

LOCATION OF THE APPLICATION SITE

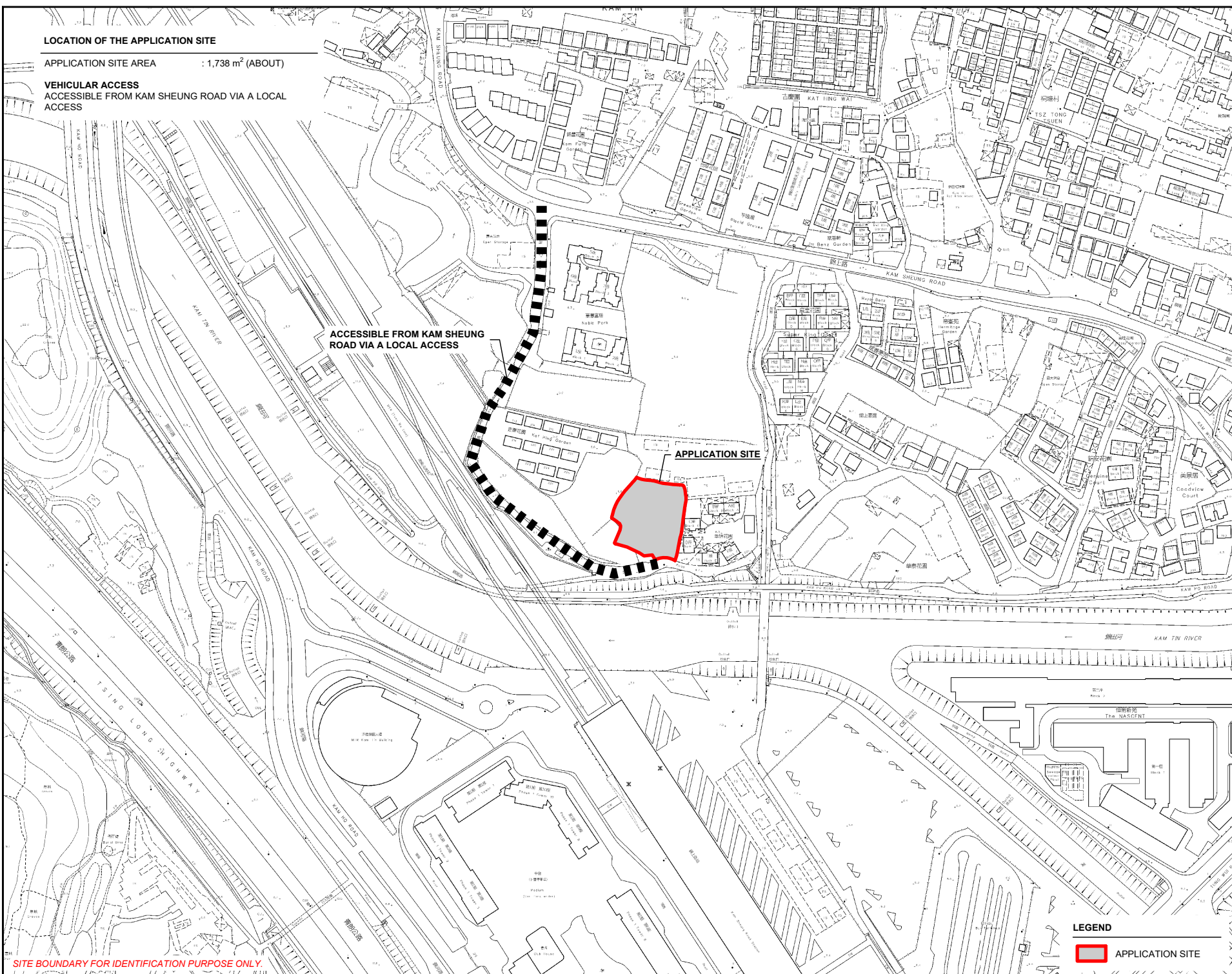
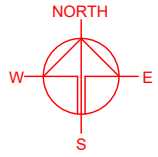
APPLICATION SITE AREA : 1,738 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS


ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS


APPLICATION SITE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

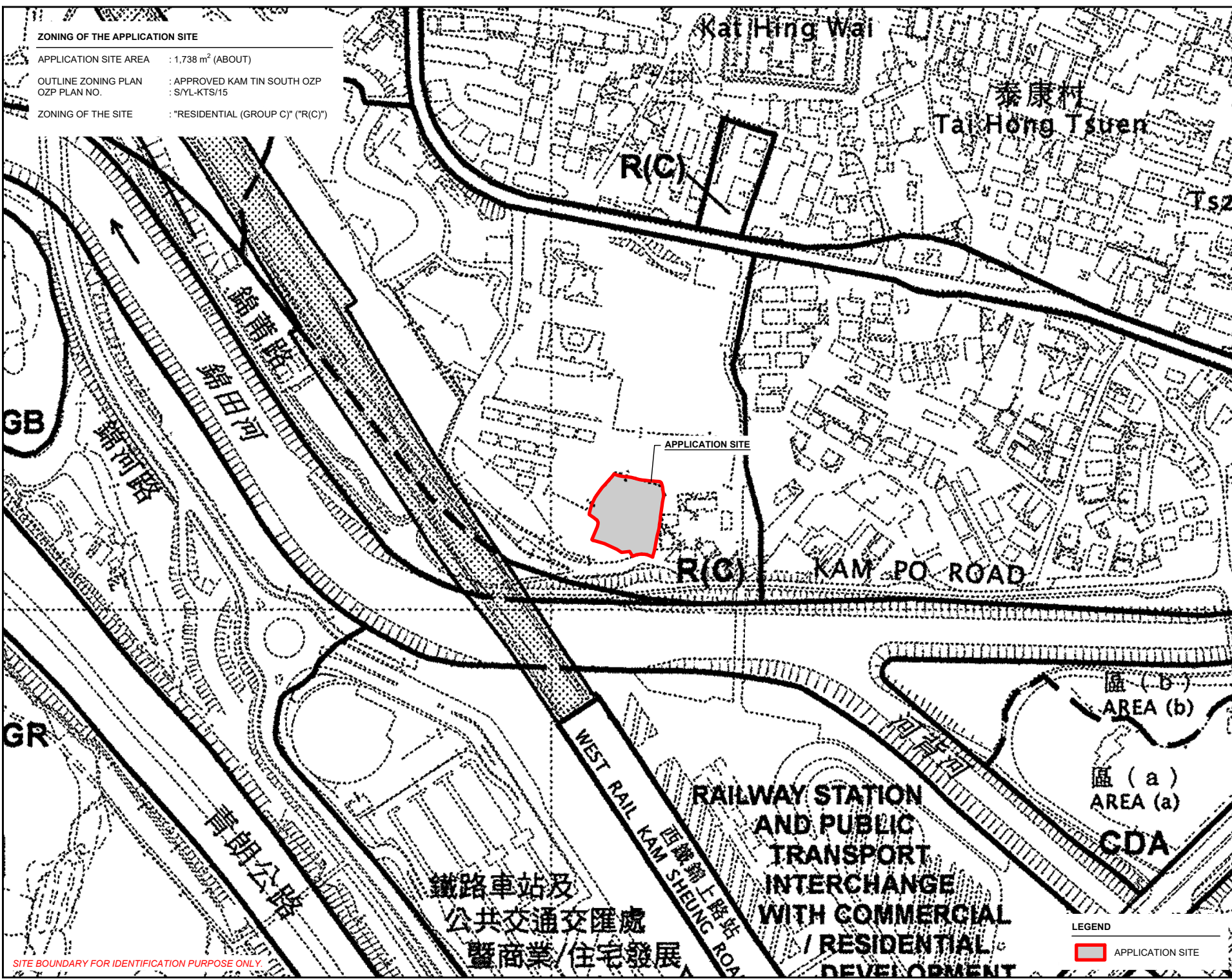
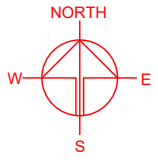
LEGEND

 APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
LOT 346 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	5.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,738 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
 OZP PLAN NO. : S/YL-KTS/15
 ZONING OF THE SITE : "RESIDENTIAL (GROUP C)" ("R(C)")



PROJECT
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 346 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 5.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

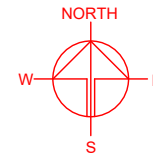
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

