

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKL/728**

關乎申請編號 A/NE-TKL/728 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 10.11.2023

因應於 2023 年 11 月 10 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/728		
Location/address 位置/地址	Lots 173 RP, 174, 175, 177, 178 S.A, 178 S.B and 178 S.C in D.D. 77 and Adjoining Government Land, Ping Che, New Territories 新界坪輦丈量約份第 77 約地段第 173 號餘段、第 174 號、第 175 號、第 177 號、第 178 號 A 分段、第 178 號 B 分段及第 178 號 C 分段及毗連政府土地		
Site area 地盤面積	About 約 4,434 sq. m 平方米 (Includes Government Land of about 包括政府土地約 205 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	"Industrial (Group D)" 「工業(丁類)」		
Applied use/ development 申請用途/發展	Proposed Temporary Concrete Batching Plant for a Period of 5 Years 擬議臨時混凝土配料廠 (為期 5 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 2,410	About 約 0.54
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	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 13	m 米
		-	mPD 米(主水平基準上)
		-	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 41 %	
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		18
	Private Car Parking Spaces 私家車車位		4
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		6
	Heavy Goods Vehicle Spaces 重型貨車車位		5
	Tankers 槽車		1

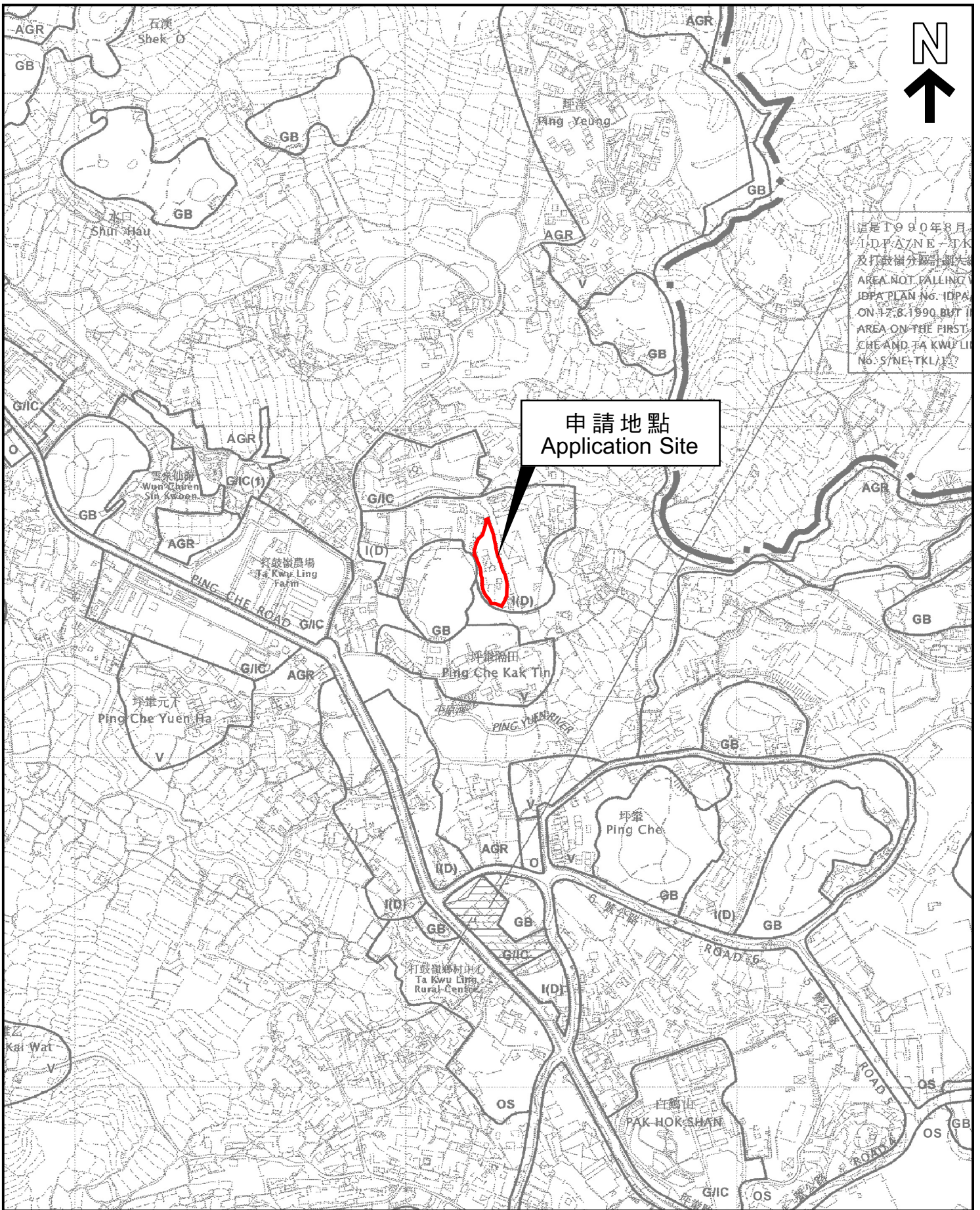
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>Concrete Production Plan 混凝土製作圖</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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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>Responses to Departmental and Public Comments 就部門及公眾意見作出回應</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。

