

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-KTN/952**

**關乎申請編號 A/YL-KTN/952 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-KTN/952		
Location/address 位置/地址	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第 107 約地段第 570 號 (部分) 及第 571 號餘段 (部分) 和毗連政府土地		
Site area 地盤面積	About 約 2,529 sq. m 平方米 (Includes Government Land of about 包括政府土地約 96 sq. m 平方米)		
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 錦田北分區計劃大綱草圖編號 S/YL-KTN/10		
Zoning 地帶	"Industrial (Group D)" 「工業(丁類)」		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years 擬議臨時商店及服務行業 (食物零售店) 連附屬儲物室及辦公室 (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	About 約 986	About 約 0.39
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	5	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	3 - 11	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 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 21.3 %	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		5
	Light Goods Vehicle Spaces 輕型貨車車位		4
	Medium Goods Vehicle Spaces 中型貨車車位		1

\* 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。

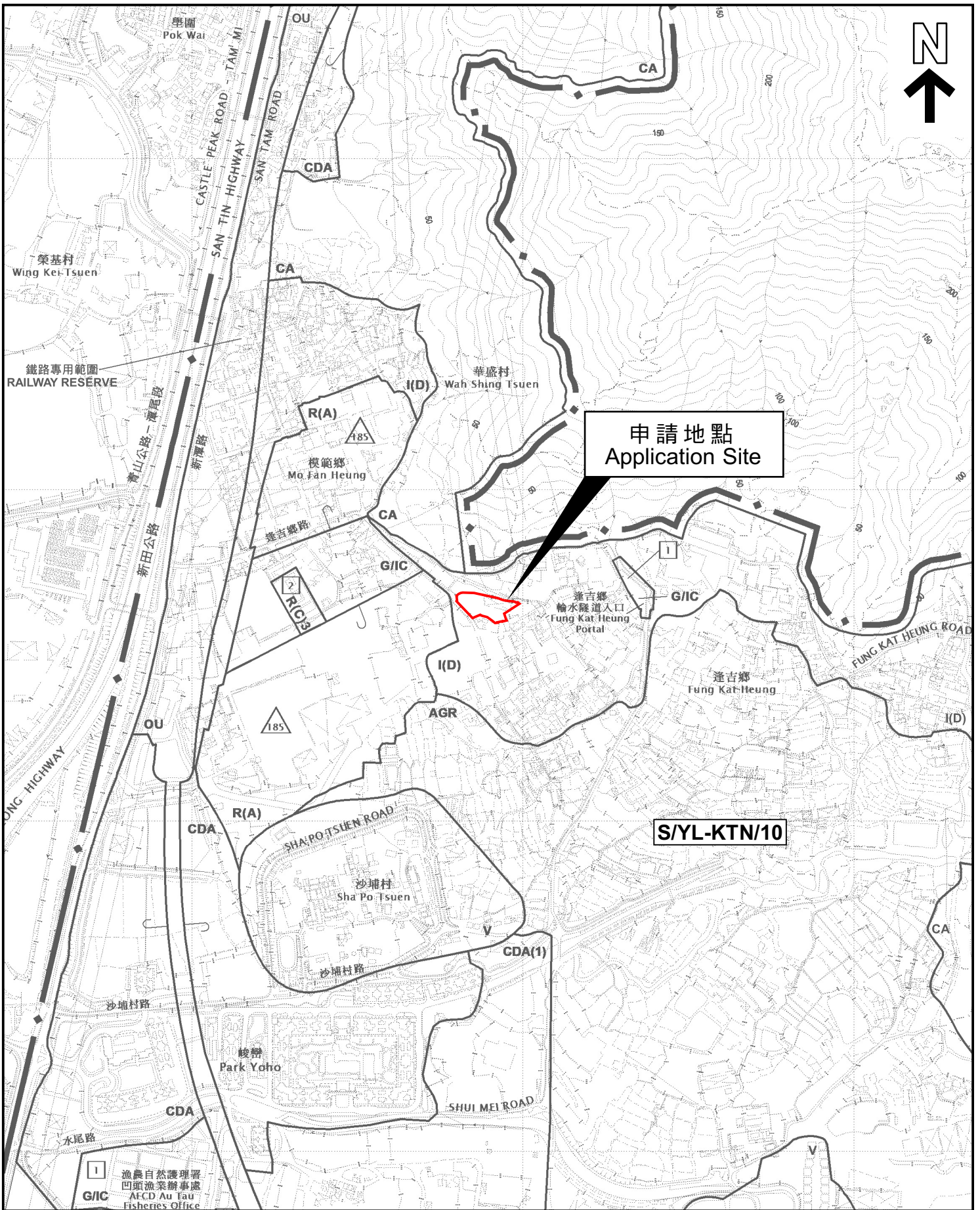
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<b><u>Location Plan 位置圖, Lot Index Plan 地段索引圖, Swept Path Analysis 交通行車線分析圖, Drainage Proposal 排水建議, Fire Service Installations Proposal 消防裝置建議</u></b>		
<b><u>Reports 報告書</u></b>		
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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

