

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-SK/345**

關於申請編號 A/YL-SK/345 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-SK/345			
Location/address 位置/地址	Lots 236 (Part) and 238 RP in D.D. 112, Tsang Uk Tsuen, Shek Kong, Yuen Long, New Territories 新界元朗石崗曾屋村丈量約份第 112 約地段第 236 號(部分)及第 238 號餘段			
Site area 地盤面積	About 約 4,075 sq. m 平方米			
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9			
Zoning 地帶	"Village Type Development" 「鄉村式發展」			
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years with Filling and Excavation of Land 擬議臨時商店及服務行業(為期 5 年)及填土及挖土工程			
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 1,000	Not more than 不多於 0.245	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	6		
	Composite 綜合用途	-		
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	
		Not more than 不多於 30.9	mPD 米(主水平基準上)	
		Not more than 不多於 1	Storey(s) 層	
	Composite 綜合用途	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
Site coverage 上蓋面積	About 約 24.54 %			

No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
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	
	9	
	Private Car Parking Spaces 私家車車位	
	9	
	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	

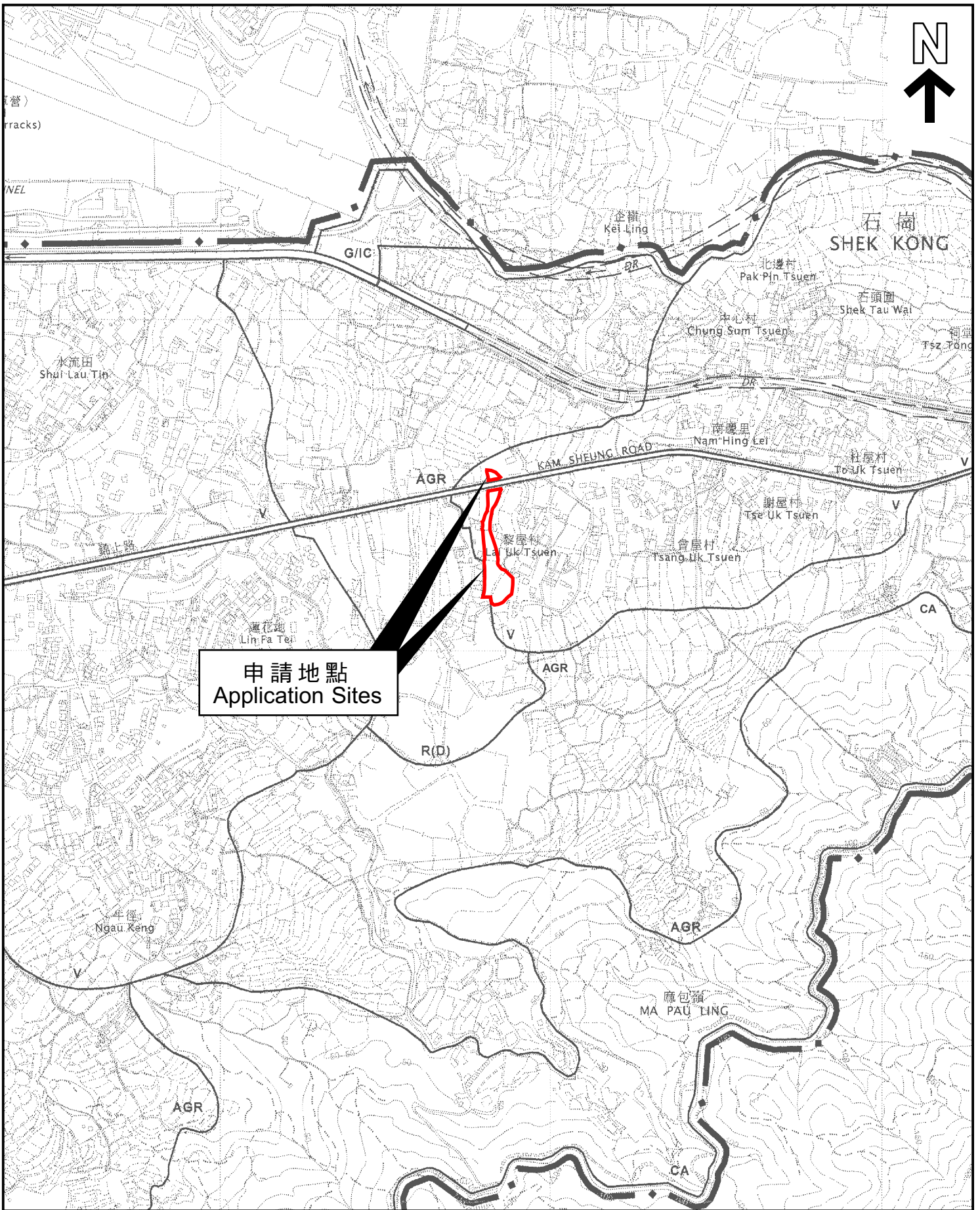
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>Vehicular access plan 行車路線圖</u>		
<u>Site plan 地盤平面圖</u>		
<u>Proposed drainage plan 擬議排水設施圖</u>		
<u>Proposed land filling and excavation plan 擬議填土及挖土圖</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>Drainage proposal 排水建議書</u>		
<u>Estimated traffic generation 交通流量估算</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

