

(摘錄自申請人於 18.6.2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.6.2025)

參考編號
REFERENCE No.
AYL-TT/715

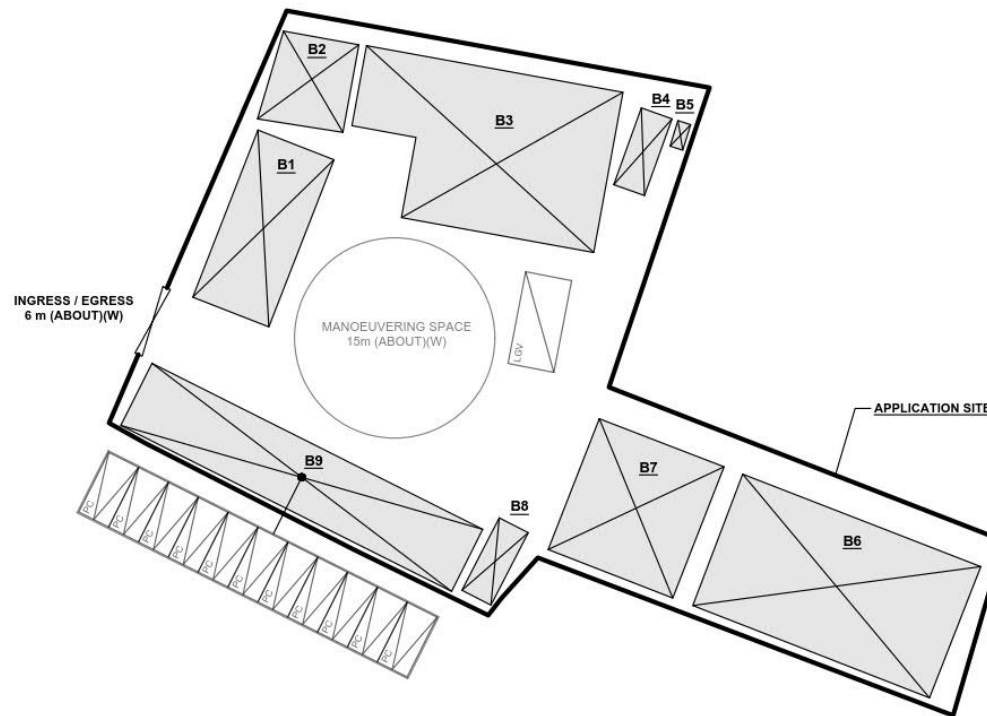
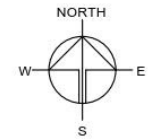
繪圖 DRAWING
A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,708 m ²	(ABOUT)
COVERED AREA	: 829 m ²	(ABOUT)
UNCOVERED AREA	: 879 m ²	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 49%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 889 m ²	(ABOUT)
TOTAL GFA	: 889 m ²	(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 ² (ABOUT)	*142m ² (ABOUT)	5.8m (ABOUT)(2-STOREY)
B2	VEHICLE SHOWROOM	41m ² (ABOUT)	41m ² (ABOUT)	4.4m (ABOUT)(1-STOREY)
B3	VEHICLE SHOWROOM	208m ² (ABOUT)	208m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	FIRE SERVICE WATER TANK	5m ² (ABOUT)	5m ² (ABOUT)	2.5m (ABOUT)(1-STOREY)
B6	STORAGE OF VEHICLE	209m ² (ABOUT)	209m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	110m ² (ABOUT)	110m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)
B8	TOILET	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B9	COVERED PARKING SPACE*	144m ² (ABOUT)	144m ² (ABOUT)	5.5m (ABOUT)(1-STOREY)
TOTAL		829m ² (ABOUT)	889m ² (ABOUT)	

*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m² = 119.6m²) + BALCONY (16.5m²) + REMAINING COVERED AREA (5.6m²) = 141.7m² (ABOUT)
 *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/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/U/L 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 @ A1

