

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-MKT/25
關於申請編號 A/NE-MKT/25 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/NE-MKT/25		
Location/address 位置/地址	Lot 664 S.A in D.D. 90, Lin Ma Hang Road, Man Kam To, New Territories 新界文錦渡蓮麻坑路丈量約份第 90 約地段第 664 號 A 分段		
Site area 地盤面積	About 約 2,040 sq. m 平方米		
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號 S/NE-MKT/4		
Zoning 地帶	"Agriculture" 「農業」		
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 Warehouse and Open Storage for Construction Materials for a Period of 3 Years 擬議臨時貨倉及露天存放建築材料 (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 300	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
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	7	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 14.7 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Medium Goods Vehicle Spaces 中型貨車車位	4 4
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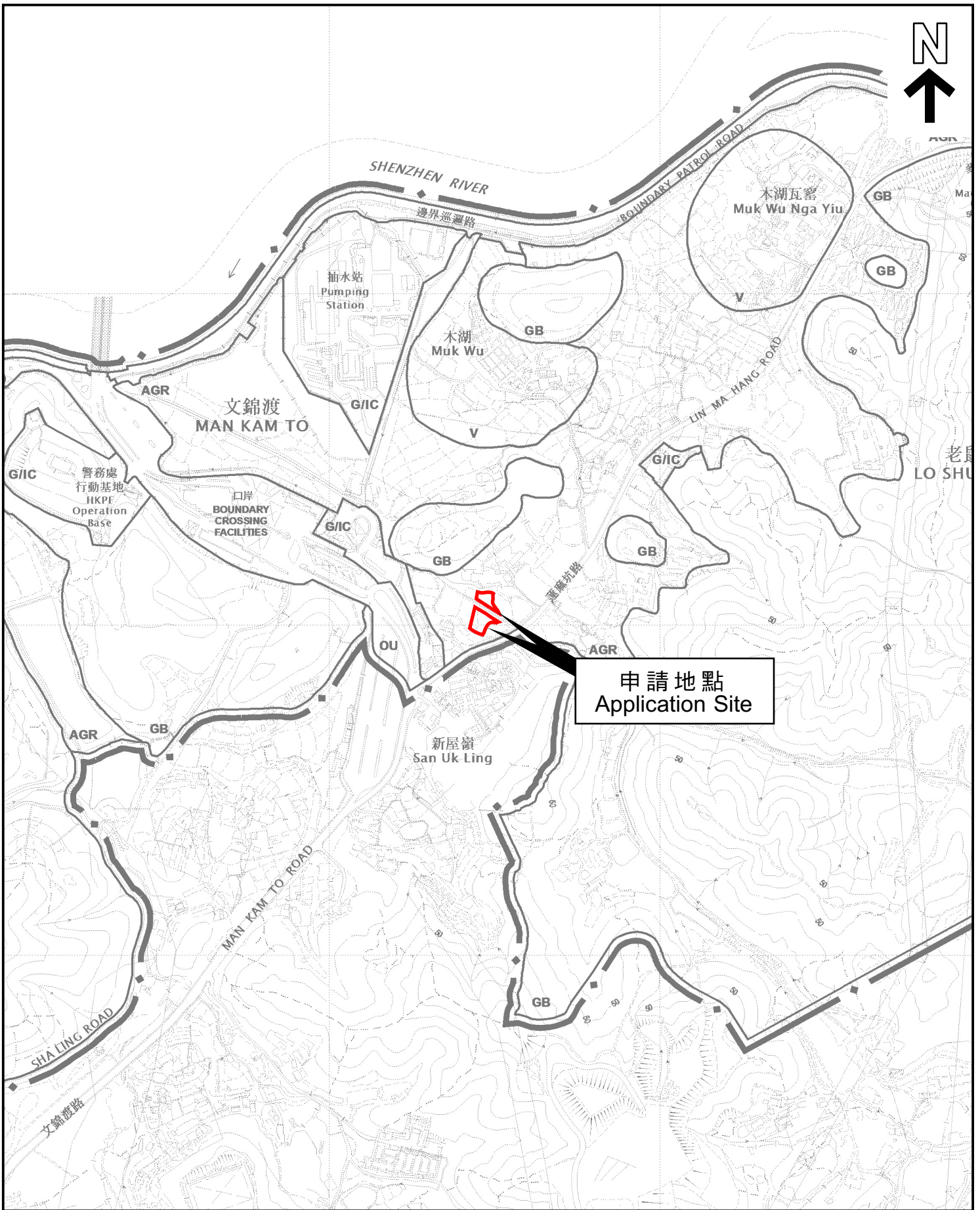
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
<u>Vehicular Access Plan 車輛通道圖</u>		
<u>Reports 報告書</u>		
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 type="checkbox"/>	<input type="checkbox"/>
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。



