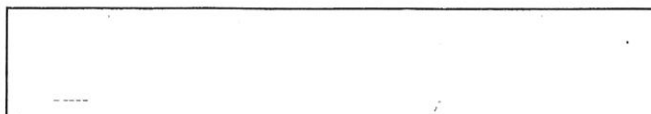


Executive Summary

Proposed Temporary Shop and Services and associated Filling of land for a
period of 5 years in "Village Type Development" Zone,
Lot 136 RP (Part) in D.D. 123, Fuk Shun Street, Yuen Long, New Territories

- (i) The application site (the Site) occupied an area of 149m² (about).
- (ii) The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/ 20
- (iii) A total of one structure is proposed at the Site for shop and services (convenience store) with total GFA of 150m² (about).
- (iv) The operation hours of the Site are Monday to Sunday, including public holiday 9:00a.m. to 8:00p.m..
- (v) The Site is accessible from Fuk Shun Street.
- (vi) Details of development parameters are as follows:

Application Site Area	149m ² (about)
Covered Area	75m ² (about)
Uncovered Area	74m ² (about)
Plot Ratio	1 (about)
Site Coverage	50% (about)
Domestic GFA	not applicable
Non-domestic GFA	150m ² (about)
Number of Block	1
No. of Storey	2
Building Height	7m (about)



行政摘要

擬在劃為「鄉村式發展」用途地帶的元朗福順街丈量約份第 123 約地段第 136 號餘段 (部分)
作擬議臨時商店及服務行業 及相关填土工程 (為期五年)

- 申請地盤面積為 149 平方米 (約)。
- 申請地點所在的地區在《屏山分區計劃大綱核准圖編號 S/YL-PS/20》上劃為「鄉村式發展」用途地帶。
- 申請地點將設有 1 座構築物作商店及服務行業 (便利店)，構築物的總樓面面積合共為 150 平方米 (約)。
- 擬議發展的作業時間為每天上午 9 時至下午 8 時 (包括公眾假期)。
- 申請地點可從福順街前往。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	149 平方米 (約)
上蓋總面積：	75 平方米 (約)
露天地方面積：	74 平方米 (約)
地積比率：	1 (約)
上蓋覆蓋率：	50% (約)
住用總樓面面積：	不適用
非住用總樓面面積：	150 平方米 (約)
樓宇數目：	1 幢
構築物層數：	2 層
構築物高度：	7 米 (約)

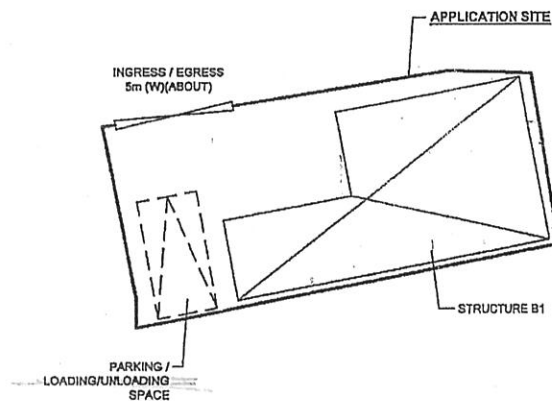


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 140m² (ABOUT)
 COVERED AREA : 75m² (ABOUT)
 UNCOVERED AREA : 74m² (ABOUT)

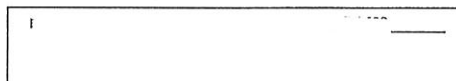
NO. OF STRUCTURE : 1
 DOMESTIC GFA : N/A
 NON-DOMESTIC GFA : 150m² (ABOUT)
 BUILDING HEIGHT : 7m (ABOUT)
 NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE (GF) ANCILLARY OFFICE (1/F) STORAGE OF GOODS (1/F)	75m ² (ABOUT)	150m ² (ABOUT)	7m (ABOUT) (2-STORY)
TOTAL		75m ² (ABOUT)	150m ² (ABOUT)	



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF SPACE : 2.5m (W) X 5m (L)



