



100 200 300 400 500m

LEGEND



Application Site



Boundary of Planning Scheme

ZONING

V

“Village Type Development”

I(D)

“Industrial (Group D)”

OS

“Open Storage”

G/IC

“Government, Institution or Community”

O

“Open Space”

AGR

“Agriculture”

GB

“Green Belt”

Figure No.	Scale	Figure Title
2.1	NA	Location Plan
ARUP	Date Oct 2023	Source Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-1

(來源 : 附件 1a)
(Source : Appendix 1a)

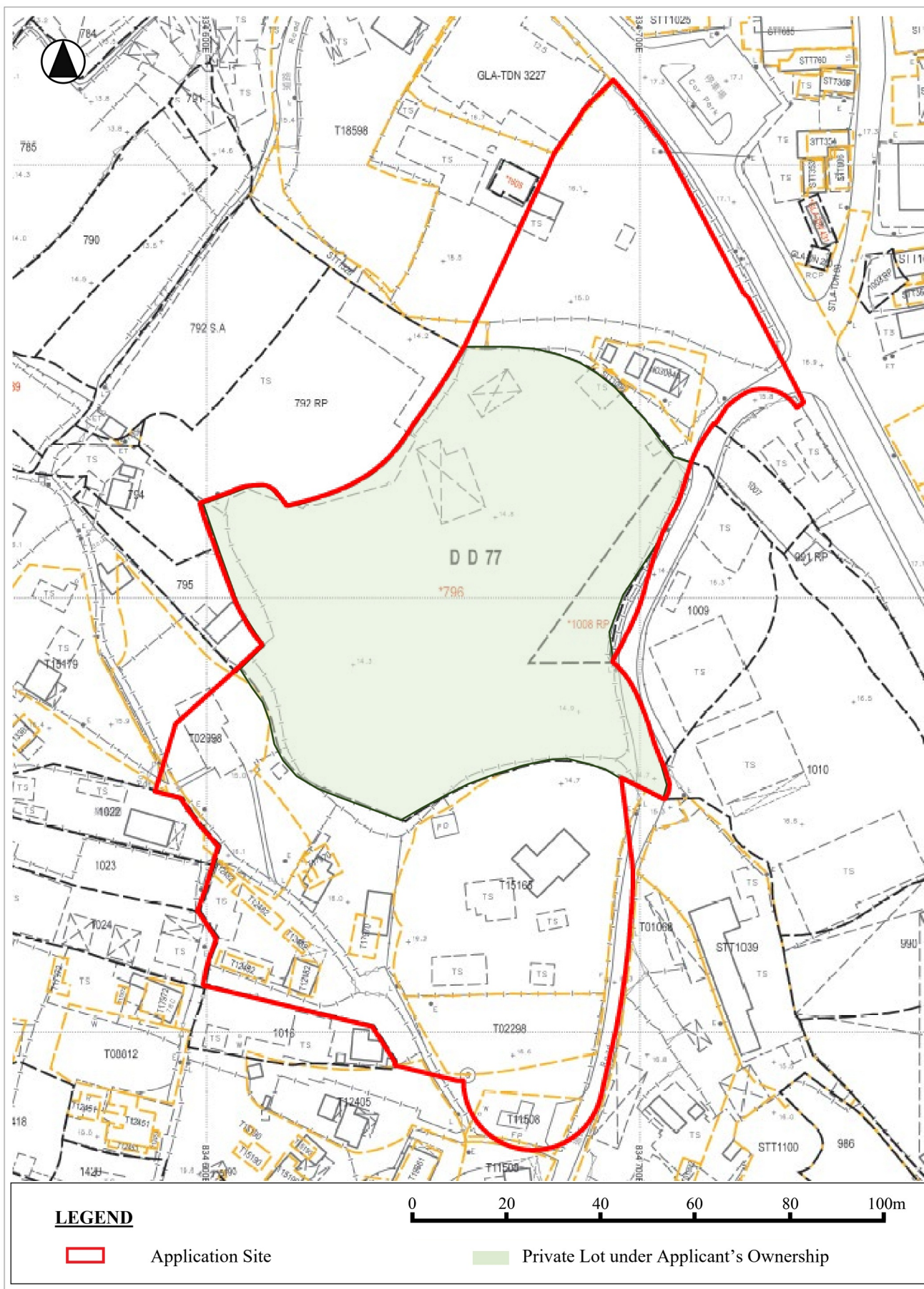


Figure No. 2.2	Scale NA	Figure Title Lot Index Plan
ARUP	Date Oct 2023	Source Extracted from Lot Index Plan No. ags_S00000116210_0001

