

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/NE-TKL/4**
关于申请编号 Y/NE-TKL/4 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 11.8.2023
因应于 2023 年 8 月 11 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	Y/NE-TKL/4		
Location/address 位置/地址	Various Lots in D.D. 77 and 84 and Adjoining Government Land, Ping Che, New Territories 新界坪輦丈量约份第 77 约及第 84 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 169,080 sq. m 平方米 (Includes Government Land of about 包括政府土地约 21,330 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	"Agriculture" and "Green Belt" 「农业」及「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Agriculture" and "Green Belt" to "Residential (Group A)", "Residential (Group A)1" and "Government, Institution or Community" and amend the Notes of the zone applicable to the site 把申请地点由「农业」及「绿化地带」改划为「住宅(甲类)」、「住宅(甲类)1」及「政府、机构或社区」地带及修订适用于申请地点土地用途地带的《注释》		
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	About 约 644,630	About 约 4.11
	Non-domestic 非住用	About 约 29,800	About 约 0.2
No. of block 幢数	Domestic 住用	35	
	Non-domestic 非住用	3	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 179	mPD 米(主水平基准上)
		30 – 42 / /	Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层
	Non-domestic 非住用	-	m 米
		Not more than 不多於 40.5	mPD 米(主水平基准上)
		Not more than 不多於 4	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	Not more than 不多於 60 % (15 米以上 above 15m)	
No. of units 单位数目	14,325 Flats 住宅单位 200 Residential Care Home for the Elderly 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 37,245	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		3803
	Private Car Parking Spaces 私家车车位		2697
	Motorcycle Parking Spaces 电单车车位		150
	Bicycle Parking Spaces 单车泊车位		956
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		150
	Light Goods Vehicle Spaces 轻型货车车位		50
	Medium Goods Vehicle Spaces 中型货车车位		50
Heavy Goods Vehicle Spaces 重型货车车位		50	

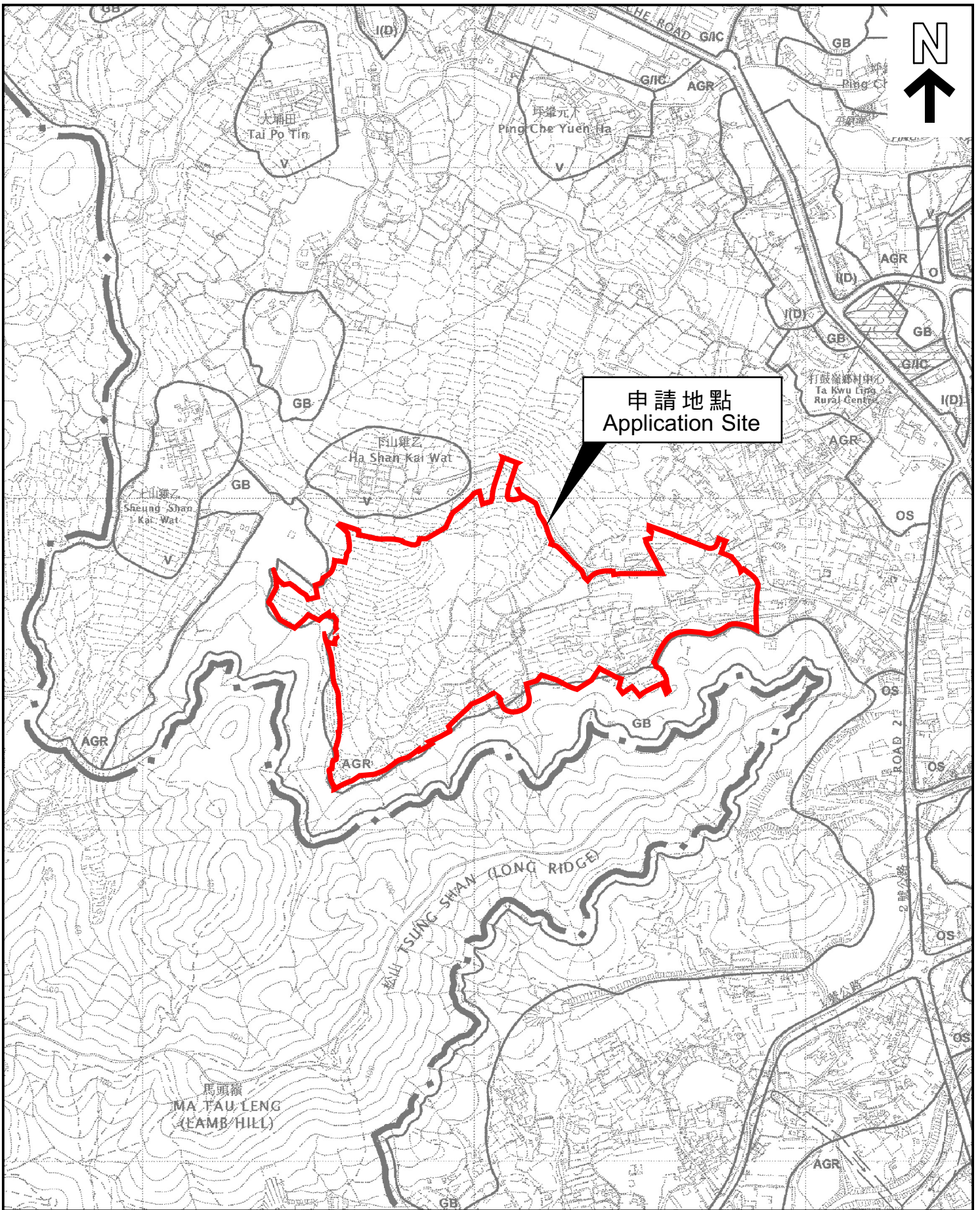
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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 type="checkbox"/>
<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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" 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>Response to Departmental Comments 回应部门的意见</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。對於所載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。

