

## DEVELOPMENT PARAMETERS

|                       |                      |         |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 413 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 108 m <sup>2</sup> | (ABOUT) |
| UNCOVERED AREA        | : 305 m <sup>2</sup> | (ABOUT) |

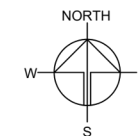
|               |       |         |
|---------------|-------|---------|
| PLOT RATIO    | : 0.4 | (ABOUT) |
| SITE COVERAGE | : 26% | (ABOUT) |

|                  |                      |         |
|------------------|----------------------|---------|
| NO. OF STRUCTURE | : 1                  |         |
| DOMESTIC GFA     | : NOT APPLICABLE     |         |
| NON-DOMESTIC GFA | : 162 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA        | : 162 m <sup>2</sup> | (ABOUT) |

|                 |       |         |
|-----------------|-------|---------|
| BUILDING HEIGHT | : 7 m | (ABOUT) |
| NO. OF STOREY   | : 2   |         |

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

| STRUCTURE | USE            | COVERED AREA                                            | GROSS FLOOR AREA                                      | BUILDING HEIGHT      |
|-----------|----------------|---------------------------------------------------------|-------------------------------------------------------|----------------------|
| B1        | (G/F)<br>(1/F) | SHOP AND SERVICES, WASHROOM<br>STORAGE OF GOODS, OFFICE | 108m <sup>2</sup> (ABOUT)<br>54m <sup>2</sup> (ABOUT) | 7m (ABOUT)(2-STOREY) |
| TOTAL     |                | 108m <sup>2</sup> (ABOUT)                               | 162m <sup>2</sup> (ABOUT)                             |                      |



FIRST FLOOR  
GFA: 54m<sup>2</sup>(ABOUT)

ROOF OF  
GROUND FLOOR

ENTRANCE / EXIT  
5m (ABOUT)(W)

B1

APPLICATION SITE

FIRST FLOOR  
GFA: 54m<sup>2</sup> (ABOUT)

GROUND FLOOR  
GFA: 108m<sup>2</sup> (ABOUT)

SECTION A-A  
(INDICATIVE ONLY)

## LEGEND

- APPLICATION SITE
- STRUCTURE
- ENTRANCE / EXIT

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1377 RP AND 1378 RP IN  
D.D. 105, NGAU TAM MEI, YUEN  
LONG, NEW TERRITORIES

