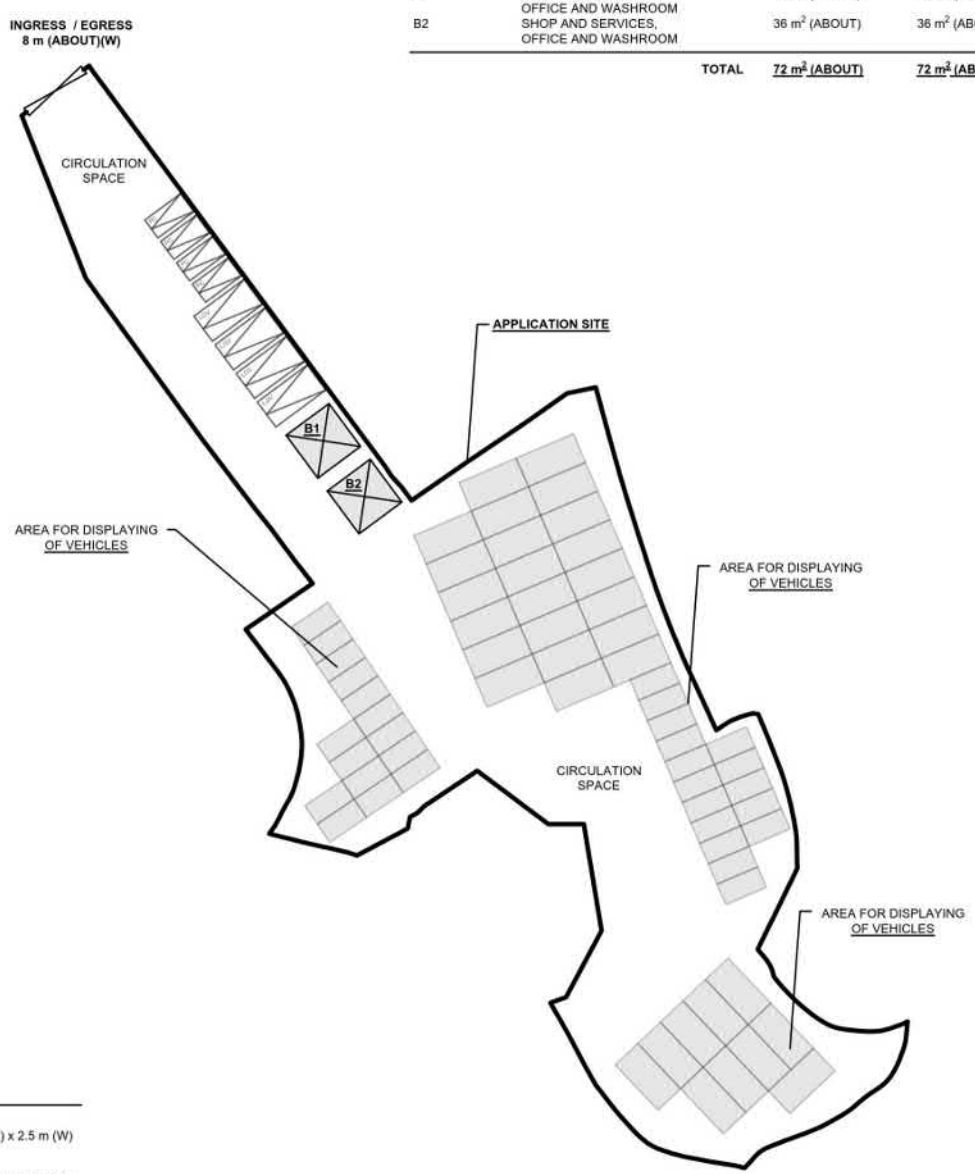
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
COVERED AREA	: 72 m^2	(ABOUT)
UNCOVERED AREA	: 3,493 m^2	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 72 m^2	(ABOUT)
TOTAL GFA	: 72 m^2	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
TOTAL DISPLAYING AREA	: 1,171 m^2	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	72 m^2 (ABOUT)	72 m^2 (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE
~~1 : 750 @ A4~~

