

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-LYT/881**

**關於申請編號 A/NE-LYT/881 的擬議用途/發展的概括發展規範**

|                                                           |                                                                                                               |              |                    |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| Application No.<br>申請編號                                   | A/NE-LYT/881                                                                                                  |              |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 83, Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling<br>粉嶺龍躍頭馬料水新村丈量約份第 83 約多個地段            |              |                    |
| Site area<br>地盤面積                                         | About 約 900 sq. m 平方米                                                                                         |              |                    |
| Plan<br>圖則                                                | Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19<br>龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19 |              |                    |
| Zoning<br>地帶                                              | "Residential (Group C)"<br>「住宅(丙類)」                                                                           |              |                    |
| 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 Private Vehicle Park (Private Cars Only) for a Period of 3 Years<br>臨時私人停車場（只限停泊私家車）（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                                                                                           | -            | -                  |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                | -            |                    |
|                                                           | Non-domestic<br>非住用                                                                                           | -            |                    |
| 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                                                                                           | -            | m 米                |
|                                                           |                                                                                                               | -            | mPD 米(主水平基準上)      |
|                                                           |                                                                                                               | -            | Storey(s) 層        |
| Site coverage<br>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<br><br>Private Car Parking Spaces 私家車車位 | 34<br><br>34 |
|----------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|

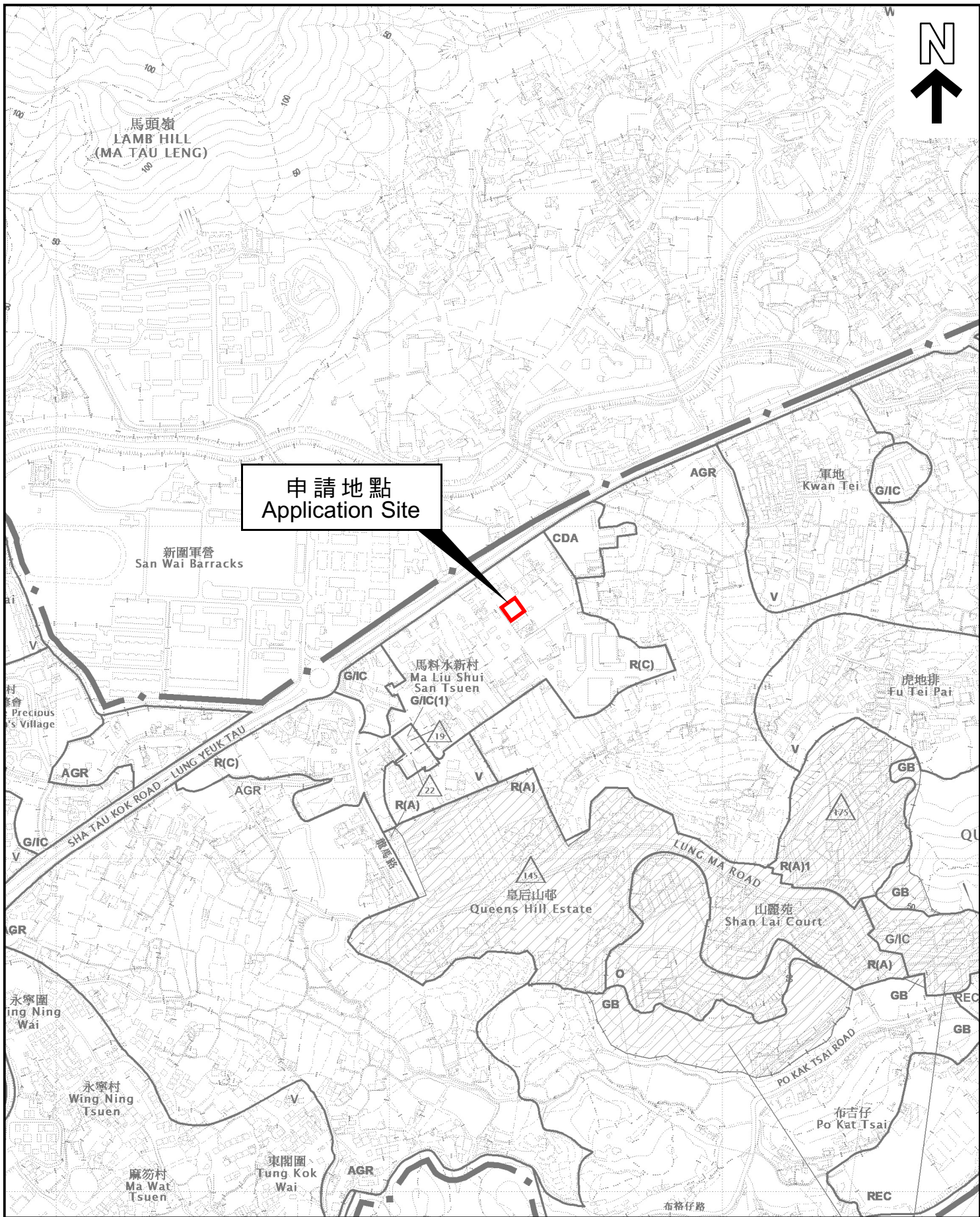
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                              |                                     |                                     |
|-----------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                         | <b>Chinese</b><br>中文                | <b>English</b><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 checked="" type="checkbox"/> | <input 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 checked="" 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"/>            |
| <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Drainage Proposal 排水建議</u></b>                                                    |                                     |                                     |
| <b><u>Records of the Existing Drainage Facilities 現有排水設施的狀況記錄</u></b>                   |                                     |                                     |
| <b><u>Fire Service Installations Proposal 消防裝置建議</u></b>                                |                                     |                                     |
| <b><u>Certificate of Fire Service Installations and Equipment (FS251) 消防裝置及設備證書</u></b> |                                     |                                     |
| <b><u>Traffic Management Proposals 交通管理措施建議</u></b>                                     |                                     |                                     |
| <b><u>Records of the Existing Traffic Management Proposal 現有交通管理措施記錄</u></b>            |                                     |                                     |
| <b><u>Estimated Traffic Generation 預計交通流量</u></b>                                       |                                     |                                     |
| <b><u>Swept Path Analysis 行車路線分析</u></b>                                                |                                     |                                     |
| <b><u>Replacement Pages of the Application Form 申請表格的替代頁</u></b>                        |                                     |                                     |
| 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

