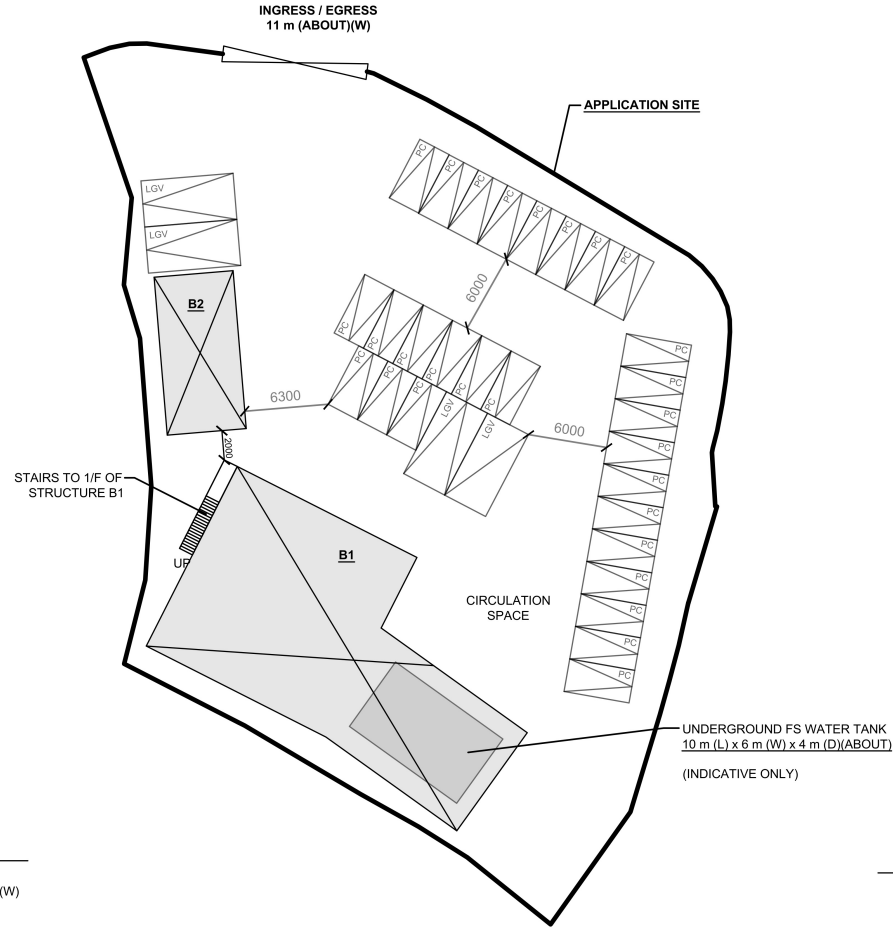
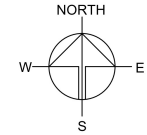


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,205 m ²	(ABOUT)
COVERED AREA	: 431 m ²	(ABOUT)
UNCOVERED AREA	: 1,774 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 853 m ²	(ABOUT)
TOTAL GFA	: 853 m ²	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE, FS PUMP ROOM	359 m ² (ABOUT) ¹	709 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP AND SERVICES WASHROOM, SITE OFFICE	72 m ² (ABOUT) ¹	144 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
TOTAL		431 m² (ABOUT)	853 m² (ABOUT)	

¹GFA OF STRUCTURE B1: 350 m² (G/F) + 9 m² (STAIRCASE) + 350 m² (1/F) = 709 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- UNDERGROUND FS WATER TANK
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN

DATE

8.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

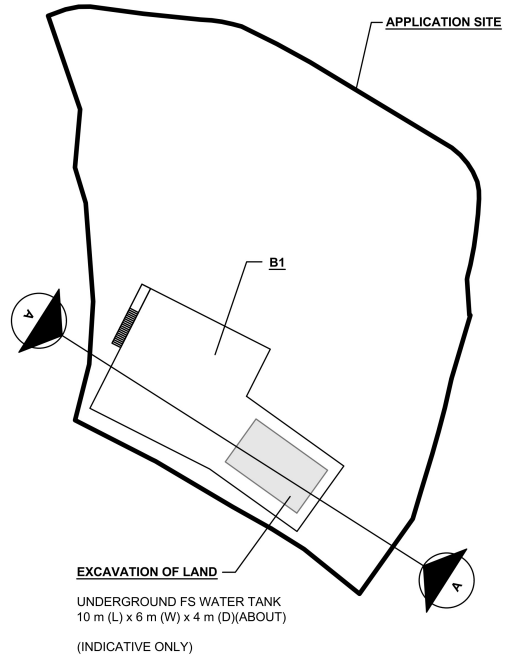
(摘錄自申請人於 9. 4. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 9.4.2026)

