

Our Ref. : DD106 Lot 136 RP
Your Ref. : TPB/A/YL-KTS/1080

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By E-mail

25 June 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 136 RP (Part) and 2149 in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/1080)

We write to submit a revised Layout Plan for the captioned application.

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Michael SO

email: mckso@pland.gov.hk)



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,451 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL ACCESS

APPLICATION SITE

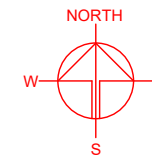
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL ACCESS

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 136 (PART) AND 2149 IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

20.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

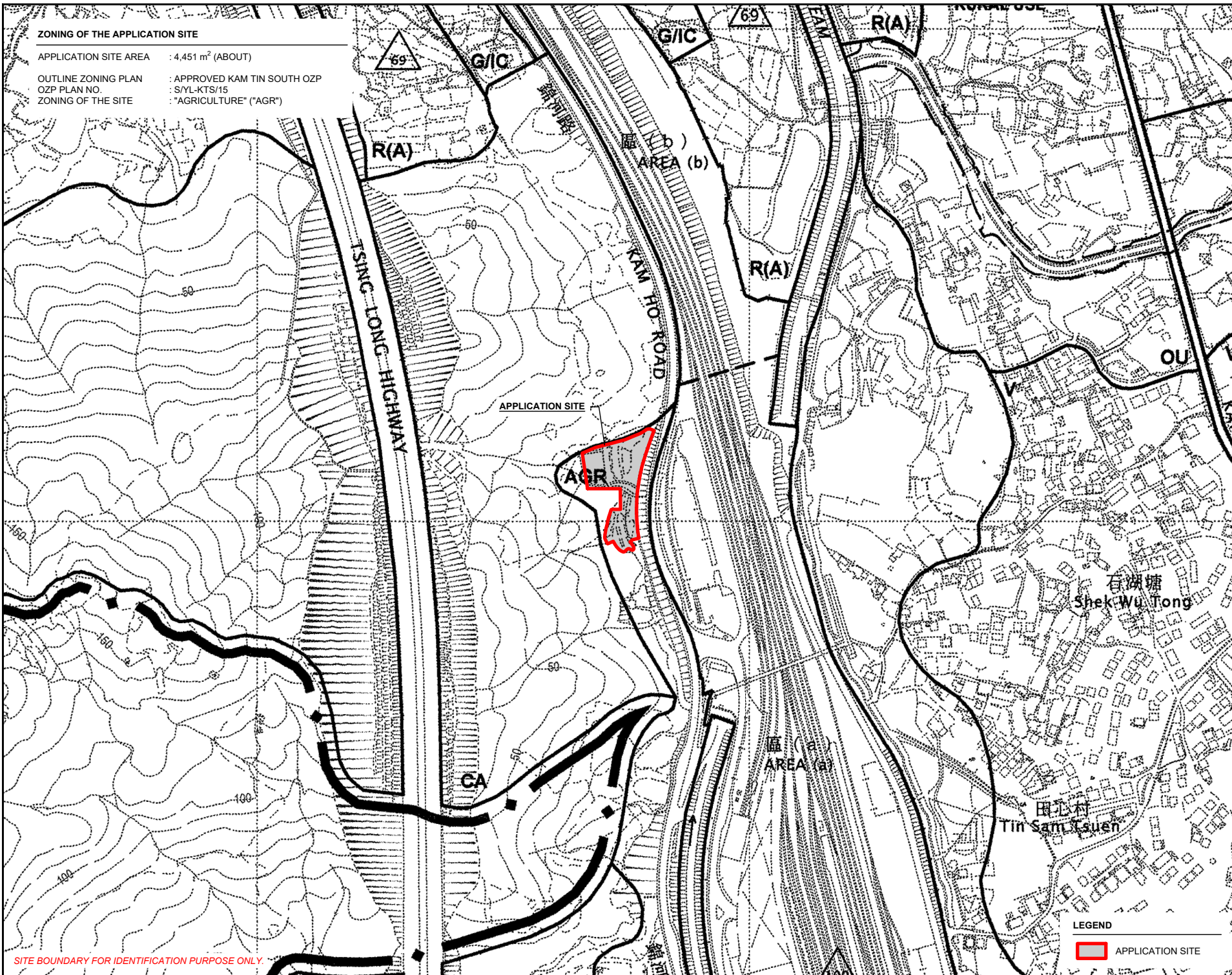
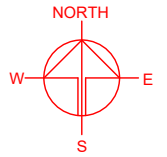
VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,451 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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LEGEND

