

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-PS/789**

关于申请编号 A/YL-PS/789 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-PS/789		
Location/address 位置／地址	Various Lots in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long 元朗屏山冯家围丈量约份第 126 约多个地段		
Site area 地盘面积	About 约 11,145 sq. m 平方米		
Plan 图则	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22 屏山分区计划大纲核准图编号 S/YL-PS/22		
Zoning 地带	"Recreation" 「康乐」		
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	Proposed Temporary Warehouse for Storage of Construction Materials and Food Provision and Associated Filling of Land for a Period of 3 Years 拟议临时货仓存放建筑材料及食品和相关填土工程（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	About 约 3,540	About 约 0.317
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	10	
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	3.5 - 8	m 米
		-	mPD 米(主水平基准上)
		1	Storey(s) 层
Site coverage 上盖面积	About 约 31.7 %		

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	6
	Private Car Parking Spaces 私家车车位	6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	6
	Light Goods Vehicle Spaces 轻型货车车位 Medium Goods Vehicle Spaces 中型货车车位	4 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> 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>Location Plan 位置图</u>		
<u>Filling of Land Plan 填土范围图</u>		
<u>Stormwater Drainage Plan 雨水排放建议图</u>		
<u>Proposed Fire Service Installations Plan 拟议消防装置图</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）	☐	☐
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

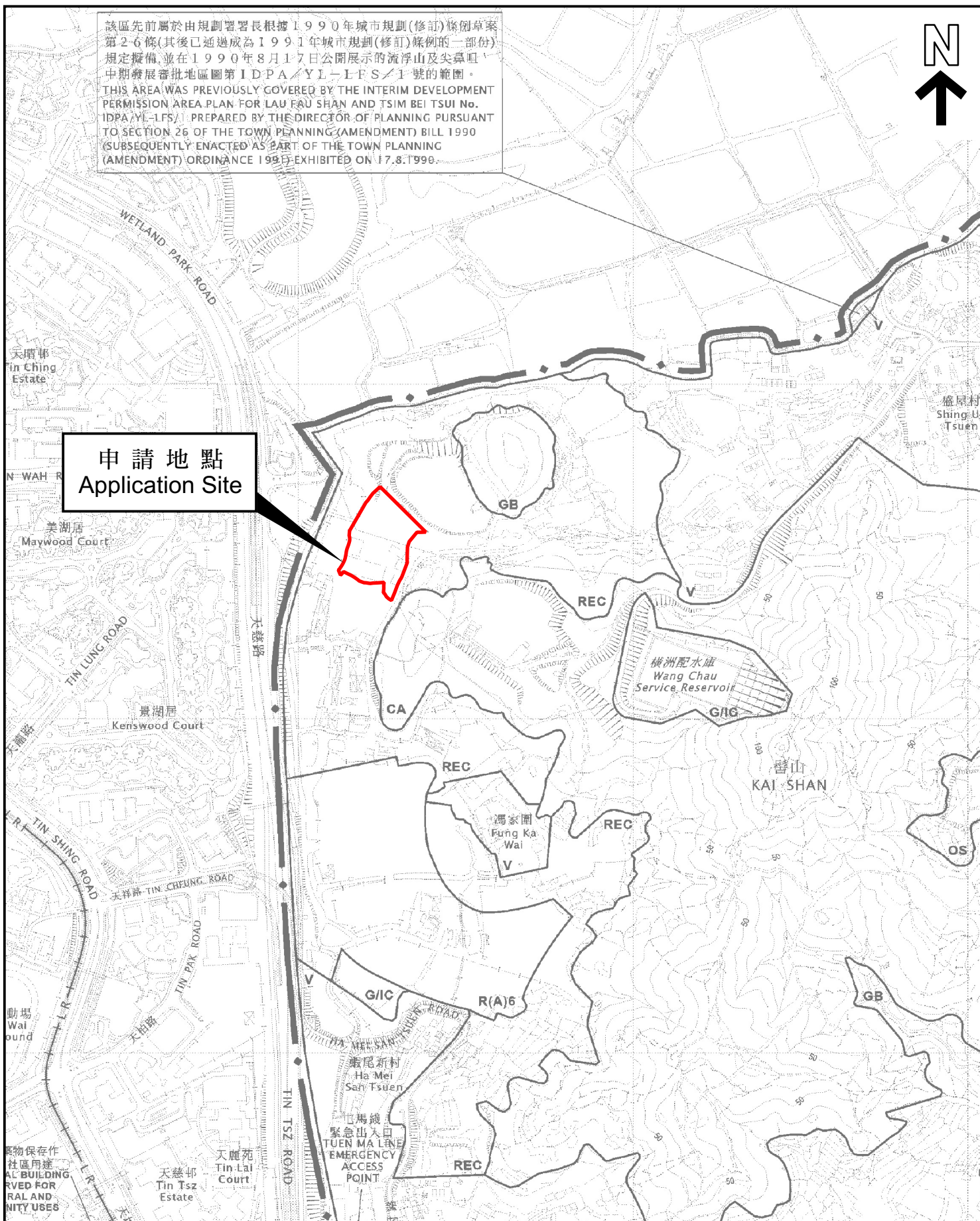
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。對於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。

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1-7日公開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 1995) EXHIBITED ON 17.8.1990.



