

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTS/974**
關於申請編號 A/YL-KTS/974 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-KTS/974		
Location/address 位置/地址	Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long 元朗錦田錦上路丈量約份第 109 約地段第 291 號 (部分)		
Site area 地盤面積	About 約 3,400 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		
Zonings 地帶	“Village Type Development” 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years 擬議臨時商店及服務行業 (為期 5 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 955	Not more than 不多於 0.281
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	12	
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
		Not more than 不多於 13.5	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 23.67%		

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 Private Car Parking Spaces 私家車車位	16 16
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Light Goods Vehicle Spaces 輕型貨車車位	3 3

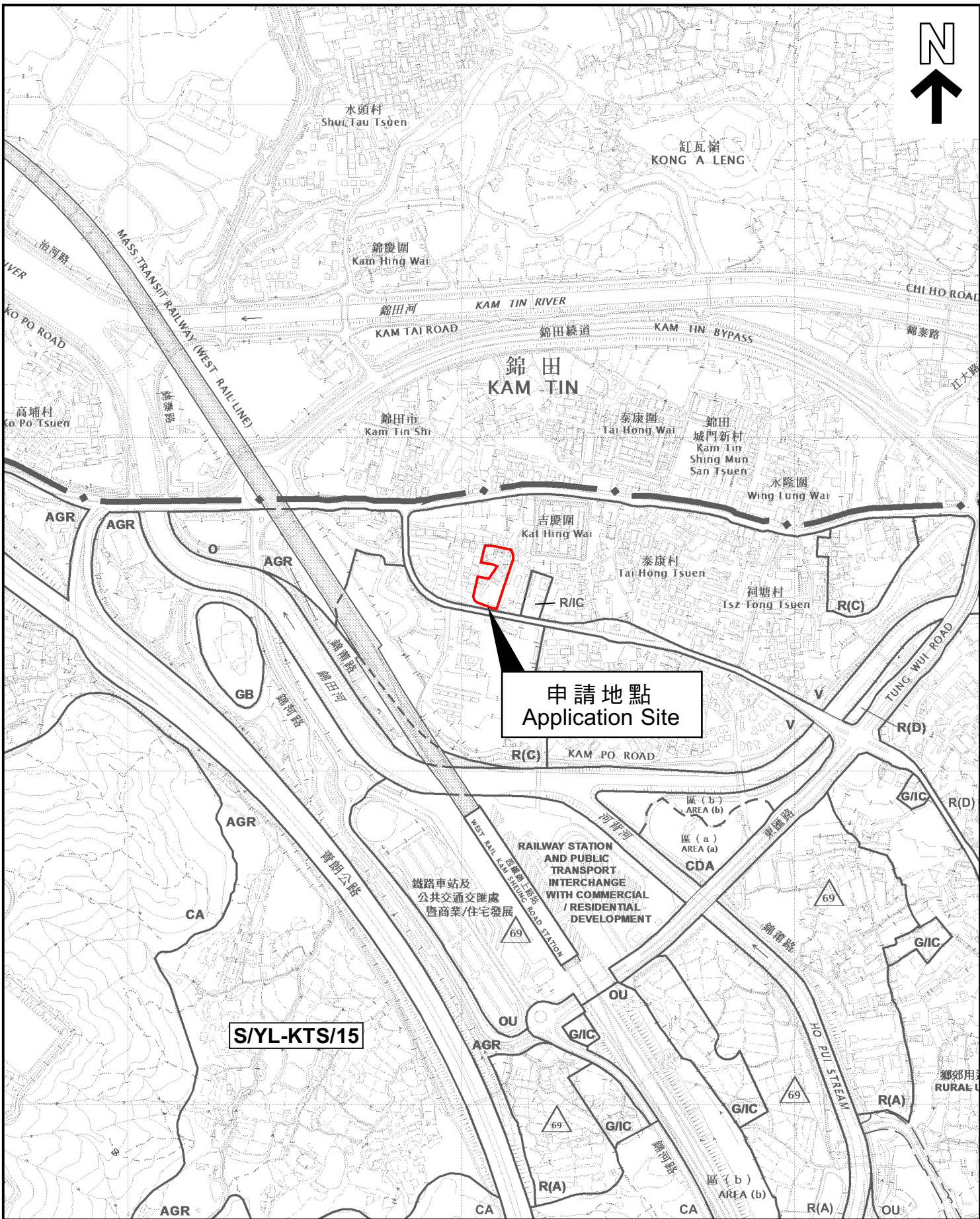
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>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>Drainage Proposal 排水建議</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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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。

