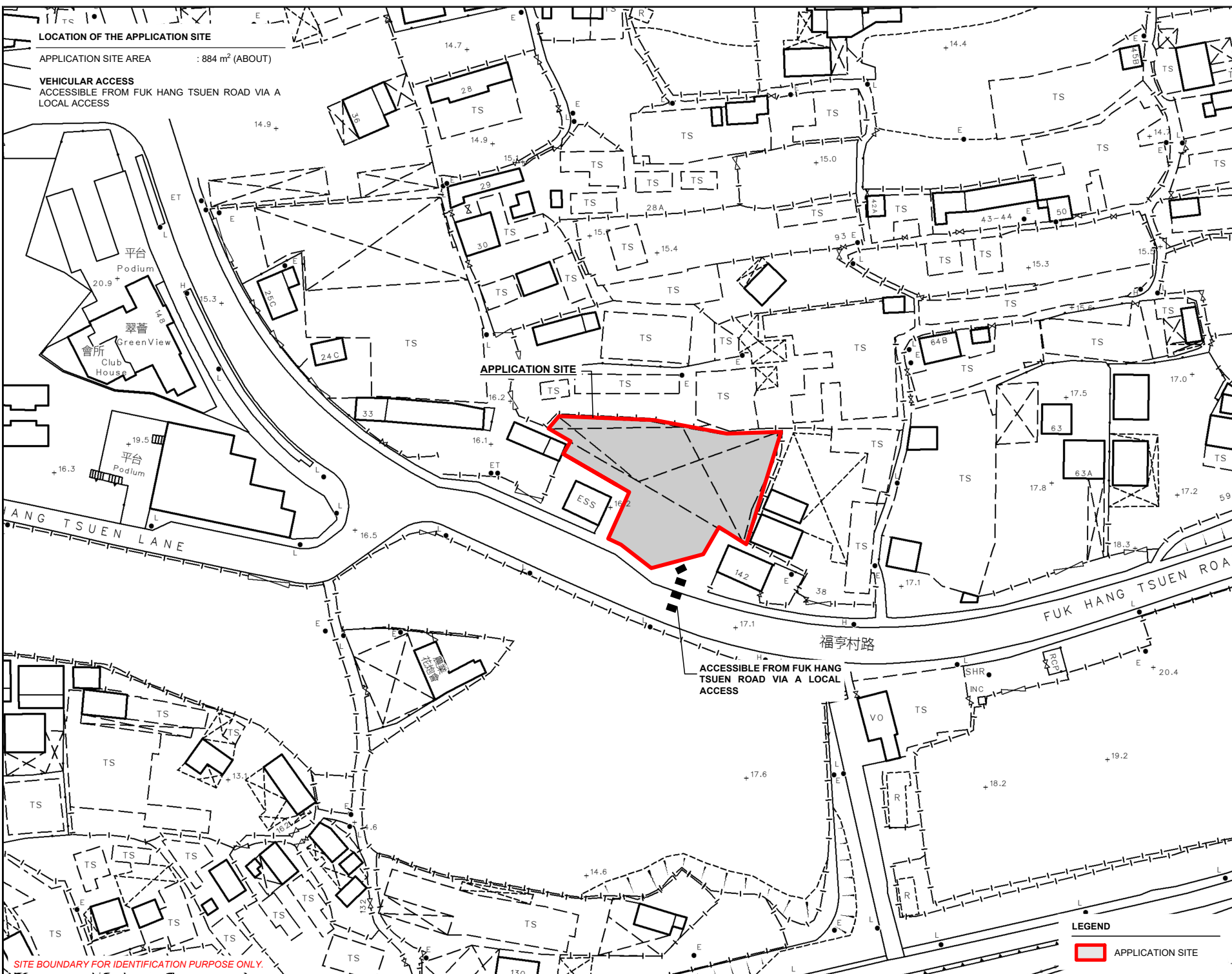
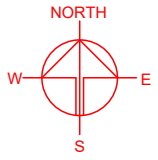


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 884 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUK HANG TSUEN ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM FUK HANG TSUEN ROAD VIA A LOCAL ACCESS

