

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTN/952**

关于申请编号 A/YL-KTN/952 的拟议用途/发展的概括发展规范

| | | | |
|---|---|--------------|--------------------|
| Application No. 申请编号 | A/YL-KTN/952 | | |
| Location/address 位置/地址 | Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories 新界元朗锦田丈量约份第 107 约地段第 570 号 (部分) 及第 571 号余段 (部分) 和毗连政府土地 | | |
| Site area 地盘面积 | About 约 2,529 sq. m 平方米 (Includes Government Land of about 包括政府土地约 96 sq. m 平方米) | | |
| Plan 图则 | Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 锦田北分区计划大纲草图编号 S/YL-KTN/10 | | |
| Zoning 地带 | "Industrial (Group D)" 「工业(丁类)」 | | |
| Applied use/ development 申请用途/发展 | Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years 拟议临时商店及服务行业 (食物零售店) 连附属储物室及办公室 (为期 5 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 | About 约 986 | About 约 0.39 |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 5 | |
| | Composite 综合用途 | - | |
| Building height/No. | Domestic | - | m 米 |

| | | | |
|--|---|---------------------|---------------|
| of storeys 建筑物高度/ 层数 | 住用 | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic 非住用 | 3 - 11 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | Not more than 不多於 2 | Storey(s) 层 |
| | Composite 综合用途 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Site coverage 上盖面积 | About 约 21.3 % | |
| No. of units 单位数目 | - | | |
| Open space 休憩用地 | Private 私人 | - | sq. m 平方米 |
| | Public 公众 | - | sq. m 平方米 |
| No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目 | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数 | | 5 |
| | Light Goods Vehicle Spaces 轻型货车车位 | | 4 |
| | Medium Goods Vehicle Spaces 中型货车车位 | | 1 |

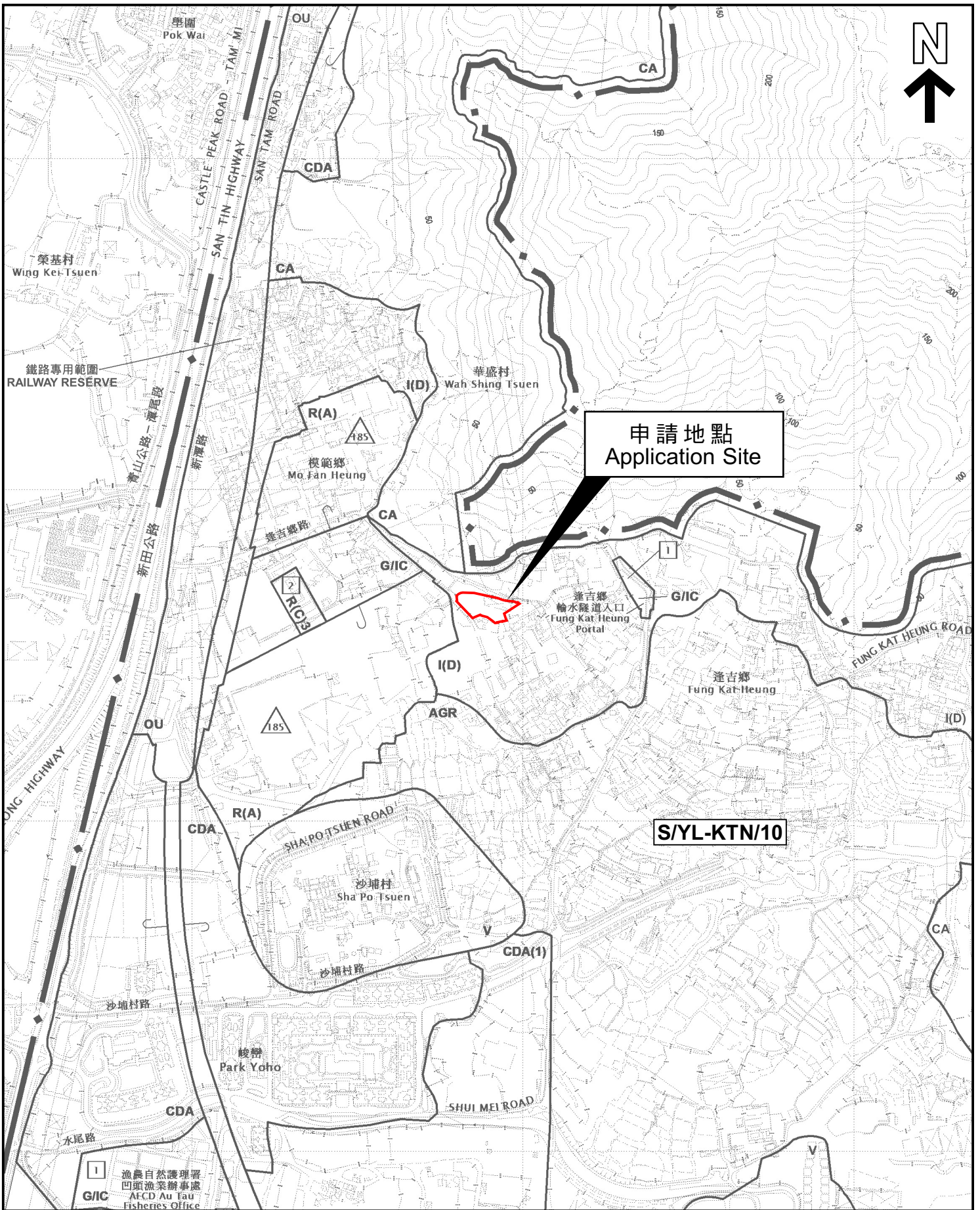
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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>Location Plan 位置图, Lot Index Plan 地段索引图, Swept Path Analysis 交通行车线分析图, Drainage Proposal 排水建议, Fire Service Installations Proposal 消防装置建议</u> | | |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

