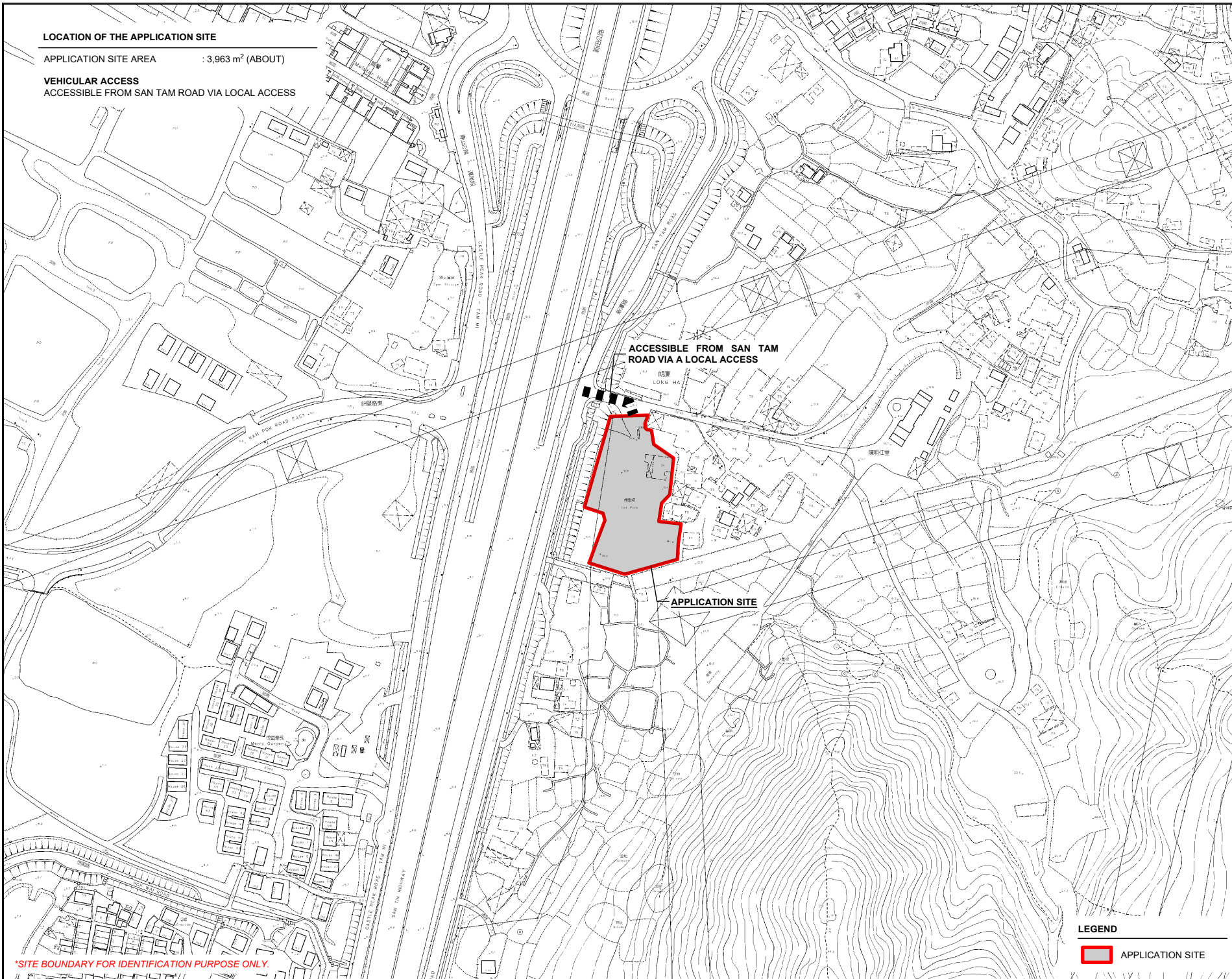
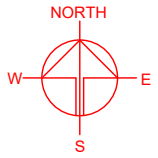


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,963 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

