

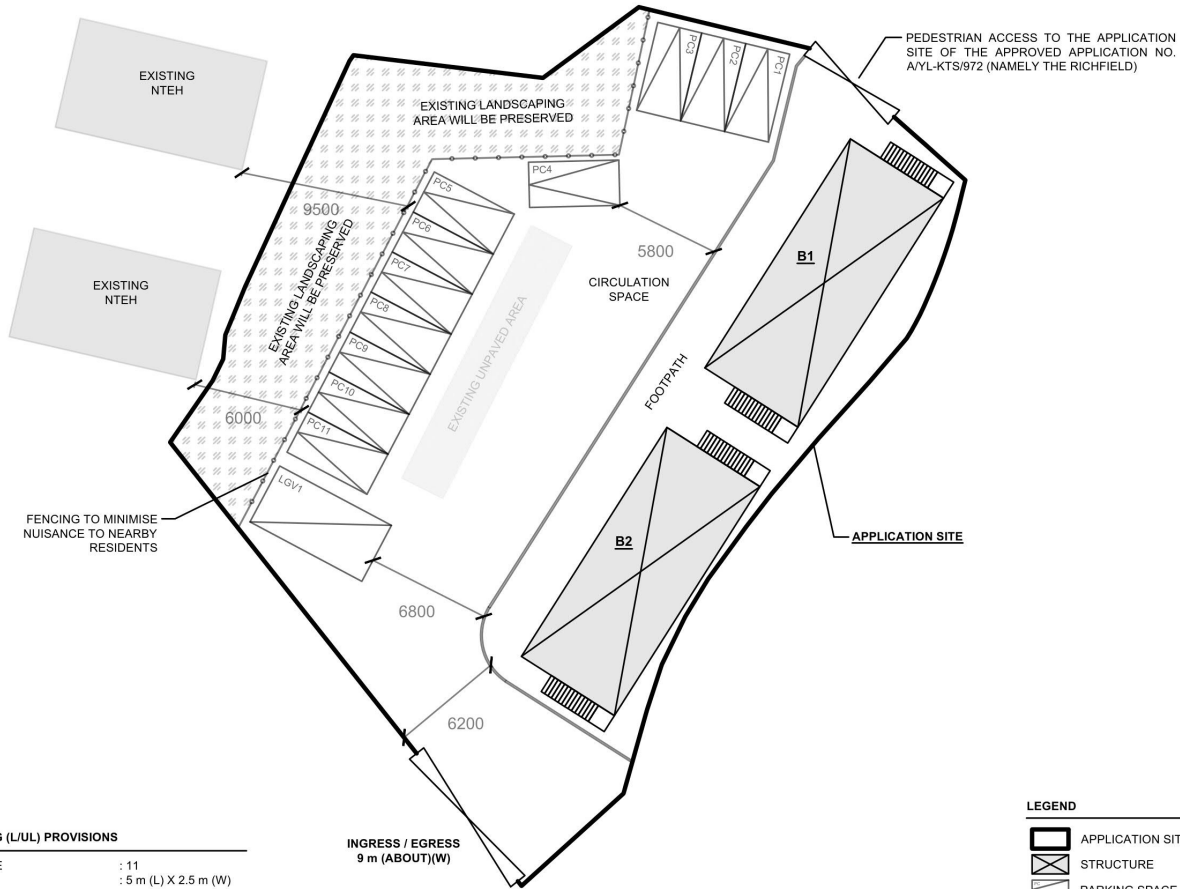
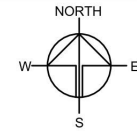
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,210 m ²	(ABOUT)
COVERED AREA	: 200 m ²	(ABOUT)
UNCOVERED AREA	: 1,010 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 384 m ²	(ABOUT)
TOTAL GFA	: 384 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
TOTAL		200 m² (ABOUT)	384 m² (ABOUT)	

* GFA OF 1/F	: 92 m ²	(ABOUT)
GFA OF G/F	: 92 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 192 m²	(ABOUT)



PARKING AND LOADING / UNLOADING (LUL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

INGRESS / EGRESS
9 m (ABOUT)(W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:350 @ A4

