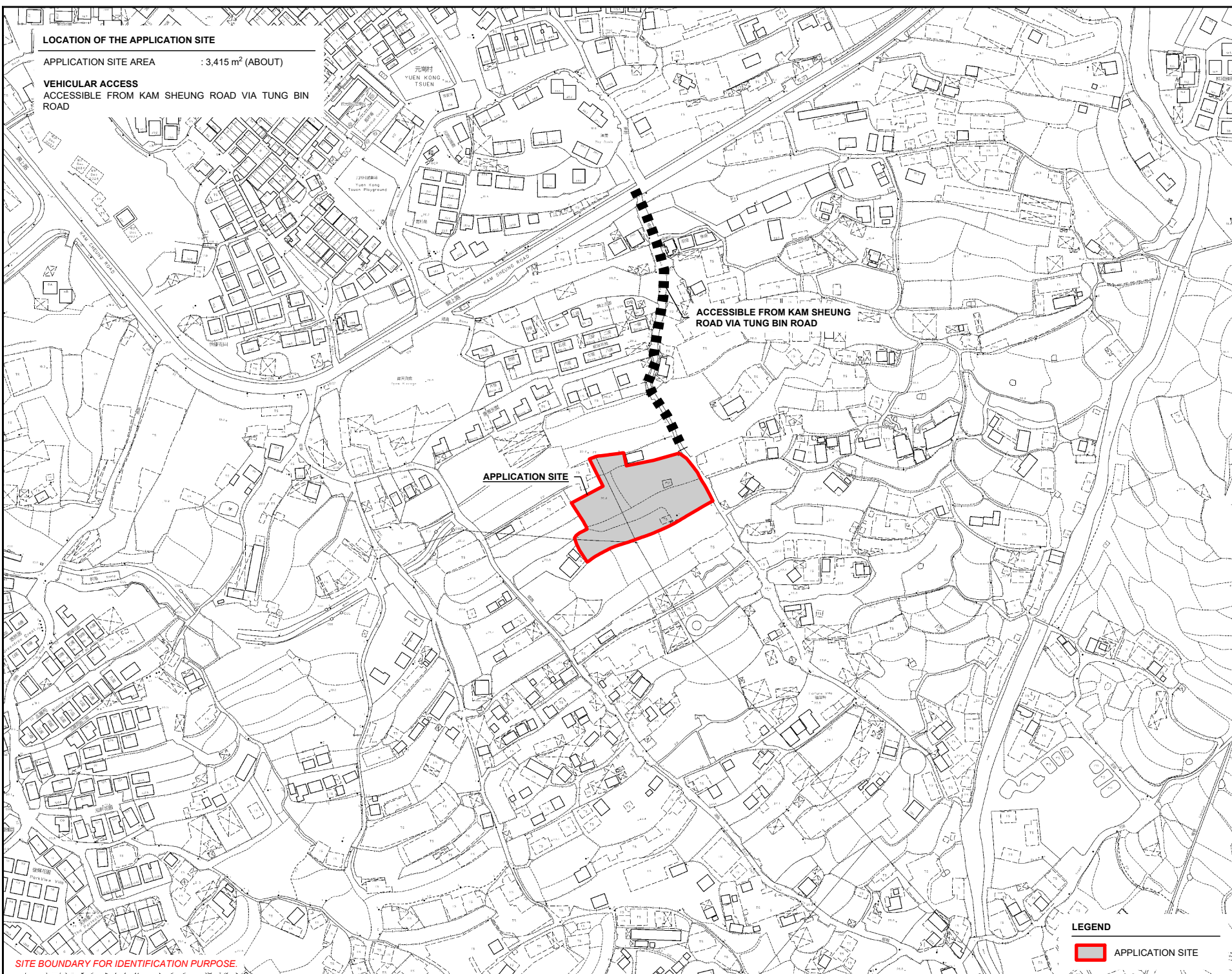
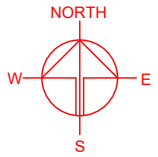


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM SHEUNG ROAD VIA TUNG BIN ROAD