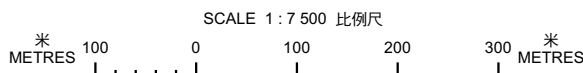
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。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。



本摘要圖於2023年8月15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-KTN/10
 EXTRACT PLAN PREPARED ON 15.8.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-KTN/10 EXHIBITED ON 6.1.2023

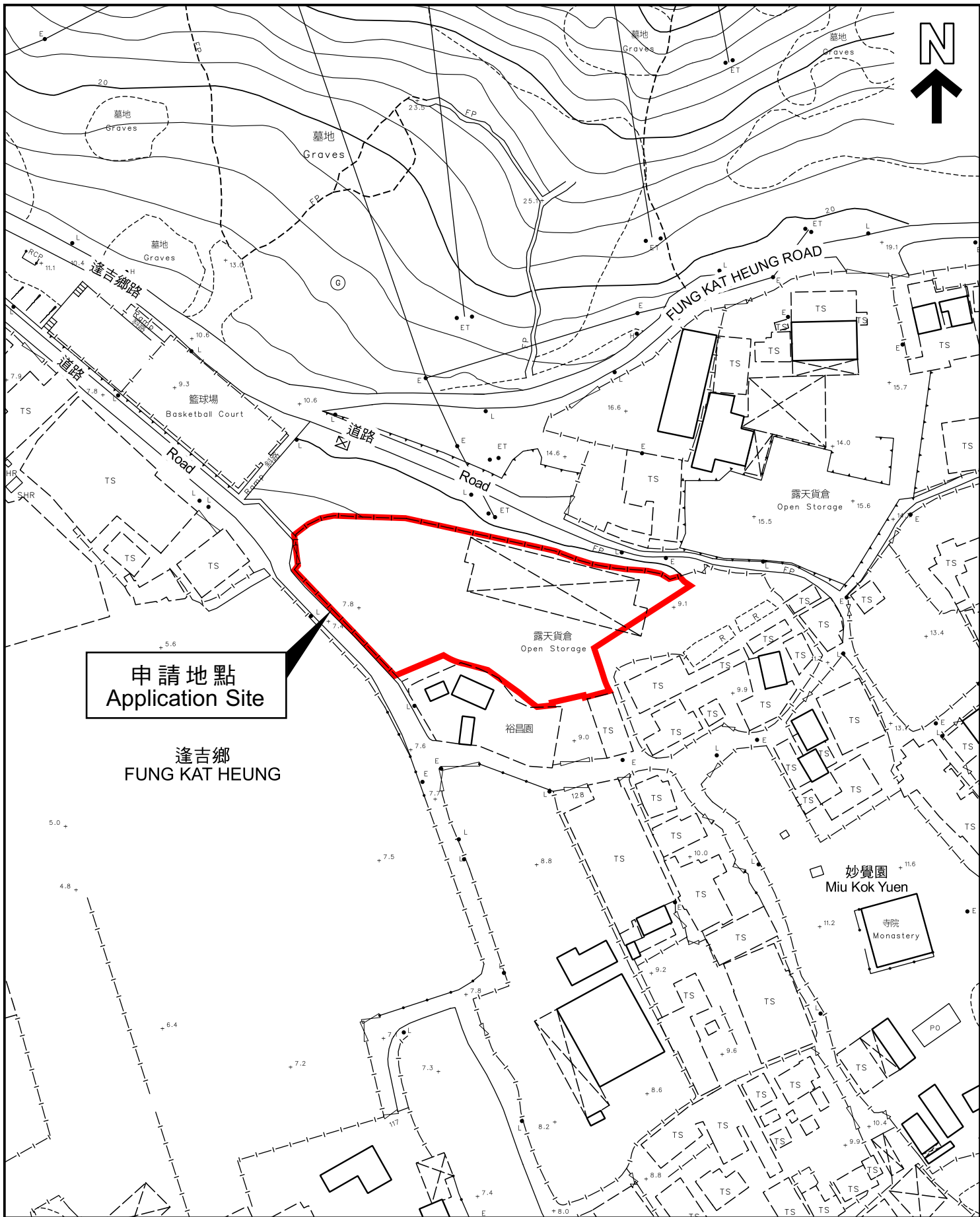
位置圖 LOCATION PLAN



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-KTN/952



申請地點
Application Site

逢吉鄉
FUNG KAT HEUNG

本摘要圖於2023年8月15日擬備，
所根據的資料為測量圖編號
6-NE-1B、1D、2A 及 2C
EXTRACT PLAN PREPARED ON 15.8.2023
BASED ON SURVEY SHEETS No.
6-NE-1B, 1D, 2A & 2C

平面圖 SITE PLAN

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-KTN/952

申請編號 Application No. : A/YL-KTN/952

備註 Remarks

申請人要求批給規劃許可，准許將申請地點作擬議臨時商店及服務行業（食物零售店）連附屬儲物室及辦公室（為期 5 年）。申請地點的地盤面積約 2,529 平方米（包括政府土地約 96 平方米），將設有 5 個不多於 2 層（高度約 3 至 11 米）以及總樓面面積約 986 平方米的構築物，用作商店及服務行業、職員室及簷篷用途。申請地點將提供 4 個輕型貨車上落客貨車位及 1 個中型貨車上落客貨車位。營運時間為星期一至日包括公眾假期上午七時至下午十一時。申請地點可由逢吉鄉路經小路前往。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (food retail shop) with ancillary storage and office for a period of 5 years. The site area is about 2,529m² (including government land of about 96m²), to be occupied by 5 structures of not more than 2 storeys (with building heights of about 3m to 11m) and a total floor area of about 986m² for shop and services, staff room and canopy uses. 4 loading/unloading spaces for light goods vehicle and 1 loading/unloading space for medium goods vehicle will be provided at the Site. The operation hours will be 7:00a.m. to 11:00p.m. daily including public holidays. The Site is accessible from Fung Kat Heung Road via a local access.

