

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-TKL/728**

**关于申请编号 A/NE-TKL/728 的拟议用途/发展的概括发展规范**

Application No. 申请编号	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 新界坪輦丈量约份第 77 约地段第 173 号余段、第 174 号、第 175 号、第 177 号、第 178 号 A 分段、第 178 号 B 分段及第 178 号 C 分段及毗连政府土地		
Site area 地盘面积	About 约 4,434 sq. m 平方米 (Includes Government Land of about 包括政府土地约 205 sq. m 平方米)		
Plan 图则	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓岭分区计划大纲核准图编号 S/NE-TKL/14		
Zoning 地带	"Industrial (Group D)" 「工业(丁类)」		
Applied use/ development 申请用途/发展	Proposed Temporary Concrete Batching Plant for a Period of 5 Years 拟议临时混凝土配料厂(为期 5 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 2,410	About 约 0.54
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
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	Not more than 不多於 13	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage	About 约 41 %		

上盖面积			
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	- sq. m 平方米	
	Public 公众	- sq. m 平方米	
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		13
	Private Car Parking Spaces 私家车车位		3
	Heavy Goods Vehicle Parking Spaces 重型货车泊车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
	Heavy Goods Vehicle Spaces 重型货车车位		3
Tankers 槽车		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。

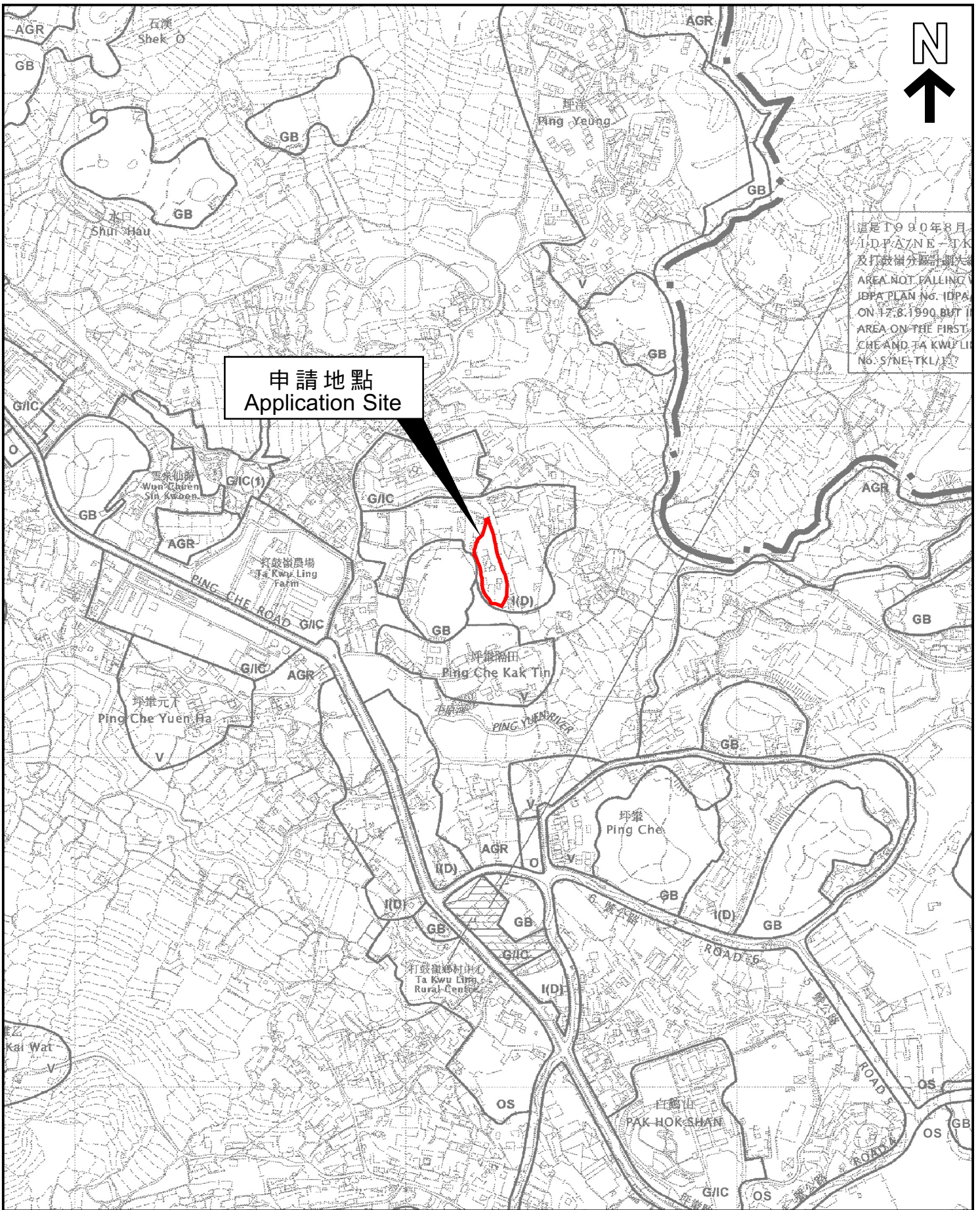
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<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 坪輦及打鼓岭分区计划大纲核准图编号 S/NE-TKL/14 撮要图; Location Plan 位置图; Site and Surrounding Context 申请地点及周围状况; Major Ongoing/Planned Developments in Northern New Territories 新界主要进行中或已规划发展; Similar Applications in the Vicinity of the Application Site 申请地点附近的类近申请; Landholding Plan 土权图; Schematic Diagram of Concrete Production 混凝土生产过程图</u>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於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。