鐵路車站及
 公共交通交匯處
 暨商業/住宅發展

RAILWAY STATION
 AND PUBLIC
 TRANSPORT
 INTERCHANGE
 WITH COMMERCIAL
 / RESIDENTIAL
 DEVELOPMENT

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,738 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,738 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT

 R-RICHES
 PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 346 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

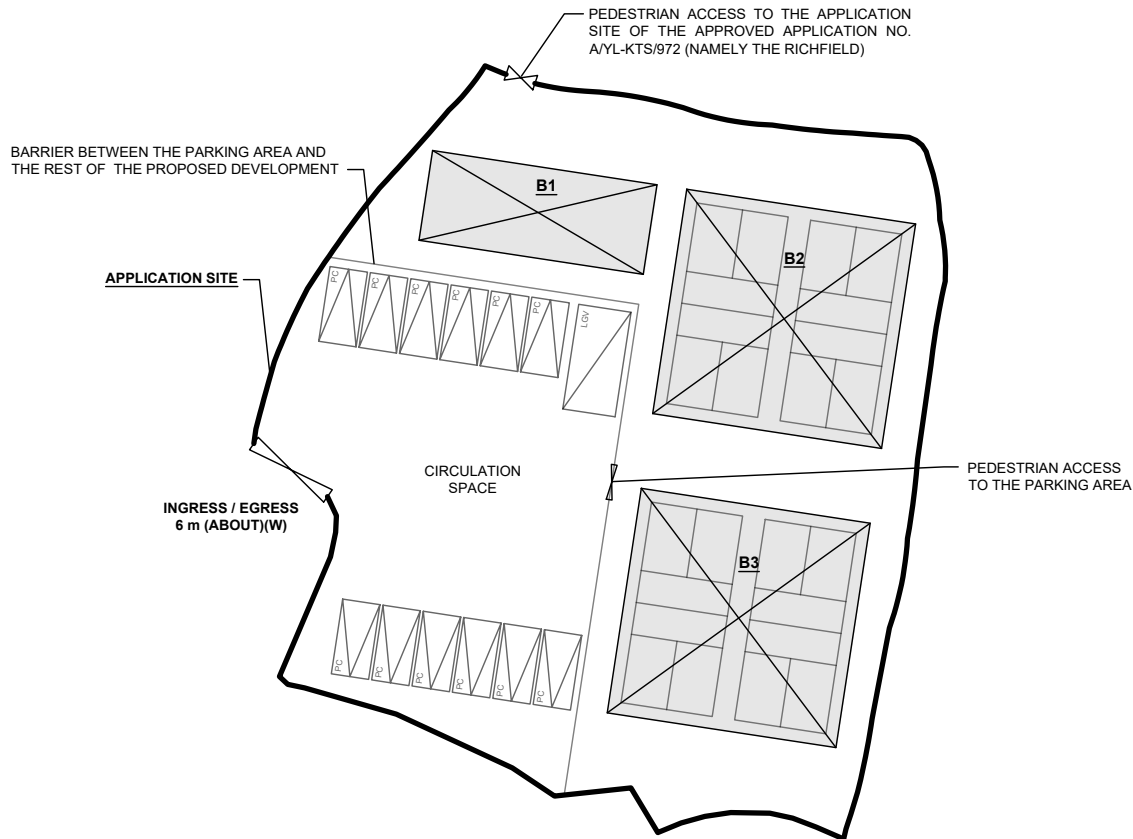
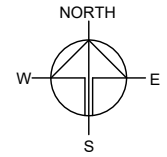
DRAWN BY MN	DATE 5.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,738 m ²	(ABOUT)
COVERED AREA	: 548 m ²	(ABOUT)
UNCOVERED AREA	: 1,190 m ²	(ABOUT)
PLOT RATIO	: 0.37	(ABOUT)
SITE COVERAGE	: 32 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 638 m ²	(ABOUT)
TOTAL GFA	: 638 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m - 9 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, RECEPTION, SITE OFFICE, WASHROOM AND CHANGING ROOM	90 m ² (ABOUT)	180 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B2	INDOOR SPORTS CENTRE	229 m ² (ABOUT)	229 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	INDOOR SPORTS CENTRE	229 m ² (ABOUT)	229 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		548 m² (ABOUT)	638 m² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 346 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 14.5.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

