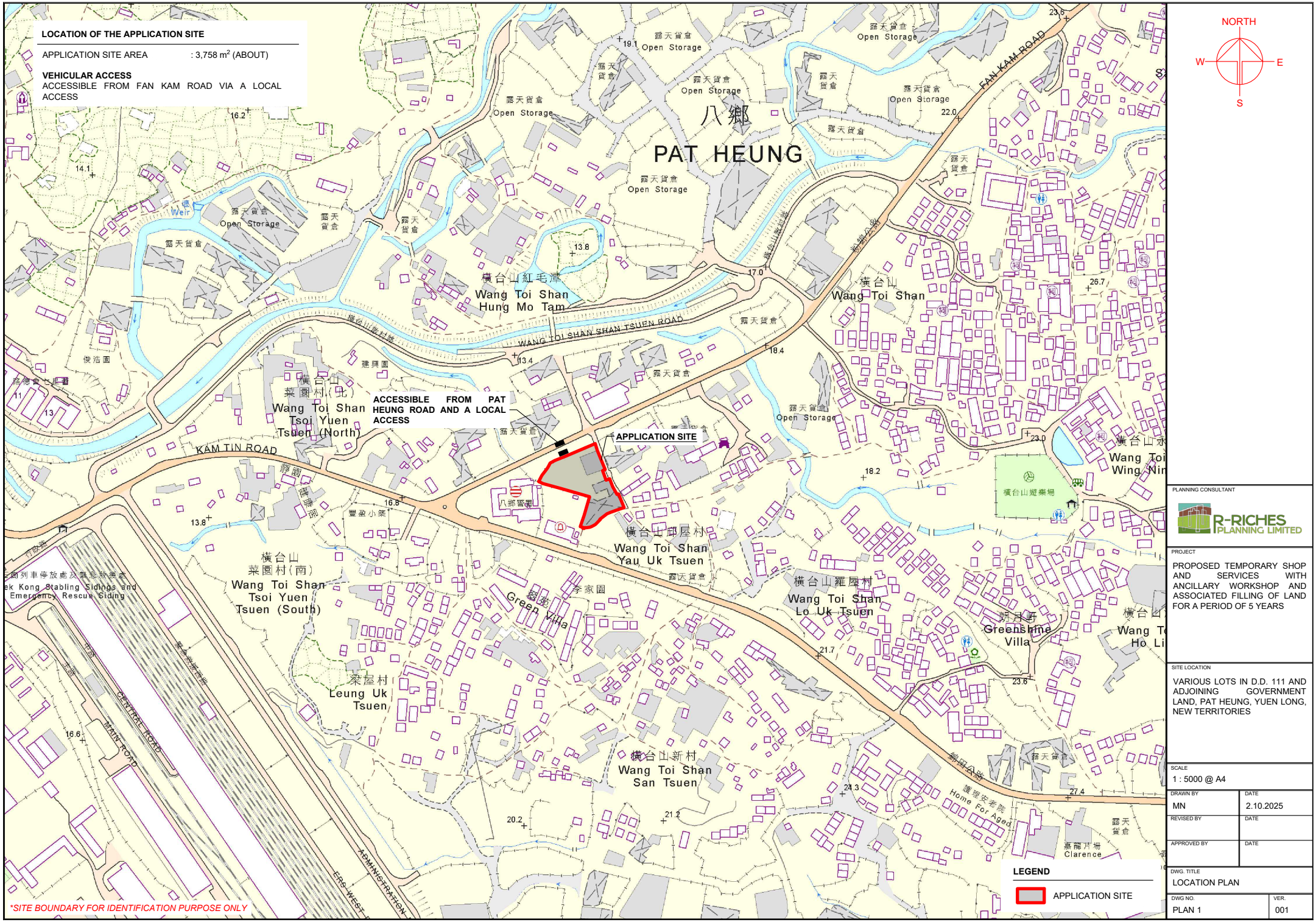
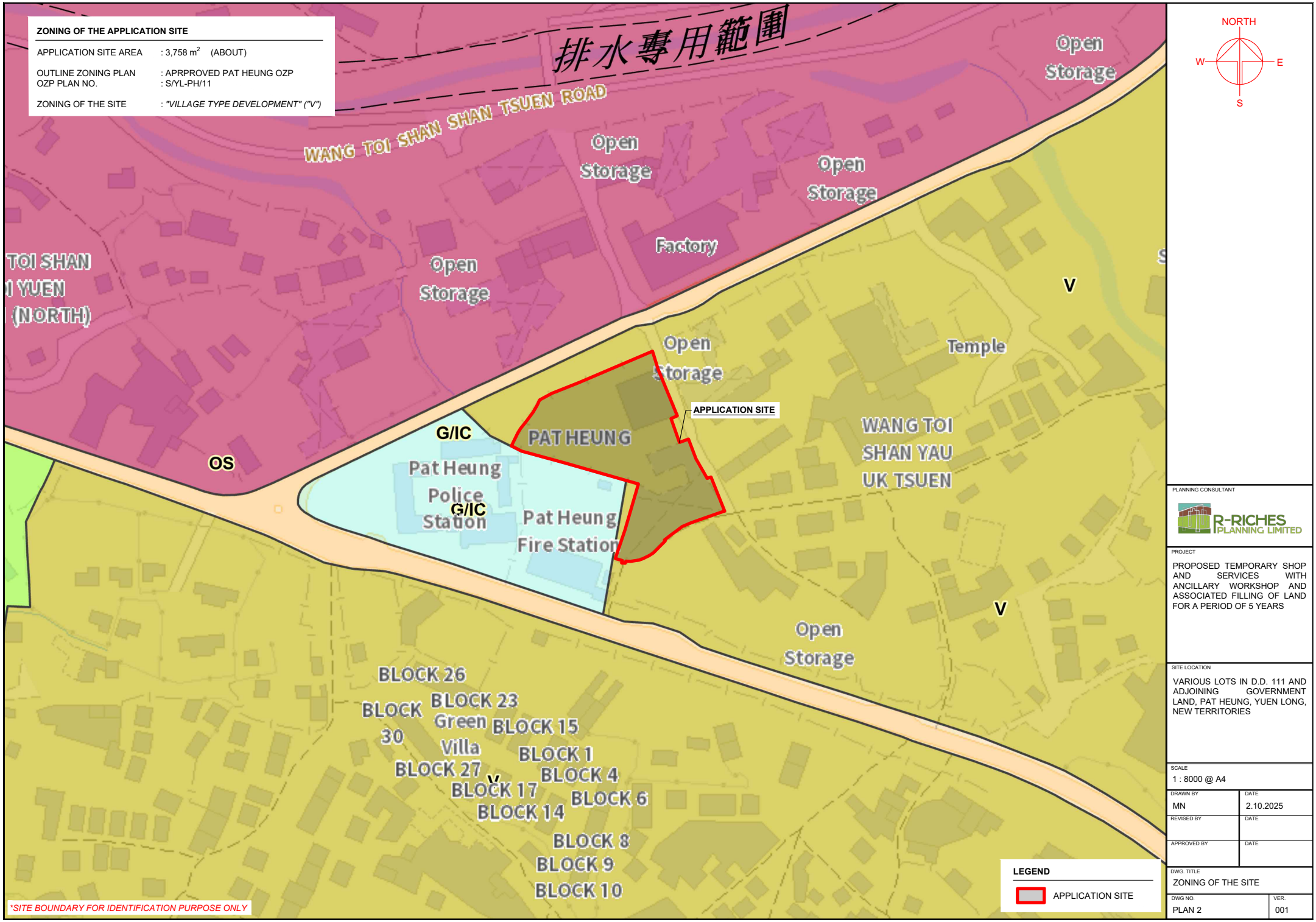
