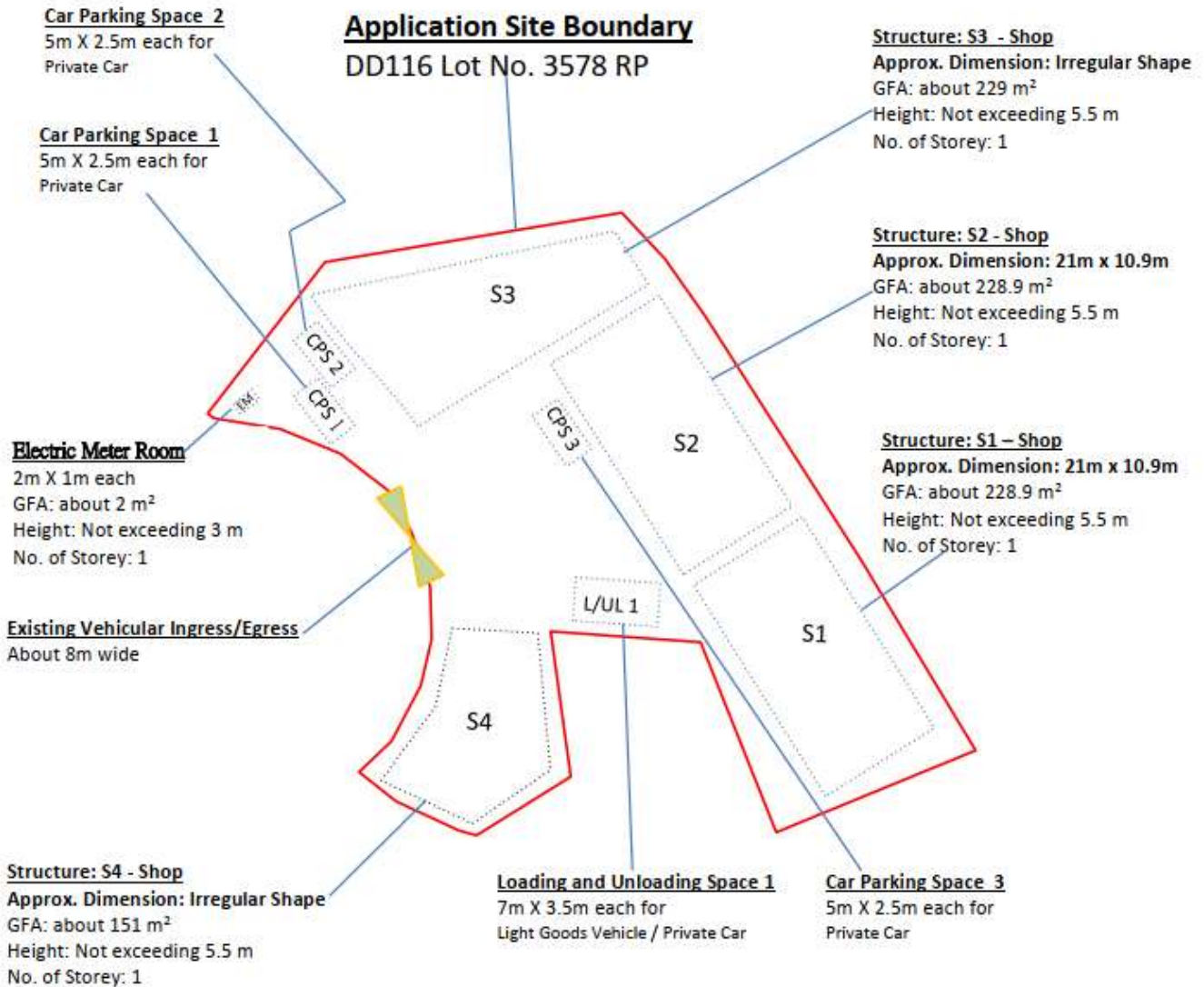




**Application Site Boundary**  
DD116 Lot No. 3578 RP



**Project :**

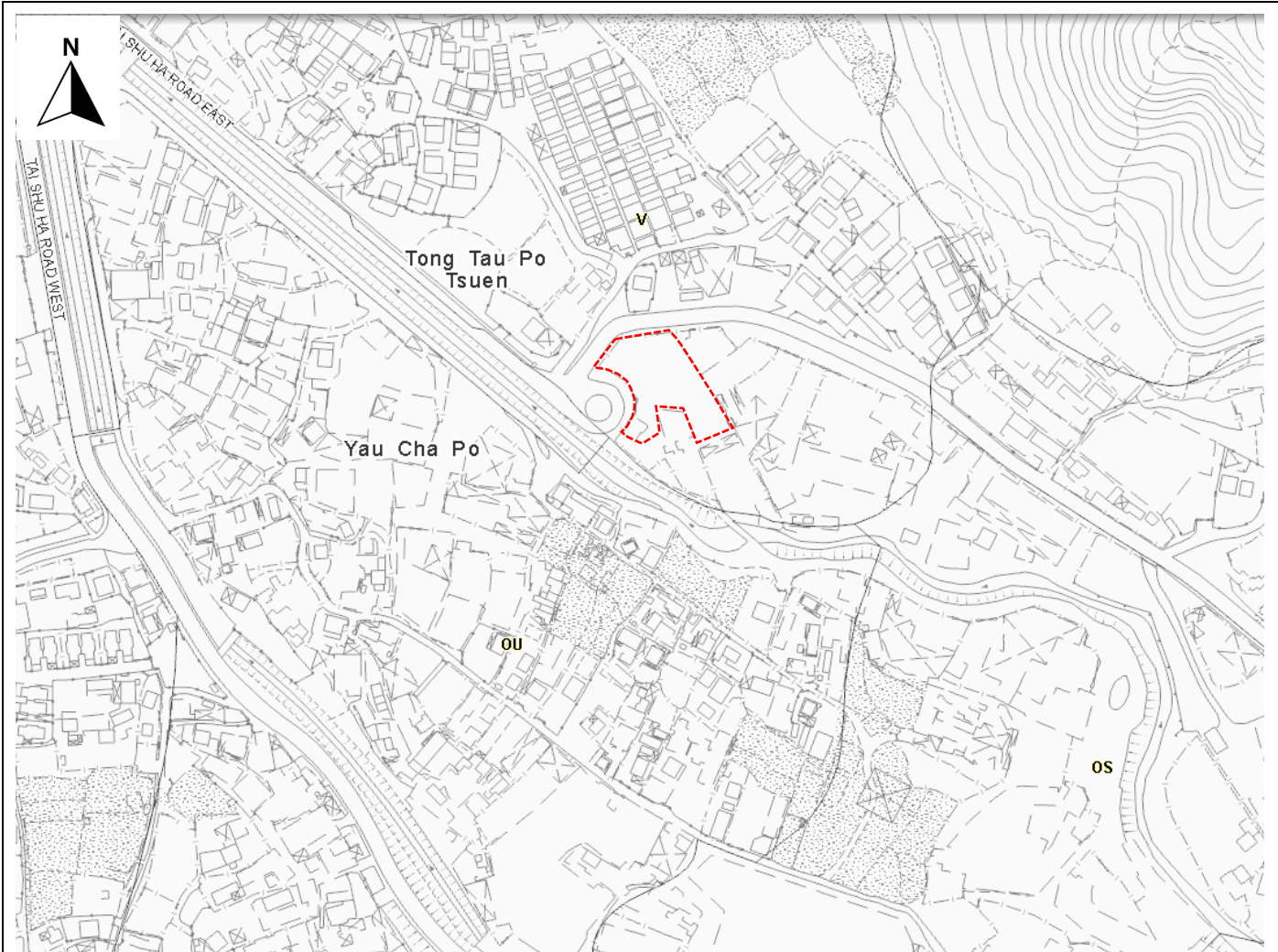
Proposed Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.


**Drawing Title:**

Site Layout Plan

**Drawing No.:**

Figure 1-a



<p><b>Legend</b></p>  <p>Application Site</p>	<p><b>Map Legend</b></p> <p>Statutory Plan</p> <p>OZP Zoning</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> <b>OU</b> Other Specified Uses</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> <b>V</b> Village Type Development</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> <b>AGR</b> Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> <b>CA</b> Conservation Area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> <b>OS</b> Open Storage</li> </ul>	<p><b>zoning information</b></p> <p>Statutory Plan Name <b>Tai Tong</b></p> <p>Plan No. S/YL-TT/20</p> <p>Zoning Village Type Development</p> <p>Area 341072m<sup>2</sup></p> <p><a href="#">Notes</a> <a href="#">Map</a></p>
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**Project :**

Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**  
 Outline Zoning Plan (Extract)  
 Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20

