

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TT/594**
关于申请编号 A/YL-TT/594 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-TT/594		
Location/address 位置／地址	Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 RP and 1677 (Part) in D.D. 119, Yuen Long, New Territories 新界元朗丈量约份第 119 约地段第 1655 号 C 分段、第 1655 号 D 分段、第 1655 号 E 分段、第 1655 号余段及第 1677 号（部分）		
Site area 地盘面积	About 约 2,723 sq. m 平方米		
Plan 图则	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分区计划大纲草图编号 S/YL-TT/19		
Zoning 地带	"Government, Institution or Community (1)" 「政府、机构或社区(1)」		
Applied use/ development 申请用途/发展	Proposed Temporary Shop and Services for a Period of 5 Years 拟议临时商店及服务行业（为期 5 年）		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 873	About 约 0.32
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	5	
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度／ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 9	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 2	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage	About 约 21.2 %		

上盖面积			
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		7
	Private Car Parking Spaces 私家车车位		3
	Light Goods Vehicle Parking Spaces 轻型货车泊车位		2
	Heavy Goods Vehicle Parking Spaces 重型货车泊车位		2

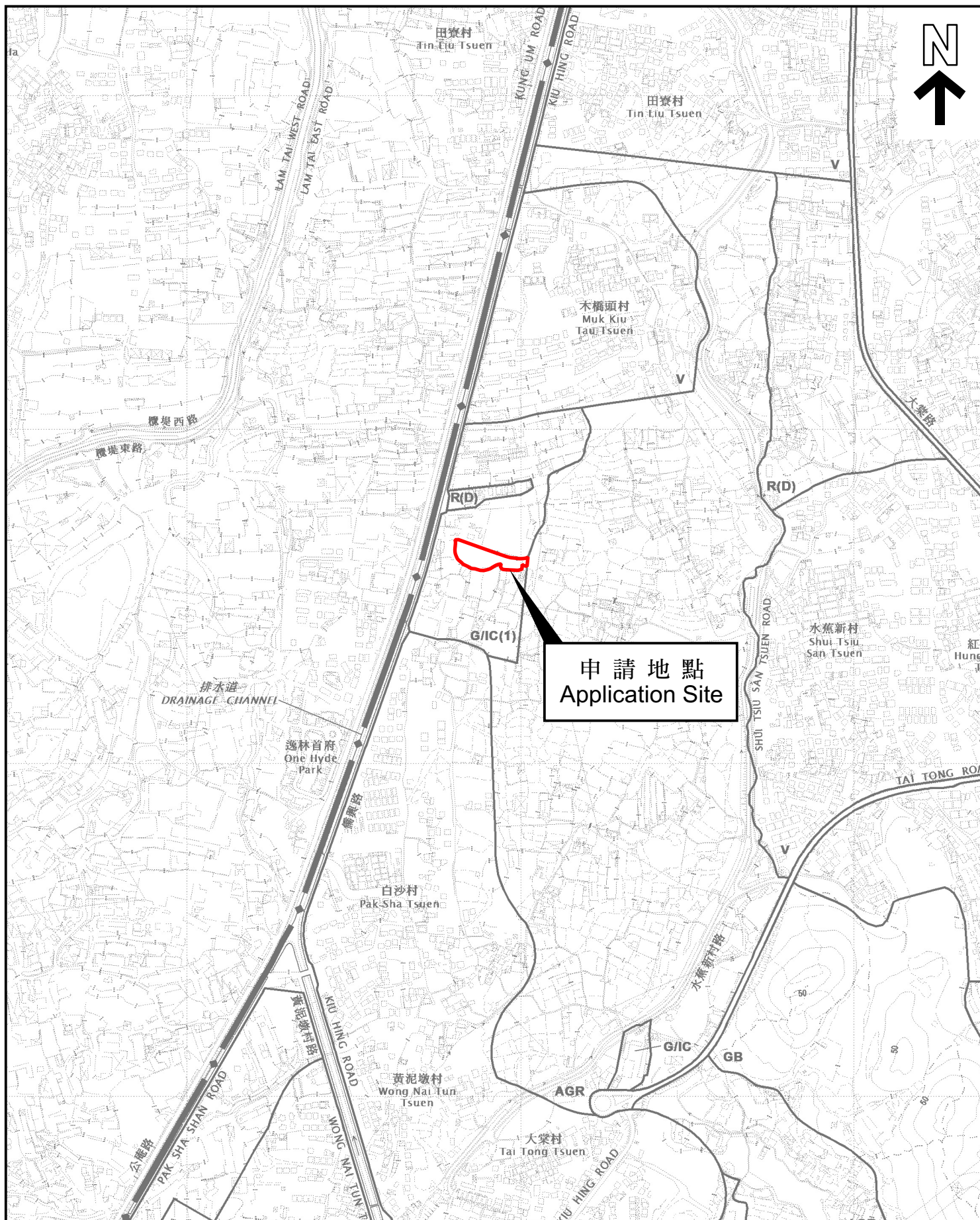
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan with Vehicular Access 位置图连车辆通道</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



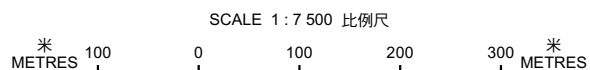
位置圖 LOCATION PLAN

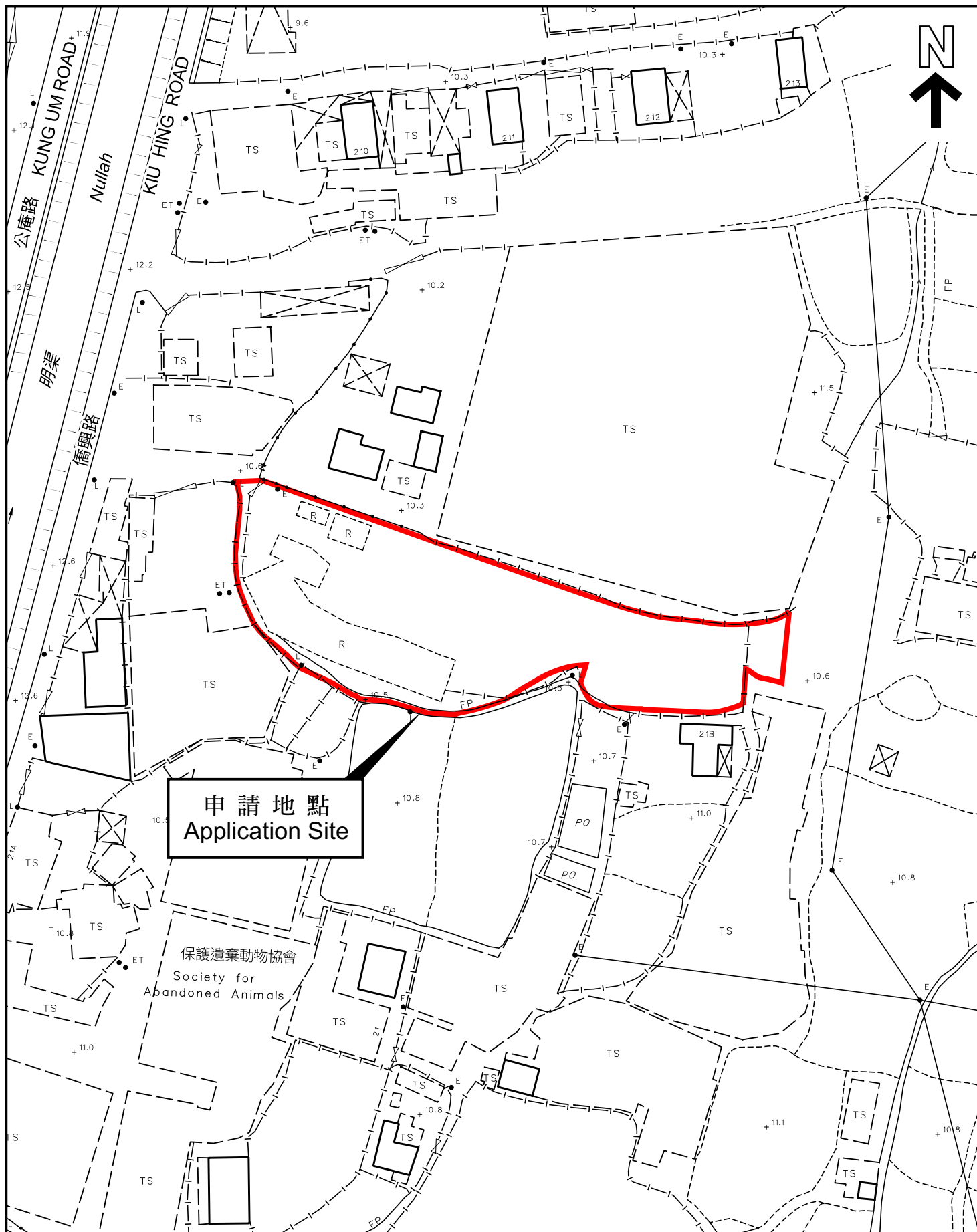
本摘要圖於2023年5月2日擬備，
所根據的資料為於2023年1月6日
展示的分區計劃大綱圖編號 S/YL-TT/19
EXTRACT PLAN PREPARED ON 2.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TT/19 EXHIBITED ON 6.1.2023

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/594





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年5月2日擬備，
所根據的資料為測量圖編號
6-NW-19B 及 6-NW-19D
EXTRACT PLAN PREPARED ON 2.5.2023
BASED ON SURVEY SHEETS No.
6-NW-19B & 6-NW-19D

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/594

Executive Summary

1. The application site is on Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677 (Part) in D.D. 119, Yuen Long, New Territories.
2. The proposed use is "Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities" for a Period of 5 Years.
3. The site area is about 2,723 m². No Government Land is involved.
4. The site falls within the "Government, Institution or Community (1)" ("G/IC(1)") zone under the DRAFT Tai Tong Outline Zoning Plan No. S/YL-TT/19.
5. 5 nos. of structures (not exceeding 9m) with a total floor area of about 873 m² are proposed on site for reception, ancillary office, container storage and retail shop for hardware groceries and construction materials uses.
6. Operation hours are 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. There are 6 similar applications of shop and services approved in the vicinity.
8. The applied use satisfies local residents' needs for hardware groceries and construction materials.

行政摘要

1. 申請地點位於新界元朗丈量約份第 119 約地段第 1655 號 C 分段、第 1655 號 D 分段、第 1655 號 E 分段、第 1655 號餘段及第 1677 號 (部分)。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施 (為期 5 年)」。
3. 申請面積為大約 2,723 平方米。不涉及政府土地。
4. 申請地點處於大棠分區計劃大綱草圖編號 S/YL-TT/19 下的「政府、機構或社區 (1)」地帶。
5. 申請地點擬議提供 5 個(不高於 9 米)的構築物，總樓面面積約 873 平方米作接待處、附屬辦公室、貯物貨櫃及五金雜貨及建築材料零售店用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 附近共有 6 個類似的商店及服務行業用途的規劃申請獲得批准。
8. 申請用途可以滿足當地居民對五金雜貨及建築材料的需求。

Statutory Planning Portal 2

Statutory Planning Portal 2

R(D)

Application Site

G/IC(1)

Statutory Planning Portal 2

Statutory Planning Portal 2

Kiu Hing Road

Vehicular Access

Statutory Planning Portal 2

Statutory Planning Portal 2

Society for
Abandoned
Animals

Extracted from Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19

N.T.S

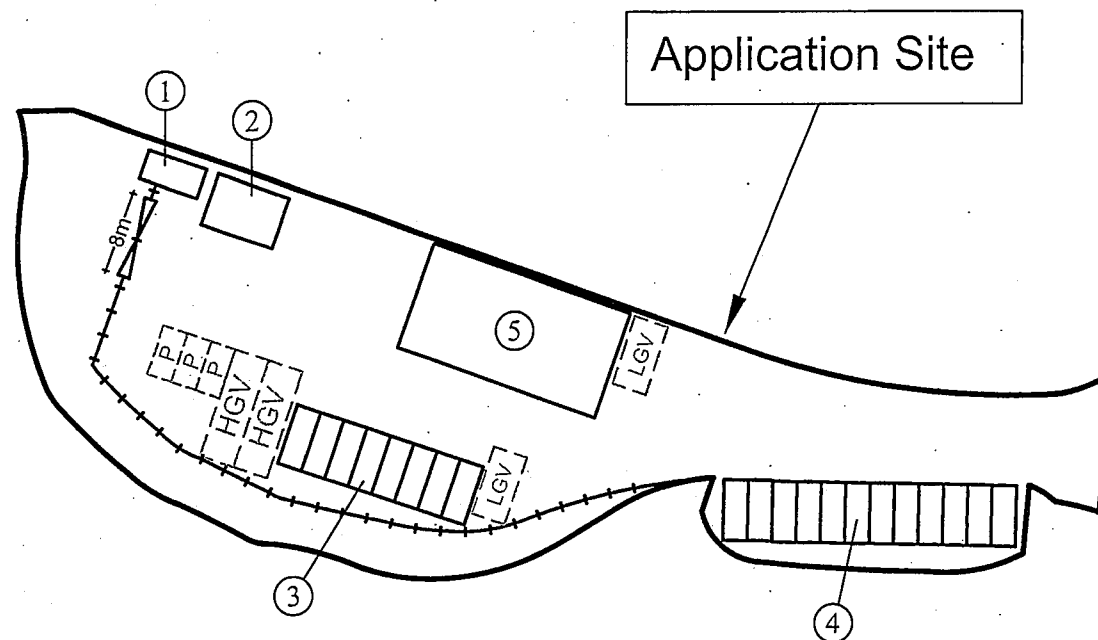
Location Plan

Goldrich Planners &
Surveyors Ltd.

April 2023

Lots 1655 S.C, 1655 S.D, 1655 S.E,
1655 R.P. and 1677(part) in D.D. 119

Plan 1
(P 22080)



Legend

[HGV] Parking space for heavy goods vehicle
(11m (L) x 3.5m (W))

[LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))

[P] Parking space for private cars
(5m (L) x 2.5m (W))

⌵ Vehicular Ingress / Egress

Site Area (about): 2,723m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Reception	18m ²	18m ²	4.5m	1
2	Ancillary Office	38m ²	38m ²	9m	1
3	16 (8x2) Nos. of 20 ft. Container Storage	118m ²	236m ²	6m	2
4	24 (12x2) Nos. of 20 ft. Container Storage	177m ²	354m ²	6m	2
5	Shop (Hardware Groceries and Construction Materials)	227m ²	227m ²	9m	1
Total:		578m ²	873m ²		

1:750 (A4)

April 2023

Layout Plan

Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 R.P. and 1677(part) in D.D. 119

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 22080)