

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)

VEHICULAR ACCESS

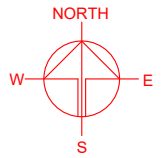
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

榮基村
WING KEI TSUEN

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

21.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

LEGEND



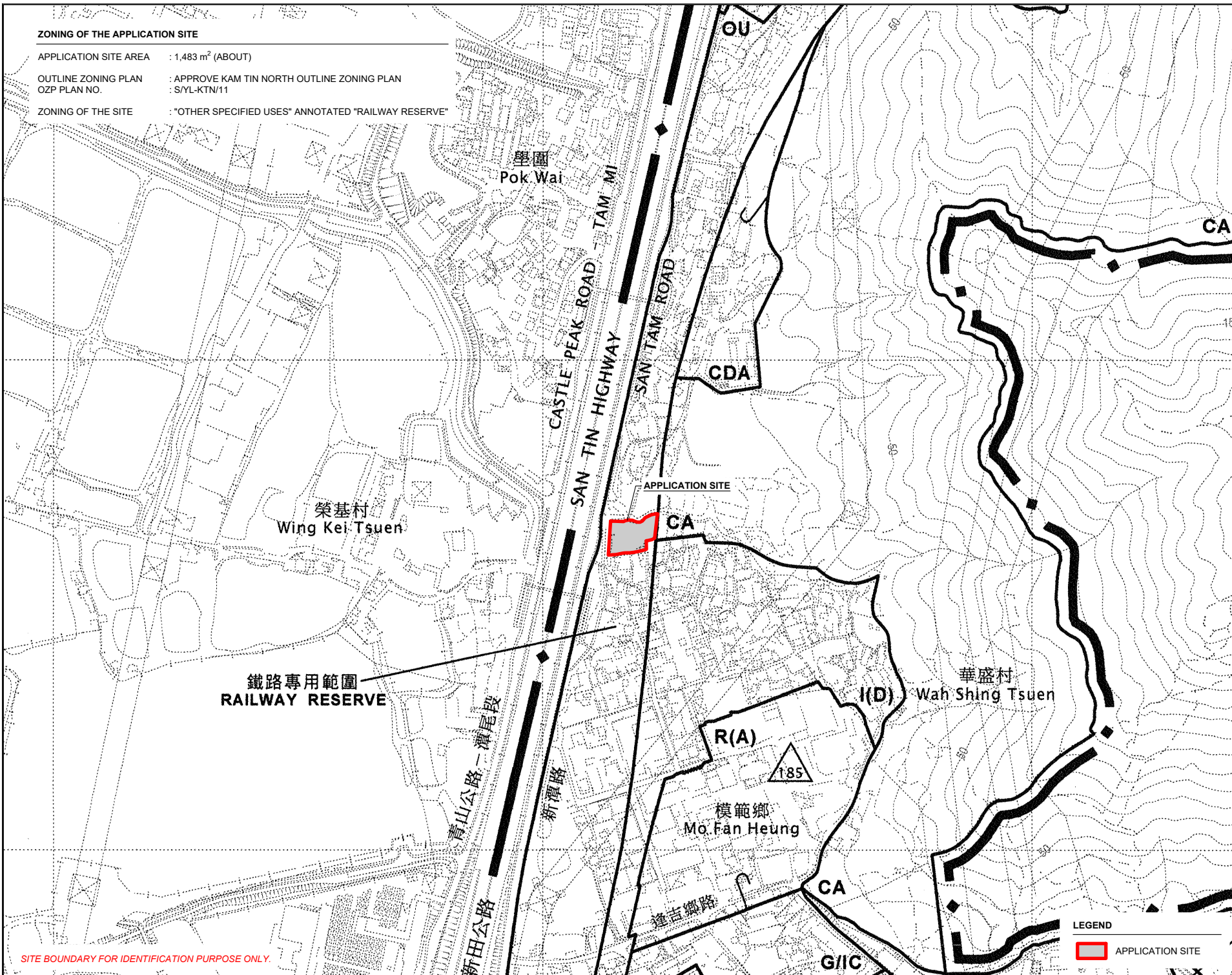
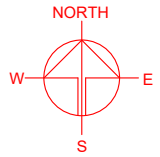
APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVE KAM TIN NORTH OUTLINE ZONING PLAN
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

