

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKLN/61**

關於申請編號 A/NE-TKLN/61 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of

the further information received on 9.8.2023

因應於 2023 年 8 月 9 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/NE-TKLN/61		
Location/address 位置/地址	Lots 13, 14 RP and 17 RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories 新界打鼓嶺北丈量約份第 80 約地段第 13 號、第 14 號餘段及第 17 號餘段和毗連政府土地		
Site area 地盤面積	About 約 12,911 sq. m 平方米 (Includes Government Land of about 包括政府土地約 3,910 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	"Green Belt" and "Recreation" 「綠化地帶」及「康樂」		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years and an Access Road with Filling and Excavation of Land 擬議臨時公眾停車場（貨櫃車除外）（為期 5 年）及相關填土及挖土工程作擬議車路		
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 40	About 約 0.003
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	2	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 3.2	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Site coverage 上蓋面積	About 約 0.35 %	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
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		336
	Private Car Parking Spaces 私家車車位		295
	Motorcycle Parking Spaces 電單車車位		39
	Disabled Car Parking Spaces 傷殘人士車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1
	Shuttle Bus Spaces 穿梭巴士車位		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 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>Revised Road Plan 經修訂的道路圖; Revised Land Filling/Excavation Proposal 經修訂的填土/挖土建議</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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>Replacement Page of Application Form 申請表格的替代頁</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。



深圳市
SHENZHEN SHI

申請地點
Application Site



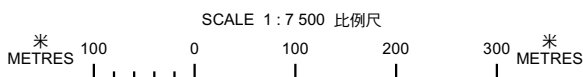
位置圖 LOCATION PLAN

本摘要圖於2023年8月15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 15.8.2023
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/61



申請編號 Application No. : A/NE-TKLN/61

備註 Remarks

申請人呈交經修訂的布局圖及道路圖，以及經修訂的填土/挖土建議，填土及挖土面積有顯著增加。

The applicant submitted revised layout plan and road plan, as well as revised land filling/excavation proposals with significant increase in the area of land filling and excavation.

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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LEGEND

