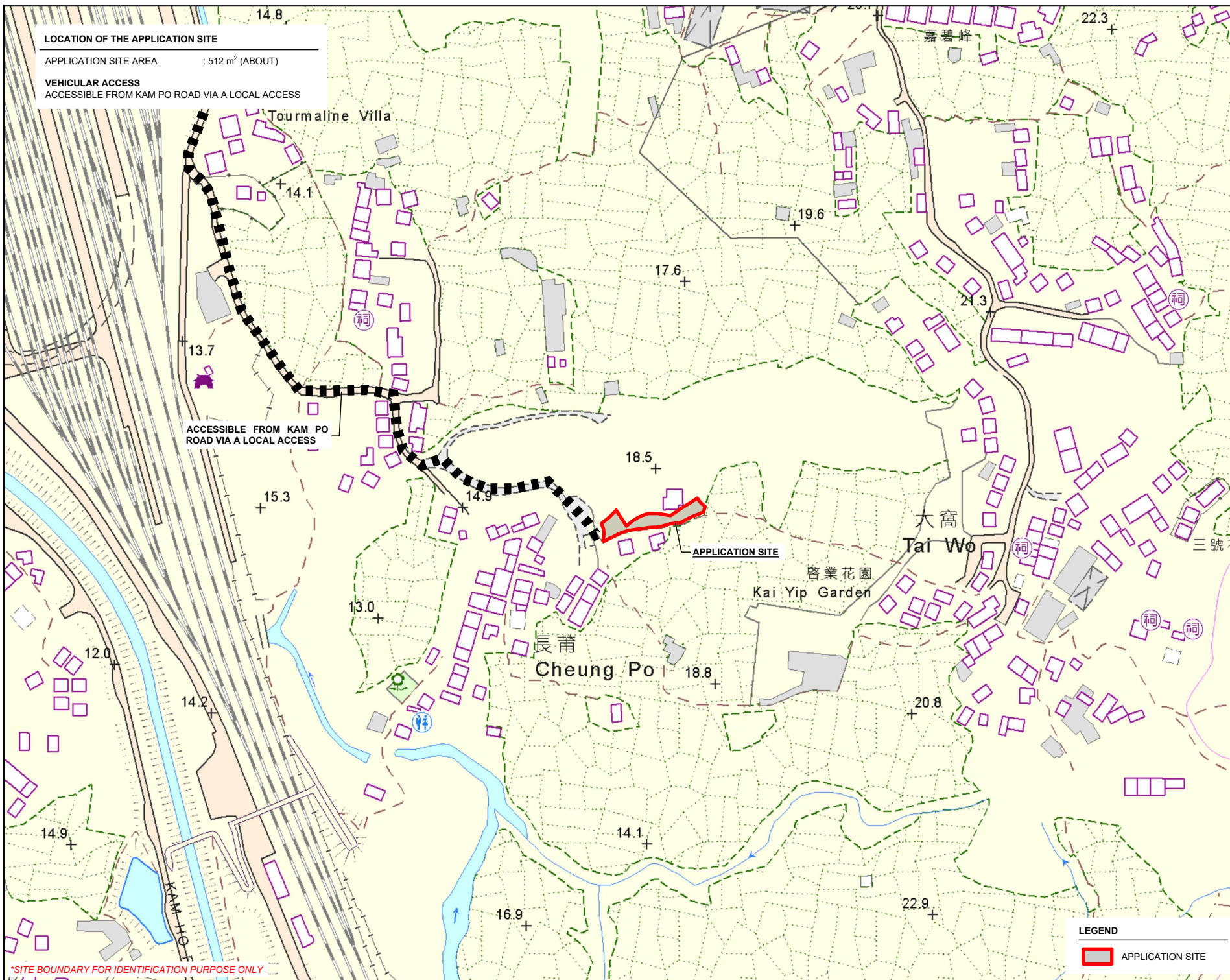
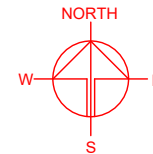


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 512 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM PO ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM KAM PO ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1289 (PART) AND 1293 (PART) IN D.D. 113, CHEUNG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY: MN DATE: 6.5.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

