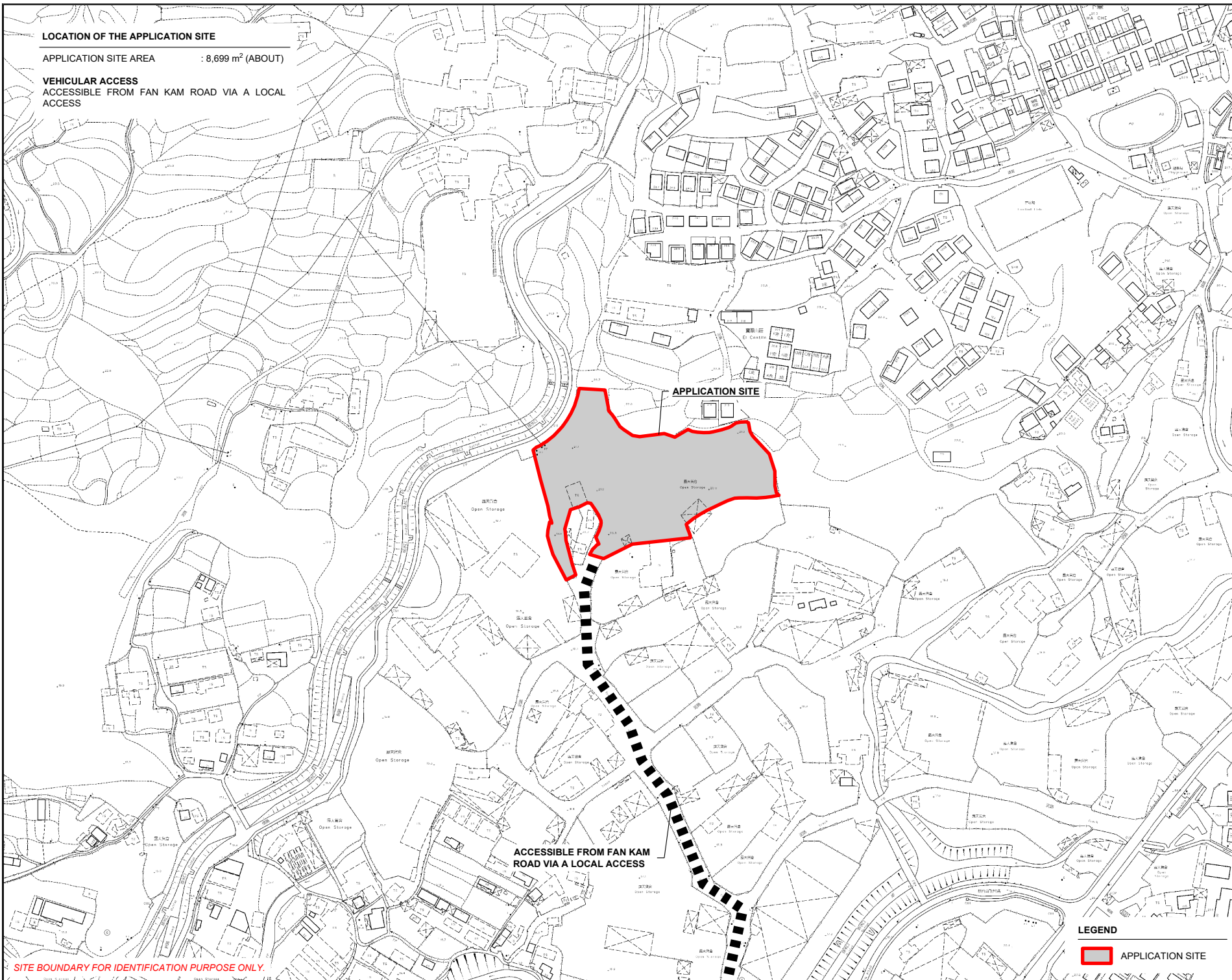
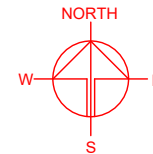