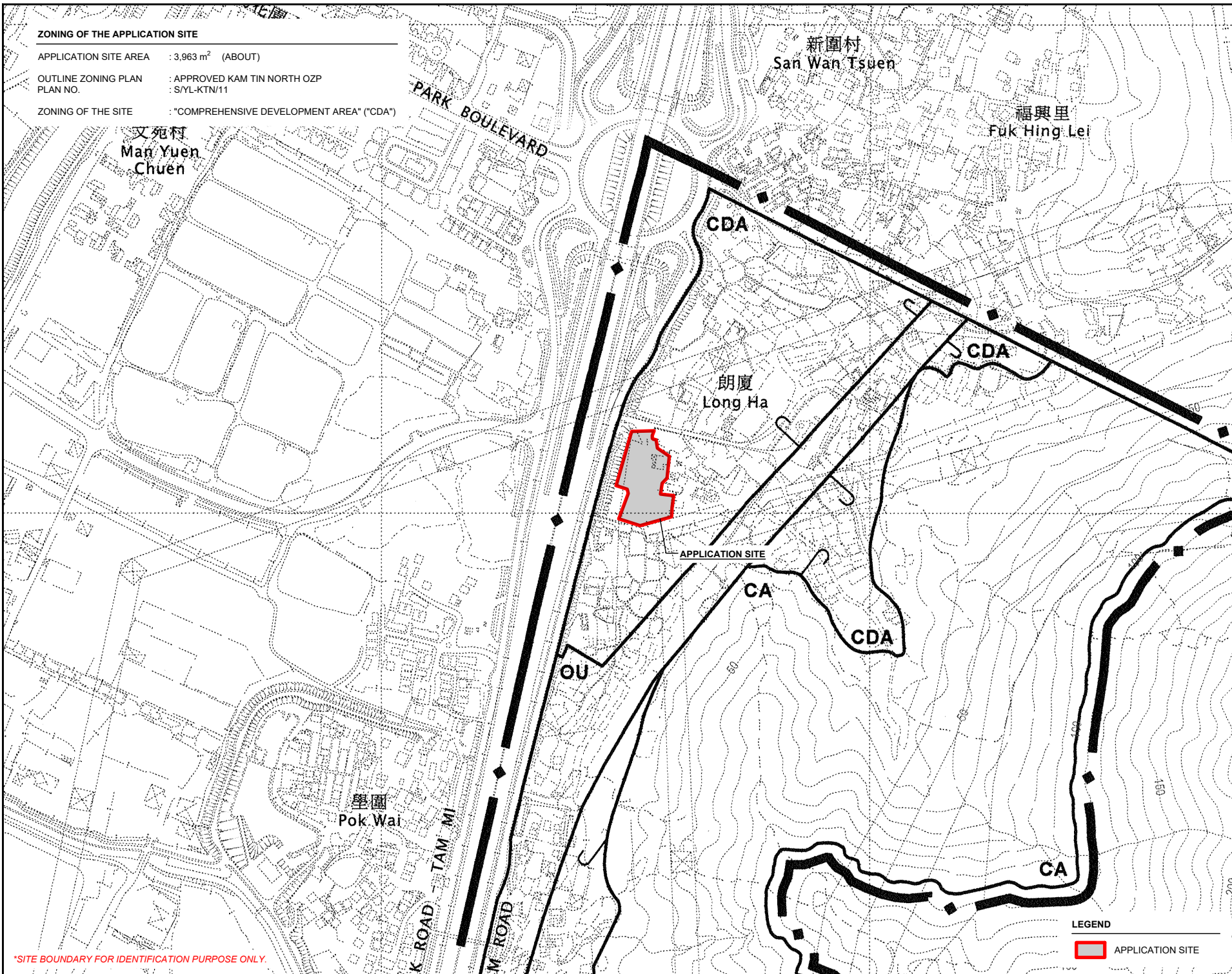
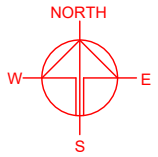
PLAN 1

VER.

001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,963 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
 PLAN NO. : S/YL-KTN/11  
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA" ("CDA")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

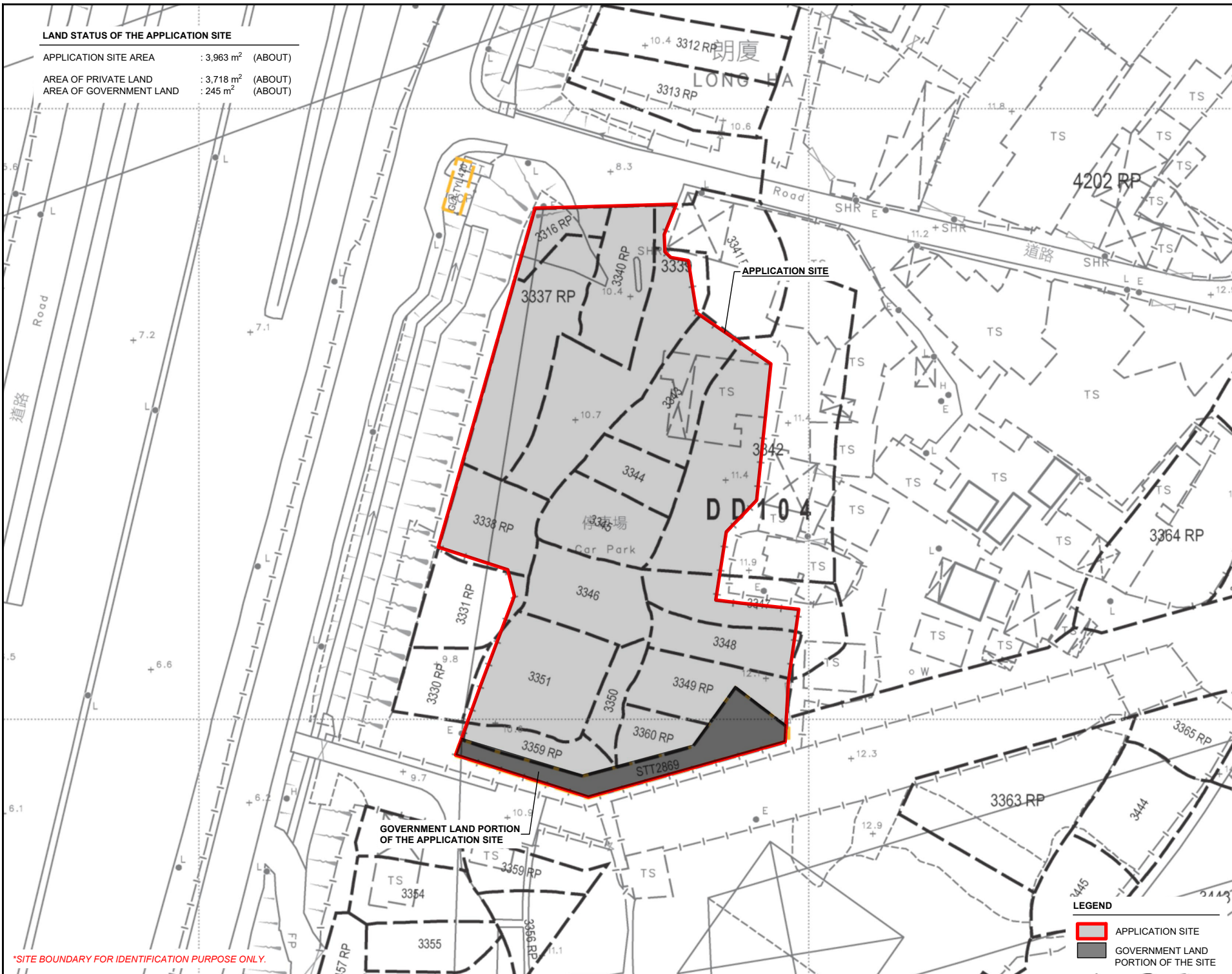
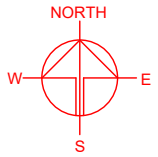
SITE LOCATION  
 VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 27.2.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

**LEGEND**  
 APPLICATION SITE

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,963 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,718 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 245 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY: MN DATE: 27.2.2024

REVISED BY: DATE:

APPROVED BY: DATE:

**LEGEND**

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

DWG. TITLE  
LAND STATUS OF THE SITE

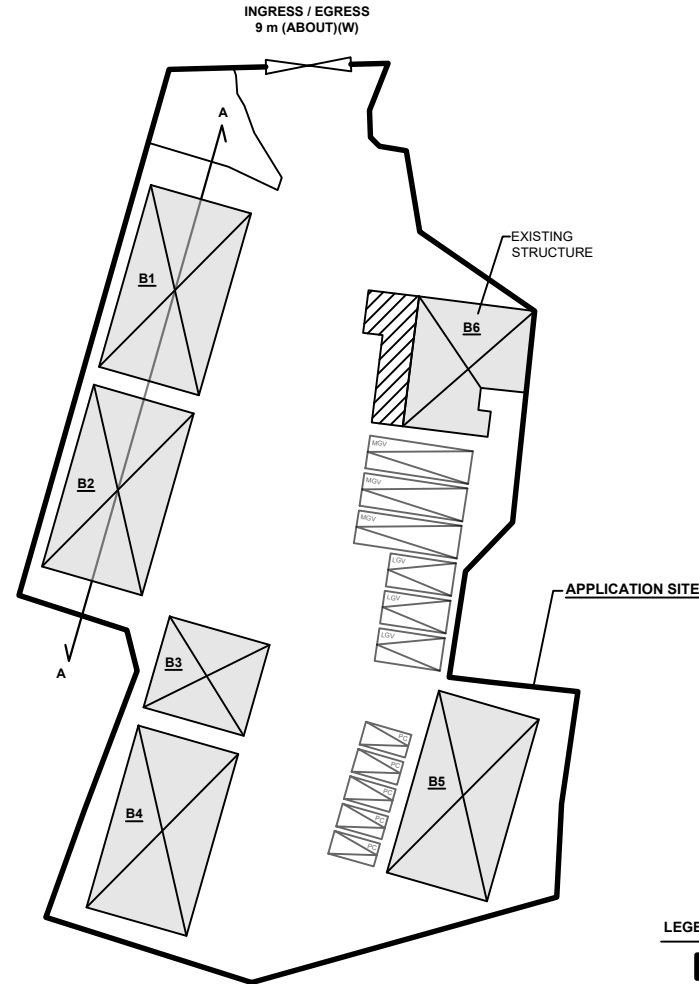
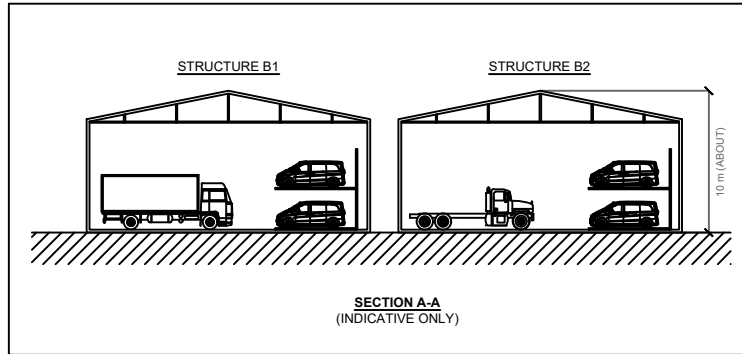
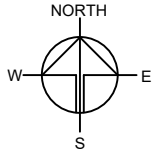
DWG. NO. PLAN 3 VER. 001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,963 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,197 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,766 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.30	(ABOUT)
SITE COVERAGE	: 30 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,197 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,197 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 - 10 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m <sup>2</sup> (ABOUT)	207 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>1,197 m<sup>2</sup> (ABOUT)</b>	<b>1,197 m<sup>2</sup> (ABOUT)</b>	

\*STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.



**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- PARKING SPACE (MGV)
- INGRESS / EGRESS

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF MEDIUM GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY: MN DATE: 11.3.2024

REVISED BY: DATE:

APPROVED BY: DATE:

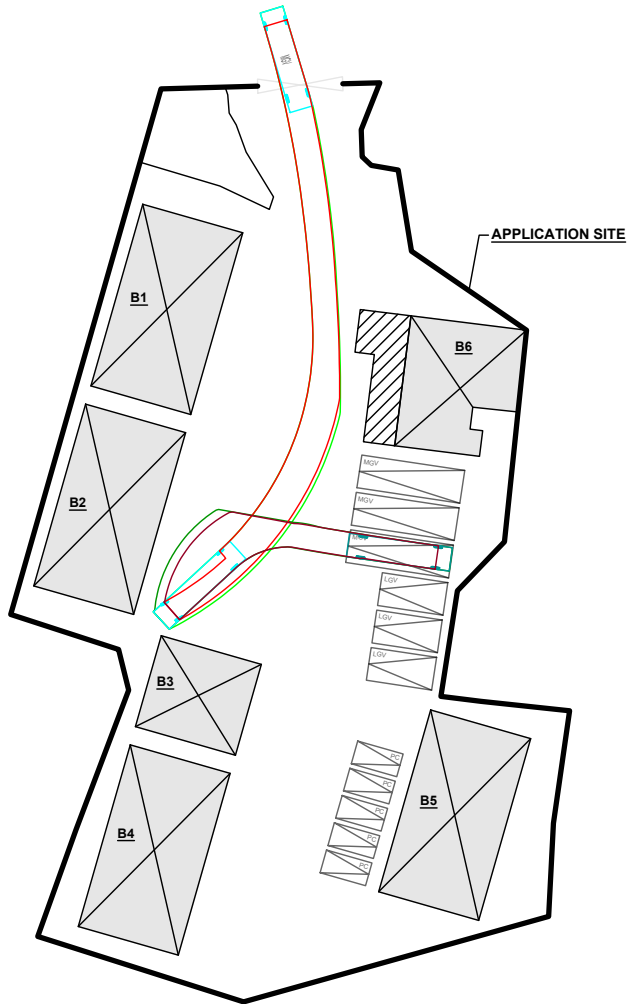
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

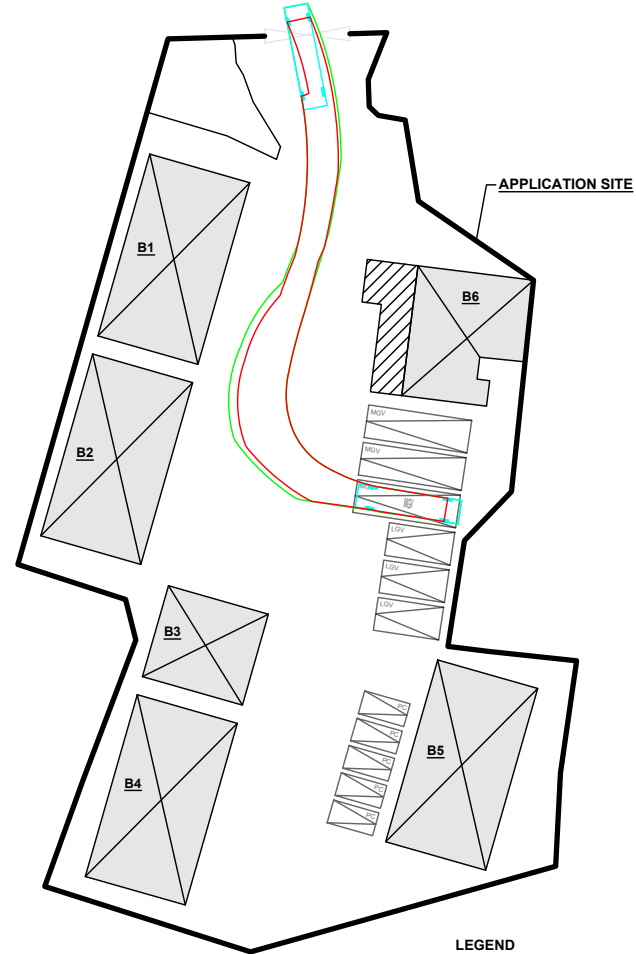
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING












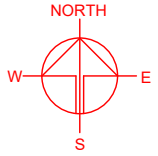
FROM SAN TAM ROAD TO  
 THE APPLICATION SITE



FROM THE APPLICATION SITE  
 TO SAN TAM ROAD

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (CANOPY)
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  PARKING SPACE (MGV)
-  INGRESS / EGRESS
-  MEDIUM GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

11.3.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001