

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TM-LTTY/493**  
关于申请编号 A/TM-LTTY/493 的拟议用途/发展的概括发展规范

|   |  |                       |                    |
|---|--|-----------------------|--------------------|
| Application No.<br>申请编号                                   | A/TM-LTTY/493  |                       |                    |
| Location/address<br>位置／地址                                 | Lots 515 and 516 RP in D.D.130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories<br>新界屯门蓝地新庆村丈量约份第 130 约地段第 515 号及第 516 号余段和毗连政府土地 |                       |                    |
| Site area<br>地盘面积   | About 约 1,636.8 sq. m 平方米 (Includes Government Land of about 包括政府土地约 173.2 sq. m 平方米)  |                       |                    |
| Plan<br>图则  | Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13<br>蓝地及亦园分区计划大纲草图编号 S/TM-LTTY/13   |                       |                    |
| Zoning<br>地带  | "Village Type Development"<br>「乡村式发展」  |                       |                    |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Temporary Shop and Services and Eating Place for a Period of 5 Years<br>拟议临时商店及服务行业及食肆（为期 5 年）  |                       |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |  | sq. m<br>平方米          | Plot ratio<br>地积比率 |
|   | Domestic<br>住用   | -                     | -                  |
|   | Non-domestic<br>非住用  | About 约 1,057.7       | About 约 0.65       |
| No. of block<br>幢数  | Domestic<br>住用   | -                     |                    |
|   | Non-domestic<br>非住用  | 5                     |                    |
| Building height/<br>No. of storeys<br>建筑物高度／层数            | Domestic<br>住用   | -                     | m 米                |
|   |  | -                     | mPD 米(主水平基准上)      |
|   |  | -                     | Storey(s) 层        |
|   | Non-domestic<br>非住用  | Not more than 不多於 8.2 | m 米                |
|   |  | -                     | mPD 米(主水平基准上)      |
|   |  | Not more than 不多於 2   | Storey(s) 层        |
| Site coverage<br>上盖面积                                     | About 约 35%  |                       |                    |

|  |                                      |   |
|--|--------------------------------------|---|
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Car Parking Spaces 停车位               | 2 |
|  | - Private Cars Parking Spaces 私家车泊车位 | 2 |
|  | Loading/unloading bays 上落客货车位        | 2 |
|  | - Light Goods Vehicle Spaces 轻型货车车位  | 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                              |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| 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 位置图</u>   |                          |                                     |
| <u>Lot Index Plan 地段索引图</u>  |                          |                                     |
| <u>Zoning Plan 分区计划大纲图</u>   |                          |                                     |
| <u>Swept Path Analysis 行车线分析</u>   |                          |                                     |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| 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 checked="" type="checkbox"/> |
| <u>Drainage Proposal 排水建议</u>  |                          |                                     |
| 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.

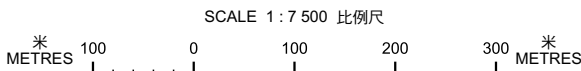
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

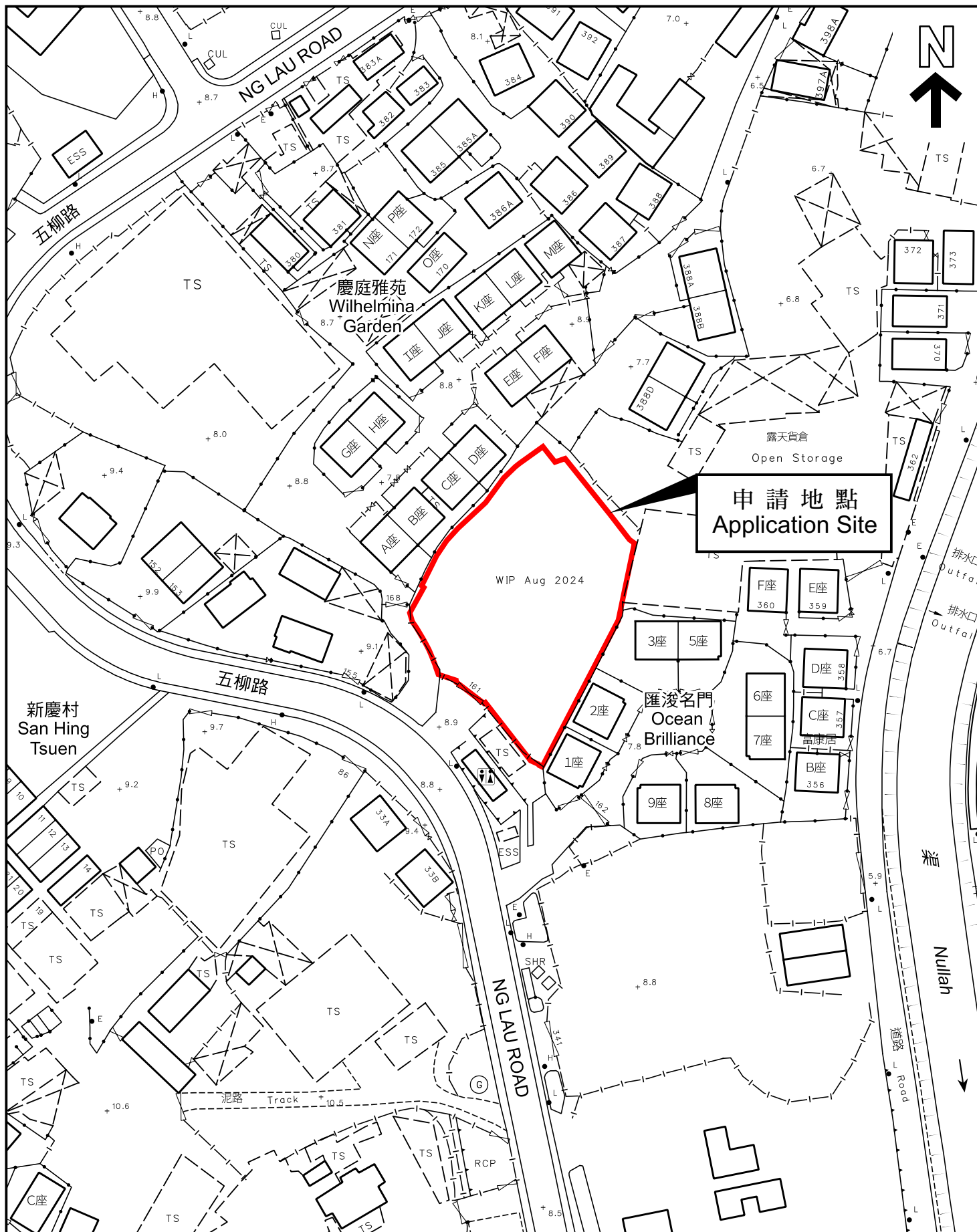
本摘要圖於2025年6月30日擬備，  
所根據的資料為於2025年6月13日  
展示的分區計劃大綱圖編號 S/TM-LTY/13  
EXTRACT PLAN PREPARED ON 30.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTY/13 EXHIBITED ON 13.6.2025

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/TM-LTY/493



本摘要圖於2025年6月30日擬備，  
所根據的資料為測量圖編號  
6-NW-16D 和 6-NW-21B  
EXTRACT PLAN PREPARED ON 30.6.2025  
BASED ON SURVEY SHEETS No.  
6-NW-16D and 6-NW-21B

## 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/TM-LTYY/493