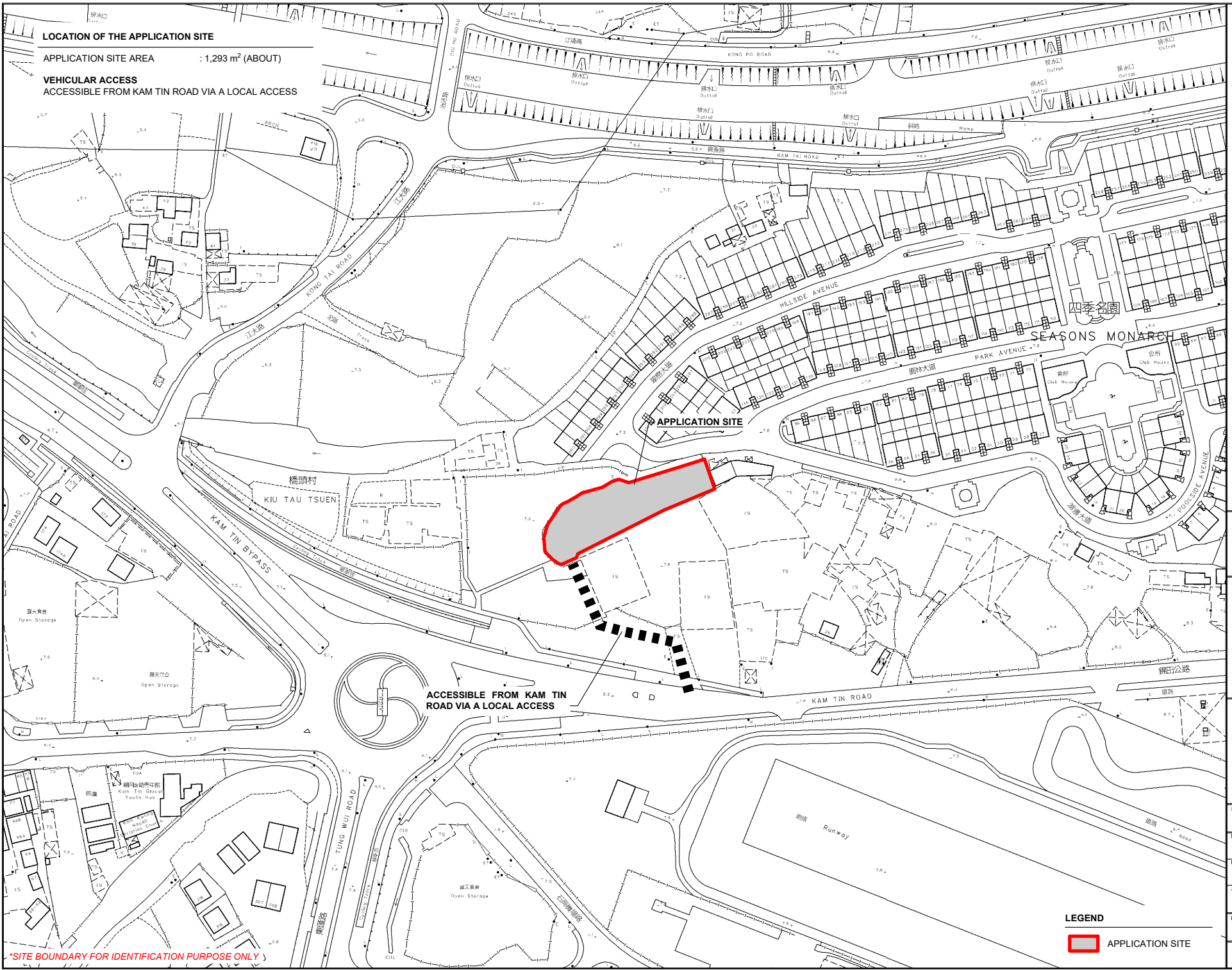




LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

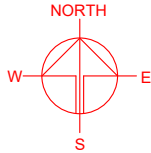
APPLICATION SITE

ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY

MN

REVISED BY

APPROVED BY

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

DATE

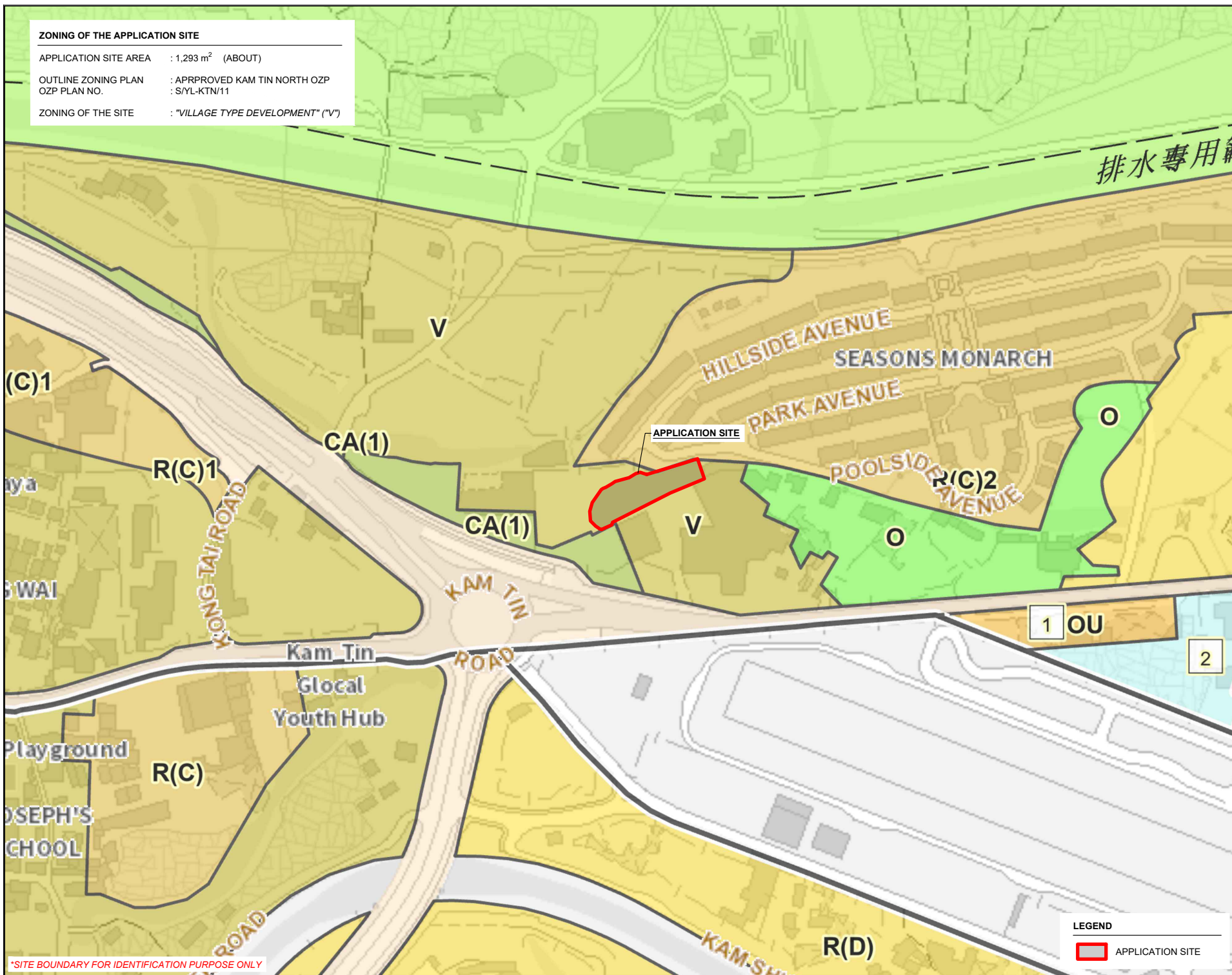
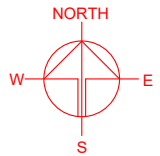
21.5.2026

