

(摘錄自申請人於 20.5.2025 呈交的申請書)  
 (Extract from Applicant's  
 Submission of 20.5.2025)

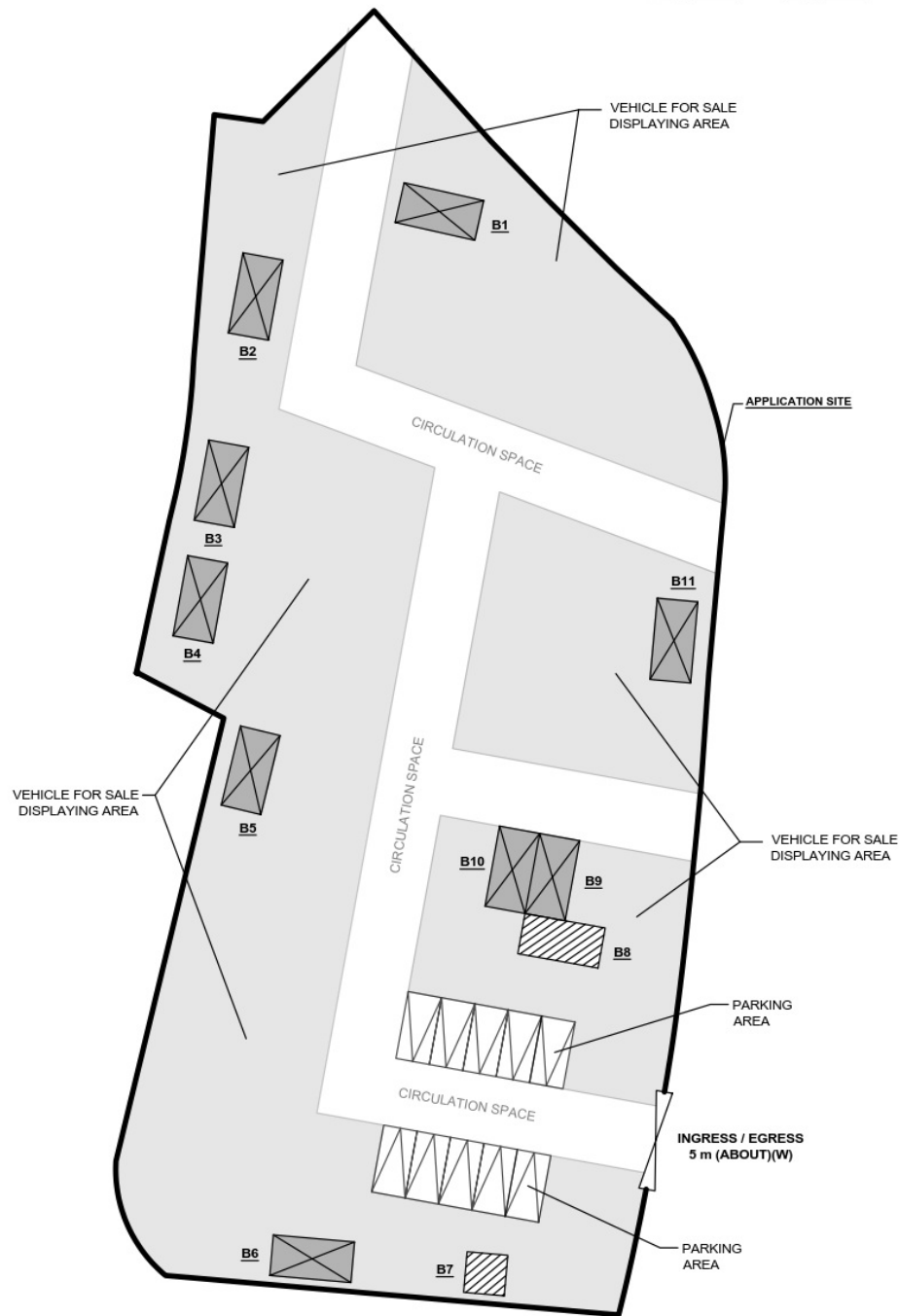
參考編號  
 REFERENCE No.  
 A/YL/328

繪圖 DRAWING  
 A-1

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,222 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 189 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,033 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.06	(ABOUT)
SITE COVERAGE	: 5.9 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 189 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 189 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3m	(ABOUT)
NO. OF STOREY	: 1	

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



## LEGEND

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

## PARKING AND LOADING/UNLOADING PROVISIONS

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

PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES 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 @ A1