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,699 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY STRIPPING STRIPING

SITE LOCATION

VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

18.3.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

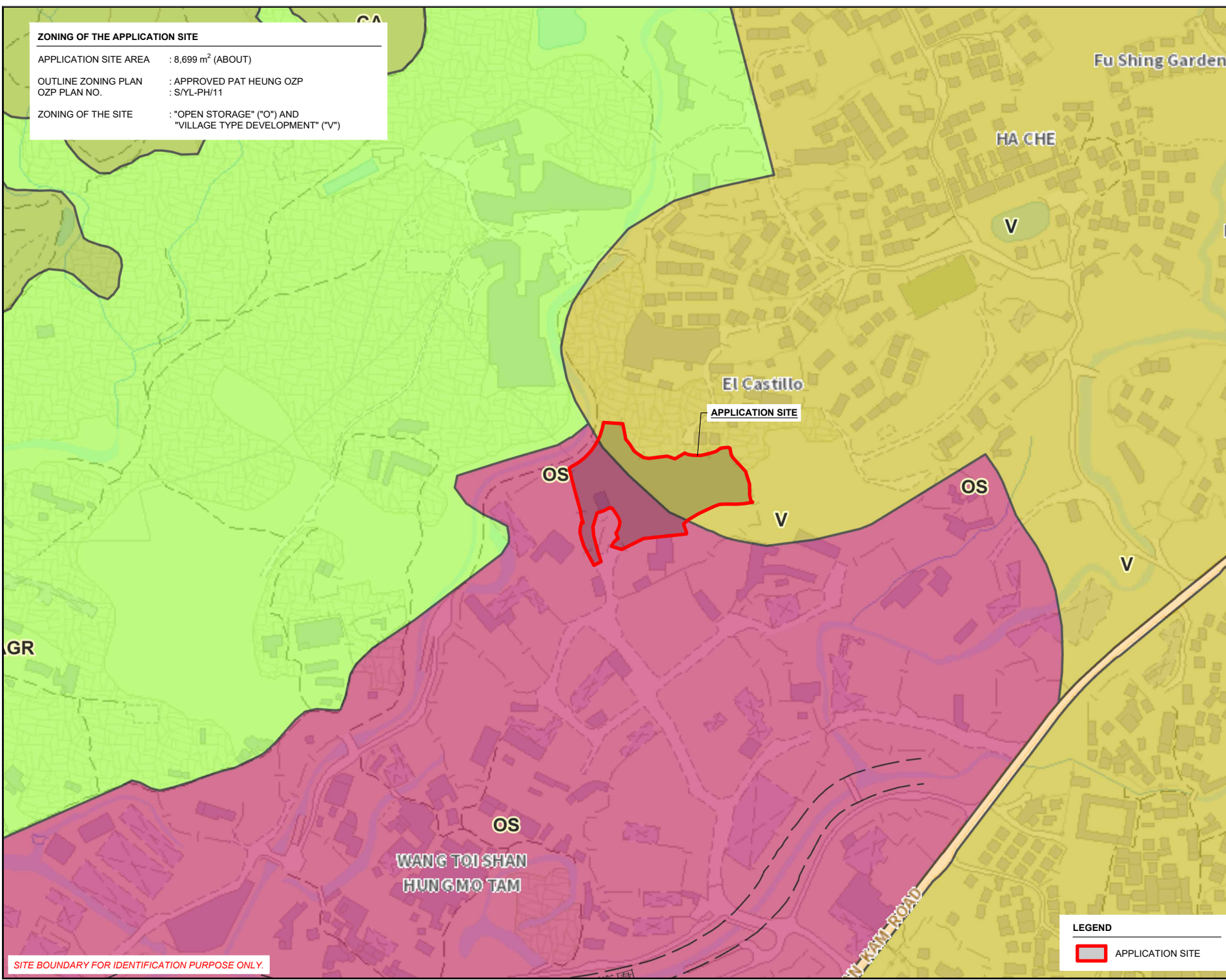
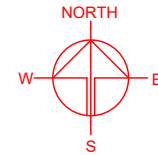
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,699 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
 OZP PLAN NO. : S/YL-PH/11
 ZONING OF THE SITE : "OPEN STORAGE" ("O") AND
 "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED VEHICLE WORKSHOP, STRIPPING OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

