

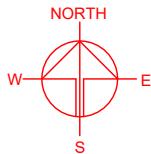
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 434 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NGAU TAM MEI OZP
OZP PLAN NO. : SYL-NTM/15
ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"UNIVERSITY TOWN" ("OU/UT")
AND AREA SHOWN AS ROAD

A1

9



大學城
UNIVERSITY TOWN OU

1B

50

OU

大學城
UNIVERSITY
TOWN

1C

100

大學城
UNIVERSITY TOWN

NBA

道路
ROAD 13

LEGEND

■ APPLICATION SITE

VER. 001

DWG. NO.

PLAN 2

DWG. TITLE

ZONING OF THE SITE

VER. 001

PLAN 2

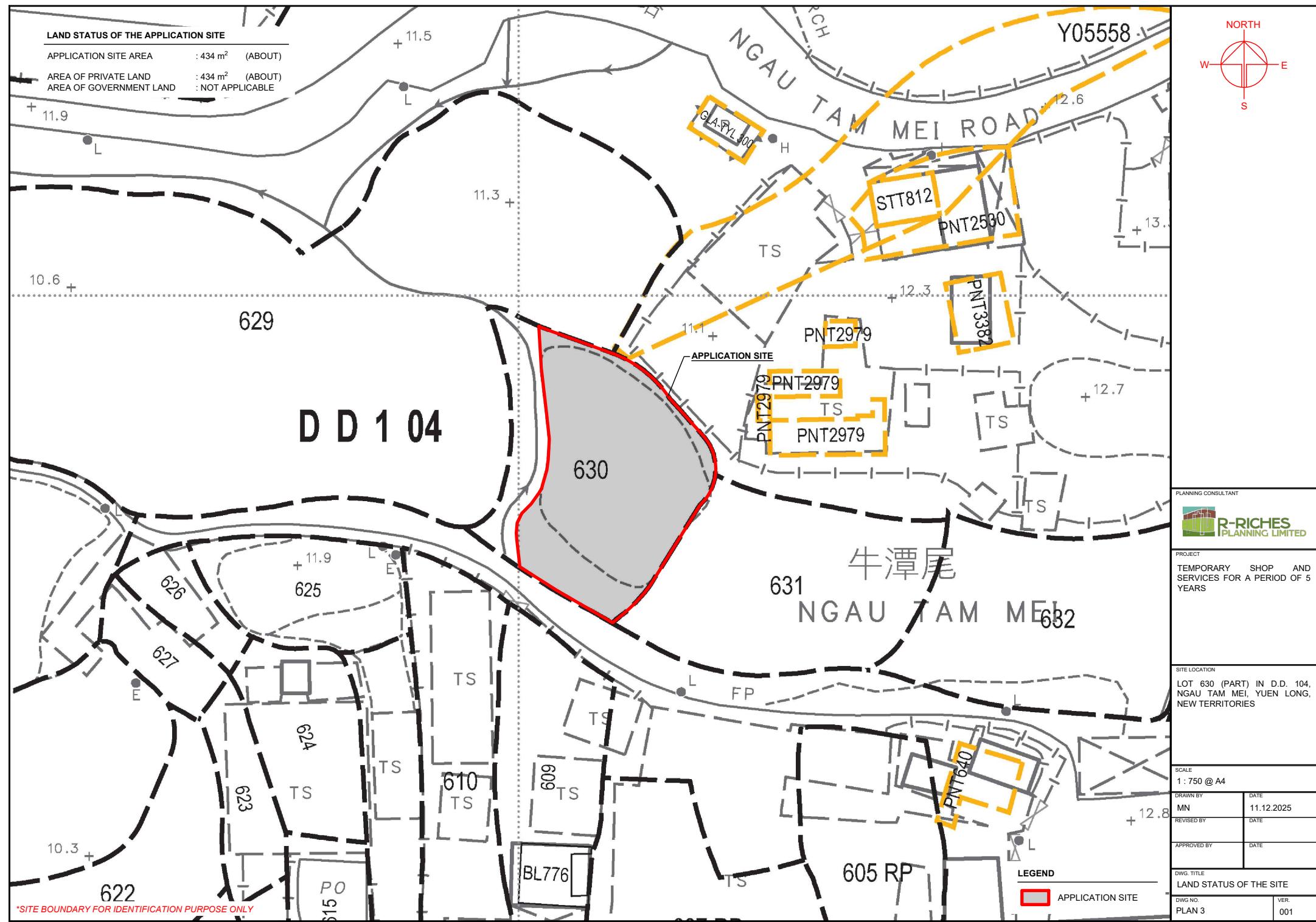
DWG. NO.