**Drawing No.:**  
 Figure 2

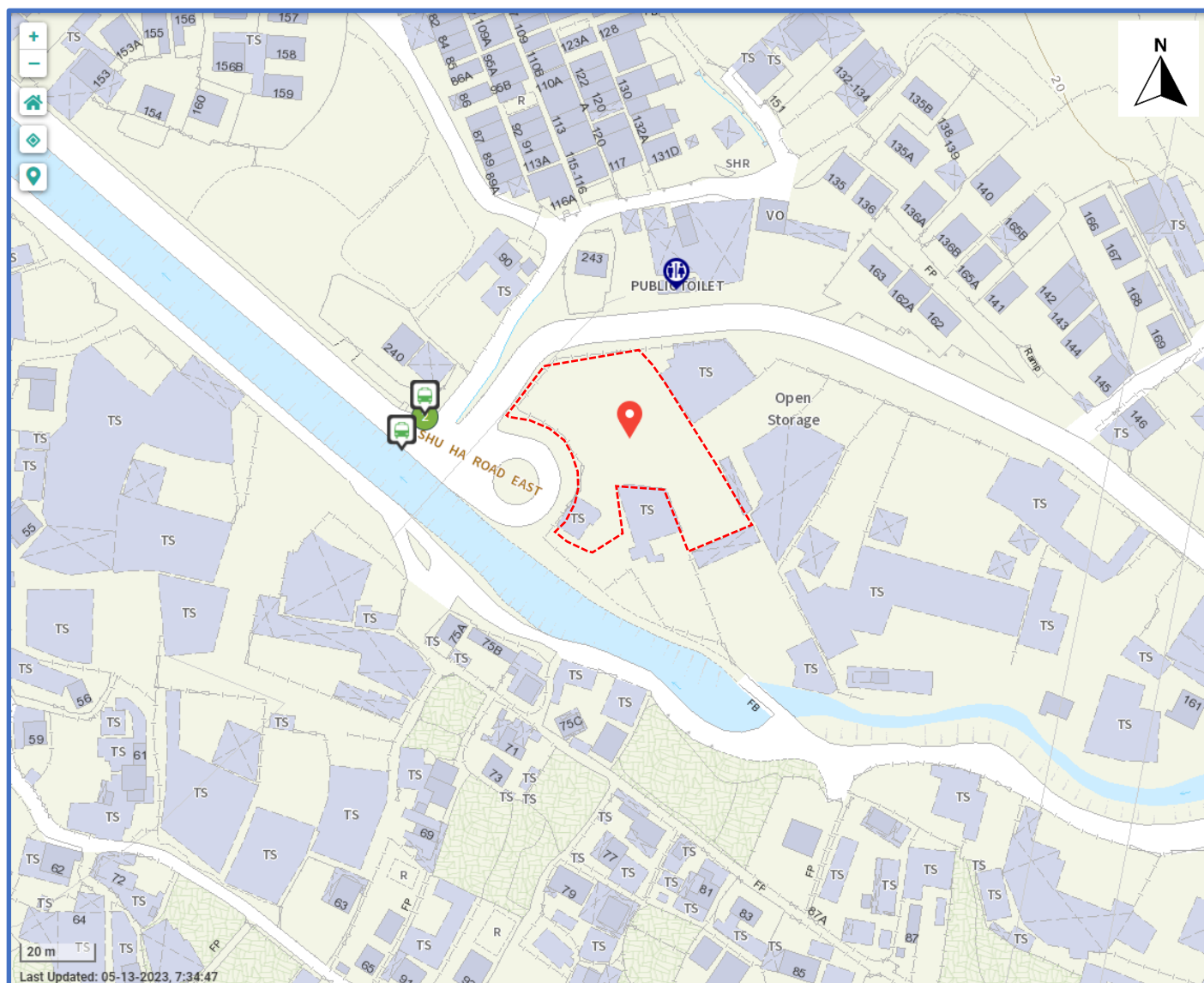
# SITE DEVELOPMENT SCHEDULE

	STRUCTURE	USE	COVERED AREA (ABOUT)	GROSS FLOOR AREA (ABOUT)	BUILDING HEIGHT (ABOUT)	NO. OF STOREY	SITE LAYOUT PLAN
	TEMPORARY STRUCTURES DEVELOPMENT SCHEDULE	S1	SHOWROOM FOR SALE OF DECORATION CONSTRUCTION MATERIALS;	228.9 sq. m.	228.9 sq. m.	5.5 m.	
S2		SHOP FOR THE SALE (RETAIL) OF METALWARE / CONSTRUCTION MATERIALS;	228.9 sq. m.	228.9 sq. m.	5.5 m.	1	
S3		SHOP FOR INTERIOR DESIGN AND DECORATION;	229.00 sq. m.	229.00 sq. m.	5.5 m.	1	
S4		SHOP FOR INTERIOR DESIGN AND DECORATION WITH RECEPTION COUNTER AND AN ANCILLARY OFFICE;	151.00 sq. m.	151.00 sq. m.	5.5 m.	1	
EM		AN ELECTRICAL METER ROOM FOR SUPPLY OF ELECTRICITY	2.00 sq. m.	2.00 sq. m.	3 m.	1	
TOTAL			839.80 sq. m.	839.80 sq. m.			
PARKING AND LOADING / UNLOADING PROVISION			DIMENSIONS		TOTAL		
	NO.	PARTICULARS	LENGTH	WIDTH			
	CPS 1	PRIVATE CAR PARKING SPACE 1	5 m.	2.5 m.	3 CPS		
	CPS 2	PRIVATE CAR PARKING SPACE 2	5 m.	2.5 m.			
	CPS 3	PRIVATE CAR PARKING SPACE 3	5 m.	2.5 m.			
L/UL 1	LOADING AND UNLOADING SPACE FOR LIGHT GOOD VEHICLE 1	7 m.	3.5 m.	1 L/UL			
DEVELOPMENT PARAMETERS	Particulars	(ABOUT)		(ABOUT)			
	APPLICATION SITE AREA	1710.1 sq. m.	DOMESTIC GFA	N/A	NO. OF STRUCTURE	5	
	COVERED AREA	839.8 sq. m.	NON-DOMESTIC GFA	839.8 sq. m.	NO. OF STOREY	1	
	UNCOVERED AREA	870.3 sq. m.	TOTAL GFA	839.8 sq. m.	BUILDING HEIGHT	5.5 m.	
	PLOT RATIO	0.49	DOMESTIC PLOT RATIO	N/A			
	SITE COVERAGE	49%	NON- DOMESTIC PLOT RATIO	0.49			