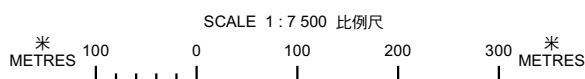


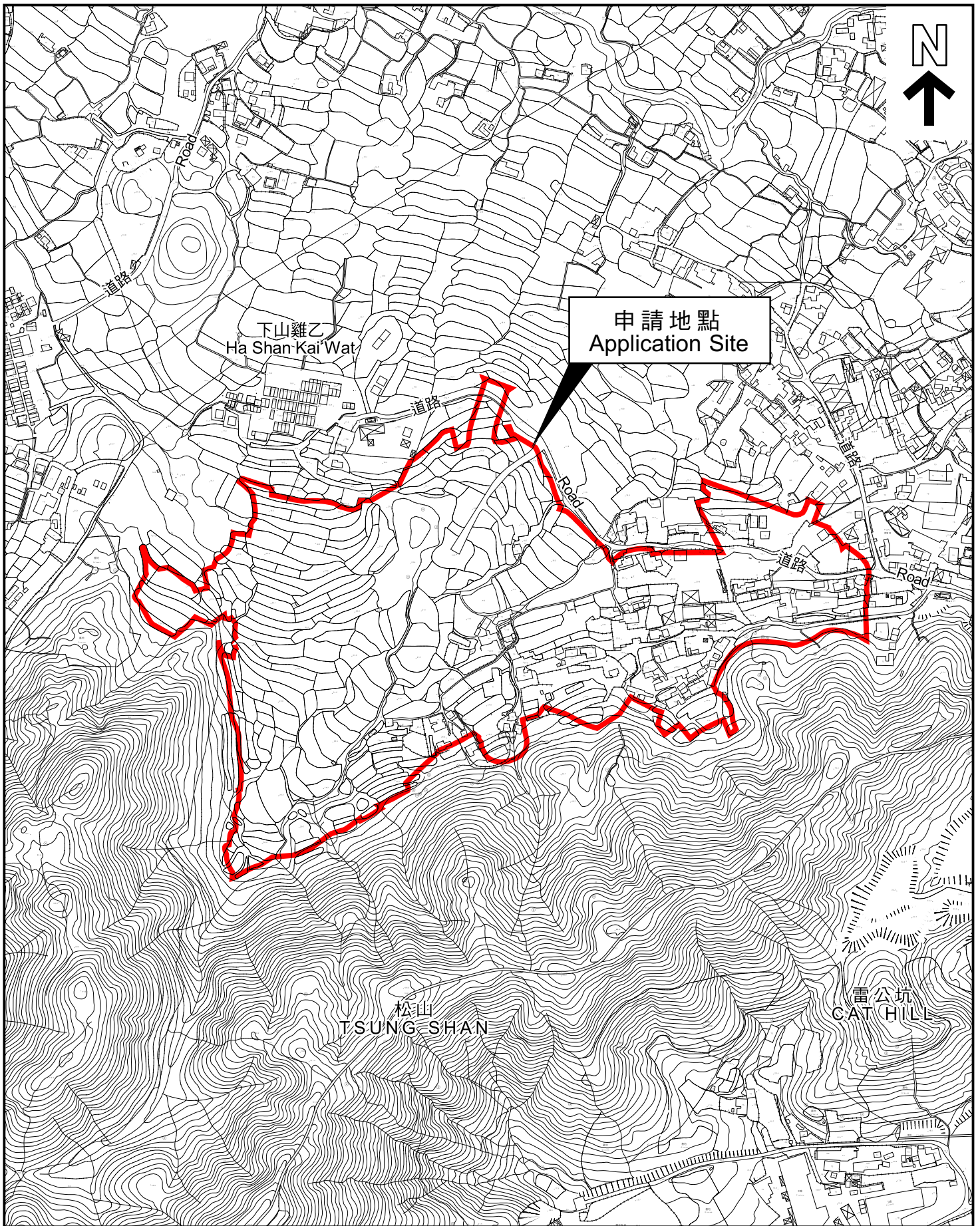
位置圖 LOCATION PLAN

本摘要圖於2023年8月22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 22.8.2023
 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.
Y/NE-TKL/4





平面圖 SITE PLAN

本摘要圖於2023年8月22日擬備，
 所根據的資料為測量圖編號
 3-NW-23A、23B、23C、23D、24A、24C及
 3-SW-3A、3B、4A
 EXTRACT PLAN PREPARED ON 22.8.2023
 BASED ON SURVEY SHEETS No.
 3-NW-23A, 23B, 23C, 23D, 24A, 24C &
 3-SW-3A, 3B, 4A

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申請編號 Application No. : Y/NE-TKL/4

備註 Remarks

申請人回應部門意見，並呈交經修訂的視覺影響評估及景觀建議。

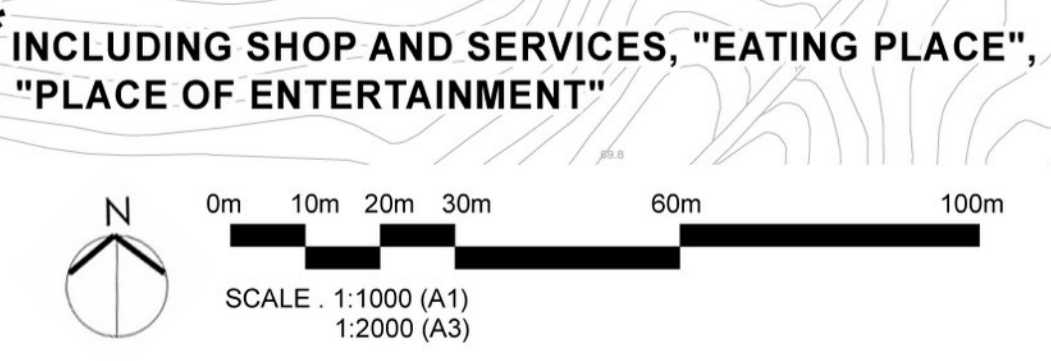
The applicant responds to departmental comments, submits revised Visual Impact Assessment and revised landscape proposal.

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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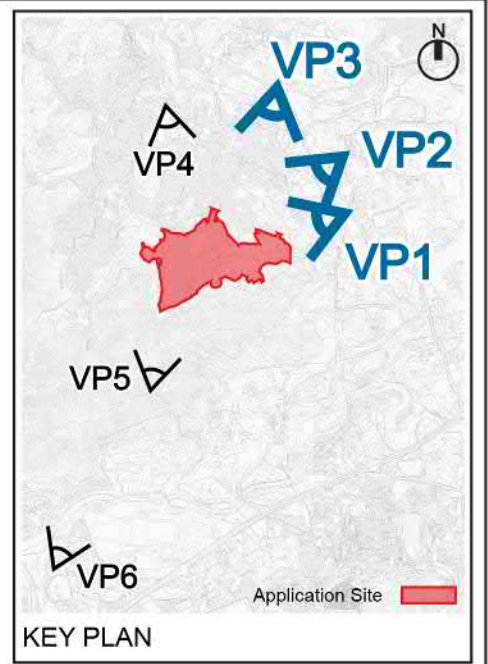
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S12A Planning Application for Proposed Amendments to the Ping Che and Ta Kwu Ling Outline Zoning Plan from "AGR" and "GB" Zones to "R(A)", "R(A)1" and "G/IC" Zones at Various Lots in D.D. 77 and 84 and Adjoining Government Land in Ping Che, Fanling
 Landscape Master Plan
 Dwg. No. : 2021212-LMP-01a
 Date : JUN 2023
 (A1-size)



Existing Condition - Viewing from VP1: Village Entrance of Ha Shan Kai Wat and Yuen Cha Woo



Existing Condition – Viewing from VP2: Ping Che Mini Soccer Pitch & Children Playground

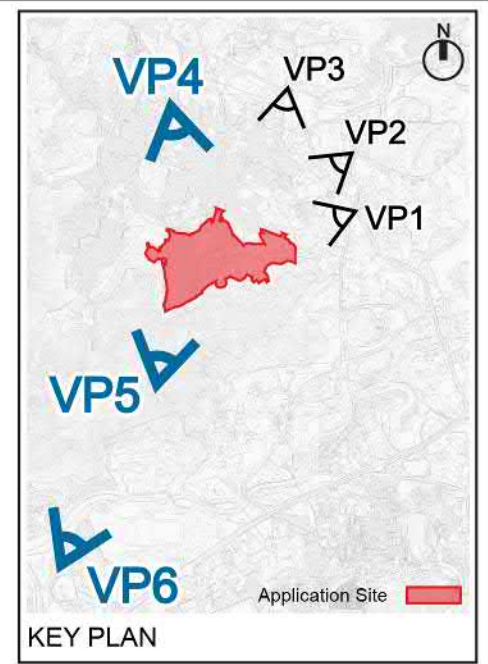


Existing Condition – Viewing from VP3: Ping Che Road Roundabout Bus and Minibus Stops

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Existing Condition – Viewing from VP4: Tai Po Tin Tsuen



Existing Condition – Viewing from VP5: Wa Shan Military Road at Tsung Shan

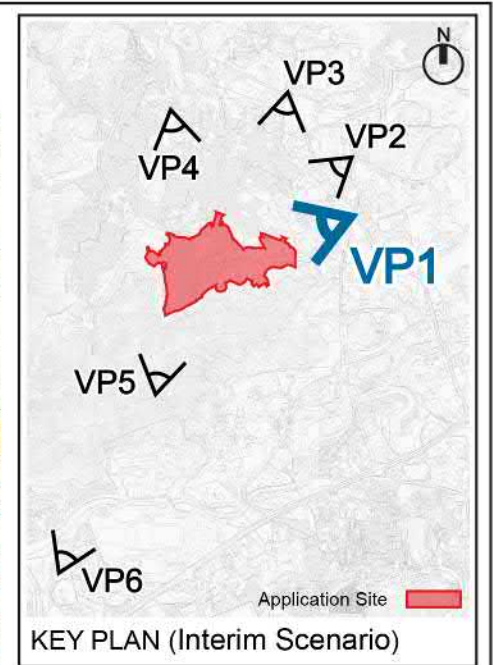


Existing Condition – Viewing from VP6: Lung Yeuk Tau Heritage Trail – Kun Lung Gate Tower

