

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,226 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA KAM SHUI SOUTH ROAD AND A LOCAL ACCESS

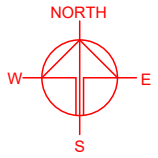
ACCESSIBLE FROM KAM SHEUNG ROAD VIA KAM SHUI SOUTH ROAD AND A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN 12.6.2024

REVISED BY
DATE

APPROVED BY
DATE

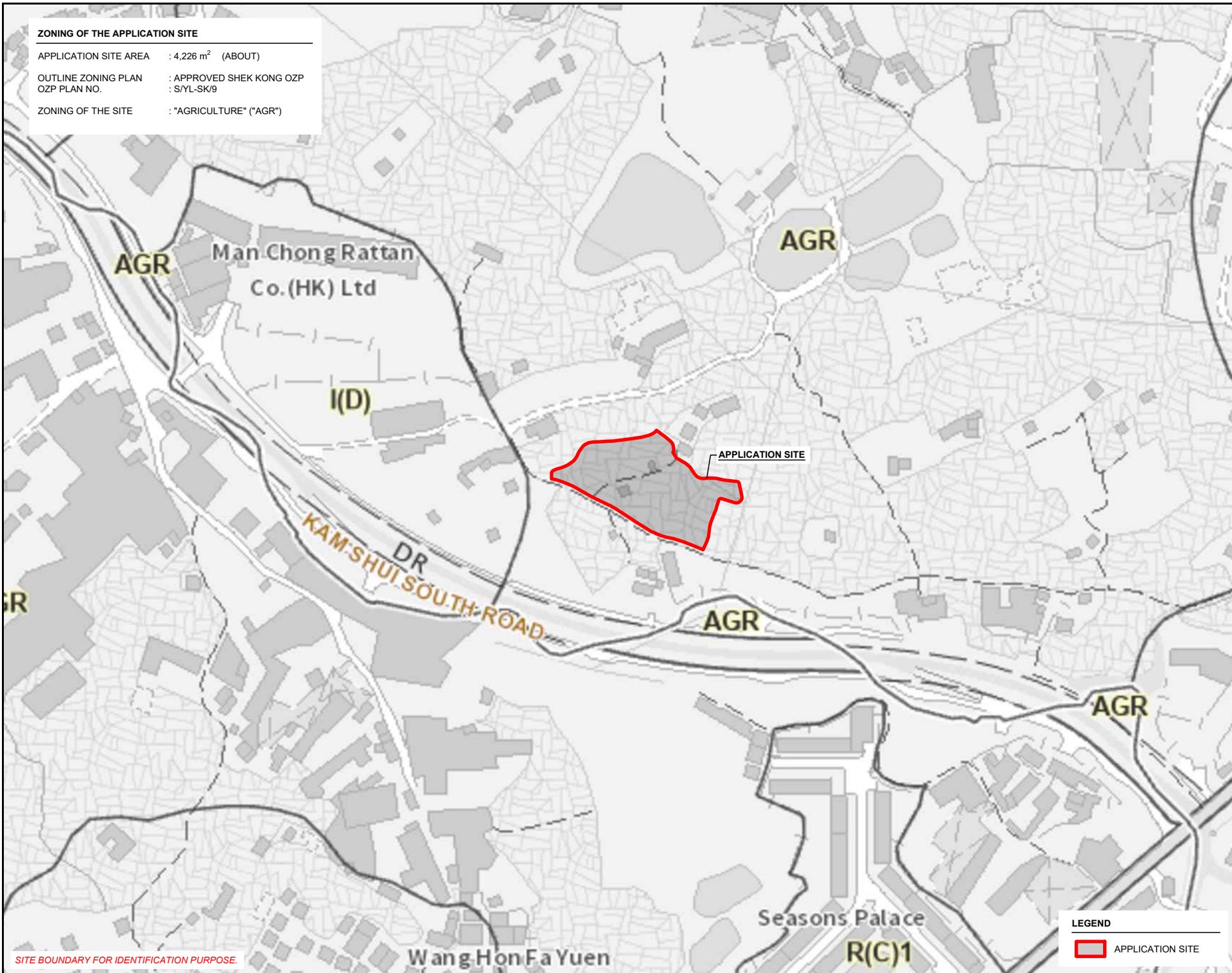
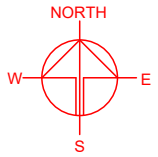
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,226 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
 OZP PLAN NO. : S/YL-SK/9
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

