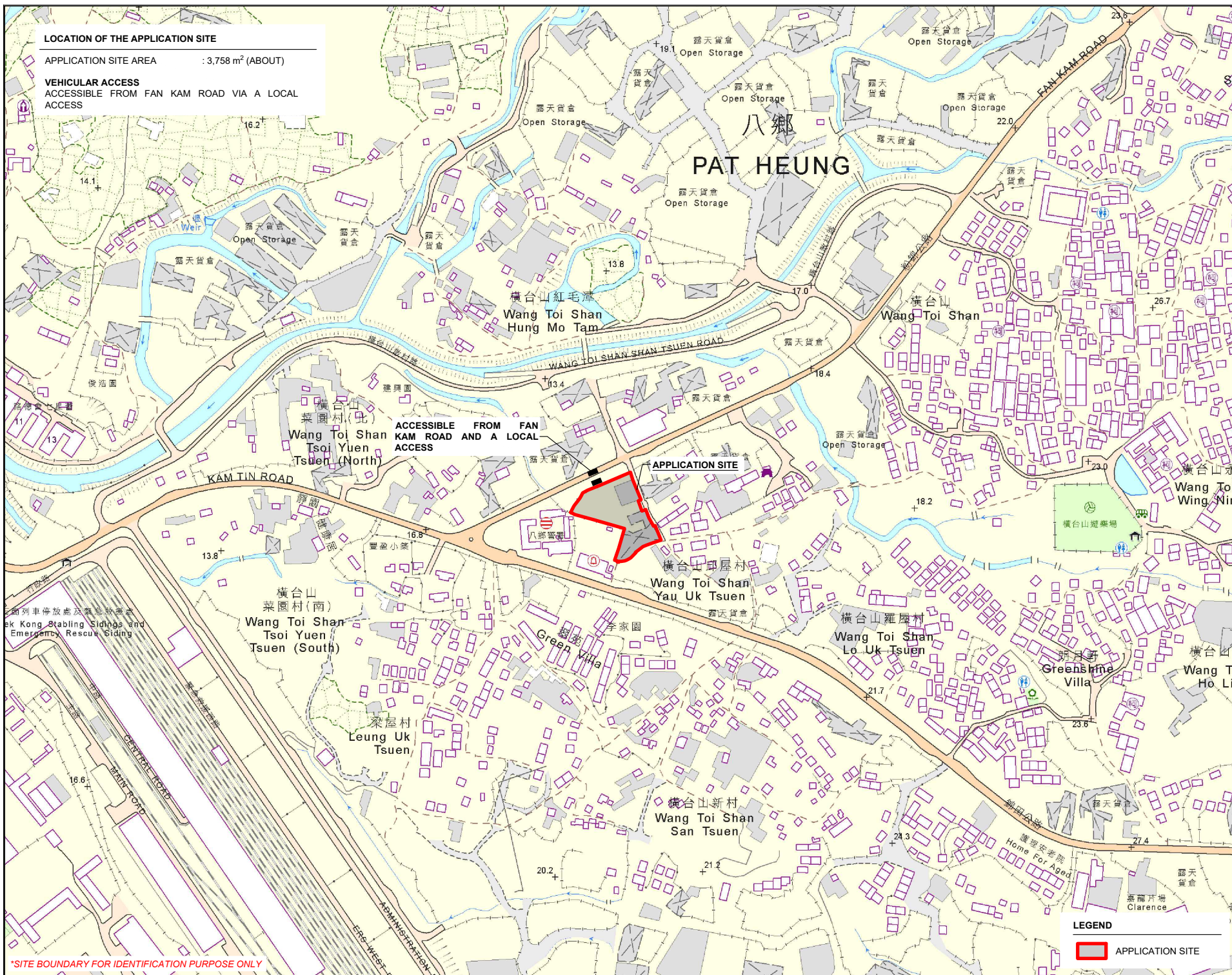


LOCATION OF THE APPLICATION SITE

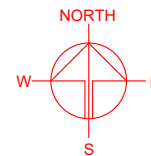
APPLICATION SITE AREA : 3,758 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

2.10.2025

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 : 3,758 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
 OZP PLAN NO. : S/YL-PH/11
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")

