

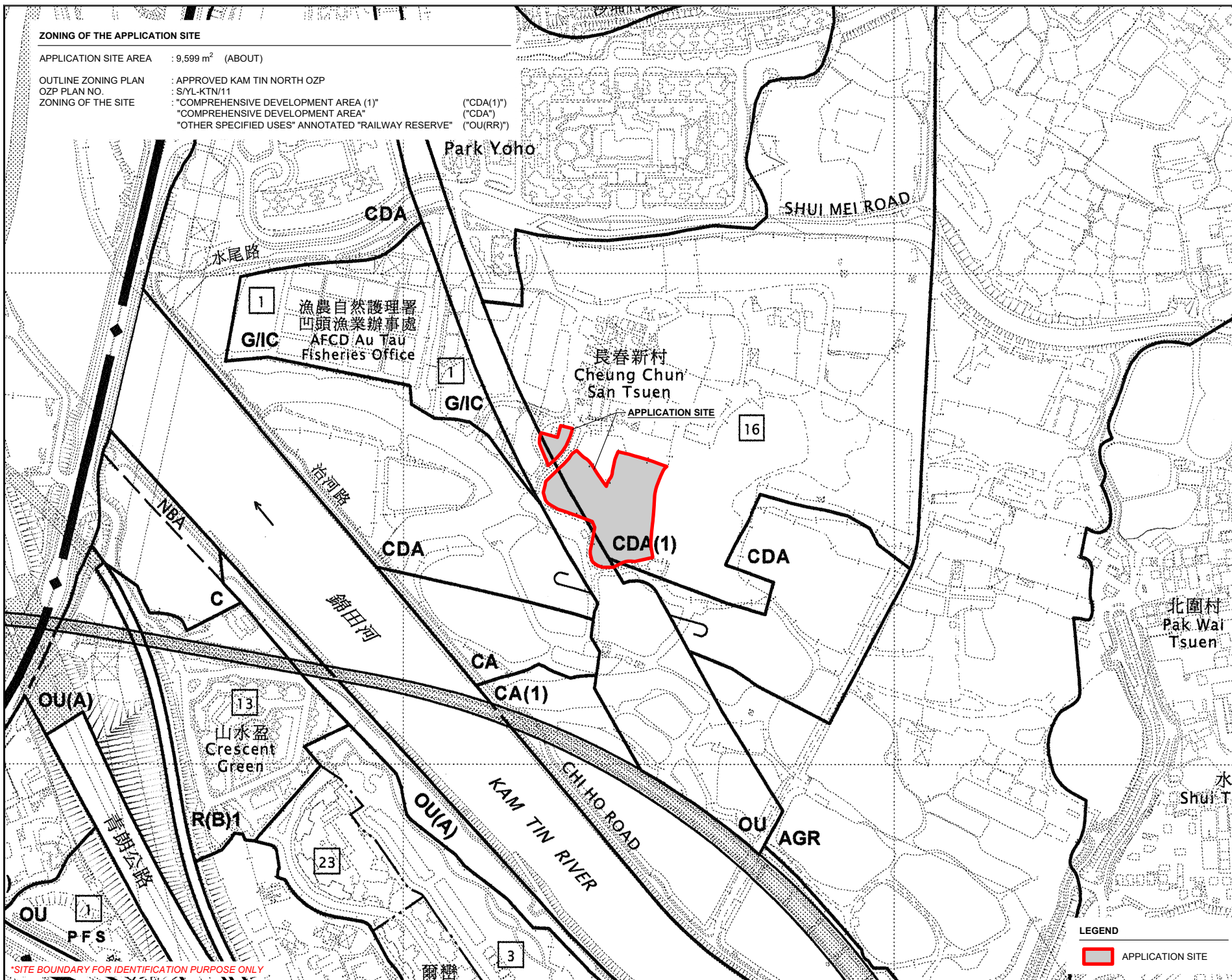
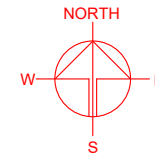
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,599 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO.
ZONING OF THE SITE