DATE

DATE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)
 OUTLINE ZONING PLAN : APRPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 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 AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 8000 @ A4

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MN

DATE

21.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

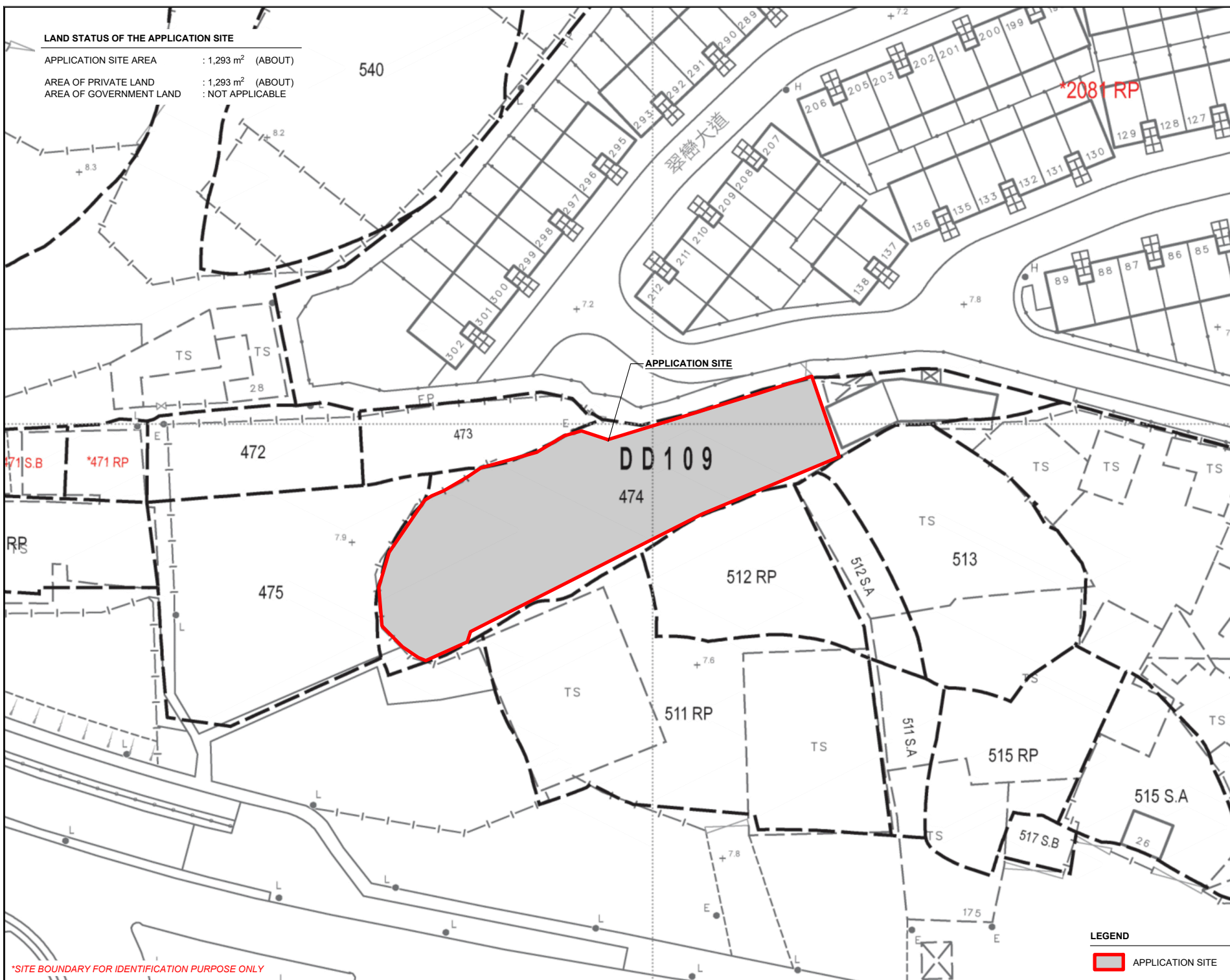
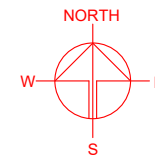
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,293 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

