

**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

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。

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 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>Location Plan 位置圖; Site Plan 平面圖; Aerial Photo 航攝照片; Land Filling Plan 填土圖; Land Excavation Plan 挖土圖</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 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 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.

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深圳市
SHENZHEN SHI

申請地點
Application Site



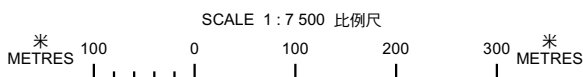
位置圖 LOCATION PLAN

本摘要圖於2023年7月11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 11.7.2023
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKLN/2 APPROVED ON 3.5.2016

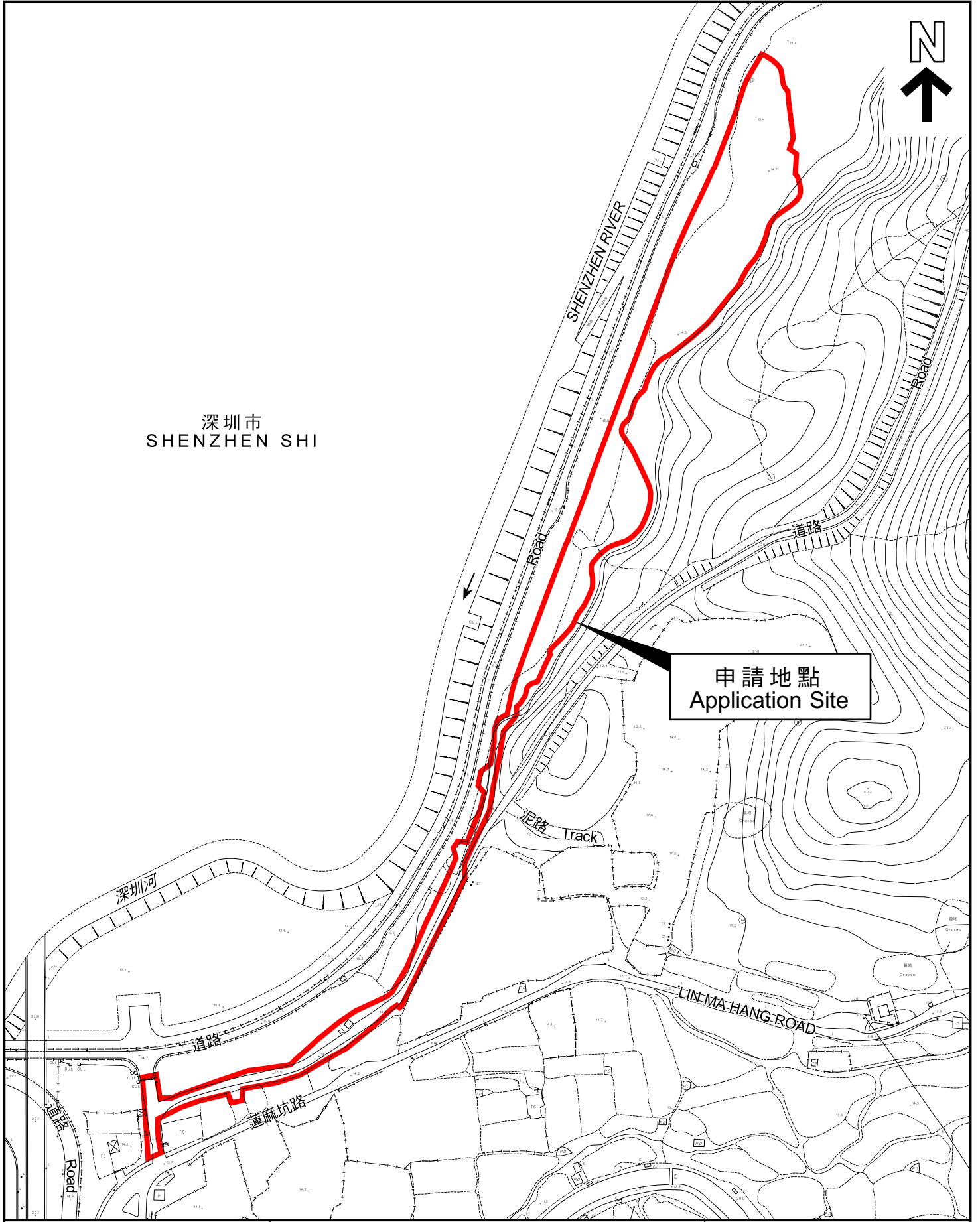
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/NE-TKLN/61



