

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-PS/766**

关于申请编号 A/YL-PS/766 的拟议用途/发展的概括发展规范

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |                    |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| Application No.<br>申请编号                                   | A/YL-PS/766                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                    |
| Location/address<br>位置／地址                                 | Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D.122 and adjoining Government Land, Ping Shan, Yuen Long, New Territories<br>新界元朗屏山丈量约份第 122 约地段第 105 号余段(部分)、第 107 号(部分)、第 108 号(部分)、第 111 号(部分)、第 112 号、第 113 号、第 114 号、第 115 号、第 116 号、第 118 号、第 119 号(部分)、第 120 号(部分)、第 124 号(部分)、第 127 号(部分)、第 128 号(部分)、第 154 号(部分)及第 155 号(部分)和毗连政府土地 |                |                    |
| Site area<br>地盘面积                                         | About 约 22,157 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,350 sq. m 平方米)                                                                                                                                                                                                                                                                                                                                                                                           |                |                    |
| Plan<br>图则                                                | Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21<br>屏山分区计划大纲草图编号 S/YL-PS/21                                                                                                                                                                                                                                                                                                                                                                                                  |                |                    |
| Zoning<br>地带                                              | "Comprehensive Development Area"<br>「综合发展区」                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                    |
| 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 Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years<br>临时物流中心及汽车查验服务中心（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                                                                                                                                                                                                                                                                                                                                                                                                                                                            | About 约 13,399 | About 约 0.605      |
| No. of block<br>幢数                                        | Domestic<br>住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -              |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 19             |                    |

|                                                                                |                                                                     |                       |               |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------|---------------|
| 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 - 2                 | Storey(s) 层   |
| Site coverage<br>上盖面积                                                          | About 约 59.5 %                                                      |                       |               |
| No. of parking spaces<br>and loading /<br>unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数                                   |                       | 10            |
|                                                                                | Private Car Parking Spaces 私家车车位                                    |                       | 10            |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 |                       | 12            |
|                                                                                | Heavy Goods Vehicle Spaces 重型货车车位                                   |                       | 5             |
|                                                                                | Container Vehicle Spaces 货柜车车位                                      |                       | 7             |

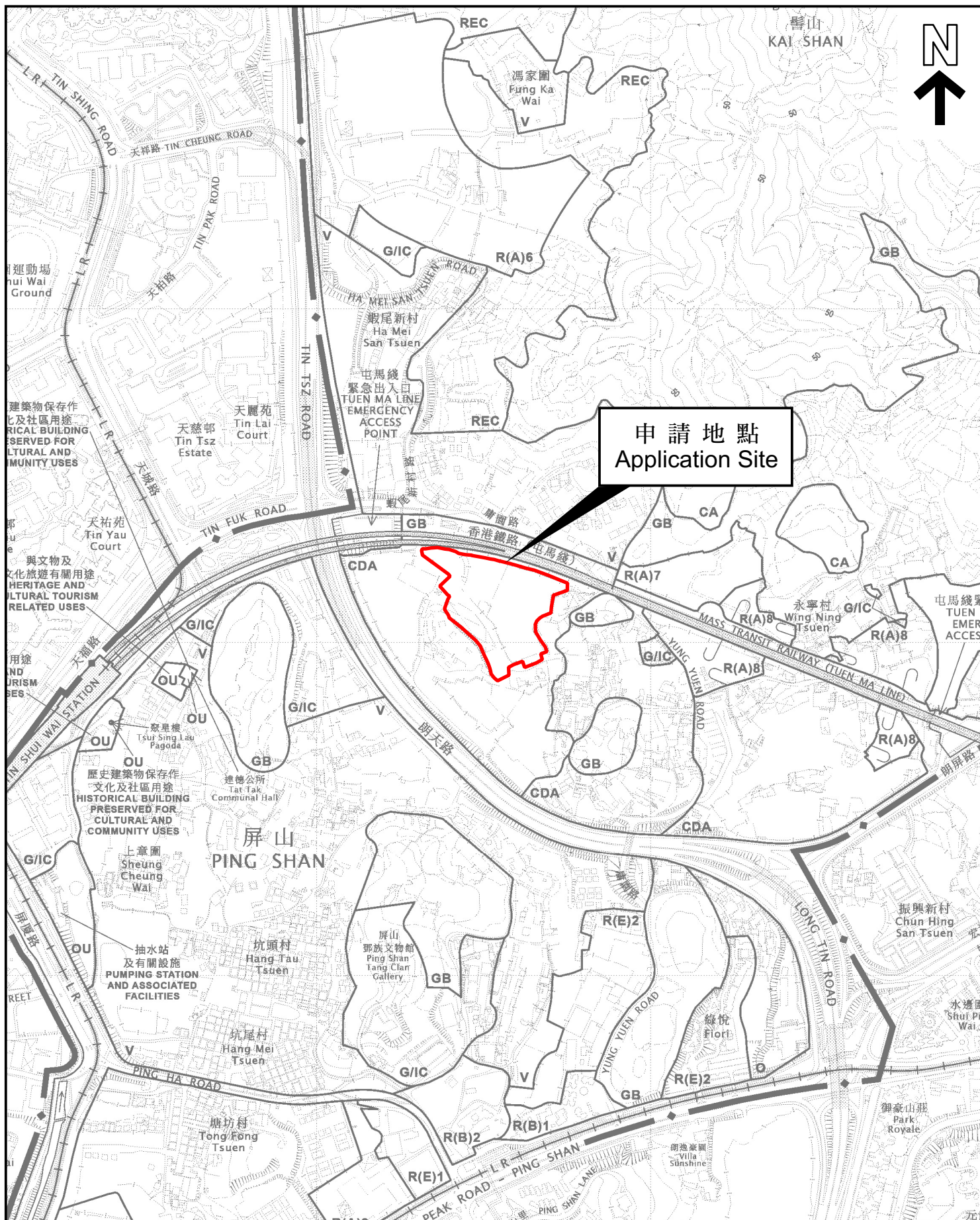
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<br>中文            | English<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 checked="" type="checkbox"/> |
| Others (please specify) 其他（请注明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Location Plan 位置图</u></b>                                                  |                          |                                     |
| <b><u>Site Plan 平面图</u></b>                                                      |                          |                                     |
| <b><u>Internal Traffic Layout Plan 内部交通布局设计图</u></b>                             |                          |                                     |
| <b><u>Swept Path Analysis 行车线分析图</u></b>                                         |                          |                                     |
| <b><u>Site Photos 实地照片</u></b>                                                   |                          |                                     |
| <b><u>Reports 报告书</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input checked="" 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>Fire Service Installations Proposal 消防装置建议</u></b>                         |                          |                                     |
| <b><u>Certificate of Fire Service Installation and Equipment 消防装置及设备证书</u></b>   |                          |                                     |
| <b><u>Drainage Proposal 排水建议</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.