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VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

21.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

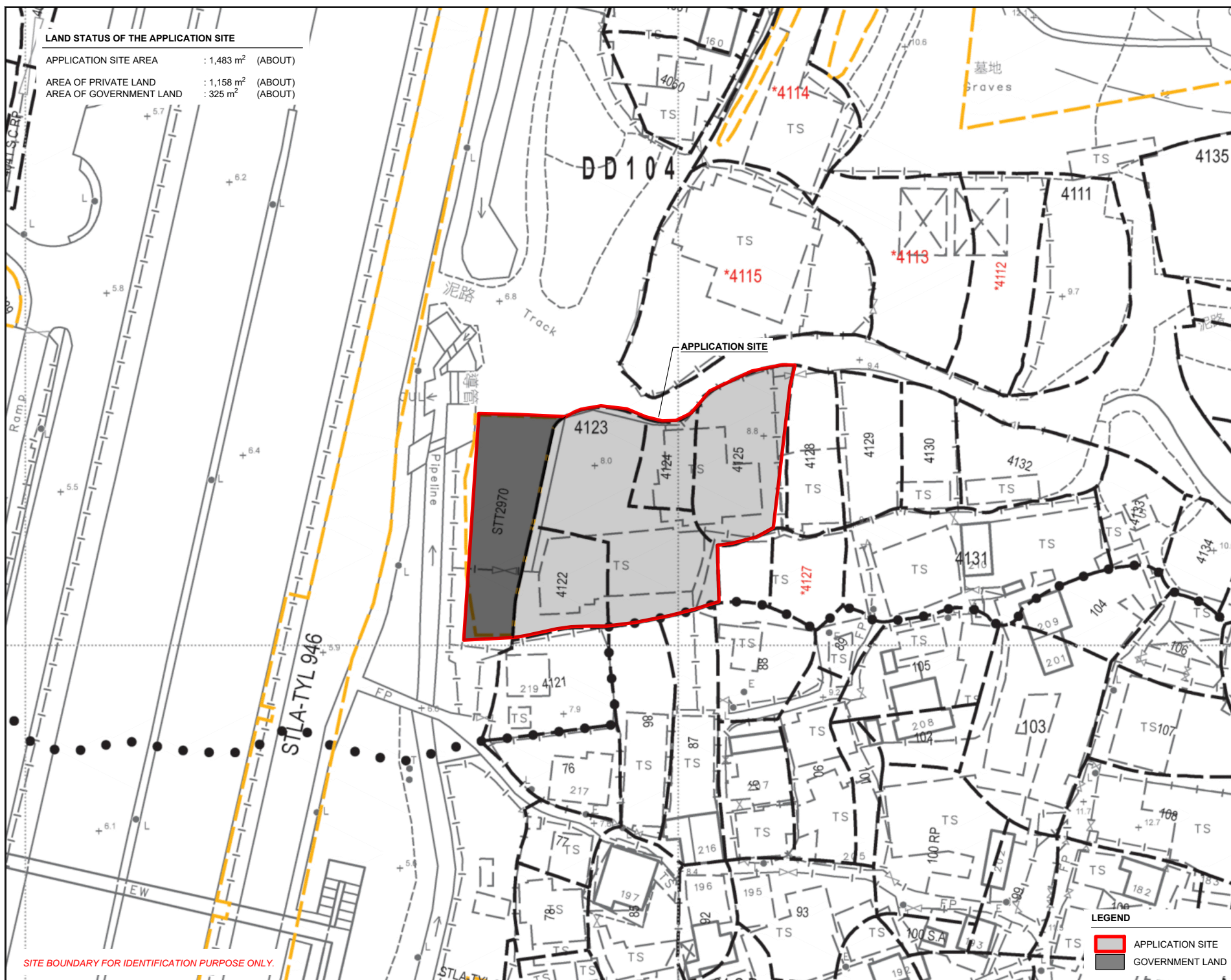
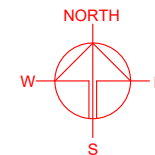
DWG NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 1,483 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 1,158 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 325 m ²	(ABOUT)



