

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTS/956**
關乎申請編號 A/YL-KTS/956 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-KTS/956		
Location/address 位置/地址	Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories 新界元朗錦上路丈量約份第 106 約地段第 564 號、第 565 號（部分）及第 618 號 C 分段（部分）		
Site area 地盤面積	About 約 3,009 sq. m 平方米		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	“Other Specified Uses” annotated “Rural Use” 「其他指定用途」註明「鄉郊用途」		
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	Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years 臨時商店及服務行業（汽車陳列室）（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 607	About 約 0.2
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	4	
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	About 約 4 - 7.5	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 20 %		

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	11
	Private Car Parking Spaces 私家車車位	10
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Light Goods Vehicle Spaces 輕型貨車車位	1

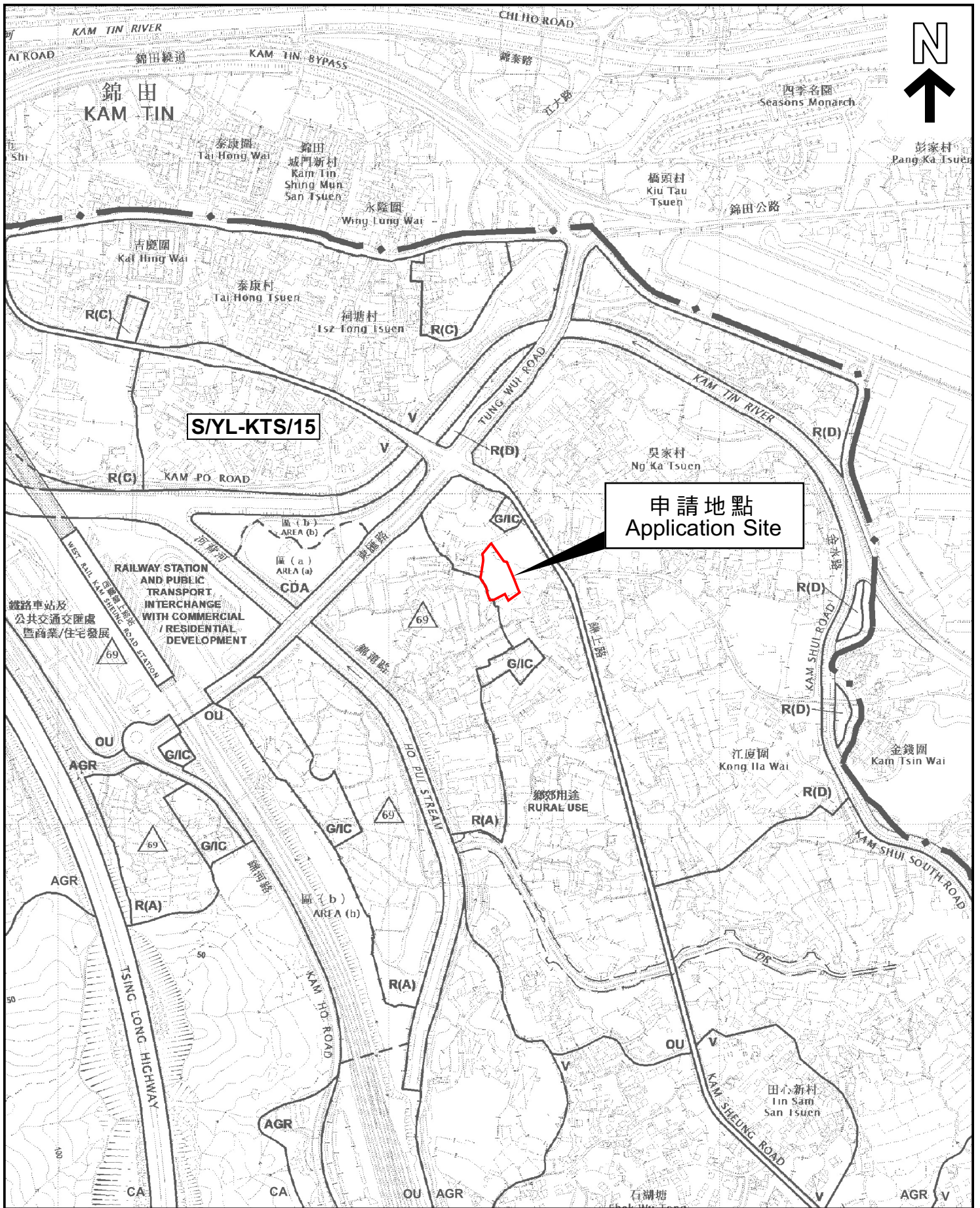
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis 車輛路徑分析</u>		
<u>Drainage Proposal 排水建議</u>		
<u>Fire Service Installations Proposal 消防裝置建議</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

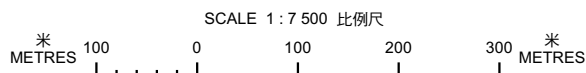
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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。



