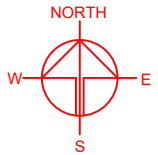
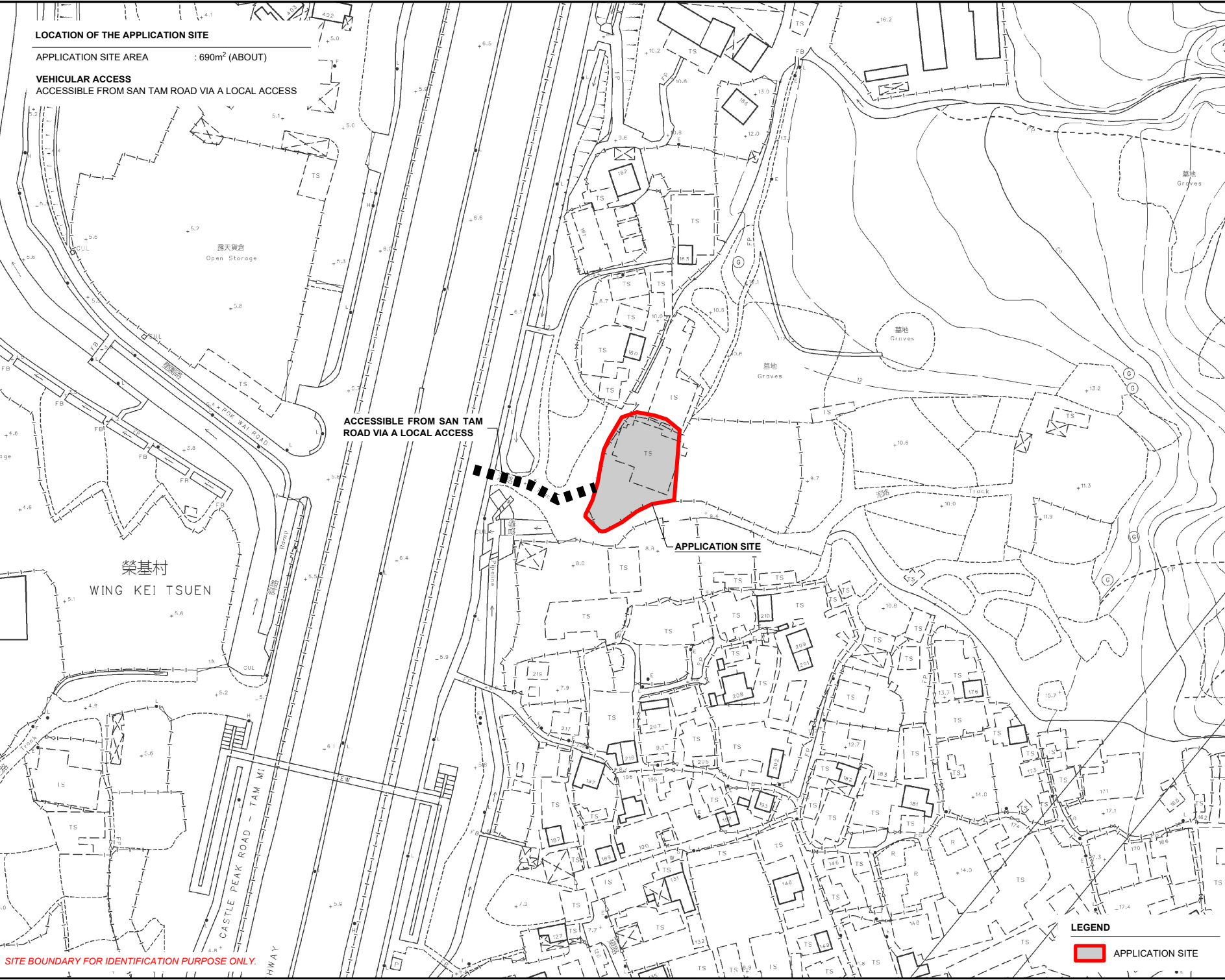


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 690m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1: 1500 @ A4

DRAWN BY: MN
DATE: 19.2.2024

CHECKED BY: []
DATE: []

APPROVED BY: []
DATE: []

