

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-MP/343
關乎申請編號 A/YL-MP/343 的擬議用途/發展的概括發展規範**

| | | | |
|---|--|-----------------------|--------------------|
| Application No. 申請編號 | A/YL-MP/343 | | |
| Location/address 位置/地址 | Lot 1294 RP (Part) in D.D. 105 and Adjoining Government Land, Mai Po, Yuen Long 元朗米埔丈量約份第 105 約地段第 1294 號餘段(部分)和毗連政府土地 | | |
| Site area 地盤面積 | About 約 486 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 23 sq. m 平方米) | | |
| Plan 圖則 | Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6 | | |
| Zoning 地帶 | "Village Type Development" 「鄉村式發展」 | | |
| 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 Eating Place and Shop and Services for a Period of 3 Years and Associated Excavation of Land 臨時食肆及商店及服務行業(為期 3 年)和相關挖土工程 | | |
| 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 450 | About 約 0.926 |
| 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 5 | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | Not more than 不多於 1 | Storey(s) 層 |
| Site coverage 上蓋面積 | About 約 92.59 % | | |

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| 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 | 2 |
| | Private Car Parking Spaces 私家車車位 | 2 |
| | 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 |

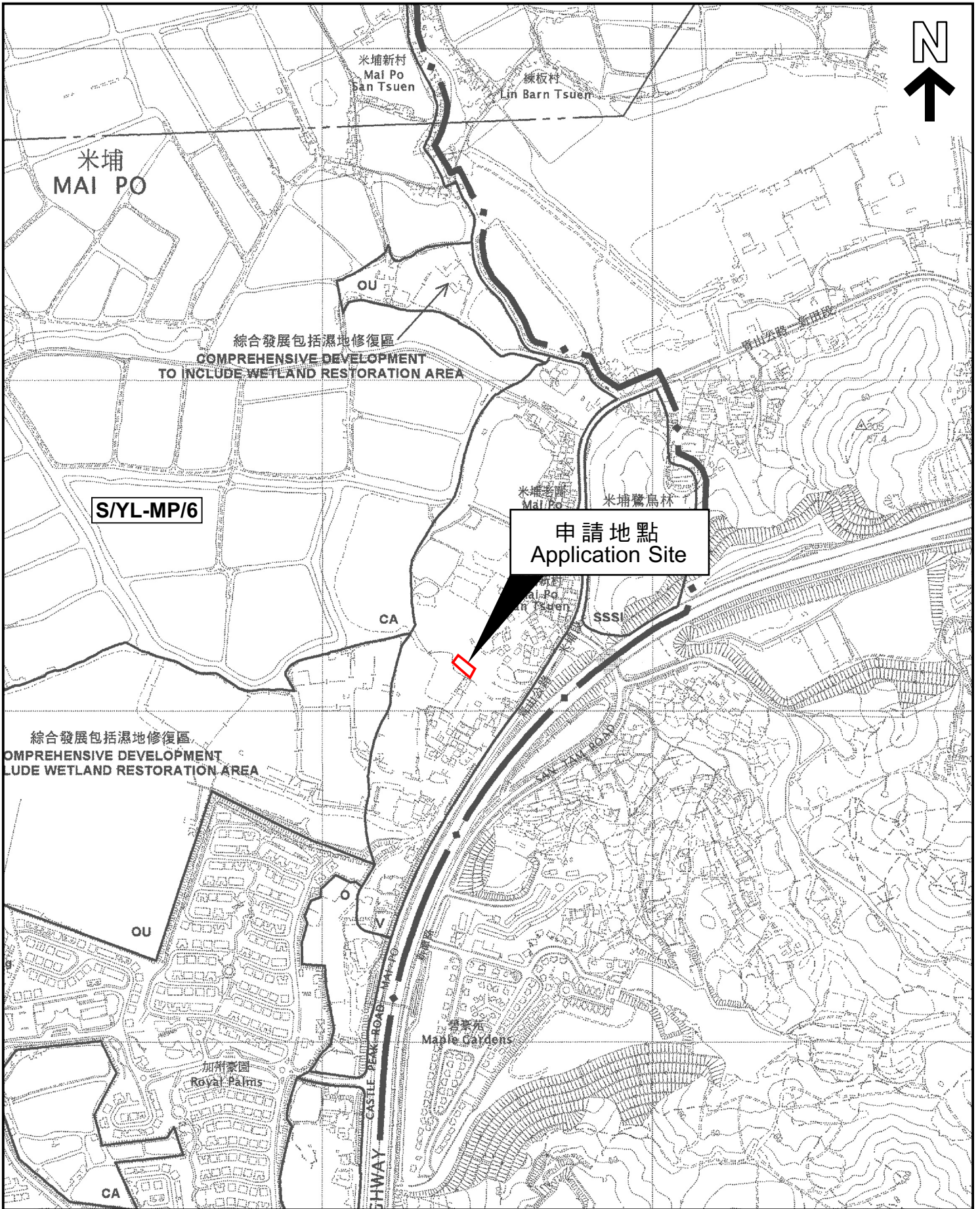
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>Vehicular access plan 行車通道圖</u> | | |
| <u>Drainage proposal plan 排水建議圖</u> | | |
| <u>Land excavation area plan 挖土工程範圍圖</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</u> | | |
| <u>Estimated trip generation and attraction 車輛流量估算</u> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