DRAWN BY

MN

DATE

11.6.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

(摘錄自申請人於 18.6.2025 呈交的申請書)
 (Extract from Applicant's
 Submission of 18.6.2025)

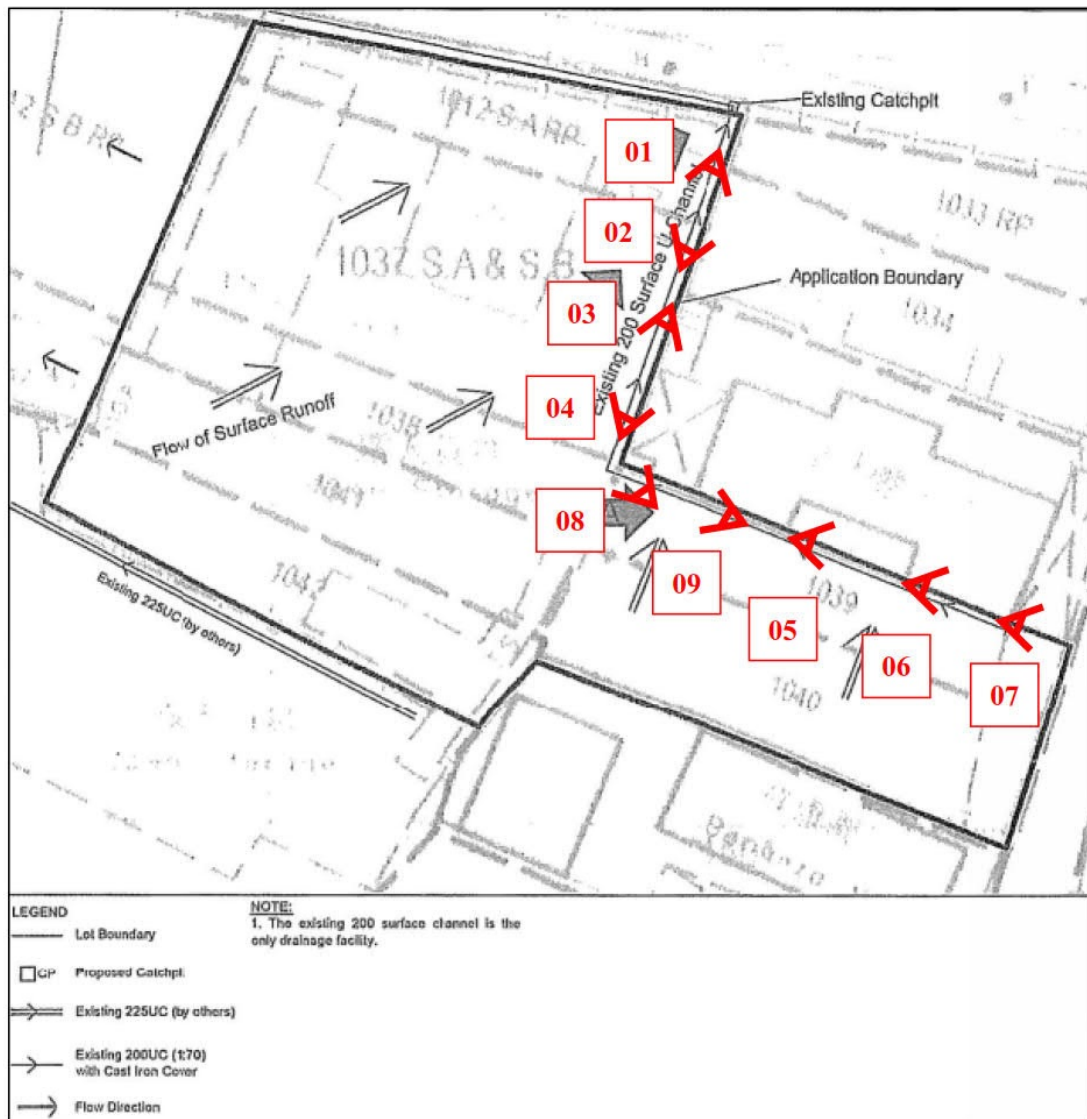
參考編號
 REFERENCE No.
 A/YL-TT/715

繪圖 DRAWING
 A-2

**Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Residential (Group C)" Zone,
Various Lots in D.D. 115, Au Tau, Yuen Long, New Territories**

