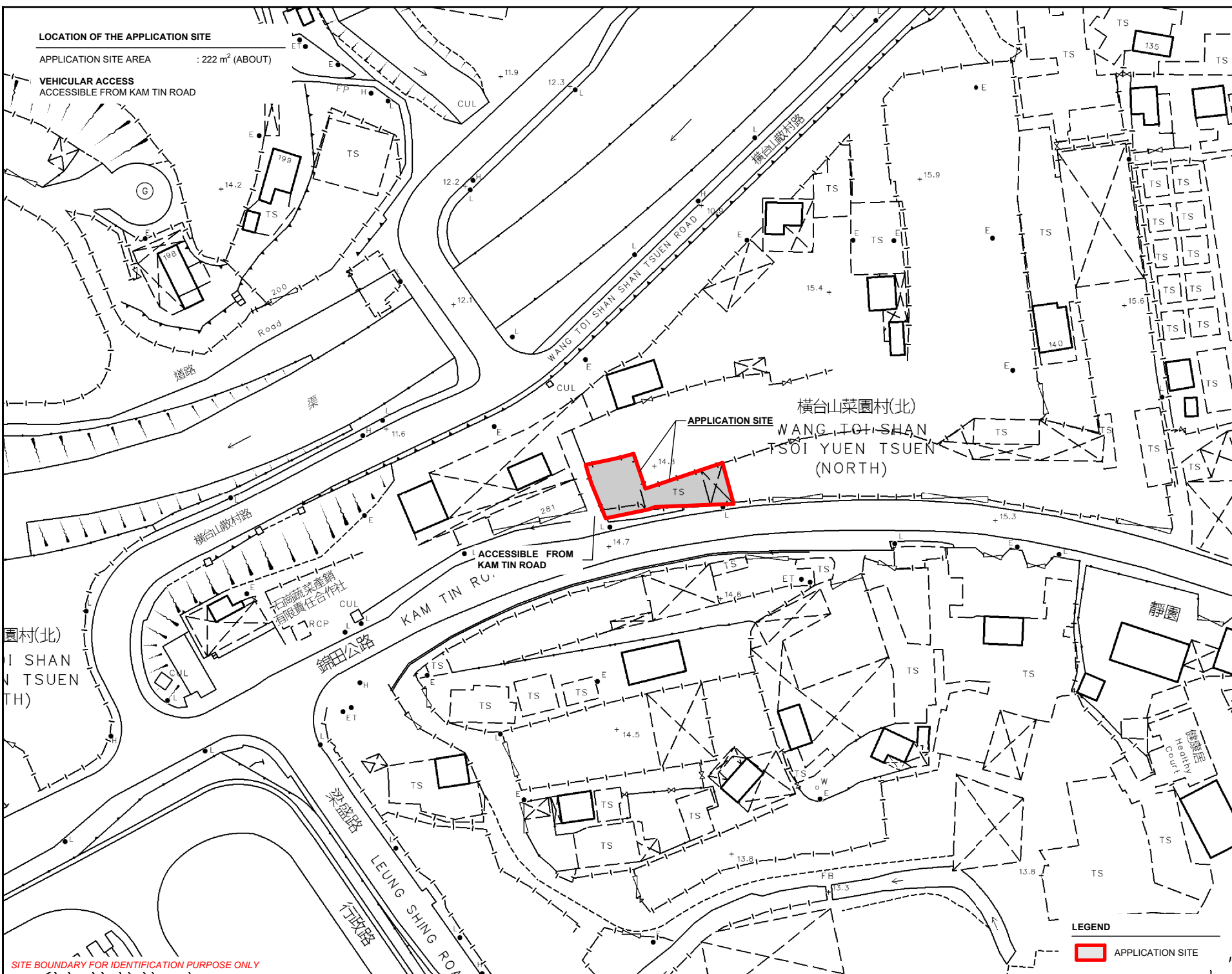
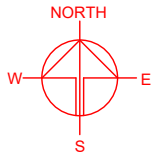


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 222 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