參考編號
REFERENCE No.
A/STT/33

繪圖
DRAWING
A - 1

EXCAVATION OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 2,205 m² (ABOUT)
 PROPOSED EXCAVATION AREA : 60 m² (ABOUT)
 DEPTH OF EXCAVATION : NOT MORE THAN 4 m
 USE : FIRE SERVICE WATER TANK

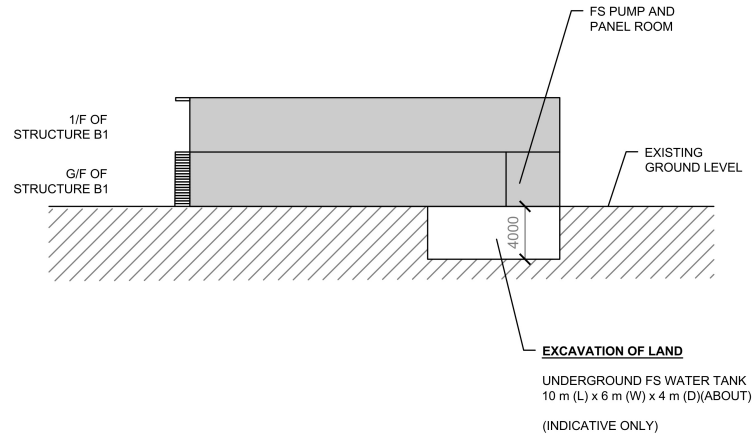


LEGEND

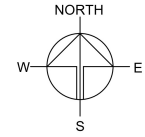
- APPLICATION SITE
- LOCATION OF STRUCTURE B1
- PROPOSED EXCAVATION AREA

SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



SECTION A-A
 (INDICATIVE ONLY)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 139 (PART) IN D.D. 96, PUN UK TSUEN, LOK MA CHAU, YUEN LONG, NEW TERRITORIES

