



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7176

Section 16 Planning Application

**Proposed Temporary Shop and Services for a Period of 3 Years at
Lots 4055, 4056(Part) and 4057 in D.D.116 and Adjoining Government Land,
Tai Kei Leng, Yuen Long, N.T.**

Planning Statement

Applicant

Sze Kam Wah (佘錦華)

Prepared by

Lawson David & Sung Surveyors Limited

September 2025

Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary shop and services ("the proposed development") for a period of 3 years at Lots 4055, 4056(Part) and 4057 in D.D.116 and Adjoining Government Land, Tai Kei Leng, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 915 sq.m. (including Government land of about 15 sq.m.), falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. According to the Notes of the OZP, 'Shop and Services' is a Column 2 use of the "R(D)" zone, which requires planning permission from the Town Planning Board (the "Board").

The Application Site is currently vacant and surrounded by village houses/residential dwellings. To satisfy the local demand for grocery goods, the Applicant intends to use the Application Site for a grocery shop to serve the local villagers and residents.

The Applicant proposes to erect two 1-storey (height: about 7m) shop and services with a floor area of about 127 sq.m. and 229 sq.m. respectively at the eastern portion of the Application Site. The Applicant will reuse the existing 2-storey (height: about 5m) converted containers as guard room and ancillary office with a gross floor area of about 30 sq.m. Meanwhile, the existing 1-storey (height: about 3m) rain shelter and 1-storey (height: about 2.5m) cover for staff parking spaces onsite will be retained by the Applicant.

The Applicant will maintain the existing ingress/egress point and pedestrian access with about 7.5m and 3.4m in width respectively at the western boundary connecting Tai Shu Ha Road East. The proposed development will provide 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 5 private car parking spaces (2.5m x 5m) for staff/visitors. The proposed hours of operation at the Application Site are 8am to 9pm daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development will meet local demand for grocery goods;
2. The proposed development does not contravene the planning intention of "R(D)" zone;
3. There are similar approvals for shop and services use in the same "R(D)" zone;
4. The proposed development is considered not incompatible with the surrounding land uses;
5. The proposed development will promote optimization of valuable land resources; and
6. The proposed development will not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界元朗大旗嶺丈量約份第 116 約地段第 4055 號，第 4056 號(部分)及第 4057 號及毗連政府土地(“申請地點”)，作為期三年的擬議臨時商店及服務行業(“擬議發展”)的規劃申請。

申請地點的面積約 915 平方米(包括政府土地約 15 平方米)，座落於在 2023 年 12 月 15 日刊憲的大棠分區計劃大綱核准圖 (圖則編號：S/YL-TT/20)上的「住宅(丁類)」地帶。根據該大綱圖的註釋，「商店及服務行業」屬「住宅(丁類)」地帶內的第二欄用途，需先向城市規劃委員會(“城規會”)提出申請。

申請地點現時為空置土地及四周被村屋/住用構築物包圍。為滿足該區對糧油食品的需求，申請人擬將申請地點用作雜貨店用途，以服務本地村民/居民。

申請人擬議於申請地點東邊興建兩座一層高(高度約 7 米，樓面面積各約 127 平方米及 229 平方米)的商店。申請人亦會重用現有兩層(高度約 5 米，總樓面面積約 30 平方米)的改裝貨櫃作保安室及附屬辦公室。同時，申請人將保留現有的一層高(高度約 3 米)的兩棚及一層高(高度約 2.5 米)的職員停車位上蓋。

申請人會沿用現時位於申請地點西面，連接大樹下東路的車輛出入口(約 7.5 米闊)以及行人通道(約 3.4 米闊)。申請地點亦設有 1 個輕型貨車上落貨位 (3.5 米 x 7 米)和 5 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為星期一至日(包括公眾假期)上午 8 時至晚上 9 時。

本規劃申請的理據為：

1. 擬議發展將滿足該區對糧油食品的需求；
2. 擬議發展不會違背「住宅(丁類)」地帶的規劃意向；
3. 在同一「住宅(丁類)」地帶內有類近商店及服務行業用途申請獲得規劃許可；
4. 擬議發展與周邊土地用途兼容；
5. 擬議發展可有效利用寶貴的土地資源；及
6. 擬議發展不會對附近的交通、排水及環境構成不良的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

TABLE OF CONTENTS

Page

1. INTRODUCTION	1
1.1 Purpose	
1.2 Organization of the Planning Statement	
2. SITE CONTEXT	1
2.1 The Application Site and Its Existing Condition	
2.2 Surrounding Land Uses	
2.3 Accessibility	
2.4 Land Status	
3. PLANNING CONTEXT	2
3.1 Outline Zoning Plan	
3.2 Previous Application	
3.3 Similar Applications within the Same “R(D)” Zone	
4. DEVELOPMENT PROPOSAL	3
4.1 Site Configuration and Layout	
4.2 Site Operations	
4.3 Traffic Arrangement	
4.4 Drainage Proposal	
4.5 Fire Service Installations Proposal	
4.6 Landscape	
4.7 Environmental Consideration	
5. PLANNING JUSTIFICATIONS	5
5.1 Meeting Local Demand for Grocery Goods	
5.2 Not Contravene the Planning Intention of “R(D)” Zone	
5.3 Similar Approvals for Shop and Services Use in the same “R(D)” Zone	
5.4 Not Incompatible with the Surrounding Land Uses	
5.5 Optimization of Valuable Land Resources	
5.6 No Adverse Impacts on the Surrounding Areas	
6. CONCLUSION	7

List of Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Vehicular Access to the Site
Figure 4	Indicative Layout Plan
Figure 5	Swept Path Analysis – Light Goods Vehicle

Site Photos

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary shop and services (the “proposed development”) for a period of 3 years at Lots 4055, 4056(Part) and 4057 in D.D.116 and adjoining Government land, Tai Kei Leng, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 915 sq.m. (including Government land of about 15 sq.m.), falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use of the “R(D)” zone, which requires planning permission from the Board.