**Project :**  
**Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.**

OPERATION MODE OF THE PROPOSED DEVELOPMENT			FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES
PROPOSED DEVELOPMENT			OPERATION HOURS
Structure No.	OPERATION MODE	OBJECTIVES	
<b>S1</b>	<u>Showroom</u> -for sale of decoration construction materials;	<i>The proposed showroom is to serve the nearby residents in the area;</i>  <i>Interior decoration construction materials such as floor tiles, marble plates, faucet, bathing tub, toilet bowls, etc will be displayed in the showroom.</i>  <i>Large size items will be delivered to clients directly from the warehouse located elsewhere.</i>	<b>08:00 hours to 20:00 hours daily from Monday to Saturday</b>  <b>No operation on Sunday and public holiday(s)</b>
<b>S2</b>	<u>Shop</u> -for the sale (retail) of metalware / construction materials;	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Metalwares of non-flammable items such as nails, hammers, cutters, etc will be sold to meet the daily needs of the residents.</i>	
<b>S3</b>	<u>Shop</u> -for Interior Design and Decoration;	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Model rooms to display different types of interior designs and decorations will be provided in this structure for client's reference.</i>	
<b>S4</b>	<u>Shop for Interior Design and Decoration with Reception Counter and an ancillary office'.</u>	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Model rooms displaying different types of interior designs and decorations will be provided in this structure for client's reference.</i>  <i>A small reception counter is included inside this structure to greet clients visiting the Interior Design and Decoration shop.</i>	
<b>EM</b>	<u>Electrical Meter Room</u> -for Supply Of Electricity		

Note: A total of 4 vehicle parking spaces (3 spaces for private cars and 1 Loading/unloading parking space for light goods vehicles) are provided within the Site for exclusive use by clients visiting the premises by car.



<p><b>Legend</b></p> <p> Application Site</p> <p> Application Site Location</p> <p> Mini Bus Stop</p>	<p><b>GMB 73</b> Long Ping Station (Ma Wang Road) To Sung Shan San Tsuen</p> <ol style="list-style-type: none"> <li>1 Ma Wang Road, near Long Ping Station</li> <li>2 Tai Shu Ha Road East, Near Tong Tau Po Tsuen</li> <li>3 Unnamed Access Road, Near Tong Tau Po Tsuen</li> <li>4 Unnamed Access Road, Near Construction Machinery Technical Training Center</li> <li>5 Yuen Long (Sung Shan San Tsuen) Minibus Terminus</li> </ol>	<p style="text-align: center;"><b>Block plan</b></p>
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**Project :**  
 Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**  
 Transport Plan  
 (Extract from Map of HKeMobiility of Transport Department)