DRAWN BY	DATE
MN	08.11.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

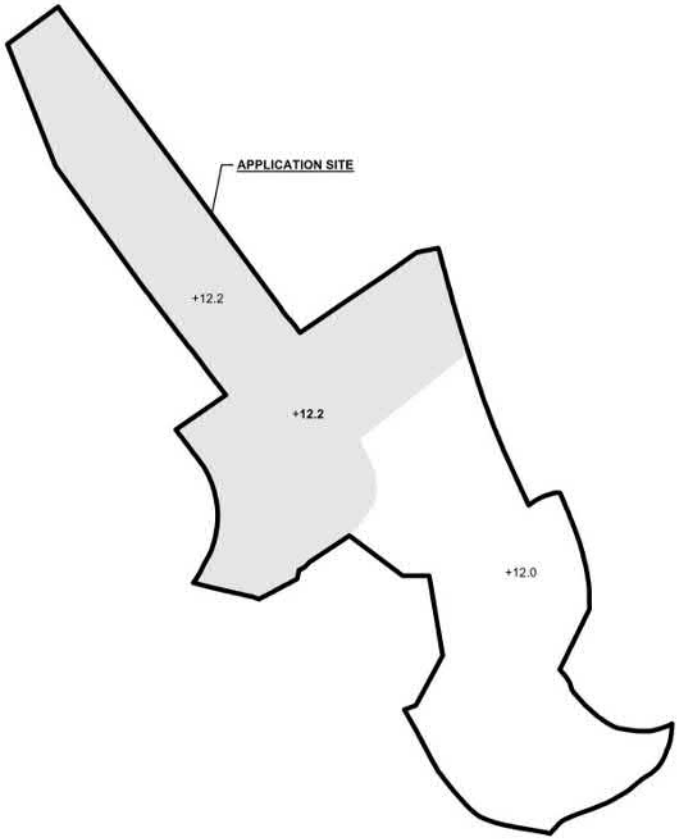
DWG NO. ANNEX 2 PLAN 1 | VER. 001

參考編號 REFERENCE No.	A/NE-LYT/883	繪圖 DRAWING	A-1

(來源:申請人於2026年11月9日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 9.11.2026)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
EXISTING FILLED AREA	: 1,948 m^2	(ABOUT)
EXISTING SOIL AREA	: 1,617 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.0 mPD - +12.2 mPD	(ABOUT)



