



<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS</div>	<div>ADDRESS</div> <div>LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D. 125, FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1:3000 @ A1</div>		<div>TITLE</div> <div>LOCATION PLAN</div>		<div></div>	
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>26.5.2025</div>	<div>DWG NO.</div> <div>PLAN 1</div>			<div>VER.</div> <div>001</div>
			<div>REVISED BY</div> <div></div>	<div>DATE</div> <div></div>				

(摘錄自申請人於 8. 7. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 8.7.2025)

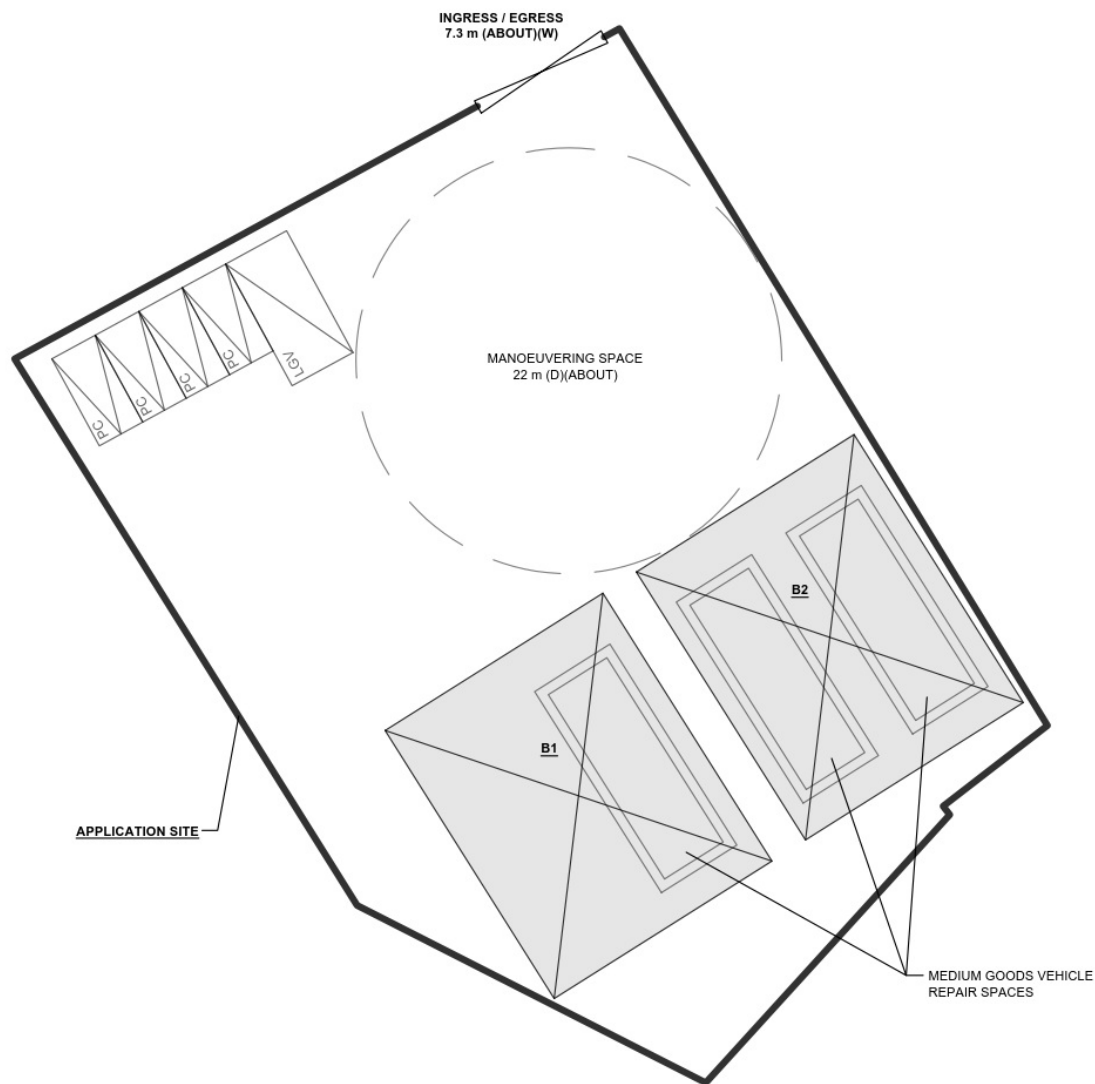
參考編號
REFERENCE No.
A/HSK/575

繪圖 DRAWING
A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,505 m ²	(ABOUT)
COVERED AREA	: 450 m ²	(ABOUT)
UNCOVERED AREA	: 1,055 m ²	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 30%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 450 m ²	(ABOUT)
TOTAL GFA	: 450 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m ² (ABOUT)	450 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS L/U/L SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/U/L SPACE (LGV)
	REPAIR SPACE (MGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY VEHICLE REPAIR WORKSHOP
WITH ANCILLARY OFFICE FOR A PERIOD OF 3
YEARS

ADDRESS

LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D.
125, FUNG KONG TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1:300 @ A4

DRAWN BY

MN

DATE

26.5.2025

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001



(摘錄自申請人於 8. 7. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 8.7.2025)

參考編號
REFERENCE No.
A/HSK/575

繪圖 DRAWING
A-2

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,505 m ²	(ABOUT)
COVERED AREA	: 450 m ²	(ABOUT)
UNCOVERED AREA	: 1,055 m ²	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 30%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 450 m ²	(ABOUT)
TOTAL GFA	: 450 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP ANCILLARY OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		450 m ² (ABOUT)	450 m ² (ABOUT)	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 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
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- REPAIR SPACE (MGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY VEHICLE REPAIR WORKSHOP
WITH ANCILLARY OFFICE FOR A PERIOD OF 3
YEARS

ADDRESS

LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D.
125, FUNG KONG TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1:350 @ A4

DRAWN BY

MN

DATE

26.5.2025

REVISED BY

LT

DATE

12.8.2025

TITLE

FSIs PROPOSAL

DWG NO.

ANNEX I

VER.