APPROVED KAM TIN NORTH OZP
S/YL-KTN/11
"COMPREHENSIVE DEVELOPMENT AREA (1)" ("CDA(1)")
"COMPREHENSIVE DEVELOPMENT AREA" ("CDA")
"OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE" ("OU(RR)")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
CHEUNG CHUN SAN TSUEN,
KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

22.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

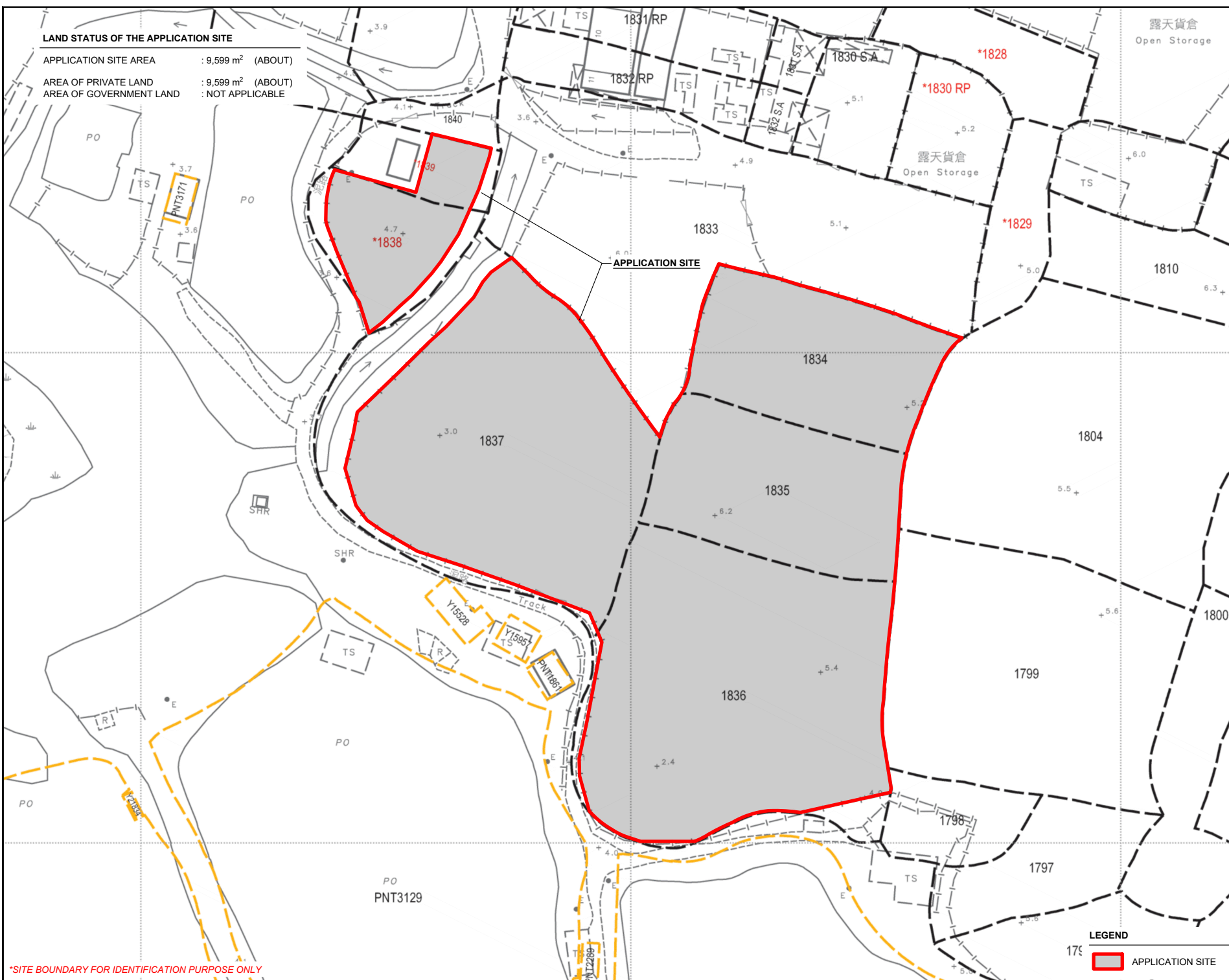
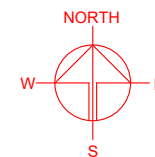
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,599 m² (ABOUT)
 AREA OF PRIVATE LAND : 9,599 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

179 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

22.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

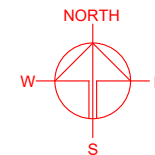
VER.

