

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TT/796**  
**關乎申請編號 A/YL-TT/796 的擬議用途/發展的概括發展規範**

|                                                           |                                                                                                                                    |                       |                    |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|
| Application No.<br>申請編號                                   | A/YL-TT/796                                                                                                                        |                       |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long<br>元朗十八鄉丈量約份第 117 約多個地段及毗連政府土地                   |                       |                    |
| Site area<br>地盤面積                                         | About 約 642 sq. m 平方米 (Includes Government Land of about 包括政府土地<br>約 70.9 sq. m 平方米)                                               |                       |                    |
| Plan<br>圖則                                                | Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20<br>大棠分區計劃大綱核准圖編號 S/YL-TT/20                                                   |                       |                    |
| Zoning<br>地帶                                              | "Village Type Development"<br>「鄉村式發展」                                                                                              |                       |                    |
| Type of Application<br>申請類別                               | Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a<br>Period of 3 Years<br>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/<br>development<br>申請用途/發展                    | Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years<br>臨時飯堂的規劃許可續期（為期 3 年）                                  |                       |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>或地積比率 |                                                                                                                                    | sq. m<br>平方米          | Plot ratio<br>地積比率 |
|                                                           | Domestic<br>住用                                                                                                                     | -                     | -                  |
|                                                           | Non-domestic<br>非住用                                                                                                                | About 約 249           | About 約 0.39       |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                     | -                     |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                | 10                    |                    |
| Building height/<br>No. of storeys<br>建築物高度／層數            | Domestic<br>住用                                                                                                                     | -                     | m 米                |
|                                                           |                                                                                                                                    | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                    | -                     | Storey(s) 層        |
|                                                           | Non-domestic<br>非住用                                                                                                                | Not more than 不多於 2.5 | m 米                |
|                                                           |                                                                                                                                    | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                    | Not more than 不多於 1   | Storey(s) 層        |
| Site coverage<br>上蓋面積                                     | About 約 39 %                                                                                                                       |                       |                    |

|                                                                      |                                                                     |   |
|----------------------------------------------------------------------|---------------------------------------------------------------------|---|
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數                                   | 3 |
|                                                                      | Private Car Parking Spaces 私家車車位                                    | 3 |
|                                                                      | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 | 2 |
|                                                                      | Light Goods Vehicle Spaces 輕型貨車車位                                   | 2 |