LEGEND
[Red outline box] APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE
1: 1000 @ A4

DRAWN BY	DATE
MN	17.6.2024

CHECKED BY	DATE

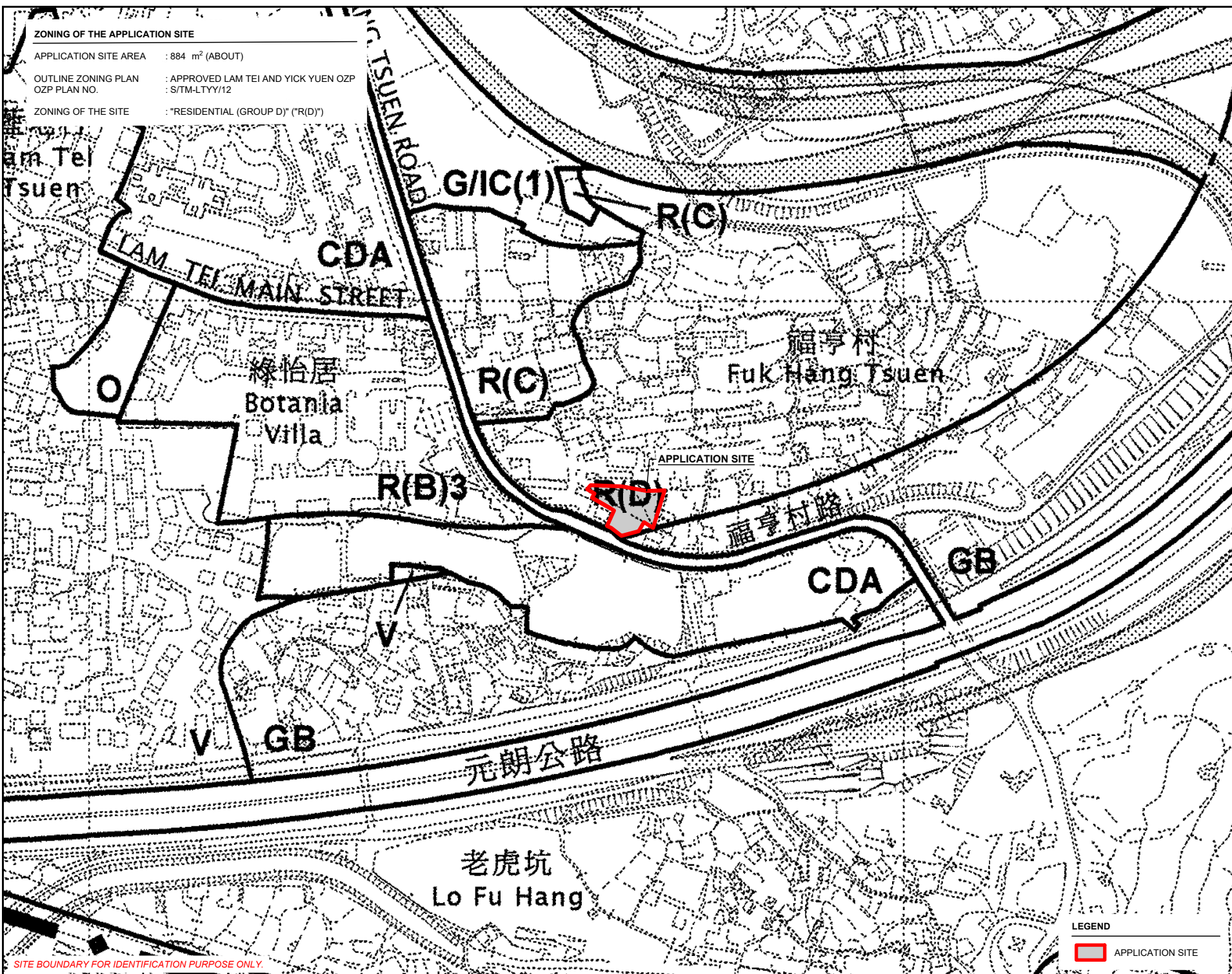
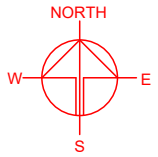
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 884 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED LAM TEI AND YICK YUEN OZP
 OZP PLAN NO. : S/TM-LTTY/12
 ZONING OF THE SITE : "RESIDENTIAL (GROUP D)" ("R(D)")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd

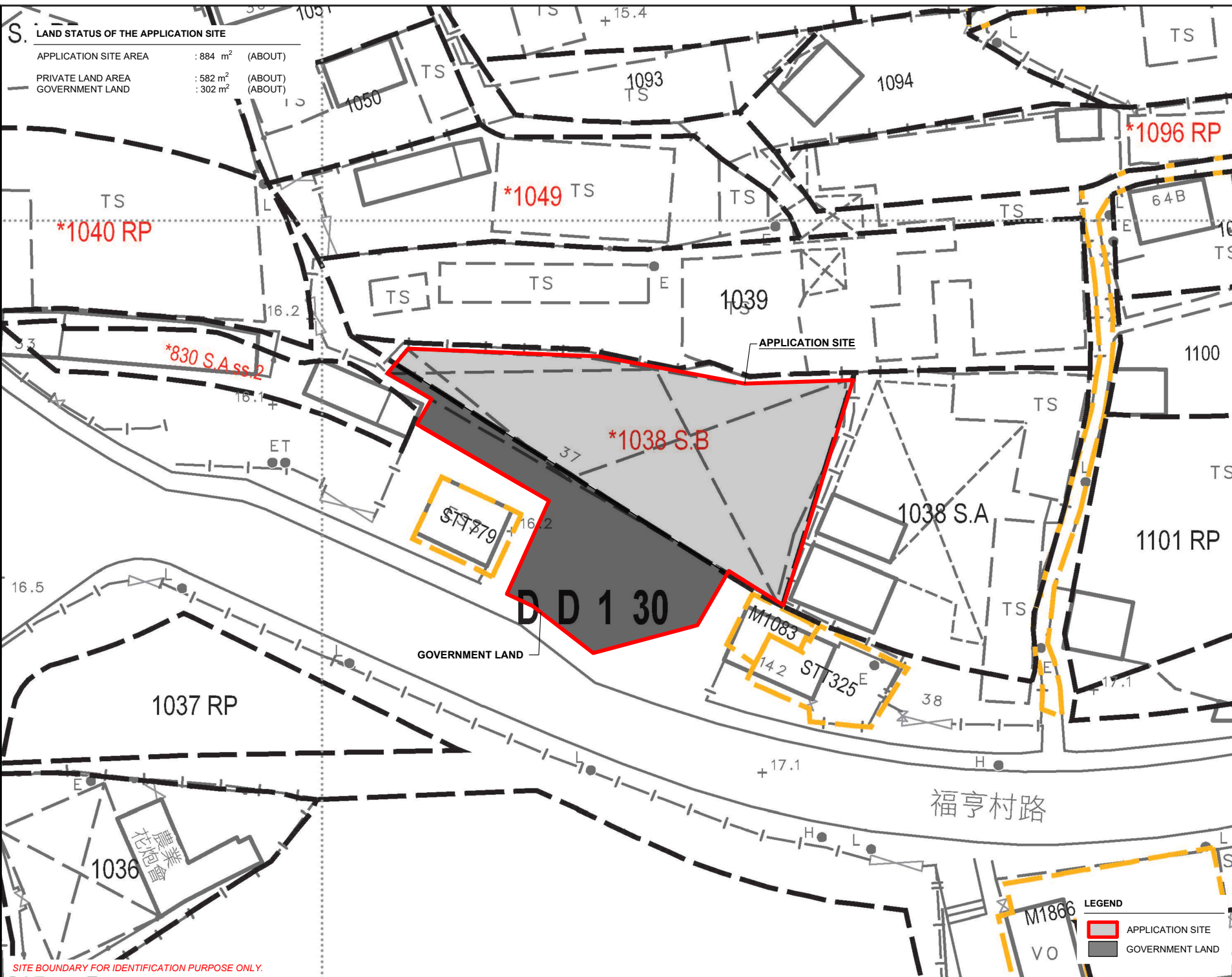
PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