001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 9,599 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



CHEUNG
CHUN SAN
TSUEN

Open
Storage

Open
Storage

OS

OS

Op
Sto

APPLICATION SITE

OS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
CHEUNG CHUN SAN TSUEN,
KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

22.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

LEGEND

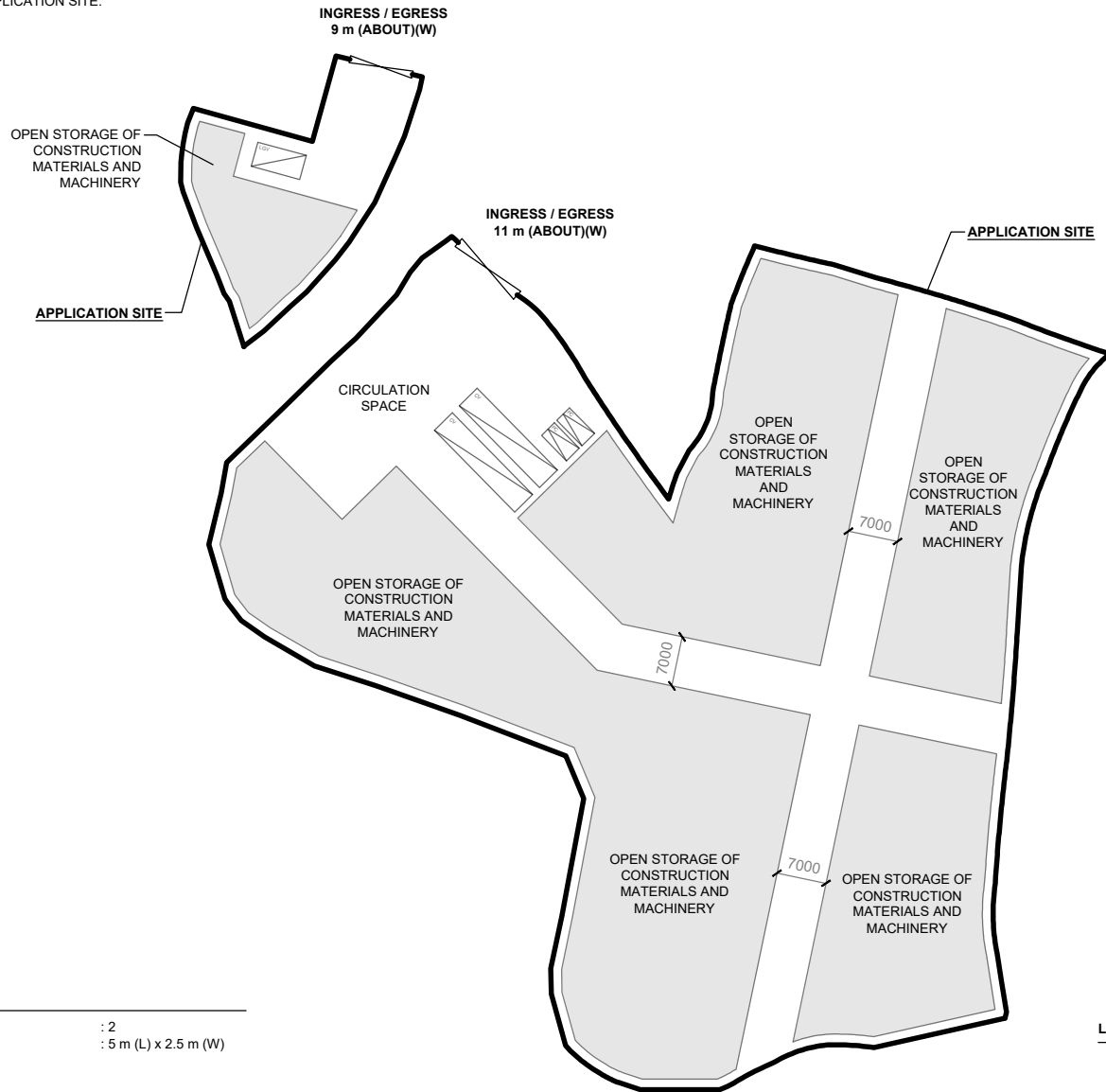
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,599 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 9,599 m ²	(ABOUT)
OPEN STORAGE AREA	: 6,233 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

