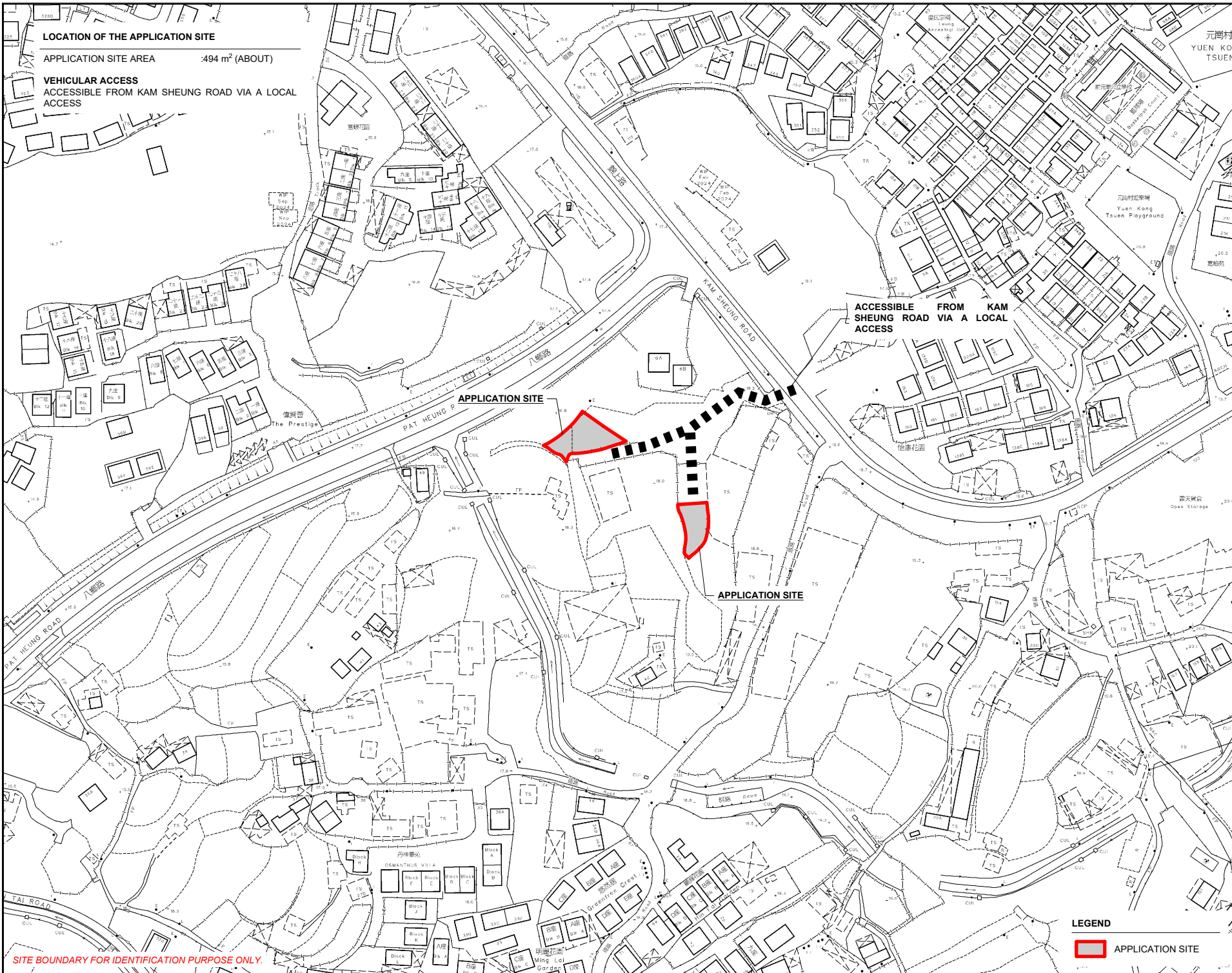
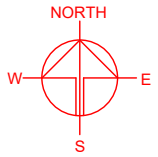


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA :494 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1: 1000 @ A4

DRAWN BY: MN DATE: 6.12.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

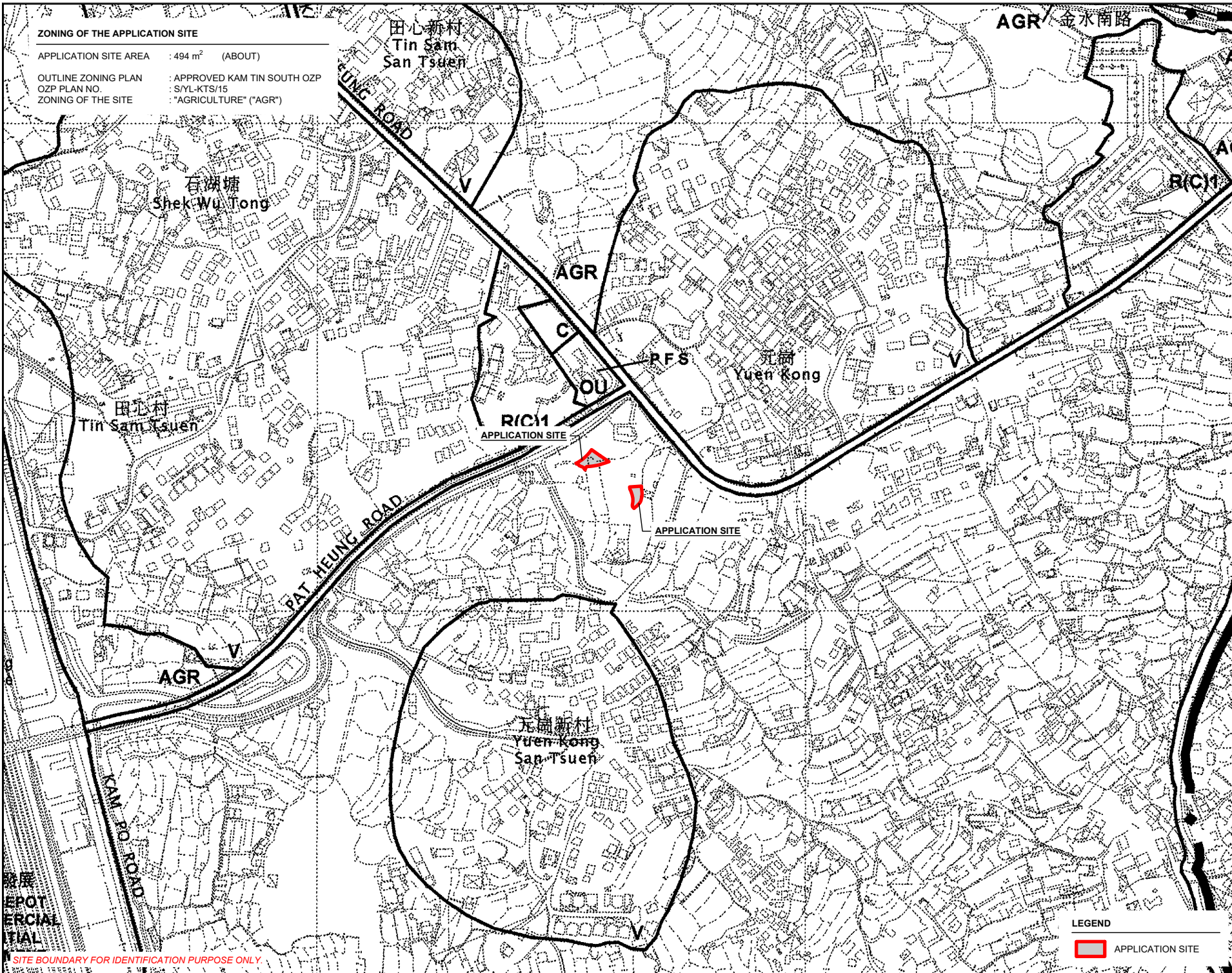
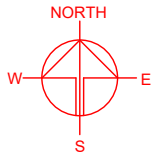
**LEGEND**