PLANNING CONSULTANT



PROJECT

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SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, SAN TAM ROAD, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY	DATE
MNI	21.4.2026

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE	
LAND STATUS OF THE SITE	

DWG NO.	VER
PLAN 3	00

LEGEND

APPLICATION SITE
GOVERNMENT LAND

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

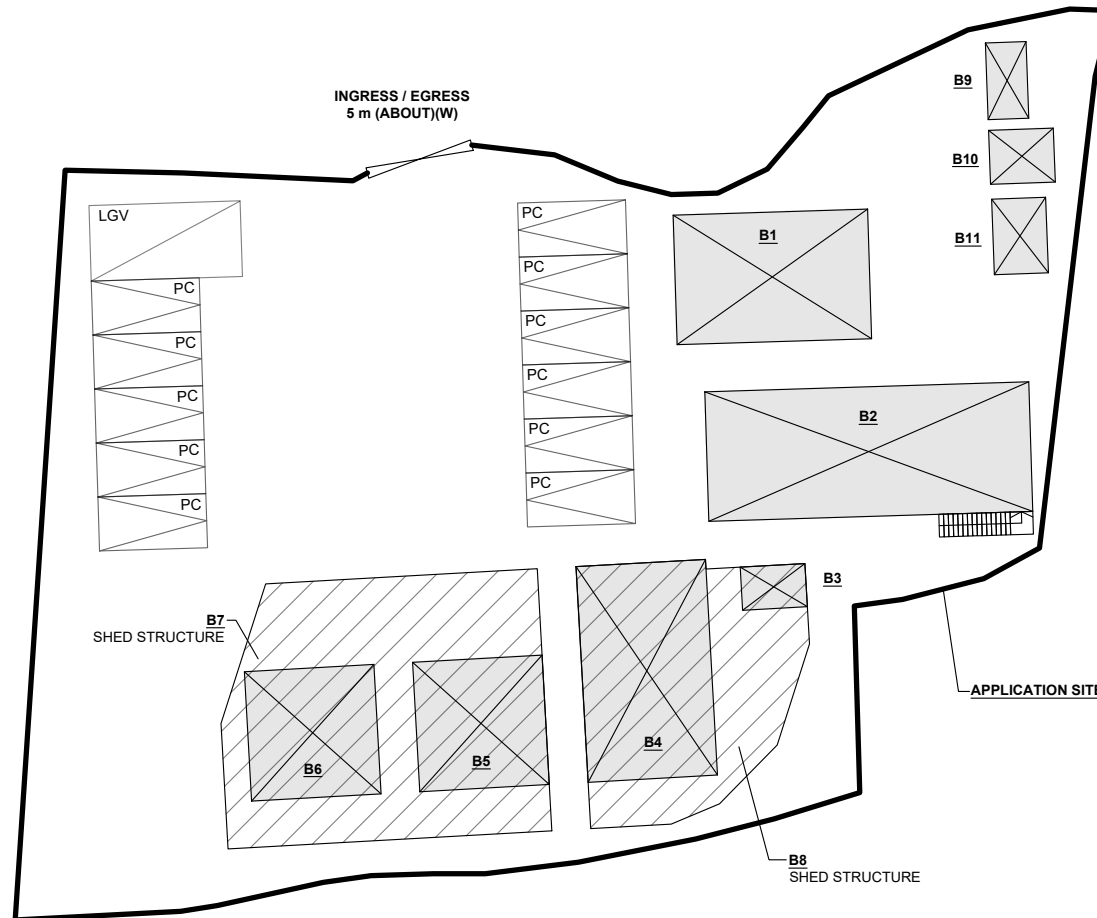
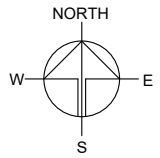
APPLICATION SITE AREA : 1,483 m² (ABOUT)
COVERED AREA : 463 m² (ABOUT)
UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.38 (ABOUT)
SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 558 m² (ABOUT)
TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 11
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