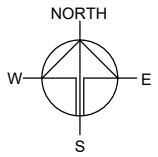
LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

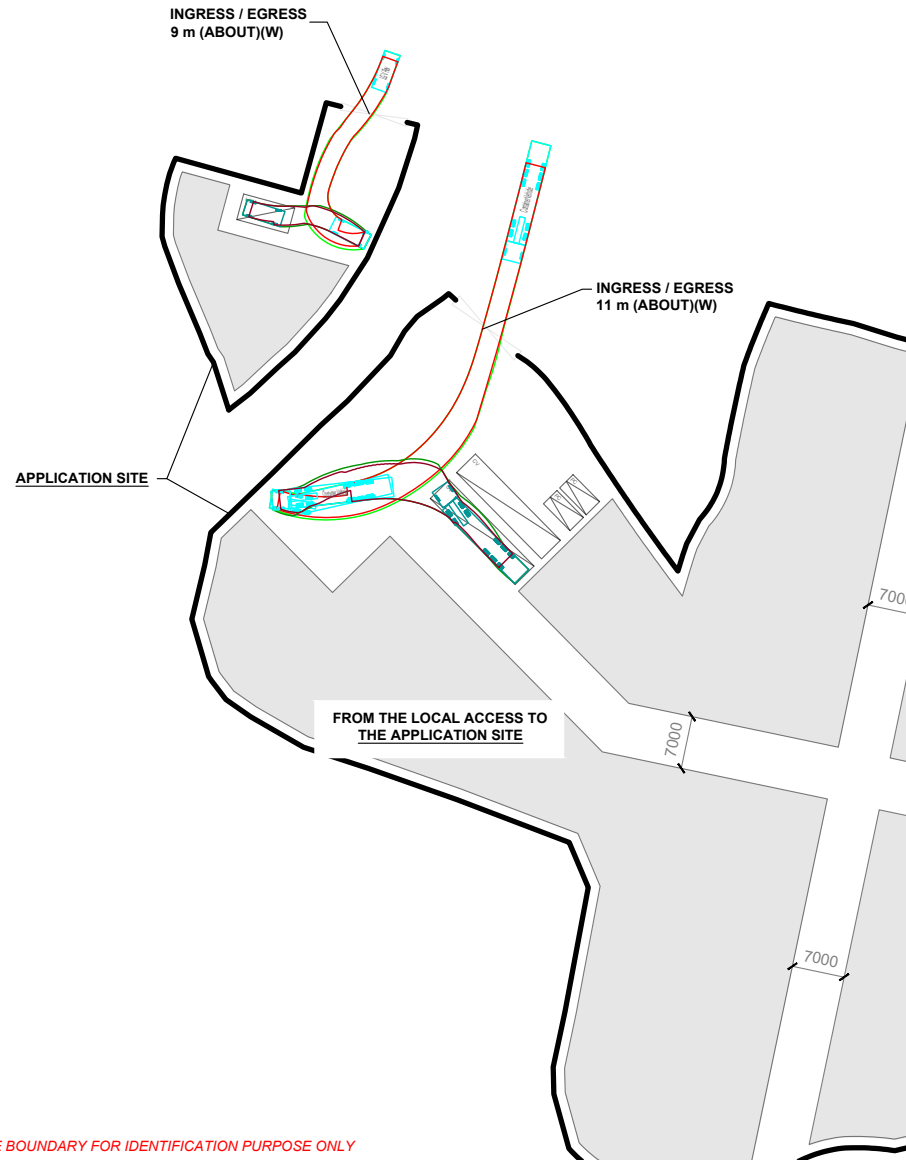
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