申請地點
Application Site



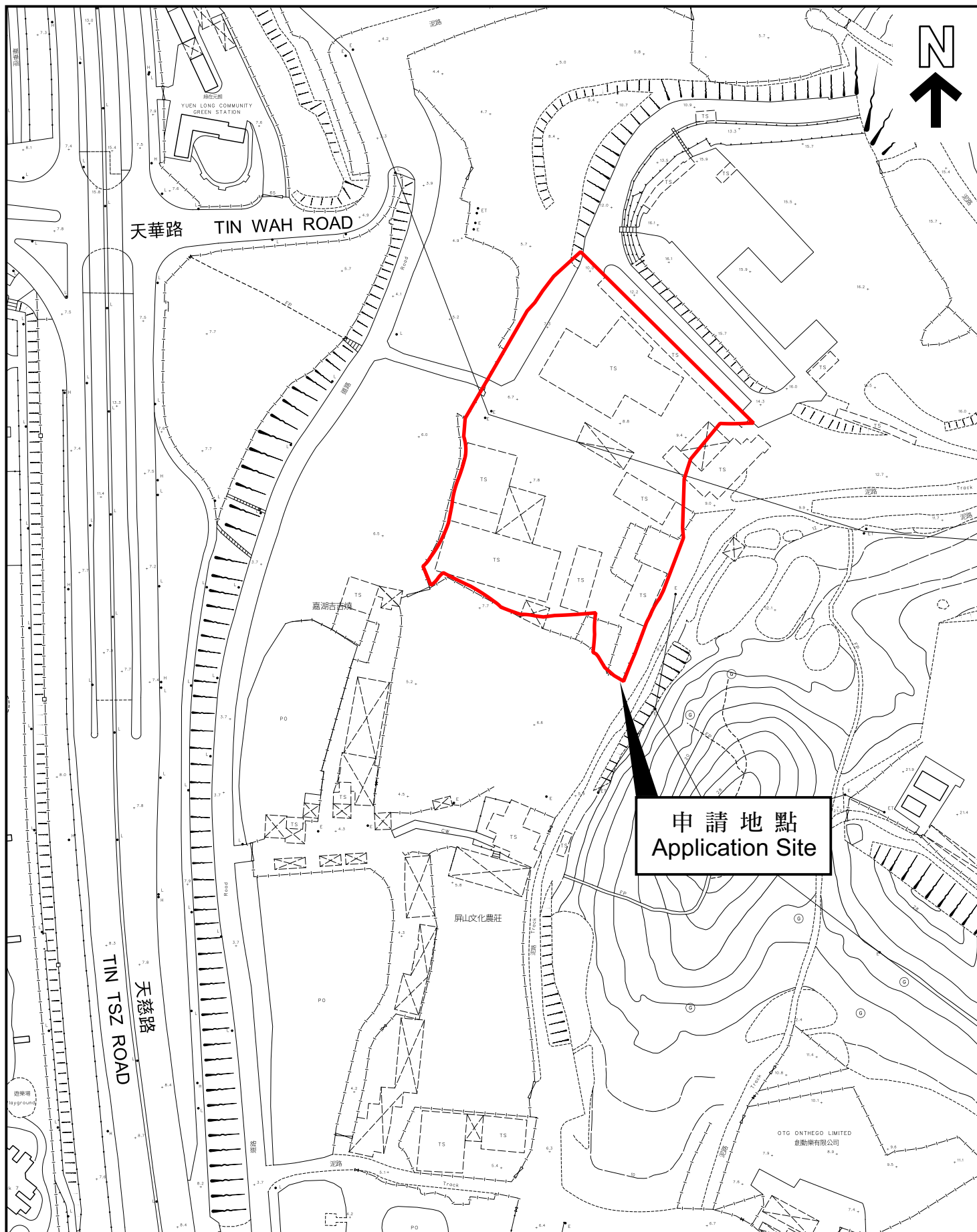
本摘要圖於2026年7月30日擬備,
所根據的資料為於2026年5月12日
核准的分區計劃大綱圖編號 S/YL-PS/22
EXTRACT PLAN PREPARED ON 30.7.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/22 APPROVED ON 12.5.2026

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/789



本摘要圖於2026年7月30日擬備，
所根據的資料為測量圖編號
6-NW-3B
EXTRACT PLAN PREPARED ON 30.7.2026
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/789