

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTS/970**
關於申請編號 A/YL-KTS/970 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-KTS/970		
Location/address 位置／地址	Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long 元朗錦上路吳家村丈量約份第 106 約地段第 565 號（部分）、第 566 號餘段（部分）、第 613 號（部分）及第 616 號餘段（部分）及毗連政府土地		
Site area 地盤面積	About 約 3,985 sq. m 平方米 (Includes Government Land of about 包括政府土地約 53 sq. m 平方米)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	“Other Specified Uses” annotated “Rural Use” 「其他指定用途」註明「鄉郊用途」		
Type of Application 申請類別	Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區臨時用途/發展的規劃許可續期為期 3 年		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years 臨時商店及服務行業的規劃許可續期（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	About 約 2,622	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	15	
	Composite 綜合用途	-	

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	2.6 – 7	m 米
		-	mPD 米(主水平基準上)
		1 – 2	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 63%		
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		10
	Private Car Parking Space 私家車車位		7
	Light Goods Vehicle Parking Space 輕型貨車泊車位		3

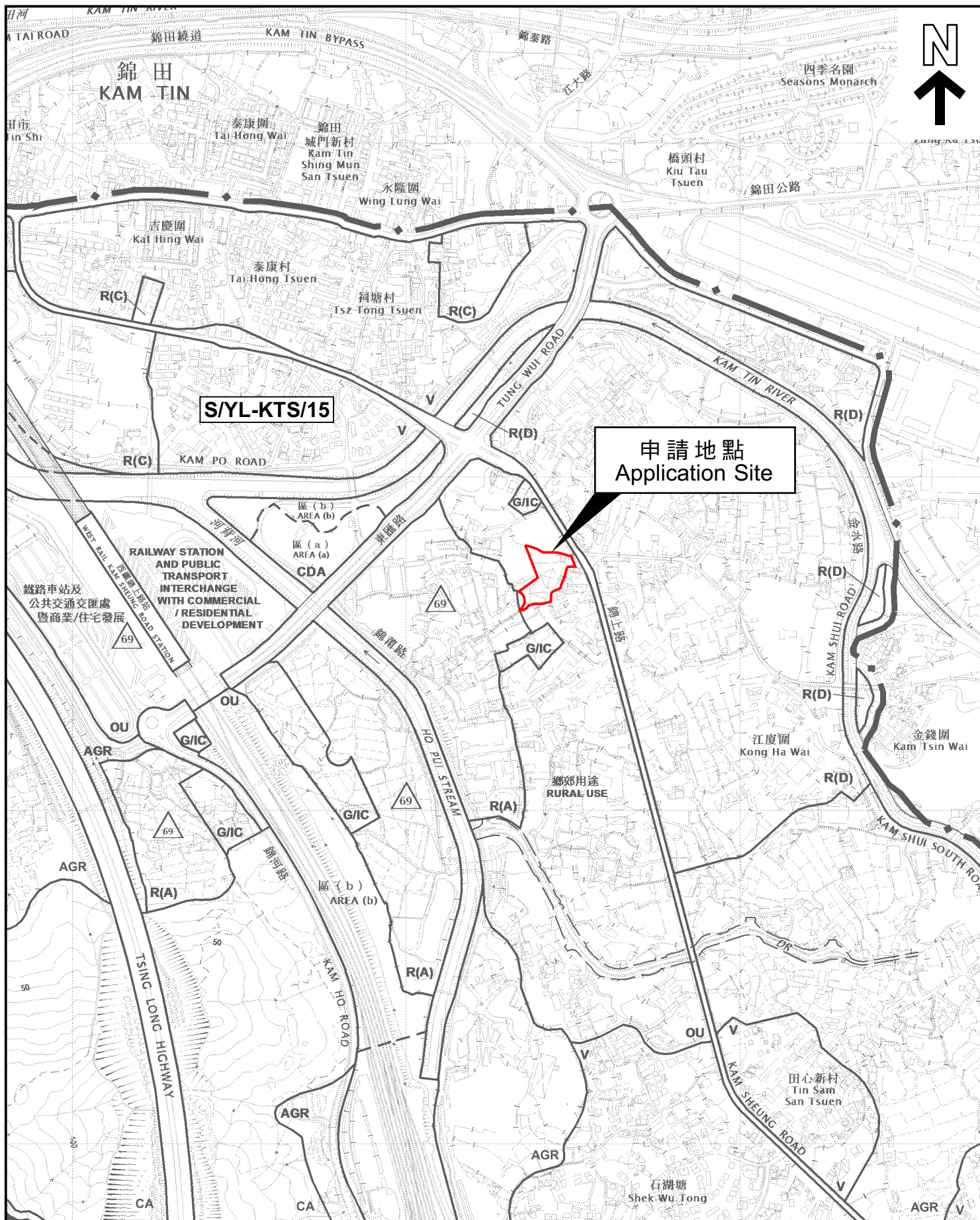
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件		
	Chinese 中文	English 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>Location Plan 位置圖</u>		
<u>Lox Index Plan 地段索引圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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>Fire Service Installations Proposal 消防裝置建議</u>		
<u>Swept Path Analysis 車輛路徑分析</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。