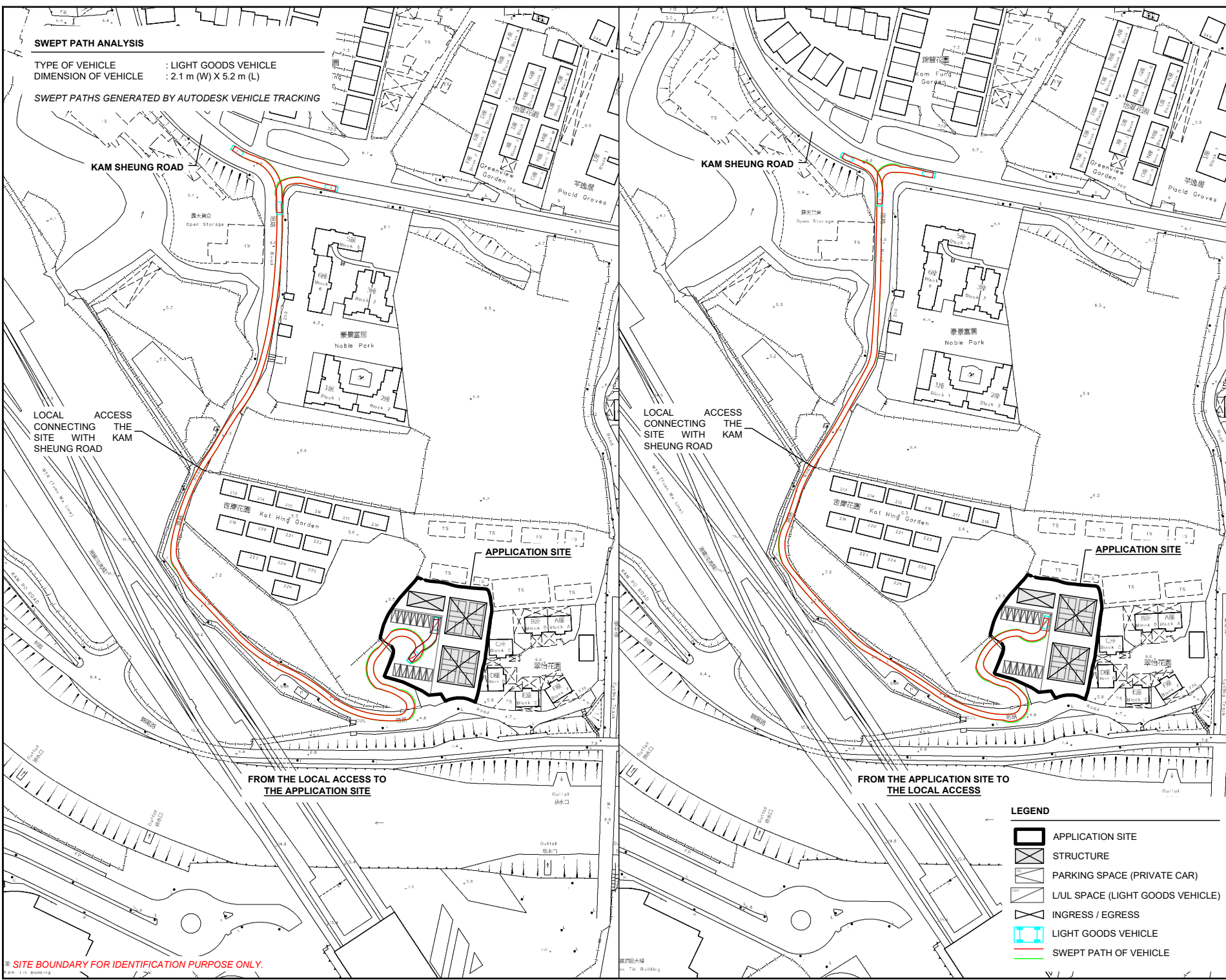
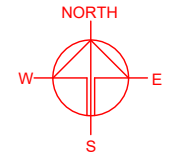
LAYOUT PLAN

DWG NO. VER.
PLAN 4 001

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



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SITE LOCATION

LOT 346 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2000 @ A4

DRAWN BY: MN DATE: 5.5.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO.: PLAN 5 VER.: 001

NOTE: SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.