

#### LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708 m<sup>2</sup> (ABOUT)

#### VEHICULAR ACCESS

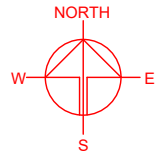
ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - YUEN LONG VIA A LOCAL ACCESS

APPLICATION SITE

#### LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

11.6.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

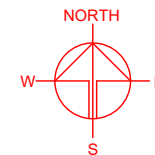
PLAN 1

VER.

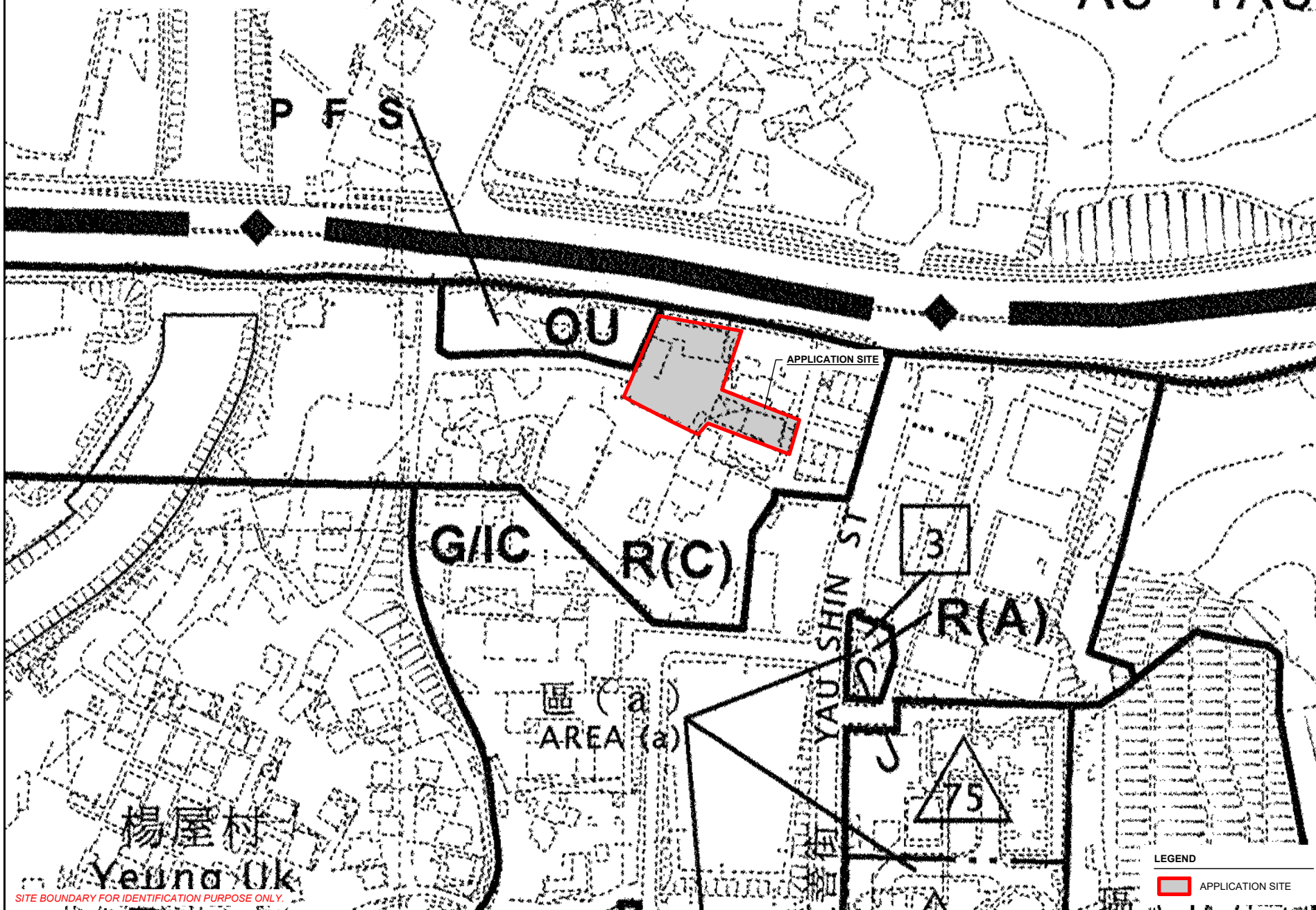
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 1,708 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED TAI TONG OZP : S/YL-TT/20
ZONING OF THE SITE	: "RESIDENTIAL (GROUP C)" ("R(C)")



凹頭  
AU TAU



PLANNING CONSULTANT
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## PROJECT

TEMPORARY SHOP AND  
SERVICES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 5  
YEARS

## SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU  
TAU, YUEN LONG, NEW  
TERRITORIES

## SCALE

1 : 2000 @ A4

DRAWN BY

DATE \_\_\_\_\_

11.6.2025

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED BY

	DATE
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DWG. TITLE  
ZONING OF THE SITE