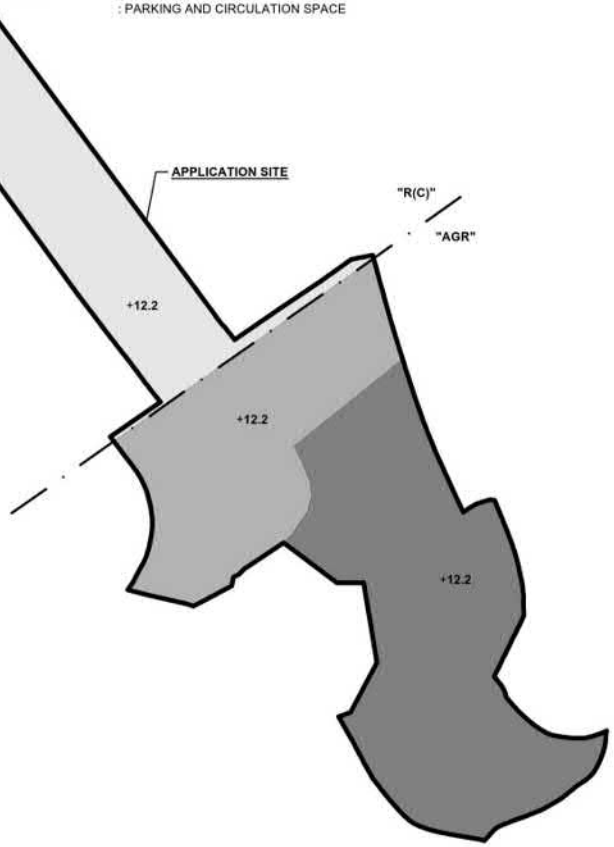
LEGEND

- APPLICATION SITE
- EXISTING FILLED AREA
- EXISTING SOIL AREA
- +12.2 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
FILLING OF LAND AREA	: 3,565 m^2	(ABOUT)
FILLING OF LAND IN "REC" ZONE	: 918 m^2	(ABOUT)
FILLING OF LAND IN "AGR" ZONE	: 2,647 m^2	(ABOUT)
- FOR REGULARISATION	*: 1,029 m^2*	*(ABOUT)*
- PROPOSED	*: 1,618 m^2*	*(ABOUT)*
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +12.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE AND GRAVEL	
USE	: PARKING AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- LAND FILLING IN "R(C)" ZONE (EXISTING)
- LAND FILLING IN "AGR" ZONE (TO BE REGULARISED)
- LAND FILLING IN "AGR" ZONE (PROPOSED)
- +12.2 SITE LEVEL

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

~~1 : 1000 @ A4~~

DRAWN BY	DATE
CC	9.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

參考編號 REFERENCE No.	A/NE-LYT/883	繪圖 DRAWING A-2

(來源：申請人於2026年9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 24.9.2026)

