

**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

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. 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 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	About 約 41 %		

上蓋面積		
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	13
	Private Car Parking Spaces 私家車車位	3
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	Heavy Goods Vehicle Spaces 重型貨車車位 Tankers 槽車	3 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。

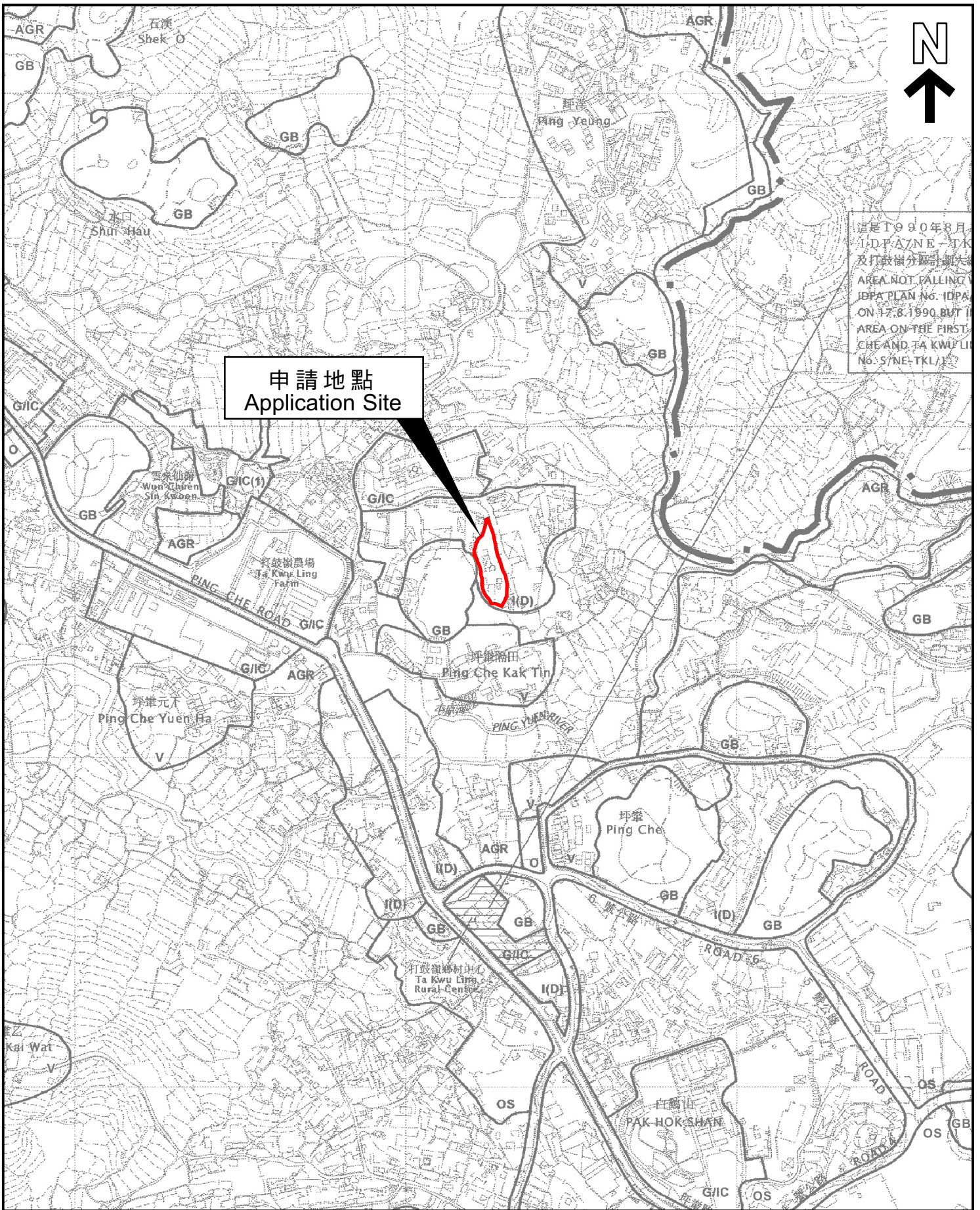
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 checked="" 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>Extract of the 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 撮要圖; Location Plan 位置圖; Site and Surrounding Context 申請地點及周圍狀況; Major Ongoing/Planned Developments in Northern New Territories 新界主要進行中或已規劃發展; Similar Applications in the Vicinity of the Application Site 申請地點附近的類近申請; Landholding Plan 土權圖; Schematic Diagram of Concrete Production 混凝土生產過程圖</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 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 type="checkbox"/>
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-1/14
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

