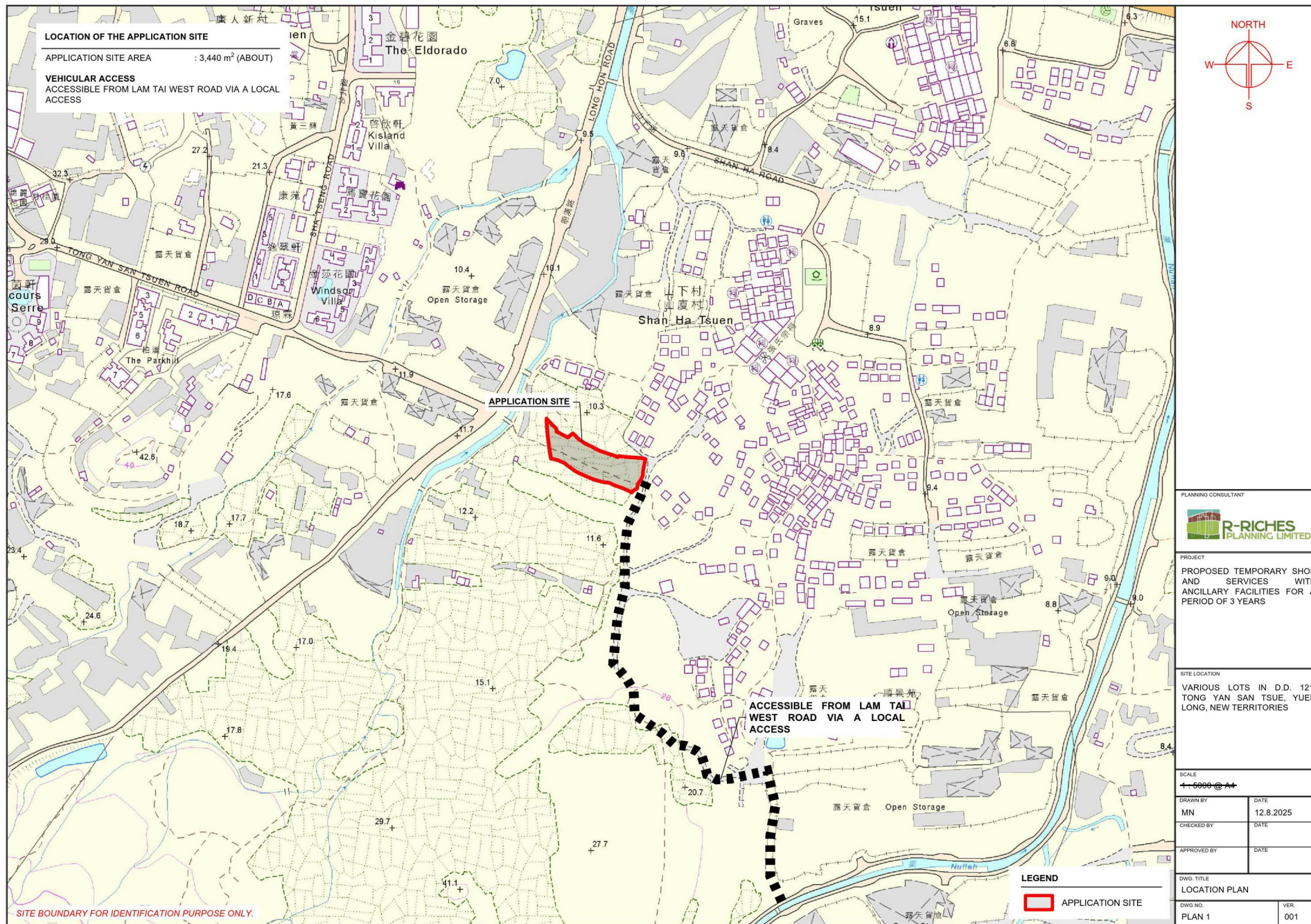




(摘錄自申請人於 17.9.2025 呈交的申請書)
(Extract from Applicant's
Submission of 17.9.2025)