SCALE

1:750 / 500 @ A1

DRAWN BY	DATE
MN	17.3.2026
REVISED BY	DATE
APPROVED BY	DATE

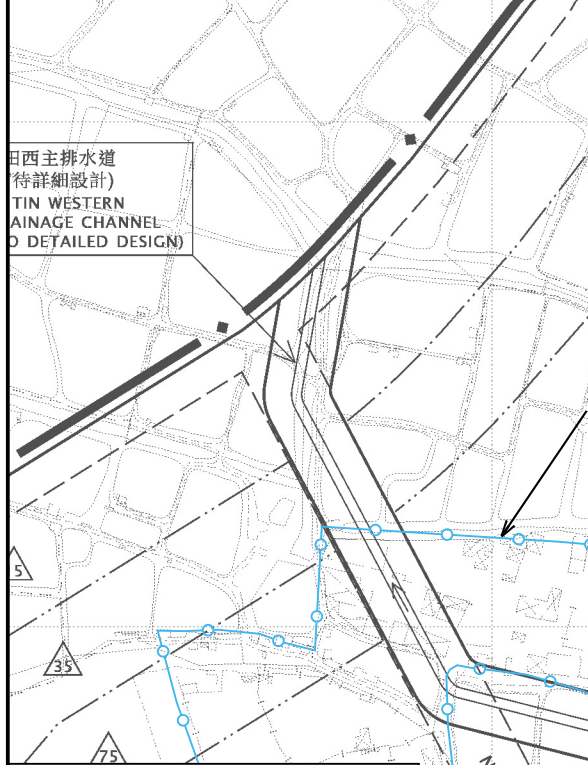
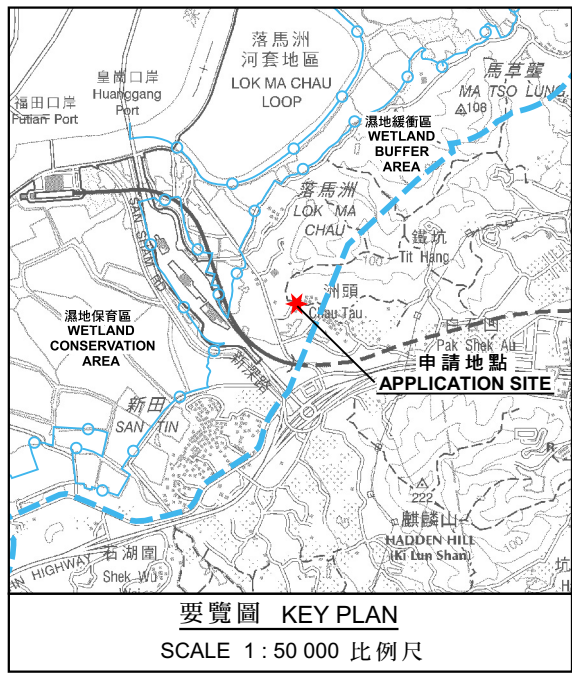
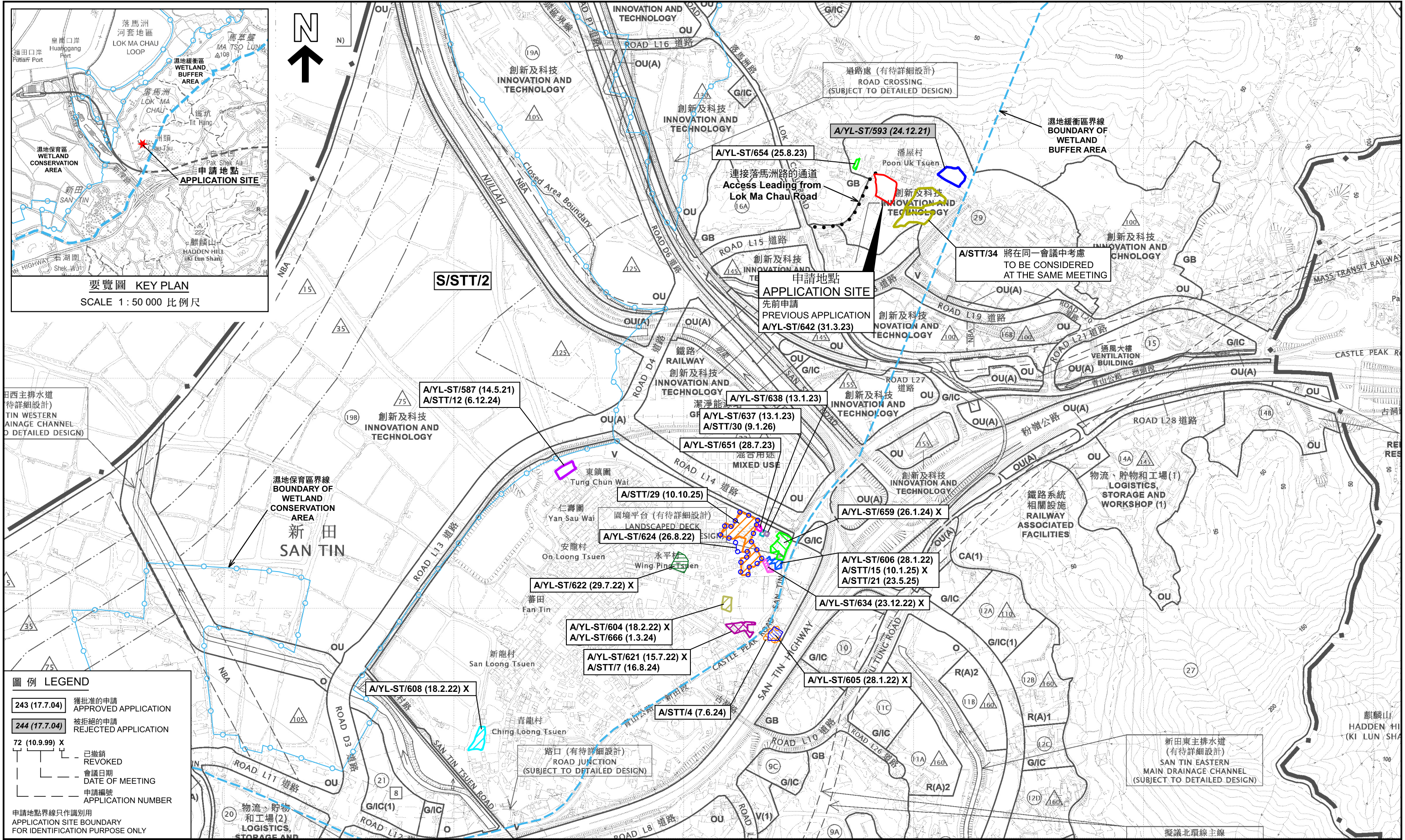
DWG. TITLE
 EXCAVATION OF LAND