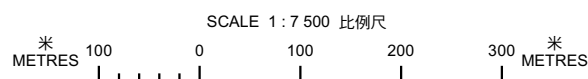
申請地點
Application Site

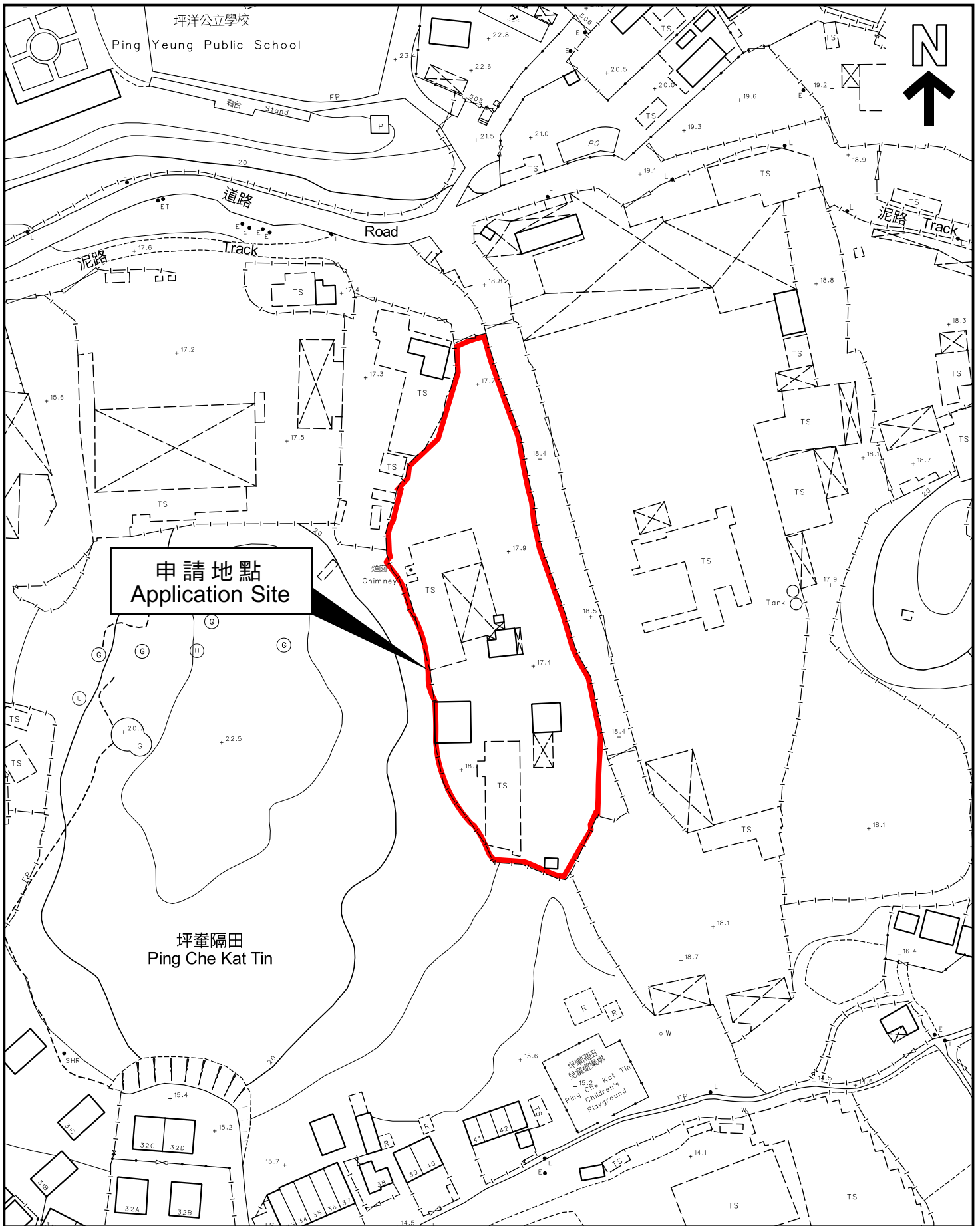
位置圖 LOCATION PLAN

本摘要圖於2023年5月12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 12.5.2023
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/728





