

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKL/727**
關於申請編號 A/NE-TKL/727 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 15.8.2023
因應於 2023 年 8 月 15 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-TKL/727		
Location/address 位置/地址	Lots 518 RP, 519, 520, 521 RP and 522 RP (Part) in D.D. 77, Ping Che, New Territories 新界坪輦丈量約份第 77 約地段第 518 號餘段、第 519 號、第 520 號、第 521 號餘段及第 522 號餘段 (部分)		
Site area 地盤面積	About 約 3,464 sq. m 平方米		
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14		
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 Cold Storage with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land 擬議臨時冷藏庫及附屬設施 (為期 3 年) 和相關填土工程		
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 5,330	About 約 1.5
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	13	m 米
		-	mPD 米(主水平基準上)
		2	Storey(s) 層
Site coverage 上蓋面積	About 約 77 %		

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	3
	Private Car Parking Spaces 私家車車位	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車車位	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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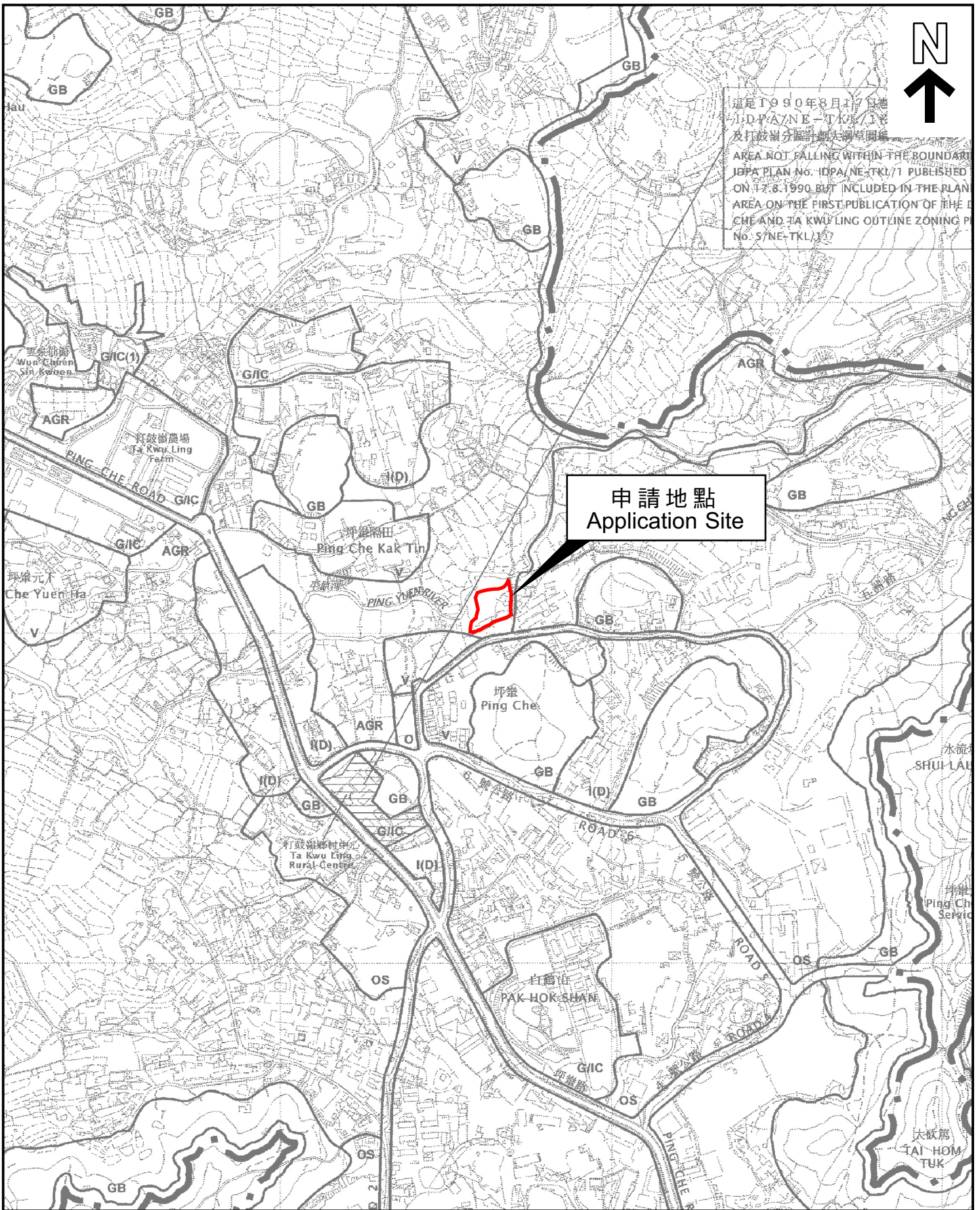
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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 checked="" 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>Response to Departmental Comments 回應部門的意見</u>		