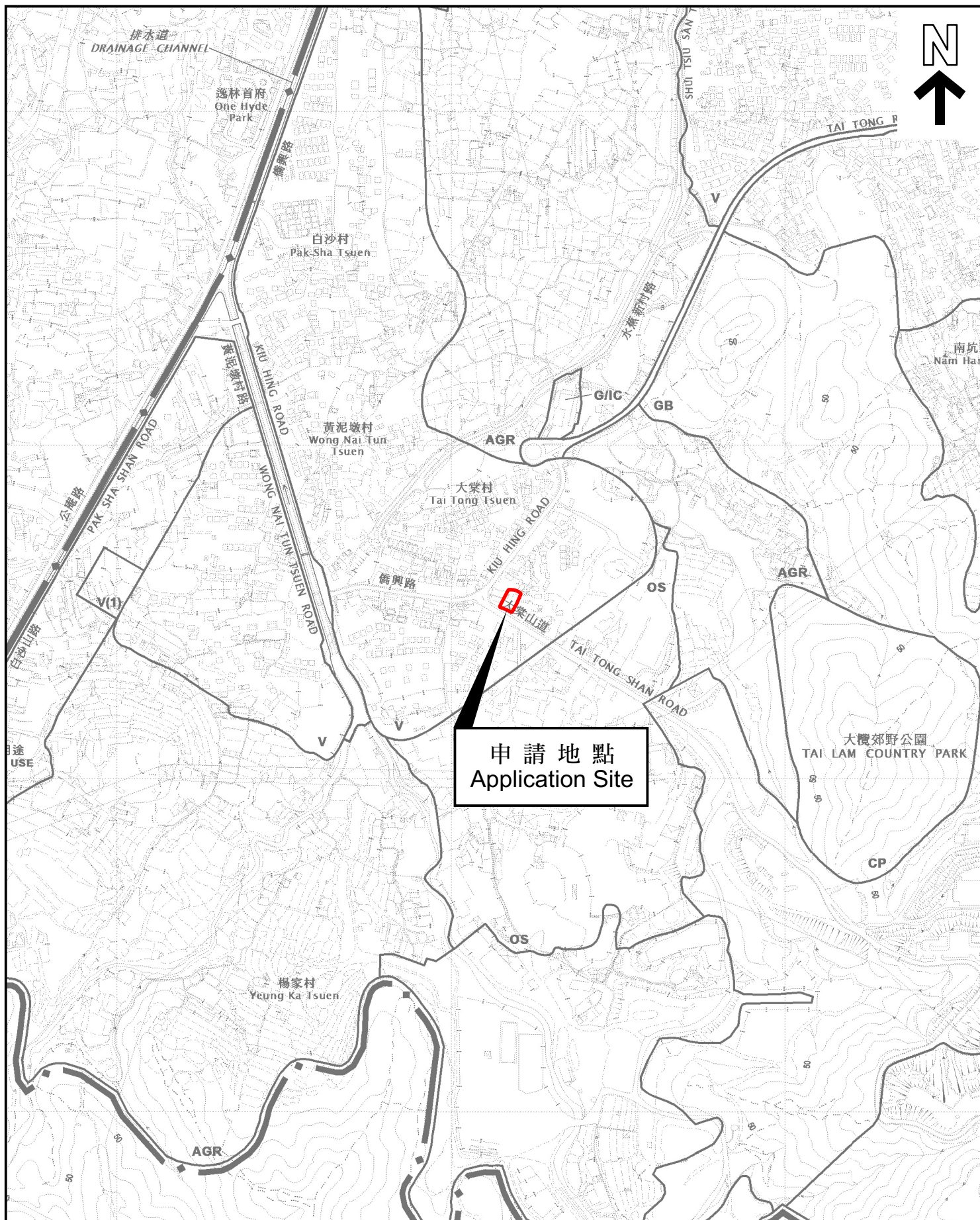
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                                                   |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                                                       | Chinese<br>中文                       | English<br>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 checked="" 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>Lot Index Plan 地段索引圖</u>                                                                                           |                                     |                                     |
| <u>Swept Path Analyses 車輛路徑分析</u>                                                                                     |                                     |                                     |
| <u>Approved Plan Showing the Existing Drainage Facilities 已獲接納顯示現有排水設施的圖則</u>                                         |                                     |                                     |
| <u>Fire Service Installations Proposal 消防裝置建議</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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Executive Summary 行政摘要</u>                                                                                         |                                     |                                     |
| <u>Compliance Letter under the Previously Approved Application No. A/YL-TT/497 先前獲批申請編號 A/YL-TT/497 的履行規劃許可附帶條件信件</u> |                                     |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                                                                 |                                     |                                     |

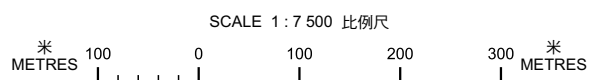
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本摘要圖於2026年6月24日擬備，  
所根據的資料為於2023年12月5日  
核准的分區計劃大綱圖編號 S/YL-TT/20  
EXTRACT PLAN PREPARED ON 24.6.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TT/20 APPROVED ON 5.12.2023