DWG NO.	VER.
PLAN 5	001

(摘錄自申請人於 9. 4. 2026 呈交的申請書)
 (Extract from Applicant's
 Submission of 9.4.2026)

參考編號
 REFERENCE No.
 A/STT/33

繪圖
 DRAWING
 A - 2

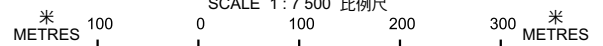


圖例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99) X	已撤銷 REVOKED
---	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER
---	申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

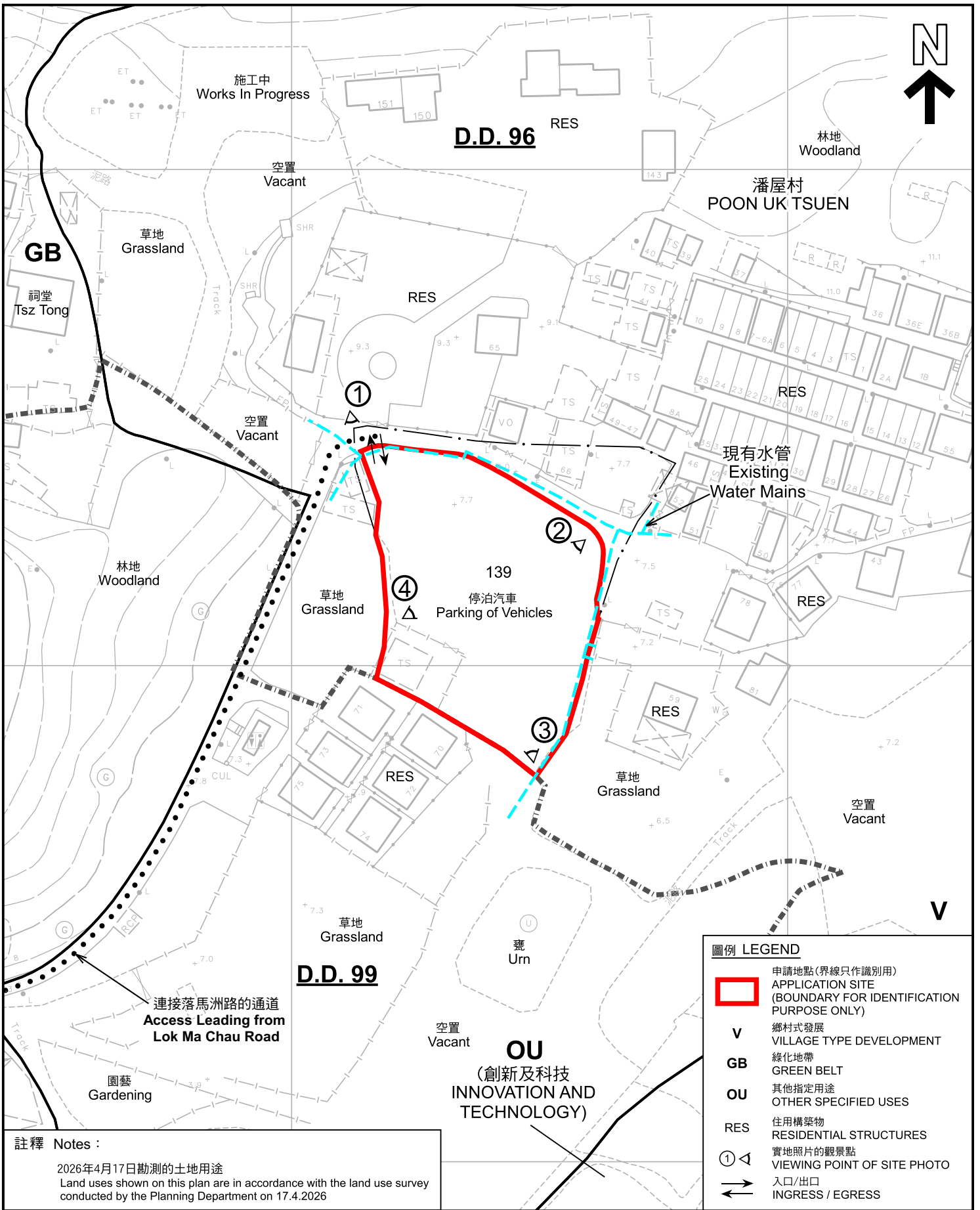
擬議臨時商店及服務行業、食肆及公眾停車場（貨櫃車除外）
連同屬設施和相關的挖土工程（為期 3 年）
元朗新田潘屋村丈量約份第 96 約地段第 139 號（部份）
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE
AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
WITH ANCILLARY FACILITIES AND ASSOCIATED EXCAVATION OF LAND
FOR A PERIOD OF 3 YEARS
LOT 139 (PART) IN D.D. 96, POON UK TSUEN, SAN TIN, YUEN LONG



