

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-PS/777**
 关于申请编号 A/YL-PS/777 的拟议用途/发展的概括发展规范

| | | | | |
|---|--|---------------------|--------------------|--|
| Application No. 申请编号 | A/YL-PS/777 | | | |
| Location/address 位置/地址 | Various Lots in D.D. 126, Ping Shan, Yuen Long 元朗屏山丈量约份第 126 约多个地段 | | | |
| Site area 地盘面积 | About 约 4,849 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 | "Recreation" 「康乐」 | | | |
| Applied use/ development 申请用途/发展 | Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of 5 Years 拟议临时商店及服务行业（汽车陈列室）和相关填土工程（为期 5 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 1,883 | About 约 0.39 | |
| No. of block 幢数 | Domestic 住用 | - | | |
| | Non-domestic 非住用 | 15 | | |
| | Composite 综合用途 | - | | |
| 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 5 | m 米 | |
| | | - | mPD 米(主水平基准上) | |
| | | Not more than 不多於 1 | Storey(s) 层 | |
| | Composite 综合用途 | - | m 米 | |
| | | - | mPD 米(主水平基准上) | |
| | | - | Storey(s) 层 | |
| Site coverage 上盖面积 | About 约 38.8 % | | | |
| No. of units 单位数目 | - | | | |

| | | | |
|--|--|---|-----------|
| Open space 休憩用地 | Private 私人 | - | sq. m 平方米 |
| | Public 公众 | - | sq. m 平方米 |
| 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 | | 7 |
| | Private Car Parking Spaces 私家车车位 | | 6 |
| | Light Goods Vehicle Parking Spaces 轻型货车泊车位 | | 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 | <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"/> |
| <u>Location Plan with Vehicular Access 位置图连车辆通道</u> | | |
| <u>Lot Index Plan 地段索引图</u> | | |
| <u>Swept Path Analysis 行车线分析图</u> | | |
| <u>Plan Showing Filling of Land 填土范围图</u> | | |
| <u>Reports 报告书</u> | | |
| 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 type="checkbox"/> |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

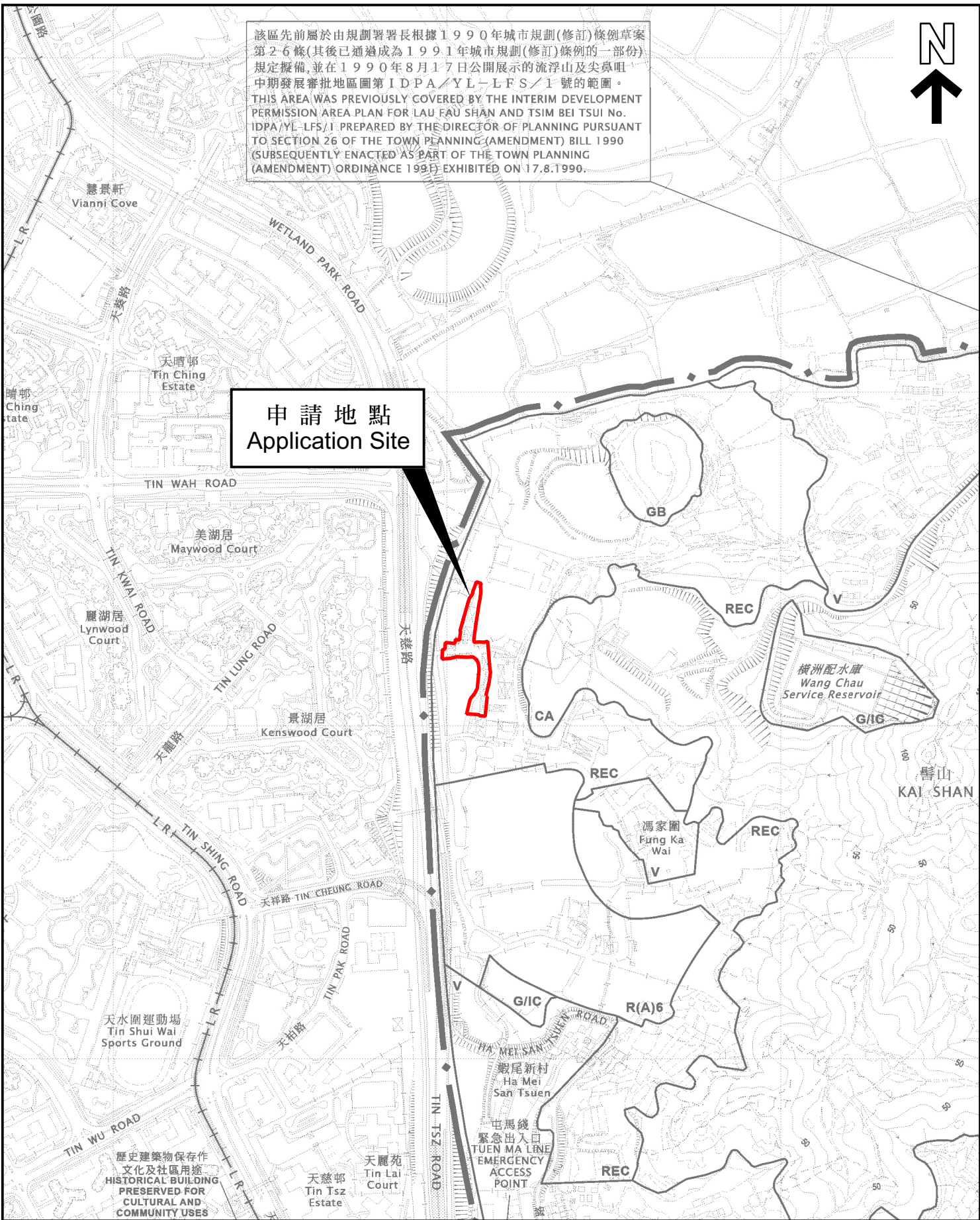
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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該區先前屬於由規劃署署長根據1990年城市規劃(修訂)條例草案第2-6條(其後已通過成為1991年城市規劃(修訂)條例的一部份)規定擬備,並在1990年8月17日公开展示的流浮山及尖鼻咀中期發展審批地區圖第IDPA/YL-LFS/1號的範圍。
 THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TSIM BEI TSUI No. IDPA/YL-LFS/1 PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.