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。

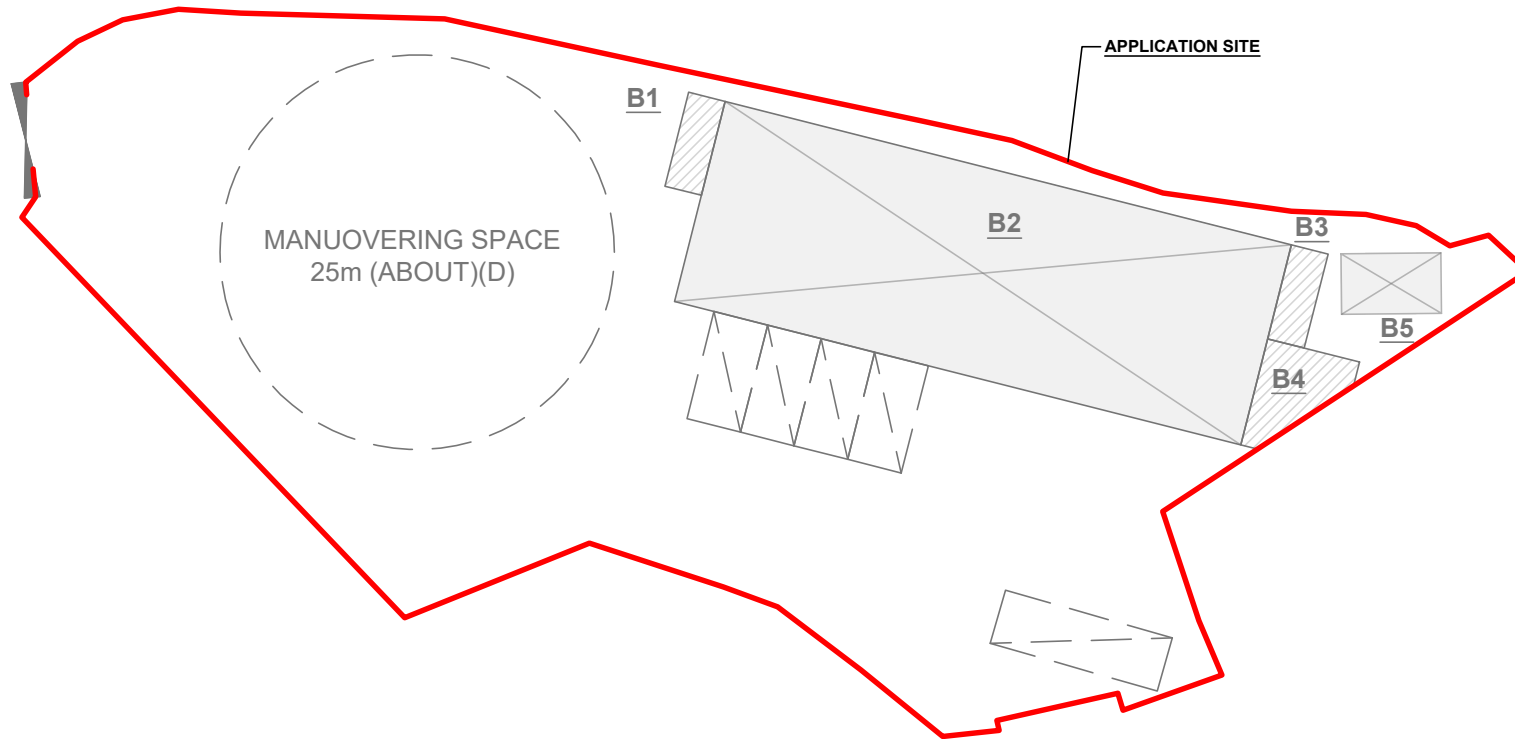
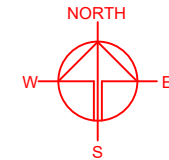
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DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 2,529 m ² | (ABOUT) |
| COVERED AREA | : 538 m ² | (ABOUT) |
| UNCOVERED AREA | : 1,991 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.39 | (ABOUT) |
| SITE COVERAGE | : 21.3% | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 5 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 986 m ² | (ABOUT) |
| TOTAL GFA | : 986 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 3 - 11 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|-----------------------------|----------------------------|----------------------------------|----------------------------------|
| B1 | CANOPY OF STAIRCASE TO 1/F* | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 11m (ABOUT)(1 STOREY) |
| B2 | SHOP AND SERVICES (FOOD)^ | 448 m ² (ABOUT) | 896 m ² (ABOUT) | 11m (ABOUT)(2 STOREY) |
| B3 | CANOPY OF STAIRCASE TO 1/F* | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 11m (ABOUT)(1 STOREY) |
| B4 | CANOPY FOR STORAGE | 29 m ² (ABOUT) | 29 m ² (ABOUT) | 5.5m (ABOUT)(1 STOREY) |
| B5 | STAFF ROOM | 25 m ² (ABOUT) | 25 m ² (ABOUT) | 3m (ABOUT)(1 STOREY) |
| | | TOTAL | 538 m² (ABOUT) | 986 m² (ABOUT) |

*UNENCLOSED
^WITH ANCILLARY STORAGE AND OFFICE







申請編號 Application No. : A / YL-KTN / 952
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LOADING / UNLOADING PROVISIONS

| | |
|---|----------------------|
| NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE | : 4 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 7m (L) X 3.5m (W) |
| | |
| NO. OF LOADING / UNLOADING SPACE FOR MEDIUM GOODS VEHICLE | : 1 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 11m (L) X 3.5m (W) |

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| OL | 24.07.2023 |
| CHECKED BY | DATE |
| OL | 04.08.2023 |
| APPROVED BY | DATE |

DWG. TITLE
LAYOUT PLAN

| | |
|-------------------|-------------|
| DWG NO. PLAN 4 | VER. 001 |
|-------------------|-------------|