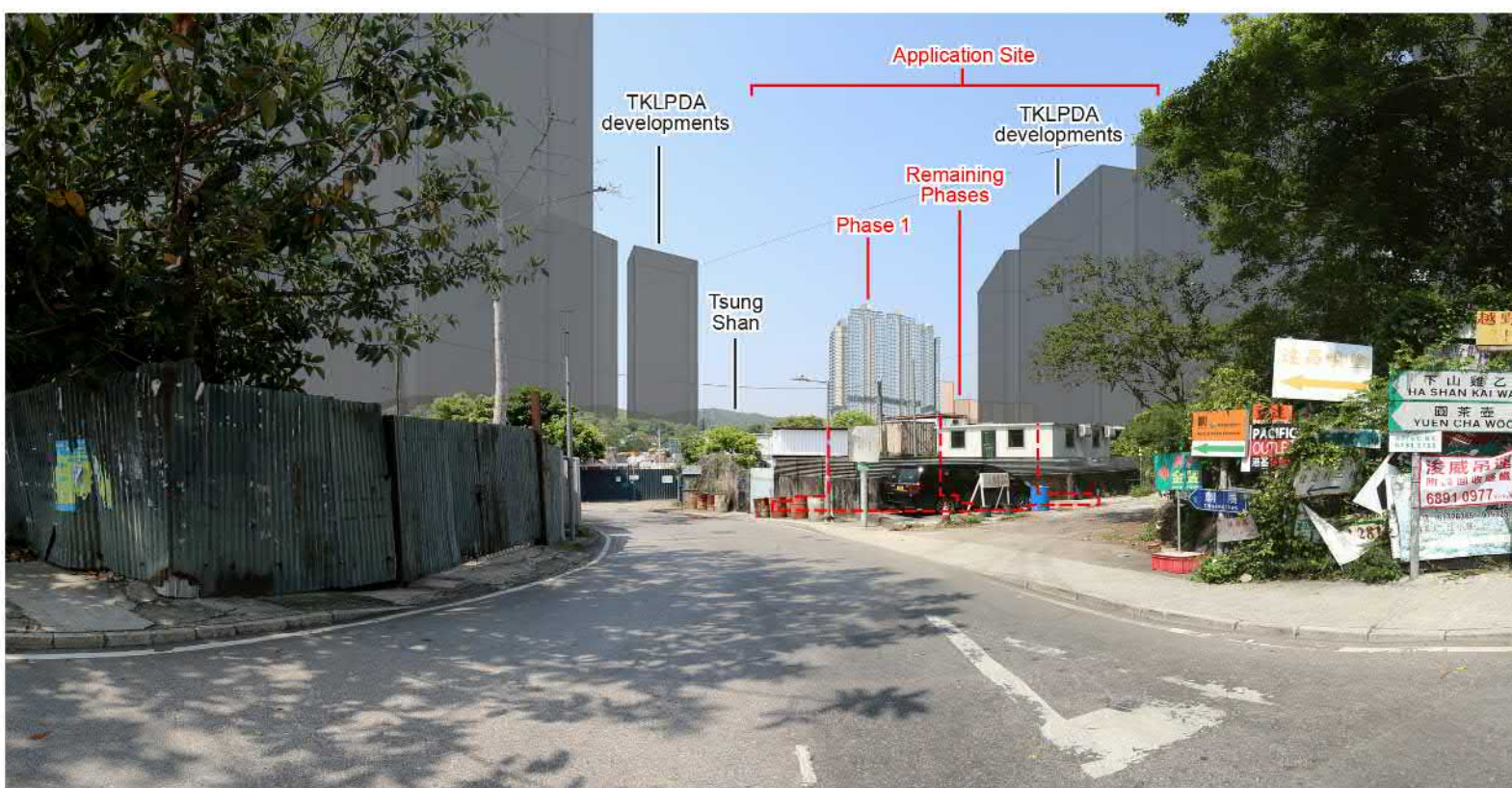
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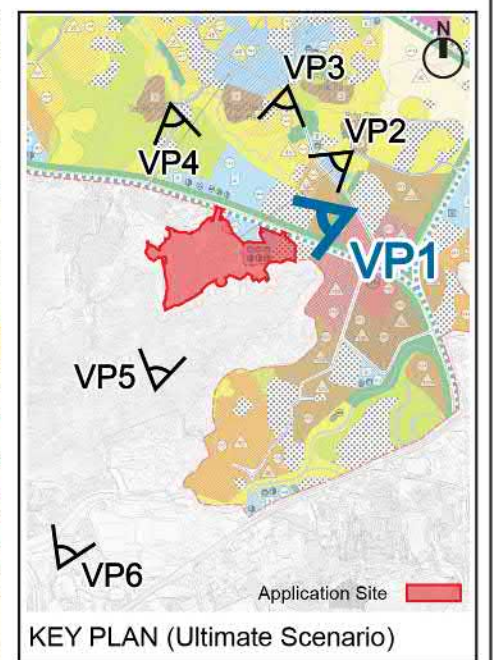
Proposed Scheme – Scenario 1 (Phase 1)



Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)



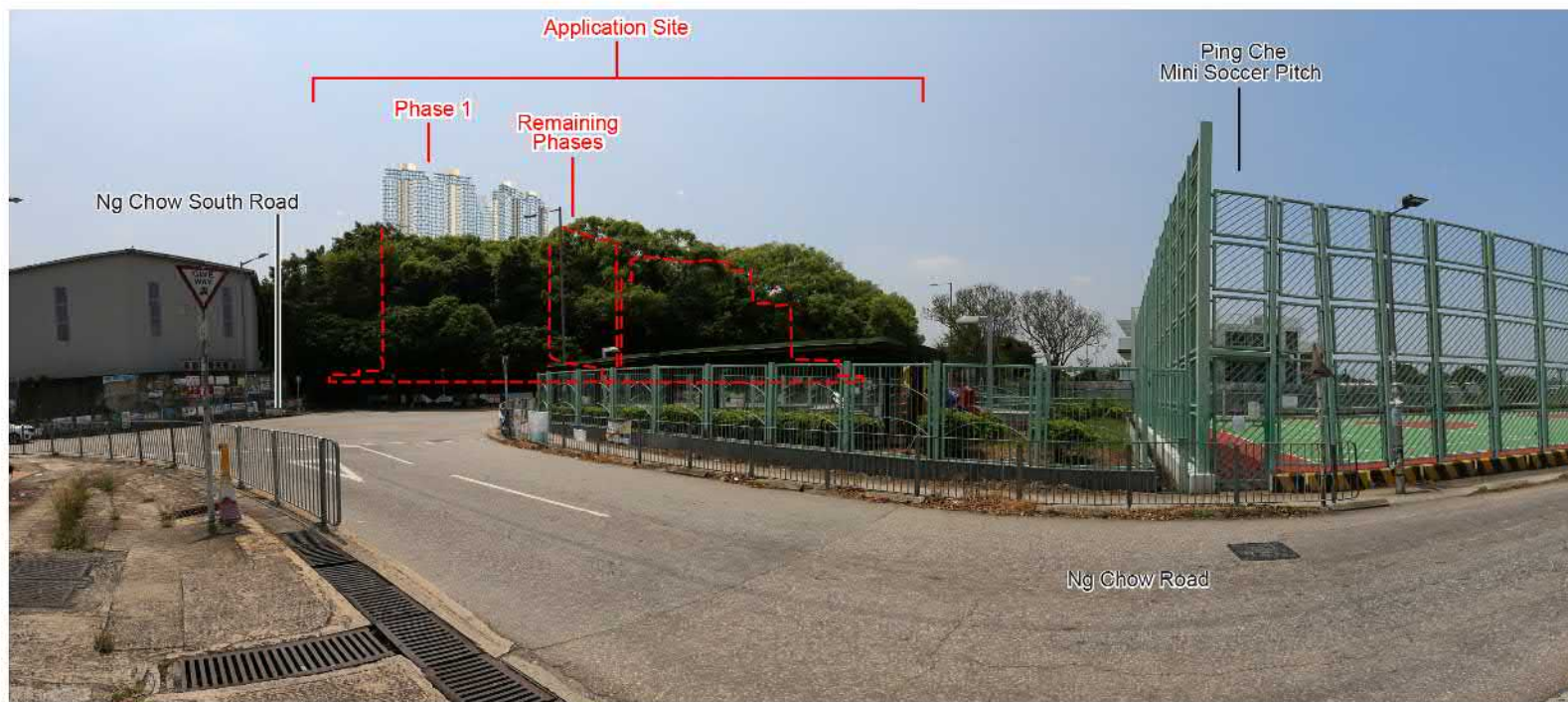
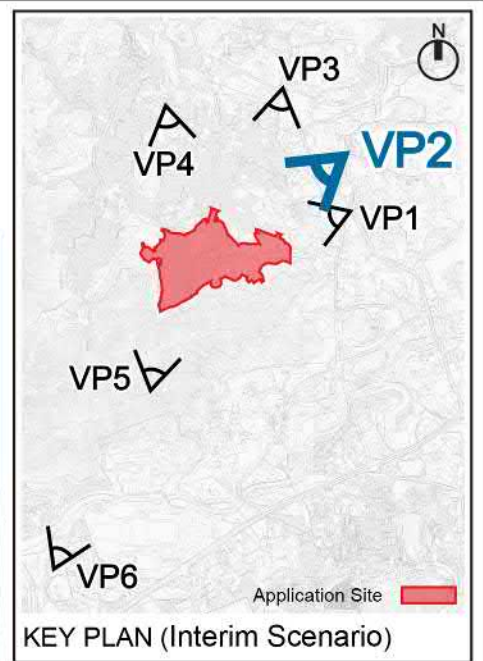
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



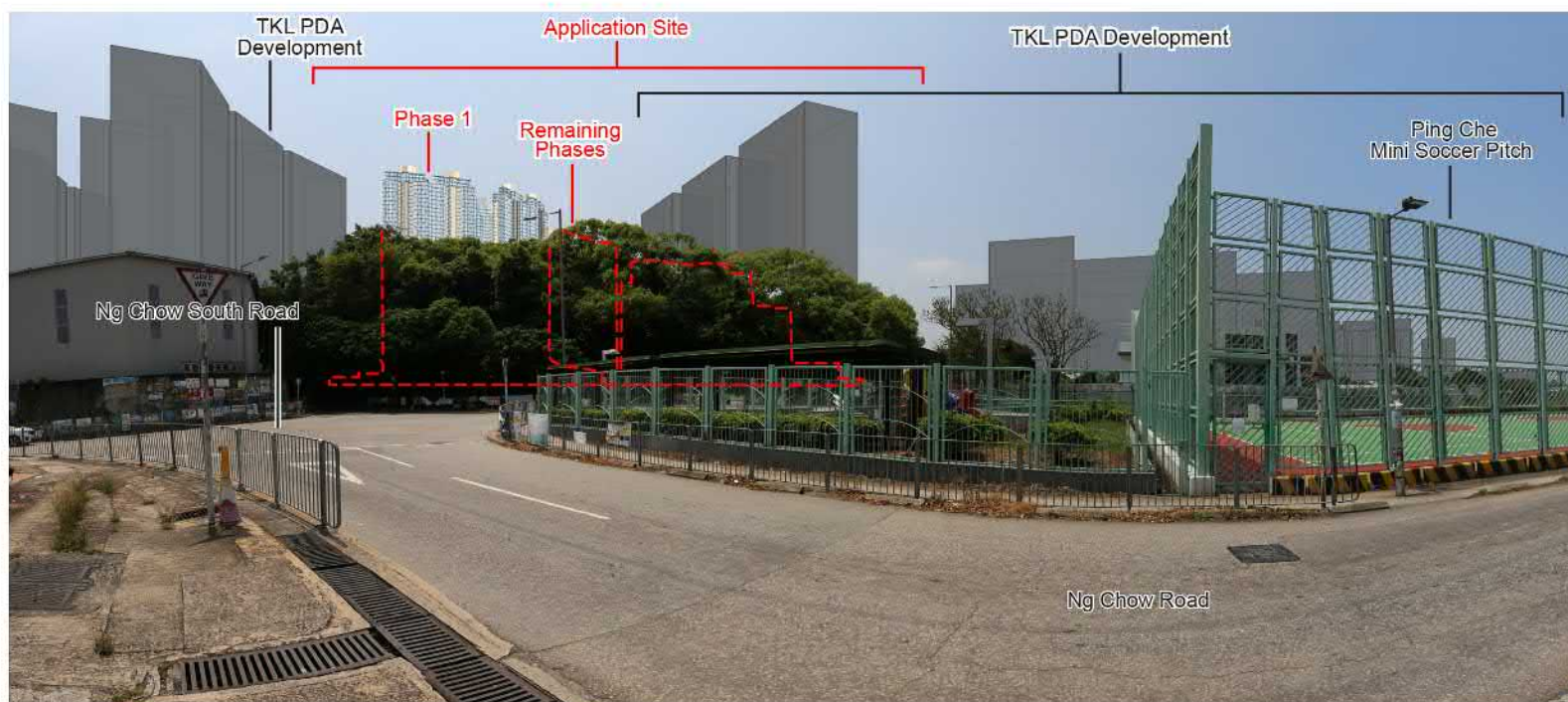
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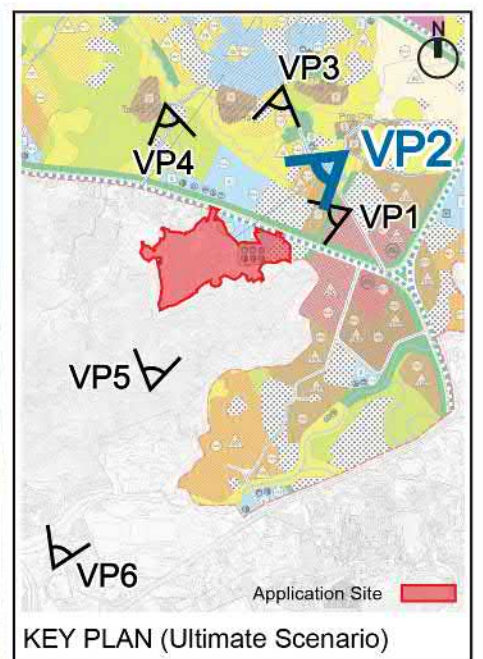
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Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)



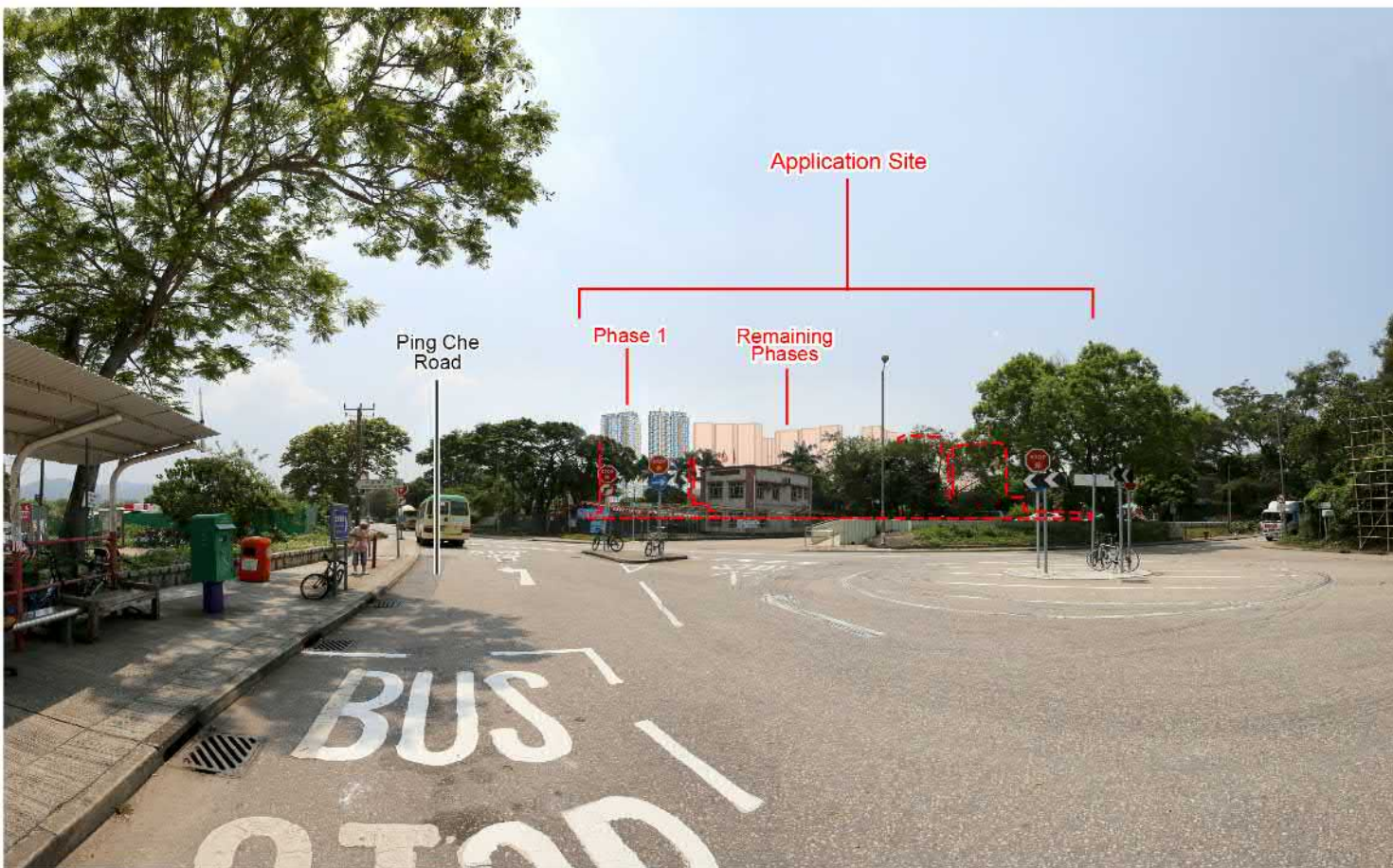
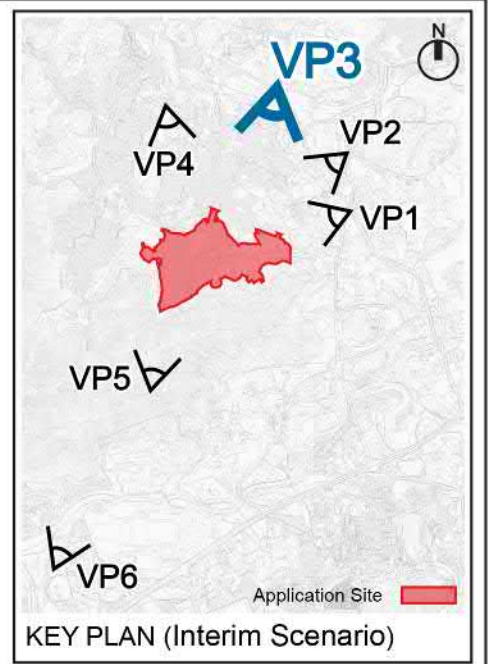
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



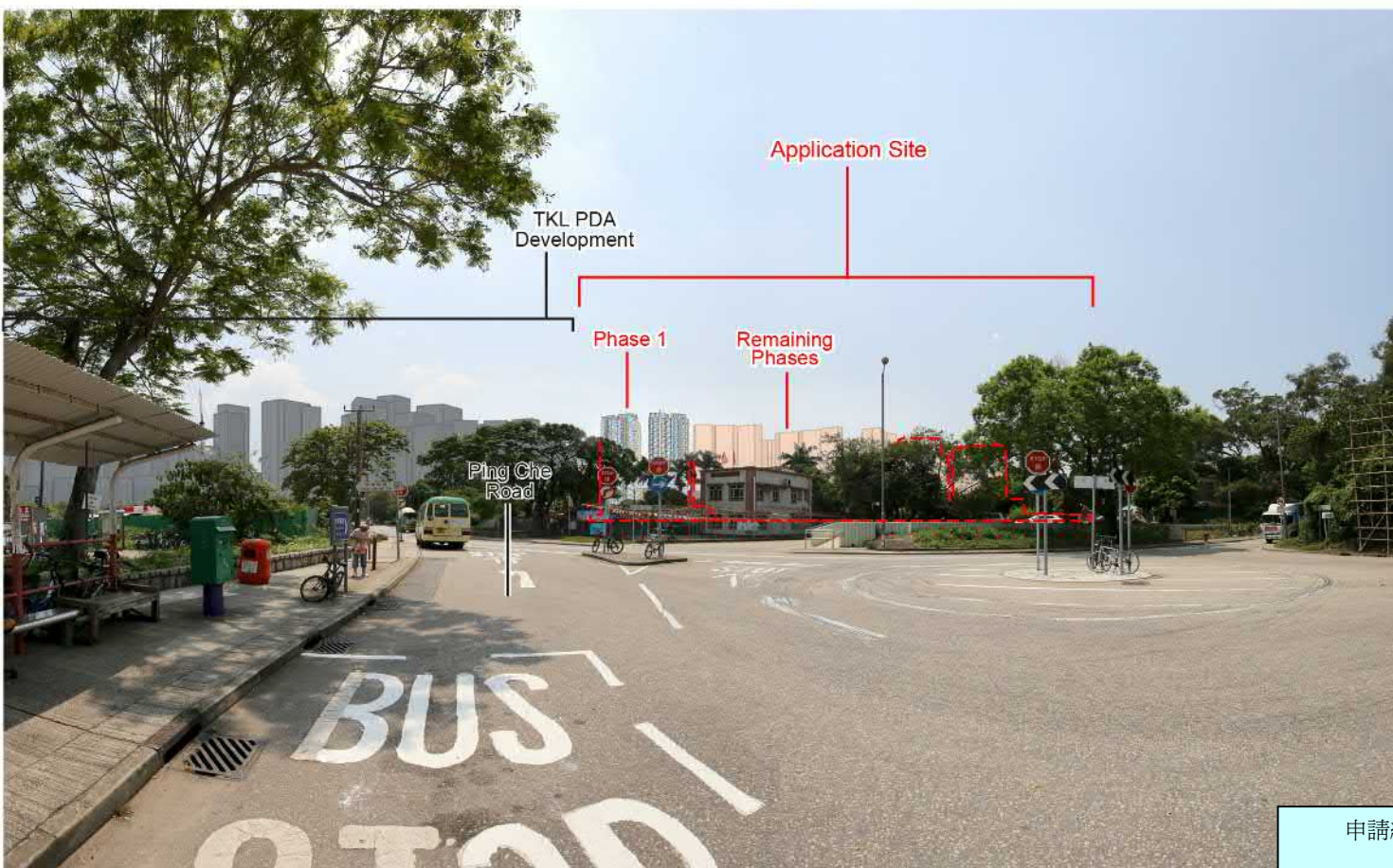
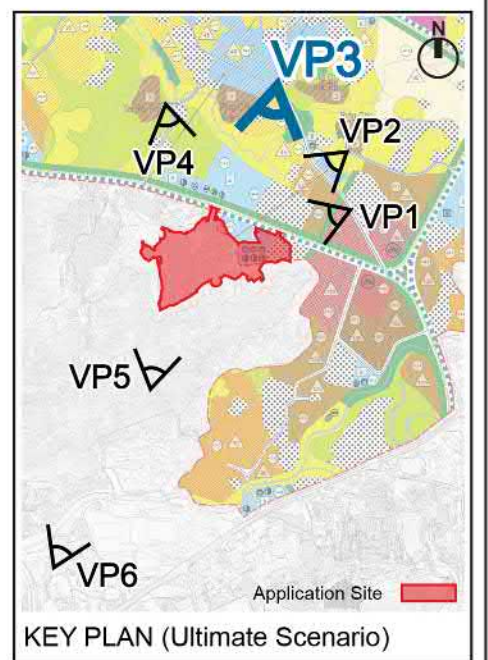
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Proposed Scheme – Scenario 1 (Phase 1)



Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)

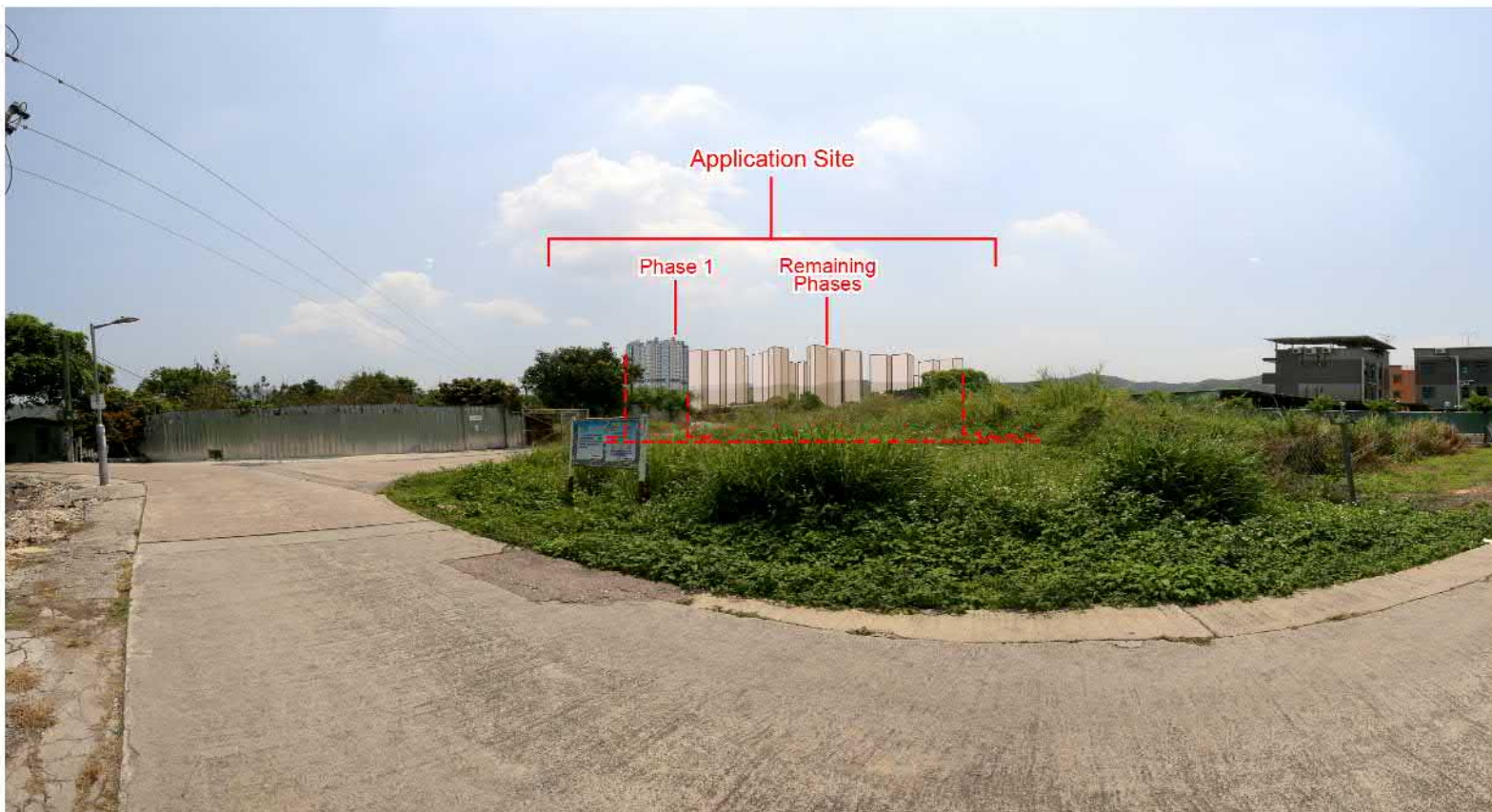
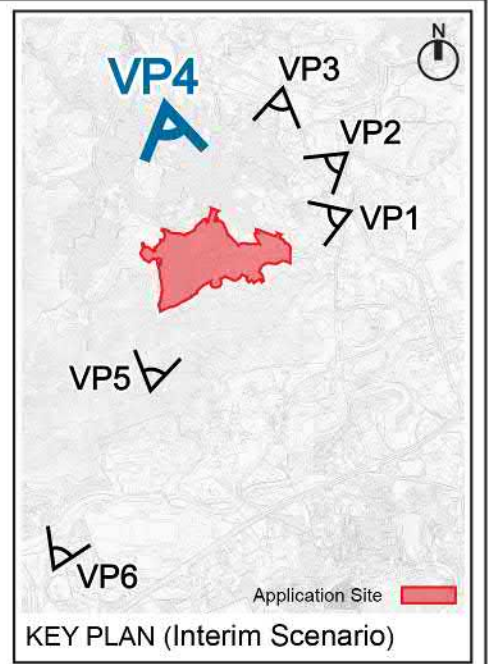


Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)

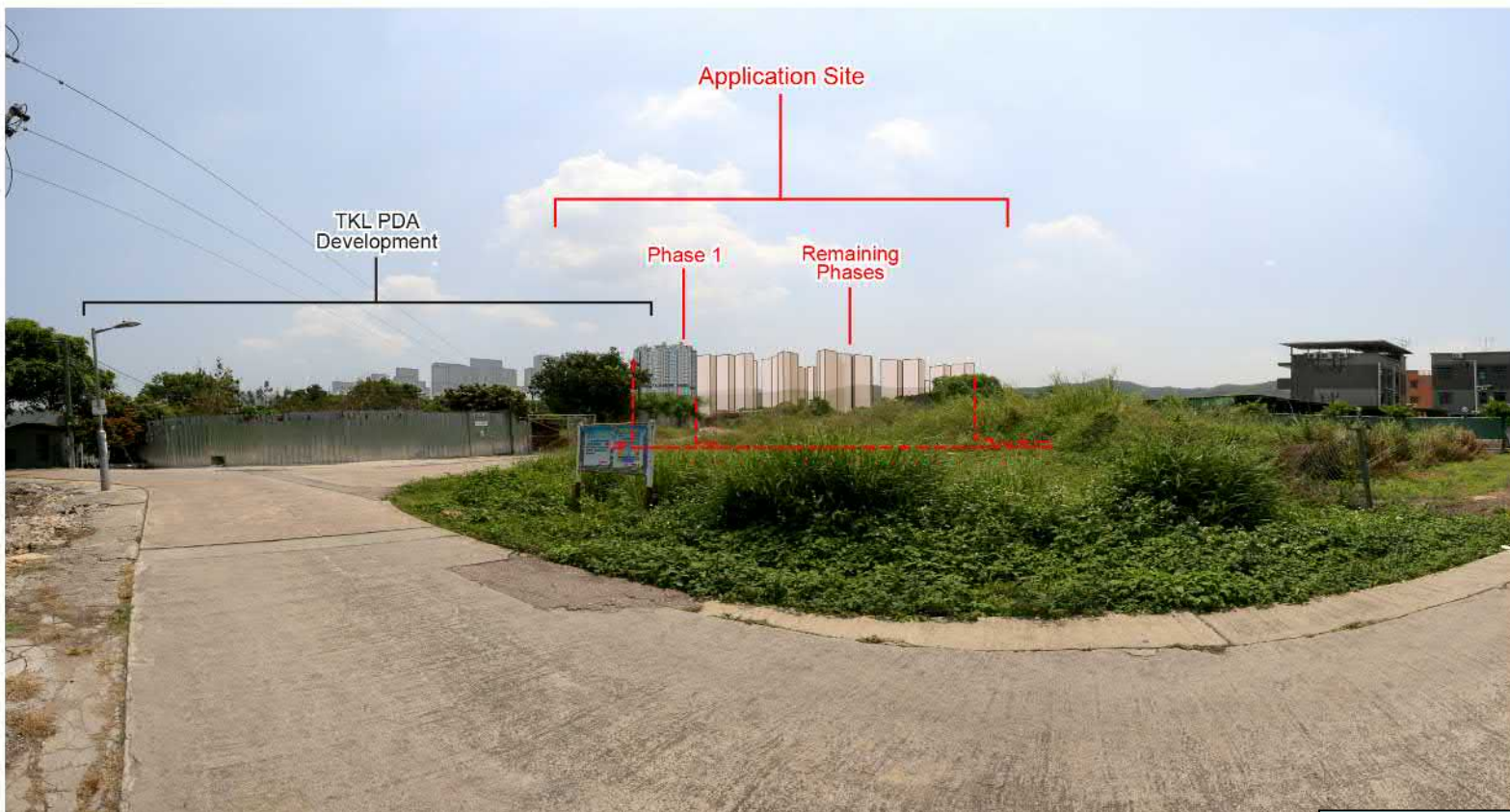
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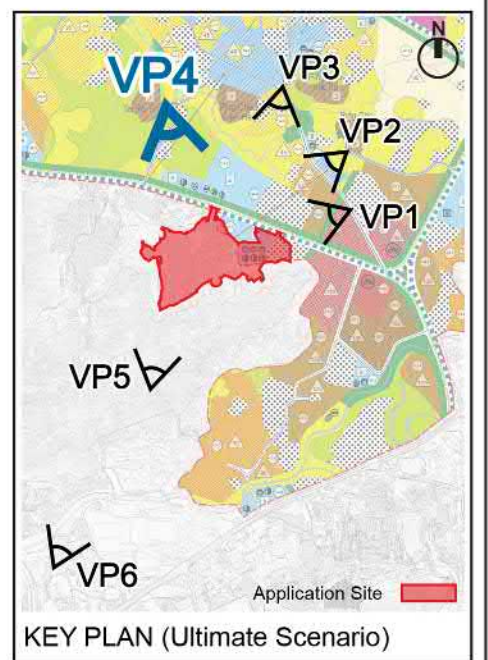
Proposed Scheme – Scenario 1 (Phase 1)



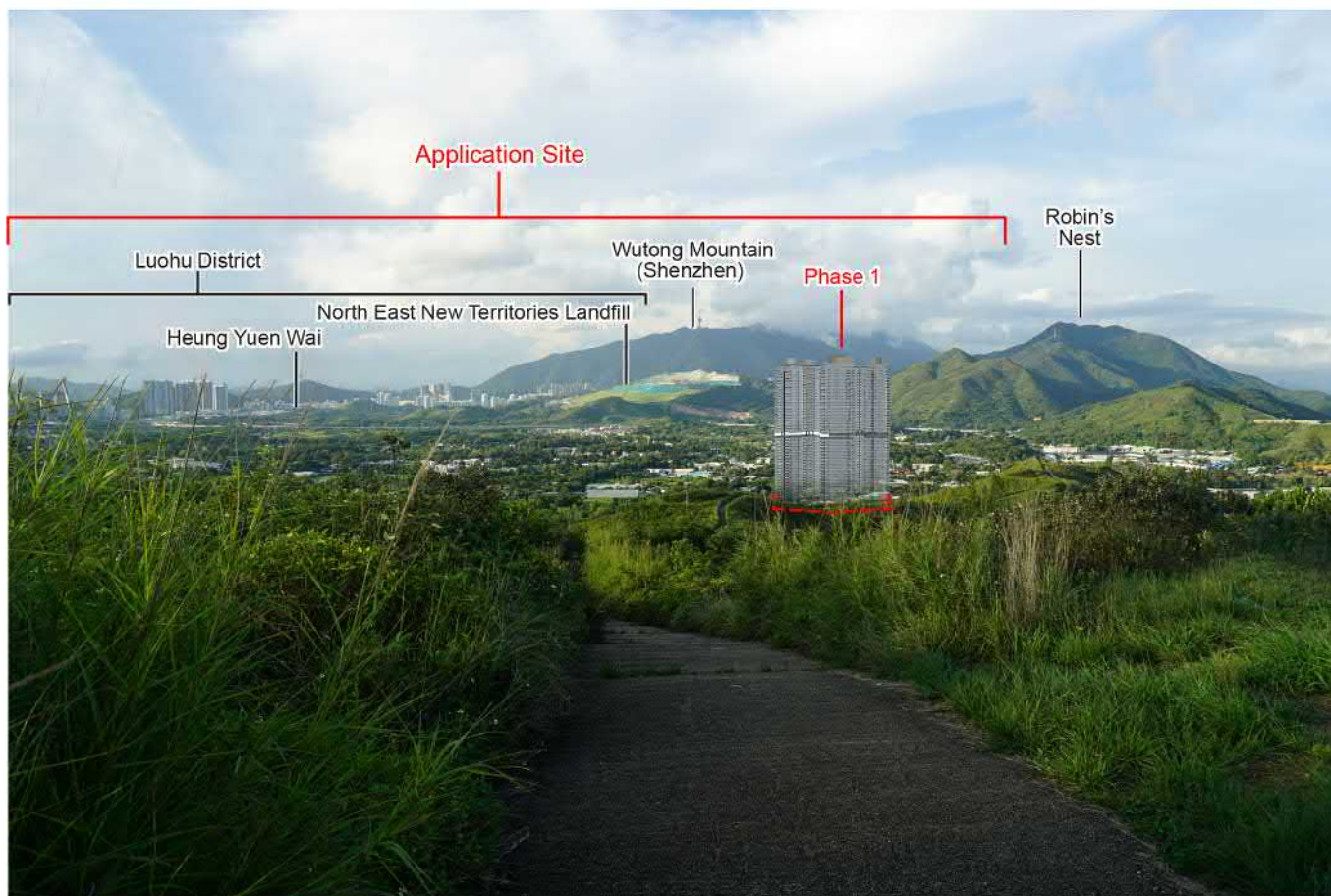
Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)



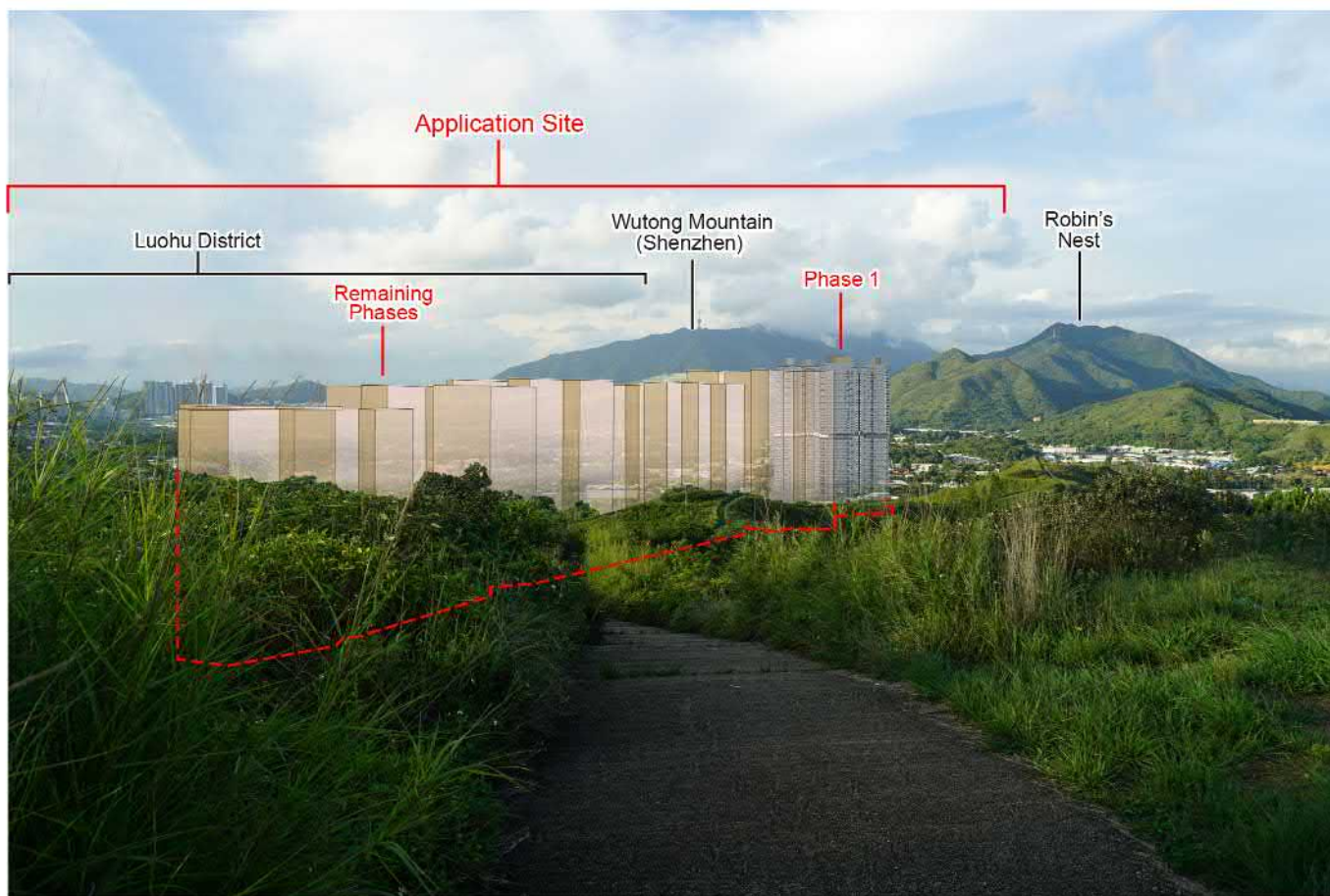
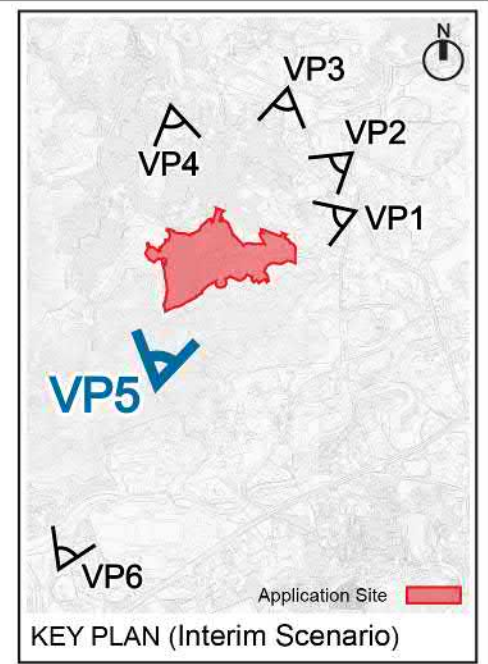
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



