

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-LYT/846**
关于申请编号 A/NE-LYT/846 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 23.5.2025 and 28.5.2025
因应於 2025 年 5 月 23 日及 2025 年 5 月 28 日接获的进一步资料而修订的概括发展规范

| | | | |
|---|---|---------------------|--------------------|
| Application No. 申请编号 | A/NE-LYT/846 | | |
| Location/address 位置／地址 | Lot 386 RP in D.D. 85, Fanling, New Territories 新界粉岭丈量约份第 85 约地段第 386 号余段 | | |
| Site area 地盘面积 | About 约 1,026 sq. m 平方米 | | |
| Plan 图则 | Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龙跃头及军地南分区计划大纲核准图编号 S/NE-LYT/19 | | |
| Zoning 地带 | "Agriculture" 「农业」 | | |
| Type of Application 申请类别 | Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年 | | |
| Applied use/ development 申请用途/发展 | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years 拟议临时货仓（危险品仓库除外）连附属办公室及相关填土工程（为期 3 年） | | |
| Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率 | | sq. m 平方米 | Plot ratio 地积比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | About 约 684 | About 约 0.67 |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 3 | |
| Building height/ No. of storeys 建筑物高度／层数 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic 非住用 | Not more than 不多於 7 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| Site coverage 上盖面积 | About 约 66.67 % | | |

| | | |
|--|---|---|
| No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数 | 1 |
| | Light Goods Vehicle Parking Spaces 轻型货车泊车位 | 1 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数 | 1 |
| | Light Goods Vehicle Spaces 轻型货车车位 | 1 |

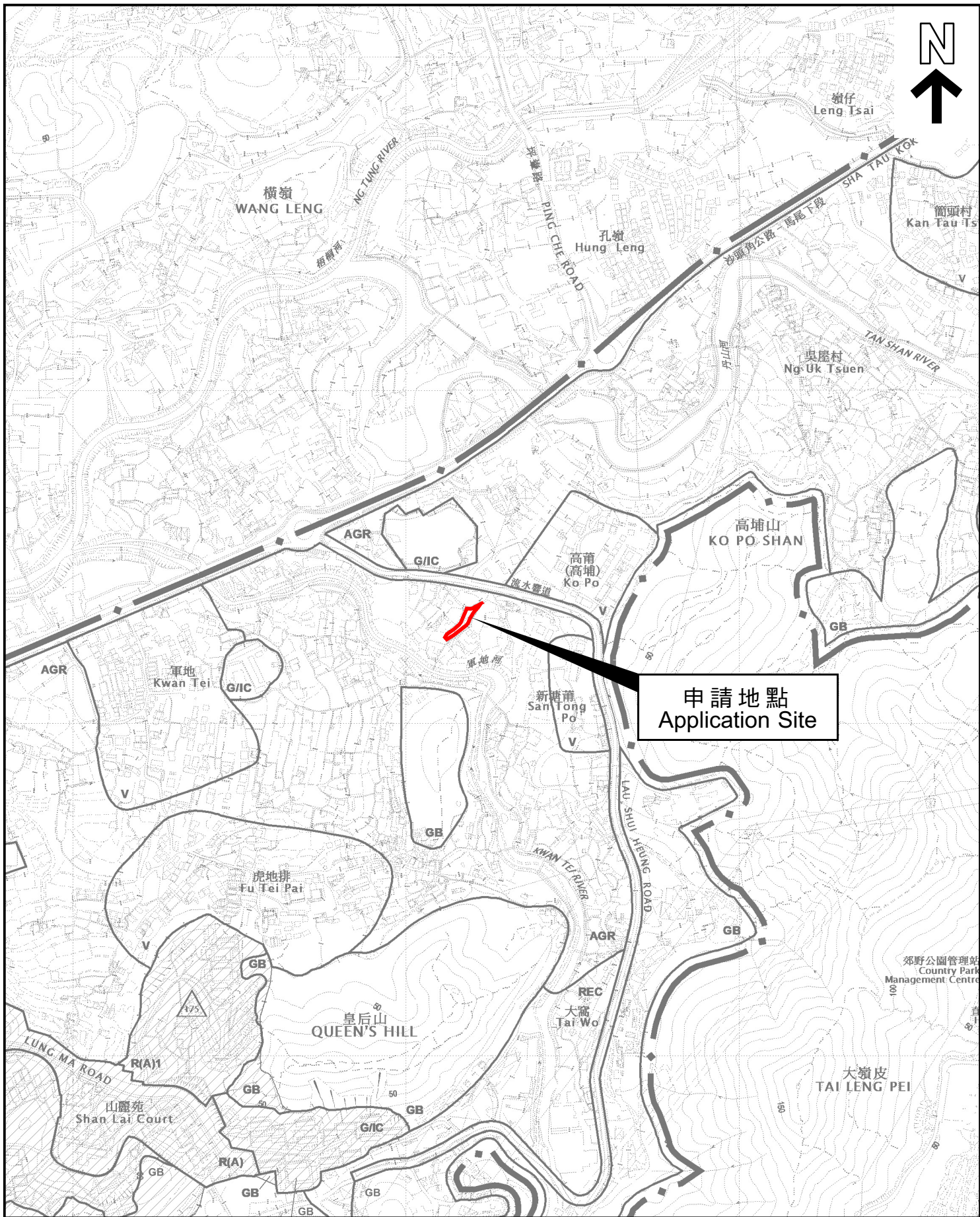
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件 | | |
|--|-------------------------------------|--------------------------|
| | Chinese 中文 | English 英文 |
| <u>Plans and Drawings 图则及绘图</u> | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Land Filling Plan 填土图</u> | | |
| <u>Reports 报告书</u> | | |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Response to Departmental Comments 回应部门的意见</u> | | |
| <u>Replacement Pages of the Application Form 申请表格的替代页</u> | | |
| <u>Fire Services Installation Proposal 消防装置建议</u> | | |
| <u>Drainage Proposal 排水建议</u> | | |
| <u>Records of the Existing Drainage Facilities 现有排水设施的状况记录</u> | | |
| <u>Swept Path Analysis 行车路线分析</u> | | |
| <u>Authorization Letter for Appointment 授权书</u> | | |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

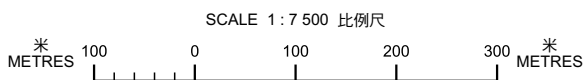
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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本摘要圖於2025年6月18日擬備，
所根據的資料為於2022年12月6日
核准的分區計劃大綱圖編號S/NE-LYT/19
EXTRACT PLAN PREPARED ON 18.6.2025
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/19 APPROVED ON 6.12.2022

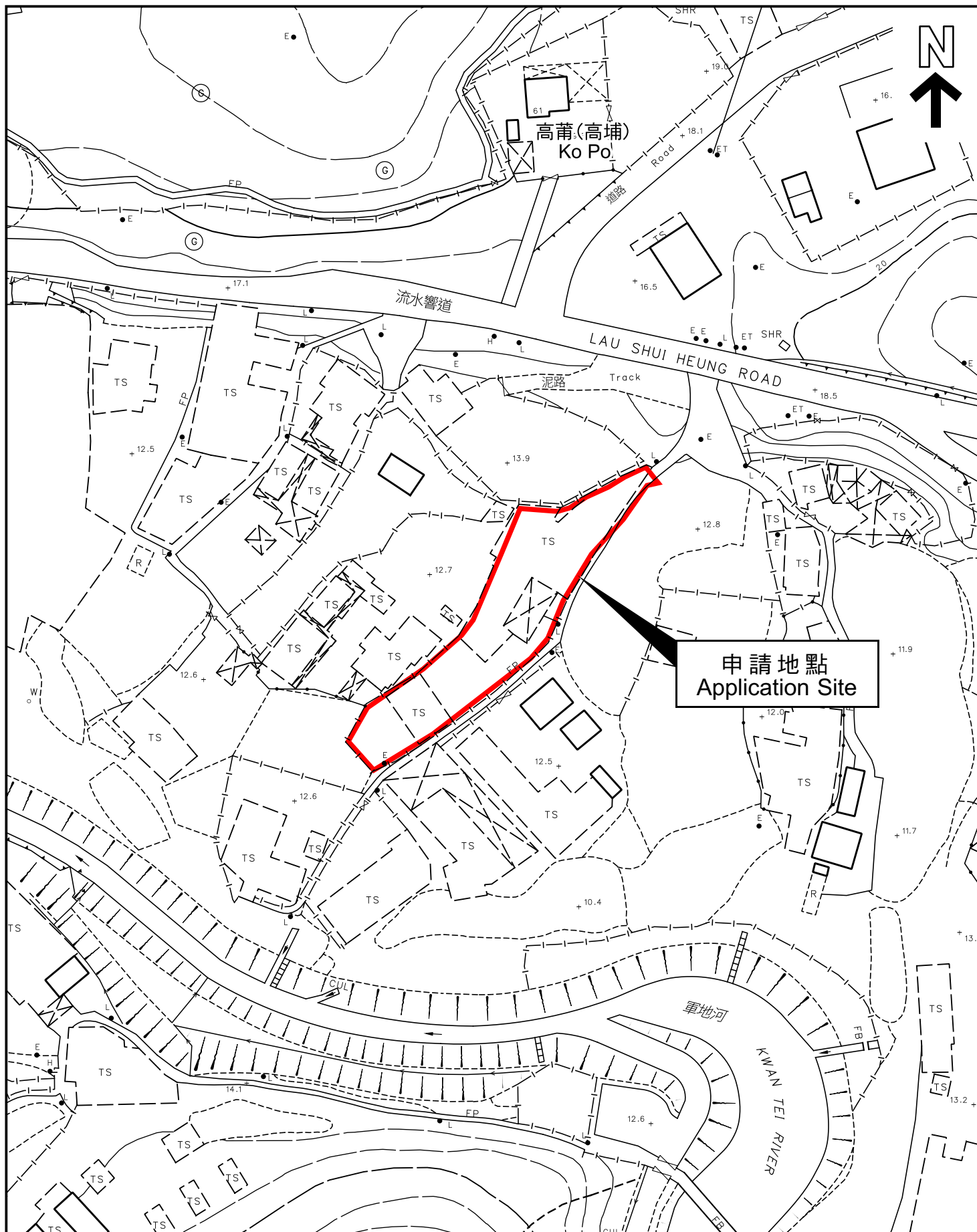
位置圖 LOCATION PLAN



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/NE-LYT/846



本摘要圖於2025年6月18日擬備，
所根據的資料為測量圖編號
3-SW-4C
EXTRACT PLAN PREPARED ON 18.6.2025
BASED ON SURVEY SHEET No.
3-SW-4C

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/NE-LYT/846