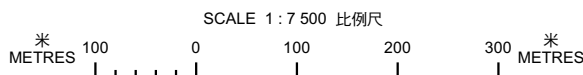
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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25日擬備，
 所根據的資料為於2005年2月1日
 核准的分區計劃大綱圖編號 S/YL-MP/6
 EXTRACT PLAN PREPARED ON 25.5.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-MP/6 APPROVED ON 1.2.2005

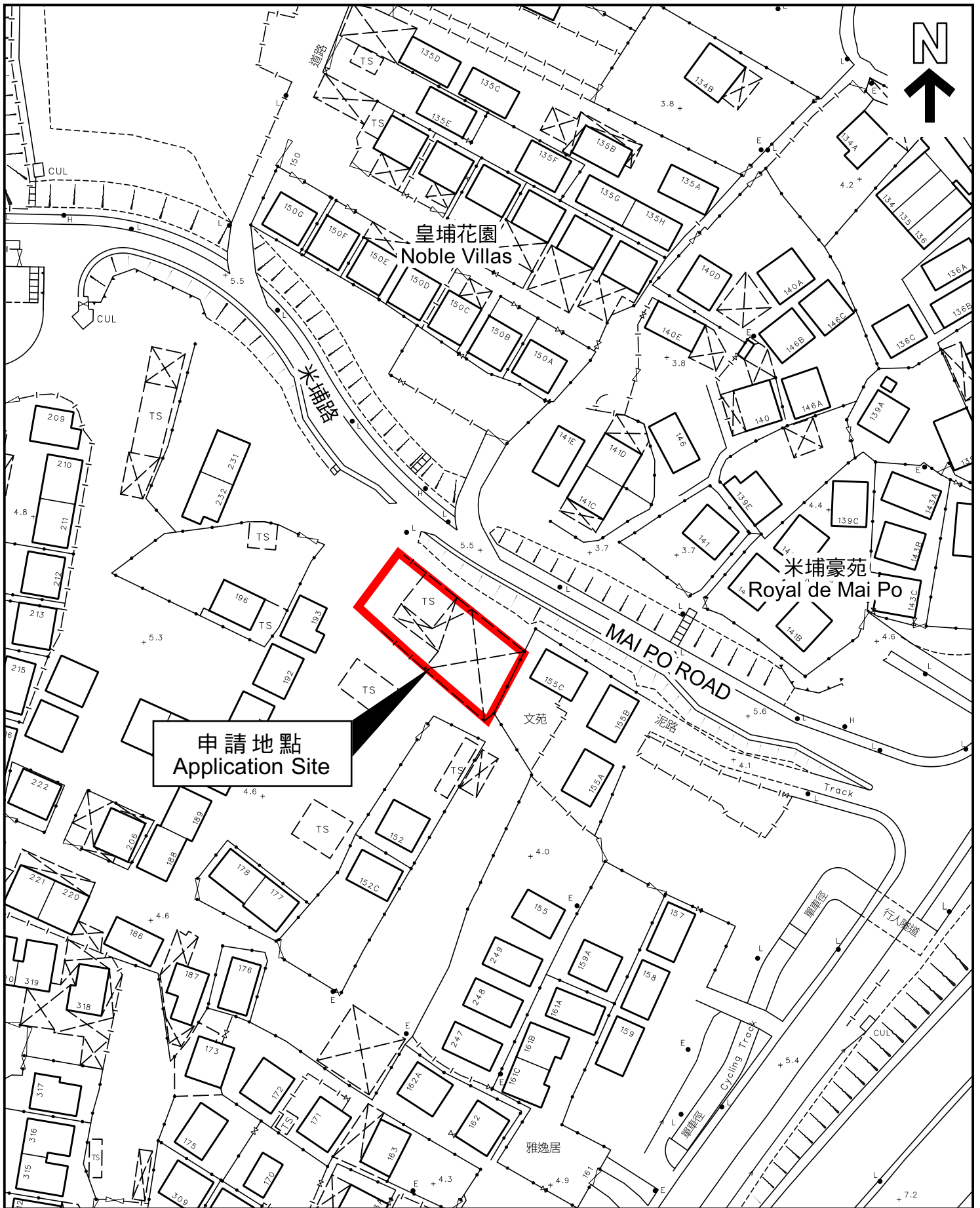
位置圖 LOCATION PLAN



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/YL-MP/343



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年5月25日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 12C
EXTRACT PLAN PREPARED ON 25.5.2023
BASED ON SURVEY SHEETS No.
2-SE-12A & 12C

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-MP/343

申請編號 Application No. : A/YL-MP/343

備註 Remarks

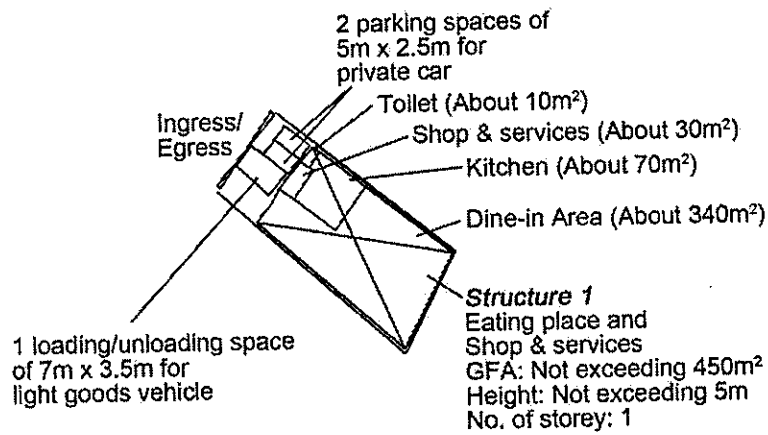
申請人要求批給規劃許可，准許在申請地點作臨時食肆及商店及服務行業，為期 3 年，和進行相關挖土工程。申請地點連接米埔路。申請地點的地盤面積約 486 平方米（包括政府土地約 23 平方米）。擬議發展包括 1 個構築物（1 層，不多於 5 米高），作食肆及商店及服務行業之用，總樓面面積不多於 450 平方米。場內設有 2 個私家車車位及 1 個輕型貨車上落客貨車位。營業時間為每日上午 7 時至下午 11 時，包括公眾假期。擬議發展牽涉面積約 28.8 平方米，深度約 0.3 米的挖土工程。

The applicant seeks planning permission for temporary eating place and shop and services for a period of 3 years and associated excavation of land at the application site (the Site). The Site is accessible from Mai Po Road. The site area is about 486 m² (including Government Land of about 23 m²) The proposal includes 1 structure (1 storey, not more than 5 m high) for eating place and shop and services uses, with a total gross floor area of not more than 450 m². 2 private car parking spaces and 1 light goods vehicle loading/unloading space are provided within the Site. The operation hours are between 7:00 a.m. and 11:00 p.m. daily, including public holidays. The proposed development involves excavation of land with an area of about 28.8 m² and a depth of about 0.3 m.

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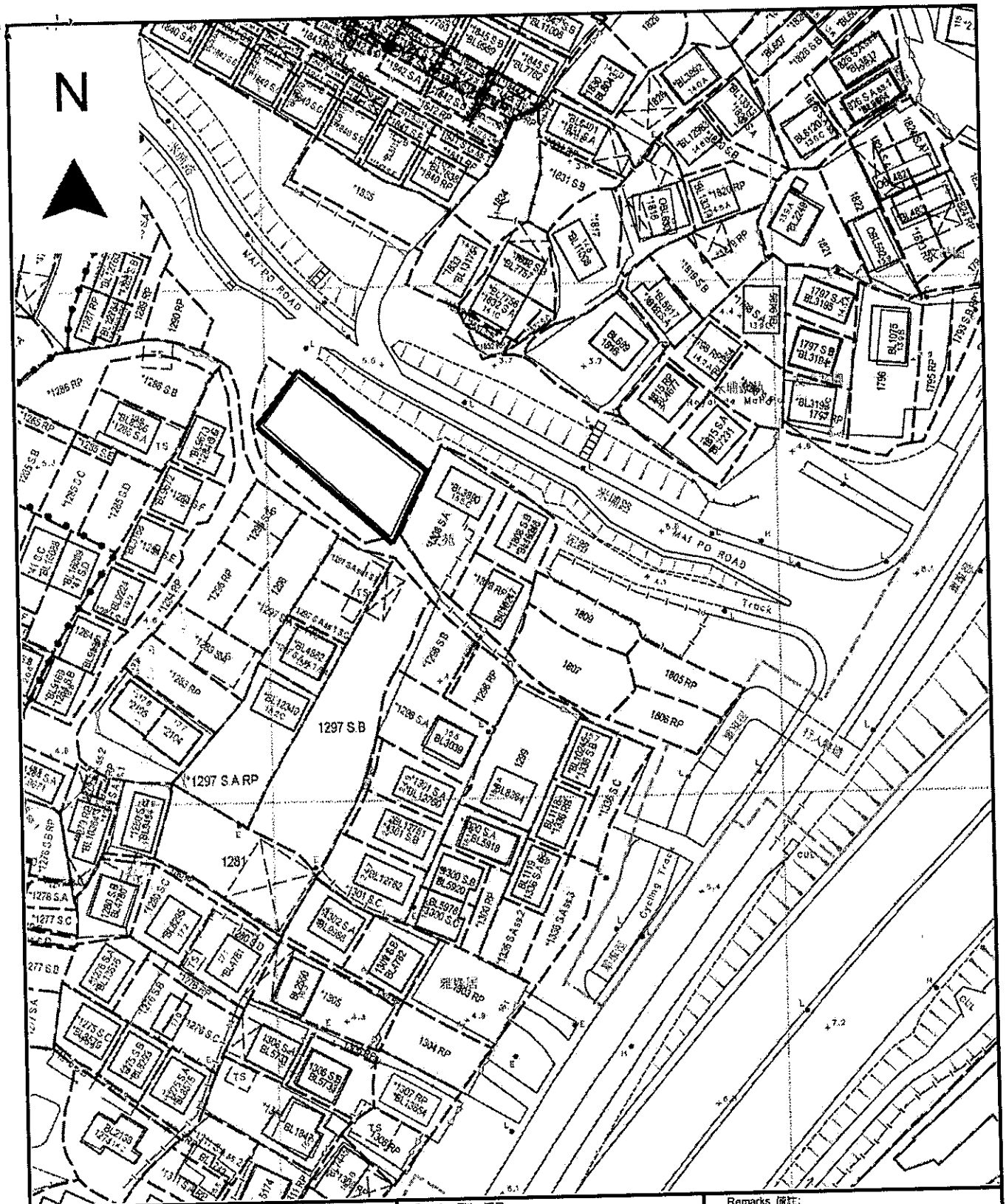


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|--|---|---------------------|
| Project 項目名稱: Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years and Excavation of Land at Lot 1294 RP (Part) in D.D. 105 & Adjoining Government Land, Mai Po San Tsuen, Yuen Long, N.T. | Drawing Title 圖名: Proposed Layout Plan | Remarks 備註: |
| | Drawing No. 圖號: Figure 3 | Scale 比例: 1:1000 |

申請編號 Application No. : A / YL-MP / 343

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Project 項目名稱:
 Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years and Excavation of Land at Lot 1294 RP (Part) in D.D. 105 & Adjoining Government Land, Mai Po San Tsuen, Yuen Long, N.T.

Drawing Title 圖目:
 Proposed Excavation Plan

Drawing No. 圖號:
 Figure 5

Remarks 備註:
 — Proposed excavation of land for provision of surface U-channel (0.3m deep and wide)

Scale 比例:
 1:1000