

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 93 m² (ABOUT)
COVERED AREA : 63 m² (ABOUT)
UNCOVERED AREA : 30 m² (ABOUT)

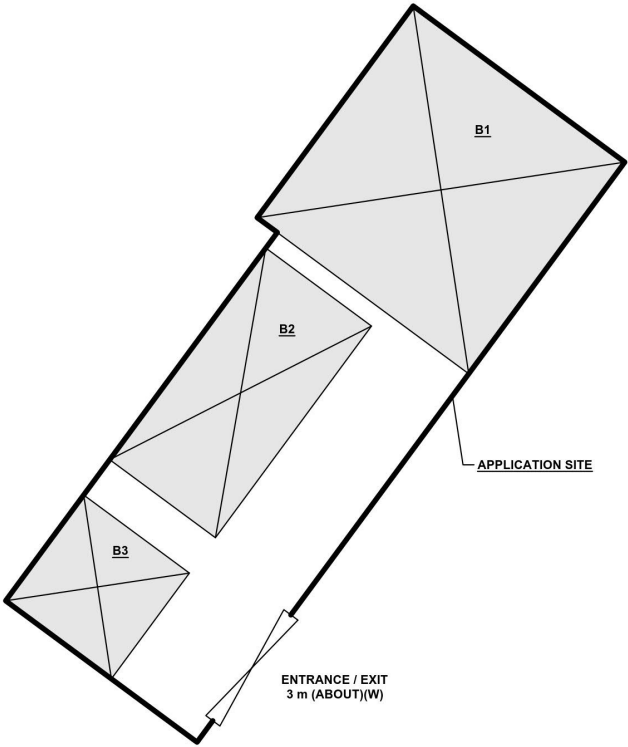
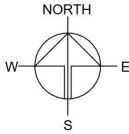
PLOT RATIO : 1.1 (ABOUT)
SITE COVERAGE : 68 % (ABOUT)

NO. OF STRUCTURE : 3
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 99 m² (ABOUT)
TOTAL GFA : 99 m² (ABOUT)

BUILDING HEIGHT : 3 m - 6 m (ABOUT)
NO. OF STOREY : 1 - 2

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED
AT THE APPLICATION SITE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND OFFICE	36 m ² (ABOUT)	72 m ² (ABOUT)	6 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES AND OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		63 m ² (ABOUT)	99 m ² (ABOUT)	



ENTRANCE / EXIT
3 m (ABOUT)(W)

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND
SERVICES (REAL ESTATE
AGENCY) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

LOT 1580 RP (PART) IN D.D. 125,
HA TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1:150 @ A1

DRAWN BY : MN
DATE : 29.5.2026

REVISED BY :
DATE :

APPROVED BY :
DATE :

