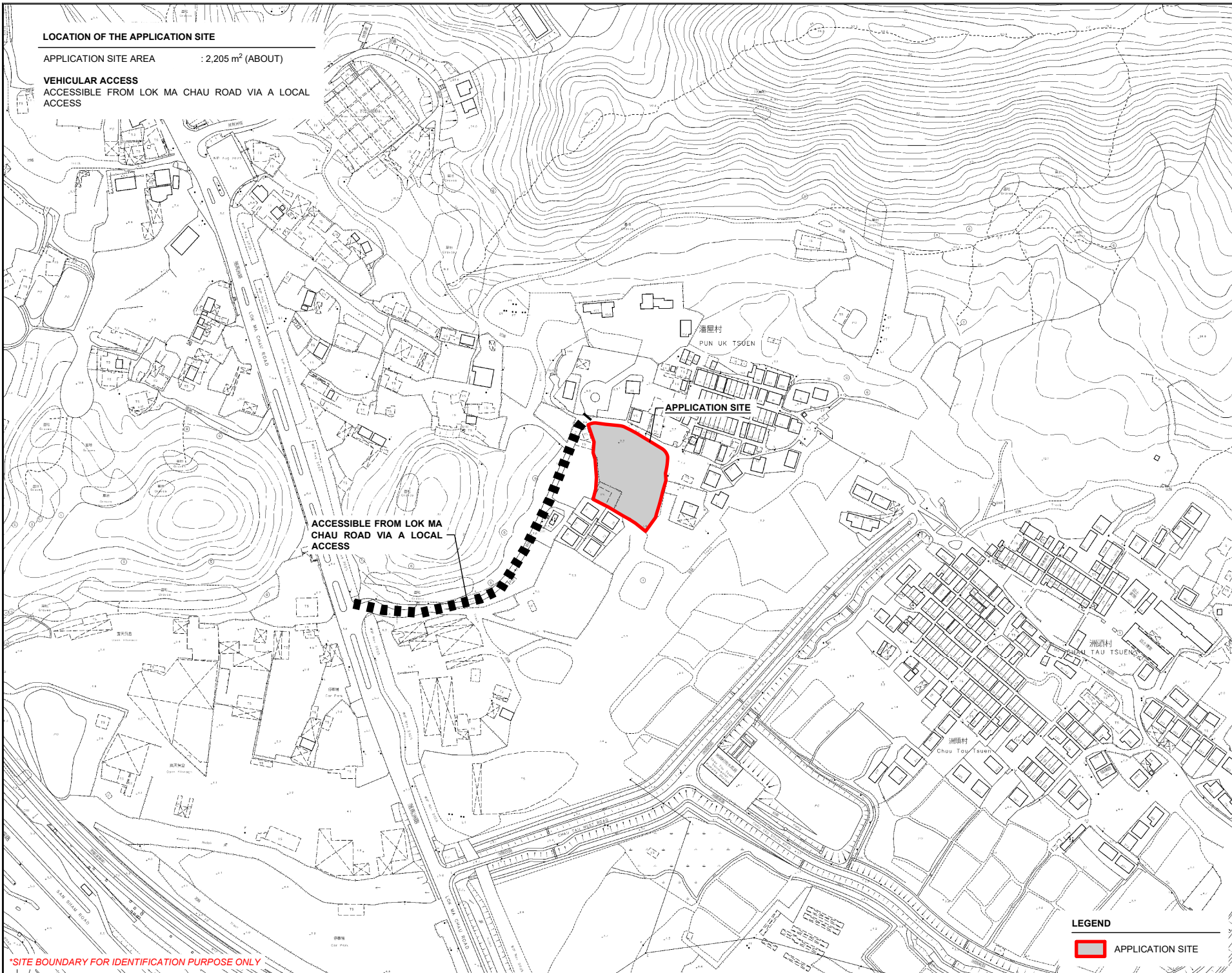


LOCATION OF THE APPLICATION SITE

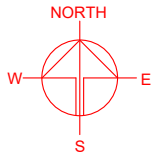
APPLICATION SITE AREA : 2,205 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LOK MA CHAU ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN 17.3.2026