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-2

(來源 : 附件 1a)
(Source : Appendix 1a)



BLOCK PLAN SK-1
PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
6 OCTOBER 2023

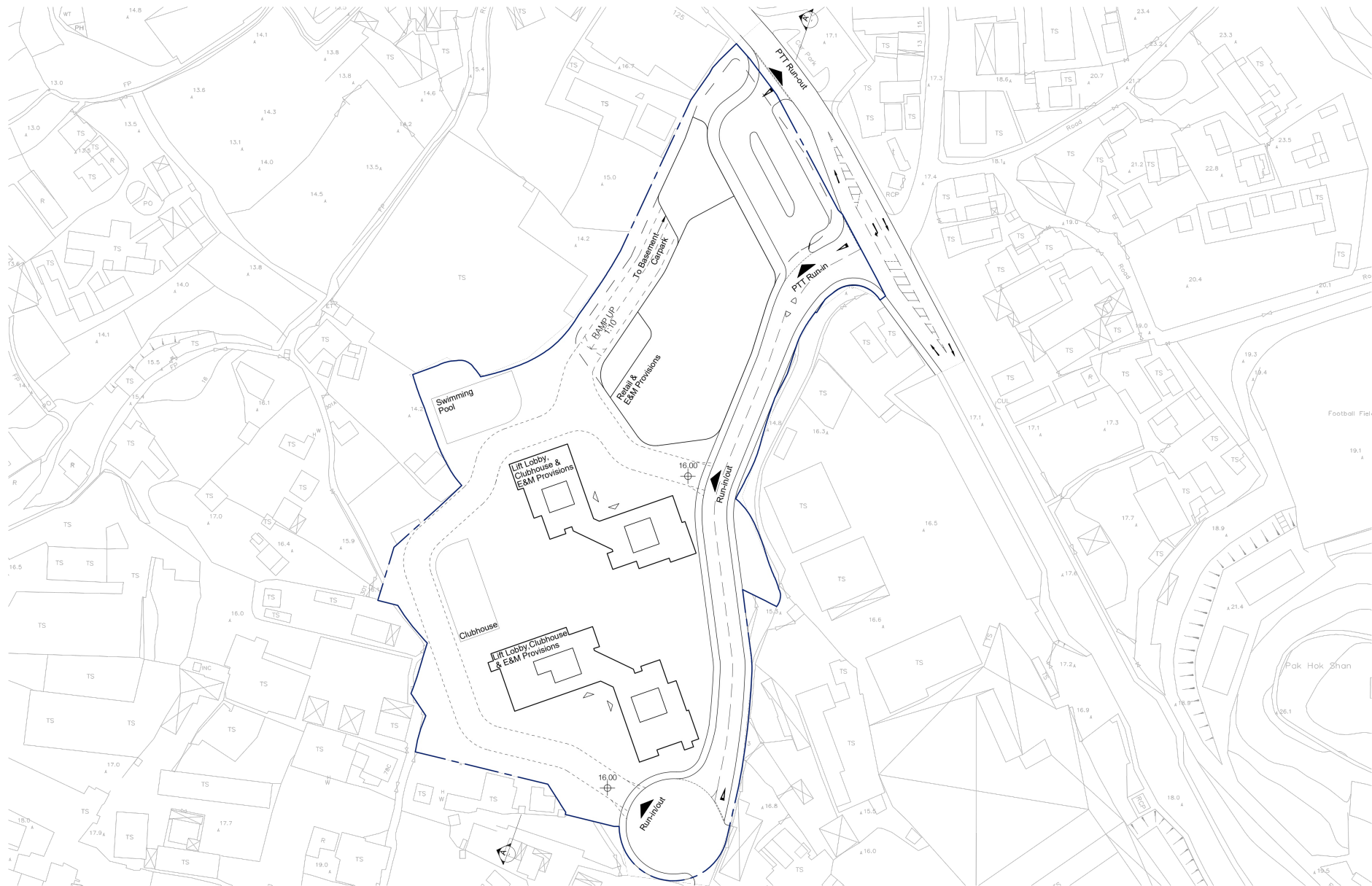
參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-3

(來源 : 附件 1a)
(Source : Appendix 1a)



GROUND FLOOR PLAN SK-3
PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.

