

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKLN/141**
关于申请编号 A/NE-TKLN/141 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/NE-TKLN/141		
Location/address 位置／地址	Various Lots in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North 打鼓岭北莲麻坑路丈量约份第 78 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 24,446 sq. m 平方米 (Includes Government Land of about 包括政府土地约 4,150 sq. m 平方米)		
Plan 图则	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓岭北分区计划大纲核准图编号 S/NE-TKLN/2		
Zoning 地带	"Recreation" 「康乐」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Proposed Temporary Shop and Services, Vehicle Repair Workshop, Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years 拟议临时商店及服务行业、汽车修理工场、货仓（危险品仓库除外）及露天存放汽车连附属设施（为期 3 年）		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 16,734	About 约 0.68
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	15	m 米
		-	mPD 米(主水平基准上)
		2	Storey(s) 层
Site coverage 上盖面积	About 约 34 %		

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	18
	Private Car Parking Spaces 私家车车位	10
	Shared Spaces for Light Goods Vehicle and Light Bus 轻型货车及小型巴士共用车位	4
	Shared Spaces for Heavy Goods Vehicle and Coach 重型货车及旅游车共用车位	4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	2
	Light Goods Vehicle Spaces 轻型货车车位	1
	Container Vehicle Spaces 货柜车车位	1

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Location Plan 位置图</u>		
<u>Extract of OZP 大纲核准图摘录</u>		
<u>Land Status Plan 土地类别图</u>		
<u>Plan of TPB PG No. 13G and the application site 显示城规会规划指引编号 13G 分类及申请地盘图</u>		
<u>Swept Path Analysis 车辆路径分析</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☒
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Fire Service Installations Proposals 消防设施建议</u>		
<u>Accepted Traffic Management Measures under the Previous Application 先前获批申请下已获接纳的交通管理措施</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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本摘要圖於2026年8月14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 14.8.2026
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKLN/2 APPROVED ON 3.5.2016

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

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/141