DRAWN BY  
MN

DATE  
19.12.2022

REVISED BY

DATE

TITLE  
LAYOUT PLAN

DWG NO.  
PLAN 4

VER.  
001



(摘錄自申請人於 20.5.2025 呈交的申請書)  
(Extract from Applicant's Submission of 20.5.2025)

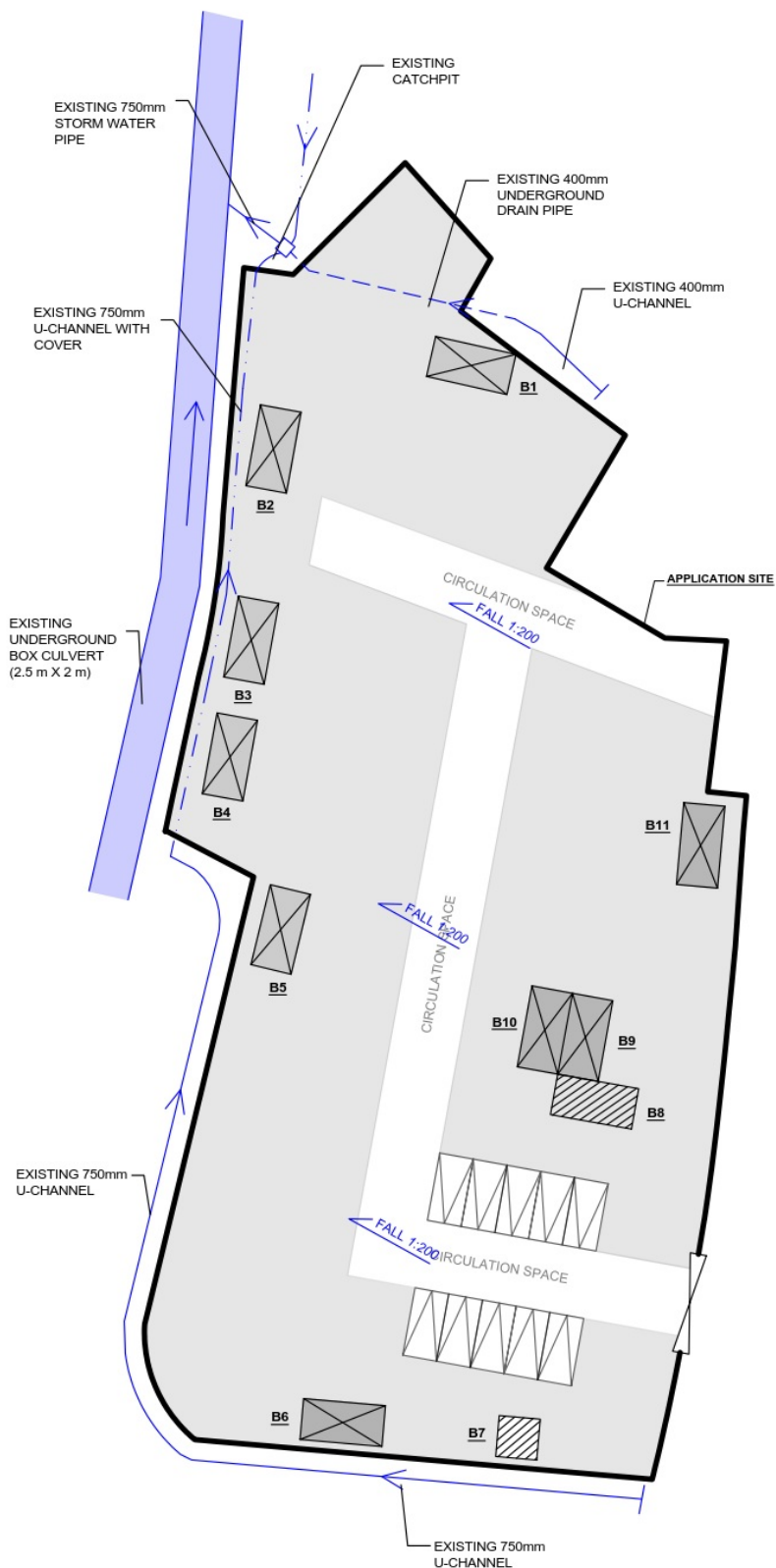
參考編號  
REFERENCE No.  
A/YL/328

繪圖 DRAWING  
A-2



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,222 m <sup>2</sup> (ABOUT)
COVERED AREA	: 189 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 3,033 m <sup>2</sup> (ABOUT)



## 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 @ A1

DRAWN BY  
MN

DATE  
15.5.2025

REVISED BY

DATE

TITLE

AS-BUILT DRAINAGE PLAN

DWG NO.

