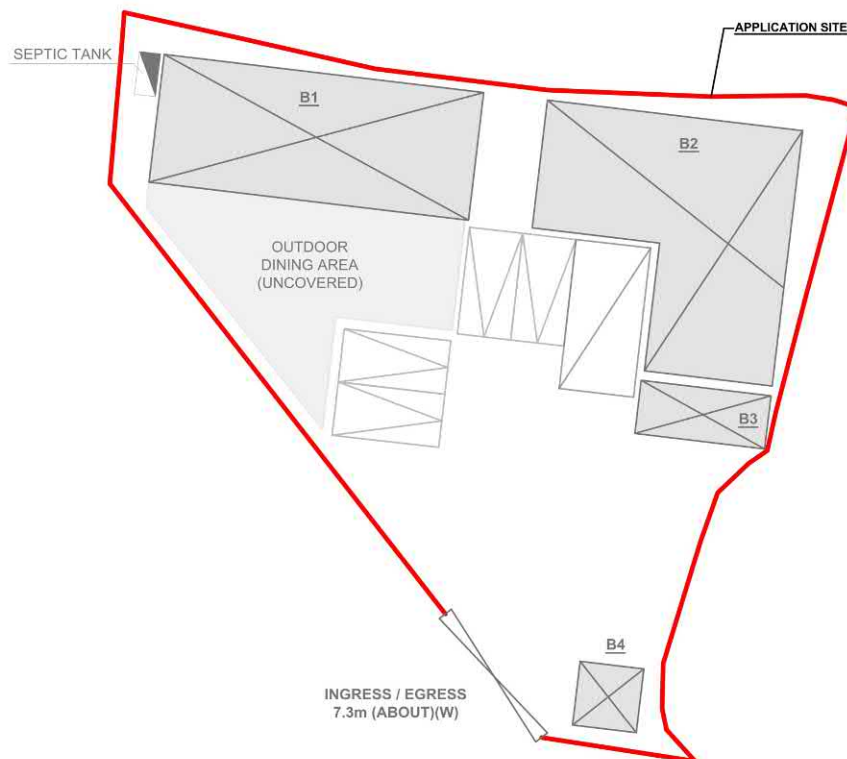


# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 656m <sup>2</sup>	(ABOUT)
COVERED AREA	: 222m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 434m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.6	(ABOUT)
SITE COVERAGE	: 34%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 420m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 420m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3m - 7.5m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE, KITCHEN, WASHROOM	90m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(2-STOREY)
B2	EATING PLACE, STORAGE OF FOOD	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(2-STOREY)
B3	FS WATER TANK & CONTROL PANEL	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B4	METER ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		222m <sup>2</sup> (ABOUT)	420m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

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

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

## PLANNING CONSULTANT



## PROJECT

PROPOSED TEMPORARY  
EATING PLACE WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

## SITE LOCATION

LOT 2159 S.A RP IN D.D. 129, LAU  
FAU SHAN, YUEN LONG, NEW  
TERRITORIES

## SCALE

1:500 @ A1

DRAWN BY	DATE
MN	15.5.2023
REVISED BY	DATE
OL	26.6.2023
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001

參考編號  
REFERENCE No.  
A/YL-LFS/476

繪圖 DRAWING  
A-1

(摘錄自申請人於27. 6. 2023呈交的進一步資料)

(Extract from Applicant's Further  
Information Submitted on 27.6.2023)