平面圖 SITE PLAN

本摘要圖於2023年5月12日擬備，
所根據的資料為測量圖編號
3-NW-19C及24A
EXTRACT PLAN PREPARED ON 12.5.2023
BASED ON SURVEY SHEETS No.
3-NW-19C & 24A

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

EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed temporary concrete batching plant (CBP) for a period of 5 years in "Industrial (Group D)" ("I(D)") zone on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan ("OZP") No. S/NE-TKL/14 at Lot Nos. 173 RP, 174, 175, 177, 178A, 178B and 178C and adjoining Government land in D.D. 77, Ping Che, New Territories (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

INDICATIVE DEVELOPMENT PROPOSAL

With a total site area of about 4,434m², the proposed CBP will be developed with a proposed total plot ratio of 0.54, i.e. the total gross floor area will be about 2,410m². The site coverage will be not more than 41%. Building height will be not more than 13m. These development parameters have complied with the restrictions as stipulated on OZP.

PLANNING JUSTIFICATIONS

Major justifications in support of this planning application are listed as follows:

- Meeting increasing demand for concrete;
- The Application Site is easily connected with major transportation links;
- Compatible with the surrounding context;
- In line with the planning intention of "I(D)" zone;
- Similar applications have been approved;
- Long term planning for NTN will not be pre-empted;
- Environmental nuisances are minimised; and
- No adverse technical impacts are anticipated.

In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the planning application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現根據城市規劃條例第 16 條(第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請(下稱「本申請」)，擬議於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 屬「工業(丁類)」地帶、位於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 A 號、第 178 B 號及第 178 C 號及毗連政府土地的申請地盤上(下稱「申請地盤」)，作臨時混凝土配料廠(為期五年)(下稱「擬議發展」)。

發展計劃概覽

申請地盤的總面積約為 4,434 平方米，擬議發展的總地積比率為 0.54，總建築樓面面積為 2,410 平方米，上蓋面積為不多於 41%。擬議發展的建築物高度不會超過 13 米。擬議發展的發展參數符合分區計劃大綱圖上的發展限制。

規劃理據

以下為支持是次規劃申請的主要理據：

- 滿足對混凝土日漸增長的需求；
- 申請地盤與主要交通網絡連結；
- 擬議發展與周邊環境相容；
- 擬議發展符合「工業(丁類)」地帶的規劃意向；
- 類近申請已獲批；
- 擬議發展不會影響新界北的長遠規劃；
- 擬議發展對環境的影響會被減到最少；及
- 預計在技術層面不會有負面影響。

基於以上發展理據，現懇請城規會接納是次規劃申請。

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Junction of Ping Yuen Road and the unnamed access road