排水專用範圍

WANG TOI SHAN SHAN TSUEN ROAD

Open Storage

Open Storage

Open Storage

Factory

Open Storage

Open Storage

Temple

APPLICATION SITE

G/IC

PAT HEUNG

WANG TOI SHAN YAU UK TSUEN

OS

Pat Heung Police Station

G/IC

Pat Heung Fire Station

V

Open Storage

BLOCK 26

BLOCK 30

BLOCK 23 Green Villa

BLOCK 15

BLOCK 1

BLOCK 4

BLOCK 27

BLOCK 17

BLOCK 6

BLOCK 14

BLOCK 8

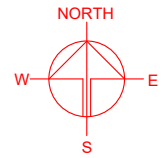
BLOCK 9

BLOCK 10

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

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DWG. TITLE

ZONING OF THE SITE

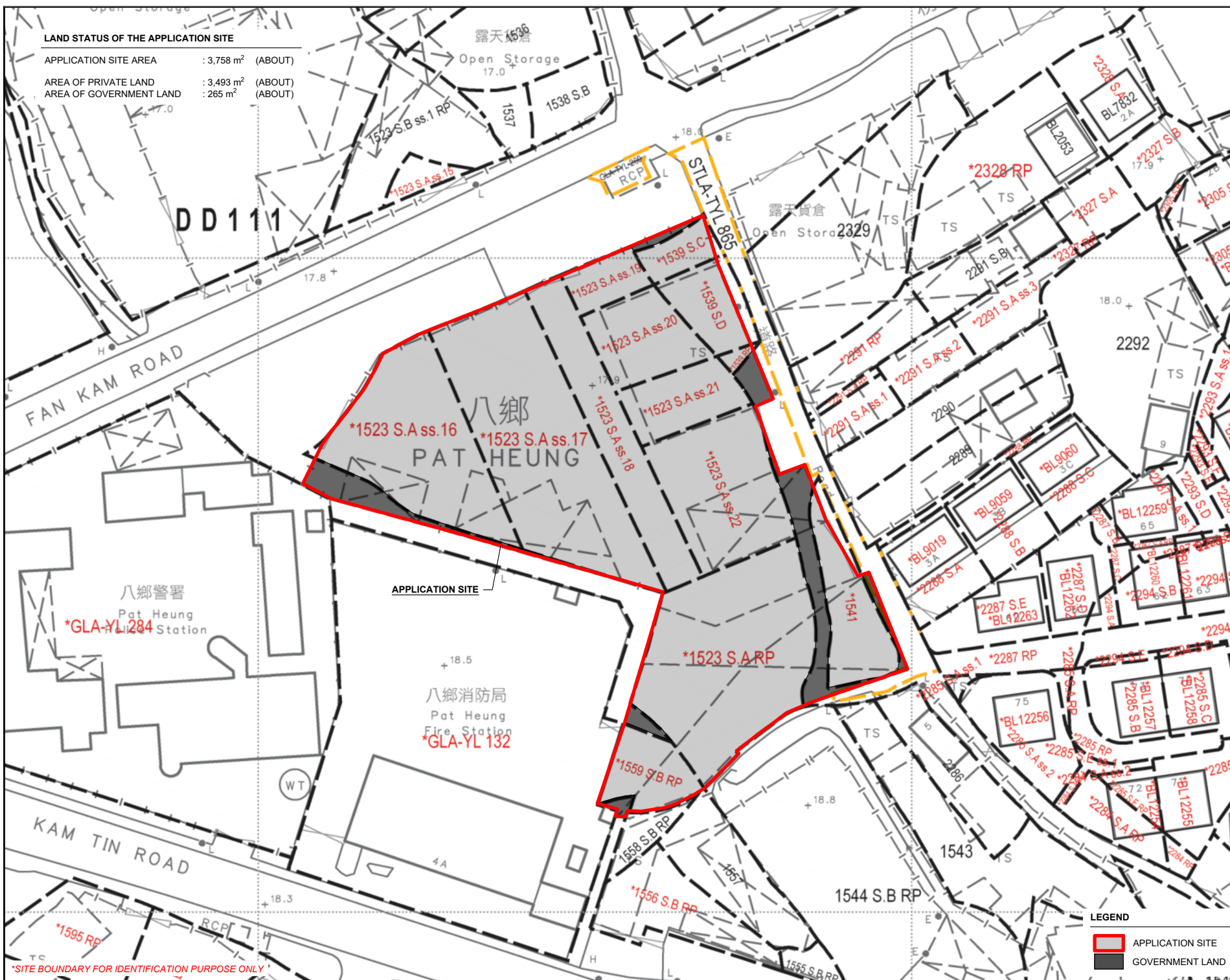
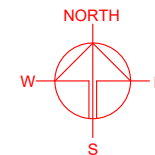
DWG NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 3,758 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 3,493 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 265 m ²	(ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY WORKSHOP AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND
ADJOINING GOVERNMENT
LAND, PAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY	DATE
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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

