

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TYST/1279**  
**關乎申請編號 A/YL-TYST/1279 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 31.7.2024  
因應於 2024 年 7 月 31 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-TYST/1279  |                         |                    |
| Location/address<br>位置/地址                                 | Lots 773 (Part) and 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories<br>新界元朗白沙村丈量約份第 119 約地段第 773 號(部分)及第 774 號(部分)和毗連政府土地 |                         |                    |
| Site area<br>地盤面積   | About 約 4,820 sq. m 平方米 (Includes Government Land of about 包括政府土地約 526 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 for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years<br>臨時貨倉存放電子零件、建築材料及汽車零件 (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   | Not more than 不多於 2,362 | About 約 0.49       |
| No. of block<br>幢數  | Domestic<br>住用  | -                       |                    |
|   | Non-domestic<br>非住用   | 19                      |                    |
| 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   | 3 - 8.5                 | m 米                |
|   |   | -                       | mPD 米(主水平基準上)      |
|   |   | Not more than 不多於 1     | Storey(s) 層        |
| Site coverage   | About 約 49 %  |                         |                    |

|  |   |   |
|--|---|---|
| 上蓋面積   |   |   |
| 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 spaces 停車位總數                                   | 2 |
|  | Light Goods Vehicle Parking Spaces 輕型貨車泊車位                          | 1 |
|  | Medium Goods Vehicle Parking Spaces 中型貨車泊車位                         | 1 |
|  | 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 |

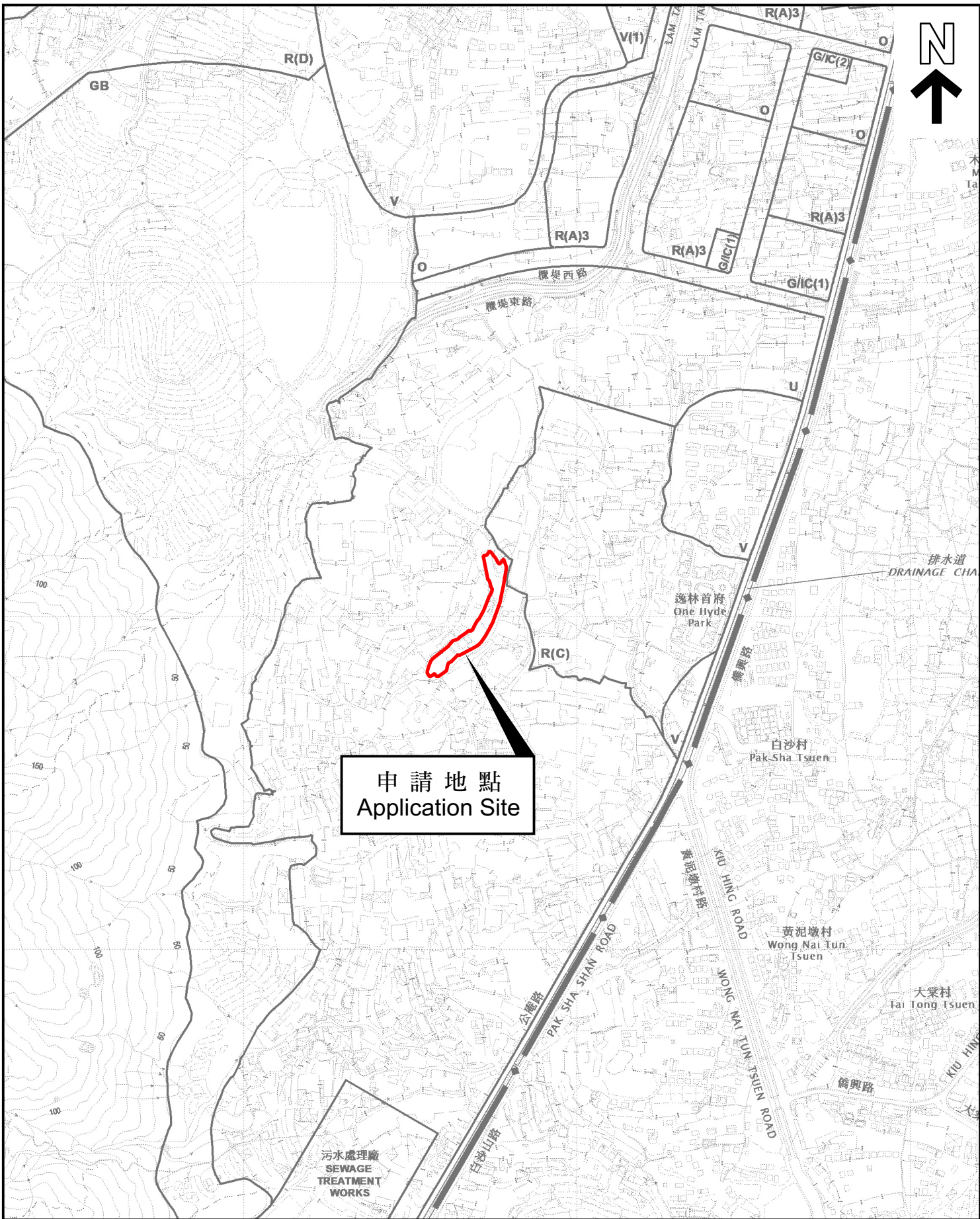
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                       |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <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"/> |
| <u>Site plan 場地平面圖</u>   |                          |                                     |
| <u>Location plan with vehicular access 位置圖連車輛通道</u>                              |                          |                                     |
| <u>Proposed drainage plan 擬議排水設施圖</u>  |                          |                                     |
| <u>Fire service installations proposal 消防裝置建議</u>                                |                          |                                     |
| <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"/> |
| <u>Drainage assessment 排水評估</u>  |                          |                                     |
| <u>Estimated traffic generation 行車量估算</u>  |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

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申請地點  
Application Site

**位置圖 LOCATION PLAN**

本摘要圖於2024年8月6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 6.8.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021

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/1279**