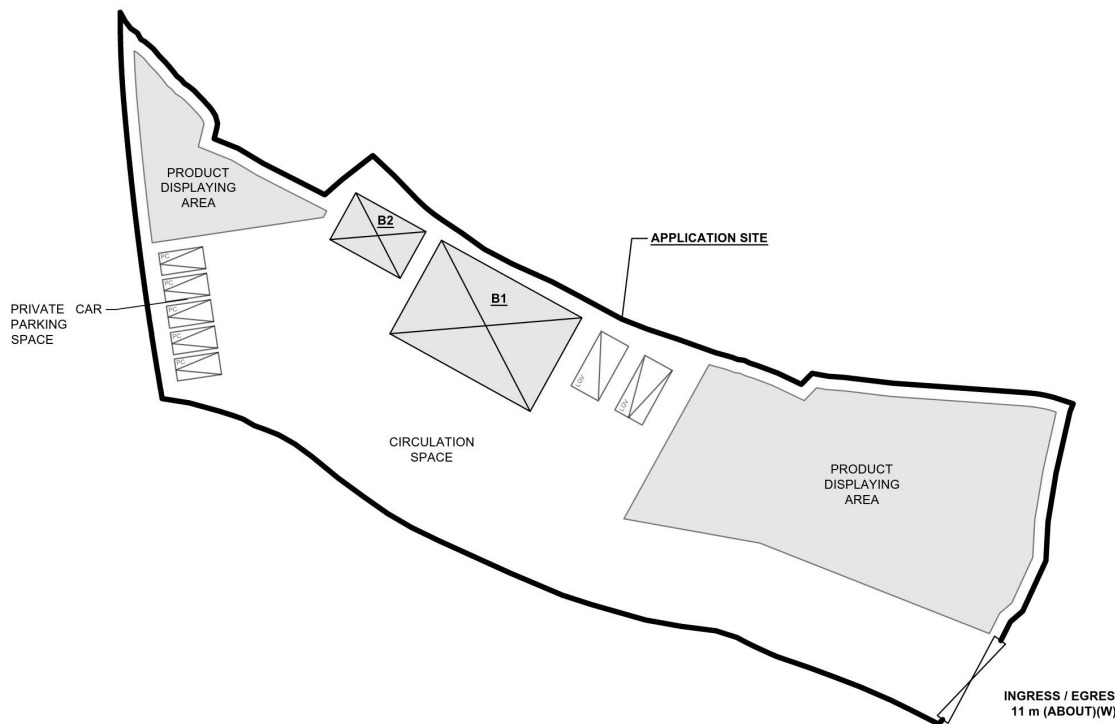
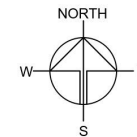
參考編號
REFERENCE No.
AYL-TYST/1336

繪圖 DRAWING
A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,440 m ² (ABOUT)
COVERED AREA	: 270 m ² (ABOUT)
UNCOVERED AREA	: 3,170 m ² (ABOUT)
PLOT RATIO	: 0.08 (ABOUT)
SITE COVERAGE	: 8 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 270 m ² (ABOUT)
TOTAL GFA	: 270 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 4 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND PRODUCT SHOWROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		270 m ² (ABOUT)	270 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING (L/L) PROVISION

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUE, YUEN LONG, NEW TERRITORIES

SCALE

1:750 @ A1

DRAWN BY	MN	DATE	12.8.2025
CHECKED BY		DATE	
APPROVED BY		DATE	
DWG. TITLE	LAYOUT PLAN		
DWG NO.	PLAN 4	VER.	001

(摘錄自申請人於 17.9.2025 呈交的申請書)
(Extract from Applicant's
Submission of 17.9.2025)