DWG. TITLE
LOCATION PLAN

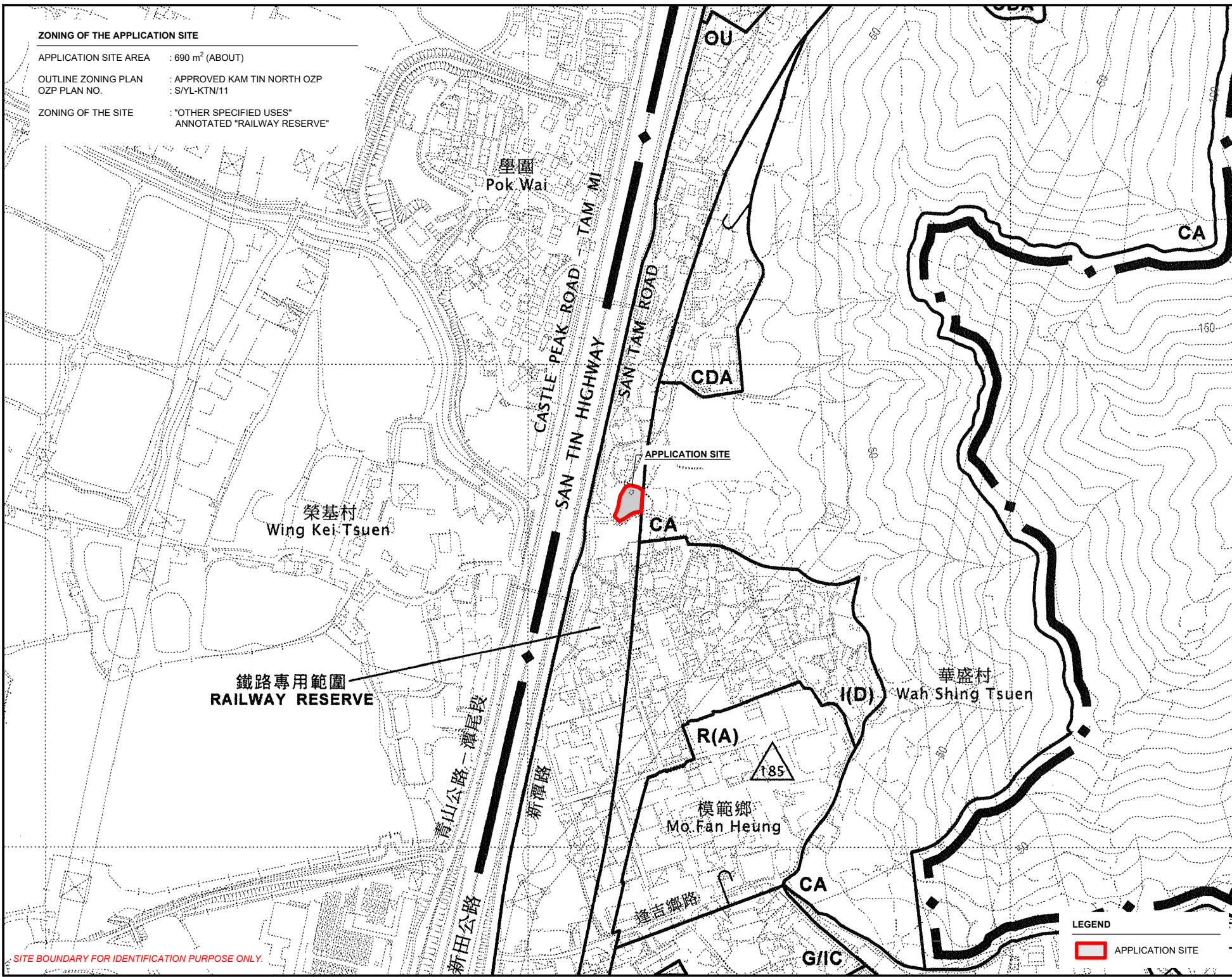
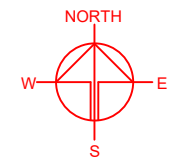
DWG NO.: PLAN 1
VER.: 001

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 690 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "OTHER SPECIFIED USES"
 ANNOTATED "RAILWAY RESERVE"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