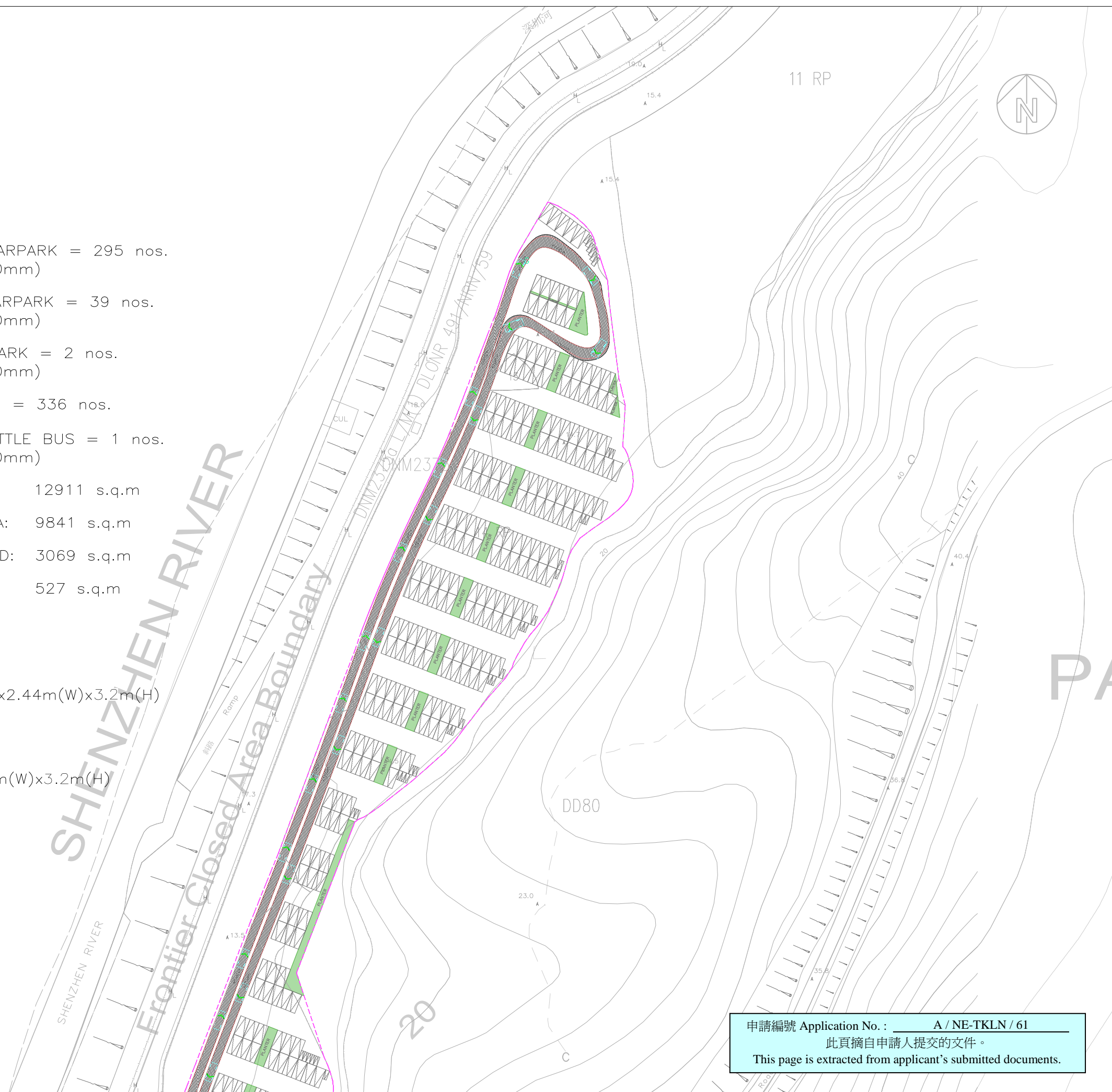
- FACILITIES
- PLANTER AREA
- PINK AREA

PROVISION

- NO. OF PRIVATE CAR CARPARK = 295 nos.
(SIZE: 5000mmX2500mm)
- NO. OF MOTOR BIKE CARPARK = 39 nos.
(SIZE: 2400mmX1000mm)
- NO. OF DISABLED CARPARK = 2 nos.
(SIZE: 5000mmX3500mm)
- TOTAL NO. OF CARPARK = 336 nos.
- NO. OF L/UL FOR SHUTTLE BUS = 1 nos.
(SIZE: 8000mmX3000mm)
- APPLICATION SITE AREA: 12911 s.q.m
- DEVELOPMENT SITE AREA: 9841 s.q.m
- PROPOSED ACCESS ROAD: 3069 s.q.m
- COMMON GREENERY: 527 s.q.m

FACILITIES

- ANCILLARY OFFICE
ANCILLARY OFFICE: 6.1m(L)x2.44m(W)x3.2m(H)
- PORTABLE TOILET
PORTABLE TOILET: 5m(L)x5m(W)x3.2m(H)



申請編號 Application No. : A / NE-TKLN / 61
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

T.P.B. REFERENCE:			
GENERAL NOTES:			
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION AND CONDITIONS OF CONTRACT.			
4. PRINTS NOT SHOWING THE LAST REVISION ARE TO BE CANCELLED.			
NO.	DATE	DESCRIPTION	INITIAL
CLIENT/EMPLOYER			
PROJECT CONSULTANT			
 LEC 李樂顧問有限公司 Lee & Leung Consulting Limited			
ARCHITECT			
QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.:			
FIGURE NO.: 5			
PROJECT NO.: 0027			
PROJECT TITLE:			
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND AN ACCESS ROAD WITH FILLING AND EXCAVATION OF LAND FOR A PERIOD OF FIVE YEARS IN "GREEN BELT" ZONE AND "RECREATION" ZONE IN LOTS 13, 14 RP AND 17 RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES			
DRAWING TITLE:			
PROPOSED LAYOUT PLAN-NORTH PORTION			
DRAWING NO.:	SCALE:		
BF-003	A1 (1:500)		
	REV:		
CHECKED	APPROVED	DATE:	
DI	RL		

