

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-TKLN/55**  
**關乎申請編號 A/NE-TKLN/55 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/NE-TKLN/55		
Location/address 位置/地址	Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories 新界打鼓嶺北松園下丈量約份第 78 約地段第 387 號 B 分段餘段 (部分)		
Site area 地盤面積	About 約 350 sq. m 平方米		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2		
Zoning 地帶	"Recreation" 「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 Shop and Services (Real Estate Agency) with Ancillary Site Office for a Period of 3 Years 擬議臨時商店及服務行業 (地產代理) 連附屬寫字樓 (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	Not more than 不多於 248	Not more than 不多於 0.71
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	3	
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 4.5	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 70.86 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	-
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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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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 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>Location Plan 位置圖; Proposed Drainage Plan 排水建議圖</u>		
<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal 排水建議; Estimated Traffic Generation 交通流量估算</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

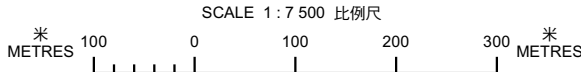
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



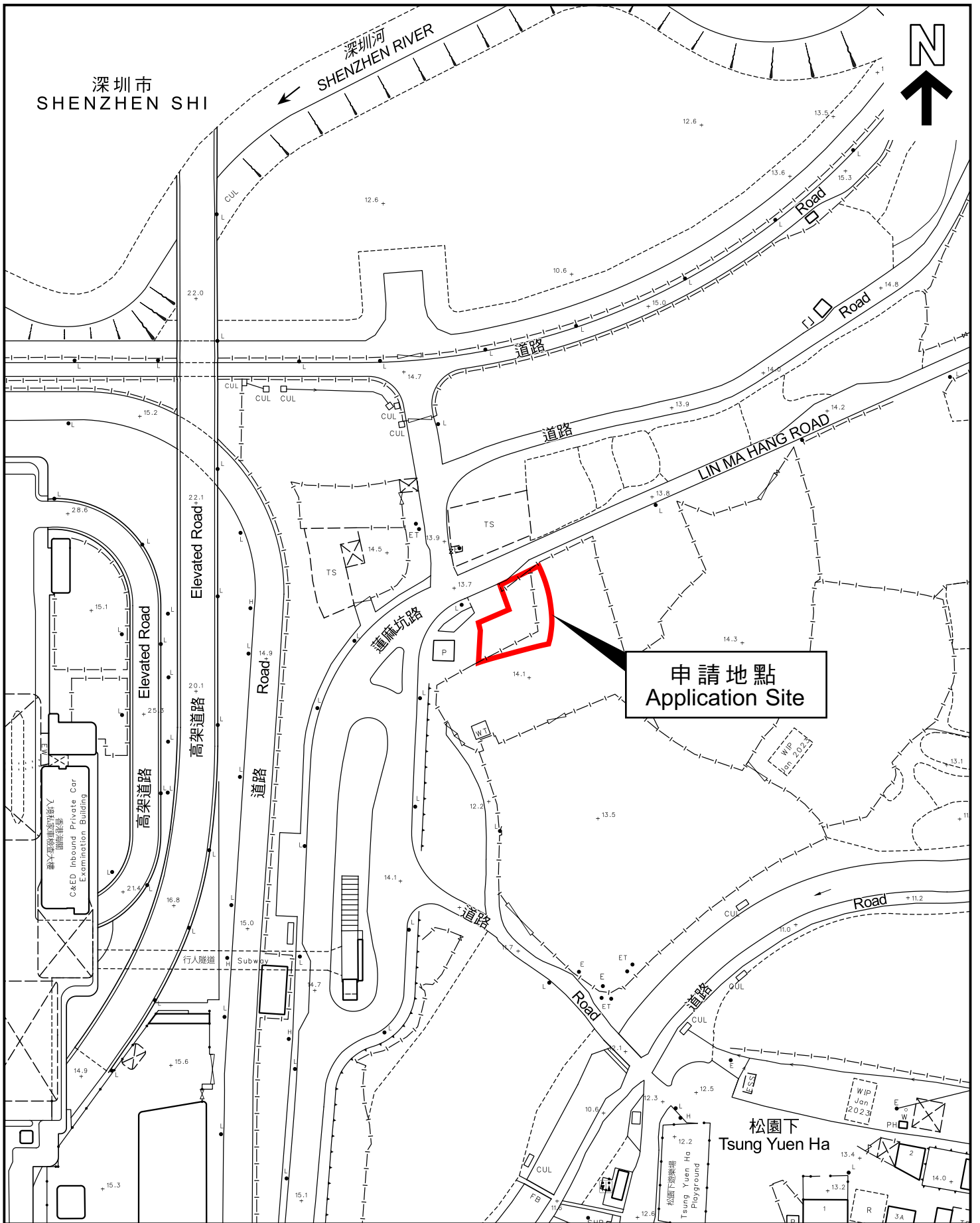
位置圖 LOCATION PLAN

本摘要圖於2023年5月8日擬備，  
所根據的資料為於2016年5月3日  
核准的分區計劃大綱圖編號S/NE-TKLN/2  
EXTRACT PLAN PREPARED ON 8.5.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-TKLN/2 APPROVED ON 3.5.2016



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-TKLN/55



平面圖 SITE PLAN

本摘要圖於2023年5月10日擬備，  
 所根據的資料為測量圖編號  
 3-NW-8D  
 EXTRACT PLAN PREPARED ON 10.5.2023  
 BASED ON SURVEY SHEET No.  
 3-NW-8D

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-TKLN/55**

申請編號 **Application No. : A/NE-TKLN/55**

**備註 Remarks**

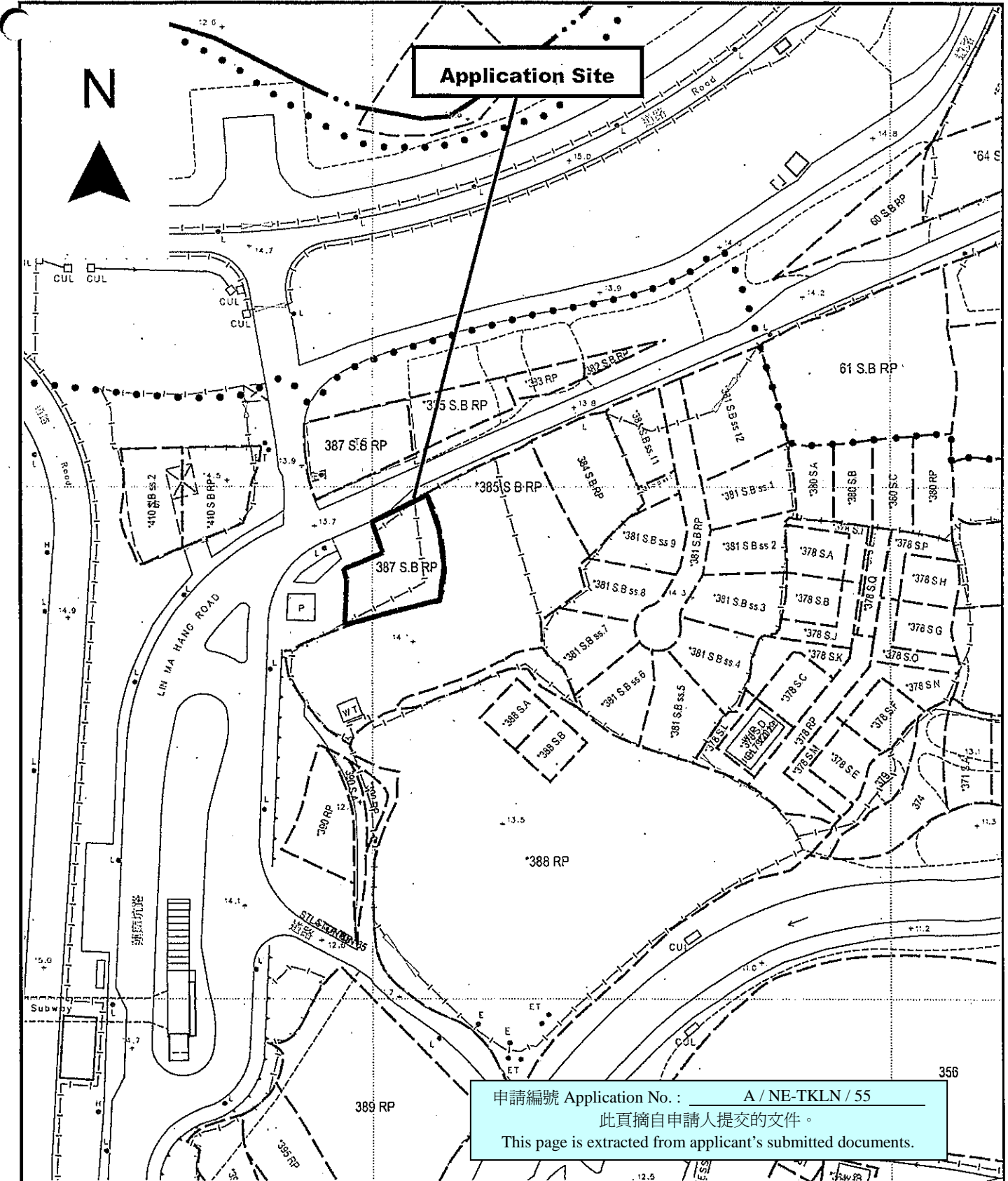
申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業(地產代理)連附屬寫字樓(為期三年)。申請地點可由一條地區小路通往蓮麻坑路。申請地點的地盤面積約 350 平方米，場內將設有 3 個一層(高度不高於 4.5 米)的臨時構築物作商店及服務行業(地產代理)及附屬寫字樓、廁所及電錶房用途，總樓面面積約 248 平方米。場內將不設泊車位。擬議發展的作業時間為星期一至日上午 9 時正至下午 9 時正，並於公眾假期均營業。

