Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL-TYST/998
關乎申請編號 A/YL-TYST/998 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-TYST/998		
Location/address 位置／地址	Lot 1553 (Part) and 1554 RP (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Road, Yuen Long, New Territories 新界元朗山下路丈量約份第 121 約地段第 1553 號(部分)及第 1554 號餘段(部分)和毗連政府土地		
Site area 地盤面積	About 約 730 sq. m 平方米 (Includes Government Land of about 包括政府土地約 50 sq. m 平方米)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/12 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/12		
Zoning 地帶	"Village Type Development" and "Residential (Group D)" 「鄉村式發展」及「住宅(丁類)」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years 擬議臨時商店及服務行業（為期 3 年）		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 174	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	3	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 3 - 4.5	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	-		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	3
	Service Bays (Car Beauty Services) 服務台 (汽車美容服務)	3

* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Location plan 位置圖		
Proposed drainage plan 擬議排水設施圖		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Drainage proposal 排水建議		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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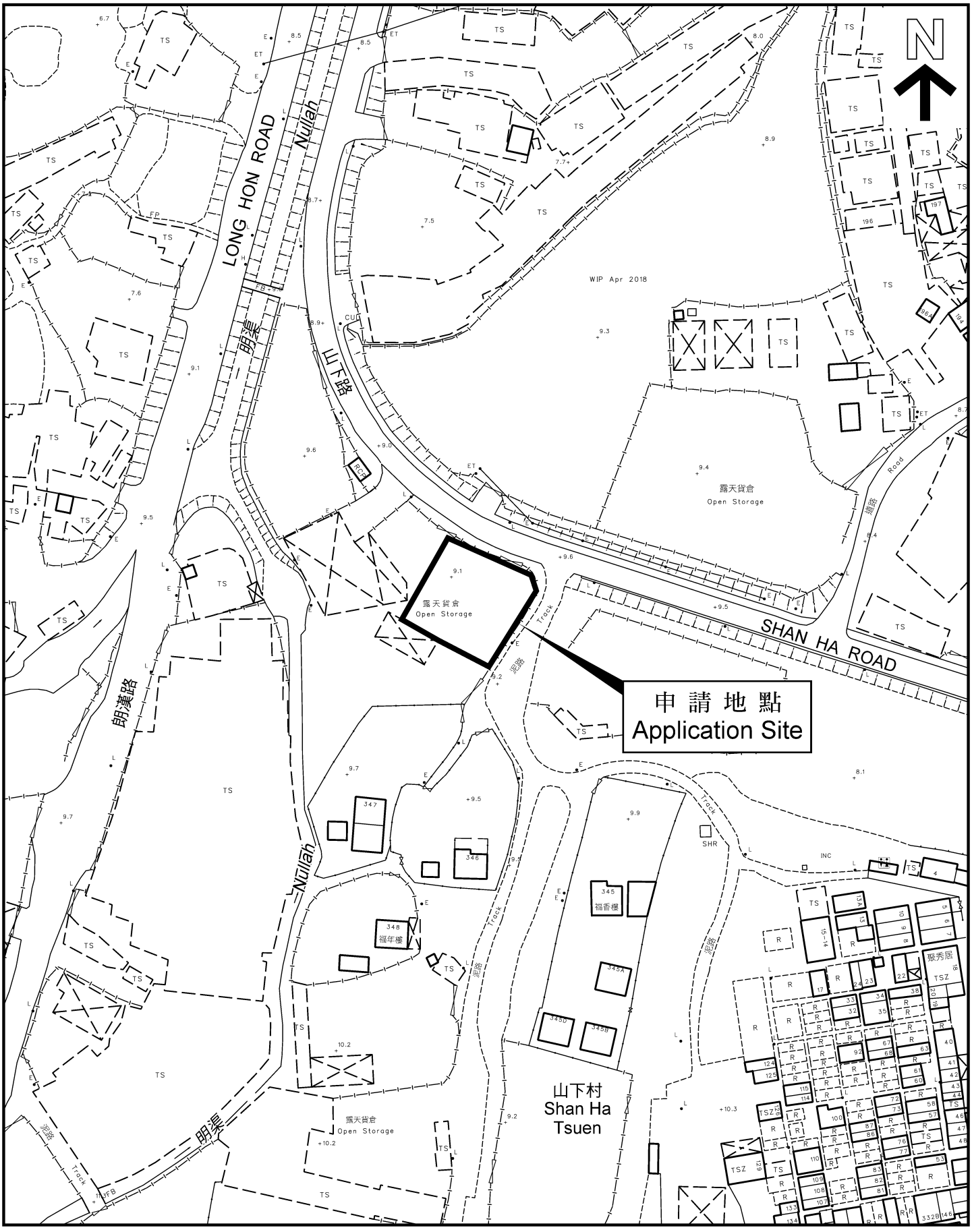
註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/YL-TYST/998


