

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TT/613**

**關於申請編號 A/YL-TT/613 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-TT/613		
Location/address 位置／地址	Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第 118 約地段第 1207 號餘段（部分）		
Site area 地盤面積	About 約 307 sq. m 平方米		
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分區計劃大綱草圖編號 S/YL-TT/19		
Zoning 地帶	"Other Specified Uses" annotated "Rural Use" and "Open Storage" 「其他指定用途」註明「鄉郊用途」及「露天貯物」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 3 Years 臨時商店及服務行業（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 304	About 約 1
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
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	About 約 8.23	m 米
		-	mPD 米(主水平基準上)
		2	Storey(s) 層
Site coverage 上蓋面積	About 約 89 %		
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		2
	Private Car Parking Spaces 私家車車位		2

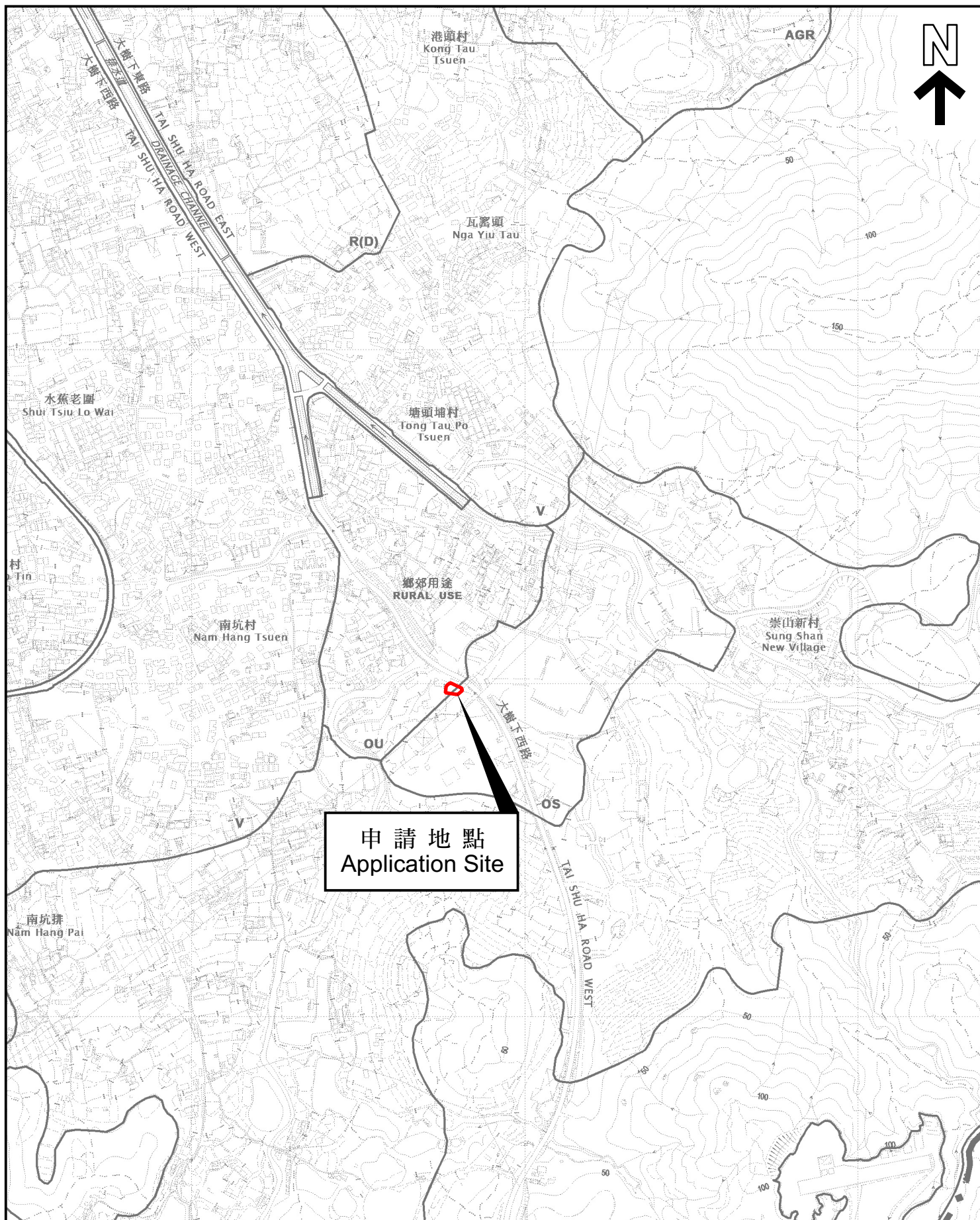
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<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"/>
<u>As-built drainage plan 現有排水系統圖</u>		
<u>Location plan with vehicular access 位置圖連車輛通道</u>		
<u>Lot index plan 地段索引圖</u>		
<u>Swept path analysis 車輛路徑分析</u>		
<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 checked="" type="checkbox"/>
<u>Estimated traffic generation 預計交通流量</u>		
<u>Fire service installations proposal 消防裝置計劃書</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。



