

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TYST/1339**  
关于申请编号 A/YL-TYST/1339 的拟议用途/发展的概括发展规范

|                                                           |                                                                                                                                                                                             |                         |                        |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| Application No.<br>申请编号                                   | A/YL-TYST/1339                                                                                                                                                                              |                         |                        |
| Location/address<br>位置／地址                                 | Lots 835 S.A, 835 S.B (Part), 836 (Part) and 837 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories<br>新界元朗白沙村丈量约份第 119 约地段第 835 号 A 分段、第 835 号 B 分段(部分)、第 836 号(部分)及第 837 号(部分) |                         |                        |
| Site area<br>地盘面积                                         | About 约 2,700 sq. m 平方米                                                                                                                                                                     |                         |                        |
| Plan<br>图则                                                | Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14<br>唐人新村分区计划大纲核准图编号 S/YL-TYST/14                                                                                            |                         |                        |
| Zoning<br>地带                                              | "Undetermined"<br>「未决定用途」                                                                                                                                                                   |                         |                        |
| Type of Application<br>申请类别                               | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於乡郊地区的临时用途/发展为期 3 年                                                                                                    |                         |                        |
| Applied use/<br>development<br>申请用途/发展                    | Temporary Warehouse (Non Dangerous Goods) for a Period of 3 Years<br>临时货仓(非危险品) (为期 3 年)                                                                                                    |                         |                        |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |                                                                                                                                                                                             | sq. m<br>平方米            | Plot ratio<br>地积比率     |
|                                                           | Domestic<br>住用                                                                                                                                                                              | -                       | -                      |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                         | Not more than 不多於 1,916 | Not more than 不多於 0.71 |
| No. of block<br>幢数                                        | Domestic<br>住用                                                                                                                                                                              | -                       |                        |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                         | 11                      |                        |
| Building height/<br>No. of storeys<br>建筑物高度／层数            | Domestic<br>住用                                                                                                                                                                              | -                       | m 米                    |
|                                                           |                                                                                                                                                                                             | -                       | mPD 米(主水平基准上)          |
|                                                           |                                                                                                                                                                                             | -                       | Storey(s) 层            |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                         | Not more than 不多於 8.5   | m 米                    |
|                                                           |                                                                                                                                                                                             | -                       | mPD 米(主水平基准上)          |
|                                                           |                                                                                                                                                                                             | 1                       | Storey(s) 层            |
| Site coverage<br>上盖面积                                     | About 约 70.96 %                                                                                                                                                                             |                         |                        |

|                                                                      |                                                                                                              |            |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------|
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数<br><br>Light Goods Vehicle Spaces 轻型货车车位 | 2<br><br>2 |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------|

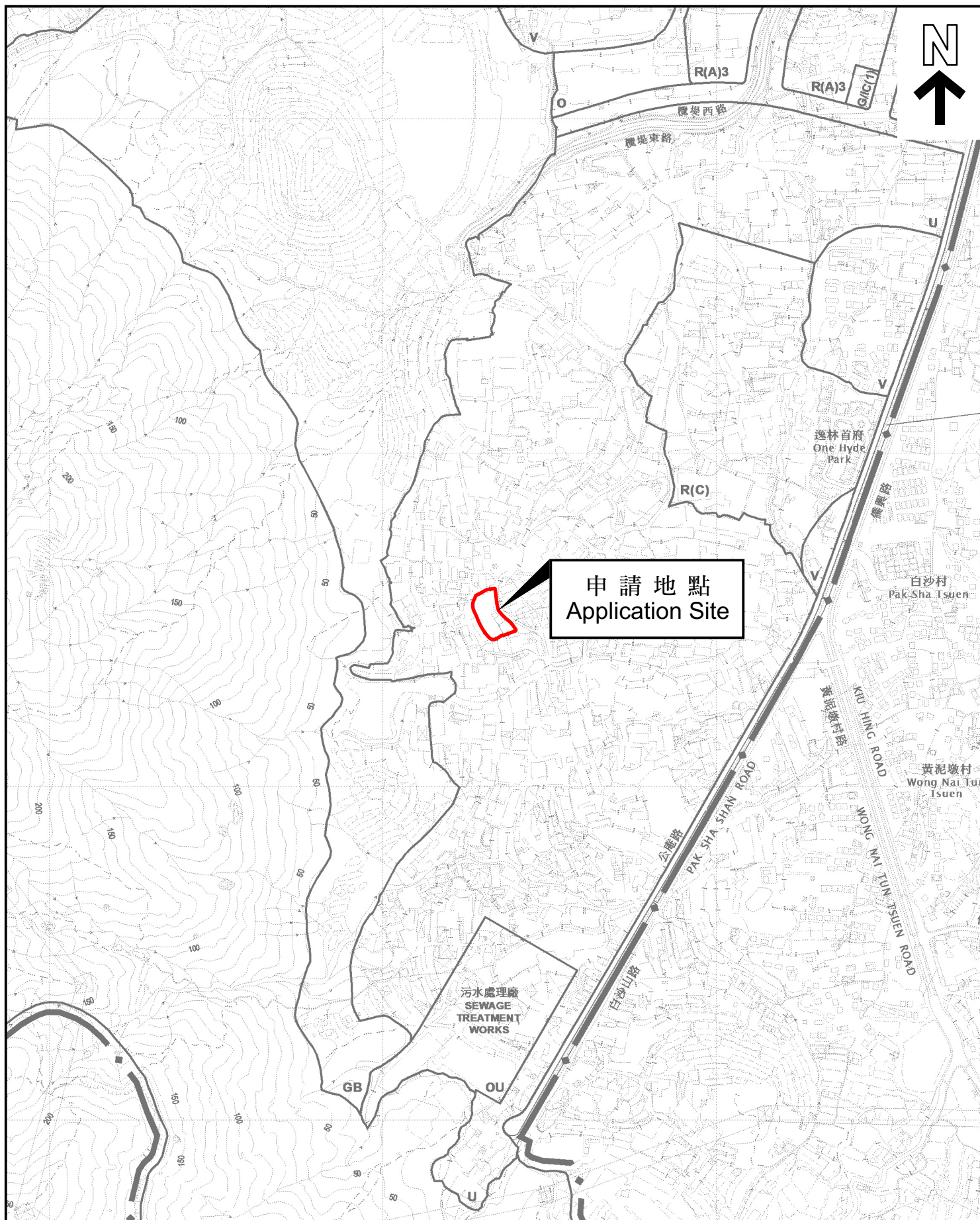
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |
| <b><u>Site Plan 场地平面图</u></b>                                                    |                          |                                     |
| <b><u>Location Plan with Vehicular Access 位置图连车辆通道</u></b>                       |                          |                                     |
| <b><u>Proposed Drainage Plans 拟议排水设施图</u></b>                                    |                          |                                     |
| <b><u>Catchment Plan 集水区图</u></b>                                                |                          |                                     |
| <b><u>Reports 报告书</u></b>                                                        |                          |                                     |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Drainage Proposal 排水建议</u></b>                                             |                          |                                     |
| <b><u>Estimated Traffic Generation 行车量估算</u></b>                                 |                          |                                     |
| 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