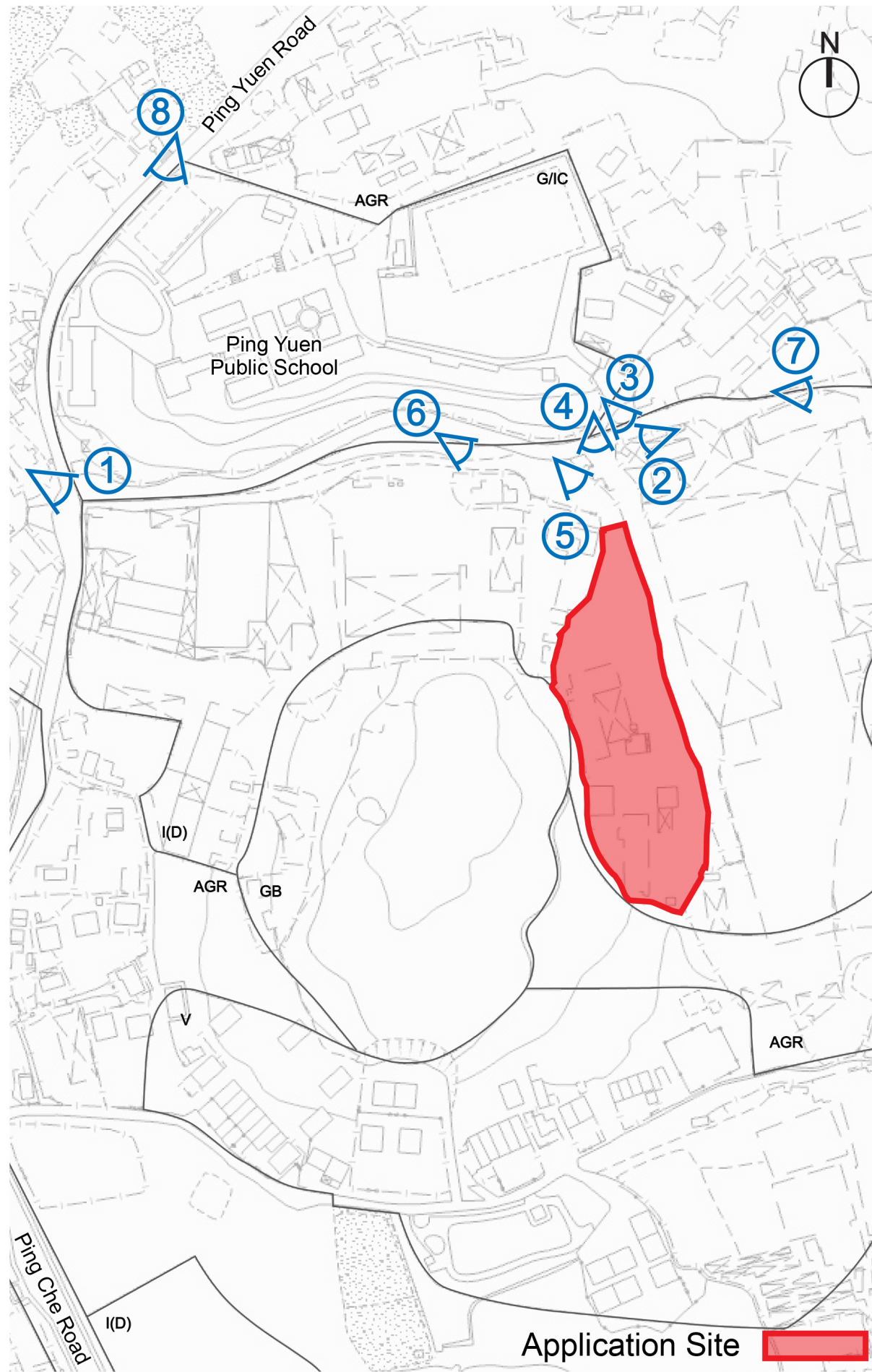
The unnamed access road



Temporary concrete batching plant approved under application no. A/NE-TKL/681



The Application Site (to the right of the access road)



