關乎申請編號 A/YL-KTN/689 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL-KTN/689

(a)	申請編號 Application no.	A/YL-KTN/689		
(b)	位置／地址 Location/Address	元朗逢吉鄉丈量約份第 107 約地段第 1640 號（部分）、第 1644 號（部分）、第 1645 號 A 分段（部分）、第 1645 號餘段（部分）及第 1647 號（部分） Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) and 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long		
(c)	地盤面積 Site area	約 About 3,630 平方米 m^2		
(d)	圖則 Plan	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
(e)	地帶 Zoning	「農業」 "Agriculture"		
(f)	申請用途／發展 Applied Use/ Development	擬議臨時商店及服務行業(售賣貨車吊臂及小型挖土機)(為期 3 年) Proposed Temporary Shop and Services (Sale of Truck Mounted Crane and Miniature Excavator) for a Period of 3 Years		
(g)	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	約 About 900	約 About 0.25
(h)	幢數 No. of block	住用 Domestic	-	
		非住用 Non-domestic	5	
		綜合用途 Composite	-	
(i)	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	3 - 7.5 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)	
(j)	上蓋面積 Site coverage	約 About 24.7 %		
(k)	單位數目 No. of units	-		
(l)	休憩用地 Open Space	- 私人 Private	- 平方米 m^2	
		- 公眾 Public	- 平方米 m^2	
(m)	停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces - 輕型貨車泊車位 Light Goods Vehicle Parking Spaces		4 2

* 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，

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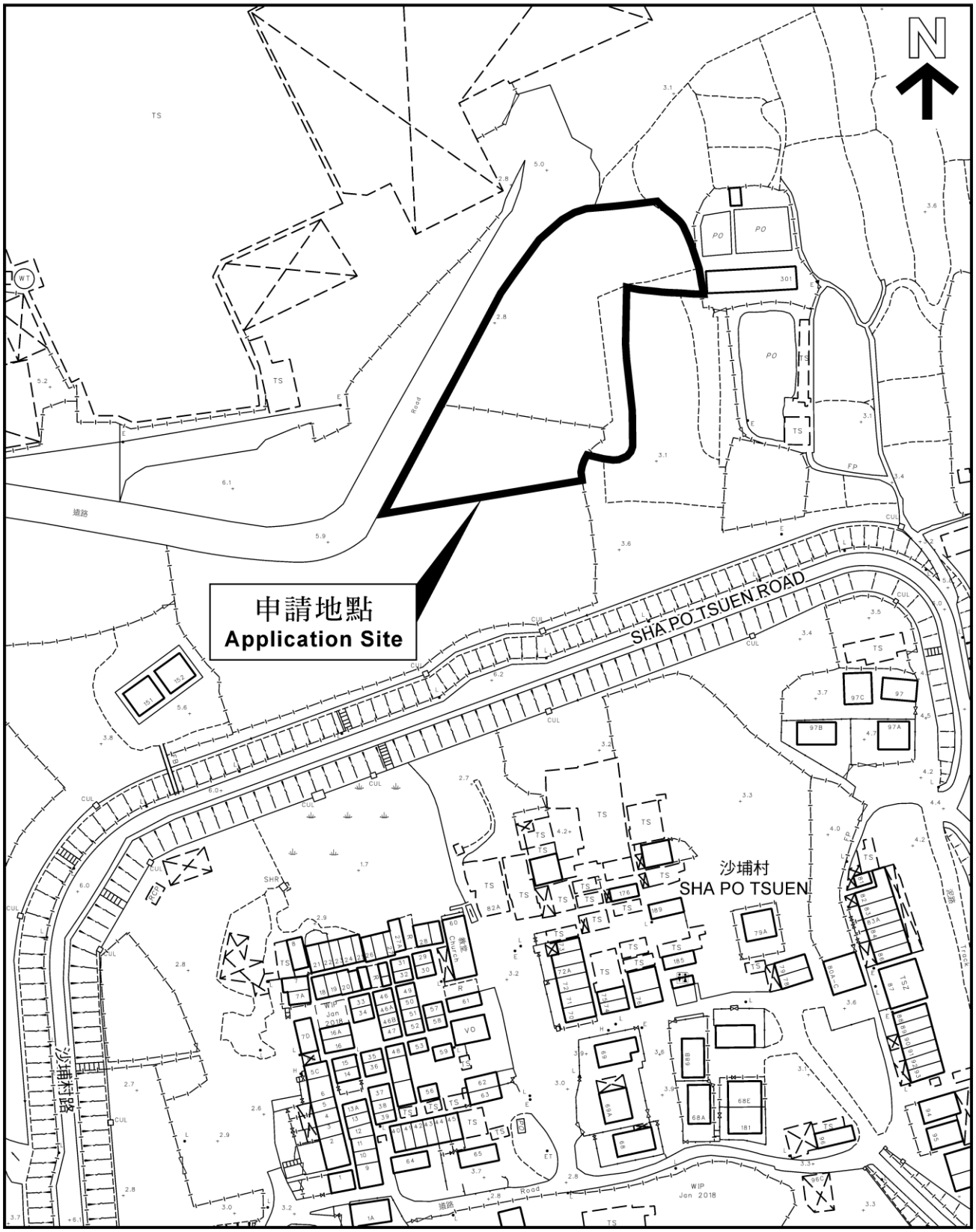
A/YL-KTN/689


