

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 15,090m² (ABOUT)
COVERED AREA: 1,563m² (ABOUT)
UNCOVERED AREA: 13,527m² (ABOUT)

PLOT RATIO: 0.103 (ABOUT)
SITE COVERAGE: 10.3% (ABOUT)

NO. OF STRUCTURE: 12
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 1,563m² (ABOUT)
TOTAL GFA: 1,563m² (ABOUT)

BUILDING HEIGHT: 7m (ABOUT)
NO. OF STOREY: 1

STRUCTURE B2

USE: SITE OFFICE
COVERED AREA: 54 m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 54 m² (ABOUT)

STRUCTURE B1

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B3

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B4

USE: TOILET
COVERED AREA: 18 m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 18 m² (ABOUT)

PRIVATE CAR PARKING SPACE

DIMENSION: 2.5m x 5m
No. Of PARKING: 5

STRUCTURE B6

USE: TOILET
COVERED AREA: 18 m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 18 m² (ABOUT)

STRUCTURE B7

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 175m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 175m² (ABOUT)

STRUCTURE B8

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 100m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 100m² (ABOUT)

STRUCTURE B9

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 120m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 120m² (ABOUT)

STRUCTURE B10

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 180m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 180m² (ABOUT)

INGRESS/EGRESS
7m (ABOUT) (W)

OPEN STORAGE AREA
1379 m² (ABOUT)

STRUCTURE B12

USE: SITE OFFICE
COVERED AREA: 18 m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 18m² (ABOUT)

OPEN STORAGE AREA
2690 m² (ABOUT)

STRUCTURE B5

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B11

USE: OPEN SHELTER FOR STORAGE USE (4 SIDE OPEN)
COVERED AREA: 220m² (ABOUT)
HEIGHT: 7m (ABOUT)
STOREY: 1
GFA: 220m² (ABOUT)

LOADING/UNLOADING BAYS

LIGHT GOODS VEHICLE SPACES
DIMENSION: 3.5m x 7m
No. Of LGV SPACES: 8

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PC PARKING SPACE
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS
- OPEN SHELTER 4 SIDE OPEN



PROJECT
PROPOSED TEMPORARY
OPEN STORAGE OF
CONSTRUCTION MATERIALS
AND MACHINERIES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
LOTS 731 (PART), 745 RP (PART), 749
(PART), 750 (PART), 751 S.A (PART), 751
RP (PART), 752 (PART), 753 S.A, 753 RP
(PART), 754 (PART), 757 (PART), 758
(PART), 759 (PART), 761 (PART), 777
(PART) AND 778 (PART) IN D.D. 83, AND
ADJOINING GOVERNMENT LAND, LUNG
YEUK TAU, NEW TERRITORIES

SCALE
1:1500 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY
J.W

DATE
04.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG NO.
PLAN 2

VER.
A-1

參考編號
REFERENCE No. A/NE-LYT/841

繪圖 DRAWING A-1

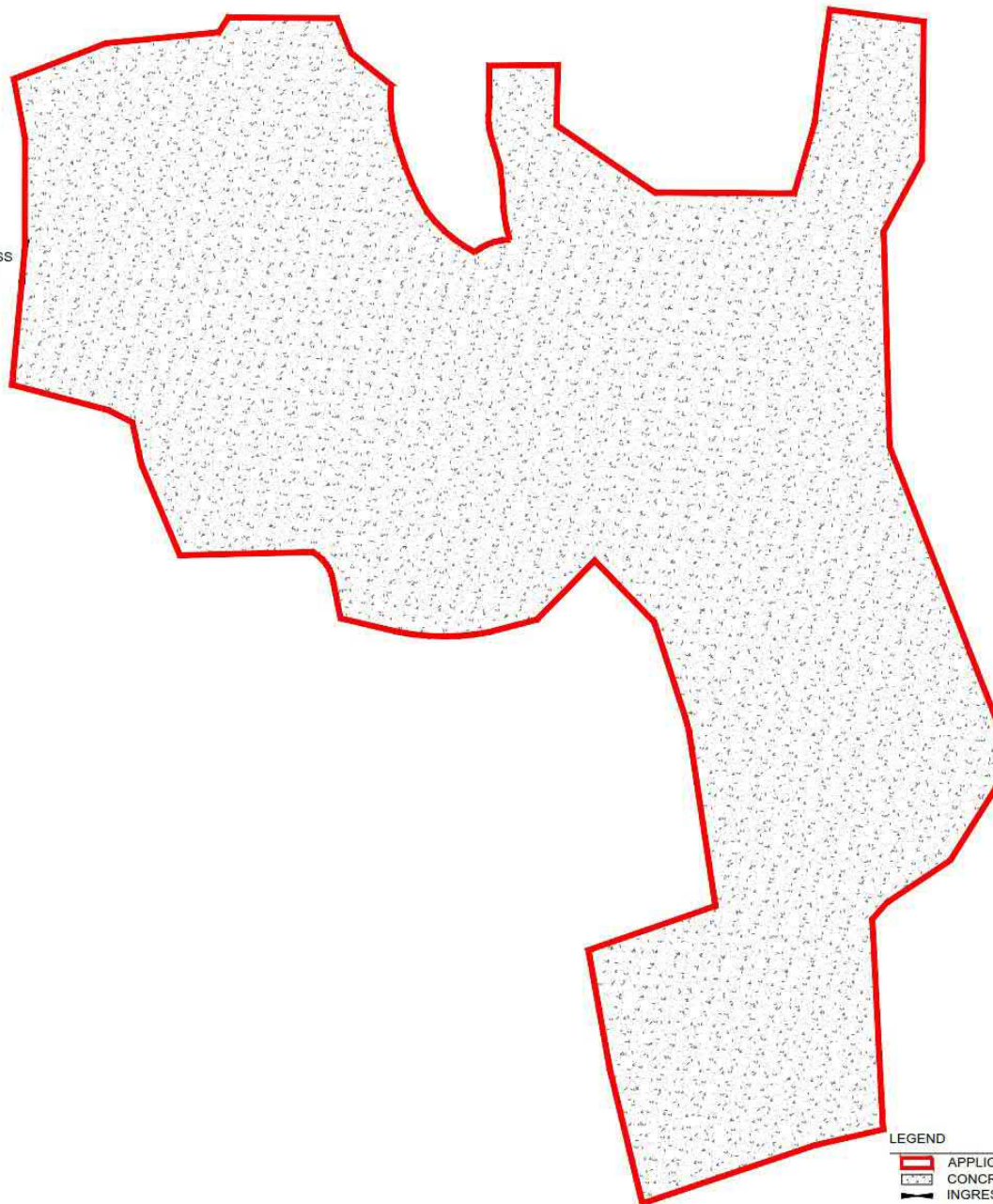
(來源: 申請人於2024年12月24日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 24.12.2024)

PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA: HARD 15,090m² (ABOUT)
PAVED AREA: 15,090m² (ABOUT)

DEPTH OF LAND FILLING: NOT MORE THAN 0.2 m
MATERIAL OF LAND FILLING: CONCRETE

INGRESS/EGRESS
7m (ABOUT)(W)



LEGEND

APPLICATION SITE
CONCRETE
INGRESS/EGRESS



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(PART), 750 (PART), 751 S.A (PART), 751
RP (PART), 752 (PART), 753 S.A, 753 RP
(PART), 754 (PART), 757 (PART), 758
(PART), 759 (PART), 761 (PART), 777
(PART) AND 778 (PART) IN D.D. 83, AND
ADJOINING GOVERNMENT LAND, LUNG
YEUK TAU, NEW TERRITORIES

SCALE
1:800 @ A4

DRAWING TITLE
PAVED RATIO PLAN

DRAWN BY
J.W.

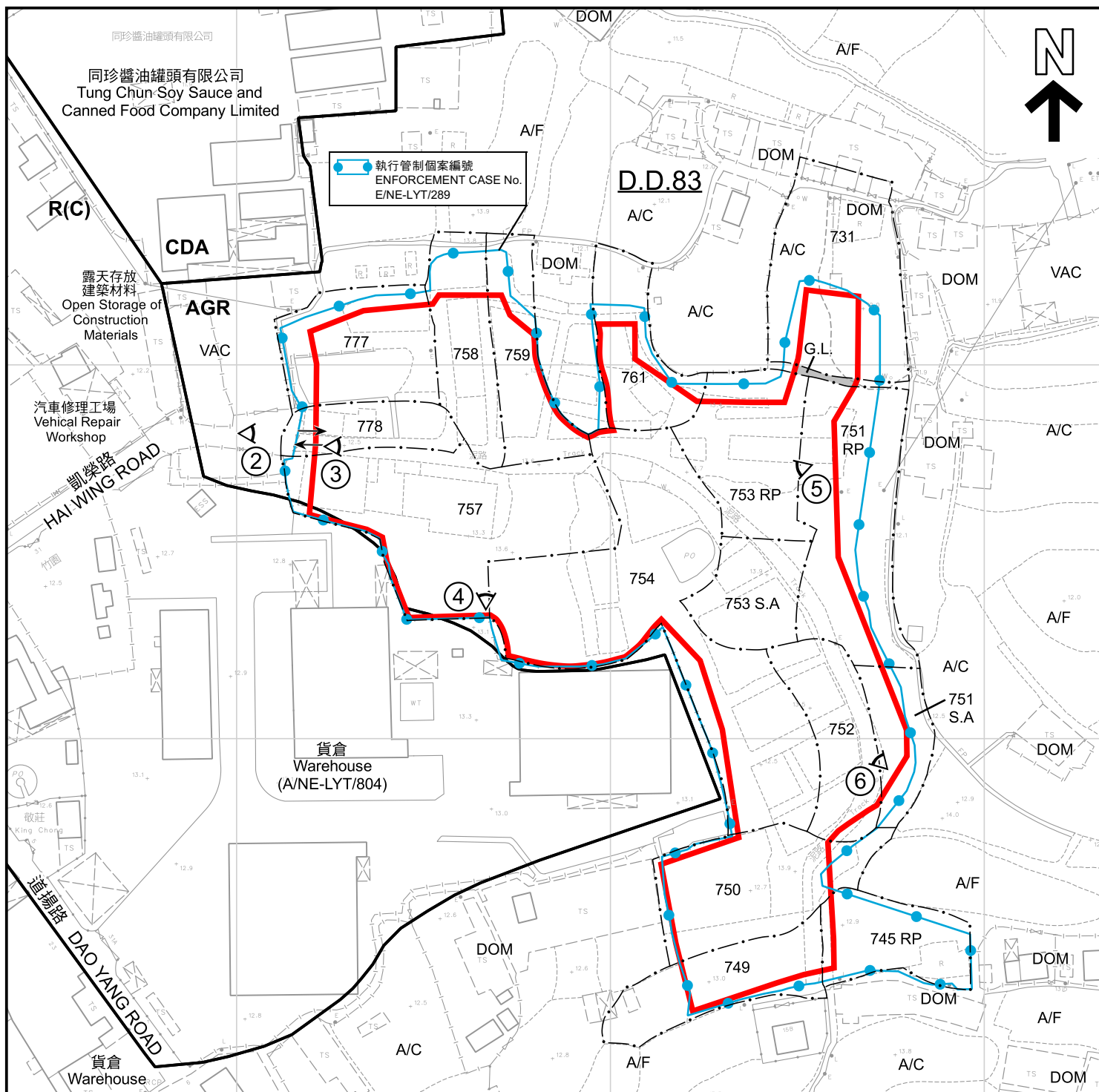
DATE
04.11.2024

REVIEWED BY
DATE

APPROVED BY
DATE

DWG NO.
PLAN 4

VER.
A-1



圖例 LEGEND

- 申請地點 (界線只作識別用)**
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- AGR** 農業
AGRICULTURE
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- G.L.** 政府土地
GOVERNMENT LAND

- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- A/F** 休耕農地
FALLOW AGRICULTURAL LAND
- DOM** 住用構築物
DOMESTIC STRUCTURE
- M/U** 荒地
UNUSED LAND
- VAC** 空置
VACANT
- 入口/出口**
INGRESS / EGRESS
- 實地照片的觀景點**
VIEWING POINT OF SITE PHOTO

註釋 Note :

2025年8月6日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.8.2025

平面圖 SITE PLAN

擬議臨時露天存放建築材料及
機械連附屬設施(為期3年)及相關填土工程
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND
MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND,
LUNG YUEK TAU, FANLING, NEW TERRITORIES
SCALE 1:1 500 比例尺

米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-LYT/841

圖 PLAN
A-2

本摘要圖於2025年9月2日擬建，
所根據的資料為測量圖編號
3-SW-3D、4C、8B及9A
EXTRACT PLAN PREPARED ON 2.9.2025