LEGEND

- FACILITIES
- BROWN AREA (PUBLIC ROAD)
- PLANTER AREA
- YELLOW AREA
- PINK AREA
- PROPOSED EXCAVATION AREA
- PROPOSED FILLING AREA

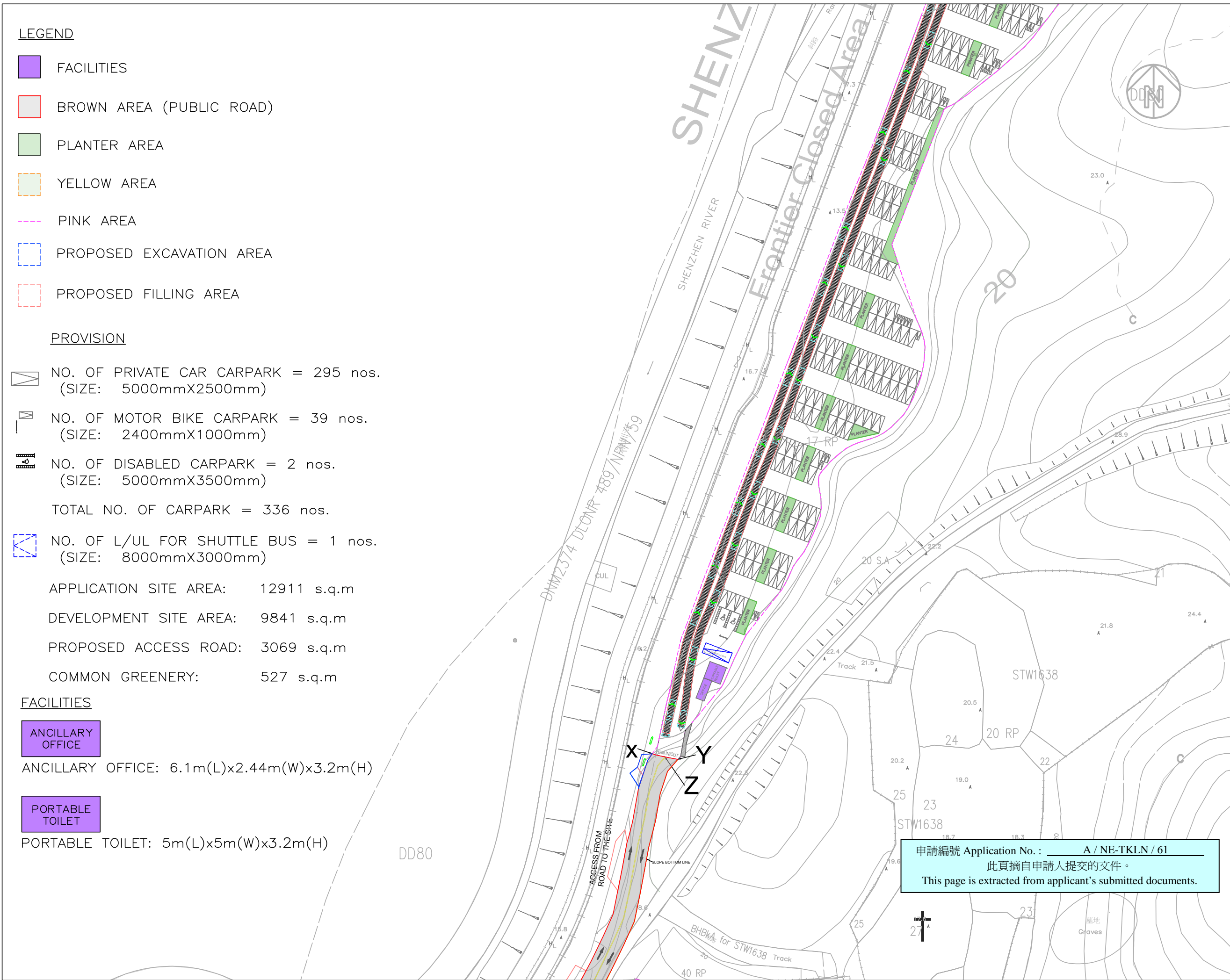
PROVISION

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(SIZE: 8000mmX3000mm)