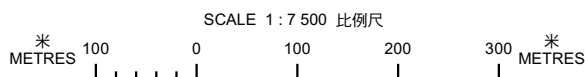
位置圖 LOCATION PLAN

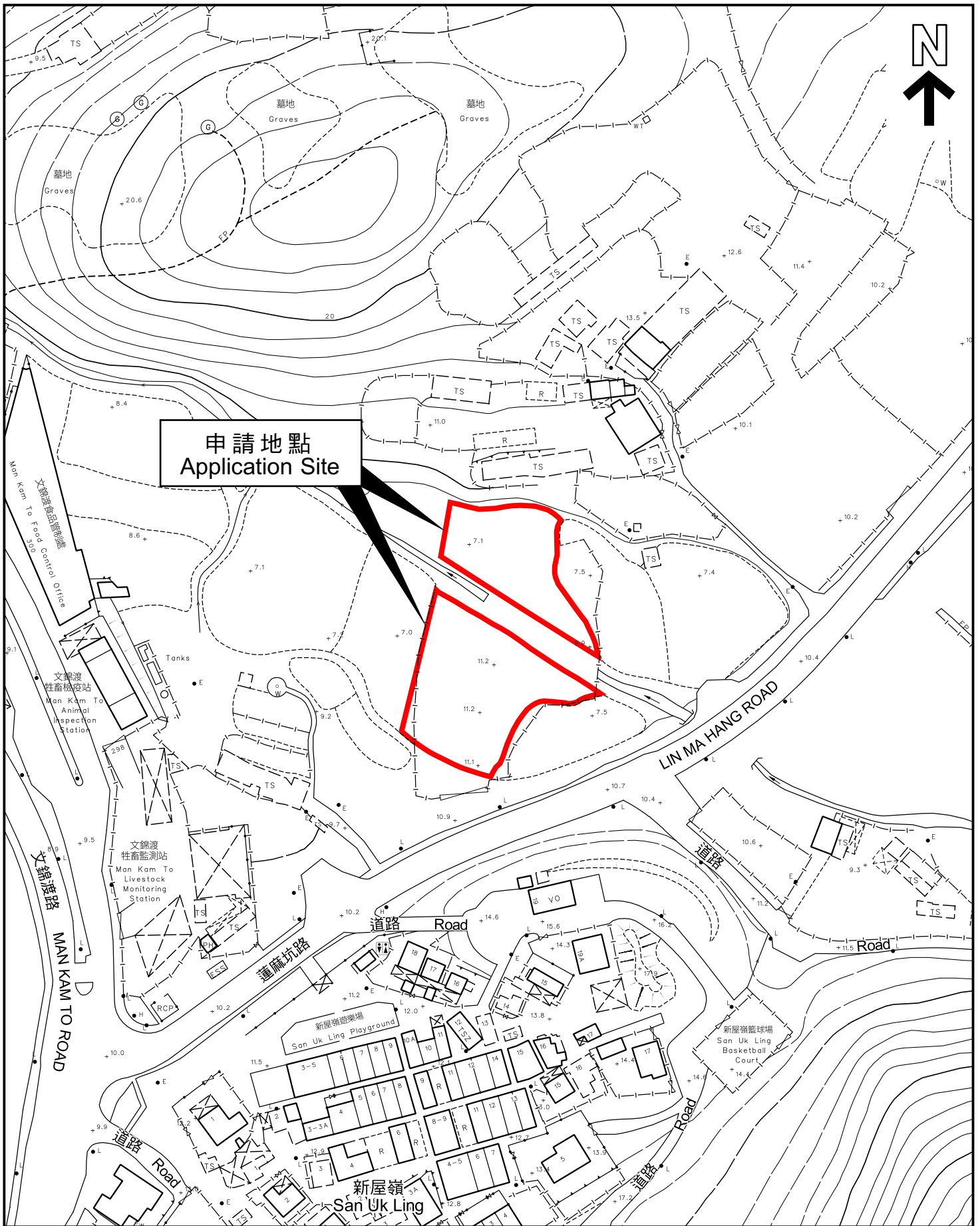
本摘要圖於2023年3月21日擬備，
 所根據的資料為於2017年12月5日
 核准的分區計劃大綱圖編號S/NE-MKT/4
 EXTRACT PLAN PREPARED ON 21.3.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/NE-MKT/4 APPROVED ON 5.12.2017

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/25





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年3月22日擬備，
所根據的資料為測量圖編號
3-NW-17A
EXTRACT PLAN PREPARED ON 22.3.2023
BASED ON SURVEY SHEET No.
3-NW-17A

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參考編號
REFERENCE No.
A/NE-MKT/25

申請編號 Application No. : A/NE-MKT/25

備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作擬議臨時貨倉及露天存放建築材料（為期三年）。申請地點的地盤面積約 2,040 平方米，場內將設有 1 個一層（高度 7 米）總樓面面積約 300 平方米的構築物作貨倉以存放建築材料。場內將設 4 個中型貨車上落客貨車位。擬議發展的營業時間為星期一至星期五上午 9 時正至下午 5 時正，星期六、星期日及公眾假期不作營業。

The applicant seeks planning permission to use the application site (the Site) for a proposed temporary warehouse and open storage for construction materials for a period of three years. The Site of about 2,040 m² will consist of one single-storey structure (7 m in height) with a total floor area of about 300 m² for warehouse of storage construction materials. A total of 4 medium goods vehicle loading/unloading spaces are proposed within the Site. The operation hours of the proposed development are between 9 a.m. to 5 p.m. on Mondays to Fridays, and no operation on Saturdays, Sundays and public holidays.