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。

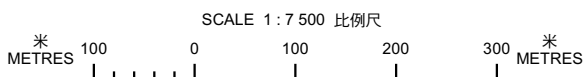


這是1990年8月17日地
 IDPA/NE-TKL/14
 及打鼓嶺分區計劃大綱草圖
 AREA NOT FALLING WITHIN THE BOUNDARY
 IDPA PLAN No. IDPA/NE-TKL/1 PUBLISHED
 ON 17.8.1990 BUT INCLUDED IN THE PLAN
 AREA ON THE FIRST PUBLICATION OF THE
 CHE AND TA KWU LING OUTLINE ZONING P
 No. S/NE-TKL/14

申請地點
 Application Site

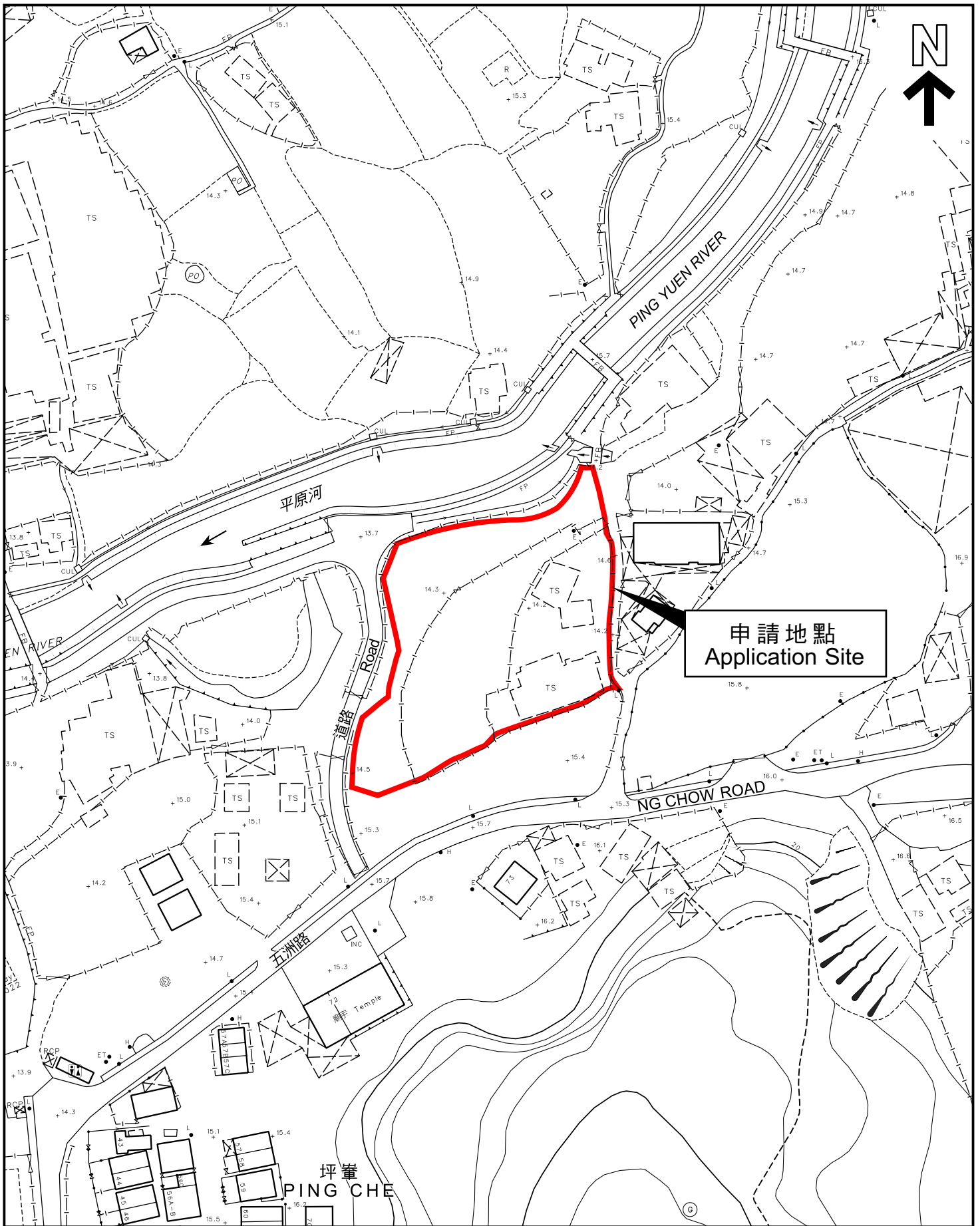
位置圖 LOCATION PLAN

本摘要圖於2023年8月23日擬備，
 所根據的資料為於2010年2月2日
 核准的分區計劃大綱編號S/NE-TKL/14
 EXTRACT PLAN PREPARED ON 23.8.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/NE-TKL/14 APPROVED ON 2.2.2010