 APPLICATION SITE

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SITE LOCATION

LOT 136 (PART) AND 2149 IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

20.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

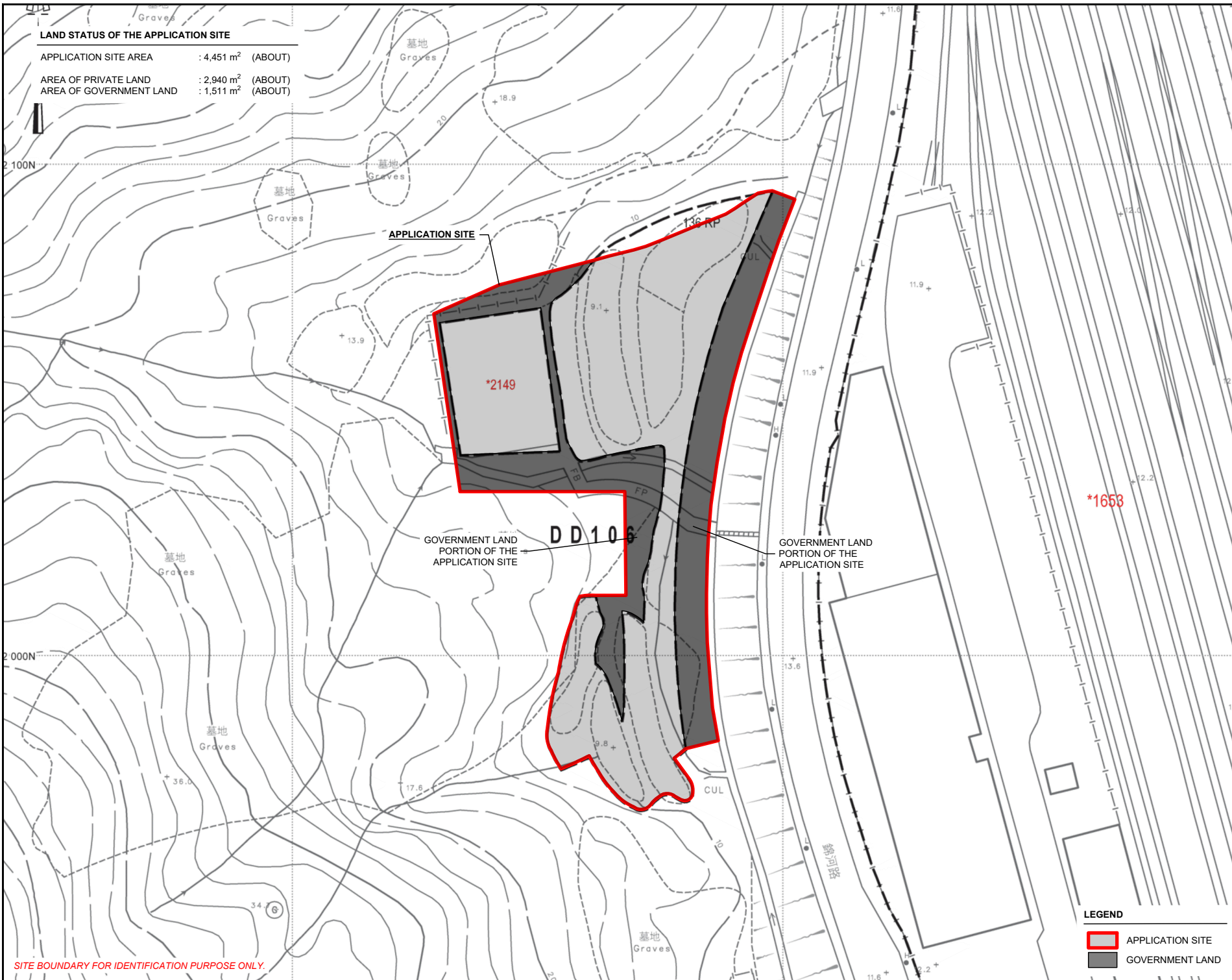
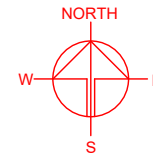
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,451 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,940 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,511 m² (ABOUT)



