

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-MP/346**  
**關乎申請編號 A/YL-MP/346 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-MP/346		
Location/address 位置/地址	Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101, Mai Po, Yuen Long 元朗米埔丈量約份第 101 約地段第 76 號 G 分段 (部分) 及第 76 號 H 分段 (部分)		
Site area 地盤面積	About 約 1,200 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	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Excavation of Land 擬議臨時商店及服務行業 (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 480	Not more than 不多於 0.4
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	3	
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)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	About 約 40 %		

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

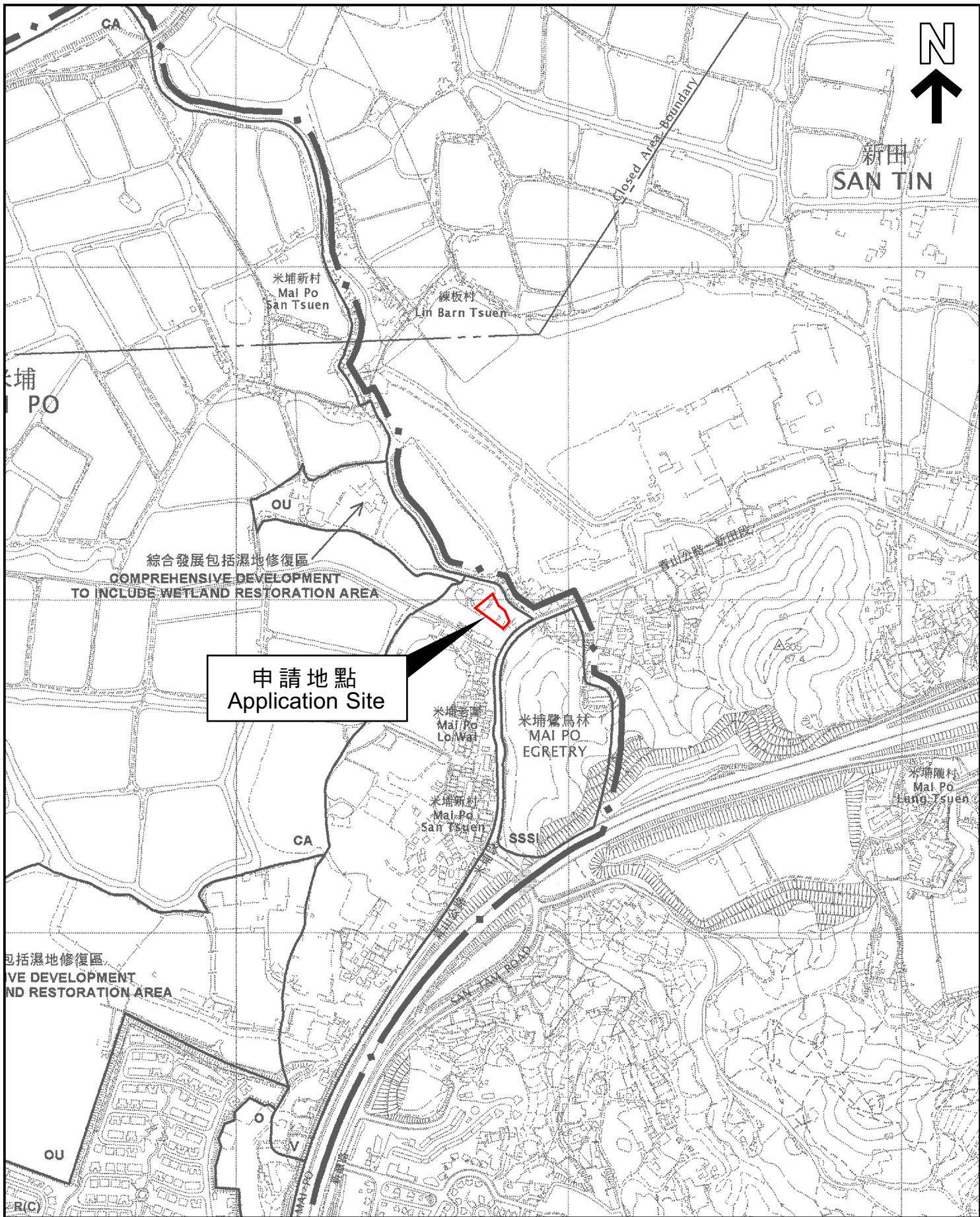
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<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 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>Land excavation area plan 挖土工程範圍圖</u>		
<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"/>
<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。