申請地點  
Application Site

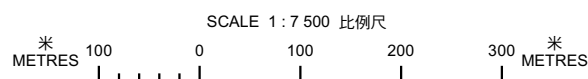
這是1990年8月11日P/A/NE-1/14及打鼓嶺分區計劃大綱圖編號S/NE-TKL/14的範圍，但不在該計劃的範圍內。

位置圖 LOCATION PLAN

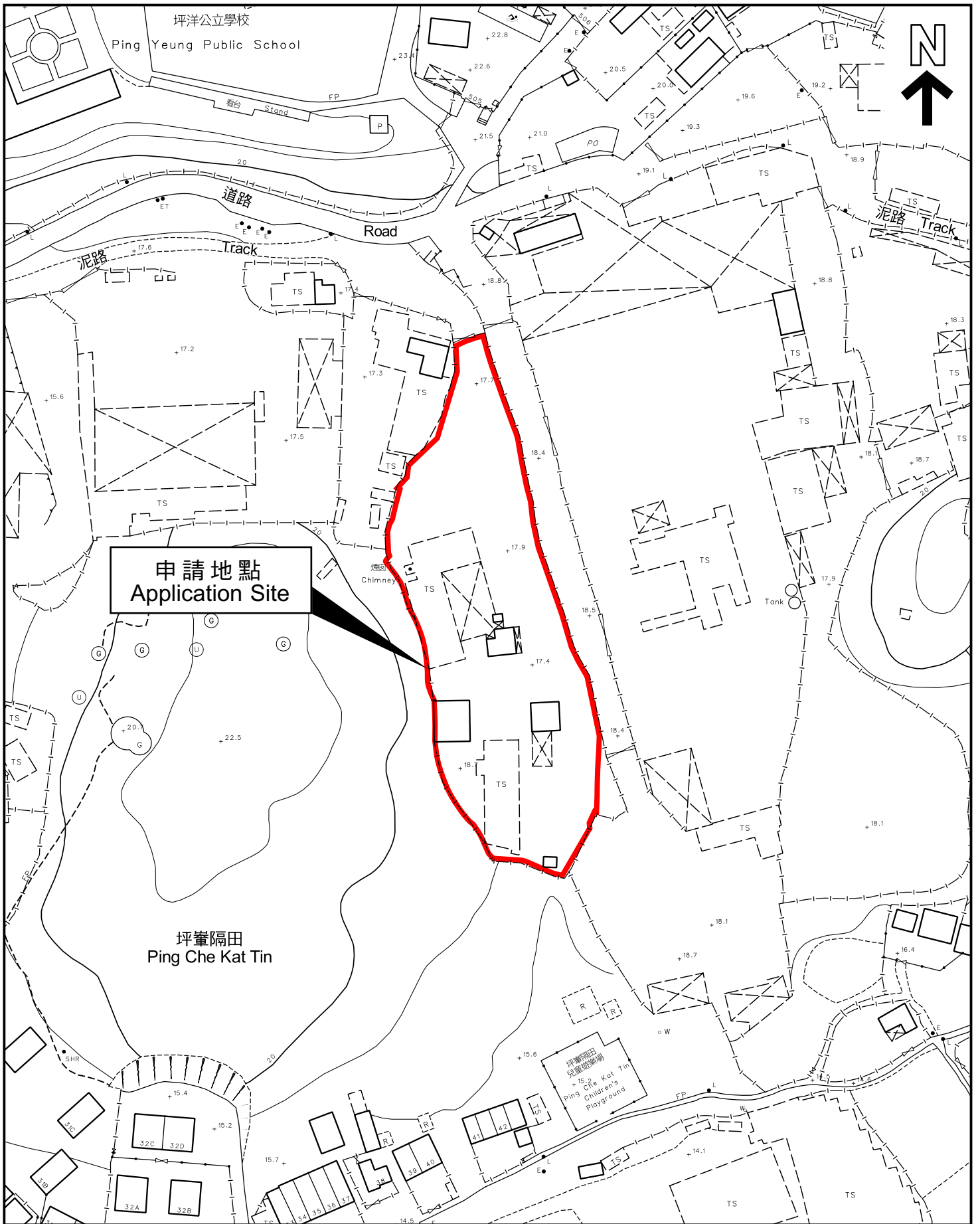
本摘要圖於2023年5月12日擬備，  
所根據的資料為於2010年2月2日  
核准的分區計劃大綱圖編號S/NE-TKL/14  
EXTRACT PLAN PREPARED ON 12.5.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-TKL/14 APPROVED ON 2.2.2010

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**







申請地點  
Application Site

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 4,434m<sup>2</sup>, 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 2,410m<sup>2</sup>. 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。

申請編號 Application No. : A / NE-TKL / 728

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.





