**Broad Development Parameters of the Applied Use/Development in respect of Application No. A/NE-MKT/69**
**关乎申请编号 A/NE-MKT/69 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 29.10.2026
因应於 2026 年 10 月 29 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/NE-MKT/69 | | |
| Location/address<br>位置／地址 | Various Lots in D.D. 90, Man Kam To<br>文锦渡丈量约份第 90 约多个地段 | | |
| Site area<br>地盘面积 | About 约 2,756 sq. m 平方米 | | |
| Plan<br>图则 | Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7<br>文锦渡分区计划大纲核准图编号 S/NE-MKT/7 | | |
| Zoning<br>地带 | "Agriculture"<br>「农业」 | | |
| Type of Application<br>申请类别 | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於乡郊地区的临时用途/发展为期 3 年 | | |
| Applied use/ development<br>申请用途/发展 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years<br>拟议临时货仓（危险品仓库除外）连附属设施及相关填土工程（为期 3 年） | | |
| Gross floor area and/or plot ratio<br>总楼面面积及／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 | About 约 1,741 | About 约 0.63 |
| No. of block<br>幢数 | Domestic<br>住用 | - | |
| | Non-domestic<br>非住用 | 1 | |
| Building height/ No. of storeys<br>建筑物高度／层数 | Domestic<br>住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic<br>非住用 | 8 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | 1 | Storey(s) 层 |
| Site coverage<br>上盖面积 | About 约 63 % | | |

| | | |
|---|---|---|
| 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 | 2 |
| | Private Car Parking Spaces 私家车车位 | 2 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数 | 2 |
| | Light Goods Vehicle Spaces 轻型货车车位 | 2 |

* 有关资料是为方便市民大众参考而提供。对於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 |
|---|---|---|
| **Plans and Drawings 图则及绘图** | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | ☐ | ☑ |
| Block plan(s) 楼宇位置图 | ☐ | ☐ |
| Floor plan(s) 楼宇平面图 | ☐ | ☐ |
| Sectional plan(s) 截视图 | ☐ | ☐ |
| Elevation(s) 立视图 | ☐ | ☐ |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片 | ☐ | ☐ |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图 | ☐ | ☐ |
| Others (please specify) 其他（请注明） | ☐ | ☐ |
| **Reports 报告书** | | |
| Planning Statement / Justifications 规划纲领 / 理据 | ☐ | ☐ |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | ☐ | ☐ |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估 | ☐ | ☐ |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | ☐ | ☐ |
| Visual impact assessment 视觉影响评估 | ☐ | ☐ |
| Landscape impact assessment 景观影响评估 | ☐ | ☐ |
| Tree Survey 树木调查 | ☐ | ☐ |
| Geotechnical impact assessment 土力影响评估 | ☐ | ☐ |
| Drainage impact assessment 排水影响评估 | ☐ | ☑ |
| Sewerage impact assessment 排污影响评估 | ☐ | ☐ |
| Risk Assessment 风险评估 | ☐ | ☐ |
| Others (please specify) 其他（请注明） | ☐ | ☑ |
| Responses to departmental comments 回应部门的意见, Replacement pages of the application form 申请表格的替代页 | | |

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。对於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。




本摘要圖於2026年11月2日擬備，
所根據的資料為於2025年10月28日
核准的分區計劃大綱圖編號S/NE-MKT/7
EXTRACT PLAN PREPARED ON 2.11.2026
BASED ON OUTLINE ZONING PLAN No.
S/NE-MKT/7 APPROVED ON 28.10.2025

# 位置圖 LOCATION PLAN

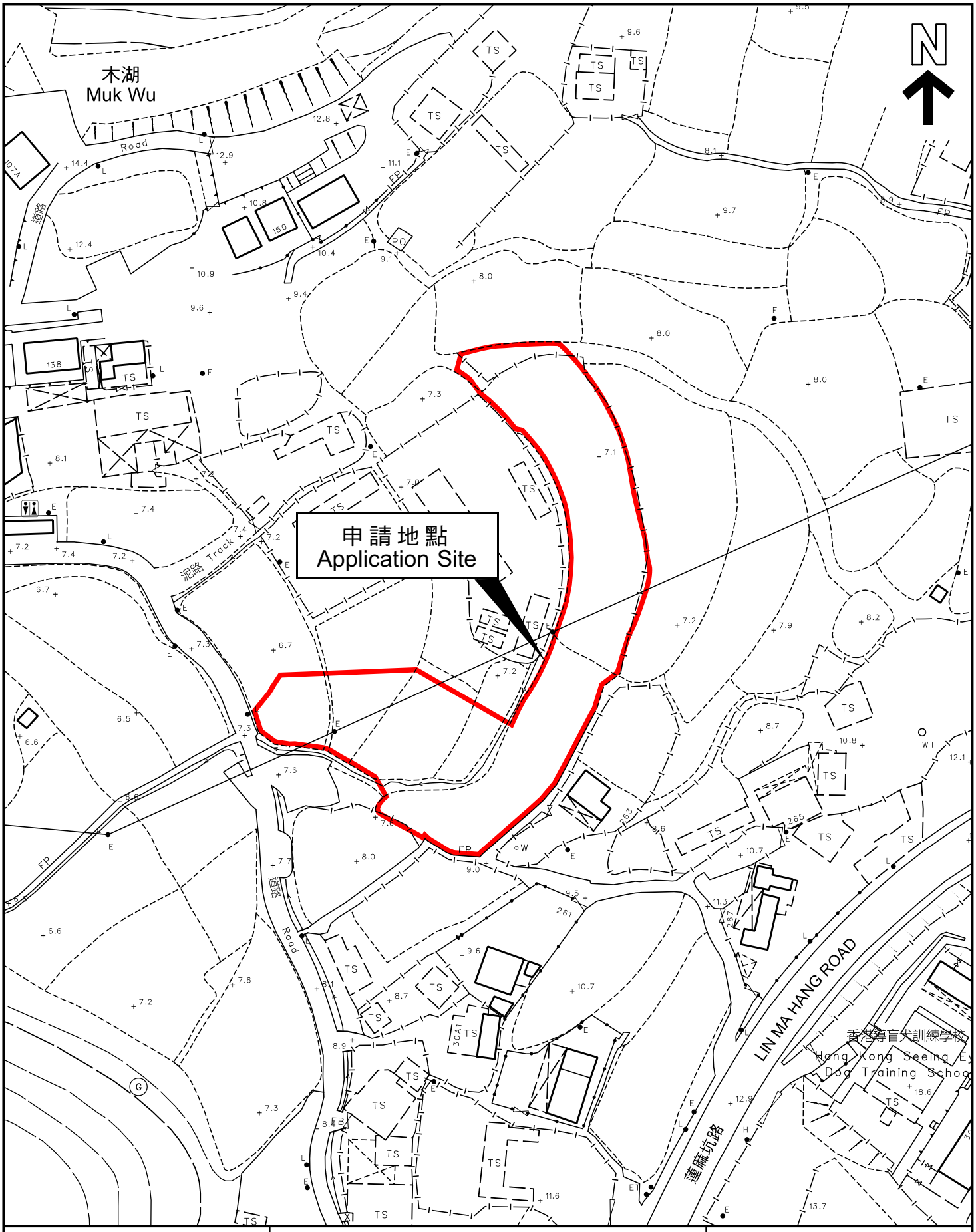
SCALE 1 : 7 500 比例尺

米 METRES 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/NE-MKT/69




本摘要圖於2026年11月3日擬備，
所根據的資料為測量圖編號
3-NW-12C及17A
EXTRACT PLAN PREPARED ON 3.11.2026
BASED ON SURVEY SHEETS No.
3-NW-12C & 17A

# 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-MKT/69