

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,217 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

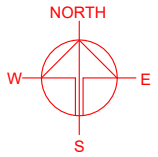
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

OL

DATE

19.12.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

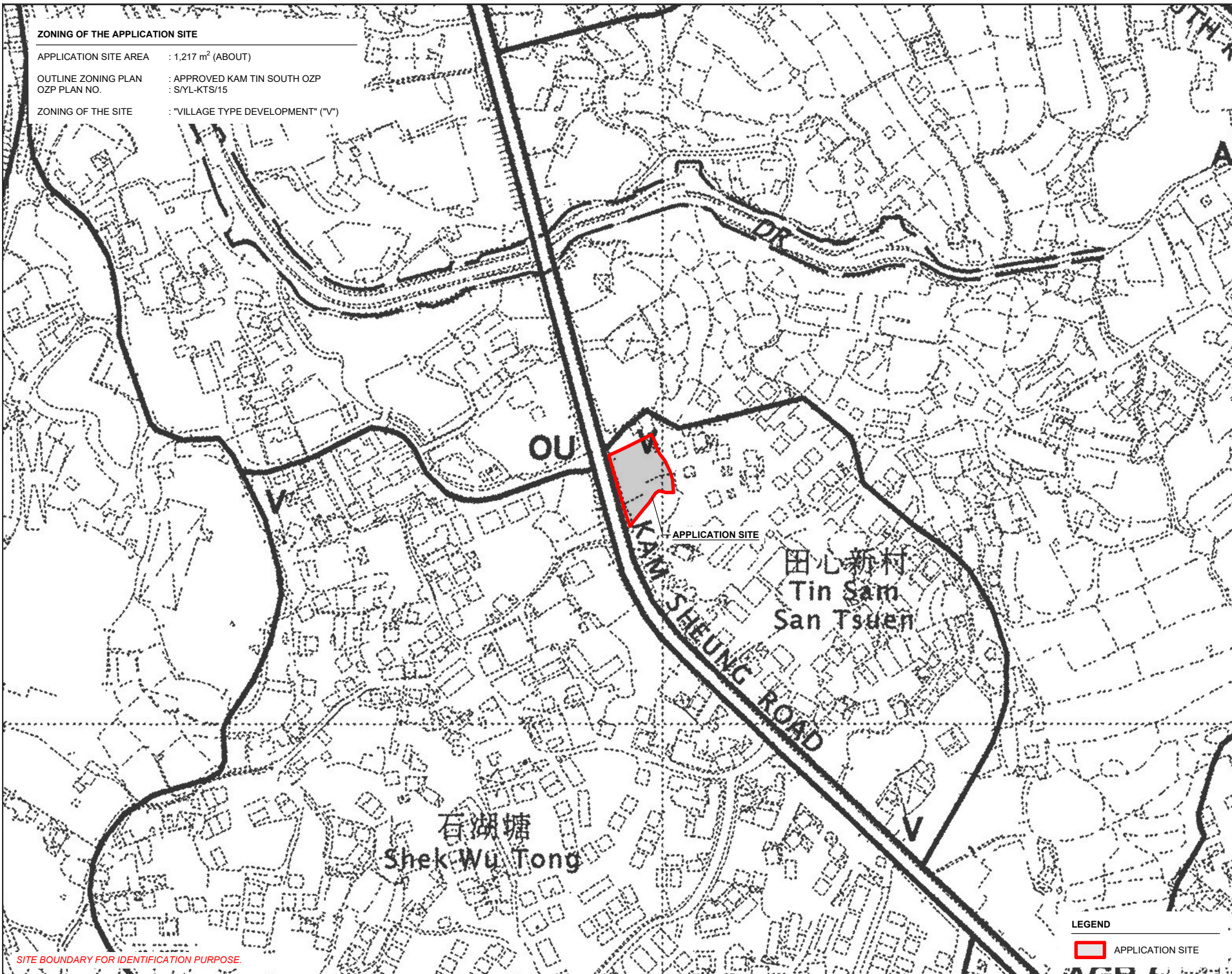
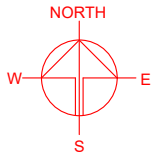
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,217 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

