

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

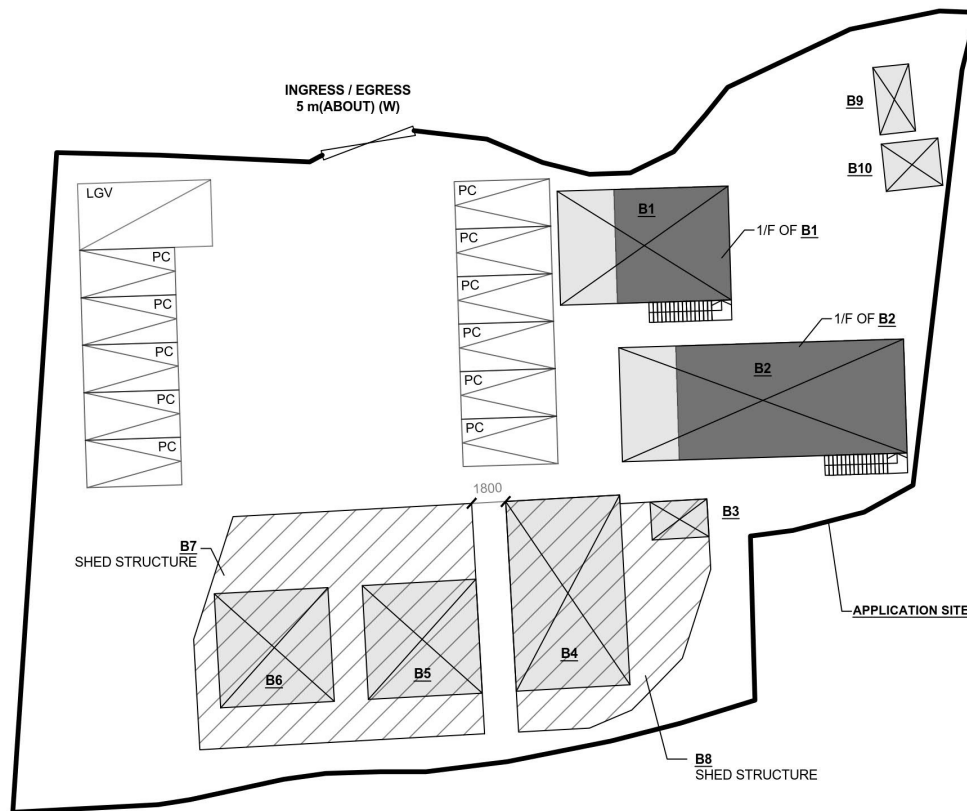
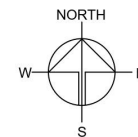
APPLICATION SITE AREA : 1,483 m<sup>2</sup> (ABOUT)  
COVERED AREA : 454 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 1,029 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.38 (ABOUT)  
SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 10  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 562 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 562 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)  
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION & OFFICE	59 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	FINANCIAL INSTITUTION & OFFICE	95 m <sup>2</sup> (ABOUT)	167 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m <sup>2</sup> (ABOUT)	175 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		454 m <sup>2</sup> (ABOUT)	562 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 11  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (4-SIDE OPENED)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:350 @ A1