VER. 001

PLAN 2

* SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

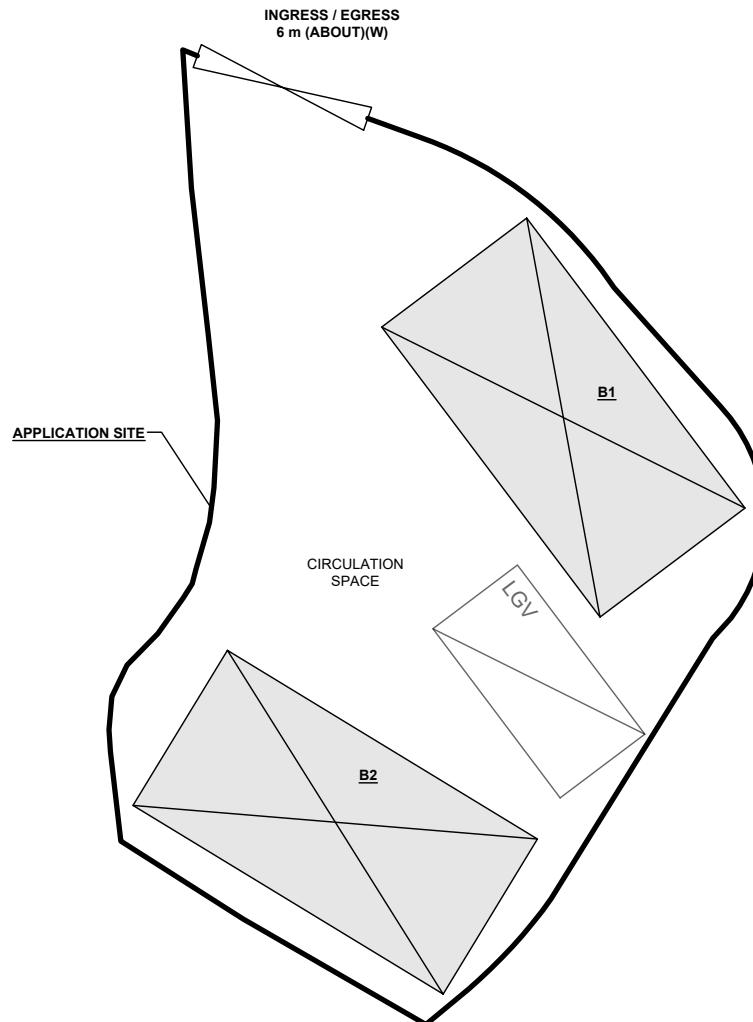
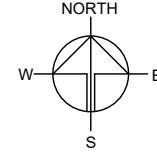
NDA



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 434 m ² (ABOUT)
COVERED AREA	: 144 m ² (ABOUT)
UNCOVERED AREA	: 290 m ² (ABOUT)
PLOT RATIO	: 0.66 (ABOUT)
SITE COVERAGE	: 33 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 288 m ² (ABOUT)
TOTAL GFA	: 288 m ² (ABOUT)
BUILDING HEIGHT	: 7 m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	SHOP AND SERVICES	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
		TOTAL	144 m² (ABOUT)	288 m² (ABOUT)


LOADING / UNLOADING PROVISIONS

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

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LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT
 R-RICHES
 PLANNING LIMITED

PROJECT
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 630 (PART) IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY MN DATE 11.12.2025

REVISED BY DATE

APPROVED BY DATE

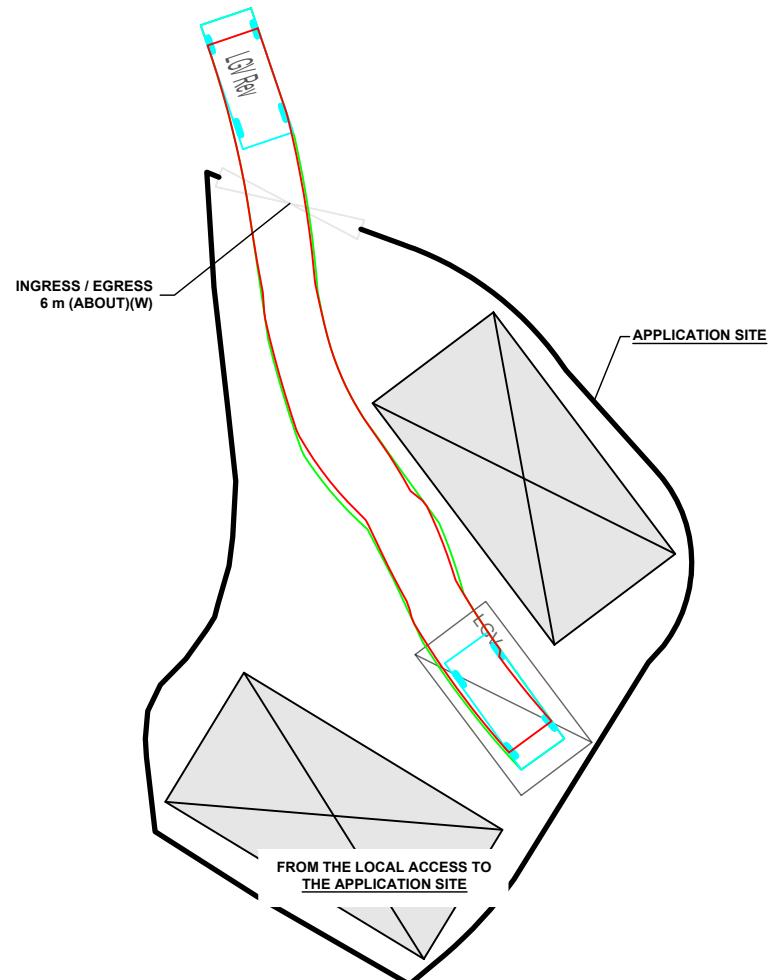
DWG. TITLE
 LAYOUT PLAN

DWG. NO. PLAN 4 VER. 001

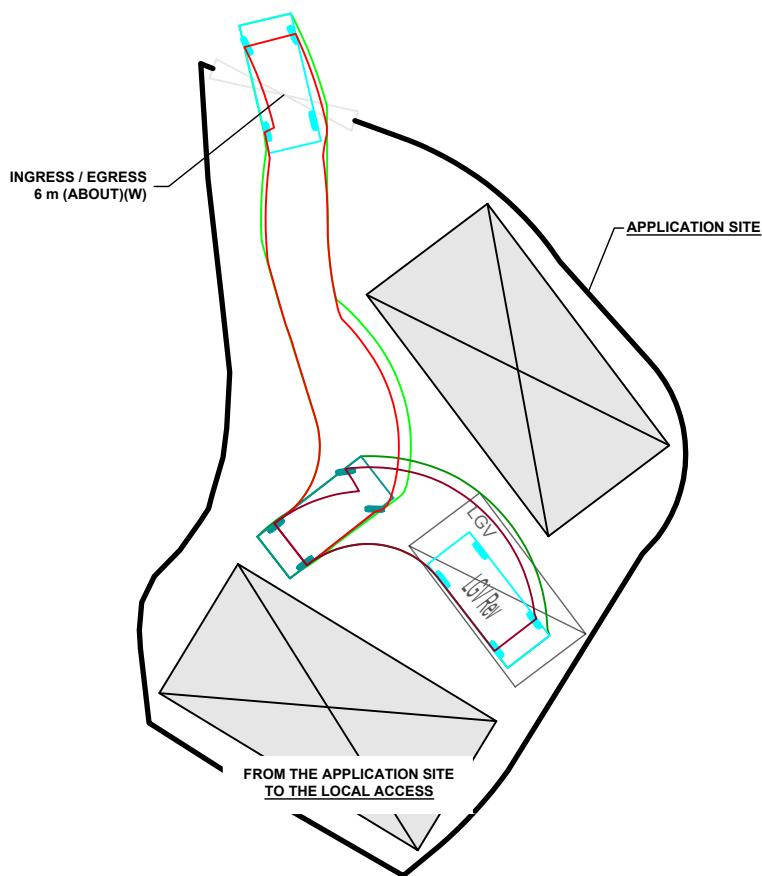
SWEPT PATH ANALYSIS

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

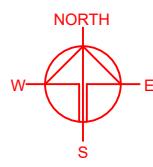


*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



LEGEND

	APPLICATION SITE
	STRUCTURE
	LUL SPACE (LGV)
	INGRESS / EGRESS
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 630 (PART) IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY DATE
 MN 11.12.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG. NO. VER.
 PLAN 5 001