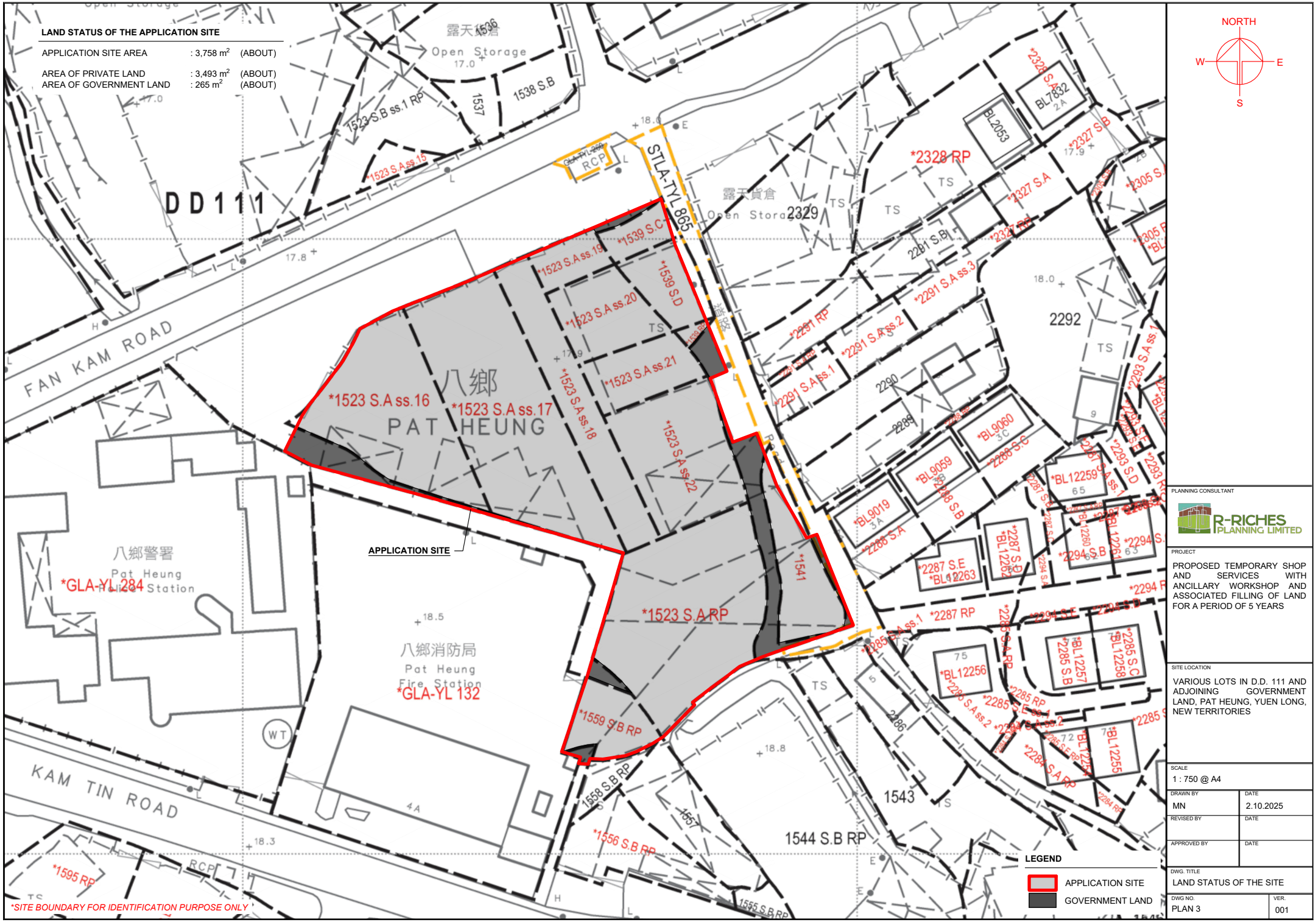

LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,758 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS
八鄉
PAT HEUNG
橫台山紅毛潭
Wang Toi Shan Hung Mo Tam
WANG TOI SHAN SHAN TSUEN ROAD
FAN KAM ROAD
橫台山
Wang Toi Shan
橫台山菜園村(北)
Wang Toi Shan Tsoi Yuen Tsuen (North)
ACCESSIBLE FROM PAT HEUNG ROAD AND A LOCAL ACCESS
APPLICATION SITE
KAM TIN ROAD
橫台山菜園村(南)
Wang Toi Shan Tsoi Yuen Tsuen (South)
橫台山中邨屋村
Wang Toi Shan Yau Uk Tsuen
橫台山羅屋村
Wang Toi Shan Lo Uk Tsuen
Green Villa
Greenshine Villa
梁屋村
Leung Uk Tsuen
橫台山新村
Wang Toi Shan San Tsuen
Home For Aged
Clarence
Open Storage
露天貨倉
八鄉警署
橫台山遊樂場
Kam Kong Stabling Sidings and Emergency Rescue Siding
CENTRAL ROAD
MAIN ROAD
ADMINISTRATION
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
LEGEND
APPLICATION SITE
NORTH
W
E
S
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
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


ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,758 m² (ABOUT)
OUTLINE ZONING PLAN : APRPROVED 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
Factory
TOI SHAN
I YUEN
(NORTH)
OS
G/IC
Pat Heung Police Station
Pat Heung Fire Station
PAT HEUNG
APPLICATION SITE
V
Temple
WANG TOI SHAN YAU UK TSUEN
BLOCK 26
BLOCK 23
BLOCK 30
Green Villa
BLOCK 15
BLOCK 1
BLOCK 4
BLOCK 27
BLOCK 17
BLOCK 6
BLOCK 14
BLOCK 8
BLOCK 9
BLOCK 10
NORTH
W
E
S
LEGEND
APPLICATION SITE
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
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
MN
DATE
2.10.2025
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
ZONING OF THE SITE
DWG NO.
PLAN 2
VER.
001