BASED ON SURVEY SHEETS No.
3-SW-3D, 4C, 8B & 9A



圖例 LEGEND

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

 入口/出口
INGRESS / EGRESS

本摘要圖於2025年9月2日擬備，
所根據的資料為地政總署
於2023年2月22日拍得的航攝照片
編號E184053C
EXTRACT PLAN PREPARED ON 2.9.2025
BASED ON AERIAL PHOTO No. E184053C
TAKEN ON 22.2.2023 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時露天存放建築材料及
機械連附屬設施(為期3年)及相關填土工程
新界粉嶺龍躍頭丈量約份第83約多個地段及毗連政府土地
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MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
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VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND,
LUNG YEUK TAU, FANLING, NEW TERRITORIES

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. A/NE-LYT/841	圖 PLAN A-3	



圖例 LEGEND

→ 入口/出口
← INGRESS / EGRESS

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

實地照片 SITE PHOTO

本摘要圖於2025年9月3日擬備，
所根據的資料為攝於2025年8月26日
的實地照片
EXTRACT PLAN PREPARED ON 3.9.2025
BASED ON SITE PHOTO
TAKEN ON 26.8.2025

擬議臨時露天存放建築材料及
機械連附屬設施(為期3年)及相關填土工程
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-LYT/841

圖 PLAN
A-4a



實地照片 SITE PHOTO

本摘要圖於2025年9月1日擬備，
所根據的資料為攝於2025年8月26日
的實地照片
EXTRACT PLAN PREPARED ON 1.9.2025
BASED ON SITE PHOTO
TAKEN ON 26.8.2025

擬議臨時露天存放建築材料及
機械連附屬設施(為期3年)及相關填土工程
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-LYT/841

圖 PLAN
A-4b



實地照片 SITE PHOTO

本摘要圖於2025年9月1日擬備，
所根據的資料為攝於2025年8月26日
的實地照片
EXTRACT PLAN PREPARED ON 1.9.2025
BASED ON SITE PHOTO
TAKEN ON 26.8.2025

擬議臨時露天存放建築材料及
機械連附屬設施(為期3年)及相關填土工程
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規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-LYT/841

圖 PLAN
A-4c