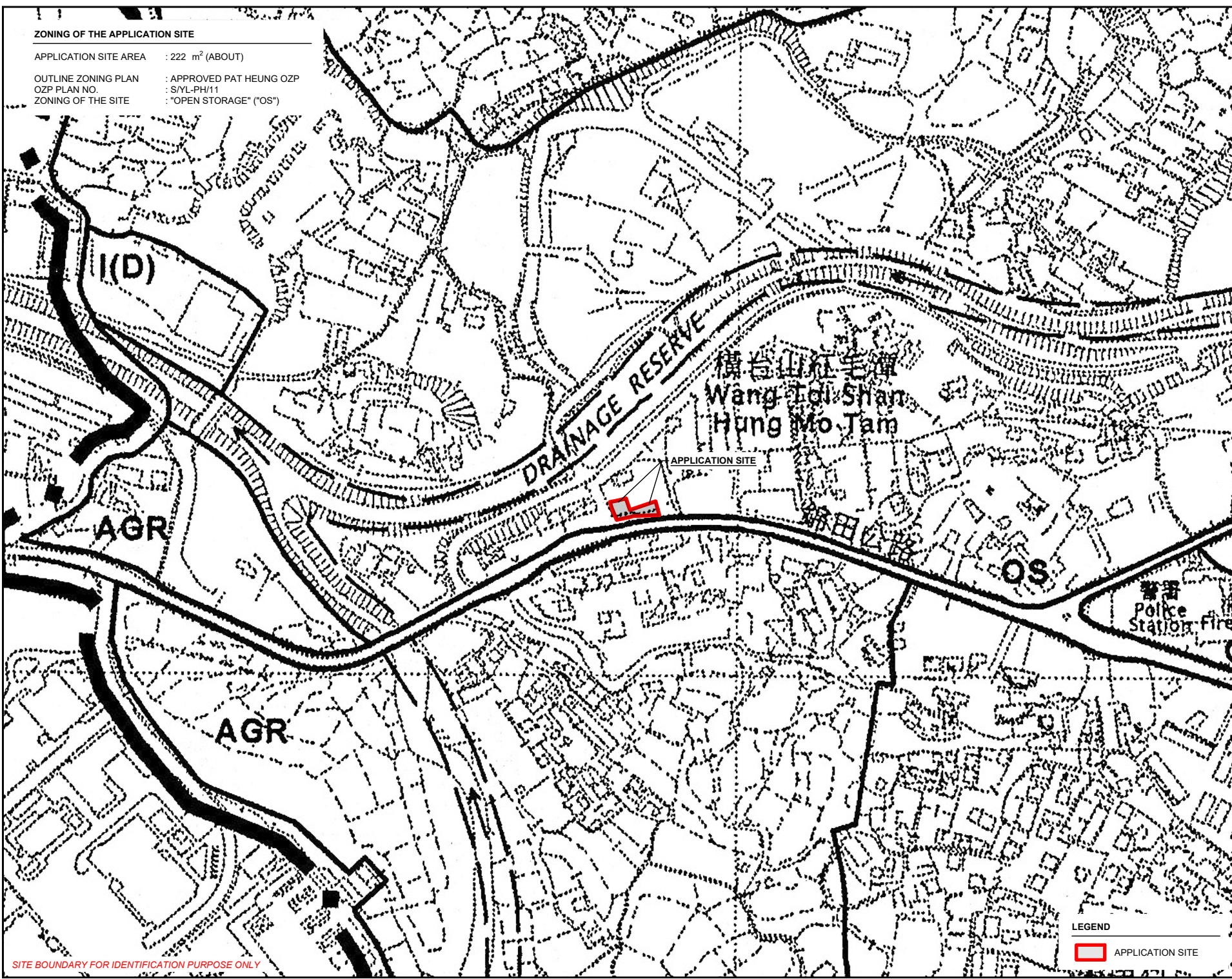
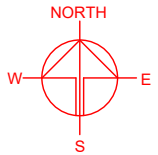
PROJECT
 PROPOSED TEMPORARY
 OFFICE FOR A PERIOD OF 3
 YEARS