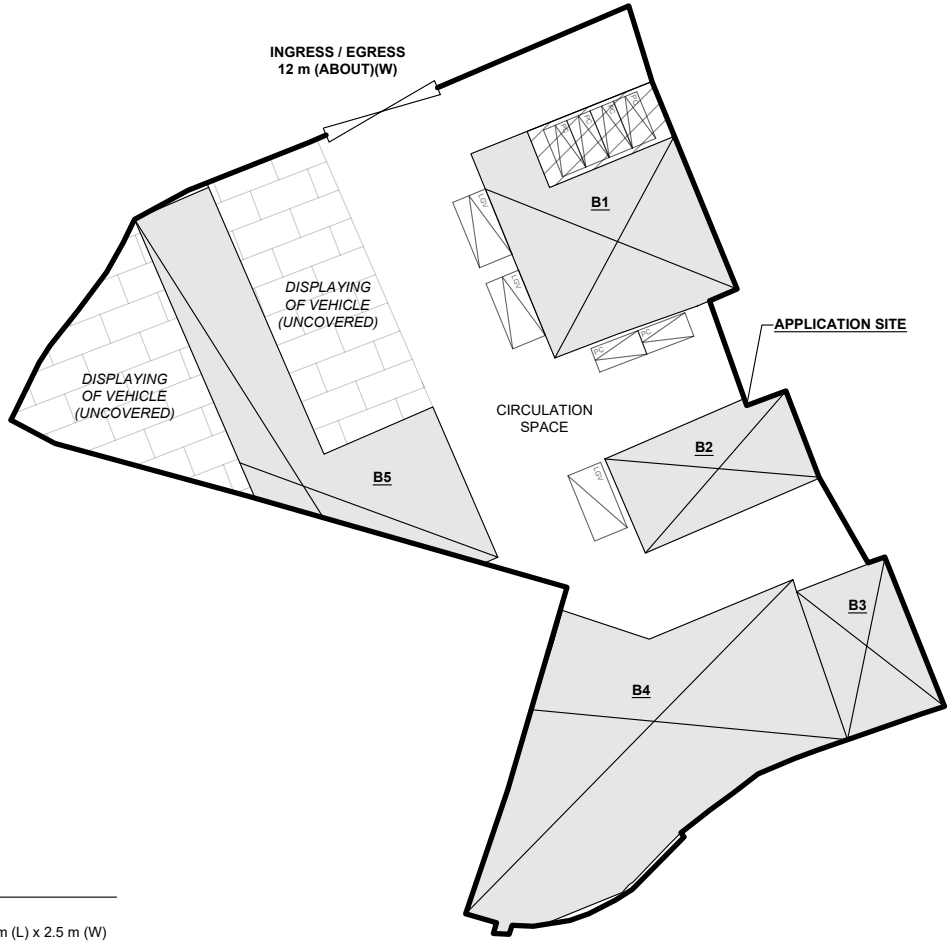

LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,758 m² (ABOUT)
AREA OF PRIVATE LAND : 3,493 m² (ABOUT)
AREA OF GOVERNMENT LAND : 265 m² (ABOUT)
NORTH
W
E
S
DD 111
FAN KAM ROAD
KAM TIN ROAD
八鄉
PAT HEUNG
*1523 S.A ss.16
*1523 S.A ss.17
*1523 S.A ss.18
*1523 S.A ss.19
*1523 S.A ss.20
*1523 S.A ss.21
*1523 S.A ss.22
*1523 S.A RP
*1539 S.C
*1539 S.D
*1541
*1559 S.B RP
APPLICATION SITE
*GLA-YL 284
八鄉警署
Pat Heung Police Station
*GLA-YL 132
八鄉消防局
Pat Heung Fire Station
露天貨倉
Open Storage
STLA-TYL 865
*2328 RP
*2327 S.A
*2327 S.B
*2327 RP
*2291 S.A ss.1
*2291 S.A ss.2
*2291 S.A ss.3
*2291 RP
*2293 S.A ss.1
*2293 S.D
*2294 S.B
*2294 RP
*2287 S.E
*2287 S.D
*2287 RP
*2285 S.A ss.1
*2285 S.A ss.2
*2285 S.A RP
*2285 S.B
*2285 S.C
*2285 RP
*2284 S.A RP
*2284 RP
*2284 S.E RP
*2266 S.A
*2266 S.B
*2266 S.C
*2268 S.B
*1558 S.B RP
*1556 S.B RP
*1555 S.B RP
1544 S.B RP
*1595 RP
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
LEGEND
APPLICATION SITE
GOVERNMENT LAND
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
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
MN
DATE
2.10.2025
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
LAND STATUS OF THE SITE
DWG NO.
PLAN 3
VER.
001

