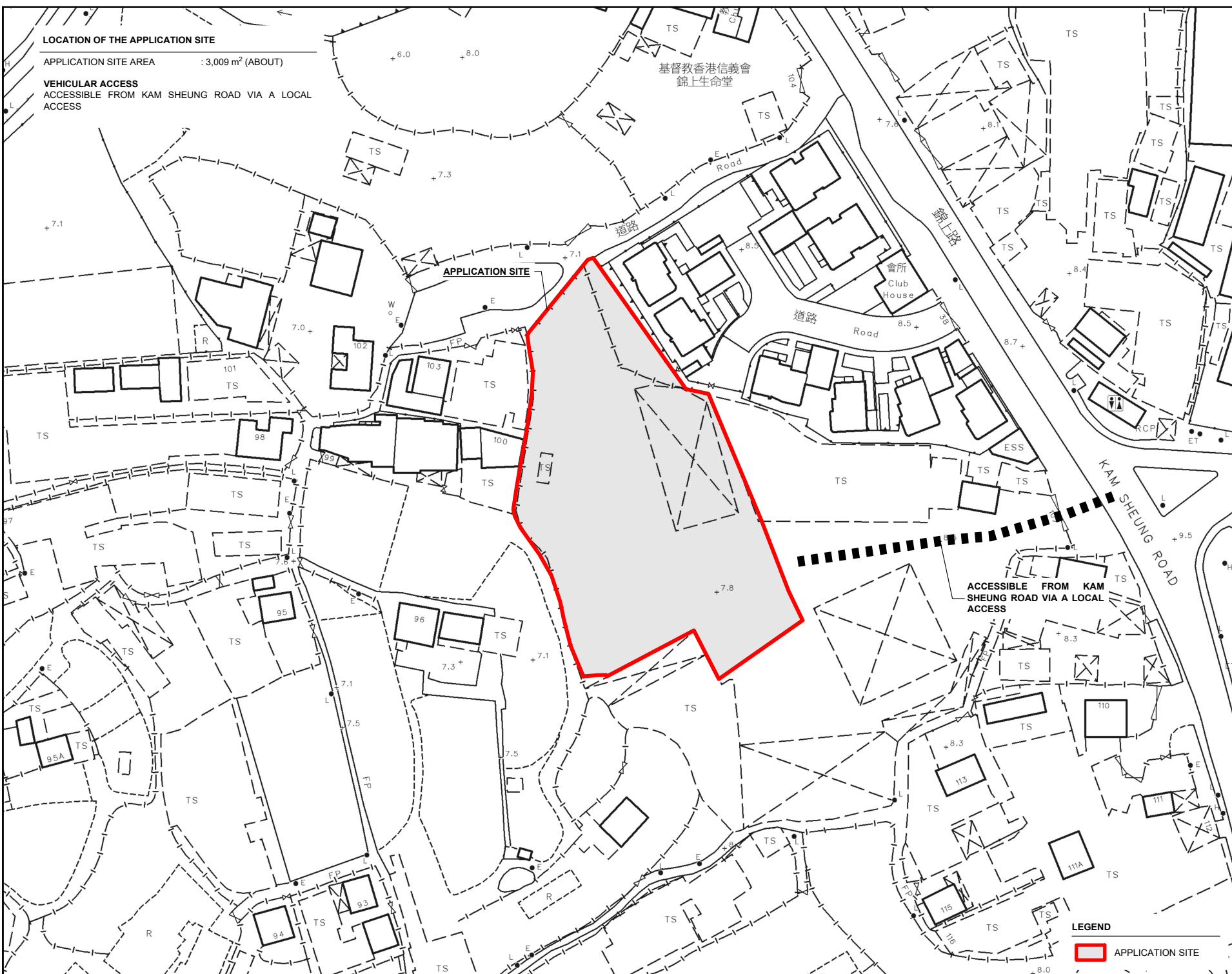
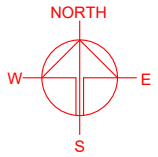


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,009 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS



**APPLICATION SITE**

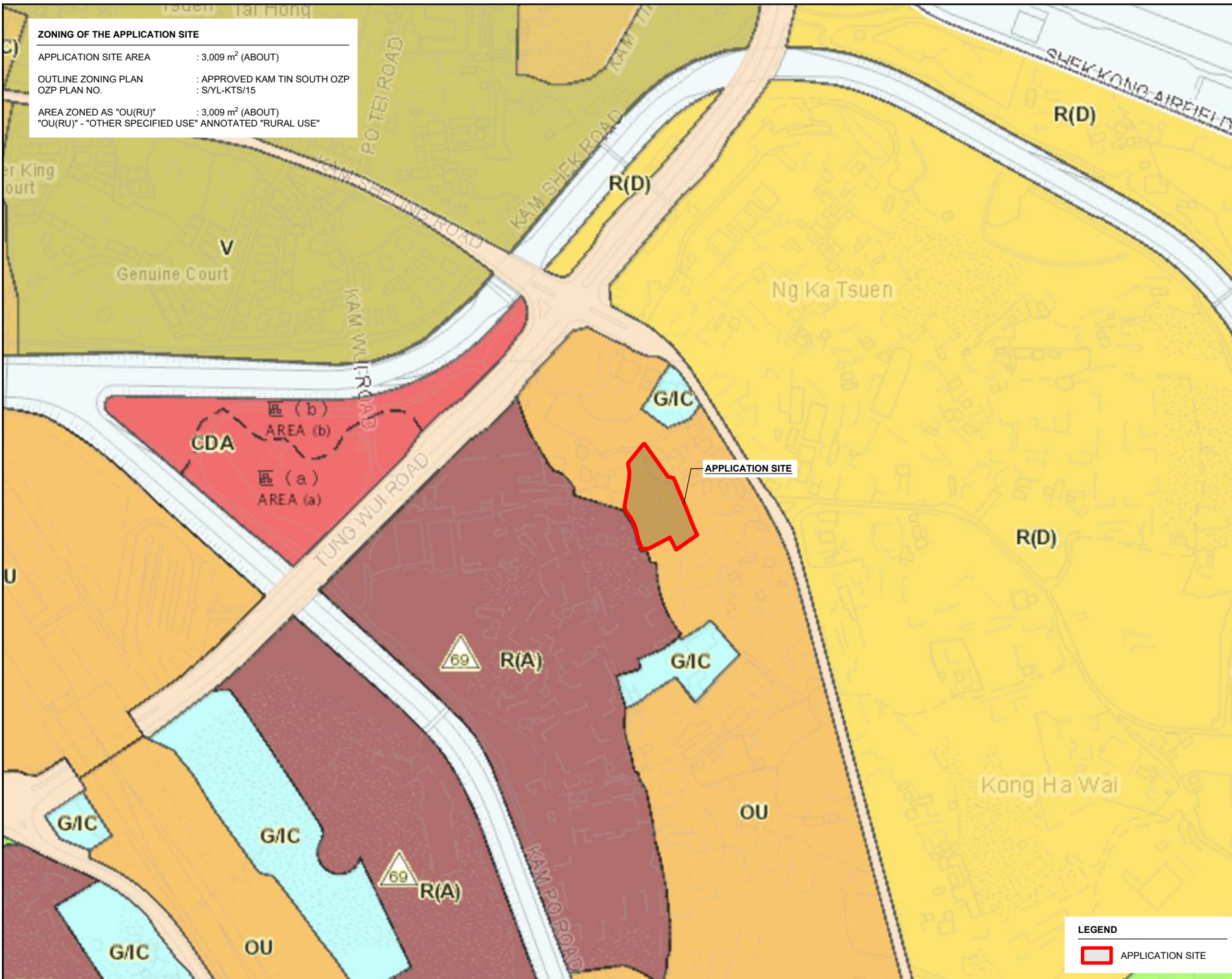
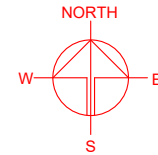
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

**LEGEND**  
[Red outline box] APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES	
SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	10.2.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,009 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
 OZP PLAN NO. : SYL-KTS/15  
 AREA ZONED AS "OU(RU)" : 3,009 m<sup>2</sup> (ABOUT)  
 "OU(RU)" - "OTHER SPECIFIED USE" ANNOTATED "RURAL USE"