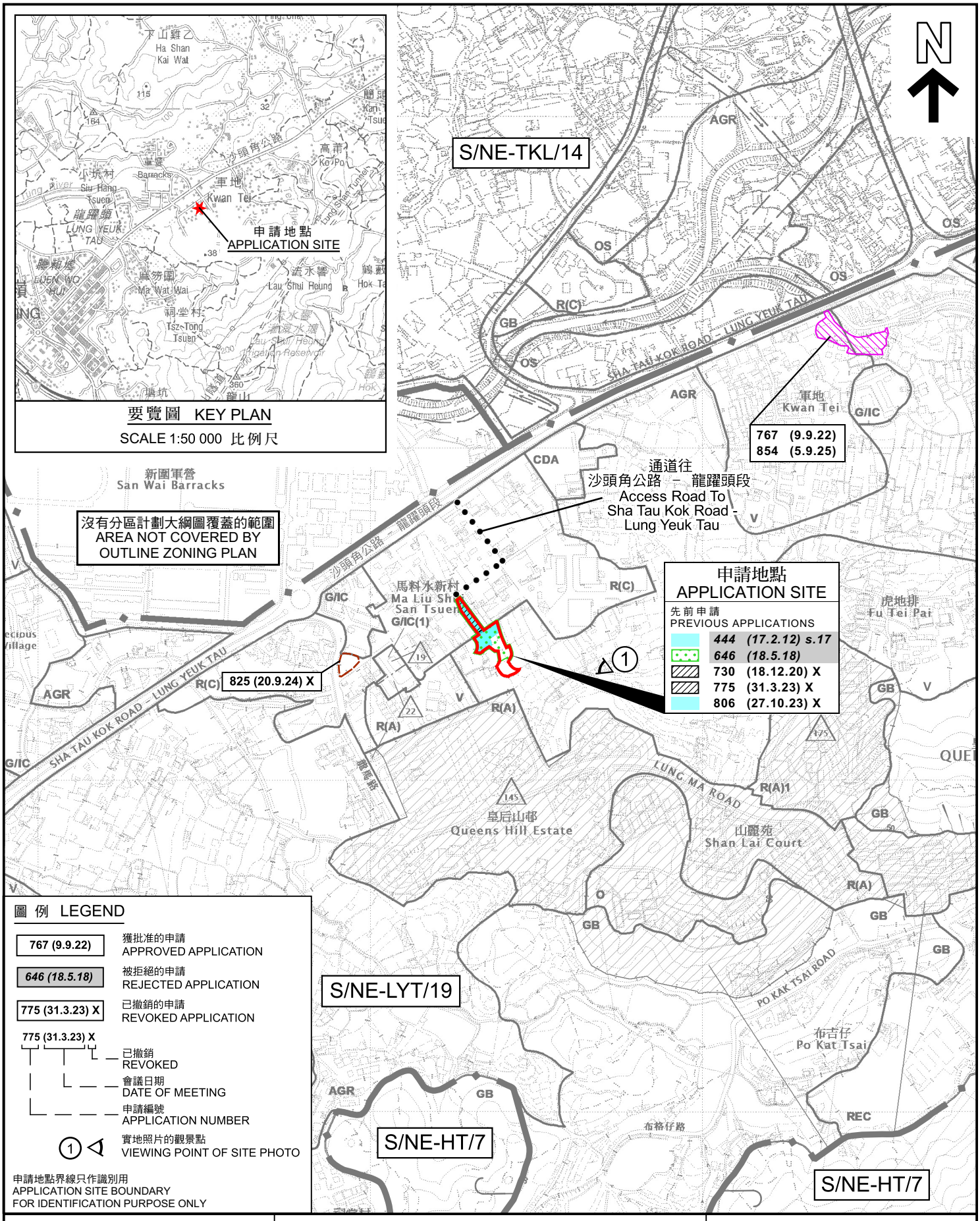


圖 例 LEGEND

767 (9.9.22)	獲批准的申請 APPROVED APPLICATION
646 (18.5.18)	被拒絕的申請 REJECTED APPLICATION
775 (31.3.23) X	已撤銷的申請 REVOKED APPLICATION

775 (31.3.23) X
- X — 已撤銷 REVOKED
- 31.3.23 — 會議日期 DATE OF MEETING
- 775 — 申請編號 APPLICATION NUMBER

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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

本摘要圖於2026年11月17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 17.11.2026
BASED ON OUTLINE ZONING PLAN No.
S/NE-LYT/19 APPROVED ON 6.12.2022