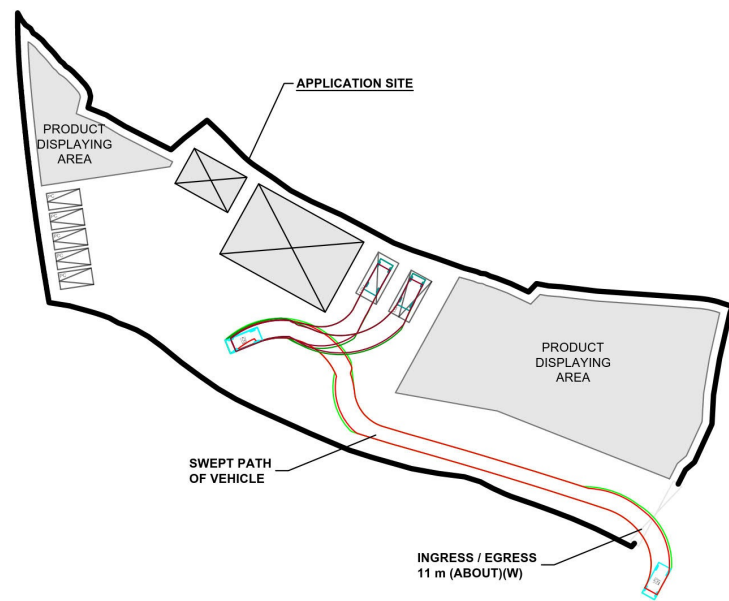
參考編號
REFERENCE No.
AYL-TYST/1336

繪圖 DRAWING
A-2

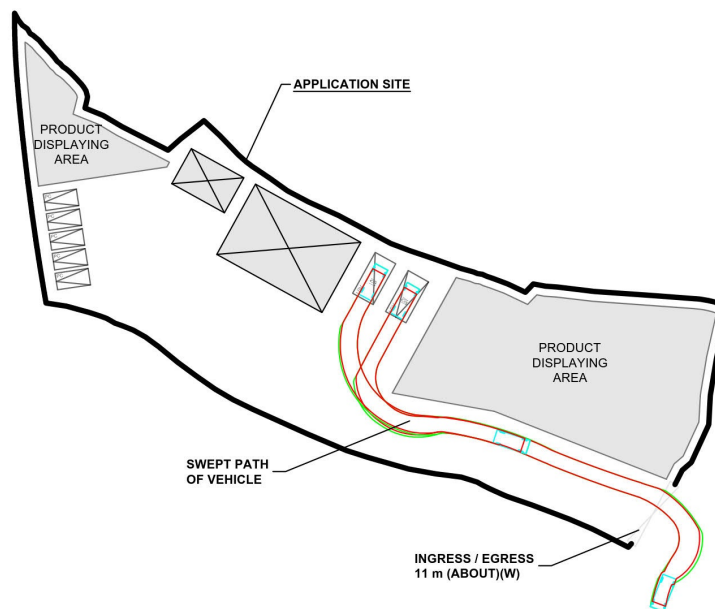
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

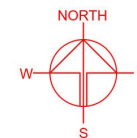


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

- APPLICATION SITE
- STRUCTURE
- PACKING SPACE (PC)
- PARKING SPACE (LGV)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 121,
TONG YAN SAN TSUE, YUEN
LONG, NEW TERRITORIES

