

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TYST/1338**
关于申请编号 A/YL-TYST/1338 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-TYST/1338		
Location/address 位置／地址	Lot 1945 RP in D.D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量约份第 121 约地段第 1945 号余段及毗连政府土地		
Site area 地盘面积	About 约 1,014.7 sq. m 平方米 (Includes Government Land of about 包括政府土地约 242.67 sq. m 平方米)		
Plan 图则	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分区计划大纲核准图编号 S/YL-TYST/14		
Zoning 地带	"Industrial" and "Other Specified Uses" annotated "Petrol Filling Station" 「工业」及「其他指定用途」注明「加油站」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Temporary Industrial Use (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing), Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders) and Workshop with Ancillary Services and Parking of Vehicles for a Period of 3 Years 临时工业用途（制造、存放、使用惰性气体和灭火剂、为灭火筒和储压气瓶提供保养及补充惰性气体和灭火剂及进行水压测试）、危险品仓库（存放灭火筒和气瓶）及工场连附属服务及泊车位（为期 3 年）		
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	About 约 1,133.27	About 约 1.12
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	2	

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	Not more than 不多於 17.5	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 3	Storey(s) 层
Site coverage 上盖面积	About 约 48.4 %		
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		3
	Private Car Parking Spaces 私家车车位		2
	Motorcycle Parking Spaces 电单车车位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		1
	Heavy Goods Vehicle Spaces 重型货车车位		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		
	Chinese 中文	English 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	☐	☒
Block plan(s) 楼宇位置图	☐	☒
Floor plan(s) 楼宇平面图	☐	☒
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☒
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Site Photos 实地照片</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Stormwater Drain and Foul Water Assessment 雨水排放及污水评估</u>		
<u>Traffic Study Report 交通报告</u>		
<u>Hazard Review Report 灾害检讨报告</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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本摘要圖於2025年10月2日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 2.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

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-TYST/1338