DWG. TITLE
LAYOUT PLAN

DWG. NO. : PLAN 4
VER. : 001

LEGEND

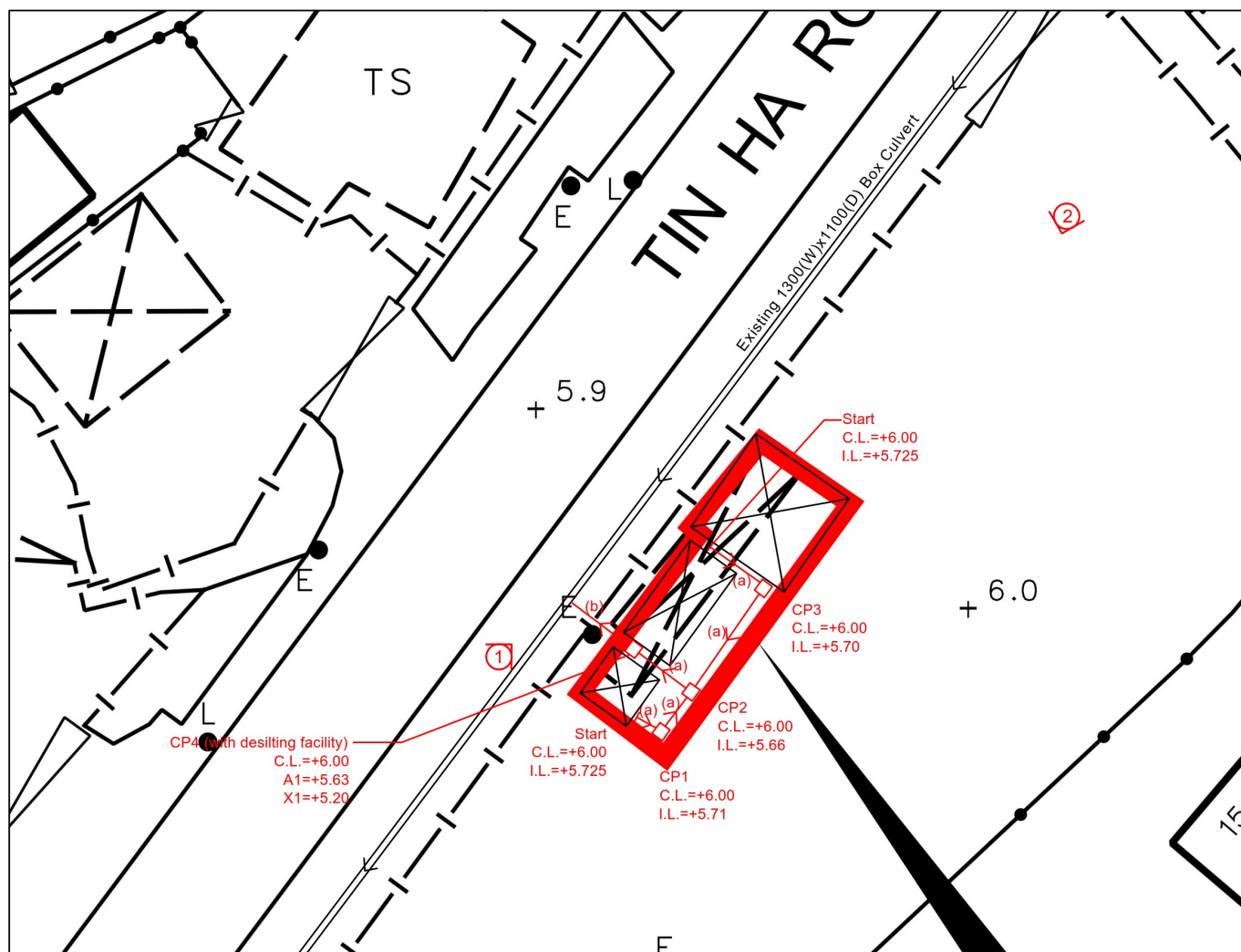
- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

(摘錄自申請人於 27. 7. 2026 呈交的補充資料)
(Extract from Applicant's Supplementary
Information Submitted on 27.7.2026)

參考編號
REFERENCE No.
A/HSK/624

繪圖 DRAWING
A-1

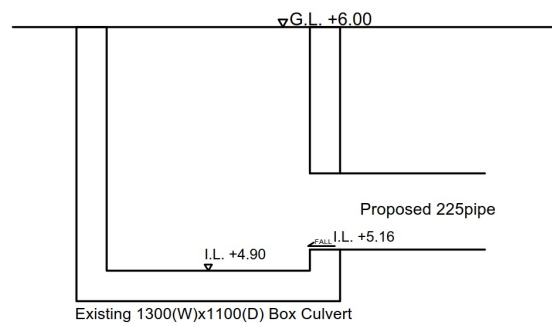


Note:

1. Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No solid wall to be erected..

LEGEND

- CP Proposed CatchPit
- (a) Proposed 225UC (1:150) with Cast Iron Cover
- (b) Proposed 225 dia. underground pipe (1:100)
- Existing 1300(W)x1100(D) Box Culvert
- Proposed Structure
- Photo Viewport



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years at Lot 1580 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories

(Application No.:A/HSK/475)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

17-6-2026

Check by:

DM

Scale:

(摘錄自申請人於 21.7.2026 呈交的申請書)
(Extract from Applicant's
Submission of 21.7.2026)

