

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 437 m ²	(ABOUT)
COVERED AREA	: 290 m ²	(ABOUT)
UNCOVERED AREA	: 147 m ²	(ABOUT)

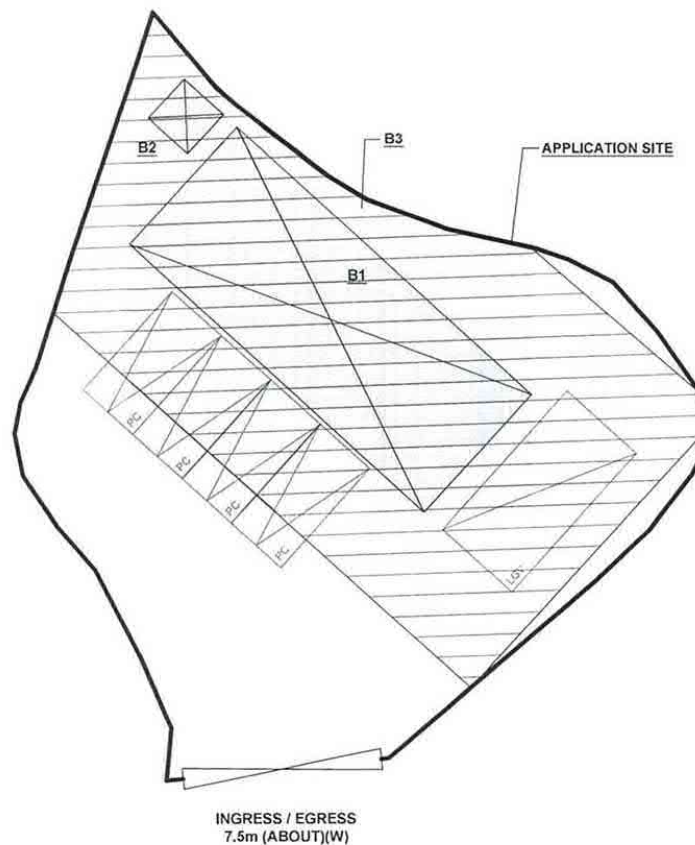
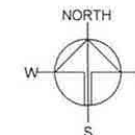
PLOT RATIO	: 0.87	(ABOUT)
SITE COVERAGE	: 66 %	(ABOUT)

NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 380 m ²	(ABOUT)
TOTAL GFA	: 380 m ²	(ABOUT)

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	EATING PLACE AND SHOP & SERVICES	COVERED BY B3	90* m ² (ABOUT)	5 m (ABOUT)(2-STOREY)
B2	WASHROOM	COVERED BY B3	COVERED BY B3	3 m (ABOUT)(1-STOREY)
B3*	RAIN SHELTER	290 m ² (ABOUT)	290 m ² (ABOUT)	7m (ABOUT)(1-STOREY)
TOTAL		290 m ² (ABOUT)	380 m ² (ABOUT)	

*GFA OF STRUCTURE B1 IS 90 m² (1/F) + 90 m² (G/F) = 180 m²
 *STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)



PARKING AND LOADING/UNLOADING PROVISION

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

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 513 IN D.D. 110, KAM TIN ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:250 @ A4

DRAWN BY

MN

DATE

4.7.2023

CHECKED BY

OL

DATE

5.7.2023

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

(摘錄自申請人於 14.7.2023 呈交的申請書)
 (Extract from Applicant's
 Submission of 14.7.2023)

參考編號
 REFERENCE No.
 A/YL-KTN/942

繪圖
 DRAWING
 A - 1

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	437 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	437 m ² , 100%*** (ABOUT)	
USE	SITE FORMATION OF STRUCTURE, PARKING AND LAUL SPACE AND CIRCULATION AREA	

****ONLY 21 m² OF HARD-PAVED AREA FALL WITHIN AREA ZONED AS "AGR", WHICH REQUIRE PERMISSION FOR FILLING OF LAND.

WHILE THE REMAINING HARD-PAVED AREA, I.e. 416 m² FALLS WITHIN AREA ZONED AS "R(C)2" AND "O", WHICH DO NOT REQUIRE PERMISSION FOR FILLING OF LAND.