本摘要圖於2026年9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 18.9.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/19 APPROVED ON 6.12.2022

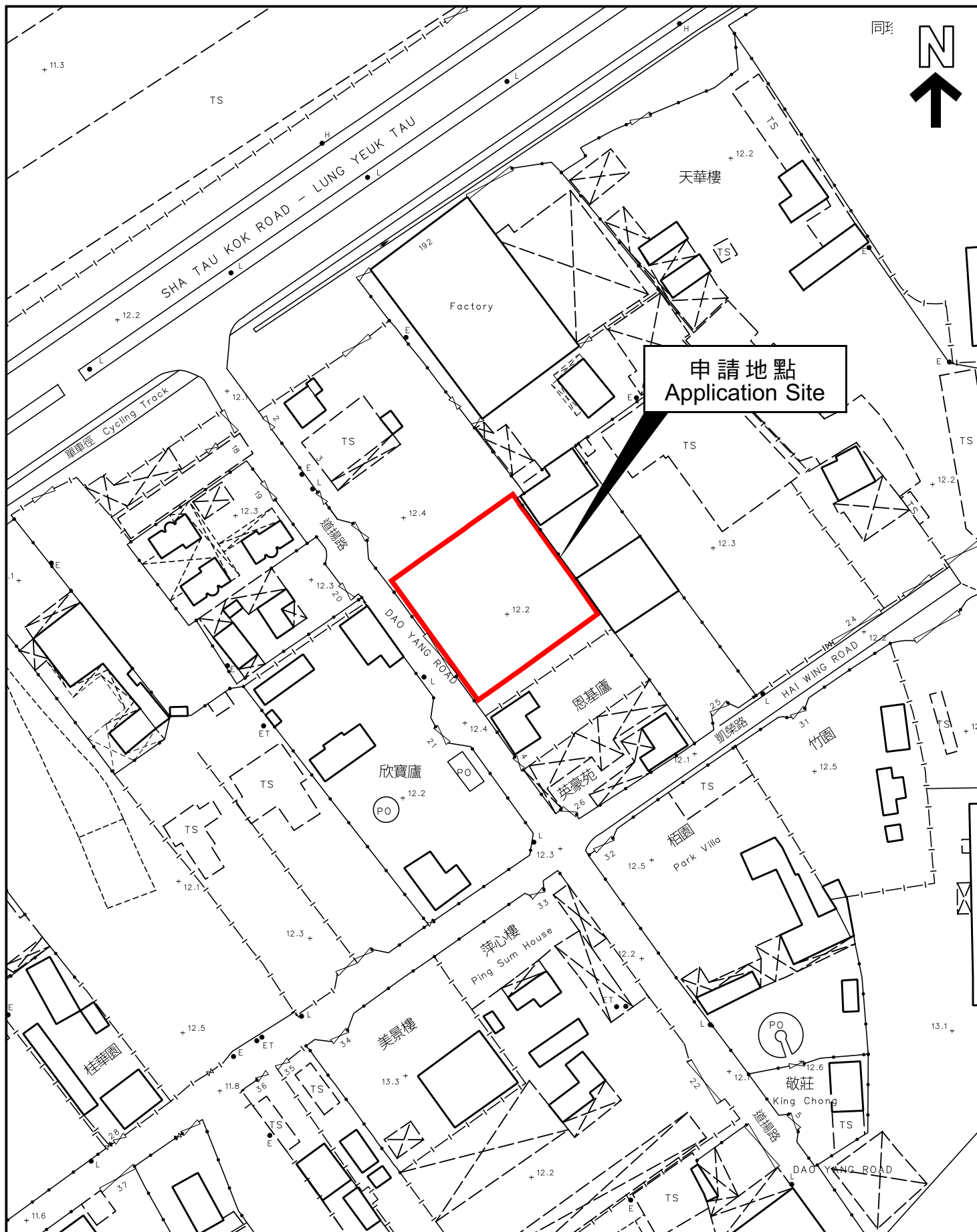
## 位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺  
米 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-LYT/881



本摘要圖於2026年9月18日擬備，  
所根據的資料為測量圖編號  
3-SW-3D及8B  
EXTRACT PLAN PREPARED ON 18.9.2026  
BASED ON SURVEY SHEETS No.  
3-SW-3D & 8B

## 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/881