

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/NE-TKL/4**
關於申請編號 Y/NE-TKL/4 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 11.8.2023
因應於 2023 年 8 月 11 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 新界坪輦丈量約份第 77 約及第 84 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 169,080 sq. m 平方米 (Includes Government Land of about 包括政府土地約 21,330 sq. m 平方米)		
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14		
Zoning 地帶	"Agriculture" and "Green Belt" 「農業」及「綠化地帶」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「農業」及「綠化地帶」改劃為「住宅(甲類)」、「住宅(甲類)1」及「政府、機構或社區」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 644,630	About 約 4.11
	Non-domestic 非住用	About 約 29,800	About 約 0.2
No. of block 幢數	Domestic 住用	35	
	Non-domestic 非住用	3	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 179	mPD 米(主水平基準上)
		30 – 42 / /	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層
	Non-domestic 非住用	-	m 米
		Not more than 不多於 40.5	mPD 米(主水平基準上)
		Not more than 不多於 4	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 60 % (15 米以上 above 15m)		
No. of units 單位數目	14,325 Flats 住宅單位 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 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		3803
	Private Car Parking Spaces 私家車車位		2697
	Motorcycle Parking Spaces 電單車車位		150
	Bicycle Parking Spaces 單車泊車位		956
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		150
	Light Goods Vehicle Spaces 輕型貨車車位		50
	Medium Goods Vehicle Spaces 中型貨車車位		50
Heavy Goods Vehicle Spaces 重型貨車車位		50	

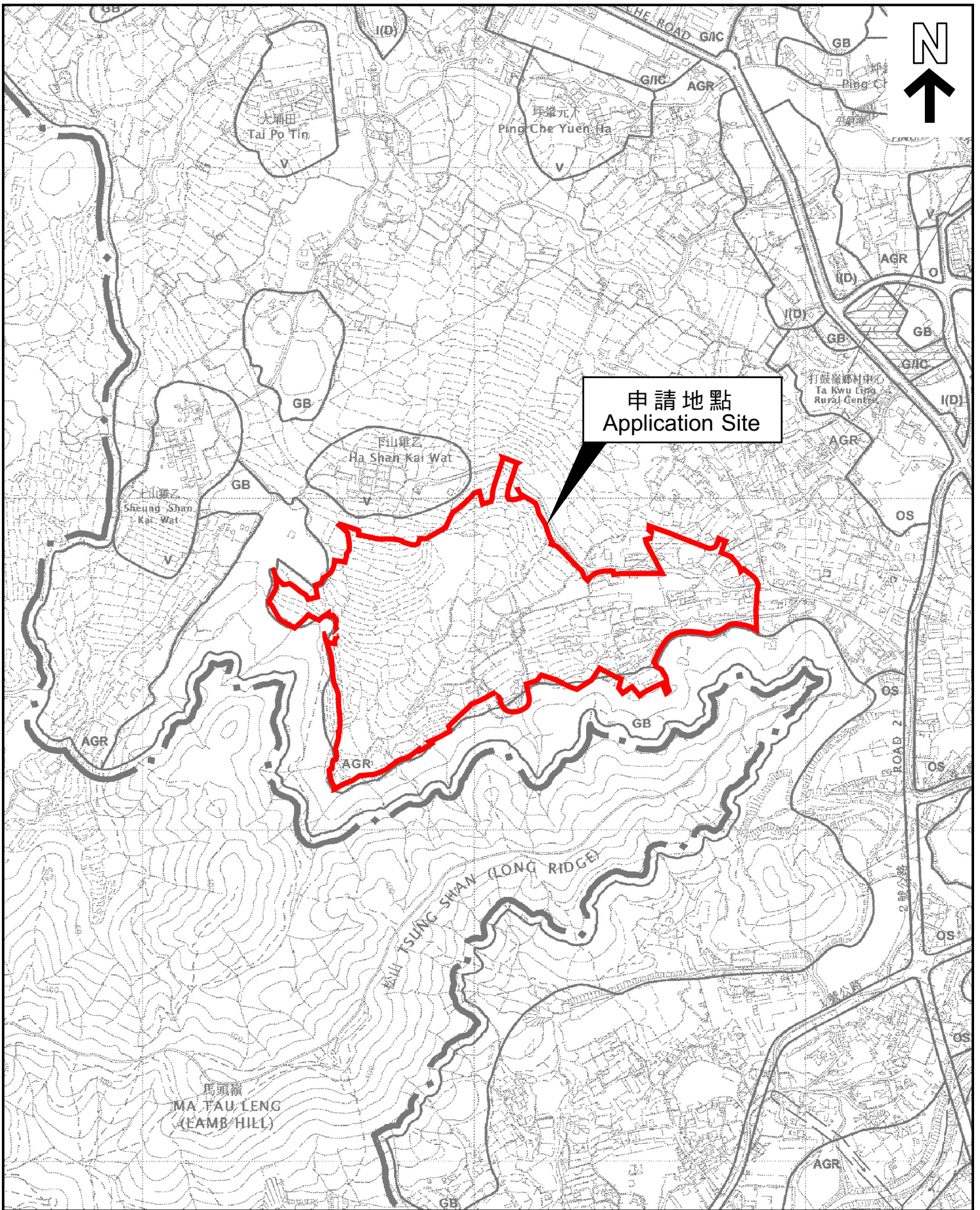
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<u>Reports 報告書</u>		
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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" 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>Response to Departmental Comments 回應部門的意見</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

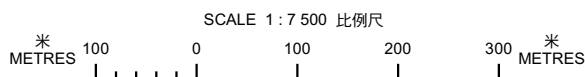
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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