本摘要圖於2023年7月3日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 3.7.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

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-KTS/970

申請編號 Application No. : A / YL-KTS / 970

此頁摘自申請人提交的文件。

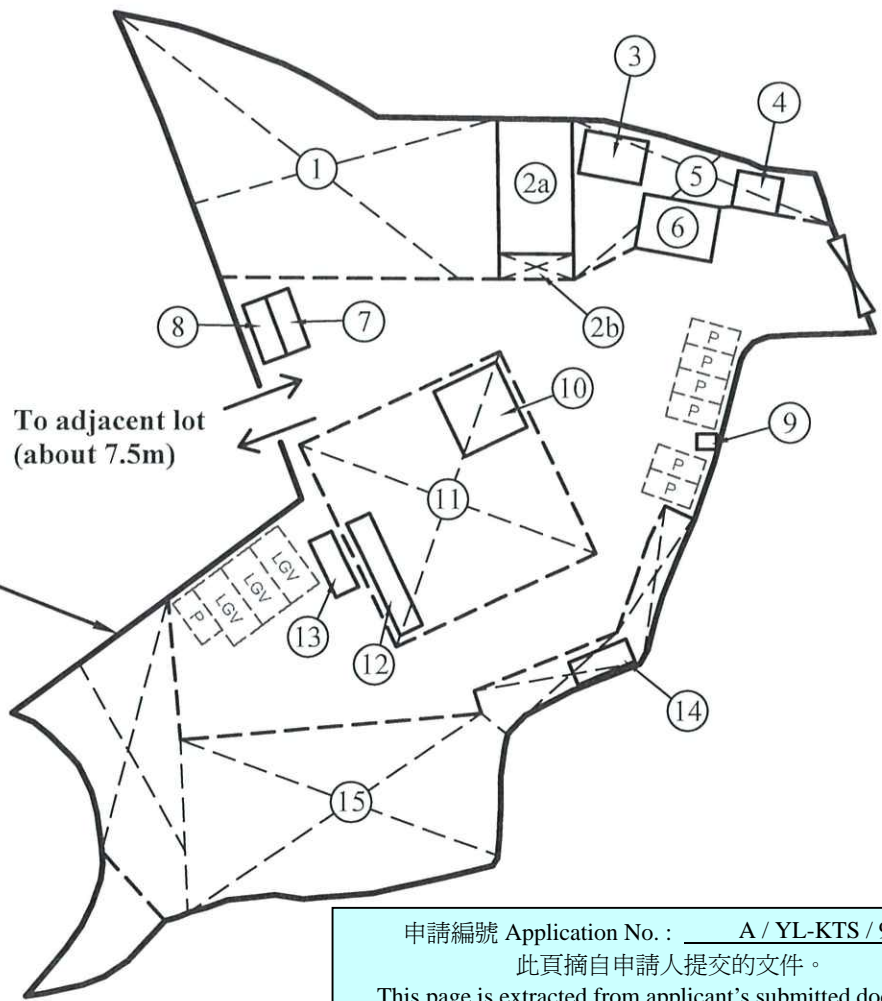
This page is extracted from applicant's submitted documents.

