



<b>Legend</b>	<b>Vehicular Access Plan</b>	<b>Plan 2</b>
	Application Site	
	Vehicular Access	

(摘錄自申請人於 9.5.2025 呈交的申請書)  
 (Extract from Applicant's  
 Submission of 9.5.2025)

參考編號 REFERENCE No. <b>AYL-TYST/1312</b>	繪圖 DRAWING <b>A-1</b>
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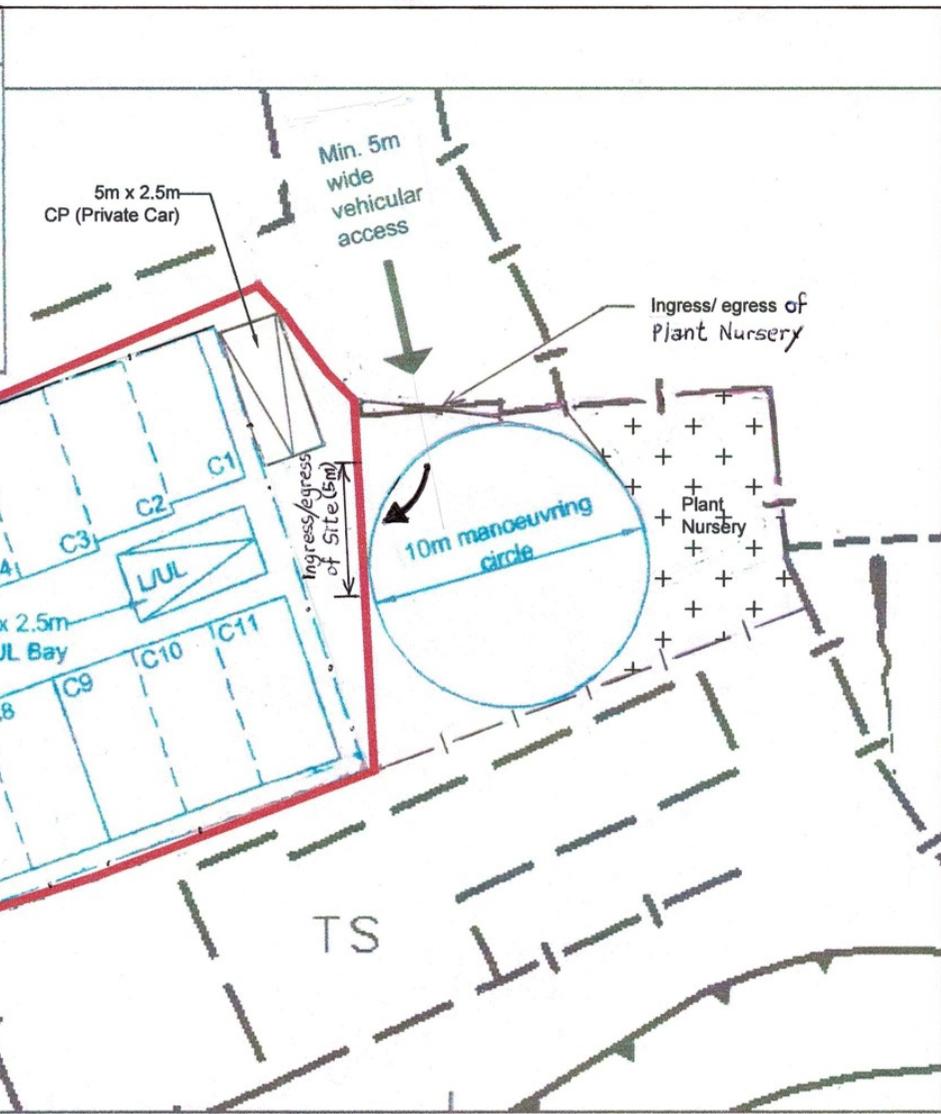
STRUCTURE	USE	COVERED AREA (ABOUT)	GFA (ABOUT)	BUILDING HEIGHT (ABOUT)
C1	RETAIL SHOP	15.48m <sup>2</sup>	15.48m <sup>2</sup>	2.8m (1-STOREY)
C2	RETAIL SHOP	17.36m <sup>2</sup>	17.36m <sup>2</sup>	2.8m (1-STOREY)
C3	RETAIL SHOP	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C4	RETAIL SHOP & PANTRY	18.18m <sup>2</sup>	18.18m <sup>2</sup>	2.8m (1-STOREY)
C5	TOILET	9.3m <sup>2</sup>	9.3m <sup>2</sup>	2.8m (1-STOREY)
C6	CHANGING ROOM & BATHROOM	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C7	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C8	ANCILLARY OFFICE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C9	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C10	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
C11	ANCILLARY STORAGE	18m <sup>2</sup>	18m <sup>2</sup>	2.8m (1-STOREY)
S	CANOPY/ SHELTER	256m <sup>2</sup>	256m <sup>2</sup>	3.05m (1-STOREY)

