

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-TKLN/112**  
**關於申請編號 A/NE-TKLN/112 的擬議用途/發展的概括發展規範**

|                                                           |                                                                                                                                                                                                                                           |                       |                    |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|
| Application No.<br>申請編號                                   | A/NE-TKLN/112                                                                                                                                                                                                                             |                       |                    |
| Location/address<br>位置／地址                                 | Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North, New Territories<br>新界打鼓嶺北丈量約份第 80 約地段第 35 號餘段、第 36 號、第 42 號餘段、第 43 號、第 44 號、第 45 號餘段、第 59 號餘段及第 64 號 B 分段餘段及毗連政府土地 |                       |                    |
| Site area<br>地盤面積                                         | About 約 5,260.2 sq. m 平方米 (Includes Government Land of about 包括政府土地約 67.8 sq. m 平方米)                                                                                                                                                      |                       |                    |
| Plan<br>圖則                                                | Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2<br>打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2                                                                                                                                             |                       |                    |
| Zoning<br>地帶                                              | "Recreation"<br>「康樂」                                                                                                                                                                                                                      |                       |                    |
| Applied use/<br>development<br>申請用途/發展                    | Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years<br>臨時公眾停車場(貨櫃車除外)及商店及服務行業(為期五年)                                                                                              |                       |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>或地積比率 |                                                                                                                                                                                                                                           | sq. m<br>平方米          | Plot ratio<br>地積比率 |
|                                                           | Domestic<br>住用                                                                                                                                                                                                                            | -                     | -                  |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                       | About 約 634           | About 約 0.12       |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                                                                                                                            | -                     |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                       | 6                     |                    |
|                                                           | Composite<br>綜合用途                                                                                                                                                                                                                         | -                     |                    |
| Building height/No.<br>of storeys<br>建築物高度／<br>層數         | Domestic<br>住用                                                                                                                                                                                                                            | -                     | m 米                |
|                                                           |                                                                                                                                                                                                                                           | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                                                                                                           | -                     | Storey(s) 層        |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                       | Not more than 不多於 5.4 | m 米                |
|                                                           |                                                                                                                                                                                                                                           | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                                                                                                           | Not more than 不多於 1   | Storey(s) 層        |
|                                                           | Composite<br>綜合用途                                                                                                                                                                                                                         | -                     | m 米                |
|                                                           |                                                                                                                                                                                                                                           | -                     | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                                                                                                           | -                     | Storey(s) 層        |
| Site coverage                                             | Not exceeding 不超過 12 %                                                                                                                                                                                                                    |                       |                    |

|                                                                                |                                                                     |             |    |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------|----|
| 上蓋面積                                                                           |                                                                     |             |    |
| No. of units<br>單位數目                                                           | -                                                                   |             |    |
| Open space<br>休憩用地                                                             | Private 私人                                                          | - sq. m 平方米 |    |
|                                                                                | Public 公眾                                                           | - sq. m 平方米 |    |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客貨<br>車位數目 | Total no. of vehicle spaces 停車位總數                                   |             | 90 |
|                                                                                | Private Car Parking Spaces 私家車車位                                    |             | 88 |
|                                                                                | Disabled Car Parking Spaces 傷殘人士車位                                  |             | 2  |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |             | 2  |
|                                                                                | Light Goods Vehicle Spaces 輕型貨車車位                                   |             | 1  |
|                                                                                | Heavy Goods Vehicle Spaces 重型貨車車位                                   |             | 1  |