The Application Site is currently vacant and surrounded by village houses/residential dwellings. To satisfy the local demand for grocery goods, the Applicant intends to use the Application Site for a grocery shop selling commodities such as eggs, canned food, condiments, noodles, snacks, drinks, etc. to serve the local villagers and residents.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 915 sq.m. (including Government land of about 15 sq.m.), is located at Tai Kei Leng, Yuen Long, N.T. and abuts Tai Shu Ha Road East. The Application Site is a piece of flat land. It is currently vacant, formed, and partially fenced off (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding areas are predominantly rural residential in nature, which comprise of village houses/residential dwellings intermixed with open storage/storage yards and workshops. The Application Site is surrounded by temporary structures at its north and south. To the immediate south within the same “R(D)” zone is an approved shop and services (Application No. A/YL-TT/692) by the Board on 14.2.2025. To the further southeast along Tai Shu Ha Road East are other villages, Tong Tau Po Tsuen and Nga Yiu Tau. To the northeast is Kong Tau San Tsuen and Kong Tau Tsuen. To the west is Shung Ching San Tsuen and Shui Tsiu Lo Wai.

2.3 Accessibility

The Application Site is directly accessible from Tai Shu Ha Road East. The existing vehicular ingress/egress point and pedestrian access of about 7.5m and 3.4m wide respectively are located at the western boundary. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years.

The Applicant is the registered owner of the subject lots. The subject lots are currently subject to Short Term Wavier (STW) No. 2805 for agricultural structures. The Applicant will inform the Lands Department (LandsD) to revise the current STW for the proposed structures upon obtaining planning approval for this application.

Meanwhile, the Application Site includes a strip of Government land of about 15 sq.m., which is under Short Term Tenancy (STT) No. 1836. The Applicant will inform the LandsD to revise the existing STT for the proposed development upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023. The planning intention of “R(D)” zone is “primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.”

According to the Notes of the OZP, ‘Shop and Services’ is a Column 2 use of the “R(D)” zone, which requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the Same “R(D)” Zone

6 applications for similar shop and services use were approved by the Board within the last 3 years in the same “R(D)” zone. These approved applications are summarized as follows:

Application No.	Applied Use	Site Area (m ²)	Floor Area (m ²)	Decision	Date of Approval
A/YL-TT/586 ^A	Proposed Temporary Shop and Services for a Period of 3 Years	1,000	380	Approved with conditions	3.3.2023
A/YL-TT/598	Proposed Temporary Shop and Services for a Period of 3 Years	450	228	Approved with conditions	28.7.2023
A/YL-TT/633	Proposed Temporary Shop and Services for a Period of 3 Years	660	620	Approved with conditions	10.5.2024
A/YL-TT/653 ^B	Proposed Temporary Shop and Services for a Period of 3 Years	260	154	Approved with conditions	2.8.2024
A/YL-TT/680 ^A	Proposed Temporary Shop and Services for a Period of 3 Years	1,000	380	Approved with conditions	10.1.2025
A/YL-TT/692 ^B	Proposed Temporary Shop and Services for a Period of 3 Years	260	221	Approved with conditions	14.2.2025

^{A, B} The applications involve the same site

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for temporary shop and services (i.e. grocery shop) for a period of 3 years. The proposed development intends to serve the local villagers and residents and will help meet the local demand for grocery goods.

The Application Site has an area of about 915 sq.m. (including Government land of about 15 sq.m.). The Applicant proposes to erect two 1-storey (height: about 7m) shop and services with a floor area of about 127 sq.m. and 229 sq.m. respectively at the eastern portion of the Application Site. The Applicant will reuse the existing 2-storey (height: about 5m) converted containers as guard room and ancillary office with a gross floor area of about 30 sq.m. Meanwhile, the existing 1-storey (height: about 3m) rain shelter and 1-storey (height: about 2.5m) cover for staff parking spaces onsite will be retained by the Applicant (see Layout Plan at **Figure 4**).

The Applicant will retain the existing fencings (i.e. 2.5m high corrugated metal sheets, chain-link fence and retaining wall) along the site boundary while the remaining open boundary will not be fenced off to provide access for the residents of the nearby village houses.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Shop and Services for a Period of 3 Years
Site Area	About 915 sq.m.
Total Floor Area (Non-domestic)	About 426 sq.m.
No. of Structures	5 - 2 proposed 1-storey shop and services - 1 proposed 2-storey guard room (G/F) and ancillary office (1/F) - 1 proposed 1-storey rain shelter - 1 proposed 1-storey cover for staff parking space
Height of Structures	About 2.5 – 7m (1-2 storeys)
No. of Parking Spaces	5 nos. (2.5m x 5m) for private cars - 3 parking spaces for visitors - 2 parking spaces for staff
No. of Loading/Unloading Space	1 no. for light goods vehicle (3.5m x 7m)

4.2 Site Operations

The proposed hours of operation at the Application Site are 8am to 9pm daily from Mondays to Sundays (including public holidays). The proposed development will be a grocery shop selling commodities (such as eggs, canned food, condiments, noodles, snacks, drinks, etc.), which is a non-polluting commercial use in nature and will mainly serve the local villagers and residents. It is anticipated that customers of the proposed grocery shop would mainly visit the Application Site on foot.

4.3 Traffic Arrangement

The Applicant will maintain the existing vehicular ingress/egress point (about 7.5m wide) and pedestrian access (about 3.4m wide) located at the western boundary of the Application Site connecting to Tai Shu Ha Road East (see **Figure 3**). The Applicant will provide 1 loading/unloading space (3.5m x 7m) for light goods vehicle and 5 private car parking spaces (2.5m x 5m) for staff/visitors. The existing pedestrian access will continue to be used as a right-of-way for the surrounding villagers / residents.

