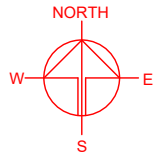


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,993 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL
ACCESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES
(MOTOR VEHICLE SHOWROOM)
WITH ANCILLARY OFFICE FOR A
PERIOD OF 6 YEARS

SITE LOCATION

LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

15.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

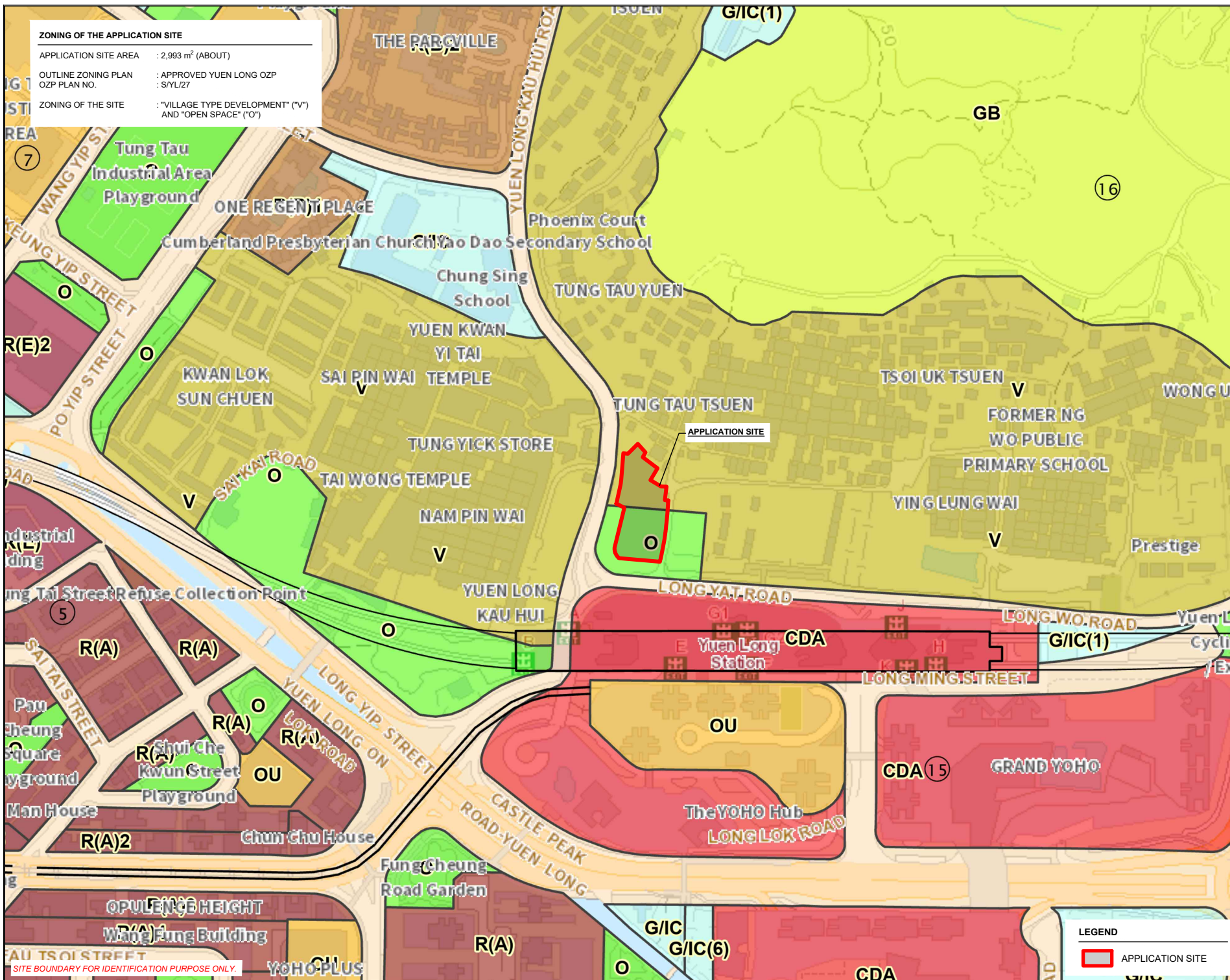
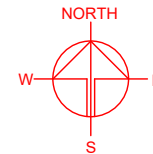


APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,993 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED YUEN LONG OZP
 OZP PLAN NO. : S/YL/27
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")
 AND "OPEN SPACE" ("O")



