

**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 12.1.2024  
因应于 2024 年 1 月 12 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 <sup>(1)</sup>
	Non-domestic 非住用	About 约 29,800	About 约 0.2 <sup>(1)</sup>
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)
		Not more than 不多於 42	Storey(s) 层
		1 1	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	Domestic 住用	Not more than 不多於 33.33 %	
	Non-domestic 非住用	Not more than 不多於 60% (15 米以上 above 15m) Not more than 不多於 100% (15 米以下 below 15m)	
No. of units 单位数目	14,325 Flats 住宅单位 200 Residential Care Home for Elderly 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 38,678	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		4248
	Private Car Parking Spaces 私家车车位		3140
	Motorcycle Parking Spaces 电单车车位		152
	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		109
	Light Goods Vehicle Spaces 轻型货车车位		52 <sup>(2)</sup>
	Medium Goods Vehicle Spaces 中型货车车位		
	Heavy Goods Vehicle Spaces 重型货车车位		
	Lay-by for Private Car/Taxis 私家车/的士停车处		28
	Lay-by for School Bus 校巴停车处		26
Lay-by for Coach/Light Bus/Ambulance 旅游巴士/轻型巴士/救护车		3 <sup>(3)</sup>	

(1) Based on the proposed Development Site Area of about 156,680m<sup>2</sup> 以发展地盘面积约为 156,680 平方米计算

(2) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括轻型货车、中型货车及重型货车的上落客货车位

(3) 2 lay-by for coach and 1 lay-by for ambulance (shared-use) 2 个旅游巴士停车处及 1 个救护车停车处 (共同使用)

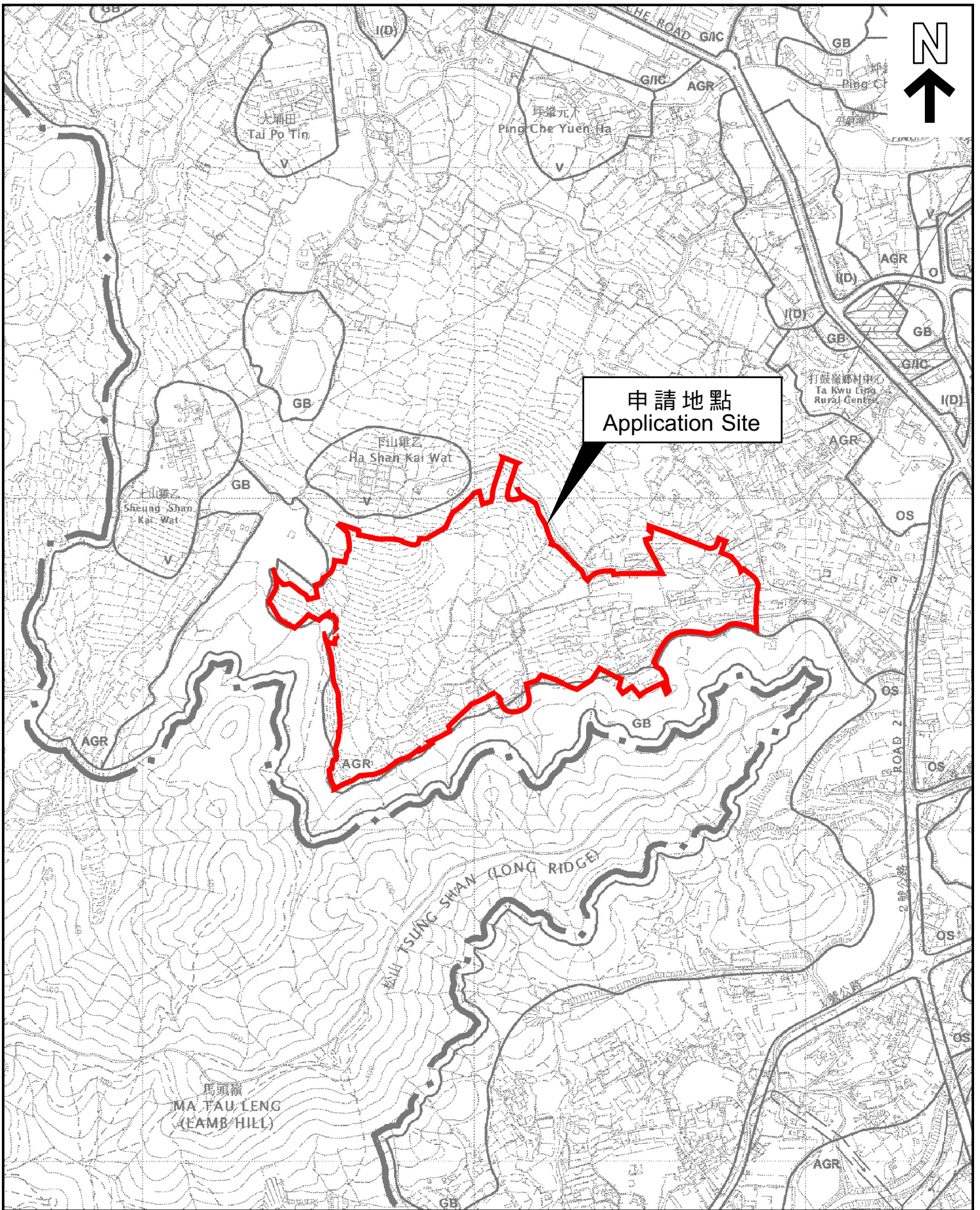
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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"/>
<b><u>Reports 报告书</u></b>		
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 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 checked="" 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"/>
<b><u>Response to Departmental Comments 回应部门的意见; Revised Indicative Development Scheme 经修订的发展计划(只作指示用途)</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