REVISED BY
DATE

APPROVED BY
DATE

LEGEND

 APPLICATION SITE

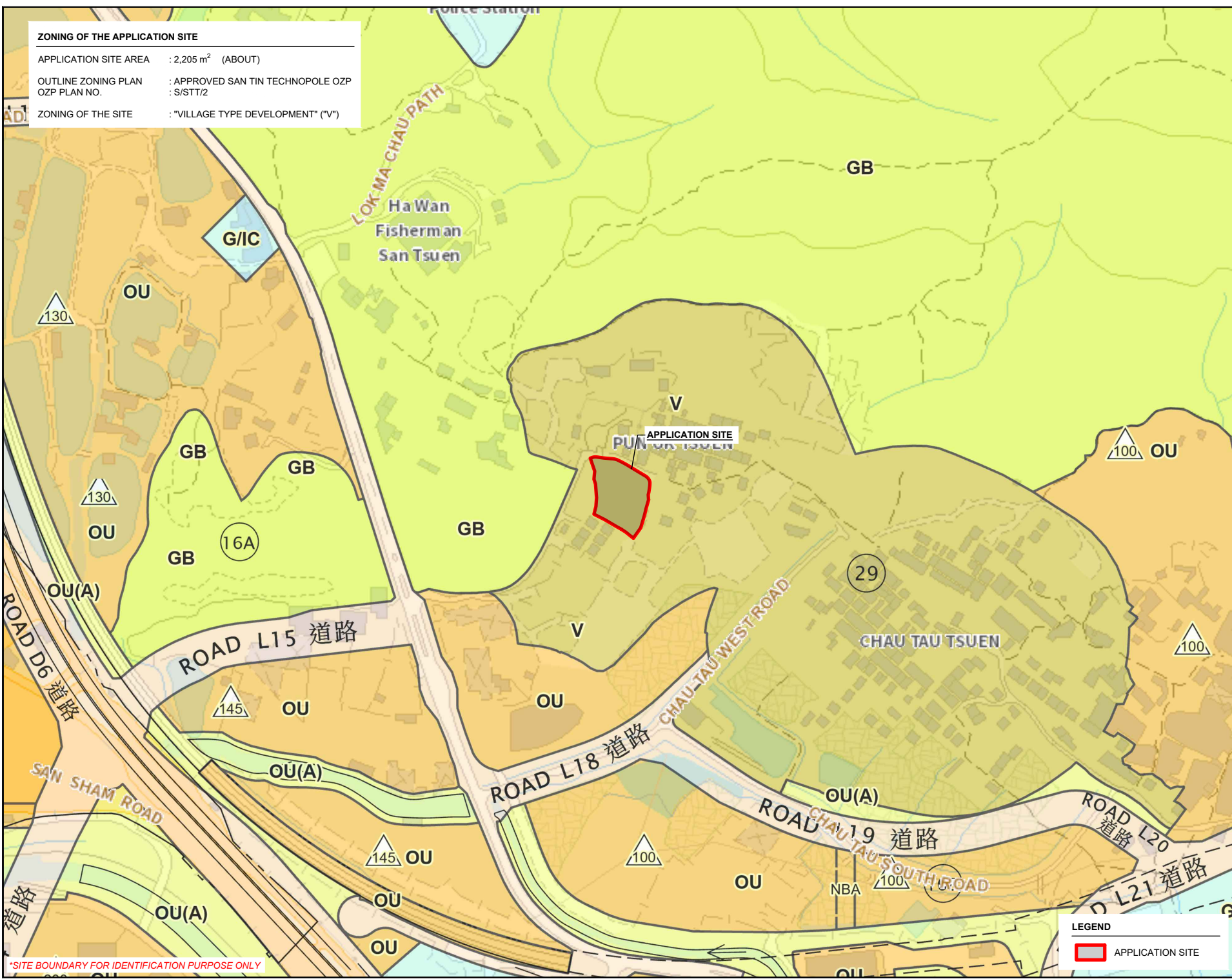
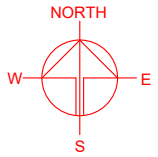
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,205 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED SAN TIN TECHNOPOLE OZP
 OZP PLAN NO. : S/STT/2
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

