

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-KTN/901**  
**關乎申請編號 A/YL-KTN/901 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-KTN/901		
Location/address 位置/地址	Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第 110 約地段第 629 號 Q 分段、第 630 號 B 分段第 15 小分段及第 653 號 B 分段餘段 (部分)		
Site area 地盤面積	About 約 835 sq. m 平方米		
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 錦田北分區計劃大綱草圖編號 S/YL-KTN/10		
Zoning 地帶	"Residential (Group D)" 「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	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years 臨時露天存放私家車及汽車零件 (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 264	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	2	
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 9	m 米
		-	mPD 米(主水平基準上)
		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  Private Car Parking Spaces 私家車車位	7  7
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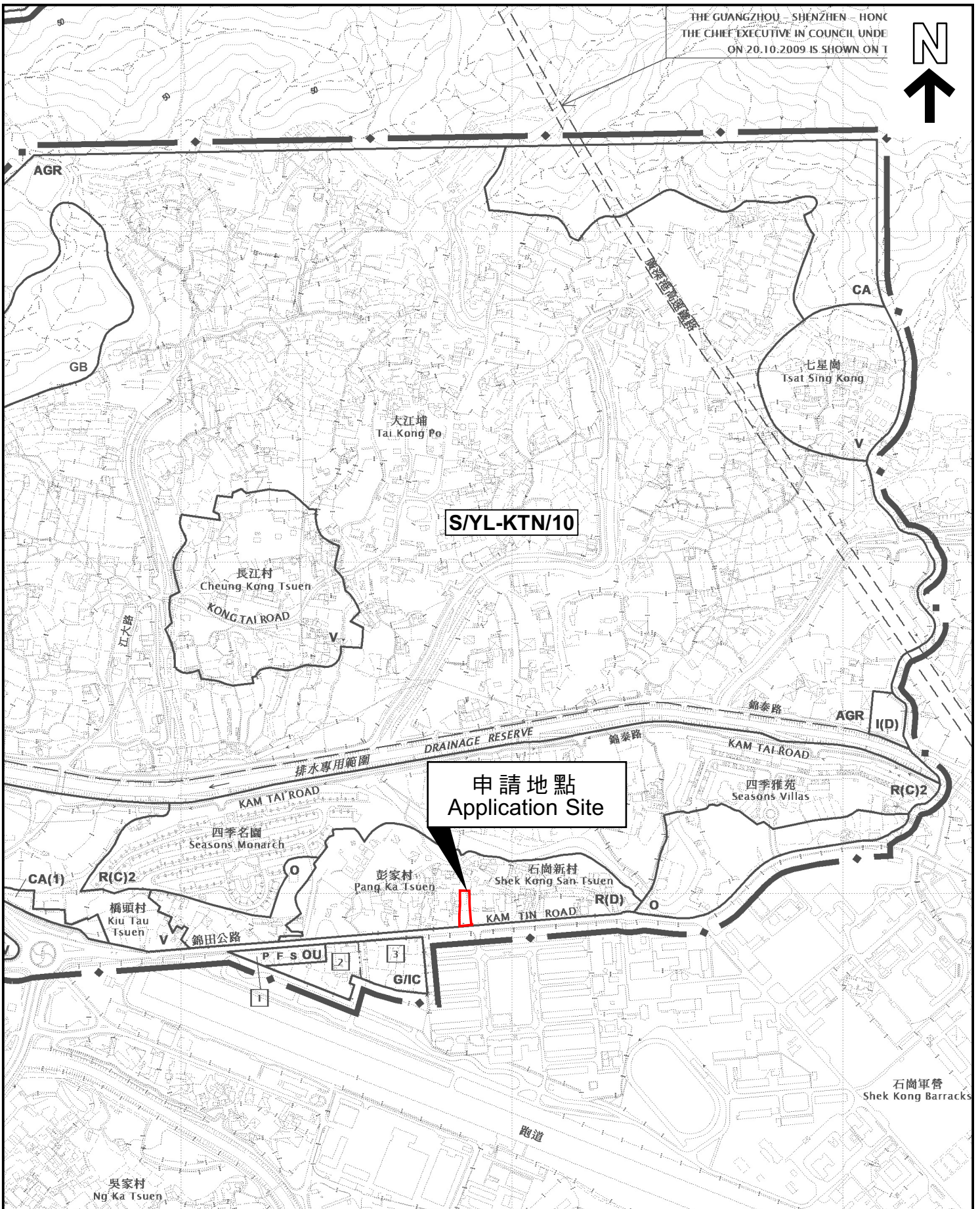
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" 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"/>
<b><u>Lot Index Plan 地段索引圖, Site Photos 實地照片, Stormwater Drainage Plan 雨水排放圖</u></b>		
<b><u>Reports 報告書</u></b>		
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"/>
<b><u>Certificate of Fire Services Installations and Equipment 消防裝置及設備證書</u></b>		
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。



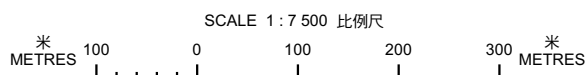
**位置圖 LOCATION PLAN**

本摘要圖於2023年3月14日擬備，  
 所根據的資料為於2023年1月6日  
 展示的分區計劃大綱圖編號 S/YL-KTN/10  
 EXTRACT PLAN PREPARED ON 14.3.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-KTN/10 EXHIBITED ON 6.1.2023

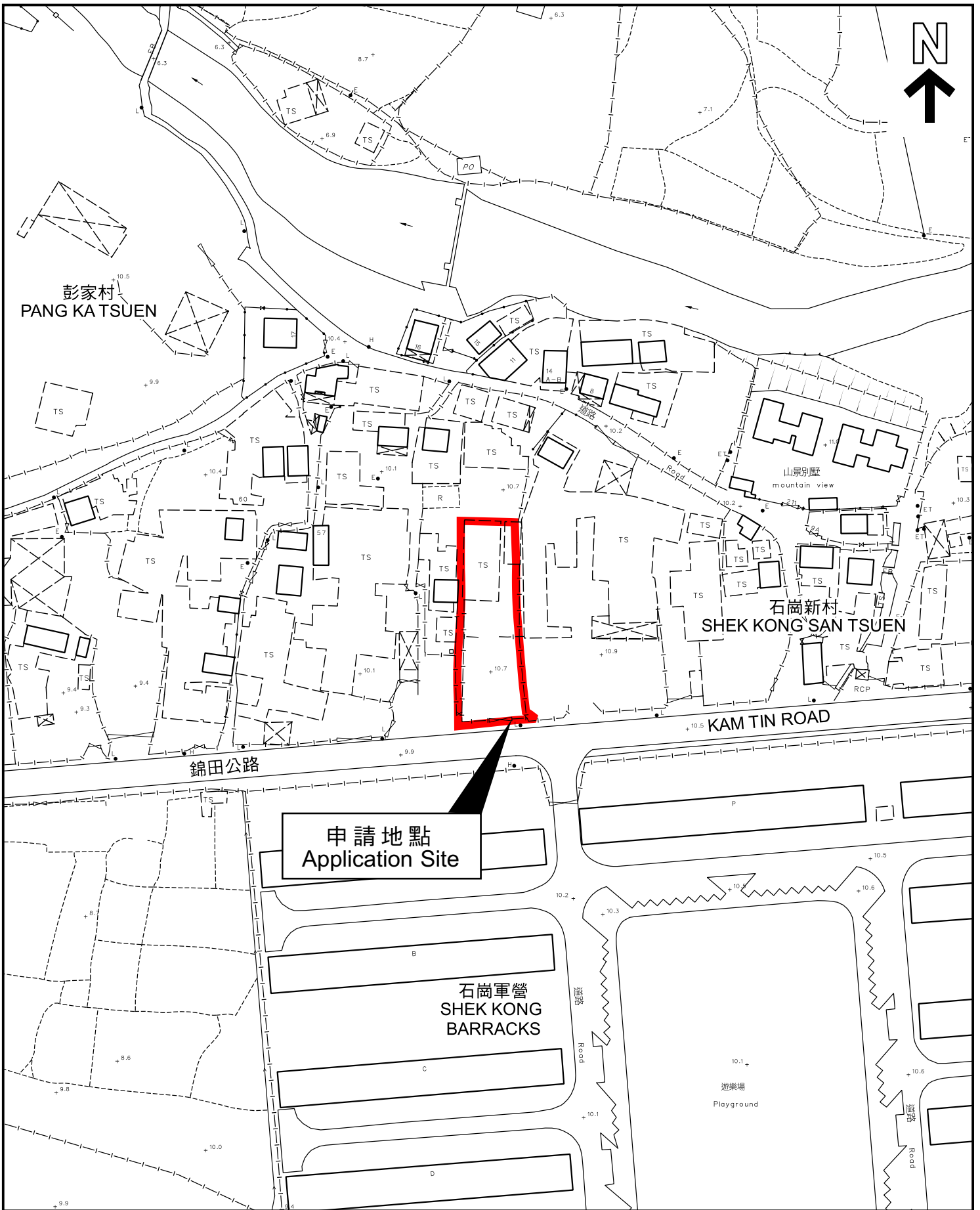
申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.

**A/YL-KTN/901**







**平面圖 SITE PLAN**

本摘要圖於2023年3月14日擬備，  
 所根據的資料為測量圖編號  
 6-NE-8C 及 13A  
 EXTRACT PLAN PREPARED ON 14.3.2023  
 BASED ON SURVEY SHEETS No.  
 6-NE-8C & 13A

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-KTN/901**

申請編號 Application No. : A/YL-KTN/901

**備註 Remarks**

申請人要求批給規劃許可，准許將申請地點用作臨時露天存放私家車及汽車零件（為期3年）。申請地點的地盤面積約835平方米，設有2個1層（高度9米）以及總樓面面積約264平方米的構築物，用作汽車停泊及辦公室用途。申請地點提供7個私家車泊車位。營運時間為星期一至六上午九時至下午七時，不包括星期日及公眾假期。申請地點可由錦田公路前往。

The applicant seeks planning permission to use the application site (the Site) for temporary open storage of private vehicles and vehicle parts for a period of 3 years. The site area is about 835m<sup>2</sup>, occupied by 2 one-storey structures (with building height of 9m) and a total floor area of about 264m<sup>2</sup> for parking of vehicles and office uses. 7 private car parking spaces are provided at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays, excluding Sundays and public holidays. The Site is accessible from Kam Tin Road.

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1 parking space of  
5m x 2.5m

1 parking space of  
5m x 2.5m

**Structure 1**  
Covered structure  
for parking  
GFA: 162 s.q.m. (About)  
No. of storey :1  
Height: Not exceeding 9m

1 parking space of  
5m x 2.5m

1 parking space of  
5m x 2.5m

1 parking space of  
5m x 2.5m

**Structure 2**  
Office  
GFA: 102 s.q.m. (About)  
No. of storey :1  
Height: Not exceeding 9m

1 parking space of  
5m x 2.5m

1 parking space of  
5m x 2.5m

Ingress / Exgress

KAM TIN ROAD

PROJECT

Lots 629 S.Q, 630 S.B SS.15  
and 653 S.B RP (Part) in D.D. 110,  
PAT HEUNG, YUEN LONG, N.T.

APPLICATION No.: TPB/A/YL-KTN/792

DRAWING TITLE

LAYOUT PLAN

DRAWING NO.

LP - 1

SCALE

1:300

DATE

March 2023

**WINLI**  
永利建設  
**CONSULTING**  
**ENGINEERS**