位置圖 LOCATION PLAN

本摘要圖於2023年3月7日擬備，
 所根據的資料為於2018年12月11日
 核准的分區計劃大綱圖編號 S/YL-KTS/15
 EXTRACT PLAN PREPARED ON 7.3.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-KTS/15 APPROVED ON 11.12.2018



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-KTS/956

申請編號 Application No. : A/YL-KTS/956

備註 Remarks

申請人申請規劃許可，准許將申請地點用作臨時商店及服務行業（汽車陳列室）（為期三年）。申請地點的地盤面積約 3,009 平方米，擬設有四個高度為一層（或約 4 至 7.5 米）及樓面面積約 607 平方米的非住用建築物作汽車陳列室、辦公室及洗手間用途。擬議作業時間為每天上午 8 時至下午 9 時（包括公眾假期）。場內擬提供 10 個私家車泊車位、1 個輕型貨車泊車位和 1 個輕型貨車上落客車位。

The applicant seeks planning permission to use the application site (the Site) for temporary shop and services (vehicle showroom) for a period of 3 years. The Site has an area of about 3,009m². Four non-domestic structures with building height of one storey (or about 4m to 7.5m) and a total floor area of about 607m² are proposed for vehicle showroom, site office and washroom. The proposed operation hours will be 8 a.m. to 9 p.m. daily (including public holidays). Ten car parking spaces for private cars, one car parking space for light goods vehicle and one loading/unloading space for light goods vehicle are proposed on-site.

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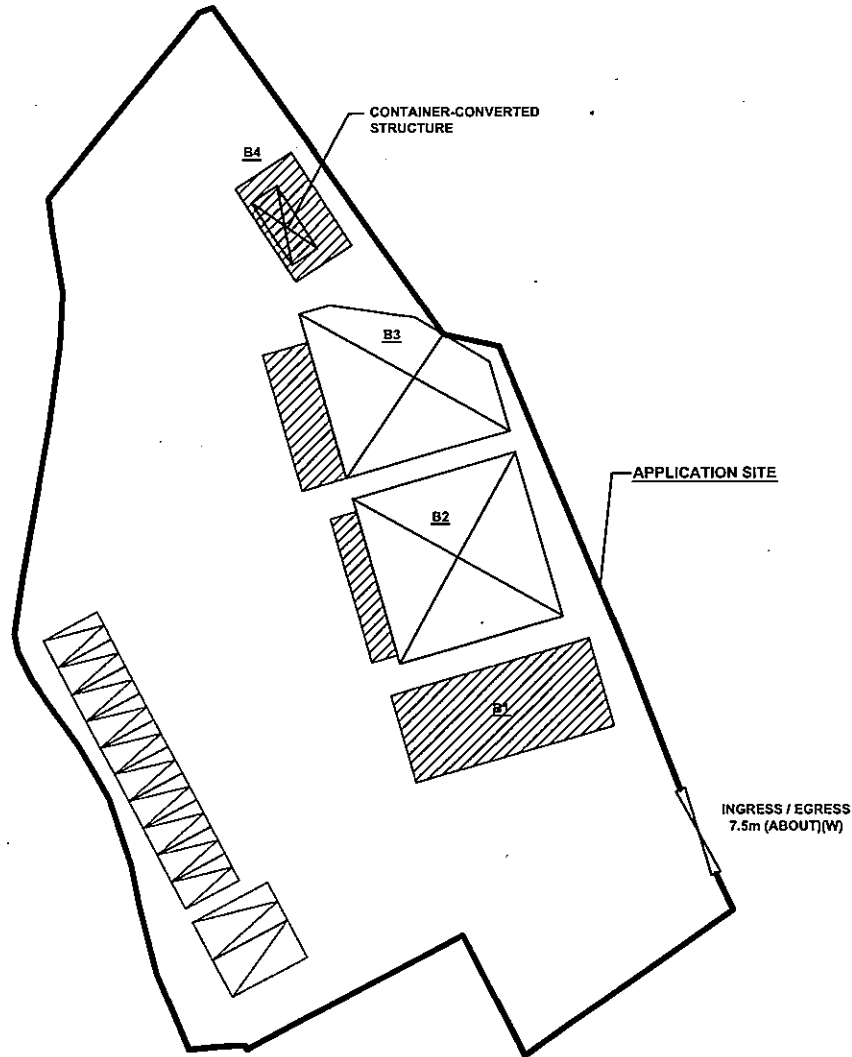
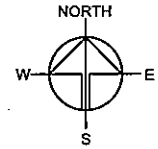
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,009 m ²	(ABOUT)
COVERED AREA	: 607 m ²	(ABOUT)
UNCOVERED AREA	: 2,402 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 607 m ²	(ABOUT)
BUILDING HEIGHT	: 4 - 7.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		607 m² (ABOUT)	607 m² (ABOUT)	

*VS - VEHICLE SHOWROOM



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE (PARTIALLY ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

申請編號 Application No. : A/YL-KTS/956
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 600 @ A4

DRAWN BY MN	DATE 10.2.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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