APPLICATION SITE AREA: 12911 s.q.m
 DEVELOPMENT SITE AREA: 9841 s.q.m
 PROPOSED ACCESS ROAD: 3069 s.q.m
 COMMON GREENERY: 527 s.q.m

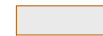






FACILITIES

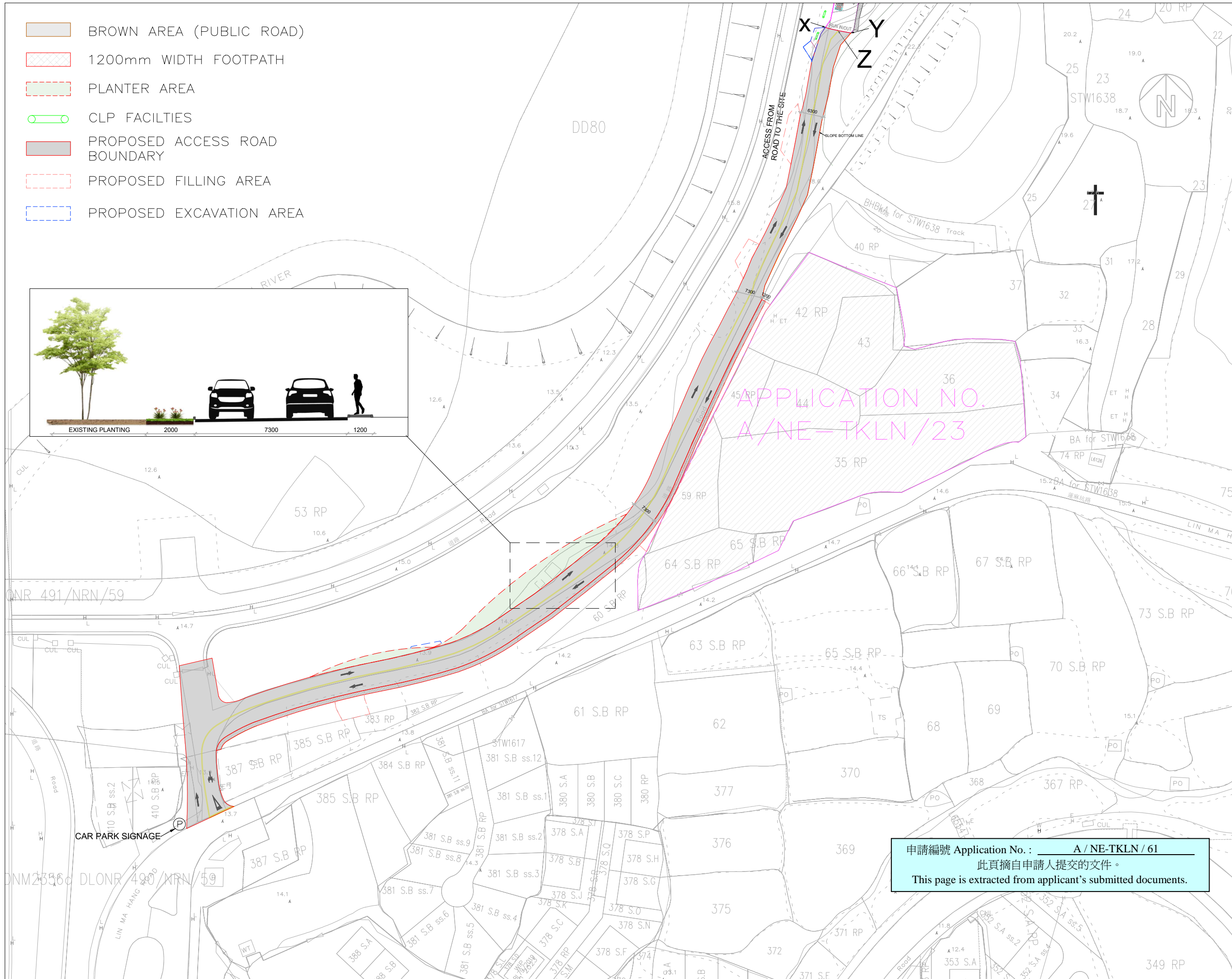
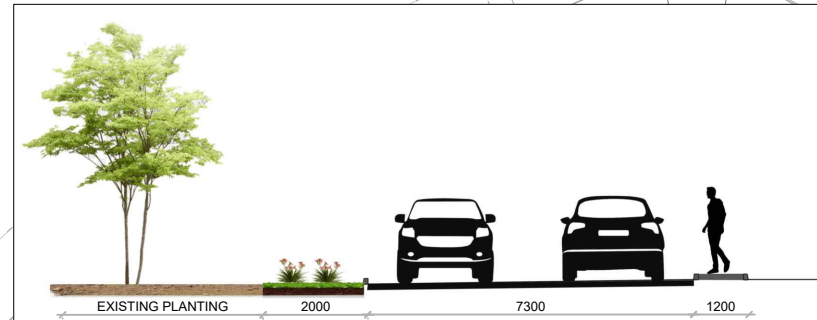
- ANCILLARY OFFICE
 ANCILLARY OFFICE: 6.1m(L)x2.44m(W)x3.2m(H)
- PORTABLE TOILET
 PORTABLE TOILET: 5m(L)x5m(W)x3.2m(H)