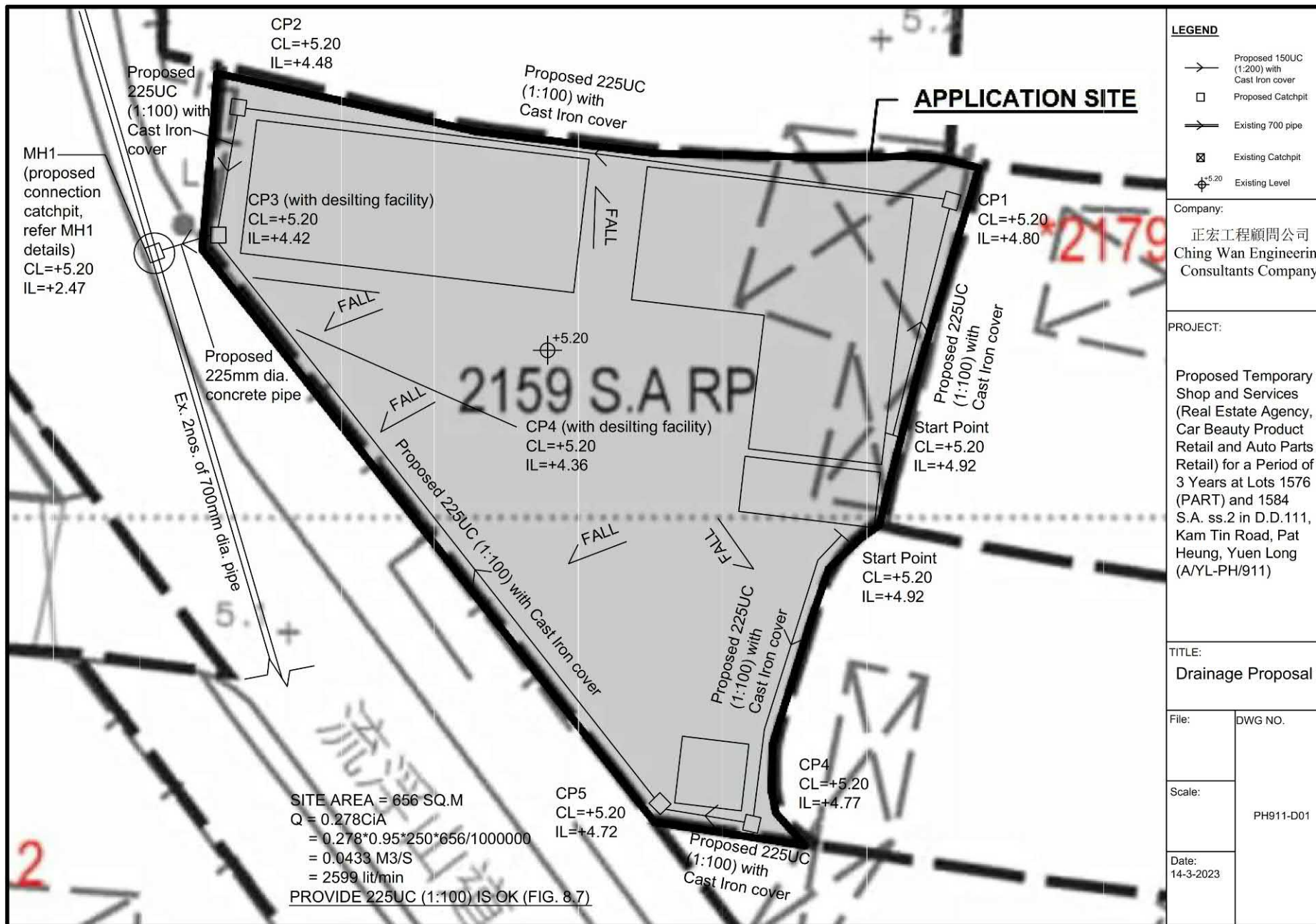


參考編號  
REFERENCE No.  
A/YL-LFS/476

繪圖 DRAWING  
A-2

(摘錄自申請人於7. 6. 2023呈交的申請書)

(Extract from Applicant's  
Submission of 7.6.2023)



參考編號 REFERENCE No. A/YL-LFS/476	繪圖 DRAWING A-3
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(摘錄自申請人於7. 6. 2023呈交的申請書)

(Extract from Applicant's  
Submission of 7.6.2023)

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 656m<sup>2</sup> (ABOUT)  
COVERED AREA : 222m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 434m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.6 (ABOUT)  
SITE COVERAGE : 34% (ABOUT)

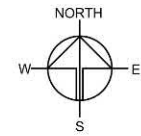
NO. OF STRUCTURE : 4  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 420m<sup>2</sup> (ABOUT)  
BUILDING HEIGHT : 3m ~ 7.5m (ABOUT)  
NO. OF STOREY : 1 ~ 2

## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4  
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)

STRUCTURE	USE	SQ.M	HEIGHT	CU.M
B1	Eating Place	90 (about)	7.5 (about)(2-storey)	G/F = 337.5(about), 1/F = 337.5(about)
B2	Eating Place	108 (about)	7.5 (about)(2-storey)	G/F = 405(about), 1/F = 405(about)
B3	Storage of Goods	15 (about)	3 (about)(1-storey)	45(about)
B4	Meter Room	9 (about)	3 (about)(1-storey)	27(about)

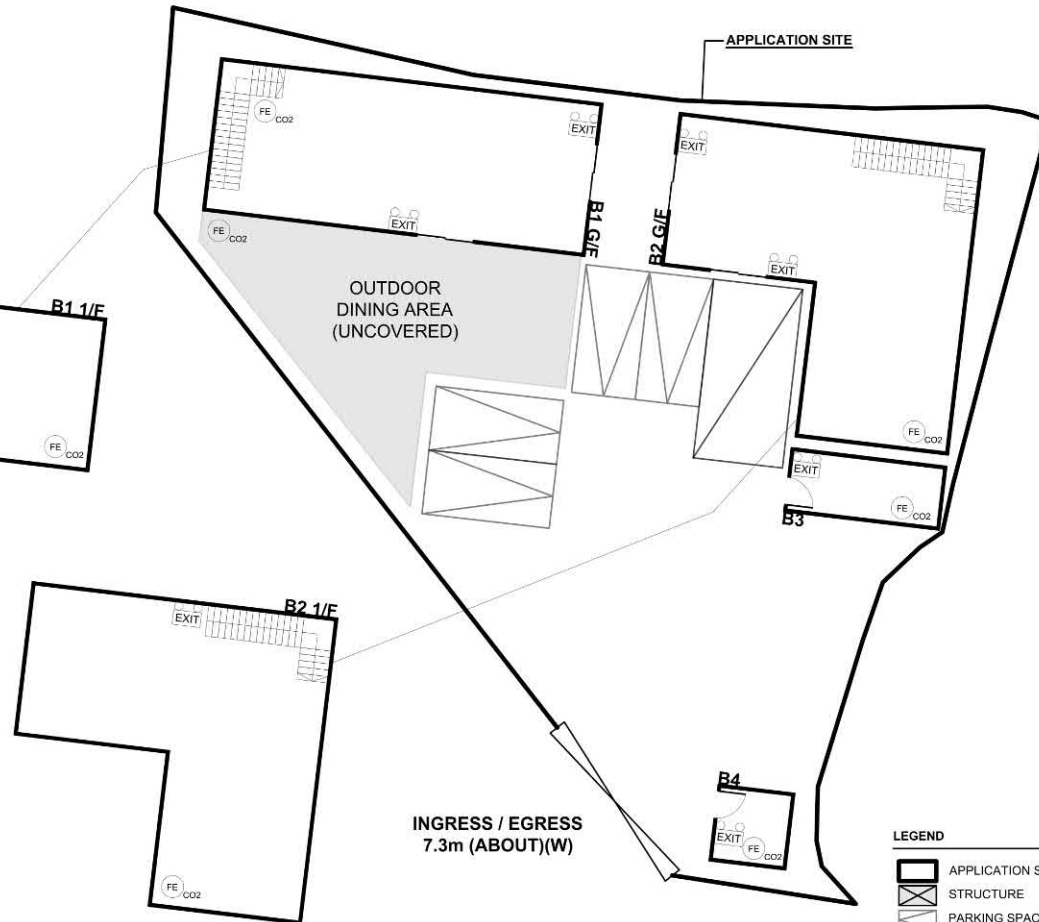


## FIRE SERVICE INSTALLATIONS

- 8 x EXIT SIGN AND EMERGENCY LIGHT
- 7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

### FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



### LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/U SPACE
- INGRESS / EGRESS

Drawing No.	Ver.
APPENDIX I	01
Project	PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS
LOT 2159 S.A RP IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title	FSIs PROPOSAL
Scale of A4	1:250
Drawn	Date
OL	11.04.2022
Revised	Date
OL	23.05.2022