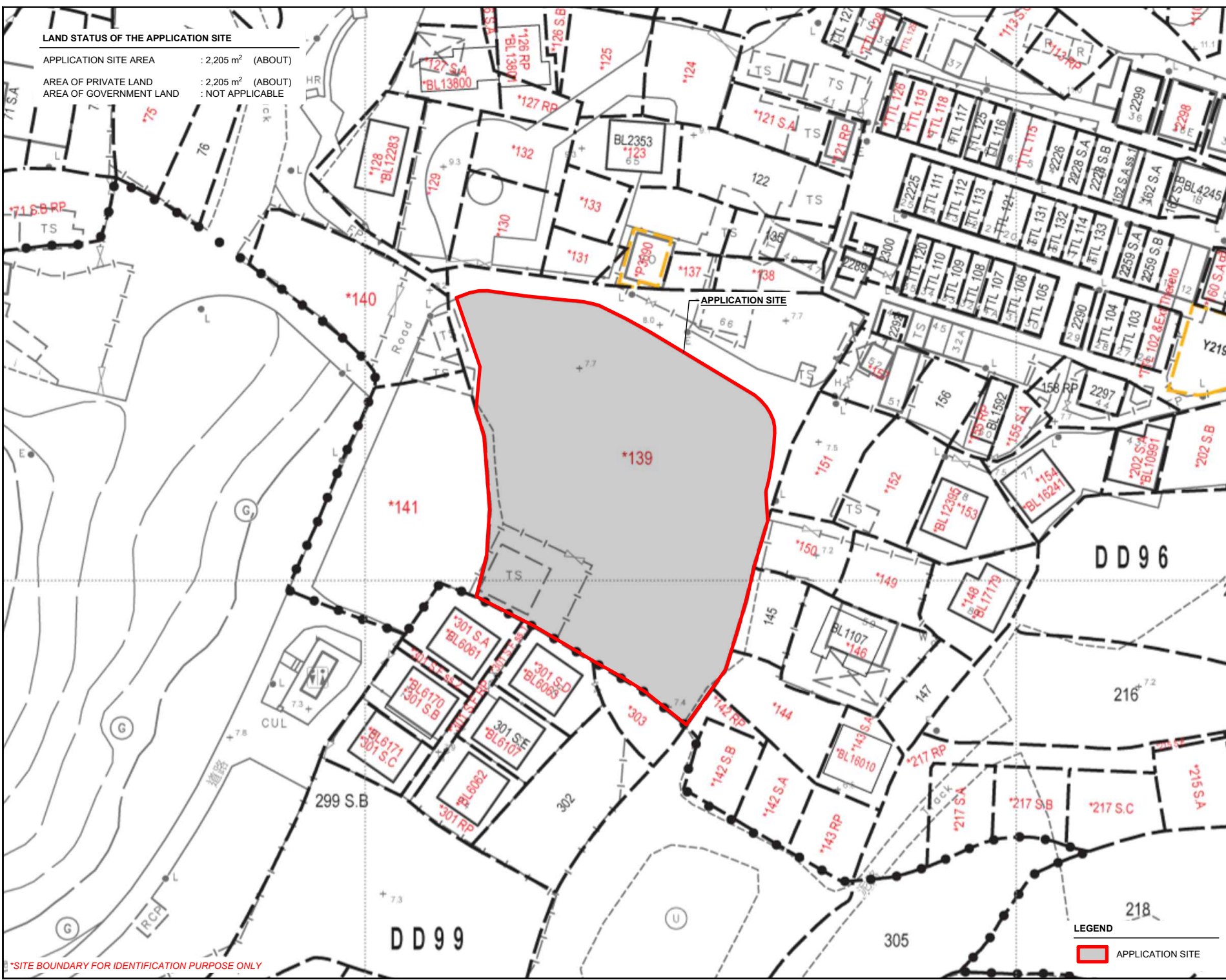
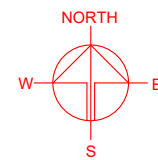
SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 4000 @ A4	
DRAWN BY	DATE
MN	17.3.2026
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 : 2,205 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,205 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