Entrance of the Application Site



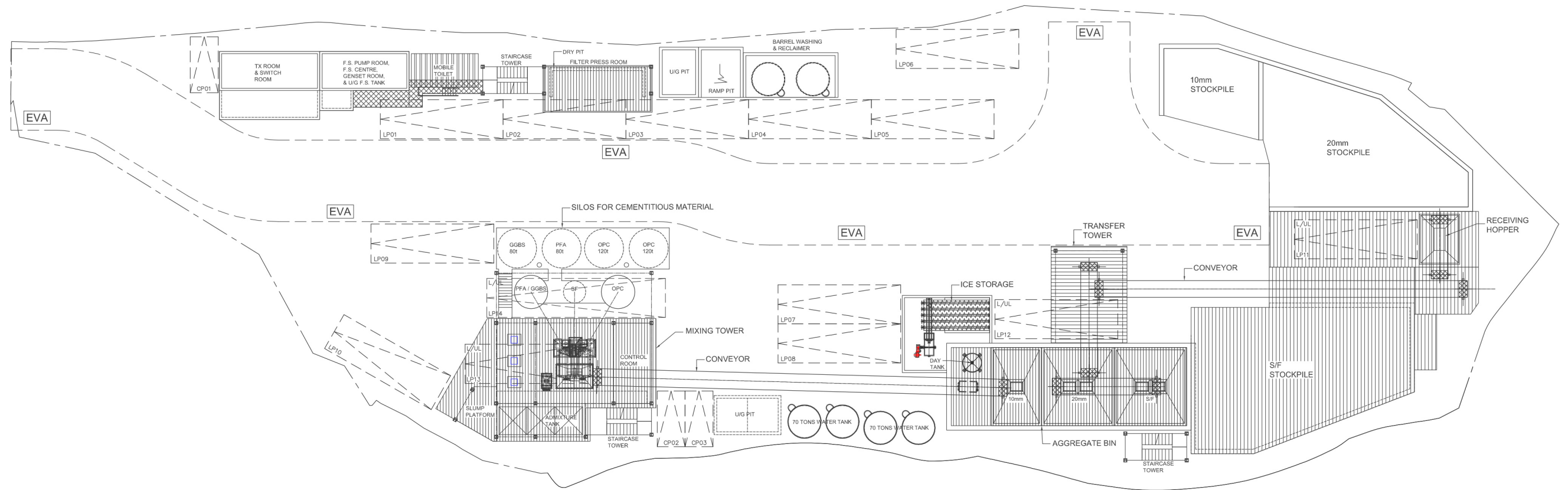
Existing workshops to the west of the Application Site