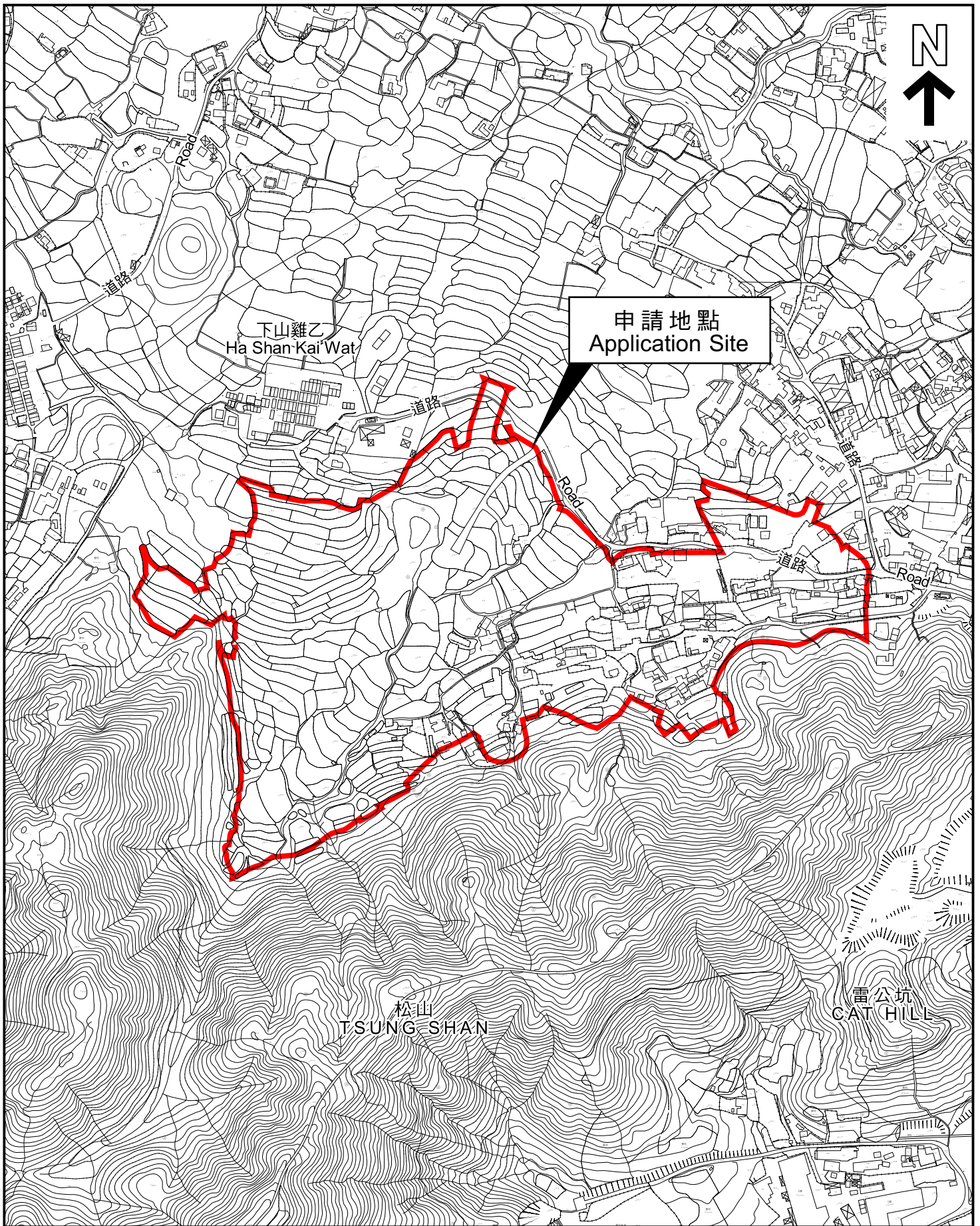
位置圖 LOCATION PLAN

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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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

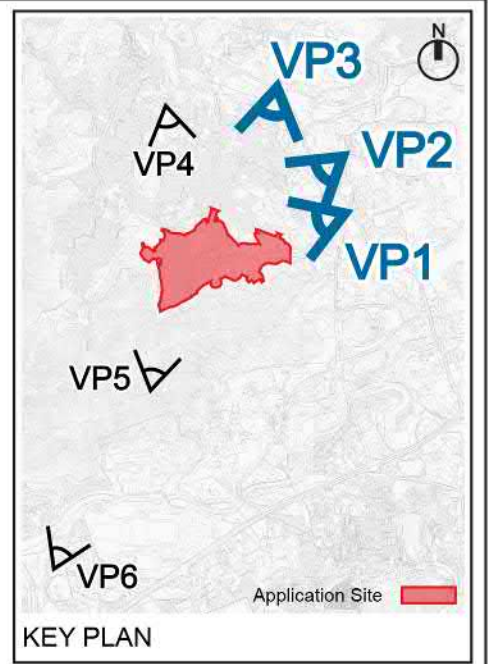
Dwg. No. : 2021212-LMP-01a

Date : JUN 2023 (A1-size)

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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

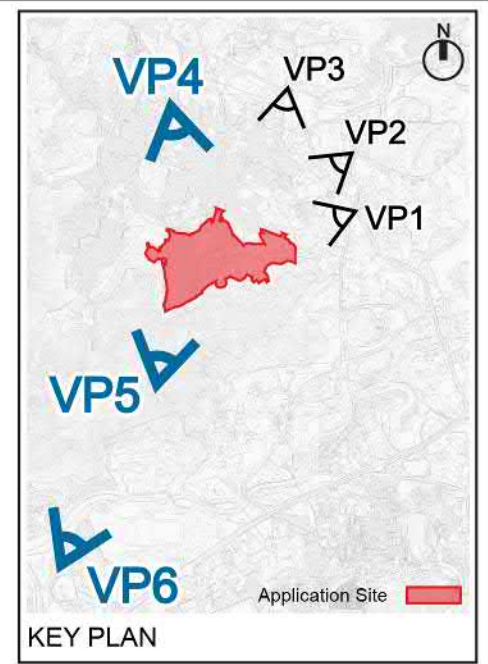


Existing Condition – Viewing from VP3: Ping Che Road Roundabout Bus and Minibus Stops

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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

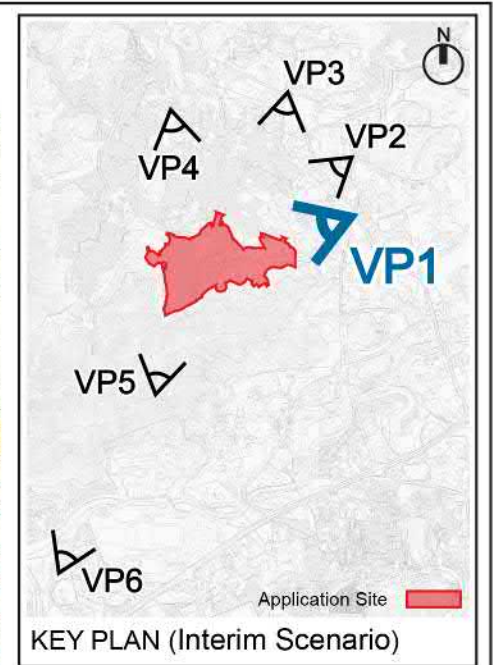


Existing Condition – Viewing from VP6: Lung Yeuk Tau Heritage Trail – Kun Lung Gate Tower

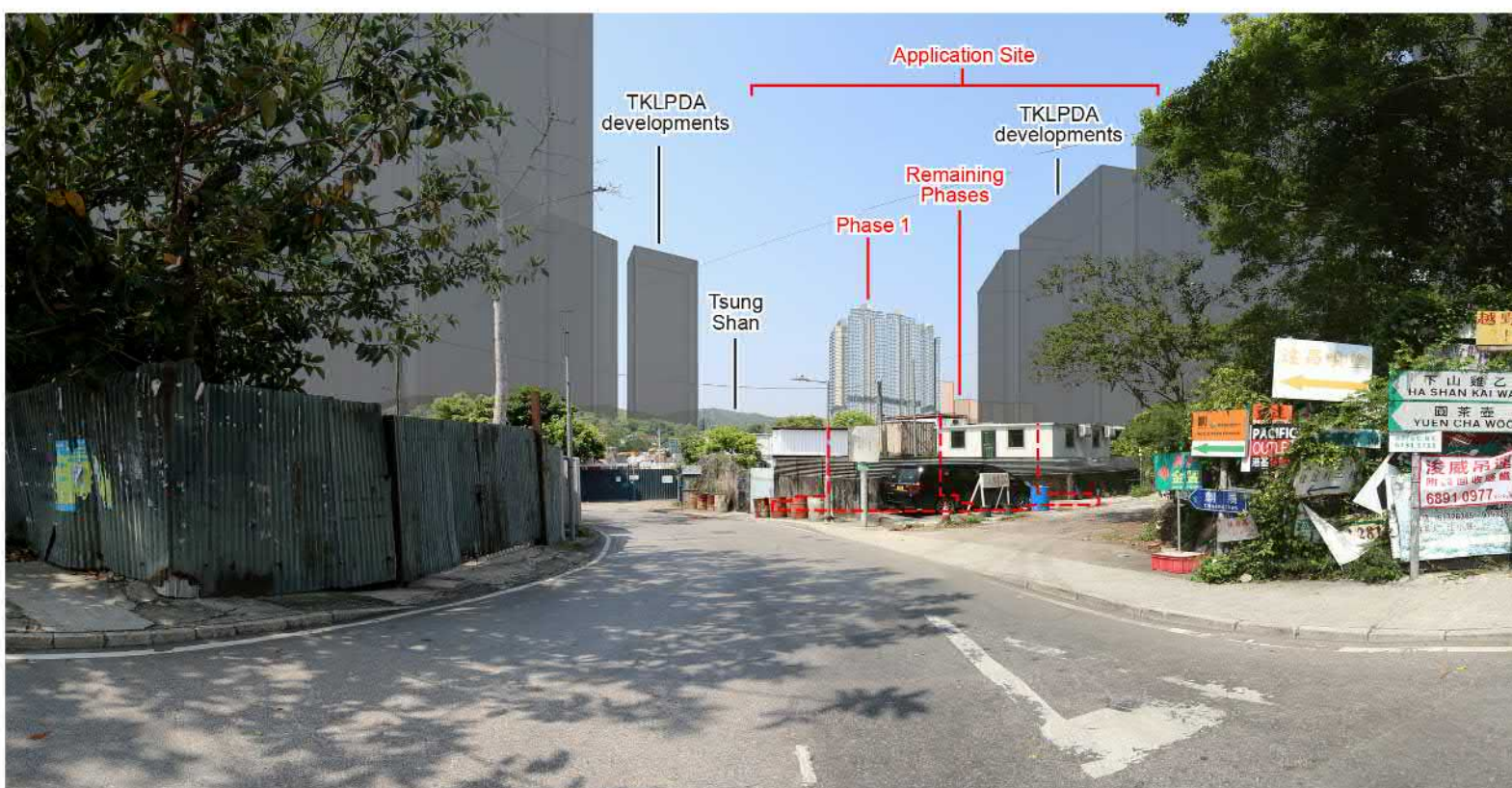
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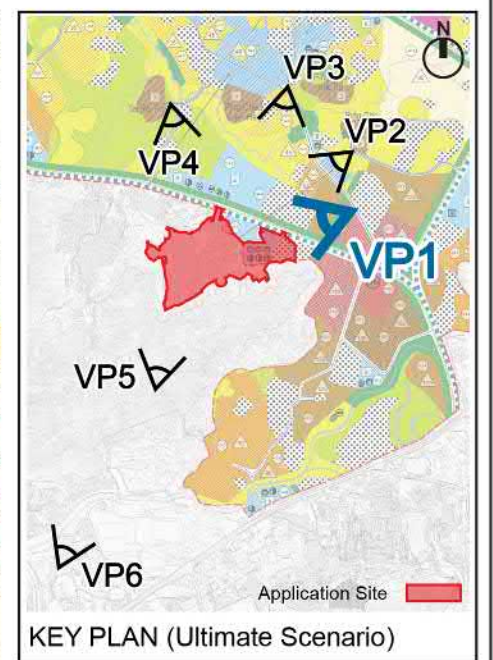
Proposed Scheme – Scenario 1 (Phase 1)