"R(C)2" - "RESIDENTIAL (GROUP C)2"
 "O" - "OPEN SPACE"
 "AGR" - "AGRICULTURE"

HARD-PAVED AREA

EXISTING SITE LEVEL : +10.2 mPD (ABOUT)
 EXISTING GROUND SURFACE : CONCRETE

THE APPLICATION SITE HAS BEEN PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE **DOES NOT REQUIRE** PLANNING PERMISSION

"R(C)2"

"AGR"

"O"

APPLICATION SITE

HARD-PAVED AREA

EXISTING SITE LEVEL : +10.2 mPD (ABOUT)
 EXISTING GROUND SURFACE : CONCRETE

THE APPLICATION SITE HAS BEEN PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.

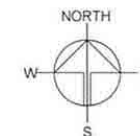
FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE **DOES NOT REQUIRE** PLANNING PERMISSION

FILLING OF LAND AREA

EXISTING SITE LEVEL : +10.2 mPD (ABOUT)
 EXISTING GROUND SURFACE : CONCRETE

THE APPLICATION SITE HAS BEEN PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.

FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE **REQUIRES** PLANNING PERMISSION



PLANNING CONSULTANT



PROJECT

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SITE LOCATION

LOT 513 IN D.D. 110, KAM TIN ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:300 @ A1

