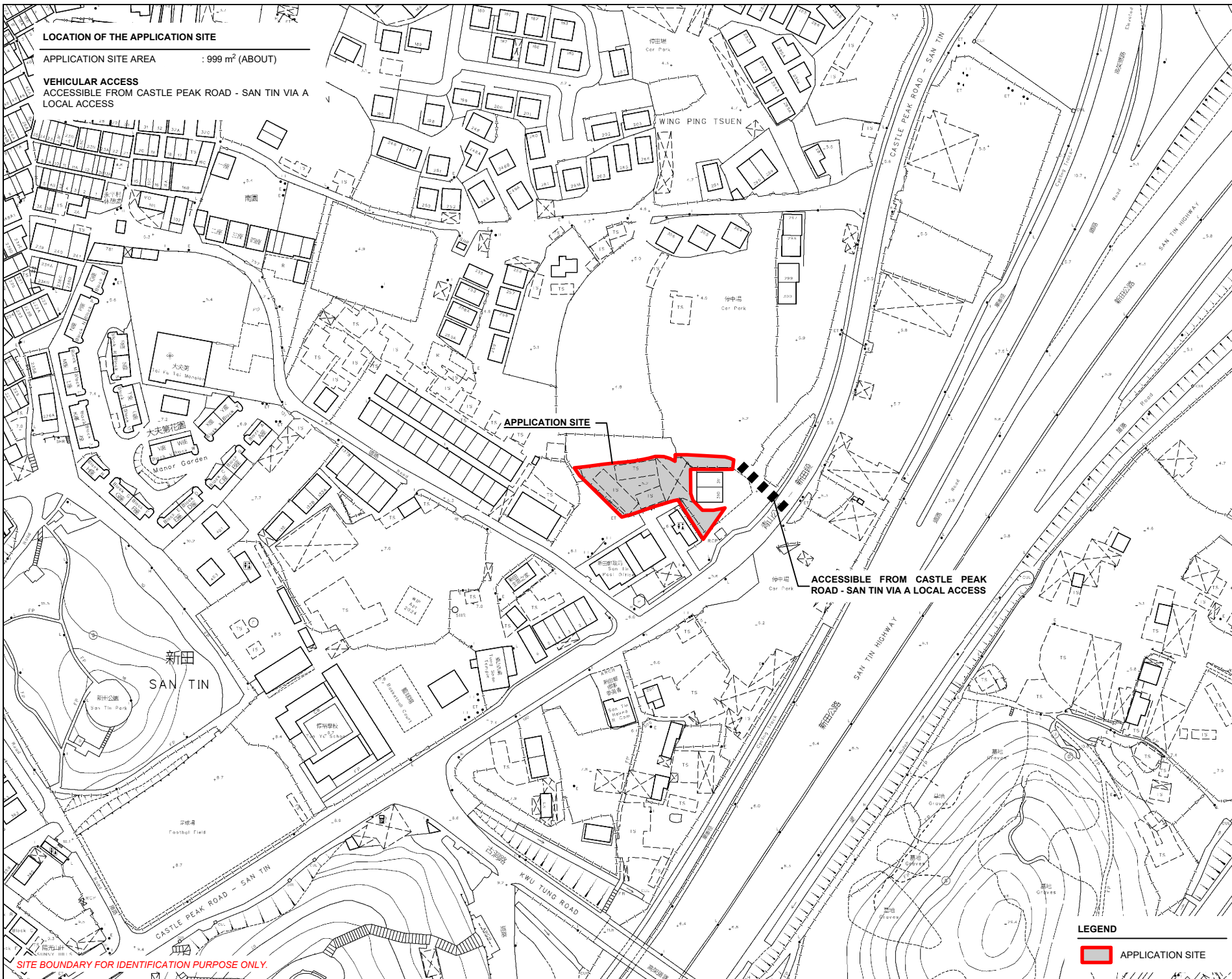
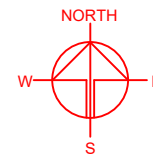


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 999 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY: MN DATE: 31.5.2024

CHECKED BY: DATE:

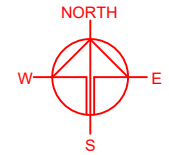
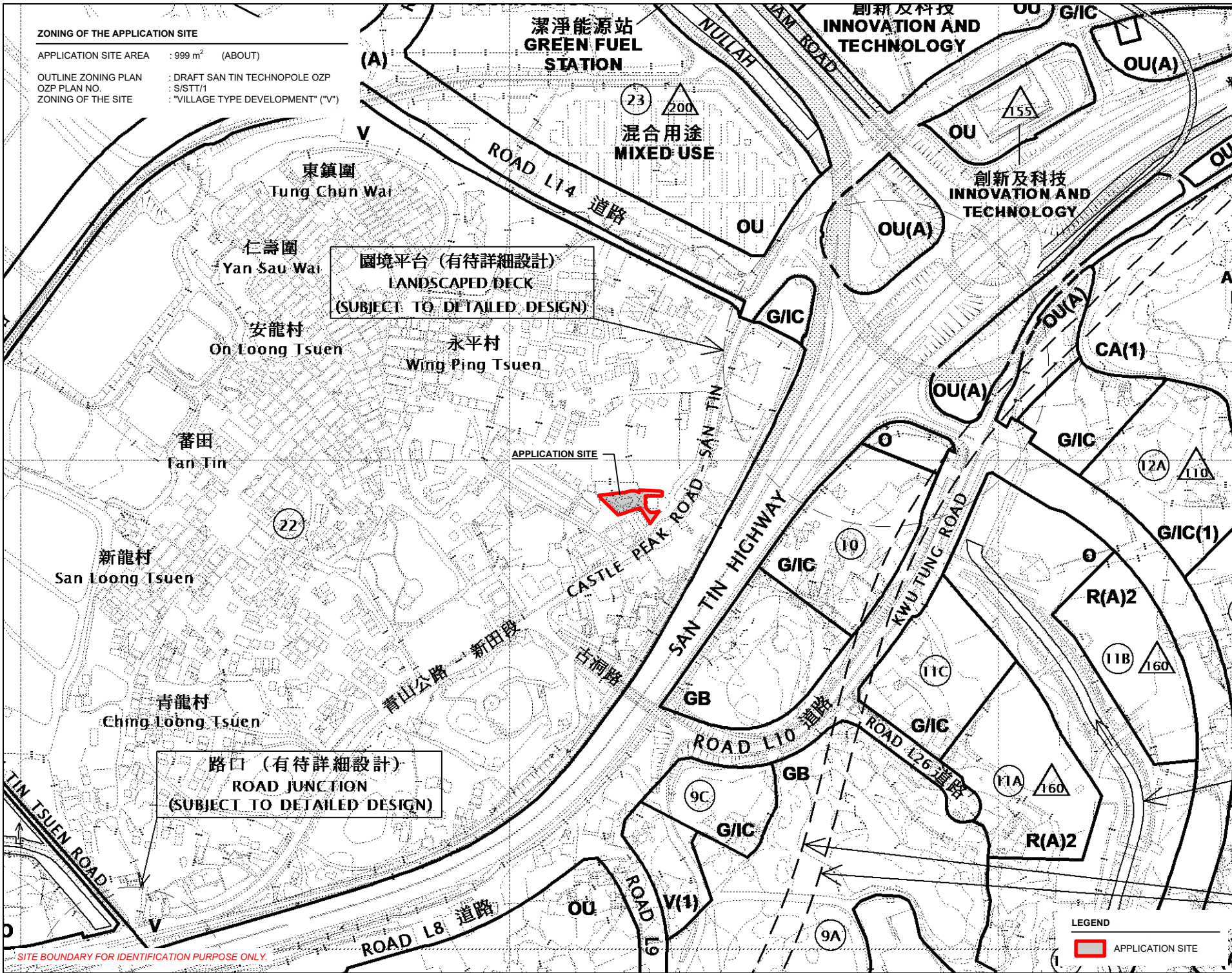
APPROVED BY: DATE:

DWG. TITLE  
LOCATION PLAN

DWG. NO. PLAN 1 VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 999 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : DRAFT SAN TIN TECHNOPOLE OZP  
 OZP PLAN NO. : S/STT/1  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



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**R-Riches**  
 Property Consultants Ltd.

