

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TYST/1235**
关于申请编号 A/YL-TYST/1235 的拟议用途/发展的概括发展规范

| | | | |
|---|--|----------------------|--------------------|
| Application No. 申请编号 | A/YL-TYST/1235 | | |
| Location/address 位置/地址 | Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories 新界元朗白沙村丈量约份第 119 约多个地段和毗连政府土地 | | |
| Site area 地盘面积 | About 约 6,460 sq. m 平方米 (Includes Government Land of about 包括政府土地约 44.67 sq. m 平方米) | | |
| Plan 图则 | Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分区计划大纲核准图编号 S/YL-TYST/14 | | |
| Zoning 地带 | "Residential (Group C)" 「住宅(丙类)」 | | |
| Type of Application 申请类别 | Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年 | | |
| Applied use/ development 申请用途/发展 | Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years 拟议临时货仓存放食品(为期 3 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 4,685 | - |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 1 | |
| 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 11 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | Not more than 不多於 1 | Storey(s) 层 |
| Site coverage 上盖面积 | - | | |

| | | |
|--|---|---|
| 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 | 2 |
| | Private Car Parking Spaces 私家车车位 | 2 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数 | 3 |
| | Light Goods Vehicle Spaces 轻型货车车位 | 3 |

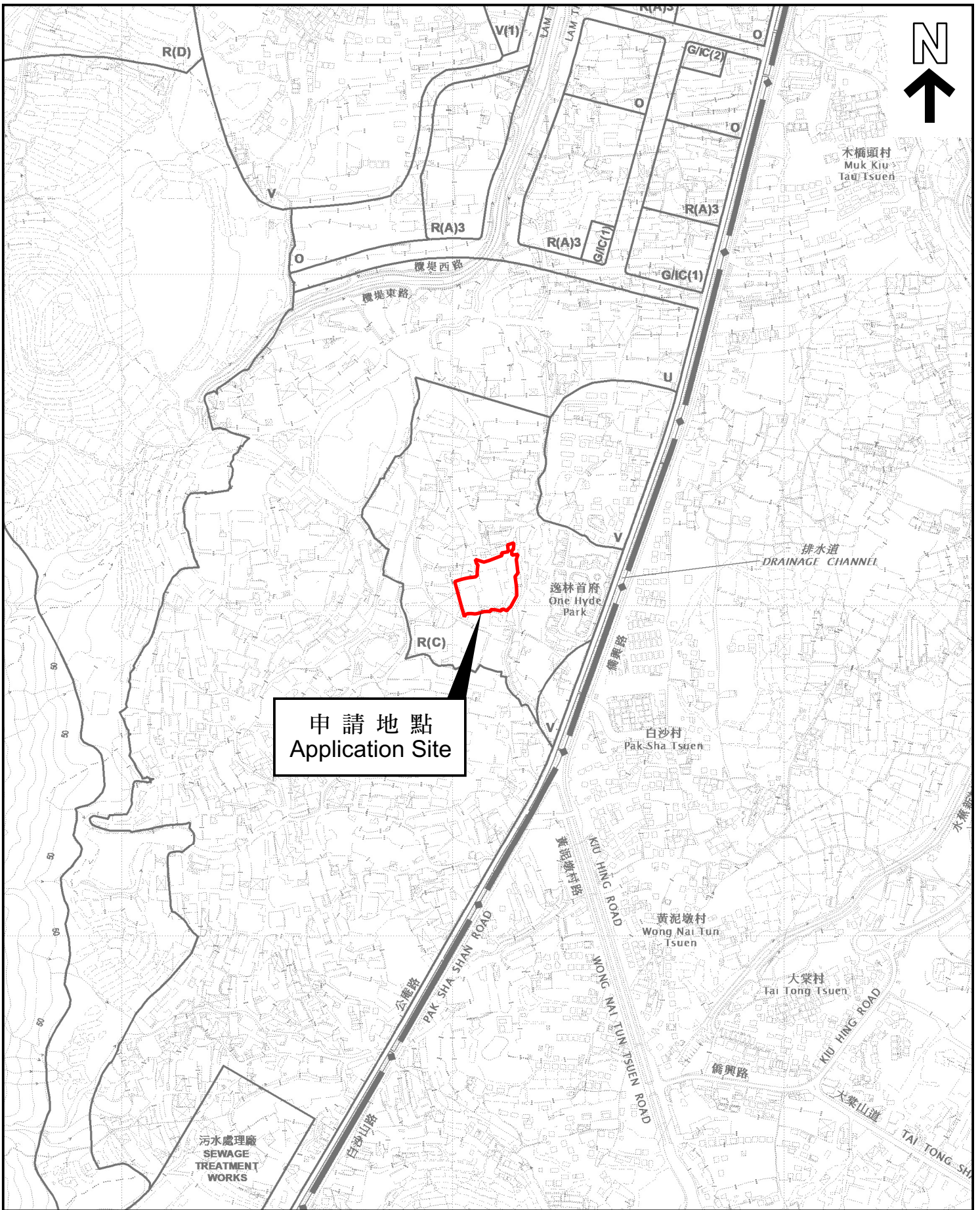
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Location Plan with Lot Index 位置图连地段索引</u> | | |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input checked="" type="checkbox"/> | <input 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。