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SITE LOCATION

LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY : OL DATE : 19.12.2023

CHECKED BY : DATE :

APPROVED BY : DATE :

LEGEND

APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

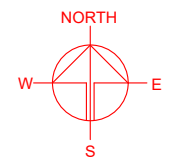
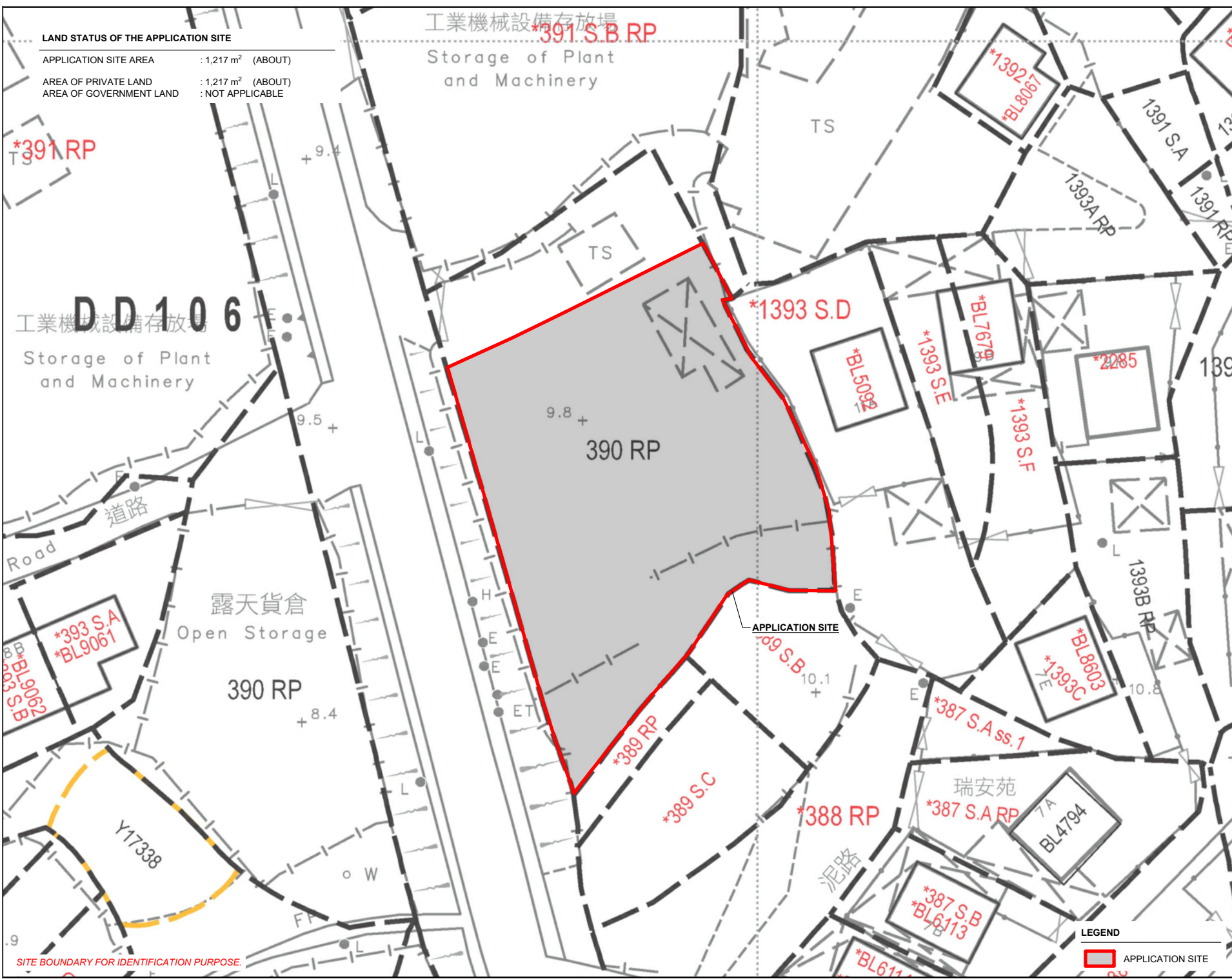
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,217 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,217 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