TOTAL COVERED AREA = TOTAL GFA = S+C6 = 256m<sup>2</sup> + 18m<sup>2</sup> = 274m<sup>2</sup>

DEVELOPMENT PARAMETERS	
SITE AREA	404m <sup>2</sup> (ABOUT)
COVERED AREA	274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	130m <sup>2</sup> (ABOUT)
PLOT RATIO	0.68 (ABOUT)
SITE COVERAGE	67.82 % (ABOUT)
NO. OF STRUCTURE	12
NON- DOMESTIC GFA	274m <sup>2</sup> (ABOUT)
TOTAL GFA	274m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	2.8-3.05m (ABOUT)
NO. OF STOREY	1

**Legend**

- S Canopy
- C Container
- ST Septic Tank
- Peripheral Planting (*Bougainvillea spectabilis*)
- Application Site

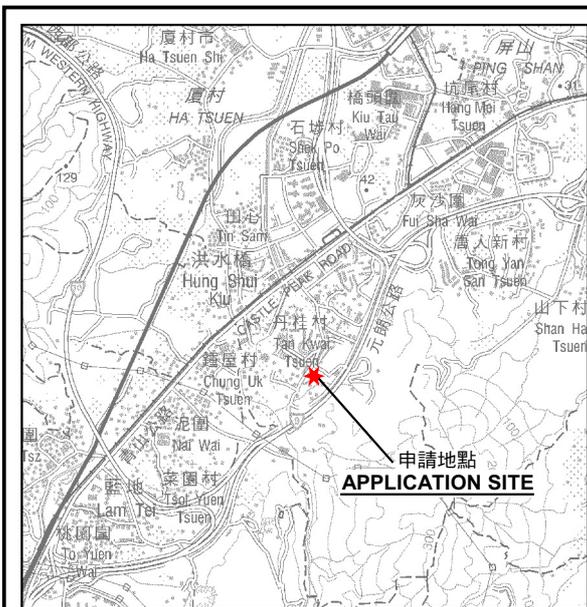


**Layout Plan**  
Scale 1:250

**Plan 3**

(摘錄自申請人於 25.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 25.6.2025)

