

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TYST/1376**  
**關於申請編號 A/YL-TYST/1376 的擬議用途/發展的概括發展規範**

|                                                           |                                                                                                                                           |                      |                    |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------|
| Application No.<br>申請編號                                   | A/YL-TYST/1376                                                                                                                            |                      |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D.119, Tong Yan San Tsuen, Yuen Long<br>元朗唐人新村丈量約份第 119 約多個地段                                                           |                      |                    |
| Site area<br>地盤面積                                         | About 約 8,875 sq. m 平方米                                                                                                                   |                      |                    |
| Plan<br>圖則                                                | Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14<br>唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14                                          |                      |                    |
| Zoning<br>地帶                                              | "Undetermined"<br>「未決定用途」                                                                                                                 |                      |                    |
| Type of Application<br>申請類別                               | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於鄉郊地區的臨時用途/發展為期 3 年                                                  |                      |                    |
| Applied use/<br>development<br>申請用途/發展                    | Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary<br>Facilities for a Period of 3 Years<br>臨時貨倉(危險品倉庫除外)連附屬設施(為期 3 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 5,198        | About 約 0.586      |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                            | -                    |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                       | 9                    |                    |
| Building height/<br>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                                                                                                                       | Not more than 不多於 12 | m 米                |
|                                                           |                                                                                                                                           | -                    | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                           | 1                    | Storey(s) 層        |
| Site coverage<br>上蓋面積                                     | About 約 58.6 %                                                                                                                            |                      |                    |

|                                                                      |                                                                     |   |
|----------------------------------------------------------------------|---------------------------------------------------------------------|---|
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 | 2 |
|                                                                      | Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位                         | 2 |

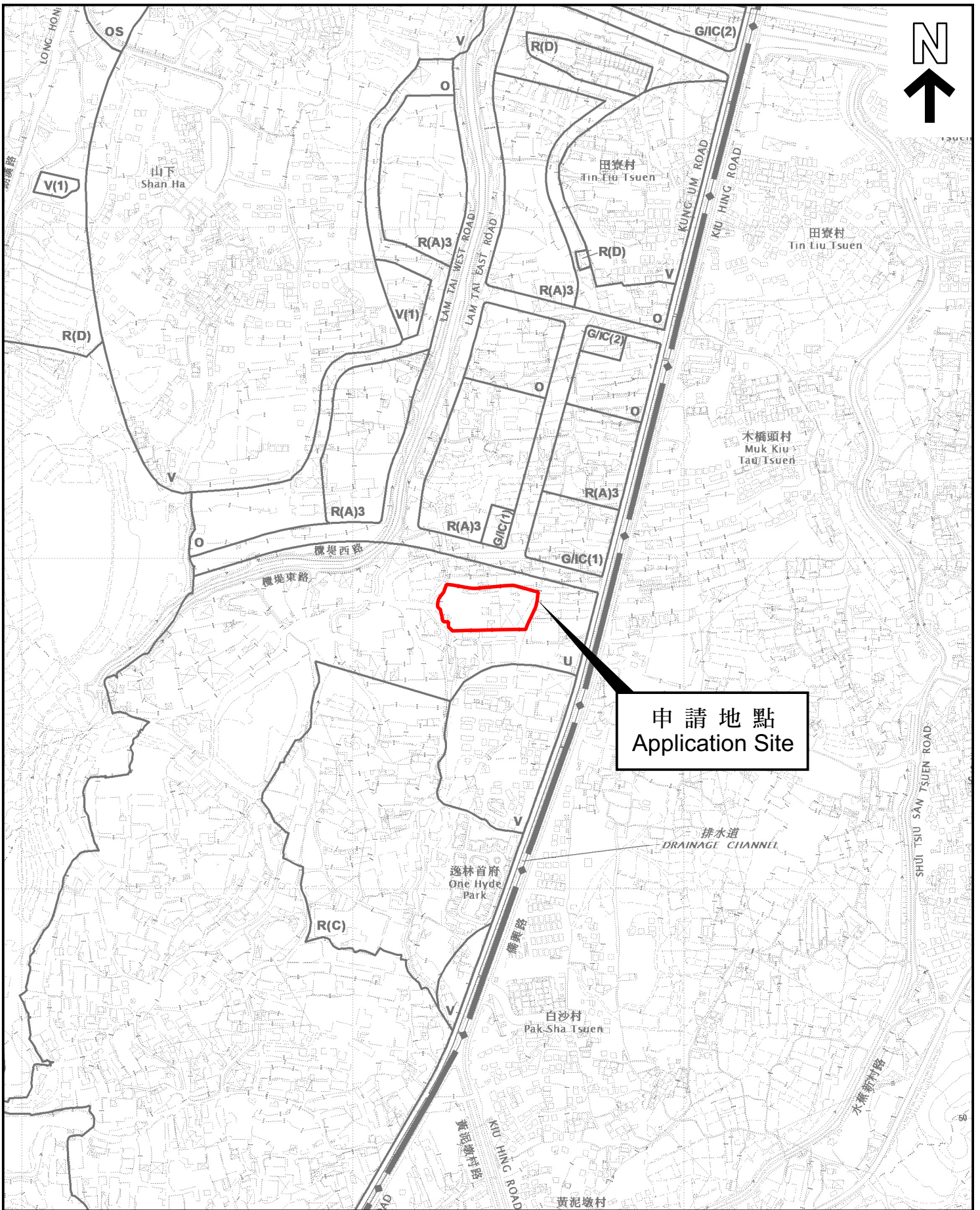
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| 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 checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Site Plan 場地平面圖</u>                                                           |                          |                                     |
| <u>Vehicular Access Plan 車輛通道圖</u>                                               |                          |                                     |
| <u>Proposed Drainage Plan 擬議排水設施圖</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 type="checkbox"/>            |
| 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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申請地點  
Application Site