位置圖 LOCATION PLAN

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-1

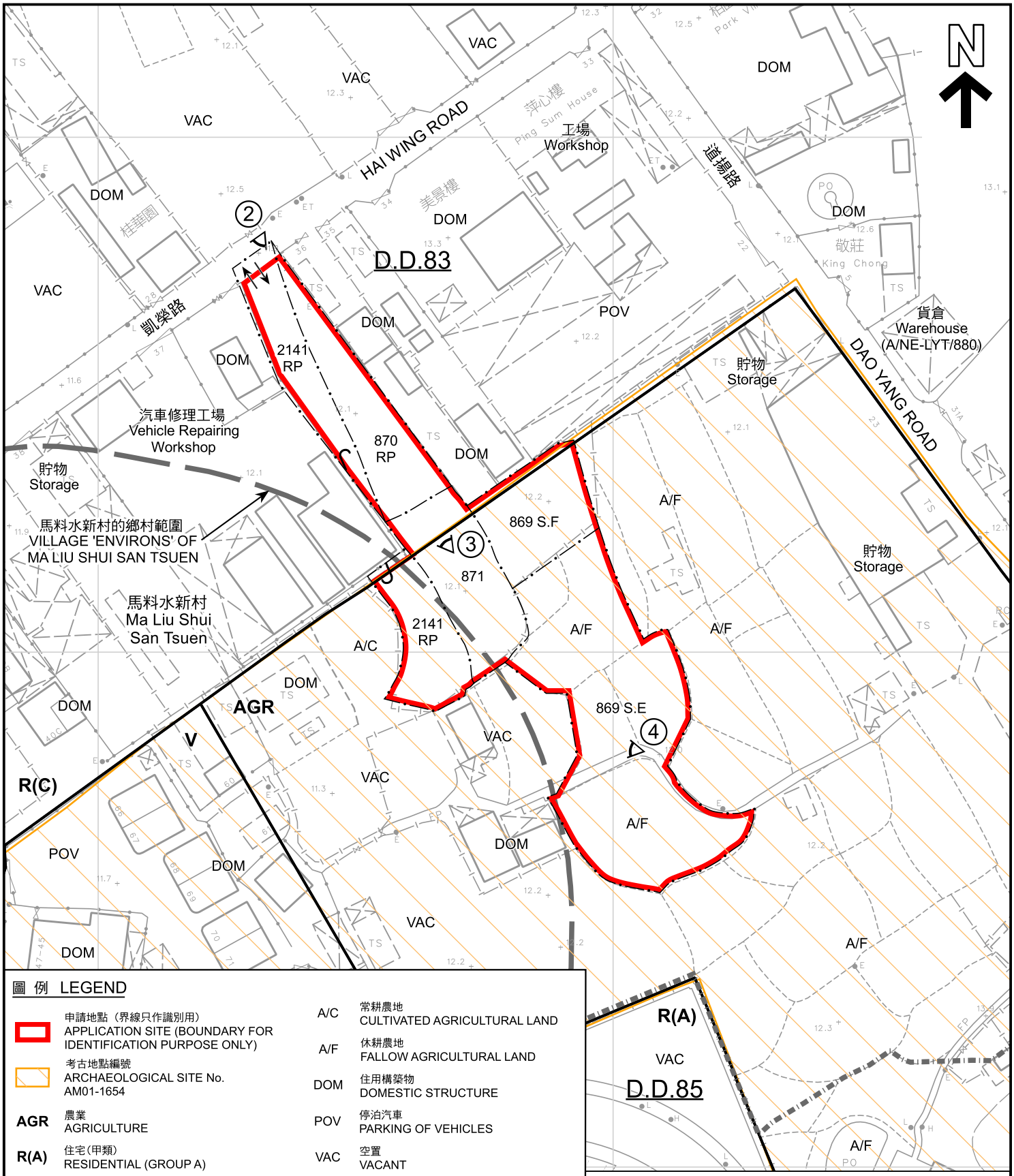


圖 例 LEGEND

- 申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 考古地點編號 ARCHAEOLOGICAL SITE No. AM01-1654
- AGR 農業 AGRICULTURE
- R(A) 住宅(甲類) RESIDENTIAL (GROUP A)
- R(C) 住宅(丙類) RESIDENTIAL (GROUP C)
- V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
- 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
- POV 停泊汽車 PARKING OF VEHICLES
- VAC 空置 VACANT
- 入口/出口 INGRESS / EGRESS
- ② 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

註釋 Note：

2026年10月2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 2.10.2026

本摘要圖於2026年11月17日擬備，
所根據的資料為測量圖編號
3-SW-3D及8B
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON SURVEY SHEETS No.
3-SW-3D & 8B