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 494 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")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 5000 @ A4

DRAWN BY: MN DATE: 6.12.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
ZONING OF THE SITE

DWG NO.: PLAN 2 VER.: 001

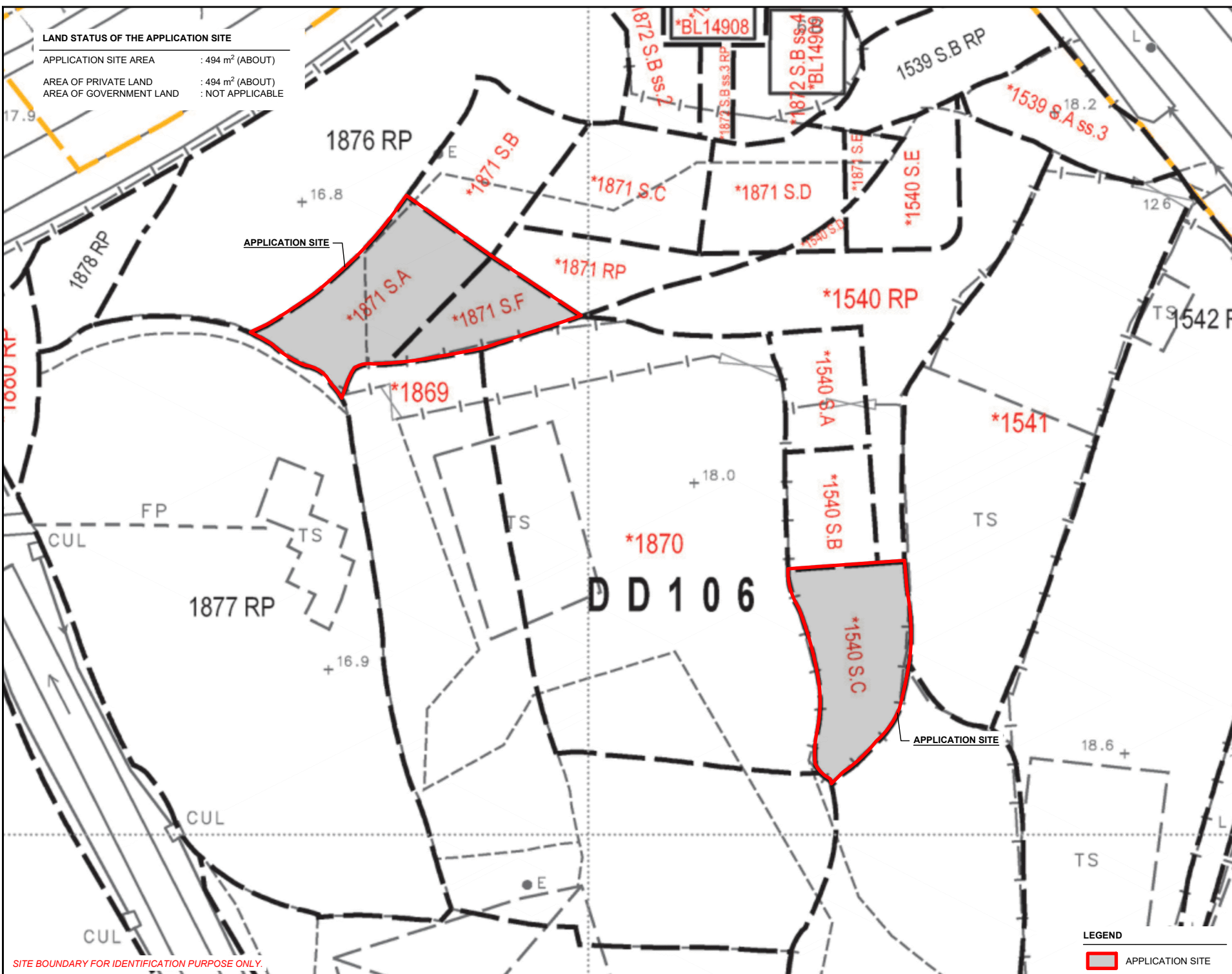
**LEGEND**

APPLICATION SITE

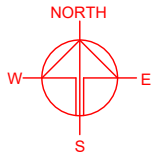
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 494 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 494 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	6.12.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
LAND STATUS OF THE SITE

DWG. NO.	VER.
PLAN 3	001

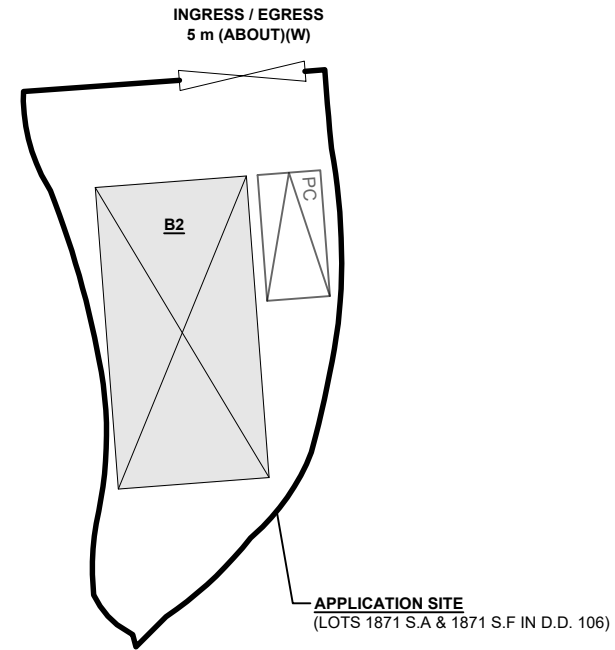
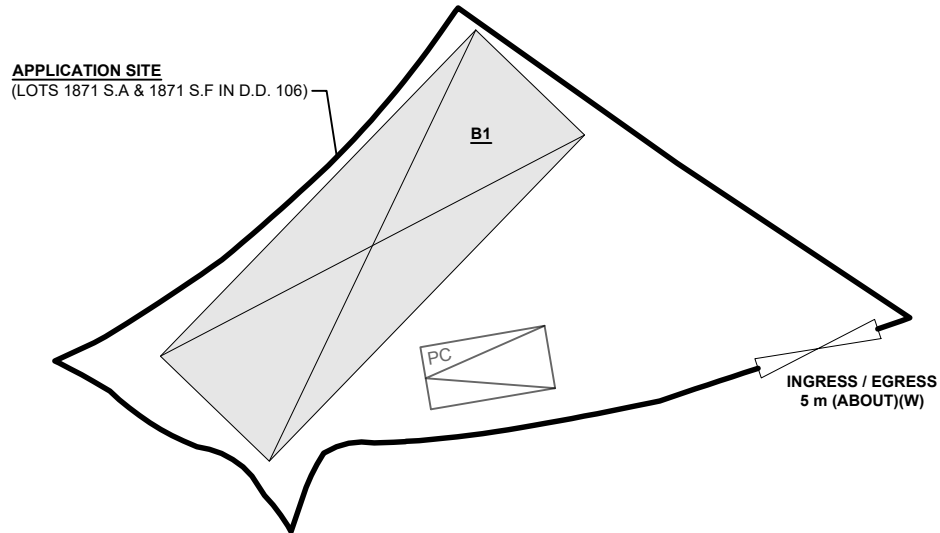
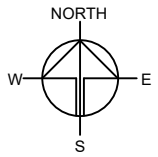
**LEGEND**

APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 494 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 180 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 314 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 360 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT) 108 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES & WASHROOM OFFICE	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT) 72 m <sup>2</sup> (ABOUT)	7 m (2-STOREY)
<b>TOTAL</b>		<b>180 m<sup>2</sup> (ABOUT)</b>	<b>360 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	6.12.2024

CHECKED BY	DATE

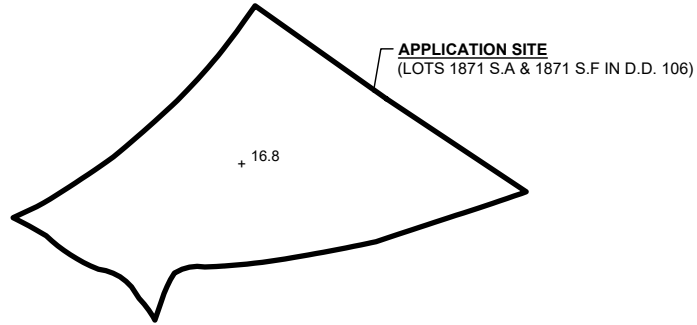
APPROVED BY	DATE

DWG. TITLE  
**LAYOUT PLAN**

DWG NO.	VER.
PLAN 4	001

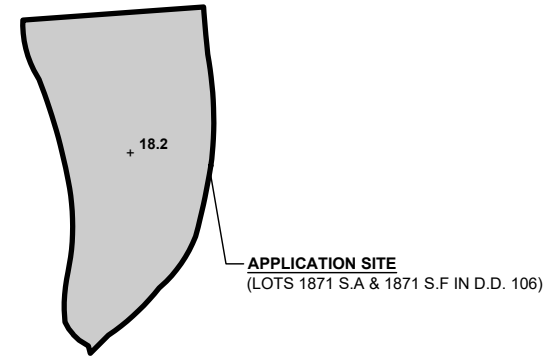
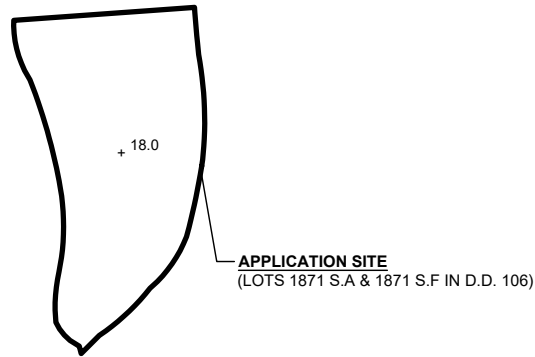
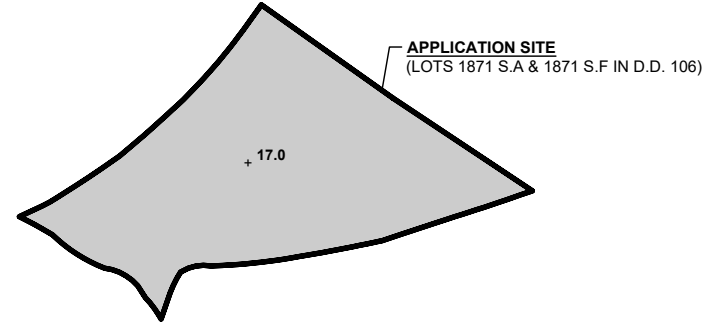
**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 494 m<sup>2</sup> (ABOUT)  
 EXISTING GROUND SURFACE : SOILED GROUND AND PARTIALLY HARD-PAVED  
 EXISTING SITE LEVELS : +16.8 mPD AND +18.0 mPD (ABOUT)



**PROPOSED FILLING OF LAND AREA**

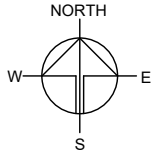
APPLICATION SITE AREA : 494 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 180 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING AREA : 494 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVELS : +17.0 mPD AND +18.2 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : PARKING AND SITE FORMATION OF STRUCTURE AND CIRCULATION AREA



**LEGEND**  
  
 APPLICATION SITE  
 +4.2 EXISTING SITE LEVEL

**LEGEND**  
  
 APPLICATION SITE  
 LAND FILLING AREA  
 +4.4 PROPOSED SITE LEVEL

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	6.12.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
 FILLING OF LAND

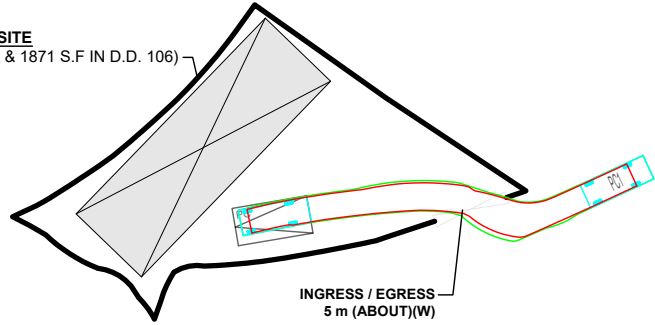
DWG NO.	VER.
PLAN 5	001

**SWEPT PATH ANALYSIS**

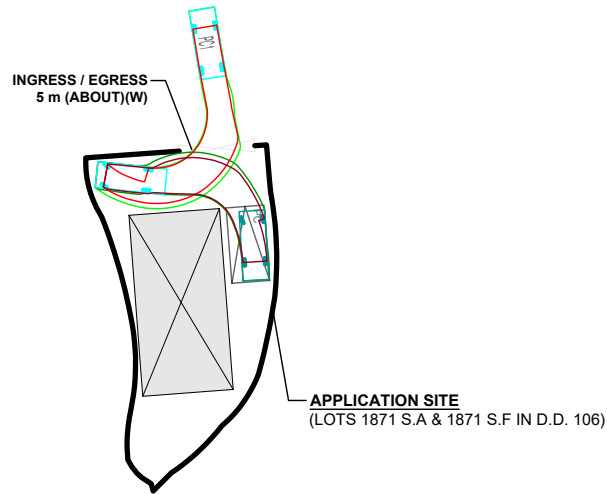
TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

**APPLICATION SITE**  
 (LOTS 1871 S.A & 1871 S.F IN D.D. 106)



INGRESS / EGRESS  
 5 m (ABOUT)(W)

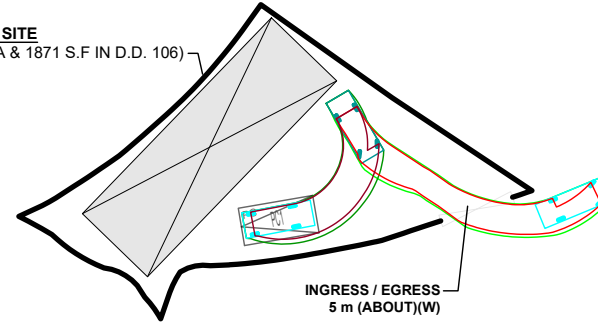


INGRESS / EGRESS  
 5 m (ABOUT)(W)

**APPLICATION SITE**  
 (LOTS 1871 S.A & 1871 S.F IN D.D. 106)

**FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE**

**APPLICATION SITE**  
 (LOTS 1871 S.A & 1871 S.F IN D.D. 106)



INGRESS / EGRESS  
 5 m (ABOUT)(W)

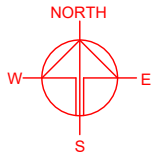
INGRESS / EGRESS  
 5 m (ABOUT)(W)

**APPLICATION SITE**  
 (LOTS 1871 S.A & 1871 S.F IN D.D. 106)

**FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS**

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 6.12.2024
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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 6	VER. 001
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