N
申請地點
Application Site
SHA PO TSUEN ROAD
沙埔村
SHA PO TSUEN
沙埔村路
Road
道路
Church
教堂
WIP
Jan 2018
PO
TS
VO
SHR
RCP
CUL
FP

行政摘要

根據城市規劃條例第16條作出規劃許可申請
擬在新界元朗逢吉鄉丈量約份第107約地段第1640號(部分)、第1644號(部分)、第1645號A分段(部分)、第1645號餘號(部分)及第1647號(部分)作為期三年的臨時商店及服務行業(售賣貨車吊臂及小型挖土機)用途

- 申請地點的面積約為 3,630 平方米。申請地點現時被規劃作「農業」用途。申請人誠意向城市規劃委員會申請為期三年的規劃許可。

- 申請地點附近的地段尤其是毗鄰的工業（丁類）地帶現時大多用作露天存放及港口後勤用途，申請地點附近並沒有發現農業用途。

- 申請地點北面毗鄰的工業（丁類）地帶現時已建有數個上蓋作貨倉用途，申請用途比起農業用途與附近的土地用途更協調。

- 擬議發展的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。

- 本擬議發展的性質、形式及佈局與周邊的環境協調。

- 城市規劃委員會近年屢次批准元朗鄉郊的「農業」地帶作商店及服務行業的規劃申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。

- 申請人已提交排水建議、綠化建議、估計交通流量及環境舒緩措施包括限制擬議用途的營業時間等供有關政府部門考慮，上述建議結果顯示申請用途不會為周圍的環境帶來負面的影響。

- 根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗逢吉鄉丈量約份第107約地段第1640號(部分)、第1644號(部分)、第1645號A分段(部分)、第1645號餘號(部分)及第1647號(部分)作為期三年的臨時商店及服務行業(售賣貨車吊臂及小型挖土機)用途。

Executive Summary

S.16 Planning Application under Town Planning Ordinance Proposed Temporary Shop and Services (Sale of Truck Mounted Crane & Miniature Excavator) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T.

- The size of the application site is about 3,630m^2. It is currently zoned for 'Agriculture' use. The applicant wishes to seek Town Planning Board's sympathetic consideration for granting a planning permission for a period of 3 years.

- The adjoining land lots in particularly the land at the adjoining 'Industrial (Group D)' zone are mostly occupied for open storage and port back-up uses which make the proposed development compatible with the surrounding landscape. There is no agricultural activity adjacent to the application site.

- The 'Industrial (Group D)' use to the north of the site is being occupied by some structures for warehouse use. The proposed use instead of agricultural use is more compatible with the adjoining use.

- The operation hour of the proposed development is 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.

- The nature, form and layout of the proposed development are compatible with the surrounding environment.

- Town Planning Board has approved a good number of similar shop and services at "AGR" zone in rural Yuen Long. Similar preferential treatment should be granted to this application.

- The result of preliminary technical proposals demonstrated that the actual impact (on drainage, environmental, traffic and landscape aspects) generated by the proposed development would be insignificant. The applicant has also recommended environmental mitigation measures such as restriction of operation hours outside sensitive hours to minimize potential environmental impact.

- The Board is hereby respectfully requested to approve Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T. for temporary shop and services (sale of truck mounted crane and miniature excavator) for a period of three years on sympathetic grounds.