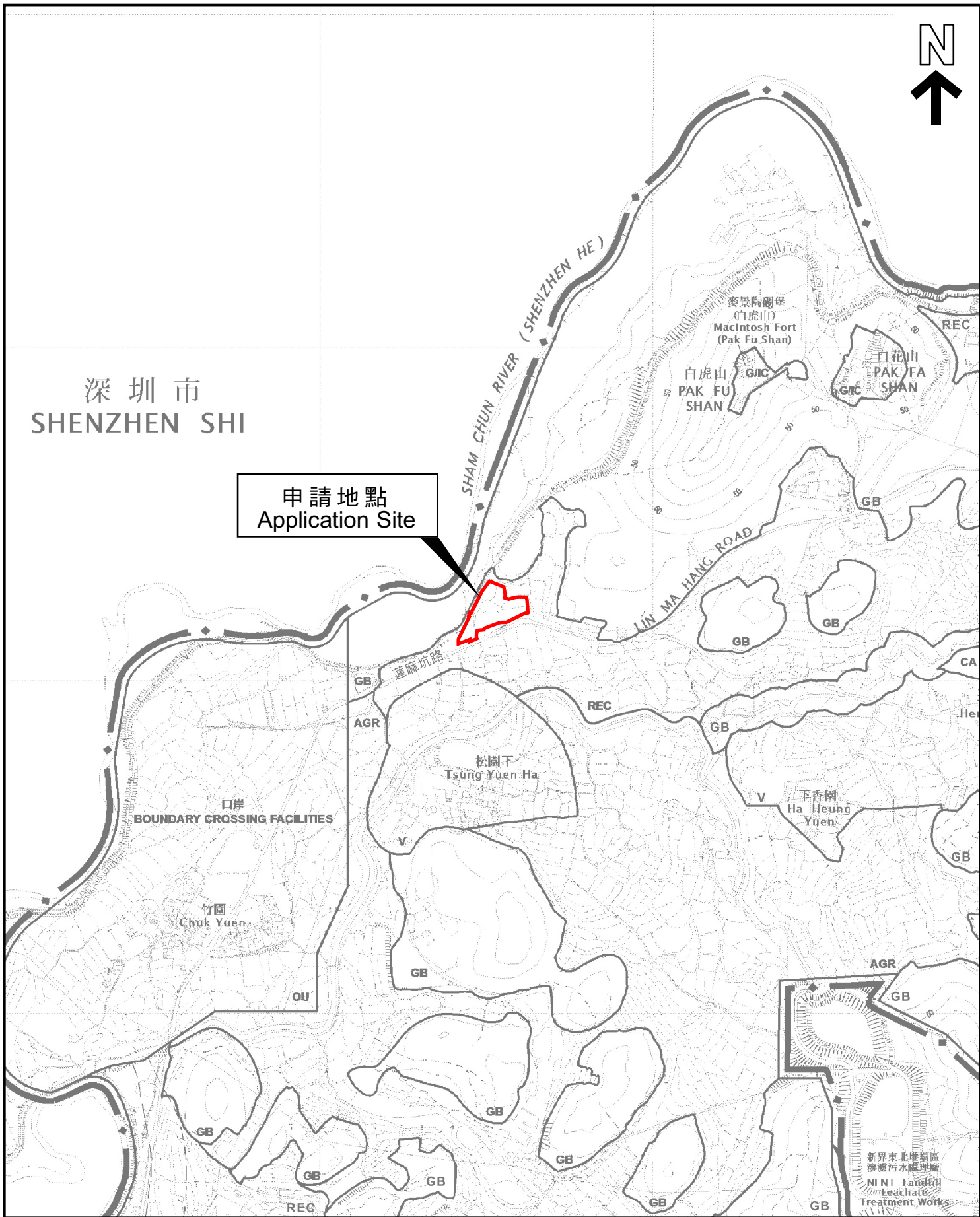
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                           |                          |                                     |
| 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 checked="" 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 checked="" type="checkbox"/> |
| <b><u>Location Plan 位置圖</u></b>                                                  |                          |                                     |
| <b><u>Application Site 申請地點</u></b>                                              |                          |                                     |
| <b><u>Outline Zoning Plan 分區計劃大綱圖</u></b>                                        |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| 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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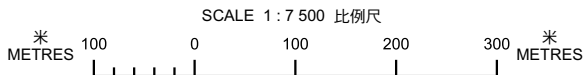


深 圳 市  
SHENZHEN SHI

申請地點  
Application Site

本摘要圖於2025年10月16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 16.10.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-TKLN/2 APPROVED ON 3.5.2016

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-TKLN/112

Topographic map of the Application Site in Shenzhen, China. The map shows the site boundary in red, surrounded by roads (蓮麻坑路, Road), the Shenzhen River (深圳河), and a railway track (泥路 Track). Elevation contours and spot heights are marked throughout the area. A callout box points to the '申請地點 Application Site'.

## 平面圖 SITE PLAN

參考編號  
REFERENCE No.  
A/NE-TKLN/112