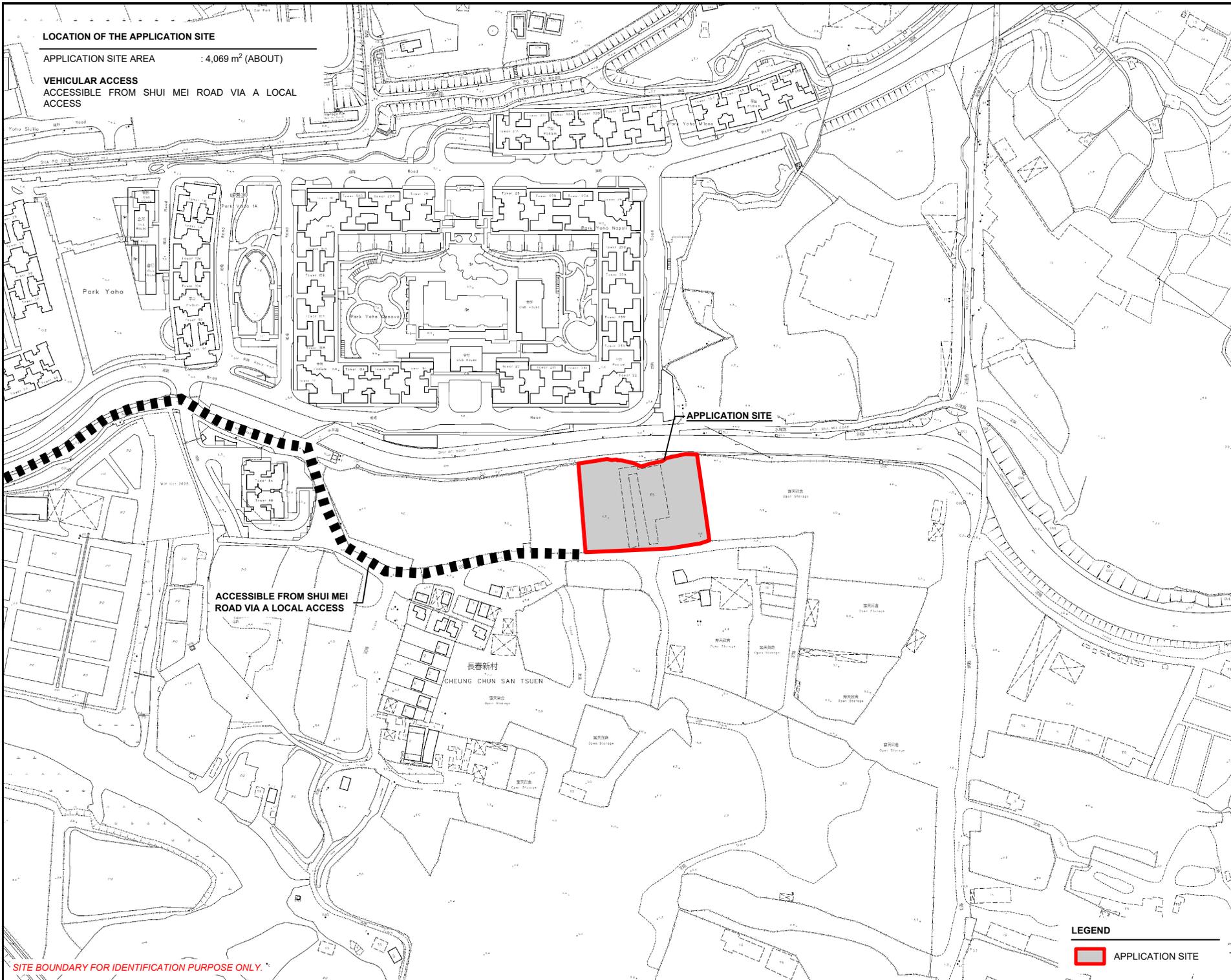
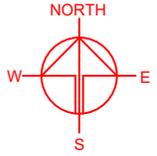


