

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-SK/474**
关于申请编号 A/YL-SK/474 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-SK/474		
Location/address 位置／地址	Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long 元朗石岗丈量约份第 106 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 89,327 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,595 sq. m 平方米)		
Plan 图则	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	"Agriculture" 「农业」		
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 Open Storage and Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years 拟议临时露天存放及货仓（危险品仓库除外）连附属设施及相关的填土和填塘工程（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 13,551	About 约 0.15
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	11	
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 - 9	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 1	Storey(s) 层
Site coverage 上盖面积	About 约 15 %		

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	18
	Private Car Parking Spaces 私家车车位	18
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	18
	Light Goods Vehicle Spaces 轻型货车车位 Medium/Heavy Goods Vehicle Spaces 中/重型货车车位	12 6

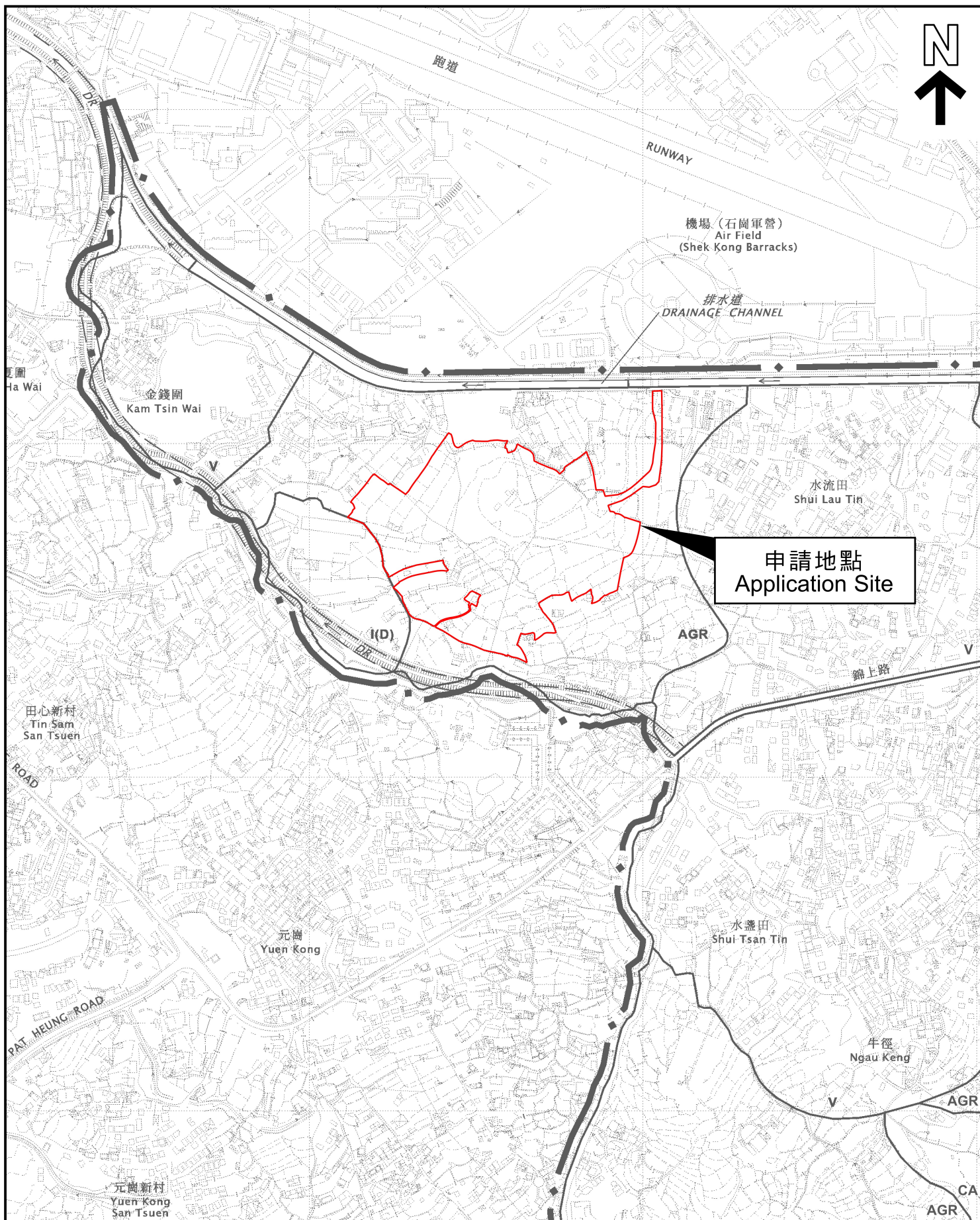
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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>Location plan 位置图</u>		
<u>Zoning plan 规划地带图</u>		
<u>Land status plan 土地类别图</u>		
<u>Land and pond filling plan 填土及填塘工程范围图</u>		
<u>TPB PG-No.13G plan 规划指引编号 13G 图</u>		
<u>Swept path analysis plan 行车线分析图</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>Fire service installations proposal 消防装置建议</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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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。



