

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-NSW/376**

**關於申請編號 A/YL-NSW/376 的擬議用途/發展的概括發展規範**

|                                                    |                                                                                                                                                                                                                                |              |                    |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| Application No.<br>申請編號                            | A/YL-NSW/376                                                                                                                                                                                                                   |              |                    |
| Location/address<br>位置／地址                          | Various Lots in D.D. 104, Pok Wai, Yuen Long<br>元朗壘圍丈量約份第 104 約多個地段                                                                                                                                                            |              |                    |
| Site area<br>地盤面積                                  | About 約 4,736 sq. m 平方米                                                                                                                                                                                                        |              |                    |
| Plan<br>圖則                                         | Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12<br>南生圍分區計劃大綱核准圖編號 S/YL-NSW/12                                                                                                                                        |              |                    |
| Zoning<br>地帶                                       | "Village Type Development"<br>「鄉村式發展」                                                                                                                                                                                          |              |                    |
| Applied use/<br>development<br>申請用途/發展             | Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land for a Period of 5 Years<br>臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施及辦公室和相關填土工程（為期 5 年） |              |                    |
| Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 |                                                                                                                                                                                                                                | sq. m<br>平方米 | Plot ratio<br>地積比率 |
|                                                    | Domestic<br>住用                                                                                                                                                                                                                 | -            | -                  |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                            | About 約 830  | About 約 0.175      |
| No. of block<br>幢數                                 | Domestic<br>住用                                                                                                                                                                                                                 | -            |                    |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                            | 5            |                    |
|                                                    | Composite<br>綜合用途                                                                                                                                                                                                              | -            |                    |
| Building height/No. of storeys<br>建築物高度／層數         | Domestic<br>住用                                                                                                                                                                                                                 | -            | m 米                |
|                                                    |                                                                                                                                                                                                                                | -            | mPD 米(主水平基準上)      |
|                                                    |                                                                                                                                                                                                                                | -            | Storey(s) 層        |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                            | 3.5 - 8      | m 米                |
|                                                    |                                                                                                                                                                                                                                | -            | mPD 米(主水平基準上)      |
|                                                    |                                                                                                                                                                                                                                | 1 - 2        | Storey(s) 層        |
|                                                    | Composite<br>綜合用途                                                                                                                                                                                                              | -            | m 米                |
|                                                    |                                                                                                                                                                                                                                | -            | mPD 米(主水平基準上)      |
|                                                    |                                                                                                                                                                                                                                | -            | Storey(s) 層        |
| Site coverage<br>上蓋面積                              | About 約 10.3 %                                                                                                                                                                                                                 |              |                    |
| No. of units                                       | -                                                                                                                                                                                                                              |              |                    |

|                                                                                |                                                                                   |             |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------|
| 單位數目                                                                           |                                                                                   |             |
| Open space<br>休憩用地                                                             | Private 私人                                                                        | - sq. m 平方米 |
|                                                                                | Public 公眾                                                                         | - sq. m 平方米 |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客貨<br>車位數目 | Total no. of vehicle spaces 停車位總數                                                 | 65          |
|                                                                                | Private Car Parking Spaces (including Accessible Parking Spaces) 私家車車位 (包括無障礙停車位) | 38          |
|                                                                                | Light Goods Vehicle Parking Spaces 輕型貨車泊車位                                        | 16          |
|                                                                                | Coach Parking Spaces 旅遊巴車位                                                        | 11          |

\* 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.