Appendix III - Photographic Records of Existing Drainage Facilities within the Site

- (a) Photographic records of the existing drainage facilities (taken on 13.06.2025) of the application site are as follows:



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

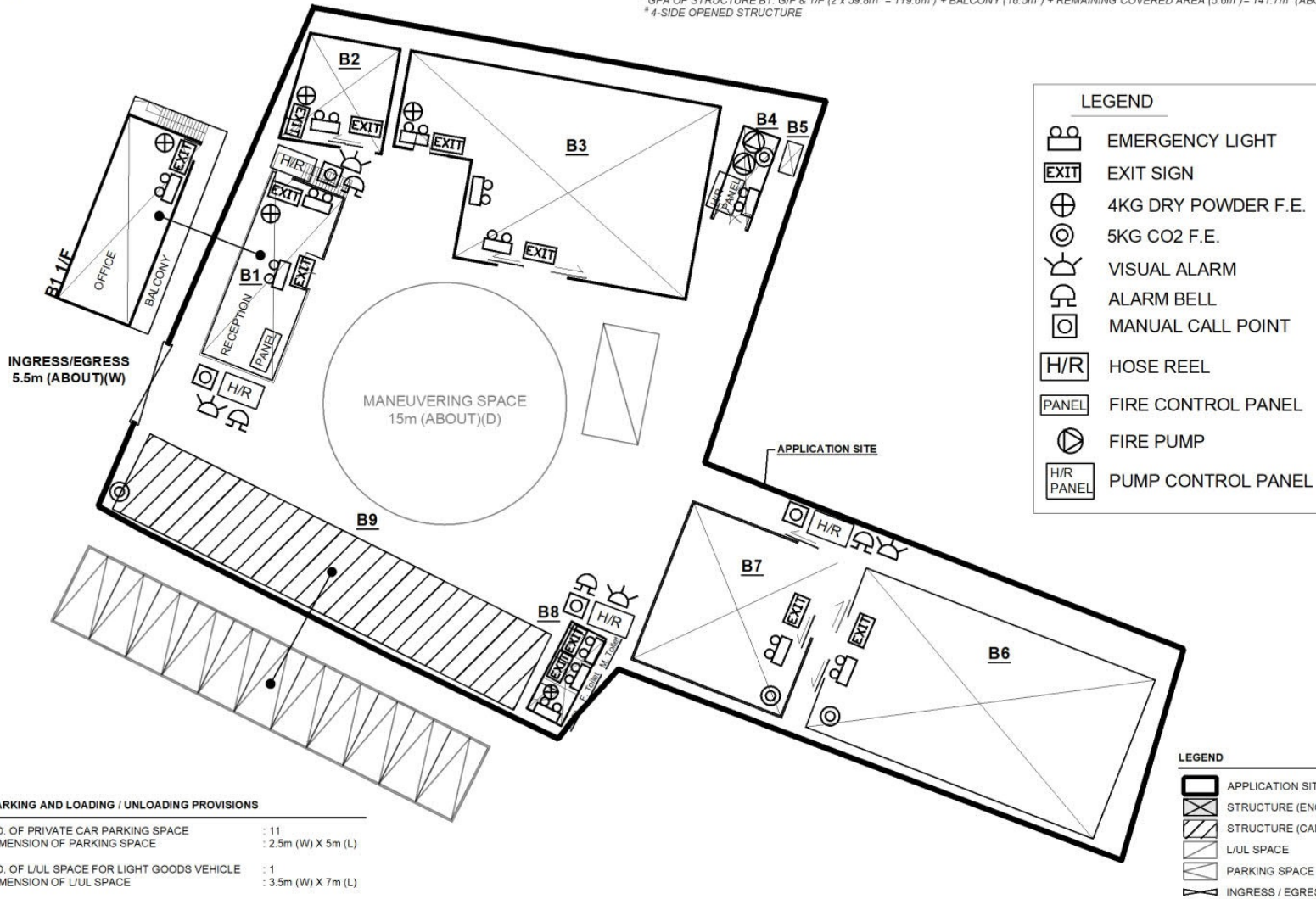
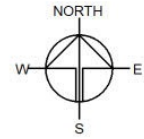
APPLICATION SITE AREA : 1,708m² (ABOUT)
COVERED AREA : 829m² (ABOUT)
UNCOVERED AREA : 879m² (ABOUT)