參考編號  
REFERENCE No.  
A/YL-LFS/476

繪圖 DRAWING  
A-4

(摘錄自申請人於7. 6. 2023呈交的申請書)

(Extract from Applicant's  
Submission of 7.6.2023)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



后海灣  
(深圳灣)  
DEEP BAY  
(SHENZHEN WAN)



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 LOCATION PLAN

擬議臨時食肆(為期3年)  
新界元朗流浮山丈量約份第129約  
地段第2159號A分段餘段  
PROPOSED TEMPORARY EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOT 2159 S.A RP IN D.D.129, LAU FAU SHAN,  
YUEN LONG, NEW TERRITORIES  
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-LFS/476

圖 PLAN  
A-1

本摘要圖於2023年7月19日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號 S/YL-LFS/11  
EXTRACT PLAN PREPARED ON 19.7.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/11 APPROVED ON 12.4.2022



后海灣  
(深圳灣)  
DEEP BAY  
(Shenzhen Bay)



前流浮山警署  
Former Lau Fau Shan  
Police Station

山邊街  
SHAN PIN  
STREET

流浮山  
LAU FAU SHAN

山東街  
SHAN TUNG  
STREET

正大街  
CHING TAI  
STREET

海傍街  
HOI POU  
STREET

球前街  
KAU CHIN  
STREET

流浮山遊樂場  
Lau Fau Shan  
Playground

球南街  
KAU NAM  
STREET

球東街  
KAU TUNG  
STREET

深灣畔  
Deep Bay  
Grove

深灣路

流浮山道

LAU FAU SHAN ROAD

新慶村  
San Hing Tsuen

#### 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7月11日擬備，所根據  
的資料為地政總署於2022年3月8日拍得  
的航攝照片編號 E153661C  
EXTRACT PLAN PREPARED ON 11.7.2023  
BASED ON AERIAL PHOTO No.  
E153661C TAKEN ON 8.3.2022  
BY LANDS DEPARTMENT

擬議臨時食肆(為期3年)  
新界元朗流浮山丈量約份第129約  
地段第2159號A分段餘段  
PROPOSED TEMPORARY EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOT 2159 S.A RP IN D.D.129, LAU FAU SHAN,  
YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-LFS/476

圖 PLAN  
A-3

1



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

本圖於2023年7月11日擬備，所根據的資料為攝於2023年6月23日的實地照片  
PLAN PREPARED ON 11.7.2023  
BASED ON SITE PHOTO  
TAKEN ON 23.6.2023

### 實地照片 SITE PHOTOS

擬議臨時食肆(為期3年)  
新界元朗流浮山丈量約份第129約  
地段第2159號A分段餘段  
PROPOSED TEMPORARY EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOT 2159 S.A RP IN D.D.129, LAU FAU SHAN,  
YUEN LONG, NEW TERRITORIES

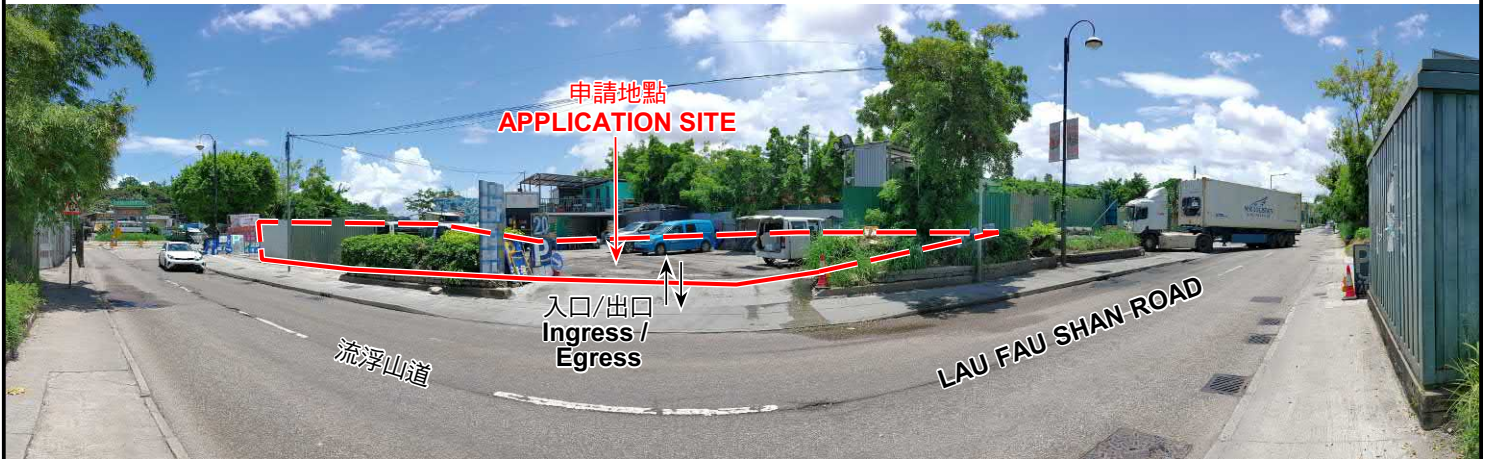
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-LFS/476