**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

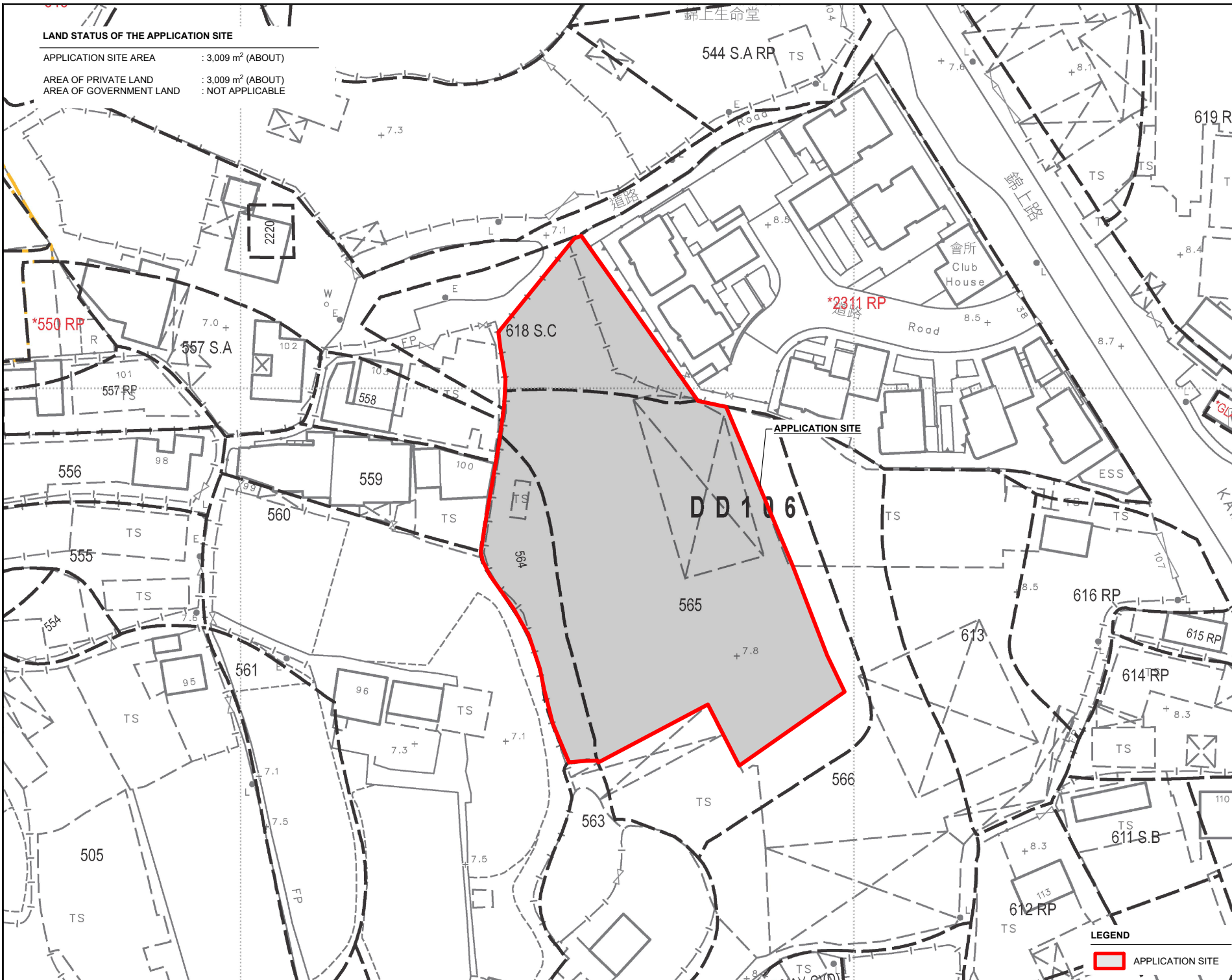
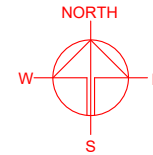
SCALE  
1 : 4000 @ A4

DRAWN BY MN	DATE 10.2.2023
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 : 3,009 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,009 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT  
 R-Riches  
 Property Consultants Ltd.

PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 800 @ A4

DRAWN BY MN	DATE 10.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LAND STATUS OF THE SITE  
 DWG NO.  
 PLAN 3  
 VER.  
 001

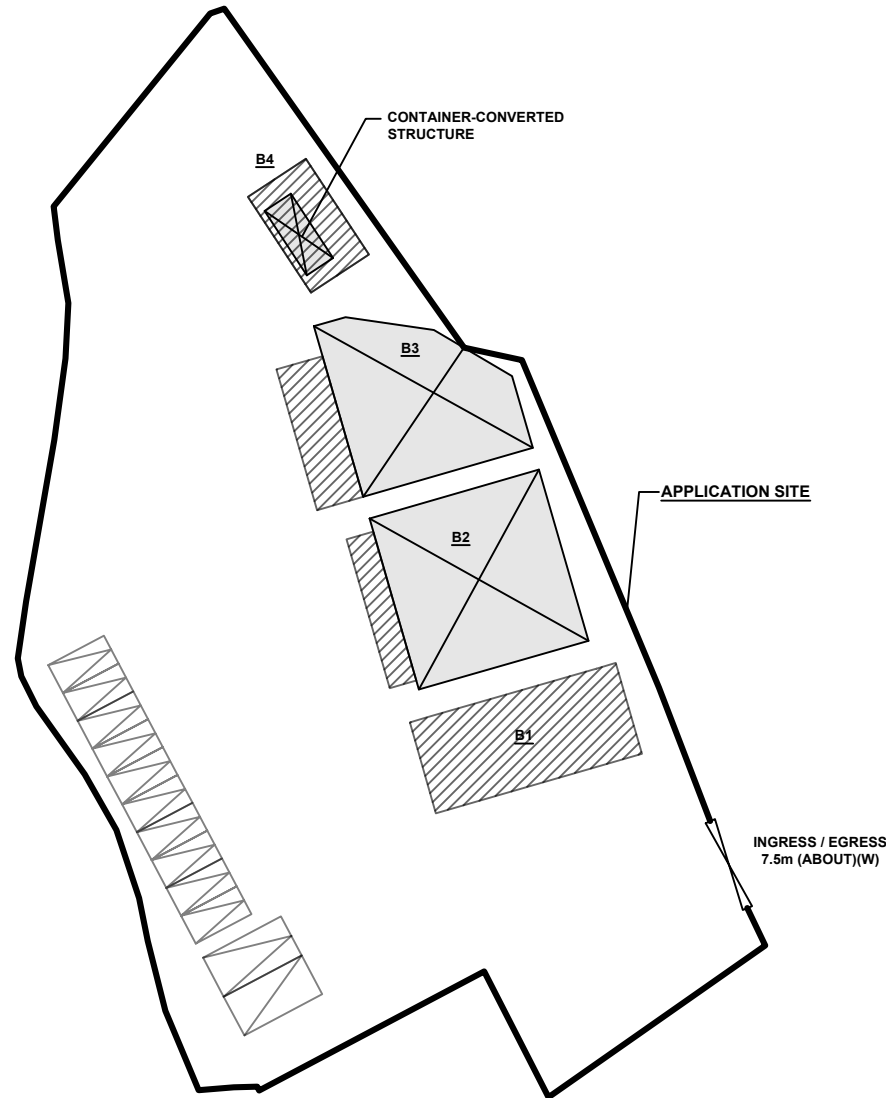
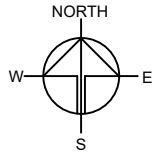
**LEGEND**  
 APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,009 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 607 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,402 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 607 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 - 7.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m <sup>2</sup> (ABOUT)	128 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m <sup>2</sup> (ABOUT)	204 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>607 m<sup>2</sup> (ABOUT)</b>	<b>607 m<sup>2</sup> (ABOUT)</b>	

\*VS - VEHICLE SHOWROOM



**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE (PARTIALLY ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY: MN DATE: 10.2.2023

