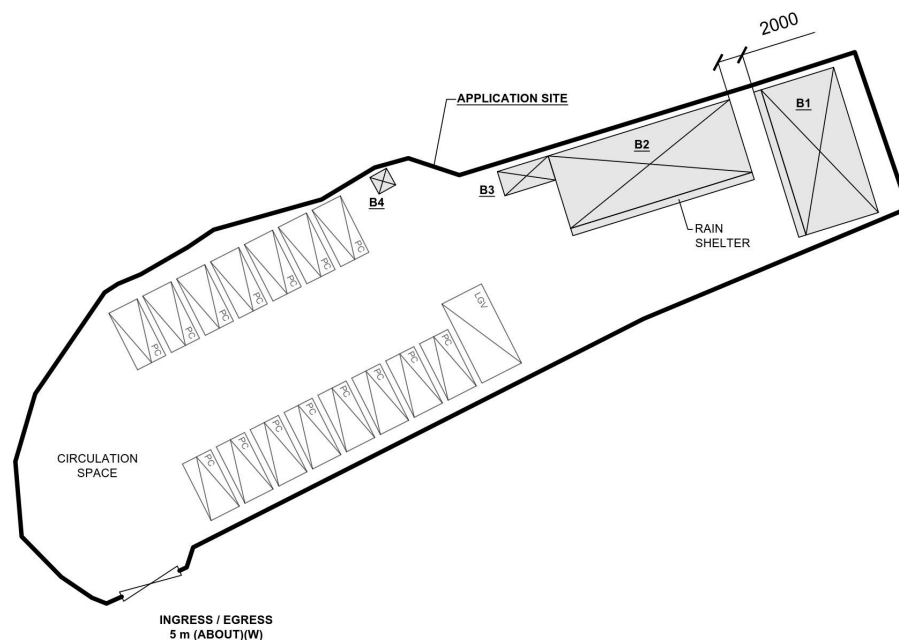
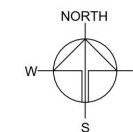


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,293 m ²	(ABOUT)
COVERED AREA	: 189 m ²	(ABOUT)
UNCOVERED AREA	: 1,104 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 351 m ²	(ABOUT)
TOTAL GFA	: 351 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m ~ 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	80 m ² (ABOUT)*	152 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	99 m ² (ABOUT)*	189 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	GUARDHOUSE	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	351 m ² (ABOUT)	

*GFA OF STRUCTURE B1 - 72 m² (G/F) + 72 m² (1/F) + 8 m² (RAIN SHELTER) = 152 m²
 *GFA OF STRUCTURE B2 - 90 m² (G/F) + 90 m² (1/F) + 9 m² (RAIN SHELTER) = 189 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 15
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

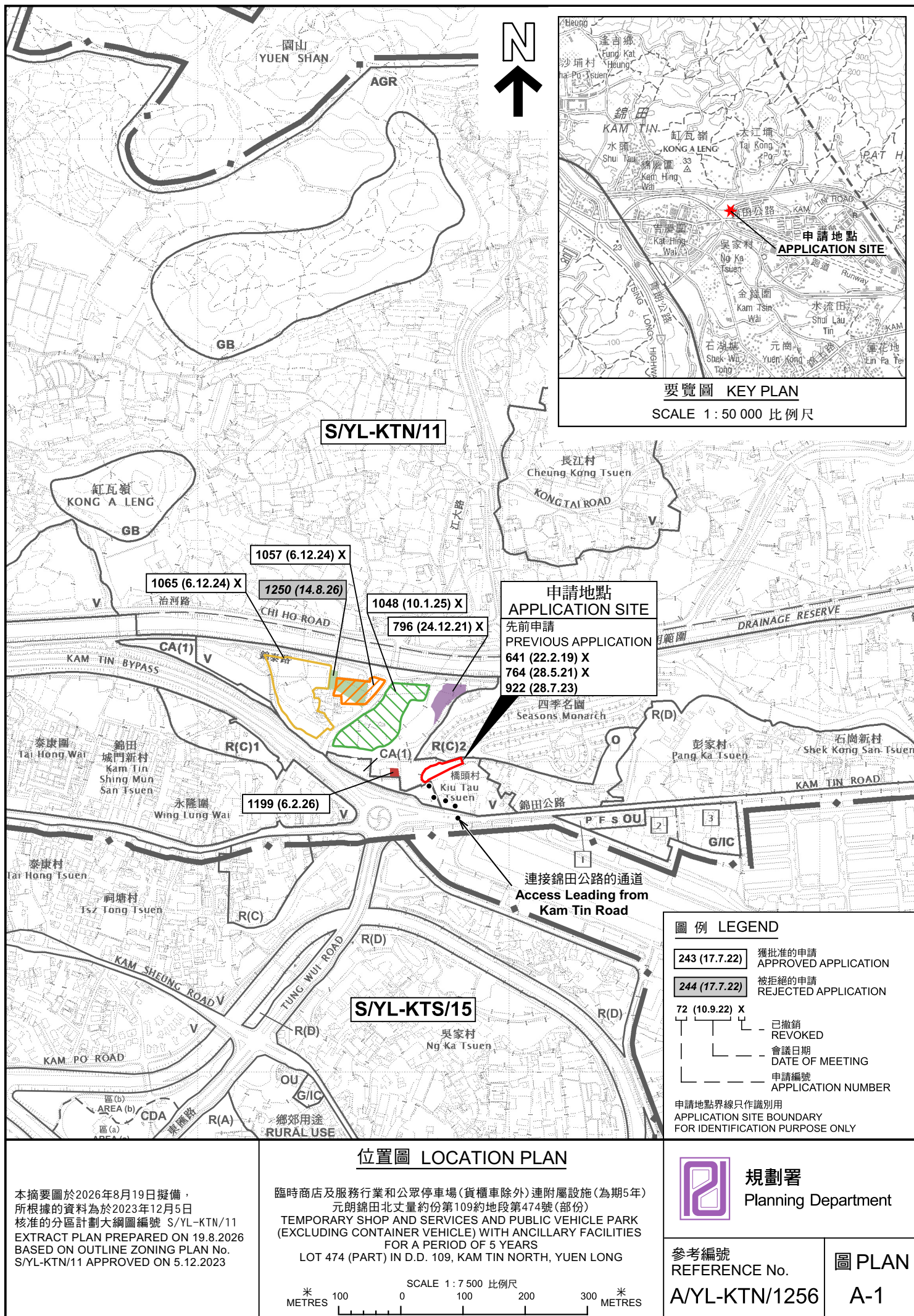
1:750 @ A1

DRAWN BY	DATE
MN	21.5.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

(摘錄自申請人於 8. 7. 2026 呈交的申請書)
 (Extract from Applicant's
 Submission of 8.7.2026)