平面圖 SITE PLAN

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-2

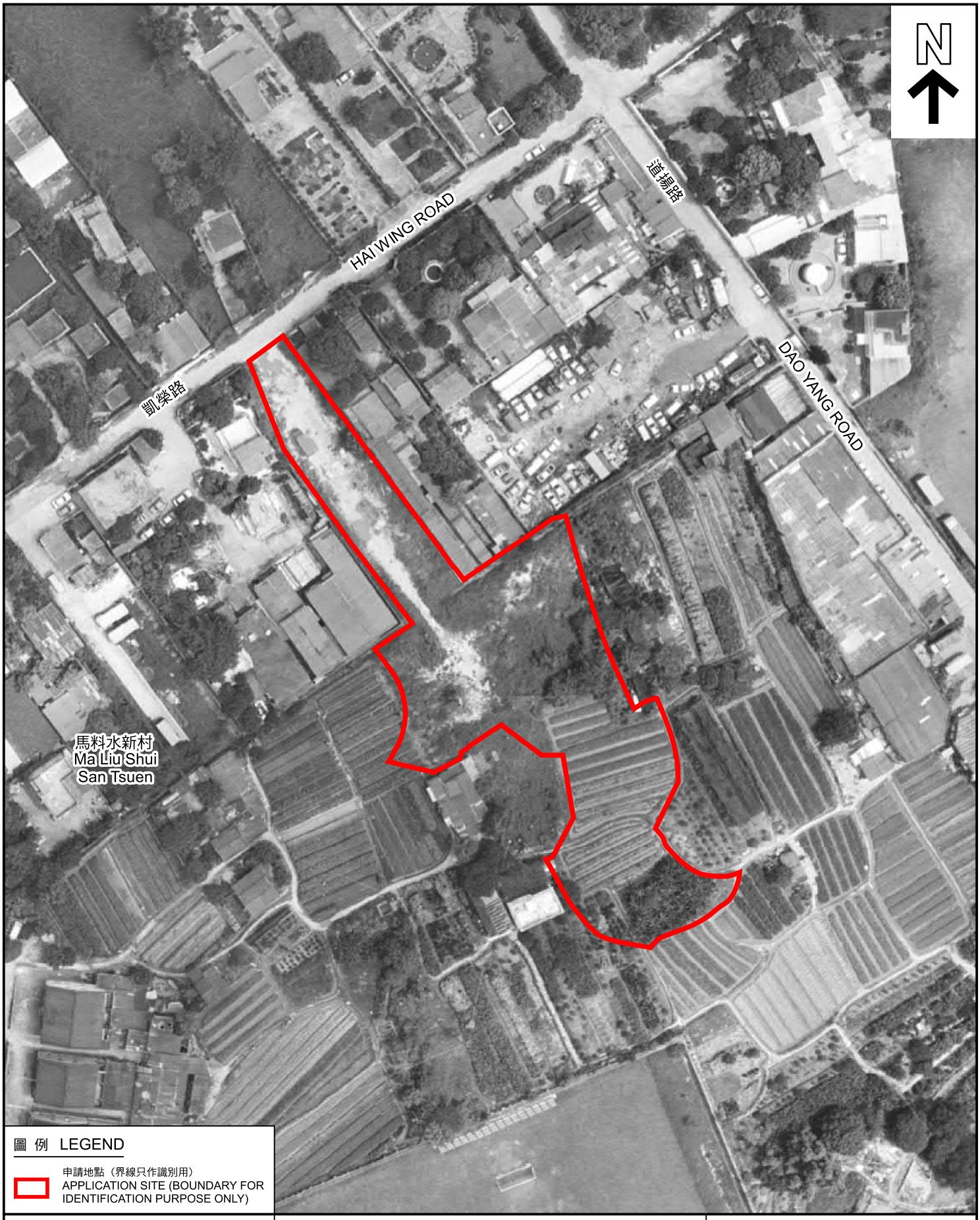


圖 例 LEGEND

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

本摘要圖於2026年11月17日擬備，
所根據的資料為地政總署
於1990年7月27日拍得的航攝照片
編號A21793
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON AERIAL PHOTO No. A21793
TAKEN ON 27.7.1990 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN, LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-3a

