

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TT/586**
关于申请编号 A/YL-TT/586 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-TT/586		
Location/address 位置/地址	Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long, New Territories 新界元朗大旗岭丈量约份第 116 约地段第 4080 号		
Site area 地盘面积	About 约 1,000 sq. m 平方米		
Plan 图则	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分区计划大纲草图编号 S/YL-TT/19		
Zoning 地带	"Residential (Group D)" 「住宅(丁类)」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Proposed Temporary Shop and Services for a Period of 3 Years 拟议临时商店及服务行业(为期 3 年)		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 380	Not more than 不多於 0.38
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	4	
Building height/ No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 4.5	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 1	Storey(s) 层
Site coverage 上盖面积	About 约 38 %		

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	2
	Private Car Parking Spaces 私家车车位	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	1
	Van-type Light Goods Vehicle Spaces 轻型客货车车位	1

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Site Plan 场地平面图</u>		
<u>Vehicular Access Plan 车辆通道图</u>		
<u>Proposed Drainage Plan 拟议排水设施图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal 排水建议</u>		
<u>Estimated Traffic Generation 行车量估算</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



位置圖 LOCATION PLAN

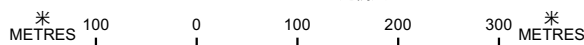
本摘要圖於2023年1月16日擬備，
 所根據的資料為於2023年1月6日
 展示的分區計劃大綱圖編號 S/YL-TT/19
 EXTRACT PLAN PREPARED ON 16.1.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-TT/19 EXHIBITED ON 6.1.2023

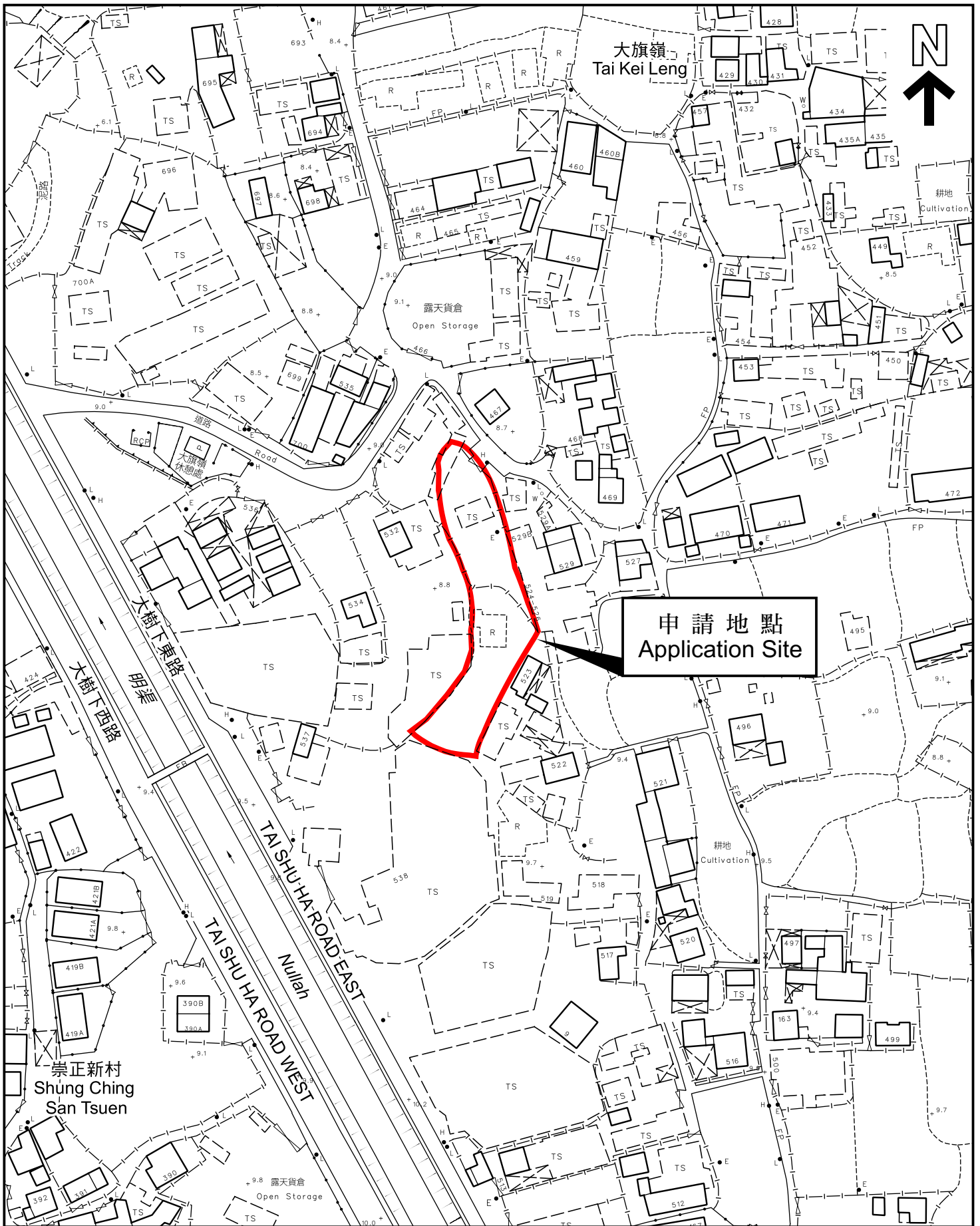
申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.

A/YL-TT/586

SCALE 1 : 7 500 比例尺





平面圖 SITE PLAN

本摘要圖於2023年1月16日擬備，
 所根據的資料為測量圖編號
 6-NW-15C 及 20A
 EXTRACT PLAN PREPARED ON 16.1.2023
 BASED ON SURVEY SHEETS No.
 6-NW-15C & 20A

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

參考編號
 REFERENCE No.

A/YL-TT/586

申請編號 **Application No. : A/YL-TT/586**

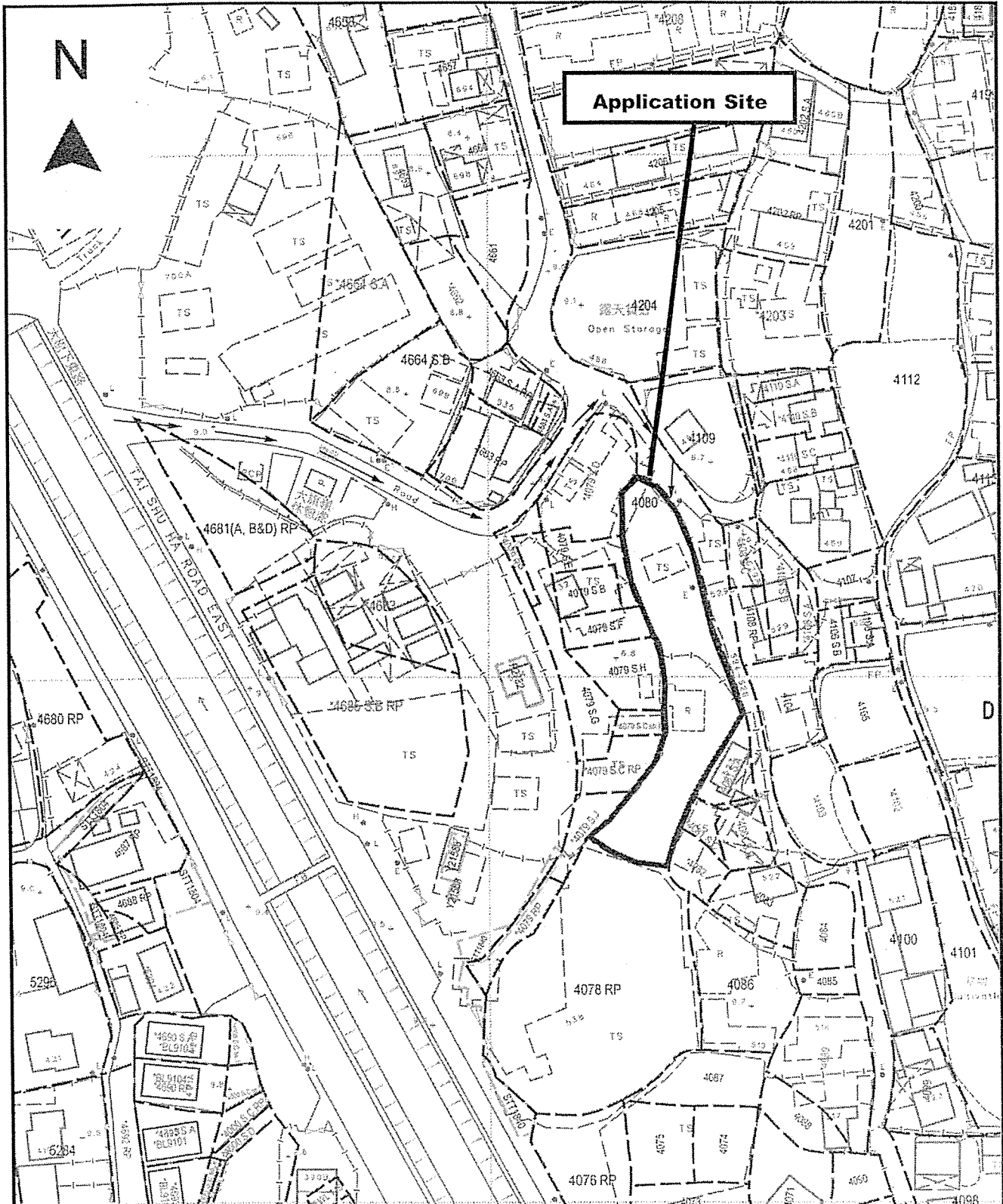
備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業（為期 3 年）。申請地點可由大樹下東路經一條地區小徑前往。場內將設有 4 個總樓面積不多於 380 平方米及高度不高於 4.5 米（不多於 1 層）的構築物作商店及服務行業及廁所用途。場內將設有 2 個私家車車位及 1 個輕型客貨車車位。場地的作業時間將為每天上午 9 時至下午 7 時。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 3 years. The Site is accessible from Tai Shu Ha Road East via a local track. There will be 4 structures with a total floor area of not more than 380 m² and heights of not more than 4.5m (not exceeding 1 storey) within the Site for shop and services and toilet uses. 4 private car parking spaces and 1 van-type light goods vehicle space will be provided within the Site. The operation hours of the Site will be between 9:00 a.m. and 7:00 p.m. daily.


有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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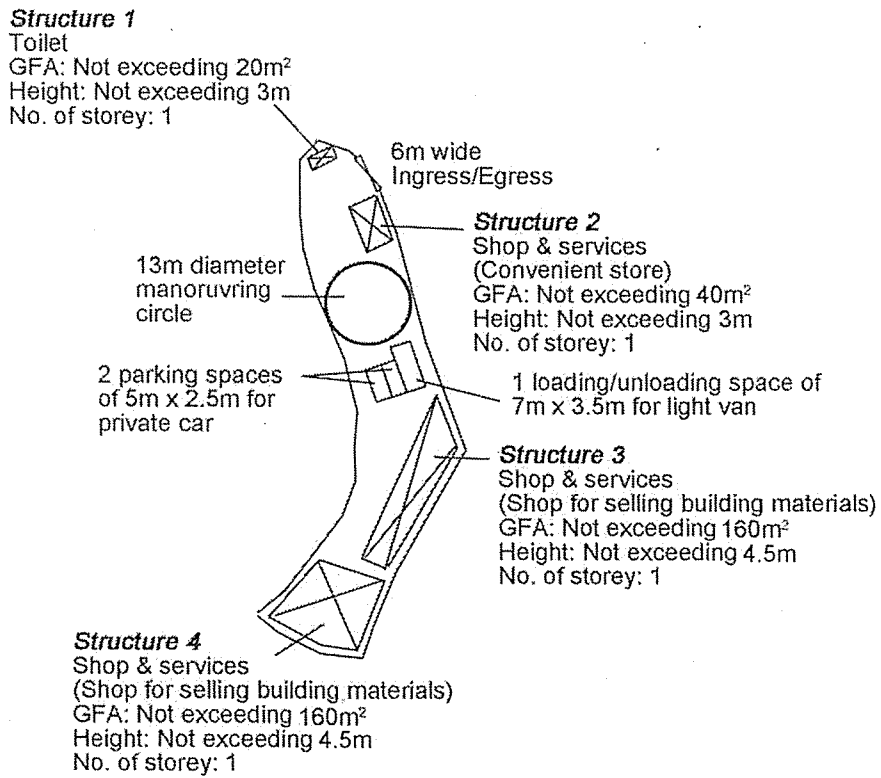
Project 項目名稱:
 Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.