申請編號 Application No. : A/YL-KTN/689
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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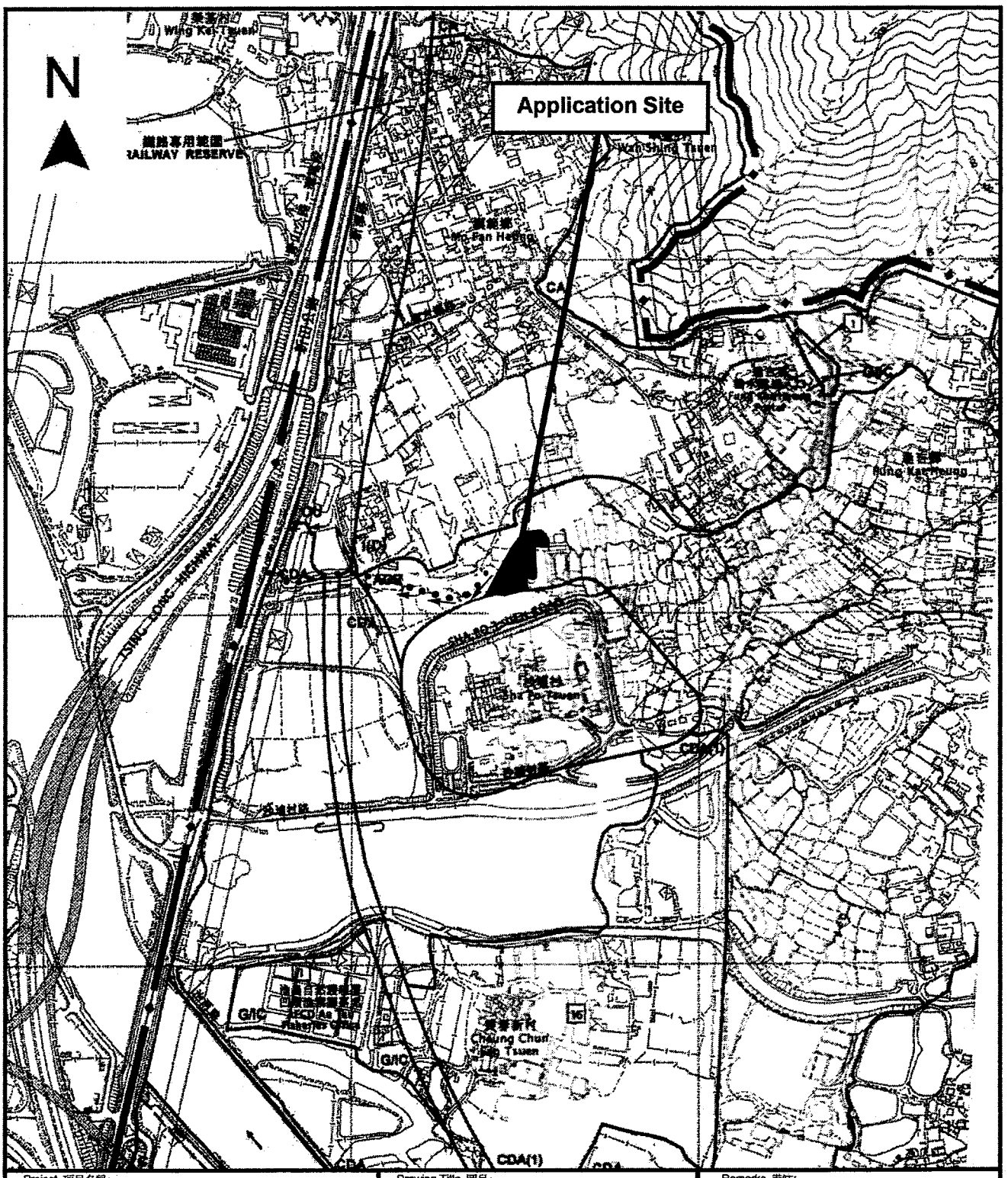

Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Shop and Services (Sale of Truck Mounted Crane & Miniature Excavator) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T.	Extract from Kam Tin North Outline Zoning Plan No. S/YL-KTN/9	●●● Vehicular access leading from San Tam Road → Vehicular access leading to San Tam Road
	Drawing No. 圖號: Figure 2	Scale 比例: 1:7500