DRAWN BY: MN DATE: 2.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG TITLE: LAYOUT PLAN

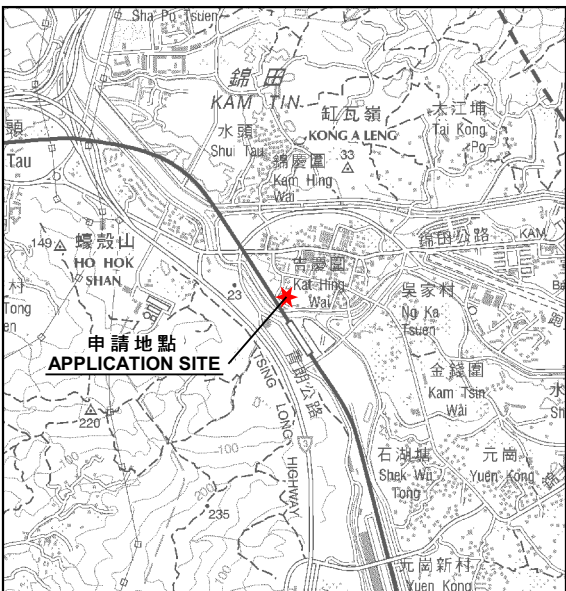
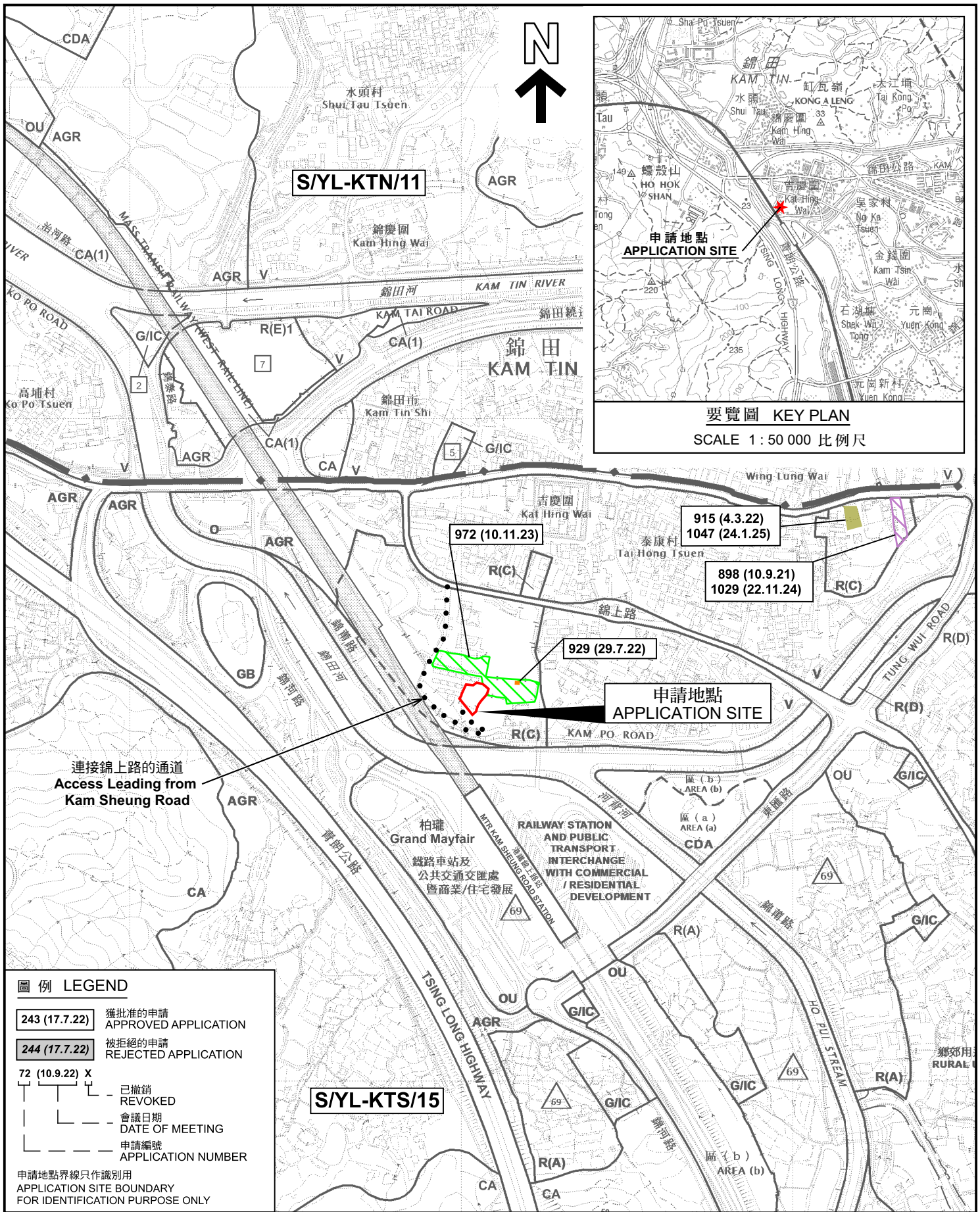
DWG NO: PLAN 4

REV: 003

(摘錄自申請人於 3.3.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 3.3.2026)

參考編號
REFERENCE No.
A/YL-KTS/1088

繪圖
DRAWING
A - 1



要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

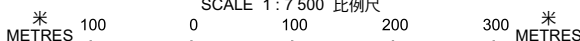
圖例 LEGEND

- 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

位置圖 LOCATION PLAN

擬議臨時商店及服務行業、食肆及公眾停車場(貨櫃車除外)(為期5年)
新界元朗錦田丈量約份第109約地段第347號B分段(部分)、
第347號D分段(部分)及第348號(部分)
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE
AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 5 YEARS
LOTS 347 S.B (PART), 347 S.D (PART) AND 348 (PART) IN D.D. 109,
KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

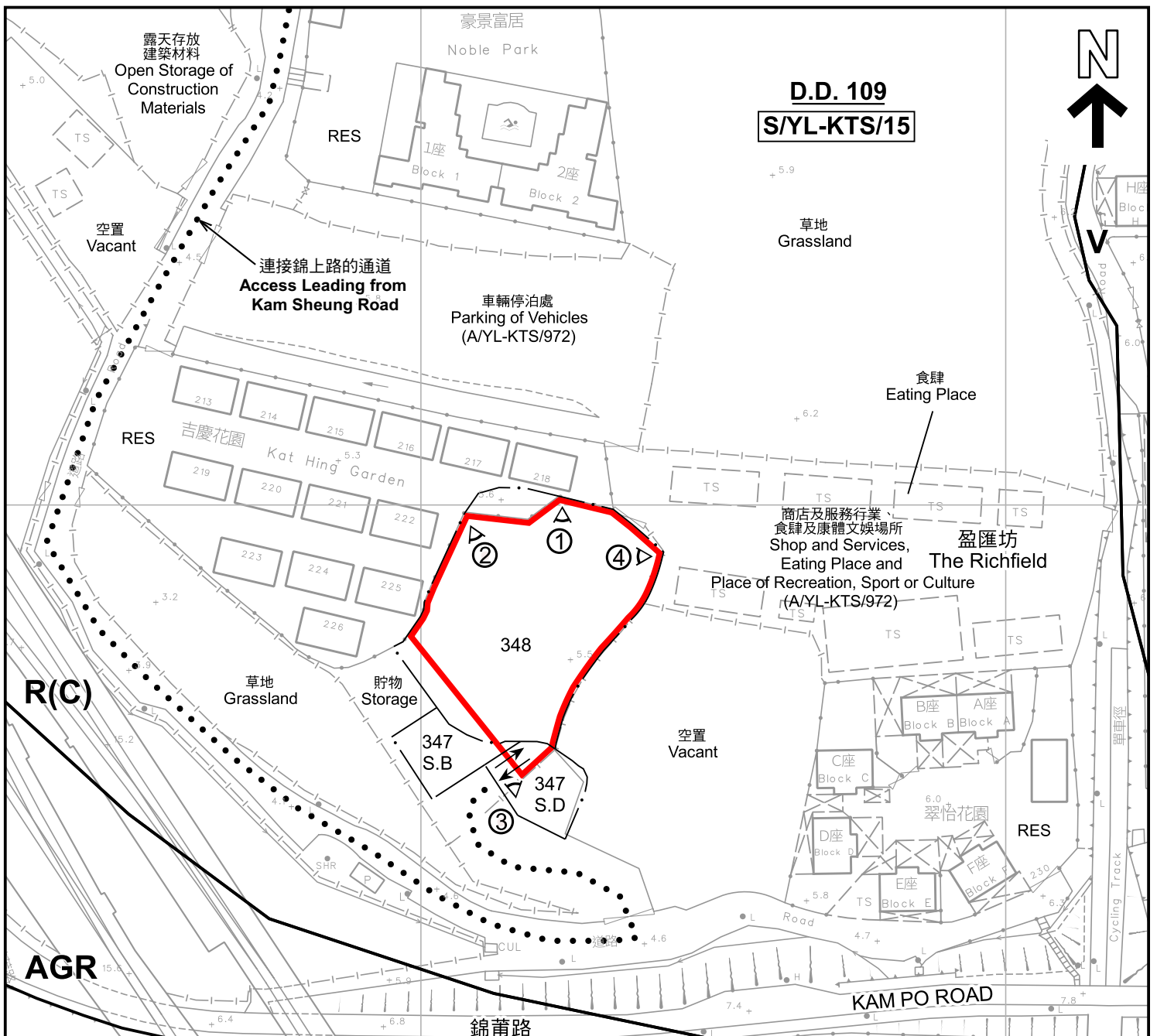


規劃署
Planning Department

參考編號
REFERENCE No.
AYL-KTS/1088

圖 PLAN
A-1a

本摘要圖於2026年3月30日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 30.3.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
OU	其他指定用途 OTHER SPECIFIED USES
AGR	農業 AGRICULTURE
RES	住用構築物 RESIDENTIAL STRUCTURES
① ◁	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
—+—+—+—+—	丈量約份界線 D.D. BOUNDARY
→	入口/出口 INGRESS / EGRESS

註釋 Notes :
2025年8月6日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.8.2025

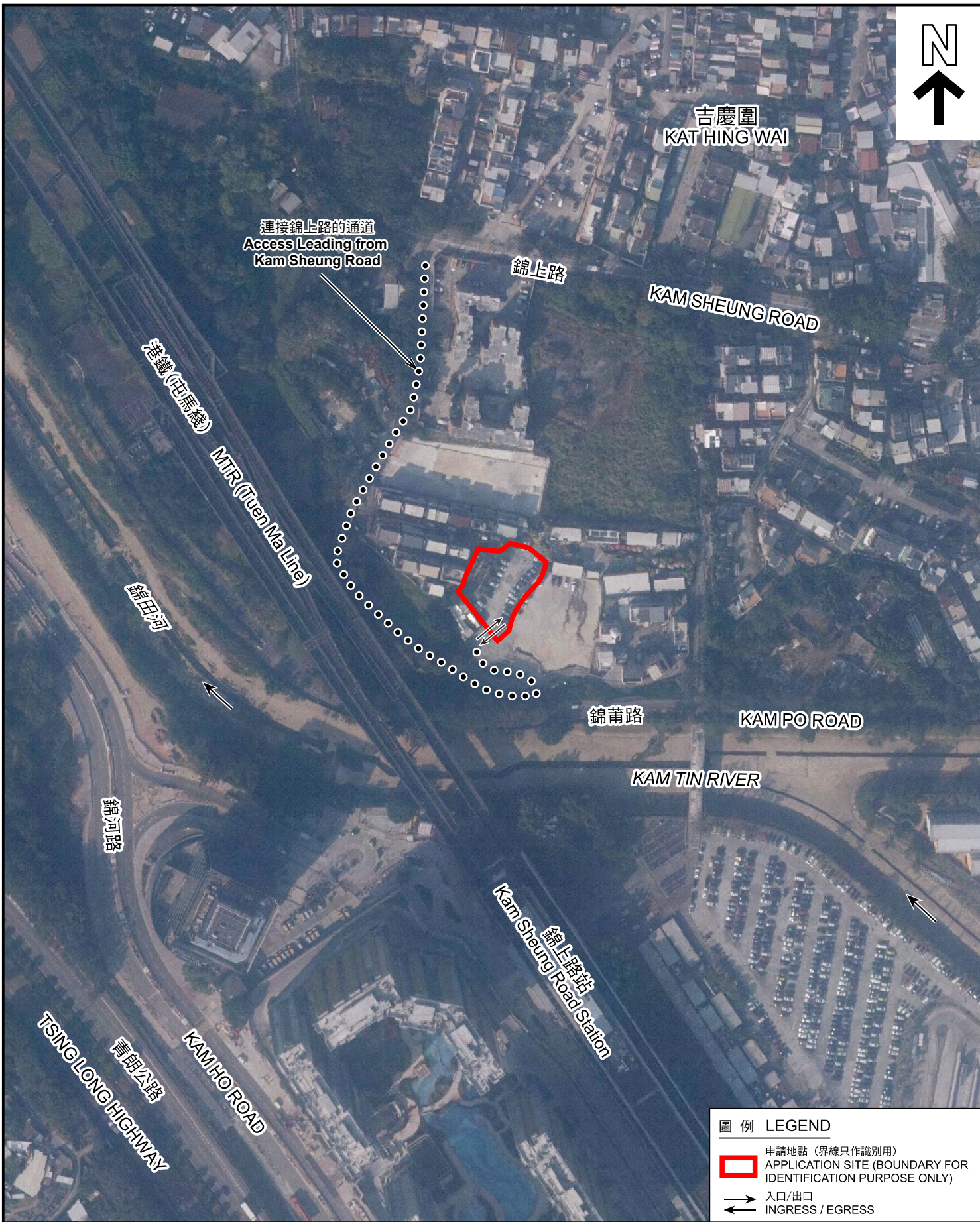
本摘要圖於2026年4月10日擬備，
所根據的資料為測量圖編號
6-NE-12A 及 12C
EXTRACT PLAN PREPARED ON 10.4.2026
BASED ON SURVEY SHEETS No.
6-NE-12A & 12C