DD106
 工業機械設備存放場
 Storage of Plant and Machinery

工業機械設備存放場
 *391 S.B RP
 Storage of Plant and Machinery

露天貨倉
 Open Storage

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 5 YEARS

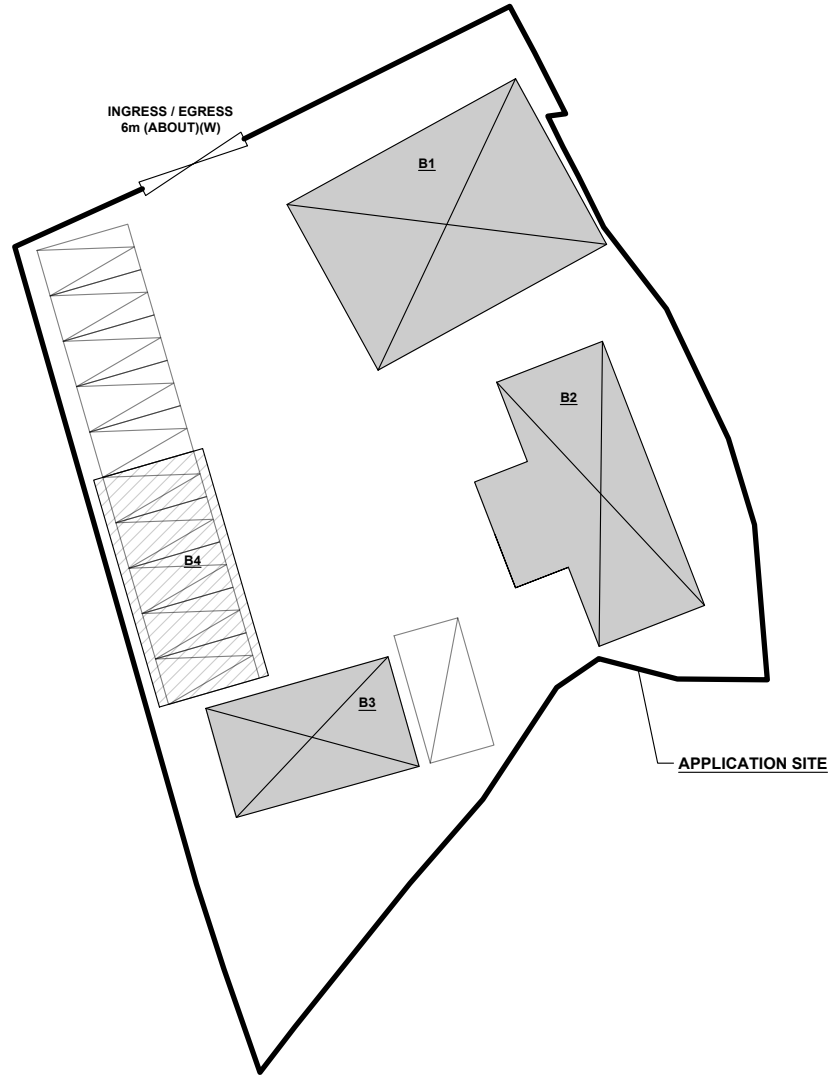
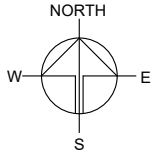
SITE LOCATION
 LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A4	
DRAWN BY OL	DATE 19.12.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,217 m ²	(ABOUT)
COVERED AREA	: 381 m ²	(ABOUT)
UNCOVERED AREA	: 836 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 489 m ²	(ABOUT)
TOTAL GFA	: 489 m ²	(ABOUT)
BUILDING HEIGHT	: 3 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	RESTAURANT, KITCHEN & WASHROOM	138 m ² (ABOUT)	138 m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES OFFICE AND WASHROOM	108 m ² (ABOUT)	108 m ² (ABOUT) 108 m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES	60 m ² (ABOUT)	60 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	RAIN SHELTER FOR PARKING SPACE	75 m ² (ABOUT)	75 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		381 m² (ABOUT)	489 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
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
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY OL DATE 19.12.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : LIGHT GOODS VEHICLE
 DIMENSIONS OF VEHICLE : 2.1m (W) X 5.2m (L)

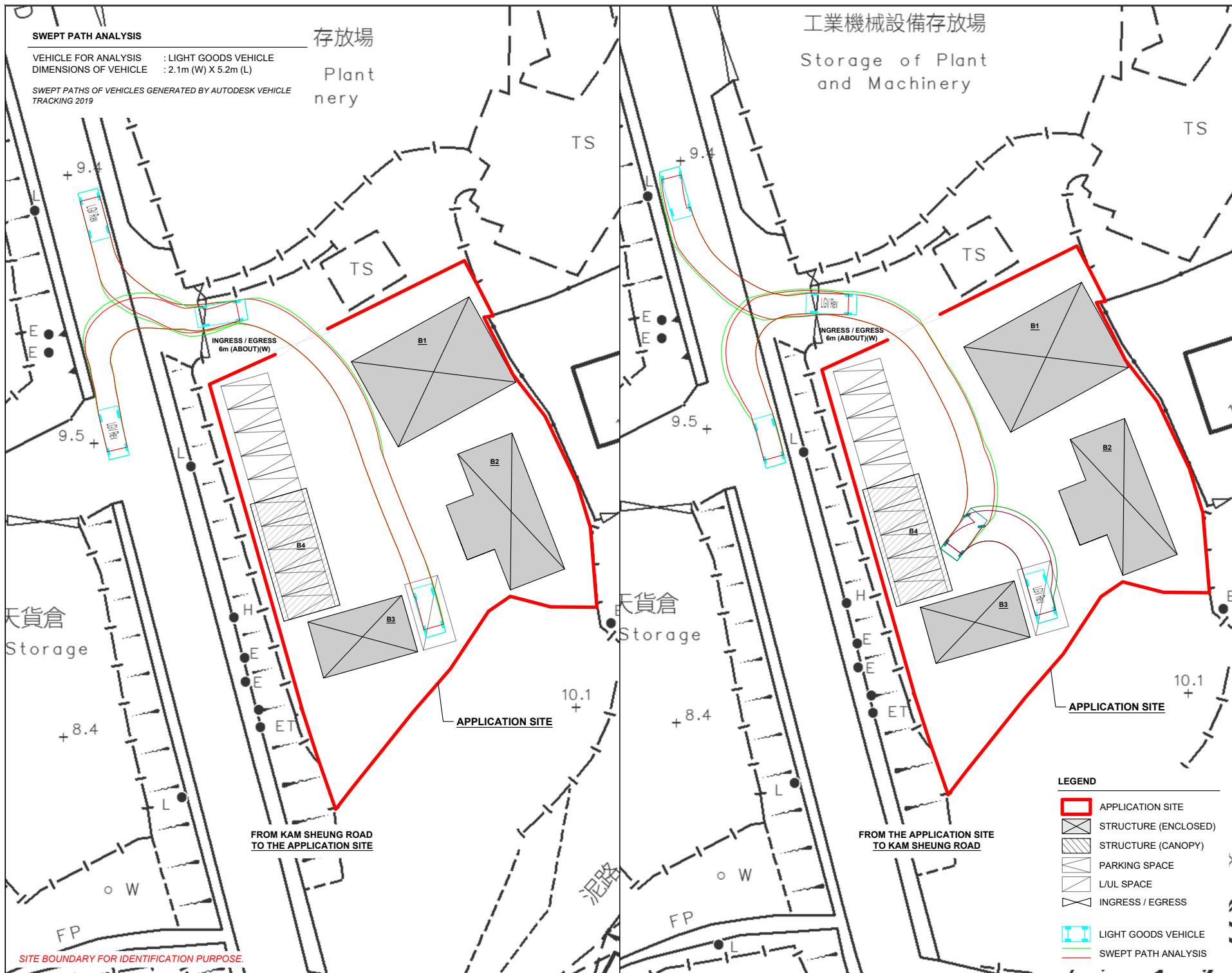
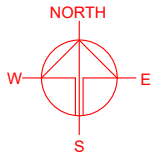
SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK VEHICLE TRACKING 2019

存放場

Plant nery

工業機械設備存放場

Storage of Plant and Machinery



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 5

VER.

001