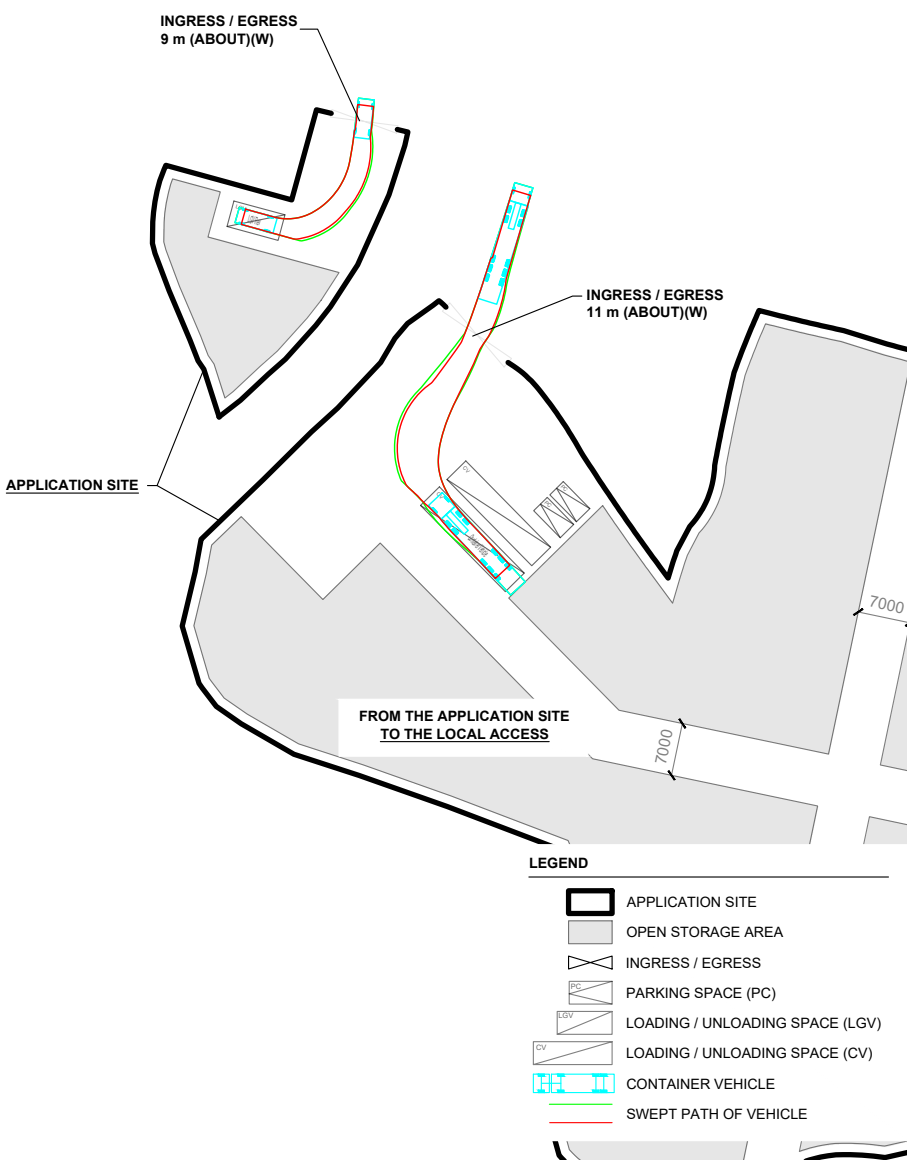
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

NORTH

W E S

PLANNING CONSULTANT

R-RICHES I PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

CHECKED BY

DATE

22.12.2025

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001