

(摘錄自申請人於 23. 4. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 23.4.2025)

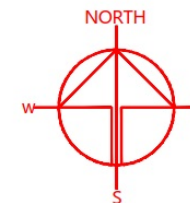
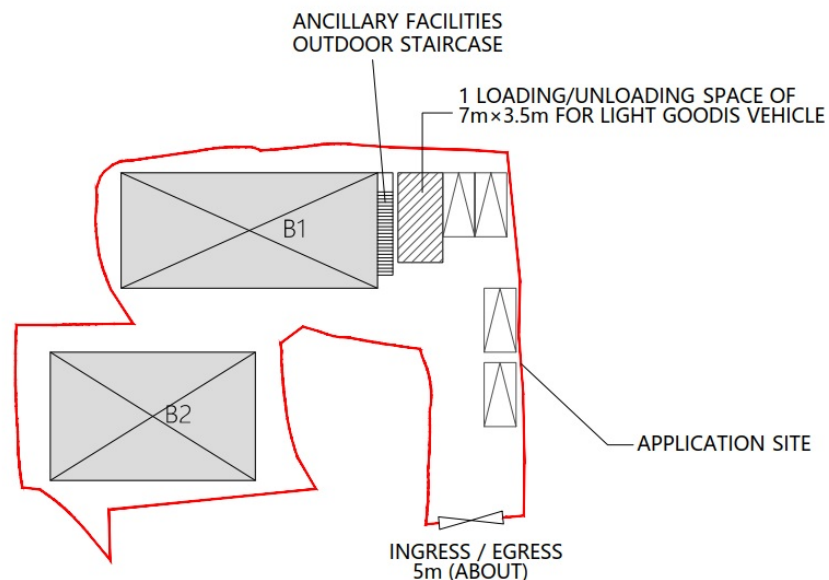
參考編號
REFERENCE No.
A/YL/327

繪圖 DRAWING
A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 860m ²	(ABOUT)
COVERED AREA	: 340m ²	(ABOUT)
UNCOVERED AREA	: 520m ²	(ABOUT)
PLOT RATIO	: 0.535	(ABOUT)
SITE COVERAGE	: 40%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 460m ²	(ABOUT)
BUILDING HEIGHT	: 8m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	180m ² (ABOUT)	230m ² (ABOUT)	8.0m (ABOUT)(2-STOREY)
B2	EATING PLACE	160m ² (ABOUT)	230m ² (ABOUT)	8.0m (ABOUT)(2-STOREY)
TOTAL		340m ² (ABOUT)	460m ² (ABOUT)	



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 825 RP (PART), 839,840,843 IN D.D 116, AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY DATE

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.
PLAN 5

VER.
001

LEGEND

- APPLICATION SITE
- STRUCTURE (PARTIALLY ENCLOSED)
- LOADING/UNLOADING SPACE
- PARKING SPACE
- INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

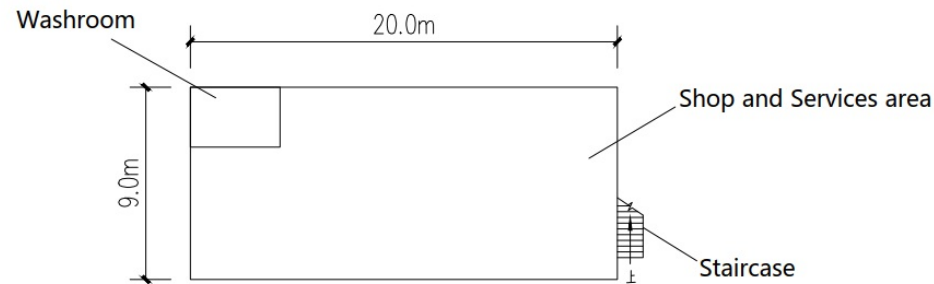
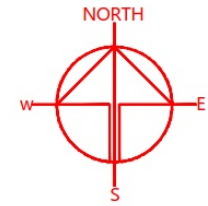
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