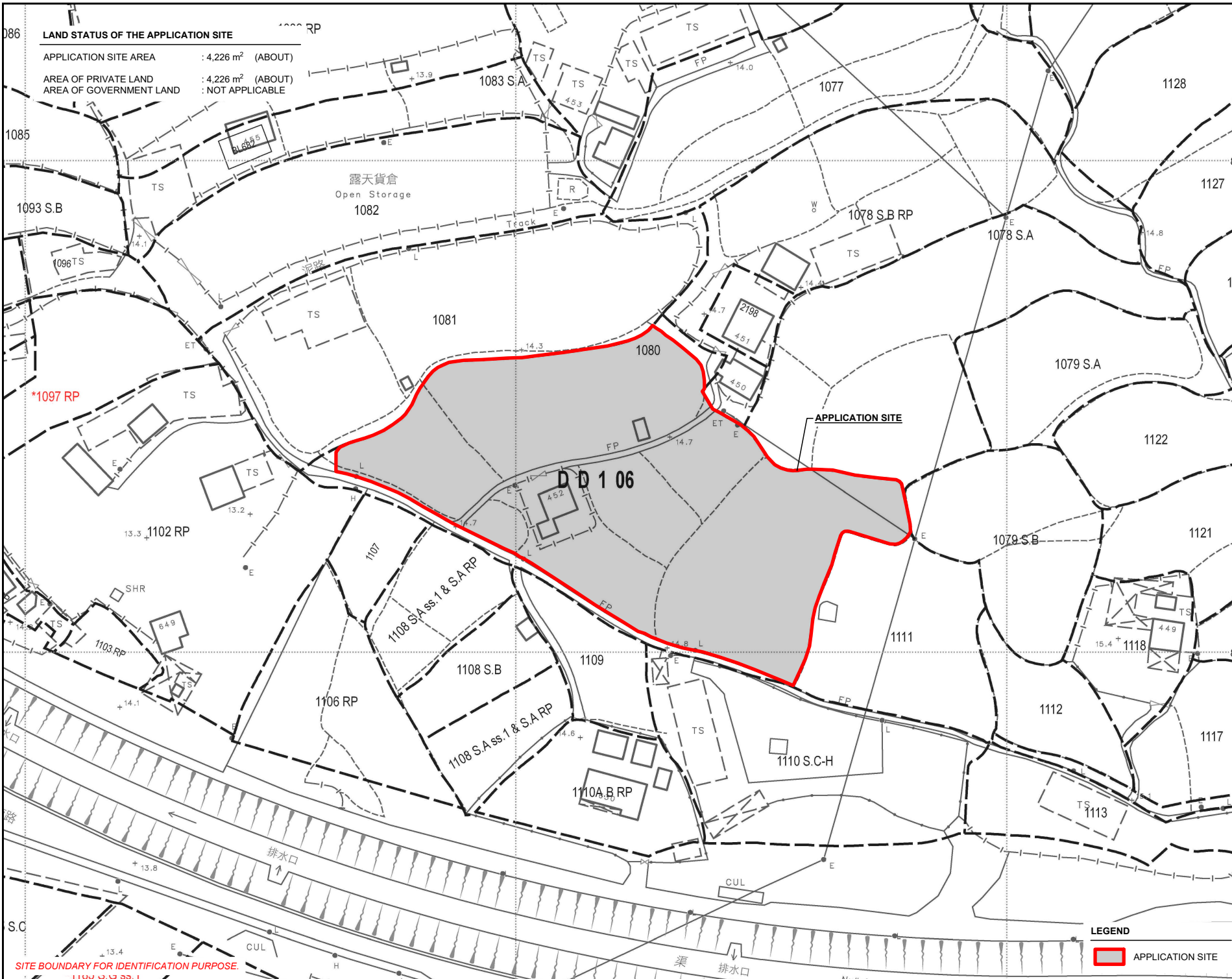
PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