參考編號 REFERENCE No.
A/STT/33

圖 PLAN
A-1

本摘要圖於2026年5月28日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱編號S/STT/2
EXTRACT PLAN PREPARED ON 28.5.2026
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024



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
GB	綠化地帶 GREEN BELT
OU	其他指定用途 OTHER SPECIFIED USES
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

註釋 Notes :
 2026年4月17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 17.4.2026

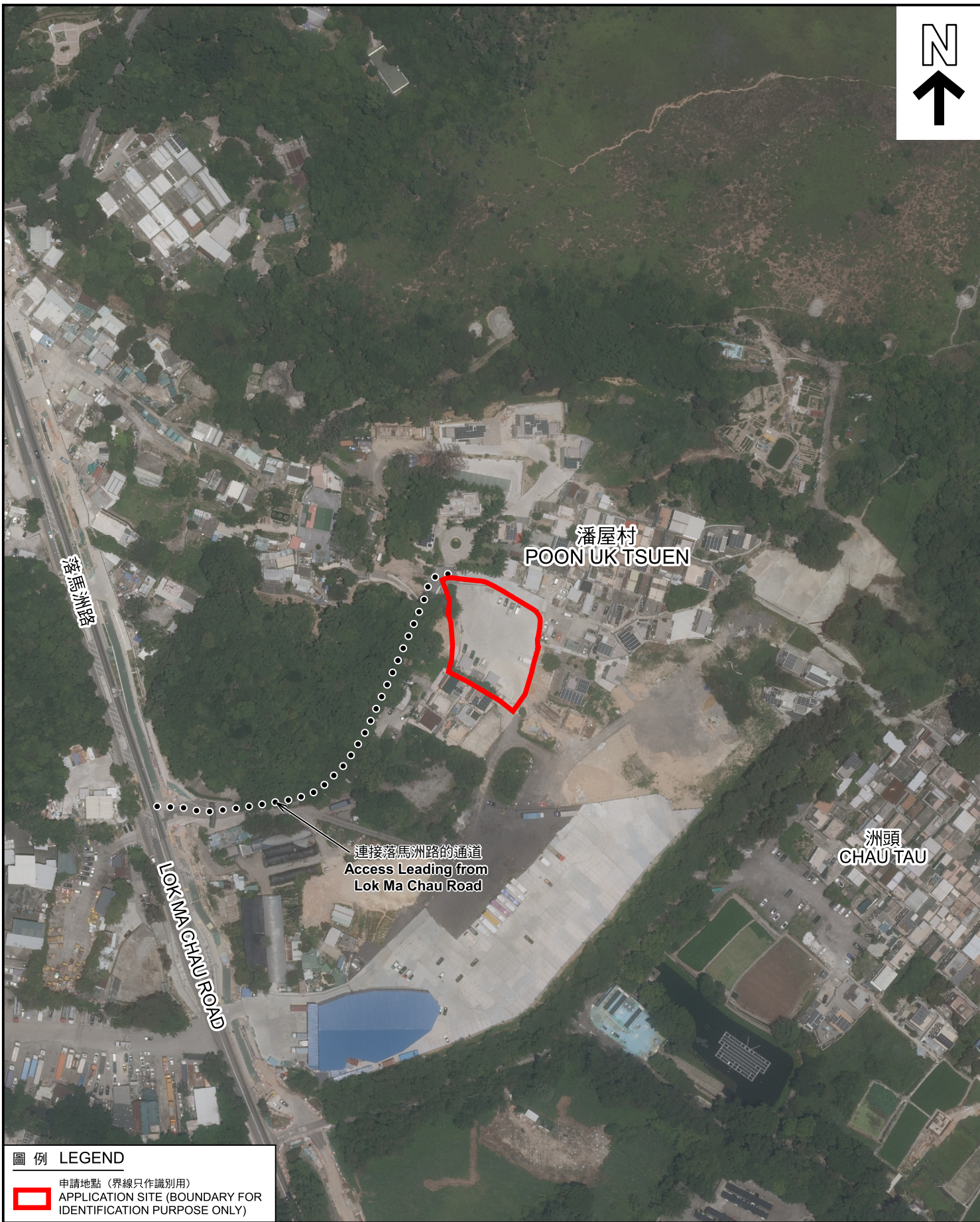
本摘要圖於2026年5月21日擬備，
 所根據的資料為測量圖編號2-SE-3D
 EXTRACT PLAN PREPARED ON
 21.5.2026 BASED ON SURVEY SHEET
 No. 2-SE-3D