**Drawing No.:**  
 Figure 5

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

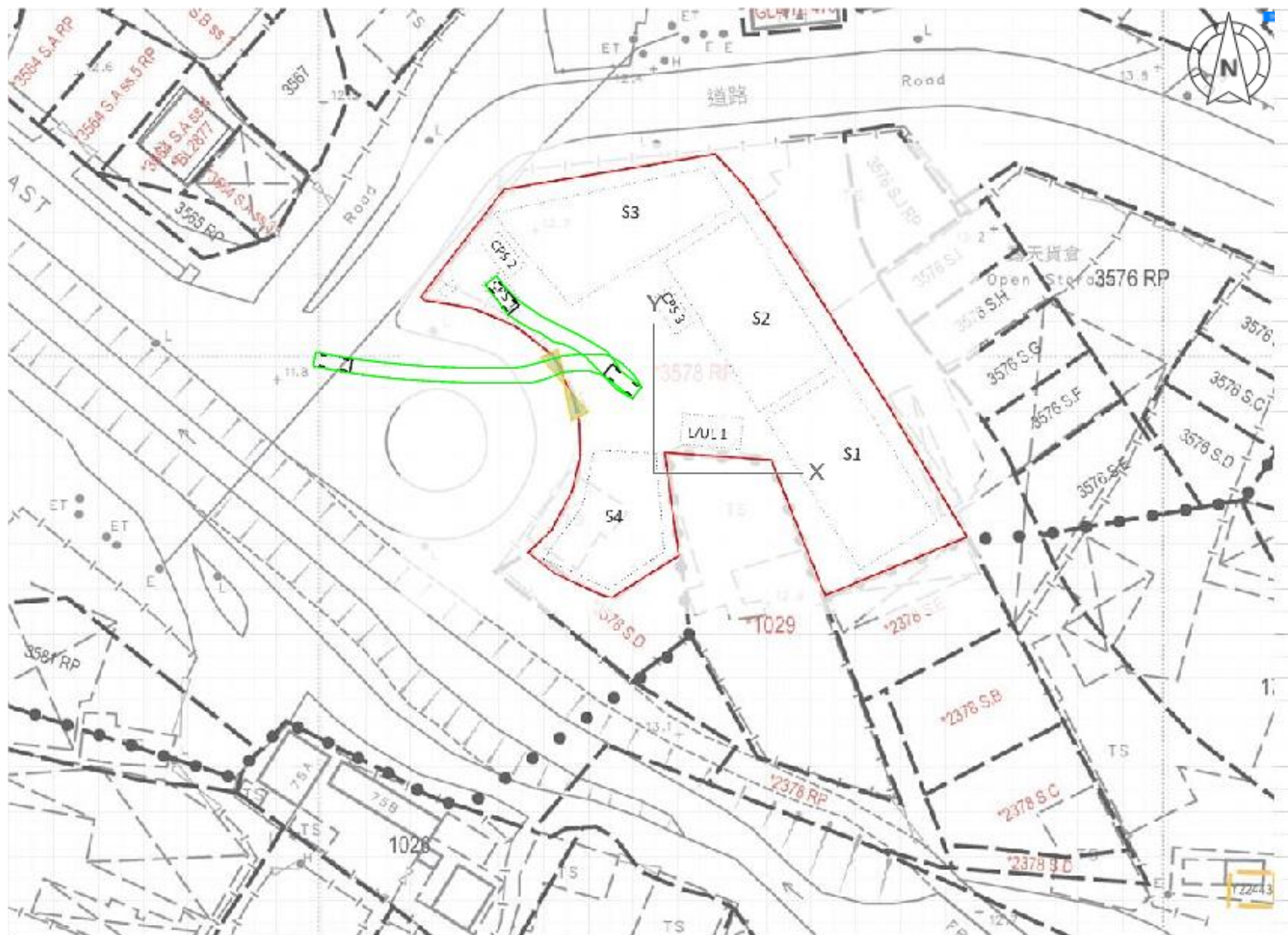
DRAWN BY	DATE
SN	28 JAN 2025


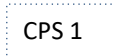
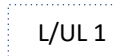


CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEEP PATH ANALYSIS-CPS1-IN

DWG NO.  
SWPA - D1



LEGEND				
				
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEEP PATH OF VEHICLE

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEEP PATH ANALYSIS-CPS1-OUT

DWG NO.  
SWPA – D2



LEGEND					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEPT PATH OF VEHICLE	

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
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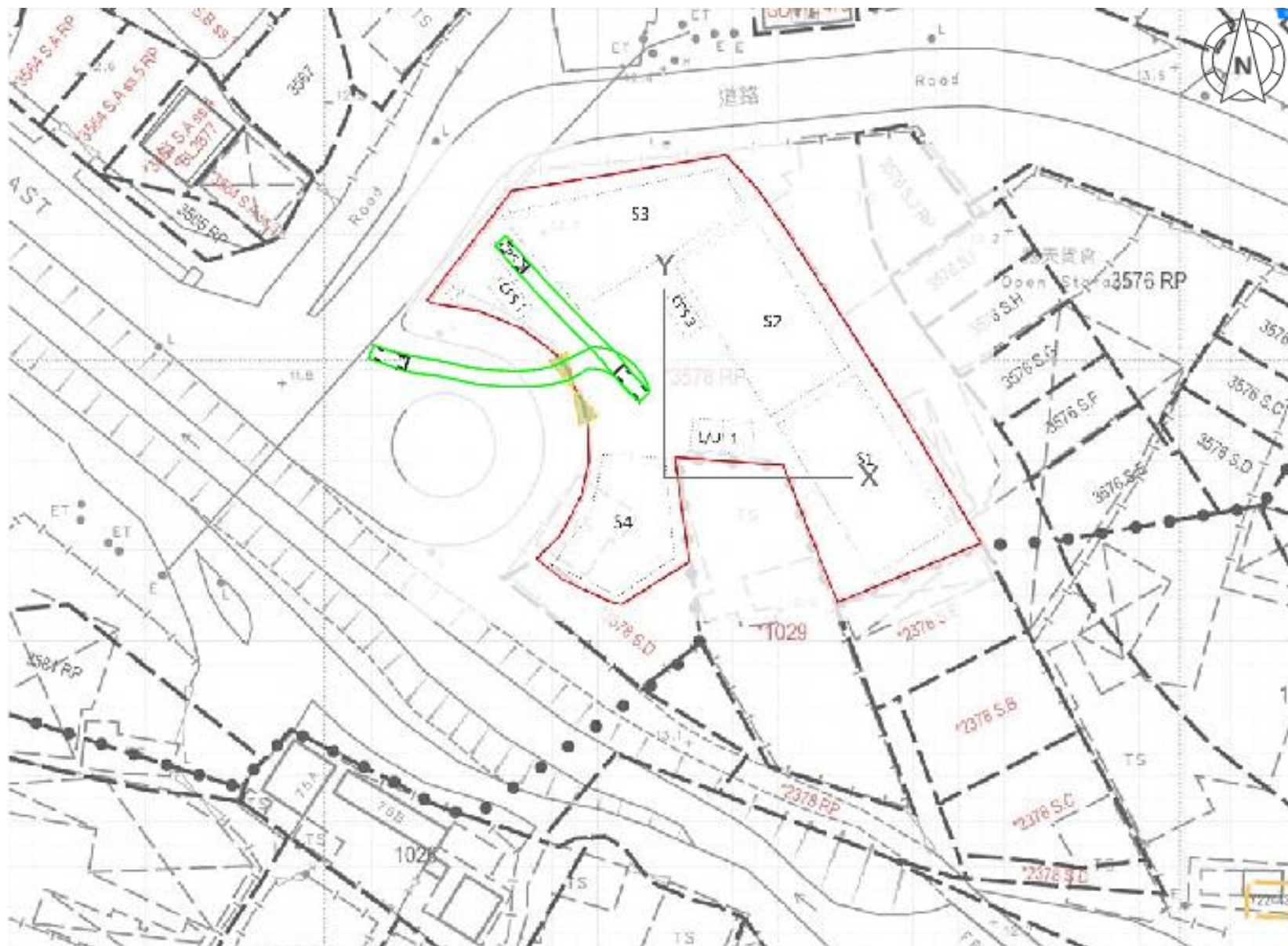
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CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