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DEVELOPMENT PARAMETERS

Application Site Area : 2,040m² (ABOUT)
 Covered Area : 300m² (ABOUT)
 Uncovered Area : 1,740m² (ABOUT)
 No. of Structure : 1
 Building Height : 7m (ABOUT)
 No. of Storey : 1

LEGEND

-  Application Site
-  Ingress / Egress
-  L/UL Space
-  Structure(Warehouse)

INGRESS / EGRESS PROVISIONS

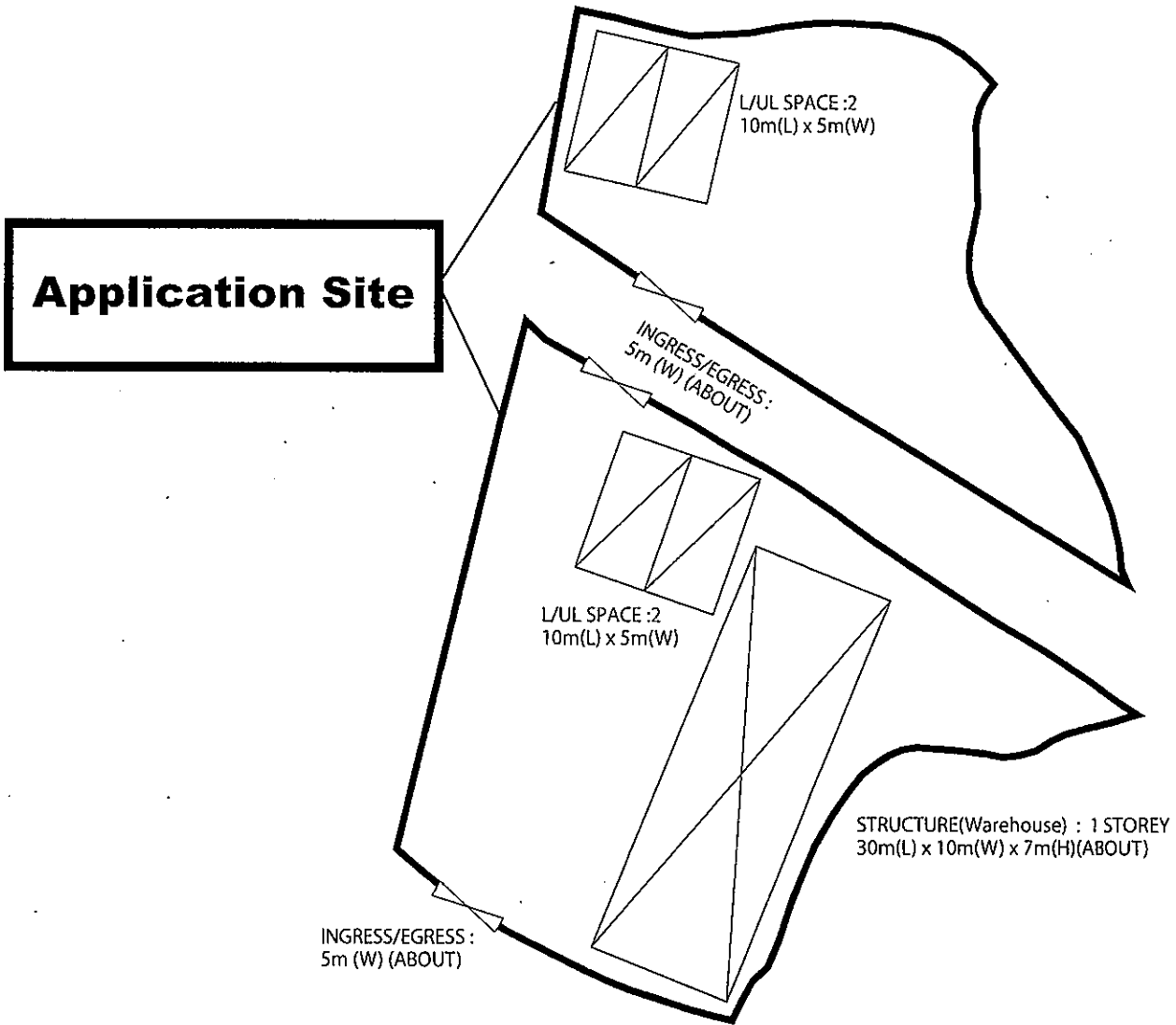
NO. of Ingress / Egress : 1
 Dimension of Ingress / Egress : 5m (ABOUT)(W)

PARKING PROVISIONS

NO. L/UL Space for Medium Goods Vehicle : 4
 Dimension of L/UL Space : 10M(L) x 5m(W)



申請編號 Application No. : A / NE-MKT / 25
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



LAYOUT PLAN

Application Site	DD90, LOT664S.A
Outline zoning plan No.	S/NE-MKT/4
REFERENCE No.	

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY