

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)

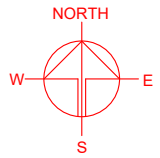
VEHICULAR ACCESS  
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM KAM TIN ROAD  
ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE AND WAREHOUSE  
FOR STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND  
ADJOINING GOVERNMENT  
LAND, KAM TIN, NEW  
TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN  
DATE  
27.10.2025

REVISED BY  
DATE

APPROVED BY  
DATE

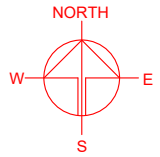
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1  
VER.  
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : S/YL-KTS/15  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



螺殼山  
HO HOK SHAN

爾德  
Riva

下高埔村  
Ha Ko Po Tsuen

高埔村  
Ko Po Tsuen

高埔新村  
Ko Po San Tsuen

凹頭濾水廠  
Au Tau  
Treatment Works

LEGEND

 APPLICATION SITE

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SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND  
ADJOINING GOVERNMENT  
LAND, KAM TIN, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

27.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

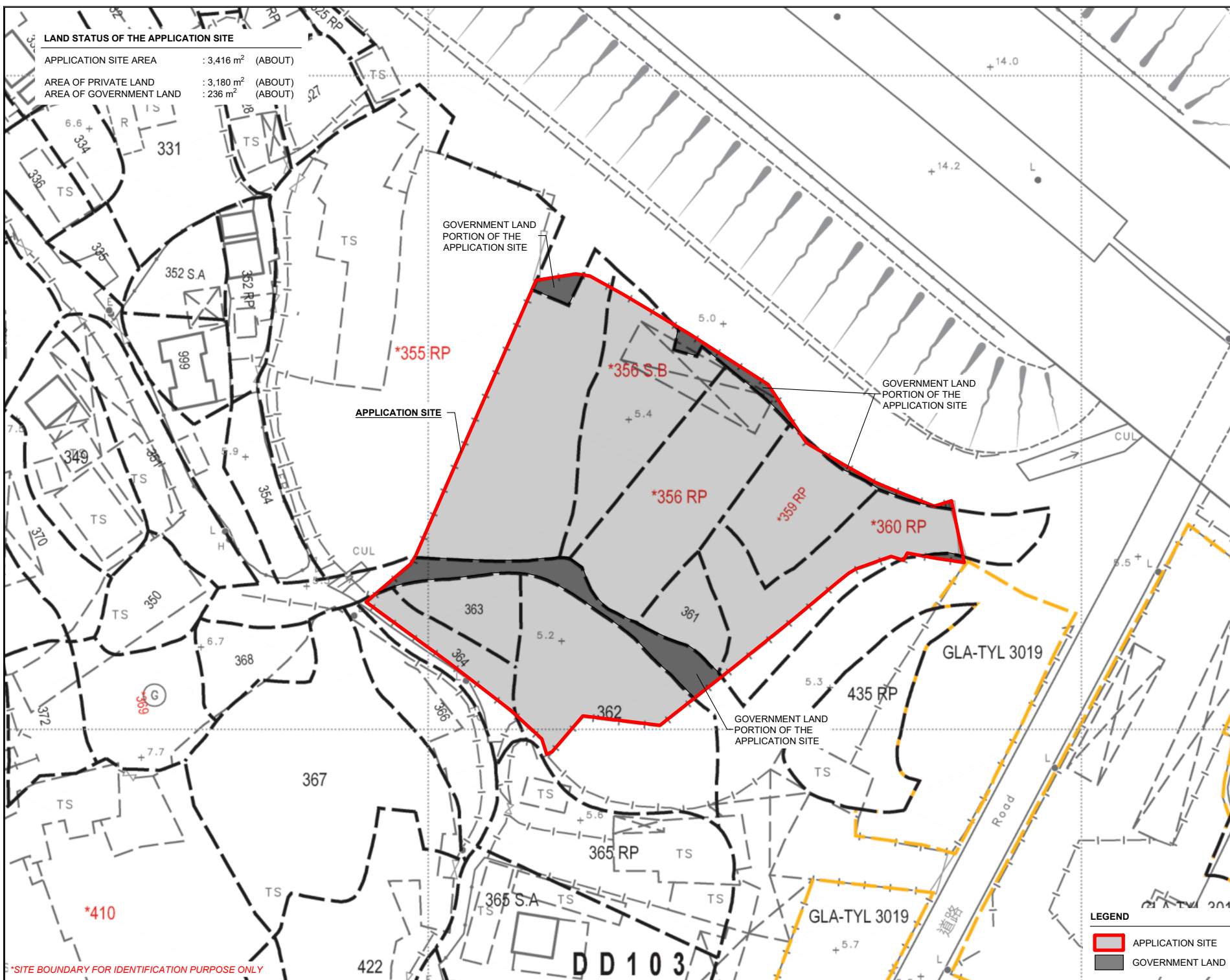
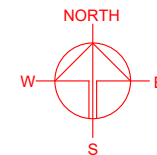
VER.