APPENDIX II

VER.  
001



(摘錄自申請人於 20.5.2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.5.2025)

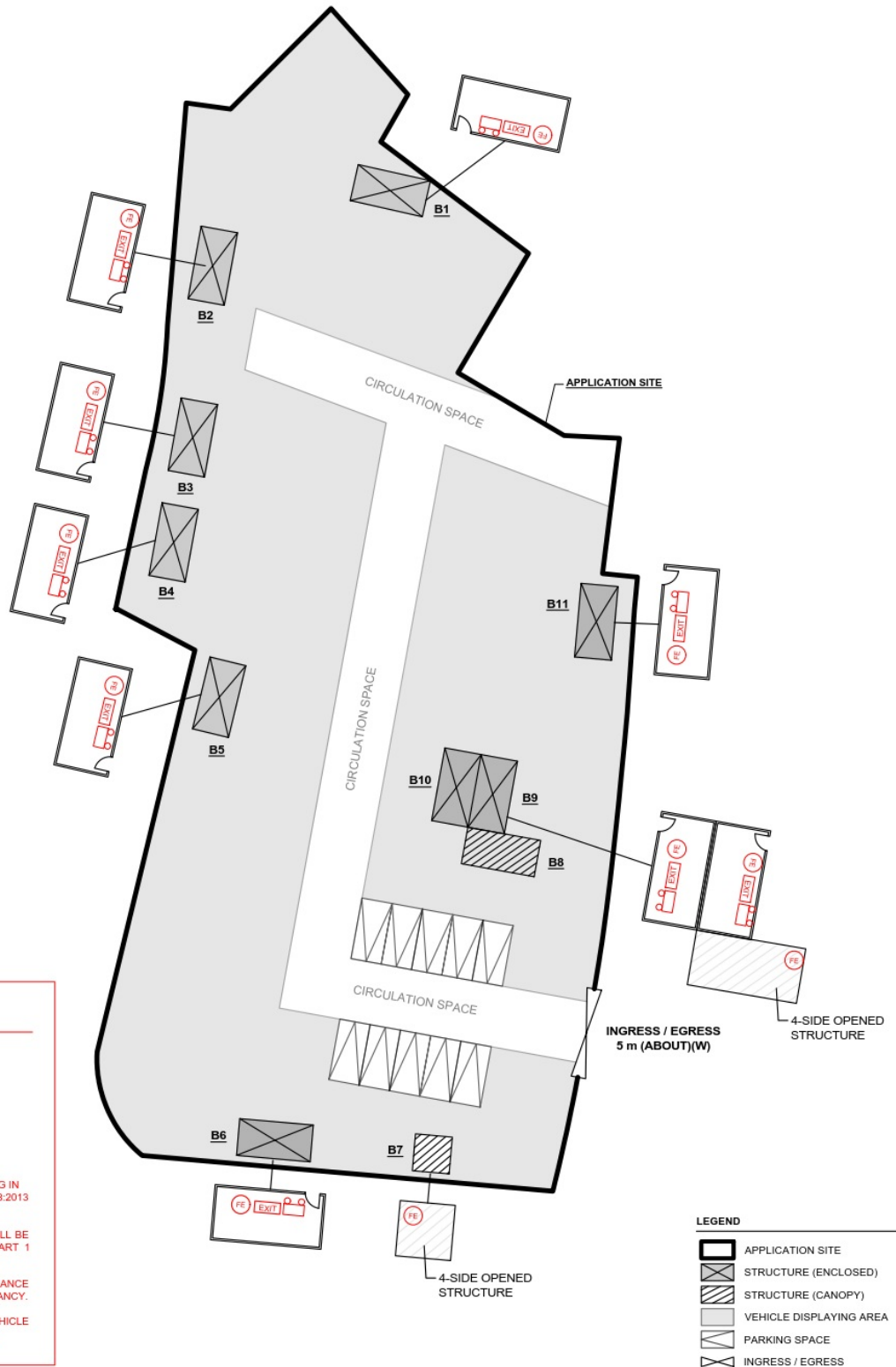
參考編號  
REFERENCE No.  
A/YL/328

繪圖 DRAWING  
A-3

# DEVELOPMENT PARAMETERS

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

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



## FIRE SERVICE INSTALLATIONS

- EXIT 9 x EXIT SIGN
- 9 x EMERGENCY LIGHT
- FE 11 x 5 KG CO2 FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1: 2016, BS EN 1838:2013 AND FSD C.L. NO. 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

## 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 @ A1

DRAWN BY

MN

DATE

15.5.2025

REVISED BY

DATE

TITLE

FIRE SERVICE INSTALLATIONS PROPOSAL

DWG NO.