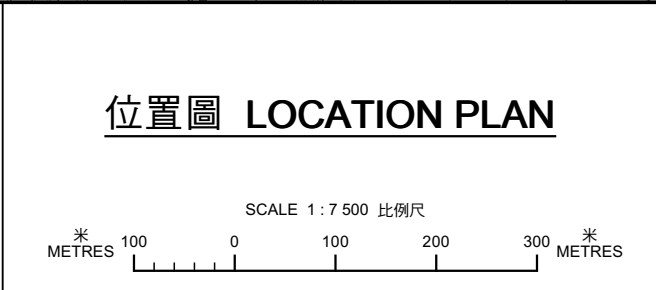
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



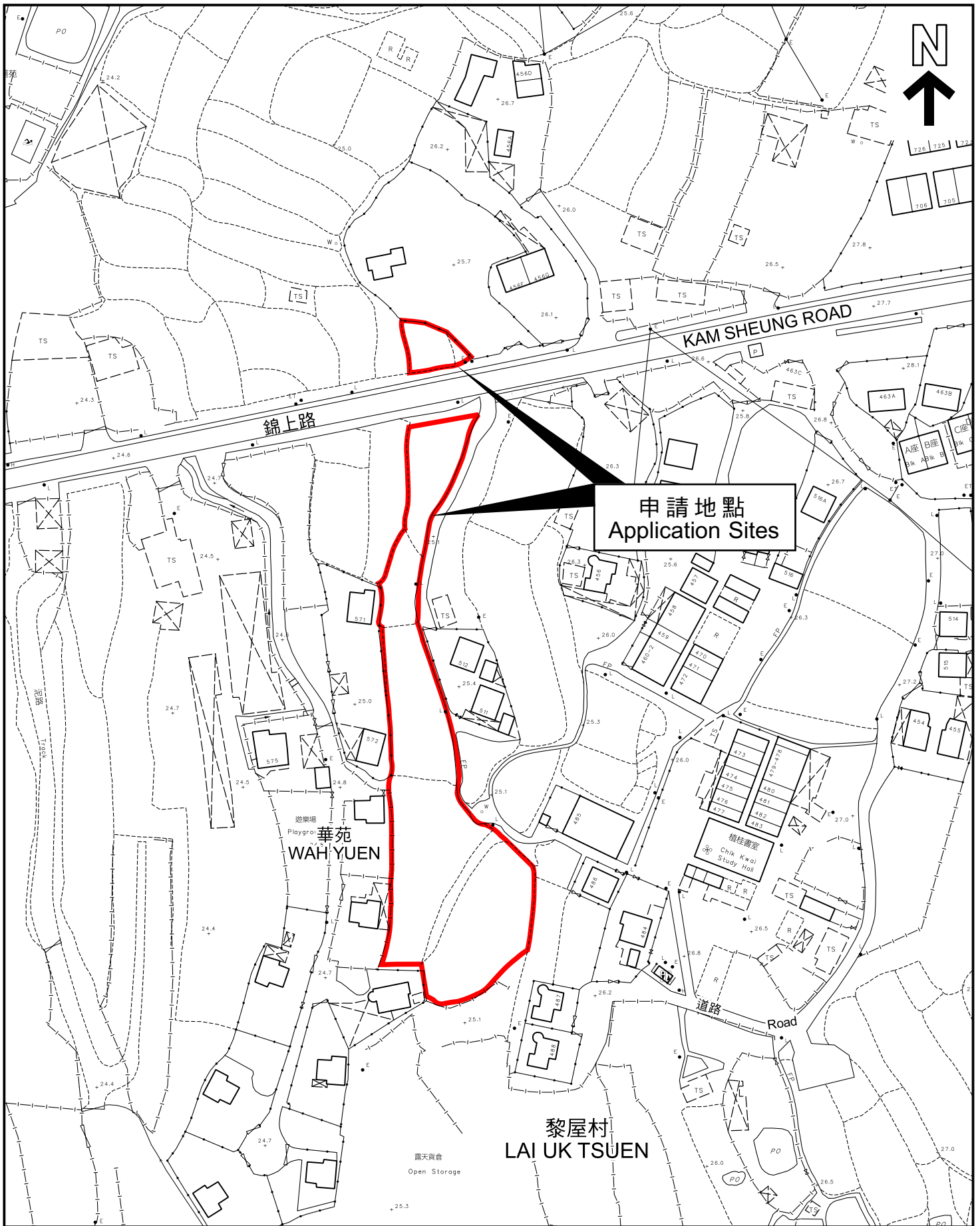
本摘要圖於2023年5月8日擬備，
 所根據的資料為於2006年10月17日
 核准的分區計劃大綱圖編號S/YL-SK/9

EXTRACT PLAN PREPARED ON
 8.5.2023 BASED ON OUTLINE ZONING
 PLAN No. S/YL-SK/9 APPROVED ON
 17.10.2006



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-SK/345



本摘要圖於2023年5月8日擬備，
所根據的資料為測量圖編號6-NE-19A

EXTRACT PLAN PREPARED ON
8.5.2023 BASED ON SURVEY SHEET
No. 6-NE-19A

平面圖 SITE PLAN

申請地點界線只作識別用
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參考編號
REFERENCE No.

A/YL-SK/345

申請編號 **Application No. : A/YL-SK/345**

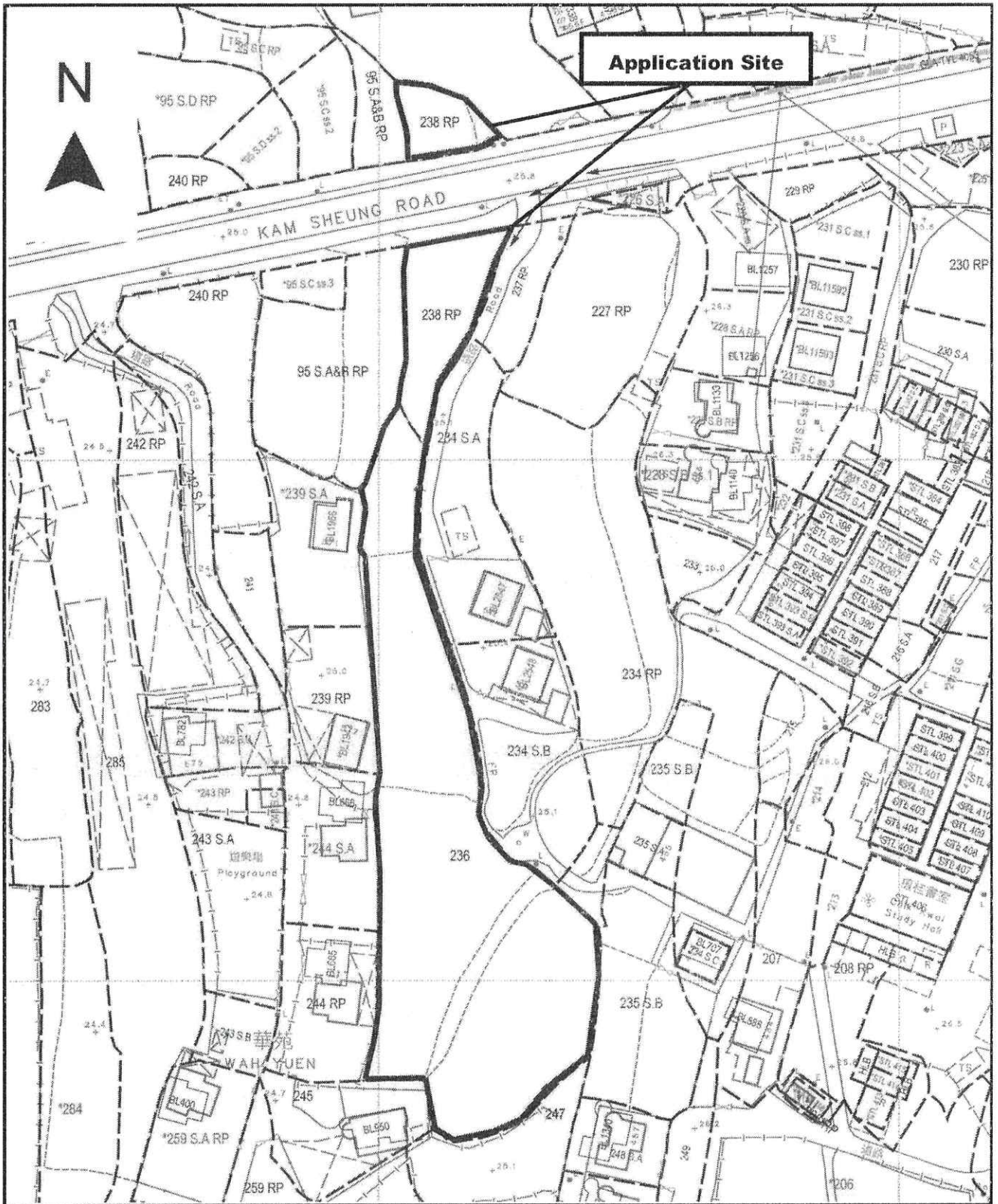
備註 Remarks

申請人要求批給為期 5 年的規劃許可，准許將申請地點用作擬議臨時商店及服務行業，以及填土及挖土工程。申請地點的地盤面積及填土面積均為約 4,075 平方米，填土厚度為 0.2 米，挖土工程面積約 197.25 平方米，深度約 0.225 至 0.45 米，擬議非住用總樓面面積不多於 1,000 平方米。地盤內設有六幢 1 層（高度不多於 4.5 米）的構築物，用作商店及服務行業及洗手間用途。營業時間為每日上午 9 時至下午 7 時，包括公眾假期。申請地點可從錦上路直接前往。場內將設有 9 個私家車車位和 1 個輕型貨車車位。

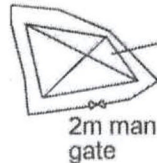
The applicant seeks planning permission to use the application site (the Site) for temporary shop and Services for a period of 5 years with filling and excavation of land. The site area is about 4,075m² with filling of land for the whole site with a depth of 0.2m. The area of excavation is about 197.25m² with a depth of about 0.225 to 0.45m. The total non-domestic floor area is not more than 1,000m². Six one-storey structures (with building height of not more than 4.5m) are to be erected within the Site for shop and services and toilet uses. The operation hours will be between 9 a.m. and 7 p.m. daily, including public holidays. The Site is directly accessible from Kam Sheung Road. Nine private car parking spaces and one light goods vehicle loading/unloading space will be provided on-site.