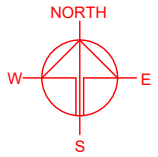
DWG. NO.: PLAN 1 VER.: 001

ZONING OF THE APPLICATION SITE

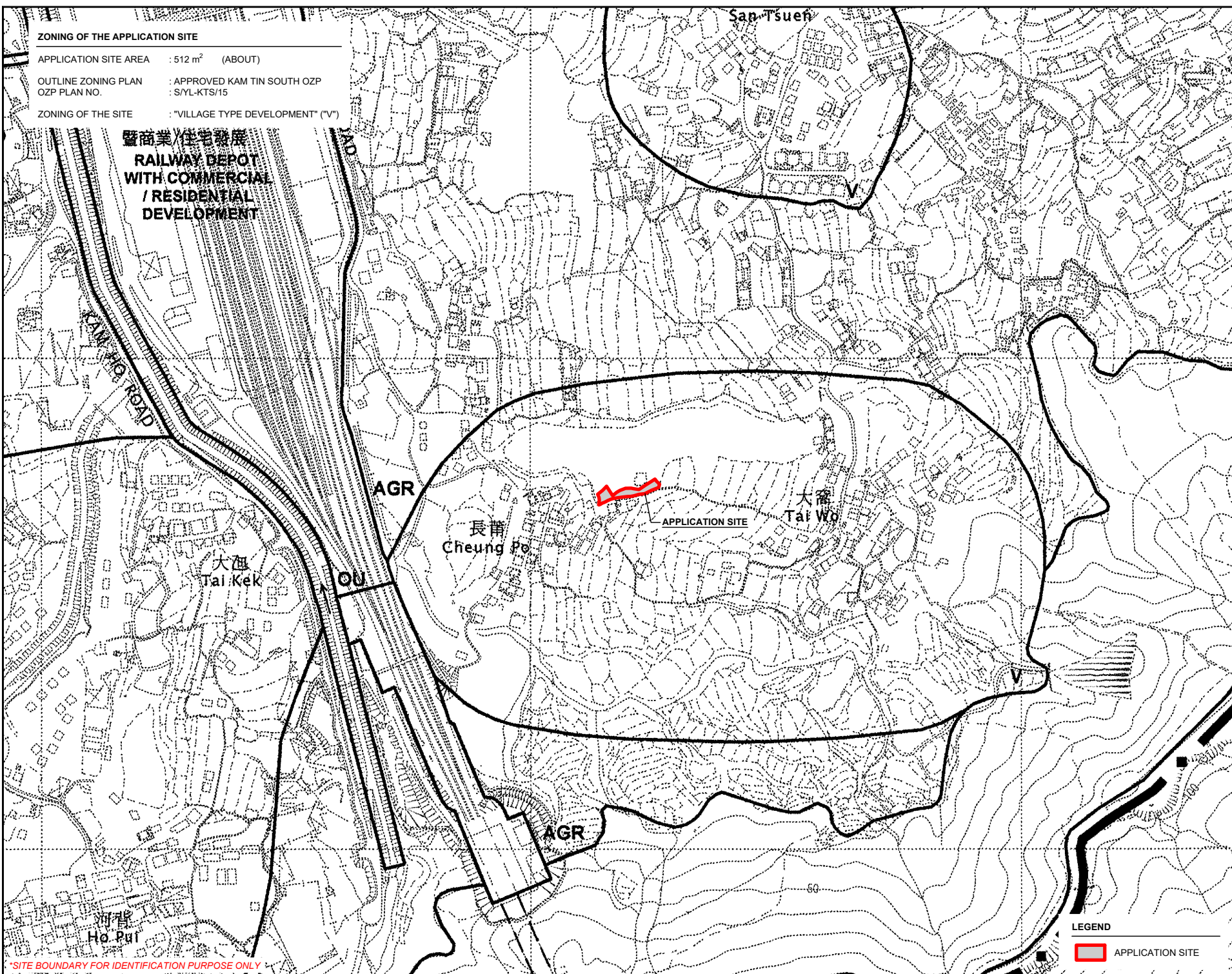
APPLICATION SITE AREA : 512 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15

ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



暨商業/住宅發展
RAILWAY DEPOT
WITH COMMERCIAL
/ RESIDENTIAL
DEVELOPMENT



AGR

長莆
Cheung Po

APPLICATION SITE

大窩
Tai Wo

大窰
Tai Kek

AGU

AGR

河背
Ho Pui

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1289 (PART) AND 1293
(PART) IN D.D. 113, CHEUNG PO,
KAM TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY: MN DATE: 6.5.2024

REVISED BY: DATE:

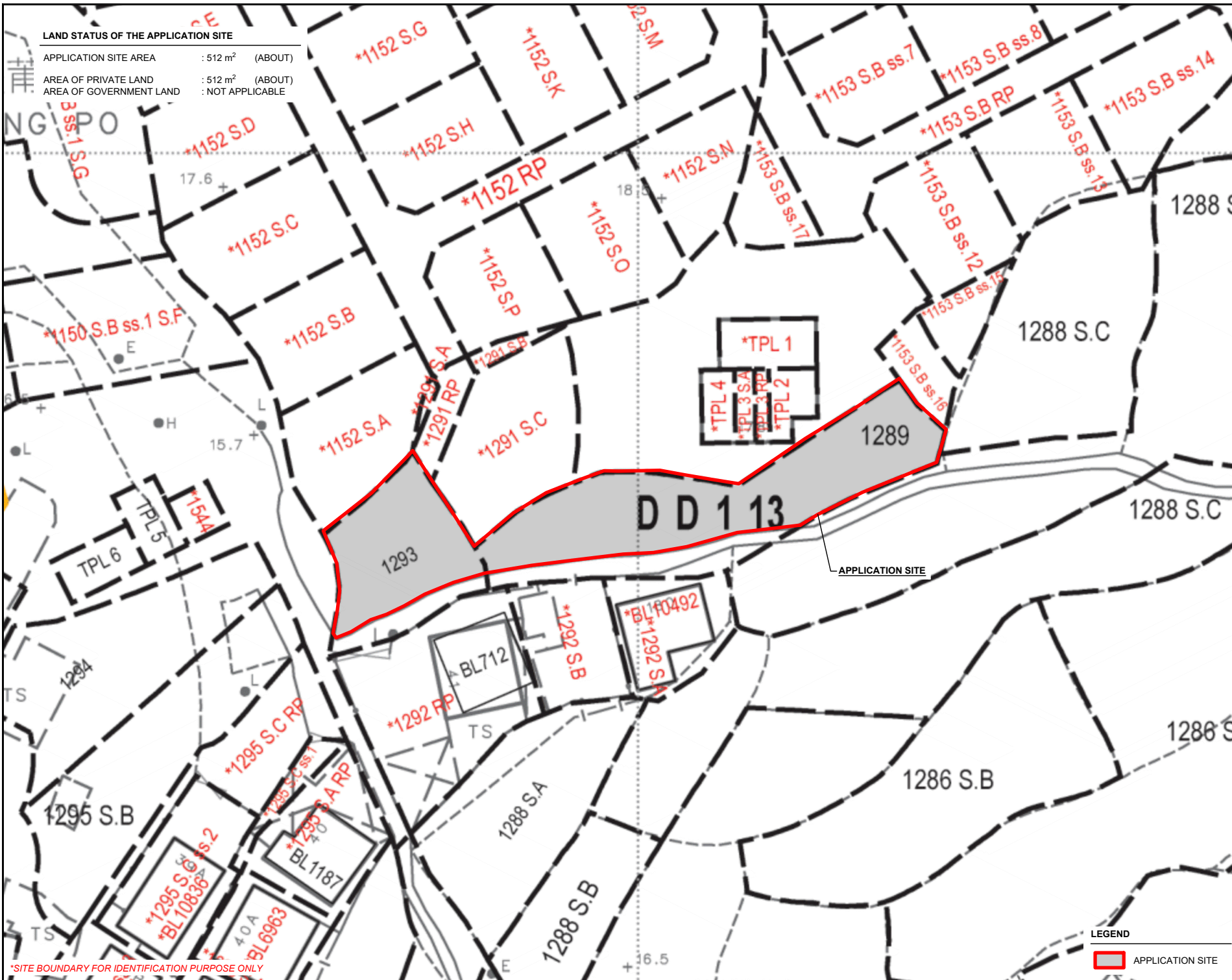
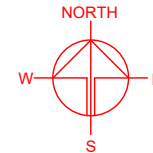
APPROVED BY: DATE:

DWG. TITLE
ZONING OF THE SITE

DWG. NO. : PLAN 2 VER. : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 512 m² (ABOUT)
 AREA OF PRIVATE LAND : 512 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

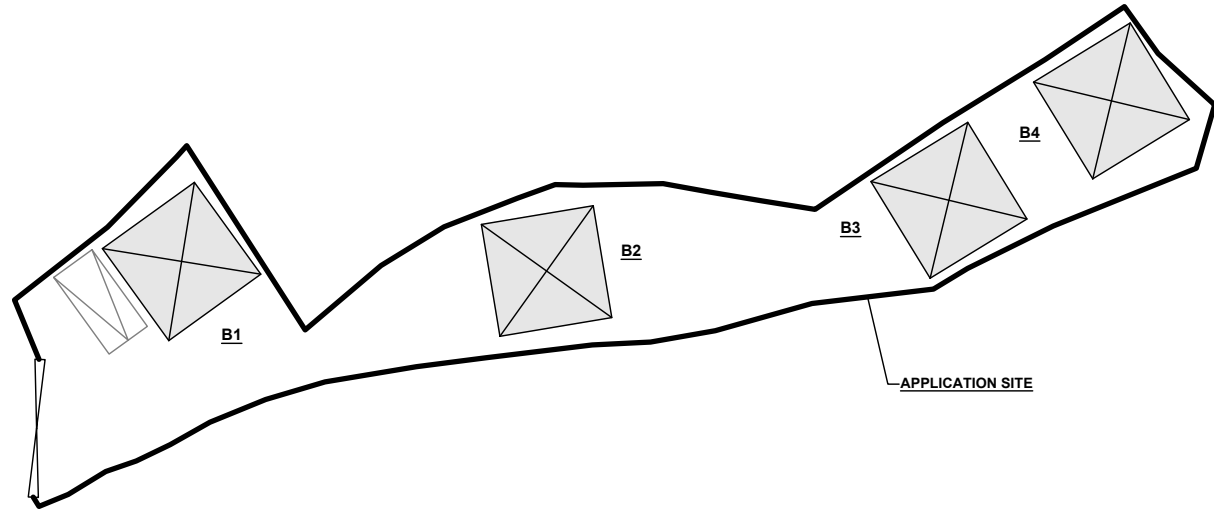
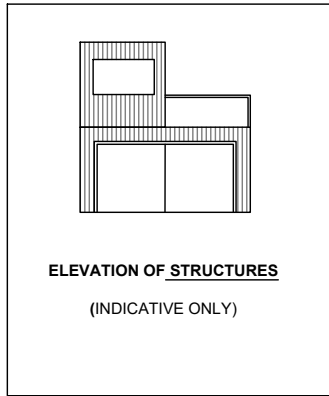
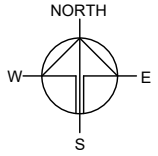
SITE LOCATION
 LOTS 1289 (PART) AND 1293 (PART) IN D.D. 113, CHEUNG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

| | |
|---------------------------------------|------------------|
| SCALE 1 : 500 @ A4 | |
| DRAWN BY MN | DATE 6.5.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE LAND STATUS OF THE SITE | |
| DWG. NO. PLAN 3 | VER. 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 512 m ² | (ABOUT) |
| COVERED AREA | : 144 m ² | (ABOUT) |
| UNCOVERED AREA | : 368 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.4 | (ABOUT) |
| SITE COVERAGE | : 28 % | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 4 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 216 m ² | (ABOUT) |
| TOTAL GFA | : 216 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 6 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|-------------------------------------|---------------------------------|---------------------------------|----------------------|
| B1 | SHOP AND SERVICES, OFFICE, WASHROOM | 36m ² (ABOUT) | 54m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B2 | SHOP AND SERVICES, OFFICE, WASHROOM | 36m ² (ABOUT) | 54m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B3 | SHOP AND SERVICES, OFFICE, WASHROOM | 36m ² (ABOUT) | 54m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B4 | SHOP AND SERVICES, OFFICE, WASHROOM | 36m ² (ABOUT) | 54m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| TOTAL | | 144m² (ABOUT) | 216m² (ABOUT) | |