A swept path analysis (see **Figure 5**) has been prepared to demonstrate that satisfactory manoeuvring of light good vehicle entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient spaces for vehicle manoeuvring have been reserved within the Application Site such that no vehicle has to queue back to or reverse onto/from Tai Shu Ha Road East.

The Applicant will also implement the following traffic management measures to ensure no queuing of vehicles outside the Application Site and pedestrian safety:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the goods;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) On-site staff will be deployed at the guard room to manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading or car parking spaces to avoid blocking of the ingress/egress; and
- (iv) The Applicant will maintain the existing pedestrian route / access to ensure pedestrian safety.

In addition, according to the Applicant, trip for transporting the grocery goods to the Application Site made by the light goods vehicles will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm). Since most customers will be from the surrounding villages, they will head to the Application Site on foot or by public transports, the number of generated trips from the proposed development will not be more than 3 trips during peak hours, which could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Light Goods Vehicles)		No. of Trips (Private Vehicles)			
			(Staff)		(Visitors)	
	In	Out	In	Out	In	Out
07:00-08:00	0	0	2	0	0	0
08:00-09:00 (AM Peak)	0	0	0	0	3	3
09:00-10:00	0	0	0	0	3	3
10:00-11:00	0	0	0	0	3	3
11:00-12:00	1	1	0	0	3	3
12:00-13:00	1	1	0	0	3	3
13:00-14:00	0	0	0	0	3	3
14:00-15:00	0	0	0	0	3	3
15:00-16:00	0	0	0	0	3	3
16:00-17:00	0	0	0	0	3	3
17:00-18:00 (PM Peak)	0	0	0	0	3	3
18:00-19:00	0	0	0	0	3	3
19:00-20:00	0	0	0	0	3	3
20:00-21:00	0	0	0	0	0	0
21:00-22:00	0	0	0	2	0	0

4.4 Drainage Proposal

No drainage facilities can be found within the Application Site while public drains are located outside the western boundary. The Applicant will provide drainage facilities within the site to allow surface runoff to be collected and diverted from the Application Site to the existing public drains. The Applicant will submit a drainage proposal to demonstrate the drainage facilities arrangement upon approval of this application.

4.5 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. The Applicant will submit a FSIs proposal upon approval of this application.

4.6 Landscape

The Application Site is currently formed with no trees found within the site. Meanwhile, several trees of various species are found outside the western boundary. These existing trees outside the site boundary will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development.

The Application Site is located within an area of rural residential character, comprising of mostly village houses / residential dwellings. Since the proposed development is intended to serve the local villagers / residents, the proposed development is not in conflict with the surrounding use. With similar building height and scale as the surrounding structures, the proposed development is therefore considered not incompatible to the landscape character of surrounding area.

4.7 Environmental Consideration

The nature of the proposed development will merely involve shop and service use and the Applicant will undertake the following mitigation measures:-

- (a) The operation hours will be restricted from 8am to 9pm on Mondays to Sundays;
- (b) Trips for transporting the grocery goods to the Application Site made by light goods vehicles will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm);
- (c) No public announcement system and loud speaker will be used on the site;
- (d) The existing trees outside the Application Site will not be disturbed by the Applicant;
- (e) The existing fencings along site boundary will be maintained by the Applicant; and
- (f) Any waste generated by the proposed development will be treated and removed on a regular basis by contractor in order to avoid any hygienic nuisance to the surroundings.

5. Planning Justifications

5.1 Meeting Local Demand for Grocery Goods

With several local villages nearby, the proposed development is intended to meet the local demand for grocery goods. While several local shops are sparsely located in the area, majority of the local villagers and residents have to travel to Yuen Long city centre to purchase grocery goods. The proposed development is conveniently located at Tai Shu Ha Road East, in which local villagers / residents of the surrounding villages in the locality can easily head to purchase grocery goods. Therefore, the proposed development can meet the local demand for grocery goods.

5.2 Not Contravene the Planning Intention of “R(D)” Zone

The Application Site falls within an area zoned “R(D)” on the Tai Tong OZP No. S/YL-TT/20. There is no known long term residential development in the area. Meanwhile, the Applicant, who is the land owner of the subject lots, also has no intention to develop the Application Site for residential uses. As such, the Application Site is unlikely be developed for residential uses in the short to medium term. Since the proposed development is intended to serve the local villagers / residents, it will complement the surrounding village houses and residential dwellings and meet the local demand for grocery goods. Additionally, given the temporary nature of the proposed development, it would not jeopardize the long-term planning intention of “R(D)” zone.

5.3 Similar Approvals for Shop and Services Use in the same “R(D)” Zone

As mentioned in para. 3.3, the Board has previously approved 6 applications (Nos. A/YL-TT/586, 598, 633, 653, 680 and 692) for similar shop and services use within the same “R(D)” zone in the last three years. With similar applications approved in the vicinity, approval of this application is considered acceptable within the subject “R(D)” zone and in line with previous decisions of the Board.

5.4 Not Incompatible with the Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding areas comprise of mostly village houses/residential dwellings. Since the proposed development is intended to serve the local villagers / residents, the proposed development could co-exist well with the existing surrounding land uses without inflicting any environmental impacts. Given the approval of similar shop and services application (No. A/YL-TT/692) at the immediate south of the Application Site, the proposed development is considered not incompatible with other development/facilities in the adjacent areas in terms of nature and scale of use. Therefore, approval of this application would not result in any interface problems with the surrounding areas.

5.5 Optimization of Valuable Land Resources

The Application Site is currently vacant with no foreseeable future development. As the planning intention of “R(D)” zone is not contravened as mentioned above, the proposed development can offer an interim solution to optimize valuable land resources that can complement the surrounding uses and satisfy the local demand for grocery goods from the surrounding villages. Since the Applicant will upkeep the maintenance of the Application Site, it can encourage better management of the quality of the Application Site and avoid land degradation from lack of maintenance.

