

DEVELOPMENT PARAMETERS

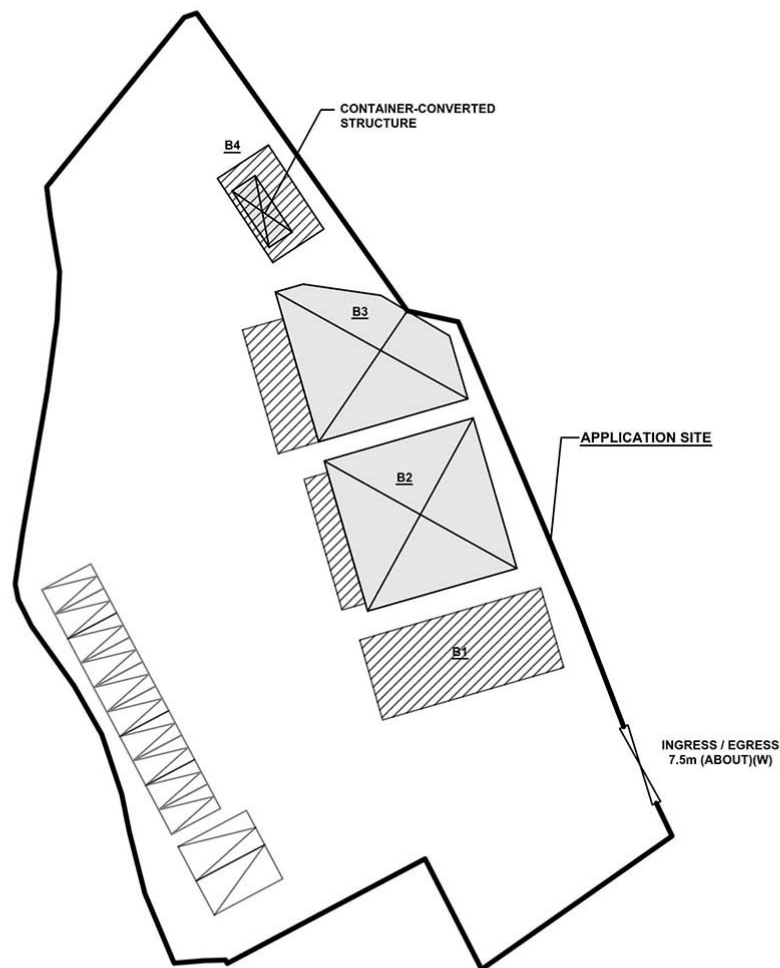
APPLICATION SITE AREA	: 3,009 m ²	(ABOUT)
COVERED AREA	: 607 m ²	(ABOUT)
UNCOVERED AREA	: 2,402 m ²	(ABOUT)

PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)

NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 607 m ²	(ABOUT)
BUILDING HEIGHT	: 4 - 7.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m ² (ABOUT)	607 m ² (ABOUT)	

*VS - VEHICLE SHOWROOM



LEGEND

	APPLICATION SITE
	STRUCTURE (PARTIALLY ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) X 3.5m (W)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (VEHICLE
SHOWROOM) FOR A PERIOD OF
3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM
SHEUNG ROAD, YUEN LONG,
NEW TERRITORIES

