

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 11,809 m<sup>2</sup> (ABOUT)

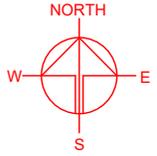
**VEHICULAR ACCESS**

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

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

SITE LOCATION

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

SCALE  
1 : 5000 @ A4

DRAWN BY  
MN

DATE  
19.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

**LEGEND**

 APPLICATION SITE

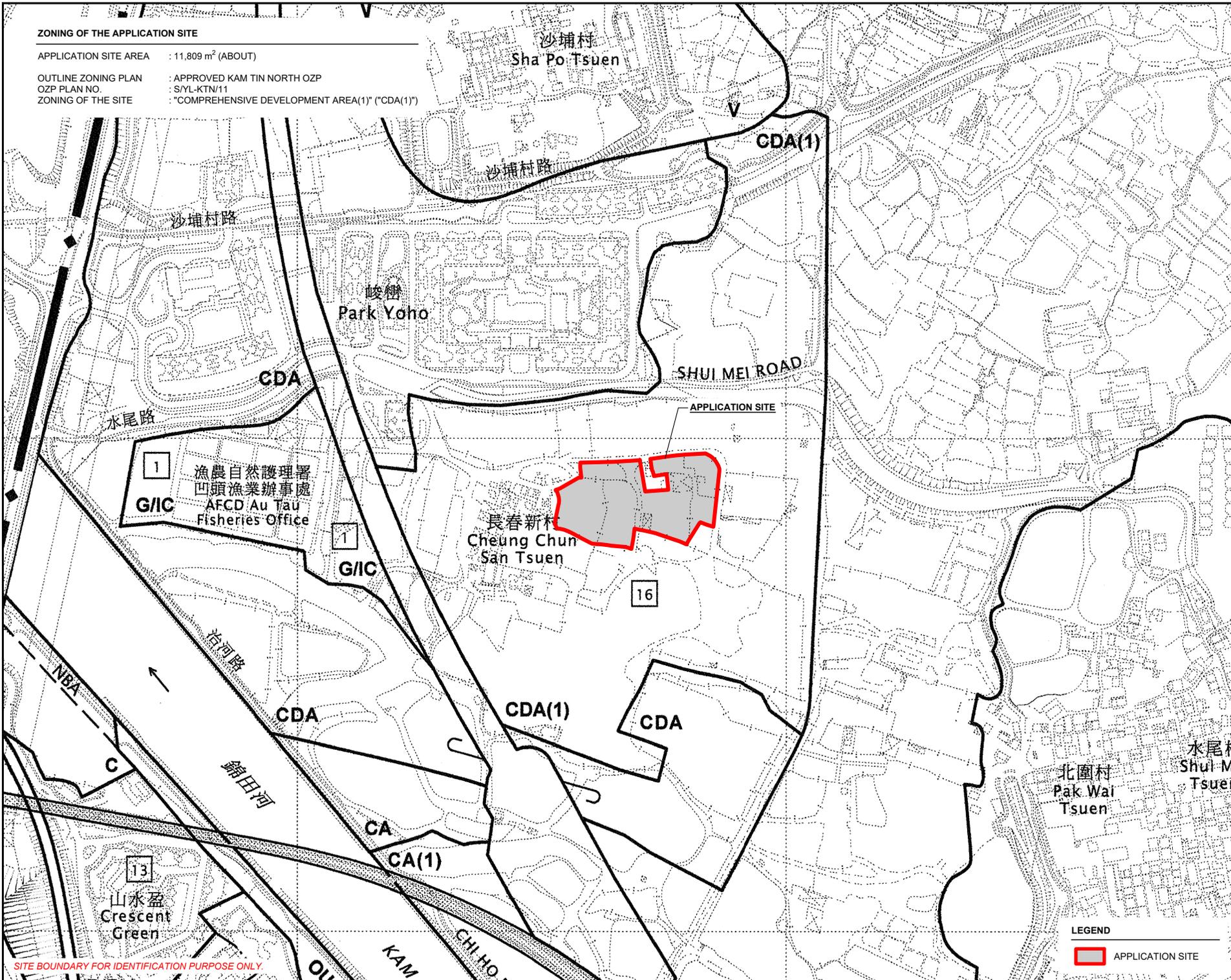
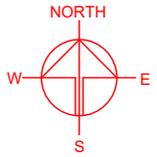
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
003

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 11,809 m<sup>2</sup> (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.