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



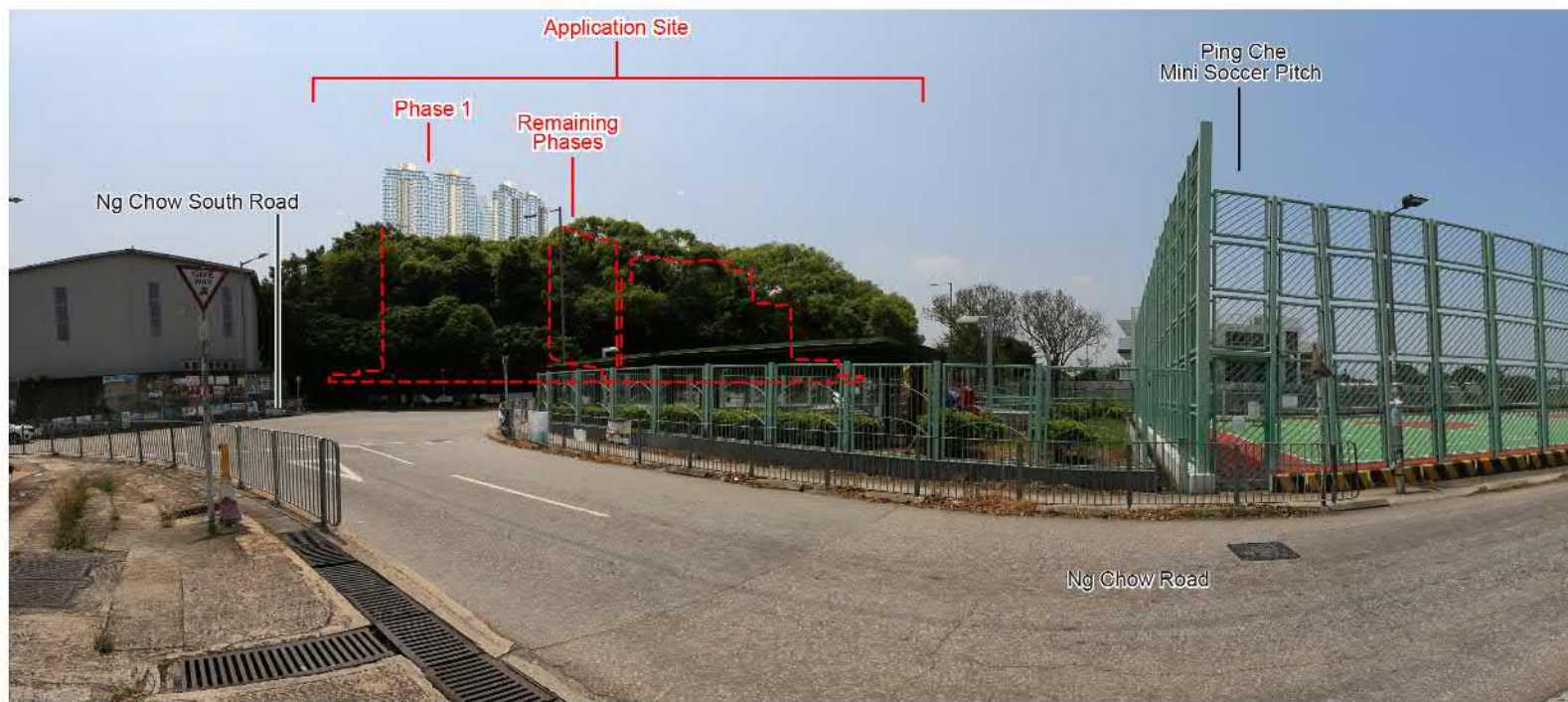
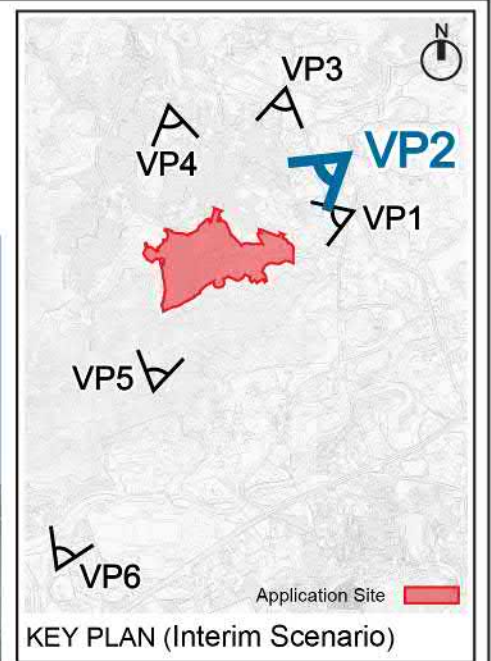
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



