

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-PS/694**

**关于申请编号 A/YL-PS/694 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of

the further information received on 14.2.2024

因应於 2024 年 2 月 14 日接获的进一步资料而修订的概括发展规范

|   |  |              |                    |
|---|--|--------------|--------------------|
| Application No.<br>申请编号                                   | A/YL-PS/694  |              |                    |
| Location/address<br>位置/地址                                 | Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories<br>新界元朗屏山丈量约份第 126 约地段第 48 号(部分)、第 52 号(部分)、第 53 号(部分)、第 54 号(部分)、第 55 号余段(部分)、第 65 号(部分)及第 674 号(部分) |              |                    |
| Site area<br>地盘面积   | About 约 14,680 sq. m 平方米   |              |                    |
| Plan<br>图则  | Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20<br>屏山分区计划大纲核准图编号 S/YL-PS/20  |              |                    |
| Zoning<br>地带  | "Recreation"<br>「康乐」   |              |                    |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Filling of Land for Permitted Agricultural Use<br>拟议填土工程以作准许的农业用途   |              |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及/<br>或地积比率 |  | sq. m<br>平方米 | Plot ratio<br>地积比率 |
|   | Domestic<br>住用   | -            | -                  |
|   | Non-domestic<br>非住用  | -            | -                  |
| No. of block<br>幢数  | Domestic<br>住用   | -            | -                  |
|   | Non-domestic<br>非住用  | -            | -                  |
|   | Composite<br>综合用途  | -            | -                  |
| Building height/No.<br>建筑高度/幢数                            | Domestic   | -            | m 米                |

|  |   |   |               |
|--|---|---|---------------|
| of storeys<br>建筑物高度/<br>层数   | 住用  | - | mPD 米(主水平基准上) |
|  |   | - | Storey(s) 层   |
|  | Non-domestic<br>非住用   | - | m 米           |
|  |   | - | mPD 米(主水平基准上) |
|  |   | - | Storey(s) 层   |
|  | Composite<br>综合用途   | - | m 米           |
|  |   | - | mPD 米(主水平基准上) |
|  |   | - | Storey(s) 层   |
|  | Site coverage<br>上盖面积   | - |               |
| No. of units<br>单位数目   | -   |   |               |
| Open space<br>休憩用地   | Private 私人  | - | sq. m 平方米     |
|  | Public 公众   | - | sq. m 平方米     |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数                                   |   | 2             |
|  | Private Car Parking Spaces 私家车车位                                    |   | 2             |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位/停车处总数 |   | 1             |
|  | Light Goods Vehicle Spaces 轻型货车车位                                   |   | 1             |

\* 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.

| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>                       |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 楼宇位置图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截视图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立视图   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 视觉影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Drainage Proposal 排水建议</u></b>   |                          |                                     |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                            |                          |                                     |

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.

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。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。

香港濕地公園  
Hong Kong Wetland Park



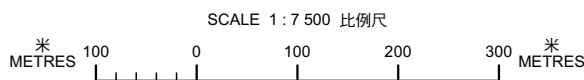
該區先前屬於由規劃署署長根據1990年城市規劃(修訂)條例草案第26條(其後已通過成為1991年城市規劃(修訂)條例的一部份)規定擬備,並在1990年8月17日公開展示的流浮山及尖鼻咀中期發展審批地區圖第IDPA/YL-LFS/1號的範圍。  
THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR LAU FAU SHAN AND TSIM BEI TSUI No. IDPA/YL-LFS/1 PREPARED BY THE DIRECTOR OF PLANNING PURSUANT TO SECTION 26 OF THE TOWN PLANNING (AMENDMENT) BILL 1990 (SUBSEQUENTLY ENACTED AS PART OF THE TOWN PLANNING (AMENDMENT) ORDINANCE 1991) EXHIBITED ON 17.8.1990.