N
LONG HON ROAD
Nullah
明渠
山下路
WIP Apr 2018
露天貨倉
Open Storage
SHAN HA ROAD
申 請 地 點
Application Site
朗漢路
山下村
Shan Ha
Tsuen
福年樓
福香樓
聚秀居

申請編號 Application No. : A/YL-TYST/998

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）。申請地點連接山下路。地盤面積約 730 平方米。申請地點設有 3 個總樓面面積約 174 平方米及高度約 3-4.5 米(1 層)的構築物作辦公室、貯物室、電錶房，以及商店及服務行業(汽車美容服務)用途。場內將設有 3 個服務台作汽車美容之用。場地的作業時間為每天上午 9 時至下午 6 時。

The applicant seeks planning permission to use the application site for proposed temporary shop and services for a period of 3 years. The site is accessible via Shan Ha Road. The site area is about 730m^2. There will be 3 structures with a total floor area of about 174 m^2 and height of about 3-4.5m (1 storey) within the site for uses including site office, store room, electricity meter room and shop and services (car beauty services). 3 service bays for car beauty services will be provided within the site. The operation hours of the site are between 9:00a.m. and 6:00p.m. daily.

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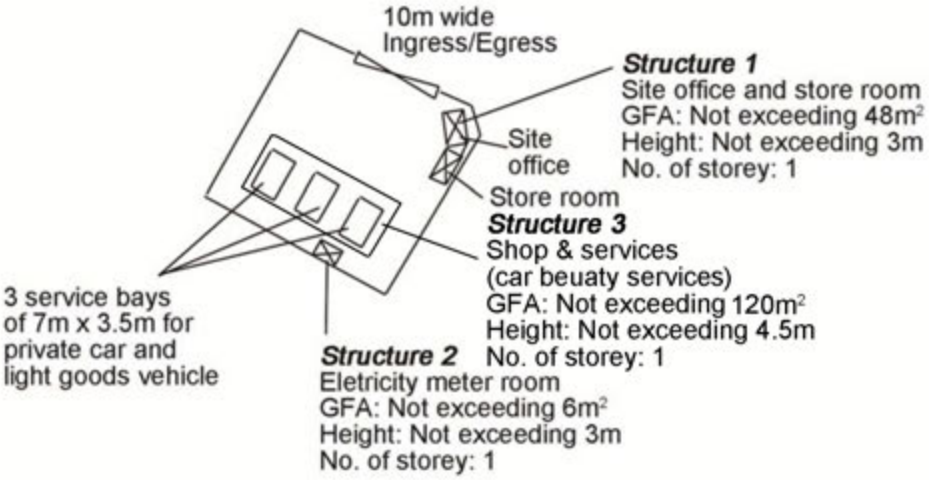
N

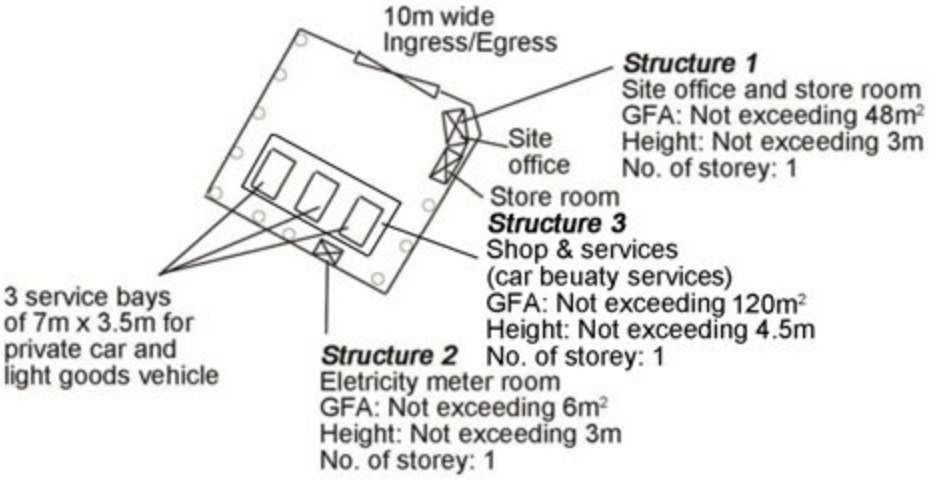


申請編號 Application No. : A / YL - TYST / 998
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years at Lots 1553 (Part), 1554 RP (Part) in D.D.121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, N.T.	Proposed Layout Plan	
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