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

長春新村
CHEUNG CHUN SAN TSUEN

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	3.2.2026

CHECKED BY	DATE

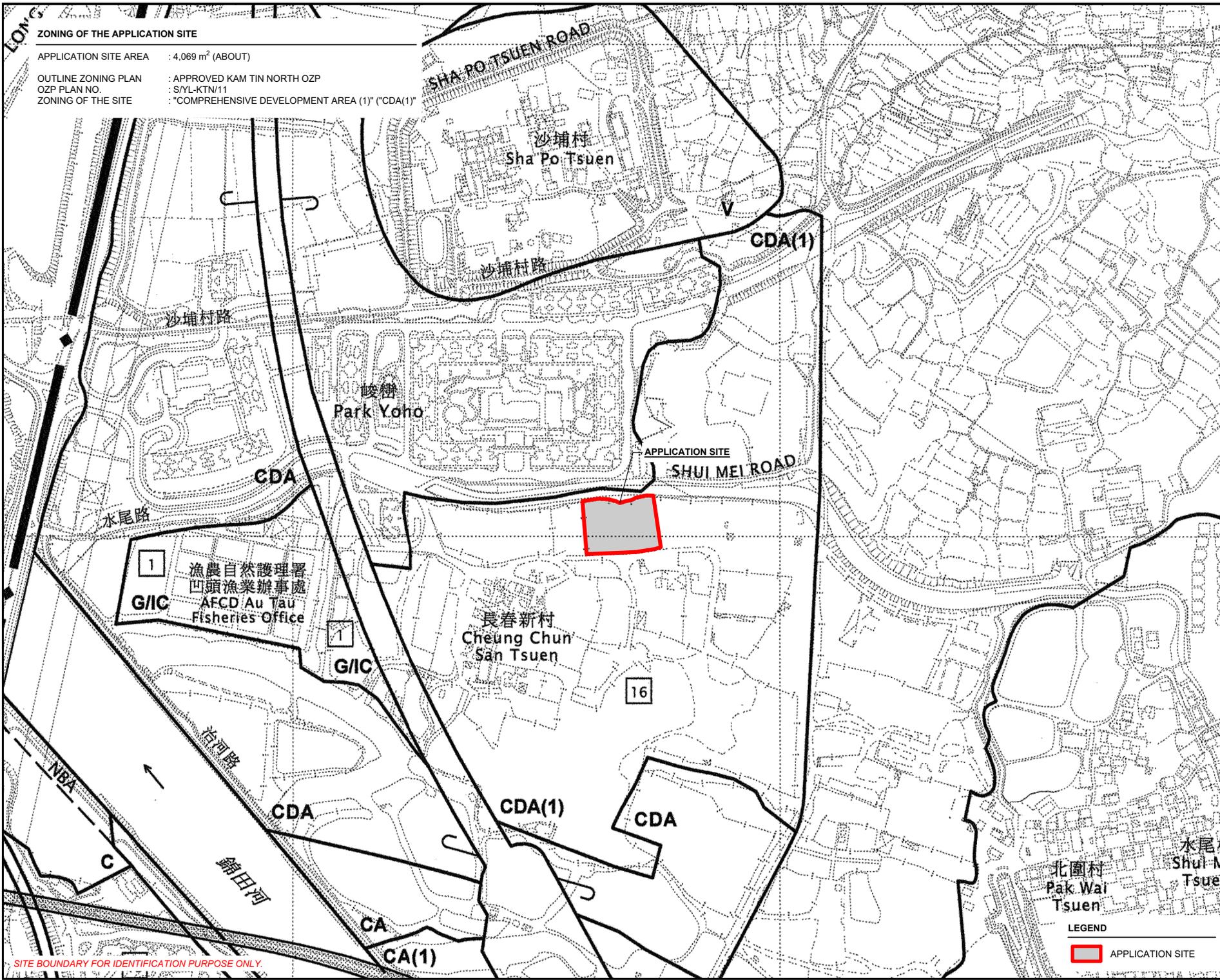
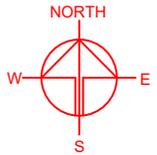
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA (1)" ("CDA(1)")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