The applicant seeks planning permission to use the application site (the Site) for a proposed temporary shop and services (real estate agency) with ancillary site office for a period of 3 years. The site is accessible via a local track connecting to Lin Ma Hang Road. The Site of about 350m<sup>2</sup> will consist of 3 one-storey temporary structures (not more than 4.5m in height) with a total floor area of about 248m<sup>2</sup> for shop and services (real estate agency) and ancillary site office, toilet and electricity meter room uses. No parking spaces will be provided within the Site. The operation hours will be from 9 a.m. to 9 p.m. from Mondays to Sundays, with operation on public holidays as well.

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Project 項目名稱:  
 Proposed Temporary Shop and Services (Real Estate Agency) and Ancillary Site Office for a Period of 3 Years at Lot 387 S.B RP (Part) in D.D. 78, Lin Ma Hang Road, North, N.T.

Drawing Title 圖目:  
 Application Site

Drawing No. 圖號:  
 Figure 1

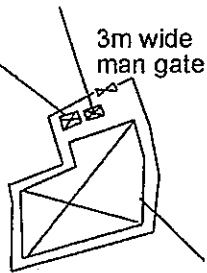
Remarks 備註:

Scale 比例:  
 1:1000



**Structure 2**  
Toilet  
GFA: Not exceeding 10m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

**Structure 3**  
Electricity meter room  
GFA: Not exceeding 8m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1



**Structure 1**  
Shop & services (Real Estate Agency) &  
Ancillary Site Office  
GFA: Not exceeding 230m<sup>2</sup>  
Height: Not exceeding 4.5m  
No. of storey: 1