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SITE LOCATION

LOT 104 RP (PART) IN D.D. 115,
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

15.5.2025

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DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

PLAN 2

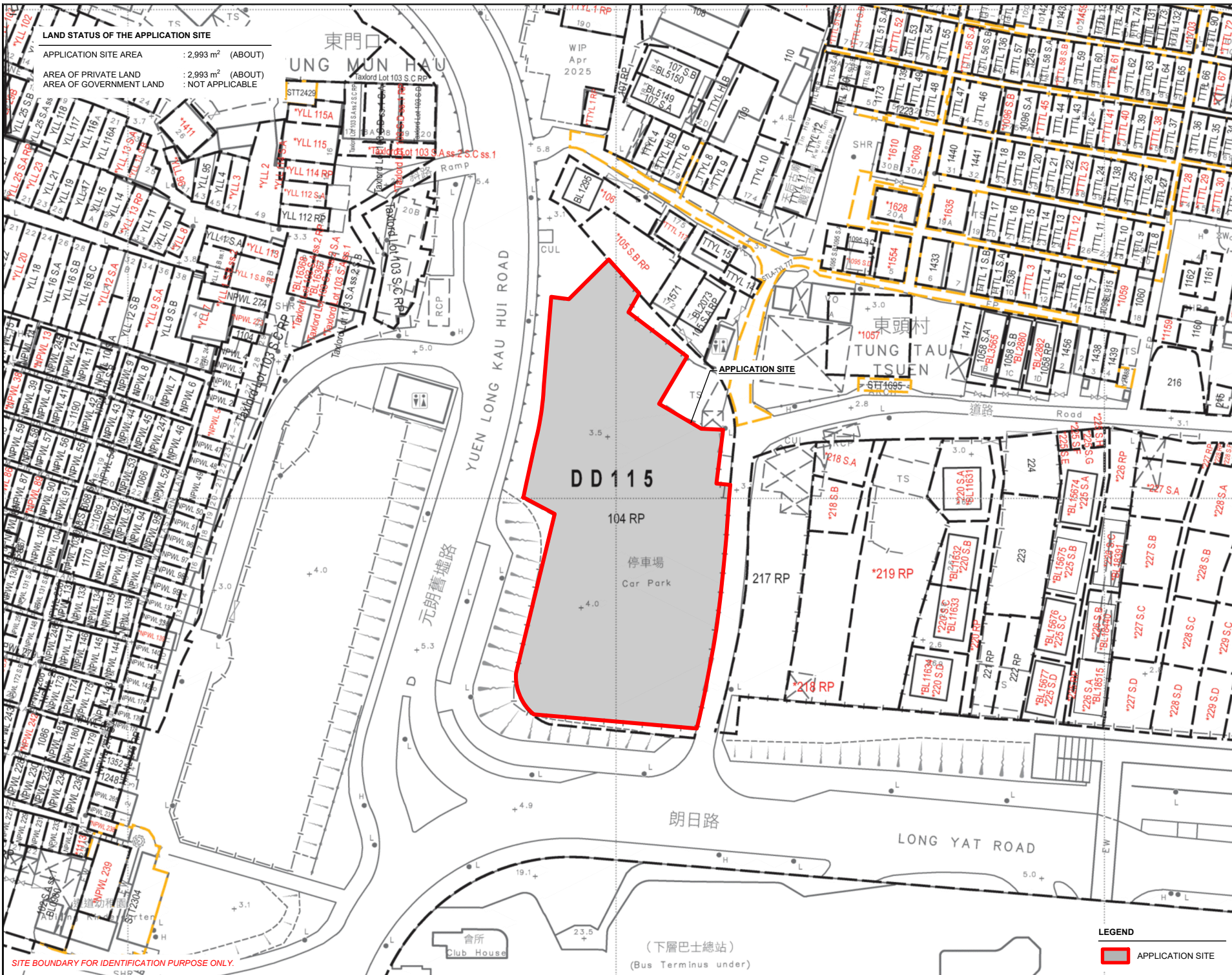
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LEGEND

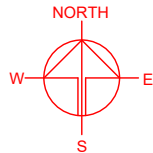
O APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,993 m² (ABOUT)
AREA OF PRIVATE LAND : 2,993 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES
(MOTOR VEHICLE SHOWROOM
WITH ANCILLARY OFFICE FOR A
PERIOD OF 6 YEARS

