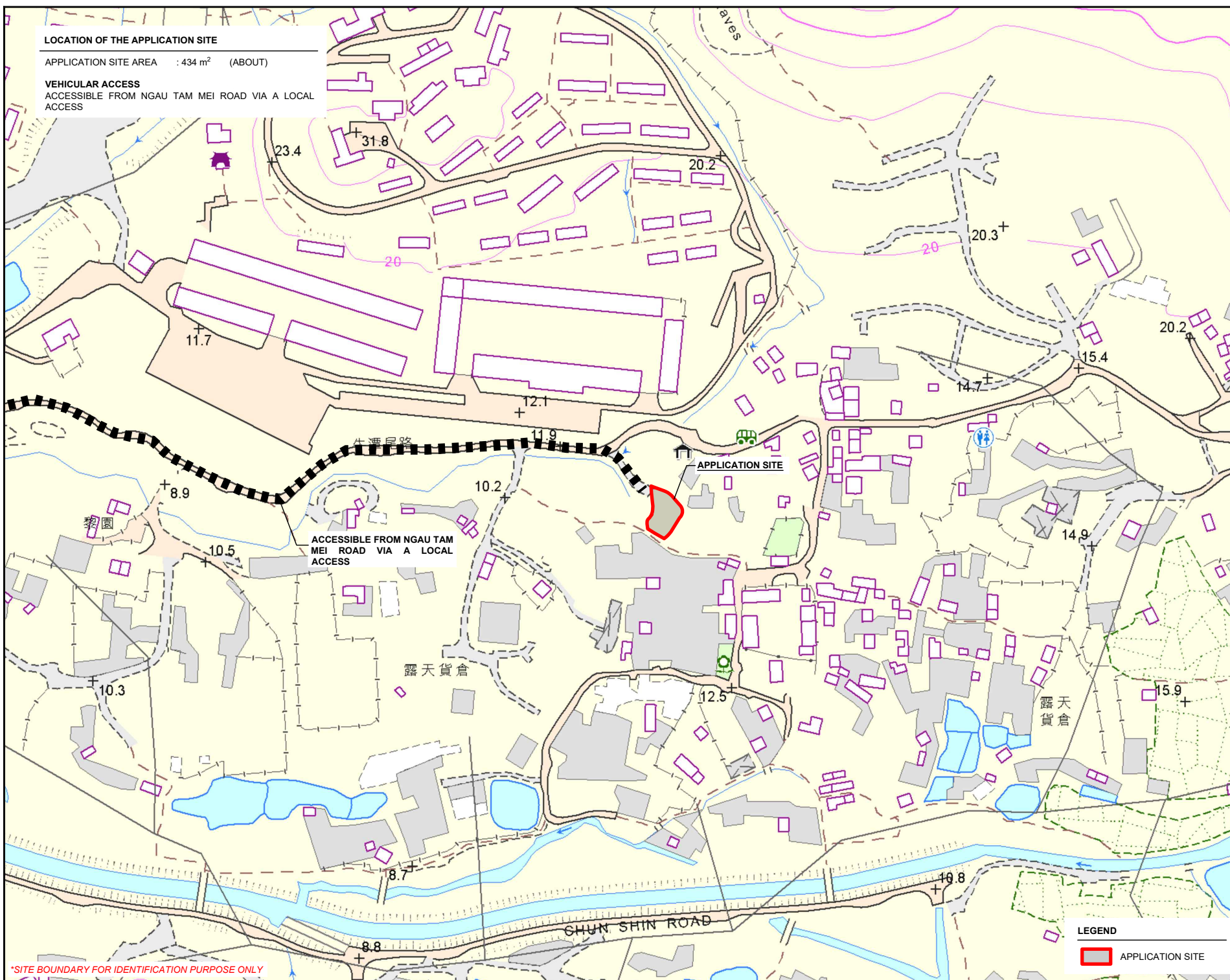
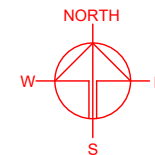


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 434 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM NGAU TAM MEI ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



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
1:3000 @ A4

DRAWN BY: MN
DATE: 11.12.2025

REVISED BY: (blank)
DATE: (blank)