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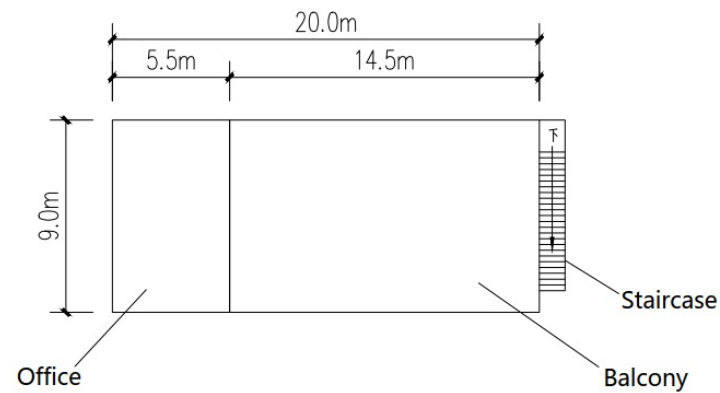
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繪圖 DRAWING
A-2

Structure B1
GFA: Not exceeding 230m²
Height: Not exceeding 8m 2 storey



Ground Floor Plan
GFA: Not exceeding 180m²



1st Floor Plan
GFA: Not exceeding 50m²

PROJECT
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IN D.D 116, AND ADJOINING
GOVERNMENT LAND, YUEN
LONG, NEW TERRITORIES

SCALE
~~1:300 @ A4~~

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DWG. TITLE
FLOOR PLAN OF B1

DWG NO.
PLAN 6

VER.
001

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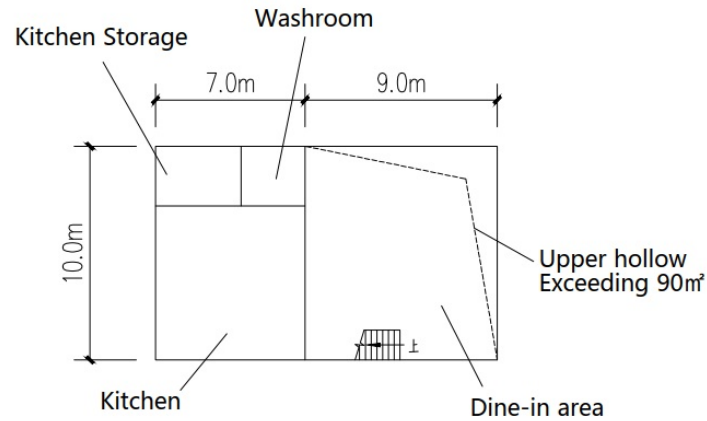
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繪圖 DRAWING
A-3

Structure B2

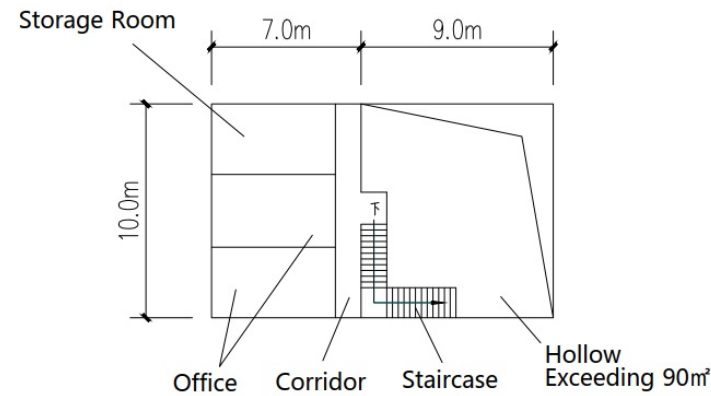
GFA: Not exceeding 230m²

Height: Not exceeding 8m 2 storey



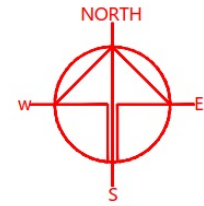
Ground Floor Plan

GFA: Not exceeding 160m²



1st Floor Plan

GFA: Not exceeding 70m²



PROJECT

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DATE

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DATE

APPROVED BY

DATE

DWG. TITLE

FLOOR PLAN OF B2

DWG NO.

