

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-TKL/837**  
**關於申請編號 A/NE-TKL/837 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 21.7.2026  
因應於 2026 年 7 月 21 日接獲的進一步資料而修訂的概括發展規範

|                                                           |                                                                                                                                                                                        |                     |                    |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|
| Application No.<br>申請編號                                   | A/NE-TKL/837                                                                                                                                                                           |                     |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling<br>粉嶺軍地北丈量約份第 83 約多個地段和毗連政府土地                                                                           |                     |                    |
| Site area<br>地盤面積                                         | About 約 4,226.9 sq. m 平方米 (Includes Government Land of about 包括政府土地約 152.9 sq. m 平方米)                                                                                                  |                     |                    |
| Plan<br>圖則                                                | Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14<br>坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14                                                                                 |                     |                    |
| Zoning<br>地帶                                              | "Agriculture" and "Open Storage"<br>「農業」及「露天貯物」                                                                                                                                        |                     |                    |
| Type of Application<br>申請類別                               | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於鄉郊地區的臨時用途/發展為期 3 年                                                                                               |                     |                    |
| Applied use/<br>development<br>申請用途/發展                    | Temporary Open Storage of Recycling Materials and Metalware with Ancillary<br>Facilities and Associated Filling of Land for a Period of 3 Years<br>臨時露天存放回收物料及金屬製品連附屬設施及相關填土工程（為期 3 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 343         | About 約 0.08       |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                                                                         | -                   |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                    | 3                   |                    |
| Building height/<br>No. of storeys<br>建築物高度／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 6 | m 米                |
|                                                           |                                                                                                                                                                                        | -                   | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                                                        | 1                   | Storey(s) 層        |
| Site coverage<br>上蓋面積                                     | About 約 8.1 %                                                                                                                                                                          |                     |                    |

|                                                                      |                                                                     |   |
|----------------------------------------------------------------------|---------------------------------------------------------------------|---|
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數                                   | 3 |
|                                                                      | Private Car Parking Spaces 私家車車位                                    | 3 |
|                                                                      | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 | 1 |
|                                                                      | Medium Goods Vehicle Spaces 中型貨車車位                                  | 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 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>Land filling plan 填土圖</u>                                                     |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| 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 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 checked="" type="checkbox"/> |
| <u>Swept path analysis 車輛路徑分析</u>                                                |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

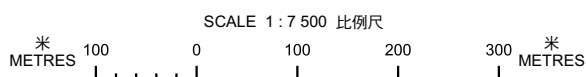
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



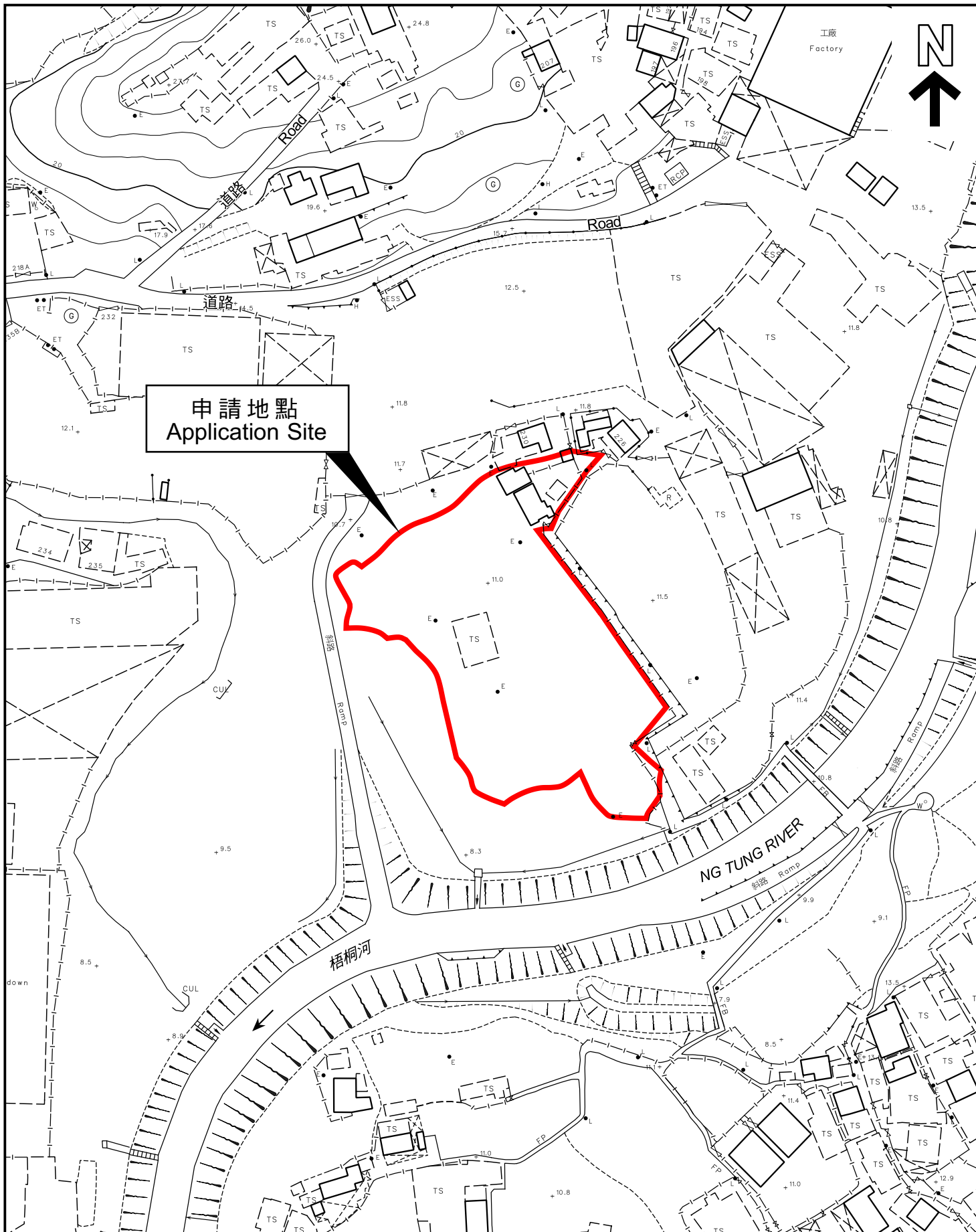
本摘要圖於2026年3月26日擬備，  
所根據的資料為於2010年2月2日  
核准的分區計劃大綱圖編號S/NE-TKL/14  
EXTRACT PLAN PREPARED ON 26.3.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-TKL/14 APPROVED ON 2.2.2010

## 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/837**



本摘要圖於2026年3月26日擬備，  
所根據的資料為測量圖編號  
3-SW-3B、3D、4A及4C  
EXTRACT PLAN PREPARED ON 26.3.2026  
BASED ON SURVEY SHEETS No.  
3-SW-3B, 3D, 4A&4C

## 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/837**