5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and small scale of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

With reference to para. 4.3, since the majority of customers will head to the Application Site on foot, the proposed development will not attract high traffic influx in the area and can be absorbed by existing road. The frequency of delivery trips by light goods vehicles to and from the Application Site will be low (estimated to be not more than 2 round trips per day). Meanwhile, the design of the proposed development has also taken into account of vehicular circulation and manoeuvring with sufficient spaces reserved within the Application Site, as demonstrated in the swept path analysis (see **Figure 5**). There will be no queuing of vehicles outside the Application Site under any circumstances. As such, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

Drainage

There are no drainage facilities within the Application Site. The Applicant will submit a drainage proposal upon approval of this application to demonstrate the drainage facilities arrangement and mitigate any potential drainage impact to the surrounding area. In this regard, no adverse drainage impact is anticipated.

Environment

As the proposed development will only be used as grocery shop, it would not generate adverse noise, air pollution or visual intrusion. In addition, the Applicant will adopt and implement the mitigation measures mentioned in para. 4.7. to minimize any potential environmental nuisance. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

6. Conclusion

The Application Site falls within “R(D)” zone on the Tai Tong OZP No. S/YL-TT/20. The Application Site is currently vacant and the Applicant intends to use the Application Site for temporary shop and services (grocery shop) to serve local villagers and residents. In view of the site location, the existing site conditions and surrounding land uses, the proposed development is considered not incompatible with the surrounding land uses. Additionally, the Applicant, who is the land owner, has no intention to develop residential development at the Application Site with no planned long term residential development in the area. Given the temporary nature of the proposed development, it will therefore not contravene the long-term planning intentions of the “R(D)” zone.

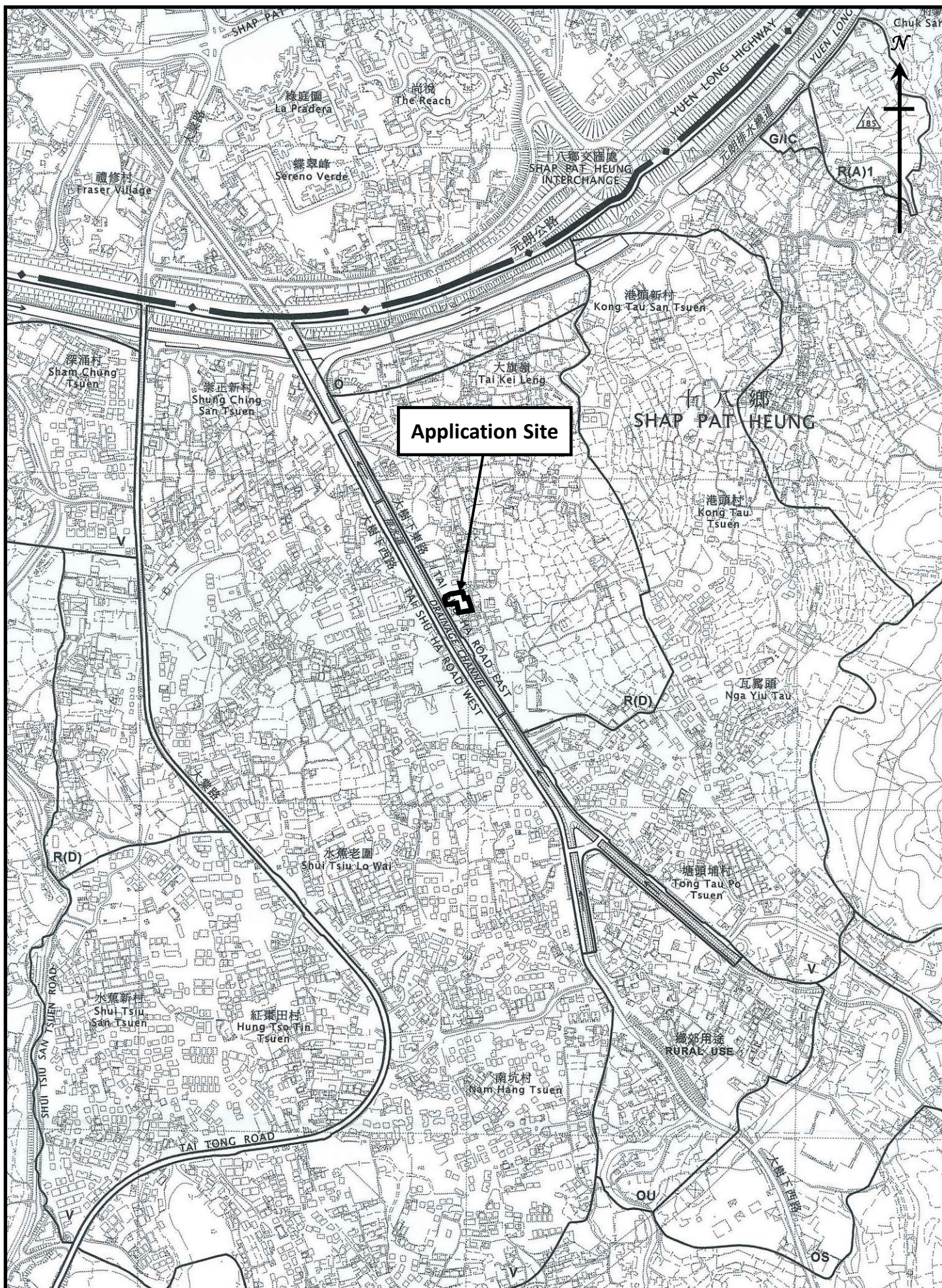
Meanwhile, the proposed development will meet the local demand for grocery goods. Similar applications have also been approved by the Board in the same “R(D)” zone, indicating that the proposed use is both compatible and suitable in land use term, at least on a temporary basis of 3 years. It is also anticipated that the proposed development will not generate adverse impacts to the surrounding environment, and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions. The proposed development could therefore be considered an ideal interim solution to optimize valuable land resource.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
September 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Swept Path Analysis – Light Goods Vehicle