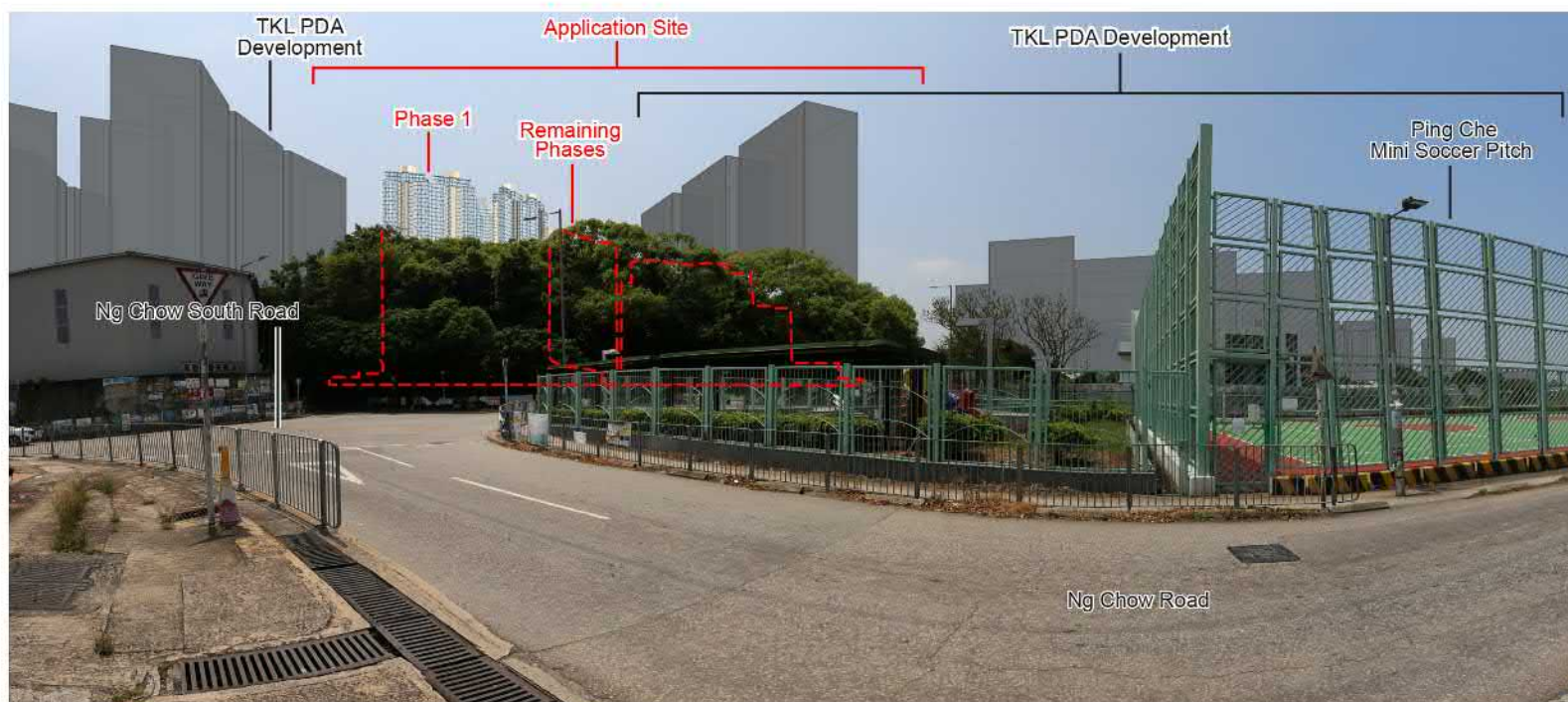
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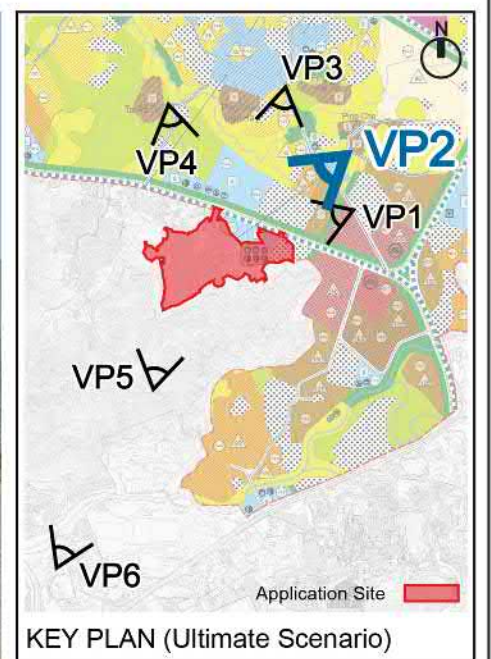
Proposed Scheme – Scenario 1 (Phase 1)



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



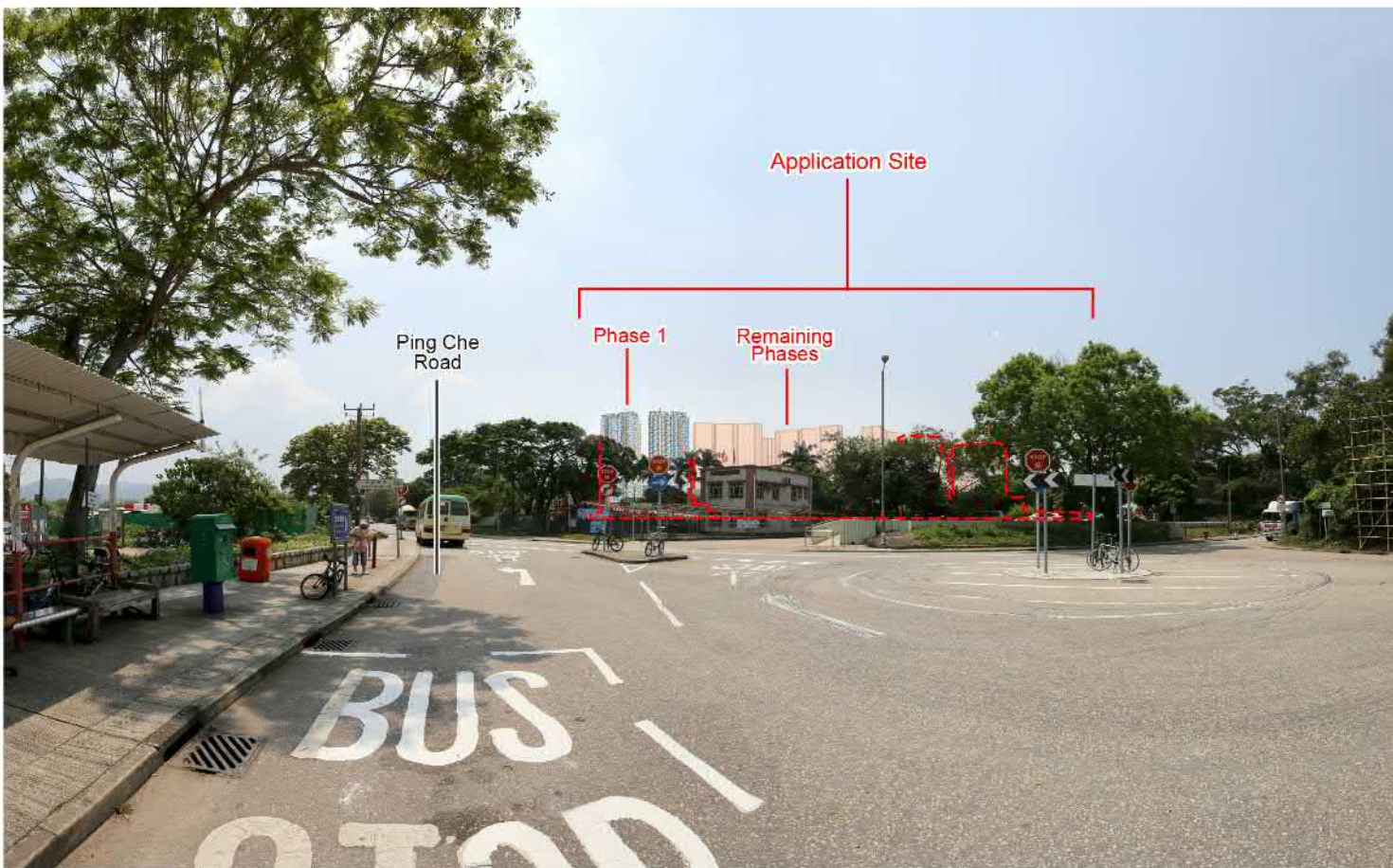
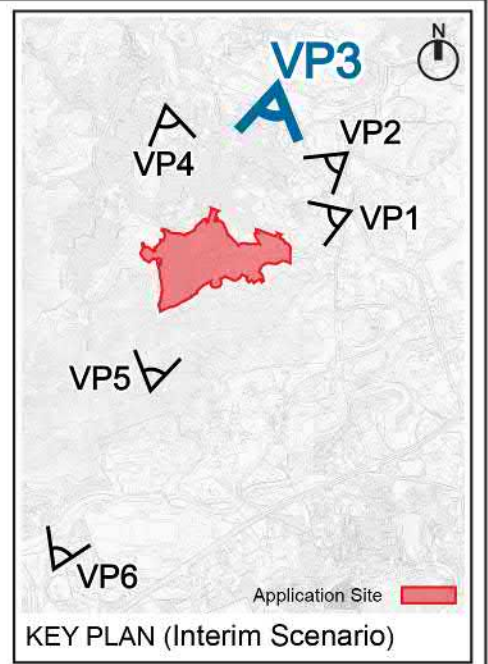
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



