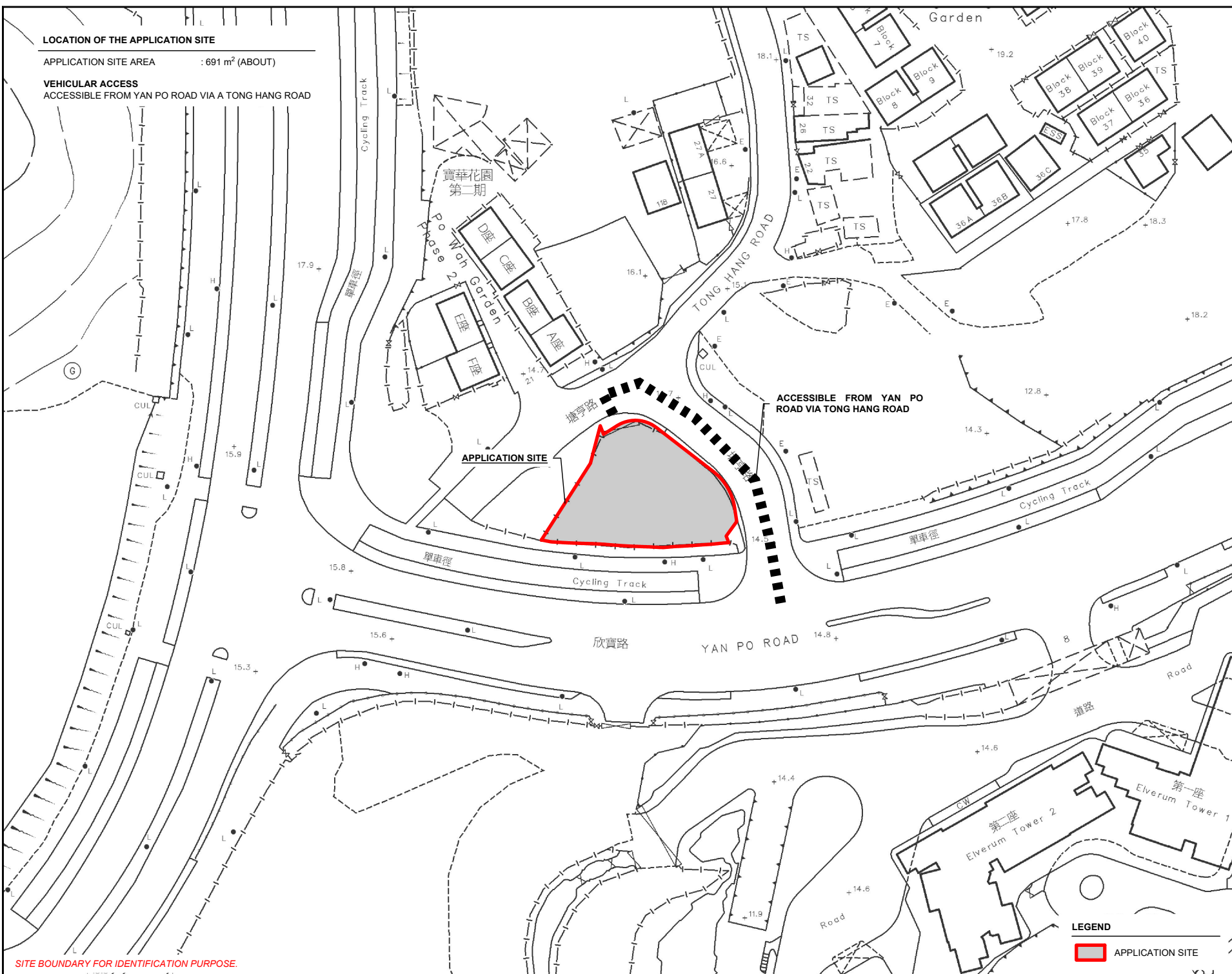
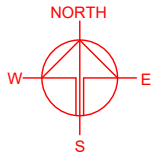


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 691 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM YAN PO ROAD VIA A TONG HANG ROAD