深圳市
SHENZHEN SHI



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年7月11日擬備，
所根據的資料為測量圖編號
3-NW-8B及8D
EXTRACT PLAN PREPARED ON 11.7.2023
BASED ON SURVEY SHEETS No.
3-NW-8B & 8D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
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參考編號
REFERENCE No.
A/NE-TKLN/61

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差異時，應以英文原文為準。)

申請人為新界北打鼓嶺丈量約份第 80 約地段第13號、14 號餘段及17 號餘段的唯一「現行土地擁有人」，現尋求城市規劃委員會（下稱城規會）的批准，擬議於上述地點及毗鄰政府土地申請五年臨時許可作公眾停車場(貨櫃車除外)及行車通道並進行填土和挖土。

根據打鼓嶺北分區計劃大綱核准圖編號S/NE-TKLN/2（下稱大綱核准圖），申請地點劃作「綠化地帶」和「康樂」地帶，其中擬議的公眾停車場(貨櫃車除外)位於「綠化地帶」，而擬議的行車通道位於「綠化地帶」和「康樂」地帶。擬議的「公眾停車場(貨櫃車除外)」為第二欄用途，需要獲准城規會的規劃許可。擬議的行車通道因需進行填土和挖土，亦需要獲准城規會的規劃許可。擬議的發展用途均無發展限制。

為舒緩香園圍邊境管制站停車場車位不足的問題，申請人打算提供戶外停車場，以滿足本地員工及訪客的需求。雖然擬議的開發不符合「綠化帶」和「康樂」的規劃意圖，但考慮到擬議發展項目的規模能為邊境管制站員工、當地村民及訪客提供服務，臨時批准三年的申請規模不會影響該地區的長期規劃意圖。

以遵守現行的城市規劃規例，申請人擬將場地發展成一個可提供336個車位的室外停車場和1個穿梭巴士的上落客處，附以2個小型單層結構的設施用作附屬辦公室及流動洗手間，均為非住宅性質。擬議的發展項目與附近的私人停車場項目具有相稱的發展規模。擬議的發展項目及其佈局能在功能上和視覺上與附近建築物和諧融合。

申請人清楚地得悉，如果獲得規劃許可，則必須向地政總署申請臨時豁免書，以實現擬議的發展和通路。

在各種規劃的考慮而言，本發展計劃有充份理據獲得支持。鑑於上述理由，申請人謹請城規會批准本主題申請。

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Executive Summary

The Applicant, the sole "current land owner" of Lots 13, 14 RP and 17 RP in D.D. 80, Ta Kwu Ling, North New Territories, now seeks town planning permission from the Town Planning Board (TPB) for a proposed temporary public vehicle park (excluding container vehicle) and an access road with filling and excavation of land on a temporary basis of 5 years at the aforementioned site and adjoining government land.