平面圖 SITE PLAN

擬議臨時商店及服務行業、食肆及公眾停車場(貨櫃車除外)(為期5年)
新界元朗錦田丈量約份第109約地段第347號B分段(部分)、
第347號D分段(部分)及第348號(部分)
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE
AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 5 YEARS
LOTS 347 S.B (PART), 347 S.D (PART) AND 348 (PART) IN D.D. 109,
KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

	規劃署 Planning Department
參考編號 REFERENCE No.	圖 PLAN
A/YL-KTS/1088	A-2



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2026年3月23日擬備，
所根據的資料為地政總署於2025年1月3日
拍得的航攝照片編號 E246692C
EXTRACT PLAN PREPARED ON 23.3.2026
BASED ON AERIAL PHOTO No.
E246692C TAKEN ON 3.1.2025
BY LANDS DEPARTMENT

擬議臨時商店及服務行業、食肆及公眾停車場(貨櫃車除外)(為期5年)
新界元朗錦田丈量約份第109約地段第347號B分段(部分)、
第347號D分段(部分)及第348號(部分)
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE
AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 5 YEARS
LOTS 347 S.B (PART), 347 S.D (PART) AND 348 (PART) IN D.D. 109,
KAM TIN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
AYL-KTS/1088

圖 PLAN
A-3

1



申請地點
APPLICATION SITE

2



申請地點
APPLICATION SITE

3



申請地點
APPLICATION SITE

4



申請地點
APPLICATION SITE

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2026年3月31日擬備，所根據的資料為攝於2026年3月24日的實地照片
PLAN PREPARED ON 31.3.2026
BASED ON SITE PHOTOS
TAKEN ON 24.3.2026

擬議臨時商店及服務行業、食肆及公眾停車場(貨櫃車除外)(為期5年)
新界元朗錦田丈量約份第109約地段第347號B分段(部分)、
第347號D分段(部分)及第348號(部分)
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE
AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 5 YEARS
LOTS 347 S.B (PART), 347 S.D (PART) AND 348 (PART) IN D.D. 109,
KAM TIN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTS/1088

圖 PLAN
A-4