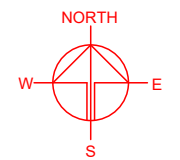
LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

| | |
|--------------------|-----------|
| SCALE | |
| 1 : 3000 @ A4 | |
| DRAWN BY | DATE |
| MN | 12.6.2024 |
| REVISED 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 : 4,226 m² (ABOUT)
 AREA OF PRIVATE LAND : 4,226 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

| | |
|-----------------------|-------------------|
| SCALE 1: 1000 @ A4 | |
| DRAWN BY MN | DATE 12.6.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

LEGEND
 APPLICATION SITE

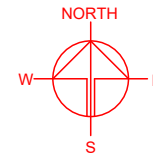
| | |
|---------------------------------------|-------------|
| DWG. TITLE LAND STATUS OF THE SITE | |
| DWG. NO. PLAN 3 | VER. 001 |

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.
 1:1000 @ A4

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

APPLICATION SITE AREA : 4,226 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



Man Chong
Rattan
Co.(HK) Ltd

Open
Storage

APPLICATION SITE





Factory

AGR

KAM SHUI SOUTH ROAD

Open
Storage

TPB Guidelines No. 13G

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

12.6.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

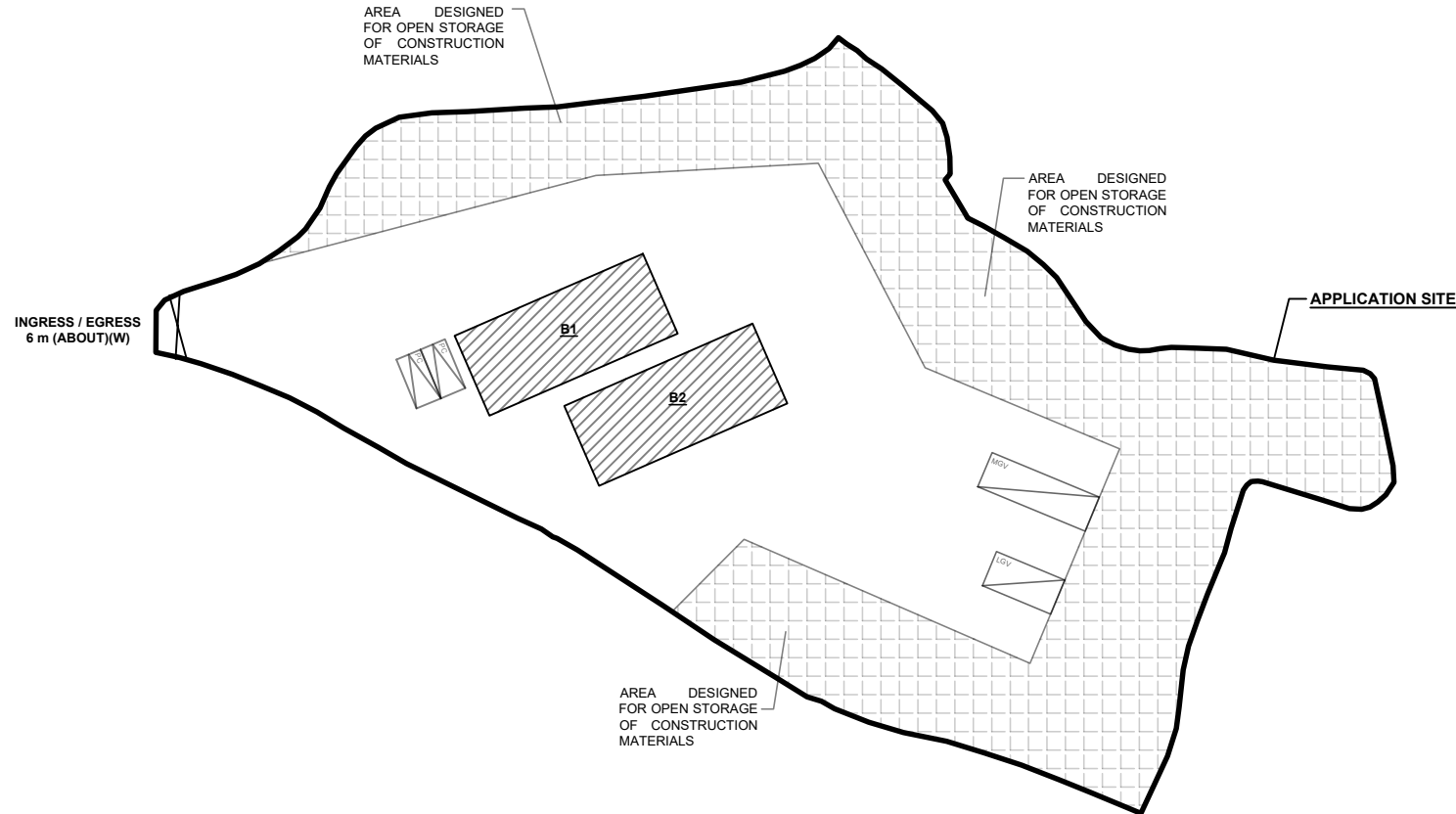
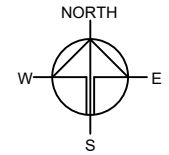
VER.