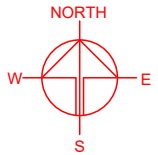
LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	17.6.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001



S. LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 884 m² (ABOUT)
 PRIVATE LAND AREA : 582 m² (ABOUT)
 GOVERNMENT LAND : 302 m² (ABOUT)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY MN	DATE 17.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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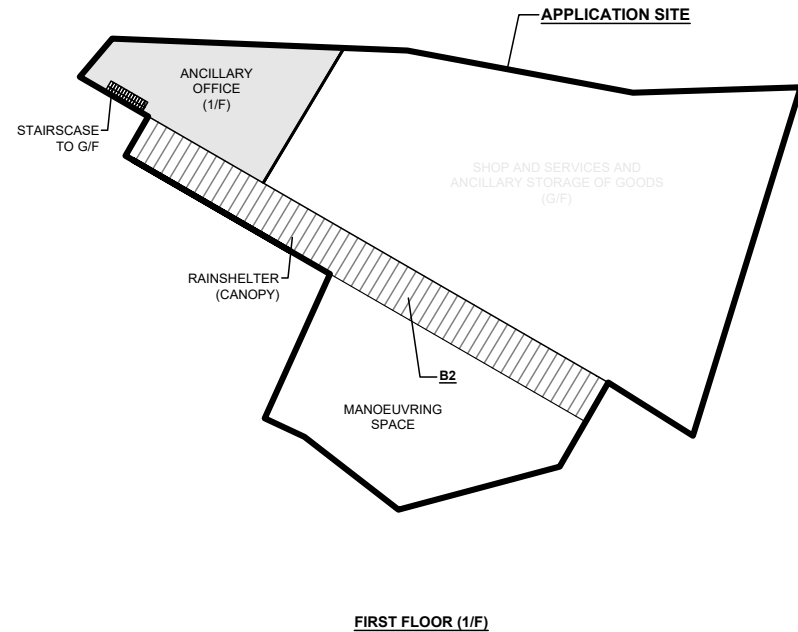
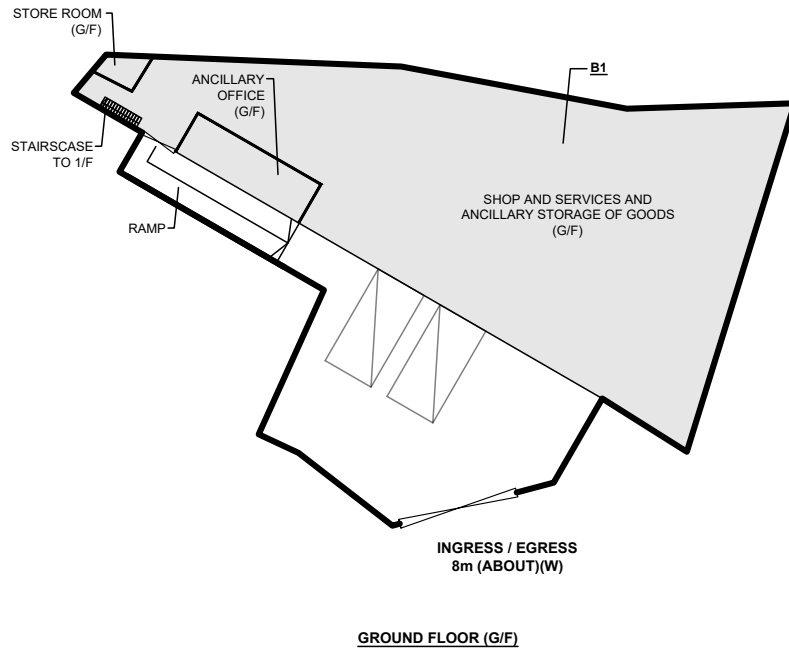
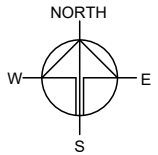
LEGEND
 APPLICATION SITE
 GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 884 m ²	(ABOUT)
COVERED AREA	: 714 m ²	(ABOUT)
UNCOVERED AREA	: 170 m ²	(ABOUT)
PLOT RATIO	: 0.9	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 804 m ²	(ABOUT)
TOTAL GFA	: 804 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F)	609m ² (ABOUT)	609m ² (ABOUT)	11m (ABOUT)(2-STOREY)
	(1/F)		90m ² (ABOUT)	
B2	RAIN SHELTER (CANOPY)	105m ² (ABOUT)	105m ² (ABOUT)	8m (ABOUT)(1-STOREY)
TOTAL		714m² (ABOUT)	804m² (ABOUT)	



