

## DEVELOPMENT PARAMETERS

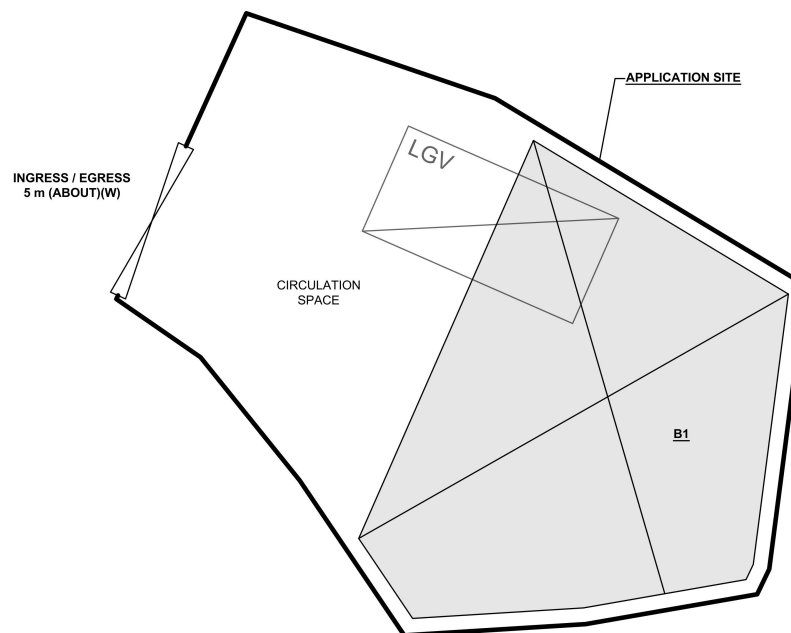
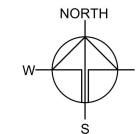
APPLICATION SITE AREA : 256 m<sup>2</sup> (ABOUT)  
COVERED AREA : 126 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 130 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.49 (ABOUT)  
SITE COVERAGE : 49 % (ABOUT)

NO. OF STRUCTURE : 1  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 126 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 126 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 4 m (ABOUT)  
NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	126 m <sup>2</sup> (ABOUT)	126 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		126 m <sup>2</sup> (ABOUT)	126 m <sup>2</sup> (ABOUT)	