ACCESSIBLE FROM KAM SHEUNG ROAD VIA TUNG BIN ROAD

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN 13.2.2025

REVISED BY  
DATE

APPROVED BY  
DATE

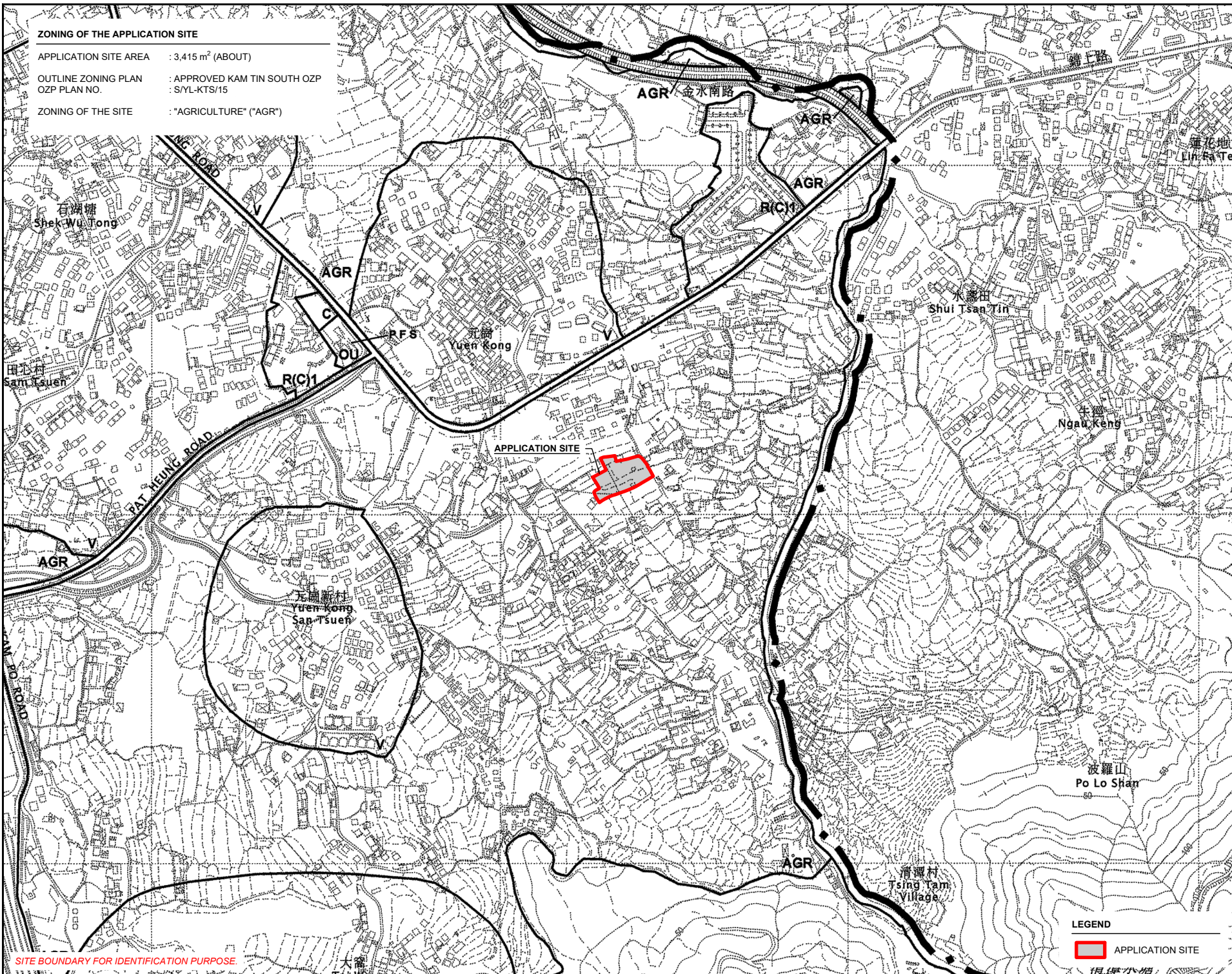
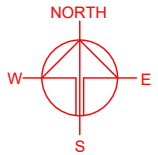
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,415 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")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE  
1: 7000 @ A4

