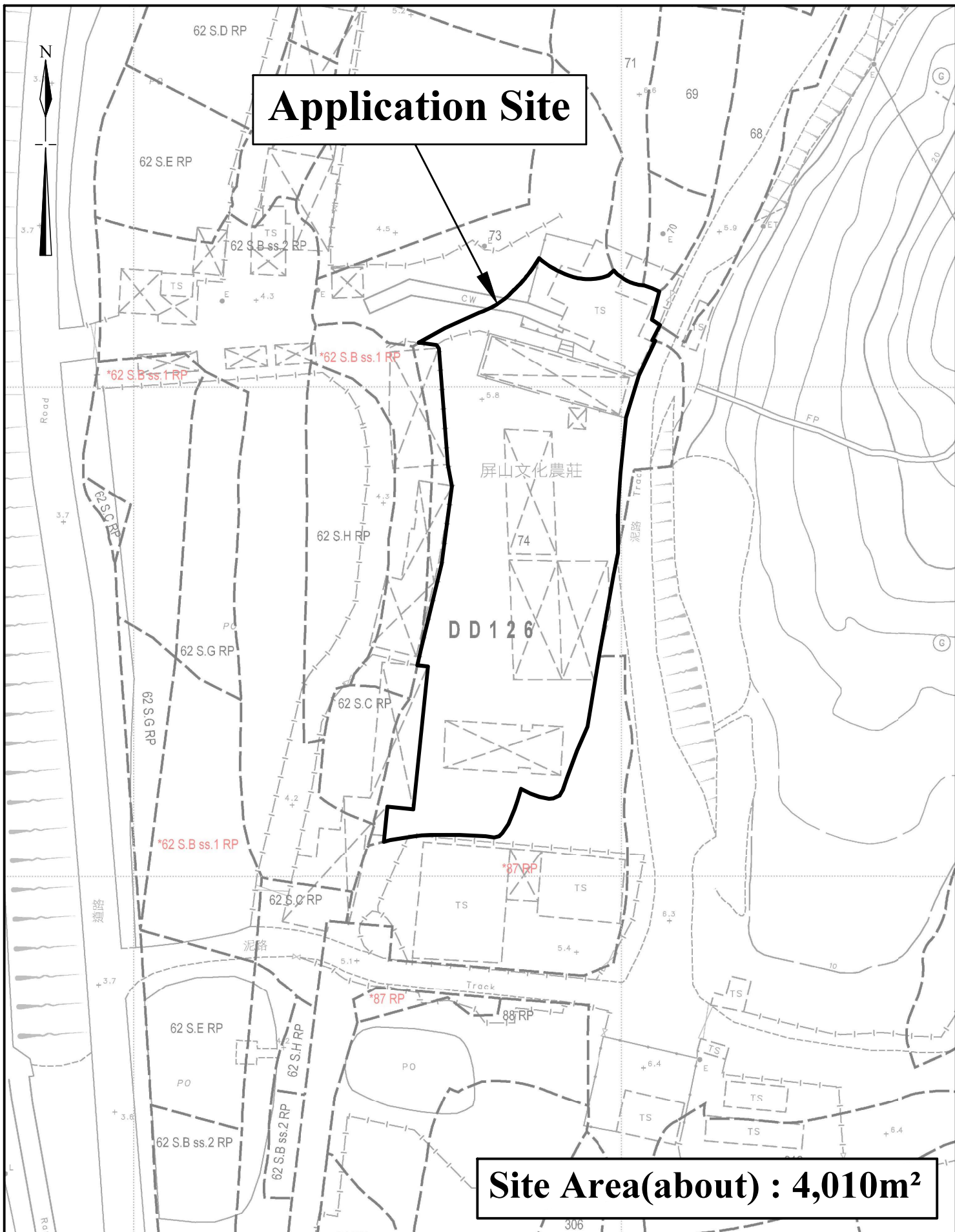


Extracted From Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

<p>1:1000</p>	<p>Location Plan</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>July 2024</p>	<p>Lot 74(part) in D.D. 126 Yuen Long, New Territories</p>	<p>Plan 1 (P 24032)</p>



Application Site

Site Area(about) : 4,010m²

1:1000

Lot Index Plan

Goldrich Planners & Surveyors Ltd.