001

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,226 m ² | (ABOUT) |
| COVERED AREA | : 320 m ² | (ABOUT) |
| UNCOVERED AREA | : 3,906 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.08 | (ABOUT) |
| SITE COVERAGE | : 8 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 320 m ² | (ABOUT) |
| TOTAL GFA | : 320 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 5 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|--|----------------------------------|----------------------------------|-----------------------|
| B1 | SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE | 160 m ² (ABOUT) | 160 m ² (ABOUT) | 5 m (ABOUT)(1-STOREY) |
| B2 | SHED FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE | 160 m ² (ABOUT) | 160 m ² (ABOUT) | 5 m (ABOUT)(1-STOREY) |
| TOTAL | | 320 m² (ABOUT) | 320 m² (ABOUT) | |



PARKING AND LOADING / UNLOADING (L/UL) 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) |
| | |
| NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE | : 1 |
| DIMENSION OF L/UL SPACE | : 11 m (L) X 3.5 m (W) |

LEGEND

- APPLICATION SITE
- STRUCTURE (SHED)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS

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SITE LOCATION

LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY: MN DATE: 12.6.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

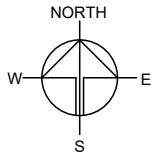
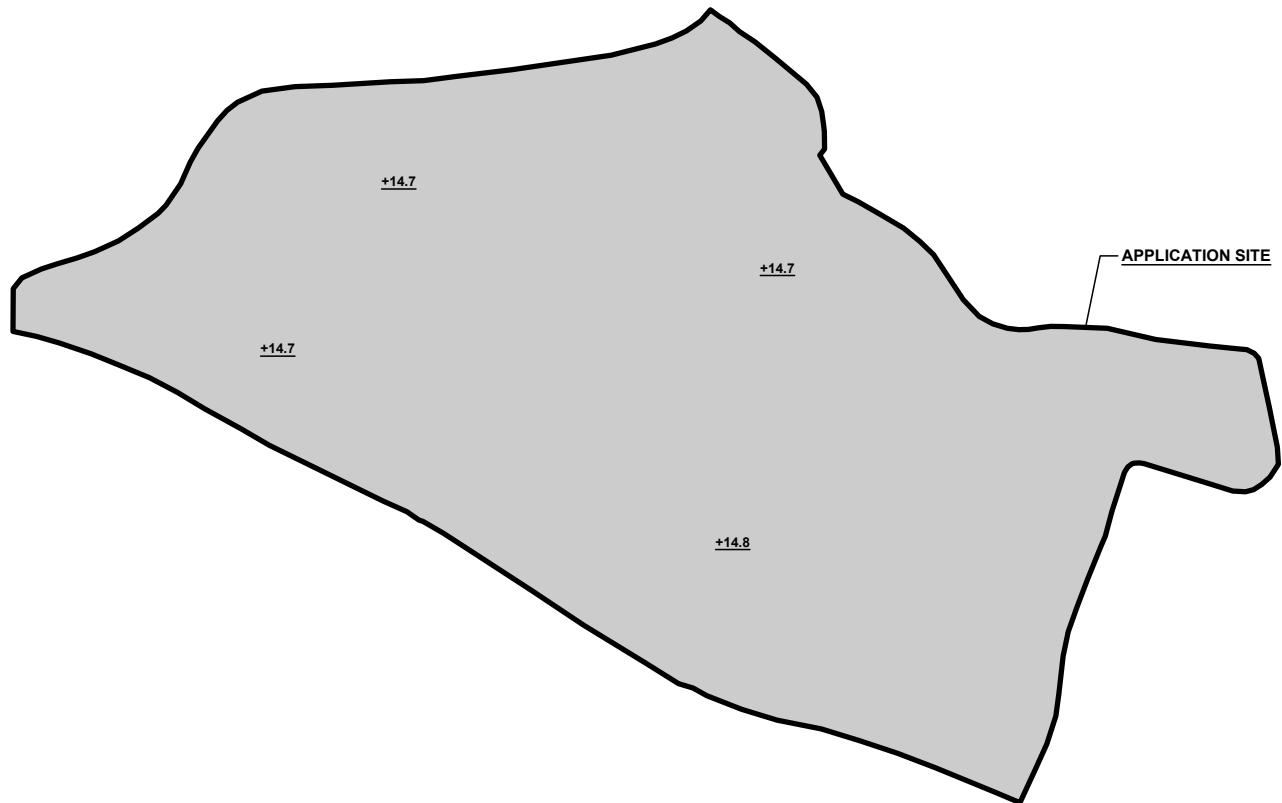
DWG. TITLE
LAYOUT PLAN

DWG NO.: PLAN 5 VER.: 001

PAVED RATIO OF THE APPLICATION SITE

| | | |
|-----------------------|--------------------------|---------|
| APPLICATION SITE AREA | : 4,226 m ² | (ABOUT) |
| EXISTING SITE SURFACE | : HARD-PAVED | |
| EXISTING SITE LEVEL | : +14.7 mPD TO +14.8 mPD | (ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2 m | |

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



PLANNING CONSULTANT



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PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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LOT 1080 (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

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|------------|------|
| REVISED BY | DATE |
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|-------------|------|
| APPROVED BY | DATE |
| | |