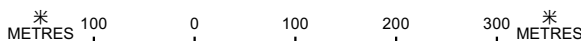


申請地點
Application Site

本摘要圖於2023年8月4日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 4.8.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

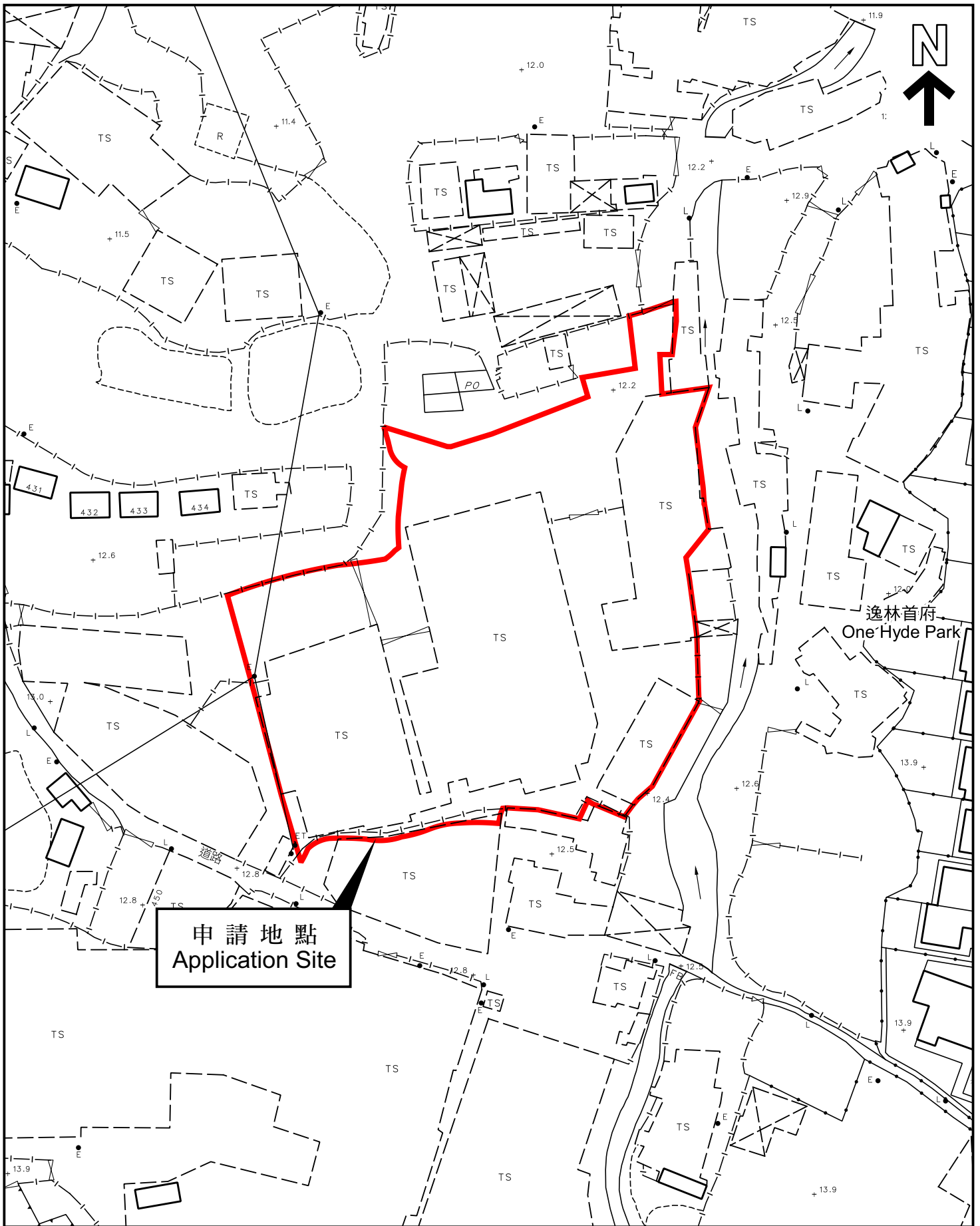
SCALE 1 : 7 500 比例尺



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-TYST/1235



申請地點
Application Site

逸林首府
One Hyde Park

本摘要圖於2023年8月4日擬備，
所根據的資料為測量圖編號
6-NW-19C
EXTRACT PLAN PREPARED ON 4.8.2023
BASED ON SURVEY SHEET No.
6-NW-19C