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 WASHROOM AND COVERED PARKING SPACE	428 m^2 (ABOUT)	777 m^2 (ABOUT)*	8 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES WITH ANCILLARY WORKSHOP	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, OFFICE 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 m^2 + 349 m^2 = 777 m^2*



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)

LEGEND

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

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

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

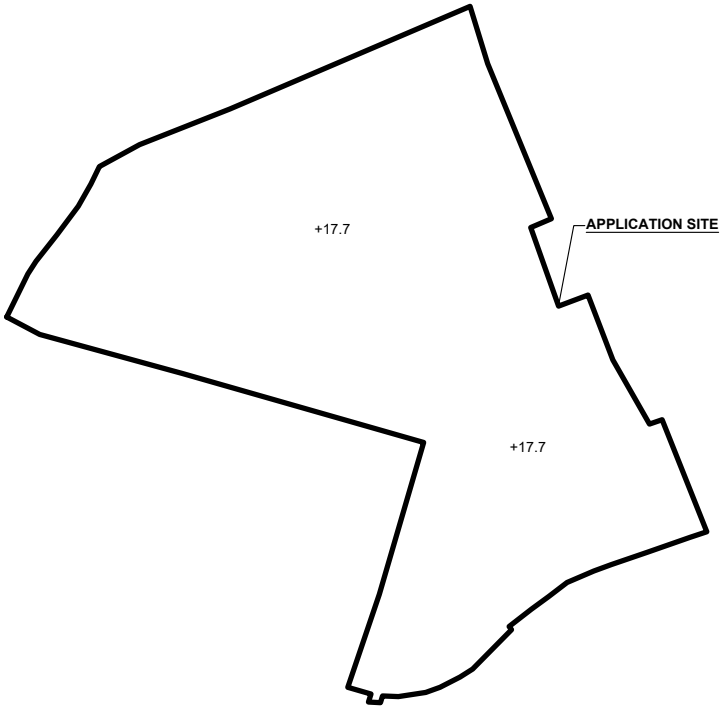
DRAWN BY	DATE
MN	3.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 3,758 m^2	(ABOUT)
SITE LEVELS BEFORE FILLING	: +17.7 mPD	(ABOUT)



LEGEND

APPLICATION SITE

+17.7 EXISTING SITE LEVEL

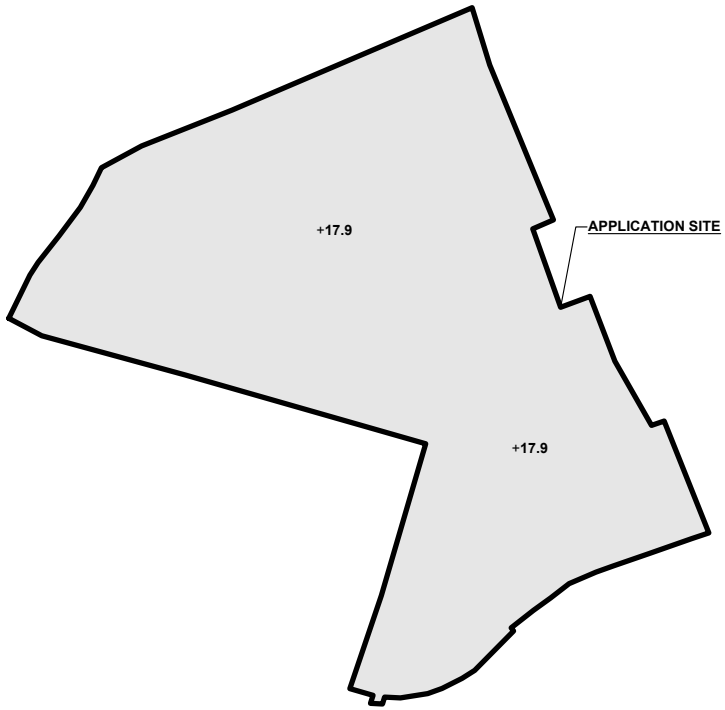
**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,758 m^2	(ABOUT)
COVERED BY STRUCTURE	: 1,893 m^2	(ABOUT)
EXISTING FILLED AREA	: 3,758 m^2	(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

