

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-SK/433**

關於申請編號 A/YL-SK/433 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of

the further information received on 25.2.2026

因應於 2026 年 2 月 25 日接獲的進一步資料而修訂的概括發展規範

| | | | |
|---|--|---------------|--------------------|
| Application No. 申請編號 | A/YL-SK/433 | | |
| Location/address 位置/地址 | Lot 354 in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories 新界元朗石崗水流田丈量約份第 112 約地段第 354 號 | | |
| Site area 地盤面積 | About 約 3,763 sq. m 平方米 | | |
| Plan 圖則 | Section 16 application 第 16 條申請 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9 | | |
| | Further information received 接獲進一步資料 Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10 石崗分區計劃大綱草圖編號 S/YL-SK/10 | | |
| Zoning 地帶 | Section 16 application 第 16 條申請 "Village Type Development" 「鄉村式發展」 | | |
| | Further information received 接獲進一步資料 "Village Type Development" 「鄉村式發展」 | | |
| Applied use/ development 申請用途/發展 | 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 擬議臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施及相關的填土工程（為期 5 年） | | |
| Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率 | | sq. m 平方米 | Plot ratio 地積比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | About 約 1,137 | About 約 0.3 |
| No. of block 幢數 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 6 | |
| | Composite 綜合用途 | - | |

| | | | |
|--|---|-------|---------------|
| Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | - | Storey(s) 層 |
| | Non-domestic 非住用 | 3 - 8 | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | 1 - 2 | Storey(s) 層 |
| | Composite 綜合用途 | - | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | - | Storey(s) 層 |
| Site coverage 上蓋面積 | About 約 16 % | | |
| No. of units 單位數目 | - | | |
| Open space 休憩用地 | Private 私人 | - | sq. m 平方米 |
| | Public 公眾 | - | sq. m 平方米 |
| No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數 | | 15 |
| | Private Car Parking Spaces 私家車車位 | | 15 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 2 |
| | Light Goods Vehicle Spaces 輕型貨車車位 | | 2 |

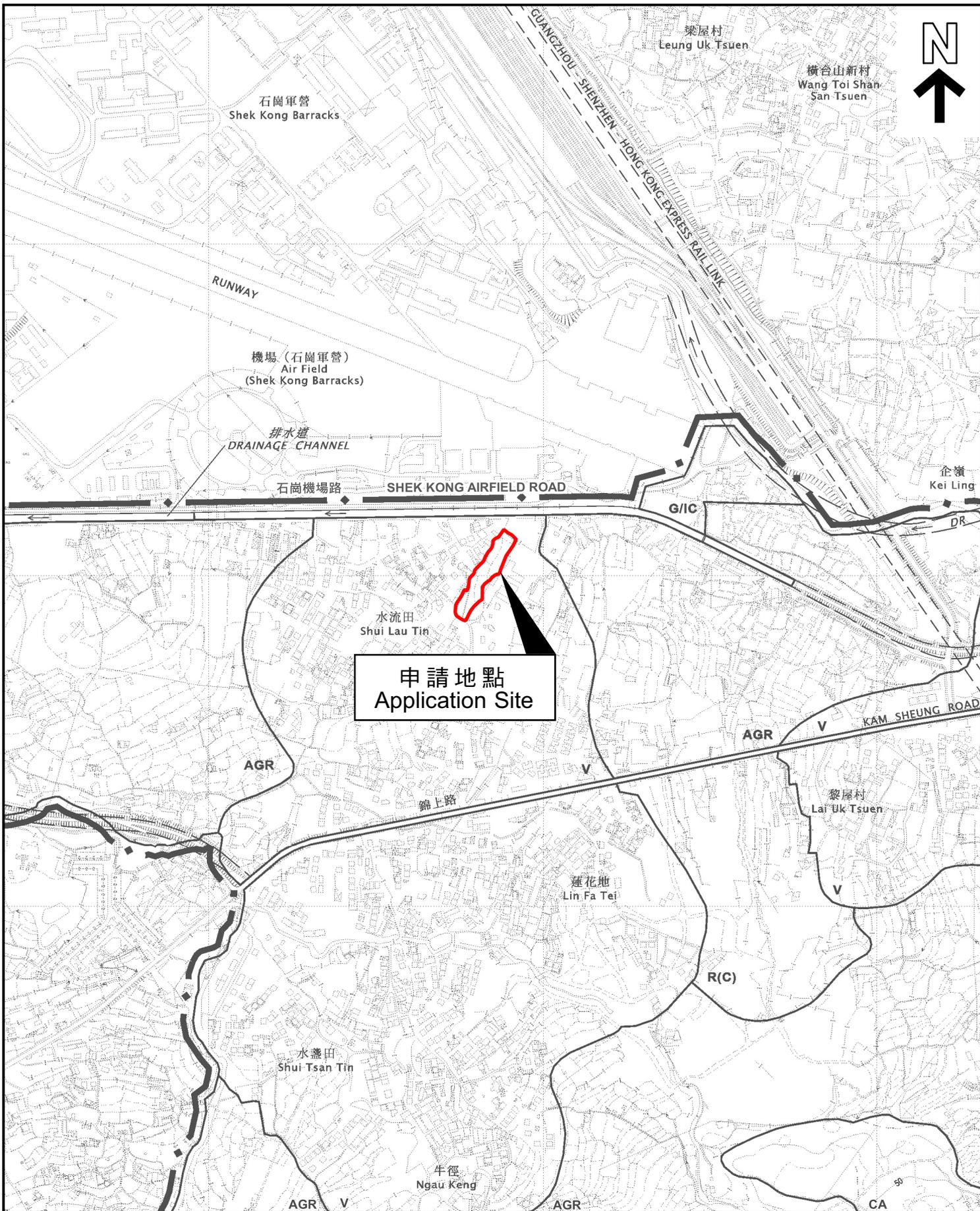
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Reports 報告書</u> | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Drainage Proposal 排水建議</u> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