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-TKL/727



平面圖 SITE PLAN

本摘要圖於2023年8月23日擬備，
 所根據的資料為測量圖編號
 3-NW-24A
 EXTRACT PLAN PREPARED ON 23.8.2023
 BASED ON SURVEY SHEET No.
 3-NW-24A

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參考編號
 REFERENCE No.
A/NE-TKL/727

申請編號 Application No. : A/NE-TKL/727

備註 Remarks

申請人回應運輸署及規劃署城市設計及園境組的意見，呈交一份樹木調查報告及經修訂的布局圖，以及就擬議交通管制措施及行人設施的提供/管理作出澄清。

The applicant responds to comments of Transport Department and Urban Design and Landscape Section of Planning Department, submits a tree survey report and revised site layout plan, and clarifies on the proposed traffic management/control measures and provision/management of pedestrian facilities.

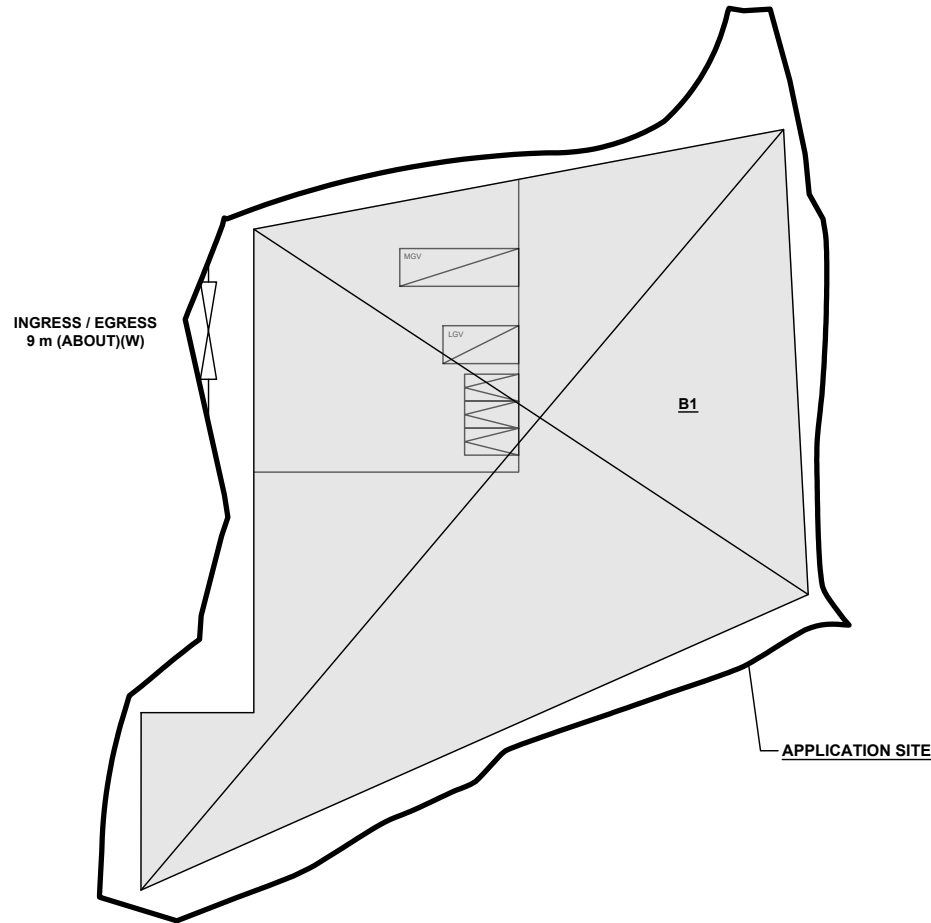
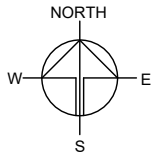
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,464 m ²	(ABOUT)
COVERED AREA	: 2,665 m ²	(ABOUT)
UNCOVERED AREA	: 799 m ²	(ABOUT)
PLOT RATIO	: 1.5	(ABOUT)
SITE COVERAGE	: 77 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 5,330 m ²	(ABOUT)
TOTAL GFA	: 5,330 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COLD STORE SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM, TRANSFORMER ROOM	2,665 m ² (ABOUT)	5,330 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		2,665 m² (ABOUT)	5,330 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

申請編號 Application No. : A / NE-TKL / 727
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (MGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY COLD STORAGE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 77, PING CHE, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	30.5.2023

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	002