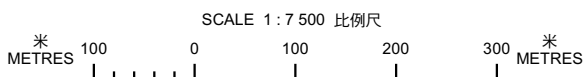
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



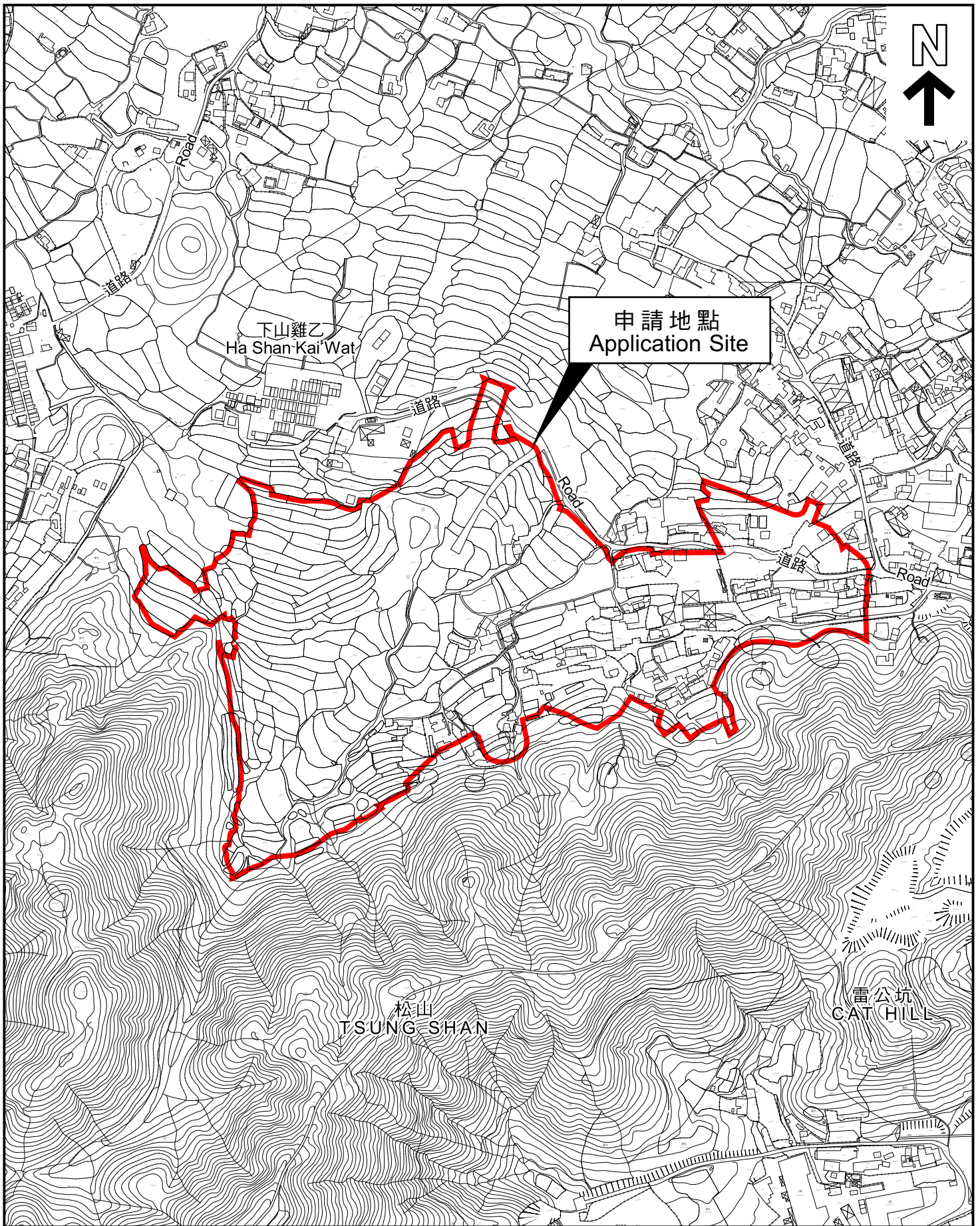
本摘要圖於2024年1月24日擬備，  
 所根據的資料為於2010年2月2日  
 核准的分區計劃大綱圖編號S/NE-TKL/14  
 EXTRACT PLAN PREPARED ON 24.1.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/NE-TKL/14 APPROVED ON 2.2.2010

### 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.  
**Y/NE-TKL/4**



本摘要圖於2024年1月24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 24.1.2024  
 BASED ON SURVEY SHEETS No.  
 3-NW-23A, 23B, 23C, 23D, 24A, 24C &  
 3-SW-3A, 3B, 4A

**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.  
**Y/NE-TKL/4**

**申請編號 Application No. : Y/NE-TKL/4**

**備註 Remarks**

申請人呈交進一步資料以回應環境保護署及渠務署的意見，同時提交經修訂的環境評估、經修訂的排污影響評估及經修訂的發展計劃(只作指示用途)。

The applicant submits further information to address comments of Environmental Protection Department and Drainage Services Department, and encloses a revised Environmental Assessment, revised Sewage Impact Assessment, and revised indicative development scheme.

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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## Updated Indicative Development Scheme (January 2024)