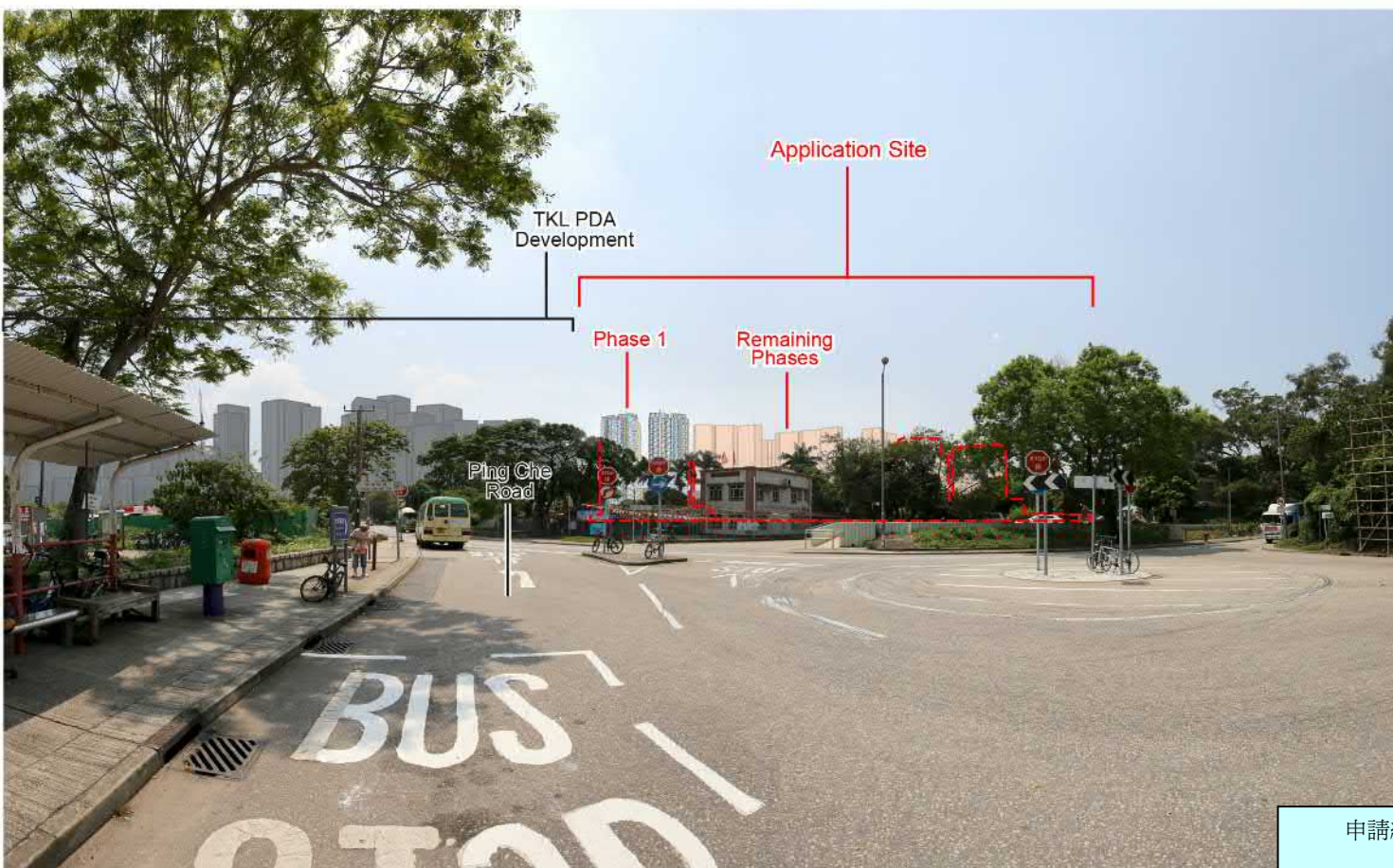
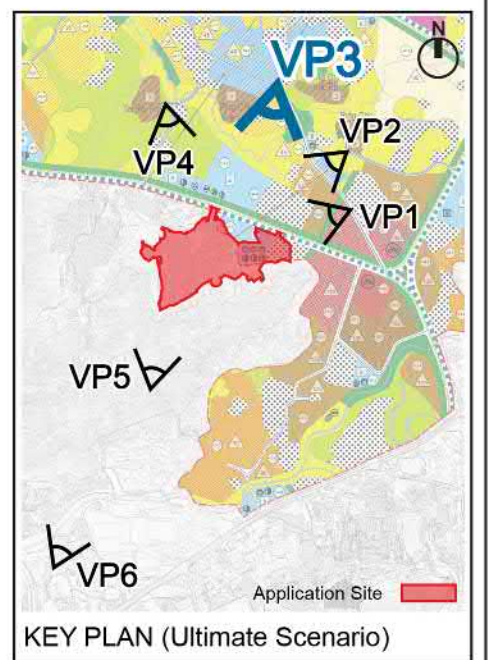
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Proposed Scheme – Scenario 1 (Phase 1)