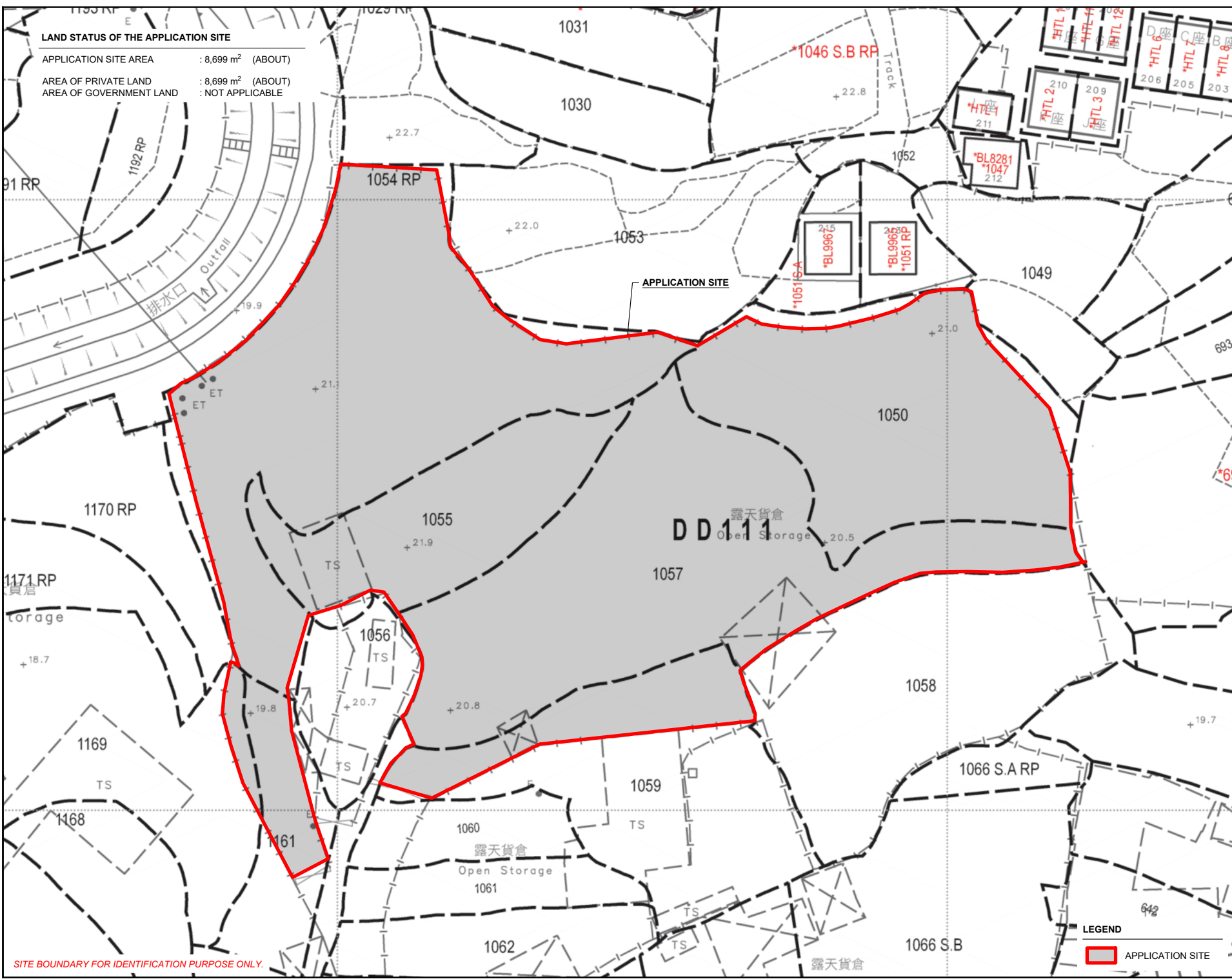
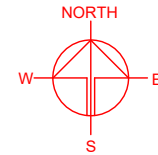
1 : 4000 @ A4