DWG NO.  
PLAN 2

VER.	001
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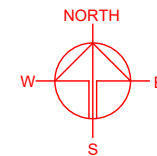


# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,708 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,708 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

DD115

CASTLE PEAK ROAD - YUEN LO



012(EF) RP

012 S.C RP

1012 S.B RP

1012 S.A RP

1033 RP

STT1259

1037(A) & (B)

1034

1038 露天貨倉  
Open Storage

APPLICATION SITE

\*1356

明心安老院

1042

1039

1040 TS

Road

道路

Block B

Block A

麗豪軒  
Harmonic Villa

Block D

Block C

\*1507

Block F

Block E

Block G

道路

IN STREET

1045 S.B ss.1

露天貨倉  
Open Storage

1045 S.B RP

祥康園  
Banza Villa

\*1501

1048

## LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## PLANNING CONSULTANT



## PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

## SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 11.6.2025
CHECKED BY	DATE
APPROVED BY	DATE

## DWG. TITLE

LAND STATUS OF THE SITE

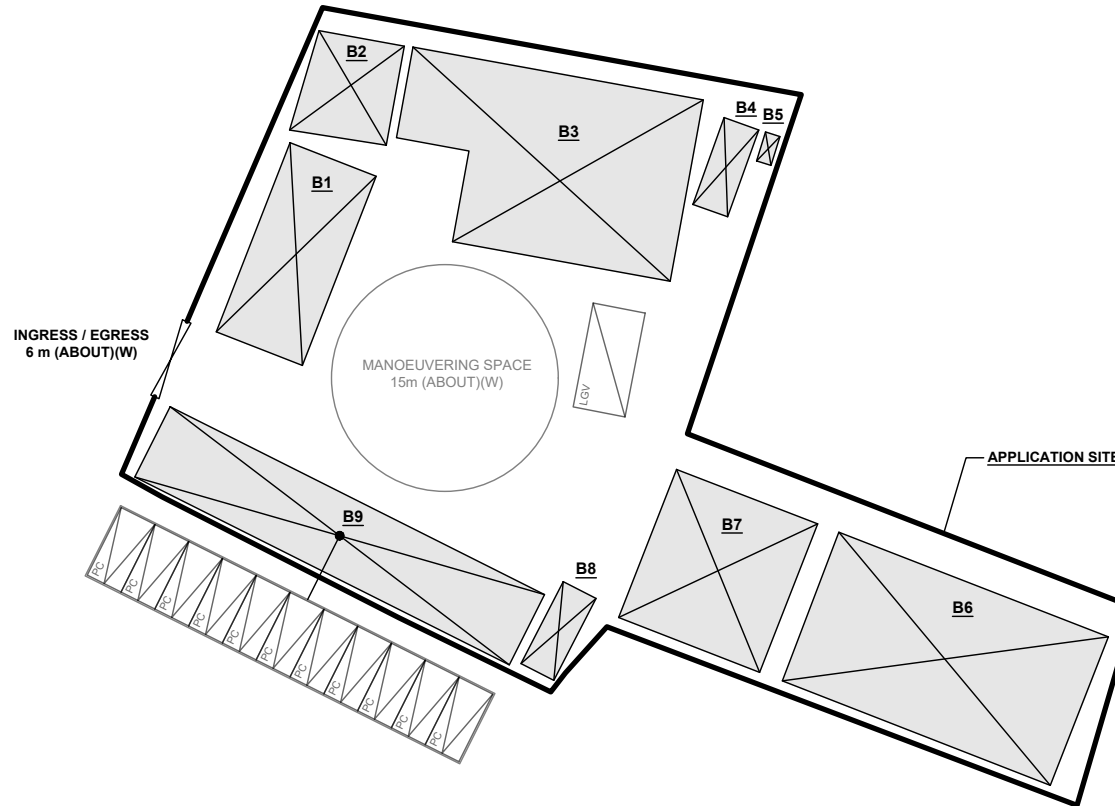
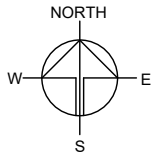
DWG NO. PLAN 3	VER. 001
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,708 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 829 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 879 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 49%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 889 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 889 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 5.8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE & RECEPTION	82m <sup>2</sup> (ABOUT)	*142m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(2-STOREY)
B2	VEHICLE SHOWROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	4.4m (ABOUT)(1-STOREY)
B3	VEHICLE SHOWROOM	208m <sup>2</sup> (ABOUT)	208m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	FIRE SERVICE WATER TANK	5m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	2.5m (ABOUT)(1-STOREY)
B6	STORAGE OF VEHICLE	209m <sup>2</sup> (ABOUT)	209m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	110m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	5.8m (ABOUT)(1-STOREY)
B8	TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B9	COVERED PARKING SPACE <sup>#</sup>	144m <sup>2</sup> (ABOUT)	144m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1-STOREY)
TOTAL		829m <sup>2</sup> (ABOUT)	889m <sup>2</sup> (ABOUT)	