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本摘要圖於2025年10月31日擬備，  
所根據的資料為於2025年9月26日  
展示的分區計劃大綱圖編號 S/YL-PS/21  
EXTRACT PLAN PREPARED ON 31.10.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/21 EXHIBITED ON 26.9.2025

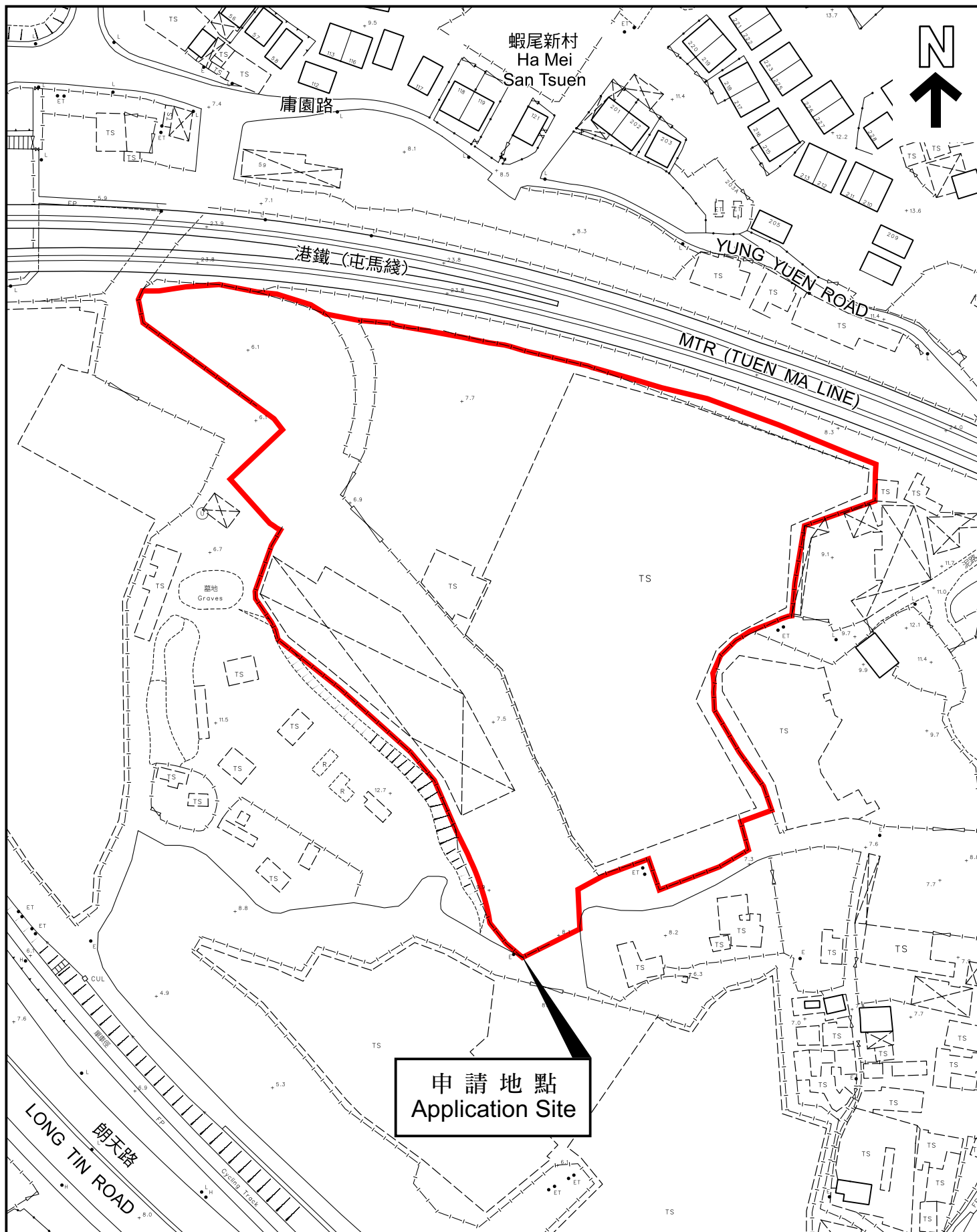
## 位置圖 LOCATION PLAN

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-PS/766



本摘要圖於2025年11月3日擬備，  
所根據的資料為測量圖編號  
6-NW-8B  
EXTRACT PLAN PREPARED ON 3.11.2025  
BASED ON SURVEY SHEET No.  
6-NW-8B

## 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-PS/766**