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CLIENT/EMPLOYER			
PROJECT CONSULTANT			
<div style="font-size: 2em; font-weight: bold; margin: 0;">LeC</div> <div style="font-size: 0.8em; margin: 0;">李樂顧問有限公司 Lee & Leung Consulting Limited</div>			
ARCHITECT			
QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.:			
FIGURE NO.: 6			
PROJECT NO.: 0027			
PROJECT TITLE:			
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND AN ACCESS ROAD WITH FILLING AND EXCAVATION OF LAND FOR A PERIOD OF FIVE YEARS IN "GREEN BELT" ZONE AND "RECREATION" ZONE IN LOTS 13, 14 RP AND 17 RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES			
DRAWING TITLE:			
PROPOSED LAYOUT PLAN SOUTH PORTION			
DRAWING NO.:	SCALE:		
BF-002	A1 1:500		
		REV:	
CHECKED	APPROVED	DATE:	
DI	RL		

-  BROWN AREA (PUBLIC ROAD)
-  1200mm WIDTH FOOTPATH
-  PLANTER AREA
-  CLP FACILITIES
-  PROPOSED ACCESS ROAD BOUNDARY
-  PROPOSED FILLING AREA
-  PROPOSED EXCAVATION AREA

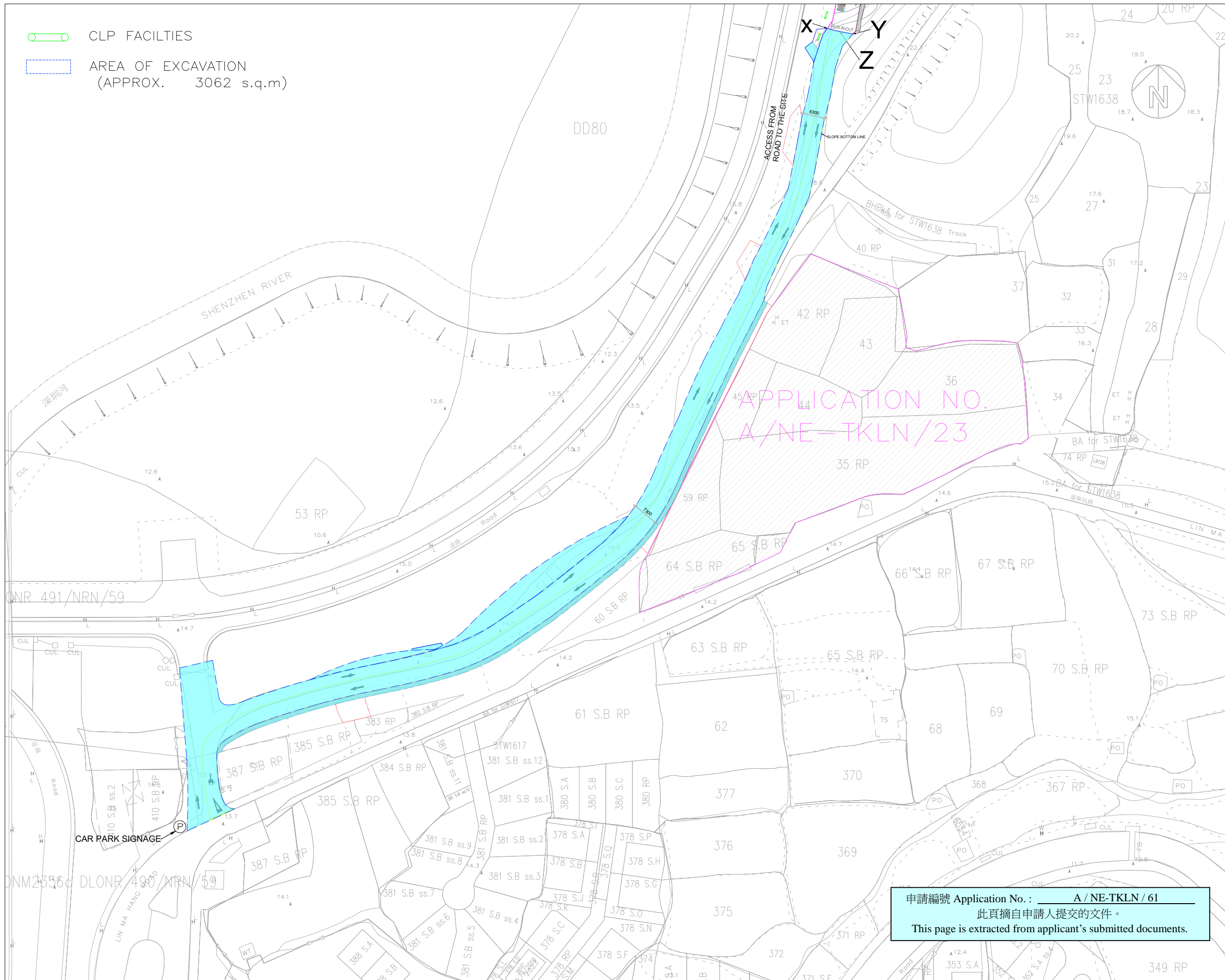


APPLICATION NO.
A/NE-TKLN/23


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PROJECT CONSULTANT			
 LEC 李樂顯有限公司 Lee & Leung Consulting Limited			