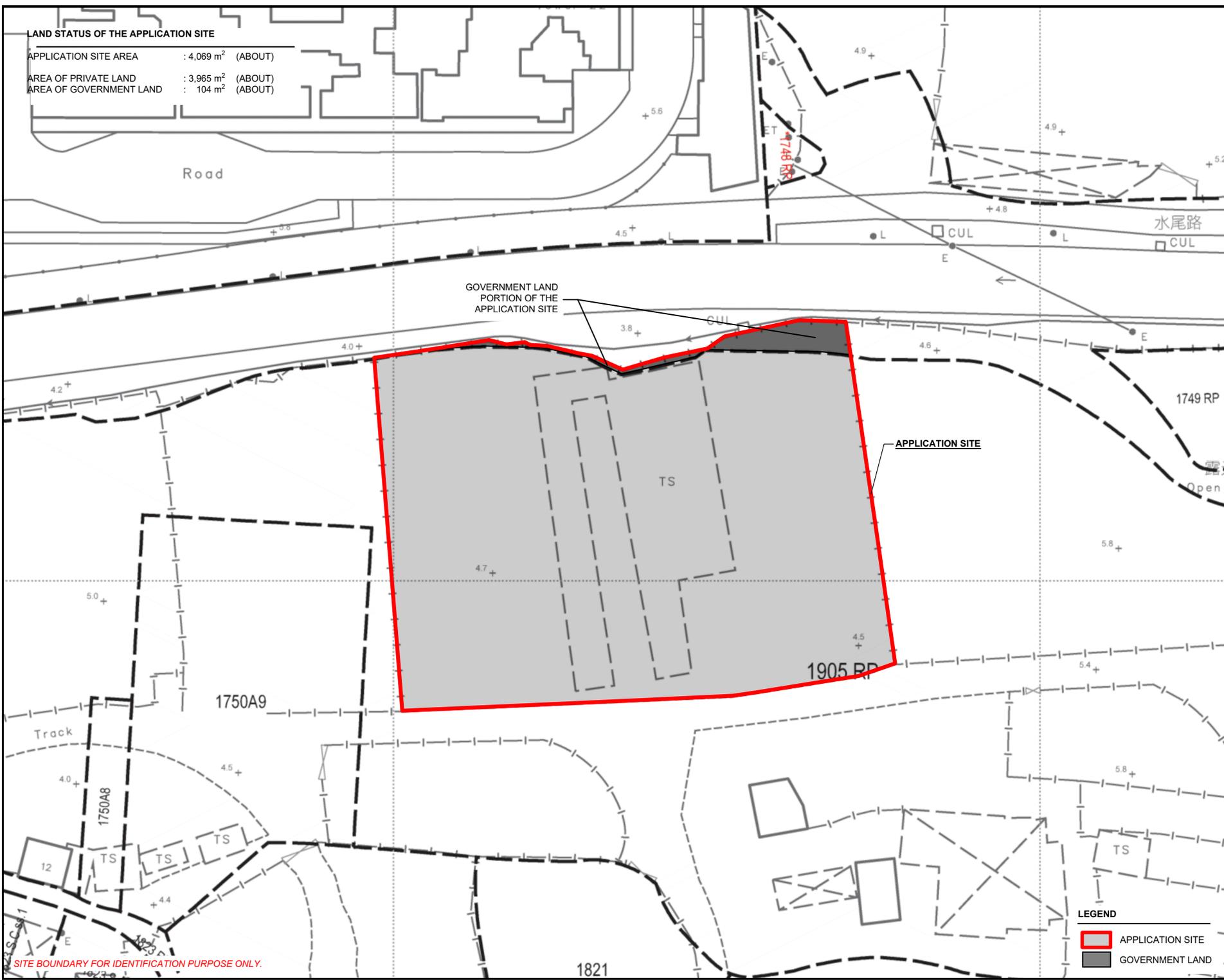
SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	3.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,069 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,965 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 104 m² (ABOUT)



APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 3.2.2026

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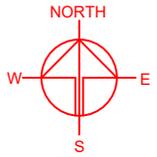
DWG. TITLE: LAND STATUS OF THE SITE

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 : 4,069 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TSUEN ROAD

Park Yoho

APPLICATION SITE

HUI MEI ROAD

CHEUNG CHUN SAN TSUEN

Tau
ies
e

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

3.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG. NO.

PLAN 4

VER.