PLOT RATIO : 0.5 (ABOUT)
SITE COVERAGE : 49% (ABOUT)

NO. OF STRUCTURE : 9
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 889m² (ABOUT)
BUILDING HEIGHT : 2.8m - 5.8m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	NON-DOM. GFA	BUILDING HEIGHT	FIRE COMPARTMENT
B1*	SITE OFFICE & RECEPTION	*142m ² (ABOUT)	5.8m (ABOUT)(2-STOREY)	173.4m ³ (ABOUT)
B2	VEHICLE SHOW ROOM	41m ² (ABOUT)	4.4m (ABOUT)(1-STOREY)	180.4m ³ (ABOUT)
B3	VEHICLE SHOW ROOM	208m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)	1206.4m ³ (ABOUT)
B4	FIRE SERVICE PUMP & CONTROL ROOM	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)	45m ³ (ABOUT)
B5	FIRE SERVICE WATER TANK	5m ² (ABOUT)	2.5m (ABOUT)(1-STOREY)	N/A
B6	STORAGE OF VEHICLE	209m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)	1212.2m ³ (ABOUT)
B7	STORAGE OF AUTO PARTS	110m ² (ABOUT)	5.8m (ABOUT)(1-STOREY)	638m ³ (ABOUT)
B8	TOILET	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)	45m ³ (ABOUT)
B9 [#]	COVERED PARKING SPACE [#]	144m ² (ABOUT)	5.5m (ABOUT)(1-STOREY)	792m ³ (ABOUT)
TOTAL		829m ² (ABOUT)	889m ² (ABOUT)	

*GFA OF STRUCTURE B1: G/F & 1/F (2 x 59.8m² = 119.6m²) + BALCONY (16.5m²) + REMAINING COVERED AREA (5.6m²) = 141.7m² (ABOUT)
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)