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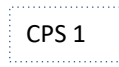
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SWPA – D3



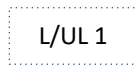
## LEGEND



APPLICATION SITE



PARKING SPACE



LOADING / UNLOADING SPACE



VEHICLE



SWPT PATH OF VEHICLE



# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEEP PATH ANALYSIS-CPS2-OUT

DWG NO.  
SWPA – D4



<b>LEGEND</b>					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEEP PATH OF VEHICLE	

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
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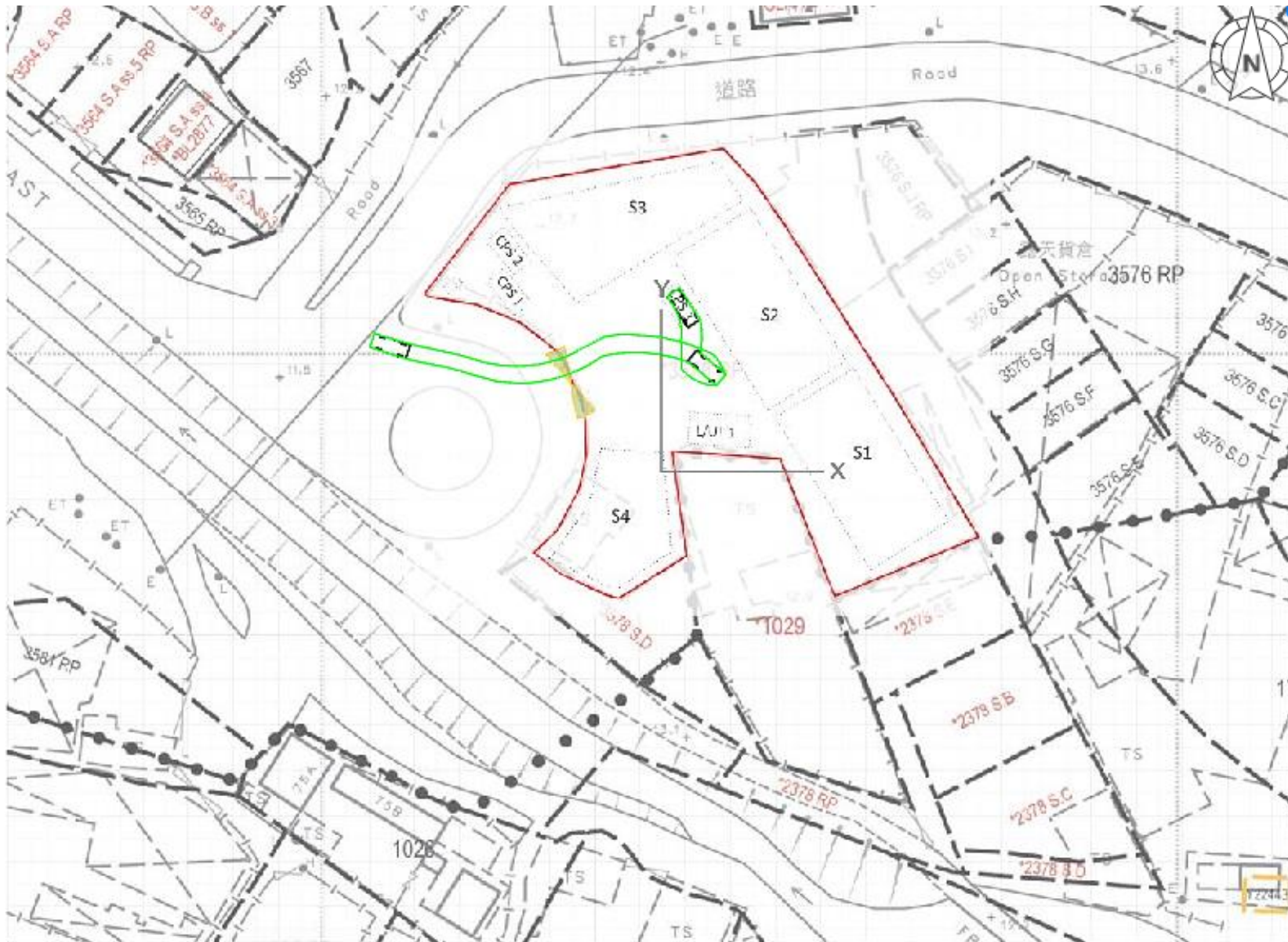
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SN	28 JAN 2025


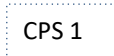
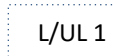


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APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEEP PATH ANALYSIS-CPS3-IN

DWG NO.  
SWPA – D5



LEGEND				
				
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEEP PATH OF VEHICLE

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWPT PATH ANALYSIS-CPS3-OUT

DWG NO.  
SWPA – D6



<b>LEGEND</b>					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWPT PATH OF VEHICLE	