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

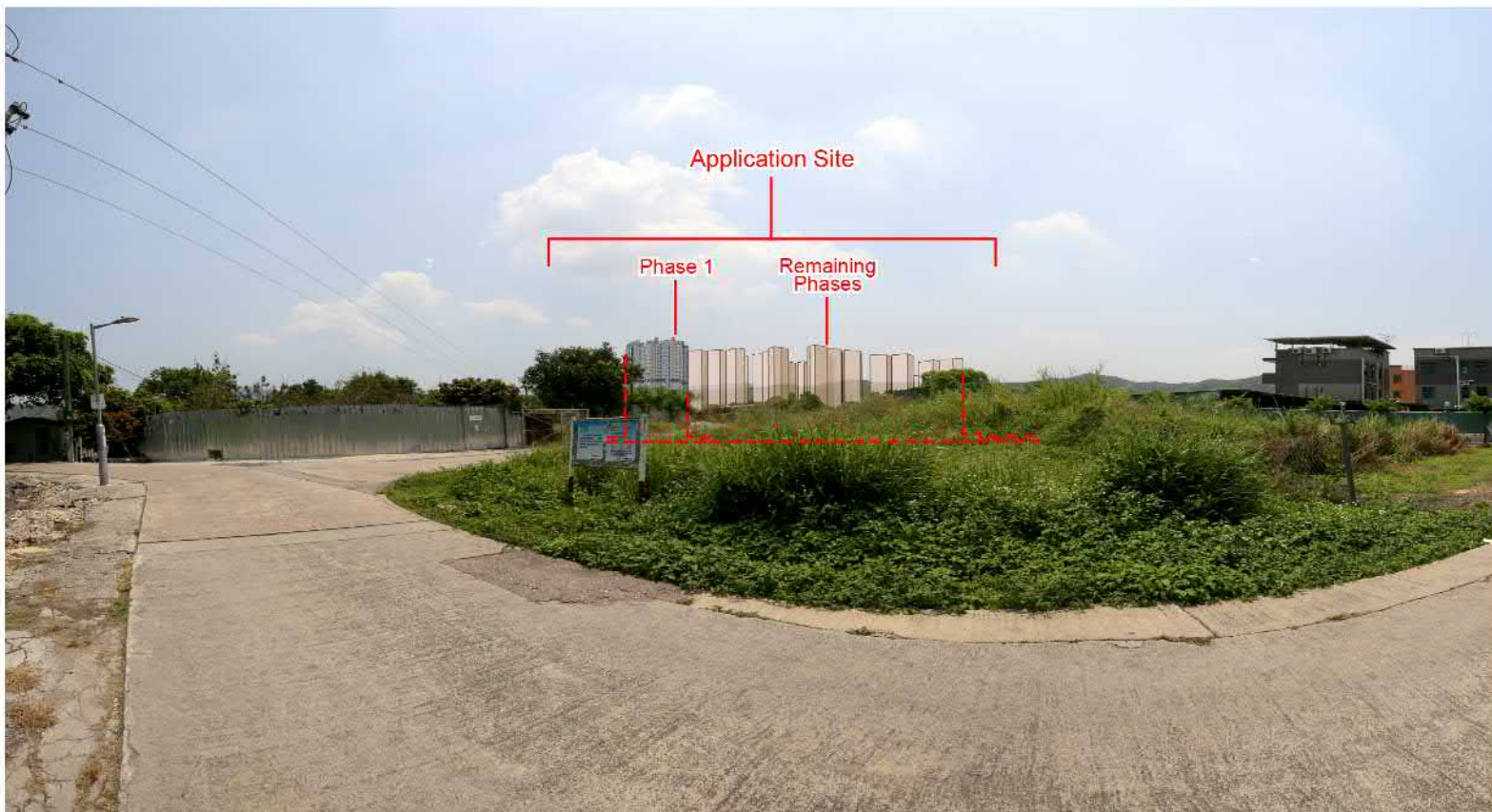
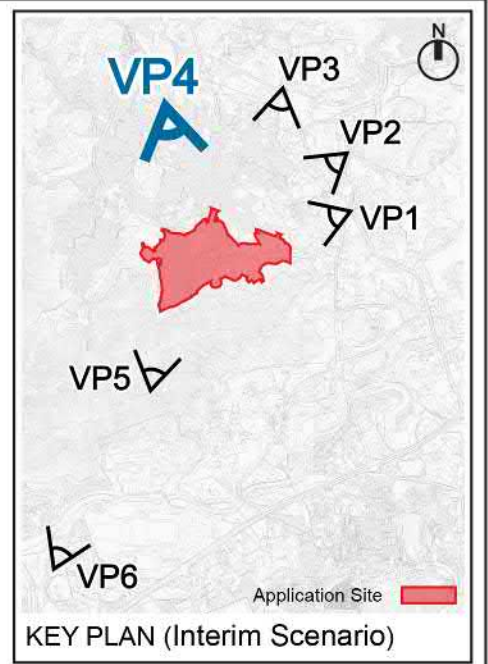


Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)

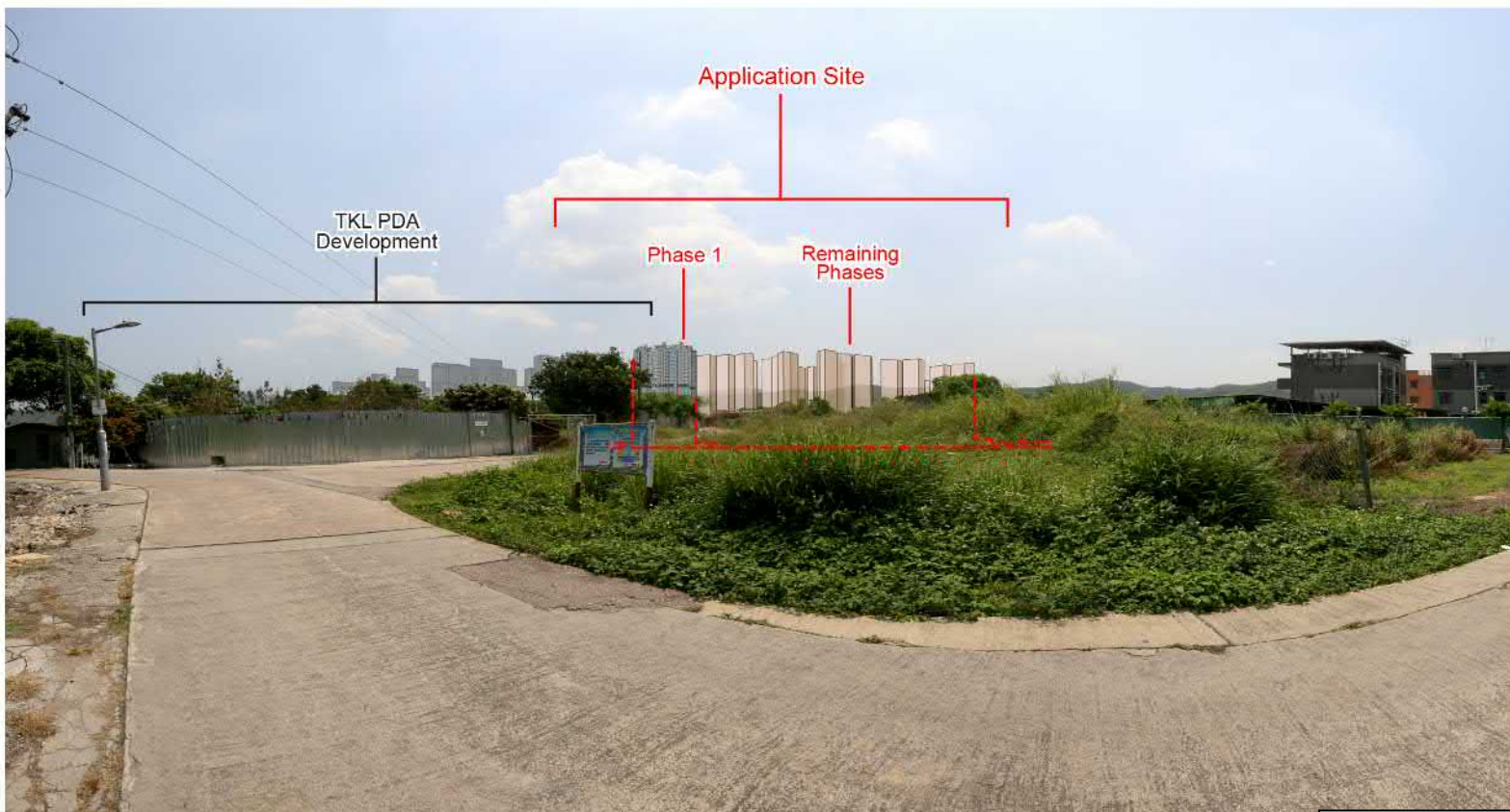
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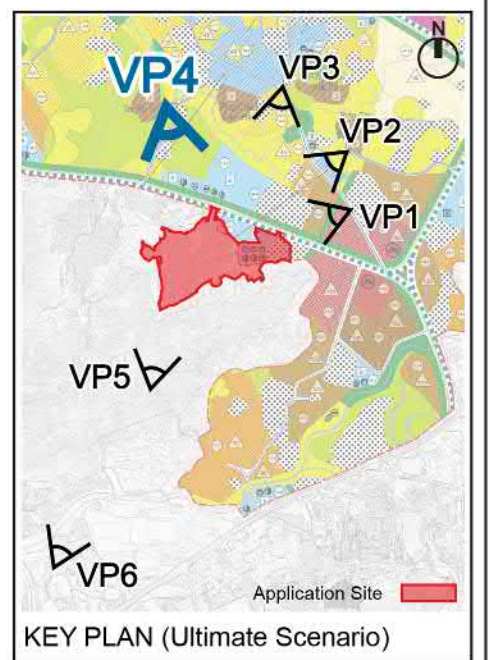
Proposed Scheme – Scenario 1 (Phase 1)