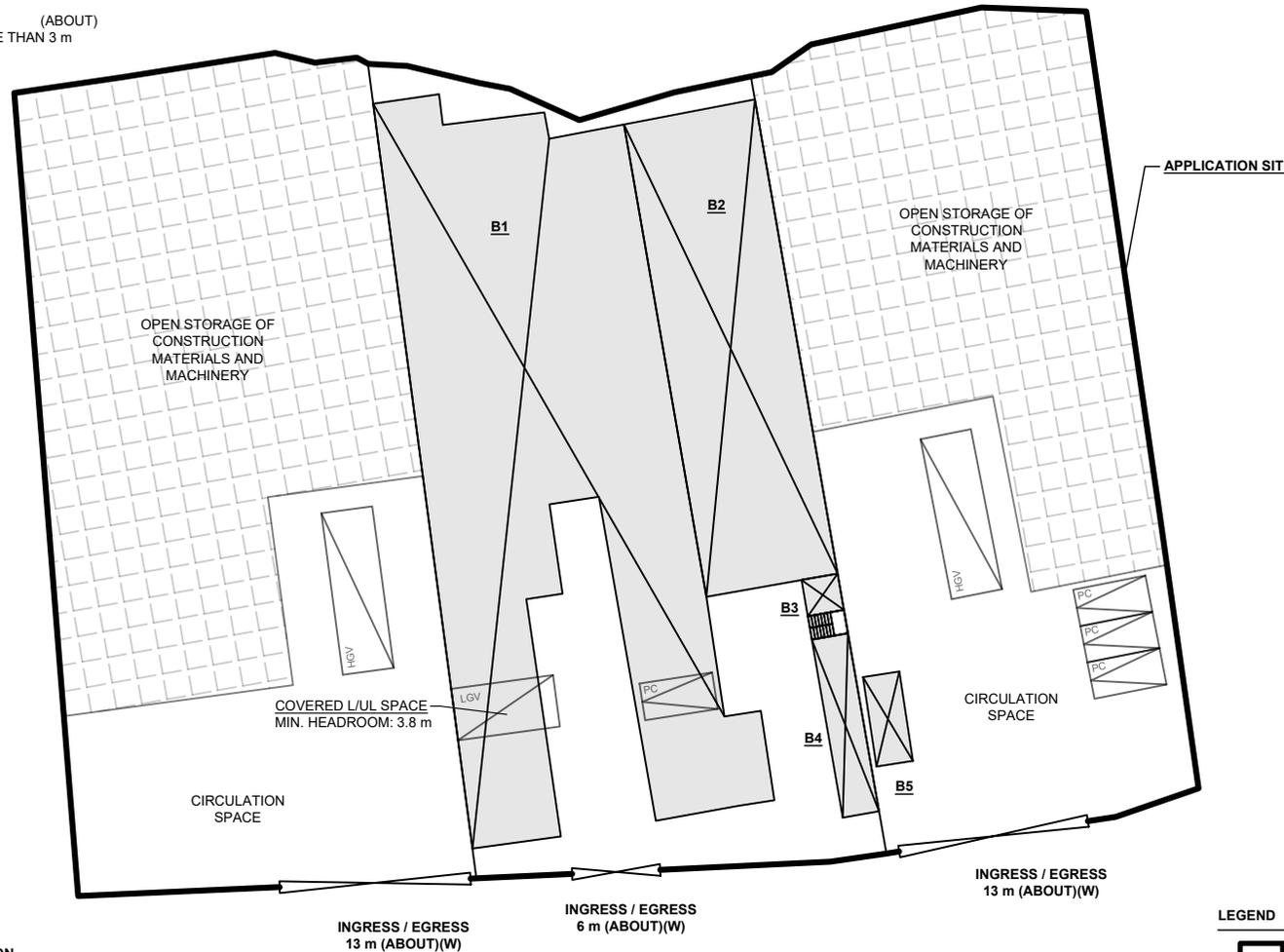
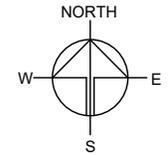
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,069 m ²	(ABOUT)
COVERED AREA	: 1,095 m ²	(ABOUT)
UNCOVERED AREA	: 2,974 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,140 m ²	(ABOUT)
TOTAL GFA	: 1,140 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 1,639 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)*	746 m ² (ABOUT)	746 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)*	294 m ² (ABOUT)	294 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	STORAGE OF PALLET	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	34 m ² (ABOUT) ¹	64 m ² (ABOUT) ²	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE AND WASHROOM	15 m ² (ABOUT)	30 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		1,095 m² (ABOUT)	1,140 m² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN
¹ COVERED AREA OF B4 - 30 m² (G/F) + 4 m² (STAIRCASE) = 34 m²
² GROSS FLOOR AREA OF B4 - 30 m² (G/F) + 30 m² (G/F) + 4 m² (STAIRCASE) = 64 m²