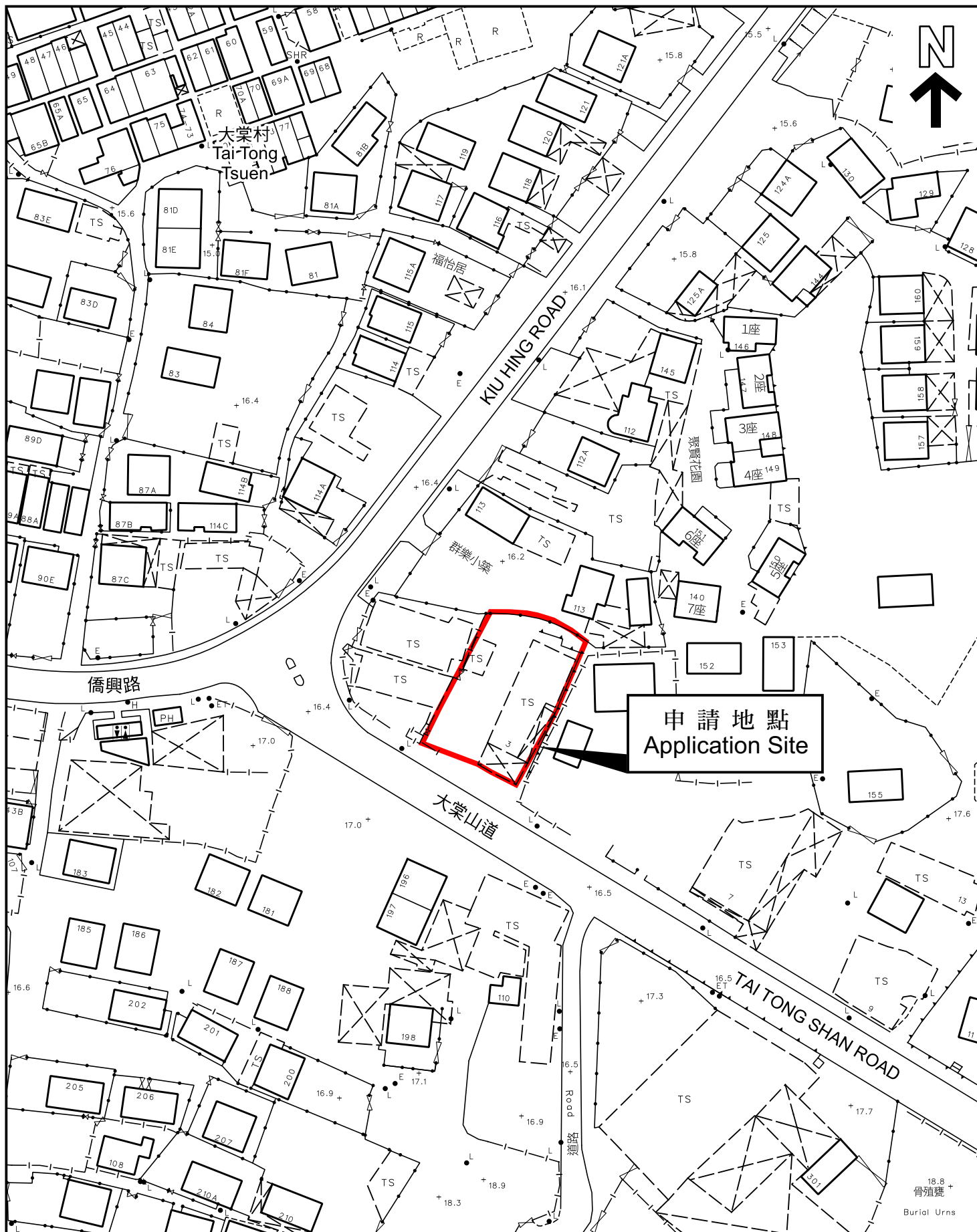
## 位置圖 LOCATION PLAN



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-TT/796**



本摘要圖於2026年6月24日擬備，  
所根據的資料為測量圖編號  
6-NW-24B

EXTRACT PLAN PREPARED ON 24.6.2026  
BASED ON SURVEY SHEET No.  
6-NW-24B

## 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/796