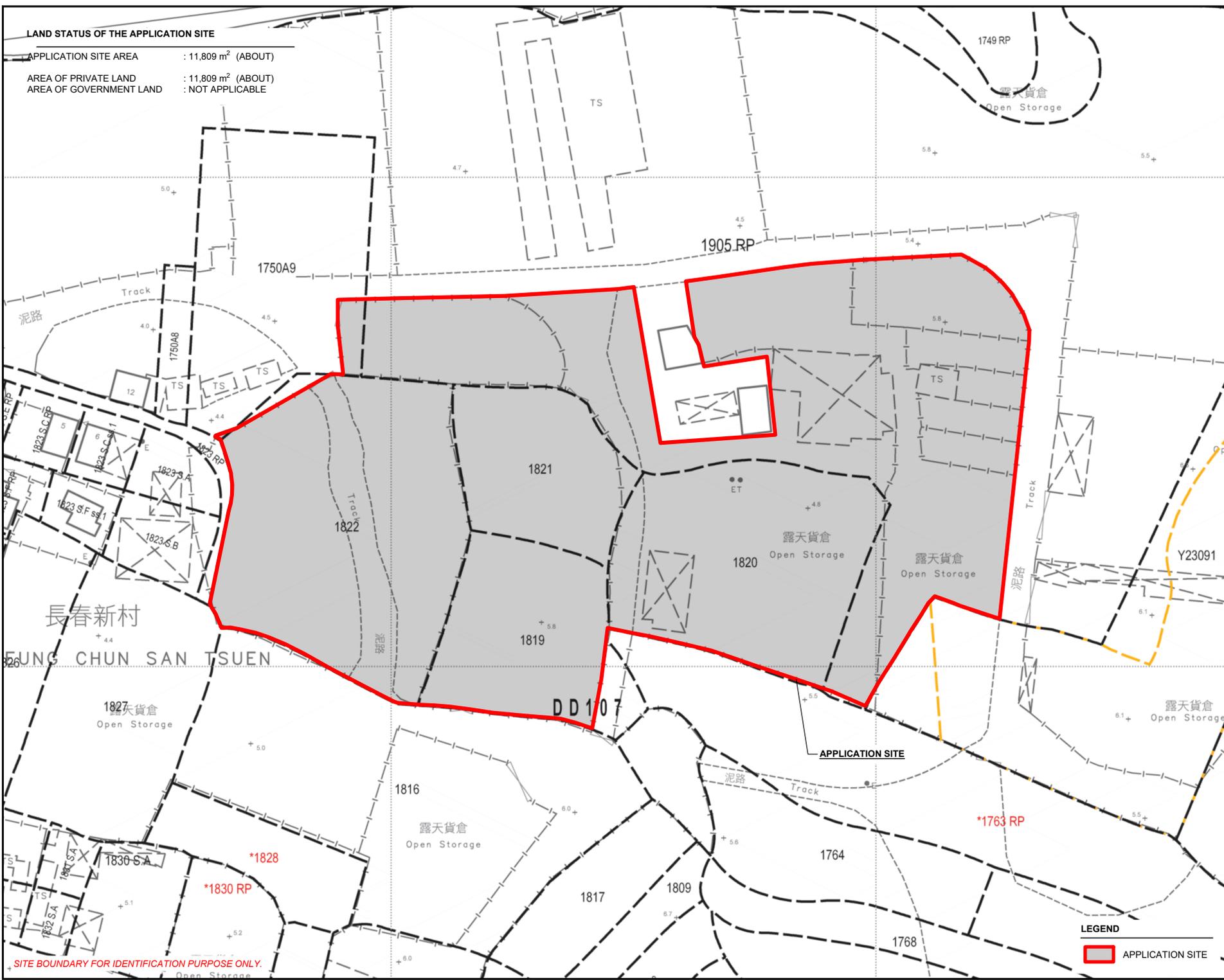
**LEGEND**

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 WAREHOUSE (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 : 5000 @ A4	
DRAWN BY	DATE
MN	19.3.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	003

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,809 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 11,809 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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**LEGEND**  
 APPLICATION SITE

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

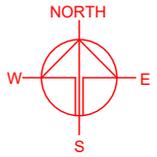
SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 19.3.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 003

**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 : 11,809 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



Park Yoho

SHUI MEI ROAD

APPLICATION SITE

CHEUNG CHUN  
SAN TSUEN

TPB Guidelines No. 13G

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

\*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 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 19.3.2026
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
TPB PG-NO. 13G

DWG NO. PLAN 4	VER. 003
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LEGEND