本摘要圖於2026年9月15日擬備，  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/YL-TYST/14  
EXTRACT PLAN PREPARED ON 15.9.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021

## 位置圖 LOCATION PLAN

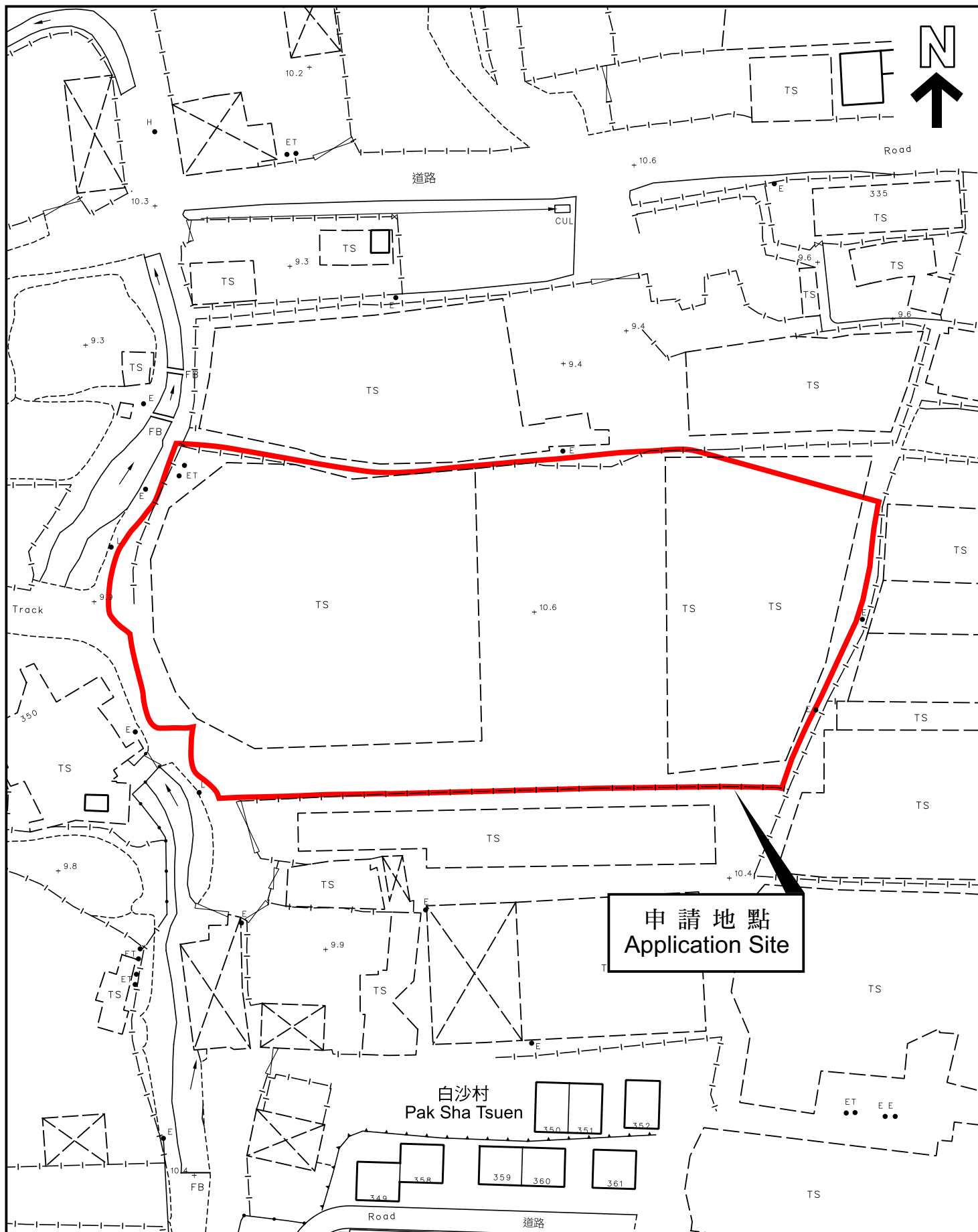
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/YL-TYST/1376

SCALE 1 : 7 500 比例尺

A horizontal number line representing length in metres. It starts at 0 and ends at 300. Major tick marks are labeled 100, 200, and 300. There are 5 minor tick marks between each major tick mark, representing 20 metres each. The word "METRES" is written at both ends of the line.



本摘要圖於2026年9月15日擬備，  
所根據的資料為測量圖編號  
6-NW-19A及B  
EXTRACT PLAN PREPARED ON 15.9.2026  
BASED ON SURVEY SHEETS No.  
6-NW-19A&B

## 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-TYST/1376