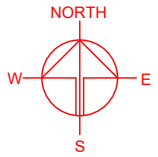


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 404 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS

APPLICATION SITE

PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION
LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN 4.12.2024

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG. NO.
PLAN 1

VER.
001

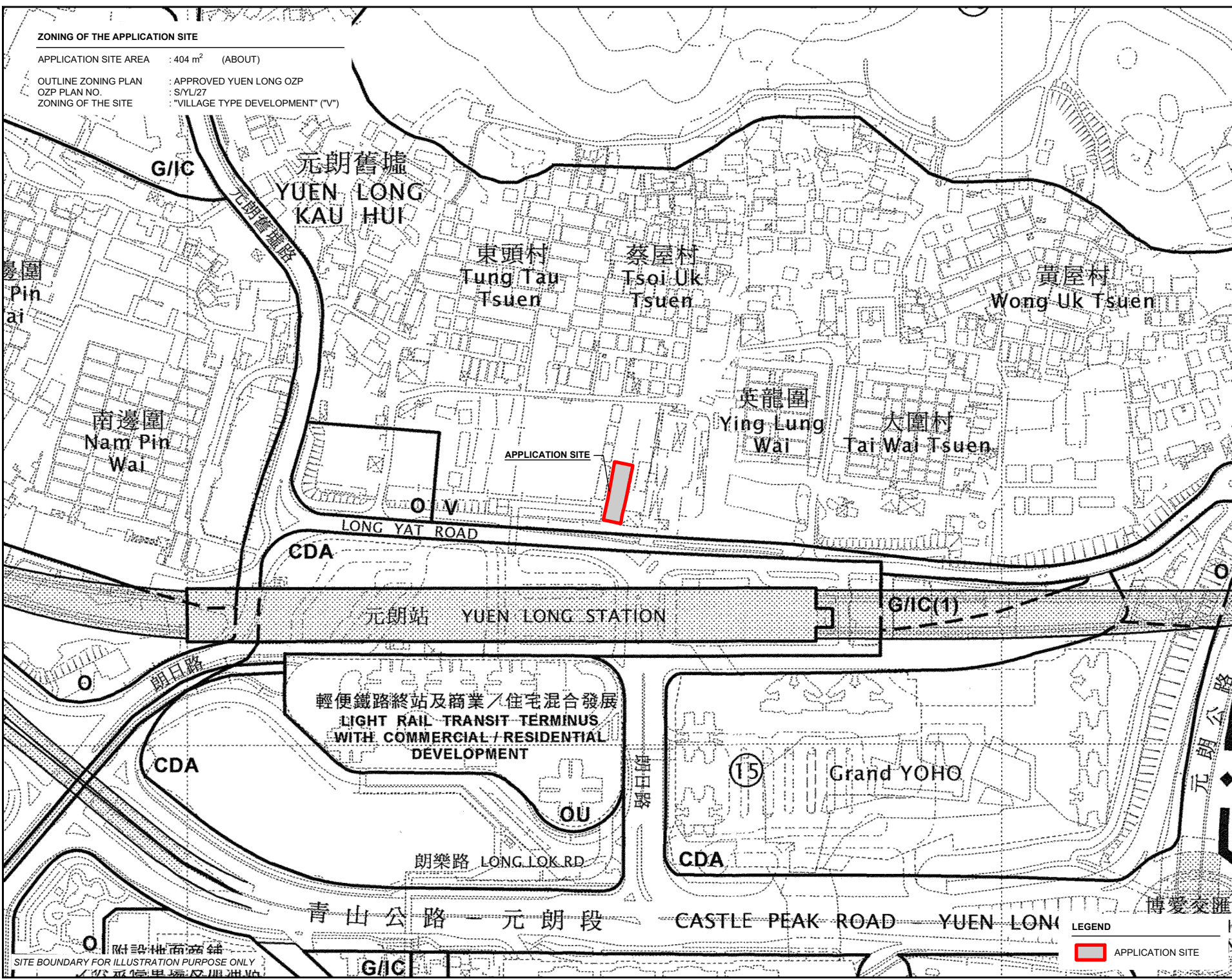
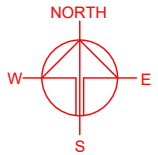
LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 404 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED YUEN LONG OZP
 OZP PLAN NO. : S/YL/27
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION
 LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 3000 @ A4