SITE LOCATION
 LOT 1459 S.B (PART) IN D.D. 111
 AND ADJOINING GOVERNMENT
 LAND, PAT HEUNG, YUEN LONG,
 NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 20.9.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG. NO. PLAN 1	VER. 001


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 222 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
OZP PLAN NO. : SYL-PH/11
ZONING OF THE SITE : "OPEN STORAGE" ("OS")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
PROPOSED OFFICE FOR A PERIOD OF 3 YEARS
TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 1459 S.B (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

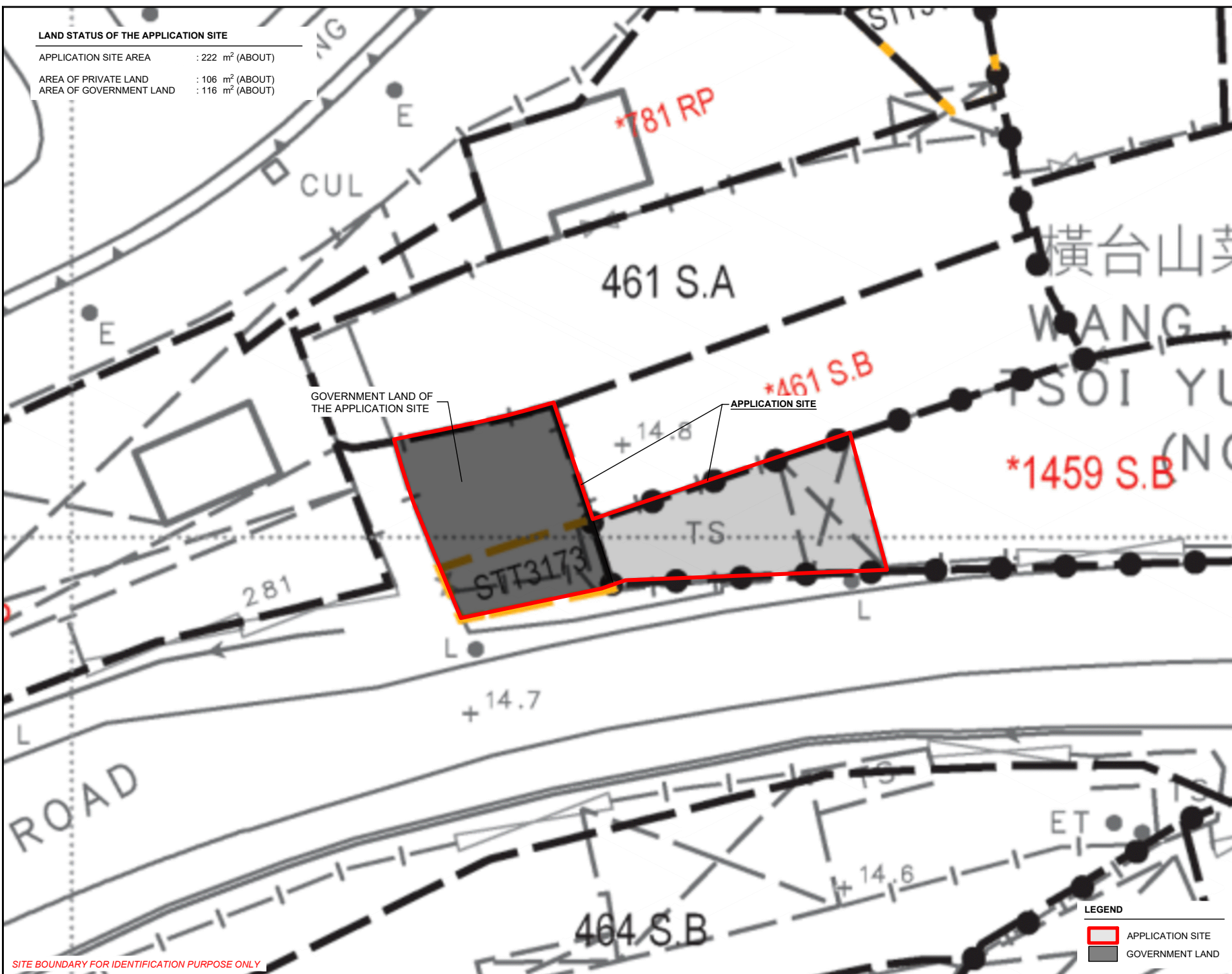
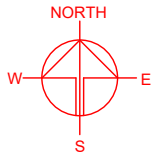
DRAWN BY MN	DATE 20.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