SCALE

1:300 @ A4

DRAWN BY  
MN

DATE  
11.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
LAYOUT PLAN

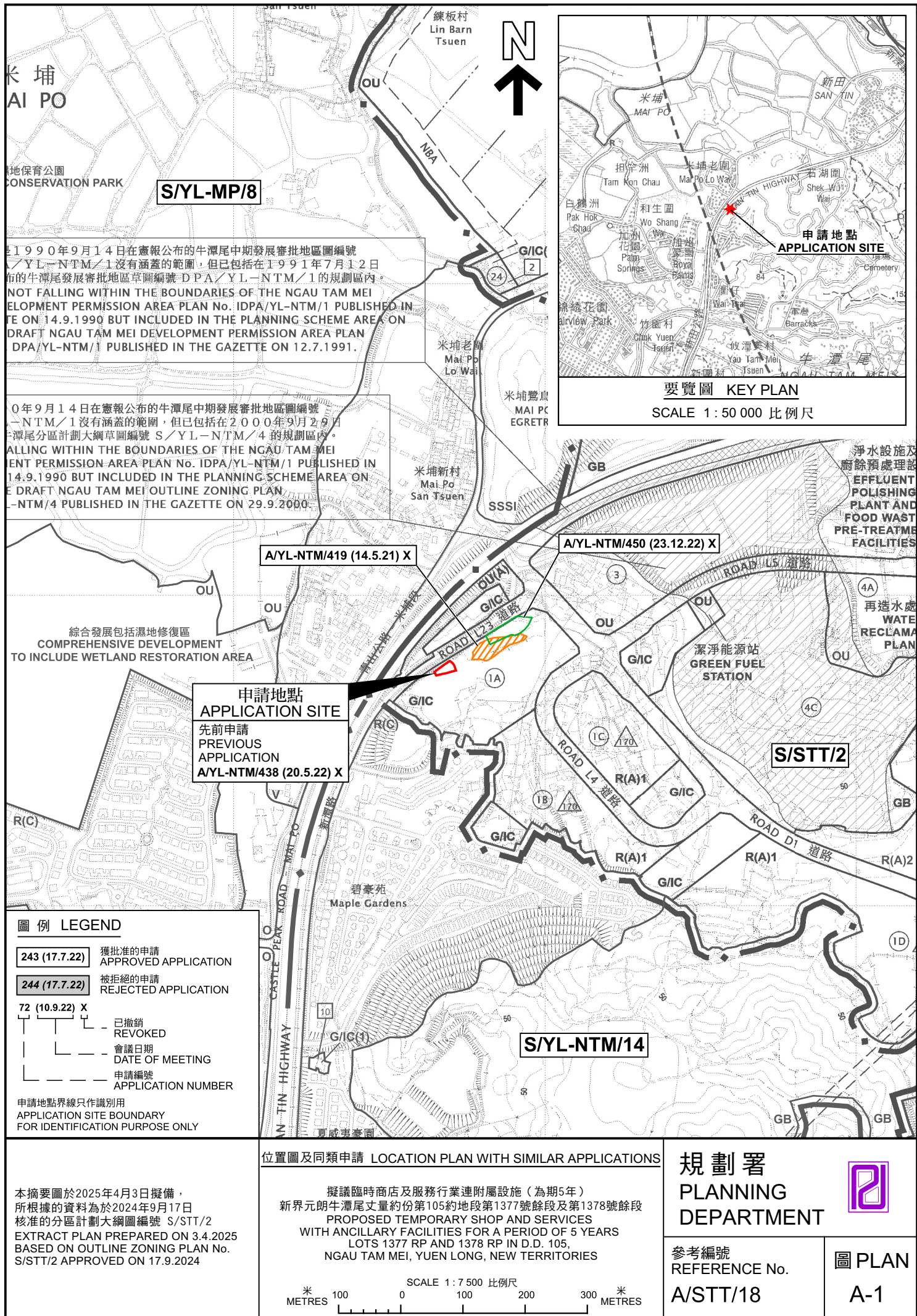
DWG NO.  
PLAN 4

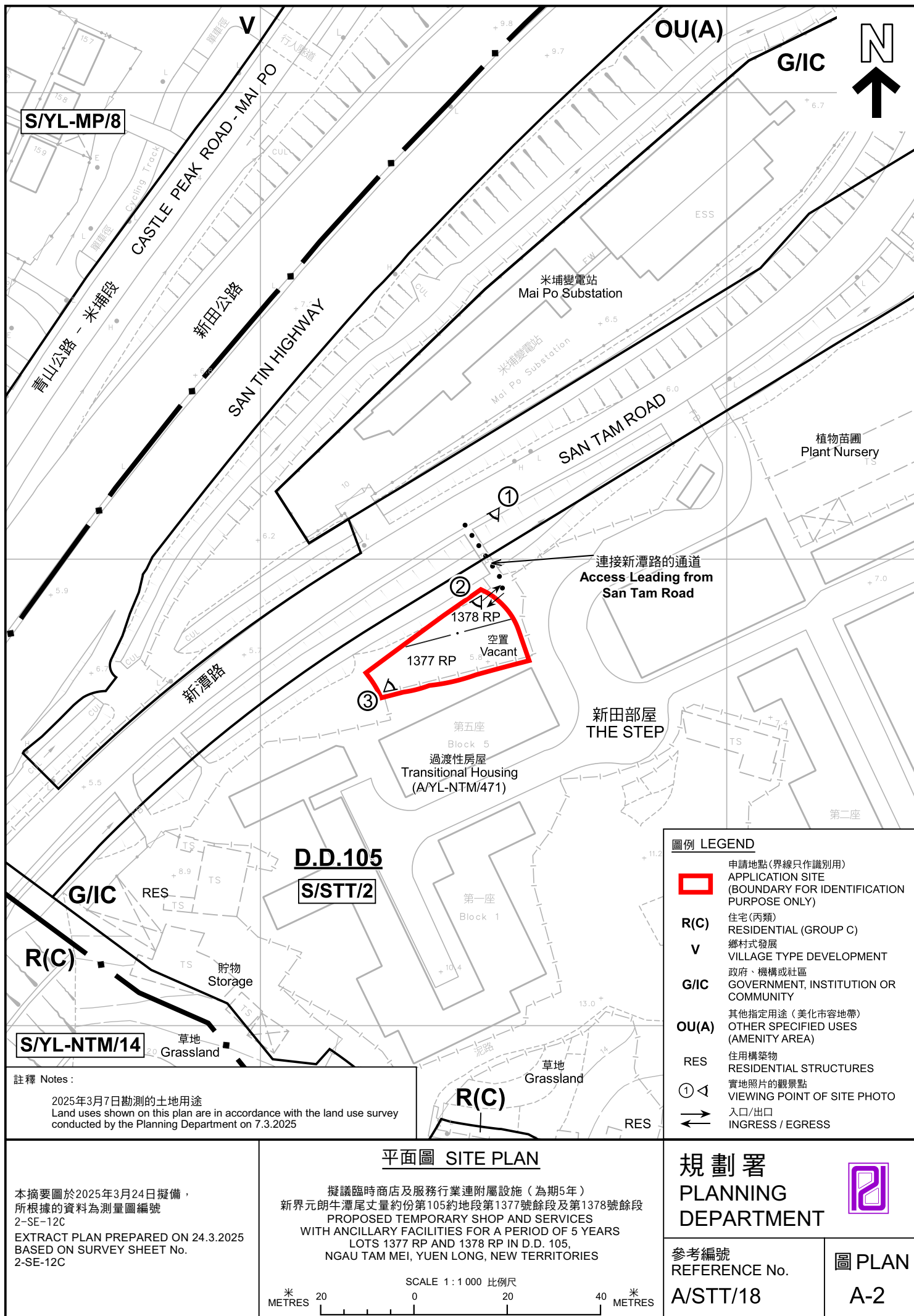
VER.  
001

(摘錄自申請人於 26. 2. 2025 呈交的申請書)  
(Extract from Applicant's  
Submission of 26.2.2025)

參考編號  
REFERENCE No.  
A/STT/18

繪圖  
DRAWING  
A - 1







圖例 LEGEND

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

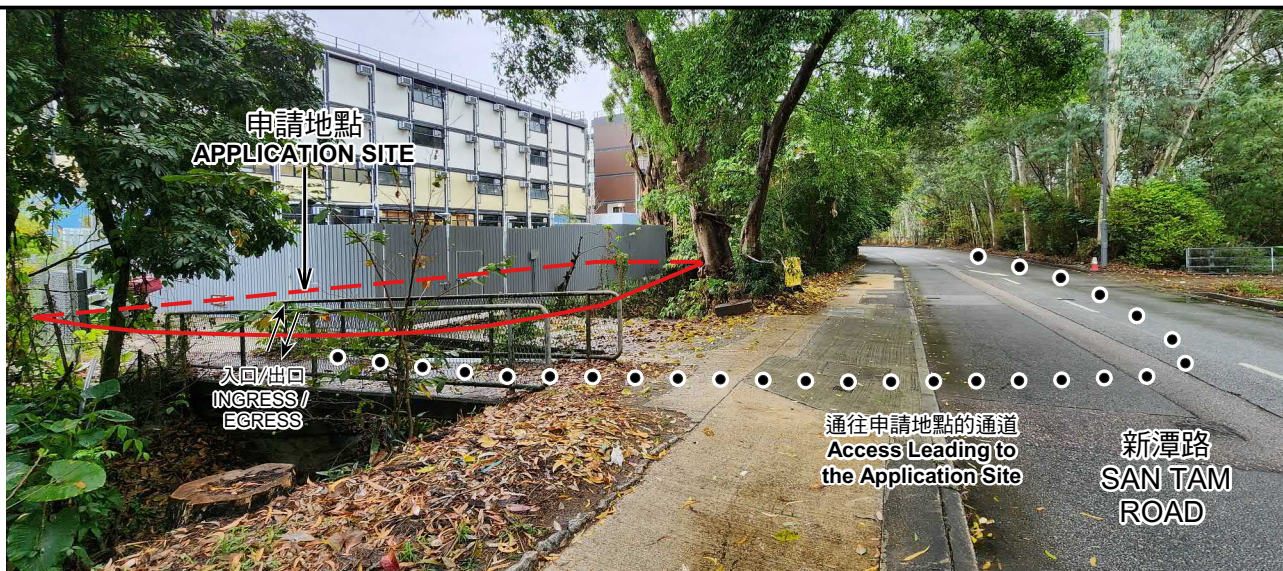
本摘要圖於2025年3月18日擬備，  
所根據的資料為地政總署於2024年3月17日  
拍得的航攝照片編號 E219315C  
EXTRACT PLAN PREPARED ON 18.3.2025  
BASED ON AERIAL PHOTO NO.  
E219315C TAKEN ON 17.3.2024  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

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105約地段第1377號餘段及第1378號餘段  
PROPOSED TEMPORARY SHOP AND SERVICES  
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS  
LOTS 1377 RP AND 1378 RP IN D.D. 105,  
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

|                                   |               |                                                                                       |
|-----------------------------------|---------------|---------------------------------------------------------------------------------------|
| 規劃署<br>PLANNING<br>DEPARTMENT     |               |  |
| 參考編號<br>REFERENCE No.<br>A/STT/18 | 圖 PLAN<br>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

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105約地段第1377號餘段及第1378號餘段  
 PROPOSED TEMPORARY SHOP AND SERVICES  
 WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS  
 LOTS 1377 RP AND 1378 RP IN D.D. 105,  
 NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/STT/18

圖 PLAN  
 A-4

本圖於2025年3月24日擬備，所根據的資料為攝於2025年3月6日的實地照片  
 PLAN PREPARED ON 24.3.2025  
 BASED ON SITE PHOTOS  
 TAKEN ON 6.3.2025