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
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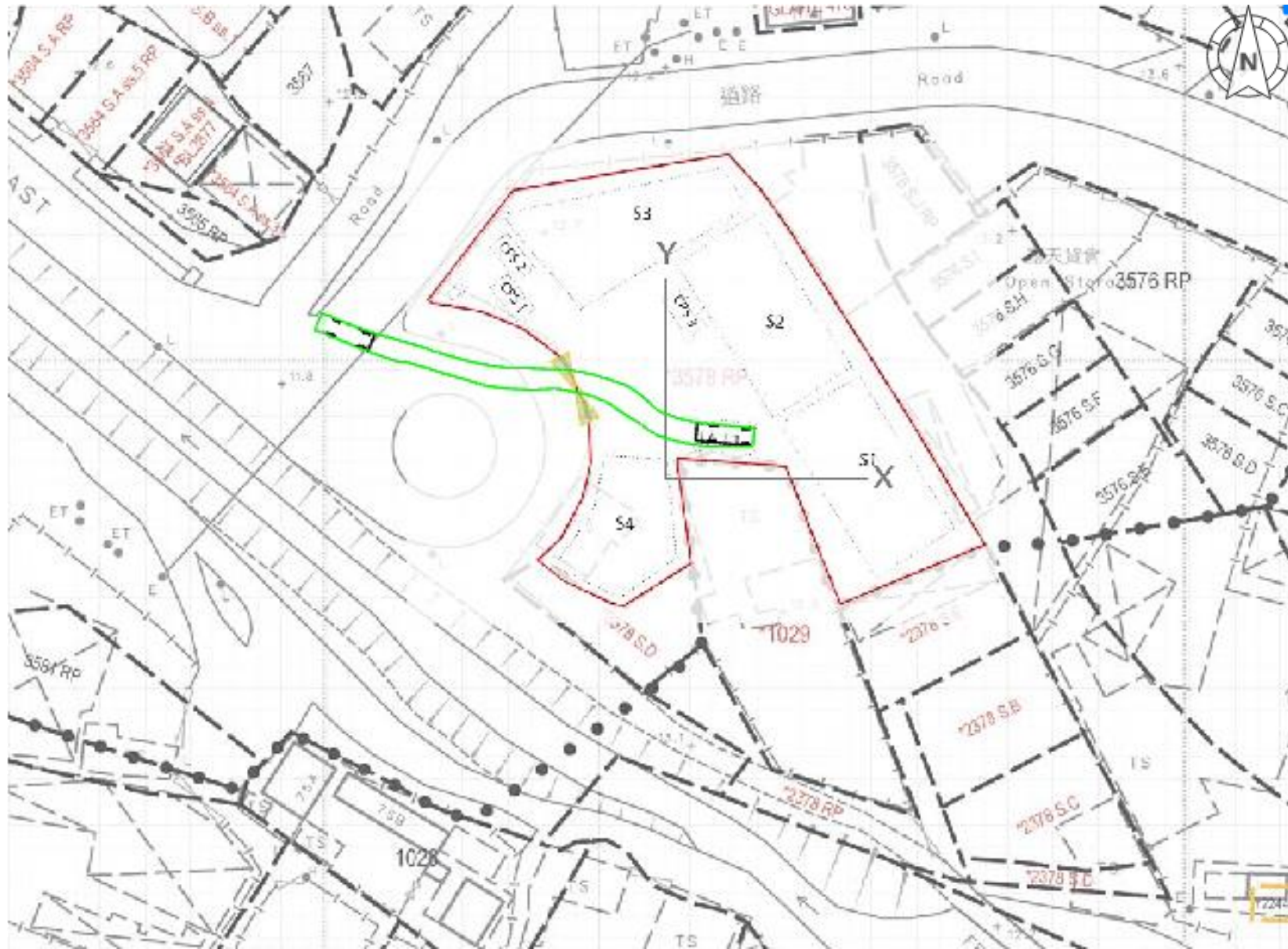
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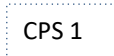
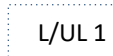


CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEEP PATH ANALYSIS - L/UL1 - IN

DWG NO.  
SWPA - D7



<b>LEGEND</b>					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEEP PATH OF VEHICLE	

# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025


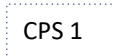
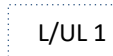


CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWPT PATH ANALYSIS - L/UL1 - IN

DWG NO.  
SWPA - D8



<b>LEGEND</b>					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWPT PATH OF VEHICLE	

# ESTIMATION OF TRIP GENERATION AND ATTRACTION FROM THE PROPOSED DEVELOPMENT

FOR S.16 PLANNING APPLICATION OF  
PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
IN "VILLAGE TYPE DEVELOPMENT" ZONE  
AT THE REMAINING PORTION OF  
LOT 3578 IN D.D. 116,  
TONG TAU PO, YUEN LONG, NEW  
TERRITORIES