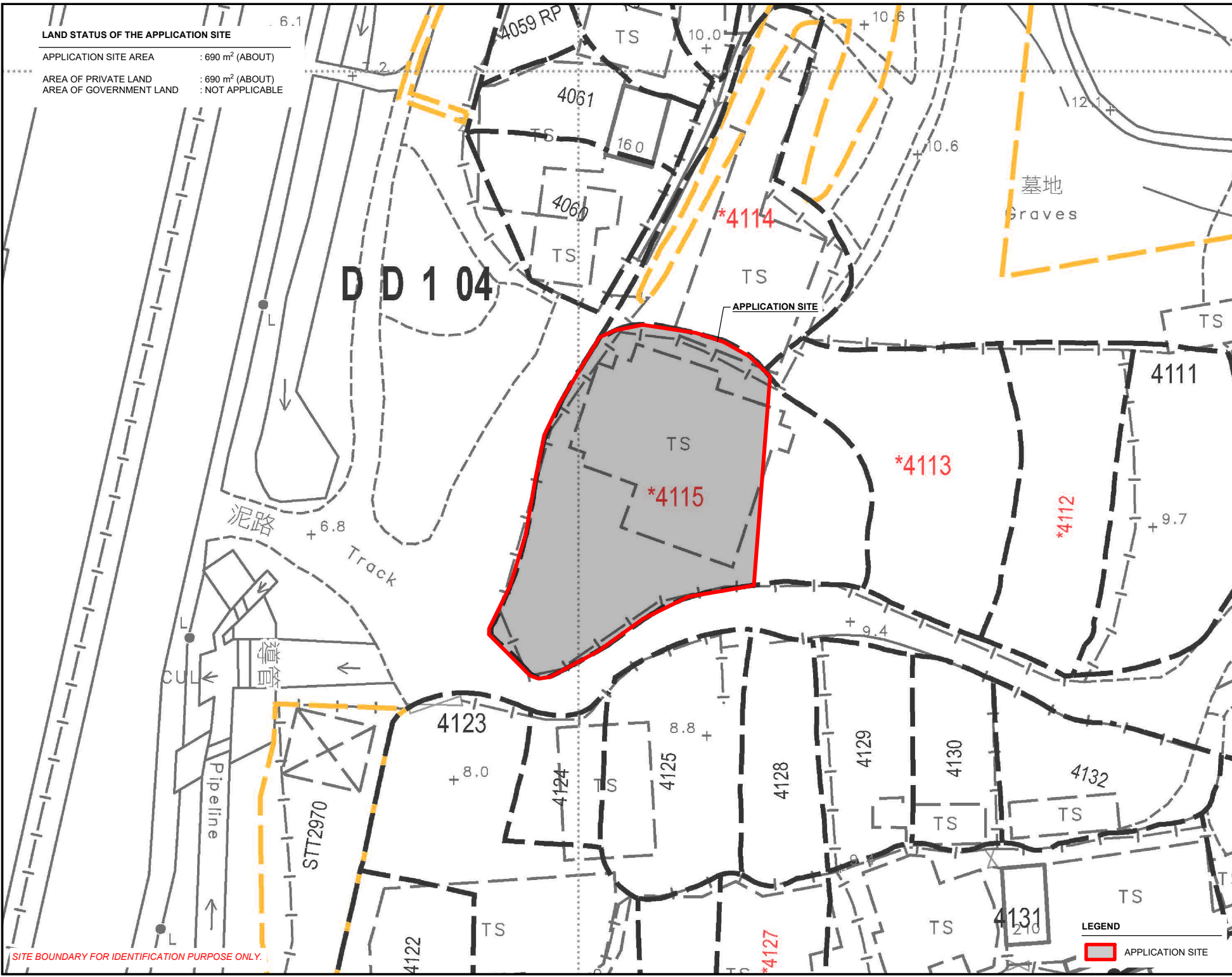
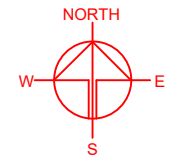
SITE LOCATION
 LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 19.2.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 690 m² (ABOUT)
 AREA OF PRIVATE LAND : 690 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT

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

SITE LOCATION
 LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

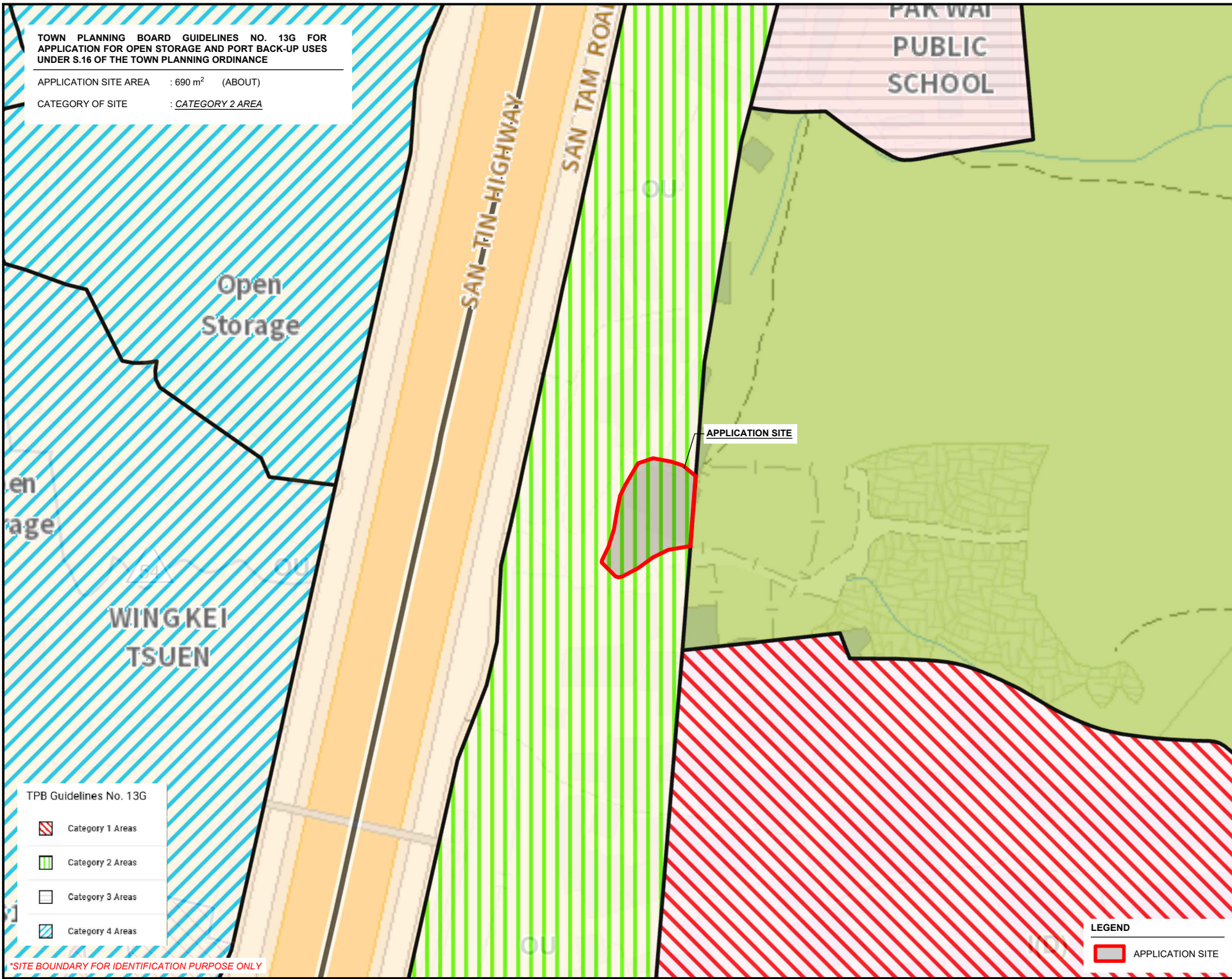
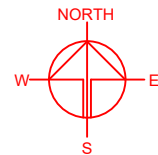
SCALE
 1 : 500 @ A4
 DRAWN BY MN DATE 19.2.2024
 CHECKED BY DATE
 APPROVED BY DATE

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 : 690 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