SCALE

1:1000 @ A1

DRAWN BY

MN

DATE

12.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

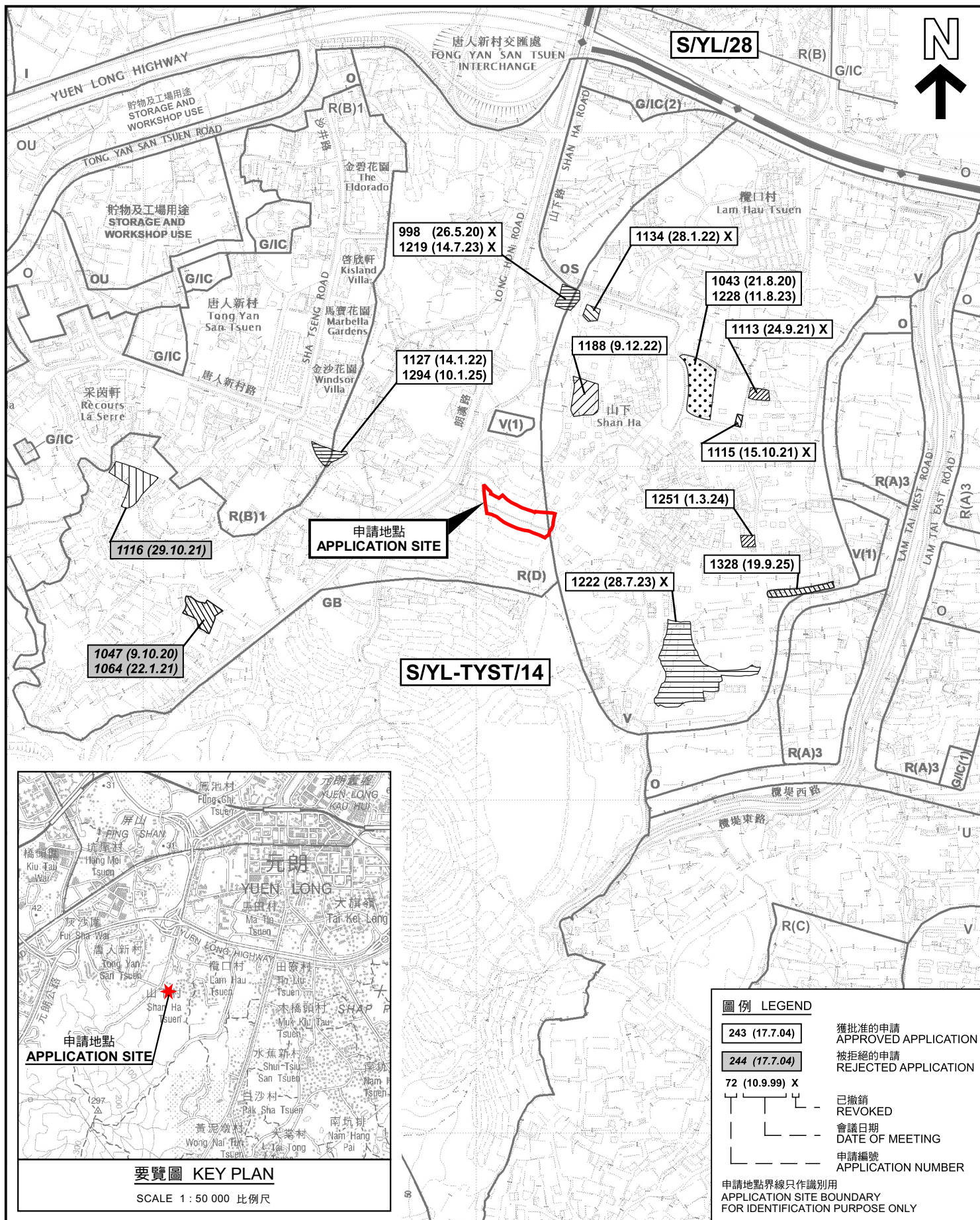
VER.

001

(摘錄自申請人於 17.9.2025 呈交的申請書)
 (Extract from Applicant's
 Submission of 17.9.2025)

參考編號
 REFERENCE No.
 A/YL-TYST/1336

繪圖 DRAWING
 A-3



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

擬議臨時商店及服務行業連附屬設施(為期3年)
元朗唐人新村丈量約份第121約地段第921號餘段、第922號餘段、
第923號、第924號、第925號及第926號餘段
PROPOSED TEMPORARY SHOP AND SERVICES WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 921 RP, 922 RP, 923, 924, 925 AND 926 RP
IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