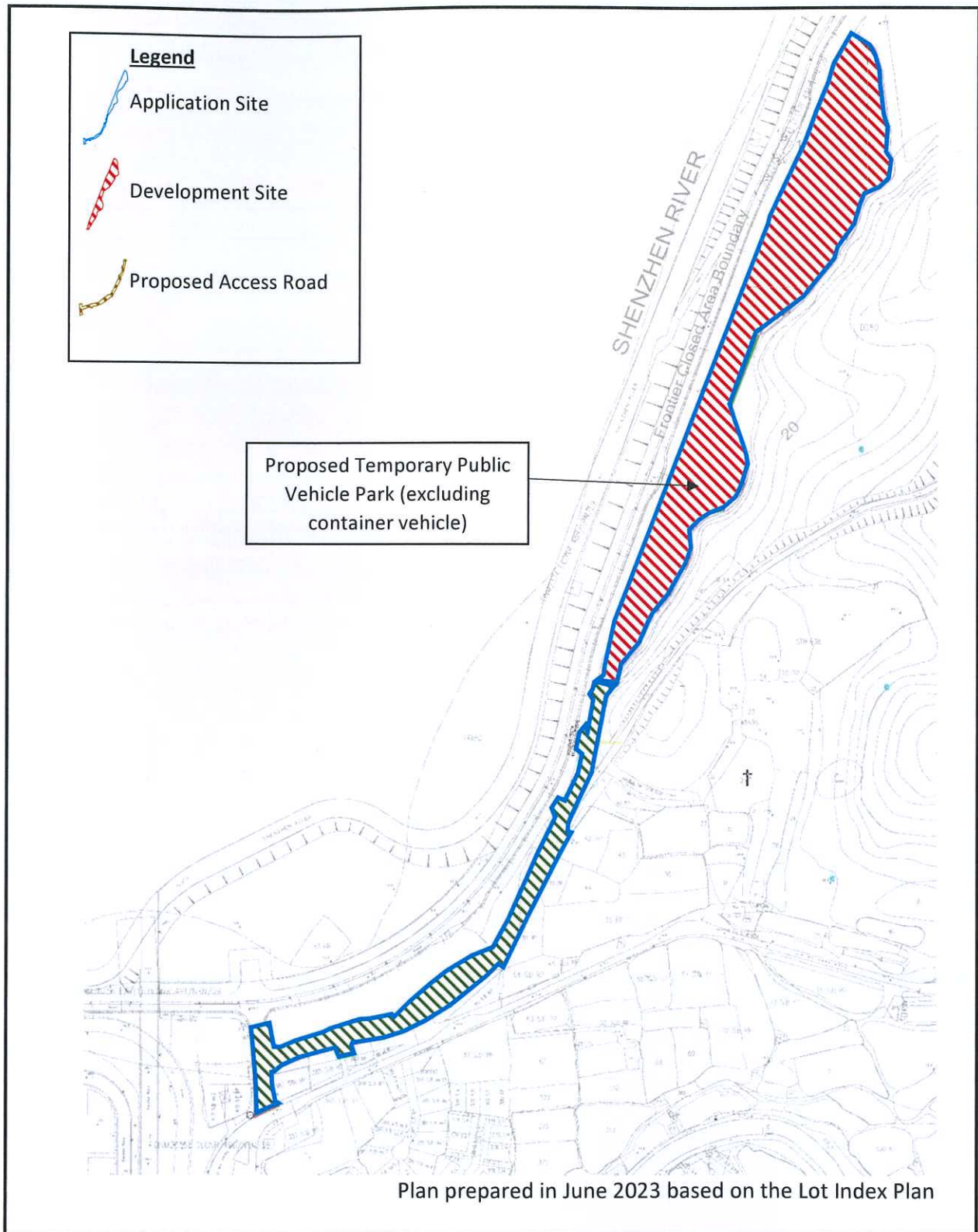
According to the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (the OZP), the Site is zoned as "Green Belt" ("GB") and "Recreation" ("REC"), of which the proposed public vehicle park (excluding container vehicle) is located in "GB" and the proposed access road is located in "GB" and "REC" zones. The proposed "Public Vehicle Park (excluding container vehicle)" is a Column 2 use that requires planning permission from the TPB. The planning permission from the TPB is also required for the proposed access road with filling and excavation of land. There is no development restriction on the proposed development.


Driven by the insufficient of car parking facilities for the Heung Yuen Wai Boundary Control Point (HYWBCP), the Applicant intends to provide an outdoor car park to serve the local staff and visitors. While the proposed development was not in line with the planning intentions of the "GB" and "REC", given the scale of the applied use to serve the staff at the HYWBCP, as well as the local villagers and visitors, approval of the application on a temporary basis for 5 years would not frustrate the long-term planning intention of the area.