en
rage

Open
Storage


PARK WAI
PUBLIC
SCHOOL

SAN-TIN-HIGHWAY
SAN TAM ROAD

APPLICATION SITE

WINGKEI
TSUEN

TPB Guidelines No. 13G

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

LEGEND

-  APPLICATION SITE

PLANNING CONSULTANT



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

SITE LOCATION
 LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1500 @ A4

DRAWN BY
 MN DATE
 9.3.2026

CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 TPB PG-NO. 13G

DWG. NO.
 PLAN 4 VER.
 001

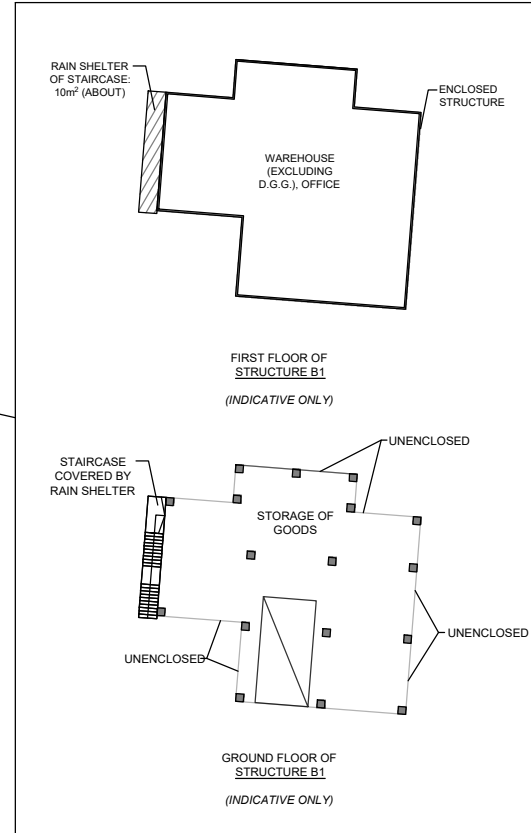
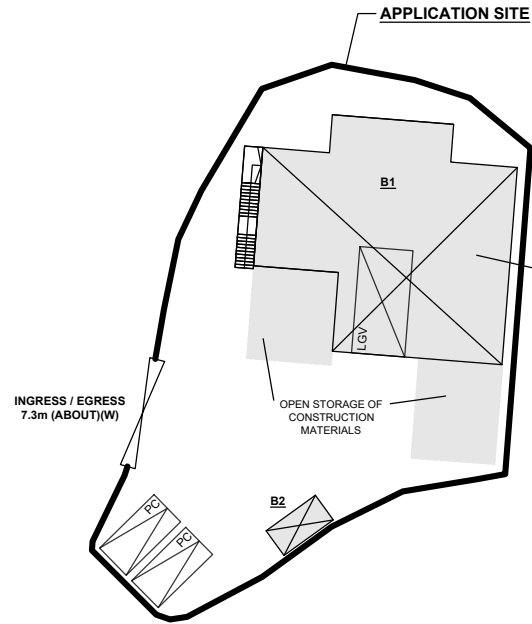
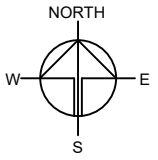
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 690 m ²	(ABOUT)
COVERED AREA	: 227 m ²	(ABOUT)
UNCOVERED AREA	: 463 m ²	(ABOUT)
PLOT RATIO	: 0.63	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 436 m ²	(ABOUT)
TOTAL GFA	: 436 m ²	(ABOUT)
BUILDING HEIGHT	: 3 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 71 m	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	STORAGE OF GOODS WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE	219 m ² (ABOUT)* 219 m ² (ABOUT)* 209 m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B2		PORTABLE TOILET	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		227m² (ABOUT)	436m² (ABOUT)	

*INCLUDE 10m² STAIRCASE



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
CLEAR HEADROOM	: 3.7 m

LEGEND

- APPLICATION SITE
- STRUCTURE
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	19.2.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