001



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,180 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 236 m<sup>2</sup> (ABOUT)



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SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

27.10.2025

REVISED BY

DATE

APPROVED BY

DATE

## LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

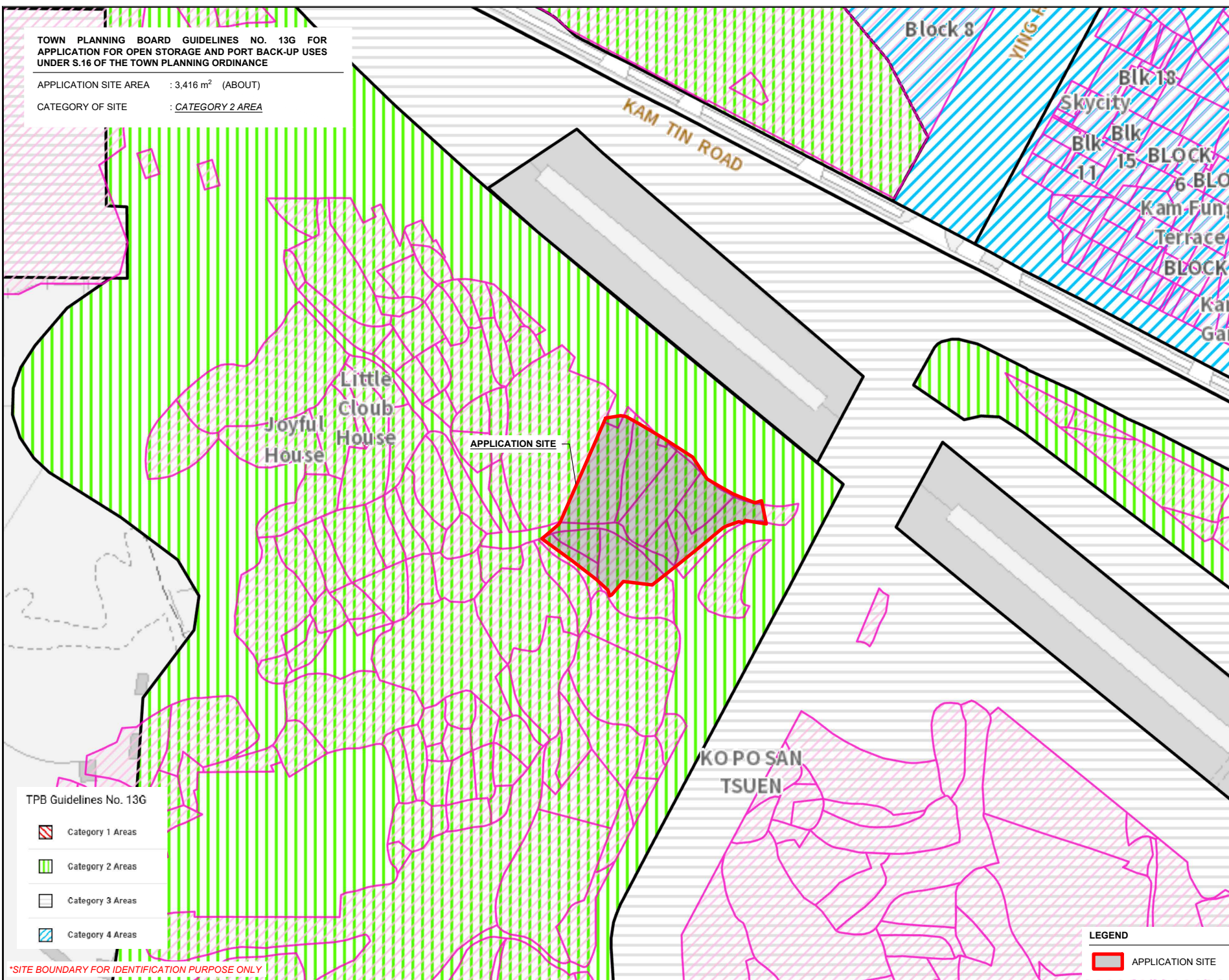
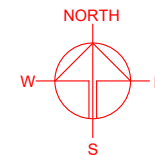
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TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