\*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m<sup>2</sup> = 119.6m<sup>2</sup>) + BALCONY (16.5m<sup>2</sup>) + REMAINING COVERED AREA (5.6m<sup>2</sup>)= 141.7m<sup>2</sup> (ABOUT)  
<sup>#</sup>STRUCTURE B9 IS A 4-SIDE OPENED STRUCTURE



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 11.6.2025

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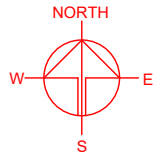
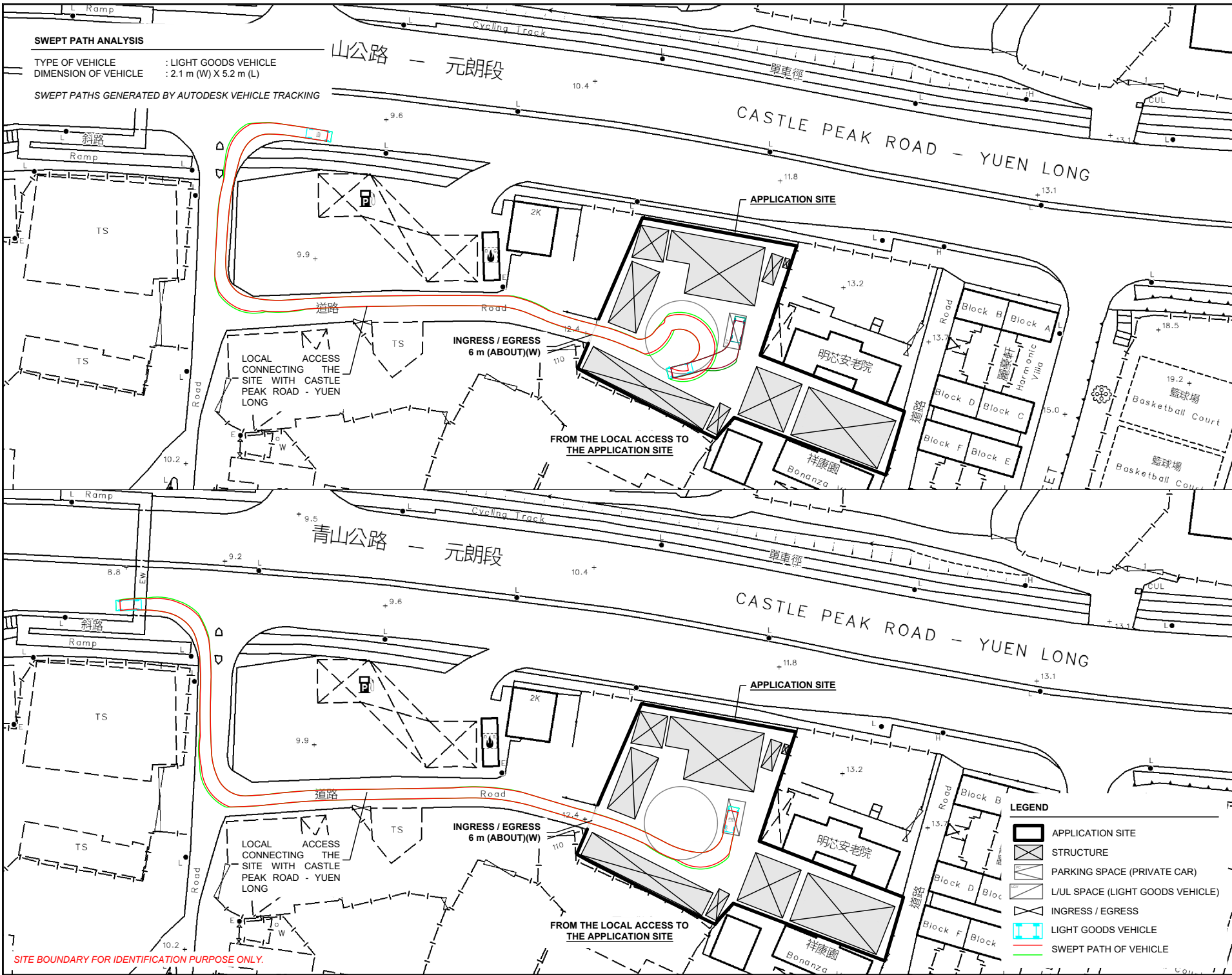
APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. VER.

PLAN 4 001



PLANNING CONSULTANT  
**R-RICHES**  
IPLANNING LIMITED

PROJECT  
TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 11.6.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEEP PATH ANALYSIS	
DWG NO. PLAN 5	VER. 001