參考編號
REFERENCE No.
A/HSK/624

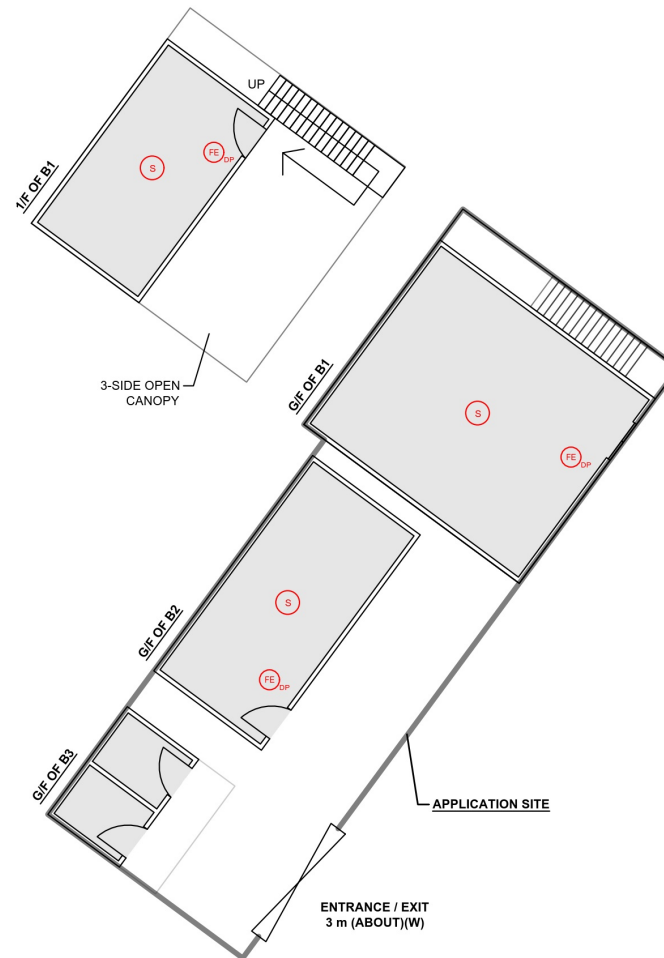
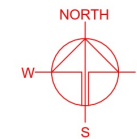
繪圖 DRAWING
A-2

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 93 m ²	(ABOUT)
COVERED AREA	: 63 m ²	(ABOUT)
UNCOVERED AREA	: 30 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 68 %	(ABOUT)
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TOTAL GFA	: 99 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

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TOTAL		63 m ² (ABOUT)	99 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (FE DP) 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.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1580 RP (PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