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LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

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PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 136 (PART) AND 2149 IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 20.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE LAND STATUS OF THE SITE

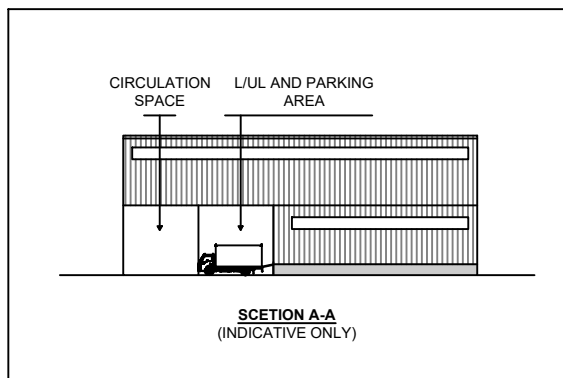
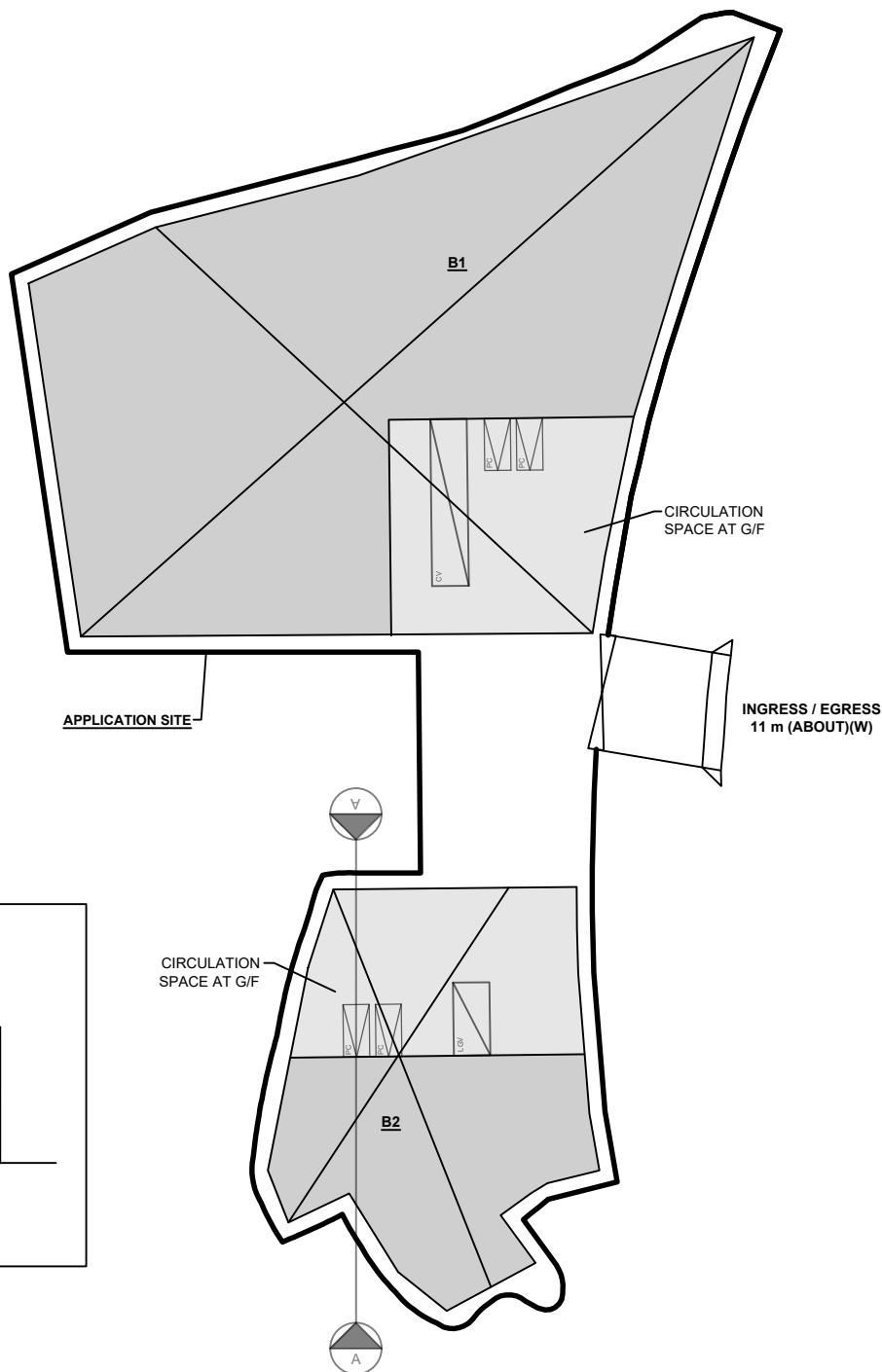
DWG NO. PLAN 3 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,451 m ²	(ABOUT)
COVERED AREA	: 3,520 m ²	(ABOUT)
UNCOVERED AREA	: 931 m ²	(ABOUT)
PLOT RATIO	: 1.6	(ABOUT)
SITE COVERAGE	: 79 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 7,040 m ²	(ABOUT)
TOTAL GFA	: 7,040 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F)	WAREHOUSE (EXCLUDING D.G.G.)	2,583 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
	(1/F)	SITE OFFICE AND WASHROOM WAREHOUSE (EXCLUDING D.G.G.)	2,583 m ² (ABOUT)	
B2	(G/F)	WAREHOUSE (EXCLUDING D.G.G.)	937 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
	(1/F)	SITE OFFICE AND WASHROOM WAREHOUSE (EXCLUDING D.G.G.)	937 m ² (ABOUT)	
TOTAL		3,520 m ² (ABOUT)	7,040 m ² (ABOUT)	