SITE LOCATION

LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

15.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND

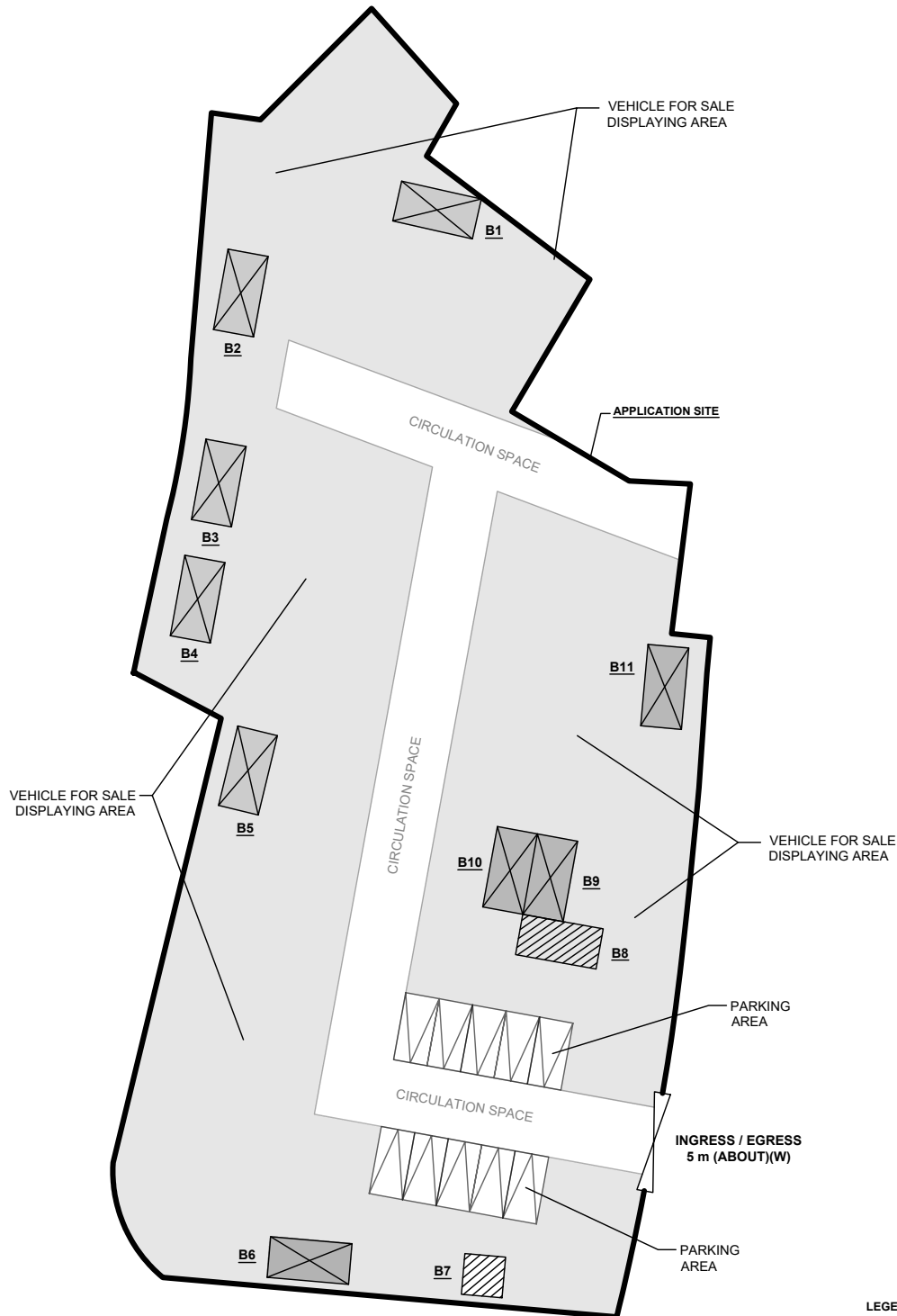
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,993 m ²	(ABOUT)
COVERED AREA	: 189 m ²	(ABOUT)
UNCOVERED AREA	: 2,804 m ²	(ABOUT)
PLOT RATIO	: 0.06	(ABOUT)
SITE COVERAGE	: 6 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 189 m ²	(ABOUT)
TOTAL GFA	: 189 m ²	(ABOUT)
BUILDING HEIGHT	: 3m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR VEHICLE	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	RAIN SHELTER FOR VEHICLE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES WITH OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	189 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	VEHICLE DISPLAYING AREA
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM) WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS

ADDRESS

LOT 104 RP (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4DRAWN BY
MNDATE
15.5.2025

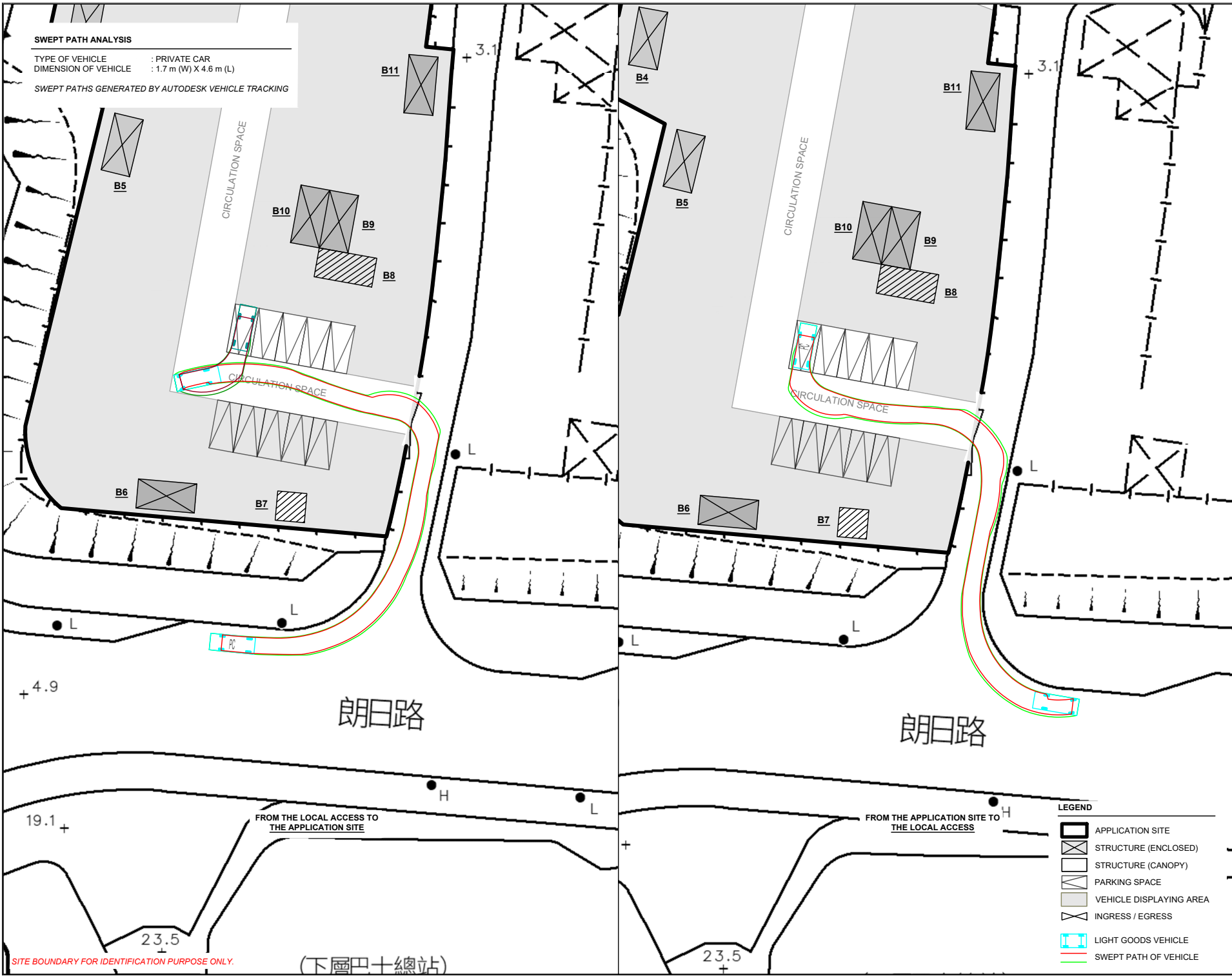
REVISED BY

DATE

TITLE

LAYOUT PLAN

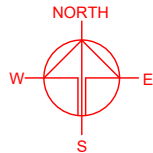
DWG NO.
PLAN 4VER.
001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

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SITE LOCATION

LOT 104 RP (PART) IN D.D. 115,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

DWG NO.

PLAN 5

DATE

15.5.2025

DATE

DATE

VER.

001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- VEHICLE DISPLAYING AREA
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE