

(摘錄自申請人於 25. 3. 2021 呈交的申請書)  
(Extract from Applicant's  
Submission of 25.3.2021)

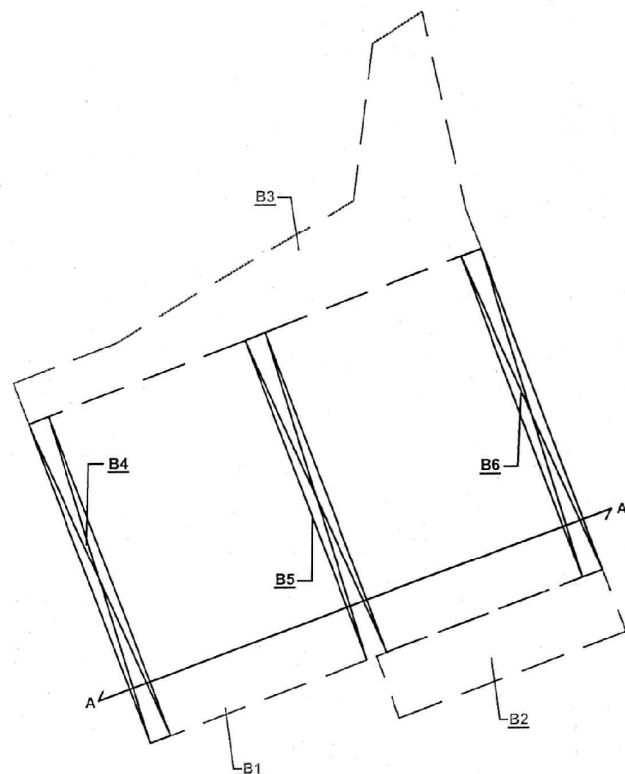
參考編號  
REFERENCE No.  
A/YL-TYST/1090

繪圖 DRAWING  
A-1



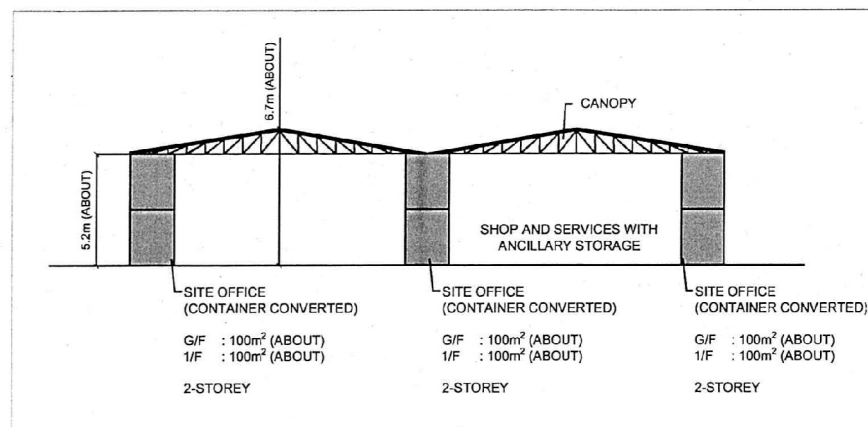
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m <sup>2</sup> (ABOUT)
COVERED AREA	: 3,340m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,980m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH STORAGE	2,275m <sup>2</sup> (ABOUT)	2,275m <sup>2</sup> (ABOUT)	6.7m (ABOUT)
B2	ANC. VEHICLE REPAIR WORKSHOP	219m <sup>2</sup> (ABOUT)	219m <sup>2</sup> (ABOUT)	6.7m (ABOUT)
B3	RAIN SHELTER	612m <sup>2</sup> (ABOUT)	612m <sup>2</sup> (ABOUT)	6.7m (ABOUT)
B4*	SITE OFFICE	N/A	200m <sup>2</sup> (ABOUT)	5.2m (ABOUT)(2-STOREY)
B5*	SITE OFFICE	N/A	200m <sup>2</sup> (ABOUT)	5.2m (ABOUT)(2-STOREY)
B6*	SITE OFFICE	N/A	200m <sup>2</sup> (ABOUT)	5.2m (ABOUT)(2-STOREY)
B7	STORAGE OF GOODS	134m <sup>2</sup> (ABOUT)	134m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B8	METER ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B9	SITE OFFICE	31m <sup>2</sup> (ABOUT)	31m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B10	RAIN SHELTER	60m <sup>2</sup> (ABOUT)	60m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		3,340m <sup>2</sup> (ABOUT)	3,940m <sup>2</sup> (ABOUT)	