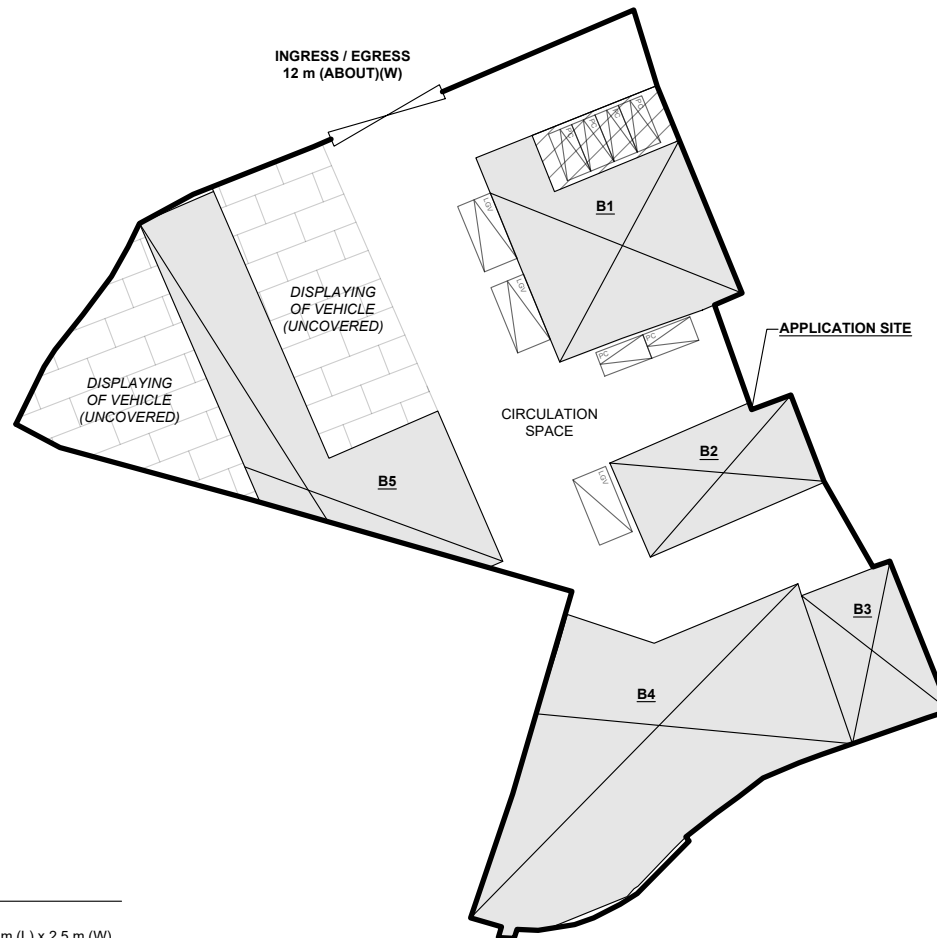
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,758 m ²	(ABOUT)
COVERED AREA	: 1,893 m ²	(ABOUT)
UNCOVERED AREA	: 1,865 m ²	(ABOUT)
PLOT RATIO	: 0.94	(ABOUT)
SITE COVERAGE	: 50 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 3,517 m ²	(ABOUT)
TOTAL GFA	: 3,517 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	428 m ² (ABOUT)	777 m ² (ABOUT)*	8 m (ABOUT)(2-STOREY)
B2	WASHROOM AND COVERED PARKING SPACE	190 m ² (ABOUT)	190 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH ANCILLARY WORKSHOP	154 m ² (ABOUT)	308 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B4	SHOP AND SERVICES WITH ANCILLARY WORKSHOP	705 m ² (ABOUT)	1,410 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B5	SHOP AND SERVICES, FIRE SERVICE WATER TANK AND PUMP ROOM	416 m ² (ABOUT)	832 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
TOTAL		1,893 m ² (ABOUT)	3,517 m ² (ABOUT)	

*PORTION OF STRUCTURE B1 IS 1-STOREY, GFA OF STRUCTURE B1 - 428 m² + 349 m² = 777 m² (ABOUT)

*PORTION OF STRUCTURES B2, B3 AND B4 ARE USED AS ANCILLARY WORKSHOP, TOTAL GFA ACCOUNTABLE = 950 m² (ABOUT)



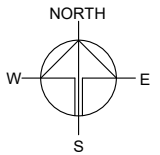
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
DN	28.10.2025

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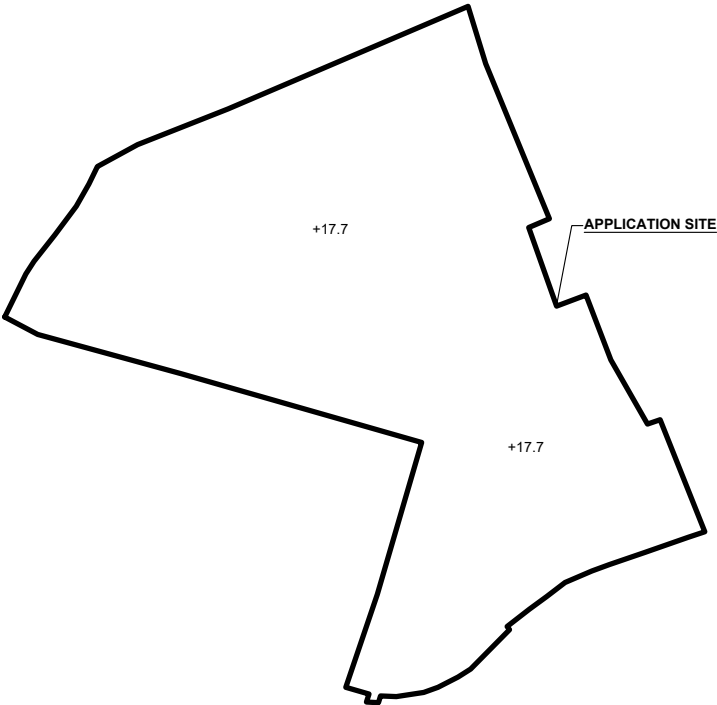
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 3,758 m² (ABOUT)
SITE LEVELS BEFORE FILLING : +17.7 mPD (ABOUT)



LEGEND

APPLICATION SITE

+17.7 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

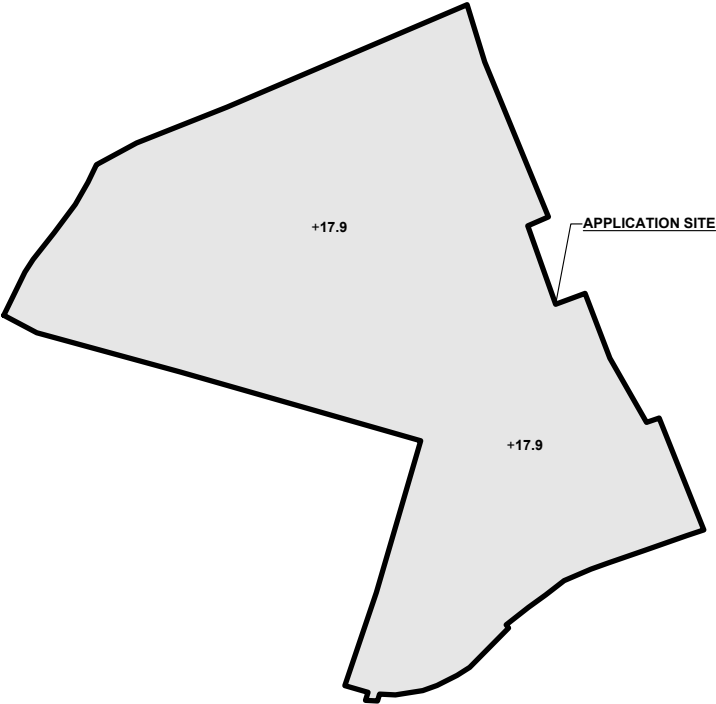
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,758 m² (ABOUT)
COVERED BY STRUCTURE : 1,893 m² (ABOUT)

EXISTING FILLED AREA : 3,758 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +17.9 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES, CIRCULATION AREA, DISPLAYING OF VEHICLES, PARKING AND LOADING/ UNLOADING SPACES

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE 2000s. THE PROPOSED FILLING OF LAND IS INTENDED TO REGULARISE THE FILLED AREA OF THE APPLICATION SITE.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