PLAN 7

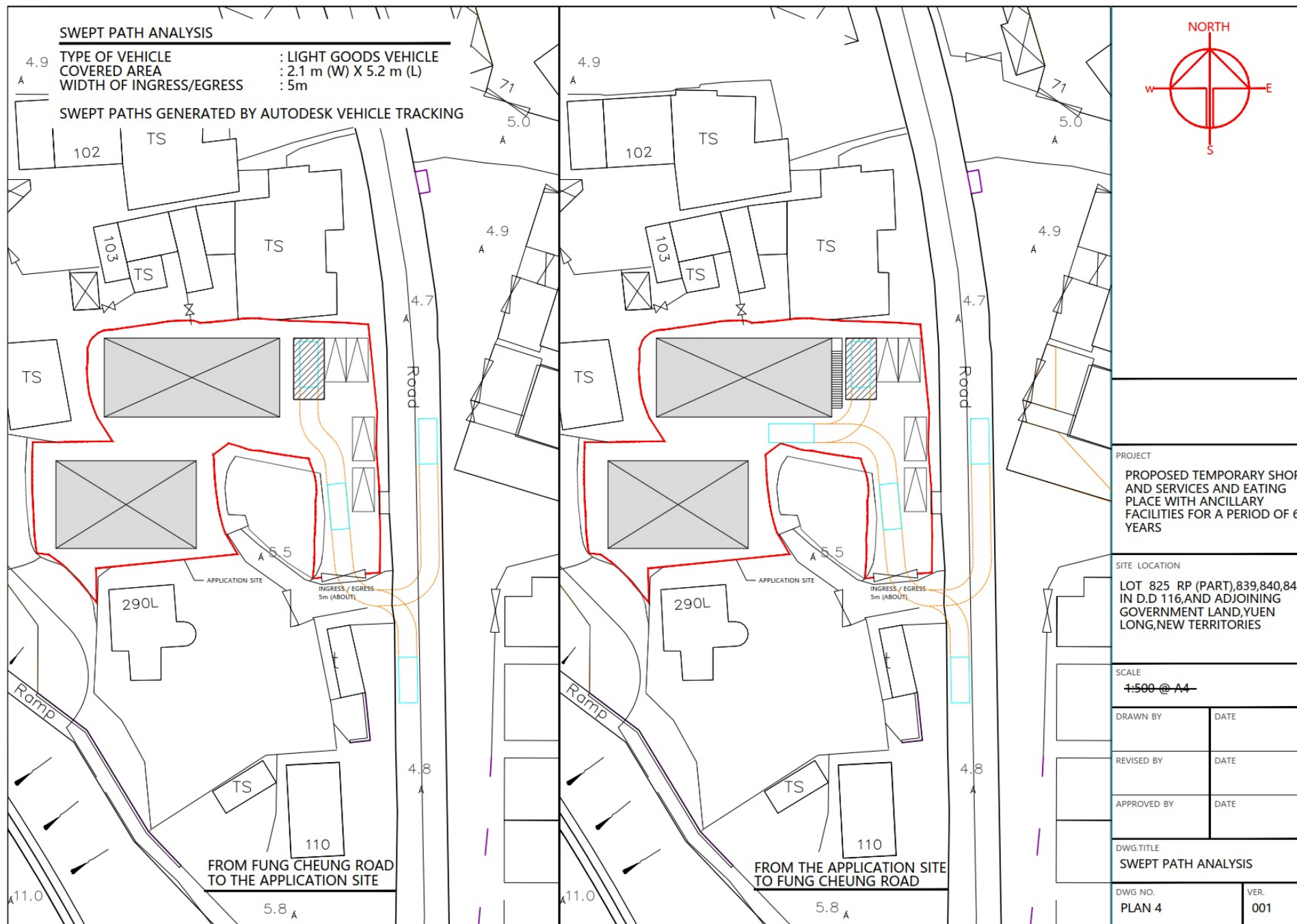
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繪圖 DRAWING
A-4

