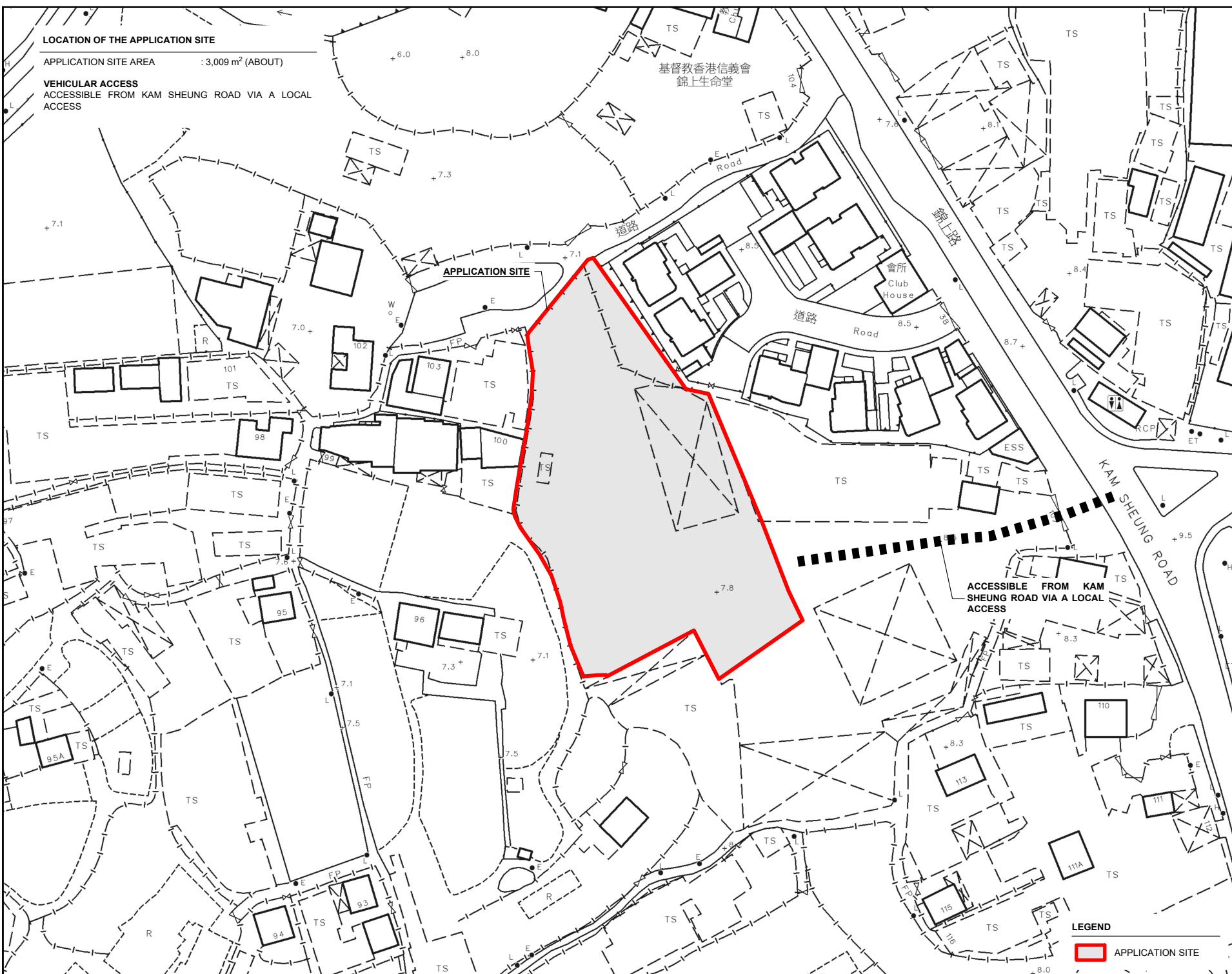
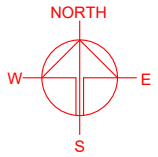


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,009 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS



APPLICATION SITE

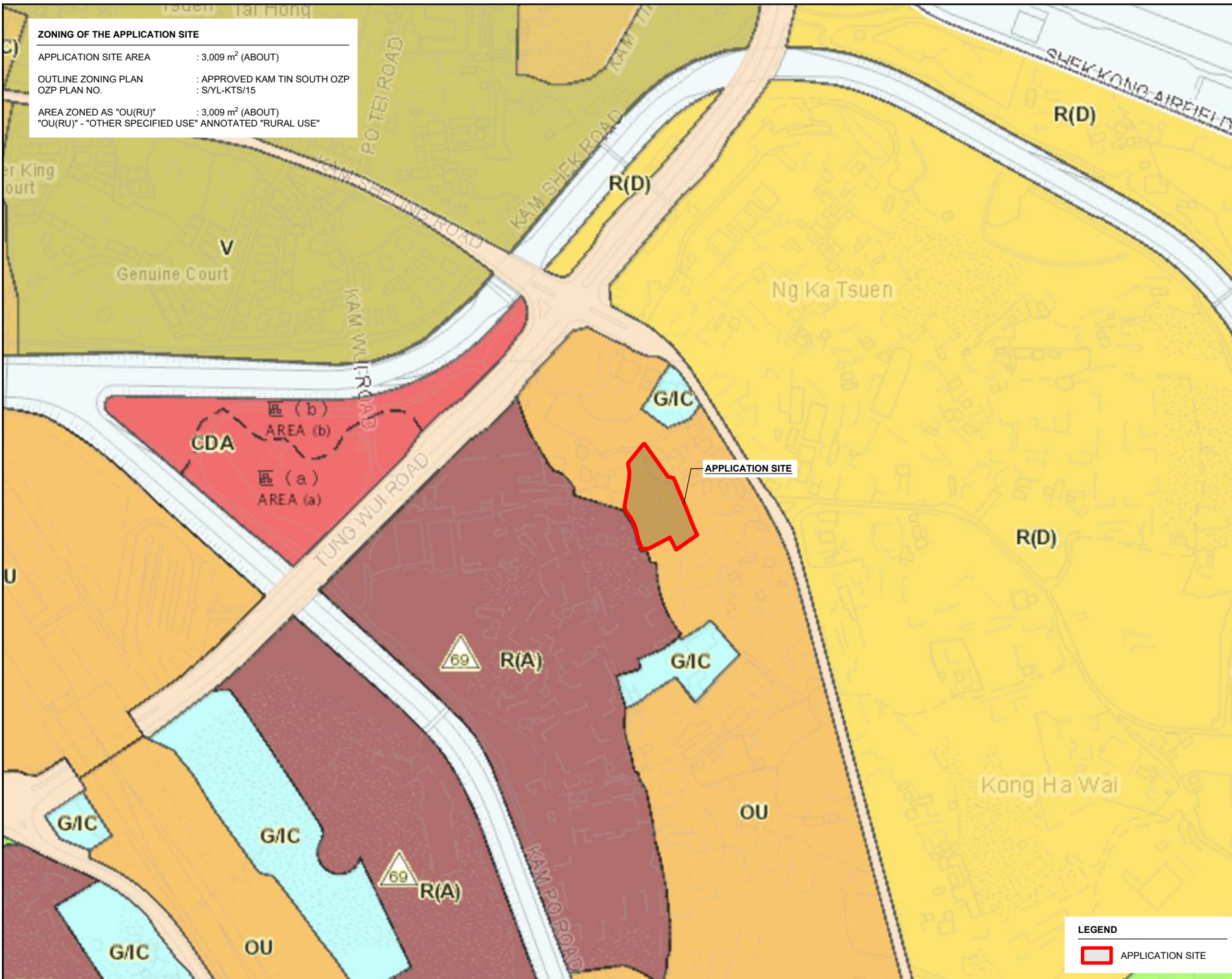
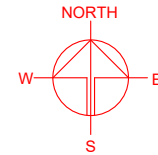
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

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 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
 OZP PLAN NO. : SYL-KTS/15
 AREA ZONED AS "OU(RU)" : 3,009 m² (ABOUT)
 "OU(RU)" - "OTHER SPECIFIED USE" ANNOTATED "RURAL USE"