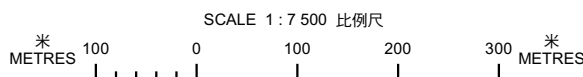


這是1990年8月
IDPA/NE-TKL
及打鼓嶺分區計劃大
AREA NOT FALLING
IDPA PLAN No. IDPA/
ON 17.8.1990 BUT I
AREA ON THE FIRST
CHE AND TA KWU LI
No. S/NE-TKL/14

申請地點
Application Site

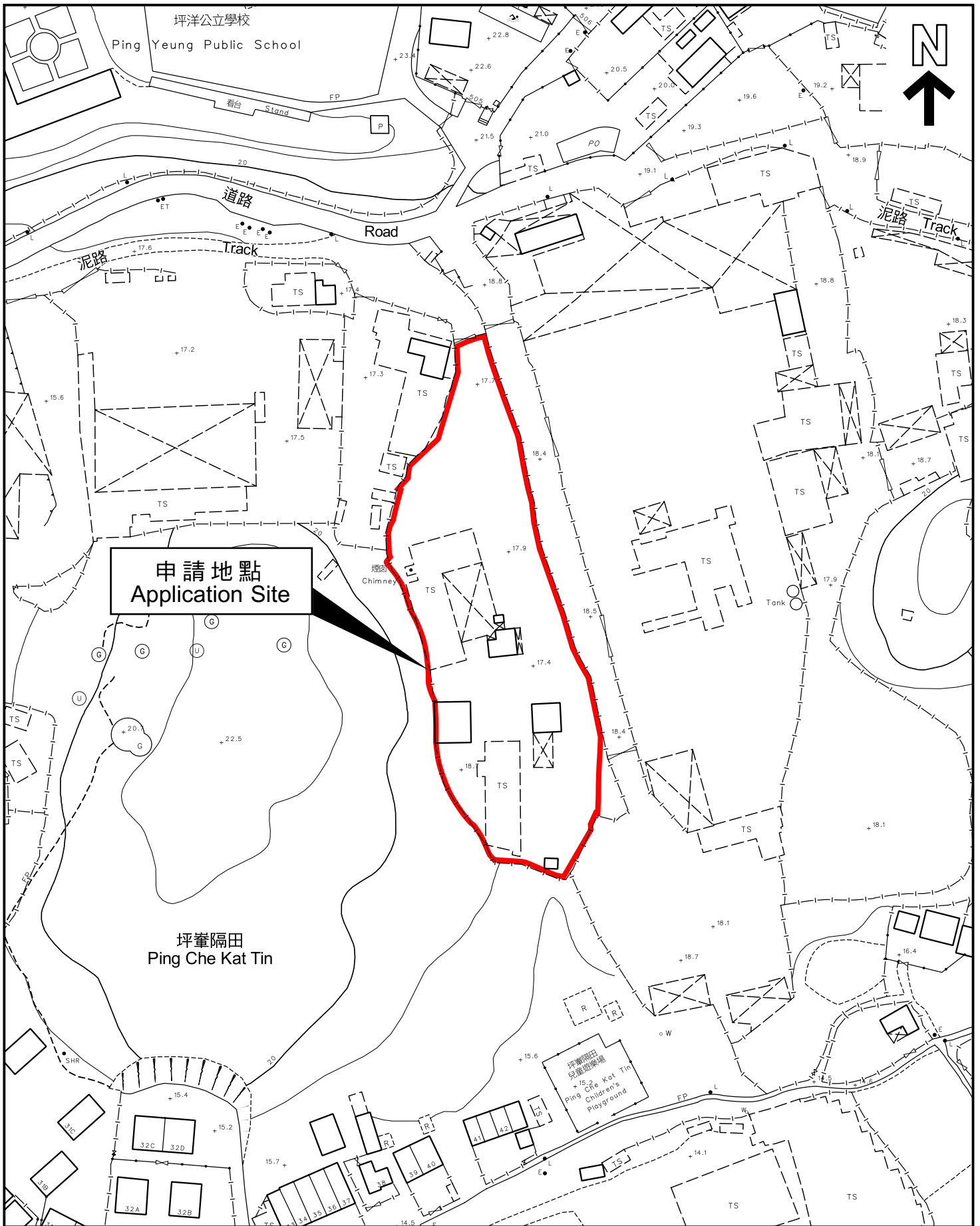
本摘要圖於2023年10月3日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 3.10.2023
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKL/14 APPROVED ON 2.2.2010