DRAWN BY	DATE
MN	18.3.2024
CHECKED 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 : 8,699 m² (ABOUT)
 AREA OF PRIVATE LAND : 8,699 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED VEHICLE WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
 TEMPORARY STRIPPING STRIPING

SITE LOCATION
 VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY MN	DATE 18.3.2024
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
 LAND STATUS OF THE SITE

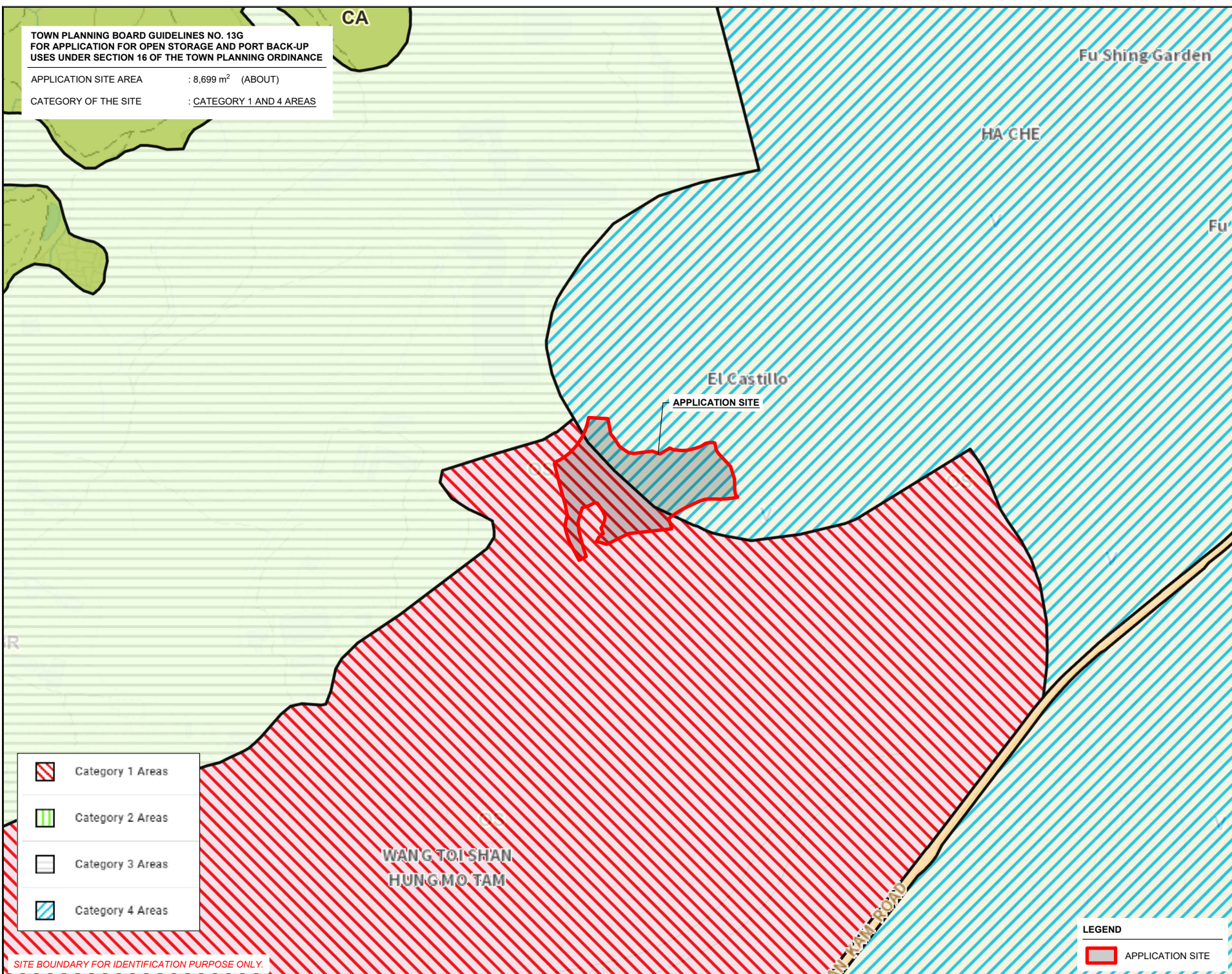
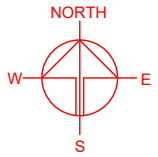
DWG NO. PLAN 3	VER. 001
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LEGEND
 APPLICATION SITE

**TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**


APPLICATION SITE AREA : 8,699 m² (ABOUT)

CATEGORY OF THE SITE : CATEGORY 1 AND 4 AREAS




-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

LEGEND

 APPLICATION SITE

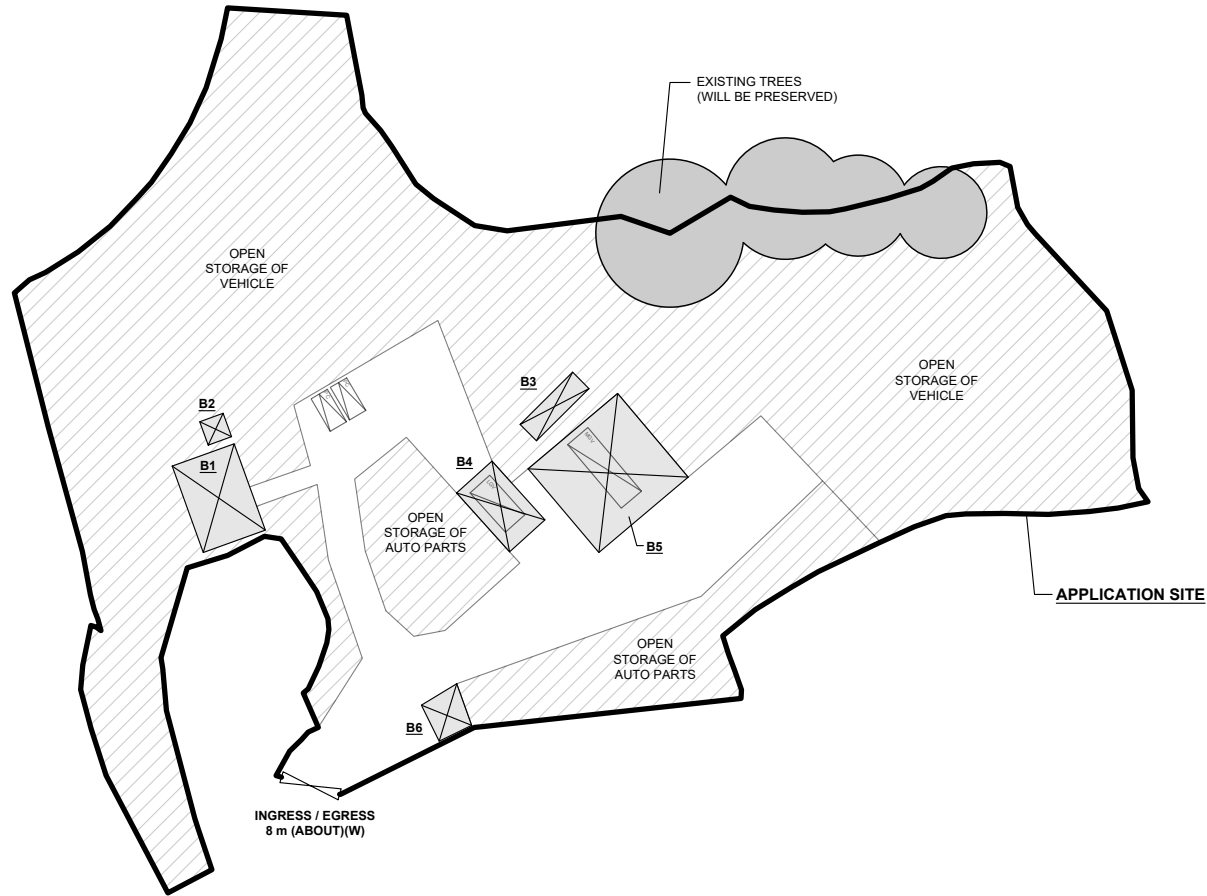
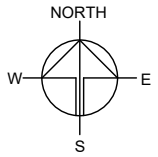
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED VEHICLE WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	TEMPORARY STRIPPING STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
SITE LOCATION	
VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 4000 @ A4	
DRAWN BY	DATE
MN	18.3.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
TPB PG-13G	
DWG NO.	VER.
PLAN 4	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 8,699 m ²	(ABOUT)
COVERED AREA	: 464 m ²	(ABOUT)
UNCOVERED AREA	: 8,235 m ²	(ABOUT)
PLOT RATIO	: 0.07	(ABOUT)
SITE COVERAGE	: 5 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 570 m ²	(ABOUT)
TOTAL GFA	: 570 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, STORAGE OF AUTO PARTS	106 m ² (ABOUT)	212 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	WASHROOM	10 m ² (ABOUT)	10 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	STORAGE OF AUTO PARTS	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	VEHICLE STRIPPING WORKSHOP, SHELTER FOR LOADING / UNLOADING	66 m ² (ABOUT)	66 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	VEHICLE STRIPPING WORKSHOP, SHELTER FOR LOADING / UNLOADING	224 m ² (ABOUT)	224 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B6	STORAGE OF AUTO PARTS	28 m ² (ABOUT)	28 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		464 m² (ABOUT)	570 m² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE STRIPPING WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 18.3.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