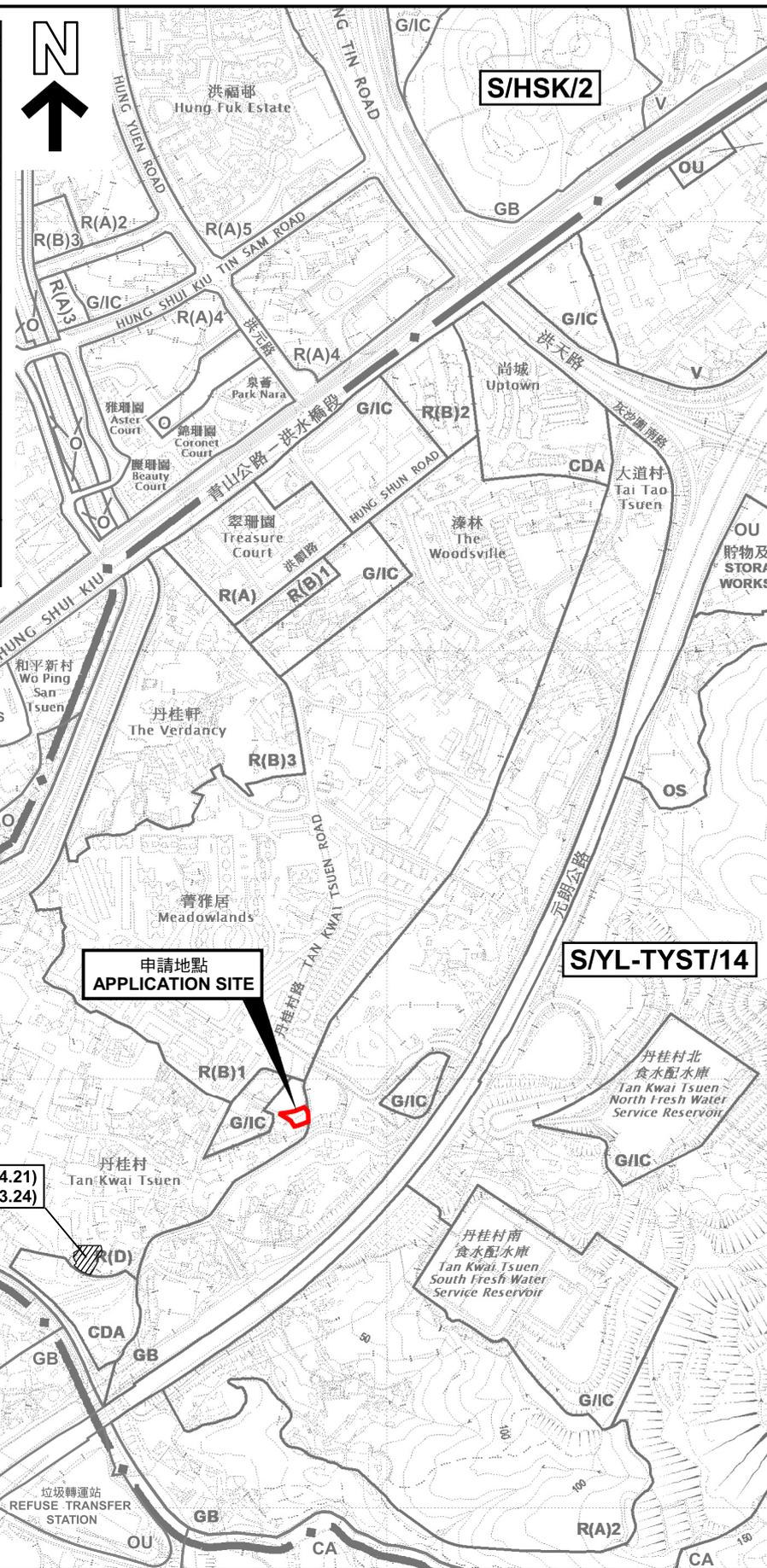
參考編號 REFERENCE No. A/YL-TYST/1312	繪圖 DRAWING A-2
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申請地點  
APPLICATION SITE

要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點  
APPLICATION SITE

S/TM-LTYT/12

1063 (30.4.21)  
1254 (15.3.24)

S/YL-TYST/14

圖例 LEGEND

- 243 (17.7.04) 獲批准的申請  
APPROVED APPLICATION
- 72 (10.9.99) 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

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

擬議臨時商店及服務行業(為期3年)  
元朗丈量約份第124約地段第2612號(部分)  
PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
LOT 2612 (PART) IN D.D. 124, YUEN LONG