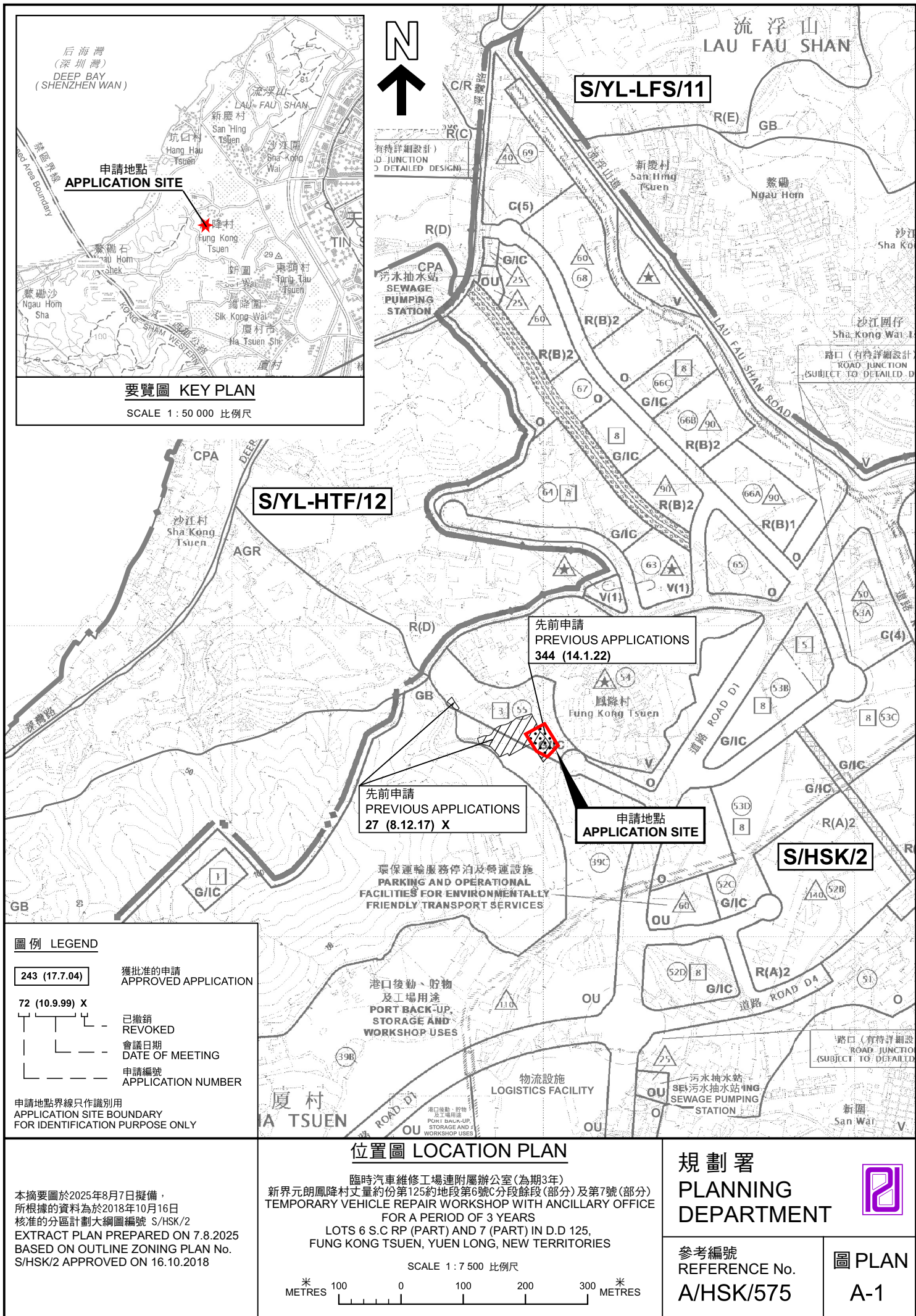
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