0 10 20 50m

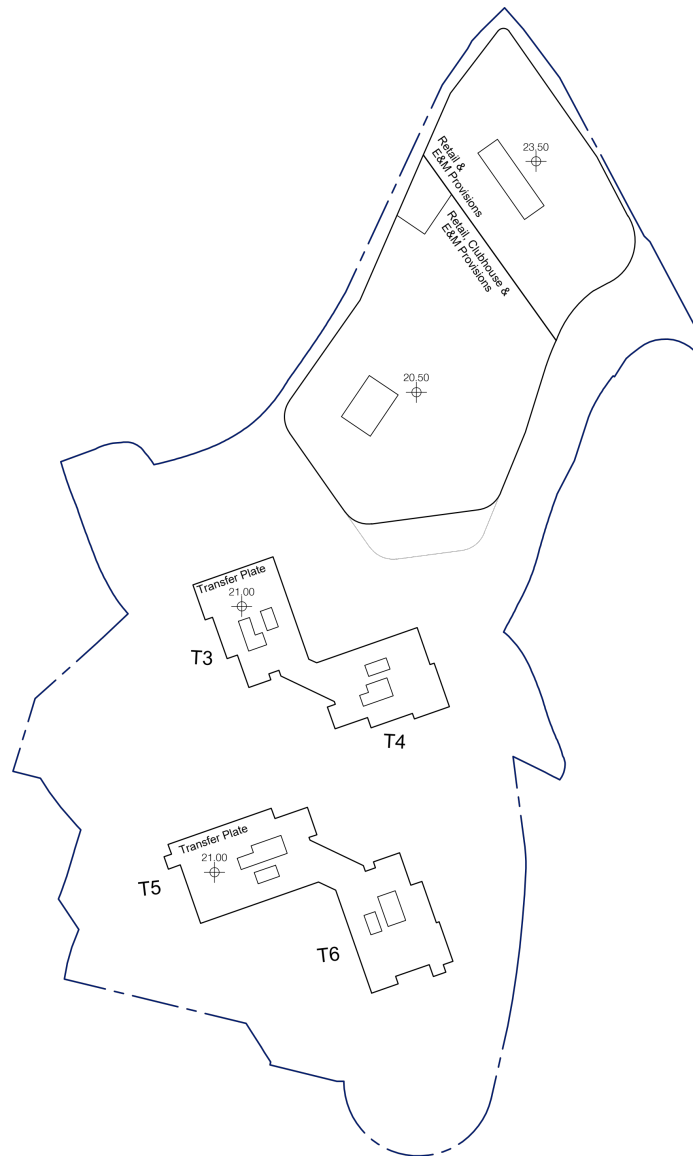
SINGULAR STUDIO LTD
6 OCTOBER 2023

參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖 **DRAWING Z-4**

(來源 : 附件 1a)
 (Source : Appendix 1a)



FIRST FLOOR PLAN SK-4
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
 12 OCTOBER 2023

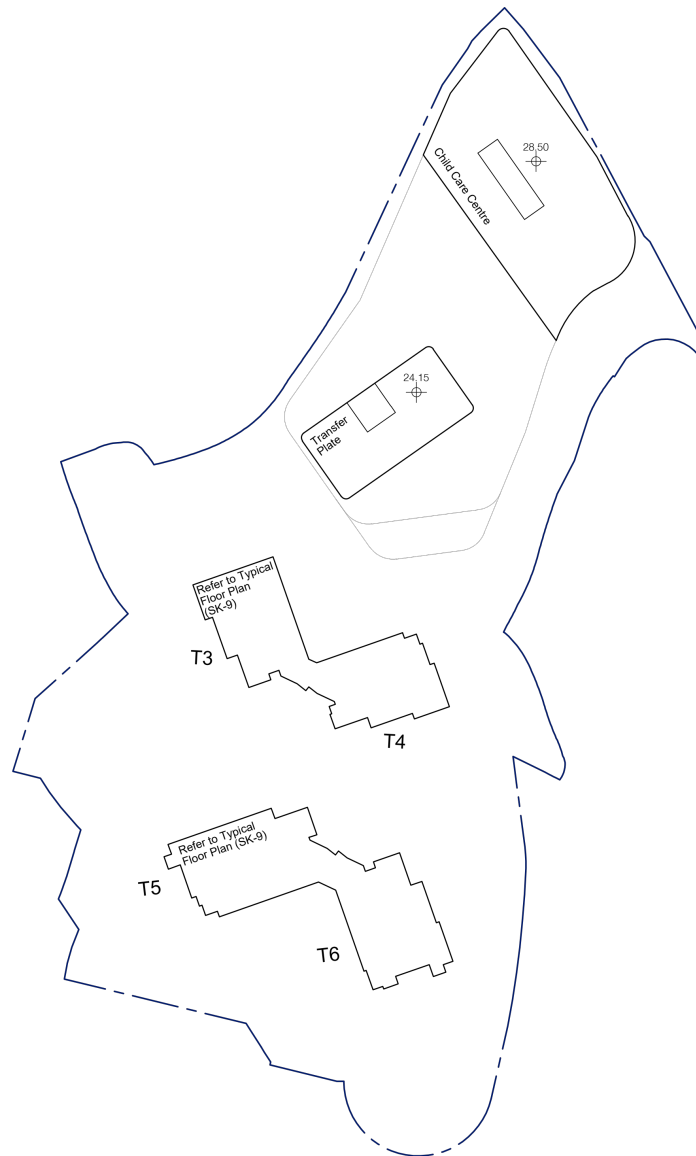
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-5

(來源 : 附件 1a)
 (Source : Appendix 1a)



SECOND FLOOR PLAN SK-5
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.

SINGULAR STUDIO LTD
 12 OCTOBER 2023

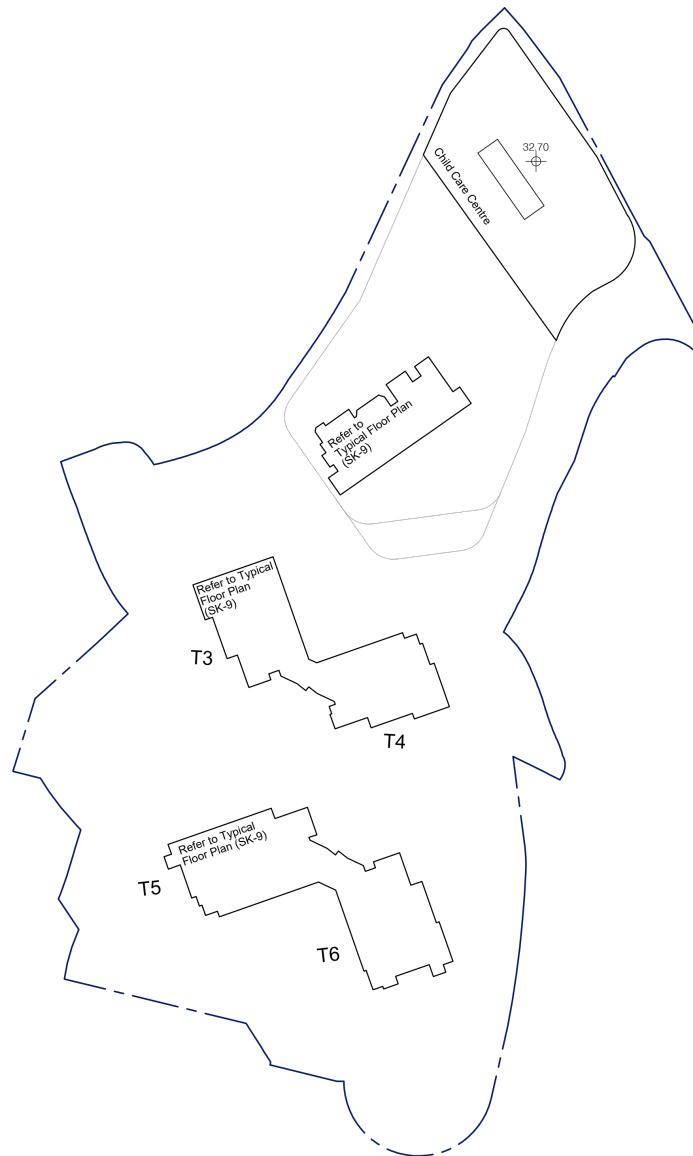
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-6

(來源 : 附件 1a)
 (Source : Appendix 1a)



THIRD FLOOR PLAN SK-6
PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
12 OCTOBER 2023

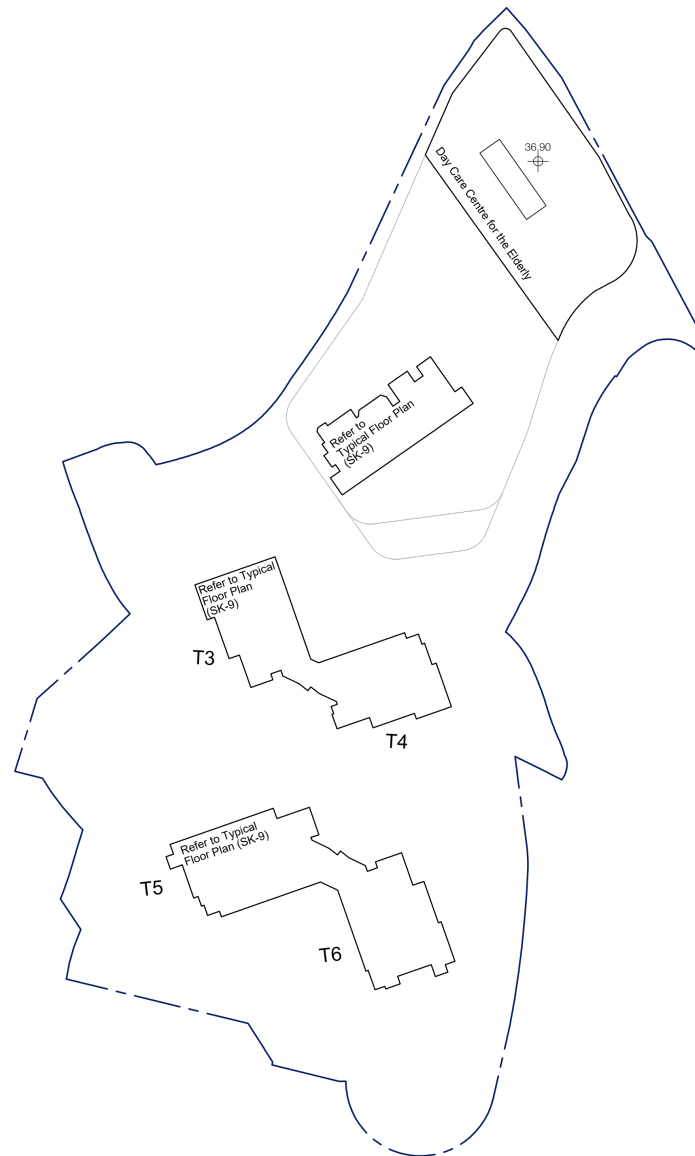
參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-7

(來源 : 附件 1a)
(Source : Appendix 1a)



FOURTH FLOOR PLAN SK-7
PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
12 OCTOBER 2023

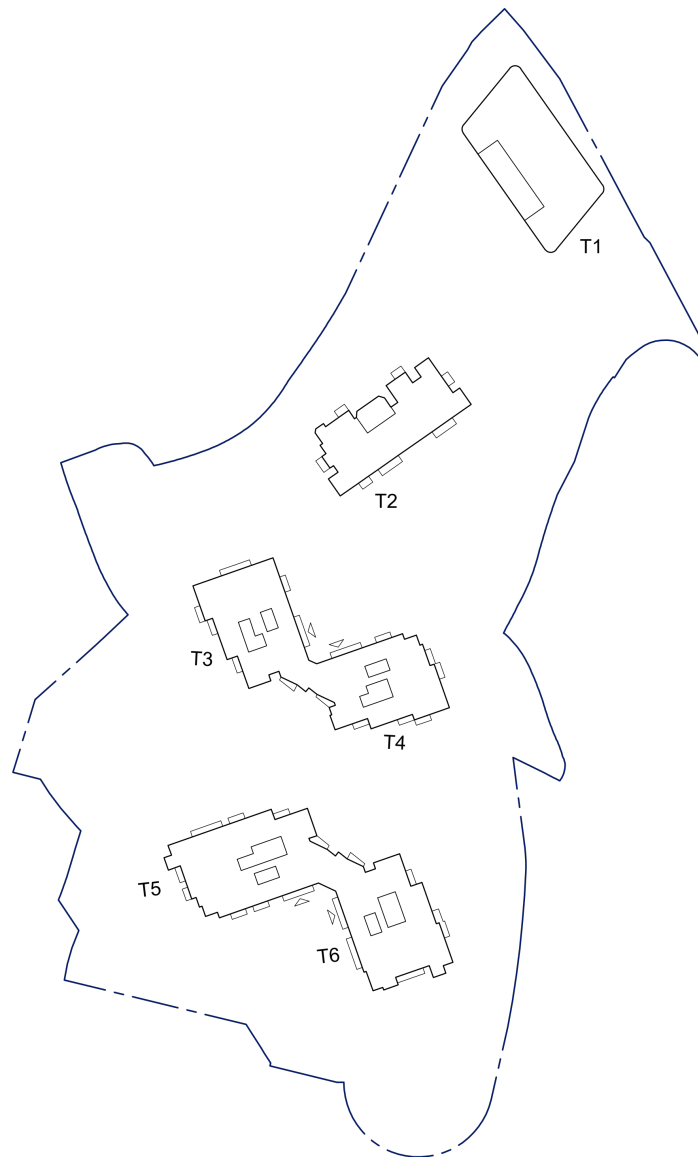
參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-8

(來源 : 附件 1a)
(Source : Appendix 1a)



TYPICAL FLOOR PLAN SK-9
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
 12 OCTOBER 2023

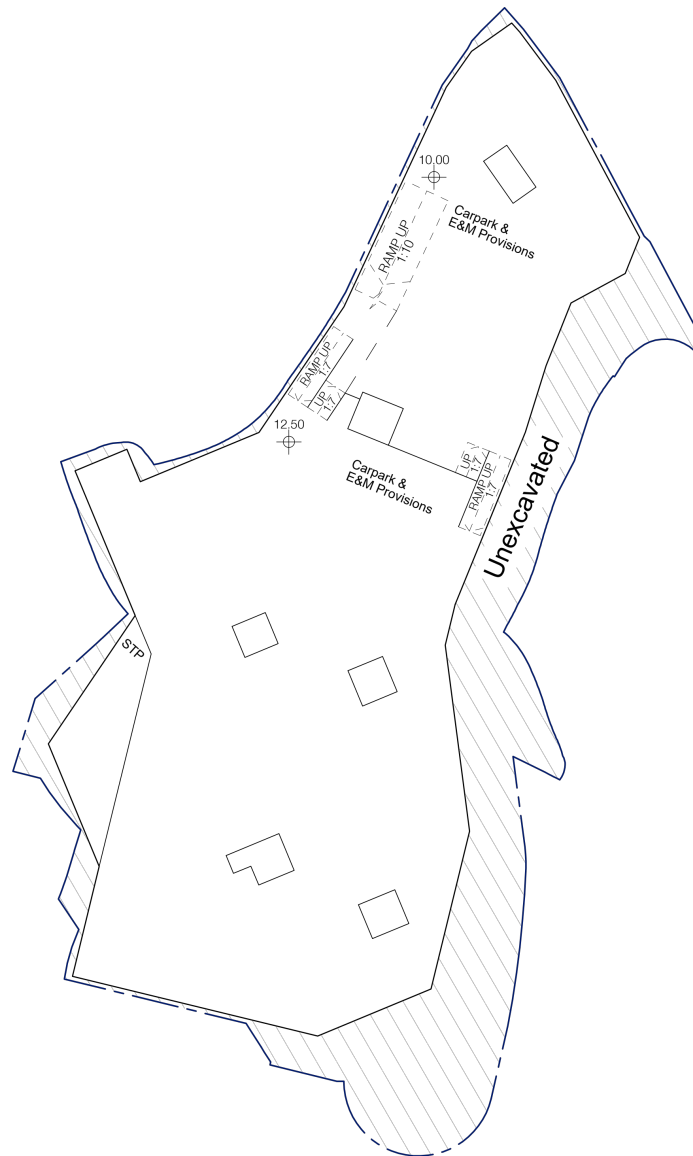
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-9

(來源 : 附件 1a)
 (Source : Appendix 1a)



BASEMENT LEVEL 1 PLAN SK-10
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
 12 OCTOBER 2023