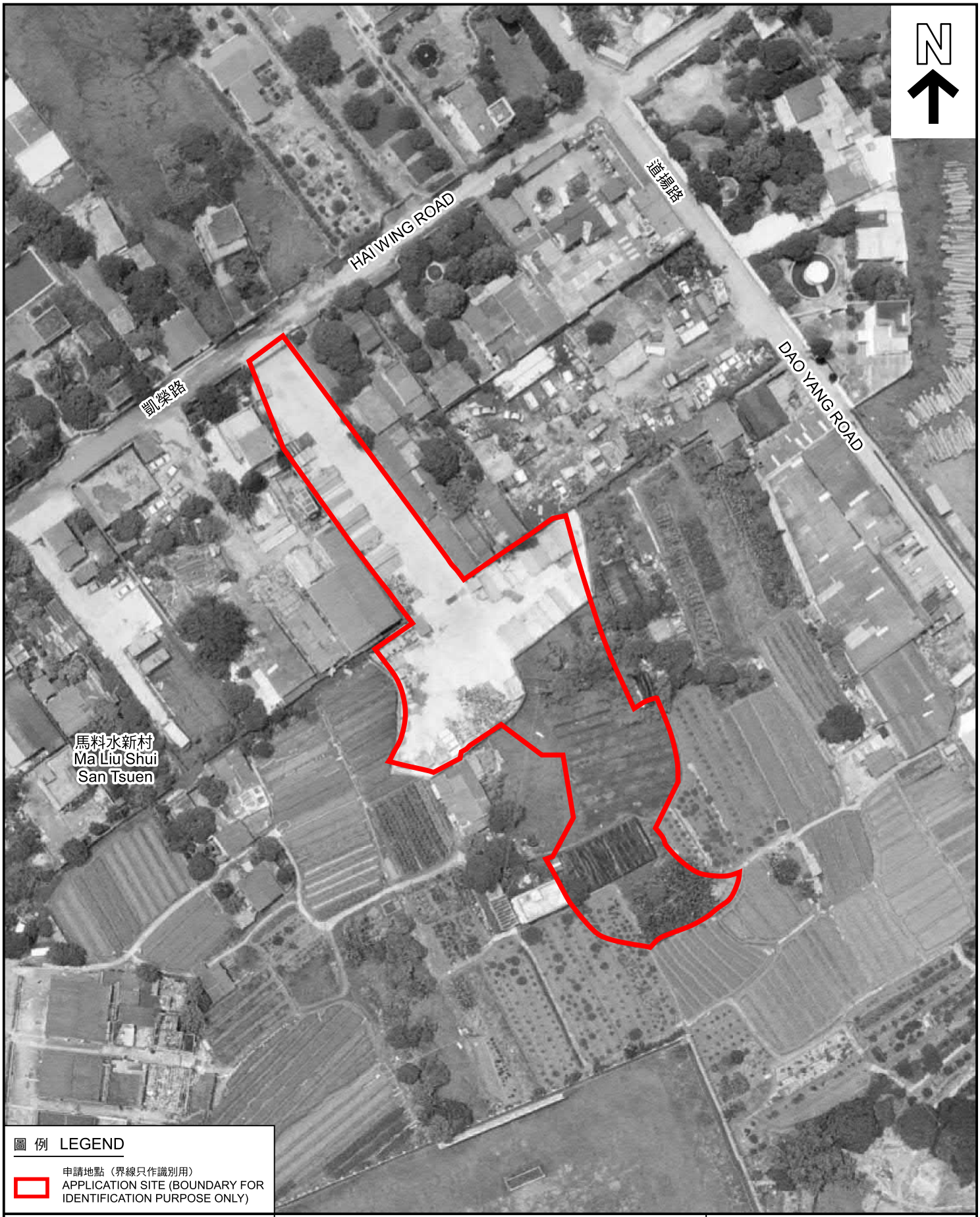


圖 例 LEGEND

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

本摘要圖於2026年11月17日擬備，
所根據的資料為地政總署
於1991年7月15日拍得的航攝照片
編號A26017
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON AERIAL PHOTO No. A26017
TAKEN ON 15.7.1991 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-3b



圖 例 LEGEND

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

本摘要圖於2026年11月17日擬備，
所根據的資料為地政總署
於2024年12月30日拍得的航攝照片
編號E246317C
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON AERIAL PHOTO No. E246317C
TAKEN ON 30.12.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-3c