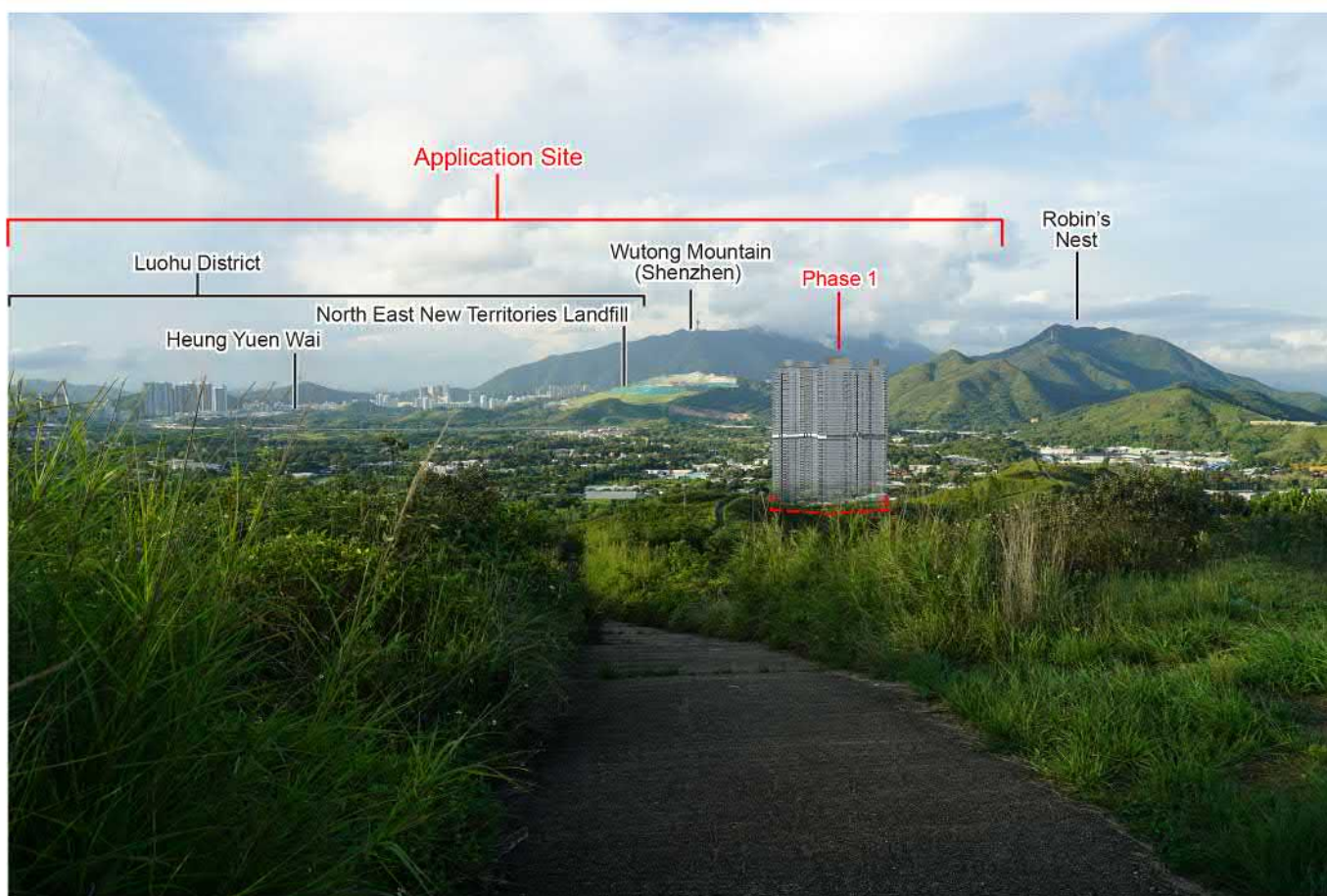
Proposed Scheme – Scenario 2 (Phase 1 & Remaining Phases)



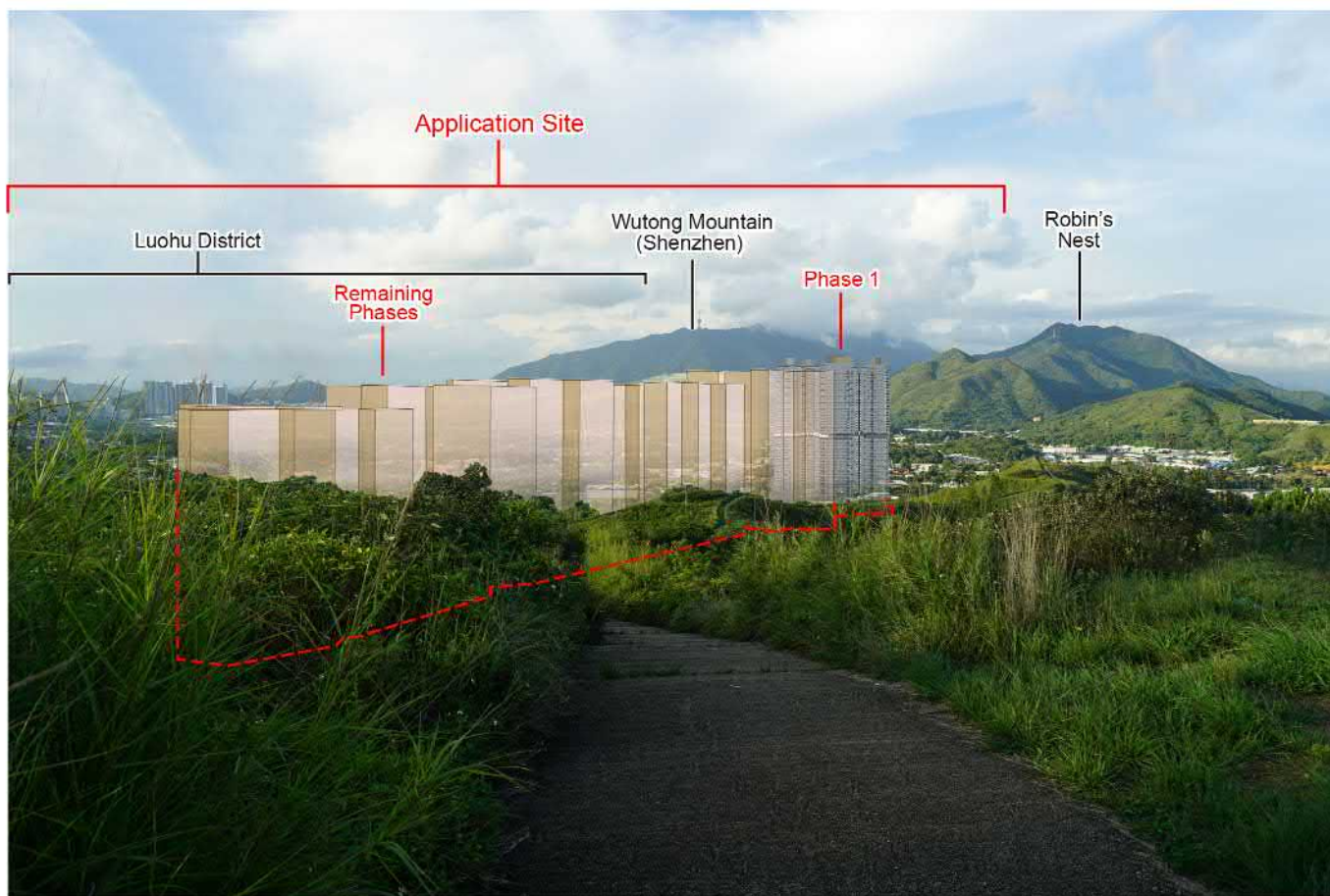
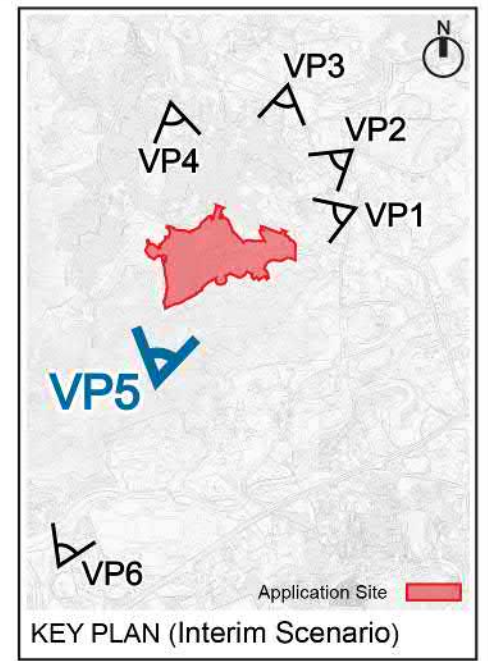
Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)