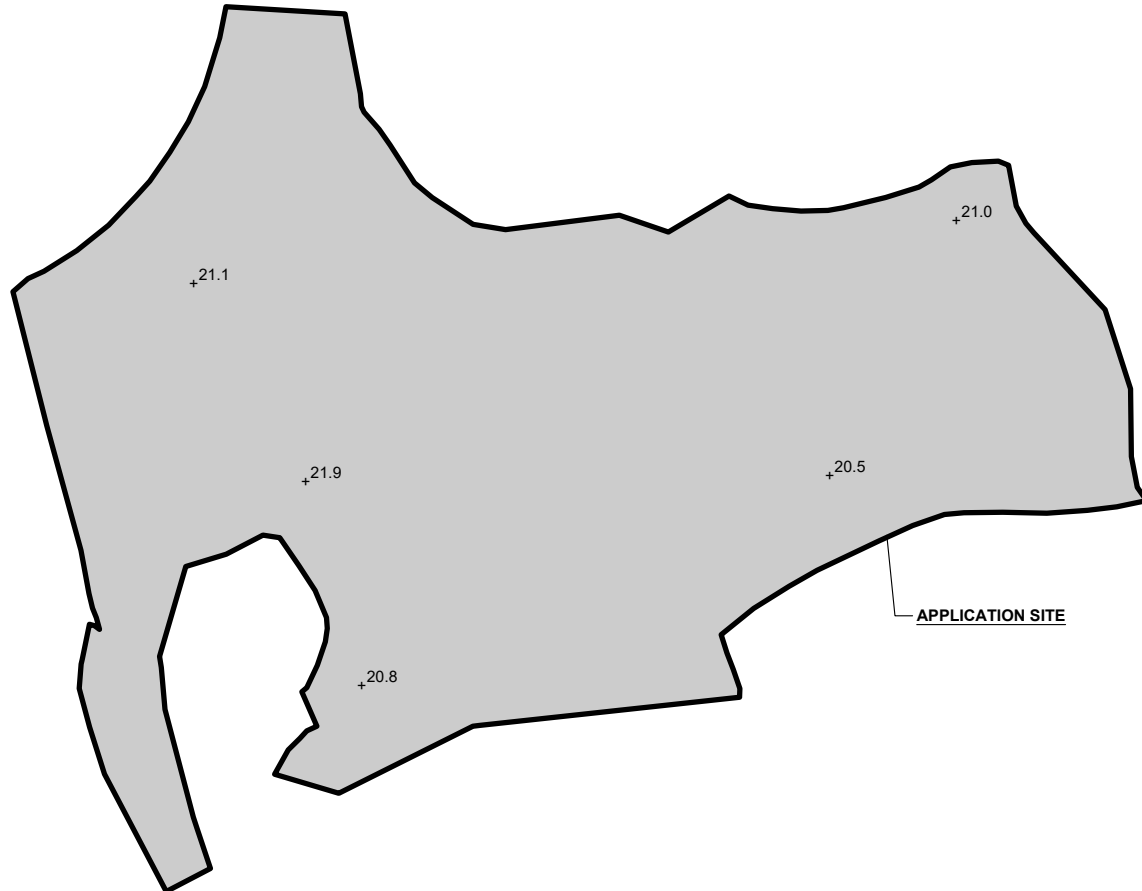
DWG. TITLE
LAYOUT PLAN

DWG. NO.: PLAN 5 VER.: 001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 8,699 m ²	(ABOUT)
COVERED BY STRUCTURE	: 464 m ²	(ABOUT)
EXISTING FILLED AREA	: 8,699 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +20.5 mPD TO +21.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, OPEN STORAGE AND CIRCULATION AREA	

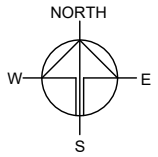
THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
+8.9	EXISTING SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED VEHICLE WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY STRIPPING AND OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	18.3.2024