圖 PLAN  
A-4a

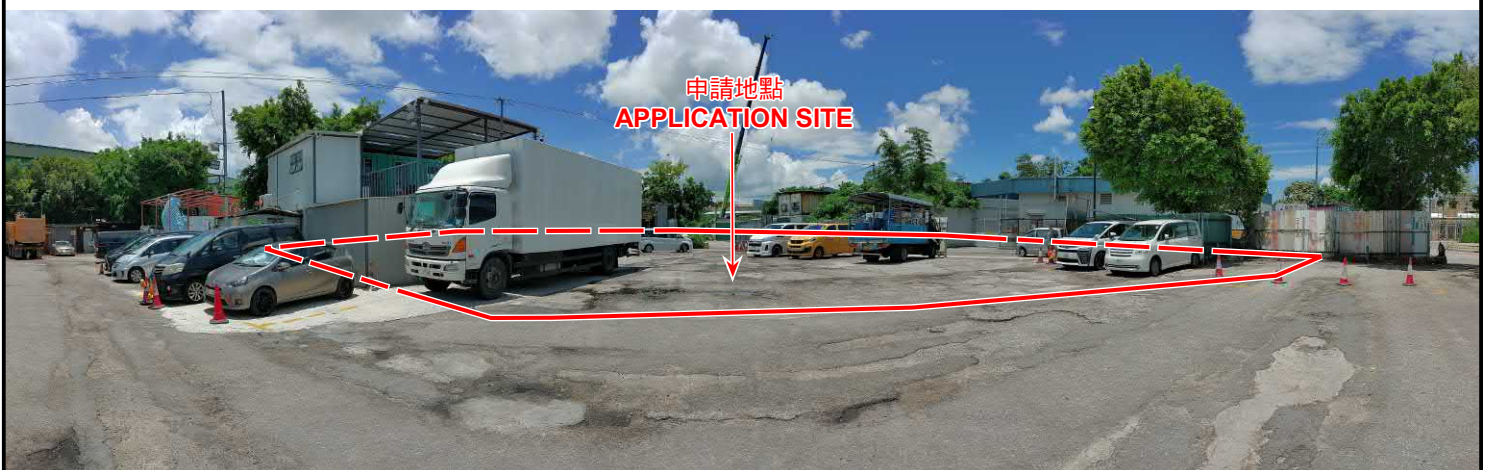
2



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

擬議臨時食肆(為期3年)  
新界元朗流浮山丈量約份第129約  
地段第2159號A分段餘段  
PROPOSED TEMPORARY EATING PLACE  
FOR A PERIOD OF 3 YEARS  
LOT 2159 S.A RP IN D.D.129, LAU FAU SHAN,  
YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-LFS/476

