

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)

VEHICULAR ACCESS

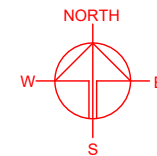
ACCESSIBLE FROM FAN KAM ROAD VIA TSIU KENG ROAD AND A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM FAN KAM ROAD VIA TSIU KENG ROAD AND A LOCAL ACCESS

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1372 RP (PART) IN D.D. 100, TSIU KENG, KWU TUNG SOUTH, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN

DATE
20.6.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

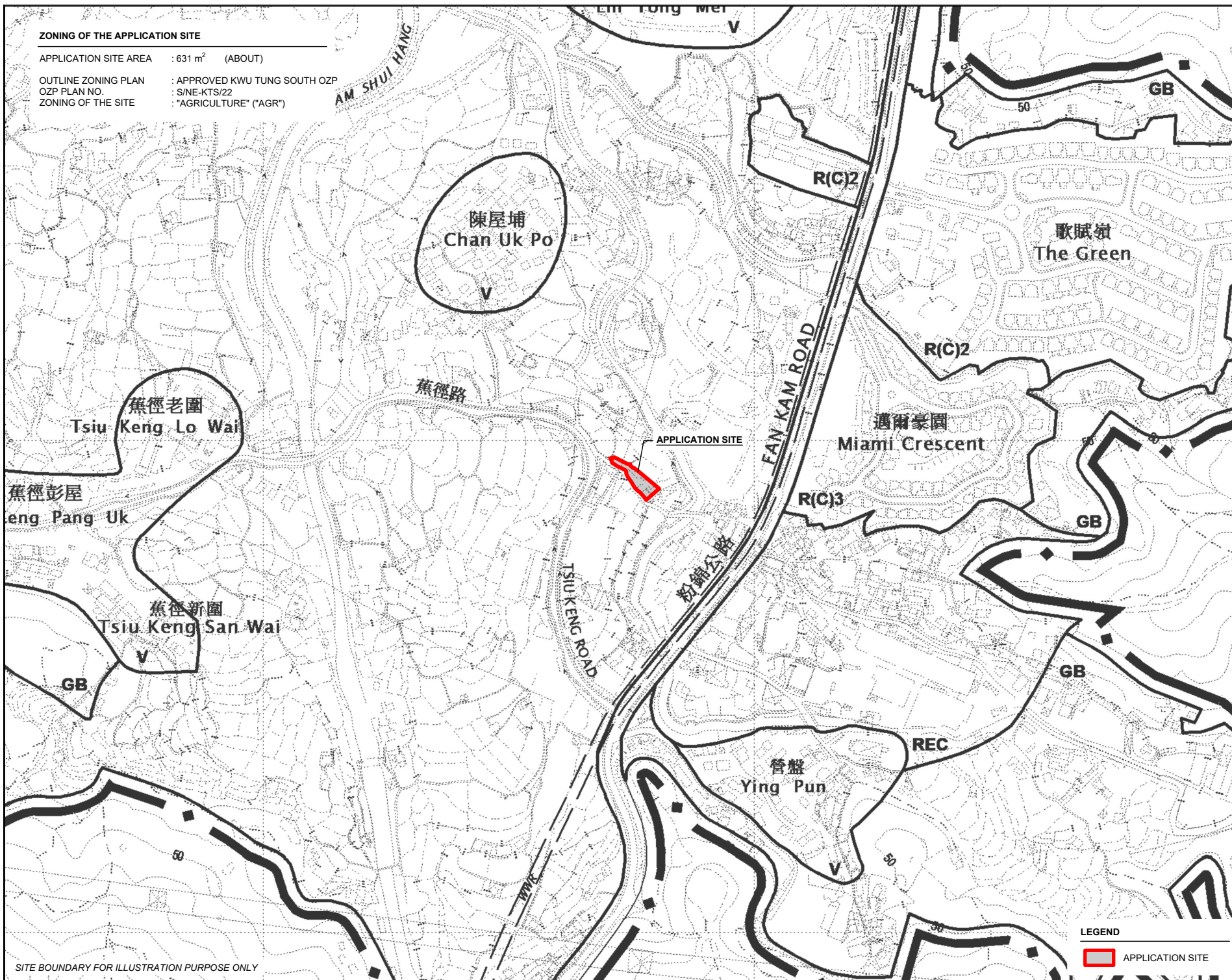
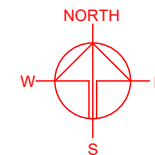
DWG NO.
PLAN 1

VER.
001

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/22
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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LOT 1372 RP (PART) IN D.D. 100, TSU KENG, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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ZONING OF THE SITE

DWG NO.