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

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

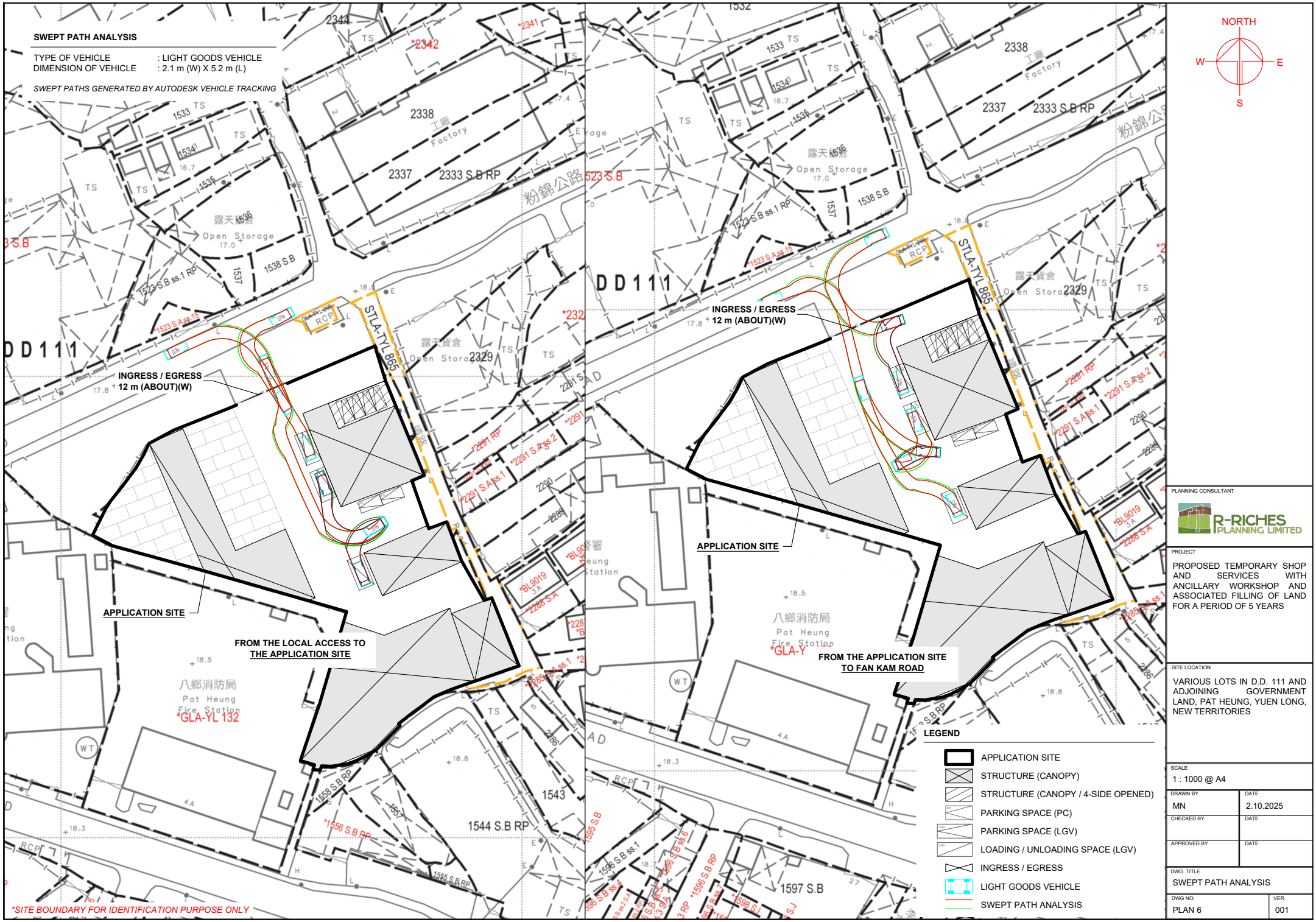
1 : 1000 @ A4

DRAWN BY	DATE
MN	2.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

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	MN
DATE	2.10.2025
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DWG NO.	PLAN 6
VER.	001