INGRESS / EGRESS
7.3m (ABOUT)(W)

PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|----------------------------------|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 1 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1289 (PART) AND 1293 (PART) IN D.D. 113, CHEUNG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

| | |
|----------|----------|
| DRAWN BY | DATE |
| MN | 6.5.2024 |

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|------------|------|
| REVISED BY | DATE |
| | |

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| APPROVED BY | DATE |
| | |

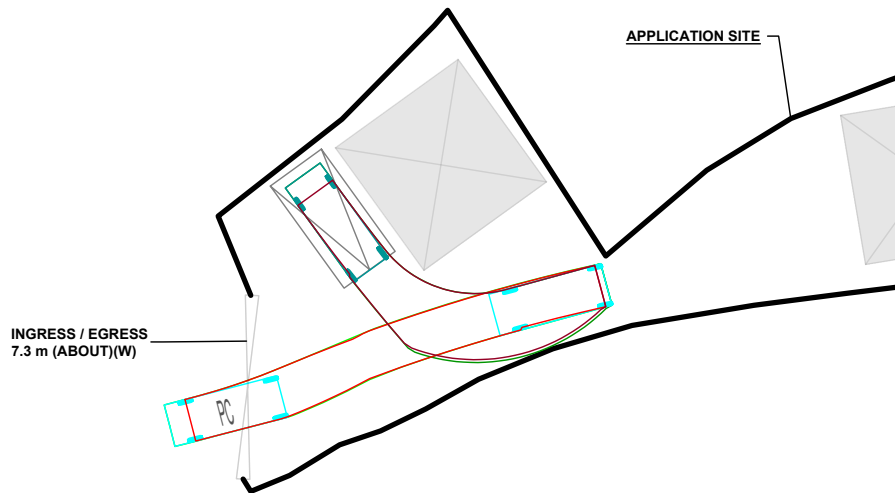
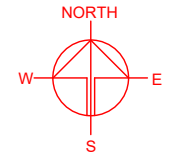
DWG. TITLE
LAYOUT PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 4 | 001 |

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

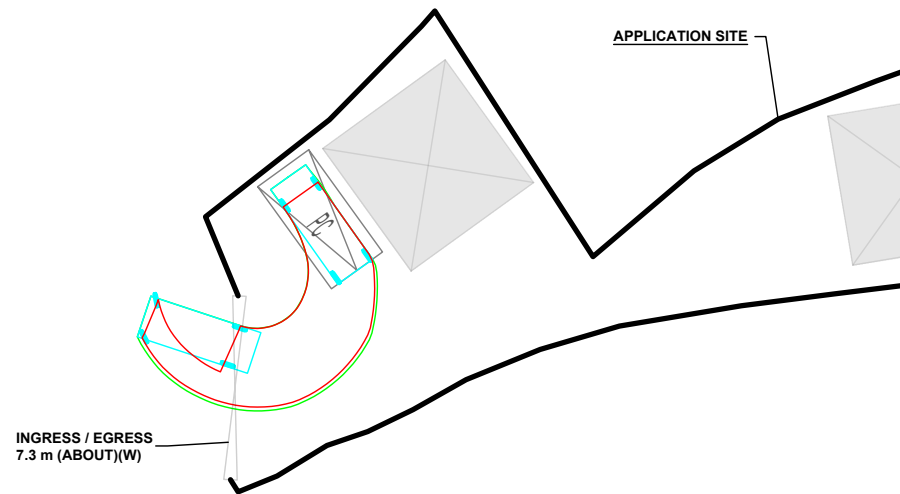
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS
7.3 m (ABOUT)(W)

APPLICATION SITE

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



INGRESS / EGRESS
7.3 m (ABOUT)(W)

APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1289 (PART) AND 1293 (PART) IN D.D. 113, CHEUNG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

| | |
|----------------|------------------|
| DRAWN BY MN | DATE 6.5.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
SWEPT PATH ANALYSIS

| | |
|-------------------|-------------|
| DWG NO. PLAN 5 | VER. 001 |
|-------------------|-------------|