

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTN/917**
關乎申請編號 A/YL-KTN/917 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-KTN/917		
Location/address 位置/地址	Lot 4107 in D.D. 104, Sam Tam Road, Yuen Long, New Territories 新界元朗新潭路丈量約份第 104 約地段第 4107 號		
Site area 地盤面積	About 約 353 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	"Other Specified Uses" annotated "Railway Reserve" 「其他指定用途」註明「鐵路專用範圍」		
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	Not more than 不多於 314	About 約 0.89
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
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 4.5	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 88.95 %		

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	4 4
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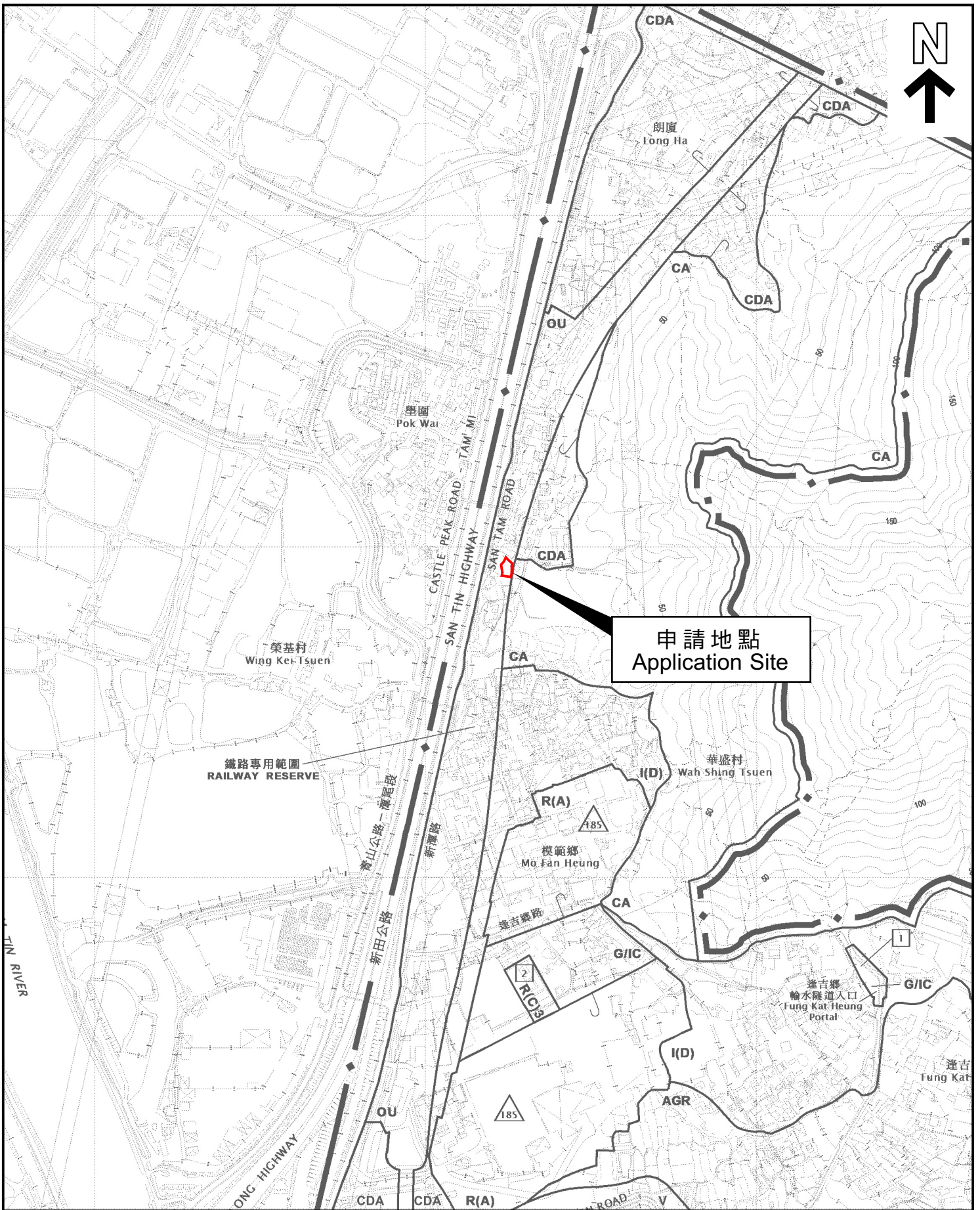
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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, Vehicular Access Plan 行車通道圖</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>Trip generation 行程產生量, Drainage Proposal 排水建議</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。



申請地點
Application Site

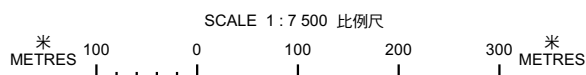
位置圖 LOCATION PLAN

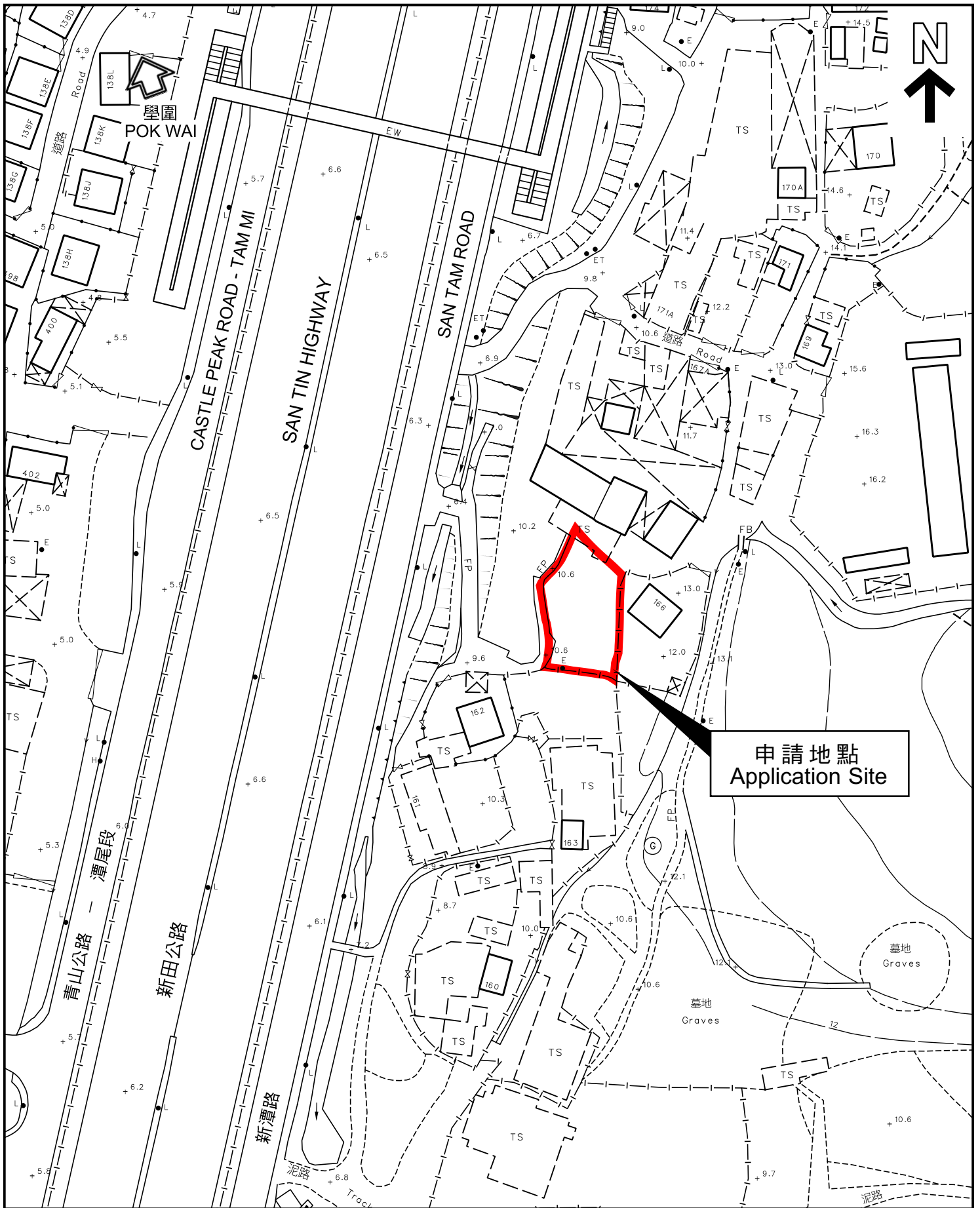
本摘要圖於2023年5月5日擬備，
所根據的資料為於2023年1月6日
展示的分區計劃大綱圖編號 S/YL-KTN/10
EXTRACT PLAN PREPARED ON 5.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/10 EXHIBITED ON 6.1.2023

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/917





平面圖 SITE PLAN

本摘要圖於2023年5月5日擬備，
 所根據的資料為測量圖編號
 2-SE-21D 及 6-NE-1B
 EXTRACT PLAN PREPARED ON 5.5.2023
 BASED ON SURVEY SHEETS No.
 2-SE-21D & 6-NE-1B

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/917

申請編號 Application No. : A/YL-KTN/917

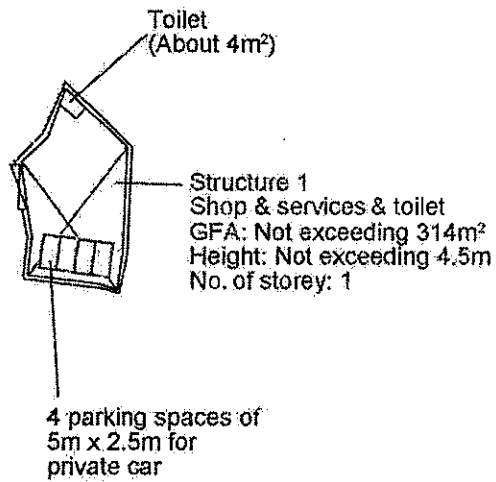
備註 Remarks

申請人要求批給規劃許可，准許將申請地點作擬議臨時商店及服務行業（為期 3 年）。申請地點的地盤面積約 353 平方米，將設有 1 個 1 層（高度不多於 4.5 米）以及總樓面面積不多於 314 平方米的構築物，用作商店及服務行業及洗手間用途。申請地點將提供 4 個私家車泊車位。營運時間為星期一至日包括公眾假期上午九時至下午七時。申請地點可由青山公路（米埔段）前往。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services for a period of 3 years. The site area is about 353m², to be occupied by one single-storey structure (with building height of not more than 4.5m and a total floor area of not more than 314m² for shop and services and toilet uses. 4 private car parking spaces will be provided at the Site. The operation hours will be from 9:00 a.m. to 7:00 p.m. daily including public holidays. The Site is accessible from Castle Peak Road (Mai Po Section).

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Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 4107 in D.D. 104, San Tam Road, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000