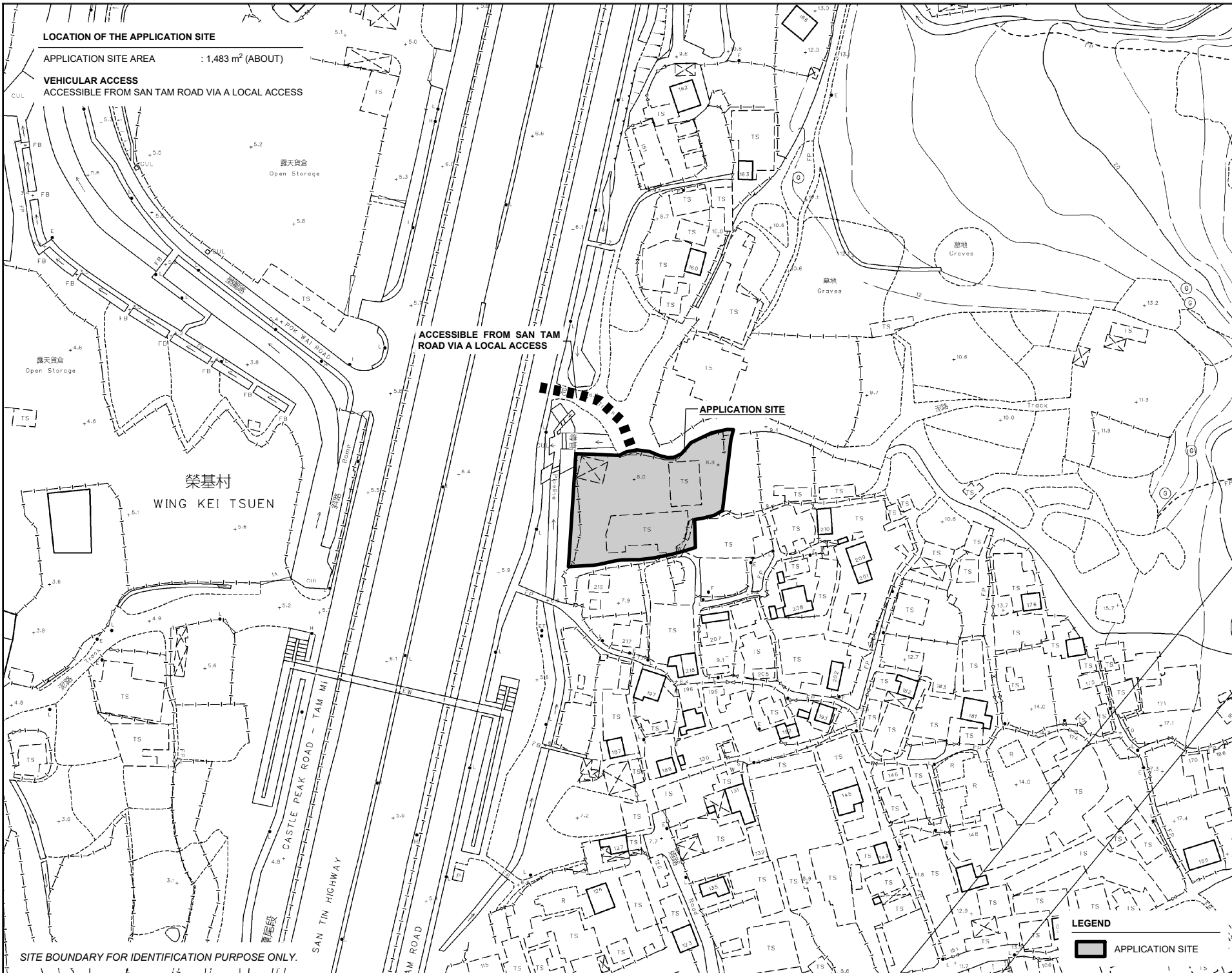
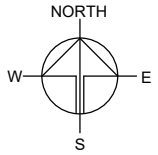


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

榮基村
WING KEI TSUEN

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY: MN DATE: 27.5.2024

REVISED BY: DATE:

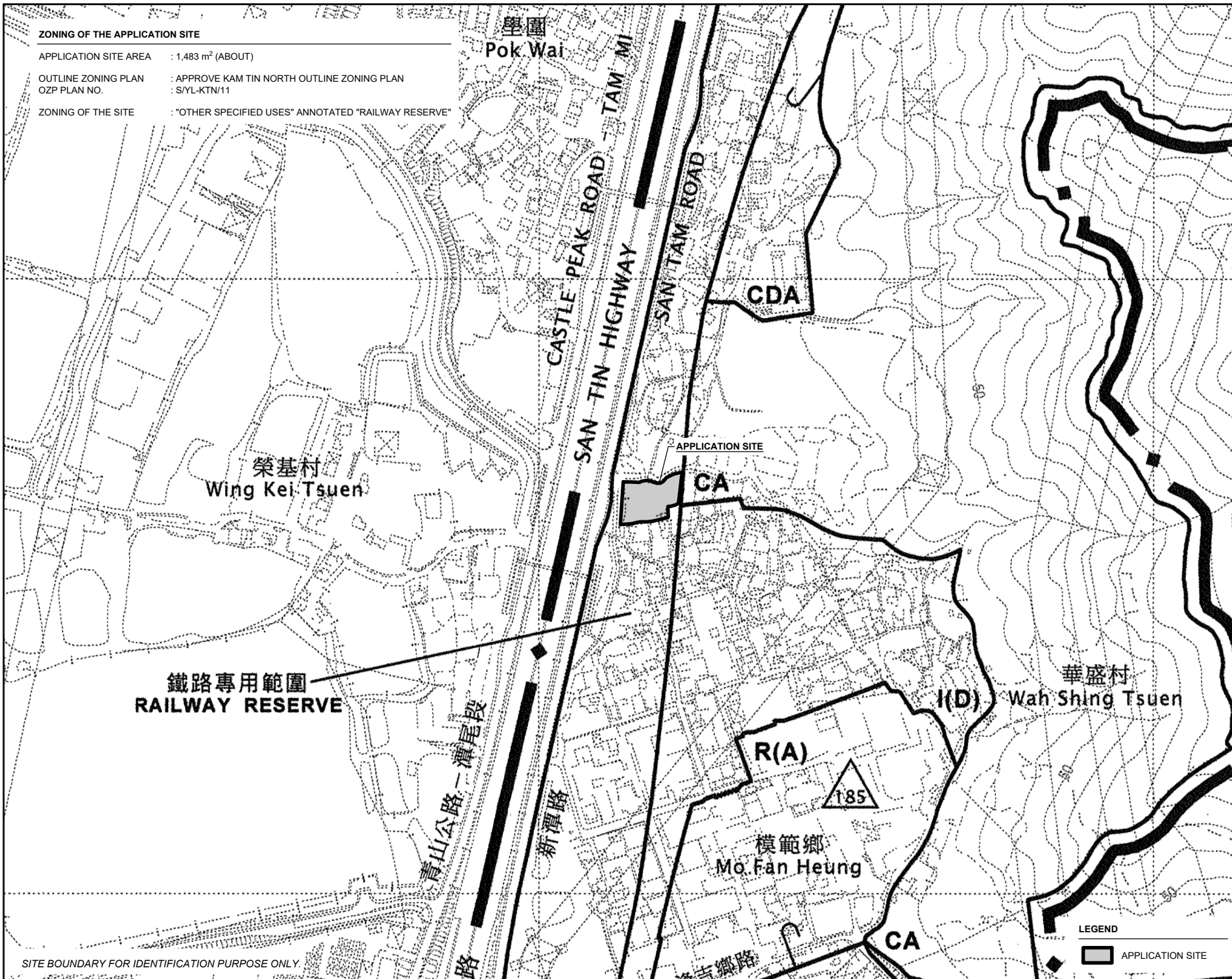
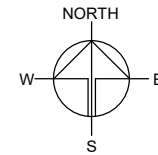
APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1 VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVE KAM TIN NORTH OUTLINE ZONING PLAN
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE"



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY MN DATE 27.5.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE ZONING OF THE SITE

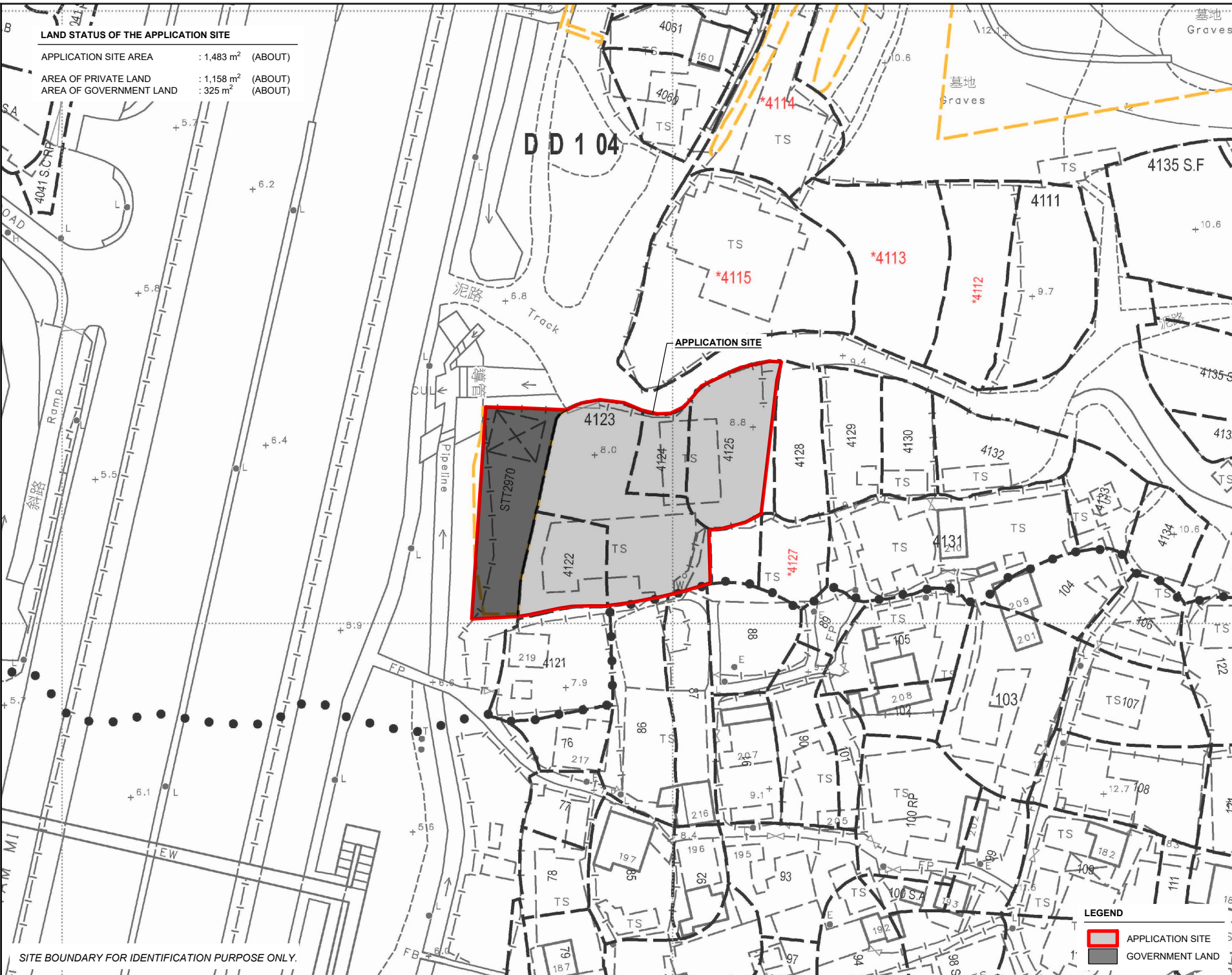
DWG. NO. PLAN 2 VER. 001

LEGEND

◆ RAILWAY RESERVE

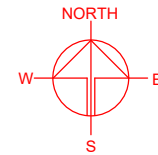
■ APPLICATION SITE

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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,158 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 325 m² (ABOUT)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
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SITE LOCATION
 VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY: MN DATE: 27.5.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

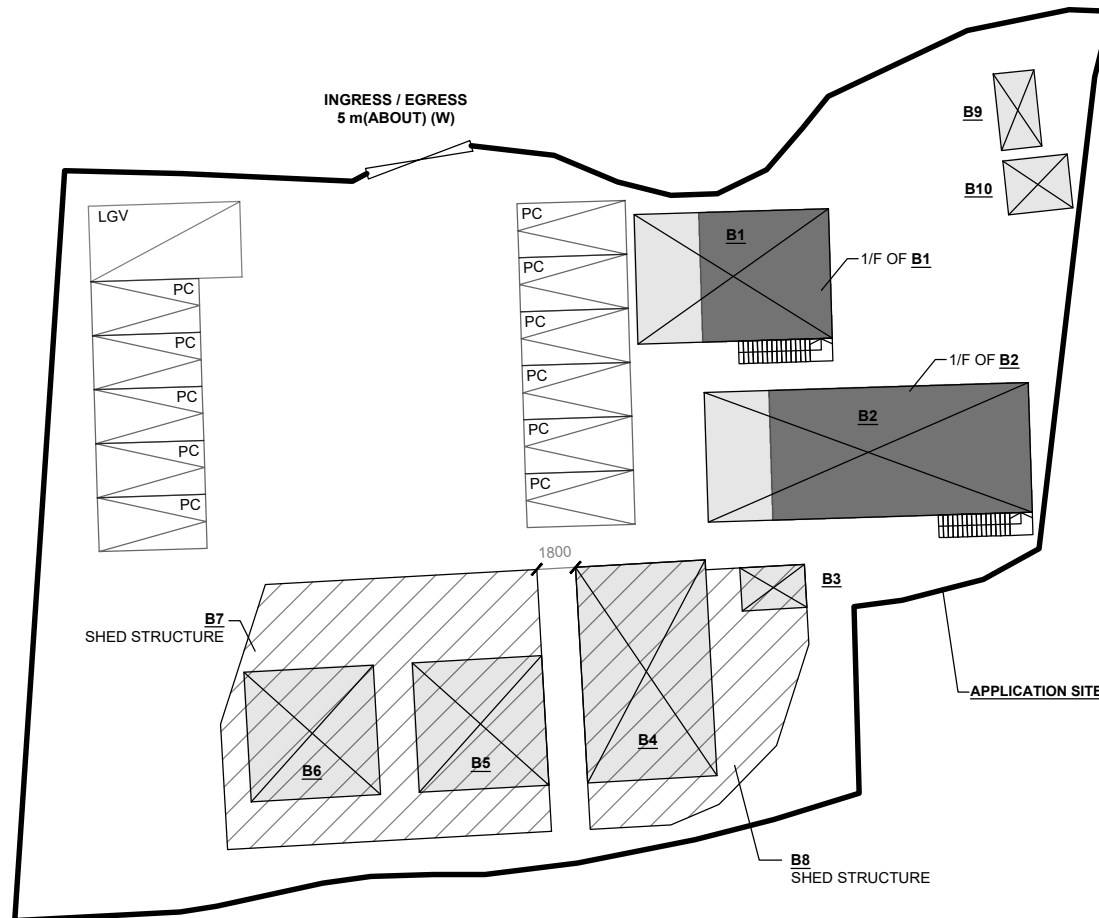
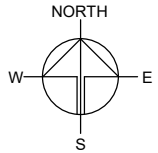
LEGEND
 APPLICATION SITE
 GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,483 m ²	(ABOUT)
COVERED AREA	: 454 m ²	(ABOUT)
UNCOVERED AREA	: 1,029 m ²	(ABOUT)
PLOT RATIO	: 0.38	(ABOUT)
SITE COVERAGE	: 31%	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 562 m ²	(ABOUT)
TOTAL GFA	: 562 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION & OFFICE	59 m ² (ABOUT)	95 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	FINANCIAL INSTITUTION & OFFICE	95 m ² (ABOUT)	167 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	COVERED BY B7	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		454 m² (ABOUT)	562 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY MN DATE 27.5.2024

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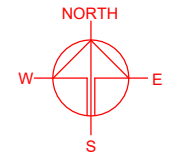
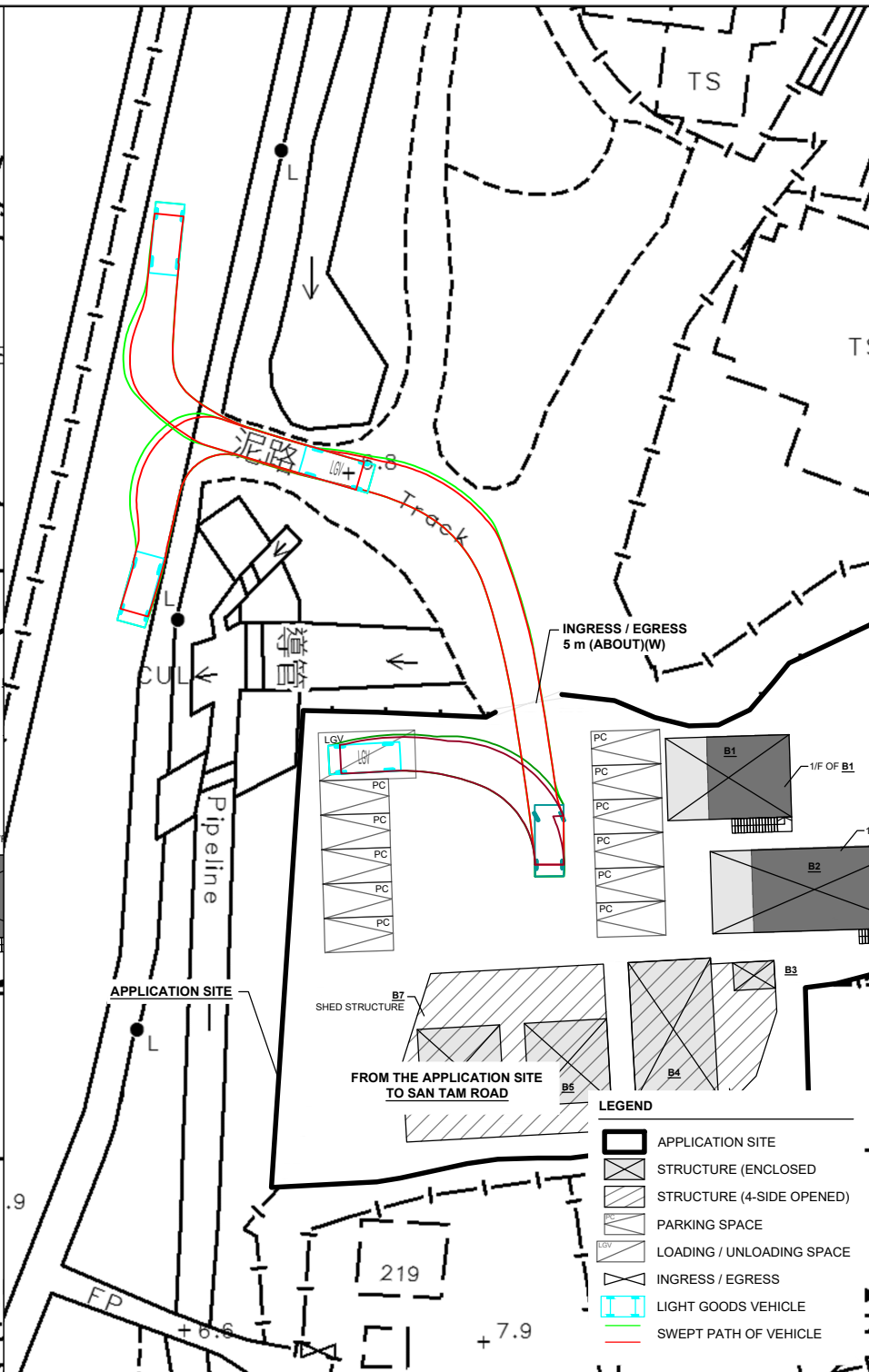
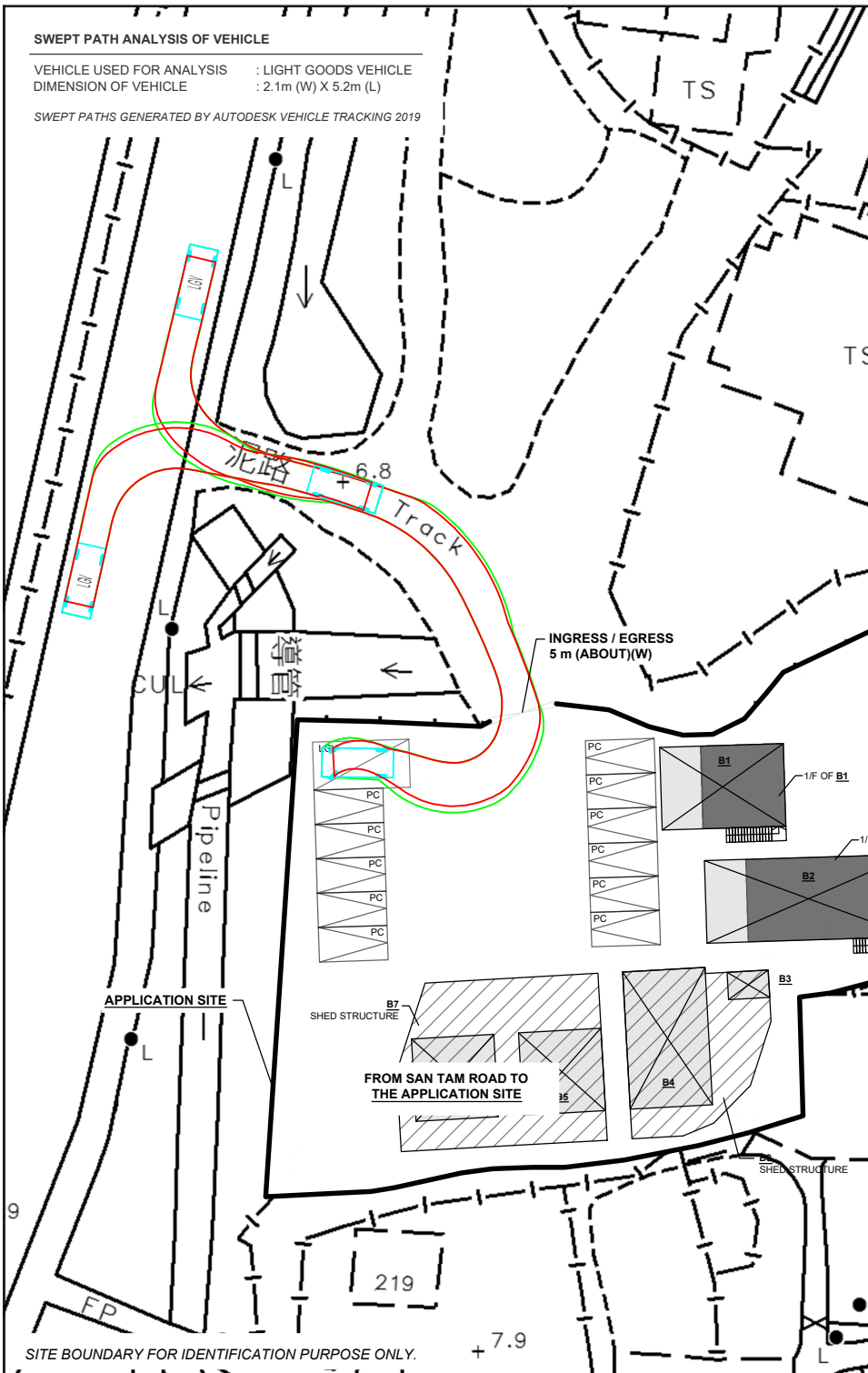
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (4-SIDE OPENED)
 - PARKING SPACE
 - LOADING / UNLOADING SPACE
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE

SCALE
 1 : 500 @ A4

DRAWN BY MN	DATE 27.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 5	VER. 001
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