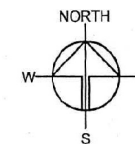
\*STRUCTURES B4 TO B6 ARE UNDER STRUCTURE B1



SECTION A-A  
(INDICATIVE ONLY)

## LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	CANOPY



Drawing No.	Ver.
P05	01

Project  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
(VEHICLE PARTS) WITH  
ANCILLARY VEHICLE  
REPAIR WORKSHOP FOR A  
PERIOD OF 5 YEARS

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

Drawing Title
SECTION OF STRUCTURES

Scale of A1  
4 : 800

Drawn	Date
	24.3.2021
Revised	Date

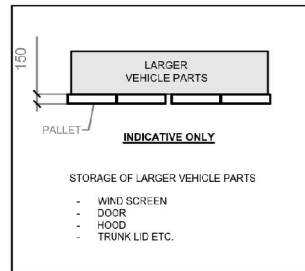
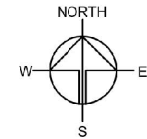
(摘錄自申請人於 25. 3. 2021 呈交的申請書)  
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A/YL-TYST/1090

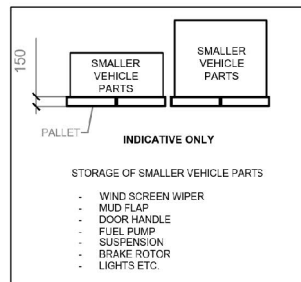
繪圖 DRAWING  
A-3

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,320m <sup>2</sup> (ABOUT)
COVERED AREA	: 3,340m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,980m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.6 (ABOUT)
SITE COVERAGE	: 53% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,940m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 6.7m
NO. OF STOREY	: 1 TO 2



**STRUCTURE B4**  
SITE OFFICE & STORAGE OF VEHICLE PARTS  
(CONTAINER-CONVERTED  
(UNDER STRUCTURE B1))



**STRUCTURE B5**  
SITE OFFICE & STORAGE OF VEHICLE PARTS  
(CONTAINER-CONVERTED  
(UNDER STRUCTURE B1))

**STRUCTURE B1**  
SHOP AND SERVICES  
- VEHICLE PARTS SHOWROOM  
- STORAGE OF VEHICLE PARTS  
- ANCILLARY VEHICLE REPAIR WORKSHOP  
(SHED STRUCTURE)

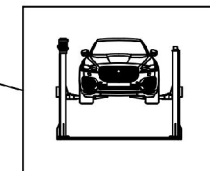
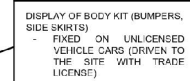
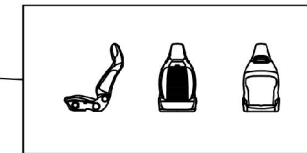
**STRUCTURE B2**  
ANCILLARY VEHICLE REPAIR  
WORKSHOP WITH REPAIR BAYS  
(SHED STRUCTURE)

**STRUCTURE B6**  
SITE OFFICE & STORAGE OF DOCUMENTS  
(CONTAINER-CONVERTED  
(UNDER STRUCTURE B1))

**STRUCTURE B3**  
RAIN SHELTER  
(SHED STRUCTURE)

## INTERNAL LAYOUT OF STRUCTURES

(INDICATIVE ONLY)



