

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-PN/83
(Review under Section 17)
关乎申请编号 A/YL-PN/83 的拟议用途/发展的概括发展规范
(根据第 17 条的覆核)**

| | |
|--|---|
| Application No. 申请编号 | A/YL-PN/83 |
| Location/address 位置/地址 | Lots 68 (Part), 69 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories 新界元朗白泥丈量约份第 135 约地段第 68 号 (部份)、第 69 号 (部份)、 第 70 号 (部份) 及第 71 号 (部份) |
| Site area 地盘面积 | 3,570 sq. m 平方米 |
| Plan 图则 | <u>Section 16 application 第 16 条申请</u> Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9 上白泥及下白泥分区计划大纲核准图编号 S/YL-PN/9 |
| | <u>Section 17 Review 第 17 条覆核</u> Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9 上白泥及下白泥分区计划大纲核准图编号 S/YL-PN/9 |
| Zoning 地带 | <u>Section 16 application 第 16 条申请</u> "Coastal Protection Area" 「海岸保护区」 |
| | <u>Section 17 Review 第 17 条覆核</u> "Coastal Protection Area" 「海岸保护区」 |
| Type of Application 申请类别 | Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 3 Years 位於乡郊地区或受规管地区的临时用途/发展为期 3 年 |
| Applied use/ development 申请用途/发展 | Temporary Field Study, Education and Visitor Centre for a Period of 3 Years 临时郊野学习、教育及游客中心 (为期 3 年) |
| Nature of Review 覆核性质 | To review the refusal decision of the application 覆核拒绝申请的决定 |

| | | | |
|--|---|--------------|--------------------|
| Gross floor area and/or plot ratio 总楼面面积及／或地积比率 | | sq. m 平方米 | Plot ratio 地积比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | 631.7 | - |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 6 | |
| Building height/ No. of storeys 建筑物高度／层数 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic 非住用 | - | m 米 |
| | | 4 - 7 | mPD 米(主水平基准上) |
| | | 1 | Storey(s) 层 |
| Site coverage 上盖面积 | 17.7 % | | |
| No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数 | | 4 |
| | Private Car Parking Spaces 私家车车位 | | 4 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数 | | 1 |
| | Coach Spaces 旅游巴车位 | | 1 |

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

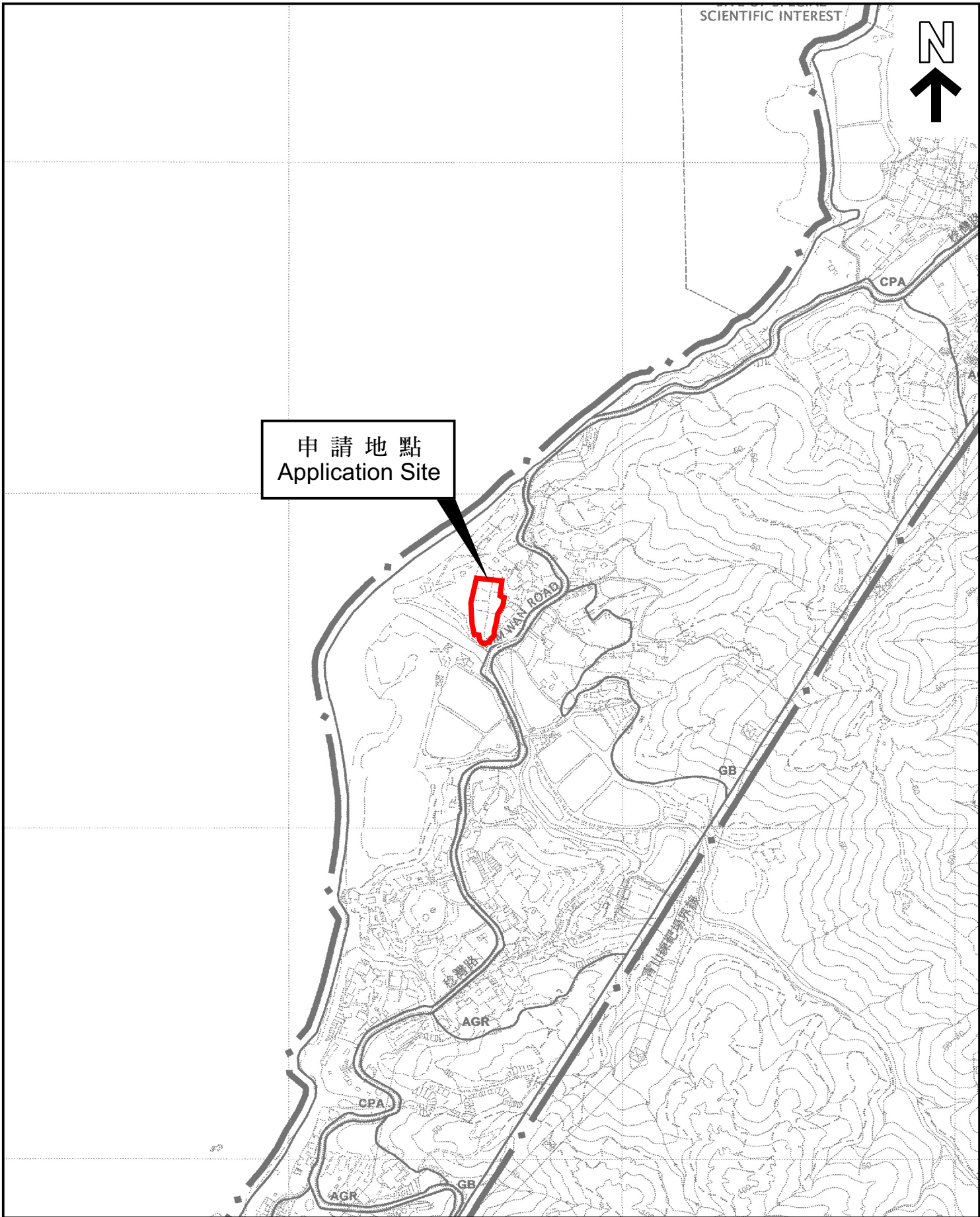
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
|--|-------------------------------------|--------------------------|
| <u>Plans and Drawings 图则及绘图</u> | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 楼宇位置图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 楼宇平面图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截视图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立视图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 视觉影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景观影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 树木调查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 风险评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Reasons for applying the s.17 review</u> | | |
| 提供 s.17 覆核的理由 | | |