PROJECT  
 TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

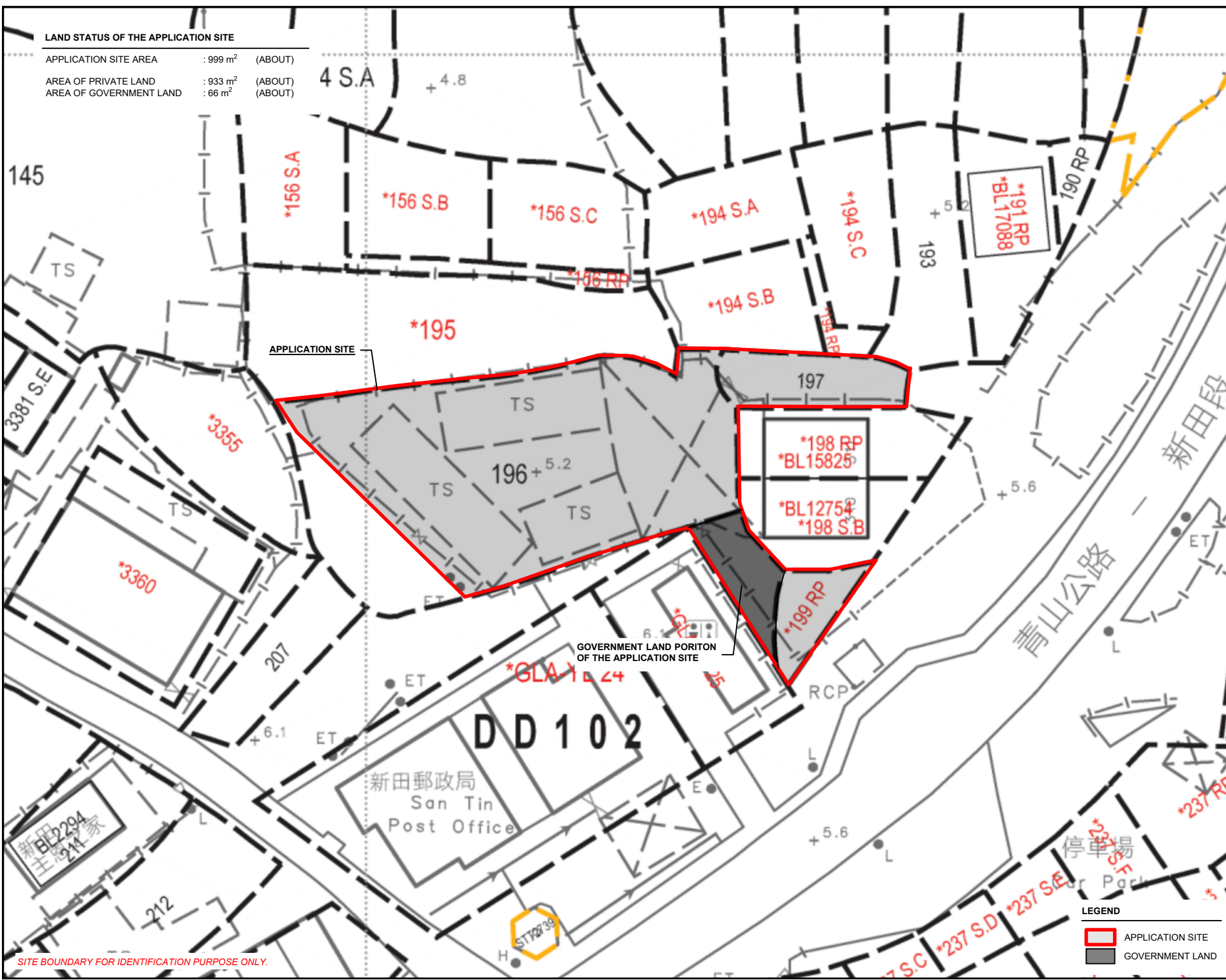
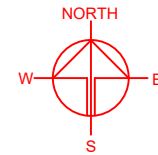
SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 31.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LEGEND  
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 999 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 933 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 66 m<sup>2</sup> (ABOUT)



APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

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PROJECT  
 TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY MN	DATE 31.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

