

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/HSK/456**
關於申請編號 A/HSK/456 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/HSK/456		
Location/address 位置/地址	Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories 新界元朗厦村丈量約份第 129 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 11,762 sq. m 平方米 (Includes Government Land of about 包括政府土地約 8 sq. m 平方米)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Residential (Group B) 1", "Residential (Group B) 2", "Open Space" and area shown as 'Road' 「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」及顯示為「道路」的地方		
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 Logistics Centre with Ancillary Office for a Period of 3 Years 臨時物流中心連附屬場地辦公室 (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	Not more than 不多於 17,574	About 約 1.49
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	5	
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 12	m 米
		-	mPD 米(主水平基準上)
		1 - 2	Storey(s) 層
Site coverage 上蓋面積	About 約 76.72 %		

No. of parking spaces and loading / unloading spaces 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 Medium/Heavy Goods Vehicle Spaces 中／重型貨車車位 Container Trailer/Tractor Spaces 貨櫃車拖架／拖頭車位	6 4 2
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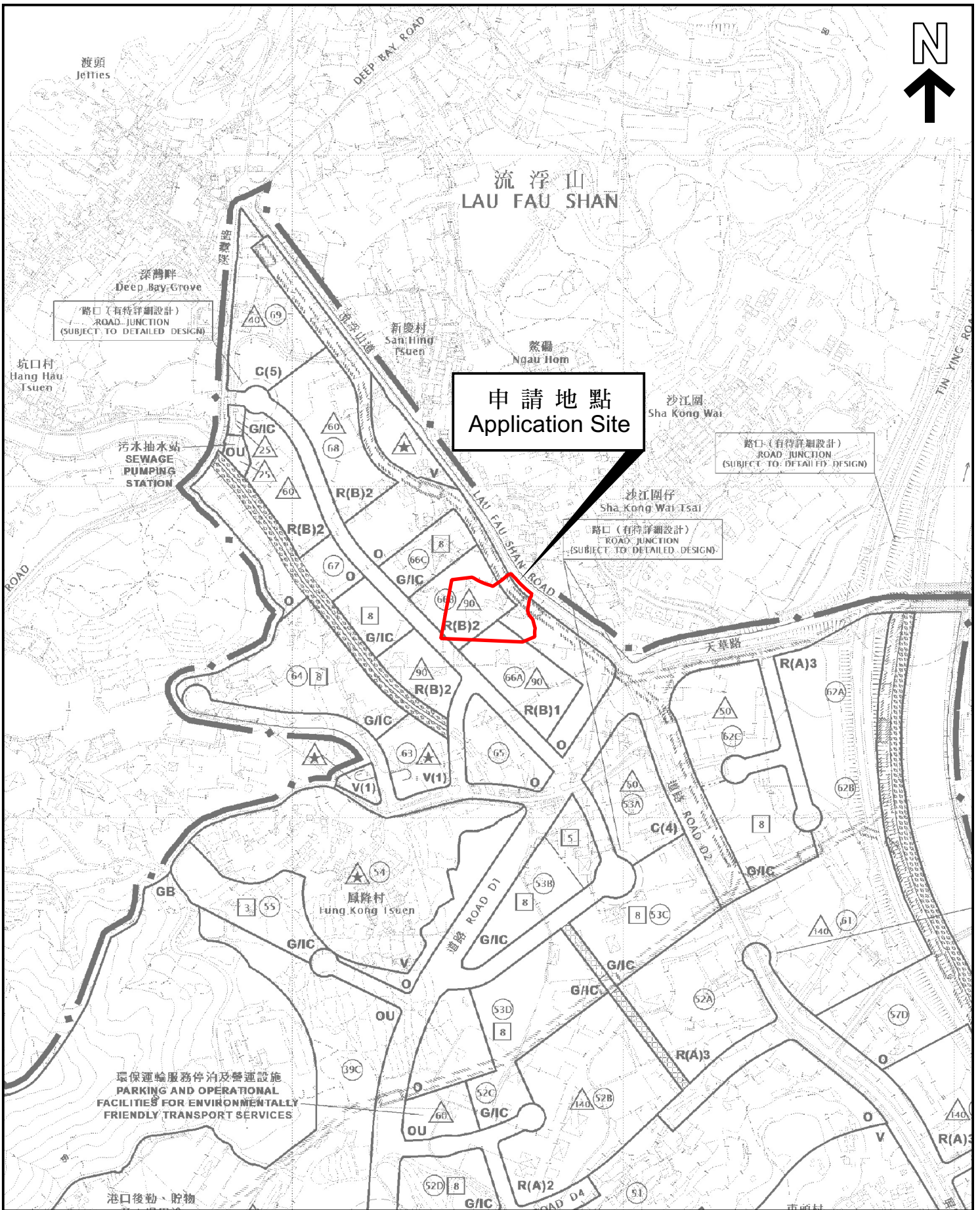
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<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>Lot index plan 地段索引圖</u>		
<u>Location plan 位置圖</u>		
<u>As-built drainage plan 已建排水設施圖</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>Estimated traffic generation 預計交通流量</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

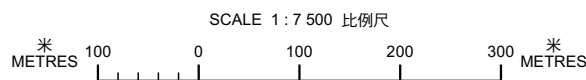
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