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



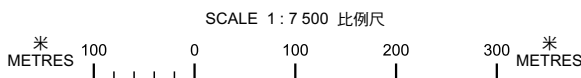
申請地點
Application Site

SCIENTIFIC INTEREST



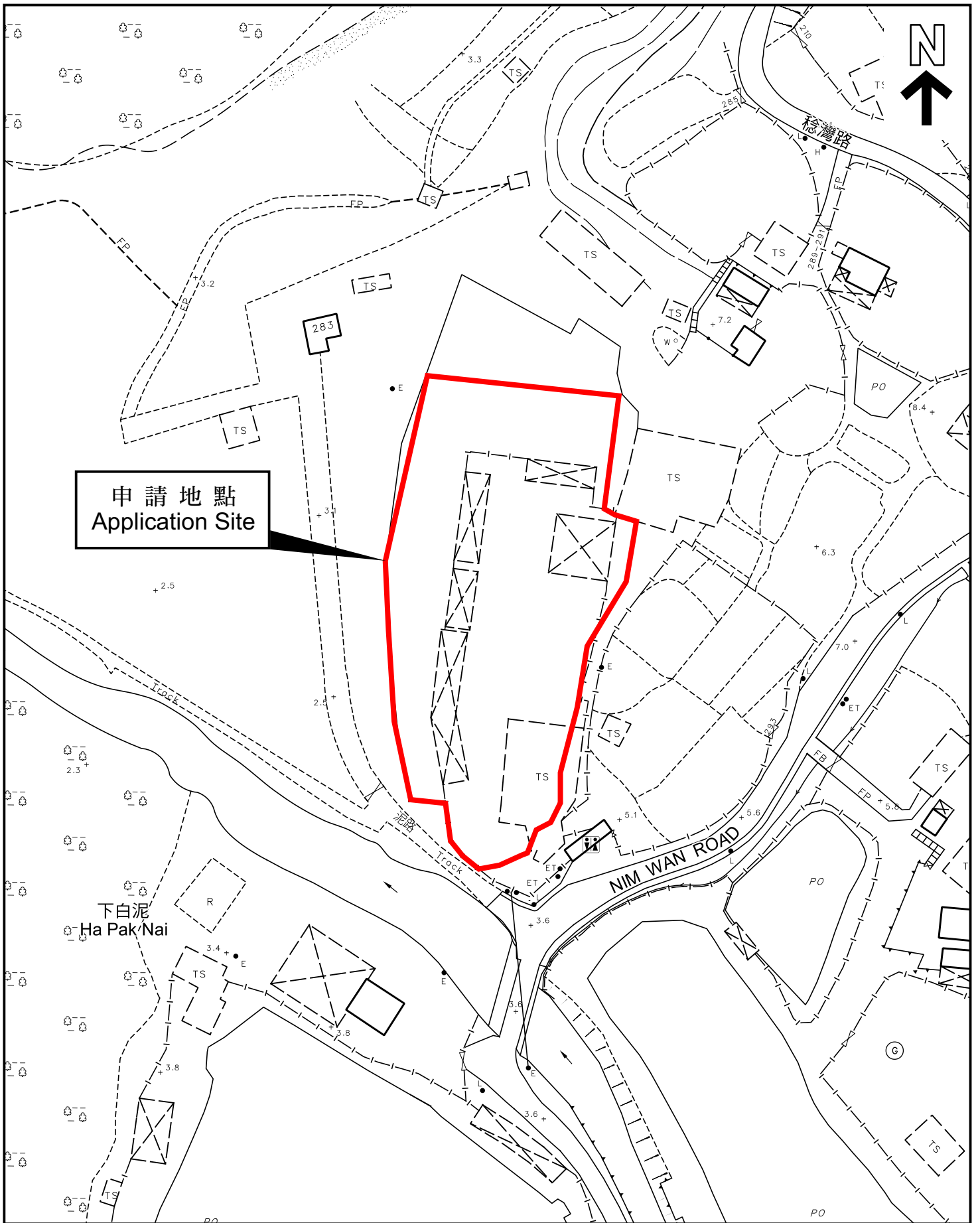
本摘要圖於2025年3月19日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-PN/9
EXTRACT PLAN PREPARED ON
19.3.2025 BASED ON OUTLINE ZONING
PLAN No. S/YL-PN/9 APPROVED ON
17.10.2006

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-PN/83



申請地點
Application Site

本摘要圖於2025年3月19日擬備，
所根據的資料為測量圖編號
5-NE-14A及B
EXTRACT PLAN PREPARED ON 19.3.2025
BASED ON SURVEY SHEETS No.
5-NE-14A&B

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-PN/83