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DATE

21.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

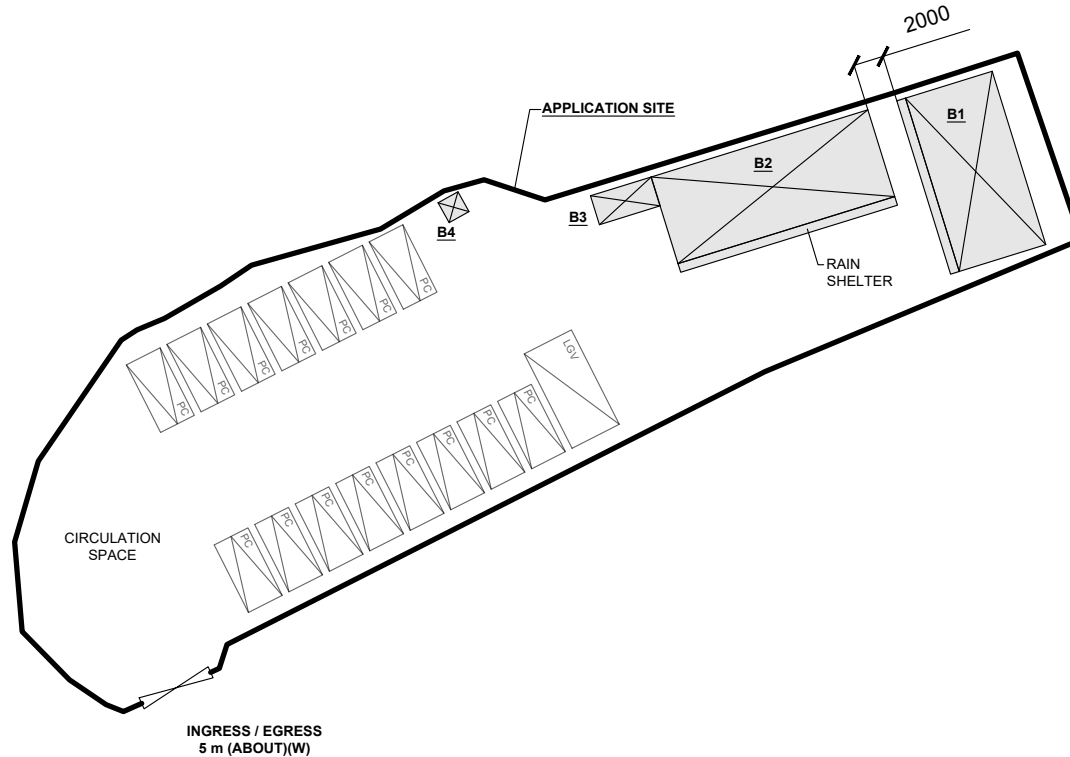
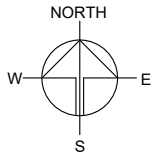
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,293 m ²	(ABOUT)
COVERED AREA	: 189 m ²	(ABOUT)
UNCOVERED AREA	: 1,104 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 351 m ²	(ABOUT)
TOTAL GFA	: 351 m ²	(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	80 m ² (ABOUT)*	152 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	99 m ² (ABOUT)*	189 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	GUARDHOUSE	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	351 m ² (ABOUT)	

*GFA OF STRUCTURE B1 - 72 m² (G/F) + 72 m² (1/F) + 8 m² (RAIN SHELTER) = 152 m²
 *GFA OF STRUCTURE B2 - 90 m² (G/F) + 90 m² (1/F) + 9 m² (RAIN SHELTER) = 189 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 15
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 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)
	STRUCTURE (RAIN SHELTER)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