APPLICATION SITE

ACCESSIBLE FROM YAN PO ROAD VIA TONG HANG ROAD

**LEGEND**  
[Red outline box] APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

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

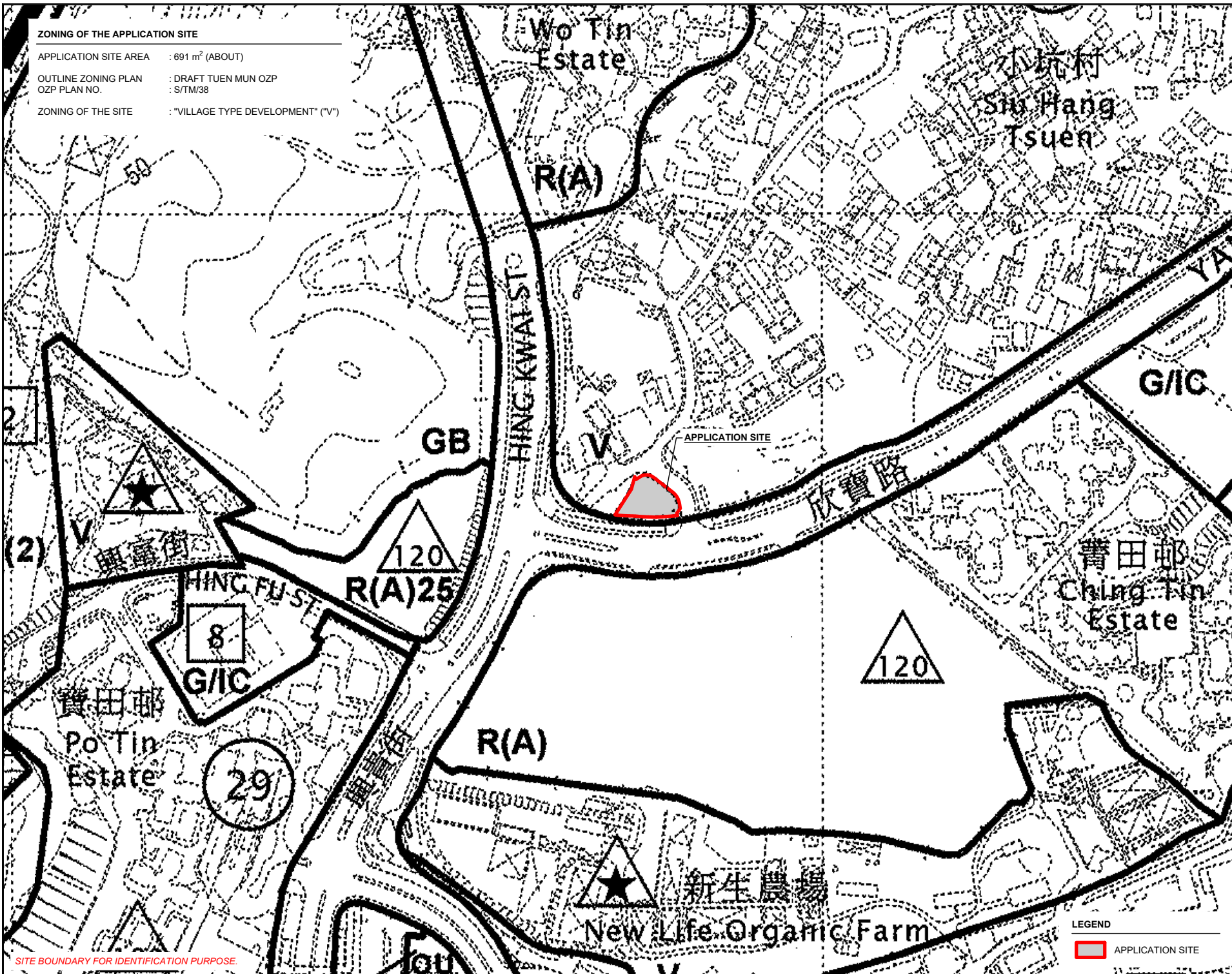
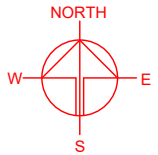
PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION  
LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