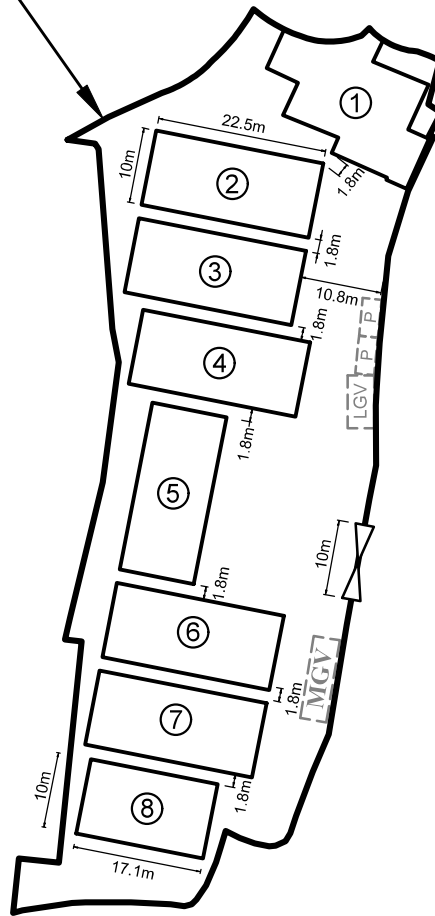
July 2024

**Lot 74(part) in D.D. 126
Yuen Long, New Territories**





**Plan 2
(P 24032)**



Application Site



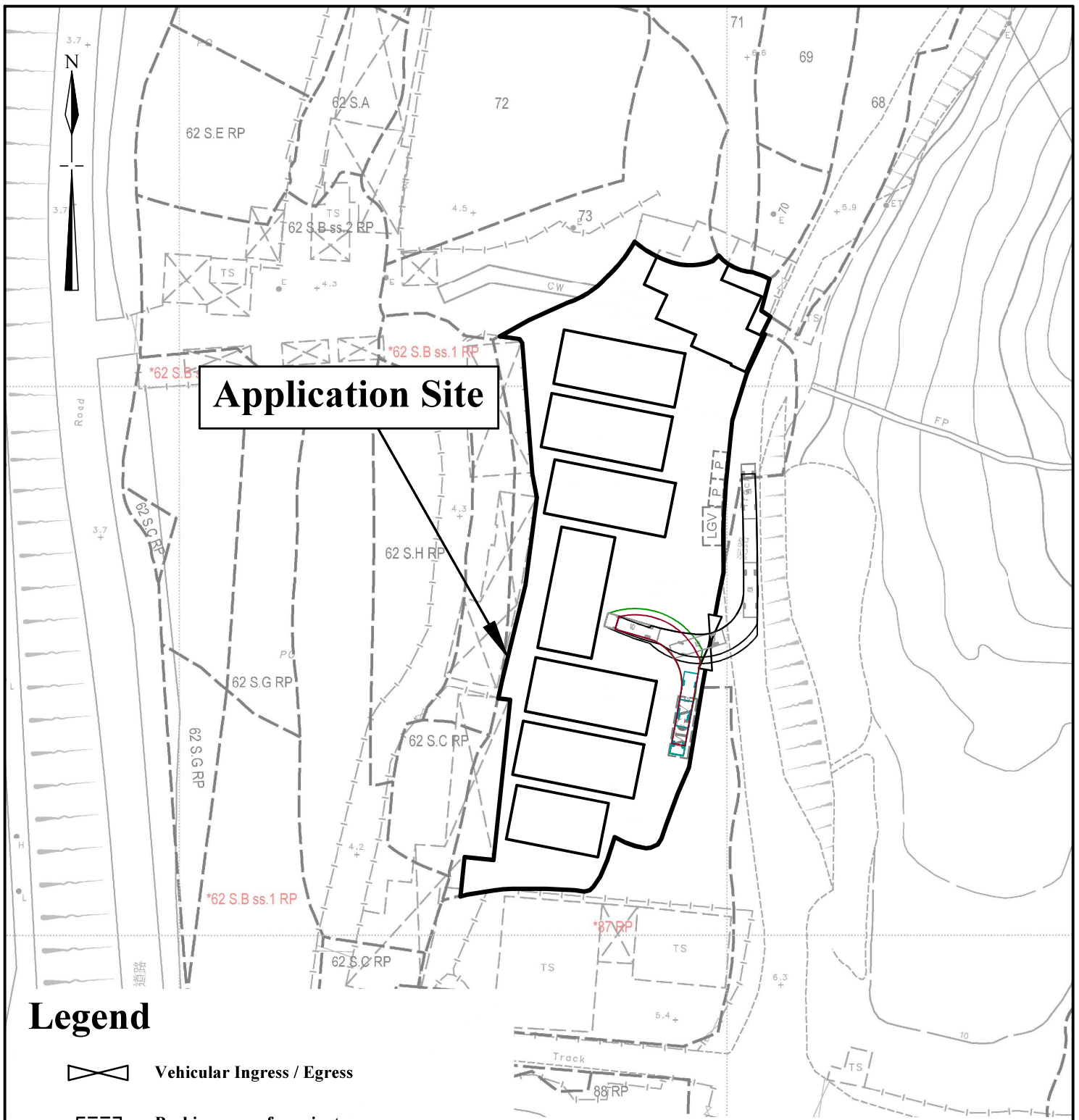
Legend

-  Vehicular Ingress / Egress
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for medium goods vehicle (11m (L) x 3.5m (W))

Site Area(about) : 4,010m²






No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storey	Height
1	Fresh Provision Shop	256 m ²	256 m ²	1	9m
2	Retail Shop for hardware groceries, gardening and construction materials	225 m ²	225 m ²		
3		225 m ²	225 m ²		
4		225 m ²	225 m ²		
5		225 m ²	225 m ²		
6		225 m ²	225 m ²		
7		225 m ²	225 m ²		
8	Retails Shop for hardware groceries and construction materials with Ancillary Office	171 m ²	171 m ²		
Total Area :		1,777 m ²	1,777 m ²		

1:1000	Layout Plan	Goldrich Planners & Surveyors Ltd.
July 2024	Lot 74(part) in D.D. 126 Yuen Long, New Territories	Plan 3 (P 24032)



Application Site

Legend

-  **Vehicular Ingress / Egress**
-  **Parking space for private cars (5m (L) x 2.5m (W))**
-  **Parking space for light goods vehicle (7m (L) x 3.5m (W))**
-  **Parking space for medium goods vehicle (11m (L) x 3.5m (W))**
-  **Medium goods vehicle (11m (L) x 2.5m (W))**

1:1000

Swept Path Analysis

Goldrich Planners & Surveyors Ltd.