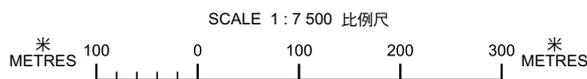
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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2026年3月9日擬備，
 所根據的資料為於2025年10月17日
 展示的分區計劃大綱圖編號S/YL-SK/10
 EXTRACT PLAN PREPARED ON
 9.3.2026 BASED ON OUTLINE ZONING
 PLAN No. S/YL-SK/10 EXHIBITED ON
 17.10.2025

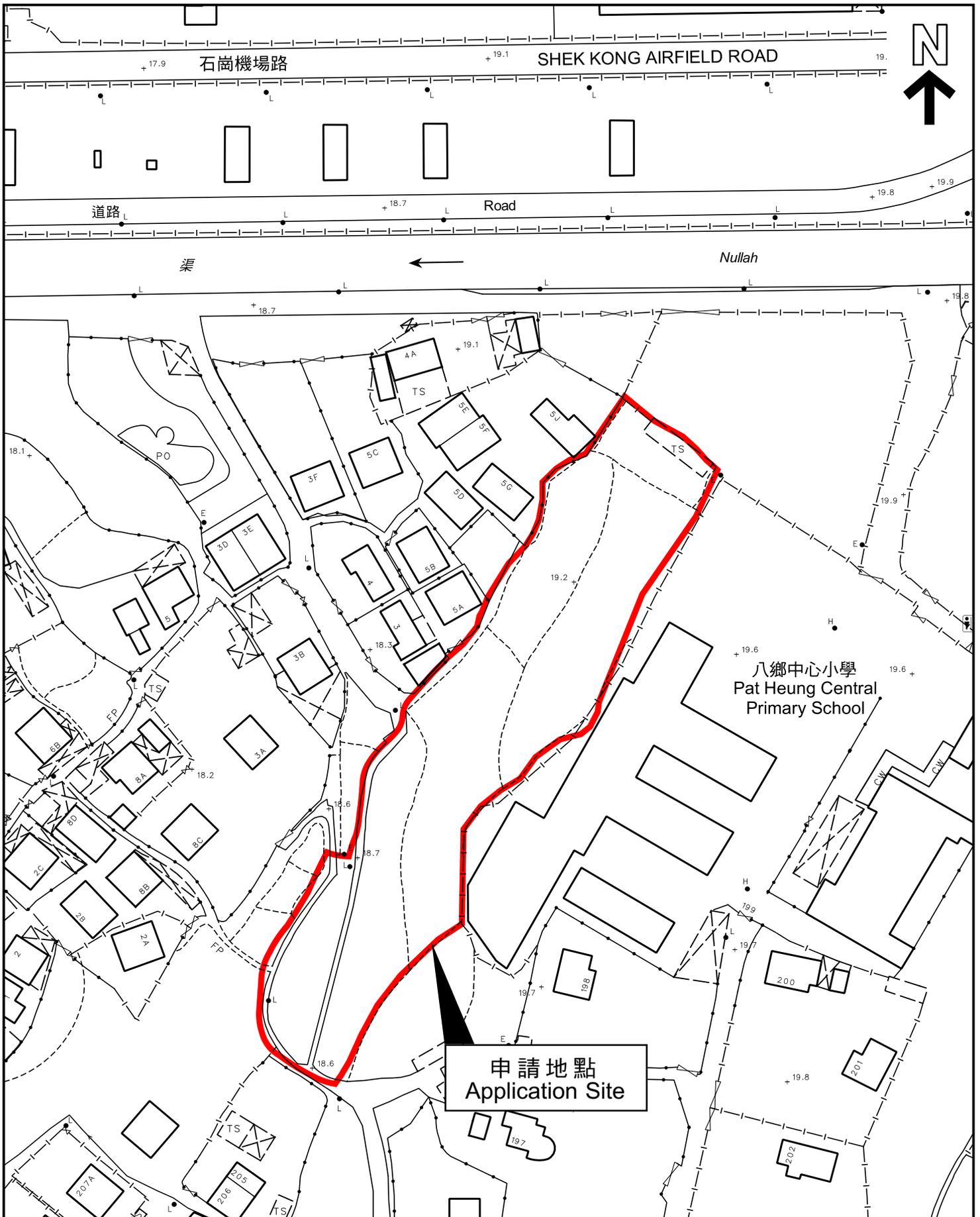
位置圖 LOCATION PLAN



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-SK/433



本摘要圖於2026年3月9日擬備，
 所根據的資料為測量圖編號
 6-NE-13D及14C
 EXTRACT PLAN PREPARED ON
 9.3.2026 BASED ON SURVEY SHEETS
 No. 6-NE-13D & 14C

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/433