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

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 691 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : DRAFT TUEN MUN OZP  
 OZP PLAN NO. : S/TM/38  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

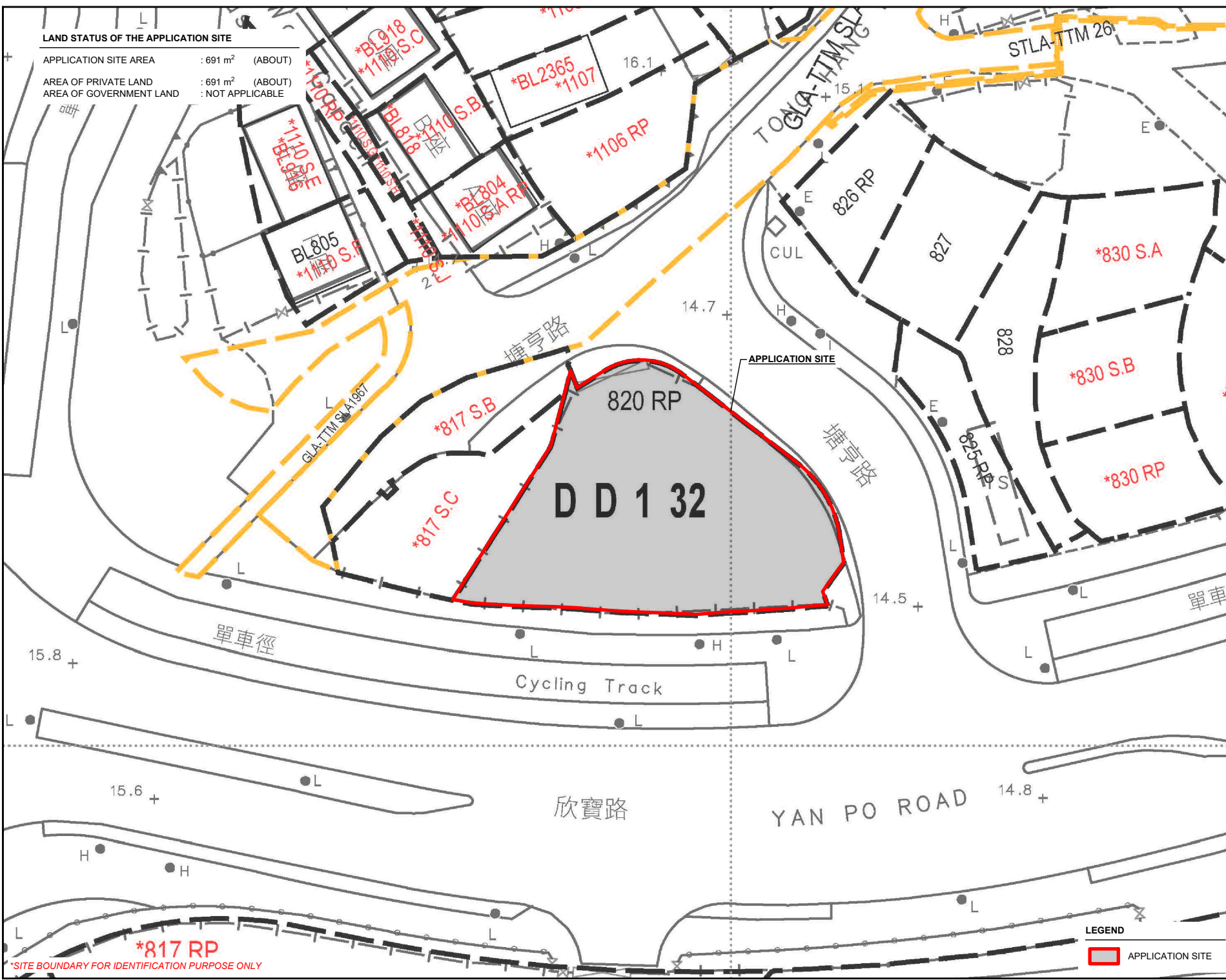
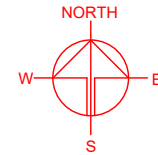
1 : 3000 @ A4