## LEGEND

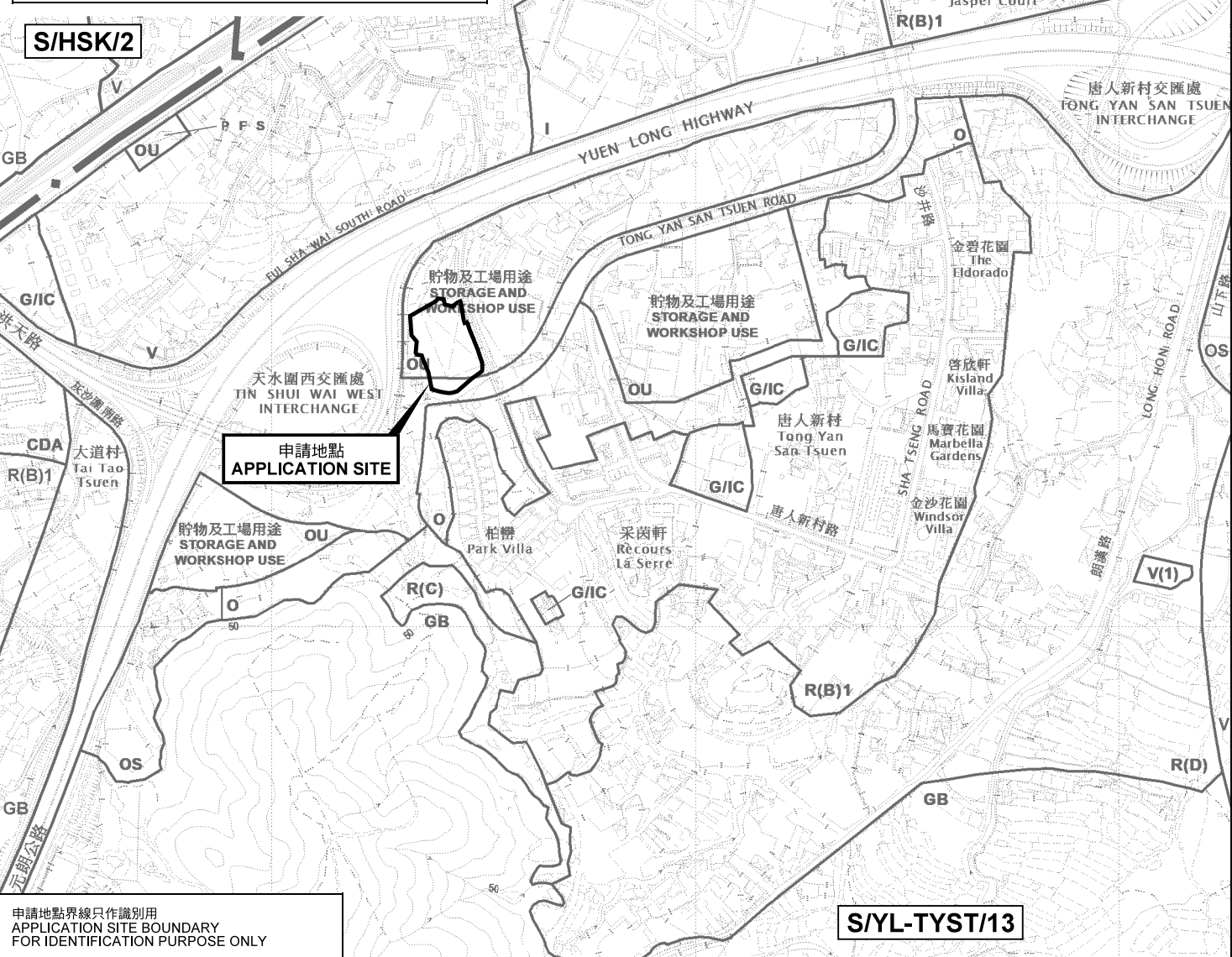
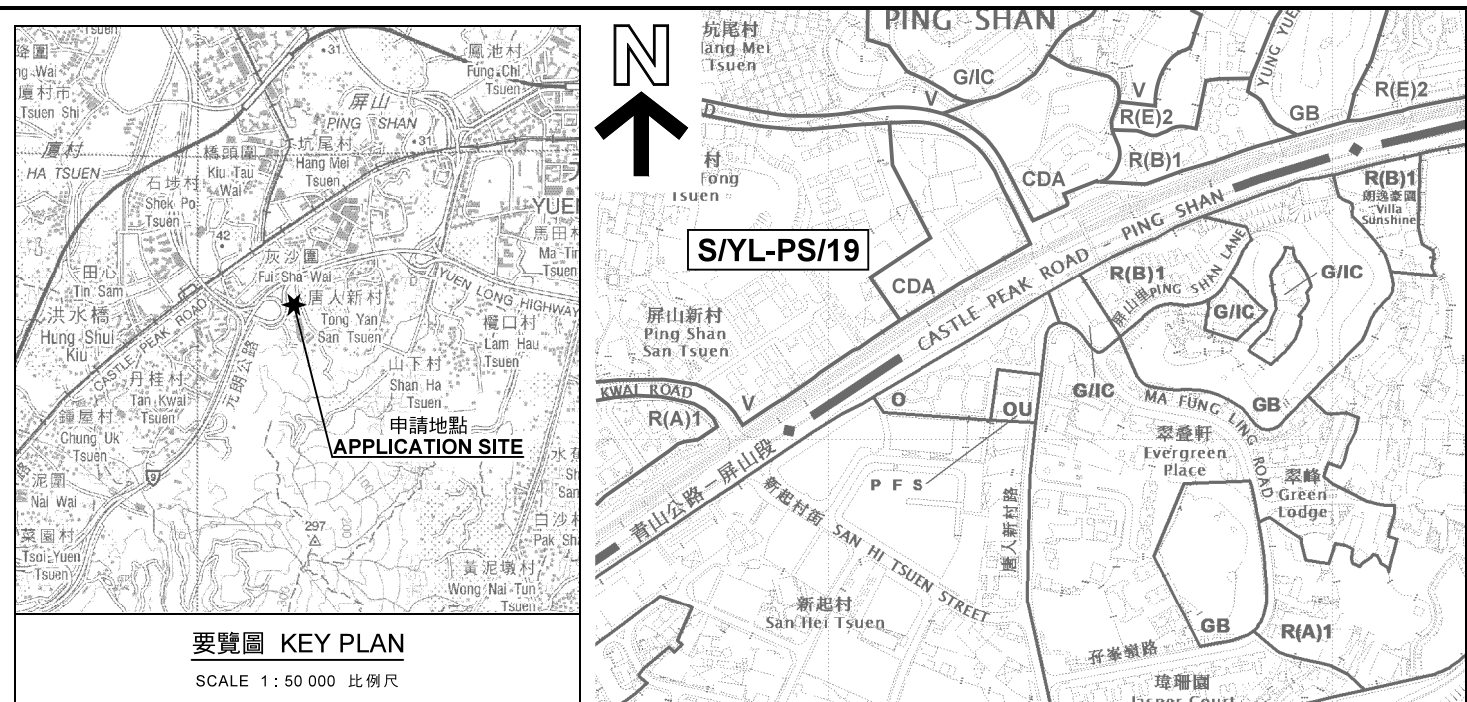
	APPLICATION SITE
	ENCLOSED STRUCTURE
	CANOPY

Drawing No.	Ver.
<b>PLAN 3</b>	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS	
VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
INTERNAL LAYOUT (B1)	
Scale of A4	
4:500	
Drawn	Date
	5.5.2021
Revised	Date

(摘錄自申請人於 10.5.2021 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 10.5.2021)

參考編號  
REFERENCE No.  
A/YL-TYST/1090

繪圖 DRAWING  
A-4



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

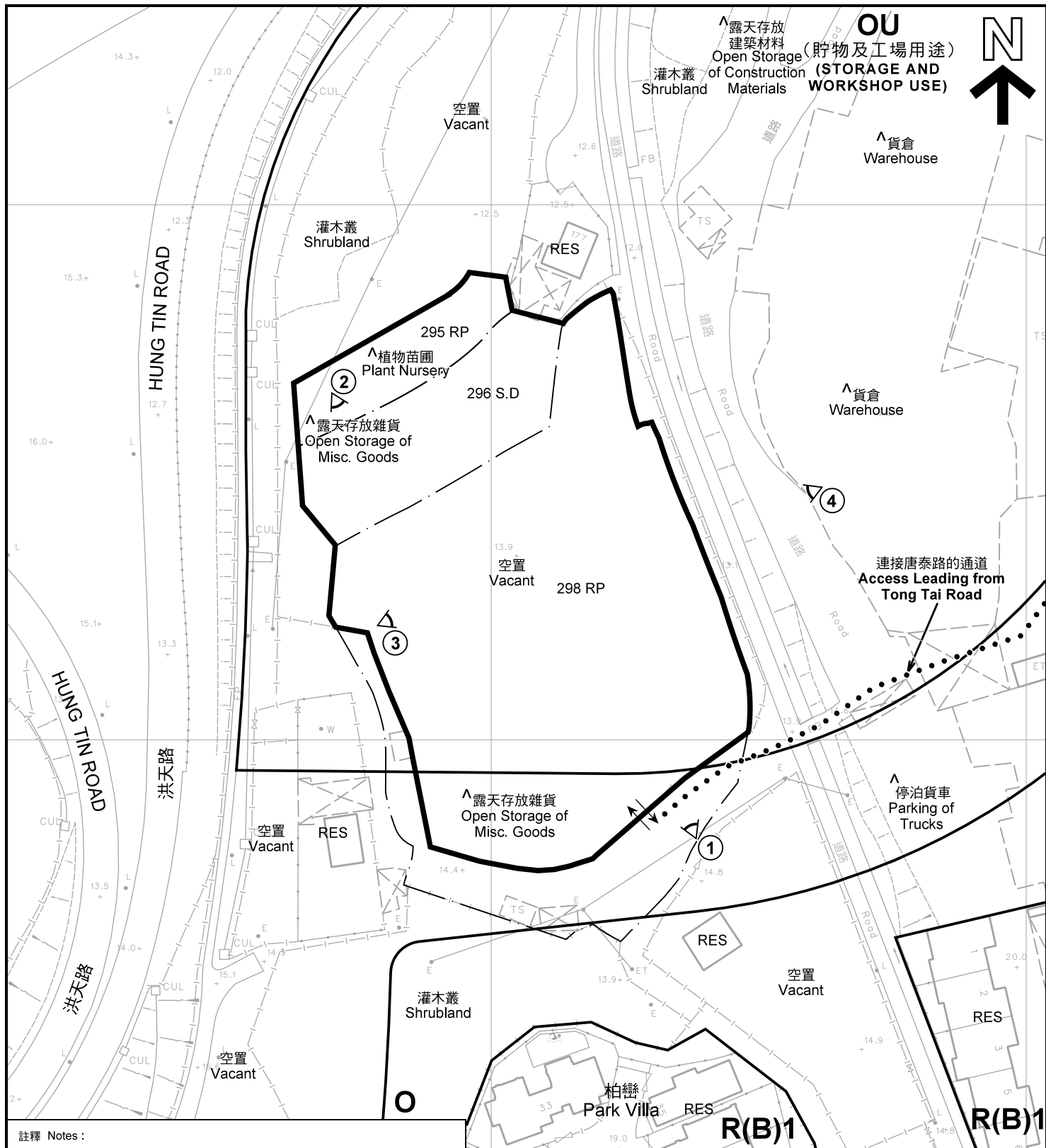
本摘要圖於2021年5月10日擬備，  
所根據的資料為於2020年7月10日  
展示的分區計劃大綱圖編號 S/YL-TYST/13  
EXTRACT PLAN PREPARED ON 10.5.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/13 EXHIBITED ON 10.7.2020