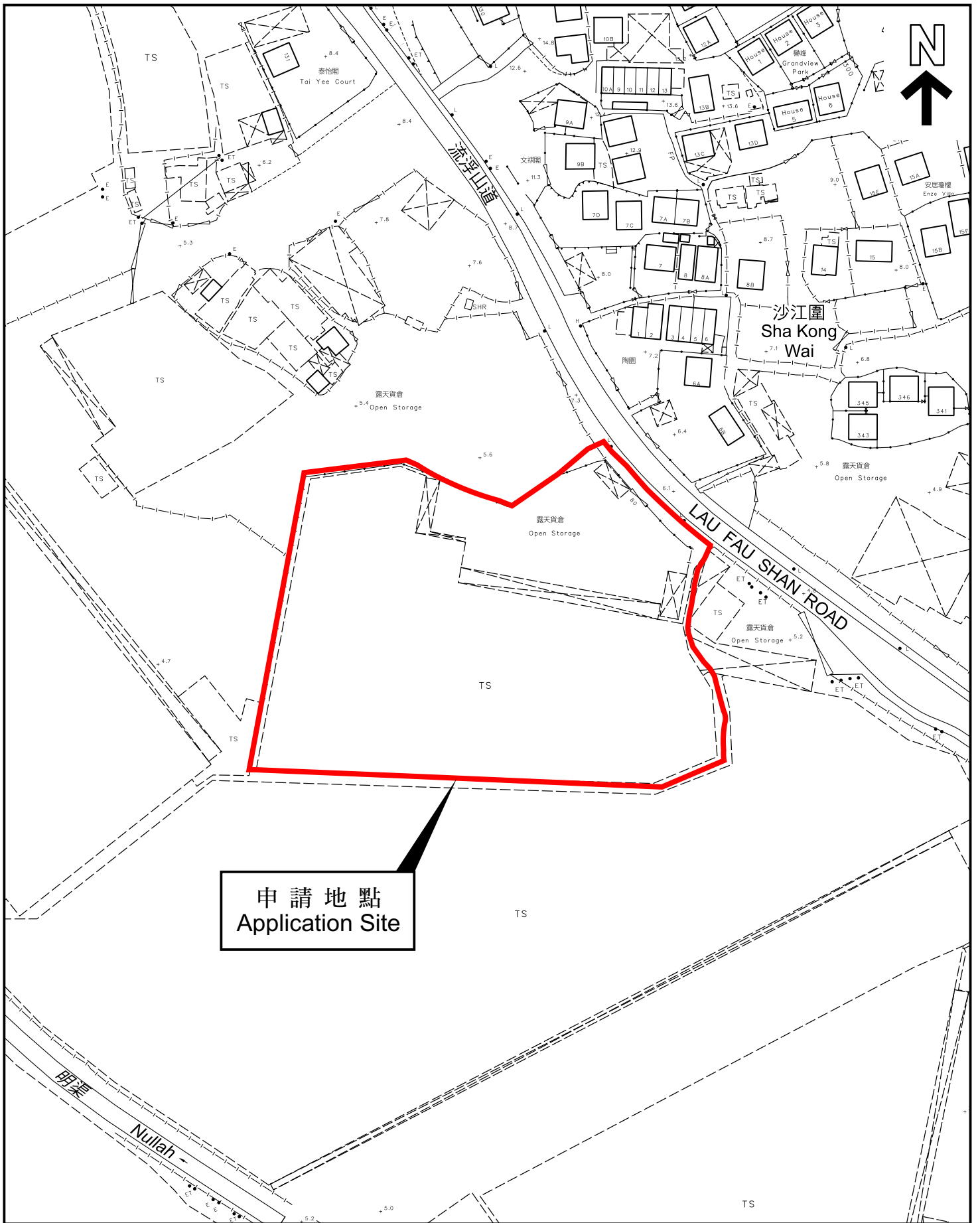
本摘要圖於2023年5月16日擬備，
 所根據的資料為於2018年10月16日
 核准的分區計劃大綱圖編號 S/HSK/2
 EXTRACT PLAN PREPARED ON 16.5.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/HSK/2 APPROVED ON 16.10.2018

位置圖 LOCATION PLAN



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/HSK/456



申請地點
Application Site

本摘要圖於2023年5月16日擬備，
所根據的資料為測量圖編號
6-NW-2A
EXTRACT PLAN PREPARED ON 16.5.2023
BASED ON SURVEY SHEET No.
6-NW-2A

平面圖 SITE PLAN

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/HSK/456

申請編號 Application No. : A/HSK/456

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物流中心連附屬場地辦公室，為期三年。申請地點現時被規劃為「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」地帶及顯示為「道路」的地方。申請地點將設置5幢總樓面面積不多於17,574平方米及高度不多於12米(單/雙層)的臨時構築物。場內設有4個中/重型貨車上落貨車位，及2個貨櫃車拖架/拖頭上落貨車位。營運時間為星期一至星期六上午七時至下午十一時。星期日及公眾假期休息。

The applicant seeks planning permission to use the application site (the Site) for temporary logistics centre with ancillary office for a period of 3 years. The Site is currently zoned as “Residential (Group B) 1”, “Residential (Group B) 2”, “Open Space” and area shown as ‘Road’. 5 temporary structures with a total floor area of not more than 17,574 m² and building height of not more than 12m (1 to 2-storey) will be erected on the Site. 4 loading/unloading bays for medium/heavy goods vehicles and 2 loading/unloading bays for container trailers/tractors are provided on site. Operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

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