DRAWN BY

MN

DATE

4.7.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

001

LEGEND

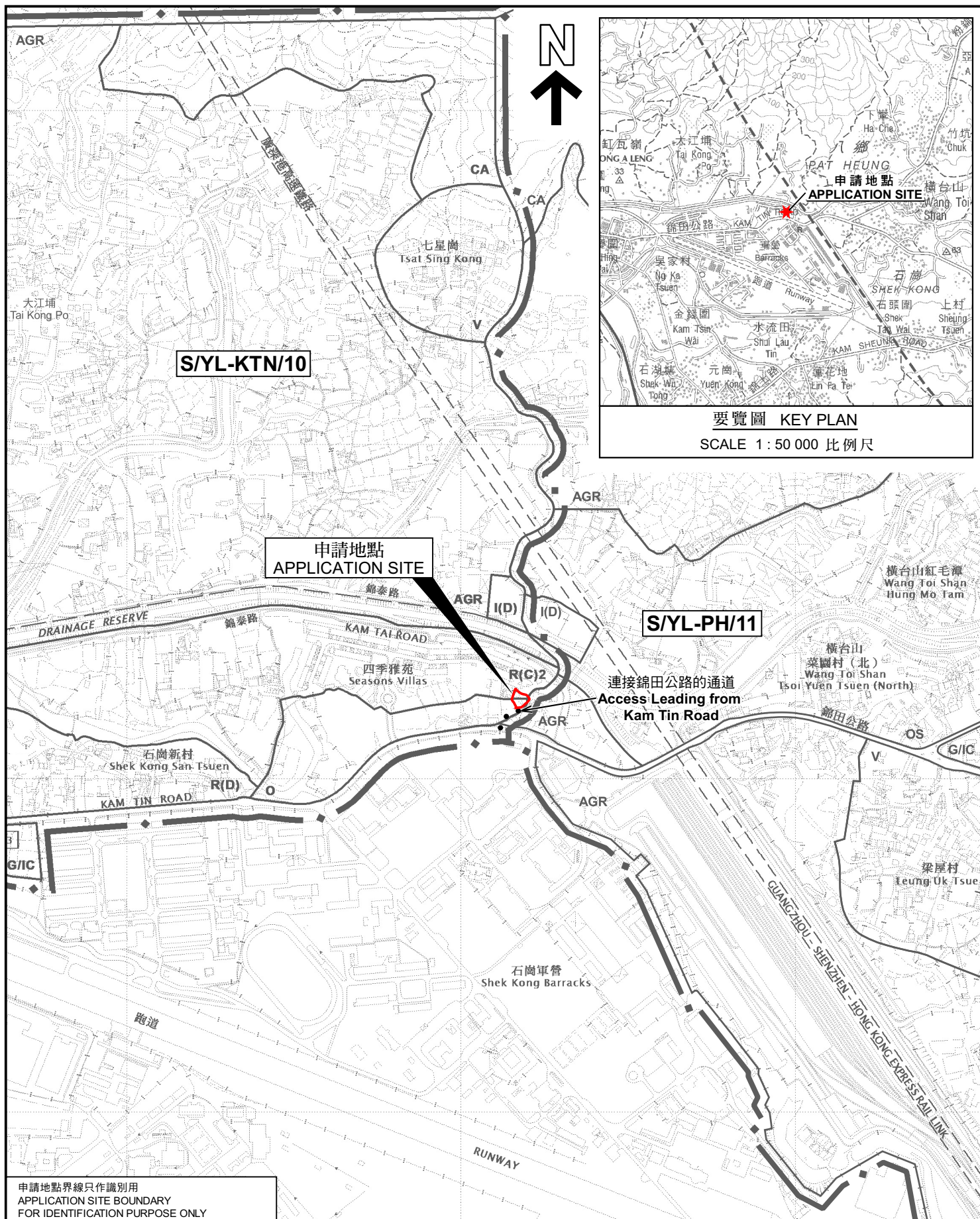
APPLICATION SITE

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

(摘錄自申請人於 14.7.2023 呈交的申請書)
 (Extract from Applicant's
 Submission of 14.7.2023)

參考編號
 REFERENCE No.
 A/YL-KTN/942

繪圖
 DRAWING
 A - 2



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

本摘要圖於2023年8月22日擬備，
所根據的資料為：
於2023年1月6日展示的分區計劃大綱圖
編號 S/YL-KTN/10 及
於2006年10月17日核准的分區計劃大綱圖
編號 S/YL-PH/11

EXTRACT PLAN PREPARED ON 22.8.2023
BASED ON OUTLINE ZONING PLANS No.
S/YL-KTN/10 EXHIBITED ON 6.1.2023 AND
S/YL-PH/11 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

臨時商店及服務行業及食肆連附屬設施（為期3年）及填土工程
新界元朗八鄉錦田路丈量約份第110約地段第513號
TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 513 IN D.D. 110, KAM TIN ROAD,
PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