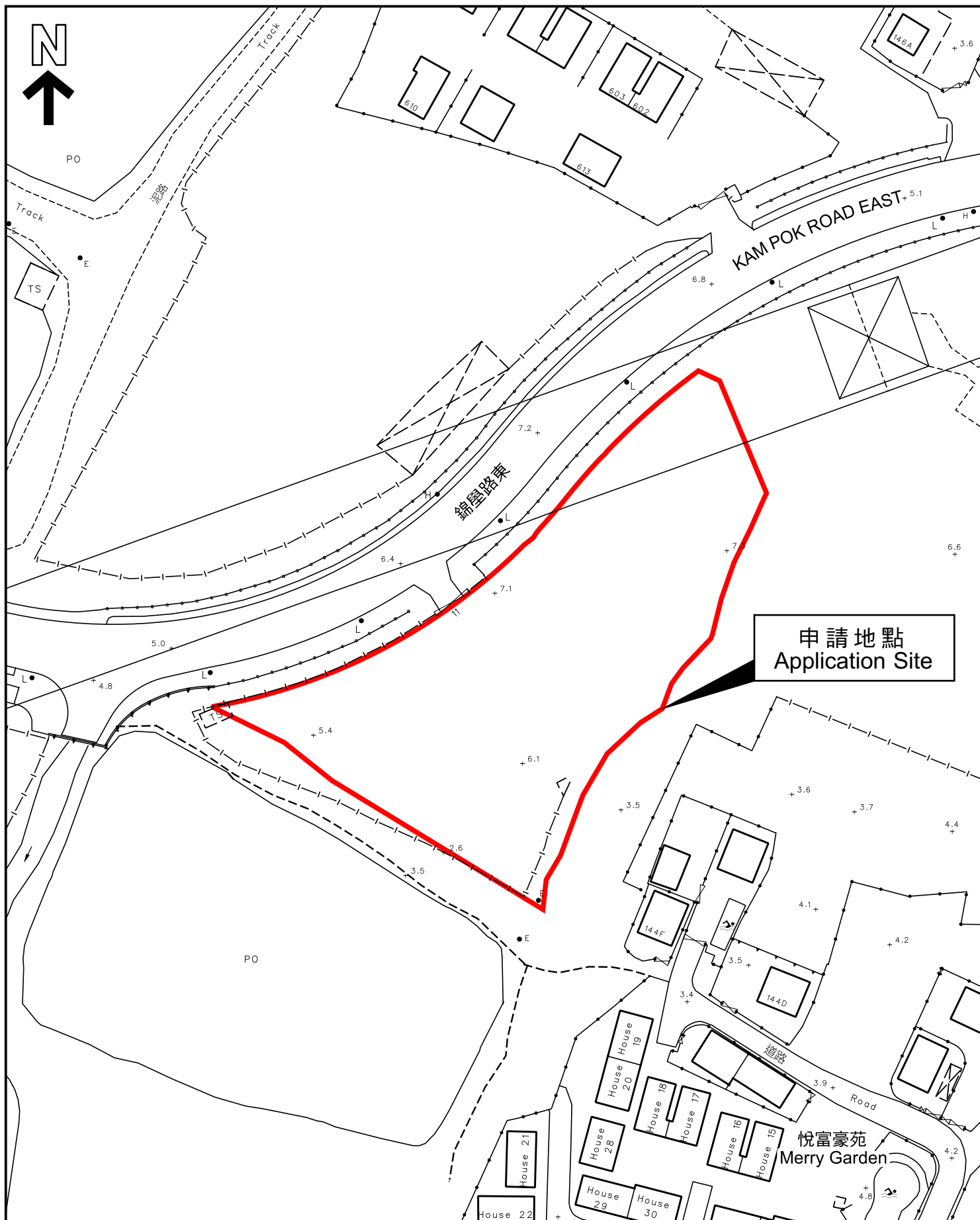
| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> |
| <u>Location plan 位置圖</u>                                                         |                          |                                     |
| <u>Site plan 平面圖</u>                                                             |                          |                                     |
| <u>Land filling plan 填土工程範圍圖</u>                                                 |                          |                                     |
| <u>Swept path analysis plan 行車線分析圖</u>                                           |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input checked="" 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>Fire service installations proposal 消防裝置建議</u>                                |                          |                                     |
| <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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本摘要圖於2026年8月6日擬備，  
所根據的資料為測量圖編號  
2-SE-21B 及 21D  
EXTRACT PLAN PREPARED ON 6.8.2026  
BASED ON SURVEY SHEETS No.  
2-SE-21B & 21D

## 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-NSW/376**