** INCLUDING 438 m² (ABOUT) OF COVERED AREA FOR L/U/L ACTIVITIES
 *** INCLUDING 415 m² (ABOUT) OF COVERED AREA FOR L/U/L ACTIVITIES



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
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	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

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PROJECT

PROPOSED TEMPORARY WAREHOUSE
 (EXCLUDING DANGEROUS GOODS GODOWN)
 WITH ANCILLARY FACILITIES AND
 ASSOCIATED FILLING OF LAND FOR A PERIOD
 OF 3 YEARS

ADDRESS

LOTS 136 (PART) AND 2149 IN D.D. 106 AND
 ADJOINING GOVERNMENT LAND, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE
1 : 700 @ A4DRAWN BY
MNDATE
25.6.2025

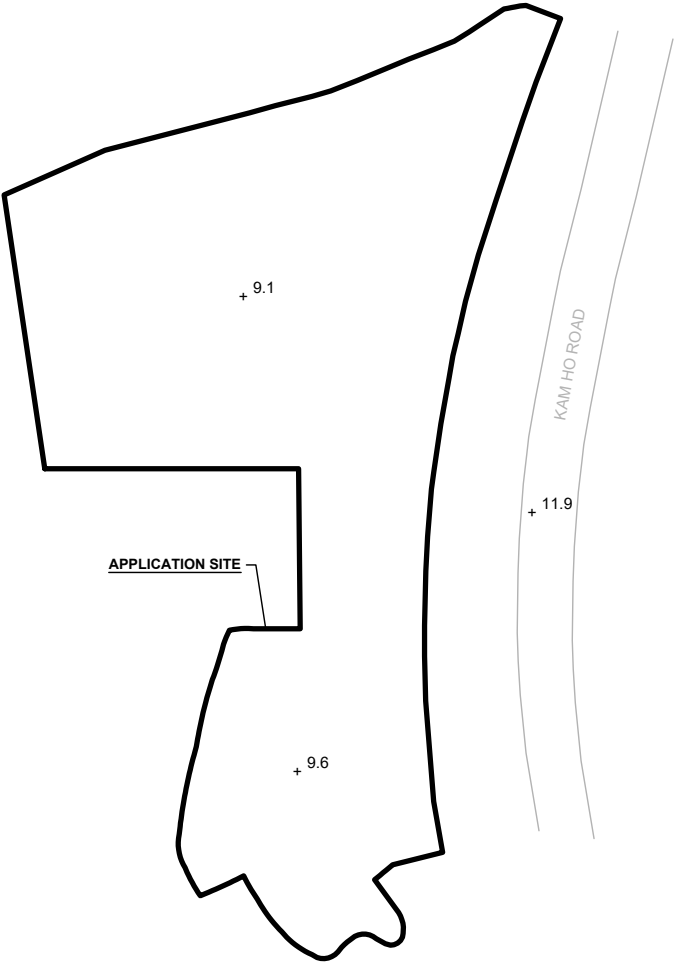
REVISED BY

DATE

TITLE