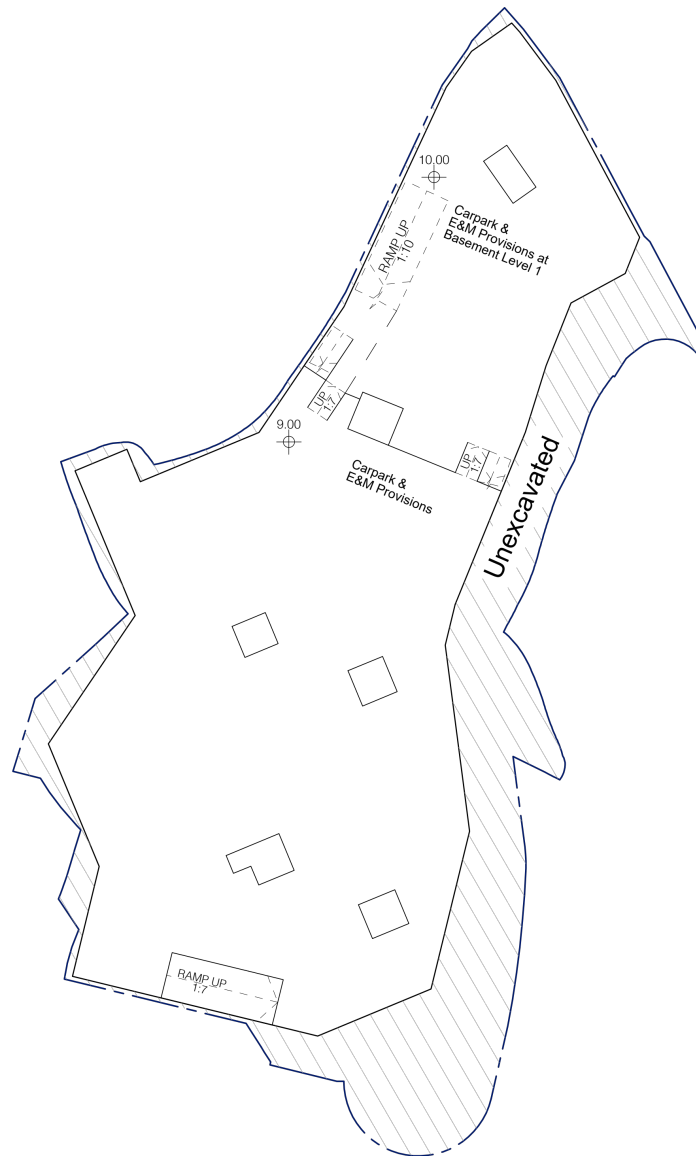
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-10

(來源 : 附件 1a)
 (Source : Appendix 1a)



BASEMENT LEVEL 2 PLAN SK-11
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
 12 OCTOBER 2023

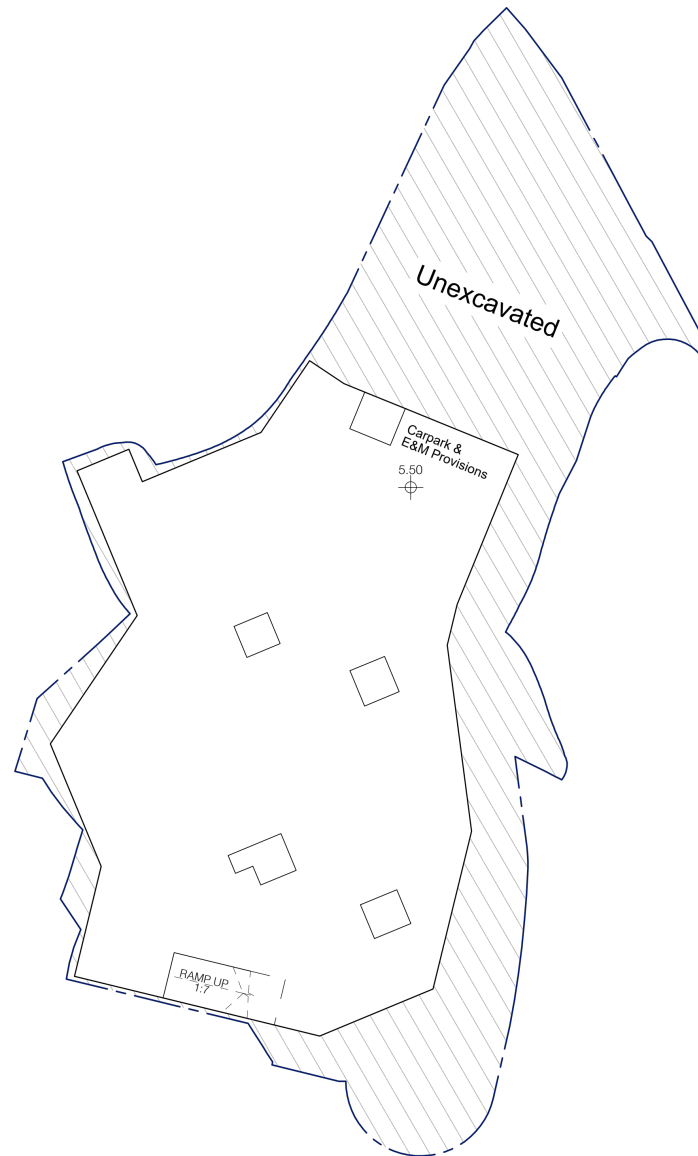
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-11

(來源 : 附件 1a)
 (Source : Appendix 1a)



BASEMENT LEVEL 3 PLAN SK-12
 PROPOSED DEVELOPMENT AT PING CHE DD77, N.T.