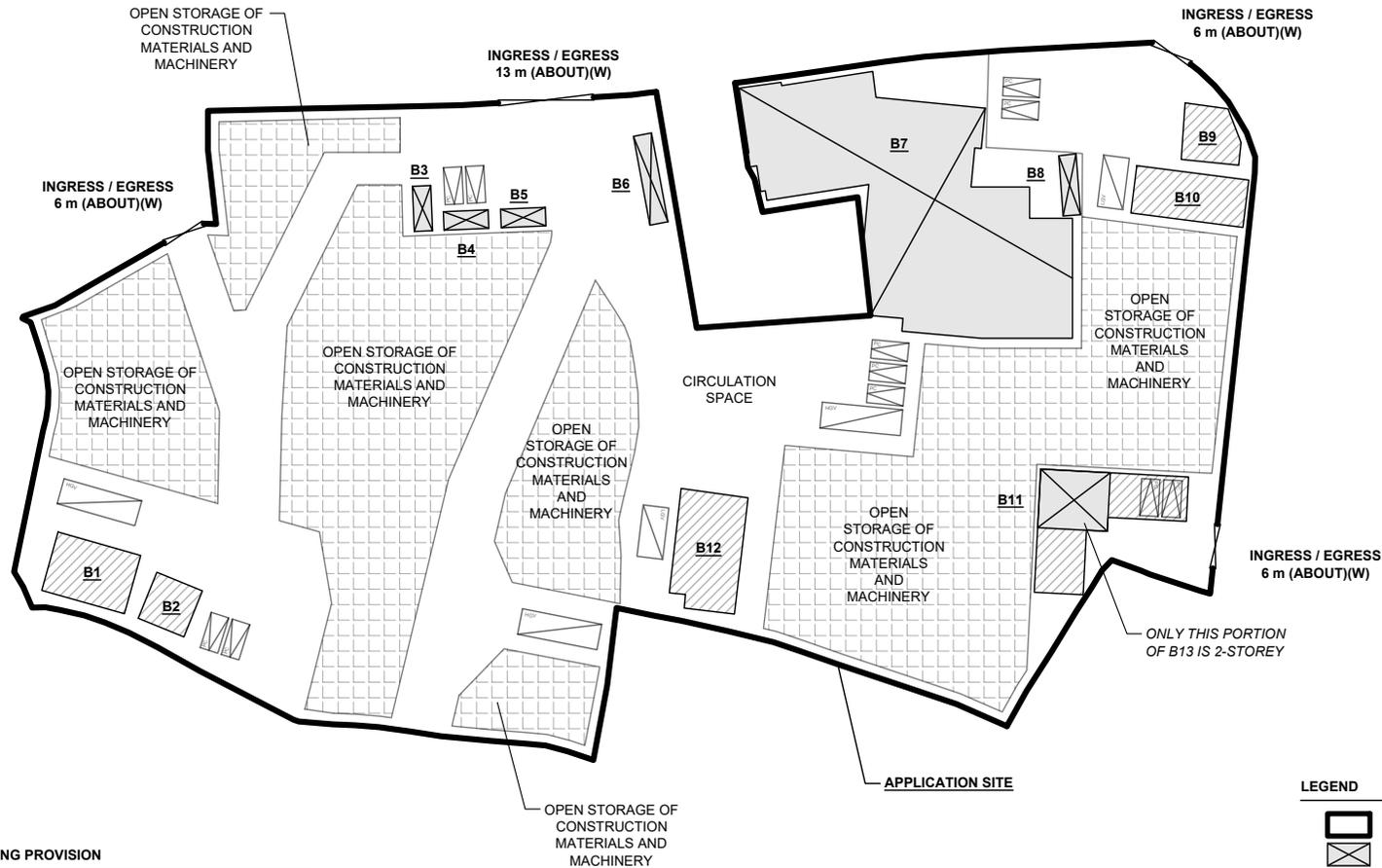
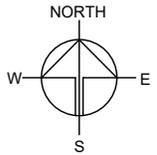
 APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 11,809 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,682 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 10,127 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,787 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,787 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 5,015 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	96 m <sup>2</sup> (ABOUT)	96 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.)	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE AND WAREHOUSE	30 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCL. D.G.G.)	953 m <sup>2</sup> (ABOUT)	953 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCL. D.G.G.)	20 m <sup>2</sup> (ABOUT)	20 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCL. D.G.G.)	55 m <sup>2</sup> (ABOUT)	55 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCL. D.G.G.)	99 m <sup>2</sup> (ABOUT)	99 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	STORAGE, SITE OFFICE & PARKING SPACES	197 m <sup>2</sup> (ABOUT)	272 m <sup>2</sup> (ABOUT) <sup>1</sup>	8 m (ABOUT)(2-STOREY)
B12	WAREHOUSE (EXCL. D.G.G.)	142 m <sup>2</sup> (ABOUT)	142 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>1,682 m<sup>2</sup> (ABOUT)</b>	<b>1,787 m<sup>2</sup> (ABOUT)</b>	

