

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-WKS/15
(Review under Section 17)
關乎申請編號 A/NE-WKS/15 的擬議用途/發展的概括發展規範
(根據第 17 條的覆核)**

Application No. 申請編號	A/NE-WKS/15
Location/address 位置/地址	Lots 514, 525 RP, 530 RP in D.D. 79 and adjoining Government Land, Ta Kwu Ling North, NT. 新界打鼓嶺北丈量約份第 79 約地段第 514 號、第 525 號餘段及第 530 號餘段和毗連政府土地
Site area 地盤面積	About 約 4,944 sq. m 平方米 (Includes Government Land of about 包括政府土地約 550 sq. m 平方米)
Plan 圖則	<u>Section 16 application 第 16 條申請</u> Approved Wo Keng Shan Outline Zoning Plan No. S/NE-WKS/10 and Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 禾徑山分區計劃大綱核准圖編號 S/NE-WKS/10 及打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2
	<u>Section 17 Review 第 17 條覆核</u> Approved Wo Keng Shan Outline Zoning Plan No. S/NE-WKS/10 and Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 禾徑山分區計劃大綱核准圖編號 S/NE-WKS/10 及打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2
Zoning 地帶	<u>Section 16 application 第 16 條申請</u> "Agriculture" and "Recreation" 「農業」及「康樂」
	<u>Section 17 Review 第 17 條覆核</u> "Agriculture" and "Recreation" 「農業」及「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 Open Storage of Construction Materials and Ancillary Warehouse and Offices for a Period of 3 Years 擬議臨時露天存放建築材料連附屬貨倉及辦公室 (為期 3 年)
Nature of Review 覆核性質	To review the refusal decision of the application 覆核拒絕申請的決定

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 1,050	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	9	
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	Not more than 不多於 5	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	About 約 21.2 %		
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		2
	Private Car Parking Spaces 私家車車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Heavy Goods Vehicle Spaces 重型貨車車位		1

* 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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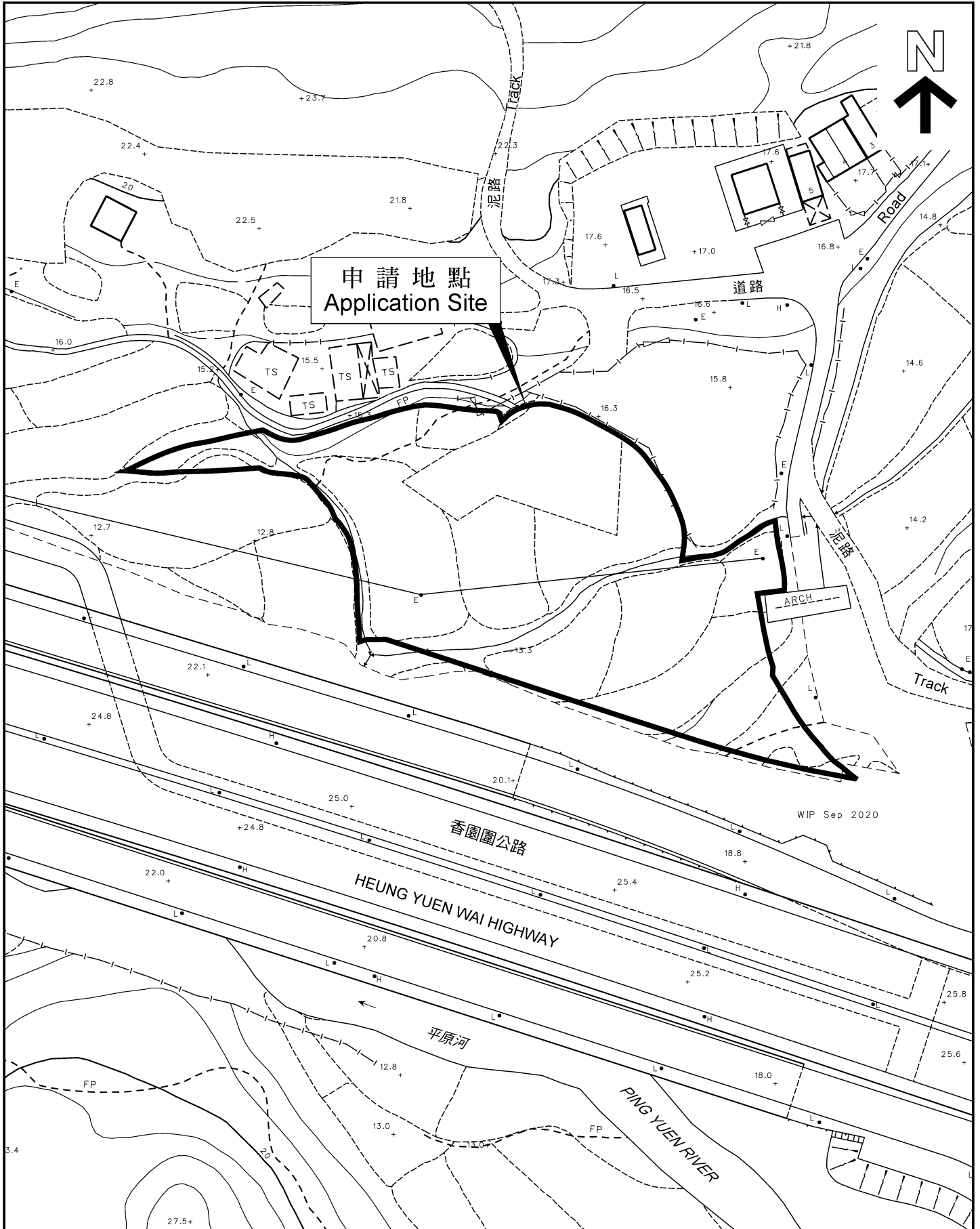
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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>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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Letter from the applicant's representative received by the Town Planning Board on 27.10.2020</u>		
城規會於 2020 年 10 月 27 日收到的申請人代理的信件		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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。

A/NE-WKS/15

(覆核申請 REVIEW APPLICATION)



申請編號 Application No. : A/NE-WKS/15
(覆核申請 Review Application)

備註 Remarks

申請人於 2020 年 8 月 17 日申請規劃許可，擬在申請地點用作擬議臨時露天存放建築材料連附屬貨倉及辦公室（為期 3 年）。城市規劃委員會（下稱「城規會」）轄下的鄉郊及新市鎮規劃小組委員會（下稱「小組委員會」）於 2020 年 10 月 9 日決定拒絕這宗申請。城規會於 2020 年 10 月 27 日收到申請人代表的信件要求覆核小組委員會的決定。

On 17.8.2020, the applicant sought planning permission to use the application site for proposed temporary open storage of construction materials and ancillary warehouse and offices for a period of 3 years. On 9.10.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to reject the application. On 27.10.2020, the Board received a letter from the applicant's representative requesting for a review on the decision of the Committee.

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申請編號 **Application No. : A/NE - WKS/15**
(覆核申請 **Review Application**)

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

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