

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-KTN/1255**

**關乎申請編號 A/YL-KTN/1255 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 1.9.2026

因應於 2026 年 9 月 1 日接獲的進一步資料而修訂的概括發展規範

|                                                           |                                                                                                                                                      |                       |                    |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|
| Application No.<br>申請編號                                   | A/YL-KTN/1255                                                                                                                                        |                       |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 104, Long Ha, Yuen Long<br>元朗朗廈丈量約份第 104 約多個地段                                                                                  |                       |                    |
| Site area<br>地盤面積                                         | About 約 3,722 sq. m 平方米                                                                                                                              |                       |                    |
| Plan<br>圖則                                                | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11<br>錦田北分區計劃大綱核准圖編號 S/YL-KTN/11                                                             |                       |                    |
| Zoning<br>地帶                                              | "Comprehensive Development Area"<br>「綜合發展區」                                                                                                          |                       |                    |
| Applied use/<br>development<br>申請用途/發展                    | Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of<br>Vehicles for a Period of 5 Years<br>臨時商店及服務行業（汽車陳列室）連附屬泊車位（為期 5 年） |                       |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>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 1,684         | About 約 0.45       |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                                       | -                     |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                  | 9                     |                    |
|                                                           | Composite<br>綜合用途                                                                                                                                    | -                     |                    |
| Building height/No.<br>of storeys<br>建築物高度／<br>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                                                                                                                                  | Not more than 不多於 3.5 | m 米                |
|                                                           |                                                                                                                                                      | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                      | Not more than 不多於 1   | 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 45 %                                                                                                                                         |                       |                    |

|                                                                                |                                                                     |   |           |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------|---|-----------|
| No. of units<br>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                                   |   | 9         |
|                                                                                | Private Car Parking Spaces 私家車車位                                    |   | 9         |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |   | 2         |
|                                                                                | Light Goods Vehicle Spaces 輕型貨車車位                                   |   | 2         |

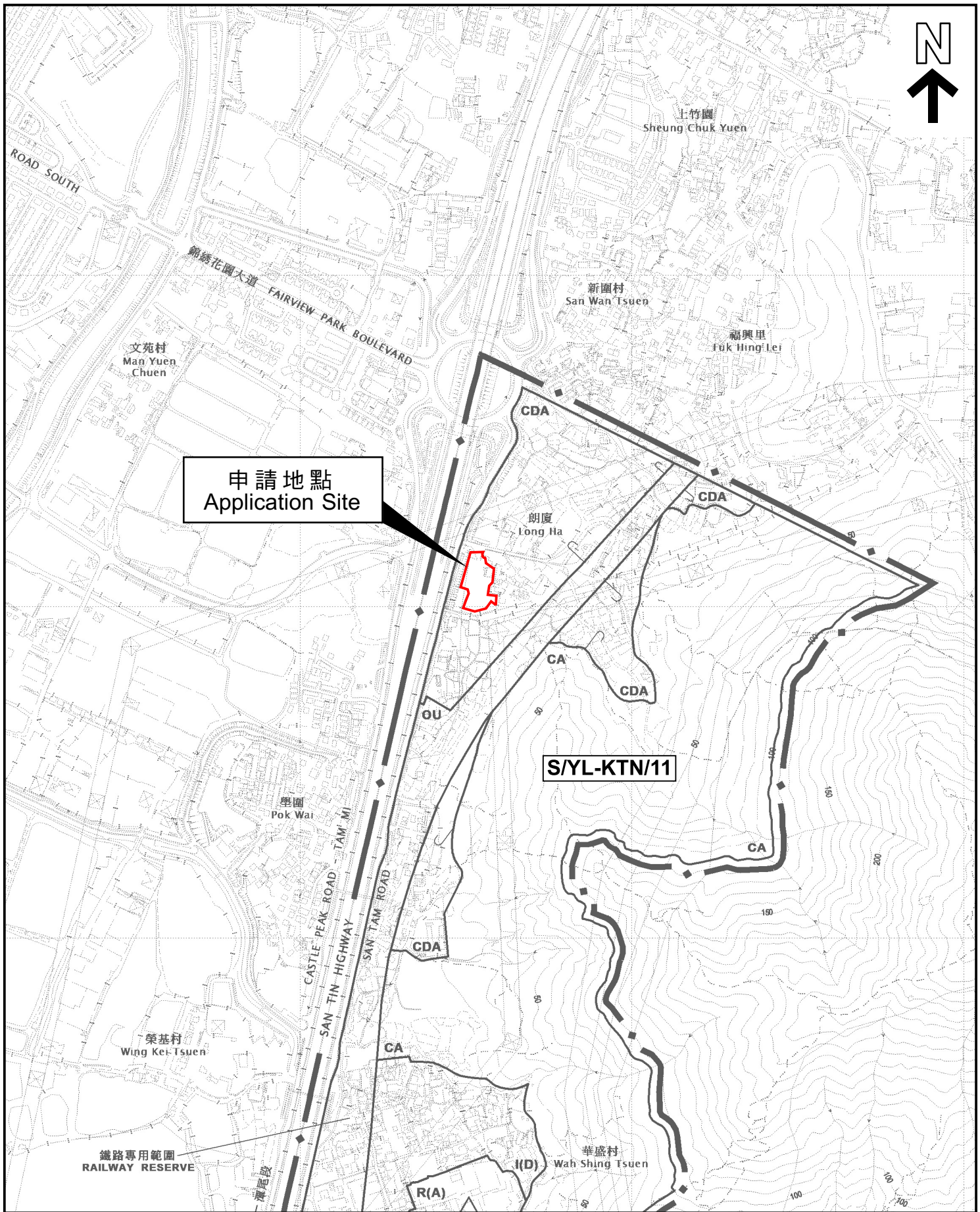
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <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 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"/> |
| <b><u>Revised location plan 經修訂的位置圖</u></b>                                      |                          |                                     |
| <b><u>Revised land status plan 經修訂的土地類別圖</u></b>                                 |                          |                                     |
| <b><u>Revised swept path analysis 經修訂的行車線分析圖</u></b>                             |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| 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"/> |
| <b><u>Response-to-comment table 回應部門意見表</u></b>                                  |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