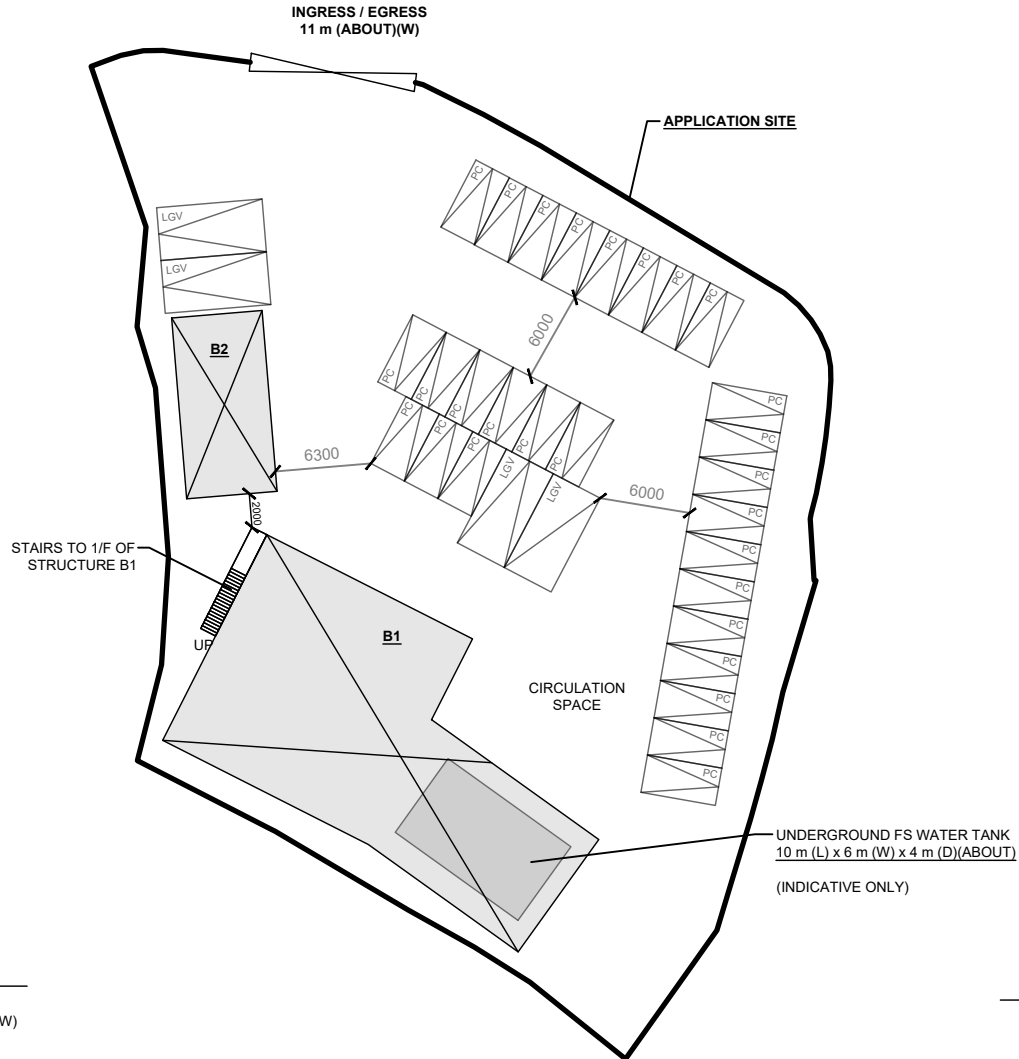
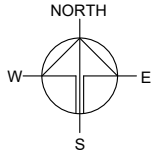
SCALE 1 : 750 @ A4	
DRAWN BY MN	DATE 17.3.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,205 m ²	(ABOUT)
COVERED AREA	: 431 m ²	(ABOUT)
UNCOVERED AREA	: 1,774 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 853 m ²	(ABOUT)
TOTAL GFA	: 853 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE, FS PUMP ROOM	359 m ² (ABOUT) ¹	709 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE	72 m ² (ABOUT) ¹	144 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
TOTAL		431 m² (ABOUT)	853 m² (ABOUT)	