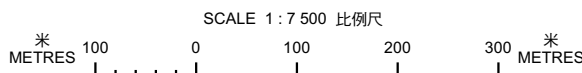
申請地點  
Application Site

綜合發展包括濕地修復區  
COMPREHENSIVE DEVELOPMENT  
TO INCLUDE WETLAND RESTORATION AREA

包括濕地修復區  
COMPREHENSIVE DEVELOPMENT  
AND RESTORATION AREA

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/346



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  
EXTRACT PLAN PREPARED ON 25.5.2023  
BASED ON SURVEY SHEET No.  
2-SE-12A

**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/YL-MP/346**

## 申請編號 Application No. : A/YL-MP/346

### 備註 Remarks

申請人要求批給規劃許可，准許在申請地點作擬議臨時商店及服務行業，為期 3 年，和進行相關挖土工程。申請地點經地區小路連接青山公路 - 米埔段。申請地點的地盤面積約 1,200 平方米。擬議發展包括 3 個構築物（1 層，不多於 4.5 米高），作商店及服務行業及洗手間之用，總樓面面積不多於 480 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 9 時至下午 7 時，包括公眾假期。擬議發展牽涉面積約 54.375 平方米，深度約 0.375 米的挖土工程。

The applicant seeks planning permission for proposed temporary 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 Castle Peak Road – Mai Po via a local access. The site area is about 1200 m<sup>2</sup>. The proposal includes 3 structures (1 storey, not more than 4.5 m high) for shop and services and washroom uses, with a total gross floor area of not more than 480 m<sup>2</sup>. 2 private car parking spaces and 1 light goods vehicle loading/unloading space are provided within the Site. The operation hours are between 9:00 a.m. and 7:00 p.m. daily, including public holidays. The proposed development involves excavation of land with an area of about 54.375 m<sup>2</sup> and a depth of about 0.375 m.

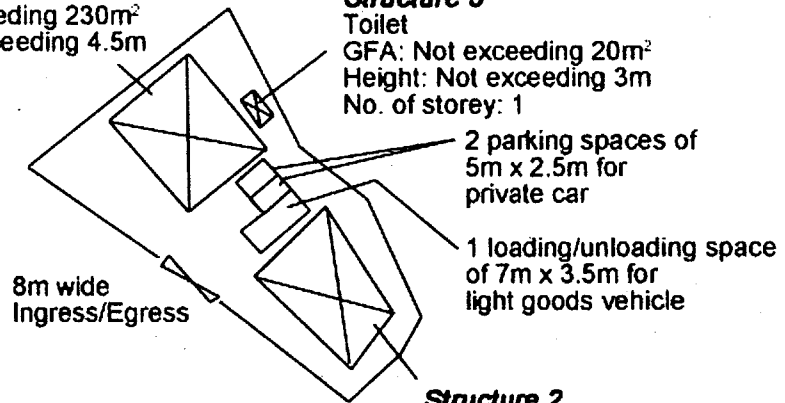
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**Structure 1**  
 Shop & services  
 GFA: Not exceeding 230m<sup>2</sup>  
 Height: Not exceeding 4.5m  
 No. of storey: 1

**Structure 3**  
 Toilet  
 GFA: Not exceeding 20m<sup>2</sup>  
 Height: Not exceeding 3m  
 No. of storey: 1



**Structure 2**  
 Shop & services  
 GFA: Not exceeding 230m<sup>2</sup>  
 Height: Not exceeding 4.5m  
 No. of storey: 1

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land at Lot 76 S.G (Part) & 76 S.H (Part) in D.D. 101, Mai Po Lo Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

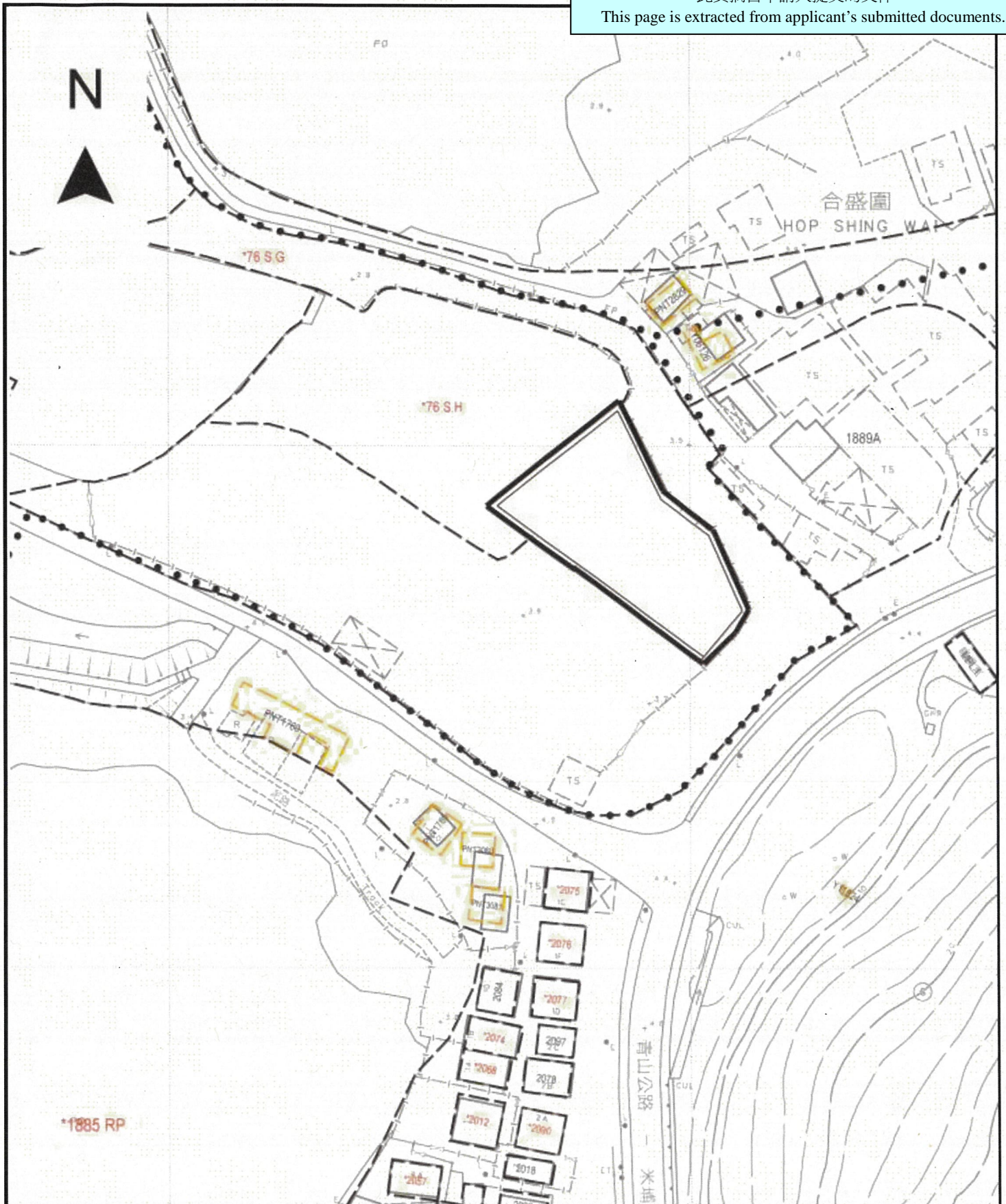
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land at Lot 76 S.G (Part) & 76 S.H (Part) in D.D. 101, Mai Po Lo Wai, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

— Proposed excavation of depth up to 375mm for provision of surface U-channel

Scale 比例:

1:1000