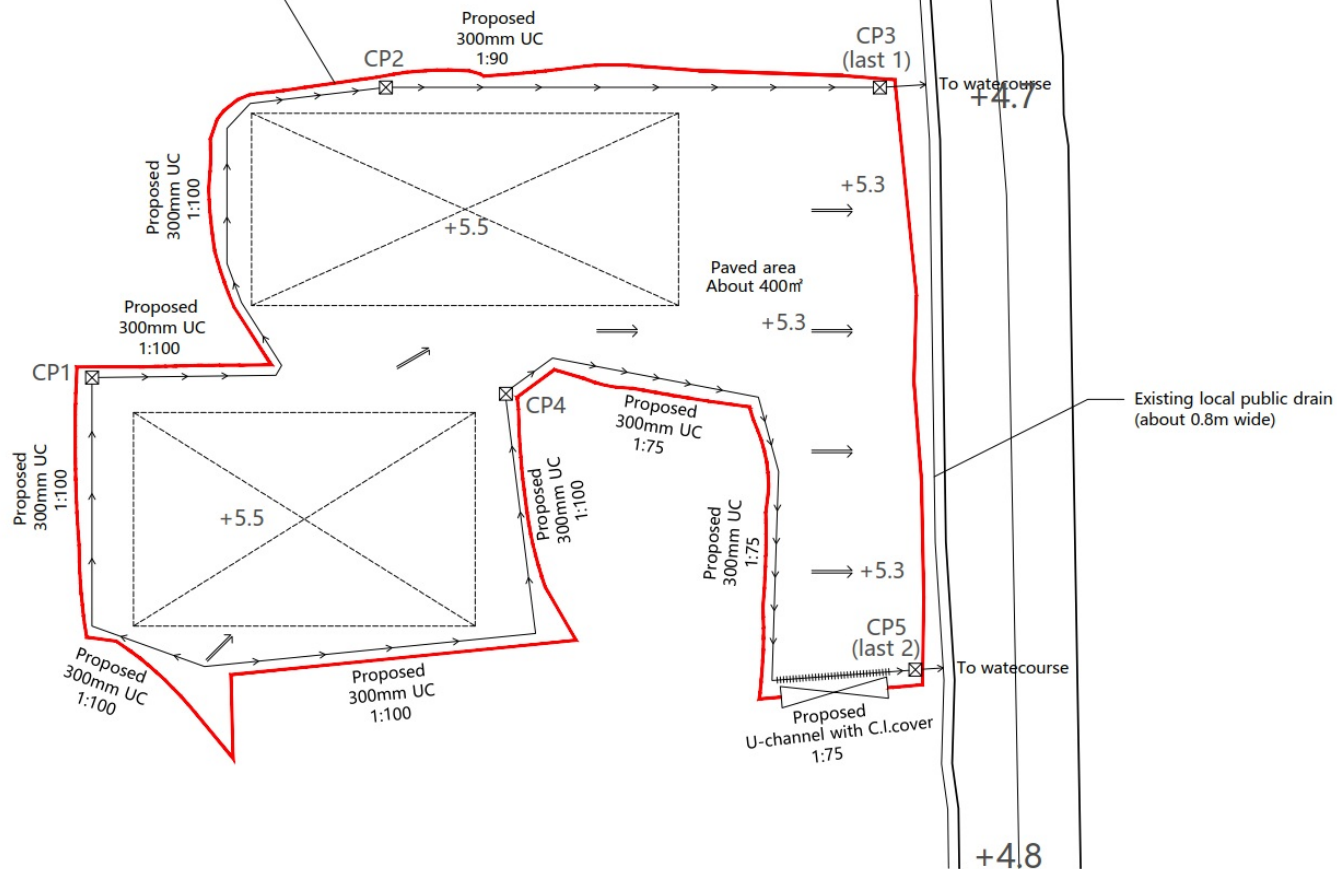


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繪圖 DRAWING
 A-5

APPLICATION SITE

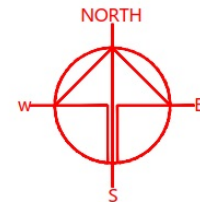


Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP1	5.5	5.03
CP2	5.5	4.75
CP3	5.3	4.50
CP4	5.5	4.93
CP5	5.3	4.50

LEGEND

- ☒ Proposed catchpit. Size:0.6mX0.6m
- ⇒ Flow of surface runoff
- Proposed U-channel
- Proposed U-channel with C.I.cover
- ⊠ Proposed building

Site Area: about 860m²



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1:300 @ A4

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DATE

DWG.TITLE

PROPOSED DRAINAGE PLAN

DWG NO.

PLAN 9

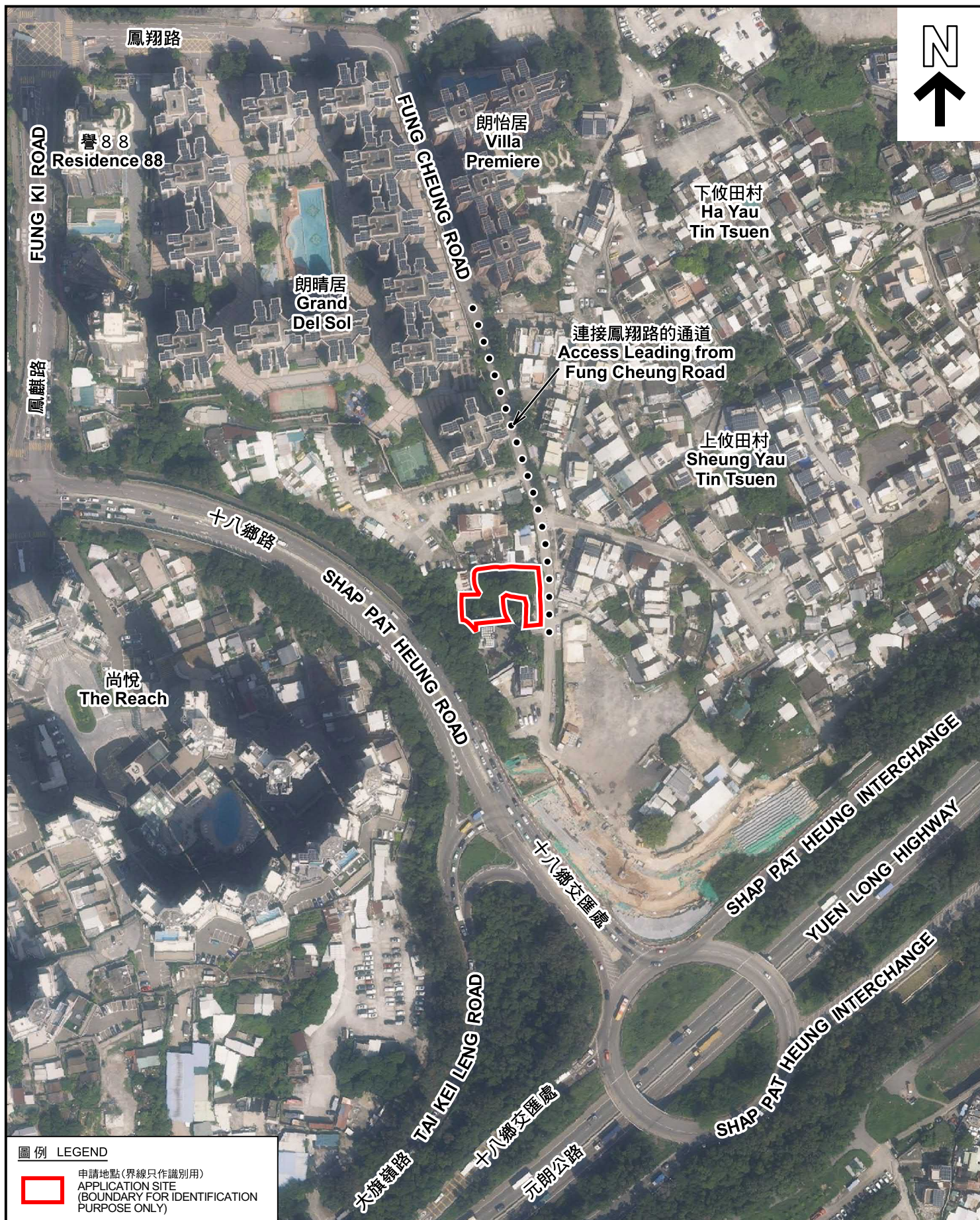
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繪圖 DRAWING
A-6



圖例 LEGEND



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

航攝照片 AERIAL PHOTO

本摘要圖於2025年5月30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 E230170C
EXTRACT PLAN PREPARED ON 30.5.2025
BASED ON AERIAL PHOTO No.
E230170C TAKEN ON 10.10.2024 BY
LANDS DEPARTMENT

擬議臨時商店及服務行業及食肆連附屬設施(為期6年)
元朗丈量約份第116約地段第825號餘段(部分)、第839號、
第840號及第843號和毗連政府土地
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE
WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS
LOTS 825 RP (PART), 839, 840 AND 843 IN D.D.116 AND
ADJOINING GOVERNMENT LAND, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/327

圖 PLAN
A-3

1



2



3



實地照片 SITE PHOTOS

本圖於2025年5月23日擬備，所根據的資料為攝於2025年5月21日的實地照片
PLAN PREPARED ON 23.5.2025
BASED ON SITE PHOTOS
TAKEN ON 21.5.2025

擬議臨時商店及服務行業及食肆連附屬設施(為期6年)
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規 劃 署
PLANNING
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參考編號
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A/YL/327

圖 PLAN
A-4a



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

實地照片 SITE PHOTOS

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PLAN PREPARED ON 30.5.2025
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PLANNING
DEPARTMENT



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REFERENCE No.
A/YL/327

圖 PLAN
A-4b