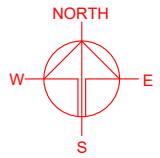
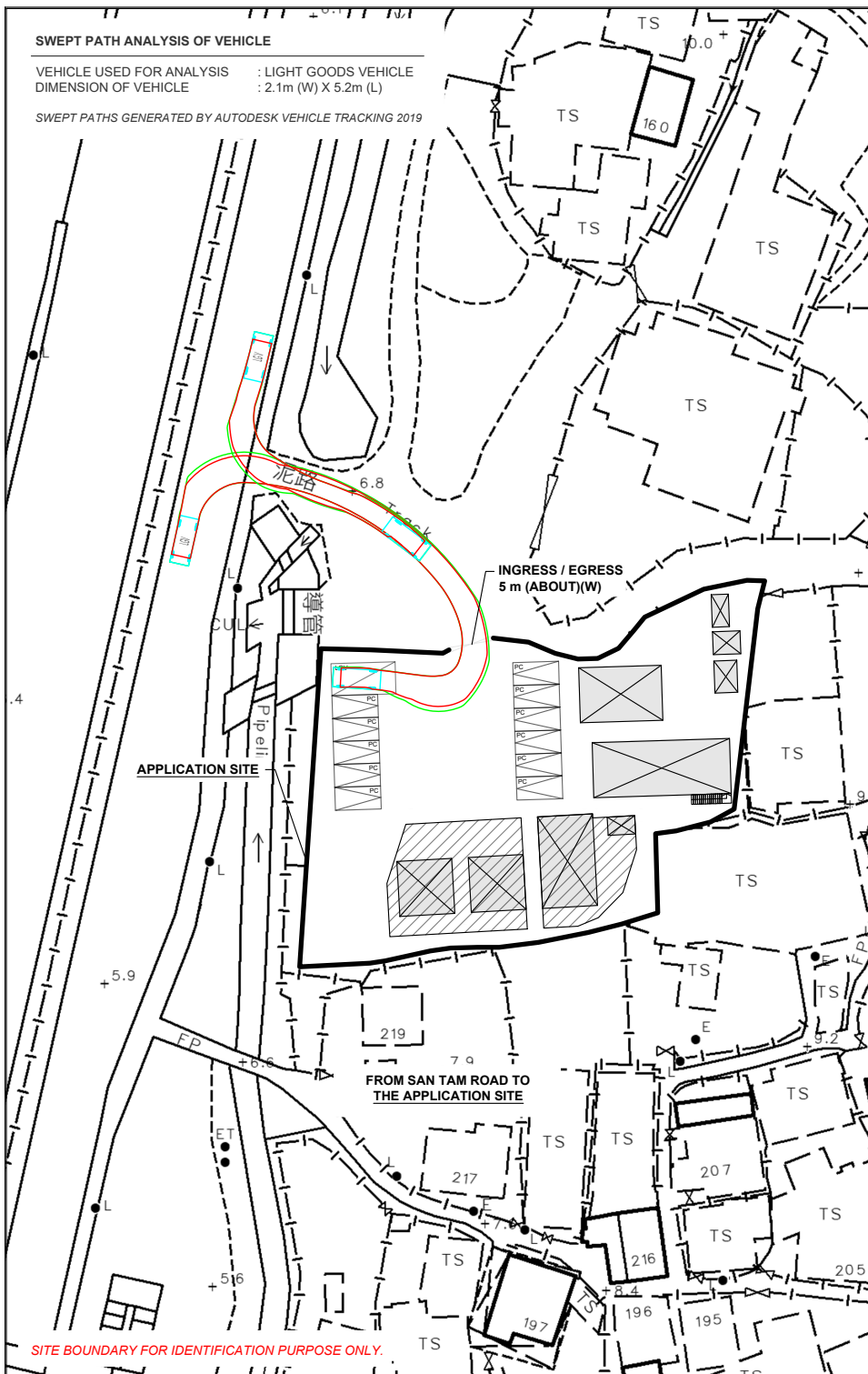
1 : 350 @ A4

DRAWN BY MN	DATE 29.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT



PROJECT	
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TEMPORARY SHOP AND
SERVICES AND EATING PLACE
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, SAN TAM ROAD, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY	DATE
MN	27.4.2026

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE	
SWEPT PATH ANALYSIS	

DWG NO.	VER.
PLAN 5	001