申請地點  
Application Site

## 位置圖 LOCATION PLAN

本摘要圖於2023年8月30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-TT/19  
EXTRACT PLAN PREPARED ON 30.8.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TT/19 EXHIBITED ON 6.1.2023

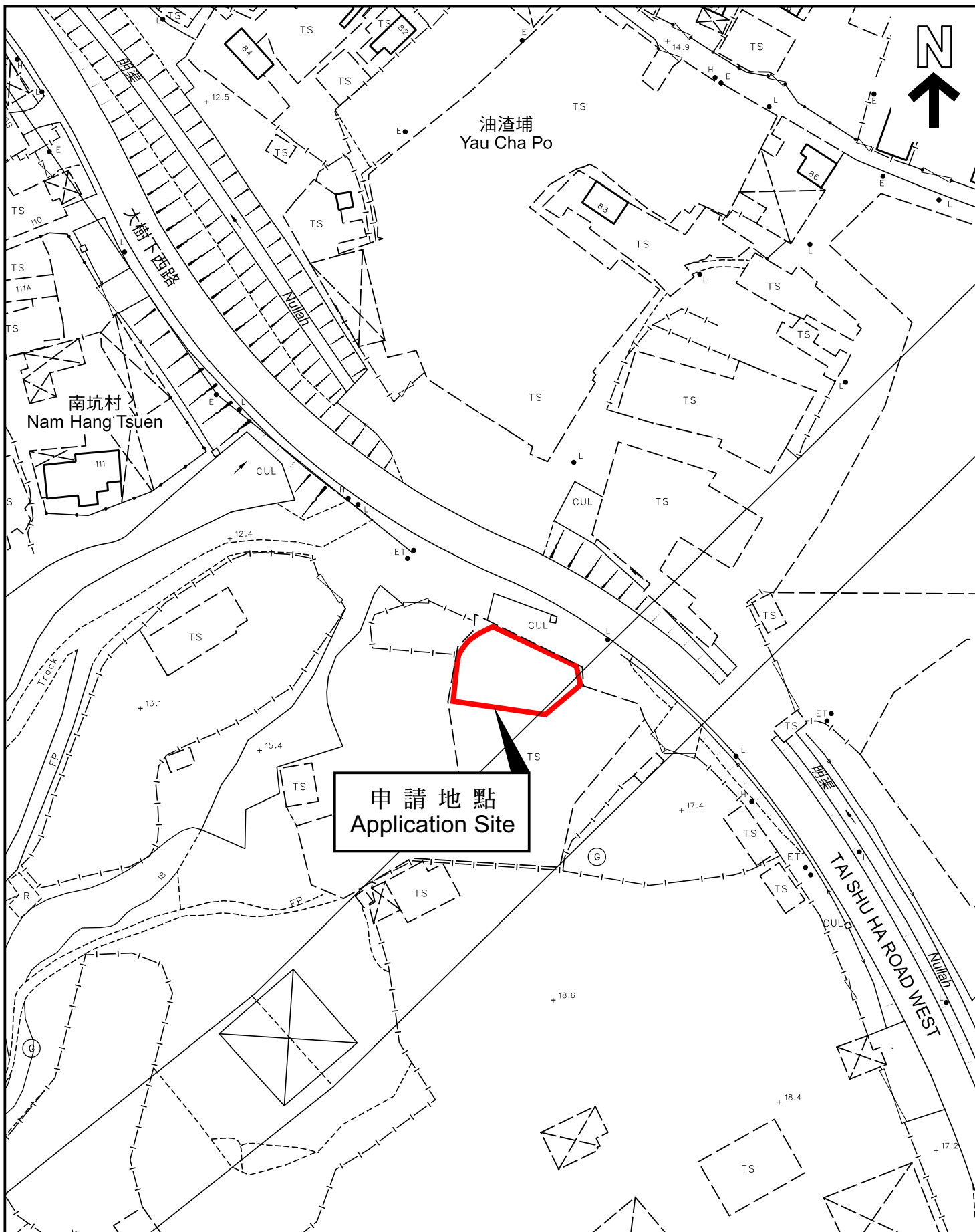
SCALE 1:7 500 比例尺  
米 100 0 100 200 300 米  
METRES