Junction of Ping Yuen Road and the unnamed access road



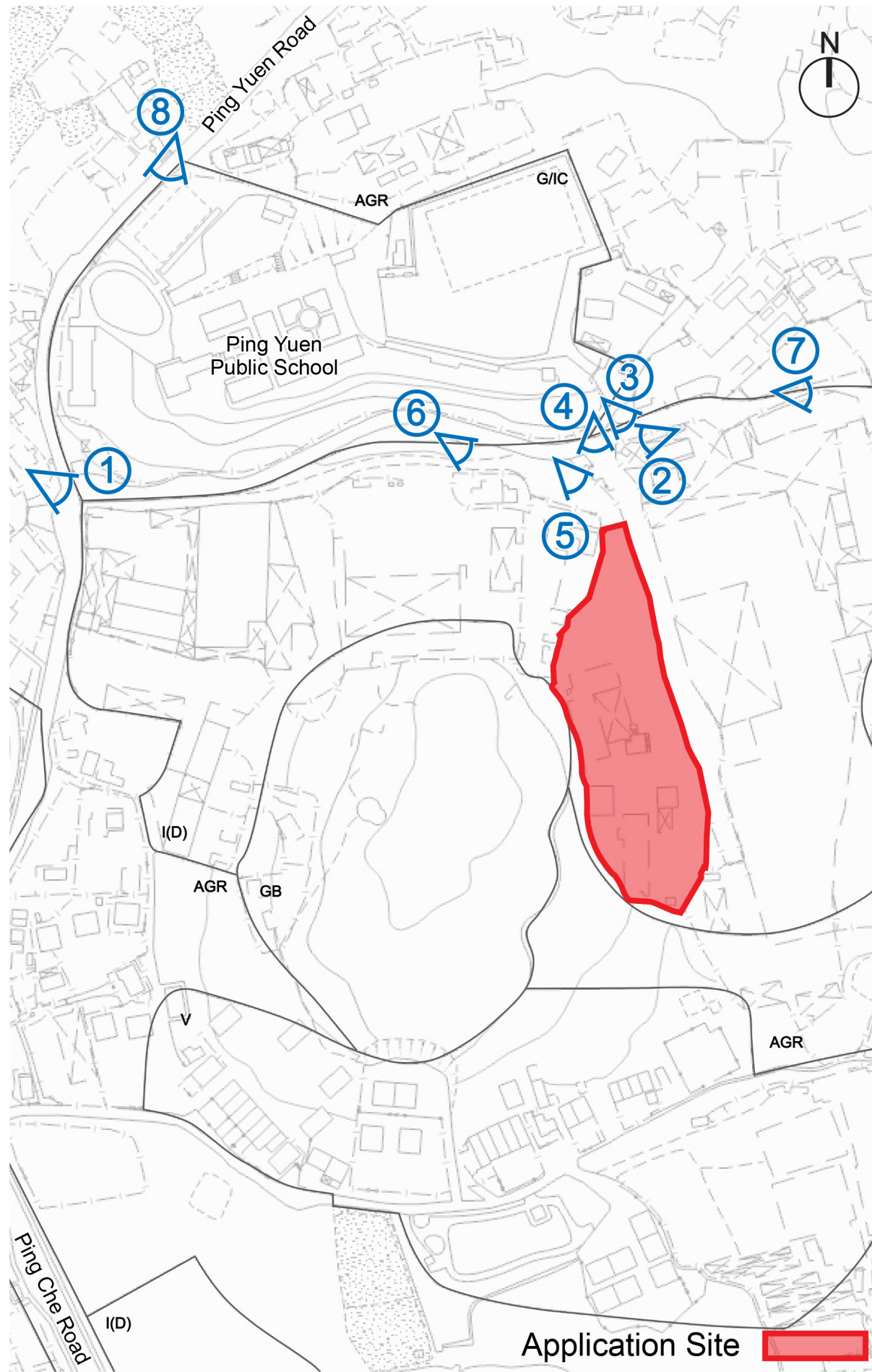
The unnamed access road



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

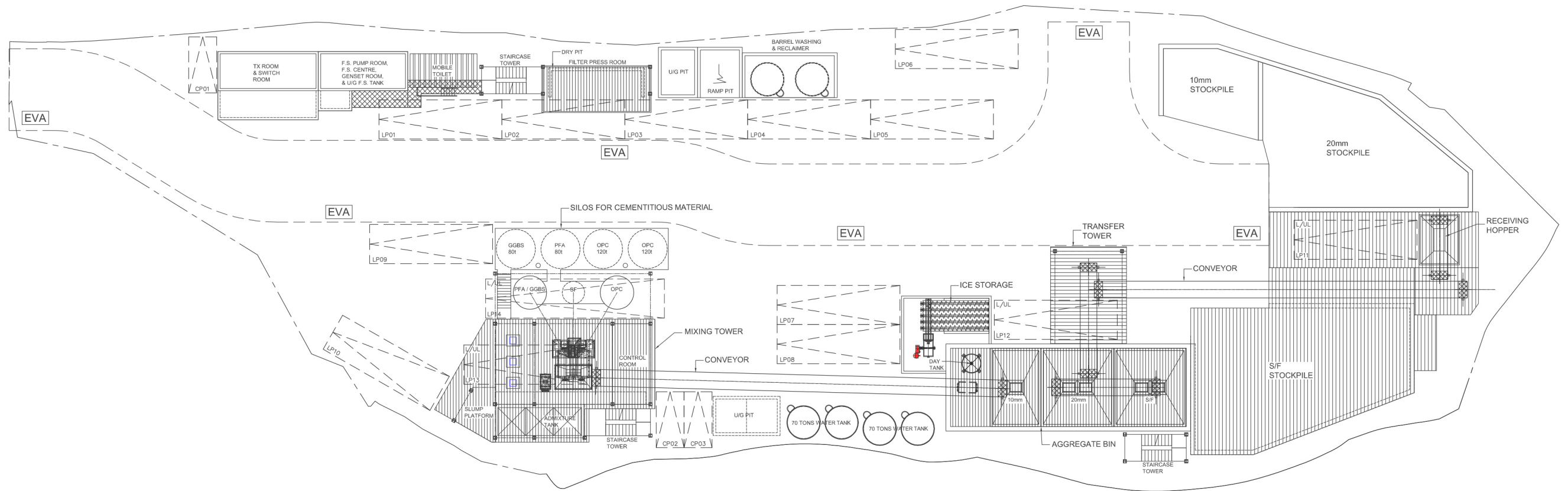


Existing workshops to the northeast of the Application Site