LAYOUT PLANDWS NO.
PLAN 4VER.
001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,451 m ²	(ABOUT)
EXISTING SOILED GROUND AREA	: 4,451 m ²	(ABOUT)
EXISTING SITE LEVELS	: +9.1 mPD TO +9.6 mPD	(ABOUT)



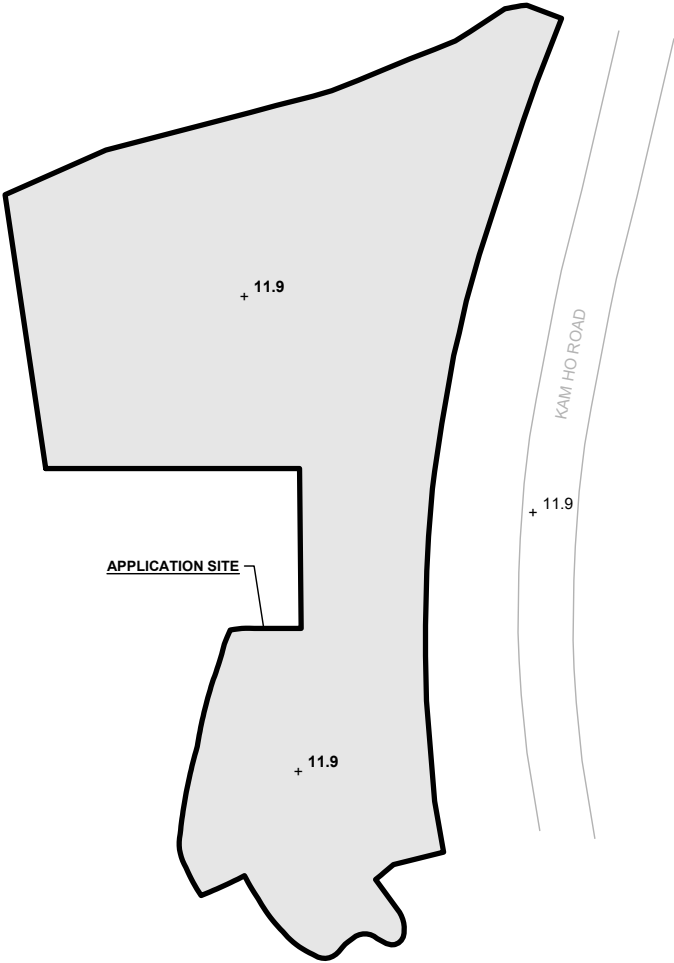
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

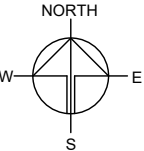
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 4,451 m ²	(ABOUT)
COVERED BY STRUCTURE	: 3,520 m ²	(ABOUT)
PROPOSED FILLING AREA	: 4,451 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.8 m	
PROPOSED SITE LEVELS	: +11.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 136 (PART) AND 2149 IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	20.5.2025
REVISED BY	DATE
APPROVED BY	DATE