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-TYST/1235

申請編號 **Application No. : A/YL-TYST/1235**

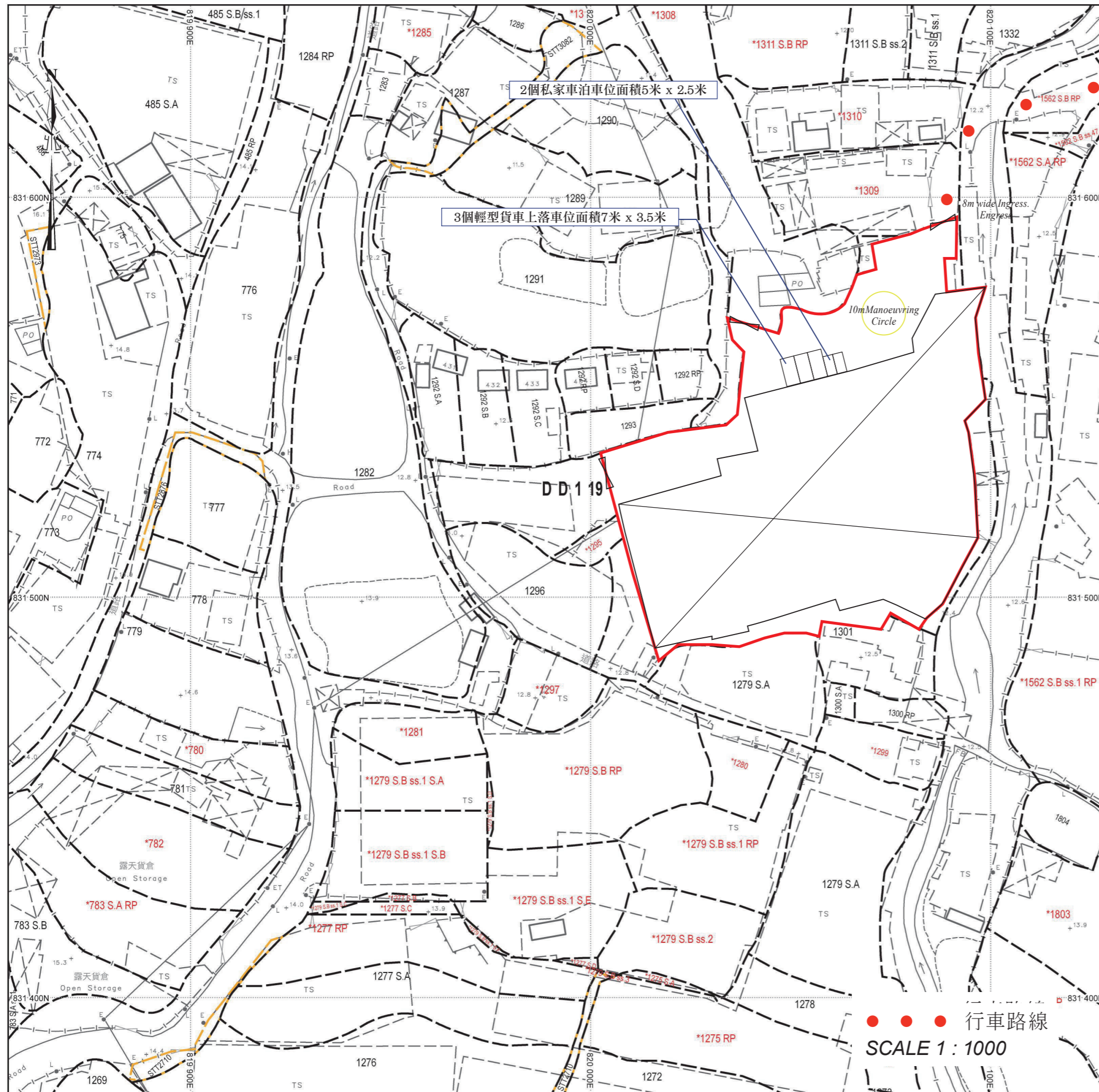
備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作擬議臨時貨倉存放食品（為期 3 年）。申請地點可由公庵路經一條地區小徑前往。場內將設有 1 個總樓面面積約 4,685 平方米及高度不多於 11 米（不多於 1 層）的構築物作食品儲存、消防泵房、辦公室及洗手間用途。場內將設有 2 個私家車停車位及 3 個輕型貨車上落客貨車位。場地的營運時間將為星期一至六上午 8 時至下午 8 時，星期日及公眾假期休息。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary warehouse for storage of food provisions for a period of 3 years. The Site is accessible from Kung Um Road via a local track. There will be 1 structure with a total floor area of about 4,685m² and height not more than 11m (not more than 1 storey) within the Site for food storage, pumping room, office and toilet uses. 2 private car parking spaces and 3 light goods vehicle loading/unloading spaces will be provided within the Site. The operation hours of the Site will be between 8:00 a.m. and 8:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays.

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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場地設計圖

構築物(1)
 用途：食品儲存、消防泵房、辦公室及洗手間
 建築物料：以金屬及混凝土搭建
 高度：約11米
 層數：1層
 面積：約4685平方米
 總樓面面積：約4685平方米