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 : 222 m² (ABOUT)
 AREA OF PRIVATE LAND : 106 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 116 m² (ABOUT)



GOVERNMENT LAND OF THE APPLICATION SITE

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY
 OFFICE FOR A PERIOD OF 3
 YEARS

SITE LOCATION
 LOT 1459 S.B (PART) IN D.D. 111
 AND ADJOINING GOVERNMENT
 LAND, PAT HEUNG, YUEN LONG,
 NEW TERRITORIES

SCALE
 1 : 300 @ A4

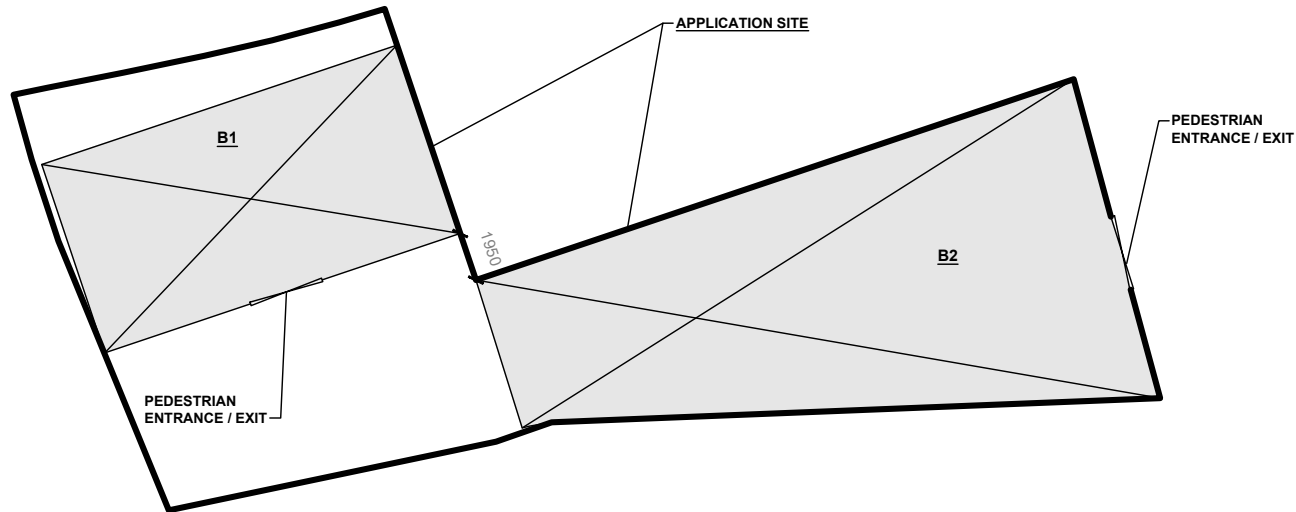
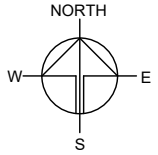
DRAWN BY MN	DATE 20.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

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

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 222 m ²	(ABOUT)
COVERED AREA	: 157 m ²	(ABOUT)
UNCOVERED AREA	: 65 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 314 m ²	(ABOUT)
TOTAL GFA	: 314 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	52 m ² (ABOUT)	104 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	OFFICE AND WASHROOM	105 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		157 m² (ABOUT)	314 m² (ABOUT)	



LEGEND

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

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1459 S.B (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY	DATE
MN	7.10.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001