

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-SK/454**

关于申请编号 A/YL-SK/454 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 27.7.2026

因应于 2026 年 7 月 27 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-SK/454		
Location/address 位置／地址	Lot 354 (Part) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long 元朗石岗水流田丈量约份第 112 约地段第 354 号（部分）		
Site area 地盘面积	About 约 3,467 sq. m 平方米		
Plan 图则	<u>Section 16 application 第 16 条申请</u> Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10 石岗分区计划大纲草图编号 S/YL-SK/10		
	<u>Further information received 接获进一步资料</u> Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11 石岗分区计划大纲核准图编号 S/YL-SK/11		
Zoning 地带	<u>Section 16 application 第 16 条申请</u> "Village Type Development" 「乡村式发展」		
	<u>Further information received 接获进一步资料</u> "Village Type Development" 「乡村式发展」		
Applied use/ development 申请用途/发展	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years 拟议临时商店及服务行业及公众停车场（货柜车除外）连附属设施及相关的填土工程（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 1,137	About 约 0.3
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	6	
	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	3 - 8	m 米
		-	mPD 米(主水平基准上)
		1 - 2	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 17 %		
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		15
	Private Car Parking Spaces 私家车车位		15
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		2
	Light Goods Vehicle Spaces 轻型货车车位		2

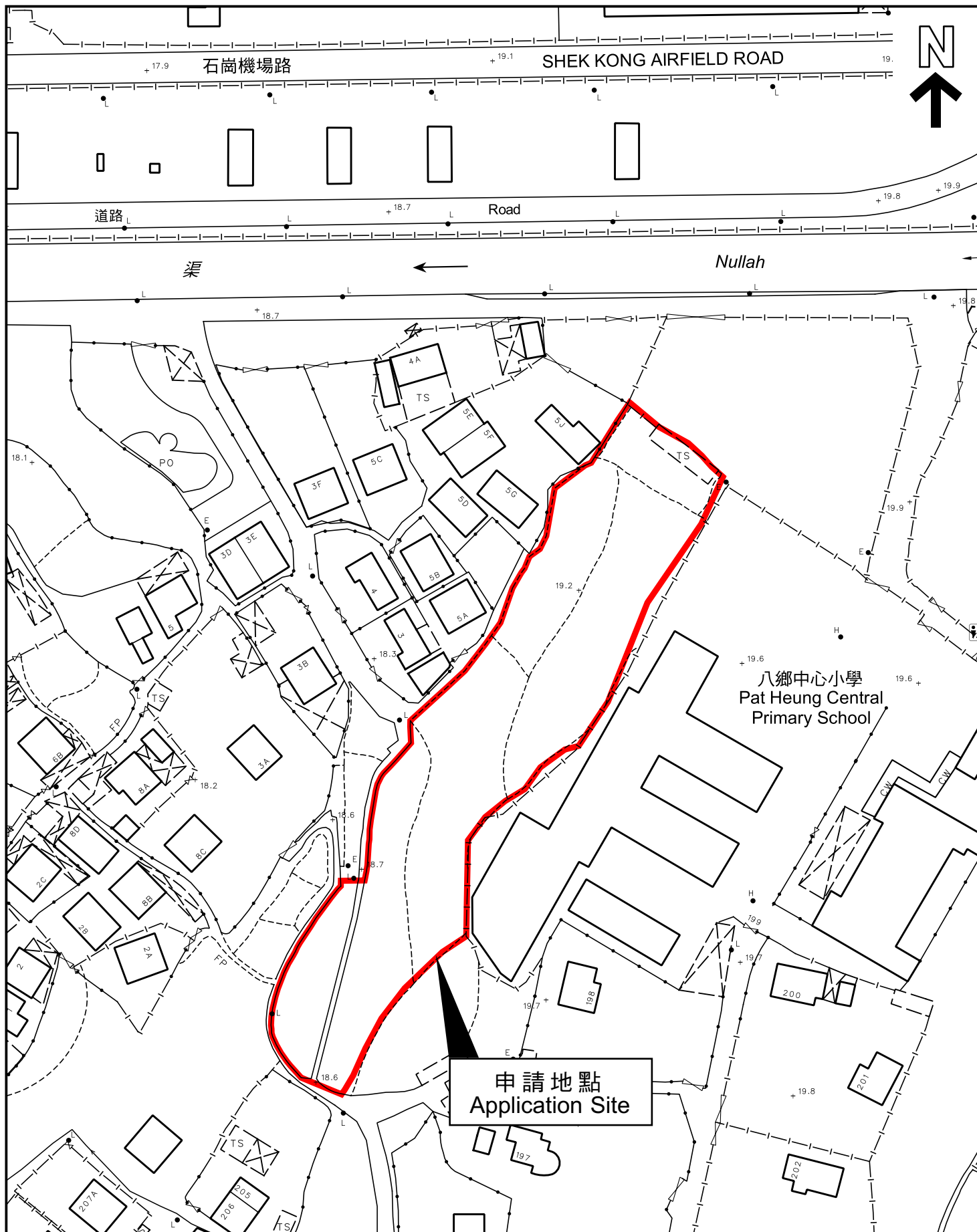
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	Chinese 中文	English 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>Land Zoning Plan 土地用途地带图</u>		
<u>Land Status Plan 土地类别图</u>		
<u>Location Plan 位置图</u>		
<u>Land Filling Plan 填土工程范围图</u>		
<u>Swept Path Analysis 行车线分析</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>Responses to Public Comments 回应公众意见</u>		
<u>Replacement Pages of the Application Form and Planning Statement 申请表及规划纲领的替换页</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2026年7月29日擬備，
所根據的資料為測量圖編號 6-NE-13D,
14C, 18B 及 19A
EXTRACT PLAN PREPARED ON
29.7.2026 BASED ON SURVEY SHEETS
No. 6-NE-13D, 14C, 18B & 19A

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-SK/454