SCALE 1 : 7 500 比例尺



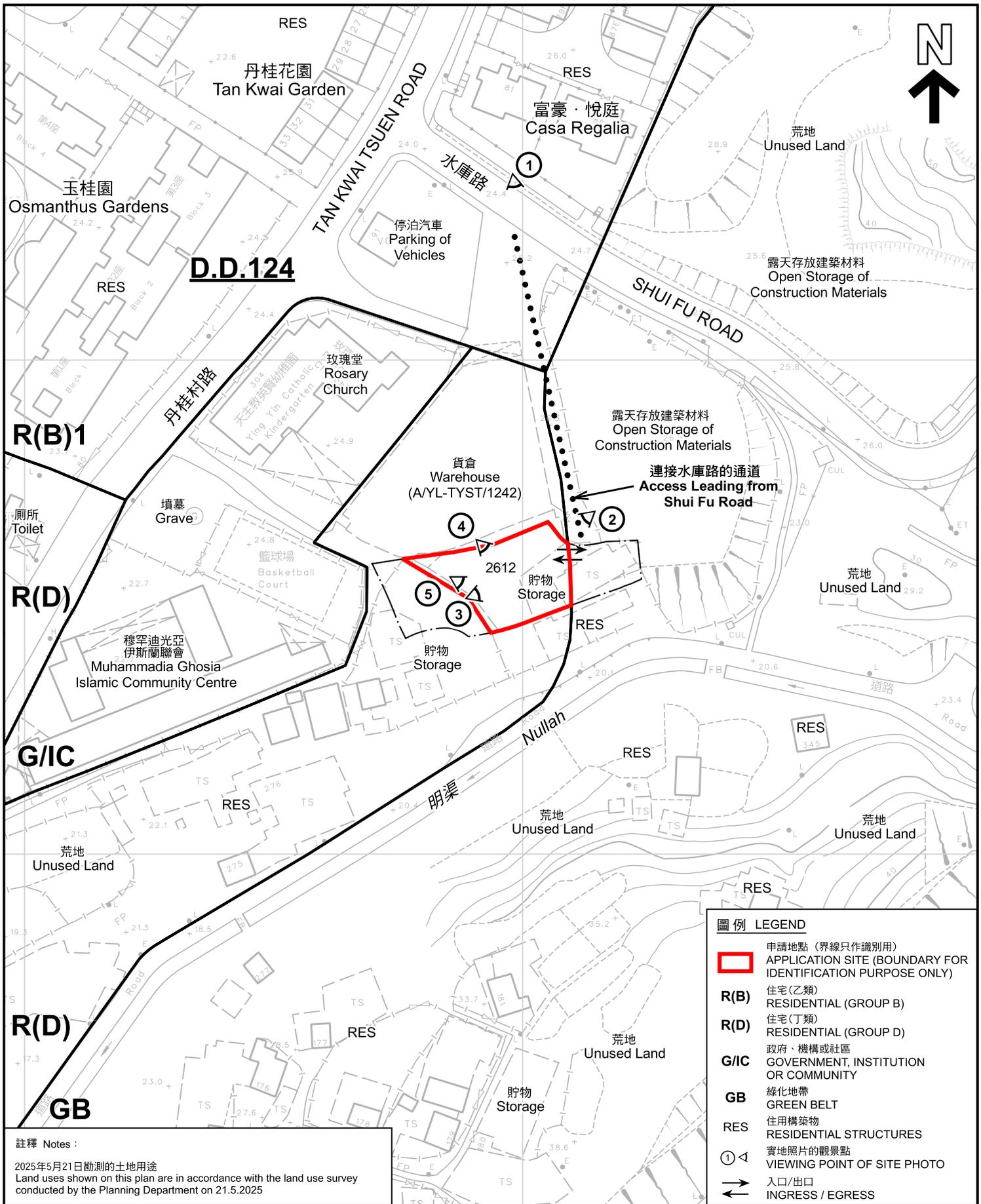
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-TYST/1312

圖 PLAN  
A-1

本摘要圖於2025年6月3日擬備，  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/YL-TYST/14  
EXTRACT PLAN PREPARED ON 3.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021



圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
<b>R(B)</b>	住宅(乙類) RESIDENTIAL (GROUP B)
<b>R(D)</b>	住宅(丁類) RESIDENTIAL (GROUP D)
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>GB</b>	綠化地帶 GREEN BELT
<b>RES</b>	住用構築物 RESIDENTIAL STRUCTURES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

註釋 Notes :  
 2025年5月21日勘測的土地用途  
 Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 21.5.2025

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-NW-17B  
 EXTRACT PLAN PREPARED ON 25.6.2025 BASED ON SURVEY SHEET No. 6-NW-17B

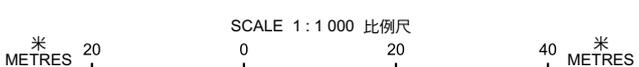
**平面圖 SITE PLAN**  
 擬議臨時商店及服務行業(為期3年)  
 元朗丈量約份第124約地段第2612號(部分)  
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
 LOT 2612 (PART) IN D.D. 124, YUEN LONG

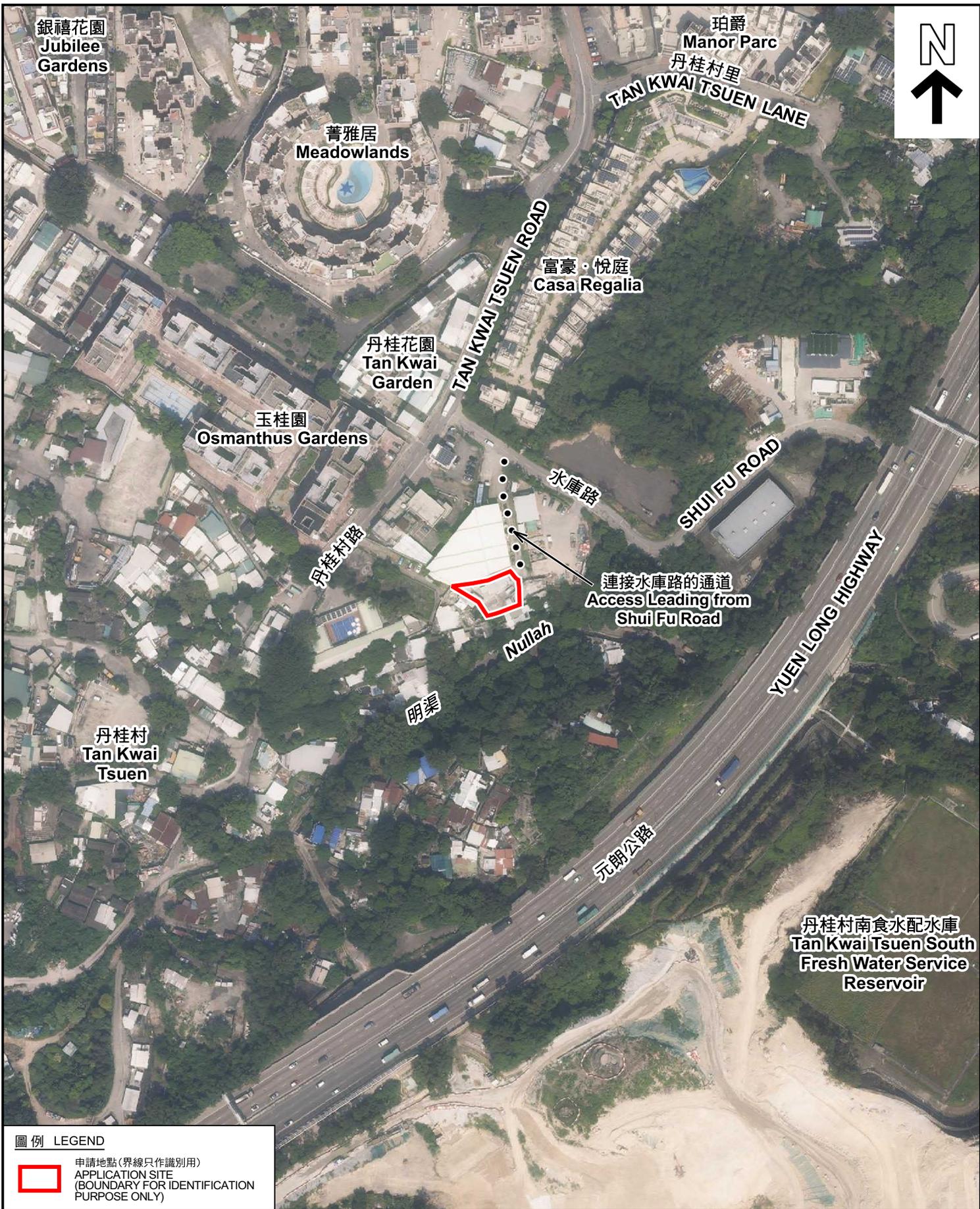
規 劃 署  
**PLANNING DEPARTMENT**



參考編號  
 REFERENCE No.  
**A/YL-TYST/1312**

圖 PLAN  
**A-2**





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6月4日擬備，所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E230723C  
EXTRACT PLAN PREPARED ON 4.6.2025 BASED ON AERIAL PHOTO No. E230723C TAKEN ON 10.10.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業 (為期3年)  
元朗丈量約份第124約地段第2612號 (部分)  
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
LOT 2612 (PART) IN D.D. 124, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
AYL-TYST/1312

圖 PLAN  
A-3

1



2



3



本圖於2025年6月25日擬備，所根據的資料為攝於2025年5月21日的實地照片  
 PLAN PREPARED ON 25.6.2025  
 BASED ON SITE PHOTOS  
 TAKEN ON 21.5.2025

**實地照片 SITE PHOTOS**

擬議臨時商店及服務行業(為期3年)  
 元朗丈量約份第124約地段第2612號(部分)  
 PROPOSED TEMPORARY SHOP AND SERVICES  
 FOR A PERIOD OF 3 YEARS  
 LOT 2612 (PART) IN D.D. 124, YUEN LONG

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 AYL-TYST/1312

圖 PLAN  
 A-4a

4



申請地點  
APPLICATION SITE

5



申請地點  
APPLICATION SITE

實地照片 SITE PHOTOS

擬議臨時商店及服務行業(為期3年)  
元朗丈量約份第124約地段第2612號(部分)  
PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
LOT 2612 (PART) IN D.D. 124, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
AYL-TYST/1312

圖 PLAN  
A-4b

本圖於2025年6月25日擬備，所根據的資料為攝於2025年5月21日的實地照片  
PLAN PREPARED ON 25.6.2025  
BASED ON SITE PHOTOS  
TAKEN ON 21.5.2025