

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)**

因應於 2019 年 8 月 12 日接獲的進一步資料而修訂的概括發展規範

Revised broad development parameters in view of
the further information received on 12.08.2019

(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 ²		
(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 ²	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	10	
	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
		1	層 storey(s)
綜合用途 Composite	-	米 m	
-	米(主水平基準以上)mPD		
-	層 storey(s)		

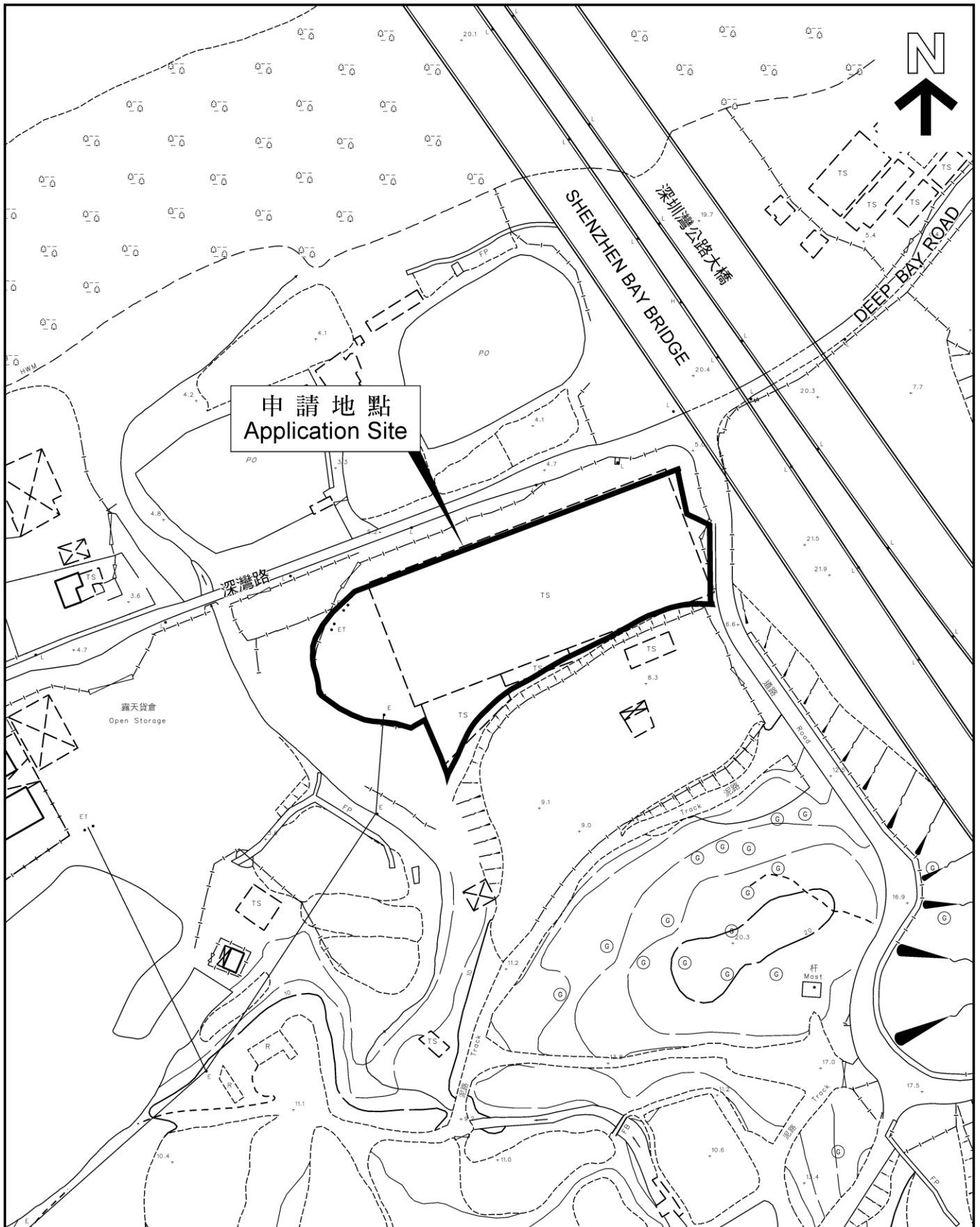
(k) 上蓋面積 Site coverage	-	
(l) 單位數目 No. of units	-	
(m) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²
	- 公眾 Public	- 平方米 m ²
(n) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 輕型貨車泊車位 Light Goods Vehicle Parking Spaces	4
	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	4

* 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。

The information is provided 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.

A/YL-HTF/1092

(覆核申請 REVIEW APPLICATION)



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

備註 Remarks

申請人呈交進一步資料，包括一份交通評估報告。

The applicant provided further information including a traffic impact assessment.

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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 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
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>
<u>圖則及繪圖 Plans and Drawings</u>		
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/>		
<u>報告書 Reports</u>		
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 checked="" 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 type="checkbox"/>

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