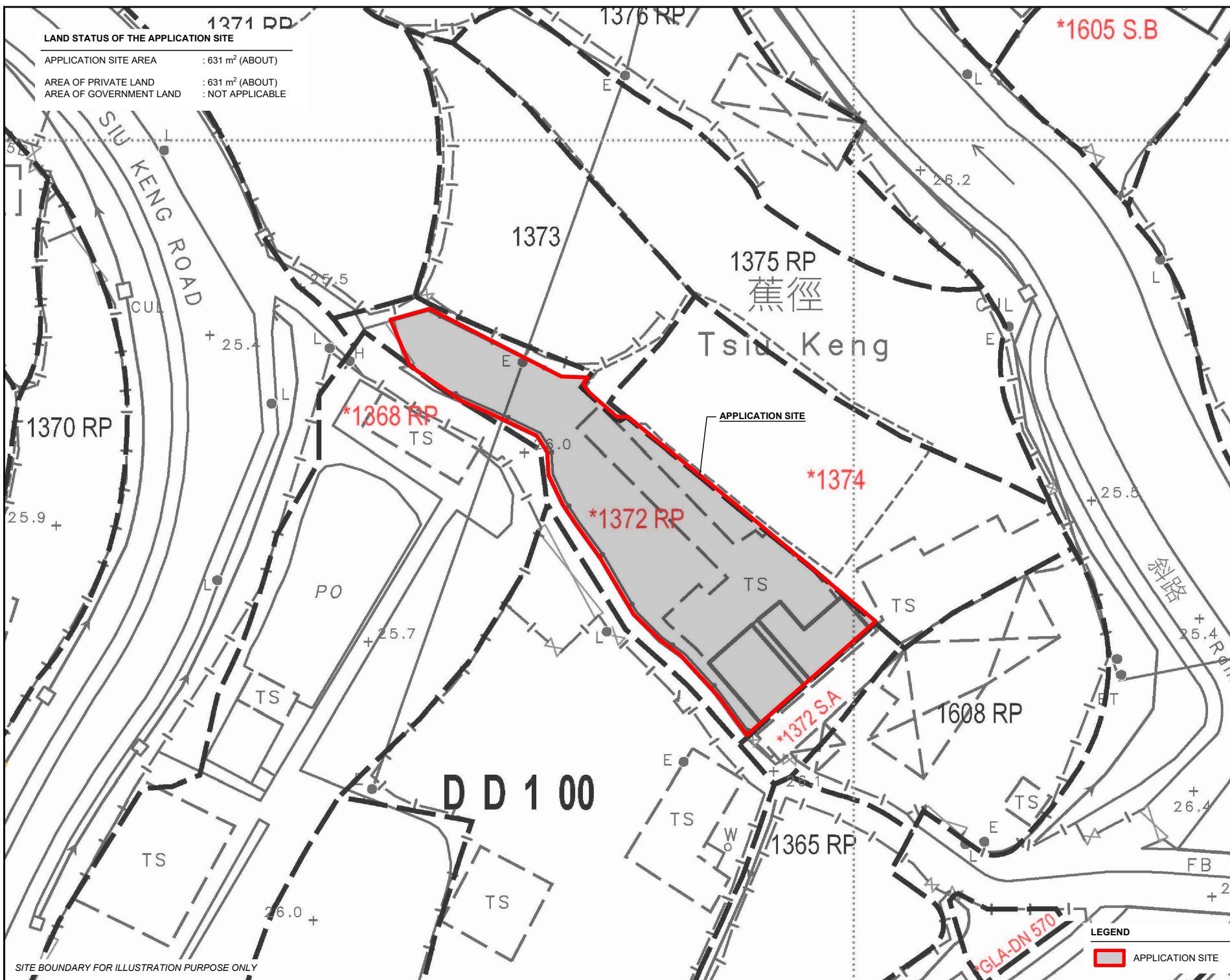
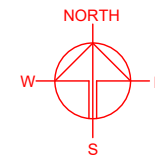
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)
 AREA OF PRIVATE LAND : 631 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

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SITE LOCATION

LOT 1372 RP (PART) IN D.D. 100, TSU KENG, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 500 @ A4

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MN

DATE

20.6.2023

CHECKED BY

DATE

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DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