位置圖 LOCATION PLAN



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/728



本摘要圖於2023年10月3日擬備，
所根據的資料為測量圖編號
3-NW-19C及24A
EXTRACT PLAN PREPARED ON 3.10.2023
BASED ON SURVEY SHEETS No.
3-NW-19C & 24A

平面圖 SITE PLAN

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/728

申請編號 Application No. : A/NE-TKL/728

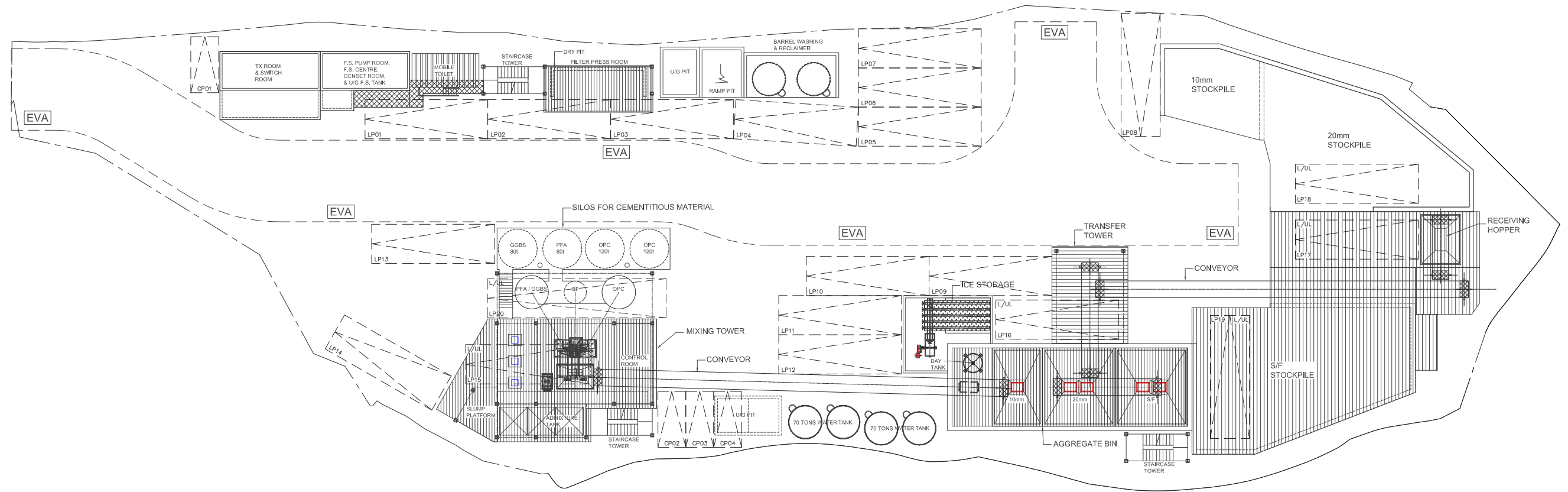
備註 Remarks

申請人提交進一步資料，就收到的部門及公眾意見作出回應，並提交經修訂的環境評估及交通影響評估及平面圖。

The applicant provides further information in responses to departmental and public comments together with revised environmental assessment and traffic impact assessment and layout plan.

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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GENERAL LAYOUT PLAN
SCALE N.T.S.

CARPARK PROVISION

- 14 NOS. HEAVY GOODS VEHICLE PARKING SPACE (11m x 3.5m) (LP01~LP14)
- 5 NOS. LOADING/UNLOADING BAYS (11m x 3.5m) (LP15~LP19)
- 1 NO. TANKER LOADING/UNLOADING BAYS (16m x 3.5m) (LP20)
- 4 NOS. PRIVATE CAR PARKING SPACES (5m x 2.5m) (CP01~CP04)