Development Parameters	Phase 1 "R(A)"	Remaining Phases "R(A)1"	Overall Development (for reference)
Development Site Area (m <sup>2</sup> ) (about)	17,910m <sup>2</sup>	138,770m <sup>2</sup>	156,680m <sup>2</sup>
Domestic Plot Ratio <sup>(1)</sup>	Not more than 5	Not more than 4	About 4.11
Non-domestic Plot Ratio <sup>(1)</sup>	Not more than 0.3	Not more than 0.2	About 0.2
Commercial Uses <sup>(2)</sup> (about)	0.17	0.13	0.13
Covered Transport Lay-by (about)	0.12	0.05	0.06
Domestic GFA (m <sup>2</sup> ) (about)	89,550m <sup>2</sup>	555,080m <sup>2</sup>	644,630m <sup>2</sup>
Non-domestic GFA (m <sup>2</sup> ) (about)	5,200m <sup>2</sup> <sup>(3)</sup>	24,600m <sup>2</sup> <sup>(3)</sup>	29,800m <sup>2</sup> <sup>(3)</sup>
Commercial Uses	3,000m <sup>2</sup>	18,000m <sup>2</sup>	21,000m <sup>2</sup>
Covered Transport Lay-by	2,200m <sup>2</sup>	6,600m <sup>2</sup>	8,800m <sup>2</sup>
Social Welfare Facilities	667m <sup>2</sup> <sup>(4)</sup>	10,045m <sup>2</sup> <sup>(5)</sup>	10,712m <sup>2</sup>
Maximum Site Coverage (above ground)			
Podium – within 15m	<100%	<100%	<100%
Podium – beyond	<60%	<60%	<60%
Residential Tower	<33.3%	<33.3%	<33.3%
No. of Residential Towers	6	29	35
No. of Units	1,990	12,335	14,325
Average Flat Size (m <sup>2</sup> ) (about)	45m <sup>2</sup>	45m <sup>2</sup>	45m <sup>2</sup>
Maximum Building Height (to the main roof)	Not more than 179mPD	Not more than 167mPD	Not more than 179mPD
No. of Domestic Storeys <sup>(6)</sup>	42	30 – 40	30 – 42
No. of Non-domestic Storeys			
Ancillary Facilities <sup>(7)</sup>	2	4	4
Podium <sup>(8)</sup>	1 – 2	1 – 2	1 – 2
Basement	1	1	1
Anticipated Population <sup>(9)</sup>	<b>5,373</b>	<b>33,305</b>	<b>38,678</b>
Communal Private Open Space (m <sup>2</sup> )	<b>5,373m<sup>2</sup></b> <sup>(10)</sup>	<b>33,305m<sup>2</sup></b> <sup>(10)</sup>	<b>38,678m<sup>2</sup></b> <sup>(10)</sup>
Clubhouse Facilities <sup>(11)</sup>			
GFA (m <sup>2</sup> ) (about) <sup>(12)</sup>	3,134m <sup>2</sup> (3.5%)	13,877m <sup>2</sup> (2.5%)	17,011m <sup>2</sup>
No. of Storeys	1	1	1

申請編號 Application No. : Y / NE-TKL / 4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

### Remarks:

- (1) Based on Development Site area.
- (2) Including 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses.
- (3) Excluding the social welfare facilities which are exempted from PR and GFA calculation to be detailed in remarks (4) & (5) below.
- (4) Referring to a Neighborhood Elderly Centre (with a NOFA of about 303m<sup>2</sup> or a GFA of about 667m<sup>2</sup>) to be provided which shall be exempted from PR and GFA calculation.
- (5) Referring to a Neighborhood Elderly Centre (with a NOFA of about 303m<sup>2</sup> or a GFA of about 667m<sup>2</sup>); a 200-places Residential Care Home for the Elderly (with a NOFA of about 2,475m<sup>2</sup> or GFA of about 5,445m<sup>2</sup>); two 80-places Day Care Centre for the Elderly (with a total NOFA of about 1,012m<sup>2</sup>; or a GFA of about 2,226m<sup>2</sup>); and a 150-places Child Care Centre (with a NOFA of about 776m<sup>2</sup> or a GFA of about 1,707m<sup>2</sup>) to be provided where the GFA of these social welfare facilities shall be exempted from PR and GFA calculation.
- (6) Excluding transfer plates, refuge floor and lift lobby.
- (7) Refers to the three standalone Covered Transport Lay-by blocks in both Phase 1 and the Remaining Phases including commercial uses / social welfare facilities.
- (8) Including clubhouse facilities / commercial uses.
- (9) **Assuming a Person-Per-Flat ratio of 2.7 as per the 2021 Population Census.**
- (10) Not less than 1m<sup>2</sup> per person according to HKPSG.
- (11) Exempted from PR and GFA calculation.
- (12) Or such other areas of clubhouse as may be approved by the Buildings Department based on the total permissible domestic GFA for individual land parcel (site under the Buildings Ordinance) at the future GBP stage.

\* **Amended texts are highlighted in Bold and Italic**