平面圖 SITE PLAN

擬議臨時商店及服務行業、食肆及公眾停車場(貨櫃車除外)
 連附屬設施和相關的挖土工程(為期3年)
 元朗新田潘屋村丈量約份第96約地段第139號(部份)
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 FOR A PERIOD OF 3 YEARS
 LOT 139 (PART) IN D.D. 96, POON UK TSUEN, SAN TIN, YUEN LONG

SCALE 1:1 000 比例尺

	規劃署 Planning Department
參考編號 REFERENCE No.	圖 PLAN
A/STT/33	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5月21日擬備，所根據的資料為地政總署於2025年6月10日拍得的航攝照片編號E257832C
EXTRACT PLAN PREPARED ON 21.5.2026 BASED ON AERIAL PHOTO No. E257832C TAKEN ON 10.6.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業、食肆及公眾停車場 (貨櫃車除外)
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LOT 139 (PART) IN D.D. 96, POON UK TSUEN, SAN TIN, YUEN LONG

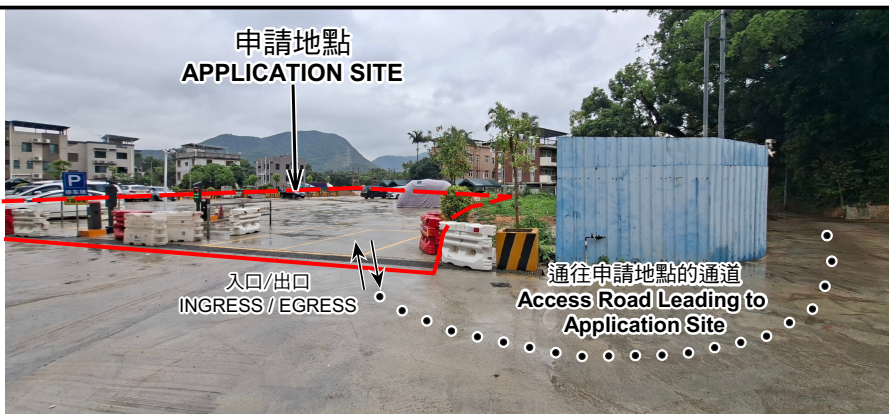


規劃署
Planning Department

參考編號
REFERENCE No.
A/STT/33

圖 PLAN
A-3

1



2



3



4



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5月21日擬備，所根據的資料為攝於2026年4月17日的實地照片
 PLAN PREPARED ON 21.5.2026
 BASED ON SITE PHOTOS
 TAKEN ON 17.4.2026

擬議臨時商店及服務行業、食肆及公眾停車場（貨櫃車除外）
 連附屬設施和相關的挖土工程（為期 3 年）
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規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/STT/33

圖 PLAN
 A-4