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<p>Project 項目名稱: Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land and Excavation of Land at Lots 236 (Part) & 238 RP in D.D. 112, Tsang UK Tsuen, Shek Kong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Vehicular Access Plan</p> <p>Drawing No. 圖號: Figure 2</p>	<p>Remarks 備註: → Vehicular access leading from Kam Sheung Road</p> <p>Scale 比例: 1:1000</p>
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Structure 6
 Shop & services
 GFA: Not exceeding 110m²
 Height: Not exceeding 4.5m
 No. of storey: 1

7m wide Ingress/Egress

9 parking spaces of 5m x 2.5m for private car

Structure 1
 Shop & services
 GFA: Not exceeding 180m²
 Height: Not exceeding 4.5m
 No. of storey: 1

1 loading/unloading space of 7m x 3.5m for light goods vehicle

Structure 2
 Shop & services
 GFA: Not exceeding 230m²
 Height: Not exceeding 4.5m
 No. of storey: 1

Structure 4
 Shop & services
 GFA: Not exceeding 230m²
 Height: Not exceeding 4.5m
 No. of storey: 1

Structure 3
 Shop & services
 GFA: Not exceeding 230m²
 Height: Not exceeding 4.5m
 No. of storey: 1

Structure 5
 Toilet
 GFA: Not exceeding 20m²
 Height: Not exceeding 3m
 No. of storey: 1

Project 項目名稱: Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land and Excavation of Land at Lots 236 (Part) & 238 RP in D.D. 112, Tsang UK Tsuen, Shek Kong, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:1000

