

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TT/591**
關乎申請編號 A/YL-TT/591 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 29.8.2023
因應於 2023 年 8 月 29 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/YL-TT/591		
Location/address 位置/地址	Lot 1200 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第 117 約地段第 1200 號餘段(部分)及毗鄰政府土地		
Site area 地盤面積	About 約 1,150 sq. m 平方米		
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分區計劃大綱草圖編號 S/YL-TT/19		
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 Shop and Services for a Period of 3 Years 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 302	Not more than 不多於 0.263
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 6	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 2	Storey(s) 層
Site coverage 上蓋面積	About 約 21.04 %		

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	2
	Light Goods Vehicle Spaces 輕型貨車車位	2

* 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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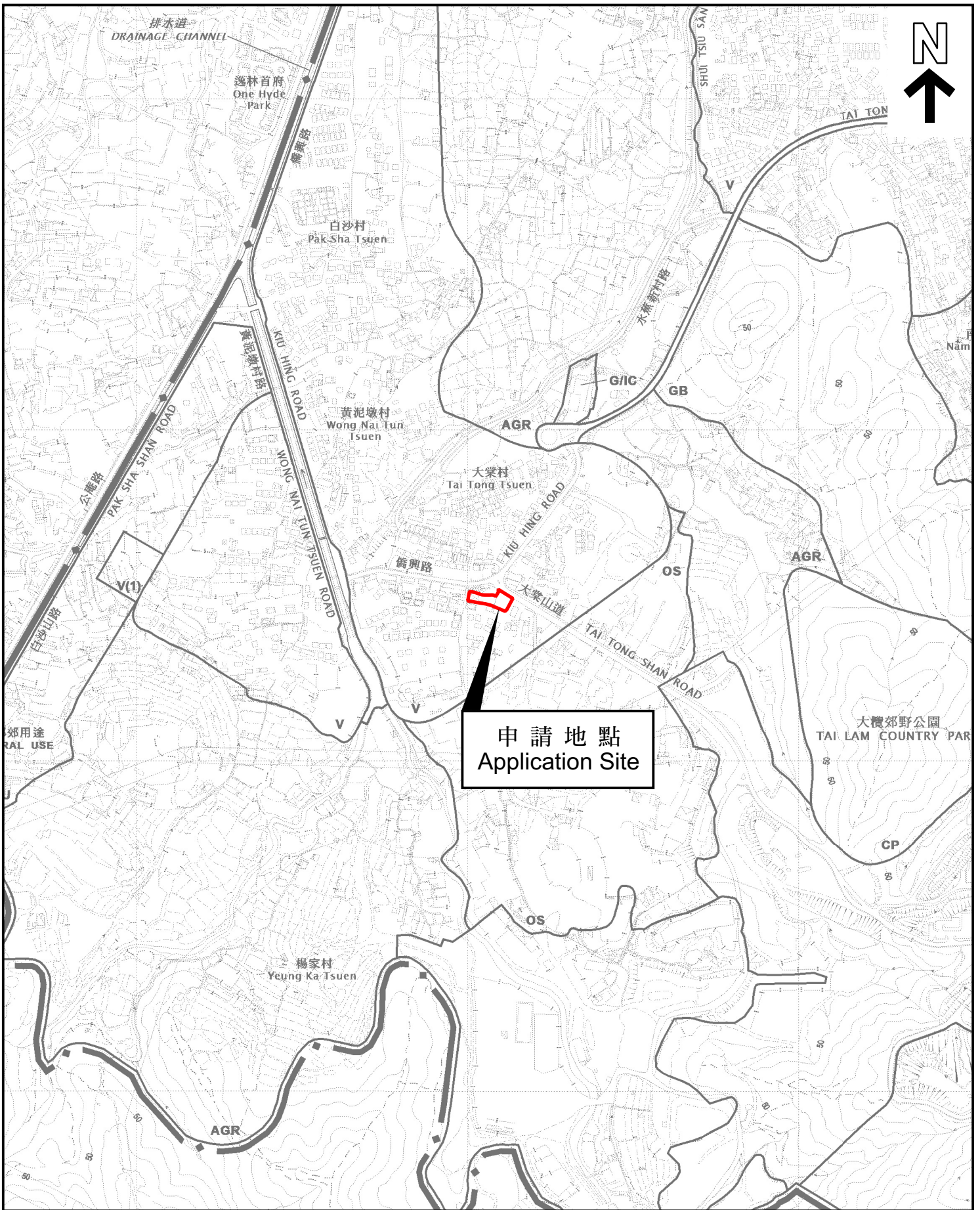
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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>As-built drainage plan</u> 現有排水系統圖		
<u>Lot index plan</u> 地段索引圖		
<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</u> 預計交通流量		
<u>Vehicular run-in/out proposal</u> 車輛出入口計劃書		

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.

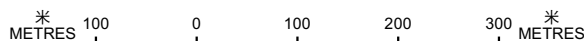
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



位置圖 LOCATION PLAN

因應於2023年8月29日接獲的進一步資料而修訂的位置圖
 REVISED LOCATION PLAN
 IN VIEW OF FURTHER INFORMATION
 RECEIVED ON 29.8.2023

SCALE 1 : 7 500 比例尺

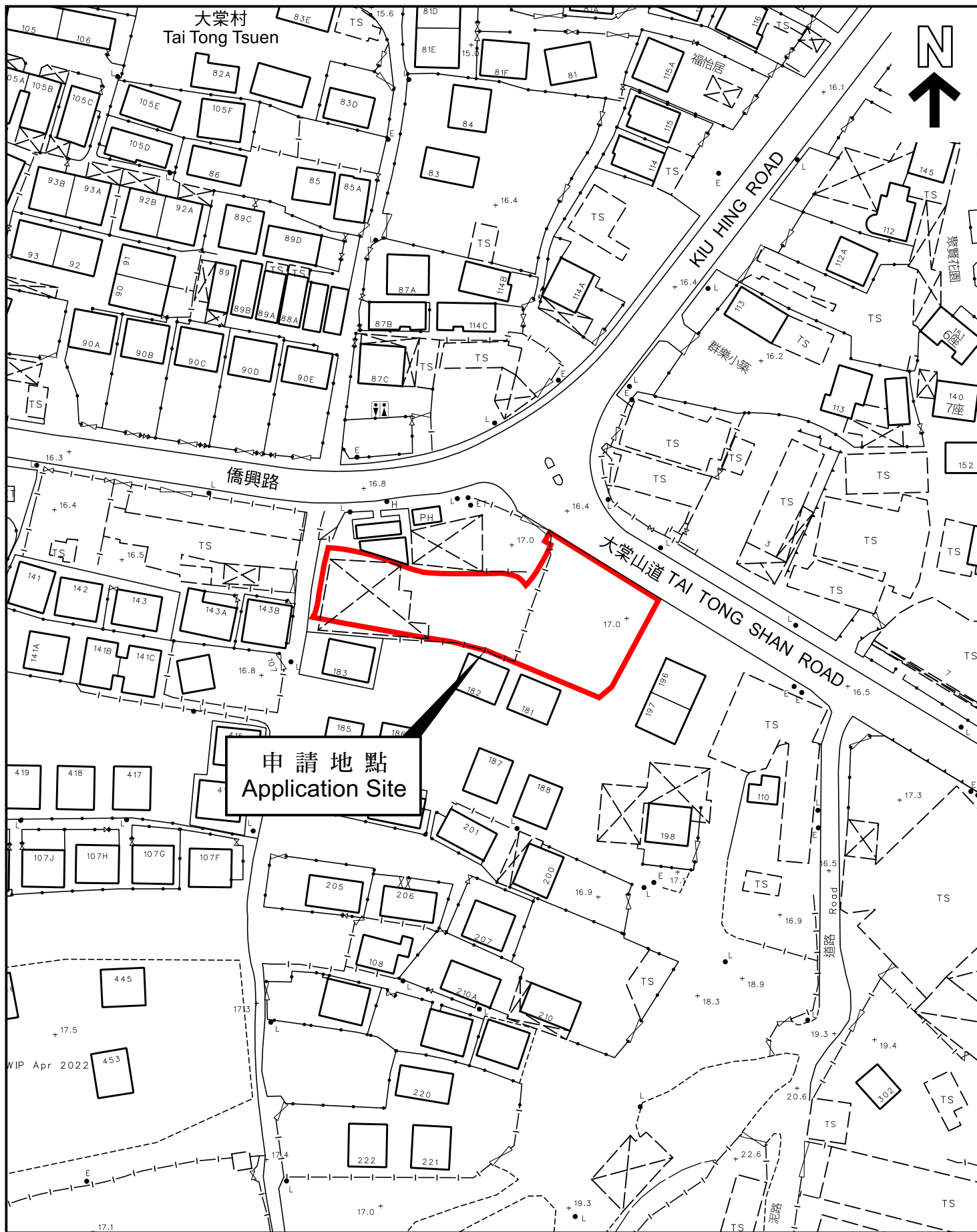


本摘要圖於2023年9月6日擬備，
 所根據的資料為於2023年1月6日
 展示的分區計劃大綱圖編號 S/YL-TT/19
 EXTRACT PLAN PREPARED ON 6.9.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-TT/19 EXHIBITED ON 6.1.2023

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-TT/591



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年9月6日擬備，
所根據的資料為測量圖編號
6-NW-24B
EXTRACT PLAN PREPARED ON 6.9.2023
BASED ON SURVEY SHEET No.
6-NW-24B

因應於2023年8月29日接獲的進一步資料而修訂的平面圖

REVISED SITE PLAN
IN VIEW OF FURTHER INFORMATION
RECEIVED ON 29.8.2023

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APPLICATION SITE BOUNDARY
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參考編號
REFERENCE No.

A/YL-TT/591

申請編號 Application No. : A/YL-TT/591

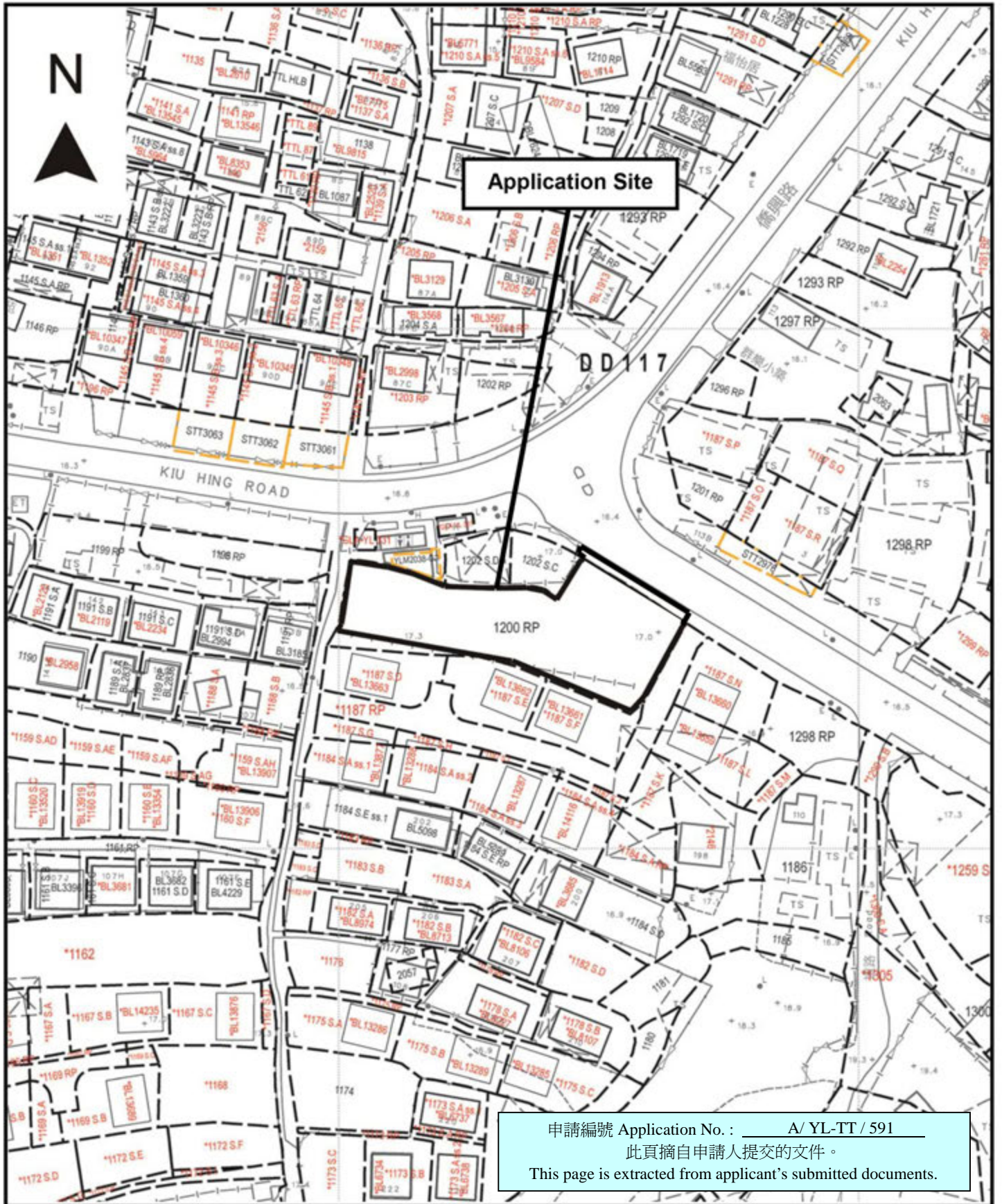
備註 Remarks

申請人提交進一步資料，包括修改地盤範圍以包括毗鄰政府土地，及提交已修改的排水設計系統圖、布局設計圖及一份新的車輛出入口計劃書。

The applicant provided further information which include revision of Site boundary to include the adjoining Government Land and submitted an updated drainage proposal, layout plan and a new run-in/out proposal.

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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Application Site

申請編號 Application No. : A/ YL-TT / 591
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

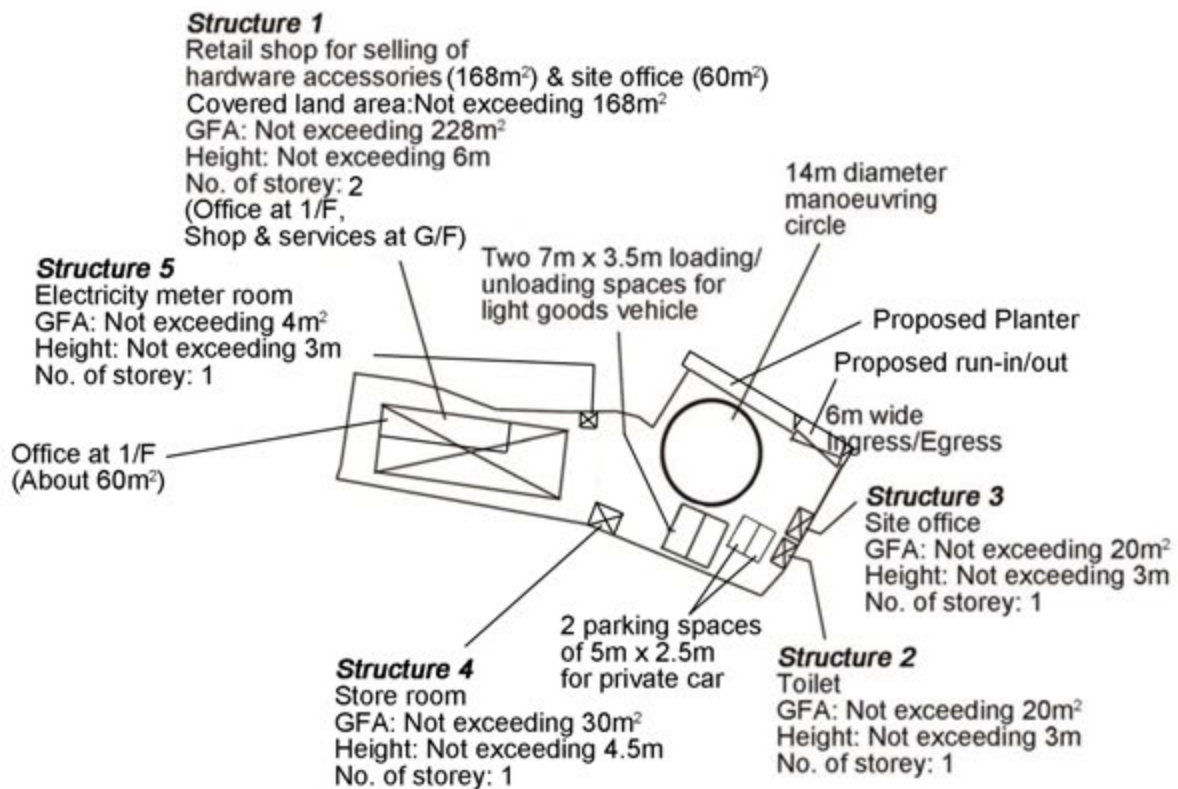
Project 項目名稱:
 Proposed Temporary Shop & Services
 (Retail Shop for Hardware Accessories)
 for a Period of 3 Years at Lot 1200 RP
 (Part) in D.D. 117 & Adjoining
 Government Land, Tai Tong, Yuen
 Long, N.T.

Drawing Title 圖目:
 Site Plan

Drawing No. 圖號:
 Figure 1

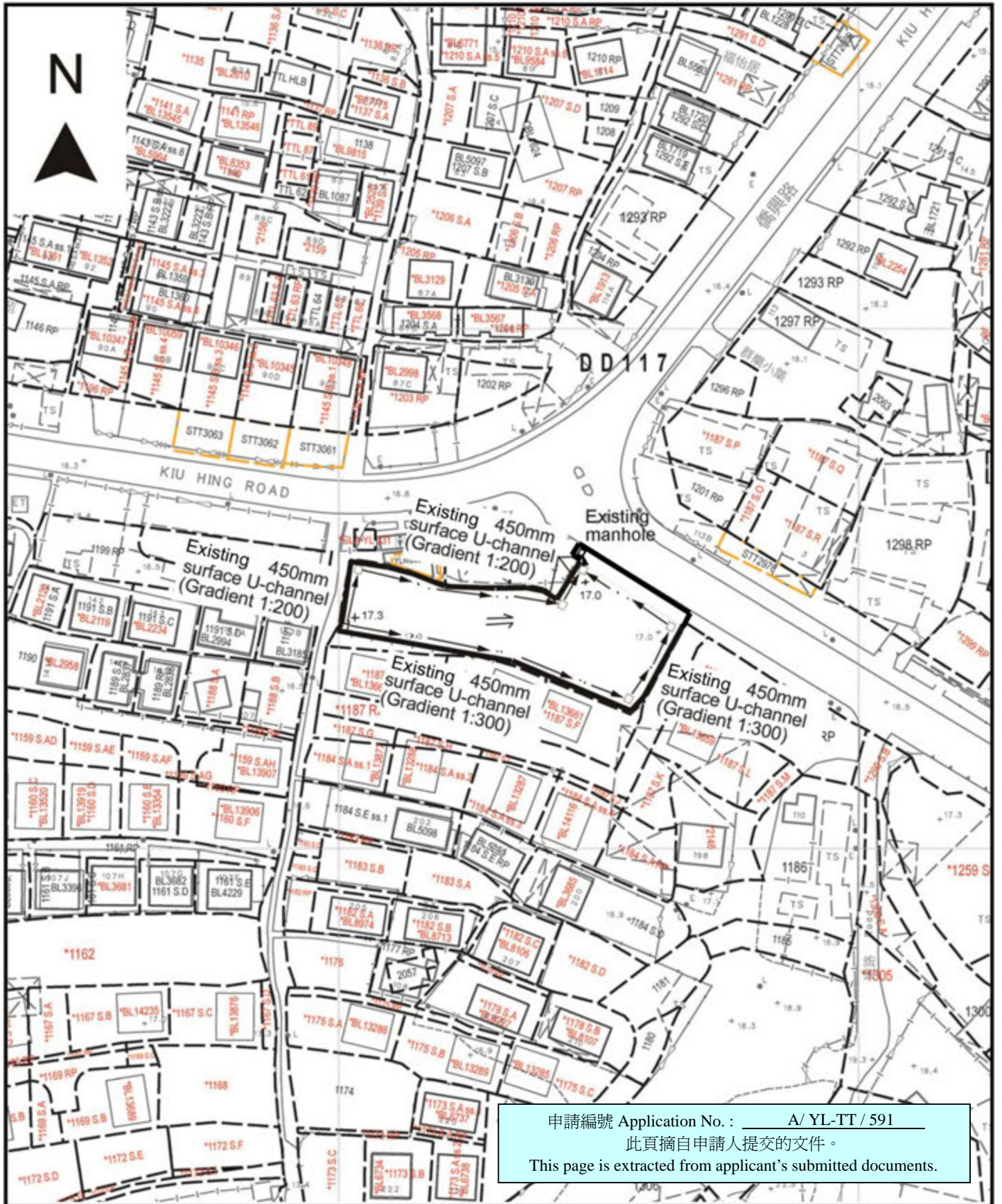
Remarks 備註:

Scale 比例:
 1:1000



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Project 項目名稱: Proposed Temporary Shop & Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lot 1200 RP (Part) in D.D. 117 & Adjoining Government Land, Tai Tong, 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



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<p>Project 項目名稱: Proposed Temporary Shop & Services (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lot 1200 RP (Part) in D.D. 117 & Adjoining Government Land, Tai Tong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: As-built Drainage Plan</p>	<p>Remarks 備註: † 17.3 Level (in mPD) ⇐ Flow of surface runoff □ Proposed catchpit</p>
	<p>Drawing No. 圖號: Figure 4</p>	<p>Scale 比例: 1:1000</p>