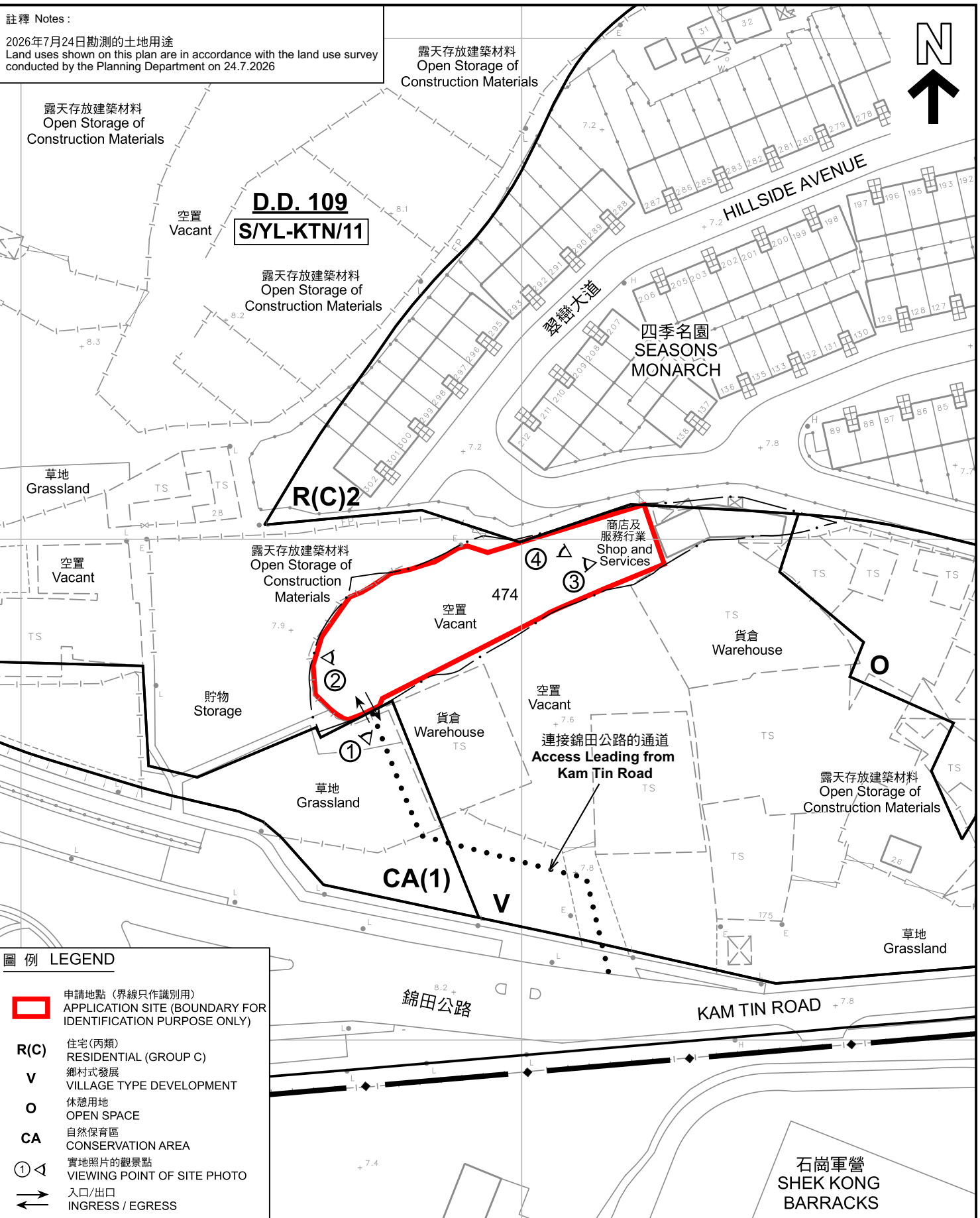
參考編號
 REFERENCE No.
 A/YL-KTN/1256

繪圖
 DRAWING
 A - 1



註釋 Notes :

2026年7月24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 24.7.2026



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

O

休憩用地
OPEN SPACE

CA

自然保育區
CONSERVATION AREA

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

↔

入口/出口
INGRESS / EGRESS

本摘要圖於2026年8月19日擬備，
所根據的資料為測量圖編號
6-NE-7D 及 12B

EXTRACT PLAN PREPARED ON 19.8.2026
BASED ON SURVEY SHEETS No.
6-NE-7D & 12B

平面圖 SITE PLAN

臨時商店及服務行業和公眾停車場(貨櫃車除外)連附屬設施(為期5年)
元朗錦田北丈量約份第109約地段第474號(部份)
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
LOT 474 (PART) IN D.D. 109, KAM TIN NORTH, YUEN LONG

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-KTN/1256

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)

 入口/出口
INGRESS / EGRESS

本摘要圖於2026年8月19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 E246848C
EXTRACT PLAN PREPARED ON 19.8.2026
BASED ON AERIAL PHOTO NO.
E246848C TAKEN ON 3.1.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時商店及服務行業和公眾停車場(貨櫃車除外)連附屬設施(為期5年)
元朗錦田北丈量約份第109約地段第474號(部份)
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
LOT 474 (PART) IN D.D. 109, KAM TIN NORTH, YUEN LONG

 規劃署 Planning Department	
參考編號 REFERENCE No. A/YL-KTN/1256	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2026年8月25日擬備，所根據的資料為攝於2026年7月24日的實地照片
PLAN PREPARED ON 25.8.2026
BASED ON SITE PHOTOS
TAKEN ON 24.7.2026

臨時商店及服務行業和公眾停車場(貨櫃車除外)連附屬設施(為期5年)
元朗錦田北丈量約份第109約地段第474號(部份)
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
LOT 474 (PART) IN D.D. 109, KAM TIN NORTH, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1256

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2026年8月25日擬備，所根據的資料為攝於2026年7月24日的實地照片
PLAN PREPARED ON 25.8.2026
BASED ON SITE PHOTOS
TAKEN ON 24.7.2026

臨時商店及服務行業和公眾停車場(貨櫃車除外)連附屬設施(為期5年)
元朗錦田北丈量約份第109約地段第474號(部份)
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
LOT 474 (PART) IN D.D. 109, KAM TIN NORTH, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1256

圖 PLAN
A-4b