DWG. TITLE
FILLING OF LAND AREA

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 6 | 001 |

LEGEND

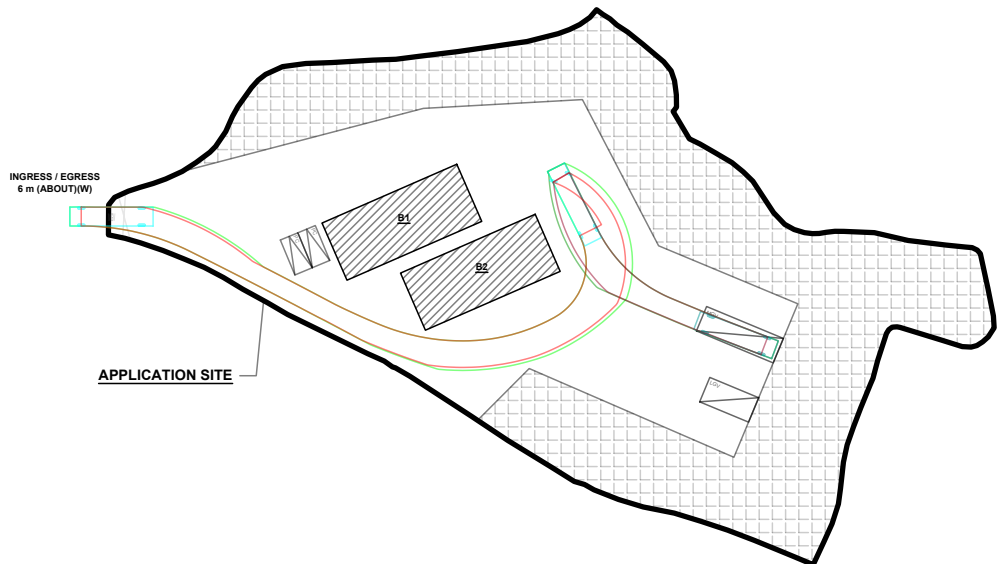
- APPLICATION SITE
- EXISTING SITE LEVELS
- EXISTING HARD-PAVED AREA

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

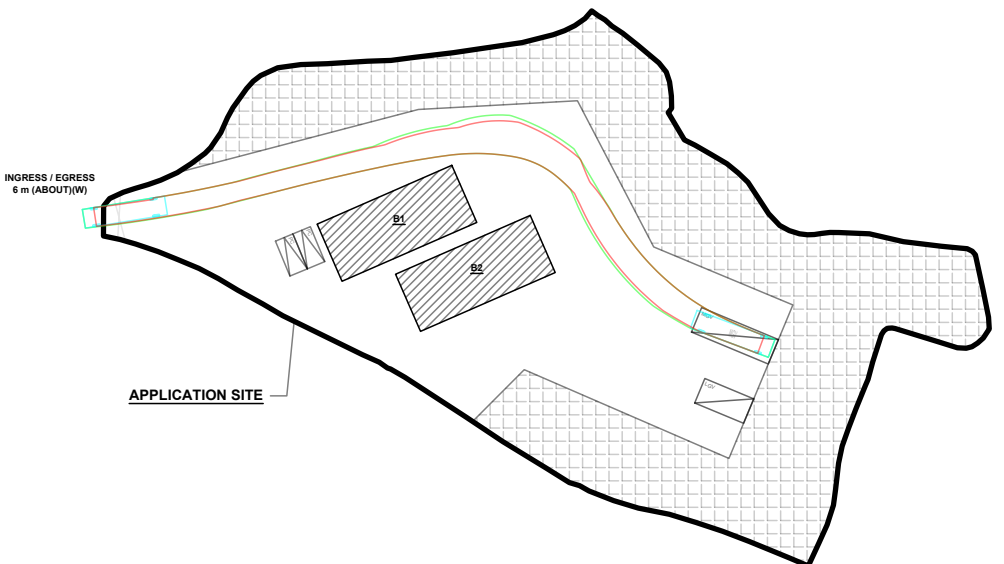
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



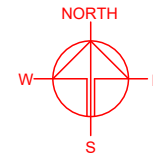
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- LOADING / UNLOADING SPACE
- MEDIUM GOODS VEHICLE
- SWEEP PATH OF VEHICLE



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| APPROVED BY | DATE |
| | |

DWG. TITLE
 SWEEP PATH ANALYSIS

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 7 | 001 |