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

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LEGEND

 APPLICATION SITE

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SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

27.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

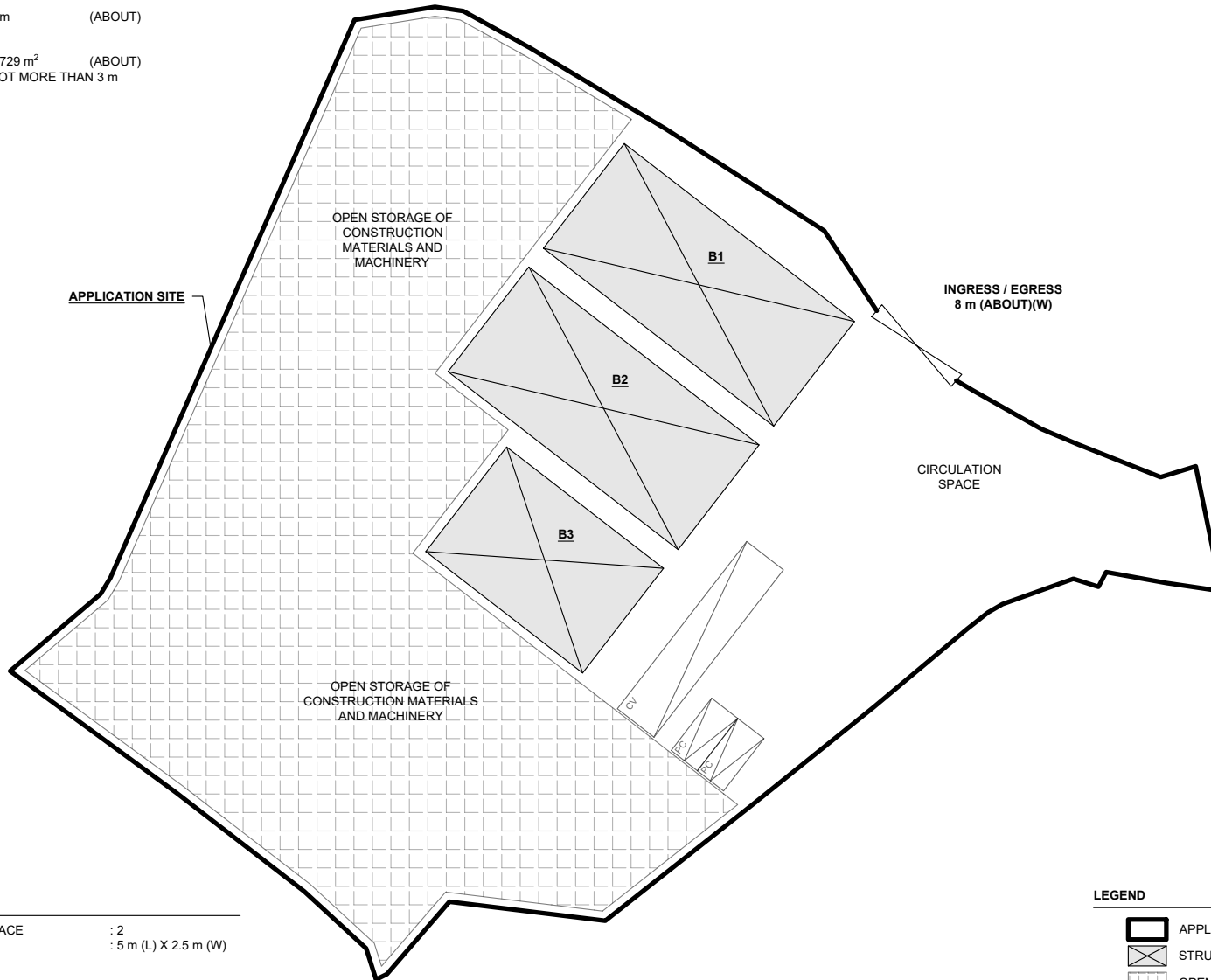
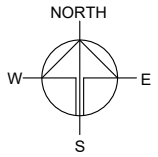
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,416 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 590 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,826 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.17	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)

NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 590 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 590 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

OPEN STORAGE AREA	: 1,729 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		590 m <sup>2</sup> (ABOUT)	590 m <sup>2</sup> (ABOUT)	



## 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 SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/U SPACE	: 16 m (L) X 3.5 m (W)

## LEGEND

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

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SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	20.11.2025
REVISED BY	DATE
APPROVED BY	DATE

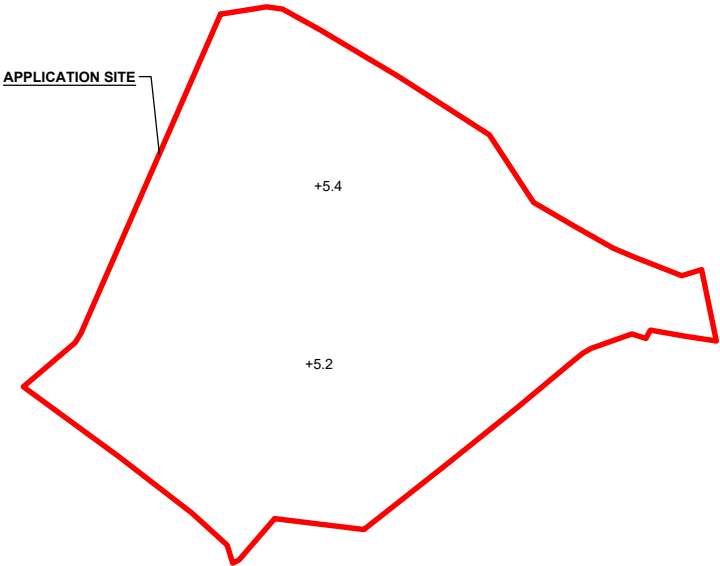
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 5	VER. 002
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\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)  
EXISTING SITE SURFACE CONDITION : CONCRETE  
EXISTING SITE LEVEL : +5.2 mPD TO +5.4 mPD (ABOUT)  
SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.



LEGEND

 APPLICATION SITE  
+5.2 EXISTING SITE LEVEL

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PROPOSED FILLING OF LAND AREA

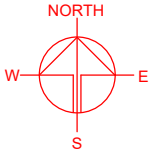
APPLICATION SITE AREA : 3,416 m<sup>2</sup> (ABOUT)  
PROPOSED LAND FILLING AREA : 3,416 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
PROPOSED SITE LEVELS : +5.2 mPD TO +5.4 mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
USE : OPEN STORAGE AREA, PARKING AND  
LOADING / UNLOADING SPACES,  
CIRCULATION AREA AND SITE  
FORMATION OF STRUCTURES

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT WITHIN THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE  
 PROPOSED FILLING OF LAND AREA  
+5.4 PROPOSED SITE LEVEL