SCALE

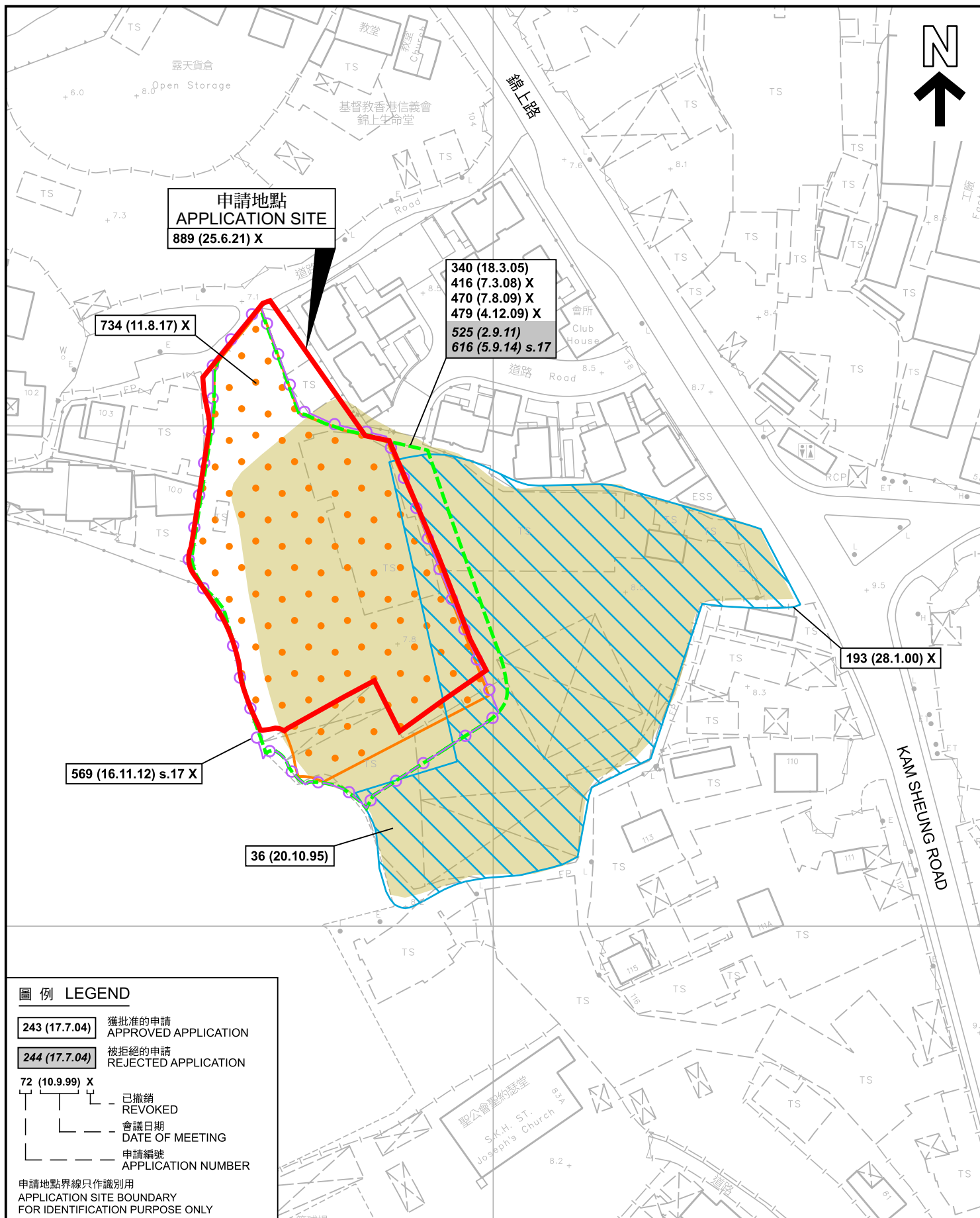
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DRAWN BY	DATE
MN	10.2.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

(摘錄自申請人於 13. 11. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 13.11.2024)

參考編號
REFERENCE No.
A/YL-KTS/1040

繪圖
DRAWING
A - 1



先前申請圖 PREVIOUS APPLICATION PLAN

擬議臨時商店及服務行業(汽車陳列室)(為期3年)
新界元朗錦上路丈量約份第106約
地段第564號、第565號(部分)及第618號C分段(部分)
PROPOSED TEMPORARY SHOP AND SERVICES
(VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS
LOTS 564, 565 (PART) AND 618 S.C (PART) IN D.D. 106,
KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