N

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



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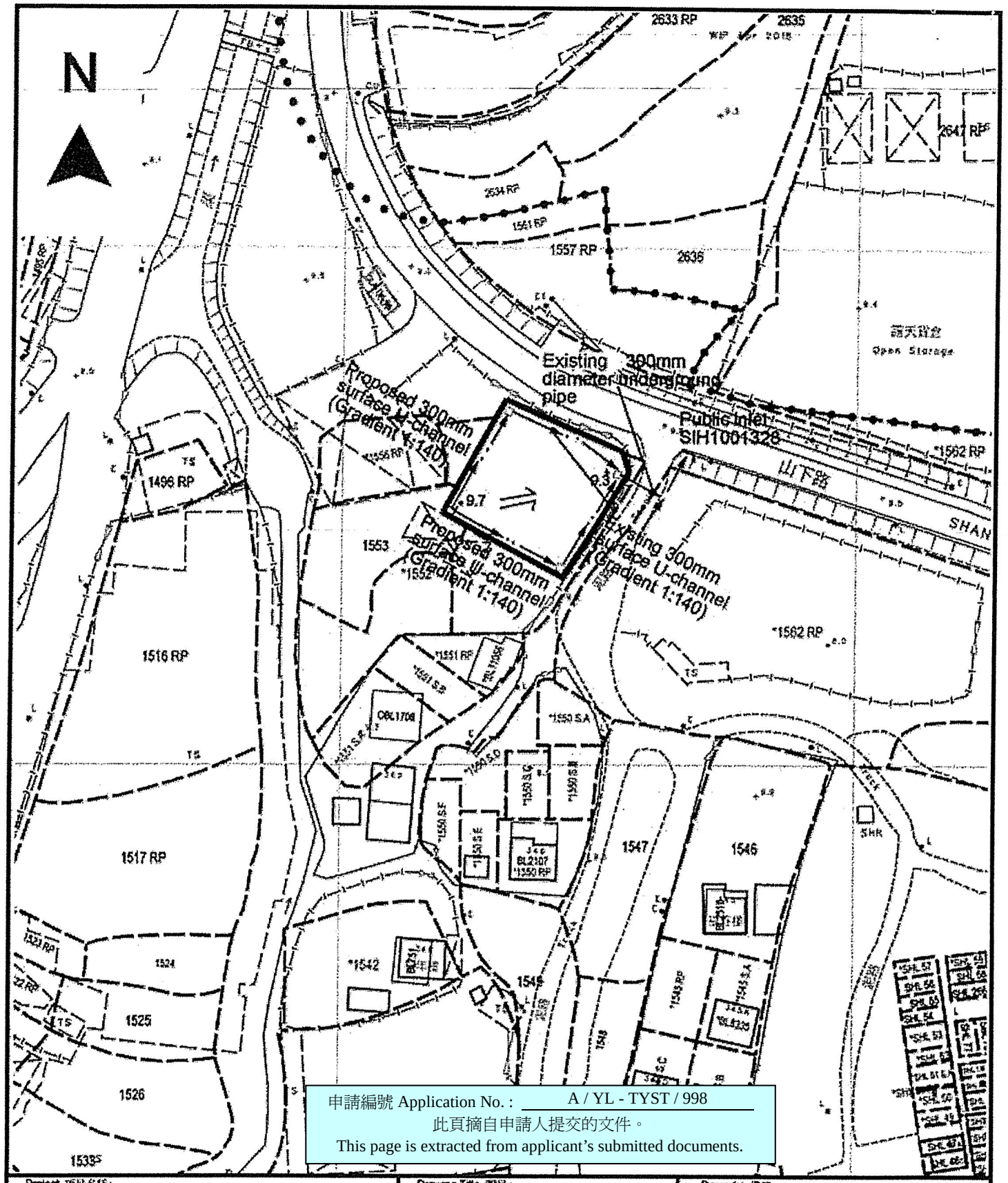
Drawing Title 圖目:
Proposed Landscape Plan

Drawing No. 圖號:
Figure 4

Remarks 備註:

Scale 比例:
1:1000



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Project 項目名稱:

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Drawing Title 圖目:

Proposed Drainage Plan

Remarks 備註:

- Proposed catchpit
- Flow of surface runoff
- 9.7 Level (in mPD)

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

申請編號 Application No. : A/YL-TYST/998

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)
Nil 沒有		

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