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.

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本摘要圖於2026年9月2日擬備，  
所根據的資料為於2023年12月5日  
核准的分區計劃大綱圖編號 S/YL-KTN/11  
EXTRACT PLAN PREPARED ON 2.9.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/11 APPROVED ON 5.12.2023

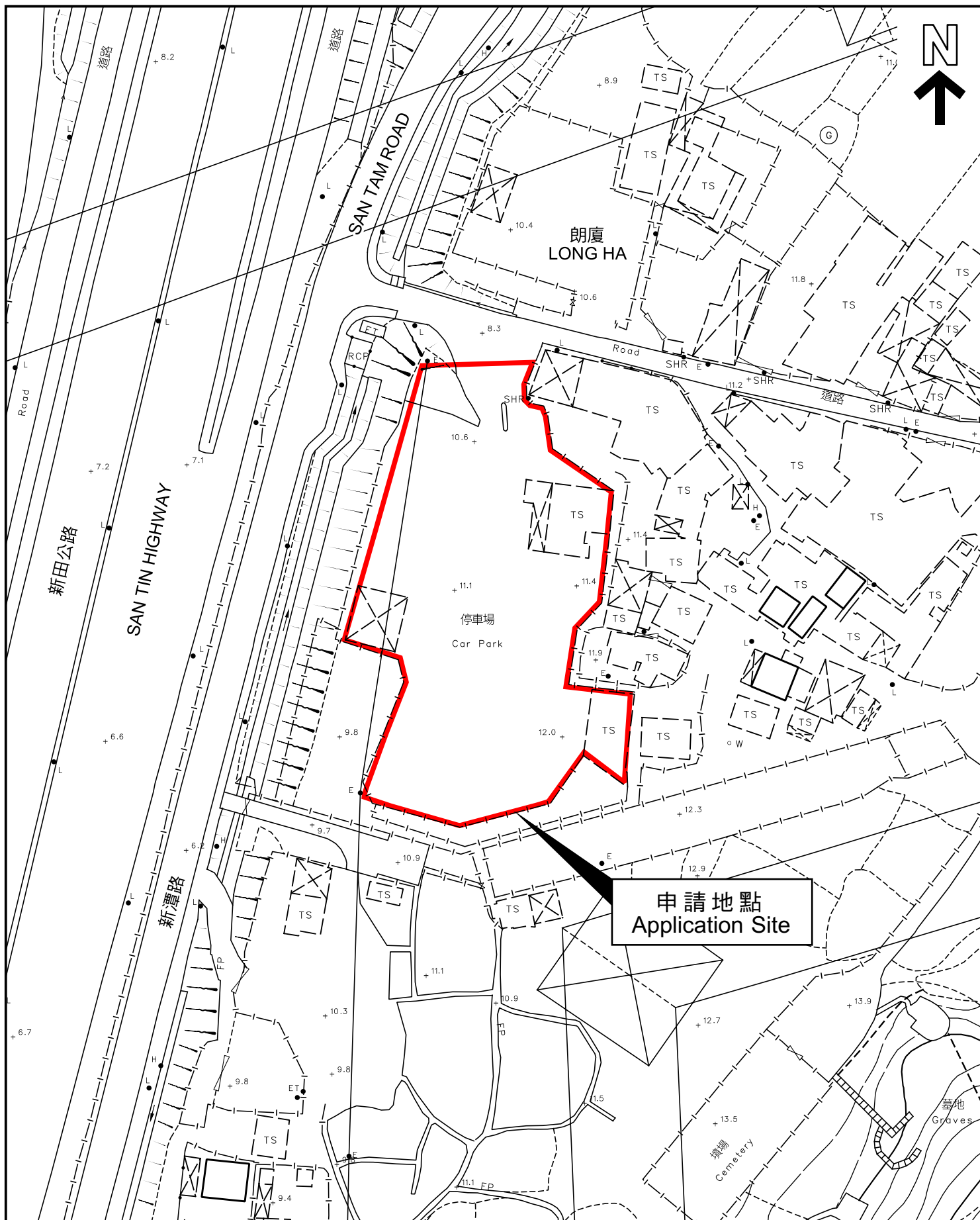
## 位置圖 LOCATION PLAN

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-KTN/1255



本摘要圖於2026年9月2日擬備，  
所根據的資料為測量圖編號  
2-SE-21B 及 21D  
EXTRACT PLAN PREPARED ON 2.9.2026  
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-KTN/1255