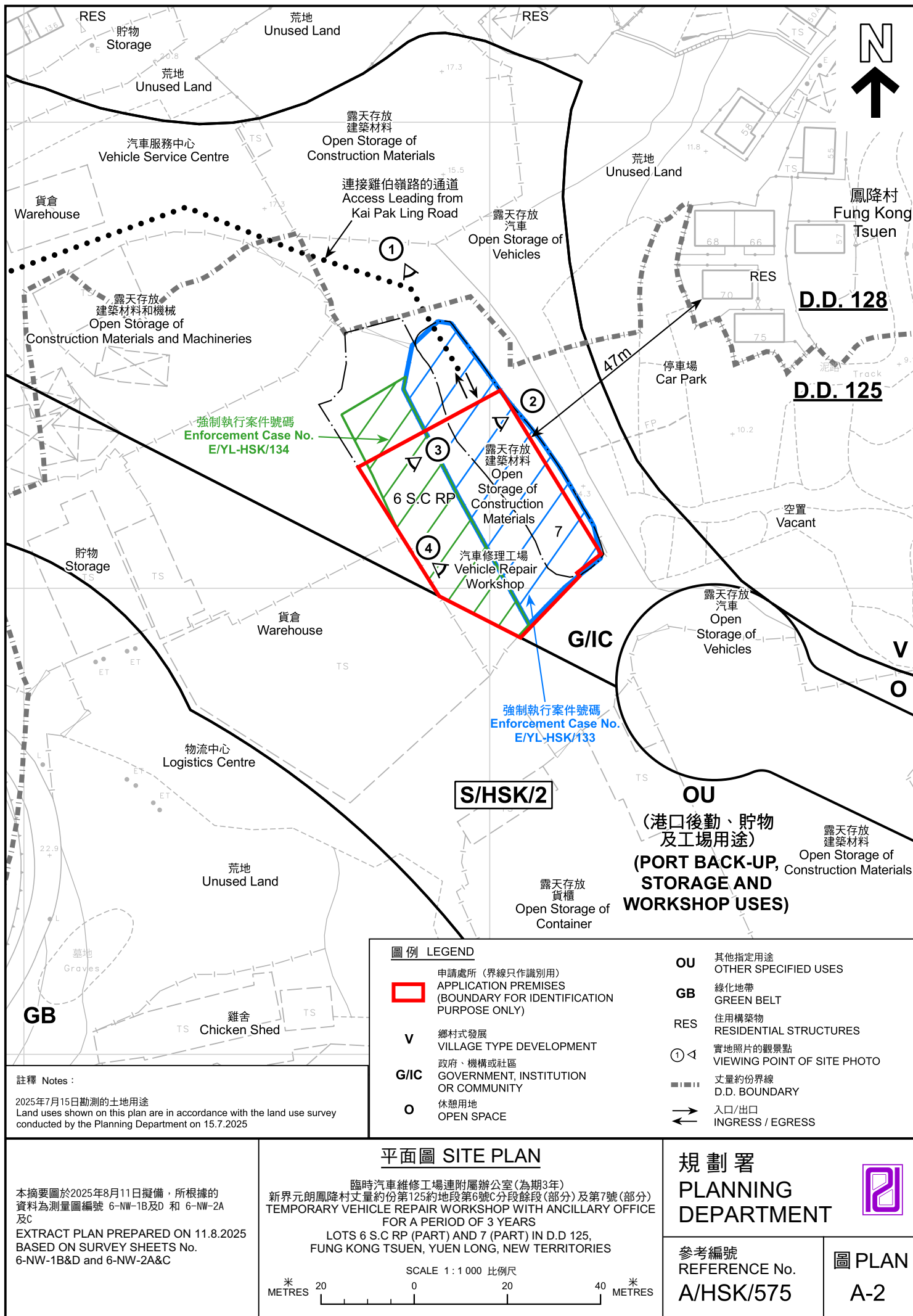