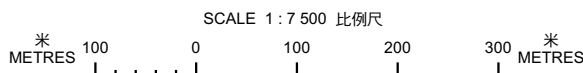
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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8月15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-KTN/10  
 EXTRACT PLAN PREPARED ON 15.8.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-KTN/10 EXHIBITED ON 6.1.2023

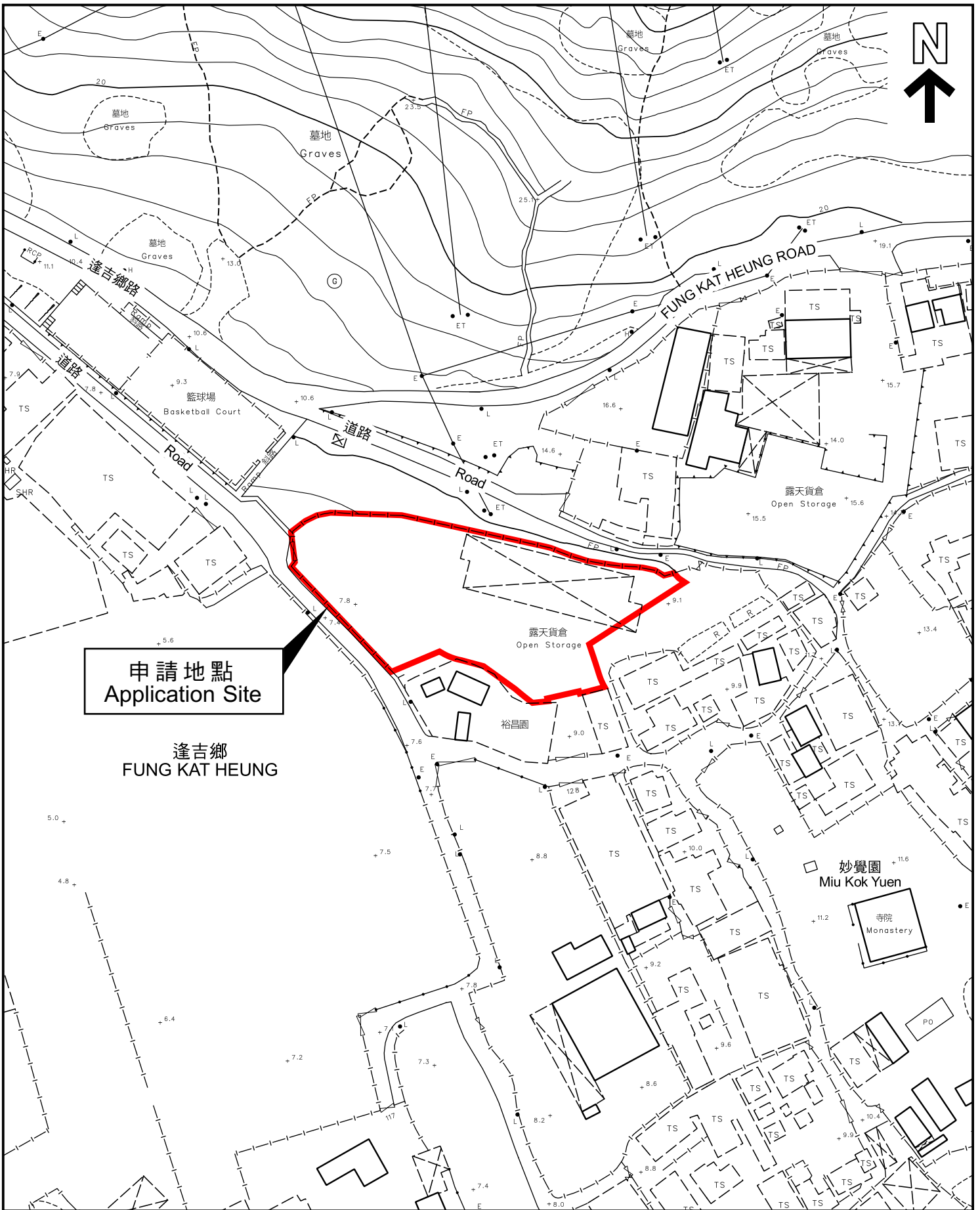
### 位置圖 LOCATION PLAN



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-KTN/952**



申請地點  
Application Site

蓬吉鄉  
FUNG KAT HEUNG

本摘要圖於2023年8月15日擬備，  
所根據的資料為測量圖編號  
6-NE-1B、1D、2A 及 2C  
EXTRACT PLAN PREPARED ON 15.8.2023  
BASED ON SURVEY SHEETS No.  
6-NE-1B, 1D, 2A & 2C

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-KTN/952

申請編號 Application No. : A/YL-KTN/952

備註 Remarks

申請人要求批給規劃許可，准許將申請地點作擬議臨時商店及服務行業（食物零售店）連附屬儲物室及辦公室（為期 5 年）。申請地點的地盤面積約 2,529 平方米（包括政府土地約 96 平方米），將設有 5 個不多於 2 層（高度約 3 至 11 米）以及總樓面面積約 986 平方米的構築物，用作商店及服務行業、職員室及簷篷用途。申請地點將提供 4 個輕型貨車上落客貨車位及 1 個中型貨車上落客貨車位。營運時間為星期一至日包括公眾假期上午七時至下午十一時。申請地點可由逢吉鄉路經小路前往。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary shop and services (food retail shop) with ancillary storage and office for a period of 5 years. The site area is about 2,529m<sup>2</sup> (including government land of about 96m<sup>2</sup>), to be occupied by 5 structures of not more than 2 storeys (with building heights of about 3m to 11m) and a total floor area of about 986m<sup>2</sup> for shop and services, staff room and canopy uses. 4 loading/unloading spaces for light goods vehicle and 1 loading/unloading space for medium goods vehicle will be provided at the Site. The operation hours will be 7:00a.m. to 11:00p.m. daily including public holidays. The Site is accessible from Fung Kat Heung Road via a local access.