¹GFA OF STRUCTURE B1: 350 m² (G/F) + 9 m² (STAIRCASE) + 350 m² (1/F) = 709 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
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)

LOADING / UNLOADING PROVISIONS

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- UNDERGROUND FS WATER TANK
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 8.4.2026

REVISED BY: DATE:

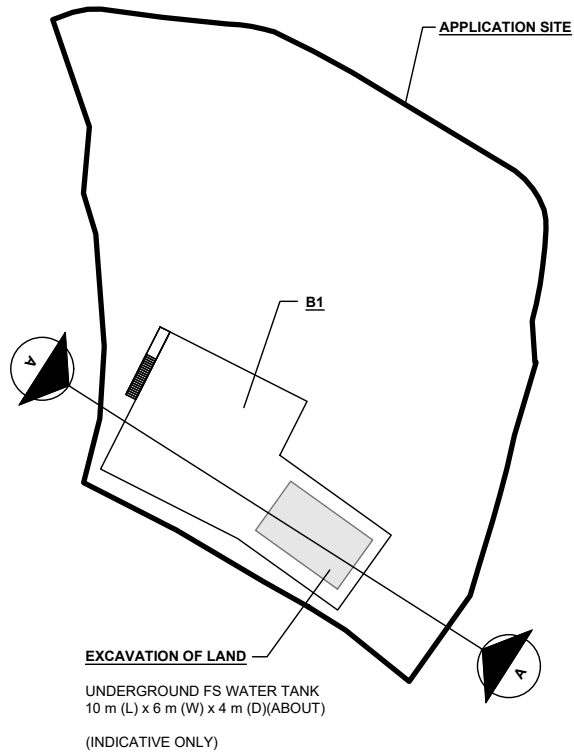
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

EXCAVATION OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 2,205 m² (ABOUT)
 PROPOSED EXCAVATION AREA : 60 m² (ABOUT)
 DEPTH OF EXCAVATION : NOT MORE THAN 4 m
 USE : FIRE SERVICE WATER TANK

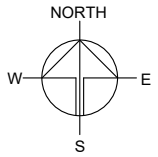
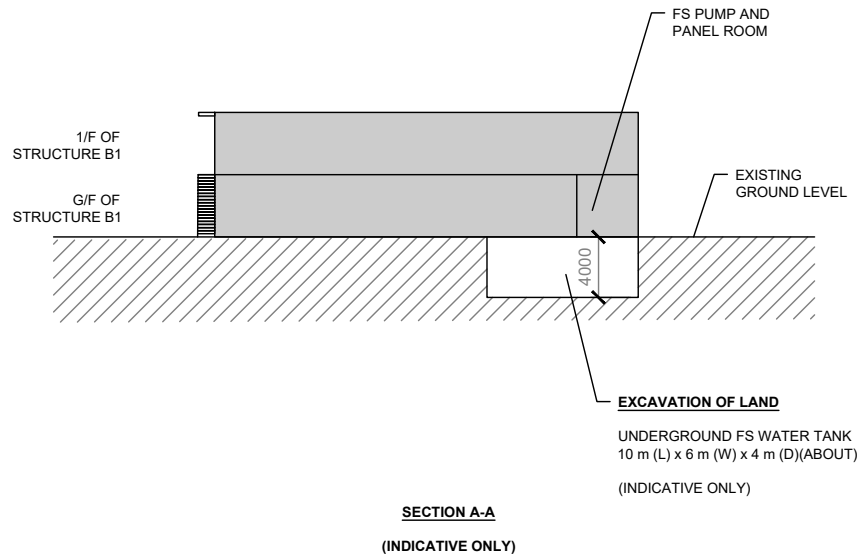