申請編號 Application No. : A / NE-TKL / 728
 此頁摘自申請人提交的文件。
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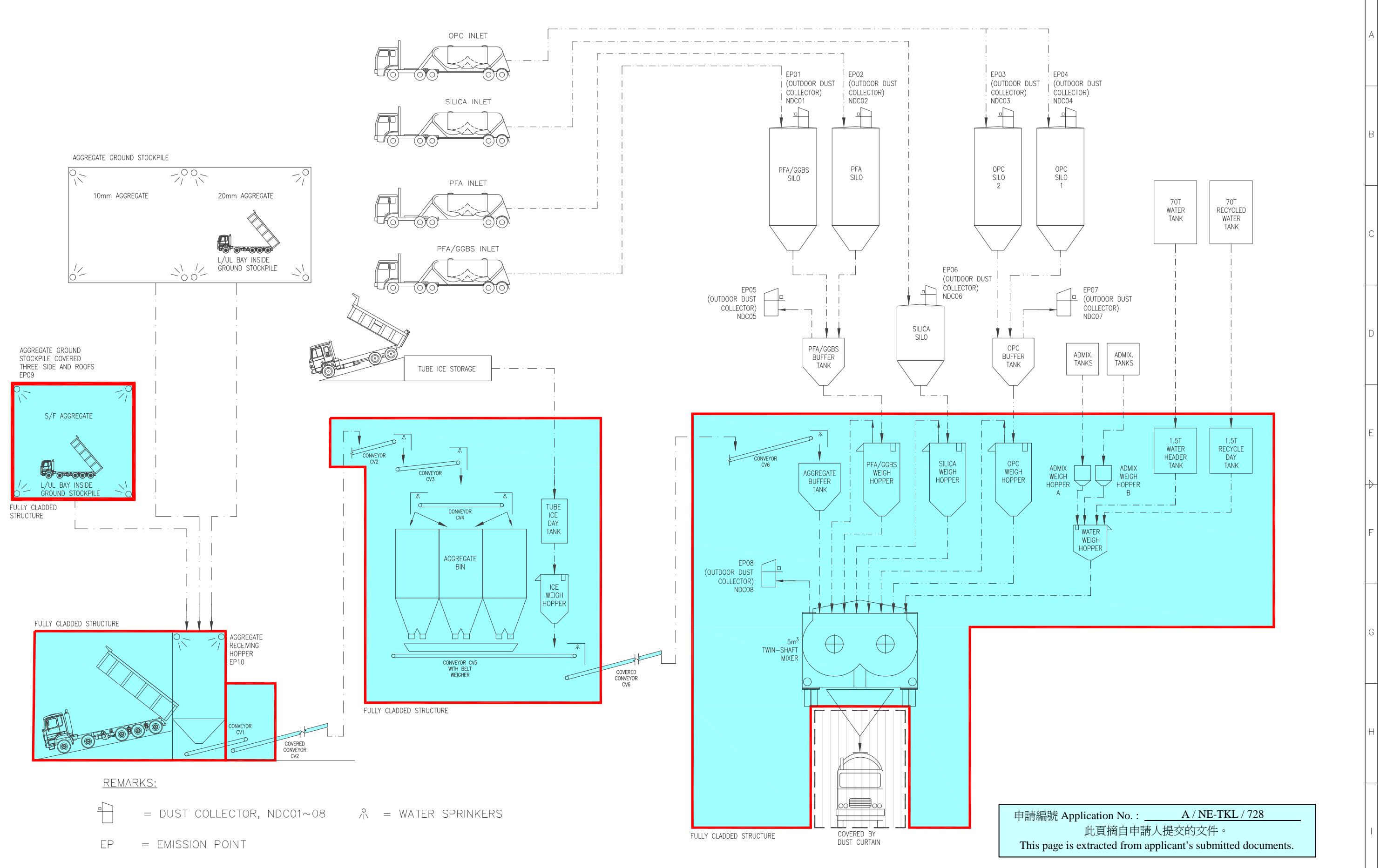
REV.	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED
					G	REVISED CARPARK LAYOUT	LL	14/07/2023	EL
					F	ADD NORTH MARK	LL	15/03/2023	EL
					E	AMENDED LAYOUT OF CAR PARK PROVISION	LL	13/02/2023	EL
					D	REVISED LAYOUT OF CAR PARK	LL	1/02/2023	EL
					C	LAYOUT PLAN (ONE PRODUCTION LINE)	LL	19/01/2023	EL
					B	PRELIMINARY LAYOUT PLAN (ONE PRODUCTION LINE)	LL	7/01/2023	EL
					A	PRELIMINARY LAYOUT PLAN	LL	6/12/2022	EL
H	ADD L/UL BAY AT GROUND STOCKPILE	LL	14/10/2023	EL					

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TITLE		PRECISE LEADER LIMITED	
PROPOSED CONCRETE BATCHING PLANT		AT PING CHE, D.D.77	
INDICATIVE LAYOUT PLAN			
SCALE	DRAWING NO.	JOB NO.	REV.
AS SHOWN (A3)	CBP-2022-HCPC-GP-001	11500	H



REMARKS:

- = DUST COLLECTOR, NDC01~08
- = WATER SPRINKERS
- EP = EMISSION POINT

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NOTES:

DESIGNED	LL			
CHECKED	EL			
APPROVED	EL			
DATE	18-03-2023			
REV	DESCRIPTION	BY	DATE	APPROVED
C	ADD L/UL BAY AT STOCKPILE	LL	14/10/2023	EL
B	REVISED AS PER COMMENT	LL	24/03/2023	EL
A	PRELIMINARY DRAWING	LL	18/03/2023	EL

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 Tel: (852) 2770 1387 Fax: (852) 2780 0706

PRECISE LEADER LIMITED			
PROPOSED CONCRETE BATCHING PLANT AT PING CHE, D.D.77			
SCHEMATIC DIAGRAM OF CONCRETE PRODUCTION			
SCALE	DRAWING NO.	JOB NO.	REV.
AS SHOWN (A3)	CBP-2022-HCPC-EP-002	11500	C