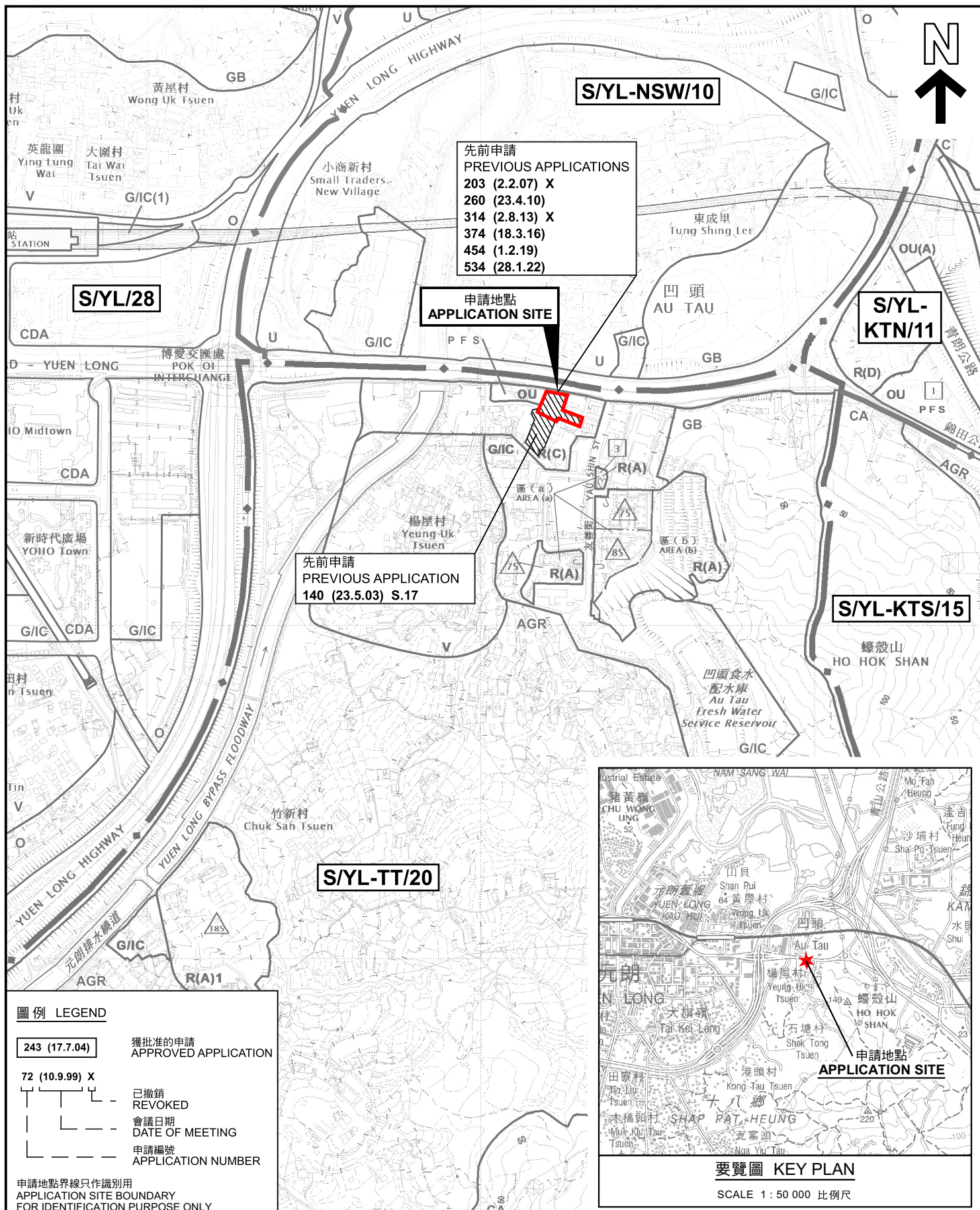
NO. OF L/L SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/L SPACE : 3.5m (W) X 7m (L)

Drawing No.	Ver.
APPENDIX I	02
Project	
TEMPORARY WHOLESALE CENTRE OF AUTO PARTS AND CAR SALES CENTRE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 115, AU TAU, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (2/2)	
Scale of A4	
1:350	
Drawn	Date
Keith Ng	3.11.2022
Revised	Issue
Ver 2	

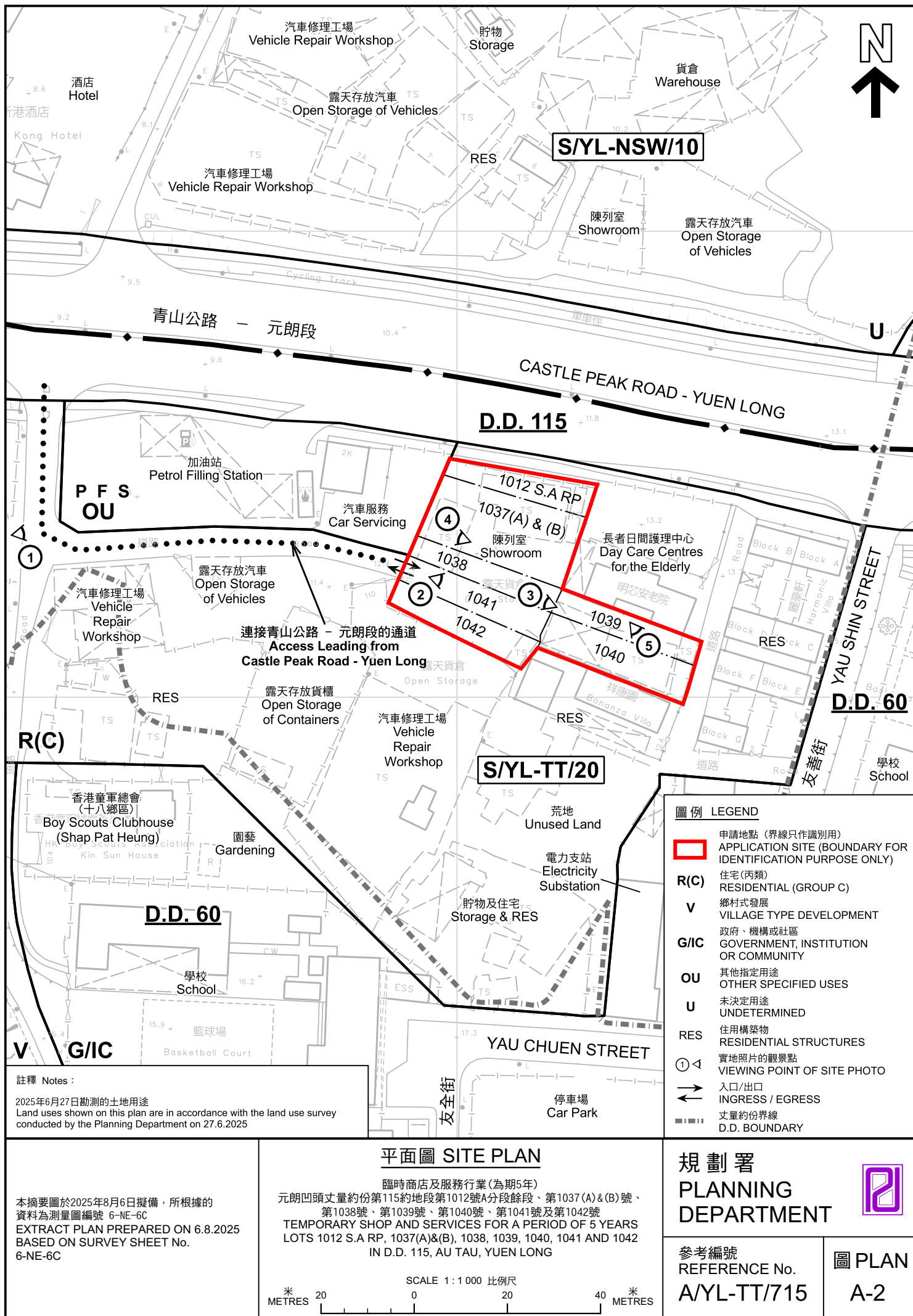
(摘錄自申請人於 18.6.2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.6.2025)

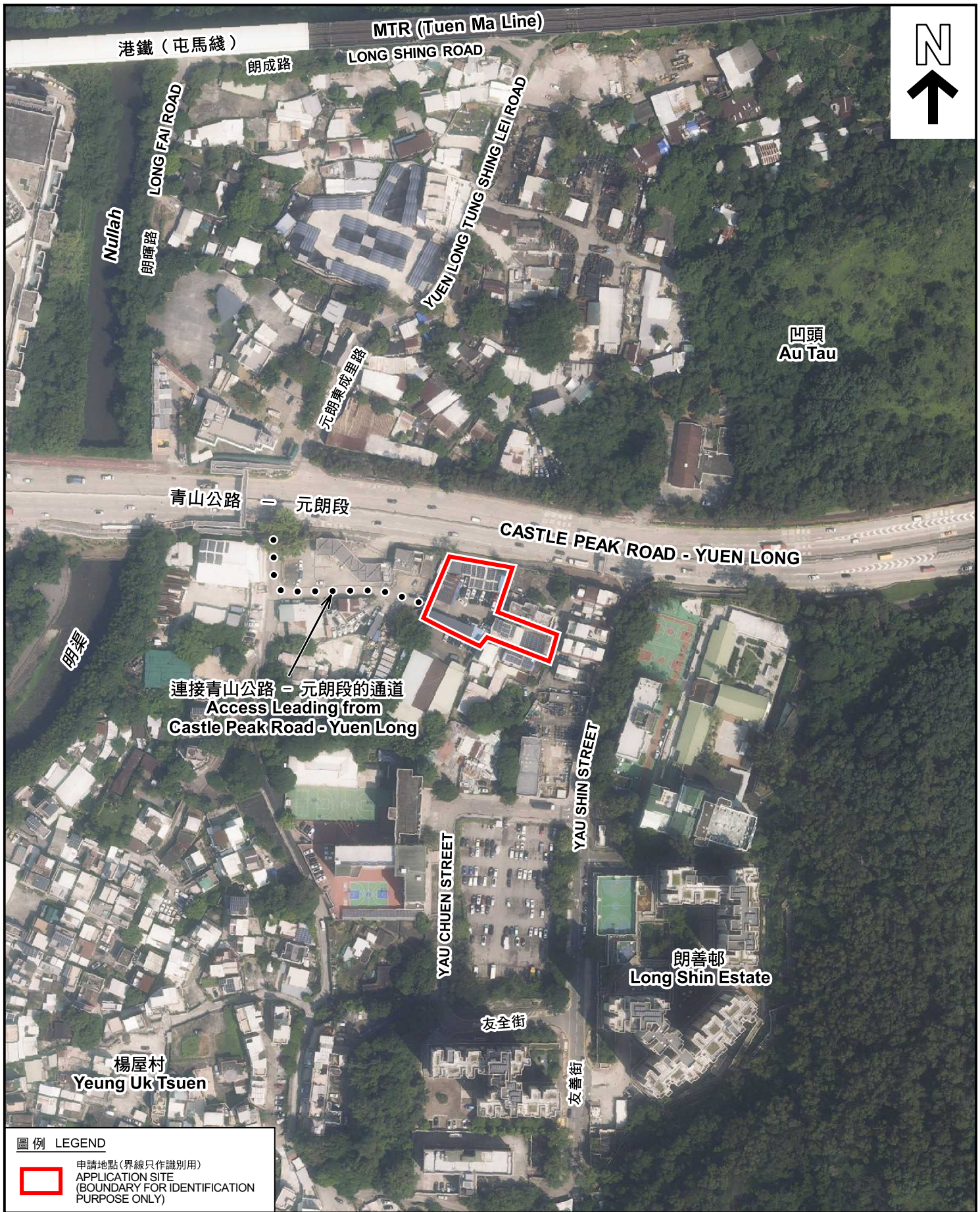
參考編號
REFERENCE No.
A/YL-TT/715

繪圖 DRAWING
A-4



本摘要圖於2025年8月6日擬備，
所根據的資料為2023年12月5日
核准的分區計劃大綱圖編號 S/YL-TT/20
EXTRACT PLAN PREPARED ON 6.8.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TT/20 APPROVED ON 5.12.2023





航攝照片 AERIAL PHOTO

本摘要圖於2025年8月6日擬備，所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E229907C
EXTRACT PLAN PREPARED ON 6.8.2025
BASED ON AERIAL PHOTO No.
E229907C TAKEN ON 10.10.2024
BY LANDS DEPARTMENT

臨時商店及服務行業 (為期5年)
元朗凹頭丈量約份第115約地段第1012號A分段餘段、第1037(A)&(B)號、
第1038號、第1039號、第1040號、第1041號及第1042號
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
LOTS 1012 S.A RP, 1037(A)&(B), 1038, 1039, 1040, 1041 AND 1042
IN D.D. 115, AU TAU, YUEN LONG