LEGEND

- APPLICATION SITE
- LOCATION OF STRUCTURE B1
- PROPOSED EXCAVATION AREA

SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 / 500 @ A4

DRAWN BY	DATE
MN	17.3.2026

REVISED BY	DATE

APPROVED BY	DATE

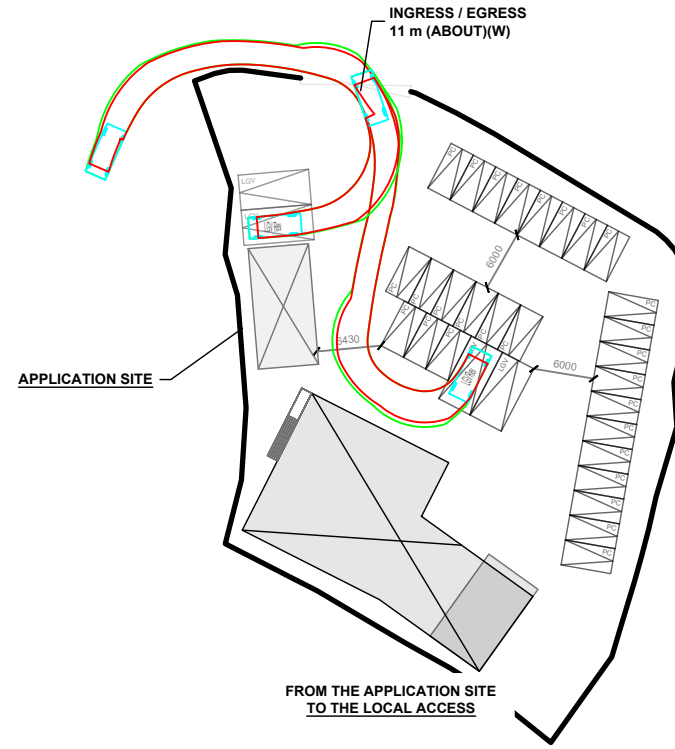
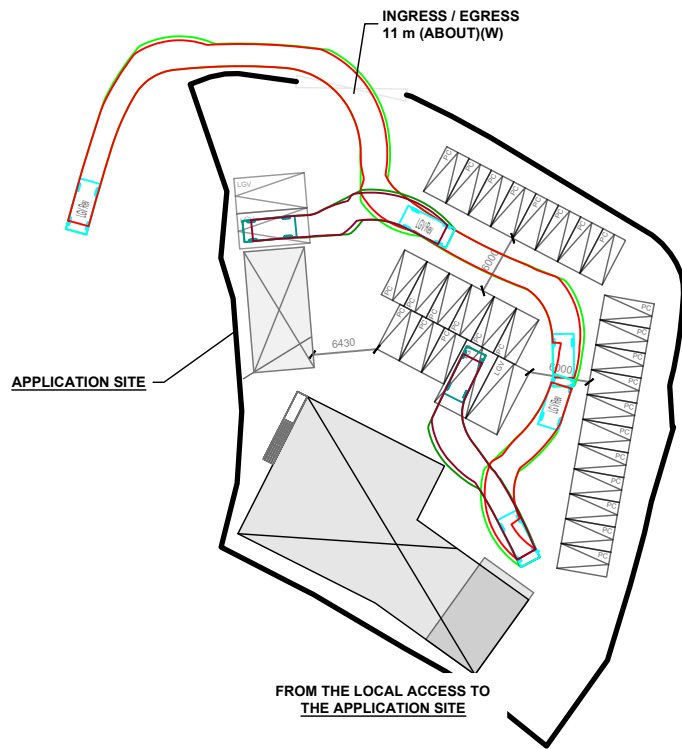
DWG. TITLE
EXCAVATION OF LAND

DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

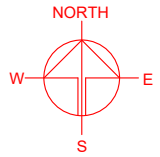
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

17.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001