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



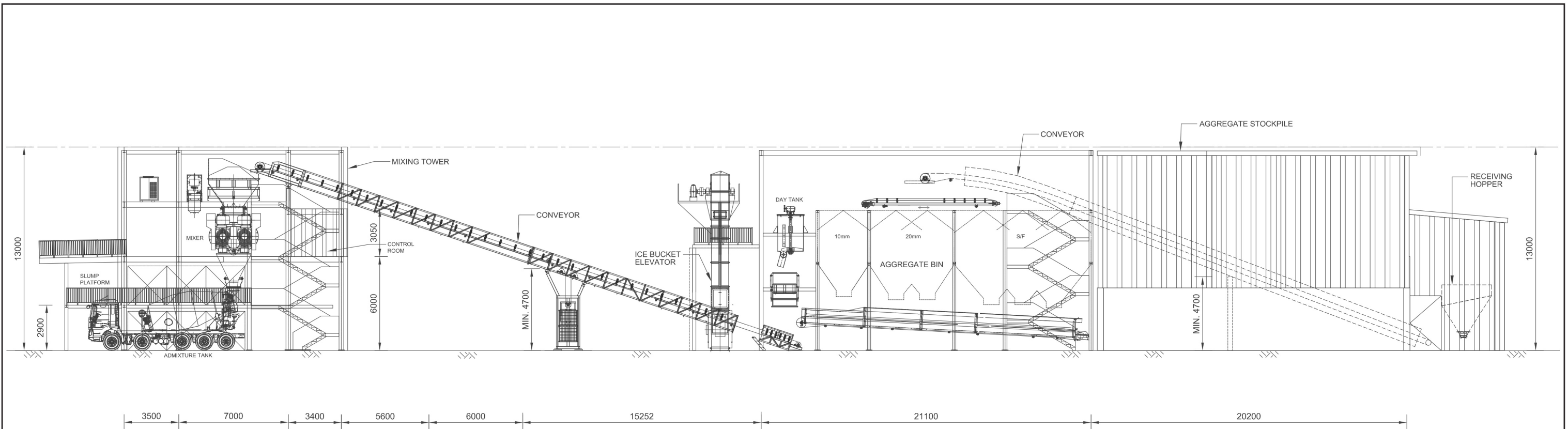


CARPARK PROVISION

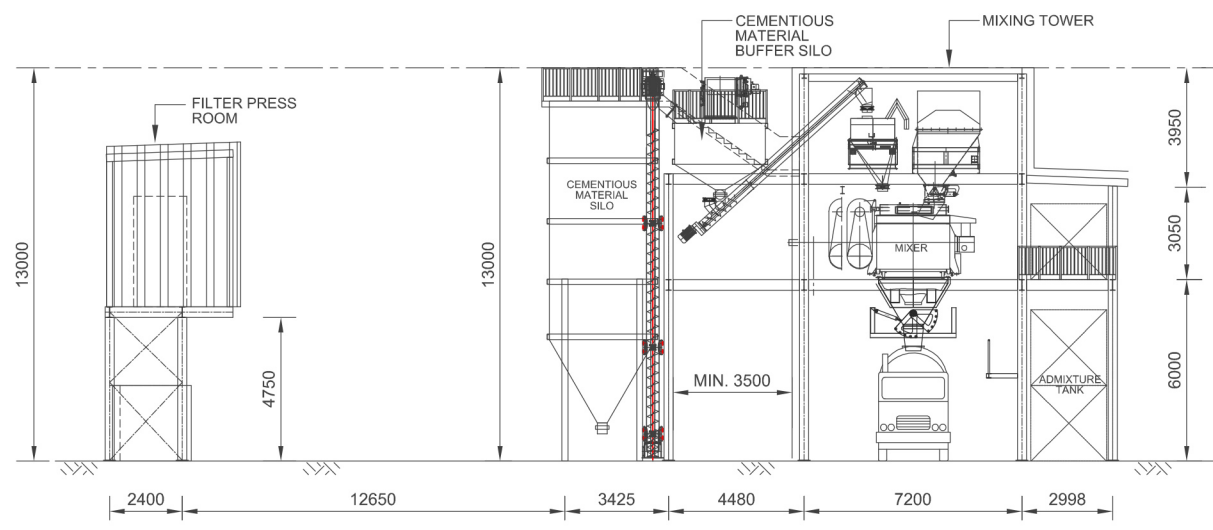
- 10 NOS. HEAVY GOODS VEHICLE PARKING SPACE (11m x 3.5m) (LP01~LP10)
- 3 NOS. LOADING/UNLOADING BAYS (11m x 3.5m) (LP11~LP13)
- 1 NO. TANKER LOADING/UNLOADING BAYS (16m x 3.5m) (LP14)
- 3 NOS. PRIVATE CAR PARKING SPACES (5m x 2.5m) (CP01~CP03)

申請編號 Application No. : A / NE-TKL / 728  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2023
Scale	N.A	Figure	3.1