圖 例 LEGEND

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

本摘要圖於2026年11月17日擬備，
所根據的資料為攝於2026年10月2日
的無人駕駛航拍照片
EXTRACT PLAN PREPARED ON
17.11.2026
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 2.10.2026

無人機照片
UNMANNED AERIAL VEHICLE PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
粉嶺龍躍頭馬料水新村丈量約份第83約多個地段
PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-3d



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

本摘要圖於2026年11月17日擬備，
所根據的資料為攝於2026年10月2日
的實地照片
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON SITE PHOTO
TAKEN ON 2.10.2026

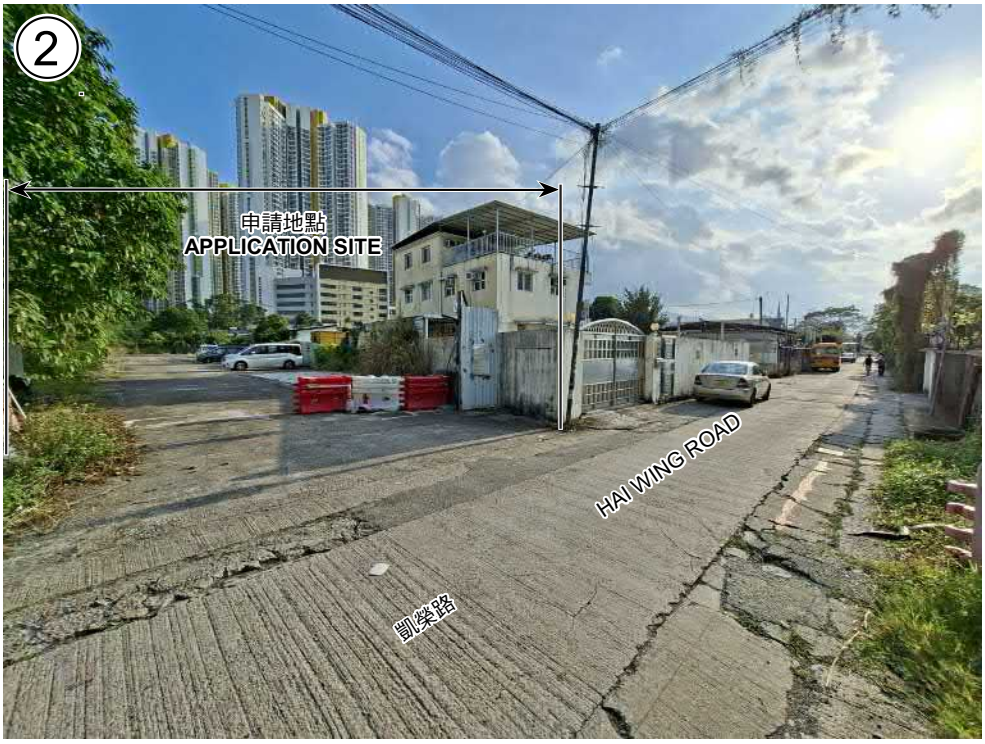
實地照片 SITE PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
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PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-4a



攝於2026年11月16日的實地照片 SITE PHOTO TAKEN ON 16.11.2026



攝於2026年10月2日的實地照片 SITE PHOTO TAKEN ON 2.10.2026



攝於2026年11月16日的實地照片 SITE PHOTO TAKEN ON 16.11.2026

本摘要圖於2026年11月17日擬備
EXTRACT PLAN PREPARED ON 17.11.2026

實地照片 SITE PHOTO

擬議臨時商店及服務行業(的士陳列室)
連附屬設施及相關填土工程(為期3年)
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PROPOSED TEMPORARY SHOP AND SERVICES (TAXI SHOWROOM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 83, MA LIU SHUI SAN TSUEN,
LUNG YEUK TAU, FANLING

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/883

圖 PLAN
A-4b