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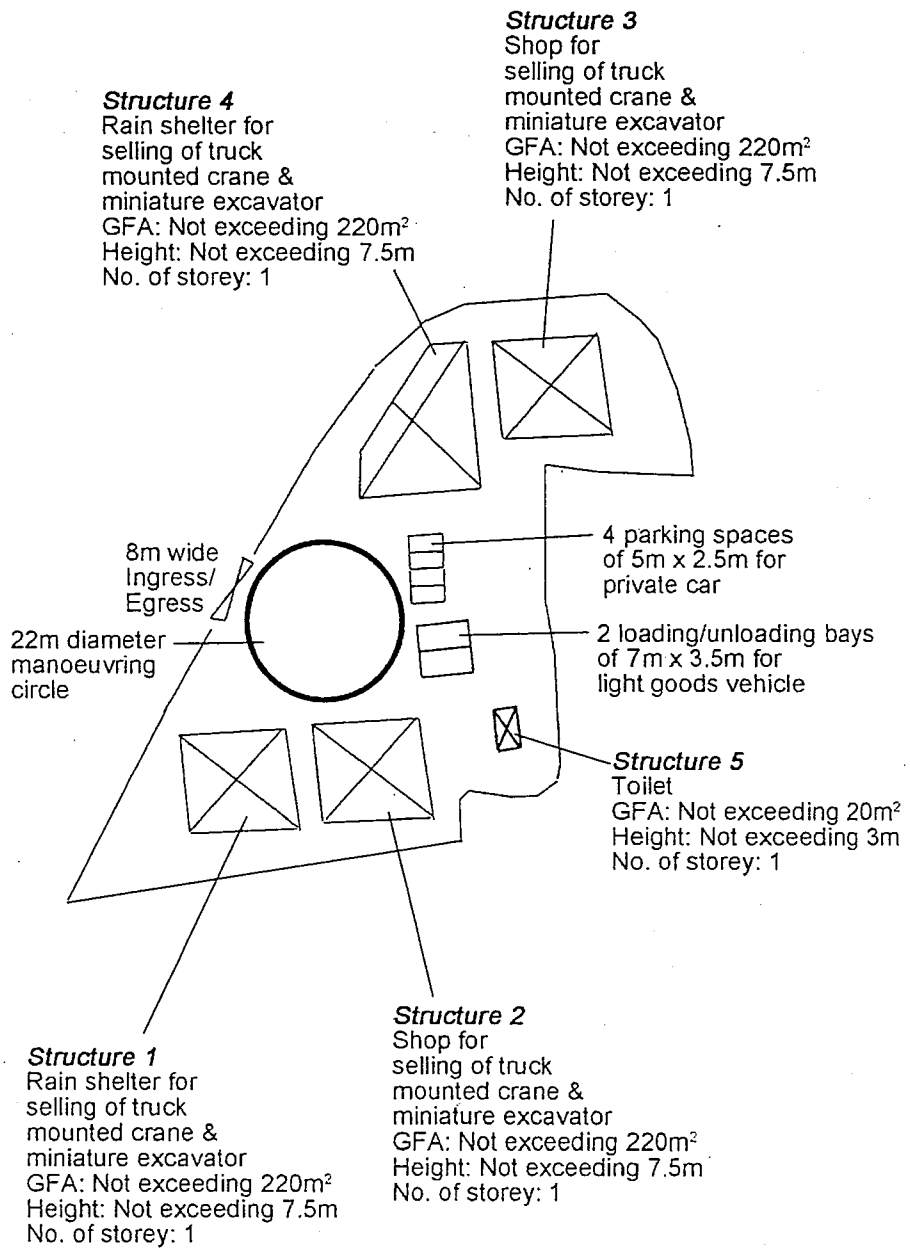

Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Shop and Services (Sale of Truck Mounted Crane & Miniature Excavator) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T.	Proposed Layout Plan	
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