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

LAYOUT PLAN

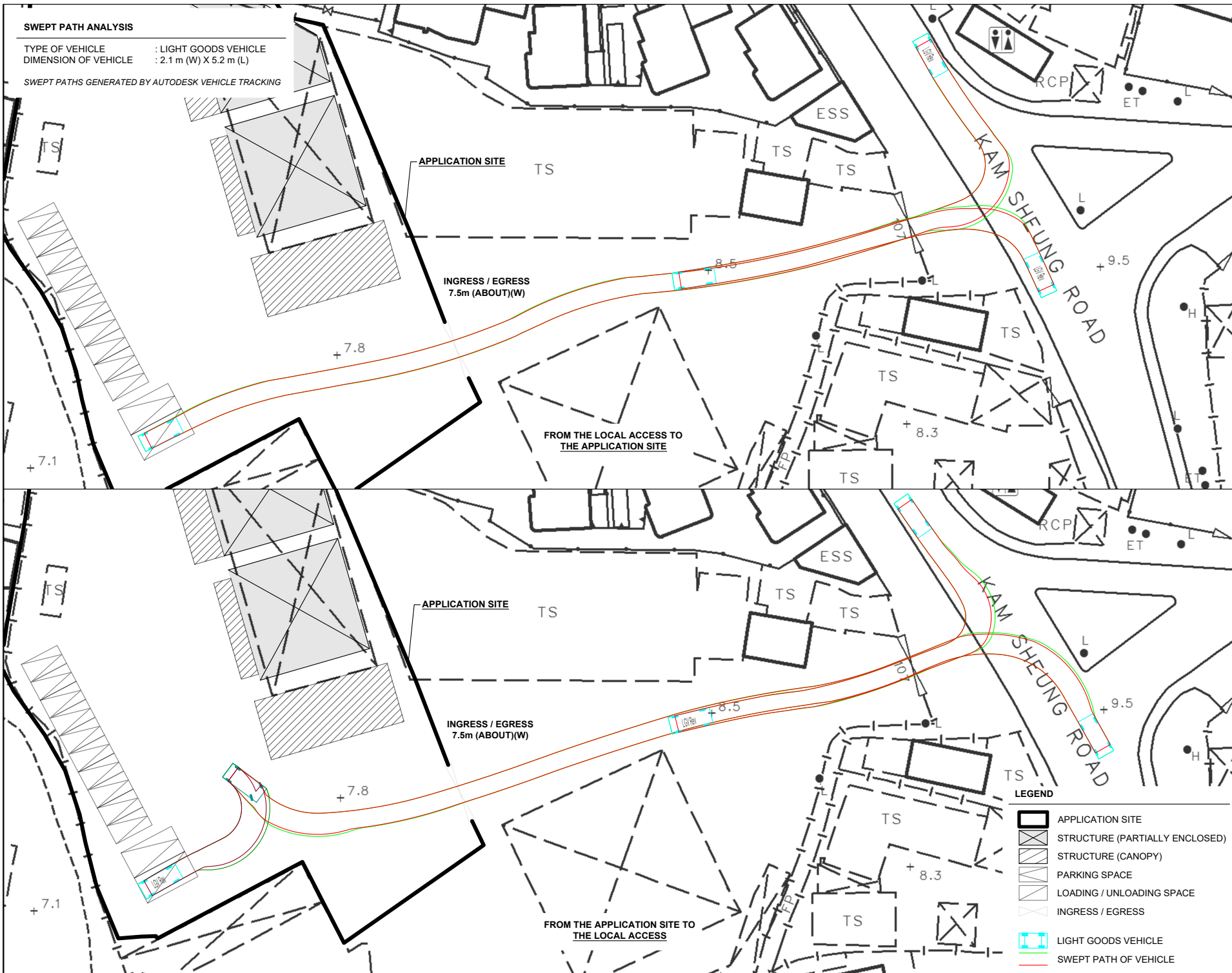
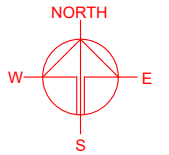
DWG. NO. VER.

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



APPLICATION SITE  
TS

INGRESS / EGRESS  
7.5m (ABOUT)(W)

FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

APPLICATION SITE  
TS

INGRESS / EGRESS  
7.5m (ABOUT)(W)

FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE (PARTIALLY ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 600 @ A4

DRAWN BY MN	DATE 10.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 SWEEP PATH ANALYSIS

DWG. NO. PLAN 5	VER. 001
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