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-TYST/1090

圖 PLAN  
A-1



註釋 Notes :

- (1) 2021年4月9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 9.4.2021
- (2) \* 土地用途跟1993年6月18日及7月7日勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 18.6.1993 & 7.7.1993
- (3) ^ 土地用途跟1993年6月18日及7月7日勘測的土地用途有別  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 18.6.1993 & 7.7.1993

圖例 LEGEND



R(B)



申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

住宅(乙類)  
RESIDENTIAL (GROUP B)

休憩用地  
OPEN SPACE

OU

RES



其他指定用途  
OTHER SPECIFIED USES  
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

平面圖 SITE PLAN

擬議臨時商店及服務行業(汽車零件)連附屬汽車維修工場(為期5年)  
元朗唐人新村丈量約份第121約地段  
第295號餘段、第296號D分段及第298號餘段(部分)

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH  
ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS  
LOTS 295 RP, 296 S.D, 298 RP (PART) IN D.D.121,  
TONG YAN SAN TSUEN, YUEN LONG

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



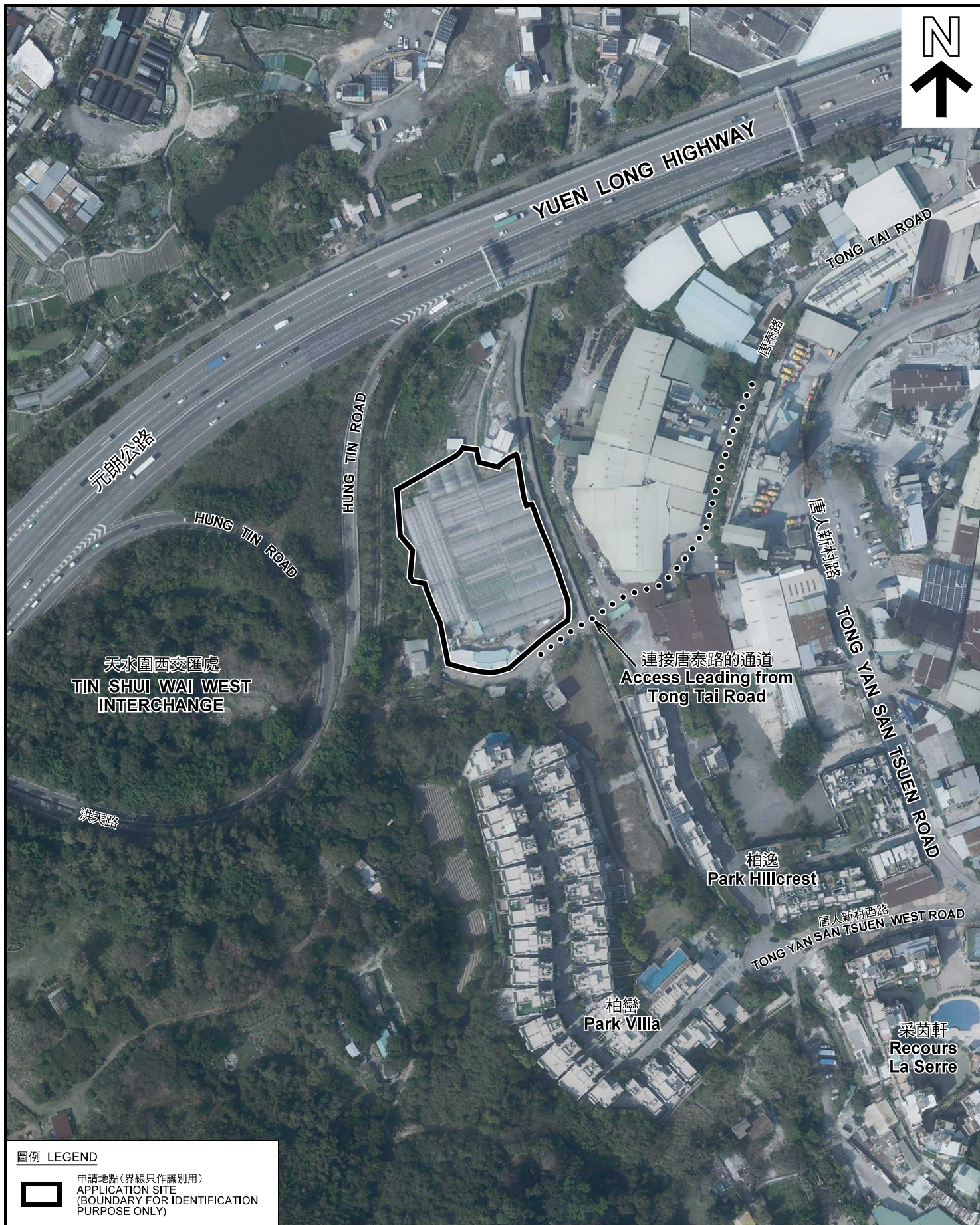
參考編號  
REFERENCE No.