LOADING/UNLOADING PROVISION

NO. OF LOADING/UNLOADING SPACE FOR LGV	: 2
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)
MINIMUM HEADROOM	: 5 m

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- L/UL SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1038 S B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	17.6.2024

CHECKED BY	DATE

APPROVED BY	DATE

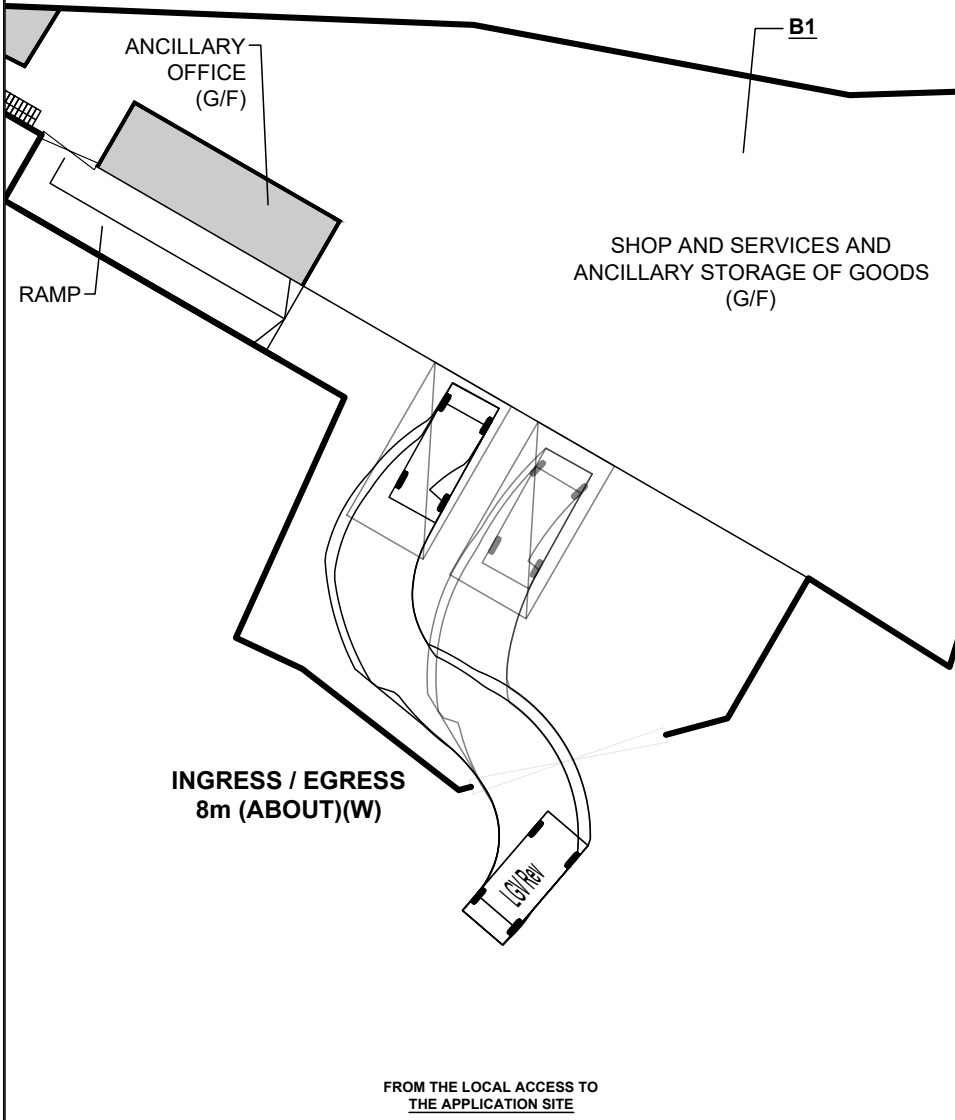
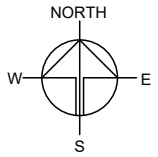
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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SWEPT PATH ANALYSIS