WEST ELEVATION

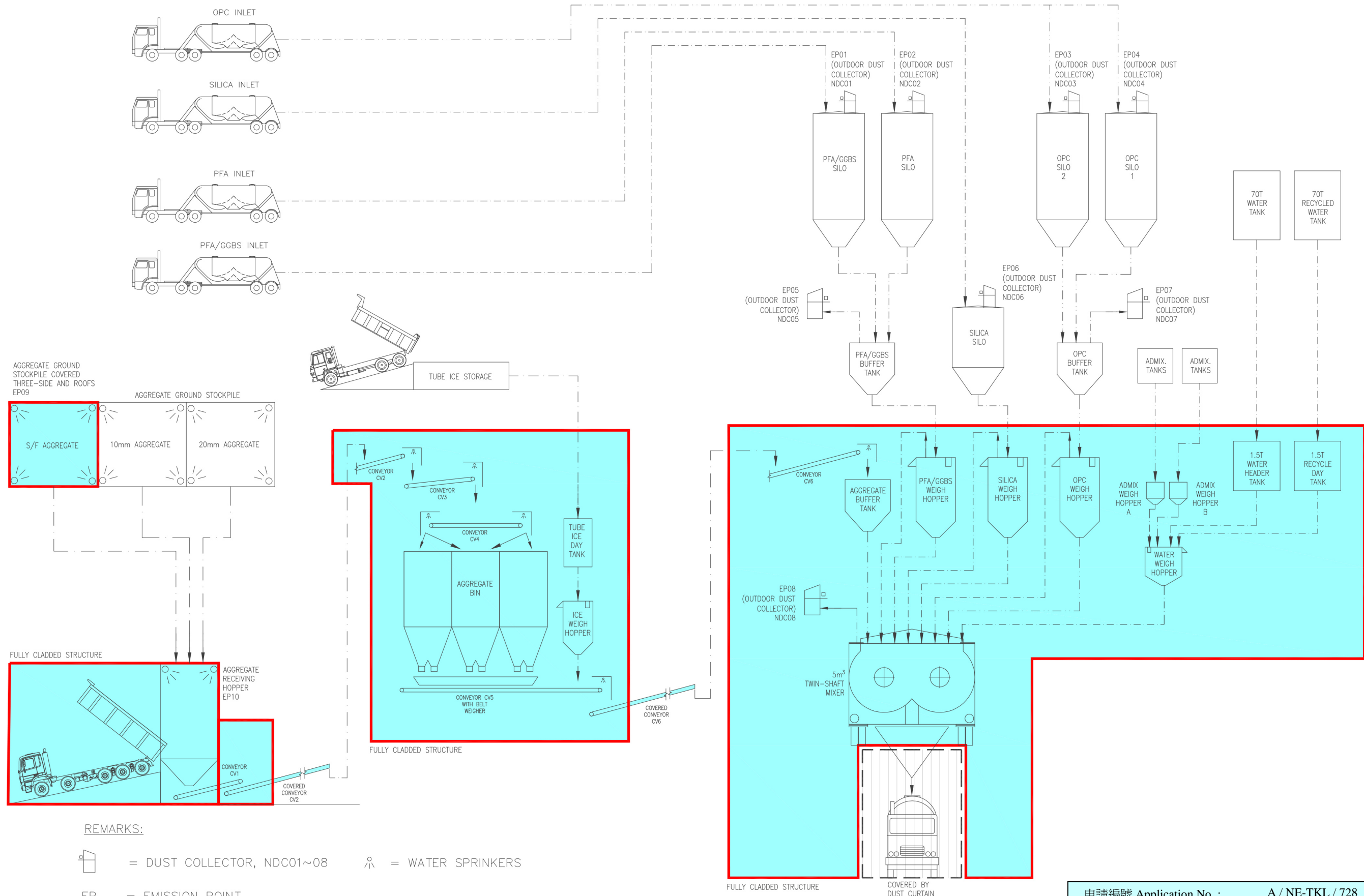


NORTH ELEVATION

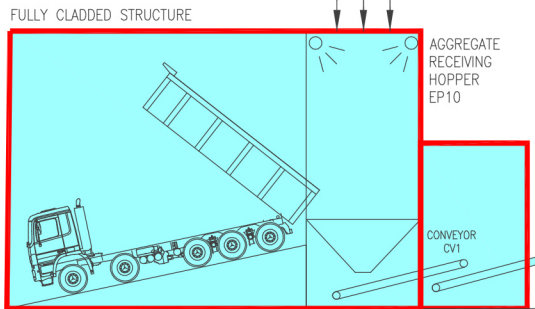
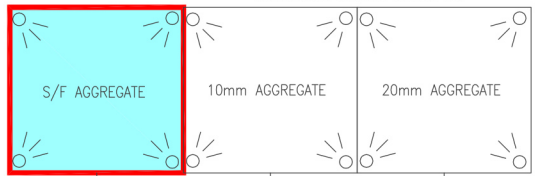
申請編號 Application No. : A / NE-TKL / 728  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2023
Scale	N.A		Figure 3.2





AGGREGATE GROUND STOCKPILE COVERED THREE-SIDE AND ROOFS EP09



REMARKS:

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

申請編號 Application No. :           A / NE-TKL / 728            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.