DRAWN BY MN	DATE 4.12.2024
CHECKED BY	DATE
APPROVED BY	DATE

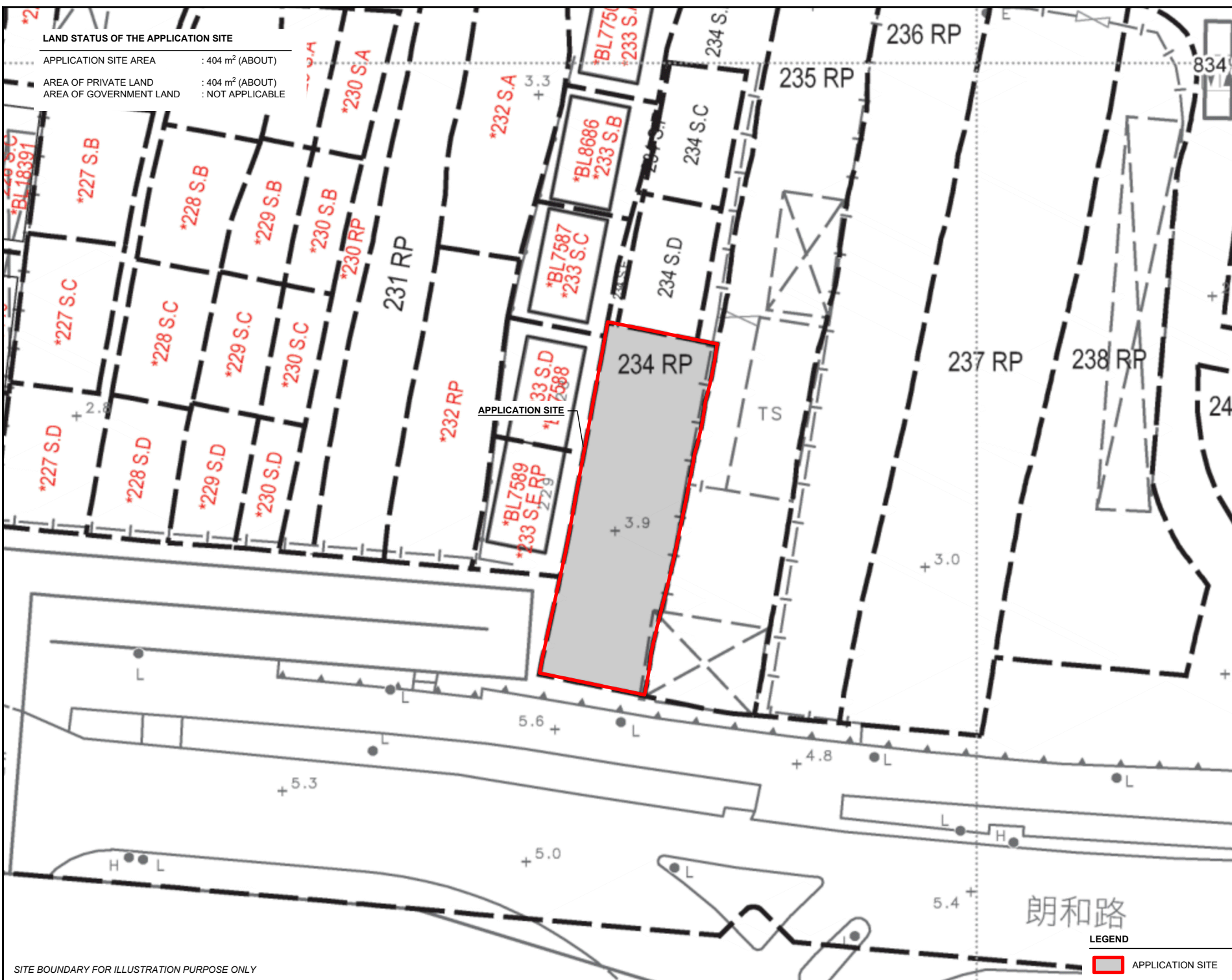
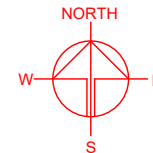
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 404 m² (ABOUT)
 AREA OF PRIVATE LAND : 404 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 4.12.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