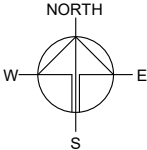


LEGEND

APPLICATION SITE

EXISTING FILLED AREA

+17.9 PROPOSED SITE LEVEL



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PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	2.10.2025
REVISED BY	DATE
APPROVED BY	DATE

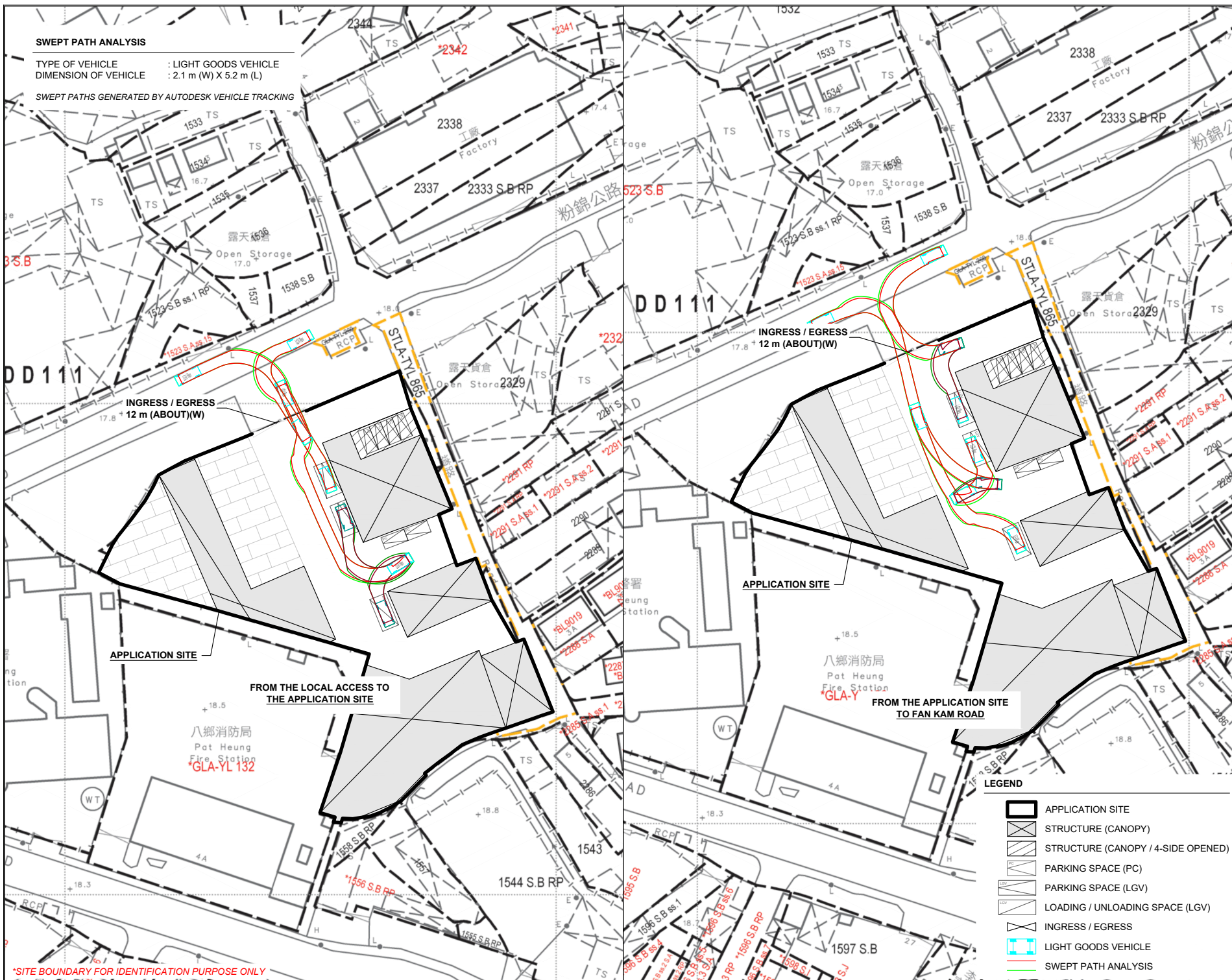
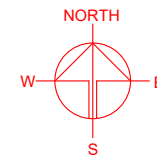
DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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SWEEP PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

2.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEEP PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001