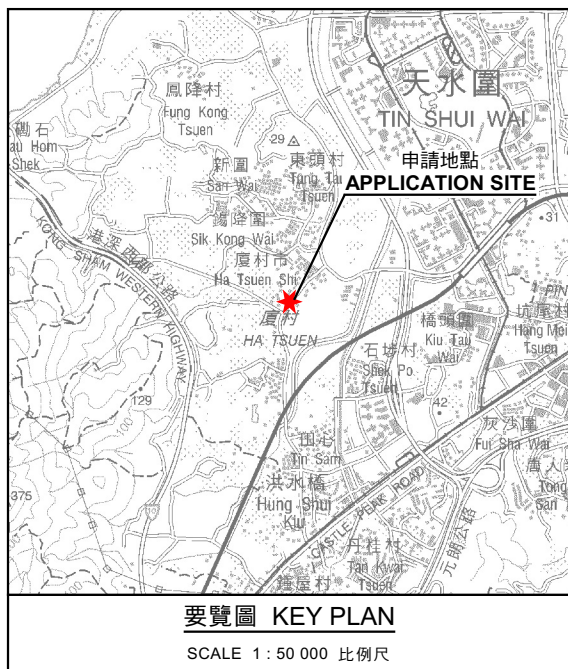
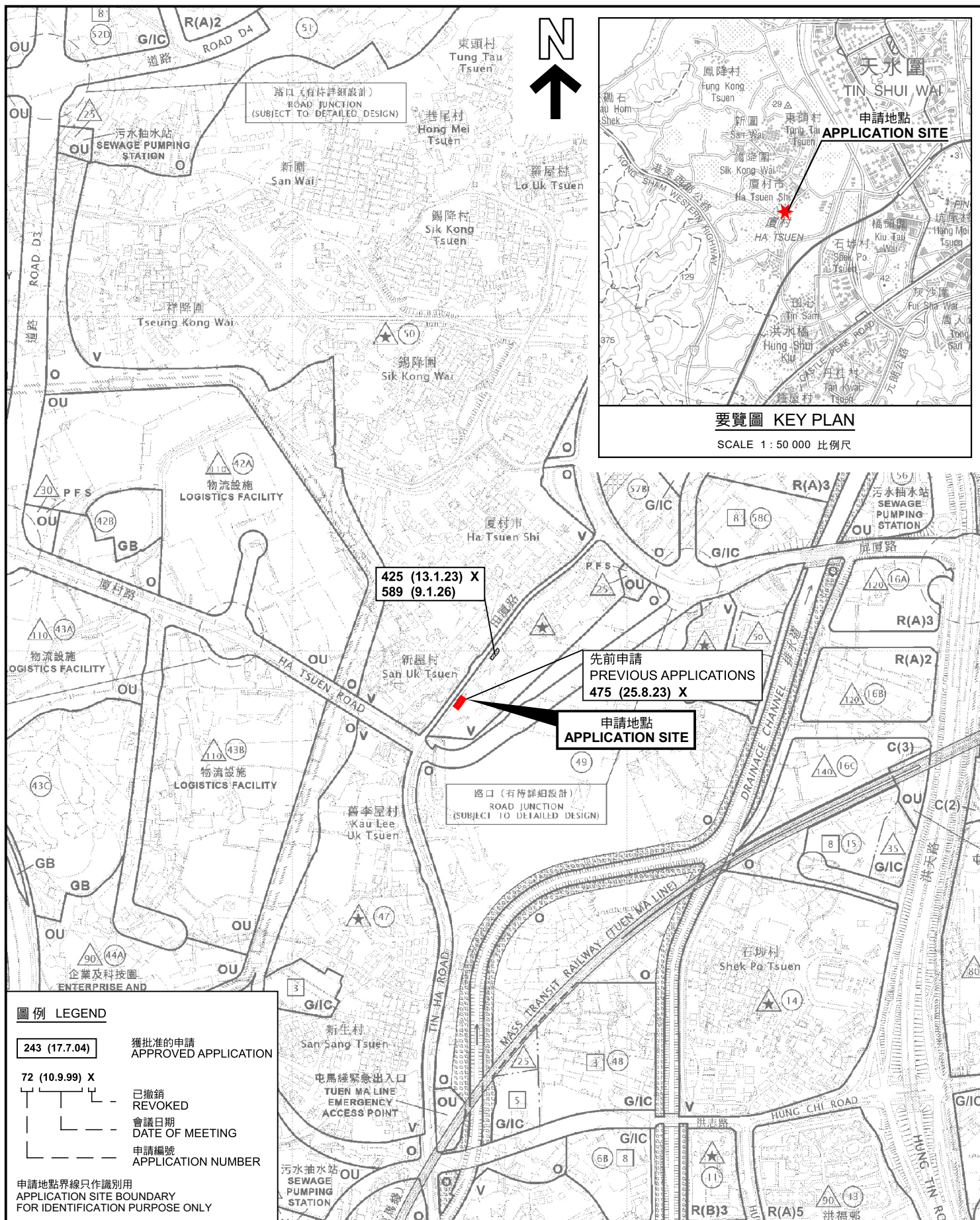
1:150 @ A1