APPROVED BY: (blank)
DATE: (blank)

DWG. TITLE
LOCATION PLAN

DWG. NO.: PLAN 1
VER.: 001

LEGEND

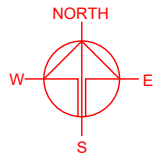
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 434 m² (ABOUT)

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



A1

OU

1B



大學城 APPLICATION SITE

UNIVERSITY TOWN

OU

大學城
UNIVERSITY
TOWN

1C



大學城

UNIVERSITY TOWN

OU

ROAD L3 道路

NBA

NBA

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



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 : 3000 @ A4

DRAWN BY

MN

DATE

11.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

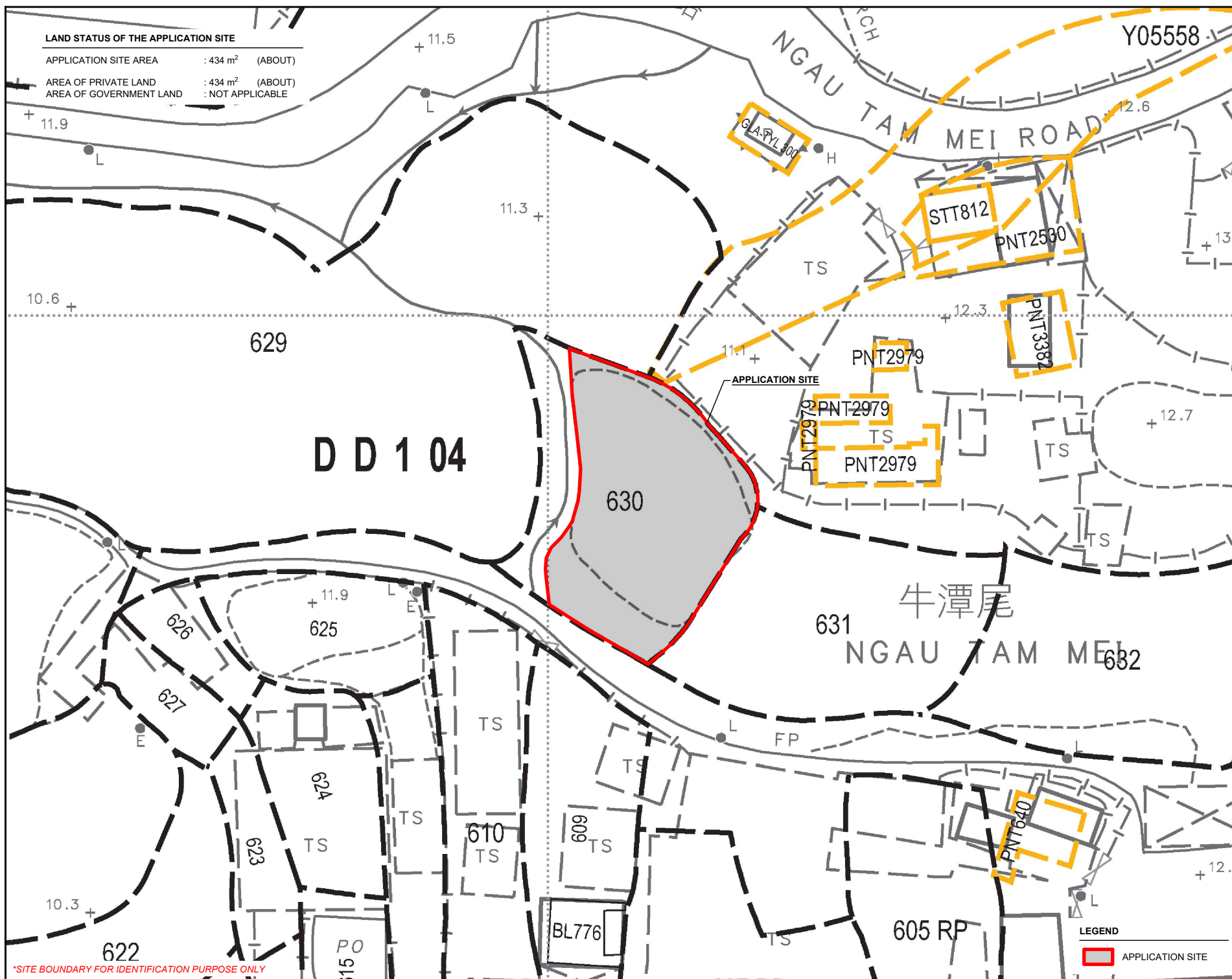
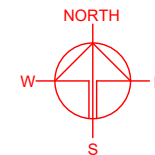
DWG NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 434 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 434 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE	



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



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 : 750 @ A4

DRAWN BY	DATE
MNI	11.12.2025

	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	001

LEGEND

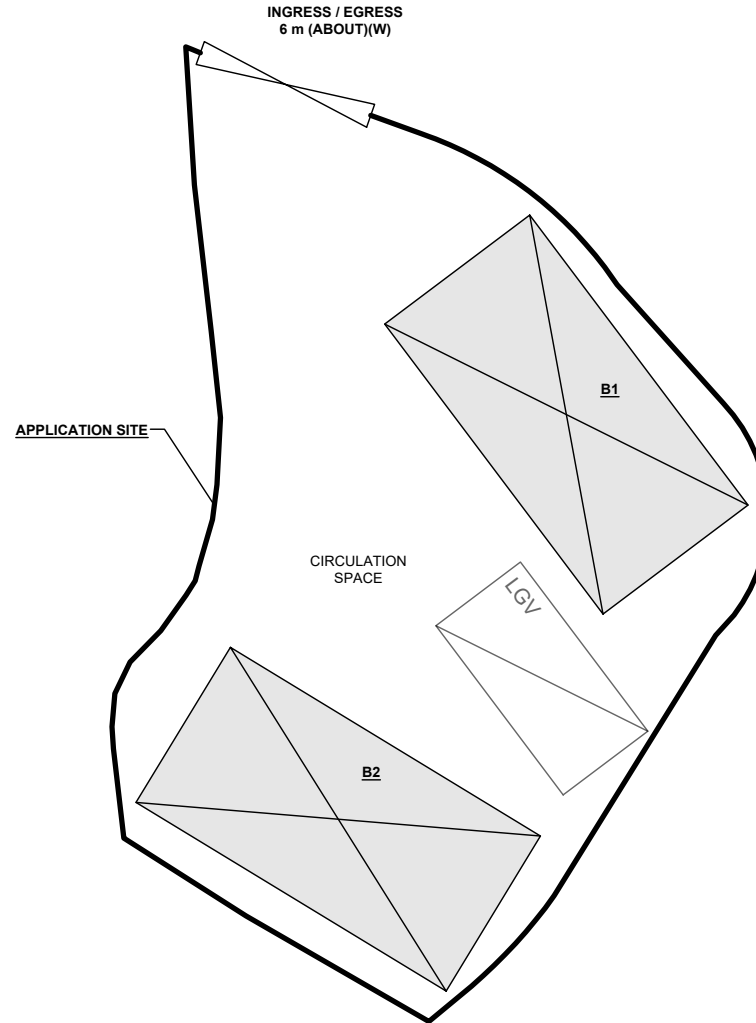
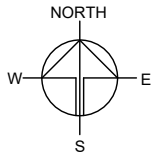


APPLICATION SITE

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-STOREY)
B2	SHOP AND SERVICES	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		144 m ² (ABOUT)	288 m ² (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)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

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

PLANNING CONSULTANT



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	DATE
MN	11.12.2025
REVISED BY	DATE
APPROVED BY	DATE

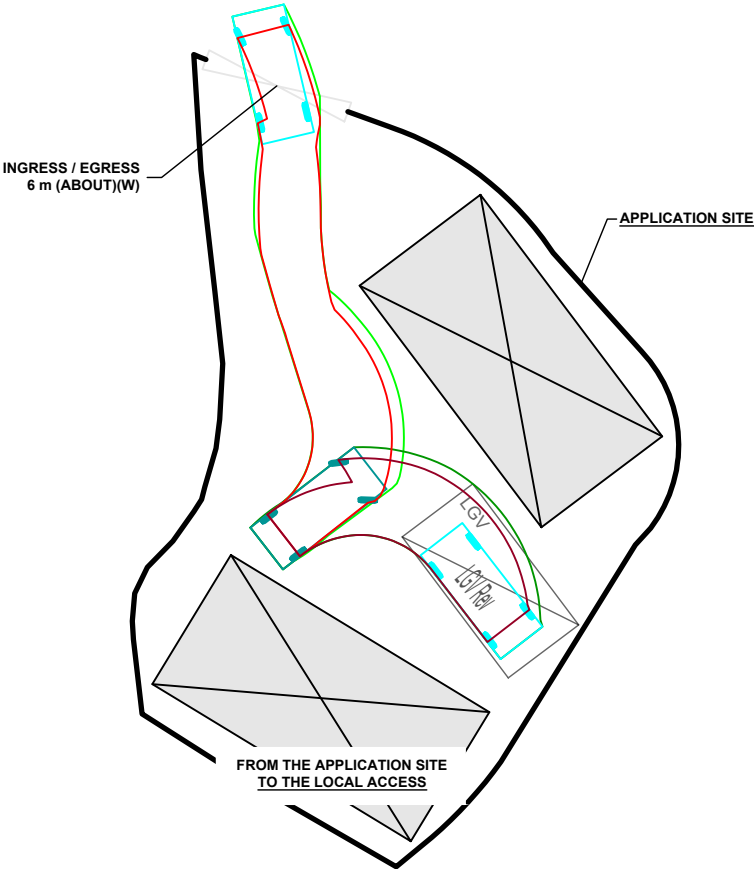
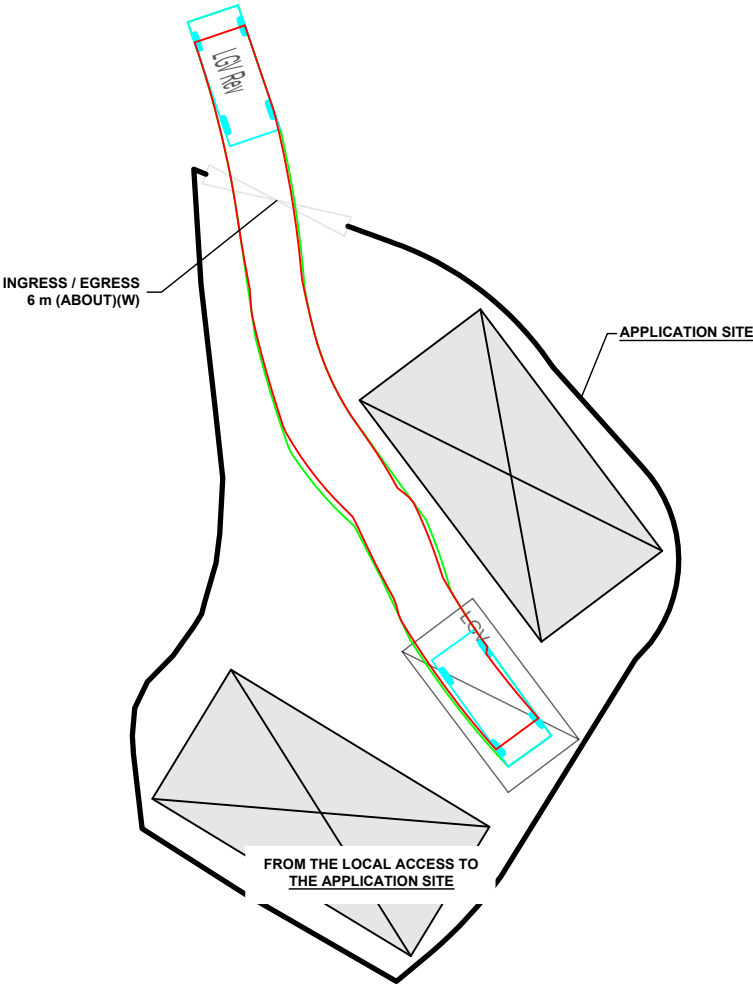
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

SWEPT PATH ANALYSIS

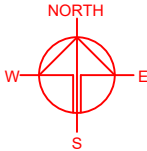
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT	
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