## LOADING / UNLOADING (L/UL) PROVISIONS

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

## LEGEND

- APPLICATION SITE
- STRUCTURE
- L/UL SPACE (LGV)
- INGRESS / EGRESS

## PLANNING CONSULTANT



## PROJECT

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

## SITE LOCATION

LOT 343 IN D.D. 104, NGAU TAM  
MEI, YUEN LONG, NEW  
TERRITORIES

## SCALE

1:200 @ A1

DRAWN BY MN	DATE 23.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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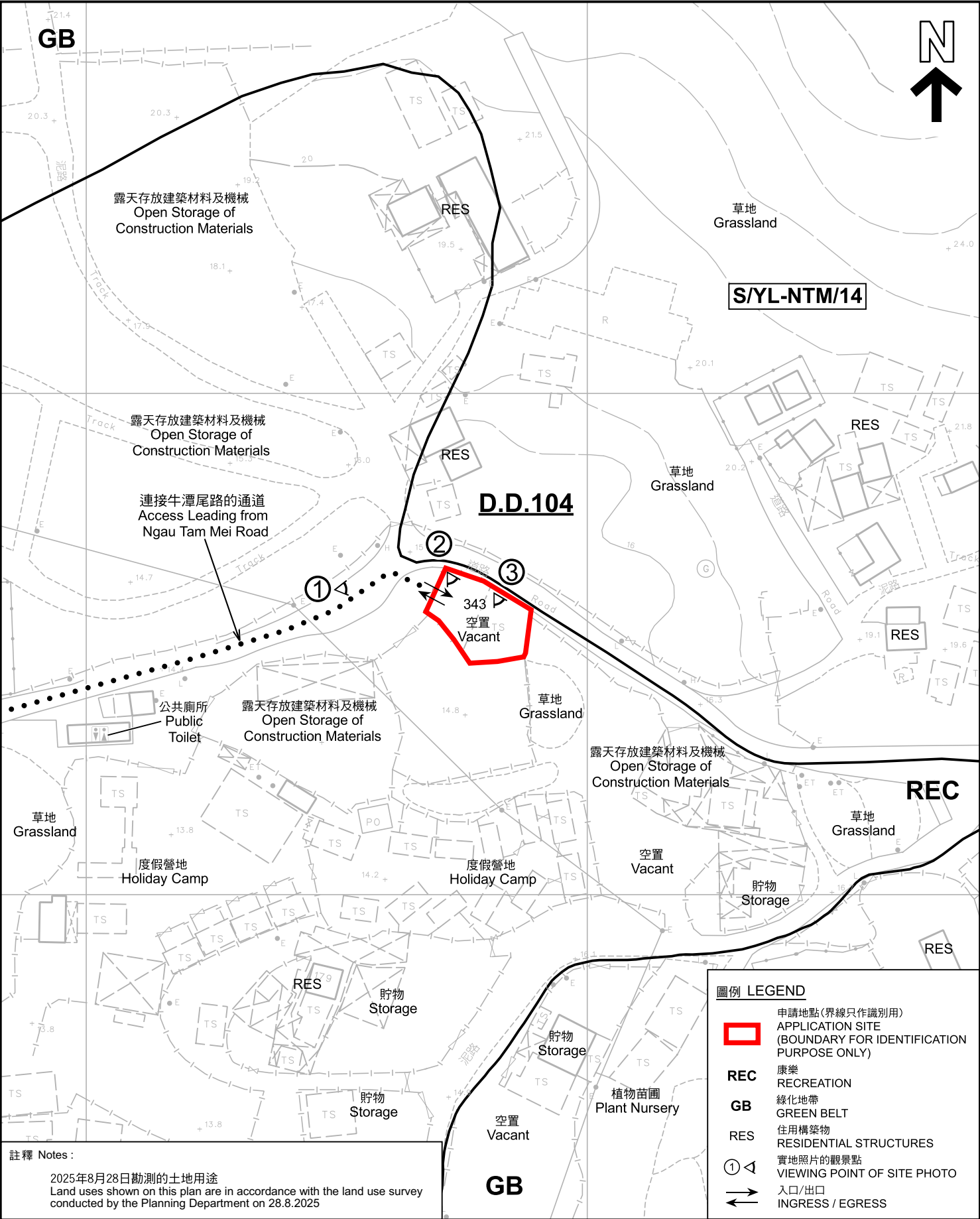
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

(摘錄自申請人於 13. 8. 2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 13.8.2025)

參考編號  
REFERENCE No.  
A/YL-NTM/485

繪圖  
DRAWING  
A - 1





註釋 Notes :  
2025年8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 28.8.2025

圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- REC** 康樂  
RECREATION
- GB** 綠化地帶  
GREEN BELT
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- ① ◁ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- ↔ 入口/出口  
INGRESS / EGRESS

<p>本摘要圖於2025年10月2日擬備， 所根據的資料為測量圖編號 2-SE-18C EXTRACT PLAN PREPARED ON 2.10.2025 BASED ON SURVEY SHEET No. 2-SE-18C</p>	<p>平面圖 SITE PLAN</p> <p>擬議臨時商店及服務行業連附屬設施 (為期5年) 新界元朗牛潭尾丈量約份第104約地段第343號 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS LOT 343 IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES</p> <p>SCALE 1 : 1 000 比例尺</p> <p>米 20 0 20 40 米 METRES</p>	<p> 規劃署 Planning Department</p>
	<p>參考編號 REFERENCE No. A/YL-NTM/485</p>	<p>圖 PLAN A-2</p>





潭尾軍營  
TAM MEI  
BARRACKS

牛潭尾路  
NGAU TAM MEI ROAD

牛潭尾  
NGAU TAM MEI

連接牛潭尾路的通道  
Access Leading from  
Ngaui Tam Mei Road

渠

NULLAH

#### 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10月2日擬備，  
所根據的資料為地政總署於2024年11月1日  
拍得的航攝照片編號 E240217C  
EXTRACT PLAN PREPARED ON 2.10.2025  
BASED ON AERIAL PHOTO No.  
E240217C TAKEN ON 1.11.2024  
BY LANDS DEPARTMENT

擬議臨時商店及服務行業連附屬設施 (為期5年)  
新界元朗牛潭尾丈量約份第104約地段第343號  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 5 YEARS  
LOT 343 IN D.D. 104, NGAU TAM MEI, YUEN LONG,  
NEW TERRITORIES



規劃署  
Planning Department

參考編號  
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圖 PLAN  
A-3



1



2



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2025年10月2日擬備，所根據的資料為攝於2025年8月28日的實地照片  
PLAN PREPARED ON 2.10.2025  
BASED ON SITE PHOTOS  
TAKEN ON 28.8.2025

擬議臨時商店及服務行業連附屬設施（為期5年）  
新界元朗牛潭尾丈量約份第104約地段第343號  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 5 YEARS  
LOT 343 IN D.D. 104, NGAU TAM MEI, YUEN LONG,  
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A/YL-NTM/485

圖 PLAN  
A-4