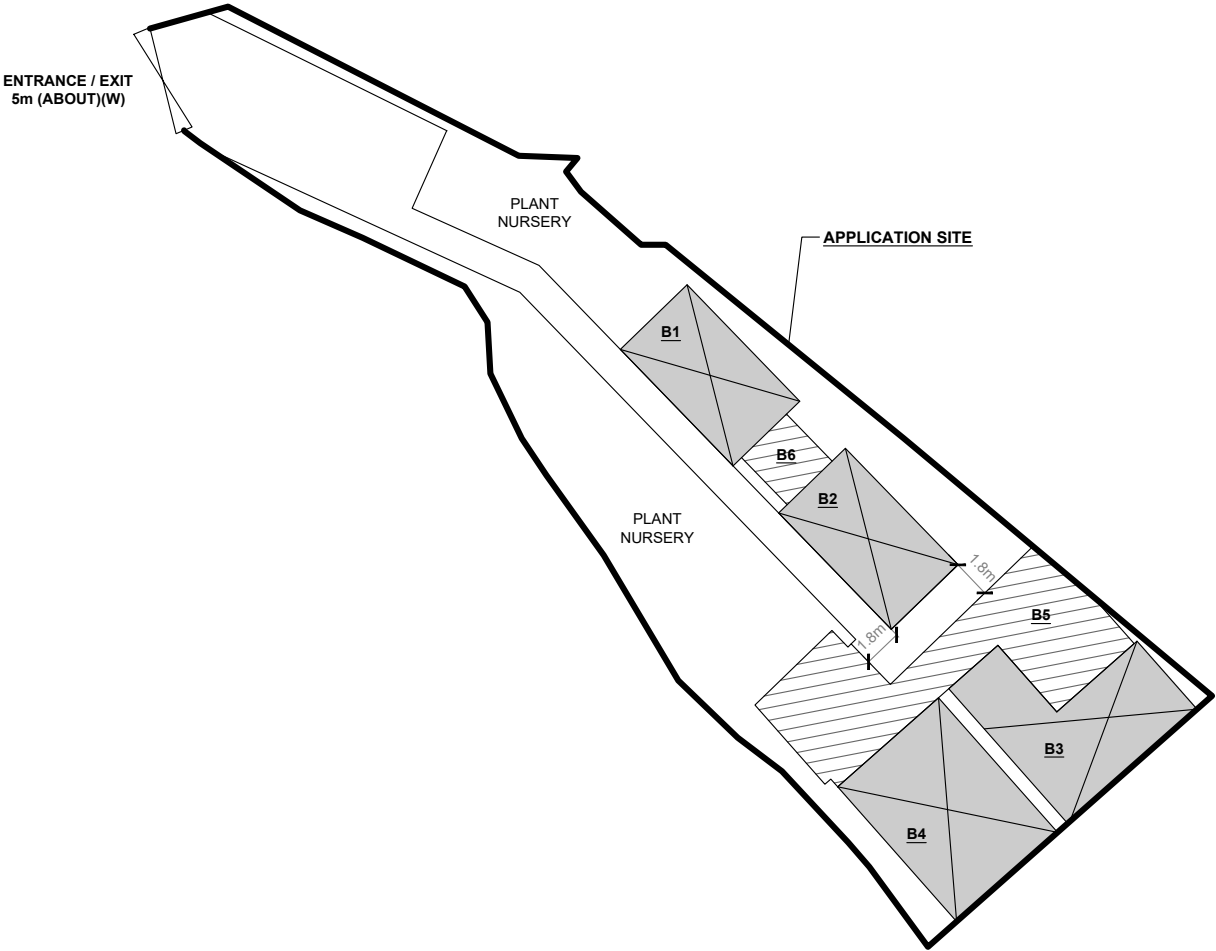
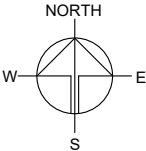
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 631 m ²	(ABOUT)
COVERED AREA	: 239 m ²	(ABOUT)
UNCOVERED AREA	: 392 m ²	(ABOUT)
PLOT RATIO	: 0.38	(ABOUT)
SITE COVERAGE	: 38 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 239 m ²	(ABOUT)
TOTAL GFA	: 239 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B2 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B3 ¹	HORTICULTURAL LEARNING ROOM & WASHROOM	46 m ² (ABOUT)	46 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B4 ¹	HORTICULTURAL LEARNING ROOM & OFFICE	52 m ² (ABOUT)	52 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B5 ²	RAIN SHELTER AND ANCILLARY EATING PLACE	68 m ² (ABOUT)	68m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B6 ²	RAIN SHELTER	9 m ² (ABOUT)	9 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
TOTAL		239 m ² (ABOUT)	239 m ² (ABOUT)	