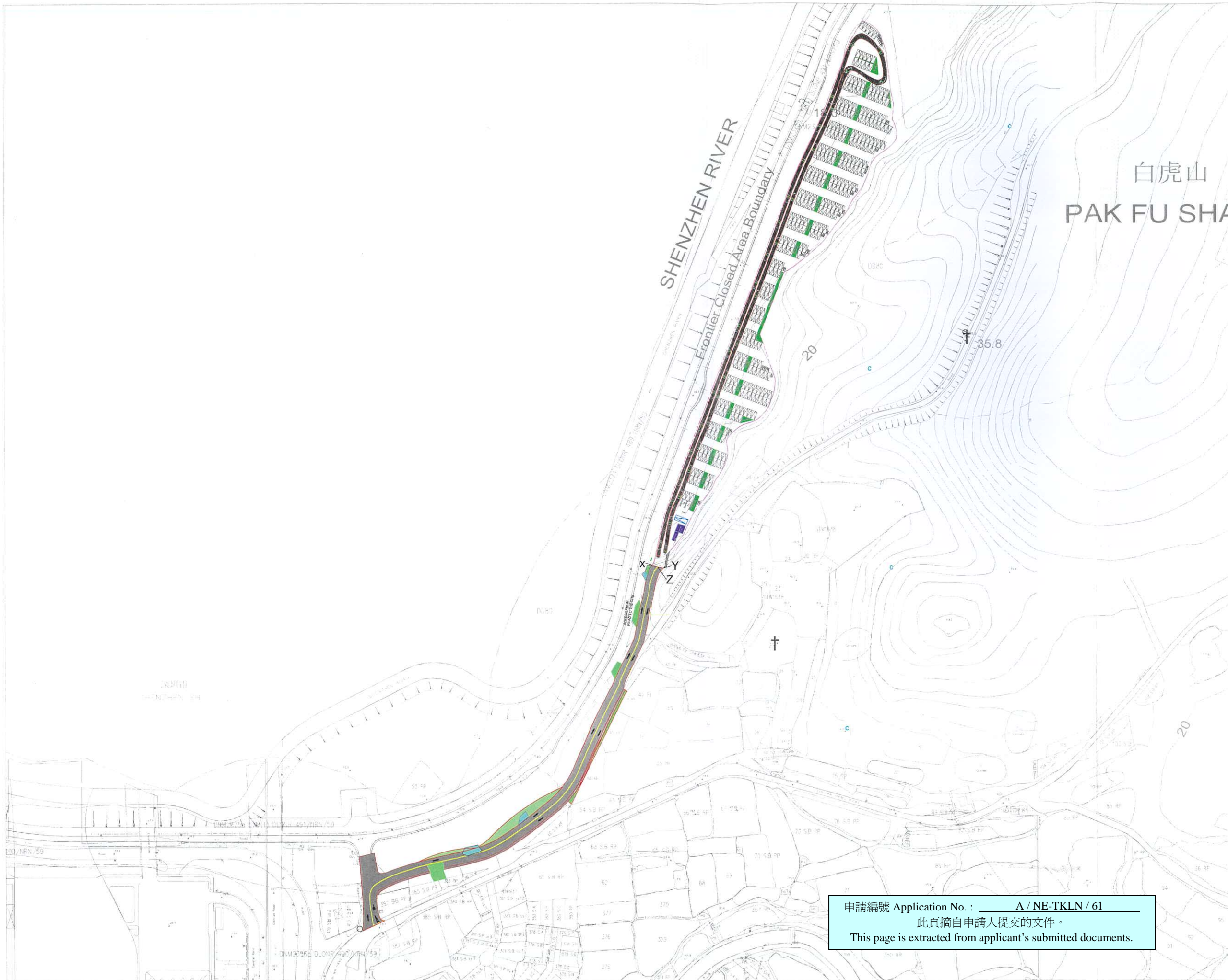
In due compliance with the prevailing town planning regulations, the Applicant proposes to develop the Site into an outdoor car park with a total of 336 car parking spaces, 1 loading/ unloading space for shuttle bus and 2 small single-storey structures for ancillary office and portable toilet which are of non-domestic nature. The proposed development is at a compatible development scale with its nearby car parking facilities. The proposed development and its layout of the proposed development should blend in harmoniously with its vicinity functionally and visually.