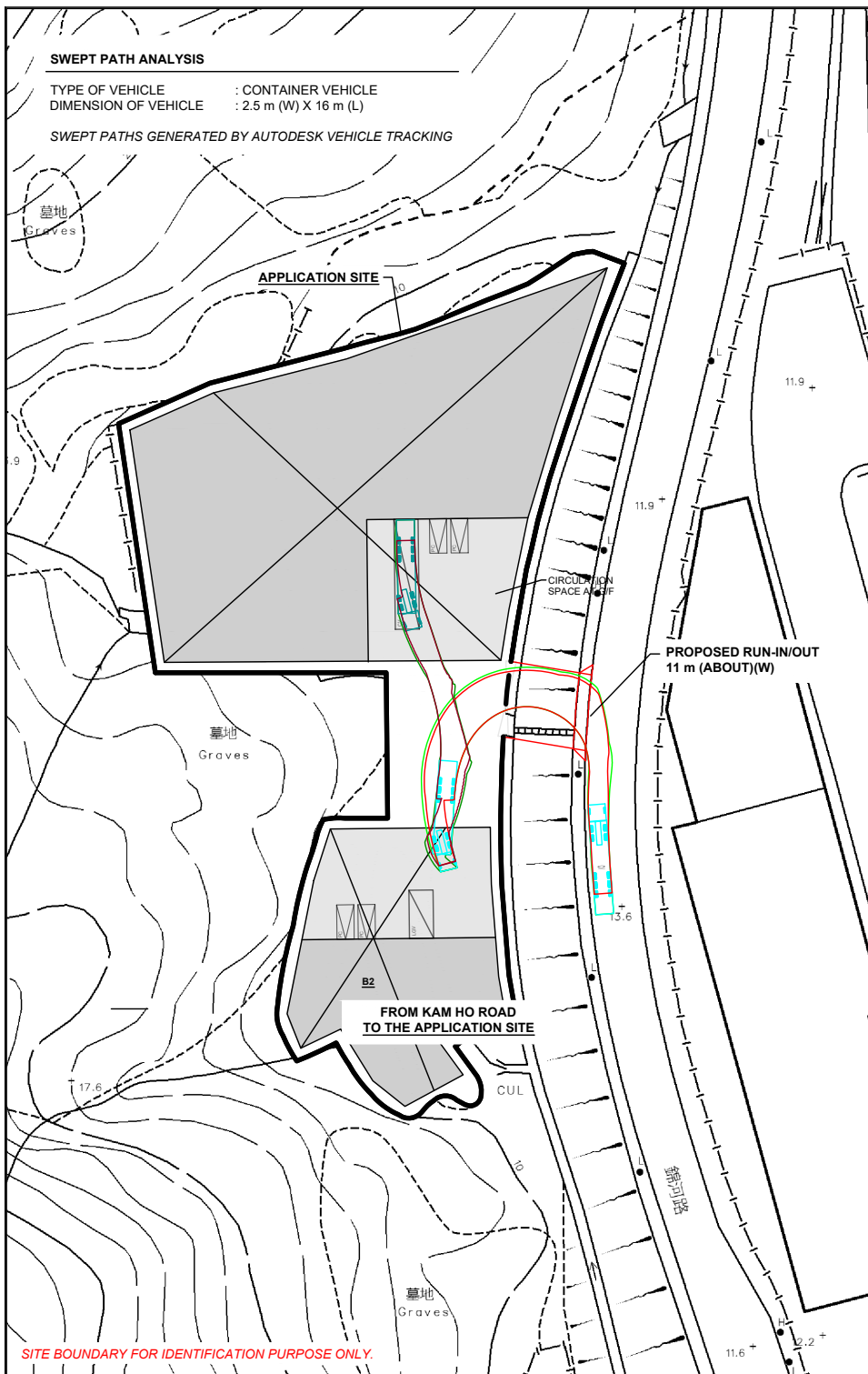
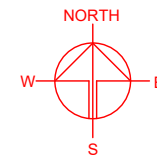
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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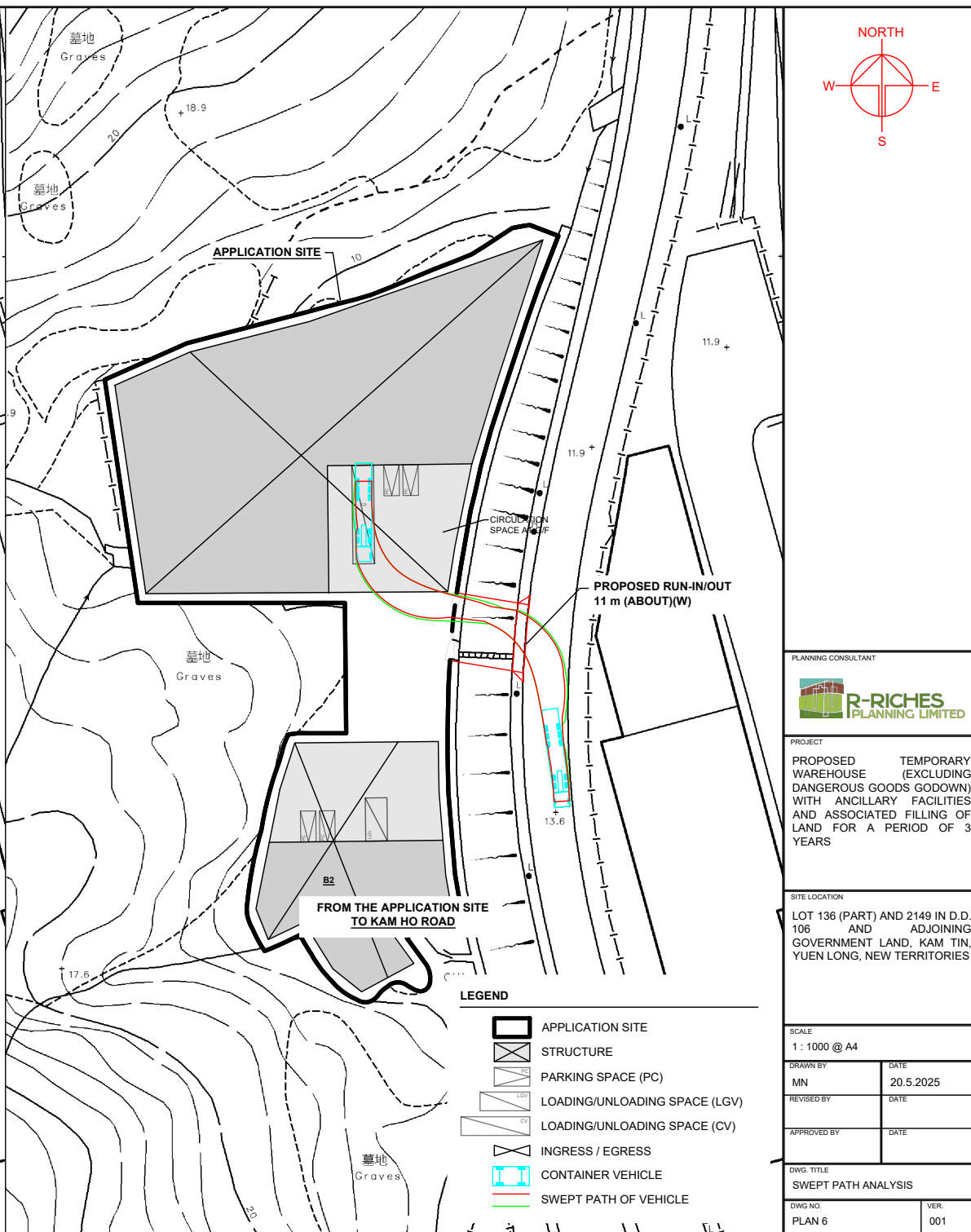
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

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

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DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001