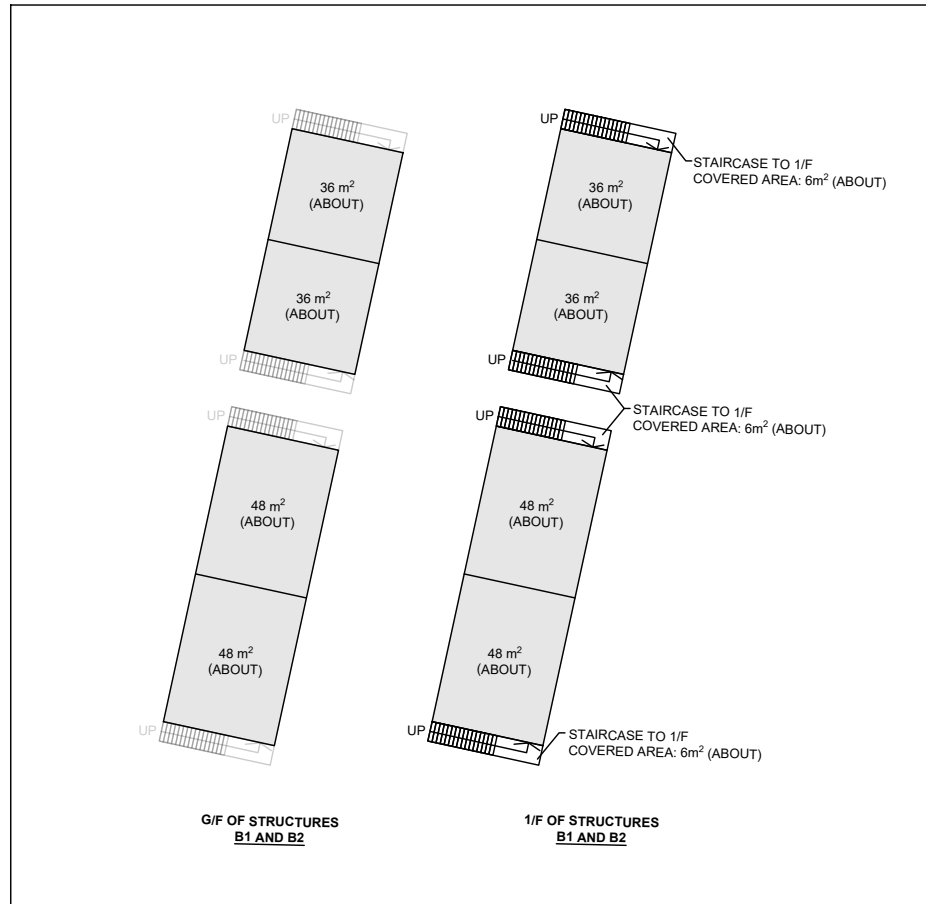
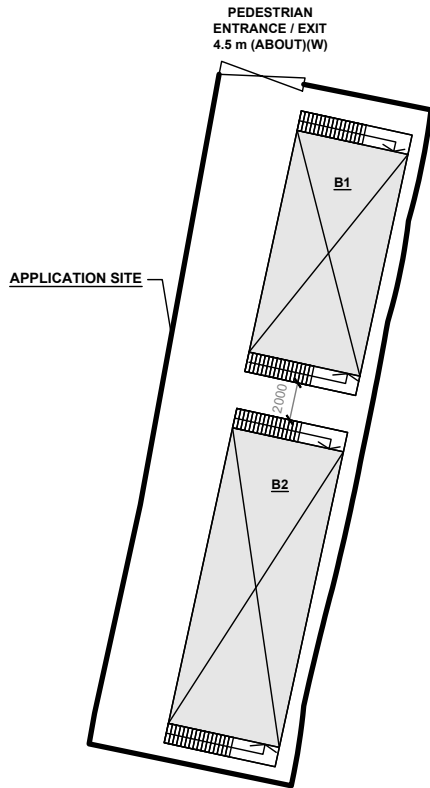
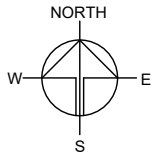
DWG NO. PLAN 3	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 404 m ²	(ABOUT)
COVERED AREA	: 192 m ²	(ABOUT)
UNCOVERED AREA	: 212 m ²	(ABOUT)
PLOT RATIO	: 0.89	(ABOUT)
SITE COVERAGE	: 48 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m ²	(ABOUT)
TOTAL GFA	: 360 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	84* m ² (ABOUT) 72 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	108* m ² (ABOUT) 96 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		192 m² (ABOUT)	360 m² (ABOUT)	

*BREAKDOWN OF COVERED AREA OF STRUCTURE B1 - 72 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 84 m²
 *BREAKDOWN OF COVERED AREA OF STRUCTURE B2 - 96 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 108 m²



LEGEND

- APPLICATION SITE
- STRUCTURE
- PEDESTRIAN ENTRANCE / EXIT

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY: MN DATE: 10.12.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001