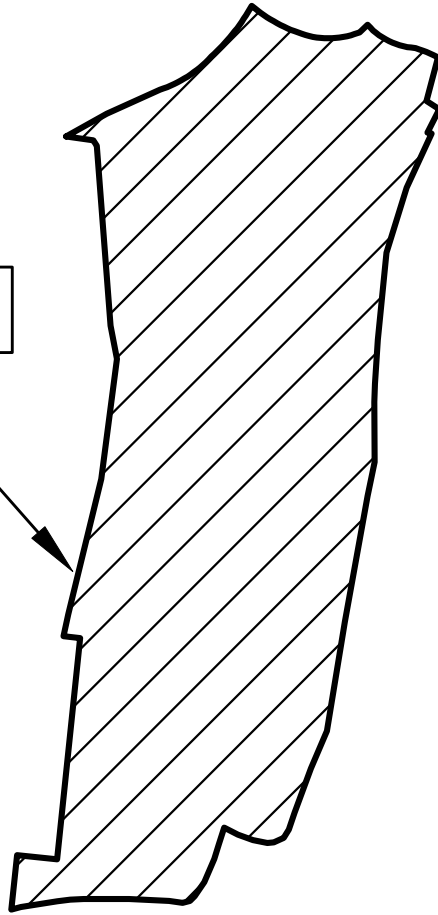
May 2024

**Lot 74(part) in D.D. 126
Yuen Long, New Territories**

**Plan 4
(P 24032)**



Application Site



**The current application serves to regularise
the existing hard-paving on site**

1:1000

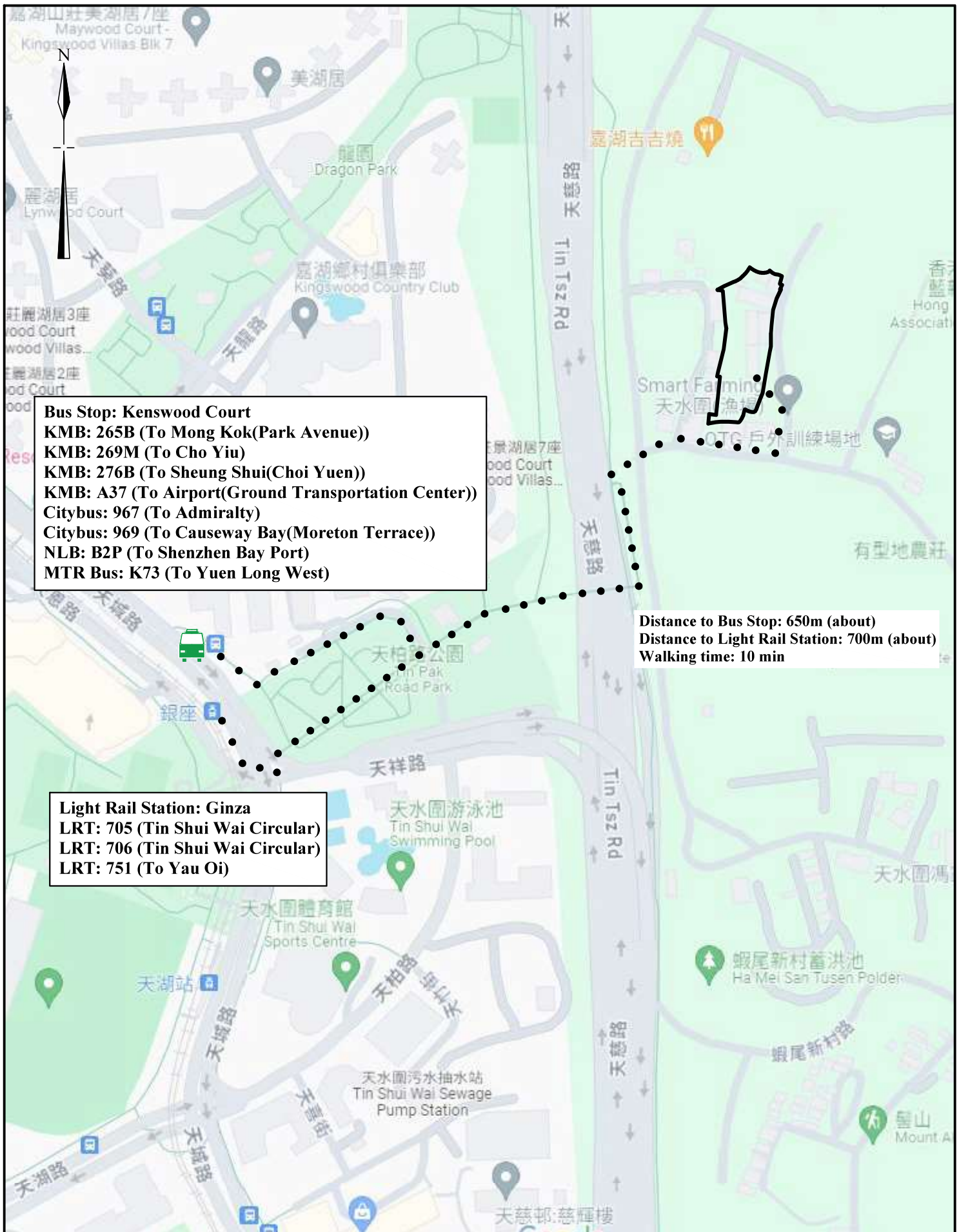
Plan Showing Existing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

July 2024

**Lot 74(part) in D.D. 126
Yuen Long, New Territories**

**Plan 5
(P 24032)**



Bus Stop: Kenswood Court
KMB: 265B (To Mong Kok(Park Avenue))
KMB: 269M (To Cho Yiu)
KMB: 276B (To Sheung Shui(Choi Yuen))
KMB: A37 (To Airport(Ground Transportation Center))
Citybus: 967 (To Admiralty)
Citybus: 969 (To Causeway Bay(Moreton Terrace))
NLB: B2P (To Shenzhen Bay Port)
MTR Bus: K73 (To Yuen Long West)

Distance to Bus Stop: 650m (about)
Distance to Light Rail Station: 700m (about)
Walking time: 10 min

Light Rail Station: Ginza
LRT: 705 (Tin Shui Wai Circular)
LRT: 706 (Tin Shui Wai Circular)
LRT: 751 (To Yau Oi)

<p>1:1000</p>	<p>Plan Showing Nearest Public Transport Services</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>July 2024</p>	<p>Lot 74(part) in D.D. 126 Yuen Long, New Territories</p>	<p>Plan 6 (P 24032)</p>