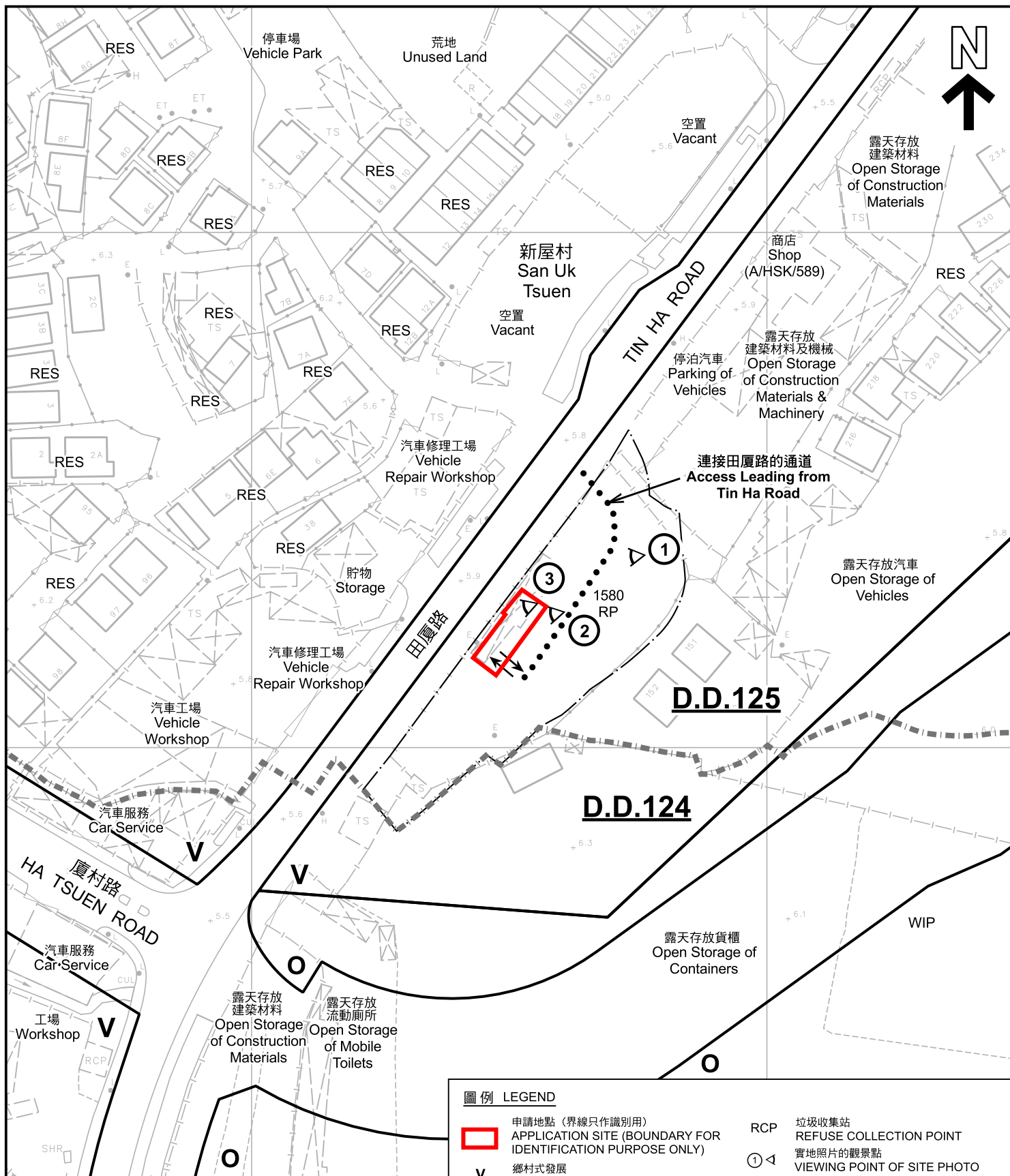
DRAWN BY	DATE
MN	29.5.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX II	001

(摘錄自申請人於 21. 7. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 21.7.2026)

參考編號
REFERENCE No.
A/HSK/624

繪圖 DRAWING
A-3





註釋 Notes :

2026年7月28日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 28.7.2026

圖例 LEGEND



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

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

O

休憩用地
OPEN SPACE

RES

住用構築物
RESIDENTIAL STRUCTURES

RCP

垃圾收集站
REFUSE COLLECTION POINT

① 4

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

---|---

丈量約份界線
D.D. BOUNDARY

↔

入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

臨時商店及服務行業(地產代理)連附屬設施 (為期5年)
元朗厦村丈量約份第125約地段第1580號餘段 (部分)
TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOT 1580 RP (PART) IN D.D.125, HA TSUEN, YUEN LONG

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/624

圖 PLAN
A-2



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2026年8月4日擬備，所根據的資料為地政總署於2025年5月23日拍得的航攝照片編號 E257002C
EXTRACT PLAN PREPARED ON 4.8.2026
BASED ON AERIAL PHOTO No.
E257002C TAKEN ON 23.5.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時商店及服務行業(地產代理)連附屬設施(為期5年)
元朗厦村丈量約份第125約地段第1580號餘段(部分)
TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOT 1580 RP (PART) IN D.D.125, HA TSUEN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/624

圖 PLAN
A-3



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

實地照片 SITE PHOTOS

本圖於2026年8月5日擬備，所根據的資料為攝於2026年7月28日的實地照片
PLAN PREPARED ON 5.8.2026
BASED ON SITE PHOTOS
TAKEN ON 28.7.2026

臨時商店及服務行業(地產代理)連附屬設施(為期5年)
元朗厦村丈量約份第125約地段第1580號餘段(部分)
TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOT 1580 RP (PART) IN D.D.125, HA TSUEN, YUEN LONG



規劃署
Planning Department

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REFERENCE No.
A/HSK/624

圖 PLAN
A-4