

**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 12.1.2024
因應於 2024 年 1 月 12 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 ⁽¹⁾
	Non-domestic 非住用	About 約 29,800	About 約 0.2 ⁽¹⁾
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)
		Not more than 不多於 42	Storey(s) 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	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 單位數目	14,325 Flats 住宅單位 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		4248
	Private Car Parking Spaces 私家車車位		3140
	Motorcycle Parking Spaces 電單車車位		152
	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		109
	Light Goods Vehicle Spaces 輕型貨車車位		52 ⁽²⁾
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Lay-by for Private Car/Taxis 私家車/的士停車處		28
	Lay-by for School Bus 校巴停車處		26
Lay-by for Coach/Light Bus/Ambulance 旅遊巴士/輕型巴士/救護車		3 ⁽³⁾	

(1) Based on the proposed Development Site Area of about 156,680m² 以發展地盤面積約為 156,680 平方米計算

(2) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

(3) 2 lay-by for coach and 1 lay-by for ambulance (shared-use) 2 個旅遊巴士停車處及 1 個救護車停車處 (共同使用)

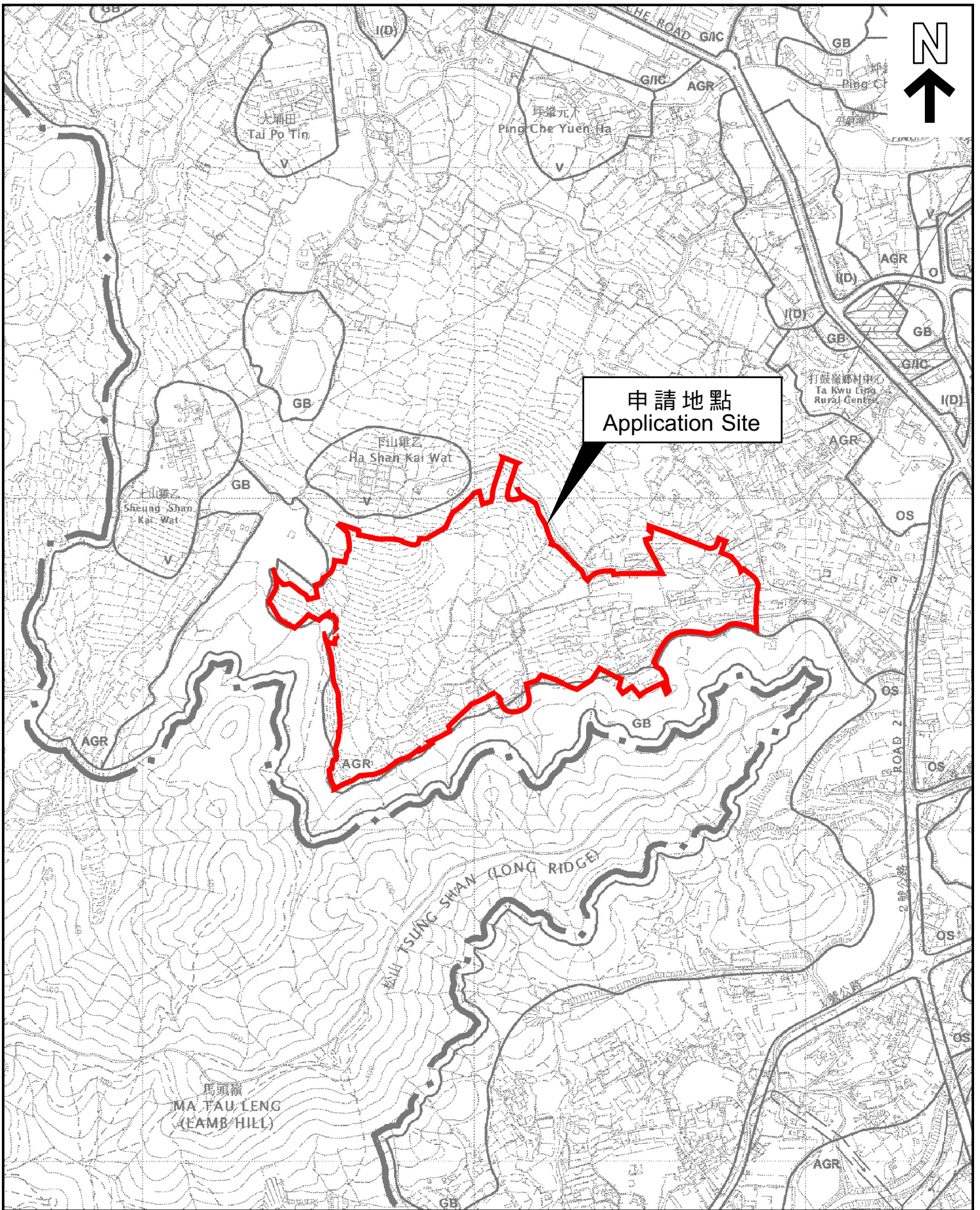
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 checked="" 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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 checked="" 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; Revised Indicative Development Scheme 經修訂的發展計劃(只作指示用途)</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

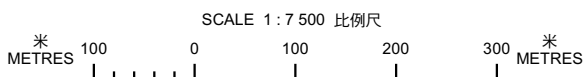
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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。



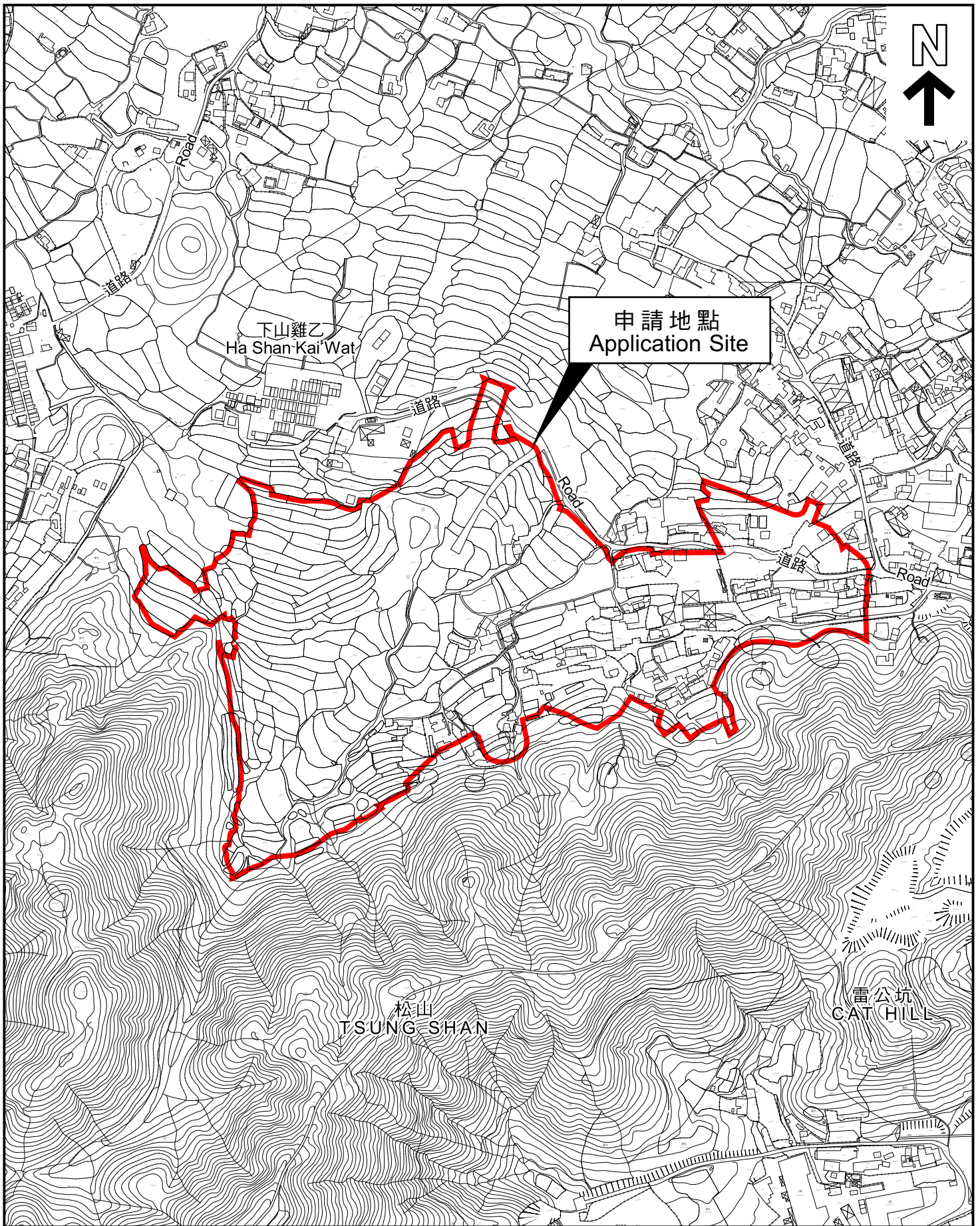
本摘要圖於2024年1月24日擬備，
 所根據的資料為於2010年2月2日
 核准的分區計劃大綱圖編號S/NE-TKL/14
 EXTRACT PLAN PREPARED ON 24.1.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/NE-TKL/14 APPROVED ON 2.2.2010

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 ²) (about)	17,910m ²	138,770m ²	156,680m ²
Domestic Plot Ratio ⁽¹⁾	Not more than 5	Not more than 4	About 4.11
Non-domestic Plot Ratio ⁽¹⁾	Not more than 0.3	Not more than 0.2	About 0.2
Commercial Uses ⁽²⁾ (about)	0.17	0.13	0.13
Covered Transport Lay-by (about)	0.12	0.05	0.06
Domestic GFA (m ²) (about)	89,550m ²	555,080m ²	644,630m ²
Non-domestic GFA (m ²) (about)	5,200m ² ⁽³⁾	24,600m ² ⁽³⁾	29,800m ² ⁽³⁾
Commercial Uses	3,000m ²	18,000m ²	21,000m ²
Covered Transport Lay-by	2,200m ²	6,600m ²	8,800m ²
Social Welfare Facilities	667m ² ⁽⁴⁾	10,045m ² ⁽⁵⁾	10,712m ²
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 ²) (about)	45m ²	45m ²	45m ²
Maximum Building Height (to the main roof)	Not more than 179mPD	Not more than 167mPD	Not more than 179mPD
No. of Domestic Storeys ⁽⁶⁾	42	30 – 40	30 – 42
No. of Non-domestic Storeys			
Ancillary Facilities ⁽⁷⁾	2	4	4
Podium ⁽⁸⁾	1 – 2	1 – 2	1 – 2
Basement	1	1	1
Anticipated Population ⁽⁹⁾	5,373	33,305	38,678
Communal Private Open Space (m ²)	5,373m² ⁽¹⁰⁾	33,305m² ⁽¹⁰⁾	38,678m² ⁽¹⁰⁾
Clubhouse Facilities ⁽¹¹⁾			
GFA (m ²) (about) ⁽¹²⁾	3,134m ² (3.5%)	13,877m ² (2.5%)	17,011m ²
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 303m² or a GFA of about 667m²) to be provided which shall be exempted from PR and GFA calculation.
- (5) Referring to a Neighborhood Elderly Centre (with a NOFA of about 303m² or a GFA of about 667m²); a 200-places Residential Care Home for the Elderly (with a NOFA of about 2,475m² or GFA of about 5,445m²); two 80-places Day Care Centre for the Elderly (with a total NOFA of about 1,012m²; or a GFA of about 2,226m²); and a 150-places Child Care Centre (with a NOFA of about 776m² or a GFA of about 1,707m²) 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 1m² 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**