The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department for a temporary waiver to effect the proposed development and the access road.

The Proposed Development is fully justified in terms of planning considerations. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.



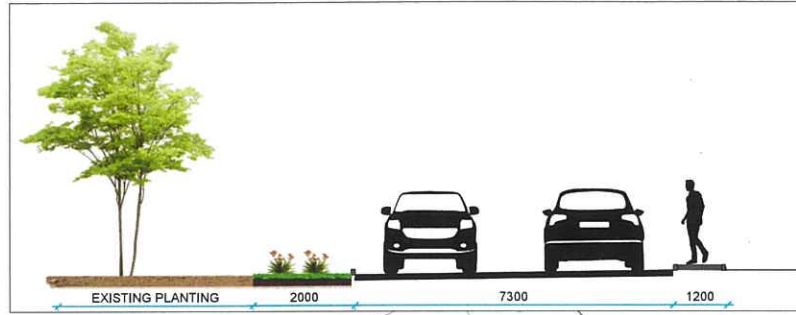
	<u>Figure Title</u>	<u>Location</u>	<u>Prepared by</u>
Figure 2	Application Site and Development Site	Lots 13, 14 RP and 17 RP, North New Territories	 DeSPACE (International) Limited



申請編號 Application No. : A / NE-TKLN / 61
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NO.	DATE	DESCRIPTION	INITIAL
CLIENT EMPLOYER			
PROJECT CONSULTANT			
<h1>LeC</h1> <p>李梁顧問有限公司 Lee & Leung Consulting Limited</p>			
ARCHITECT			
QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.			
FILE NO.			
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 MASTER LAYOUT PLAN			
DRAWING NO.		SCALE	
BF-004		A1 (1:1100)	
		REV.	
CHECKED	APPROVED	DATE	
DI	RL		

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



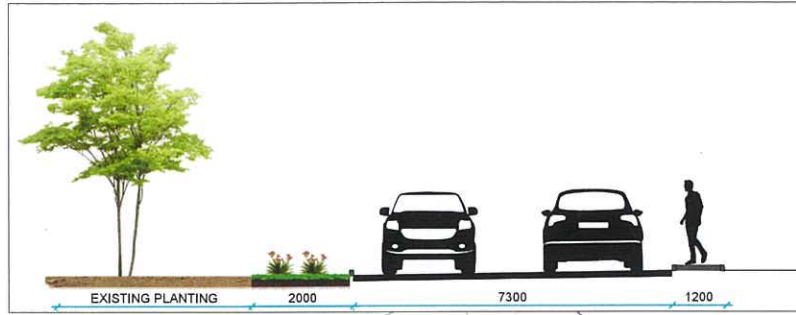
**AREA OF EXCAVATION:
ABOUT 82.528sq.m.**

APPLICATION NO.
A/NE-TKLN/23

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CLIENT/EMPLOYER			
PROJECT CONSULTANT			
LeC			
李梁顧問有限公司 Lee & Leung Consulting Limited			
ARCHITECT			
QUANTITY SURVEYOR			
BUILDING SERVICES ENGINEER			
STRUCTURAL AND GEOTECHNICAL ENGINEER			
CONTRACT NO.			
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DRAWING TITLE			
LAND EXCAVATION PLAN			
DRAWING NO.	SCALE		REV.
BF-001	A1 1:500		
CHECKED	APPROVED	DATE	
DI	RL		

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



**AREA OF FILLING:
ABOUT 286.809 sq.m.**

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A/NE-TKLN/23

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DRAWING TITLE			
LAND FILLING PLAN			
DRAWING NO.	SCALE		
BF-001	A1 1:500		
		REV.	
CHECKED	APPROVED	DATE	
DI	RL		

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