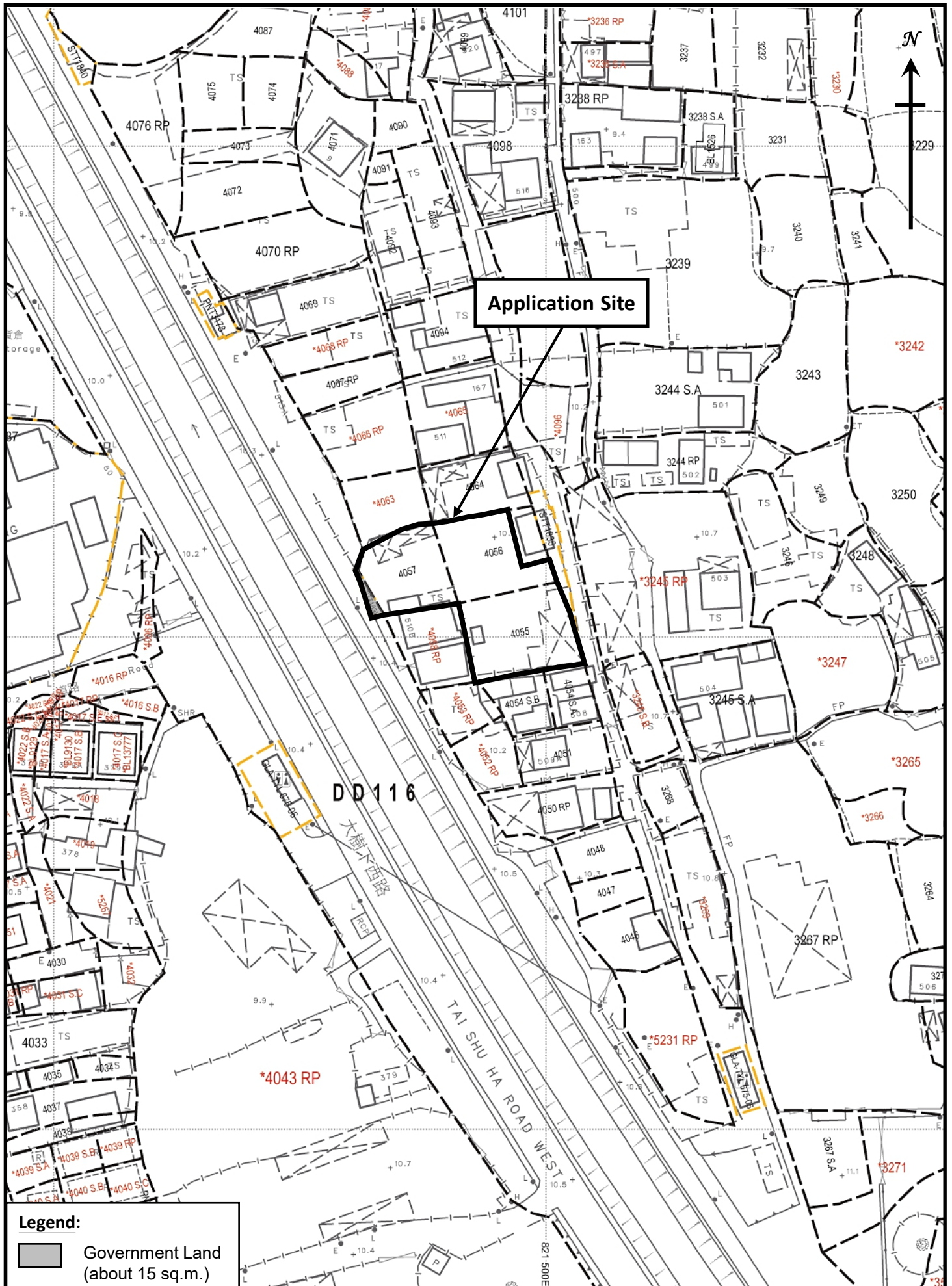
Location Plan
(Extract from Approved Tai Tong
Outline Zoning Plan No. S/YL-TT/20)

Figure 1

1 : 7500



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Legend:

 Government Land
(about 15 sq.m.)