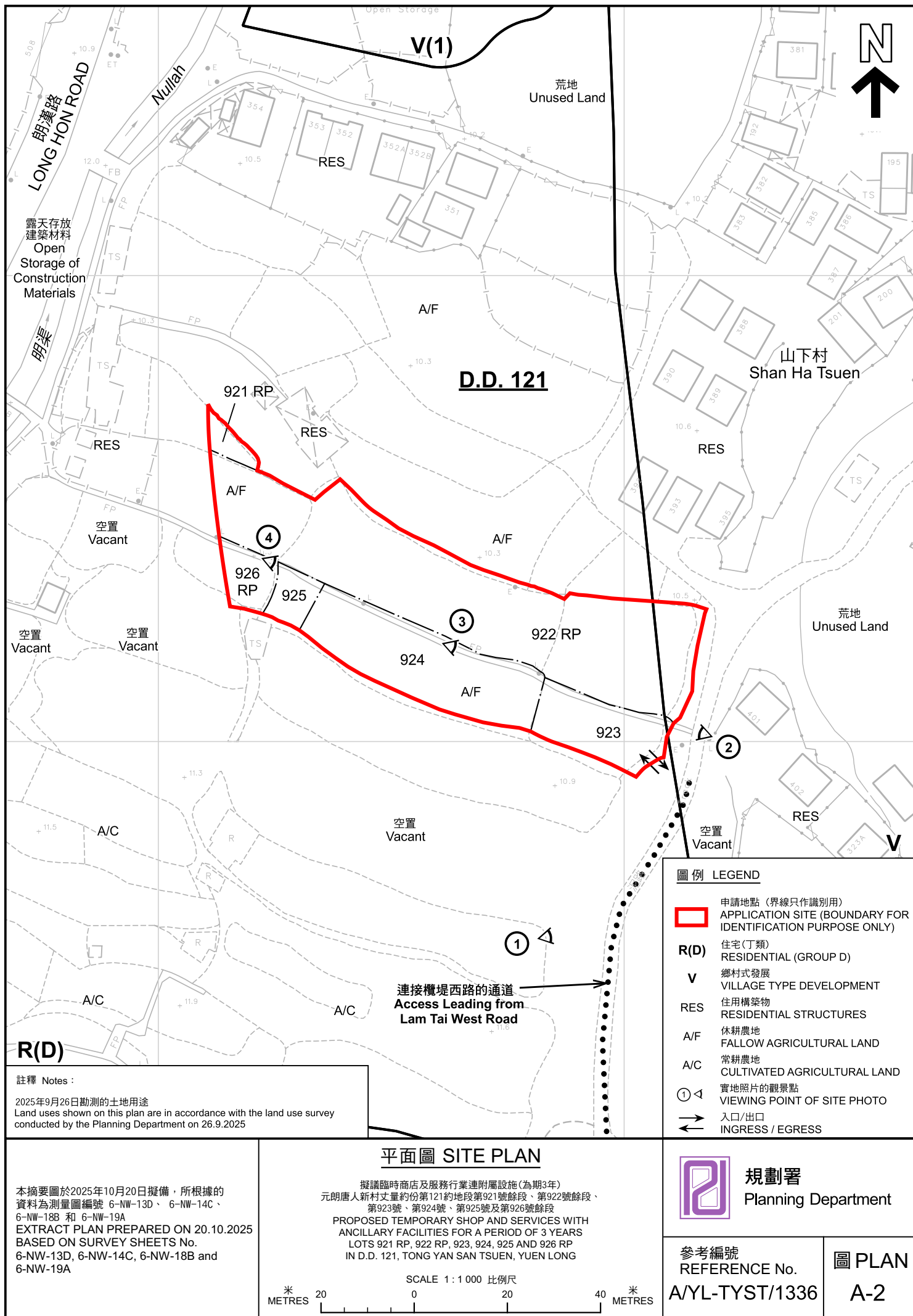


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-TYST/1336

圖 PLAN
A-1

本摘要圖於2025年10月22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 22.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021





航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業連附屬設施(為期3年)
元朗唐人新村丈量約份第121約地段第921號餘段、第922號餘段、
第923號、第924號、第925號及第926號餘段
PROPOSED TEMPORARY SHOP AND SERVICES WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 921 RP, 922 RP, 923, 924, 925 AND 926 RP
IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
AYL-TYST/1336

圖 PLAN
A-3

本摘要圖於2025年10月14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 E230445C
EXTRACT PLAN PREPARED ON 7.8.2025
BASED ON AERIAL PHOTO No.
E230445C TAKEN ON 10.10.2024
BY LANDS DEPARTMENT

1



2



3



4



實地照片 SITE PHOTOS

擬議臨時商店及服務行業連附屬設施(為期3年)
元朗唐人新村丈量約份第121約地段第921號餘段、第922號餘段、
第923號、第924號、第925號及第926號餘段
PROPOSED TEMPORARY SHOP AND SERVICES WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 921 RP, 922 RP, 923, 924, 925 AND 926 RP
IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
AYL-TYST/1336

圖 PLAN
A-4

本圖於2025年10月16日擬備，所根據的
資料為攝於2025年9月26日的實地照片
PLAN PREPARED ON 16.10.2025
BASED ON SITE PHOTOS
TAKEN ON 26.9.2025