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	3.2.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

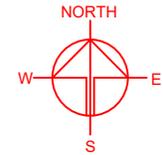
DWG NO.	VER.
PLAN 5	001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



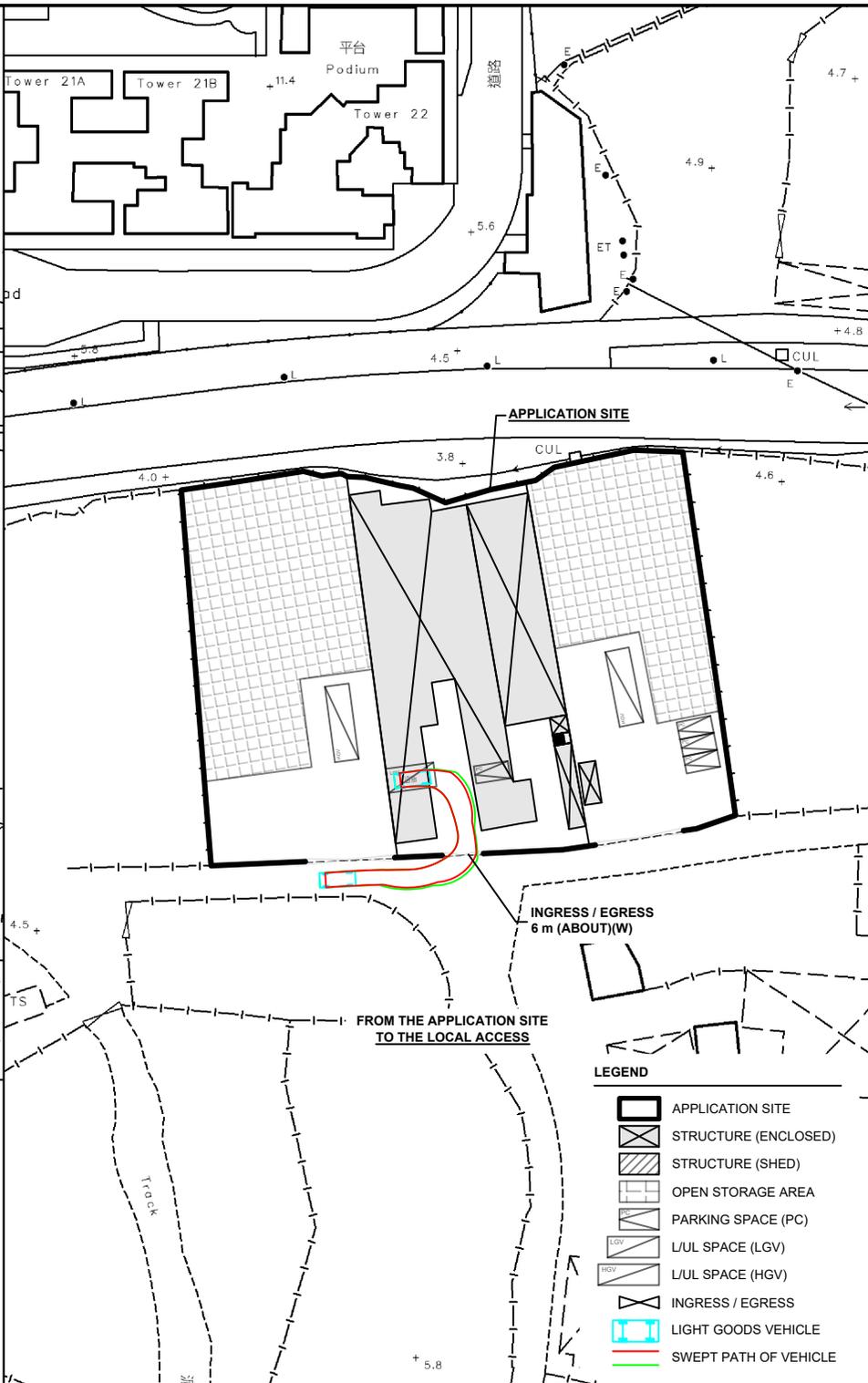
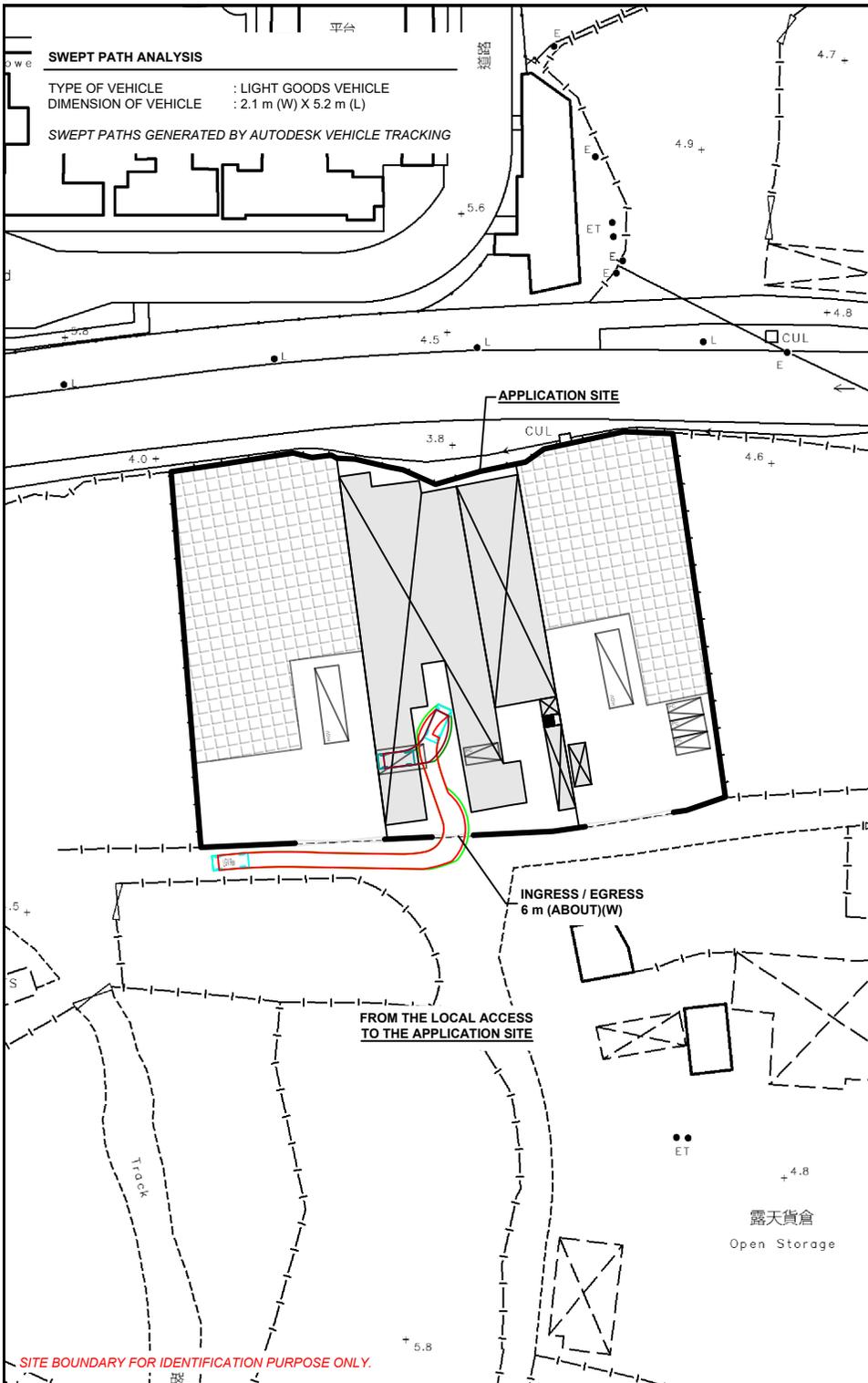
PLANNING CONSULTANT
R-RICHES
 PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 3.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (HGV)	
DWG NO. PLAN 6	VER. 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



NORTH

 SOUTH

PLANNING CONSULTANT

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY MN	DATE 3.2.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS (LGV)

DWG. NO. PLAN 7	VER. 001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.