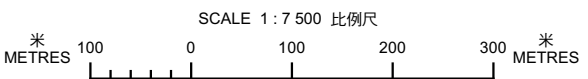


S/YL-KTS/15

**申請地點
Application Site**

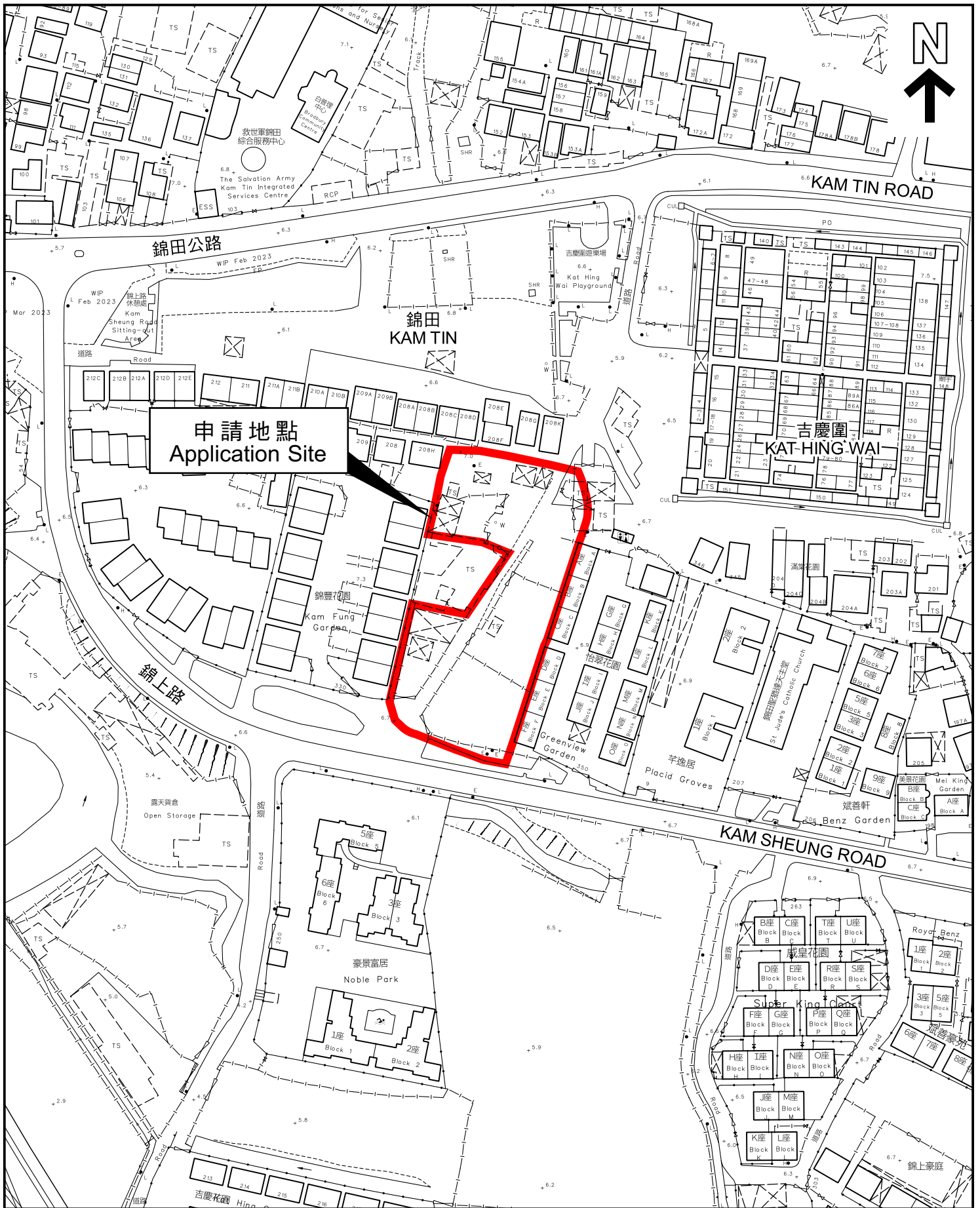
本摘要圖於2023年8月7日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 7.8.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018

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/YL-KTS/974



申請地點
Application Site

本摘要圖於2023年8月7日擬備，
所根據的資料為測量圖編號
6-NE-12A
EXTRACT PLAN PREPARED ON 7.8.2023
BASED ON SURVEY SHEET No.
6-NE-12A

平面圖 SITE PLAN

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APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTS/974