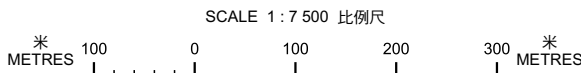


申請地點
 Application Site



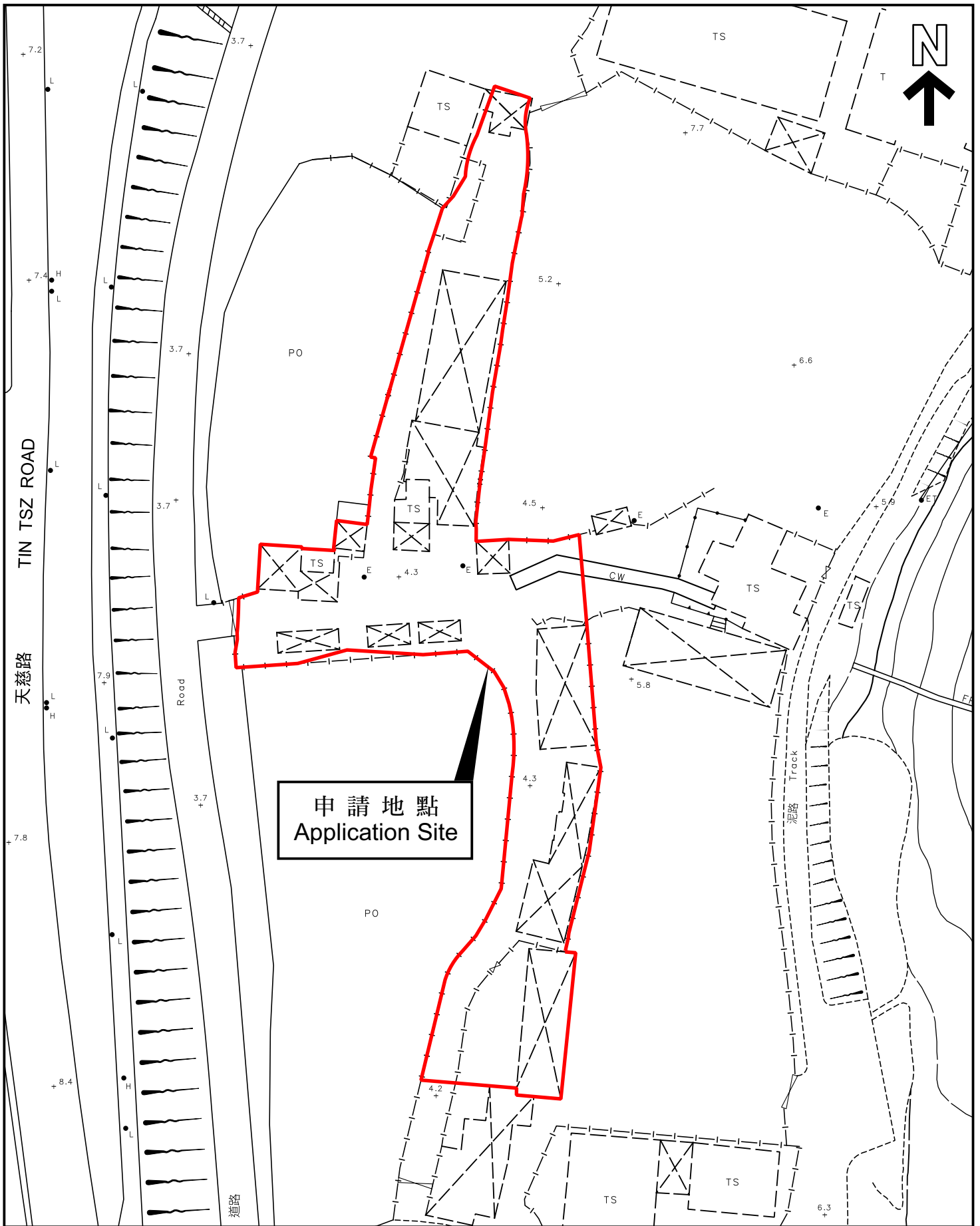
本摘要圖於2026年3月25日擬備,所根據的資料為於2025年9月26日展示的分區計劃大綱圖編號 S/YL-PS/21 EXTRACT PLAN PREPARED ON 25.3.2026 BASED ON OUTLINE ZONING PLAN No. S/YL-PS/21 EXHIBITED ON 26.9.2025

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-PS/777



申請地點
Application Site

本摘要圖於2026年3月25日擬備，
所根據的資料為測量圖編號
6-NW-3B
EXTRACT PLAN PREPARED ON 25.3.2026
BASED ON SURVEY SHEET No.
6-NW-3B

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/777