Existing workshops to the northeast of the Application Site



Vacant Ping Yuen Public School to the northwest of the Application Site

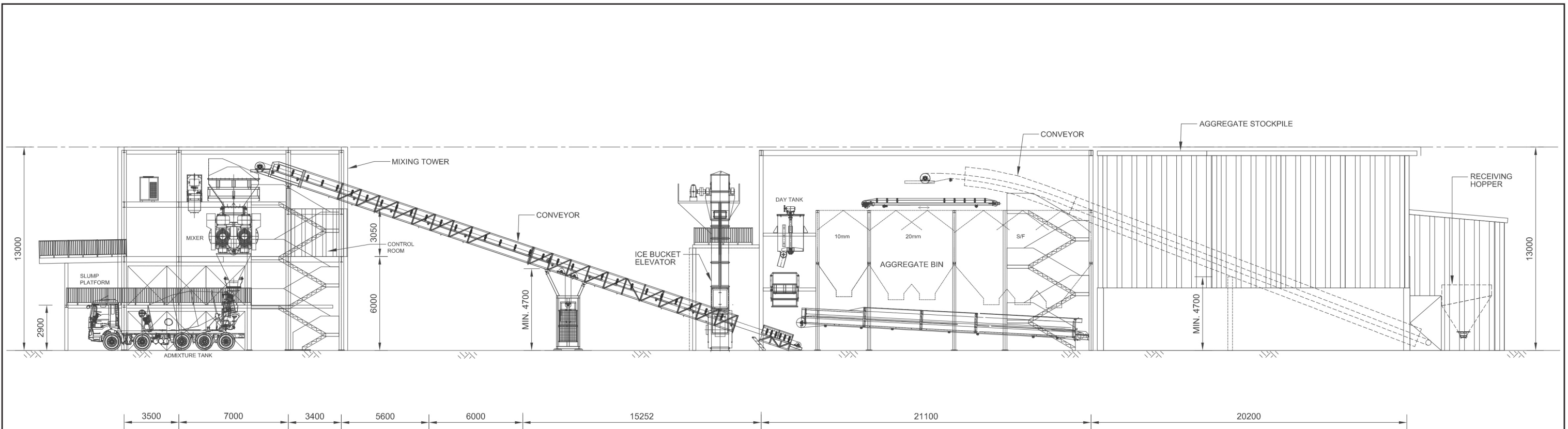


CARPARK PROVISION

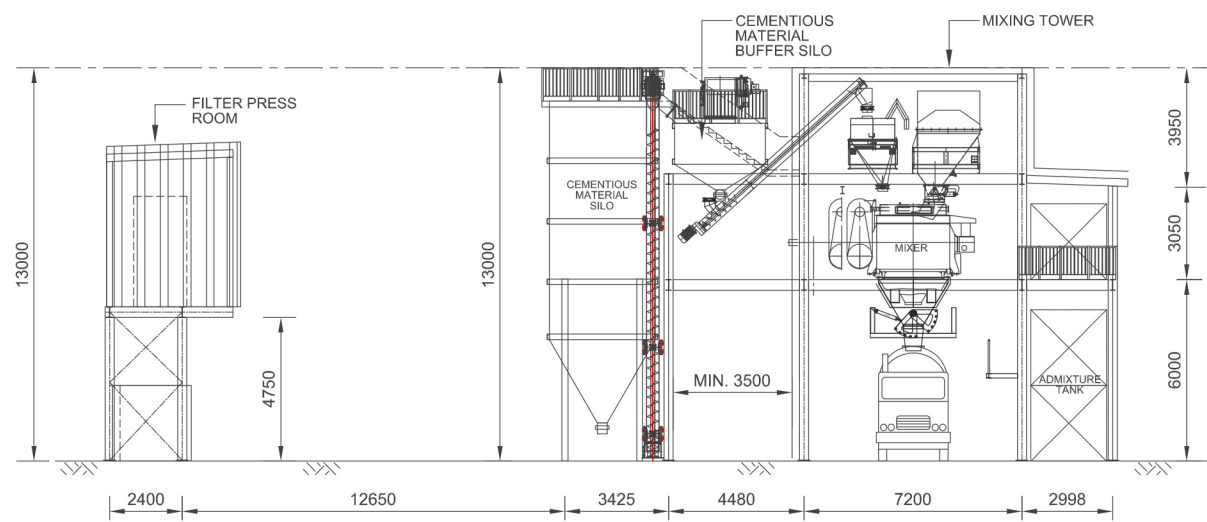
- 10 NOS. HEAVY GOODS VEHICLE PARKING SPACE (11m x 3.5m) (LP01~LP10)
- 3 NOS. LOADING/UNLOADING BAYS (11m x 3.5m) (LP11~LP13)
- 1 NO. TANKER LOADING/UNLOADING BAYS (16m x 3.5m) (LP14)
- 3 NOS. PRIVATE CAR PARKING SPACES (5m x 2.5m) (CP01~CP03)