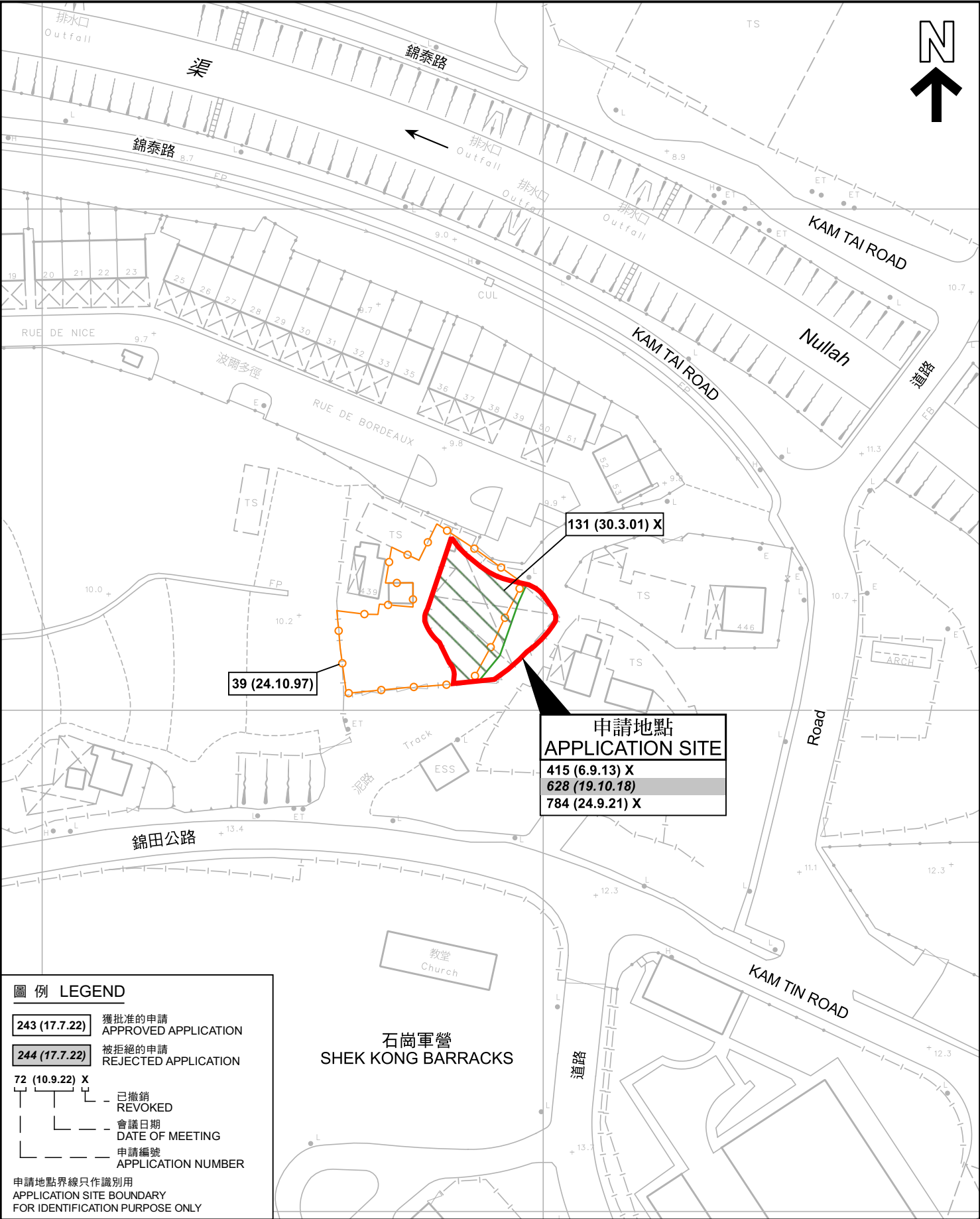
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/942

PLAN
A-1a



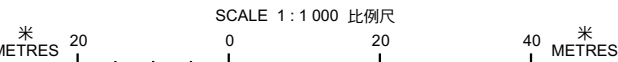
圖例 LEGEND

- 243 (17.7.22)** 獲批准的申請
APPROVED APPLICATION
- 244 (17.7.22)** 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.22) 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

先前申請圖 PREVIOUS APPLICATION PLAN

臨時商店及服務行業及食肆連附屬設施（為期3年）及填土工程
新界元朗八鄉錦田路丈量約份第110約地段第513號
TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 513 IN D.D. 110, KAM TIN ROAD,
PAT HEUNG, YUEN LONG, NEW TERRITORIES