DRAWN BY MN	DATE 27.5.2024
REVISED BY	DATE
APPROVED BY	DATE

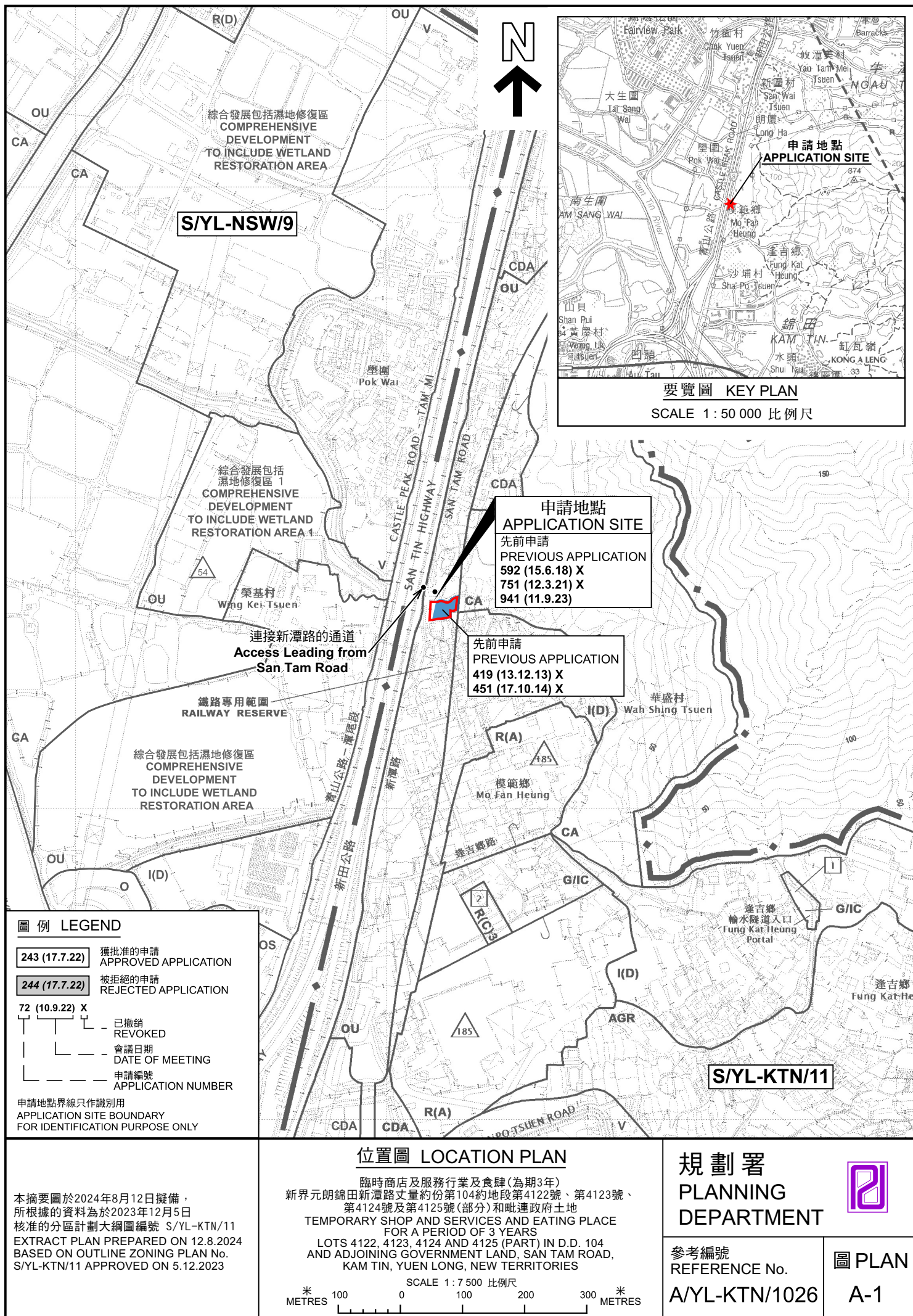
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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(摘錄自申請人於 20.6.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.6.2024)