本摘要圖於2026年9月28日擬備，
所根據的資料為於2026年6月2日
核准的分區計劃大綱圖編號S/YL-SK/11

EXTRACT PLAN PREPARED ON
28.9.2026 BASED ON OUTLINE ZONING
PLAN No. S/YL-SK/11 APPROVED ON
2.6.2026

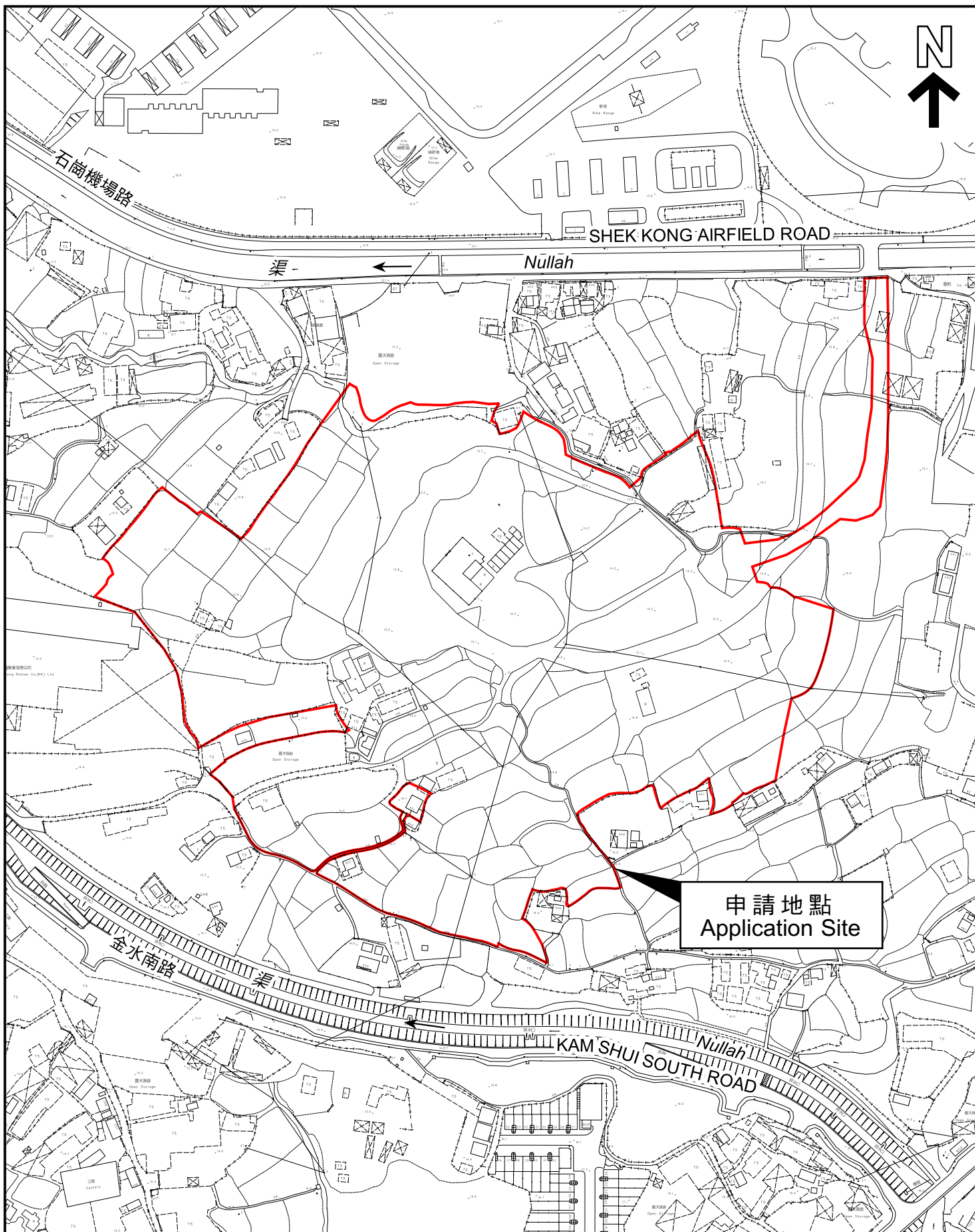
位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 METRES 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-SK/474



本摘要圖於2026年9月28日擬備，
所根據的資料為測量圖編號
6-NE-13C, 13D, 18A 及 18B
EXTRACT PLAN PREPARED ON
28.9.2026 BASED ON SURVEY SHEETS
No. 6-NE-13C, 13D, 18A & 18B

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/474