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-TT/613





本摘要圖於2023年8月30日擬備，  
所根據的資料為測量圖編號  
6-NW-20D

EXTRACT PLAN PREPARED ON 30.8.2023  
BASED ON SURVEY SHEET No.  
6-NW-20D

## 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-TT/613

**申請編號 Application No. : A/YL-TT/613**

**備註 Remarks**

申請人要求批給規劃許可，准許將申請地點作臨時商店及服務行業（為期 3 年）。場內將設有 1 個總樓面面積約 304 平方米及高度約 8.23 米（2 層）的構築物作商店及服務行業、貯物及辦公室用途。場內將設有 2 個私家車泊車位。營業時間為每日上午九時至下午七時。

The applicant seeks planning permission to use the application site (the Site) for temporary shop and services for a period of 3 years. There will be 1 structure with a total floor area of about 304 m<sup>2</sup> and height of about 8.23 m (2 storeys) within the Site for shop and services, storage and office uses. 2 parking spaces for private cars will be provided and the operation hours of the Site will be between 9:00 a.m. to 7:00 p.m. daily.

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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LOCATION OF THE APPLICATION SITE

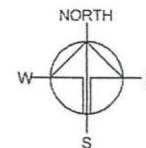
APPLICATION SITE AREA : 307m<sup>2</sup> (ABOUT)  
 ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

APPLICATION SITE

Open Storage

TAI SHU HA ROAD WEST



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1207 RP (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

