

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-PS/767**
关于申请编号 A/YL-PS/767 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-PS/767		
Location/address 位置／地址	Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量约份第 126 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 45,870 sq. m 平方米 (Includes Government Land of about 包括政府 土地约 362 sq. m 平方米)		
Plan 图则	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 屏山分区计划大纲草图编号 S/YL-PS/21		
Zoning 地带	"Residential (Group A) 6", "Recreation" and "Village Type Development" 「住宅(甲类)6」、「康乐」及「乡村式发展」		
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 Warehouse and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Pond and Filling of Land for a Period of 3 Years 临时货仓及露天存放建筑机械及物料和相关填塘及填土工程（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	Not more than 不多於 14,187	About 约 0.309
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	37	
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 8.5	m 米
		-	mPD 米(主水平基准上)
		2	Storey(s) 层
Site coverage 上盖面积	About 约 29.66 %		

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	12
	Private Car Parking Spaces 私家车车位	12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	1
	Medium/ Heavy Goods Vehicle Spaces 中型/重型货车车位	1

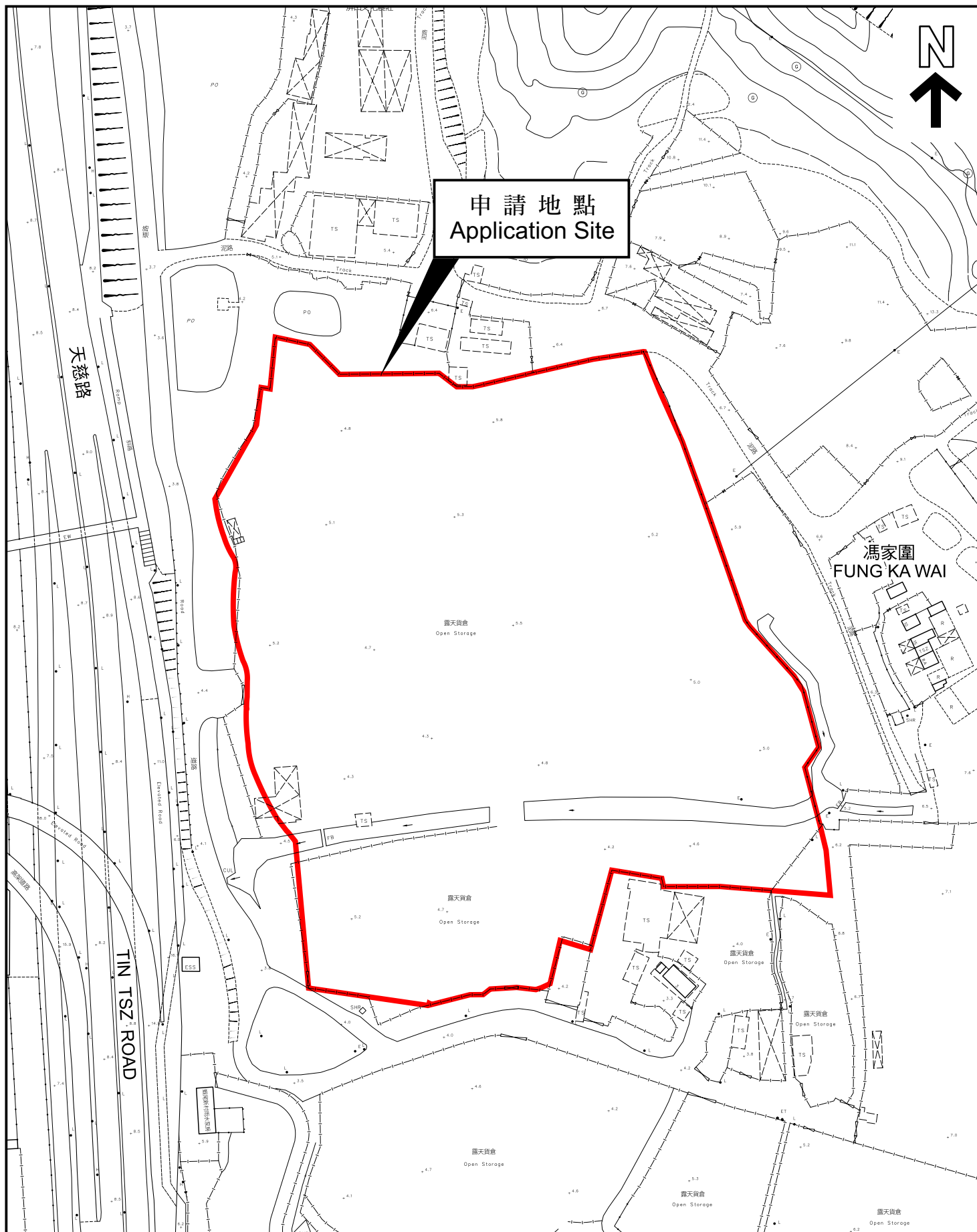
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	<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	☐	☒
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>As-built drainage plan 现有排水设施图</u>		
<u>Site plan 场地平面图</u>		
<u>Location plan 位置图</u>		
<u>Pond filling and land filling plan 填塘及填土工程图</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>Estimated traffic generation 行车量估算</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11月11日擬備，
所根據的資料為測量圖編號
6-NW-3B及D
EXTRACT PLAN PREPARED ON 11.11.2025
BASED ON SURVEY SHEETS No.
6-NW-3B&D

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/767