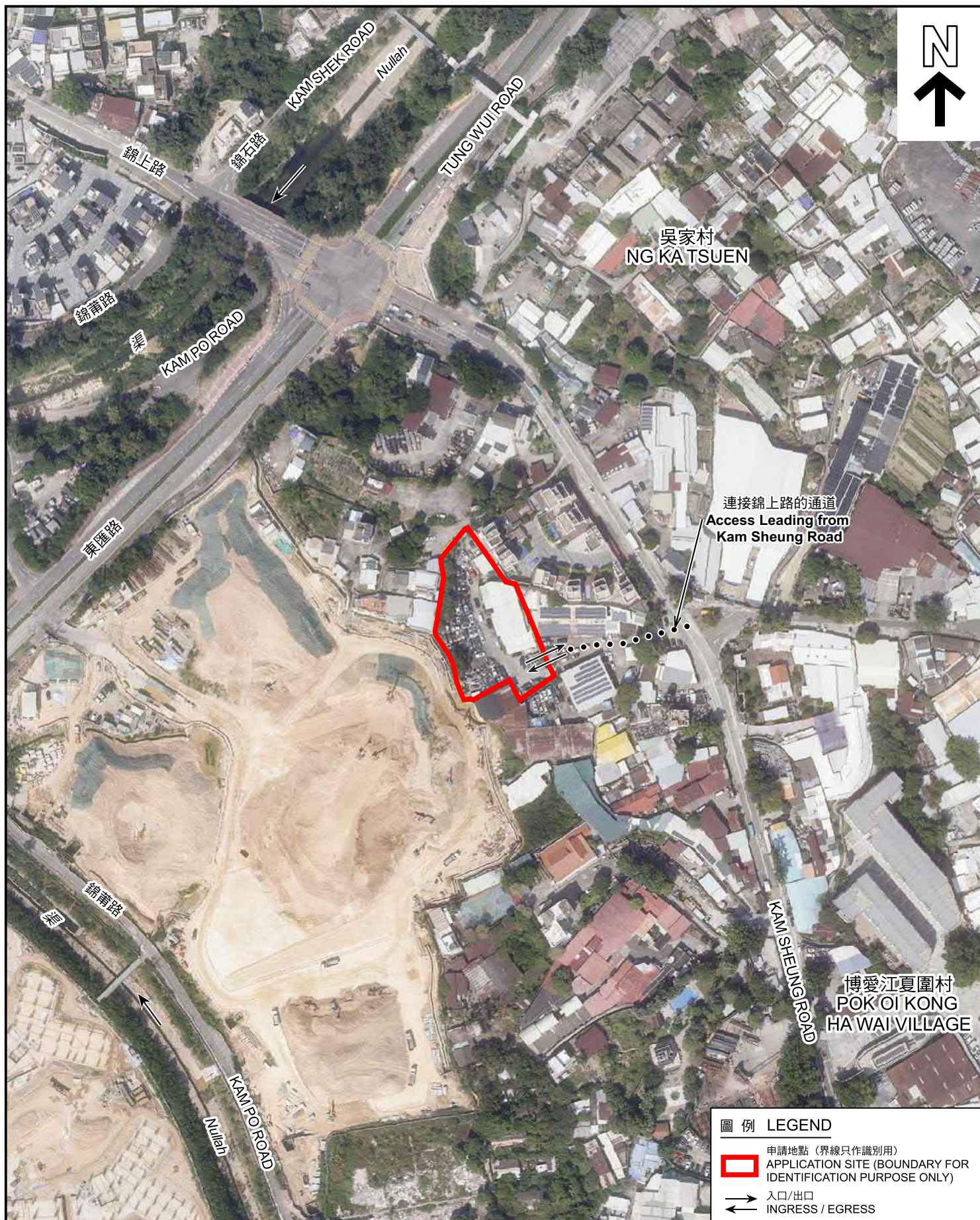
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTS/1040

圖 PLAN
A-1b

本摘要圖於2025年6月25日擬備，
所根據的資料為測量圖編號
6-NE-12D
EXTRACT PLAN PREPARED ON 25.6.2025
BASED ON SURVEY SHEET No.
6-NE-12D



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2025年6月25日擬備，
所根據的資料為地政總署於2024年10月24日
拍得的航攝照片編號 E237769C
EXTRACT PLAN PREPARED ON 25.6.2025
BASED ON AERIAL PHOTO No.
E237769C TAKEN ON 24.10.2024
BY LANDS DEPARTMENT

擬議臨時商店及服務行業(汽車陳列室)(為期3年)
新界元朗錦上路丈量約份第106約
地段第564號、第565號(部分)及第618號C分段(部分)
PROPOSED TEMPORARY SHOP AND SERVICES
(VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS
LOTS 564, 565 (PART) AND 618 S.C (PART) IN D.D. 106,
KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTS/1040

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2025年6月25日擬備，所根據的資料為攝於2025年6月24日的實地照片
PLAN PREPARED ON 25.6.2025
BASED ON SITE PHOTOS
TAKEN ON 24.6.2025

擬議臨時商店及服務行業(汽車陳列室)(為期3年)
新界元朗錦上路丈量約份第106約
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PROPOSED TEMPORARY SHOP AND SERVICES
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LOTS 564, 565 (PART) AND 618 S.C (PART) IN D.D. 106,
KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTS/1040

圖 PLAN
A-4