14.8.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

APPLICATION SITE

申請編號 Application No. : A/ YL-TT / 613

此頁摘自申請人提交的文件。

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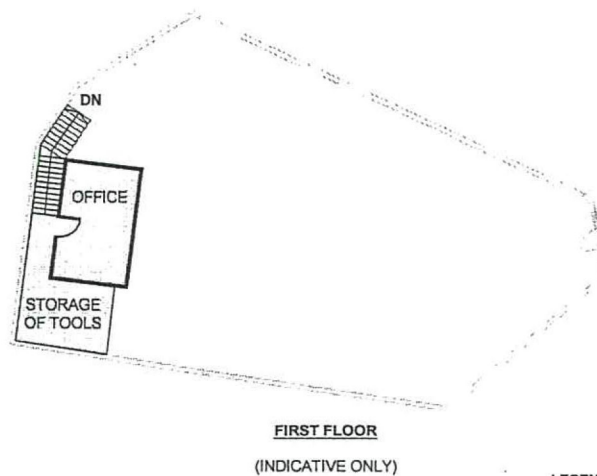
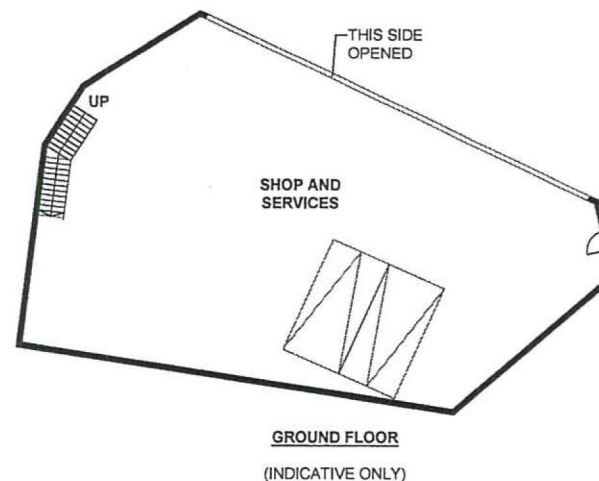
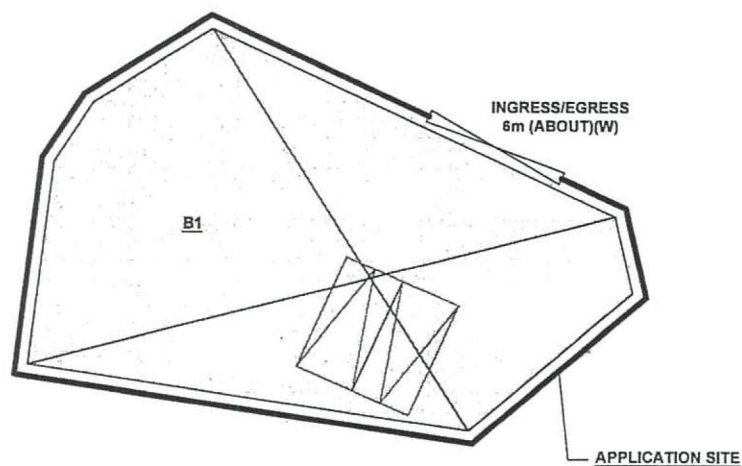
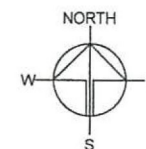
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 307m <sup>2</sup>	(ABOUT)
COVERED AREA	: 274m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 33m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 89%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 304m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 304m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8.23m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES, STORAGE OF TOOLS AND OFFICE	274m <sup>2</sup> (ABOUT) N/A	274m <sup>2</sup> (ABOUT) 30m <sup>2</sup> (ABOUT)	8.23m (ABOUT) (2-STOREY)
TOTAL		274m <sup>2</sup> (ABOUT)	304m <sup>2</sup> (ABOUT)	



## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- INGRESS / EGRESS

## PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

申請編號 Application No. : A/ YL-TT / 613

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## PLANNING CONSULTANT



## PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

## SITE LOCATION

LOT 1207 RP (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	14.8.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001