APPENDIX I

VER.

001

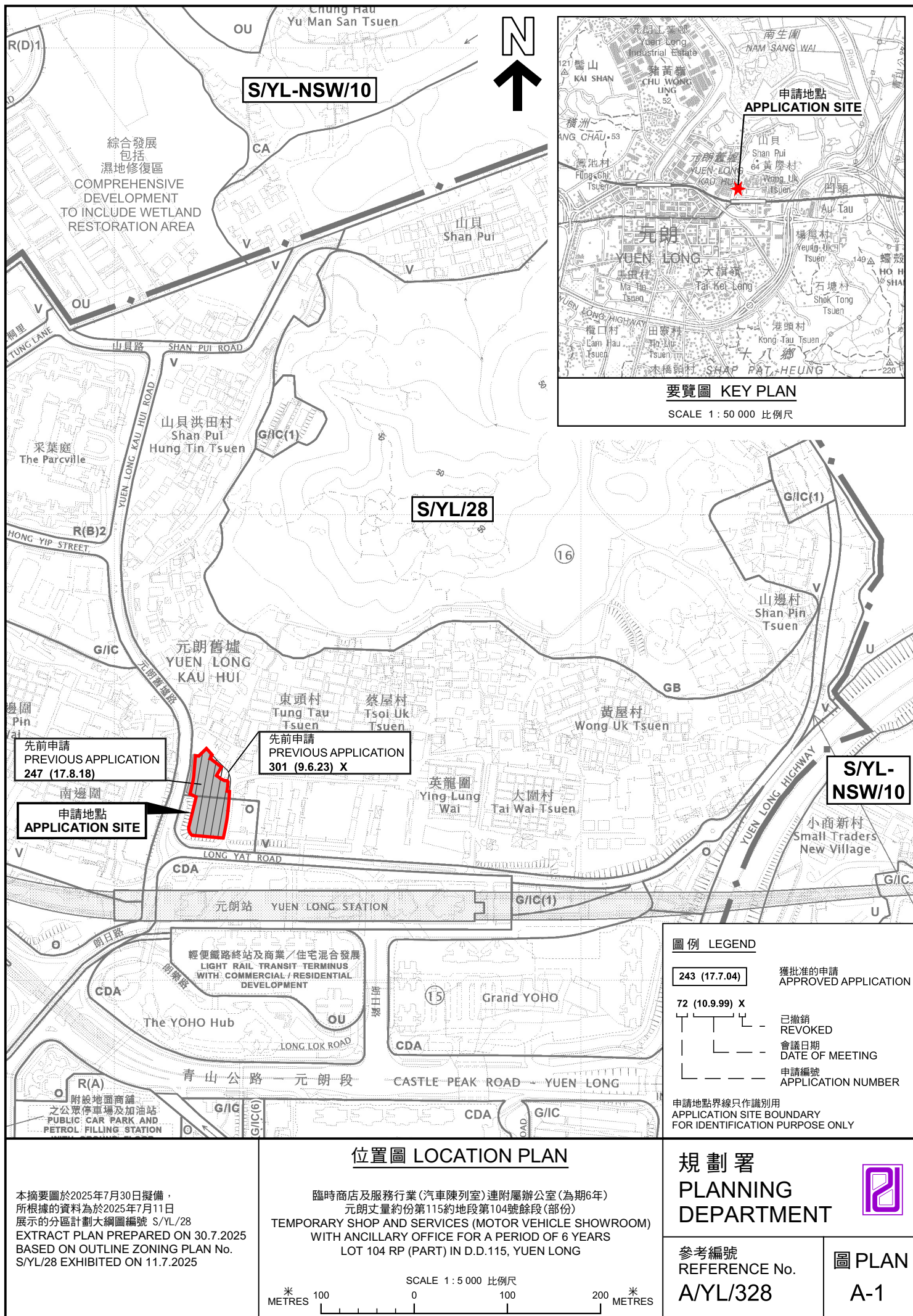


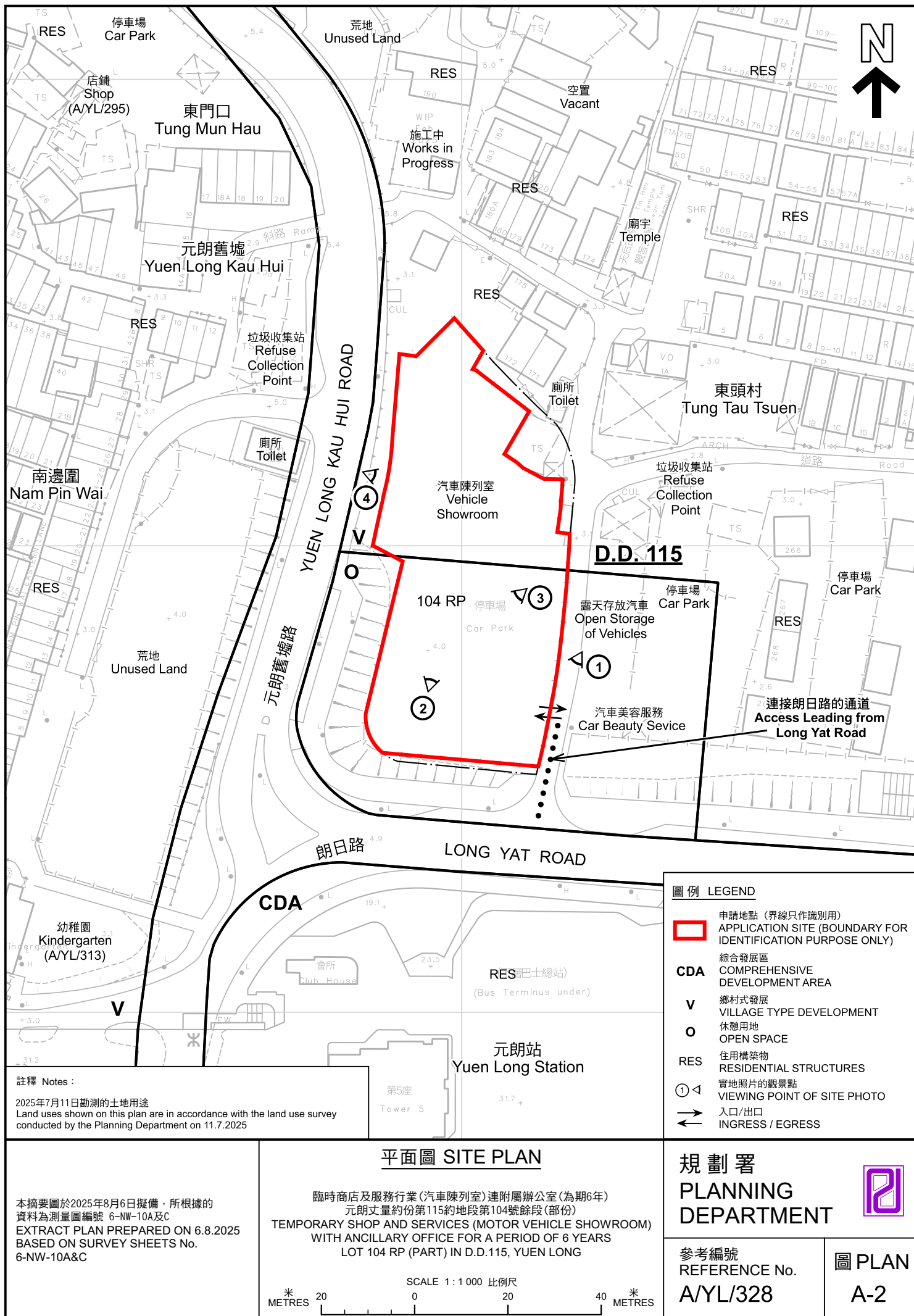
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Submission of 20.5.2025)

參考編號  
REFERENCE No.  
A/YL/328

繪圖 DRAWING  
A-4











圖例 LEGEND



申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2025年7月29日擬備，所根據的資料為地政總署於2024年10月24日拍得的航攝照片編號 E237103C  
EXTRACT PLAN PREPARED ON 29.7.2025  
BASED ON AERIAL PHOTO No.  
E237103C TAKEN ON 24.10.2024 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期6年)  
元朗丈量約份第115約地段第104號餘段(部份)  
TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM)  
WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS  
LOT 104 RP (PART) IN D.D.115, YUEN LONG