參考編號  
REFERENCE No.  
A/YL-KTN/1026

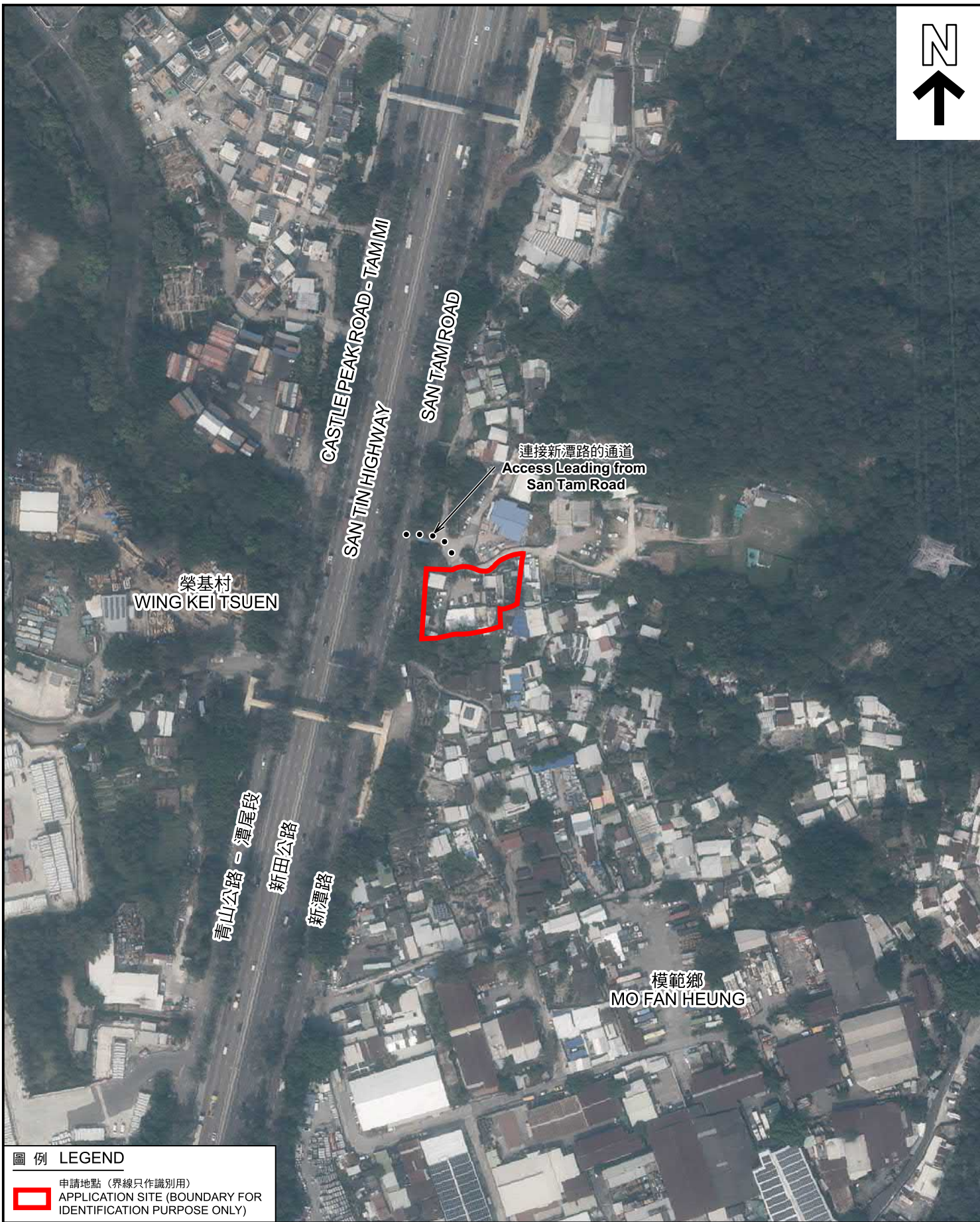
繪圖  
DRAWING  
A - 1











圖例 LEGEND



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

航攝照片 AERIAL PHOTO

臨時商店及服務行業及食肆(為期3年)  
新界元朗錦田新潭路丈量約份第104約地段第4122號、第4123號、  
第4124號及第4125號(部分)和毗連政府土地  
TEMPORARY SHOP AND SERVICES AND EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104  
AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD,  
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT

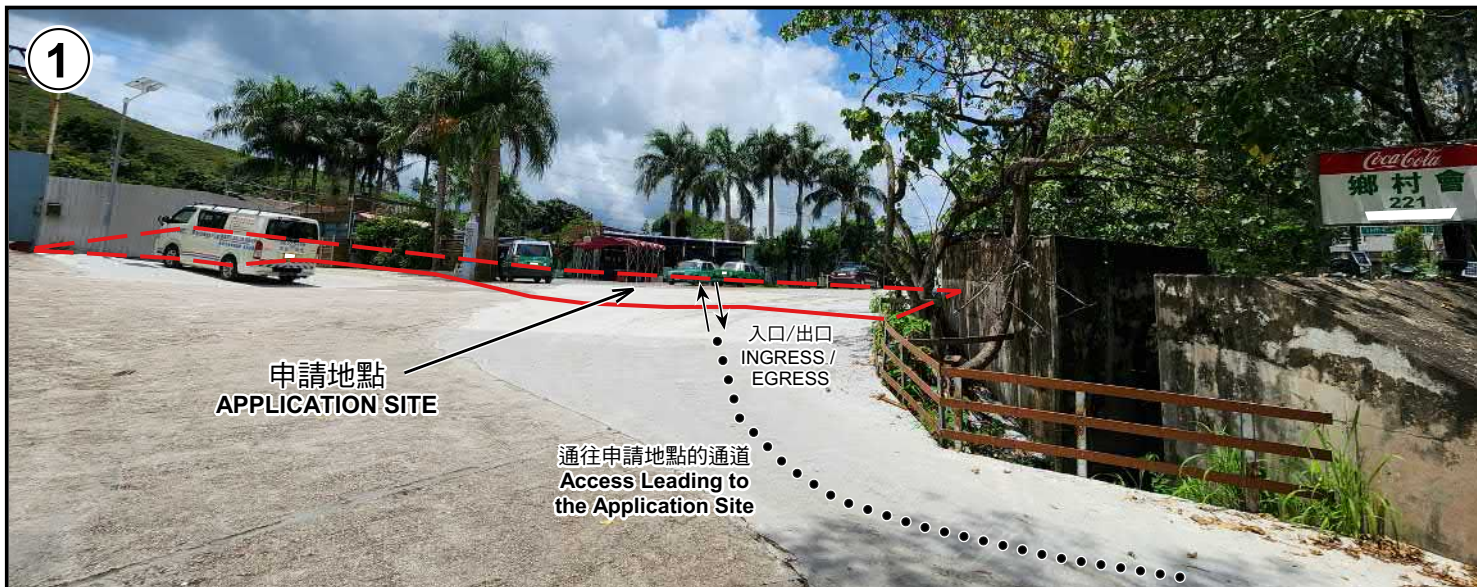


參考編號  
REFERENCE No.  
A/YL-KTN/1026

圖 PLAN  
A-3

本摘要圖於2024年8月12日擬備，  
所根據的資料為地政總署於2023年2月24日  
拍得的航攝照片編號 E187464C  
EXTRACT PLAN PREPARED ON 12.8.2024  
BASED ON AERIAL PHOTO No.  
E187464C TAKEN ON 24.2.2023  
BY LANDS DEPARTMENT





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

### 實地照片 SITE PHOTOS

臨時商店及服務行業及食肆(為期3年)  
新界元朗錦田新潭路丈量約份第104約地段第4122號、第4123號、  
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TEMPORARY SHOP AND SERVICES AND EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104  
AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD,  
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/1026

圖 PLAN  
A-4a

本圖於2024年8月12日擬備，所根據的  
資料為攝於2024年6月25日的實地照片  
PLAN PREPARED ON 12.8.2024  
BASED ON SITE PHOTOS  
TAKEN ON 25.6.2024





申請地點  
APPLICATION SITE



申請地點  
APPLICATION SITE

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2024年8月12日擬備，所根據的資料為攝於2024年6月25日的實地照片  
PLAN PREPARED ON 12.8.2024  
BASED ON SITE PHOTOS  
TAKEN ON 25.6.2024

臨時商店及服務行業及食肆(為期3年)  
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圖 PLAN  
A-4b