ARCHITECT			
QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.:			
FIGURE NO. 8			
PROJECT NO. 0027			
PROJECT TITLE:			
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND AN ACCESS ROAD WITH FILLING AND EXCAVATION OF LAND FOR A PERIOD OF FIVE YEARS IN "GREEN BELT" ZONE AND "RECREATION" ZONE IN LOTS 13, 14 RP AND 17 RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES			
DRAWING TITLE:			
PROPOSED ROAD PLAN			
DRAWING NO.:		SCALE:	
BF-001		A1 1:500	
CHECKED		APPROVED	
DI		RL	
		DATE:	

-  CLP FACILITIES
-  AREA OF EXCAVATION
(APPROX. 3062 s.q.m)



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QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.:			
FIGURE NO. 10			
PROJECT NO. 0027			
PROJECT TITLE:			
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND AN ACCESS ROAD WITH FILLING AND EXCAVATION OF LAND FOR A PERIOD OF FIVE YEARS IN "RECREATION" ZONE AND "RECREATION" ZONE IN LOTS 13, 14 RP AND 17 RP IN D.D. 80 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES			
DRAWING TITLE:			
LAND EXCAVATION PLAN			
DRAWING NO.:	SCALE:		
BF-005	A1 1:500		
		REV:	
CHECKED	APPROVED	DATE:	
DI	RL		