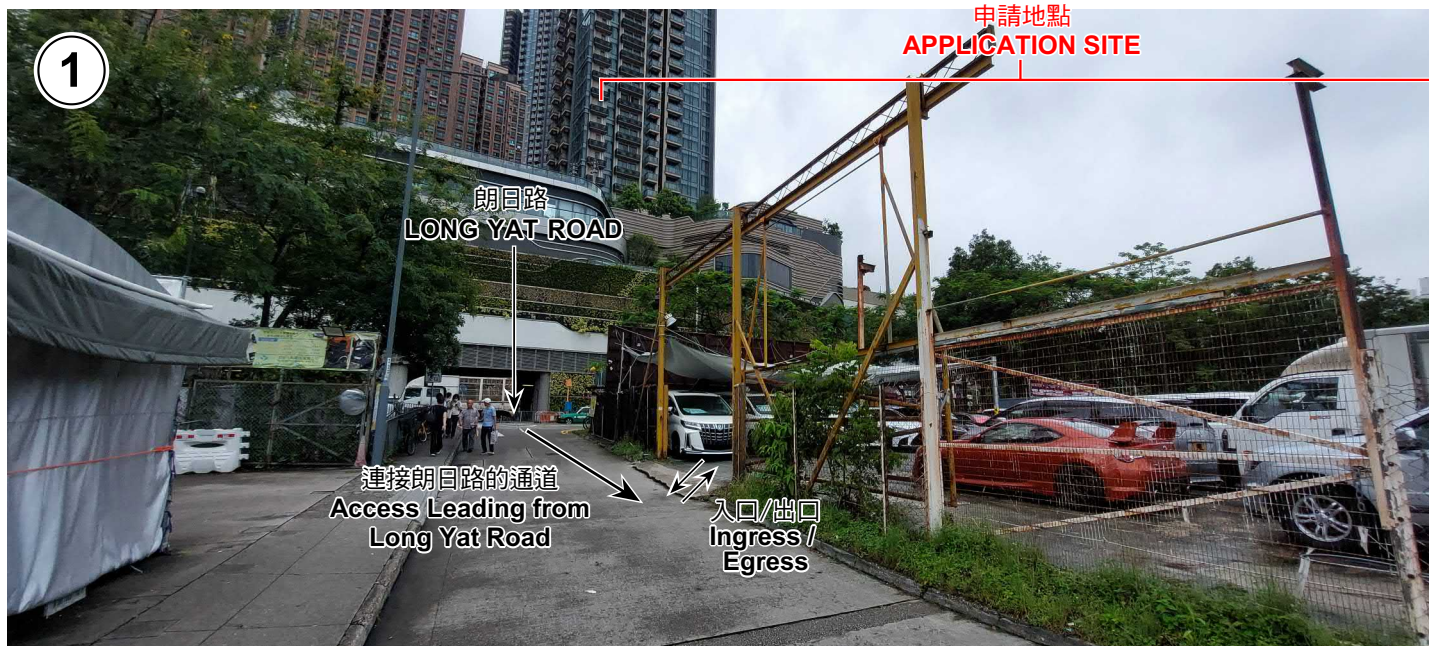
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL/328

圖 PLAN  
A-3





### 實地照片 SITE PHOTOS

臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期6年)  
元朗丈量約份第115約地段第104號餘段(部份)  
TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM)  
WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS  
LOT 104 RP (PART) IN D.D.115, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL/328

圖 PLAN  
A-4a

本圖於2025年7月22日擬備，所根據的資料為攝於2025年7月11日的實地照片  
PLAN PREPARED ON 22.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 11.7.2025





### 實地照片 SITE PHOTOS

臨時商店及服務行業(汽車陳列室)連附屬辦公室(為期6年)  
元朗丈量約份第115約地段第104號餘段(部份)  
TEMPORARY SHOP AND SERVICES (MOTOR VEHICLE SHOWROOM)  
WITH ANCILLARY OFFICE FOR A PERIOD OF 6 YEARS  
LOT 104 RP (PART) IN D.D.115, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL/328

圖 PLAN  
A-4b

本圖於2025年7月22日擬備，所根據的資料為攝於2025年7月11日的實地照片  
PLAN PREPARED ON 22.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 11.7.2025