REVISED BY	DATE

APPROVED BY	DATE

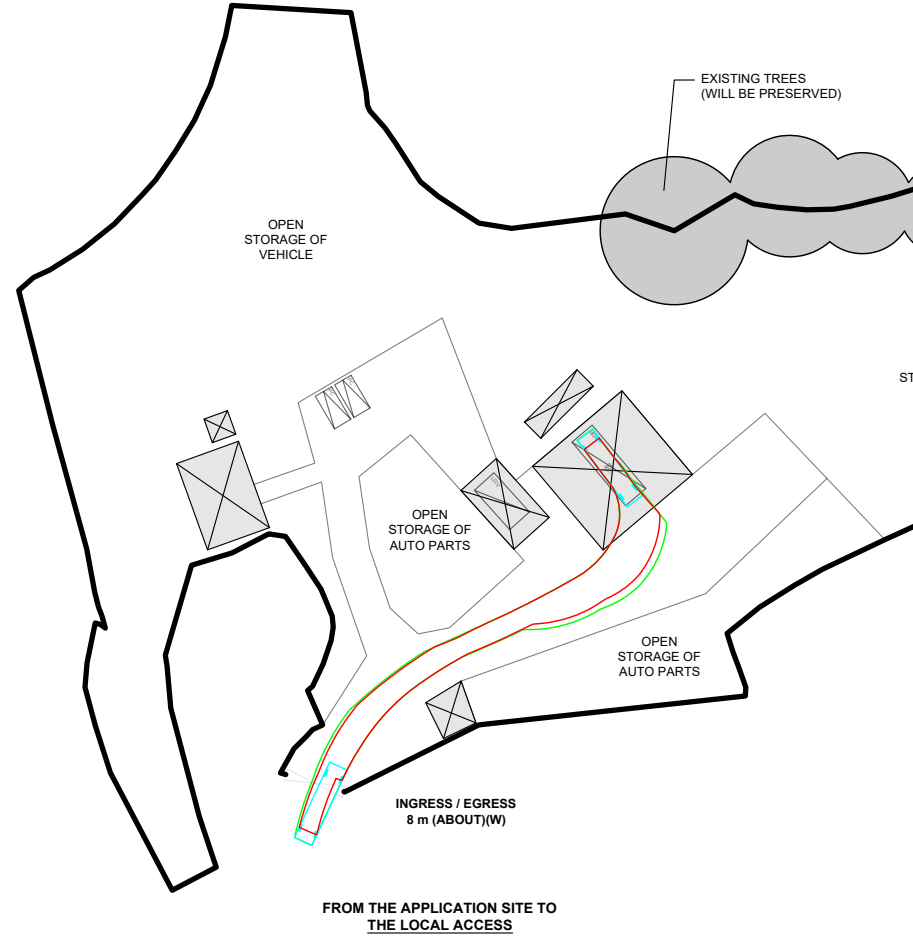
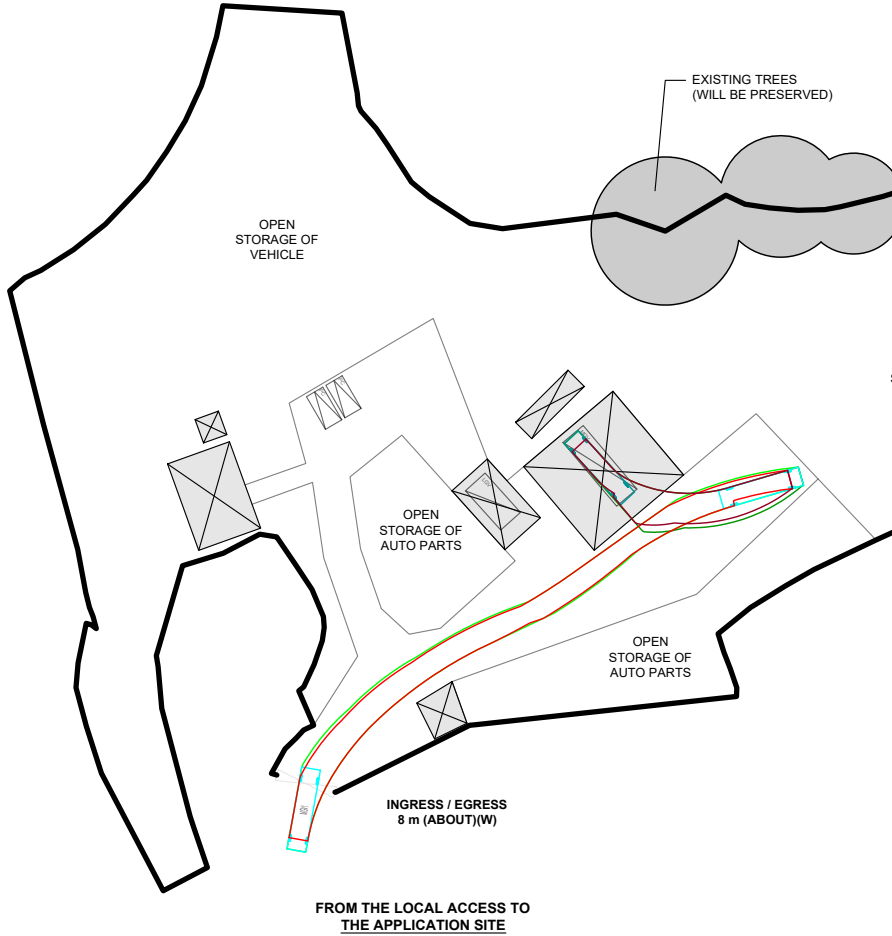
DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 6	001

SWEPT PATH ANALYSIS

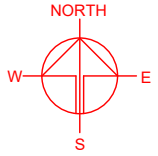
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5m (W) X 11m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2024



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT
 PROPOSED VEHICLE STRIPPING WORKSHOP, OPEN STORAGE OF VEHICLES AND AUTO PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 111, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY: MN DATE: 18.3.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO.: PLAN 7 VER.: 001