A/YL-TYST/1090

圖 PLAN  
A-2

本摘要圖於2021年5月10日擬備, 所根據的資料為測量圖編號 6-NW-13C 及 6-NW-13D  
EXTRACT PLAN PREPARED ON 10.5.2021  
BASED ON SURVEY SHEETS No.  
6-NW-13C & 6-NW-13D





### 航攝照片 AERIAL PHOTO

本摘要圖於2021年5月10日擬備，所根據的資料為地政總署於2020年2月18日拍得的航攝照片編號 E089425C  
EXTRACT PLAN PREPARED ON 10.5.2021  
BASED ON AERIAL PHOTO No.  
E089425C TAKEN ON 18.2.2020  
BY LANDS DEPARTMENT

擬議臨時商店及服務行業(汽車零件)連附屬汽車維修工場(為期5年)  
元朗唐人新村丈量約份第121約地段  
第295號餘段、第296號D分段及第298號餘段(部分)  
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH  
ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS  
LOTS 295 RP, 296 S.D, 298 RP (PART) IN D.D.121,  
TONG YAN SAN TSUEN, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-TYST/1090

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



### 實地照片 SITE PHOTOS

擬議臨時商店及服務行業（汽車零件）連附屬汽車維修工場（為期5年）  
元朗唐人新村丈量約份第121約地段

第295號餘段、第296號D分段及第298號餘段（部分）  
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH  
ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS  
LOTS 295 RP, 296 S.D, 298 RP (PART) IN D.D.121,  
TONG YAN SAN TSUEN, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



本圖於2021年5月10日擬備，所根據的  
資料為攝於2021年4月9日的實地照片  
PLAN PREPARED ON 10.5.2021  
BASED ON SITE PHOTOS  
TAKEN ON 9.4.2021

參考編號  
REFERENCE No.  
A/YL-TYST/1090

圖 PLAN  
A-4a





申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年5月10日擬備，所根據的資料為攝於2021年4月9日的實地照片  
PLAN PREPARED ON 10.5.2021  
BASED ON SITE PHOTOS  
TAKEN ON 9.4.2021

### 實地照片 SITE PHOTOS

擬議臨時商店及服務行業（汽車零件）連附屬汽車維修工場（為期5年）  
元朗唐人新村丈量約份第121約地段  
第295號餘段、第296號D分段及第298號餘段（部分）  
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE PARTS) WITH  
ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 5 YEARS  
LOTS 295 RP, 296 S.D, 298 RP (PART) IN D.D.121,  
TONG YAN SAN TSUEN, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-TYST/1090

圖 PLAN  
A-4b