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SITE LOCATION

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SCALE

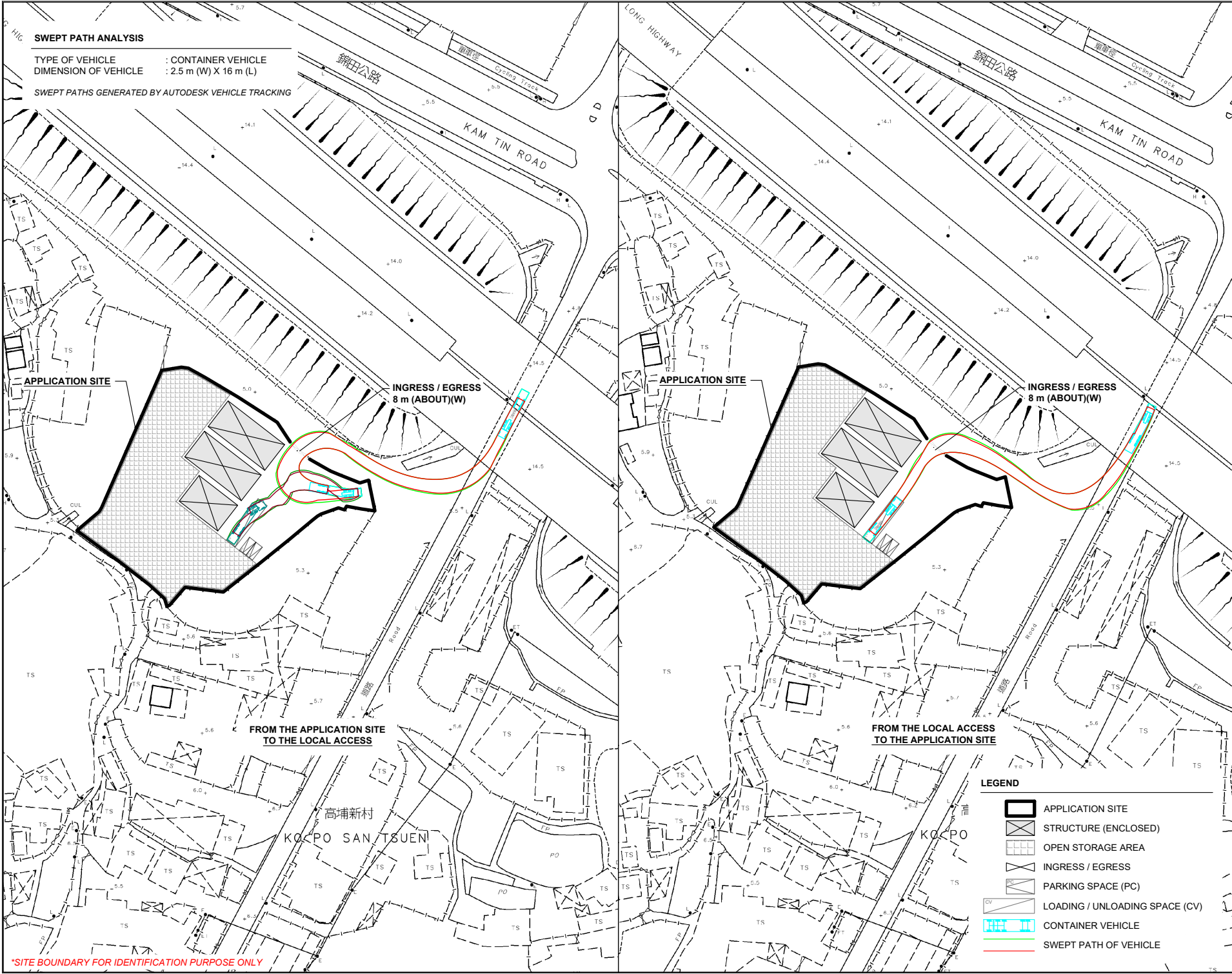
1 : 1000 @ A4

DRAWN BY	DATE
MN	27.10.2025
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APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 6	001





**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

APPLICATION SITE

INGRESS / EGRESS  
8 m (ABOUT)(W)

FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

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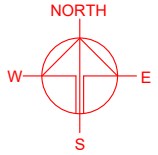
APPLICATION SITE

INGRESS / EGRESS  
8 m (ABOUT)(W)

FROM THE LOCAL ACCESS  
TO THE APPLICATION SITE

**LEGEND**

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



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VARIOUS LOTS IN D.D. 103 AND  
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LAND, KAM TIN, NEW  
TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

20.11.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001