Drawing Title 圖目:
 Vehicular Access Plan

Remarks 備註:
 Vehicular access leading from Tai Shu Ha Road East

Drawing No. 圖號:
 Figure 2

Scale 比例:
 1:7500

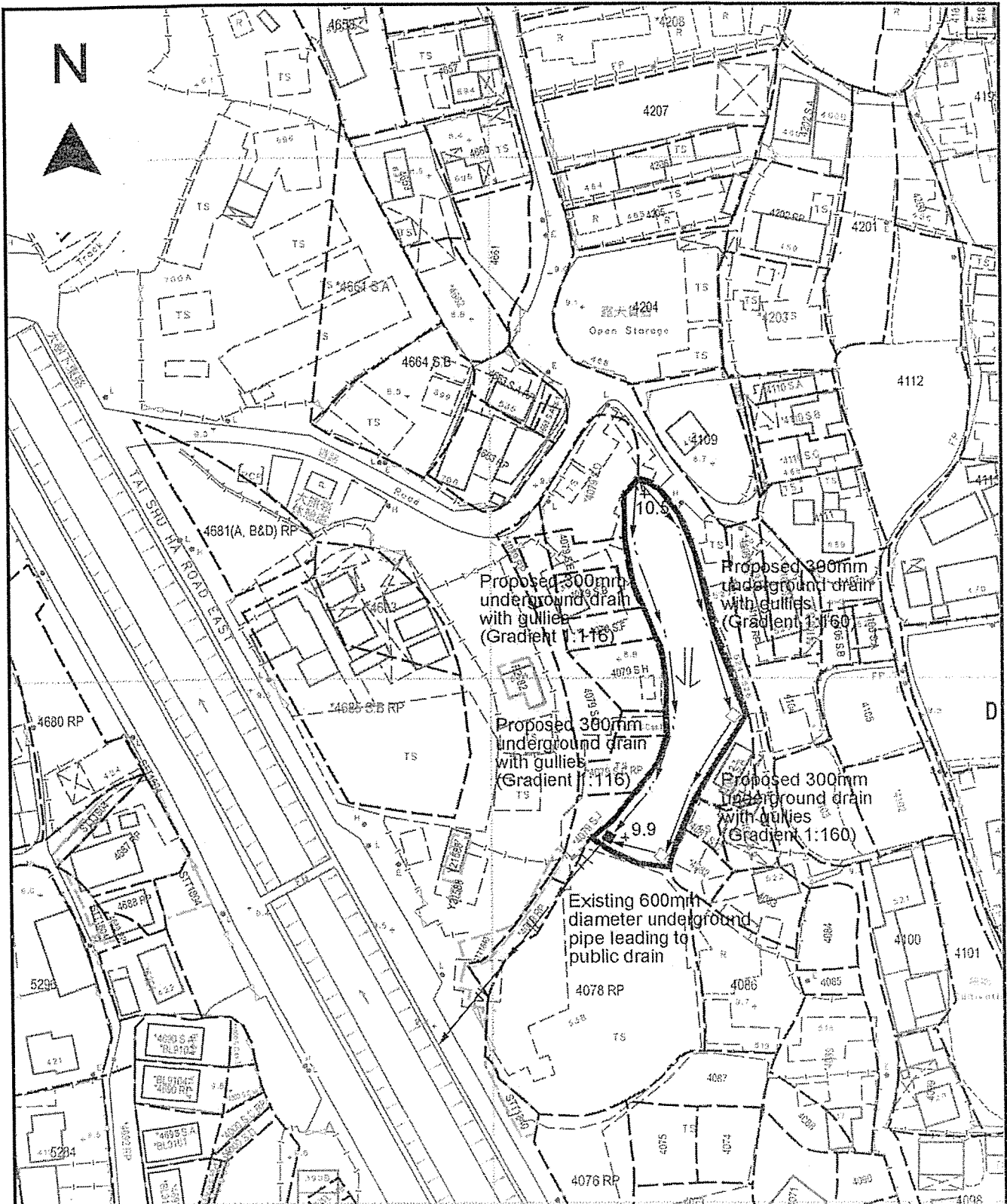


Project 項目名稱: Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.	Drawing Title 圖名: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

申請編號 Application No. : A / YL - TT / 586

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



<p>Project 項目名稱: Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4080 in D.D.116, Tai Kei Leng, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Proposed Drainage Plan</p>	<p>Remarks 備註: +9.9 Level (in mPD) ← Flow of surface runoff □ Proposed catchpit ■ Catchpit with sand trap</p>
	<p>Drawing No. 圖號: Figure 4</p>	<p>Scale 比例: 1:1000</p>