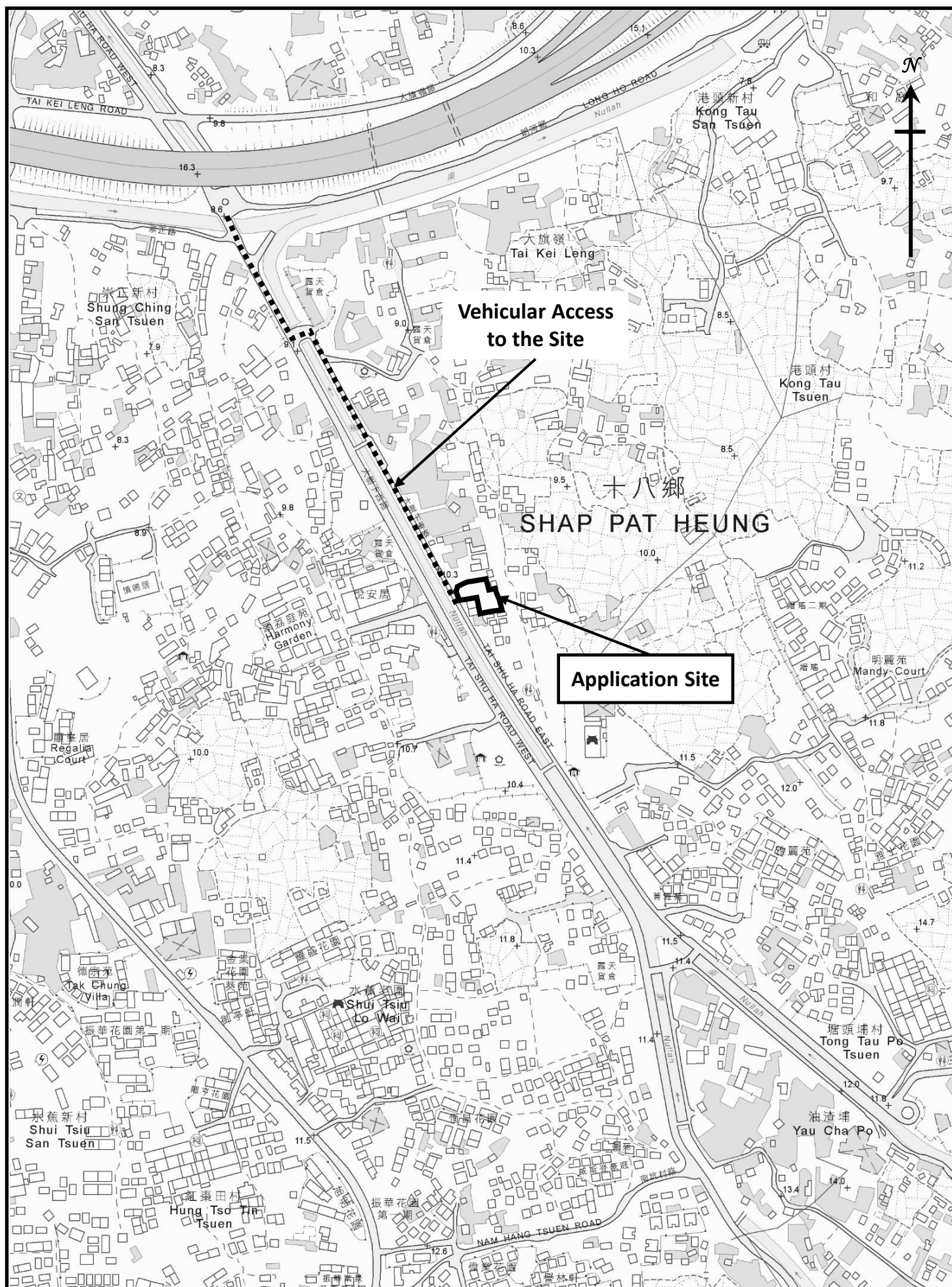
Lot Index Plan

Figure 2

1 : 1000



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Vehicular Access to the Application Site

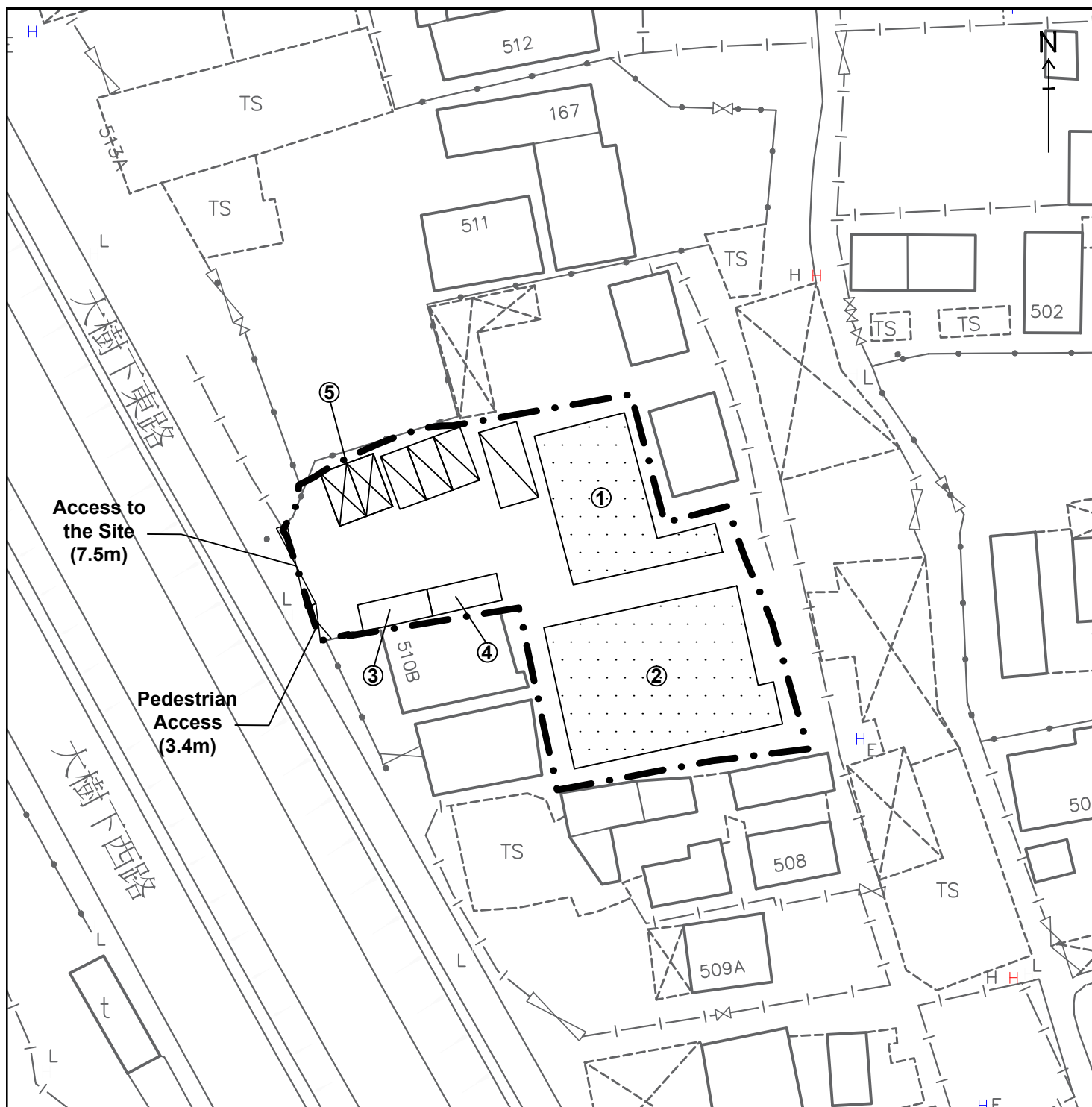
Figure 3

1 : 5000



羅迅測計師行
Lawson David & Sung

SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Shop and Services	1	127	7.0
2	Shop and Services	1	229	7.0
3	Guard Room (G/F) and Ancillary Office (1/F)	2	30	5.0
4	Rain Shelter	1	15	3.0
5	Covered Parking Spaces (2 nos.) for Staff	1	25	2.5

Legend:

- Application Site (Area: about 915m²)
- Temporary Structures for Shop and Services Use
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m)
- Parking Spaces for Visitors (2.5m x 5m)
- Parking Spaces for Staff (2.5m x 5m)

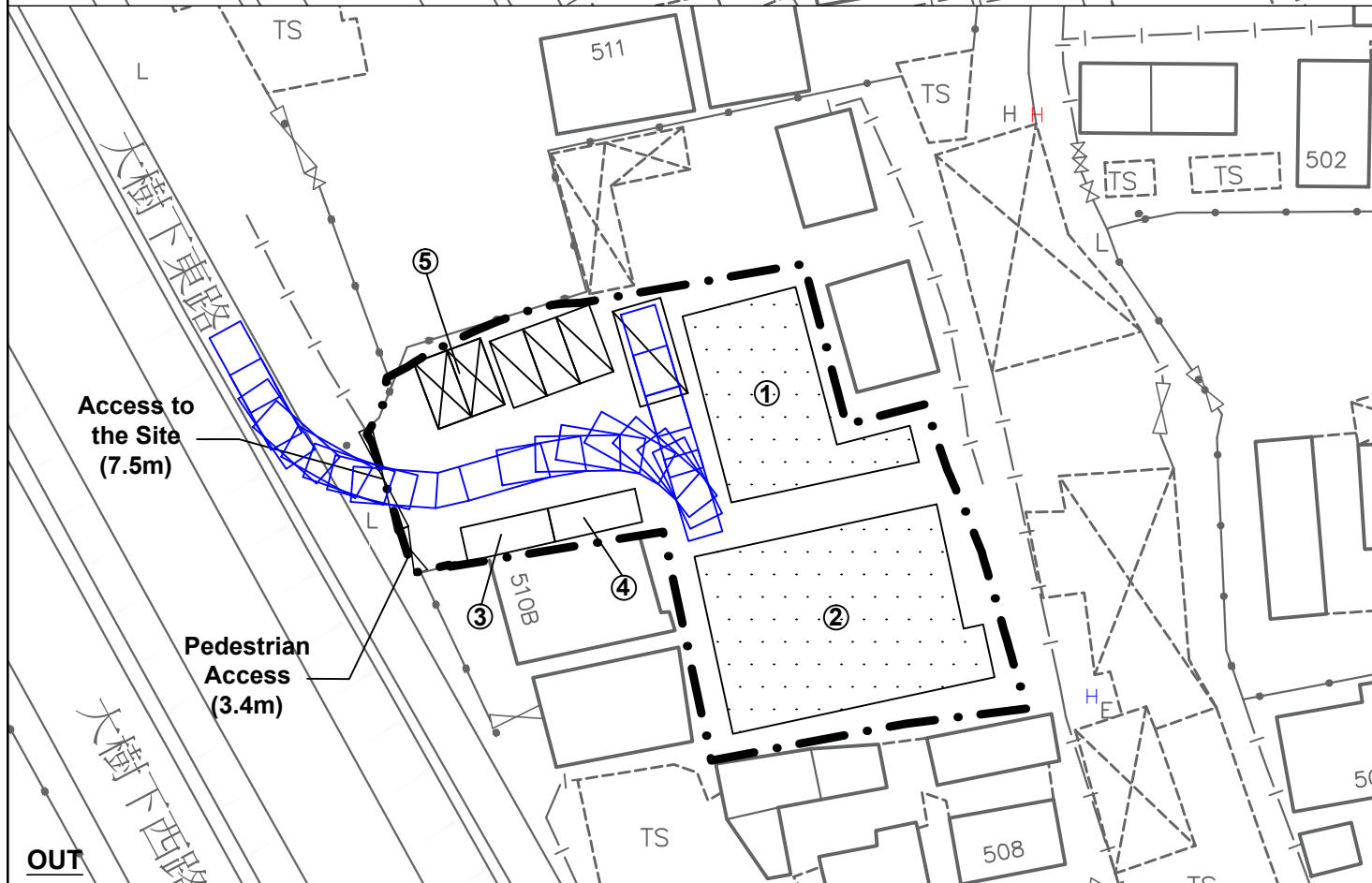
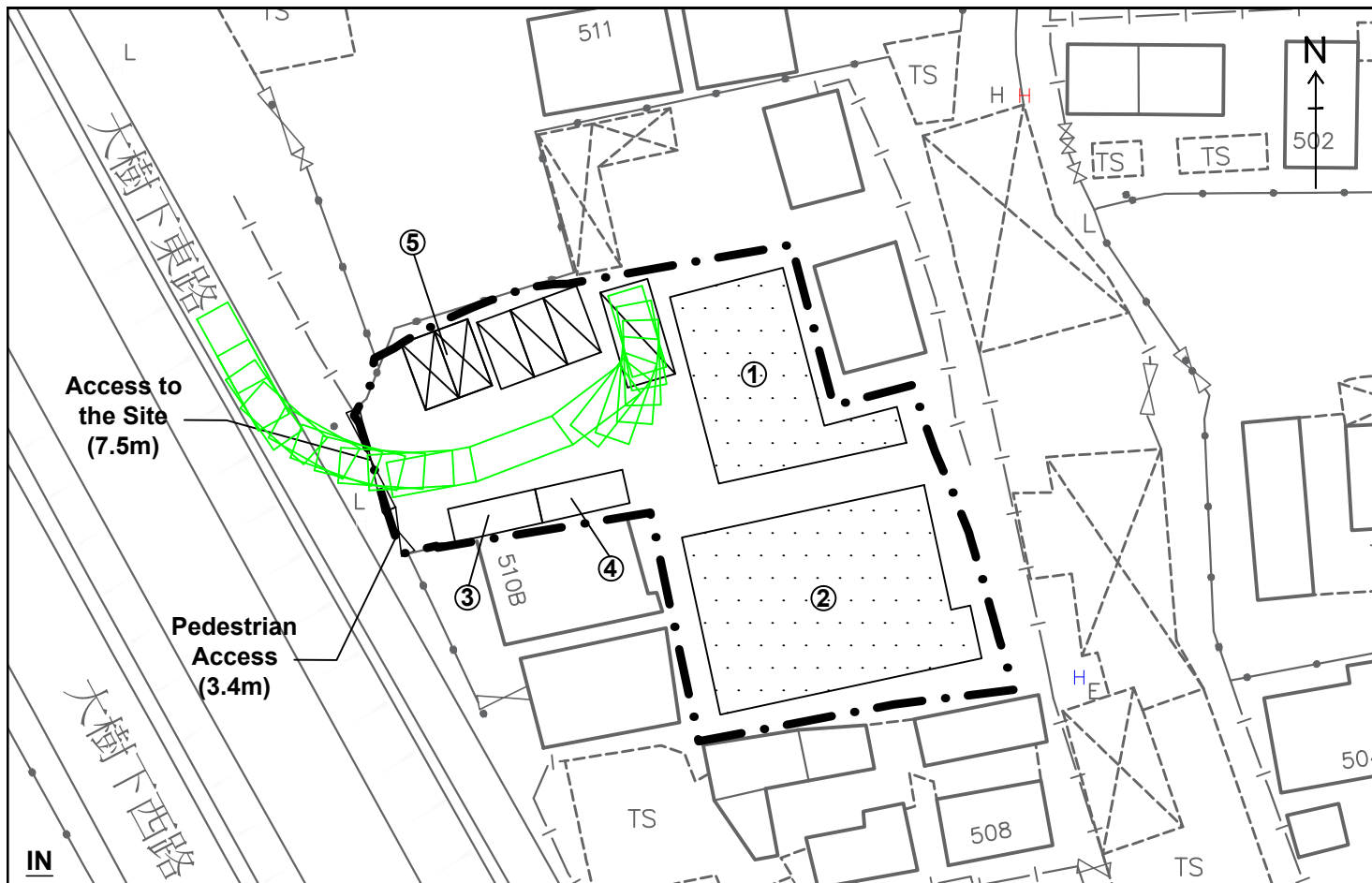
Indicative Layout Plan

Figure 4

Scale 1:500(A4)



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328



Swept Path Analysis - Light Goods Vehicle

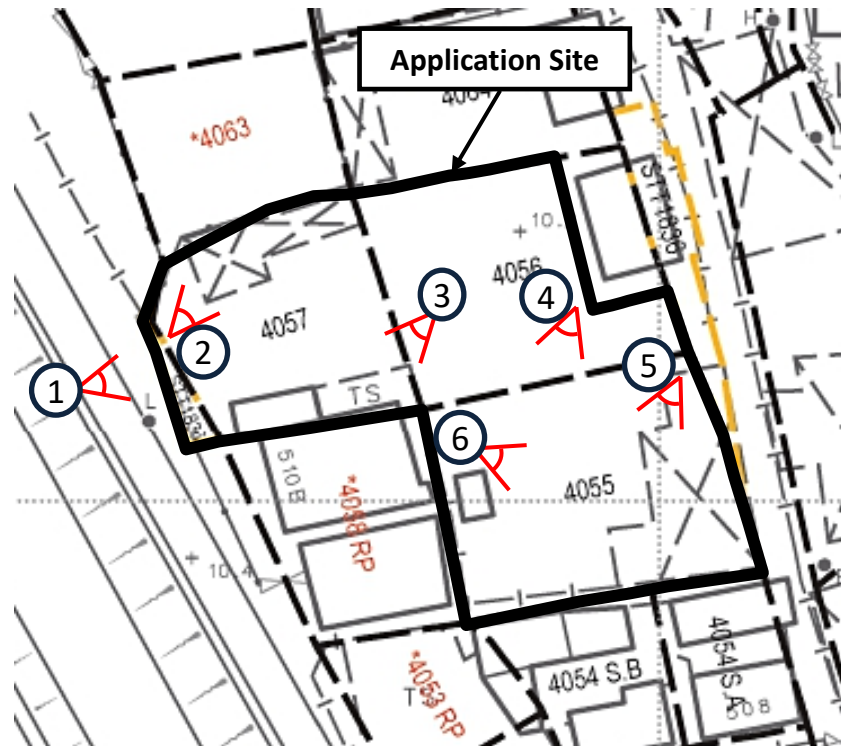
Figure 5

Scale 1:500(A4)



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site

Site Photos