¹STRUCTURES B1 TO B5 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY
²STRUCTURES B5 AND B6 ARE SHED STRUCTURES WITH 4-SIDE OPENED
³STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT



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

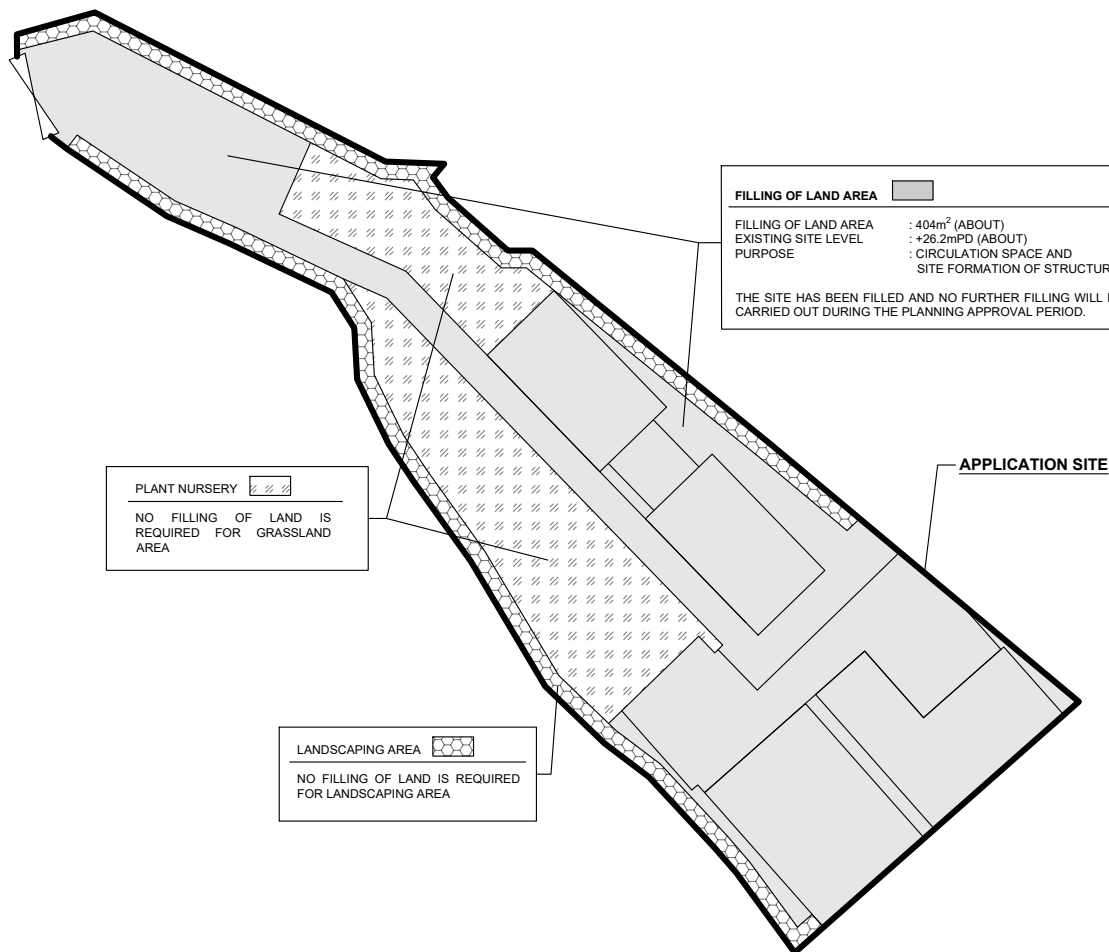
LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	ENTRANCE / EXIT

PLANNING CONSULTANT	
PROJECT	
TEMPOARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 1372 RP (PART) IN D.D. 100, TSUI KENG, KWU TUNG SOUTH, NEW TERRITORIES	
SCALE	
1 : 350 @ A4	
DRAWN BY	DATE
MN	20.6.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

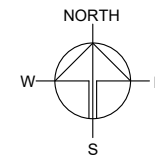
APPLICATION SITE AREA	: 631 m ²	(ABOUT)
LANDSCAPING AREA	: 81m ²	(ABOUT)
PLANT NURSERY AREA	: 146m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 404 m ²	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
EXISTING SITE LEVELS	: + 26.2 mPD	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

THE SITE HAS BEEN FILLED AND NO FURTHER FILLING WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



LEGEND

APPLICATION SITE



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SCALE

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DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

001