

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-KTN/1209**
关于申请编号 A/YL-KTN/1209 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 20.3.2026
因应于 2026 年 3 月 20 日接获的进一步资料而修订的概括发展规范

| | | | |
|---|---|-----------------------|--------------------|
| Application No. 申请编号 | A/YL-KTN/1209 | | |
| Location/address 位置/地址 | Lots 375 S.C RP (Part) and 376 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin North, Yuen Long 元朗锦田北七星岗第 110 约地段第 375 号 C 分段余段 (部分) 及第 376 号余段 (部分) | | |
| Site area 地盘面积 | About 约 2,327 sq. m 平方米 | | |
| Plan 图则 | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 锦田北分区计划大纲核准图编号 S/YL-KTN/11 | | |
| Zoning 地带 | "Agriculture" 「农业」 | | |
| Type of Application 申请类别 | Temporary Use/Development in Rural Areas for a Period of 3 Years 位于乡郊地区的临时用途/发展为期 3 年 | | |
| Applied use/ development 申请用途/发展 | Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond for a Period of 3 Years 拟议临时私人停车场 (货柜车除外) 和相关的填土及填塘工程 (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 | About 约 45 | About 约 0.02 |
| 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 2.5 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | Not more than 不多於 1 | Storey(s) 层 |
| Site coverage | About 约 2 % | | |

| | | |
|--|--|----|
| 上盖面积 | | |
| 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 | 28 |
| | Private Car Parking Spaces 私家车车位 | 10 |
| | Light Goods Vehicle Parking Spaces 轻型货车泊车位 | 10 |
| | Medium/ Heavy Goods Vehicle Parking Spaces 中/重型货车泊车位 | 8 |

* 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。

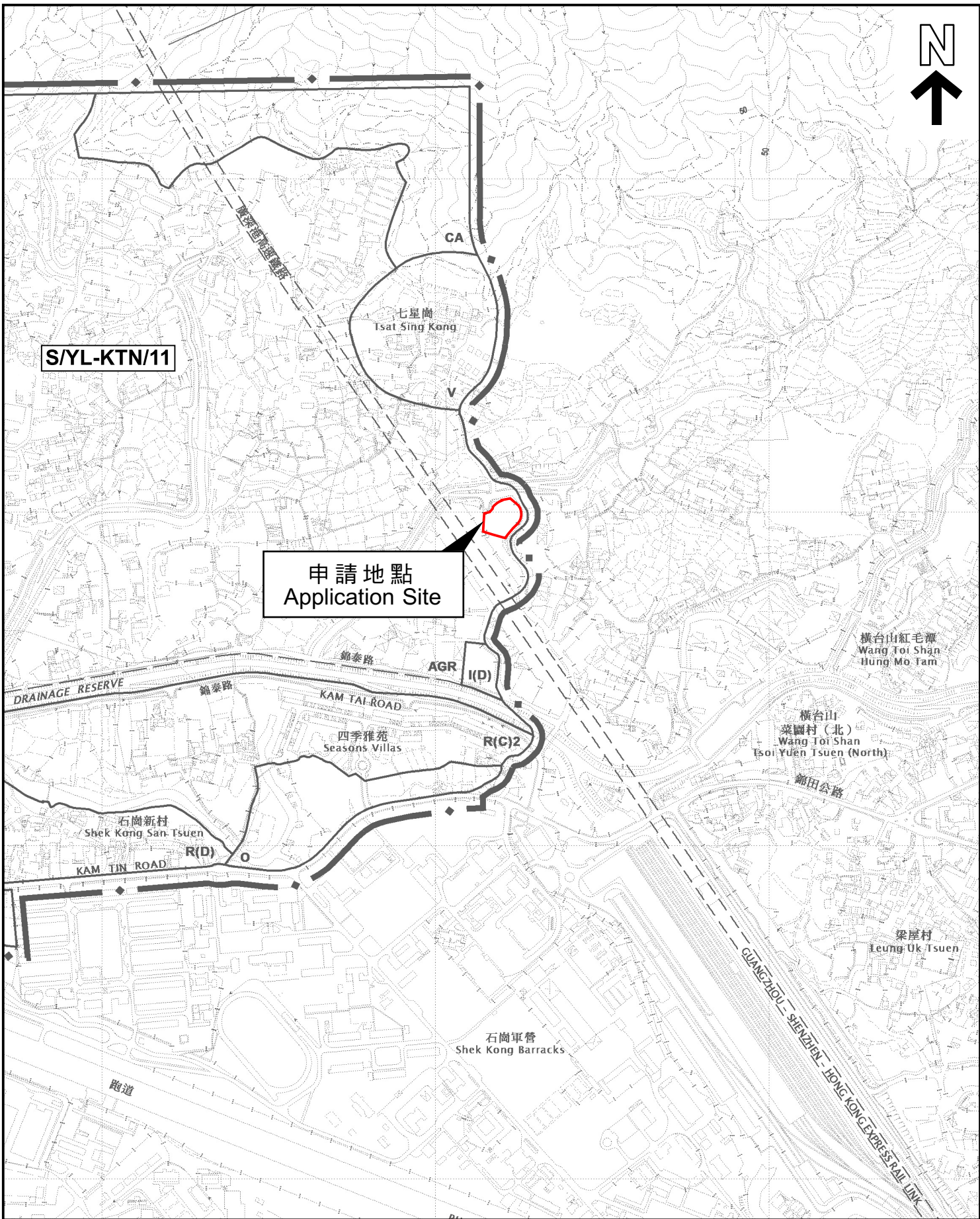
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 checked="" type="checkbox"/> |
| <u>Revised land and pond filling plan 经修订的填土及填塘图</u> | | |
| <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 type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

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S/YL-KTN/11

申請地點
Application Site

DRAINAGE RESERVE

錦泰路

KAM TAI ROAD

四季雅苑
Seasons Villas

AGR

I(D)

R(C)2

石崗新村
Shek Kong San Tsuen

KAM TIN ROAD

R(D)

石崗軍營
Shek Kong Barracks

橫台山紅毛潭
Wang Toi Shan
Hung Mo Tam

橫台山
菜園村(北)
Wang Toi Shan
Tsai Yuen Tsuen (North)

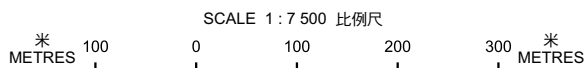
錦田公路

梁屋村
Leung Uk Tsuen

GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK

本摘要圖於2026年2月20日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL-KTN/11
EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023

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-KTN/1209