**LEGEND**

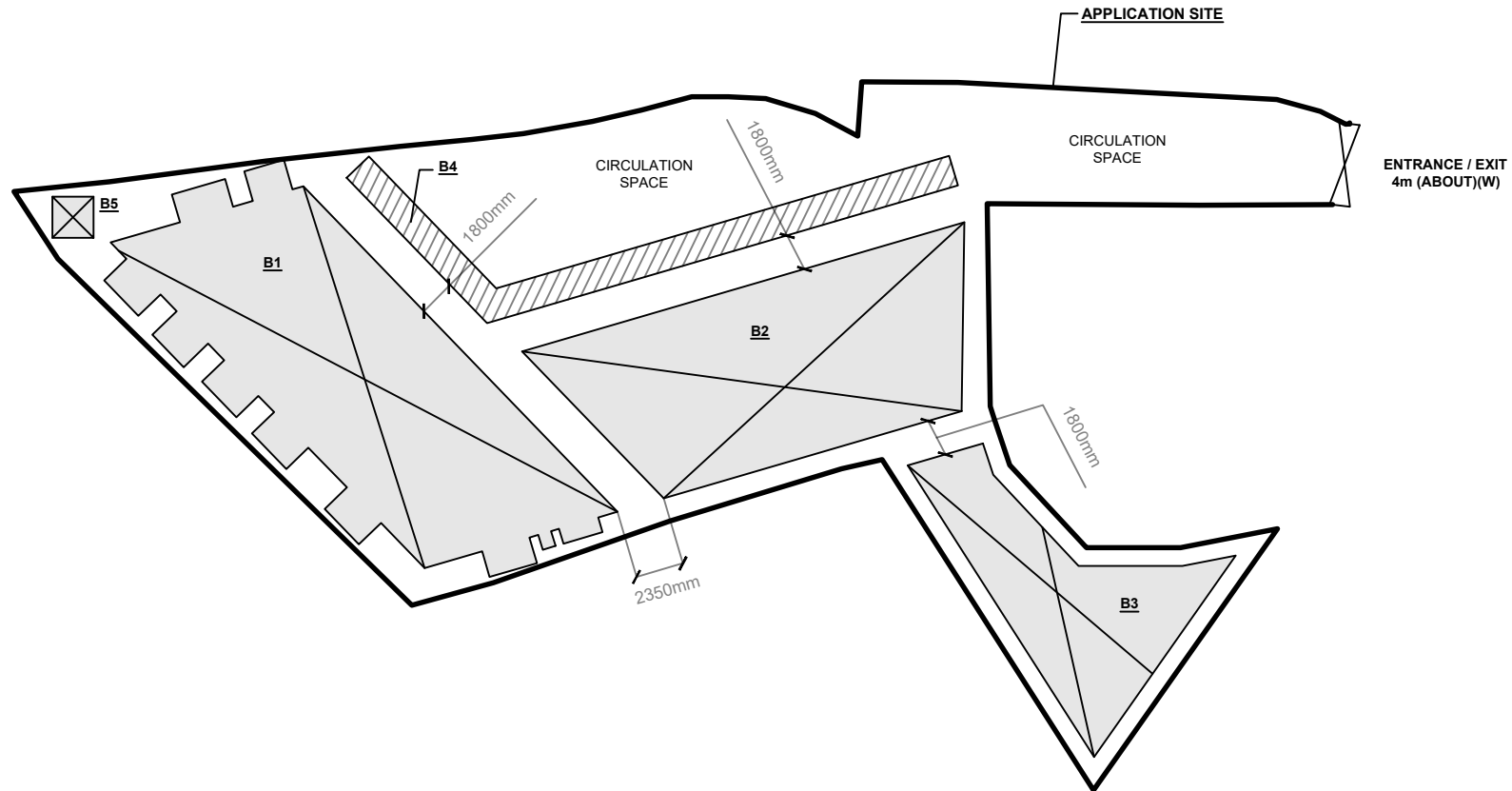
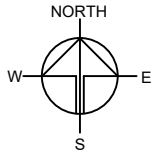
- APPLICATION SITE
- GOVERNMENT LAND

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

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 999 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 522 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 477 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 52 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 522 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 522 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5 - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RESTAURANT, WASHROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RESTAURANT, KITCHEN	165 m <sup>2</sup> (ABOUT)	165 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS	83 m <sup>2</sup> (ABOUT)	83 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	COVERED WALKWAY	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	METER ROOM	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>522 m<sup>2</sup> (ABOUT)</b>	<b>522 m<sup>2</sup> (ABOUT)</b>	



**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	ENTRANCE / EXIT

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT

PROJECT  
 TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 350 @ A4	
DRAWN BY MN	DATE 31.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAYOUT PLAN	
DWG. NO. P04	VER. 001