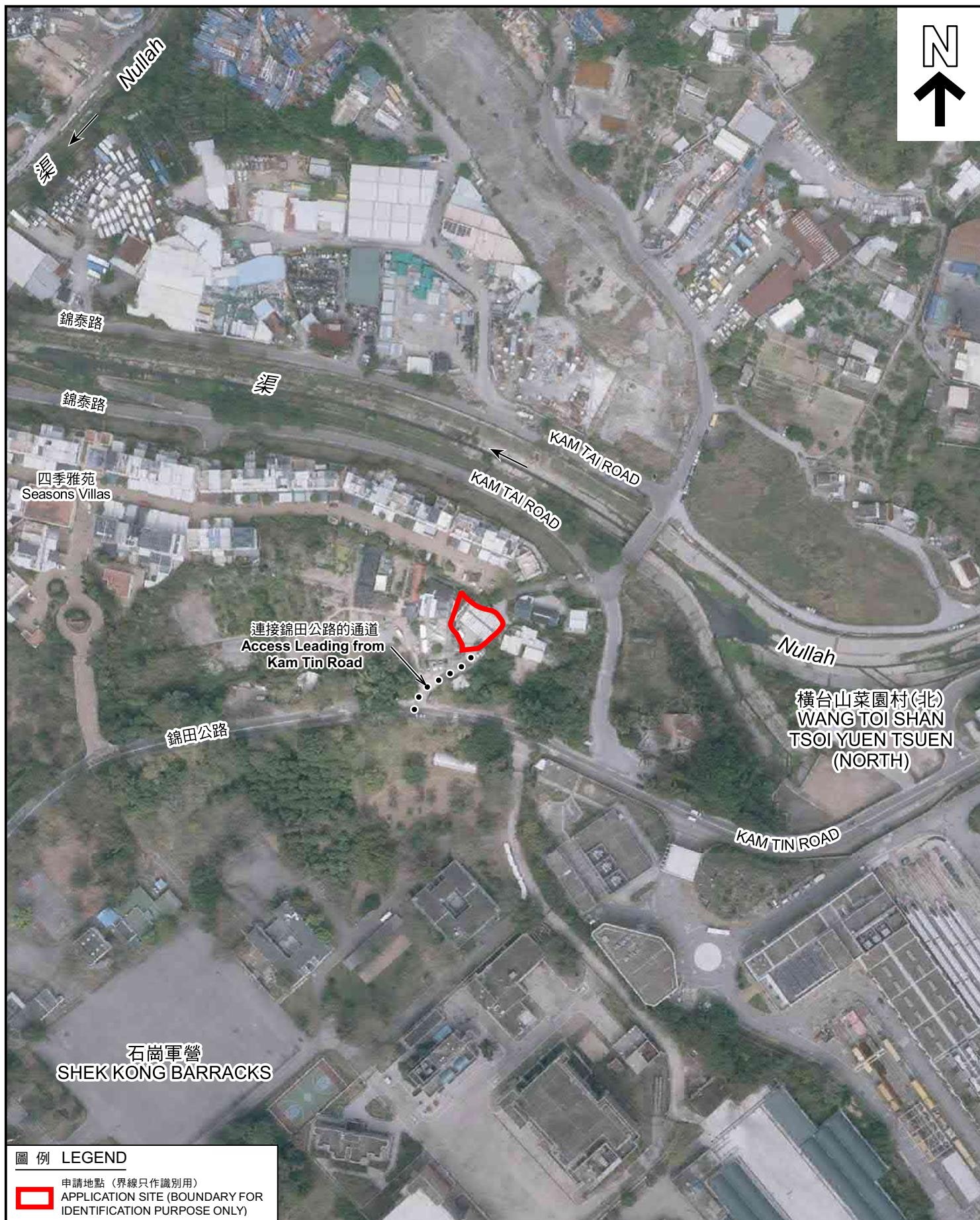
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/942

圖 PLAN
A-1b

本摘要圖於2023年9月4日擬備，
所根據的資料為測量圖編號
6-NE-8D 及 13B
EXTRACT PLAN PREPARED ON 4.9.2023
BASED ON SURVEY SHEETS No.
6-NE-8D & 13B



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2023年8月22日擬備，
所根據的資料為地政總署於2022年2月14日
拍得的航攝照片編號 E148362C
EXTRACT PLAN PREPARED ON 22.8.2023
BASED ON AERIAL PHOTO No.
E148362C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

臨時商店及服務行業及食肆連附屬設施 (為期3年) 及填土工程
新界元朗八鄉錦田路丈量約份第110約地段第513號
TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 513 IN D.D. 110, KAM TIN ROAD,
PAT HEUNG, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/942

圖 PLAN
A-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2023年8月22日擬備，所根據的資料為攝於2023年7月25日的實地照片
PLAN PREPARED ON 22.8.2023
BASED ON SITE PHOTOS
TAKEN ON 25.7.2023

臨時商店及服務行業及食肆連附屬設施（為期3年）及填土工程
新界元朗八鄉錦田路丈量約份第110約地段第513號
TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 513 IN D.D. 110, KAM TIN ROAD,
PAT HEUNG, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/942

圖 PLAN
A-4