(摘錄自申請人於 13. 8. 2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 13.8.2025)

參考編號
REFERENCE No.
A/HSK/575

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8月7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 E236648C
EXTRACT PLAN PREPARED ON 7.8.2025
BASED ON AERIAL PHOTO No.
E236648C TAKEN ON 24.10.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時汽車維修工場連附屬辦公室(為期3年)
新界元朗鳳降村丈量約份第125約地段第6號C分段餘段(部分)及第7號(部分)
TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE
FOR A PERIOD OF 3 YEARS
LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D 125,
FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/575

圖 PLAN
A-3



實地照片 SITE PHOTOS

臨時汽車維修工場連附屬辦公室(為期3年)
 新界元朗鳳降村丈量約份第125約地段第6號C分段餘段(部分)及第7號(部分)
 TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE
 FOR A PERIOD OF 3 YEARS
 LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D 125,
 FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/575

圖 PLAN
 A-4a

本圖於2025年8月7日擬備，所根據的
 資料為攝於2025年7月15日的實地照片
 PLAN PREPARED ON 7.8.2025
 BASED ON SITE PHOTOS
 TAKEN ON 15.7.2025



實地照片 SITE PHOTOS

臨時汽車維修工場連附屬辦公室(為期3年)
 新界元朗鳳降村丈量約份第125約地段第6號C分段餘段(部分)及第7號(部分)
 TEMPORARY VEHICLE REPAIR WORKSHOP WITH ANCILLARY OFFICE
 FOR A PERIOD OF 3 YEARS
 LOTS 6 S.C RP (PART) AND 7 (PART) IN D.D 125,
 FUNG KONG TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/575

圖 PLAN
 A-4b

本圖於2025年8月7日擬備，所根據的
 資料為攝於2025年7月15日的實地照片
 PLAN PREPARED ON 7.8.2025
 BASED ON SITE PHOTOS
 TAKEN ON 15.7.2025