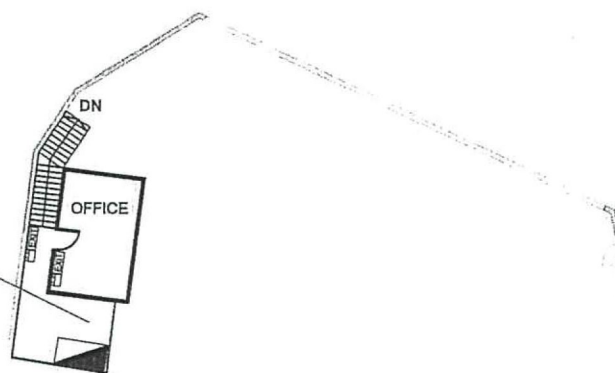
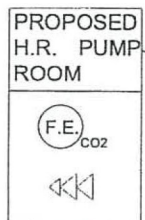
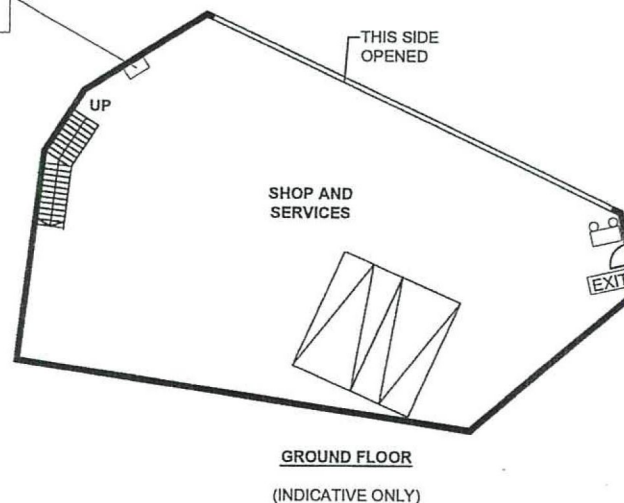
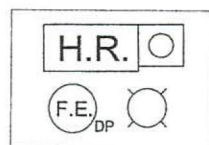
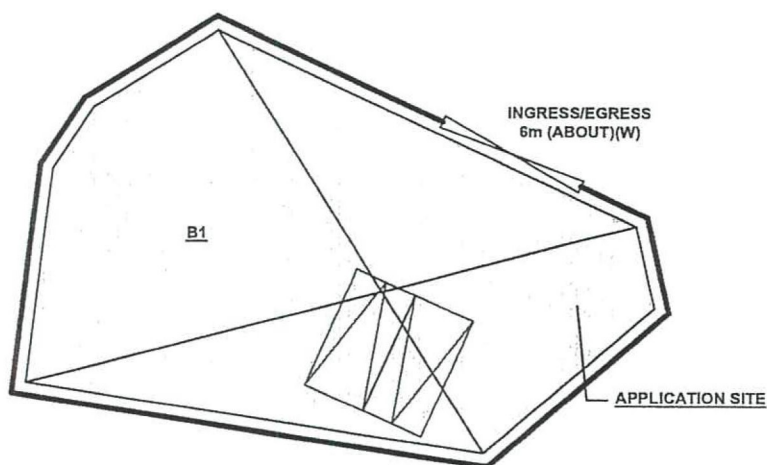
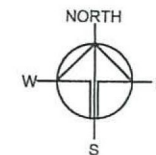
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 307m <sup>2</sup> (ABOUT)
COVERED AREA	: 274m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 33m <sup>2</sup> (ABOUT)
PLOT RATIO	: 1 (ABOUT)
SITE COVERAGE	: 89% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 304m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 8.23m (ABOUT)
NO. OF STOREY	: 2

## PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES, STORAGE OF TOOLS AND OFFICE	274m <sup>2</sup> (ABOUT) N/A	274m <sup>2</sup> (ABOUT) 30m <sup>2</sup> (ABOUT)	8.23m (ABOUT)(2-STOREY)
TOTAL		274m <sup>2</sup> (ABOUT)	304m <sup>2</sup> (ABOUT)	



## LEGEND

	STRUCTURE		VISUAL ALARM DEVICE
	PARKING SPACE		HOSE REEL SET
	INGRESS / EGRESS		HOSE REEL PUMP
	5KG CO2 TYPE FIRE EXTINGUISHER		SPRINKLER PUMP
	4KG DRY POWDER TYPE FIRE EXTINGUISHER		
	BREAK GLASS UNIT		

申請編號 Application No. : A/ YL-TT / 613

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FIRST FLOOR  
(INDICATIVE ONLY)