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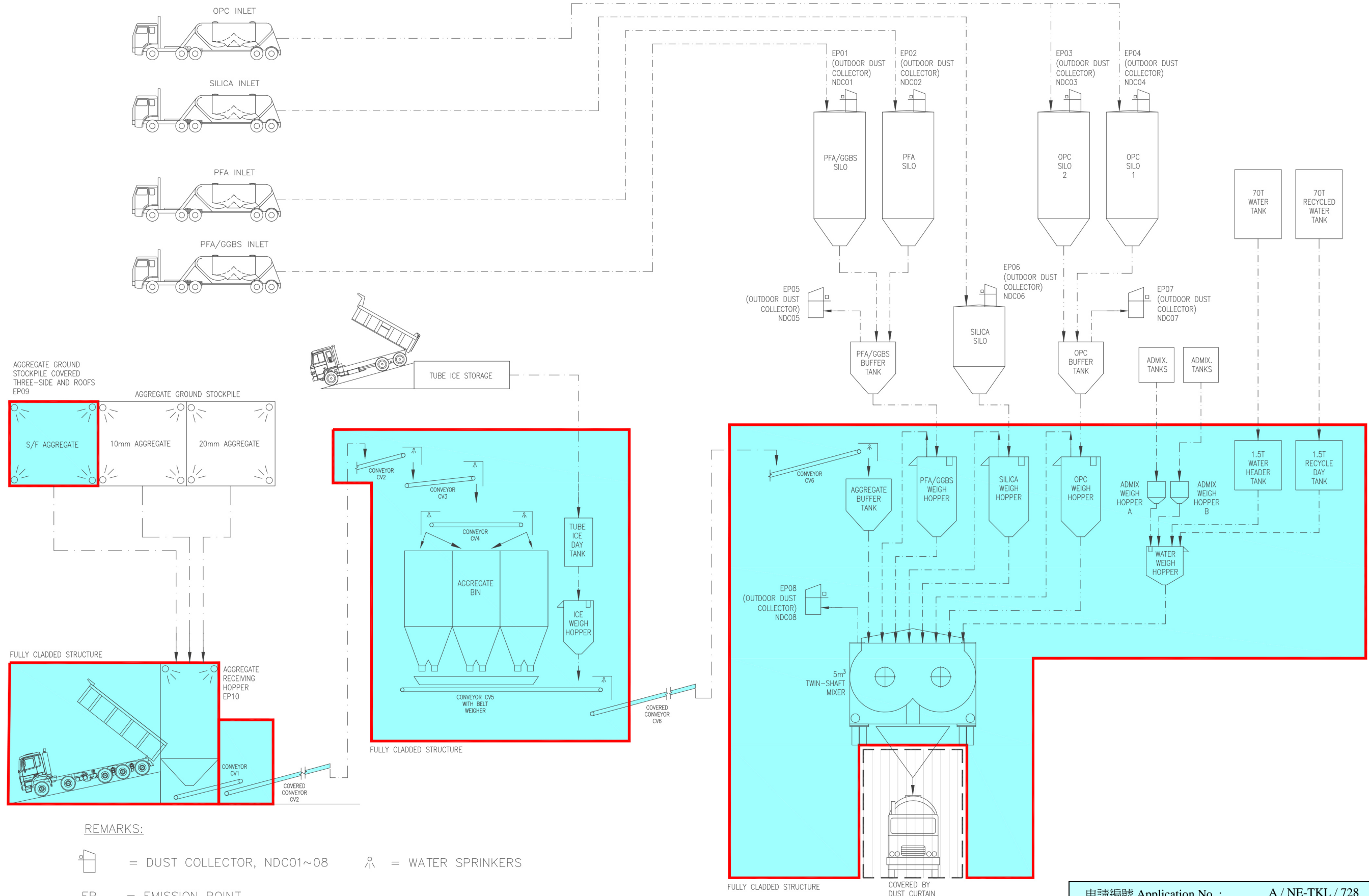
WEST ELEVATION