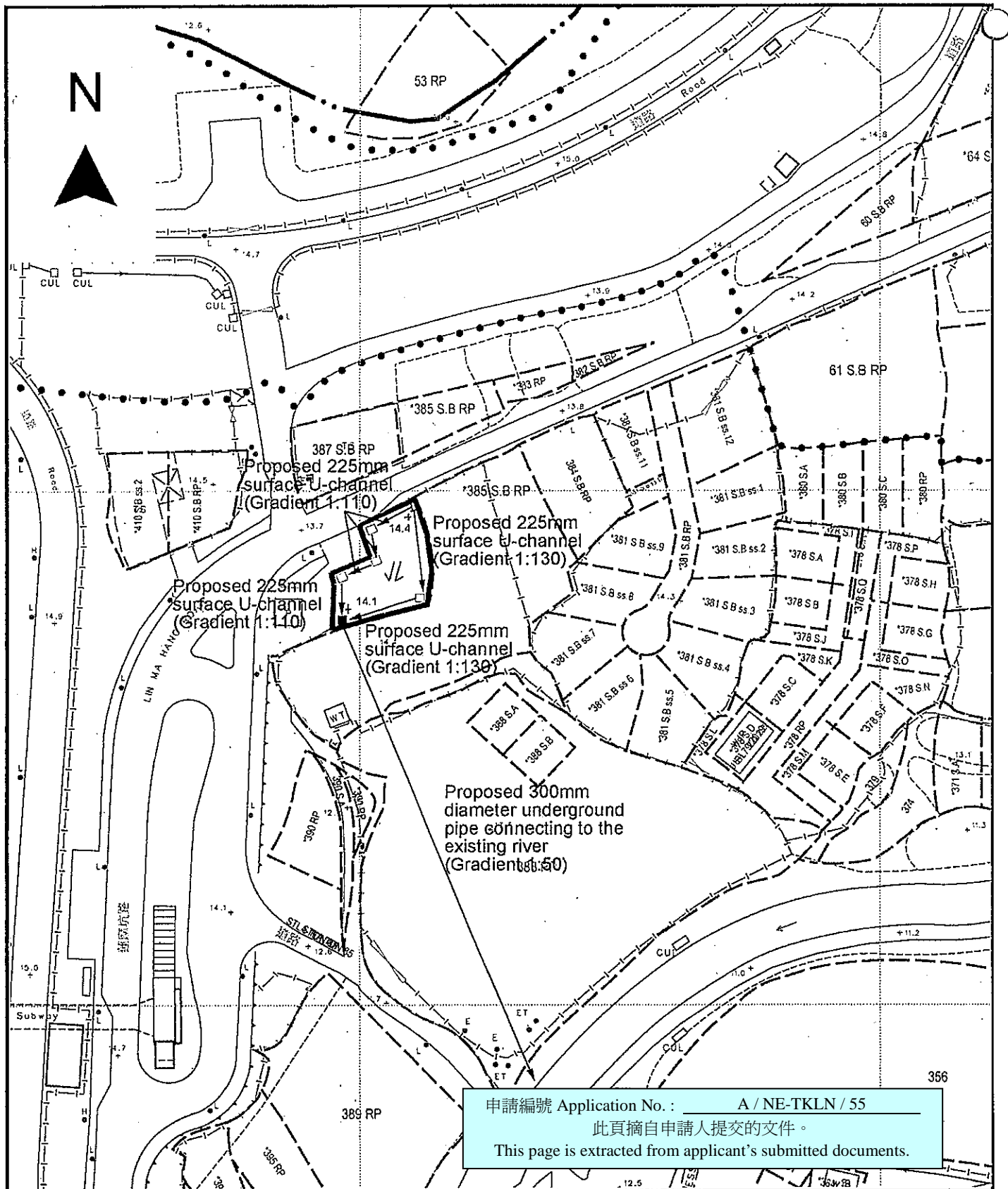
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	Drawing No. 圖號: Figure 2	Scale 比例: 1:1000





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Drawing Title 圖目:

Proposed Drainage Plan

Remarks 備註:

- Proposed catchpit
- Catchpit with sand trap
- +14.4 Level (in mPD)
- ← Flow of surface runoff

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000