

**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

Revised broad development parameters in view of

the further information received on 10.11.2023

因应於 2023 年 11 月 10 日接获的进一步资料而修订的概括发展规范

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. 建筑高度/幢数	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	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 上盖面积	About 约 41 %	
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		18
	Private Car Parking Spaces 私家车车位		4
	Heavy Goods Vehicle Parking Spaces 重型货车泊车位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		6
	Heavy Goods Vehicle Spaces 重型货车车位		5
Tankers 槽车		1	

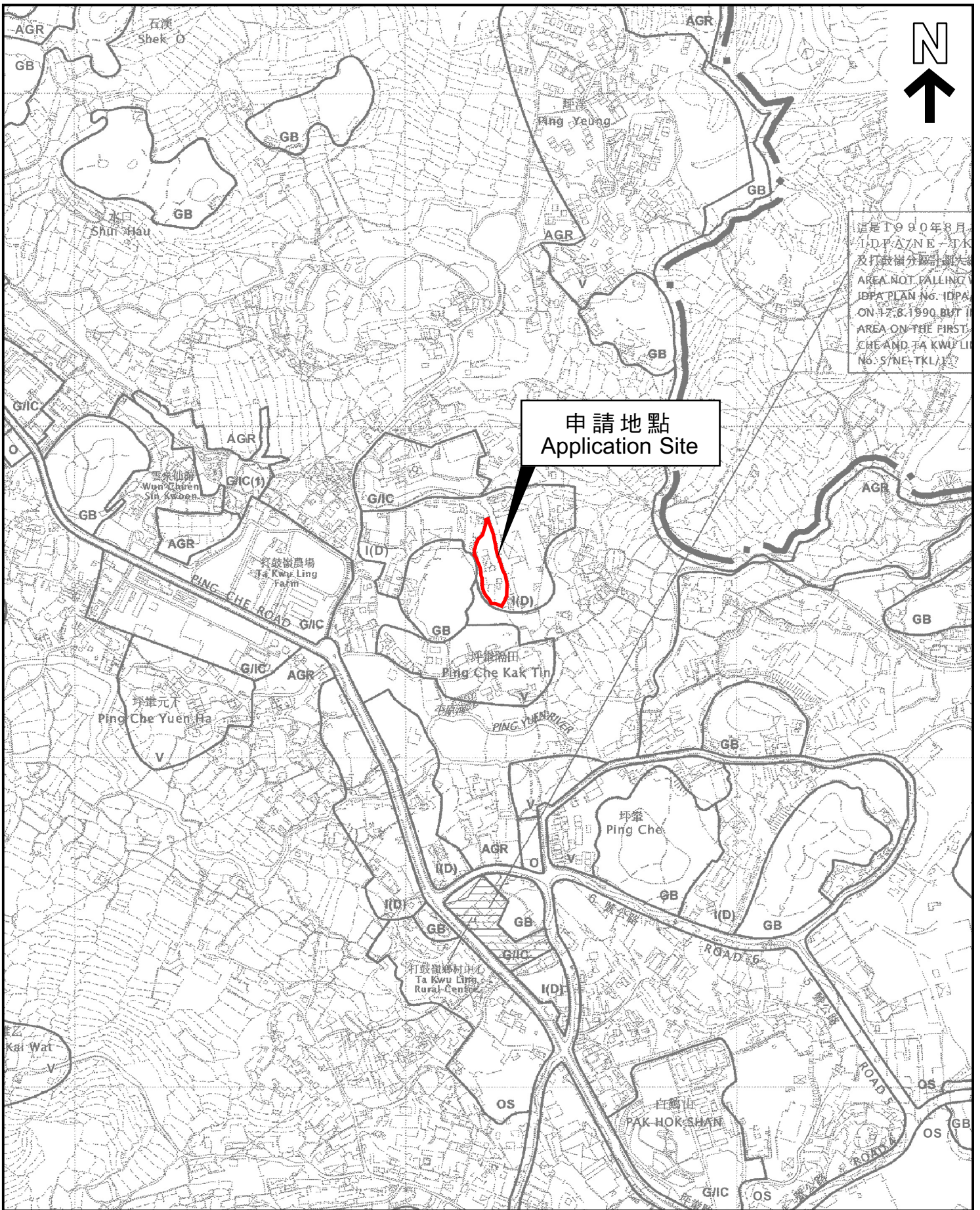
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
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 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 checked="" type="checkbox"/>
<u>Concrete Production Plan 混凝土制作图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Responses to Departmental and Public Comments 就部门及公众意见作出回应</u>		
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。

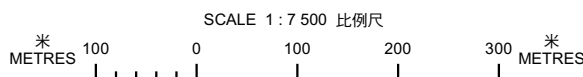


這是1990年8月
IDPA/NE-TKL
及打鼓嶺分區計劃大
AREA NOT FALLING
IDPA PLAN No. IDPA
ON 17.8.1990 BUT I
AREA ON THE FIRST
CHE AND TA KWU LI
No. S/NE-TKL/14

申請地點
Application Site

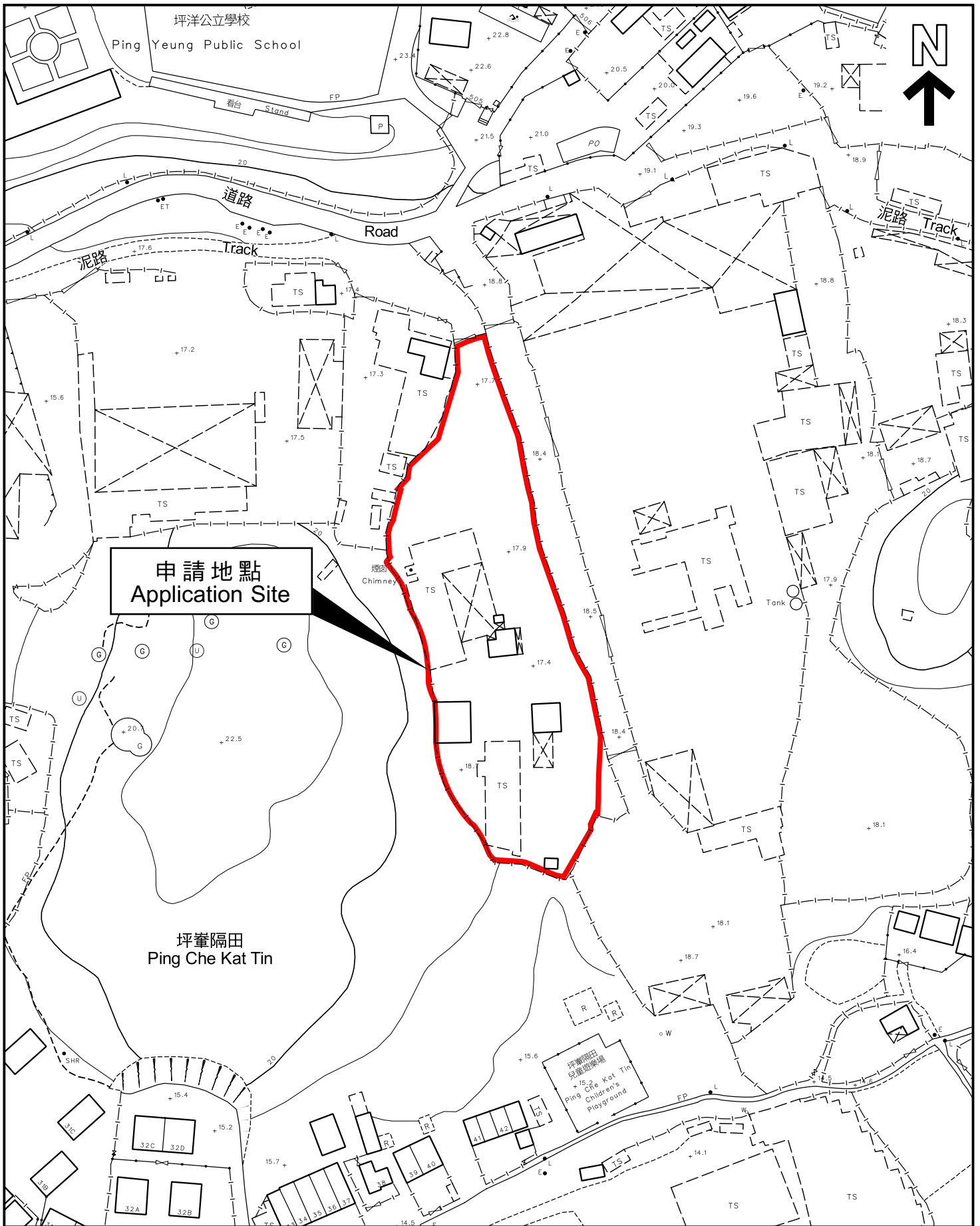
本摘要圖於2023年10月3日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 3.10.2023
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKL/14 APPROVED ON 2.2.2010

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/728



本摘要圖於2023年10月3日擬備，
所根據的資料為測量圖編號
3-NW-19C及24A
EXTRACT PLAN PREPARED ON 3.10.2023
BASED ON SURVEY SHEETS No.
3-NW-19C & 24A

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/728

申請編號 Application No. : A/NE-TKL/728

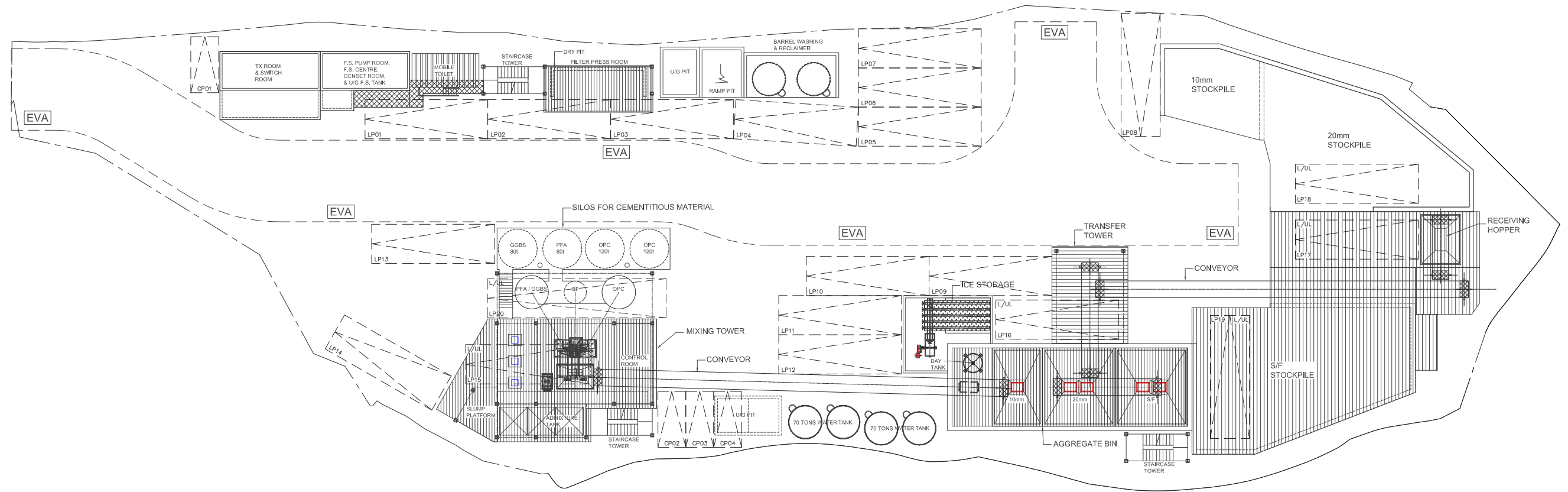
備註 Remarks

申請人提交進一步資料，就收到的部門及公眾意見作出回應，並提交經修訂的環境評估及交通影響評估及平面圖。

The applicant provides further information in responses to departmental and public comments together with revised environmental assessment and traffic impact assessment and layout plan.

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。

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GENERAL LAYOUT PLAN
SCALE N.T.S.

CARPARK PROVISION

- 14 NOS. HEAVY GOODS VEHICLE PARKING SPACE (11m x 3.5m) (LP01~LP14)
- 5 NOS. LOADING/UNLOADING BAYS (11m x 3.5m) (LP15~LP19)
- 1 NO. TANKER LOADING/UNLOADING BAYS (16m x 3.5m) (LP20)
- 4 NOS. PRIVATE CAR PARKING SPACES (5m x 2.5m) (CP01~CP04)

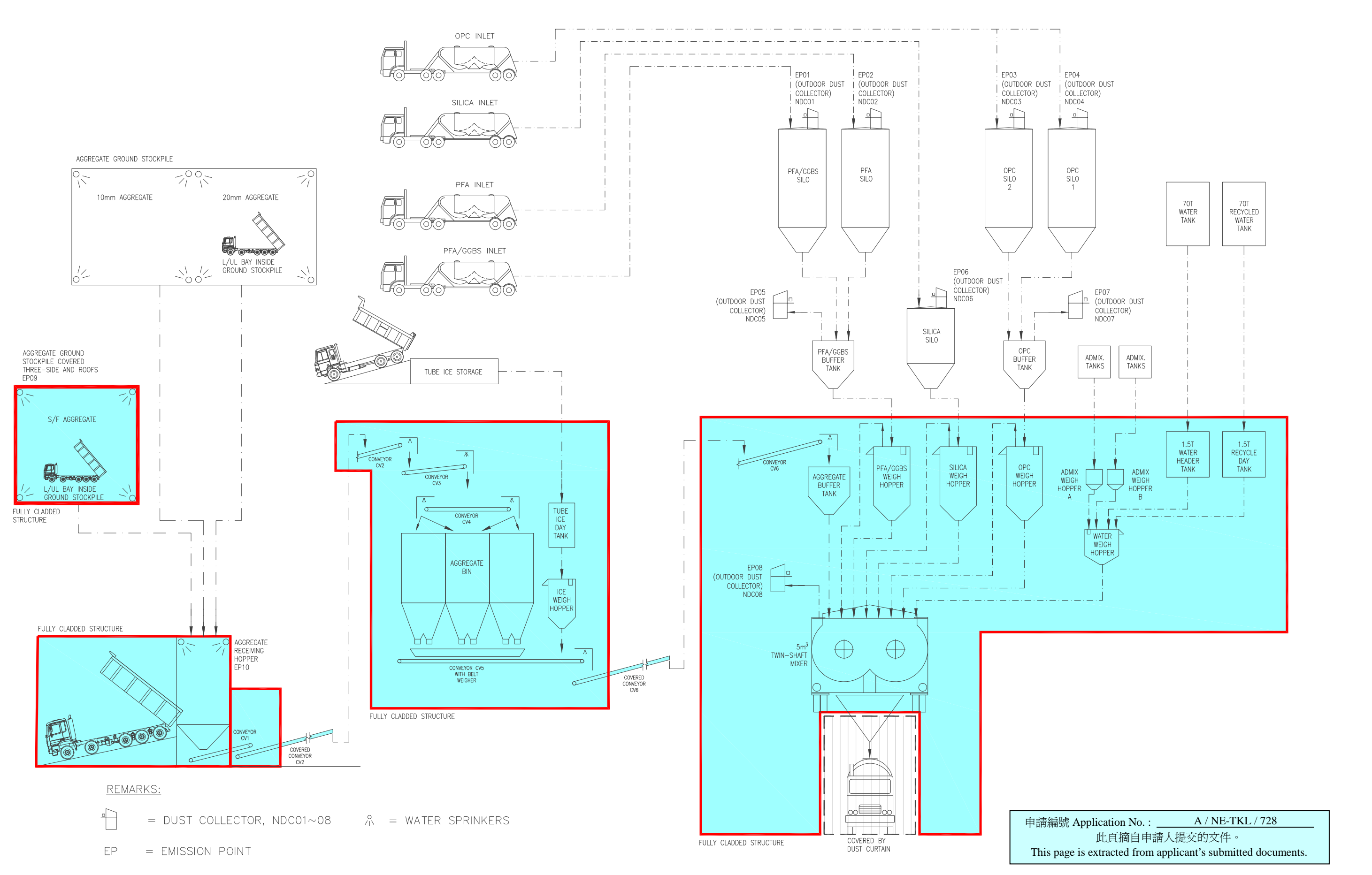
申請編號 Application No. : A / NE-TKL / 728
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

					G	REVISED CARPARK LAYOUT	LL	14/07/2023	EL	DRAWN	LL
					F	ADD NORTH MARK	LL	15/03/2023	EL	DESIGNED	LL
					E	AMENDED LAYOUT OF CAR PARK PROVISION	LL	13/02/2023	EL	CHECKED	EL
					D	REVISED LAYOUT OF CAR PARK	LL	1/02/2023	EL	APPROVED	EL
					C	LAYOUT PLAN (ONE PRODUCTION LINE)	LL	19/01/2023	EL	DATE	6-12-2022
					B	PRELIMINARY LAYOUT PLAN (ONE PRODUCTION LINE)	LL	7/01/2023	EL		
					A	PRELIMINARY LAYOUT PLAN	LL	6/12/2022	EL		
H						ADD L/UL BAY AT GROUND STOCKPILE	LL	14/10/2023	EL		
REV.	DESCRIPTION	BY	DATE	APPROVED	REV	DESCRIPTION	BY	DATE	APPROVED		

ELIL EDWIN LAI INTERNATIONAL LTD.
 403, KWONG FAT COMM. BLDG.,
 582, CANTON ROAD, KOWLOON, HONG KONG.
 Tel: (852) 27701387 Fax: (852) 27800706

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TITLE	PRECISE LEADER LIMITED PROPOSED CONCRETE BATCHING PLANT AT PING CHE, D.D.77 INDICATIVE LAYOUT PLAN
SCALE	AS SHOWN (A3)
DRAWING NO.	CBP-2022-HCPC-GP-001
JOB NO.	11500
REV.	H



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

REV	DESCRIPTION	BY	DATE	APPROVED
C	ADD L/UL BAY AT STOCKPILE	LL	14/10/2023	EL
B	REVISED AS PER COMMENT	LL	24/03/2023	EL
A	PRELIMINARY DRAWING	LL	18/03/2023	EL

DRAWN	LL
DESIGNED	LL
CHECKED	EL
APPROVED	EL
DATE	18-03-2023

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TITLE		SCALE	DRAWING NO.	JOB NO.	REV.
PRECISE LEADER LIMITED PROPOSED CONCRETE BATCHING PLANT AT PING CHE, D.D.77 SCHEMATIC DIAGRAM OF CONCRETE PRODUCTION		AS SHOWN (A3)	CBP-2022-HCPC-EP-002	11500	C