Ver.  
01

Project  
PROPOSED TEMPORARY  
SHOP AND SERVICES FOR A  
PERIOD OF 3 YEARS

LOT 1207 RP (PART) IN D.D.  
118, TAI TONG, YUEN LONG,  
NEW TERRITORIES

Drawing Title  
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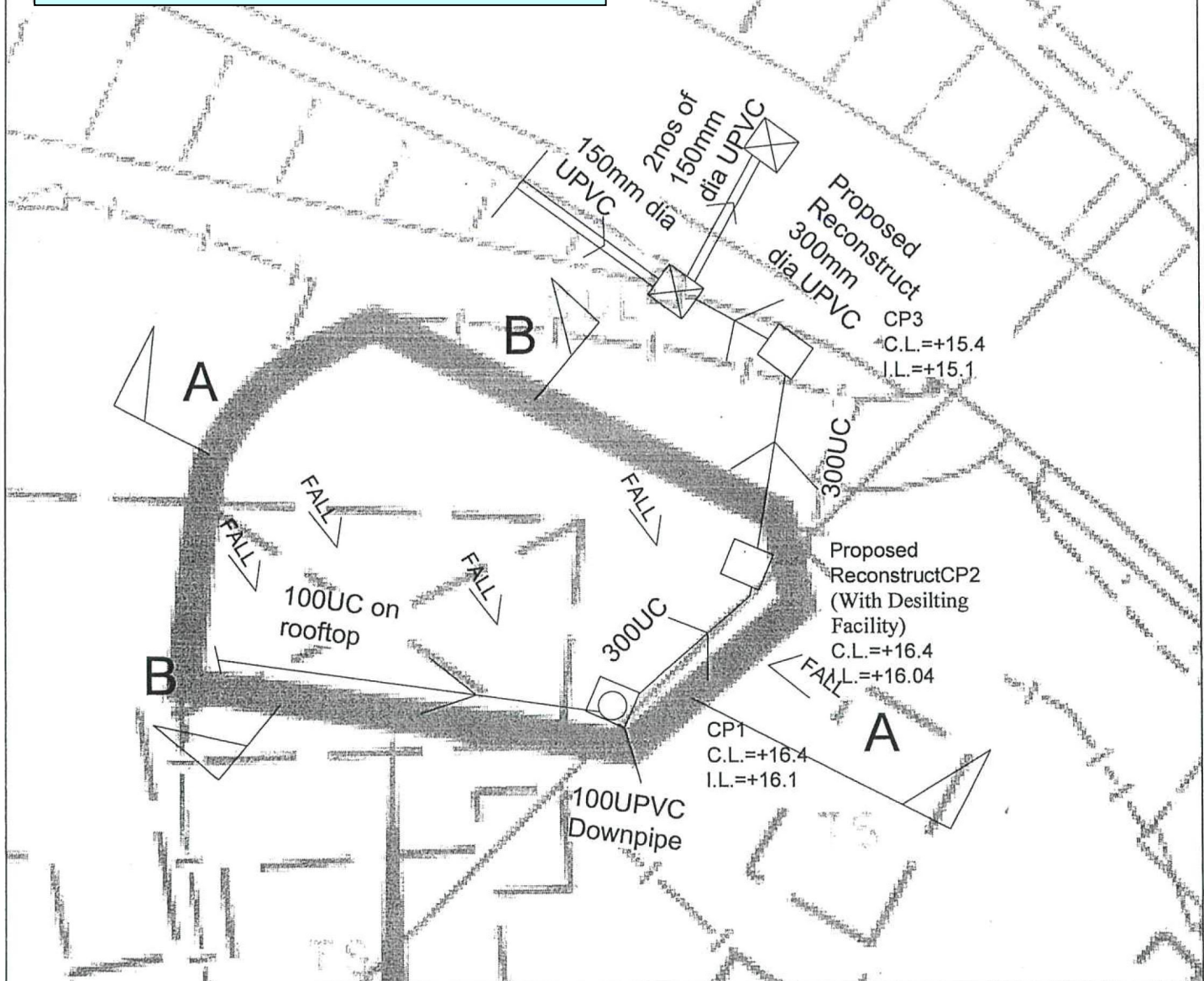
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1 : 300

Drawn	Date
	20.12.2021
Revised	Date

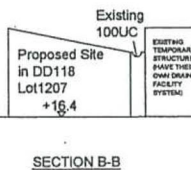
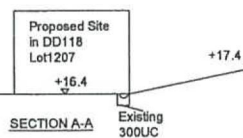
申請編號 Application No. : A/ YL-TT / 613

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**LEGEND**

- As-built Catchpit
- As-built UC (1:100)
- ⊠ Existing Catchpit
- (size) Existing UC

**Note:**

1. CP2 with desilting facility shall follow CEDD's standard drawing C24061.
2. The invert level of the connection point shall be verified on site prior the commencement of works.

恆協工程有限公司

HANDSHIP ENGINEERING COMPANY LIMITED

**Project**

Temporary Shop and Services with Ancillary Facilities for a  
Period of 3 Years at Lot 1207 RP (Part) in D.D. 118, Tai  
Tong, Yuen Long, New Territories

Title:

As-Built Drainage Plan

DD118-D01

Drawn by:

DM

Date:

23 May 2020

Check by:

DM

Scale:

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