申請編號 Application No. : A/YL-KTS/974

備註 Remarks

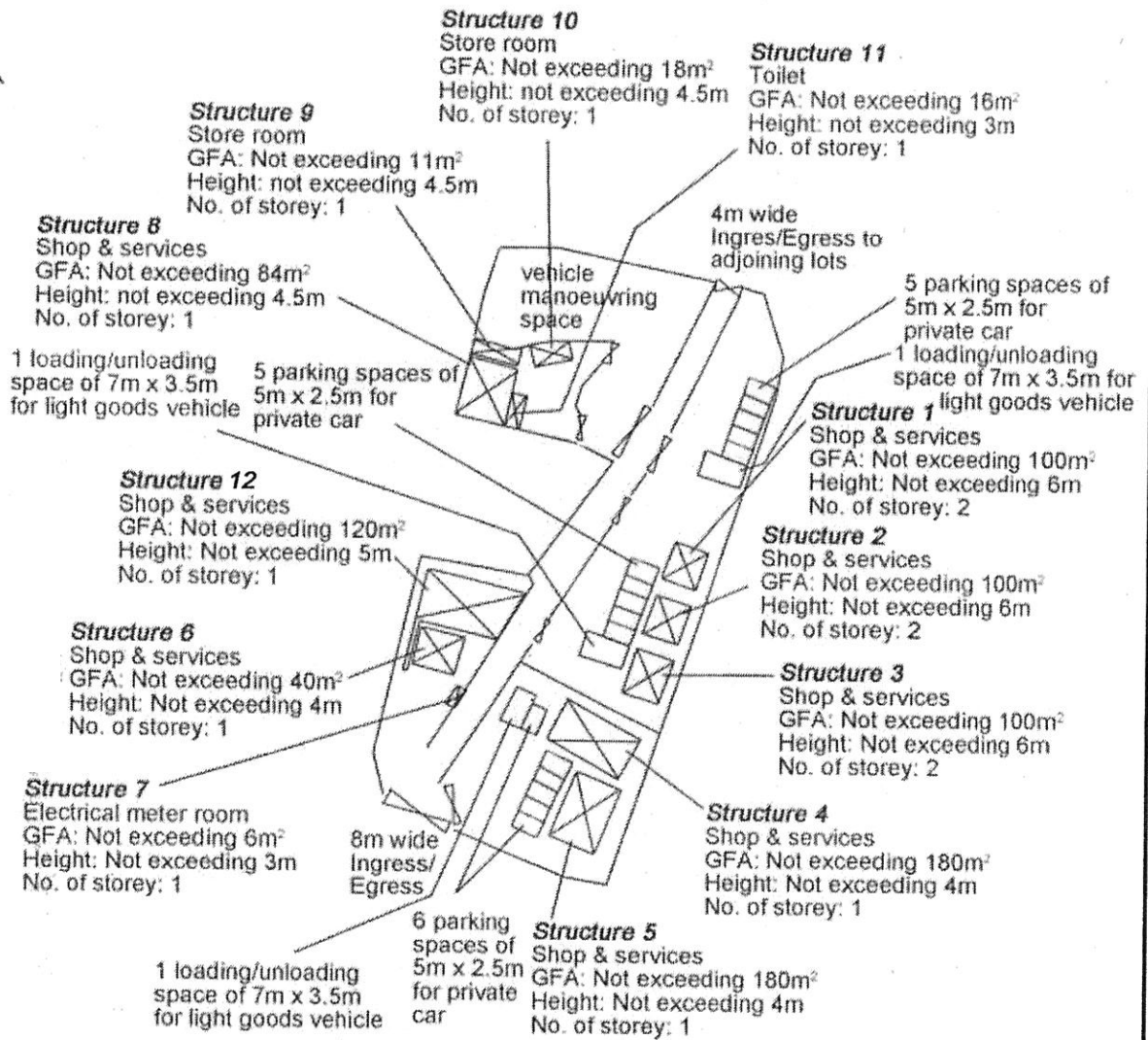
申請人申請規劃許可，准許將申請地點用作擬議臨時商店及服務行業（為期 5 年）。申請地點的地盤面積約 3,400 平方米。申請地點設有 12 個一至兩層（或不多於 6 米或 13.5 米（主水平基準上）高及總樓面面積不多於 955 平方米的非住用構築物，以作商店及服務行業、儲物室、洗手間及電錶房。擬議作業時間為每日（包括公眾假期）早上 9:00 至晚上 9:00。場內擬提供 16 個私家車泊車位及 3 個輕型貨車上落客貨車位。

The applicant seeks planning permission for proposed temporary shop and services for a period of 5 years at the application site (the Site). The site area is about 3,400m². The proposal involves 12 one to two-storey non-domestic structures with building heights of not more than 6m or 13.5mPD and a total floor area of not more than 955m² at the Site for shop and services, store room, toilet and electricity meter room uses. The proposed operation hours are 9:00 a.m. to 9:00 p.m. daily (including public holidays). The proposal also involves 16 car parking spaces for private cars and 3 loading/unloading spaces for light goods vehicles on-site.

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Project 項目名稱: Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	