DRAWN BY	DATE
MN	
REVISED BY	DATE
APPROVED BY	DATE

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

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 691 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 691 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

DD 1 32

820 RP

\*817 S.B

\*817 S.C

\*817 RP

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE  
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DRAWN BY: MN DATE: 18.12.2023

REVISED BY: DATE:

APPROVED BY: DATE:

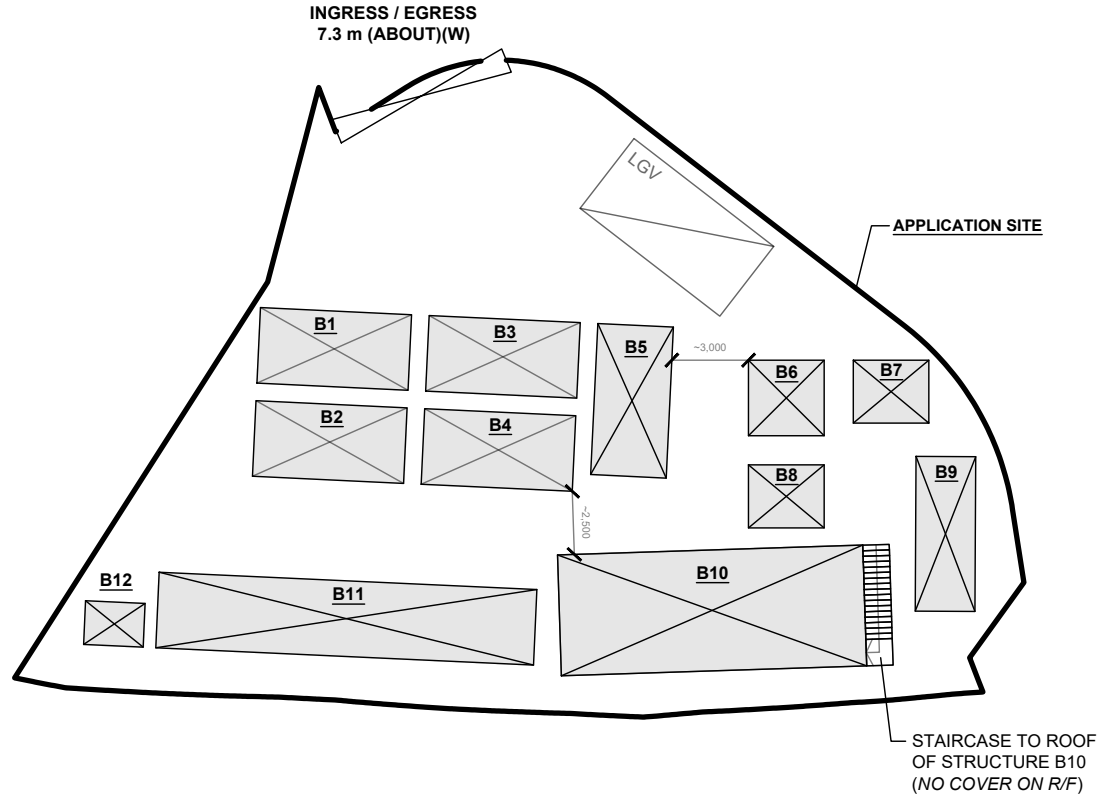
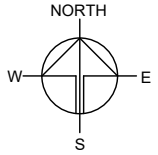
DWG. TITLE  
LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 691 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 241 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 450 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 241 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m <sup>2</sup> (ABOUT) EACH	18 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	7.5 m <sup>2</sup> (ABOUT)	7.5 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	7.5 m <sup>2</sup> (ABOUT)	7.5 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	EATING PLACE (RESTAURANT)	63 m <sup>2</sup> (ABOUT)	63 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	METER ROOM	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>241 m<sup>2</sup> (ABOUT)</b>	<b>241 m<sup>2</sup> (ABOUT)</b>	