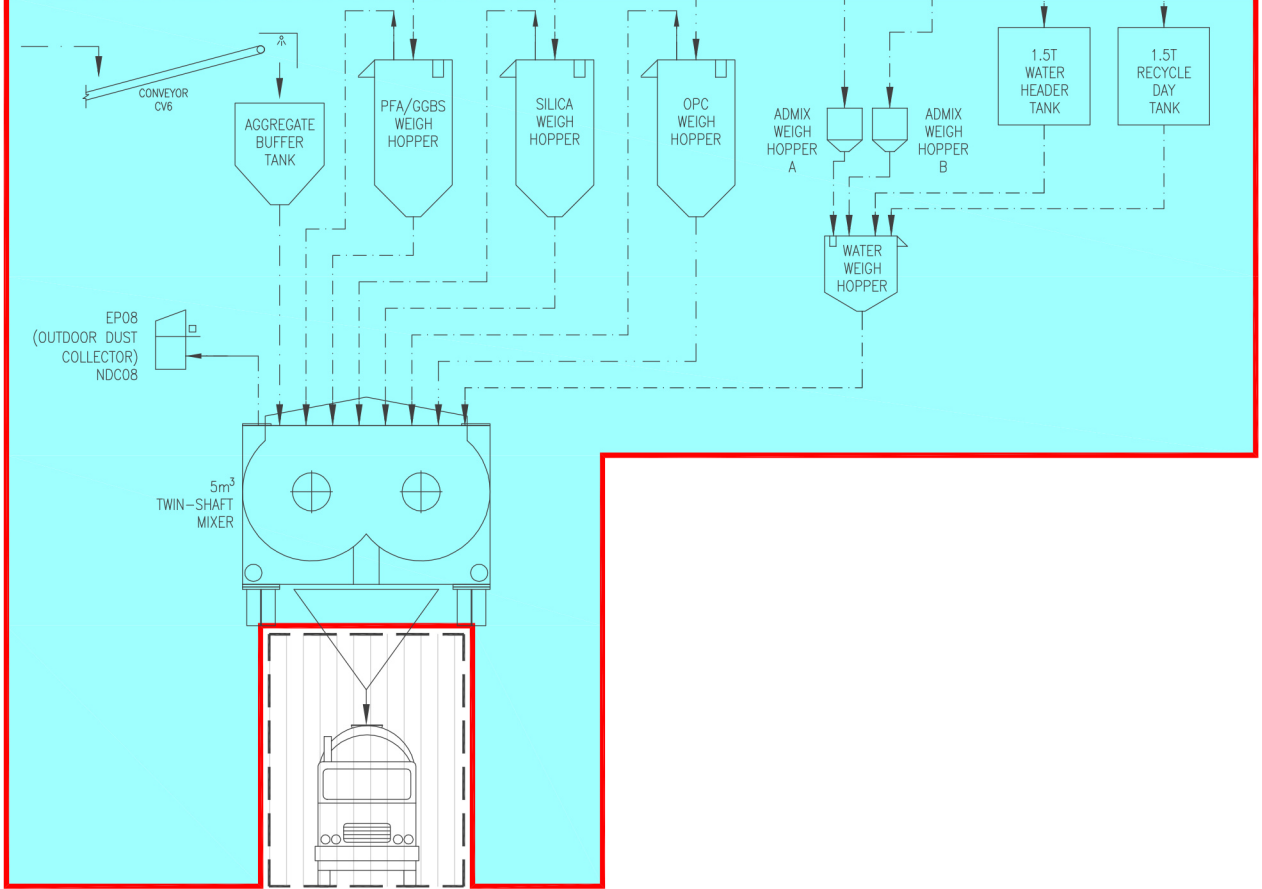
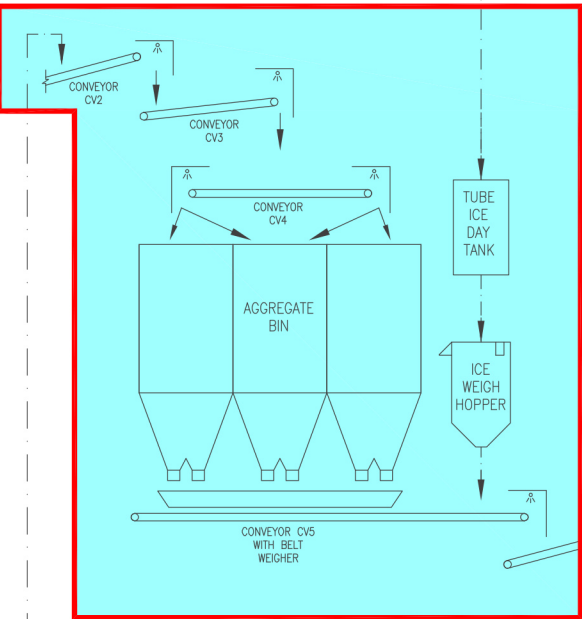
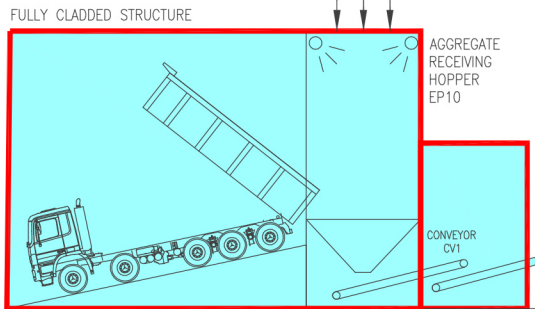
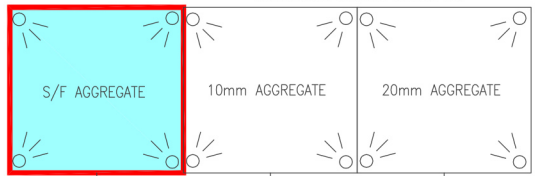
NORTH ELEVATION

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AGGREGATE GROUND STOCKPILE COVERED THREE-SIDE AND ROOFS EP09



REMARKS:

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

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