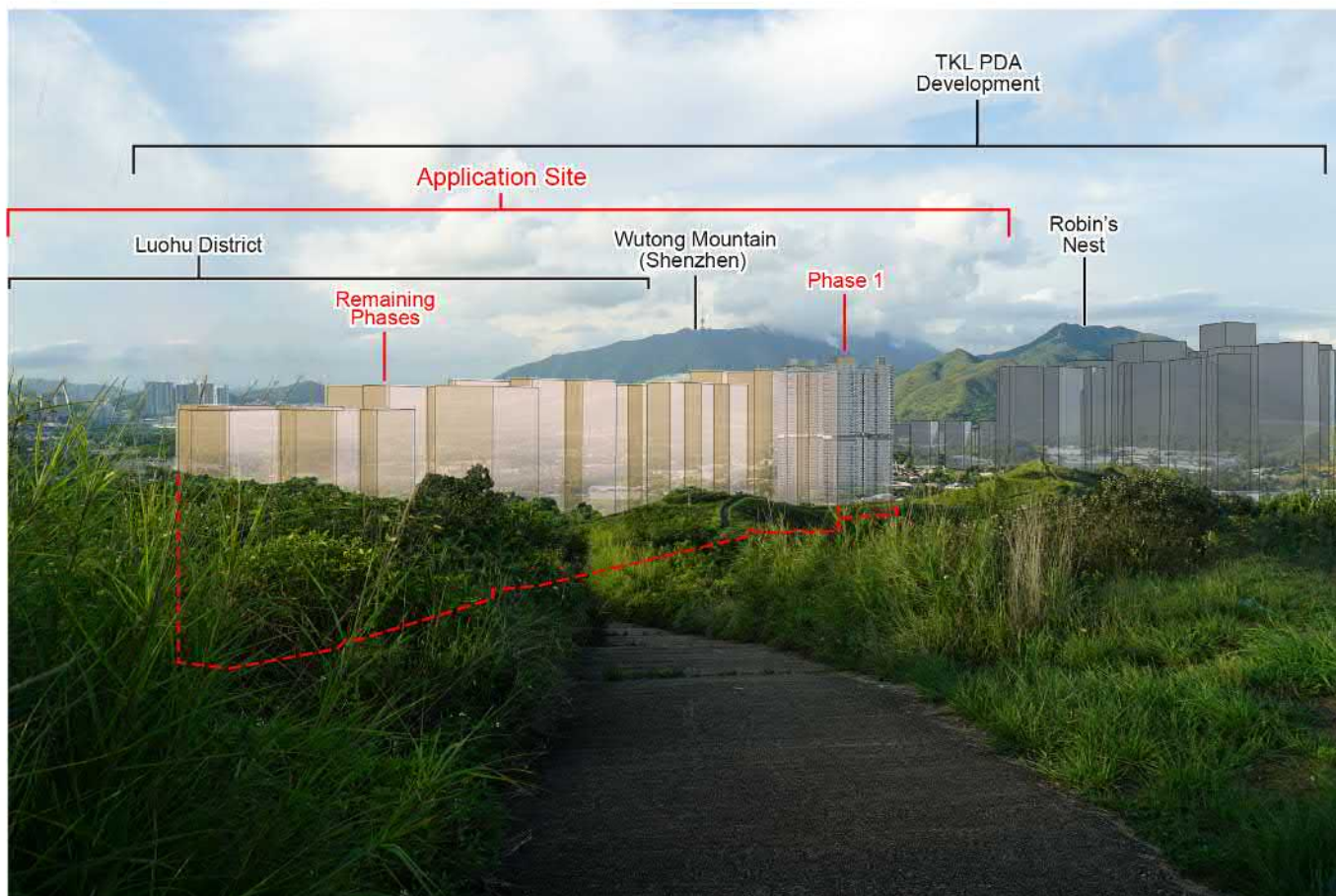
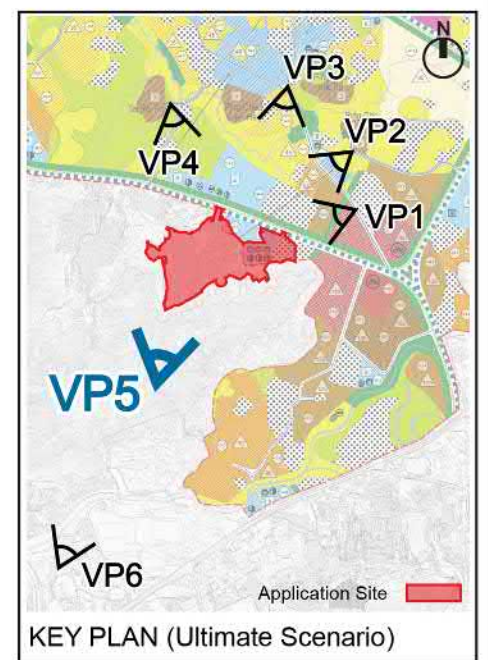
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Proposed Scheme – Scenario 1 (Phase 1)



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

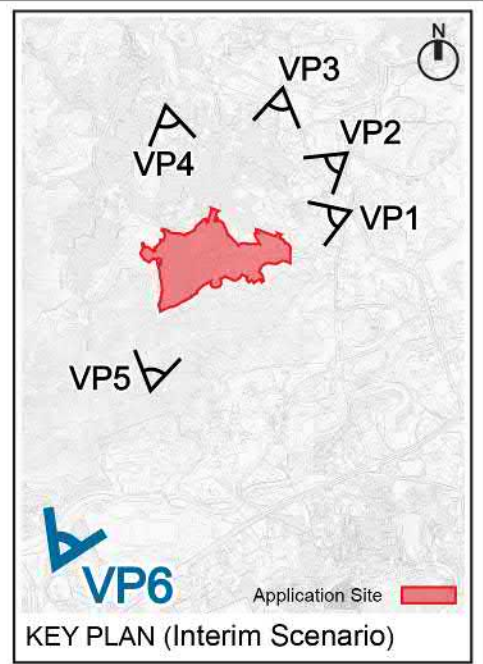


Proposed Scheme – Scenario 3 (Phase 1, Remaining Phases & TKLPDA developments)

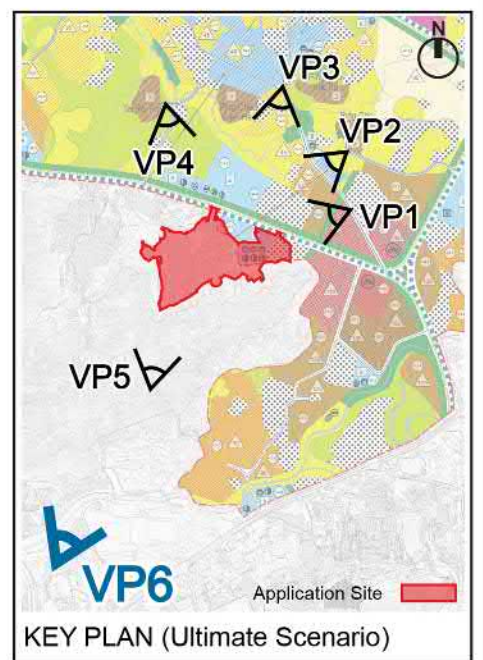
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Proposed Scheme – Scenario 1 (Phase 1)



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



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

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