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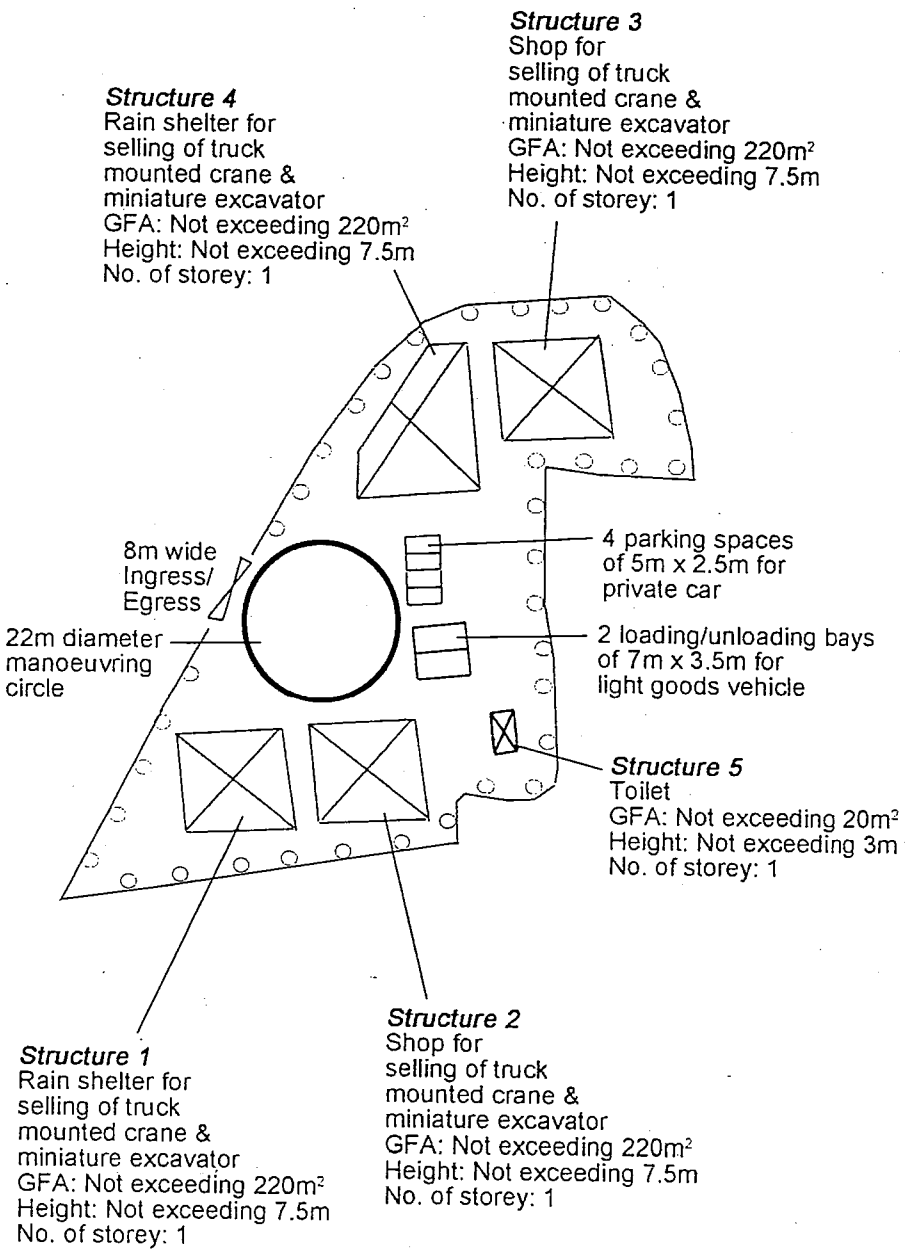
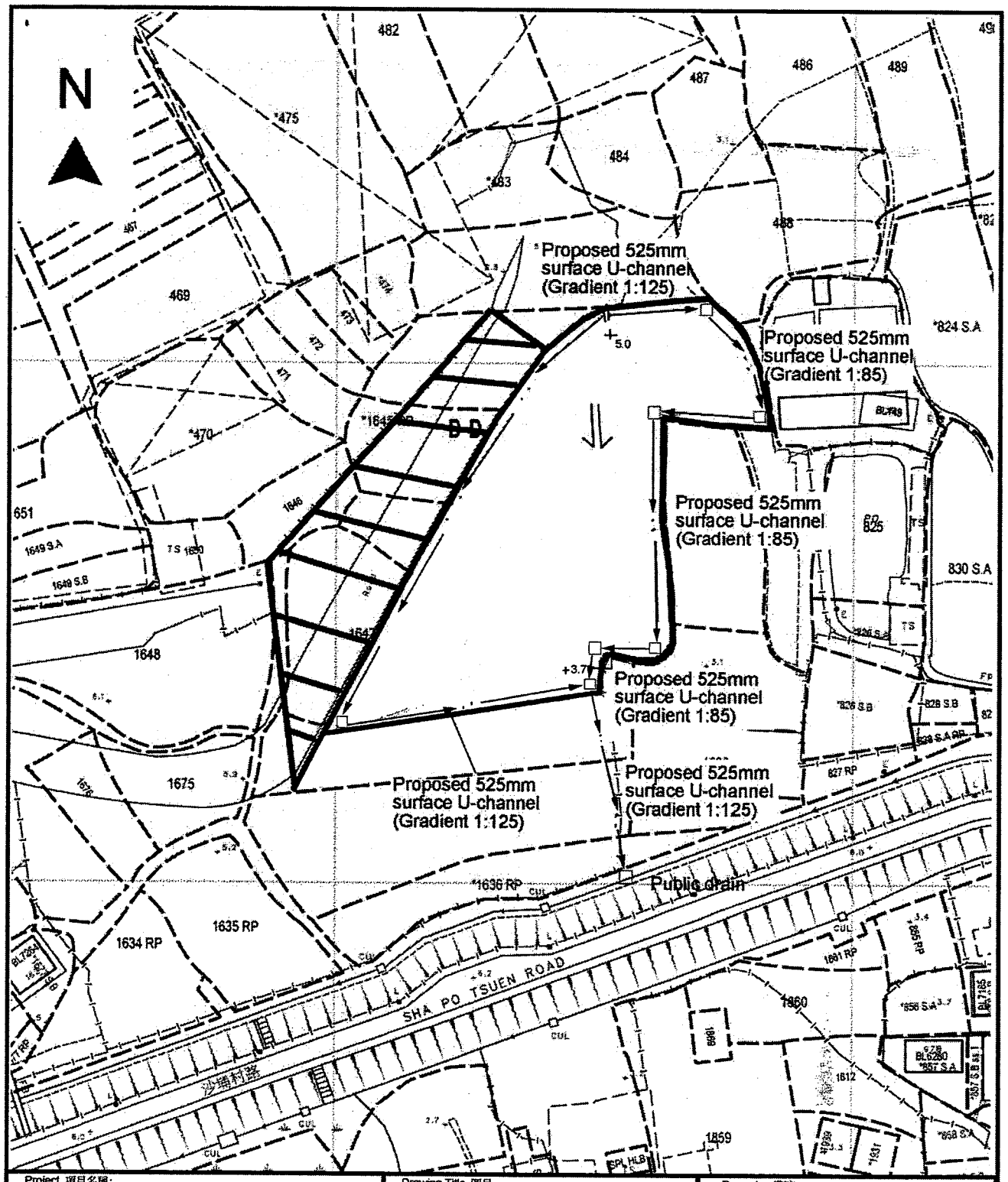