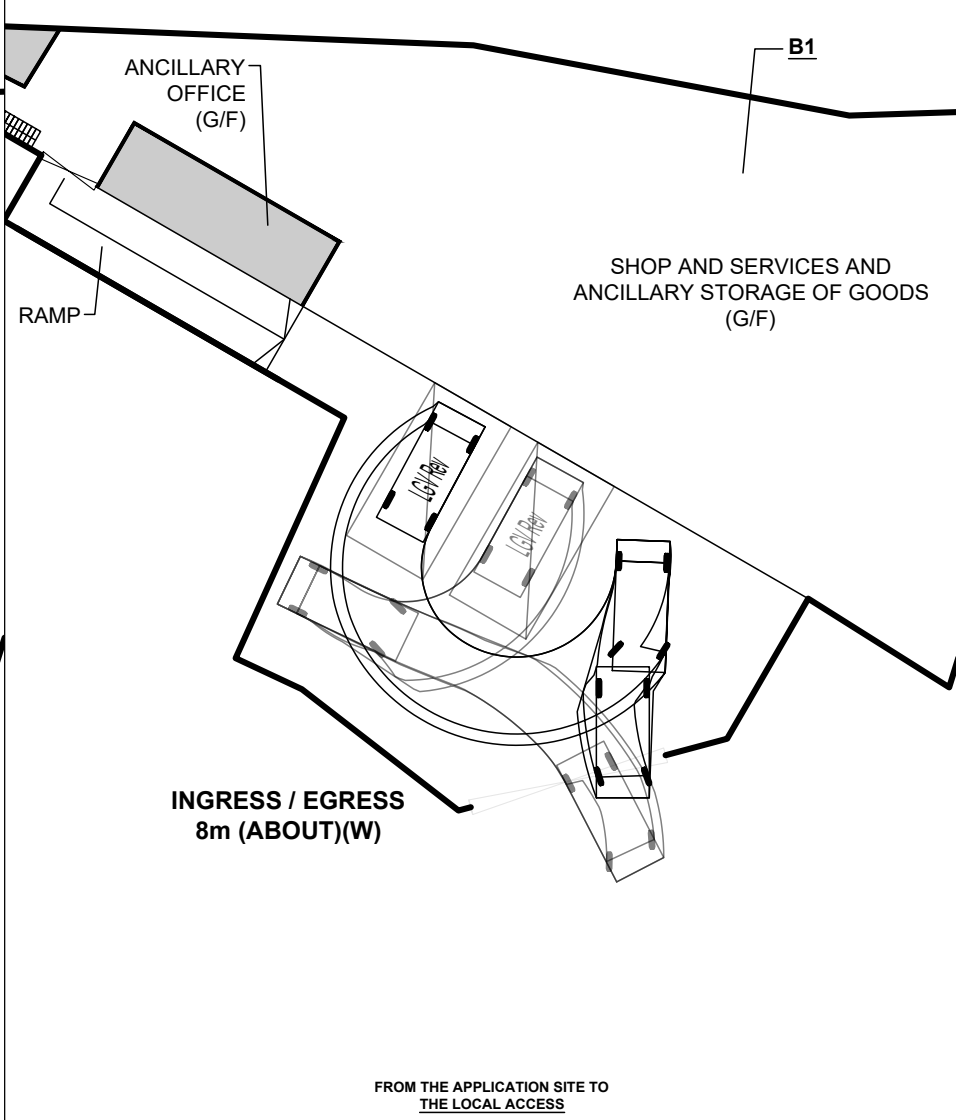
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**INGRESS / EGRESS
8m (ABOUT)(W)**

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



**INGRESS / EGRESS
8m (ABOUT)(W)**

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1038 S B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN	DATE 17.6.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 5	VER. 001
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