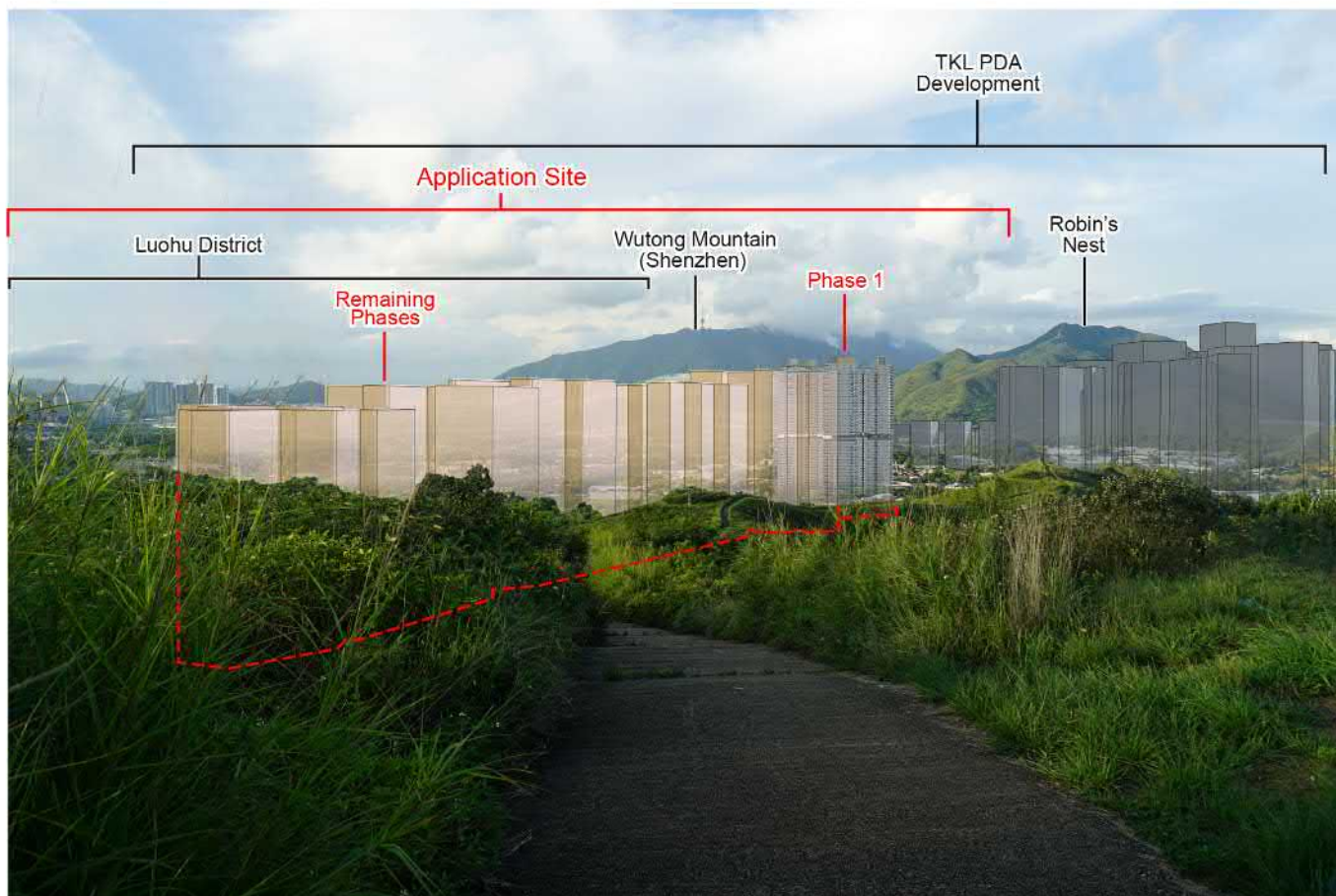
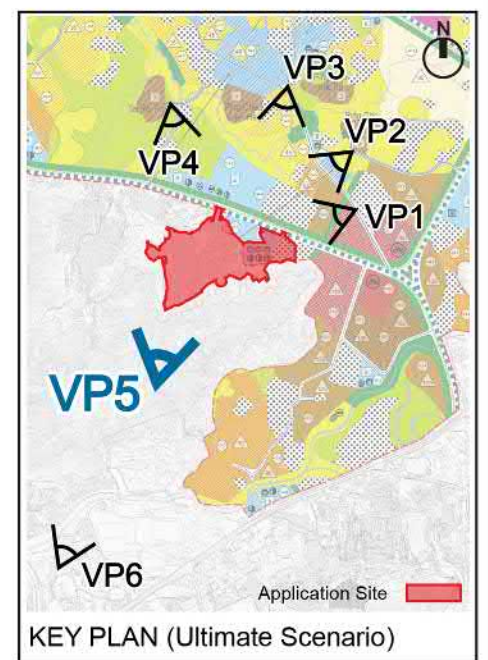
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Proposed Scheme – Scenario 1 (Phase 1)



Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)

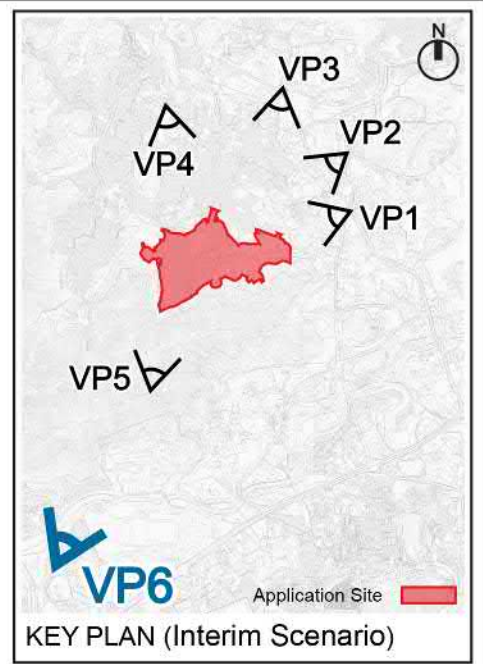


Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)

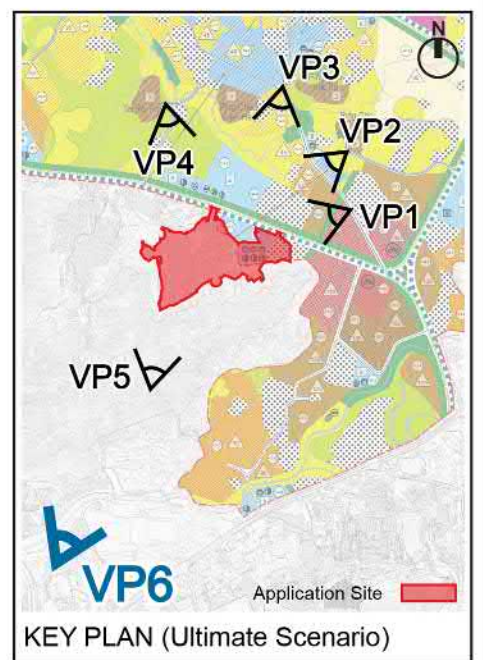
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Proposed Scheme – Scenario 1 (Phase 1)



Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)



Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)

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