Executive Summary

1. The application site (the Site) is on Lots 565 (Part), 566 R. P. (Part), 613 (Part) and 616 R. P. (Part) in D. D. 106 and adjoining Government Land, Kam Tin, New Territories.
2. Site area is about 3,985 m², including about 53 m² of Government Land.
3. The Site falls within an area zoned "Other Specified Uses" annotated "Rural Use" ("OU(RU)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The application is for renewal of planning approval for 'Temporary Shop and Services' for a period of 3 years, which is a Column 2 use within the "OU(RU)" zone on the OZP requiring planning permission from the Town Planning Board (the Board).
5. Operation hours are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
6. A total of 15 structures are provided on site for showroom, storeroom, offices, open sheds, meter room and toilet uses. The gross floor area is about 2,622 m².
7. The Site is subject of an approved application No. A/YL-KTS/851 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approved application, the layout and development parameters of the current renewal application remain unchanged.

行政摘要

1. 申請地點為位於新界錦田丈量約份第 106 約地段第 565 號（部分）、第 566 號餘段（部分）、第 613 號（部分）及第 616 號餘段（部分）和毗連政府土地。
2. 申請地點面積為大約 3,985 平方米，包括約 53 平方米的政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「其他指定用途」註明「鄉郊用途」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業」（為期三年）。該用途在大綱圖上的「其他指定用途」註明「鄉郊用途」地帶內屬於第二欄用途，須向城市規劃委員會（城規會）申請。
5. 營業時間為每日上午八時至晚上九時（星期日及公眾假期照常營業）。
6. 申請地點提供十五個臨時構築物作陳列室、儲物室、辦公室、開放棚架、電錶房及洗手間用途，總樓面面積為大約 2,622 平方米。
7. 申請人曾獲城規會批給規劃許可，於申請地點作相同用途的規劃申請（申請編號：A/YL-KTS/851），申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃申請，本次續期申請的發展規模及佈局並無改變。



Site Area (about): 3,985 m²

No.	Use	Covered Area	Floor Area	Height	Storeys
1	Open Shed	624 m ²	624 m ²	7.0 m	1
2	a 1/F: Office	98 m ²	98 m ²	7.0 m	2
	G/F: Glass Facade Showroom		98 m ²		
	b Open Shed	18 m ²	18 m ²	3.5 m	1
3	Toilet	28 m ²	28 m ²	3.5 m	1
4	Storeroom	15 m ²	15 m ²	3.5 m	1
5	Open Shed	186 m ²	186 m ²	7.0 m	1
6	Office	41 m ²	41 m ²	3.5 m	1
7	Container Office	15 m ²	15 m ²	2.6 m	1
8	Container Office	15 m ²	15 m ²	2.6 m	1
9	Meter Room	6 m ²	6 m ²	4.0 m	1
10	Showroom	48 m ²	48 m ²	4.0 m	1
11	Open Shed	481 m ²	481 m ²	7.0 m	1
12	Container Office	29 m ²	29 m ²	2.6 m	1
13	Container Office	15 m ²	15 m ²	2.6 m	1
14	Container Office	15 m ²	15 m ²	2.6 m	1
15	Open Shed	890 m ²	890 m ²	7.0 m	1
Total		<u>2,524 m²</u>	<u>2,622 m²</u>		

1 : 750

Existing Layout Plan

Lots 565 (Part), 566 R.P. (Part), 613 (Part), 616 R.P. (Part)
 and Adjoining Government Land in D.D.106,
 Ng Ka Tsuen, Kam Sheung Road, Kam Tin,
 Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

June 2023

**Plan 3
(P 19072)**