

**關乎申請編號 A/YL-HTF/1092 的擬議用途/發展的概括發展規範  
(根據第 17 條的覆核)**

**Broad Development Parameters of the Applied Use/Development  
In respect of Application No. A/YL-HTF/1092  
(Review under Section 17)**

(a) 申請編號 Application no.	A/YL-HTF/1092		
(b) 位置/地址 Location/Address	新界元朗流浮山深灣路丈量約份第 128 約地段第 384 號餘段 Lot 384 RP in D.D. 128, Deep Bay Road, Lau Fau Shan, Yuen Long, New Territories		
(c) 地盤面積 Site area	4,411 平方米 m <sup>2</sup>		
(d) 圖則 Plan	第 16 條申請 Section 16 application 厦村邊緣分區計劃大綱草圖編號 S/YL-HTF/11 Draft Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/11		
	第 17 條覆核 Section 17 review 厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12		
(e) 地帶 Zoning	第 16 條申請 Section 16 application 「農業」 "Agriculture"		
	第 17 條覆核 Section 17 review 「農業」 "Agriculture"		
(f) 申請用途/發展 Applied Use/ Development	擬議臨時貨倉存放電子零件(為期 2 年) Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years		
(g) 覆核性質 Nature of Review	覆核拒絕申請的決定 To review the refusal decision of the application		
(h) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	112	-
(i) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	8	
	綜合用途 Composite	-	
(j) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
	非住用 Non-domestic	2.3	米 m
		-	米(主水平基準以上)mPD
	綜合用途 Composite	1	層 storey(s)
	-	米 m	
	-	米(主水平基準以上)mPD	
	-	層 storey(s)	
(k) 上蓋面積 Site coverage	-		
(l) 單位數目 No. of units	-		
(m) 休憩用地	- 私人 Private	- 平方米 m <sup>2</sup>	

Open Space	- 公眾 Public	- 平方米 m <sup>2</sup>
(n) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	- 輕型貨車泊車位 Light Goods Vehicle Parking Spaces	4
	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	4

\* 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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# A/YL-HTF/1092



**申請編號 Application No. : A/YL-HTF/1092**  
**(覆核申請 Review Application)**

**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貨倉存放電子零件(為期 2 年)。城市規劃委員會轄下的鄉郊及新市鎮規劃小組委員會於 2019 年 4 月 12 日決定拒絕這宗申請。申請人於 2019 年 5 月 16 日按照《城市規劃條例》第 17 條的規定申請覆核拒絕申請的決定。

The applicant seeks planning permission to use the application site for proposed temporary warehouse of electric spare parts for a period of 2 years. On 12.4.2019, the Rural and New Town Planning Committee of the Town Planning Board decided to reject the application. On 16.5.2019, the applicant submitted an application for review of the refusal decision of the application under Section 17 of the Town Planning Ordinance.

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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申請編號 **Application No. : A/YL-HTF/1092**  
(覆核申請 **Review Application**)

與申請地點／處所有關的先前申請  
**Previous Applications Covering the Application Site/Premises**

申請編號 <b>Application No.</b>	擬議用途／發展 <b>Proposed Use/Development</b>	城市規劃委員會的決定(日期) <b>Decision of Town Planning Board (Date)</b>
A/YL-HT/414	臨時環迴賽車道 (為期三年) Temporary Racing Circuit for a Period of 3 Years	拒絕 Rejected (29.7.2005)
A/YL-HT/458	臨時貨倉(存放有機食品及 園藝植物)和銷售 (為期三年) Temporary Warehouse (Storage of Organic Food and Gardening Plants) and Sales for a Period of 3 Years	拒絕 Rejected (1.9.2006)
A/YL-HT/471	擬議臨時貨倉(存放和銷售有機食品 及園藝植物) (為期三年) Proposed Temporary Warehouse (Storage and Sales of Organic Food and Gardening Plants) for a Period of 3 Years	拒絕 Rejected (30.3.2007)
A/YL-HT/884	臨時貨倉作為居屋及公屋的實體單位 模型之用 (為期三年) Temporary Warehouse for Storage of Mock-up Room of the Housing Development under Home Ownership Scheme and Public Housing for a Period of 3 Years	拒絕 Rejected (6.6.2014)

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申請編號 Application No. : A/YL-HTF/1092  
(覆核申請 Review Application)

申請人提交的圖則、繪圖及報告書  
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<b><u>圖則及繪圖 Plans and Drawings</u></b>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>報告書 Reports</u></b>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估 (噪音、空氣及／或水的污染) Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他 (請註明) Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
城市規劃委員會於 2019 年 5 月 16 日收到的申請人信件 Letter from the applicant received by the Town Planning Board on 16.5.2019		

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