**LOADING / UNLOADING PROVISIONS**

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

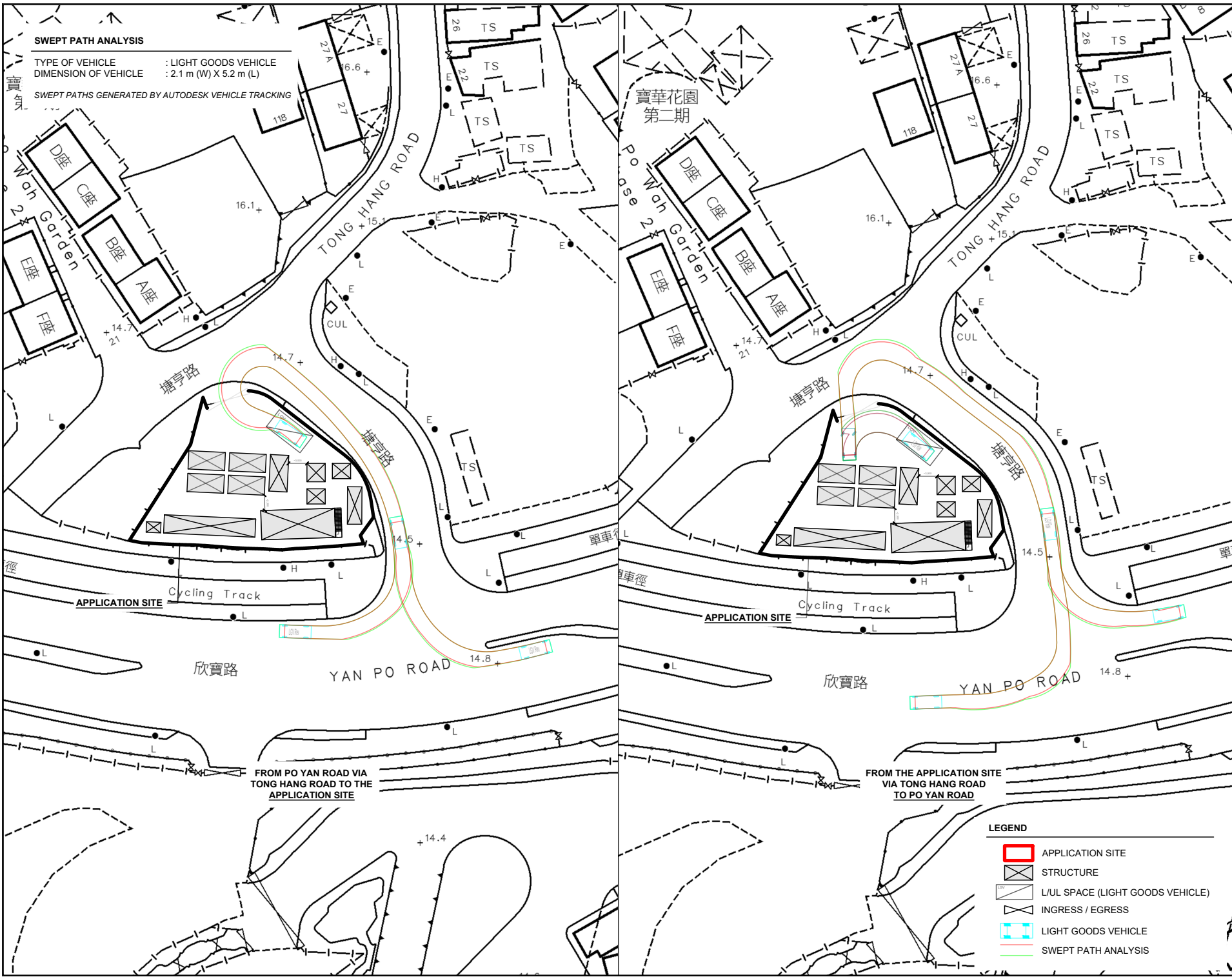
DRAWN BY	DATE
MN	15.1.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

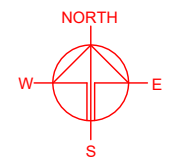
DWG NO.	VER.
PLAN 4	001



**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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

15.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS







DWG NO.

PLAN 5

VER.

001

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  L/UL SPACE (LIGHT GOODS VEHICLE)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEPT PATH ANALYSIS