LEGEND

APPLICATION SITE

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 : 4000 @ A4	
DRAWN BY	DATE
MN	10.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

DEVELOPMENT PARAMETERS

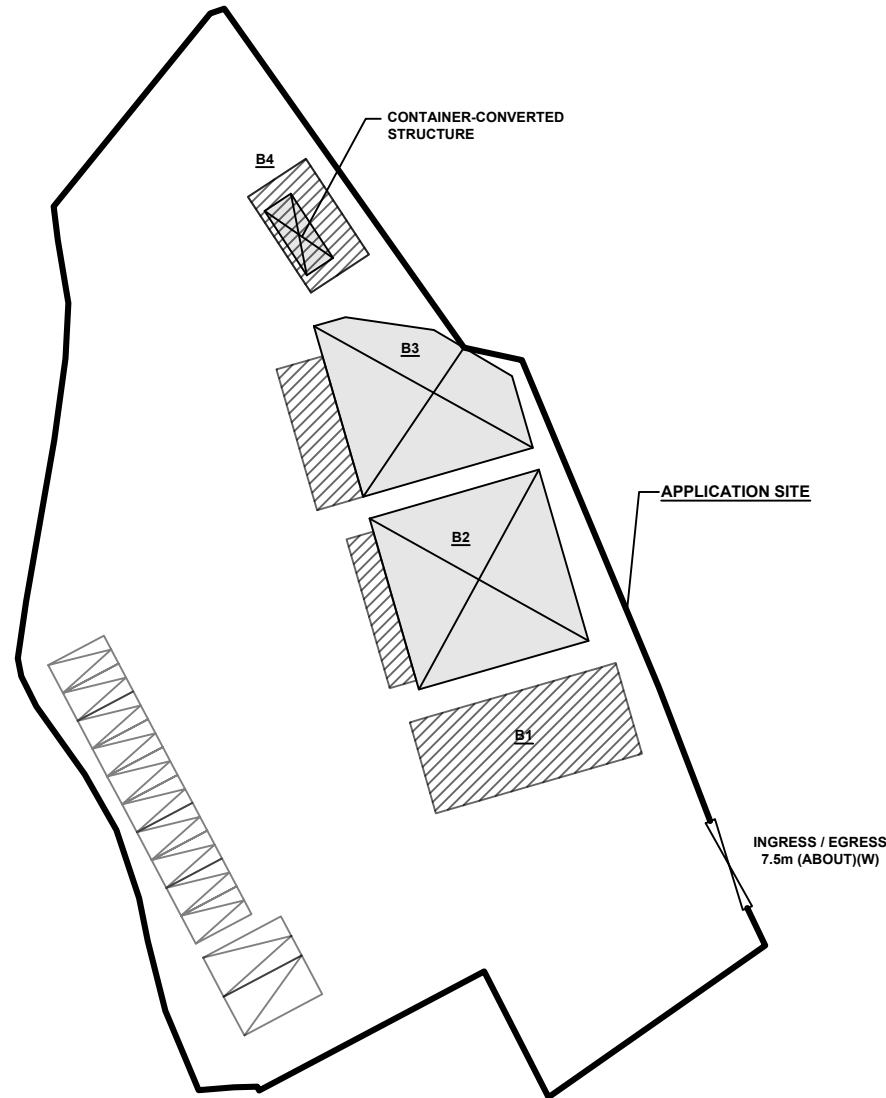
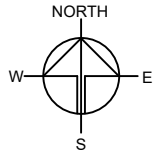
APPLICATION SITE AREA : 3,009 m² (ABOUT)
 COVERED AREA : 607 m² (ABOUT)
 UNCOVERED AREA : 2,402 m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
 SITE COVERAGE : 20 % (ABOUT)

NO. OF STRUCTURE : 4
 DOMESTIC GFA : N/A
 NON-DOMESTIC GFA : 607 m² (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 ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m² (ABOUT)	607 m² (ABOUT)	

*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:

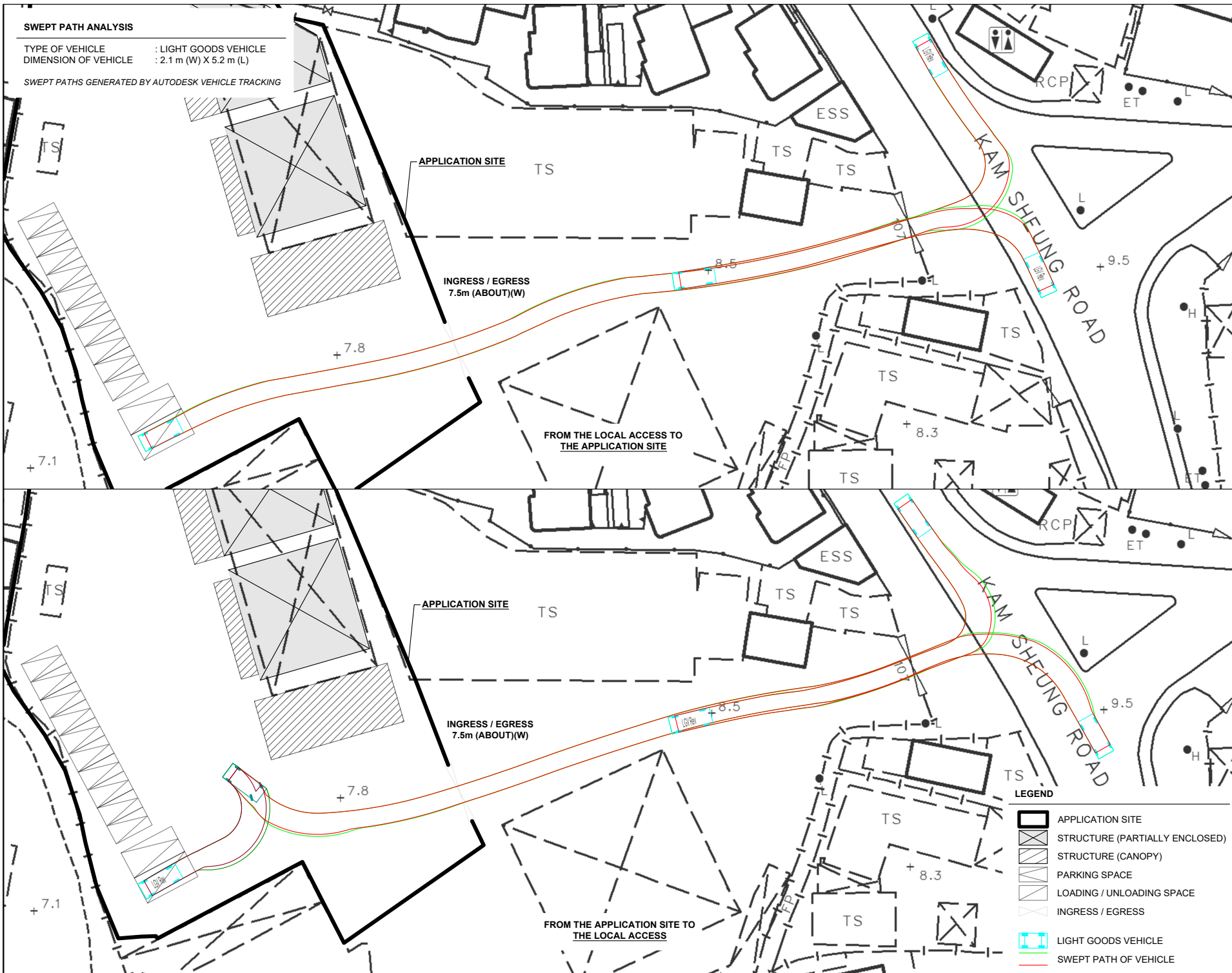
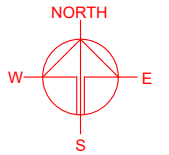
DWG. TITLE
 LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 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
SWEPT PATH ANALYSIS

DWG. NO. PLAN 5	VER. 001
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