本摘要圖於2025年10月15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 15.10.2025  
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

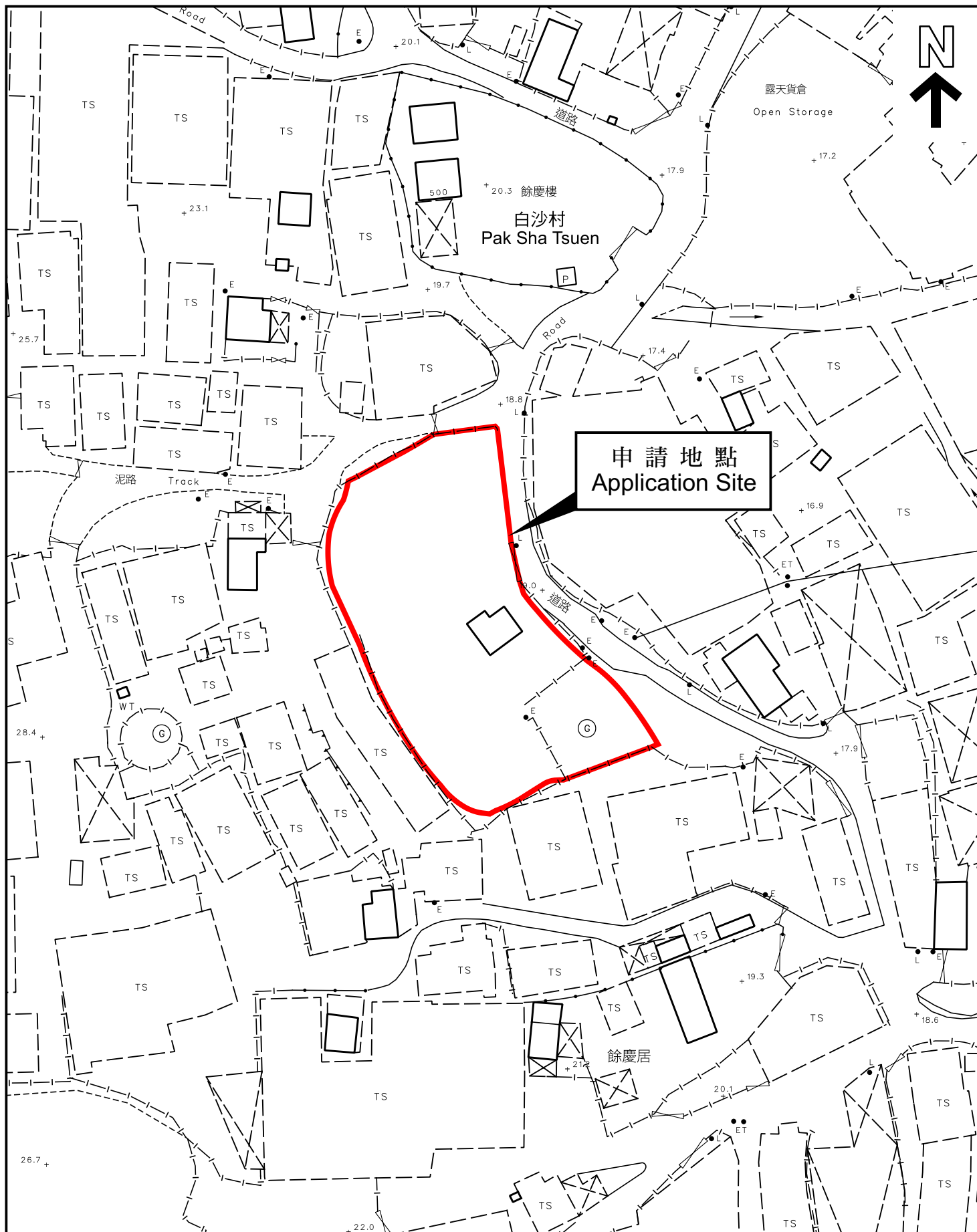
米 100 0 100 200 300 米  
METRES

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/1339





本摘要圖於2025年10月15日擬備，  
所根據的資料為測量圖編號  
6-NW-19C 和 6-NW-24A  
EXTRACT PLAN PREPARED ON 15.10.2025  
BASED ON SURVEY SHEETS No.  
6-NW-19C and 6-NW-24A

## 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-TYST/1339