DRAWN BY MN	DATE 13.2.2025
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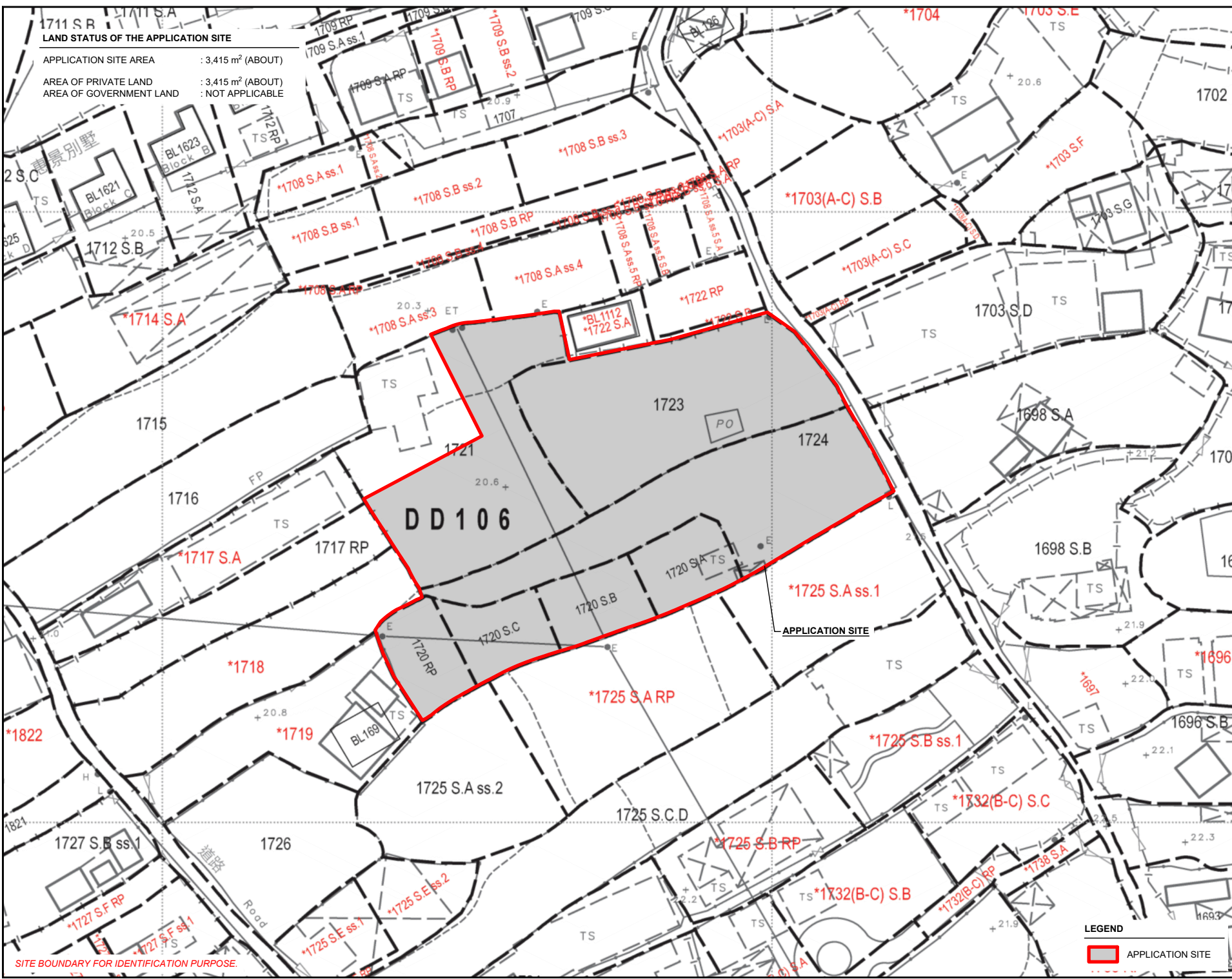
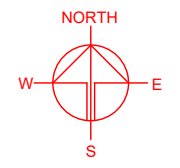
APPROVED BY	DATE
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DWG. TITLE  
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,415 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT  
**R-Riches**  
 Property Consultants Ltd.