<sup>1</sup> GFA OF STRUCTURE B11 - 75 m<sup>2</sup> (G/F) + 75 m<sup>2</sup> (1/F) + 122 m<sup>2</sup> (CANOPY) = 272 m<sup>2</sup>



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/U SPACE FOR HEAVY GOODS VEHICLE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/U SPACE (LGV)
	L/U SPACE (HGV)
	INGRESS / EGRESS

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SITE LOCATION

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

SCALE

1 : 1000 @ A4

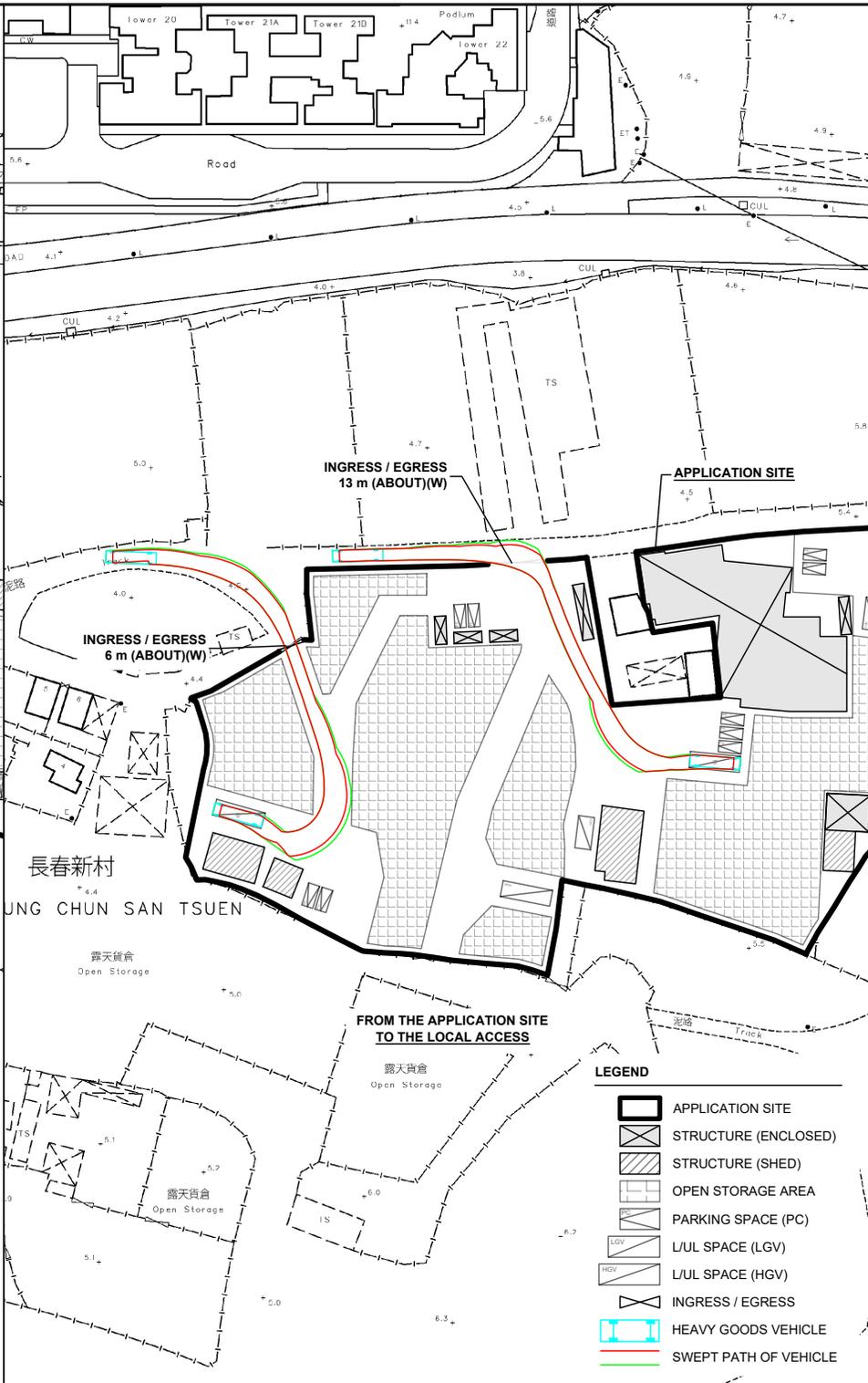
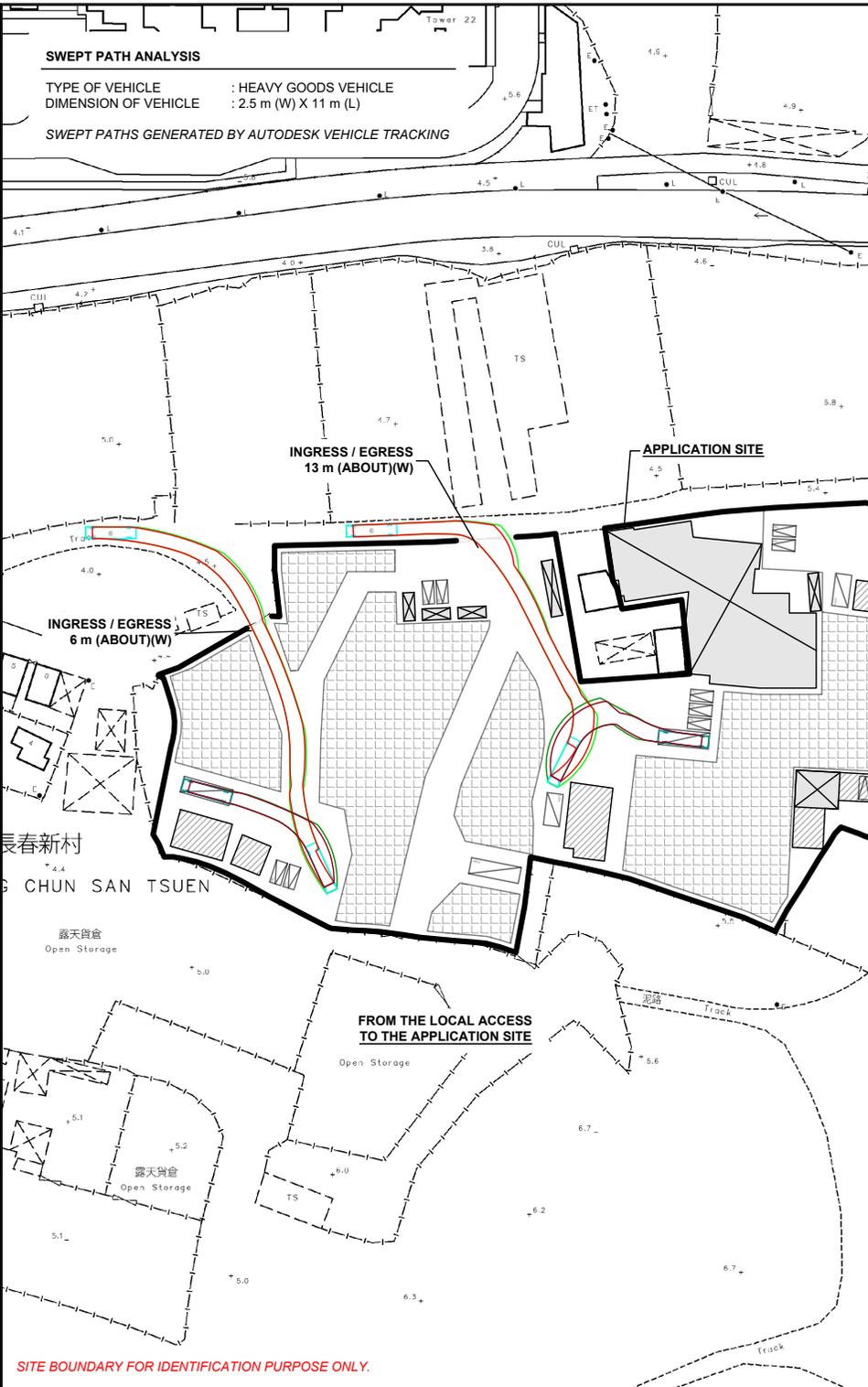
DRAWN BY: MN DATE: 19.3.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 5 VER. 003



**NORTH**

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PLANNING CONSULTANT

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PROJECT

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

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

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SITE LOCATION

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

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SCALE

1: 1000 @ A4

DRAWN BY	DATE
MN	19.3.2026
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DWG. TITLE

SWEPT PATH ANALYSIS

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DWG. NO.	VER.
PLAN 6	003

- LEGEND**
- APPLICATION SITE
  - STRUCTURE (ENCLOSED)
  - STRUCTURE (SHED)
  - OPEN STORAGE AREA
  - PARKING SPACE (PC)
  - L/L SPACE (LGV)
  - L/L SPACE (HGV)
  - INGRESS / EGRESS
  - HEAVY GOODS VEHICLE
  - SWEEP PATH OF VEHICLE

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