申請地點  
Application Site



本摘要圖於2023年7月24日擬備,所根據的資料為於2022年9月13日核准的分區計劃大綱圖編號 S/YL-PS/20 EXTRACT PLAN PREPARED ON 24.7.2023 BASED ON OUTLINE ZONING PLAN No. S/YL-PS/20 APPROVED ON 13.9.2022

位置圖 LOCATION PLAN

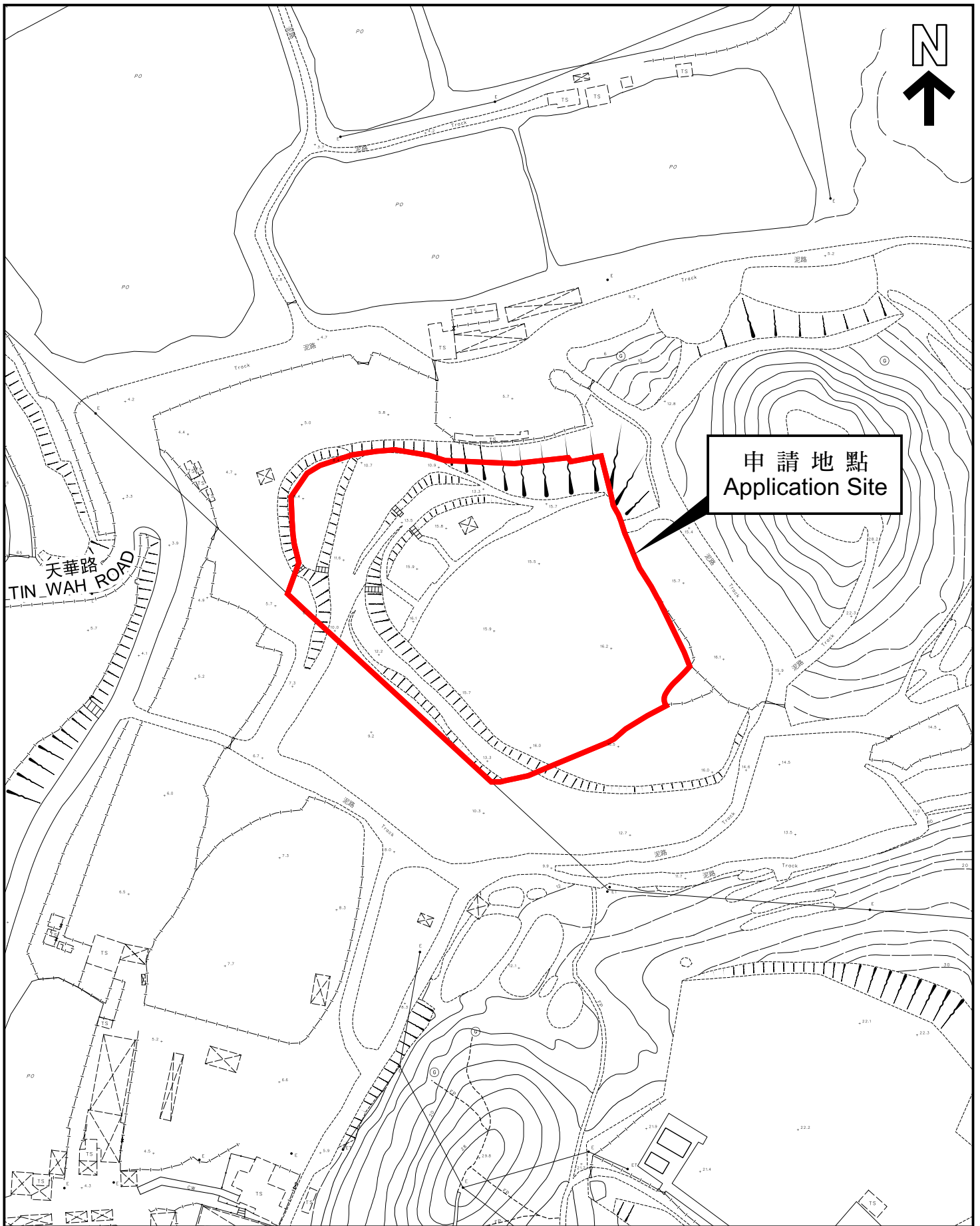


申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/YL-PS/694





本摘要圖於2023年7月24日擬備，  
 所根據的資料為測量圖編號  
 2-SW-23D 及 6-NW-3B  
 EXTRACT PLAN PREPARED ON 24.7.2023  
 BASED ON SURVEY SHEETS No.  
 2-SW-23D & 6-NW-3B

**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-PS/694**

申請編號 **Application No. : A/YL-PS/694**

**備註 Remarks**

申請人呈交新排水建議以回應部門的意見。

The applicant submitted a new drainage proposal in response to departmental comments.

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.