PROJECT  
 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE  
 1 : 800 @ A4

DRAWN BY MN	DATE 13.2.2025
REVISED BY	DATE

APPROVED BY	DATE
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DWG. TITLE  
 LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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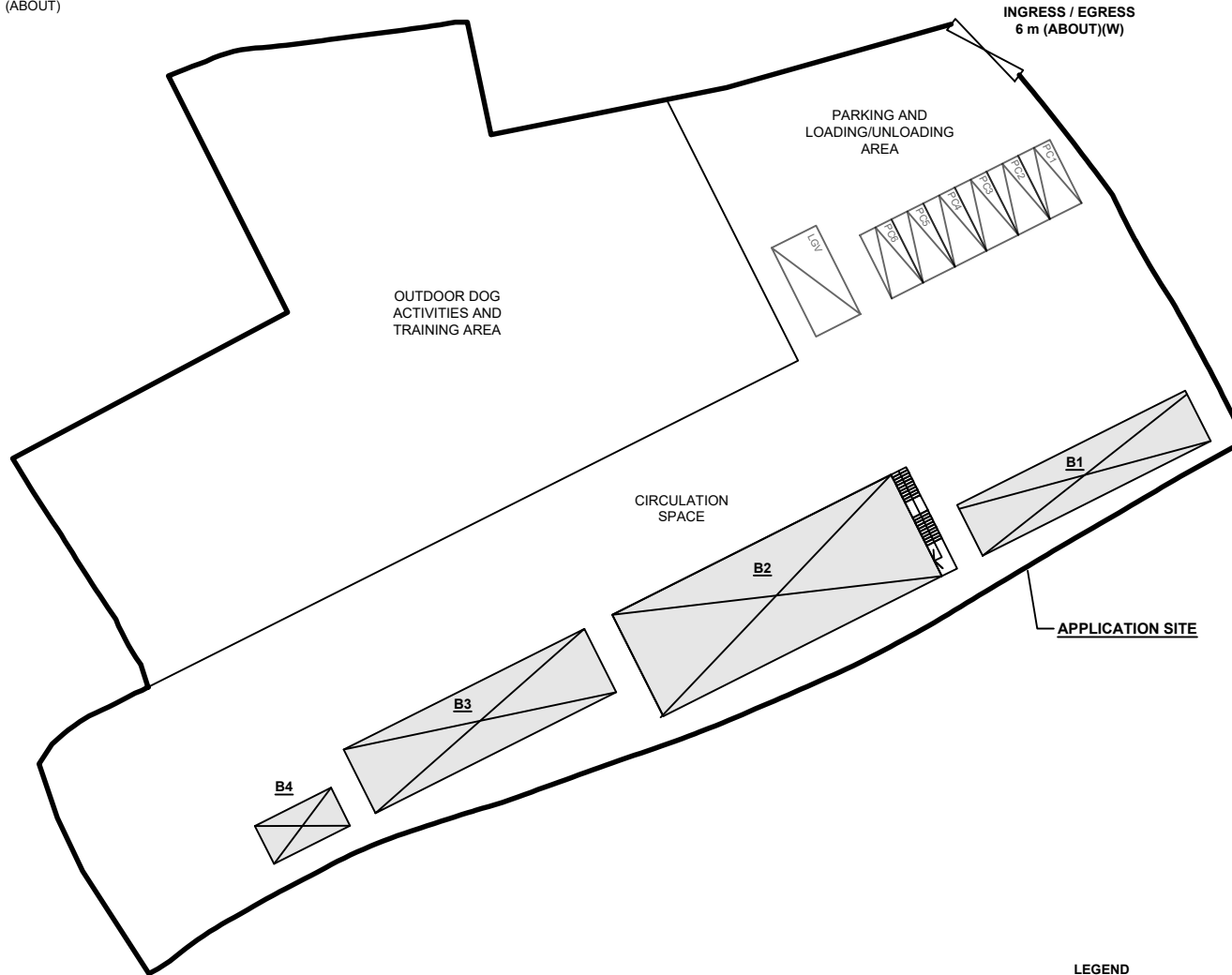
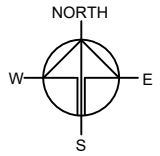
**LEGEND**  
 APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,415 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 371 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,044 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 371 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 371 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE AND STAFF COMMON ROOM	186 m <sup>2</sup> (ABOUT)*	186 m <sup>2</sup> (ABOUT)*	5 m (ABOUT)(1-STOREY)
B3	INDOOR ANIMAL TRAINING ROOM AND EATING PLACE	95 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	STORE ROOM AND METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>371 m<sup>2</sup> (ABOUT)</b>	<b>371 m<sup>2</sup> (ABOUT)</b>	