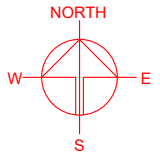
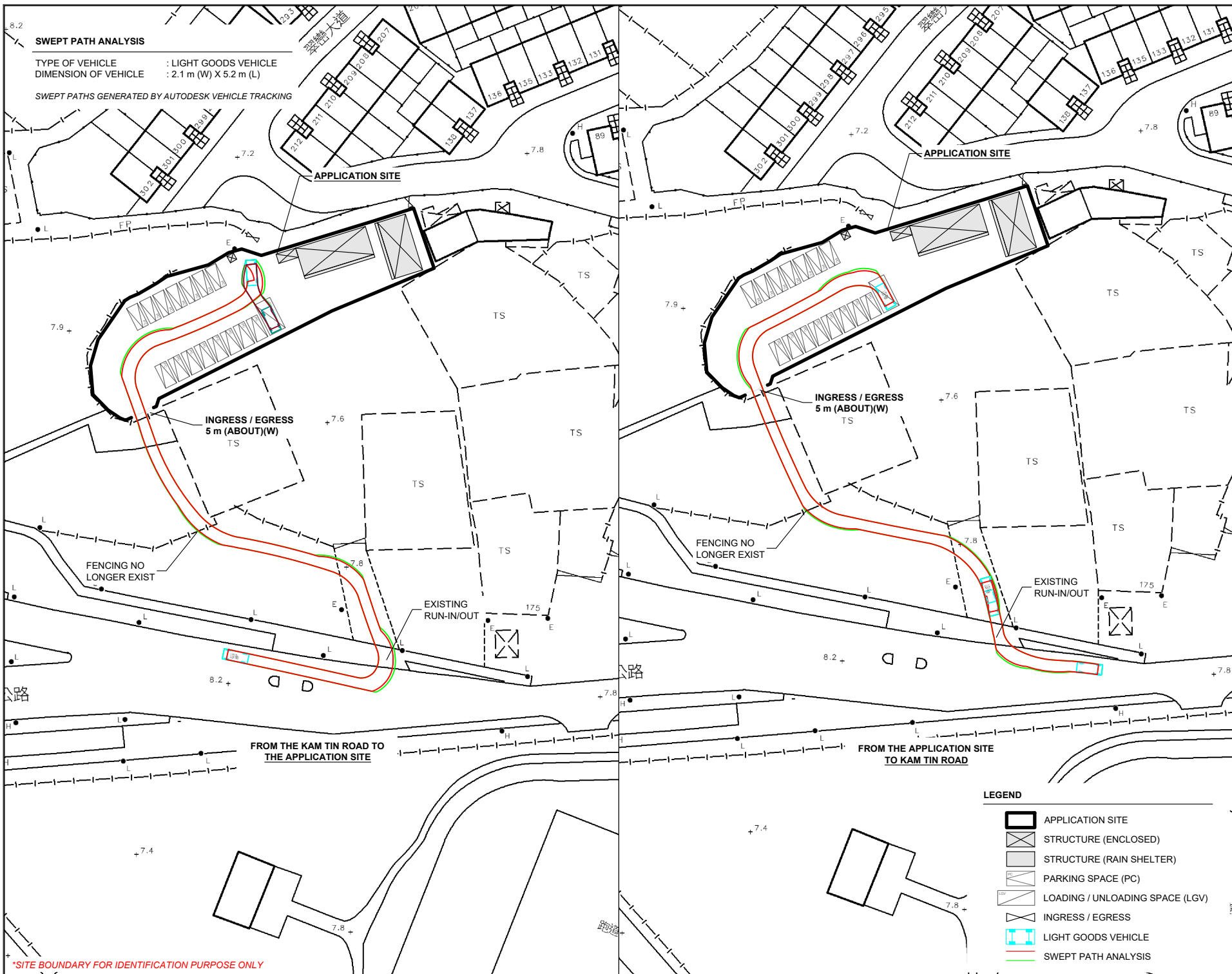
SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	21.5.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	21.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 5	001