LEGEND

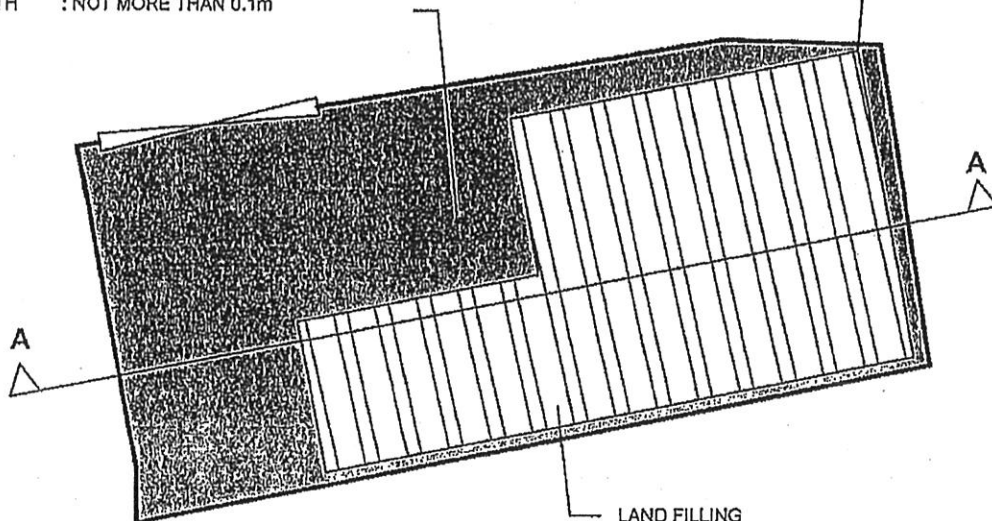
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING

Drawing No.	Vol.
P04	01
Project	
LOT 135 RP (PART) IN D.D. 123, FUK SHUN ROAD, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAYOUT PLAN	
Scale of Site	Scale
1:150	
Drawn	Date
	6.5.2020
Checked	Sign

LAND FILLING

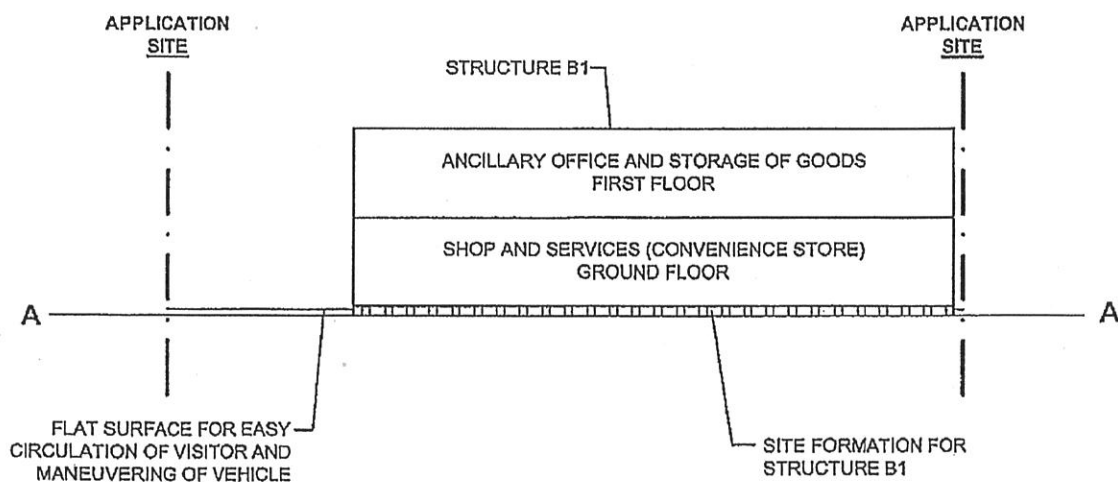
AREA : 74m² (ABOUT)
 PURPOSE : CIRCULATION AND MANEUVERING OF VEHICLE
 DEPTH : NOT MORE THAN 0.1m

APPLICATION SITE



LAND FILLING

AREA : 75m² (ABOUT)
 PURPOSE : SITE FORMATION OF STRUCTURE
 DEPTH : NOT MORE THAN 0.2m



Drawing No.
P05
 Project
 1
 LOT 138 RP (PART) IN D.D., 123, FUK SHUN ROAD, YUEN LONG, NEW TERRITORIES

Ver.
 01

Drawing Title
PAVED RATIO

Scale of A1
1 : 150

Drawn
 8.5.2020

Revised
 Date

