

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-MKT/58**  
關乎申請編號 A/NE-MKT/58 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/NE-MKT/58		
Location/address 位置／地址	Various Lots in D.D. 82 and Adjoining Government Land, Ta Kwu Ling 打鼓嶺丈量約份第 82 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 8,720 sq. m 平方米 (Includes Government Land of about 包括政府土 地約 622 sq. m 平方米)		
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 文錦渡分區計劃大綱核准圖編號 S/NE-MKT/7		
Zoning 地帶	"Recreation" 「康樂」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years 擬議臨時物流中心連附屬設施 (為期 3 年)		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 8,394	About 約 0.96
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	6	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	2.5 - 13	m 米
		-	mPD 米(主水平基準上)
		1 - 2	Storey(s) 層
Site coverage 上蓋面積	About 約 49 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	Medium Goods Vehicle Spaces 中型貨車車位	4

\* 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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</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 type="checkbox"/>
<u>Location Plan 位置圖, Lot Index Plan 地段索引圖, Vehicular Access Plan 車輛通道圖, Site Photos 實地照片</u>		
<b>Reports 報告書</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 checked="" type="checkbox"/>
<u>Supplementary information showing the affected brownfield operation of Hung Shui Kiu/Ha Tsuen New Development Area 受洪水橋／廈村新發展區影響收回土地相關的補充資料, Swept Path Analysis 交通行車線分析圖, Drainage Proposal 排水建議書, Fire Service Installations Proposal 消防裝置建議</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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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# 深圳市 SHENZHEN SHI

## 申請地點 Application Site

This topographic map illustrates the land use and geographical features in the Ping Yuen River area. The map shows contour lines, roads, and several land parcels. Key labeled areas include:

- Top Left:** AGR (Agricultural Land) and GB (Government Reserve) parcels.
- Top Center:** Maclntosh Fort (Nga Yiu) and its surrounding land parcels (G/IC, REC, V).
- Top Right:** Ta-Kwu Ling Village and Kan Tau Wai.
- Middle Left:** LO SHUE LING (老鼠嶺) and its surrounding land parcels (G/IC, GB).
- Middle Center:** Ling Ying Public School and Chow Tin Tsuen.
- Middle Right:** Fung Wong Wu and Lei Uk.
- Bottom Left:** AGR and GB parcels.
- Bottom Center:** REC and V parcels.
- Bottom Right:** REC and V parcels.

A red box highlights a specific area in the center-right of the map, which is indicated by a black arrow pointing to a callout box labeled "Application Site".

本摘要圖於2026年1月9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 9.1.2026  
BASED ON OUTLINE ZONING PLAN NO.  
S/NE-MKT/7 APPROVED ON 28.10.2025

## 位置圖 LOCATION PLAN

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

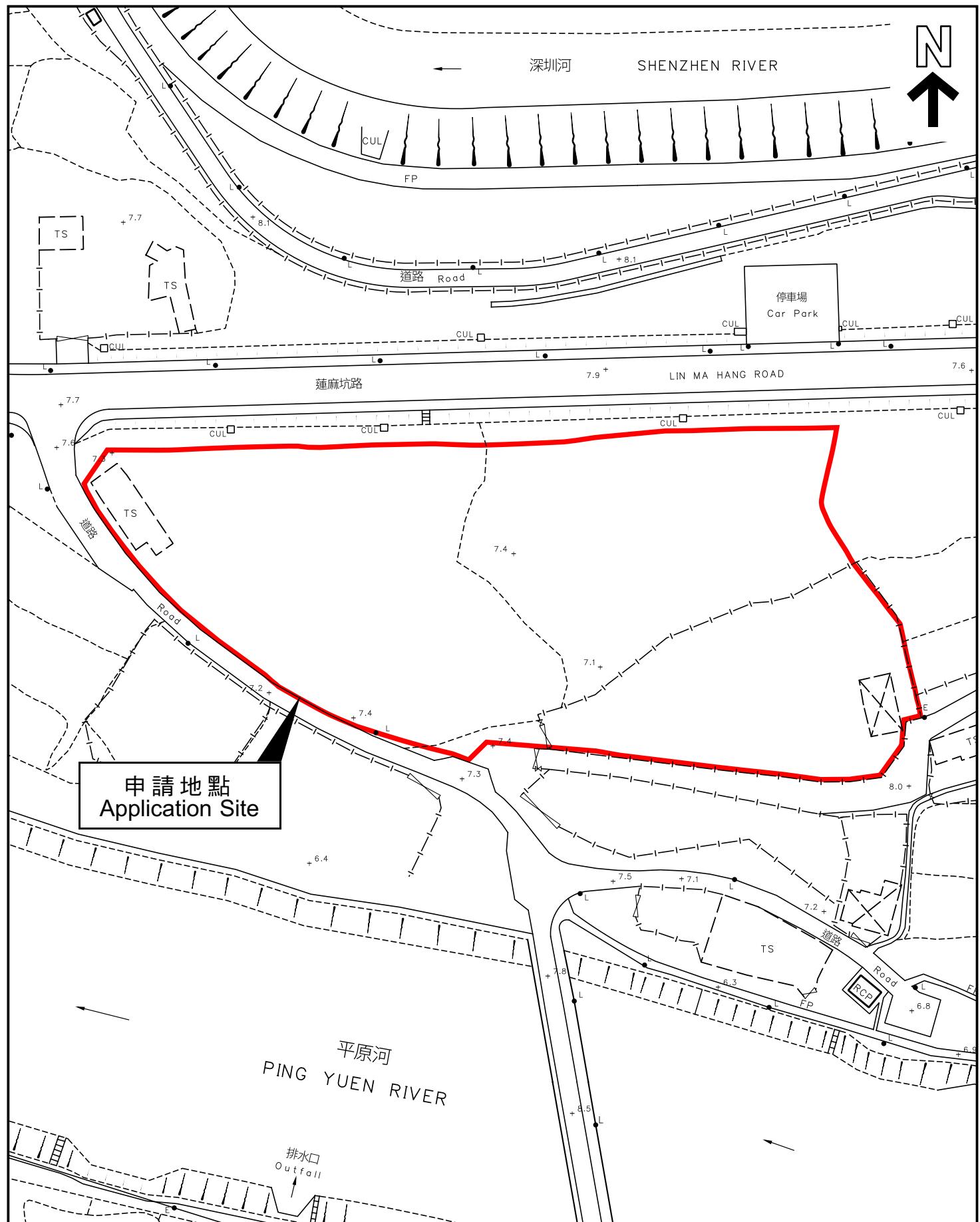
參考編號  
REFERENCE No.

A/NE-MKT/58

SCALE 1:7500 比例尺

METRES 100 0 100 200 300 METRES

The scale bar is a horizontal line with tick marks. It has numerical labels at 100, 0, 100, 200, and 300. The first '100' is preceded by a vertical line labeled 'METRES'. The '0' is in the center. The second '100' is followed by a vertical line labeled 'METRES'. The '200' and '300' are followed by vertical lines labeled 'METRES'.



本摘要圖於2026年1月9日擬備，  
所根據的資料為測量圖編號  
3-NW-12D、13C、17B及18A  
EXTRACT PLAN PREPARED ON 9.1.2026  
BASED ON SURVEY SHEETS No.  
3-NW-12D, 13C, 17B & 18A

## 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/58