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/715

圖 PLAN
A-3



實地照片 SITE PHOTOS

臨時商店及服務行業(為期5年)
元朗凹頭丈量約份第115約地段第1012號A分段餘段、第1037(A)&(B)號、
第1038號、第1039號、第1040號、第1041號及第1042號
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
LOTS 1012 S.A RP, 1037(A)&(B), 1038, 1039, 1040, 1041 AND 1042
IN D.D. 115, AU TAU, YUEN LONG

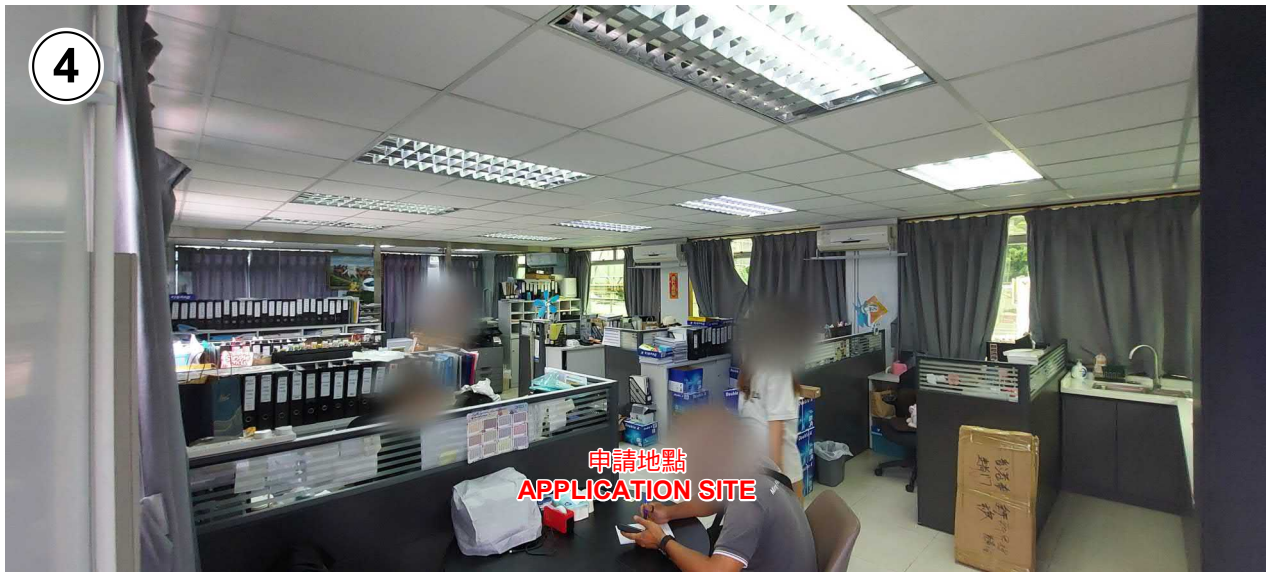
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/715

圖 PLAN
A-4a

本圖於2025年8月6日擬備，所根據的
資料為攝於2025年6月27日的實地照片
PLAN PREPARED ON 6.8.2025
BASED ON SITE PHOTOS
TAKEN ON 27.6.2025



實地照片 SITE PHOTOS

臨時商店及服務行業(為期5年)
元朗凹頭丈量約份第115約地段第1012號A分段餘段、第1037(A)&(B)號、
第1038號、第1039號、第1040號、第1041號及第1042號
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS
LOTS 1012 S.A RP, 1037(A)&(B), 1038, 1039, 1040, 1041 AND 1042
IN D.D. 115, AU TAU, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/715

圖 PLAN
A-4b

本圖於2025年8月6日擬備，所根據的
資料為攝於2025年6月27日的實地照片
PLAN PREPARED ON 6.8.2025
BASED ON SITE PHOTOS
TAKEN ON 27.6.2025