\*COVERED AREA / GFA BREAKDOWN OF B2 - 177 m<sup>2</sup> (ENCLOSED) + 9 m<sup>2</sup> (STAIRCASE TO ROOFTOP DECK) = 186 m<sup>2</sup> (TOTAL)



**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

**LEGEND**

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

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	13.2.2025

CHECKED BY	DATE

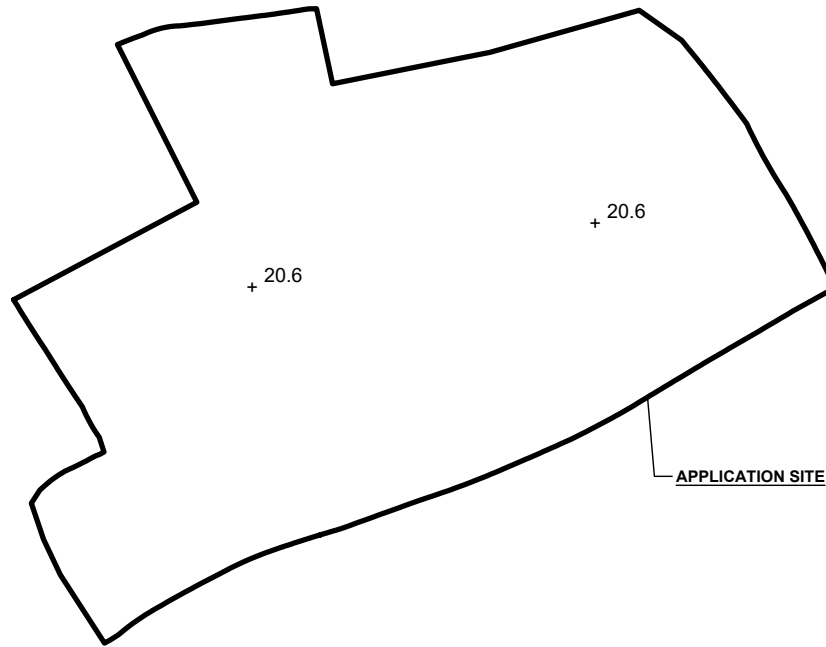
APPROVED BY	DATE

DWG TITLE  
LAYOUT PLAN


DWG NO.	VER.
PLAN 4	001

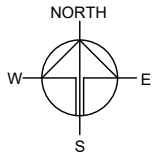
**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVEL : +20.6 mPD (ABOUT)  
 SITE SURFACE : SOILED GROUND



**LEGEND**

-  APPLICATION SITE
- +20.6 EXISTING SITE LEVEL



**PAVED RATIO OF THE APPLICATION SITE**

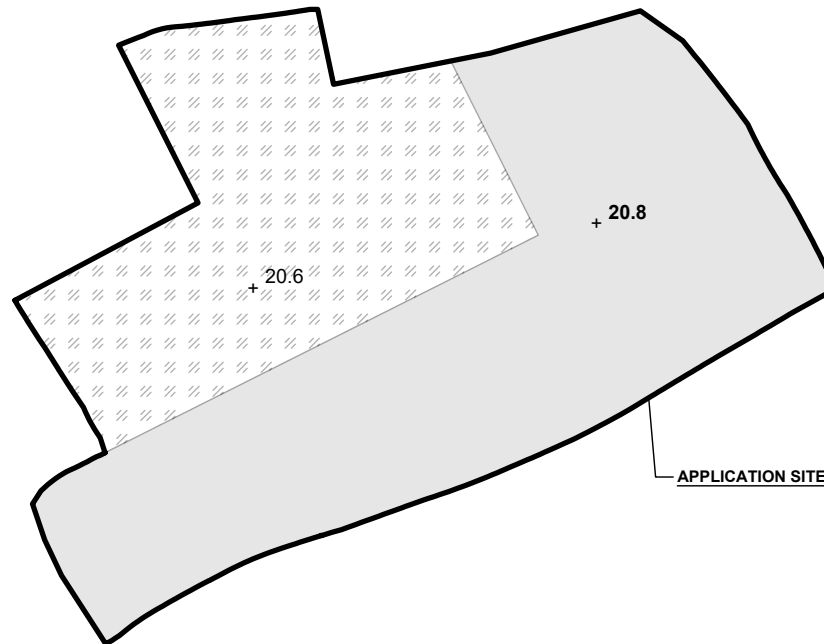
APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)

**PROPOSED FILLING OF LAND**




PROPOSED FILLED AREA : 2,077 m<sup>2</sup> (ABOUT)  
 PROPOSED SITE LEVEL : +20.6 mPD TO +20.8 mPD (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 MATERIAL OF LAND FILLING : CONCRETE  
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

**REMAINING AREA OF THE SITE**

LAWN AREA : 1,338 m<sup>2</sup> (ABOUT)  
 PURPOSE OF LAWN AREA : OUTDOOR DOG ACTIVITIES AND TRAINING AREA



**LEGEND**

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  LAWN AREA
- +20.8 PROPOSED SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	13.2.2025

REVISED BY	DATE

APPROVED BY	DATE

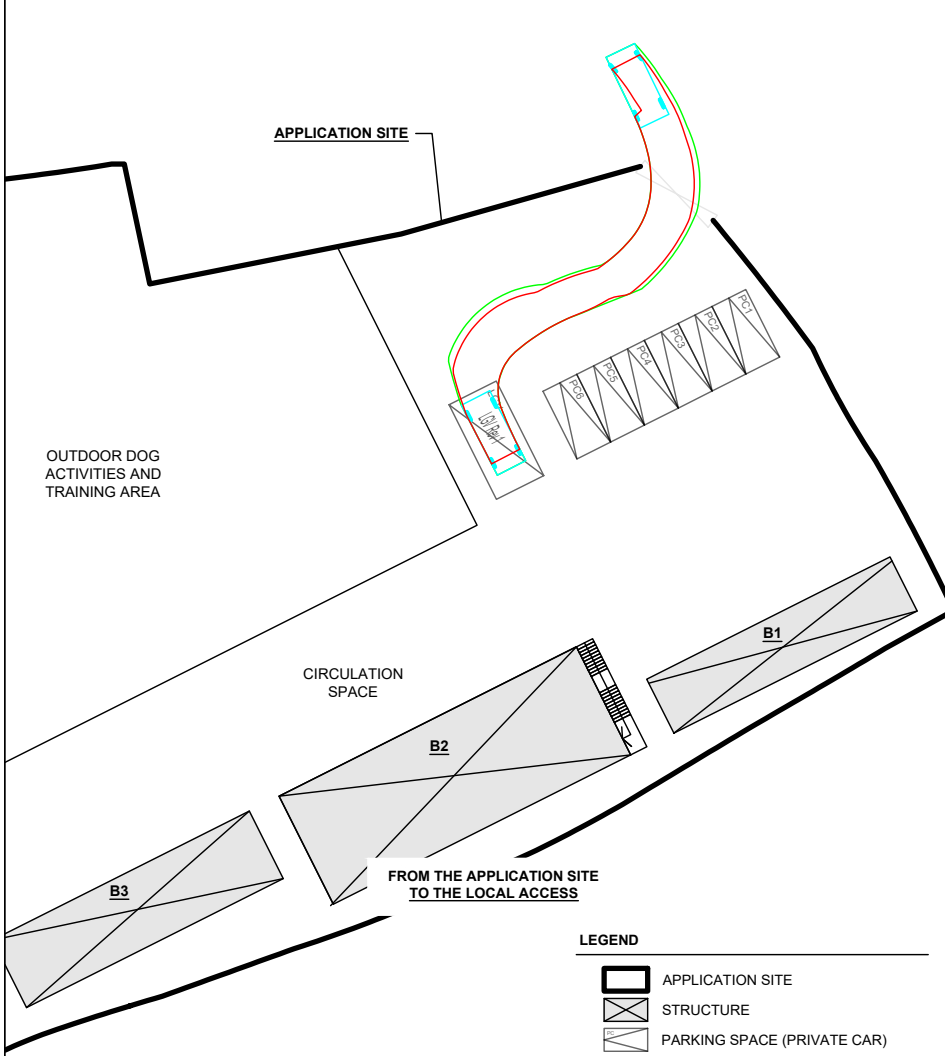
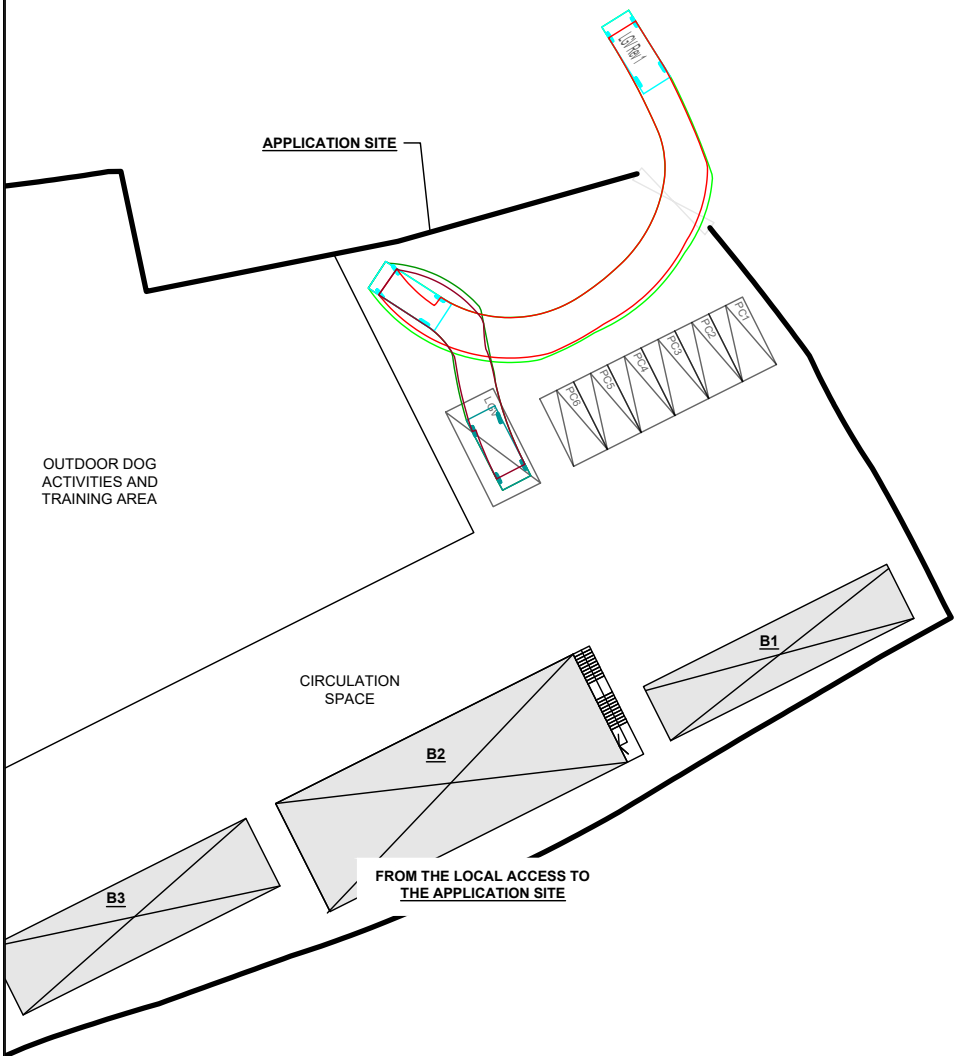
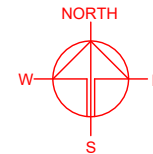
DWG. TITLE  
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

**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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/LV SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH ANALYSIS

PLANNING CONSULTANT  
 R-Riches  
 Property Consultants Ltd.

PROJECT  
 PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 13.2.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001