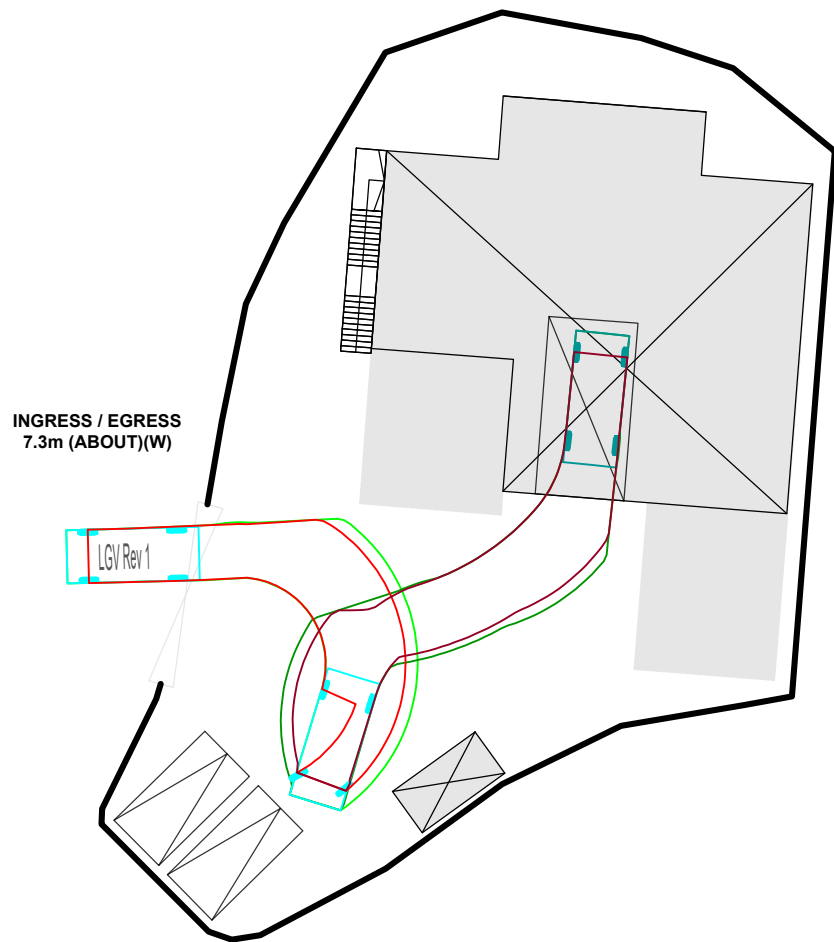
LAYOUT PLAN

DWG. NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

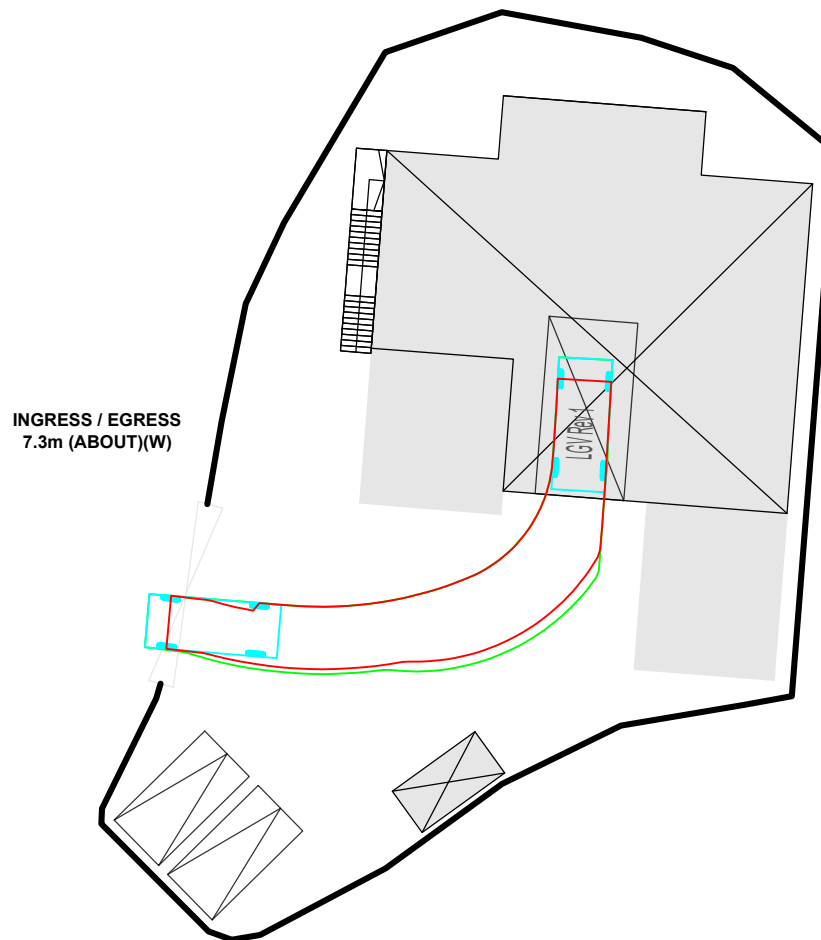
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



INGRESS / EGRESS
 7.3m (ABOUT)(W)








FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE

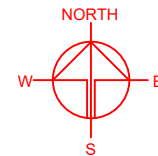


INGRESS / EGRESS
 7.3m (ABOUT)(W)

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCUSING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

19.2.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001