## CAR PARKING PROVISION ON SITE

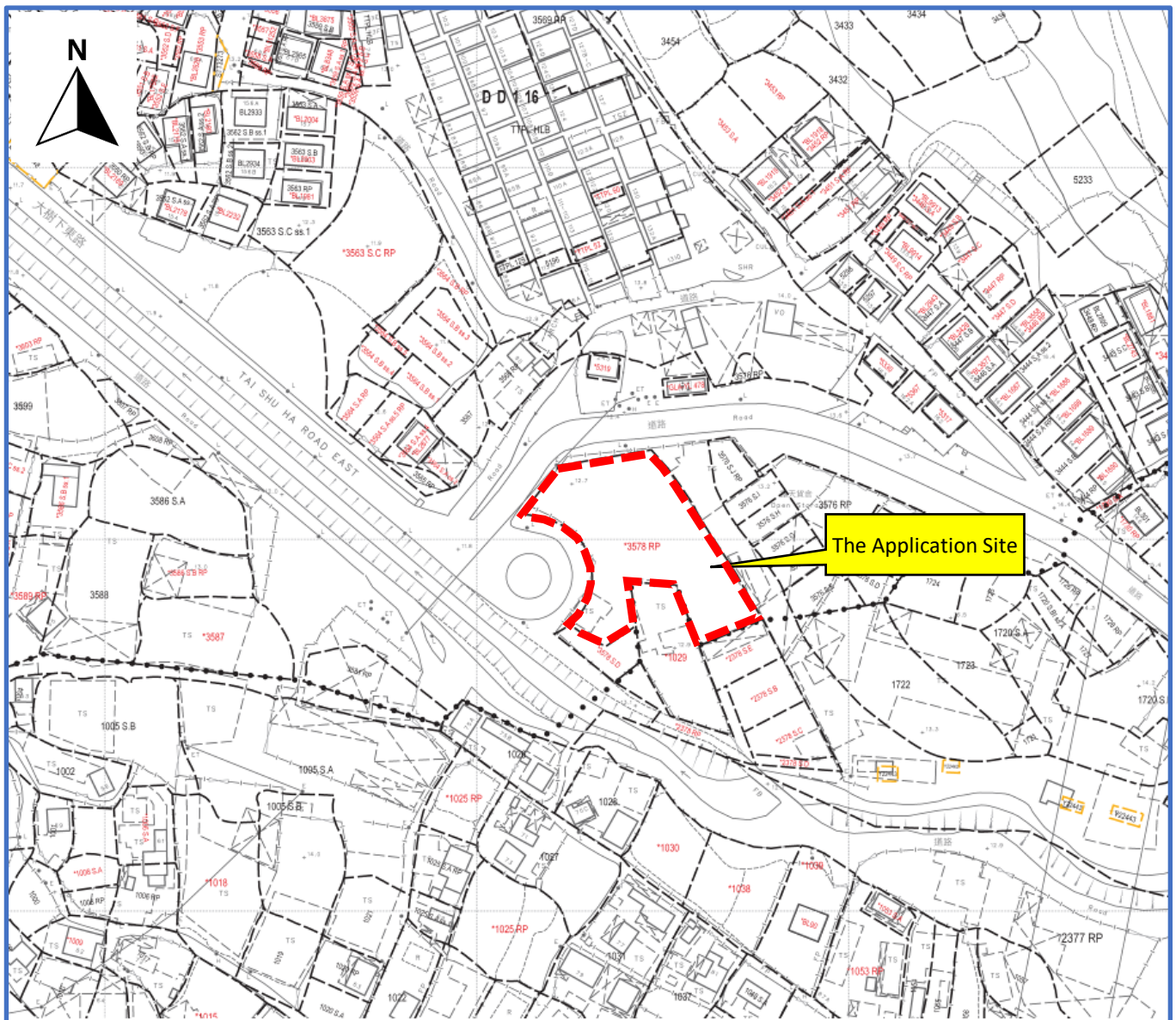
Type of Space	Car Parking Space	Loading / Unloading Space
Dimensions	5.0 M.(L) X 2.5 M. (W)	7.0 M.(L) X 3.5 M. (W)
User	Private Car For Visitors	Light Good Vehicle For Visitors / Goods Suppliers
No. of Space	3	1

## Trip Generation Estimates

Time Period	From Monday to Saturday				No. of Vehicular IN / OUT Movements
	Private Car		Light Goods Vehicle		
	IN	OUT	IN	OUT	
08:00 – 09:00	1	0	0	0	1
09:00 – 10:00	0	1	0	0	1
10:00 – 11:00	0	0	0	0	0
11:00 – 12:00	0	0	0	0	0
12:00 – 13:00	0	0	1	1	2
13:00 – 14:00	0	0	0	0	0
14:00 – 15:00	1	0	0	0	1
15:00 – 16:00	1	1	0	0	2
16:00 – 17:00	0	1	0	0	1
17:00 – 18:00	0	0	0	0	0
18:00 – 19:00	0	0	1	0	1
19:00 – 20:00	0	0	0	1	1
<b>Total no. of Trips</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>10</b>
<b>Average no. of Trips per hour</b>	<b>0.25</b>	<b>0.25</b>	<b>0.12</b>	<b>0.12</b>	<b>0.84</b>

### Conclusion:

- i) The application site accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site with turnaround adjoining to the entrance of the site. Staff working there will commute by taking the Green Public Light Bus.
- ii) From the above estimation and analysis, the visitors of the site will only generate and attract minimal traffic users and trips to the site.
- iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network would not be anticipated.



**LEGEND**



The Application Site

**Project :**

Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**

Land Status Plan

**Drawing No.:**

Figure 8