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。

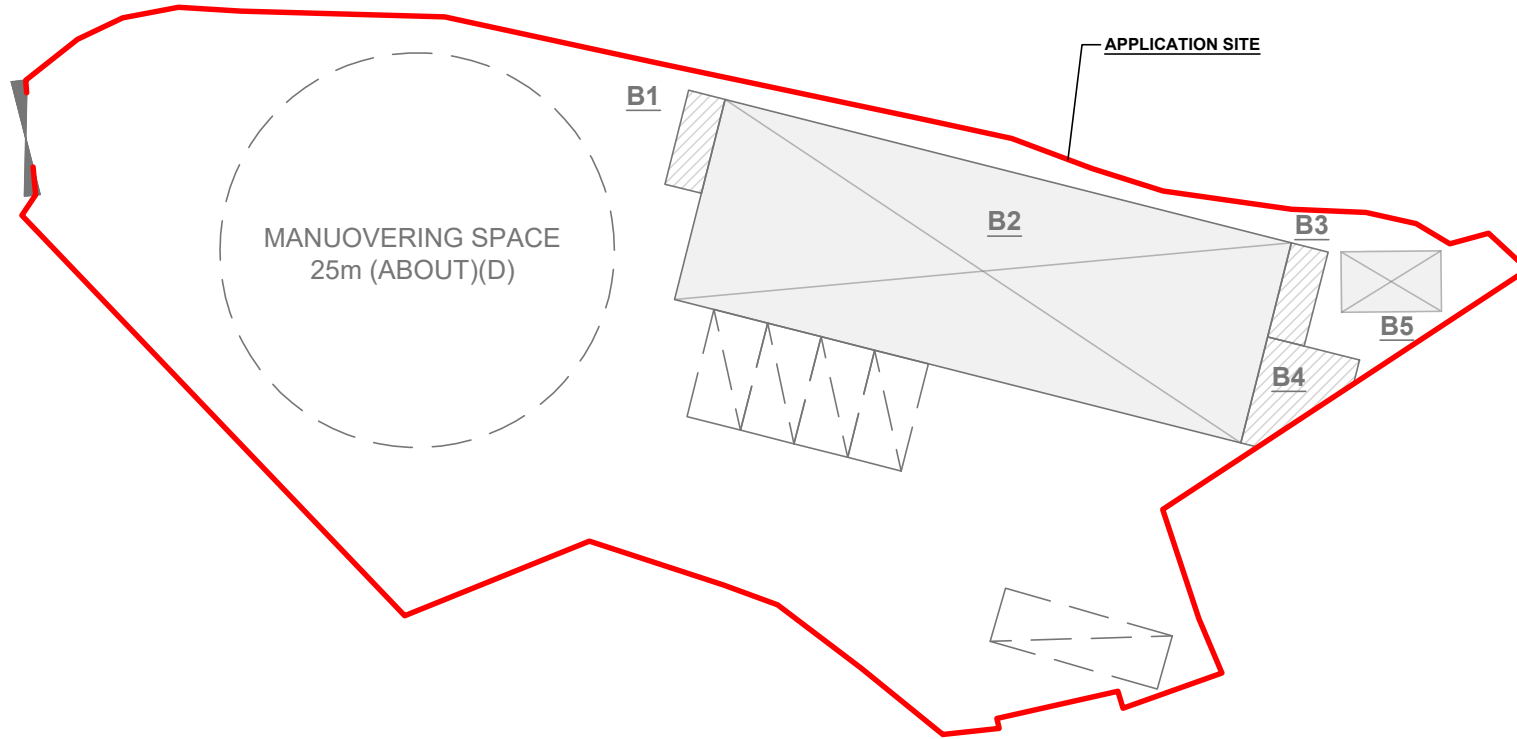
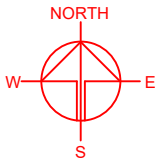
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 2,529 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 538 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,991 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 21.3%	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 986 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 986 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CANOPY OF STAIRCASE TO 1/F*	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD)^	448 m <sup>2</sup> (ABOUT)	896 m <sup>2</sup> (ABOUT)	11m (ABOUT)(2 STOREY)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	11m (ABOUT)(1 STOREY)
B4	CANOPY FOR STORAGE	29 m <sup>2</sup> (ABOUT)	29 m <sup>2</sup> (ABOUT)	5.5m (ABOUT)(1 STOREY)
B5	STAFF ROOM	25 m <sup>2</sup> (ABOUT)	25 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1 STOREY)
TOTAL		538 m <sup>2</sup> (ABOUT)	986 m <sup>2</sup> (ABOUT)	

\*UNENCLOSED  
^WITH ANCILLARY STORAGE AND OFFICE



申請編號 Application No. :         A / YL-KTN / 952        





此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

**LOADING / UNLOADING PROVISIONS**

NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LOADING / UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11m (L) X 3.5m (W)

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
OL	24.07.2023

CHECKED BY	DATE
OL	04.08.2023

APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001