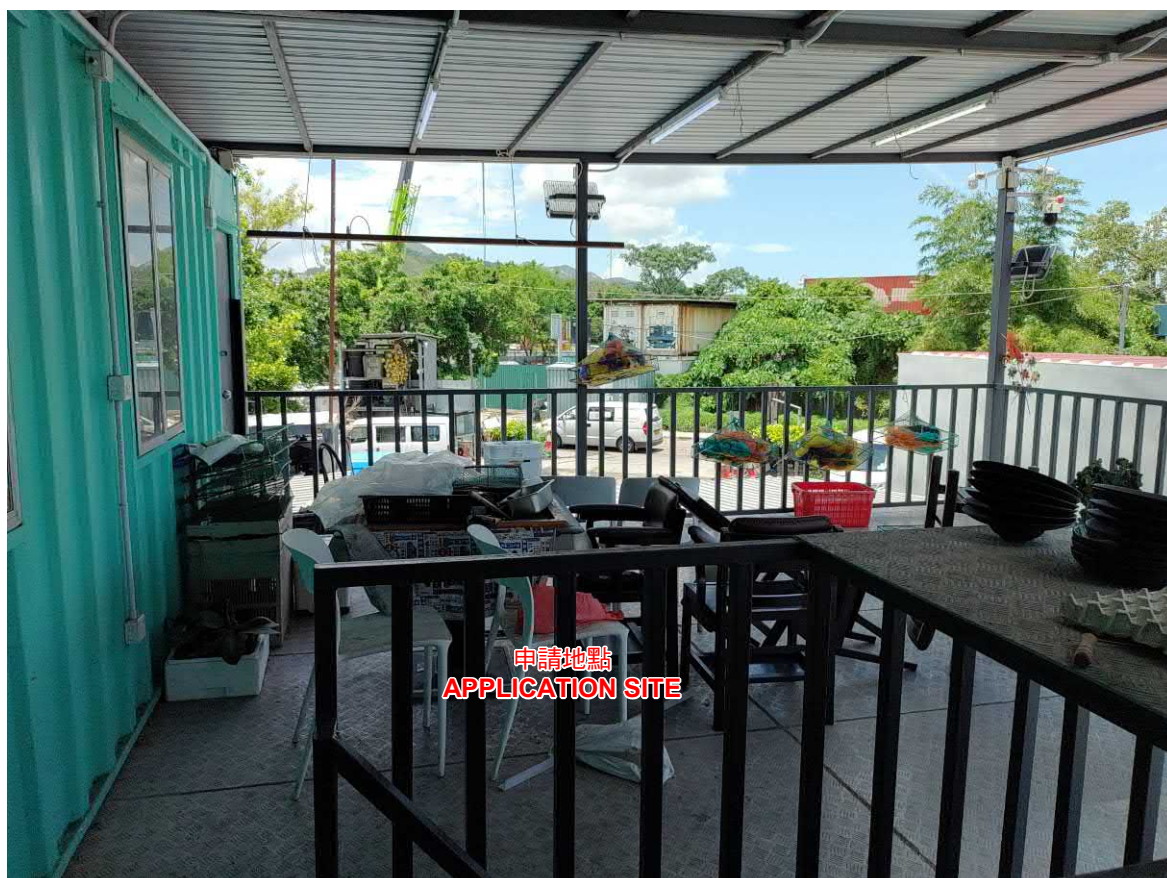
圖 PLAN  
A-4b

本圖於2023年7月13日擬備，所根據的  
資料為攝於2023年6月20日的實地照片  
PLAN PREPARED ON 13.7.2023  
BASED ON SITE PHOTOS  
TAKEN ON 20.6.2023

5



6



### 實地照片 SITE PHOTOS

擬議臨時食肆(為期3年)  
 新界元朗流浮山丈量約份第129約  
 地段第2159號A分段餘段  
 PROPOSED TEMPORARY EATING PLACE  
 FOR A PERIOD OF 3 YEARS  
 LOT 2159 S.A RP IN D.D.129, LAU FAU SHAN,  
 YUEN LONG, NEW TERRITORIES

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/YL-LFS/476

圖 PLAN  
 A-4c

本圖於2023年7月25日擬備，所根據的  
 資料為攝於2023年6月20日的實地照片  
 PLAN PREPARED ON 25.7.2023  
 BASED ON SITE PHOTOS  
 TAKEN ON 20.6.2023