Tree	Approximate Height	Spacing
○ Proposed *Bauhinia blakeana*	About 2.75m	4m

Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Shop and Services (Sale of Truck Mounted Crane & Miniature Excavator) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T.	Proposed Landscape Plan	
	Drawing No. 圖號: Figure 4	Scale 比例: 1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Sale of Truck Mounted Crane & Miniature Excavator) for a Period of 3 Years at Lots 1640 (Part), 1644 (Part), 1645 S.A (Part), 1645 RP (Part) & 1647 (Part) in D.D.107, Fung Kat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- □ Proposed catchpit
- ⇐ Flow of surface runoff
- +5.0 Level (in mPD)
- External catchment

Scale 比例:

1:1000

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申請編號 **Application No. : A/YL-KTN/689**

與申請地點／處所有關的先前申請
Previous Application(s) 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-KTN/397	臨時後勤倉庫（存放封箱新電子零件及成衣）（為期 3 年） Temporary Back-up Warehouses (Storage of New Electrical Components and Garments in Packed Boxes) for a Period of 3 Years	拒絕 Rejected (11.1.2013)
A/YL-KTN/523	臨時露天存放全新車輛（私家車）（為期 3 年） Temporary Open Storage of Brand New Vehicle (Private Cars) for a Period of 3 Years	拒絕 Rejected (30.9.2016)

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申請編號 **Application No. : A/YL-KTN/689**

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

	中文 Chinese	英文 English
圖則及繪圖 Plans and Drawings		
~~總綱發展藍圖~~／布局設計圖 ~~Master layout plan(s)~~/Layout plan(s)	☐	☑
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan	☐	☐
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☐
~~園境設計總圖／~~園境設計圖 ~~Master landscape plan(s)~~/Landscape plan(s)	☐	☑
其他（請註明）Others (please specify)	☐	☑
擬議排水設施圖 Proposed Drainage Plan, 車輛出入通道圖 Vehicular Access Plan		
報告書 Reports		
規劃報告 Planning statement	☐	☑
經修訂的環境評估 Revised Environmental Assessment	☐	☐
經修訂的交通影響評估 Revised Traffic Impact Assessment	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀評估 Landscape assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
經修訂的排污影響評估 Revised Sewerage Impact Assessment	☐	☐
定量風險評估 Quantitative Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☐

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