SINGULAR STUDIO LTD
 12 OCTOBER 2023

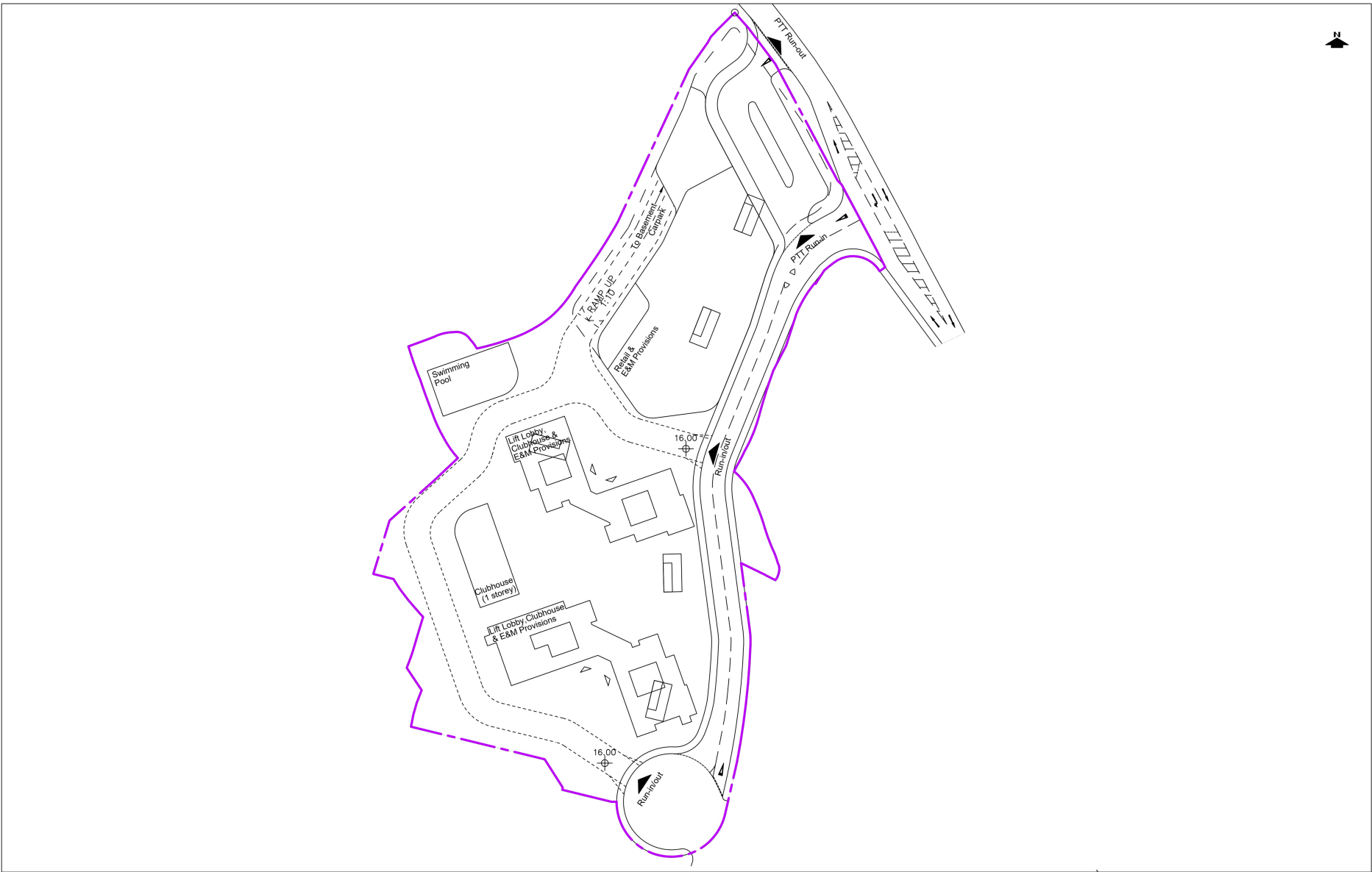
參考編號
 REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-12

(來源 : 附件 1a)
 (Source : Appendix 1a)

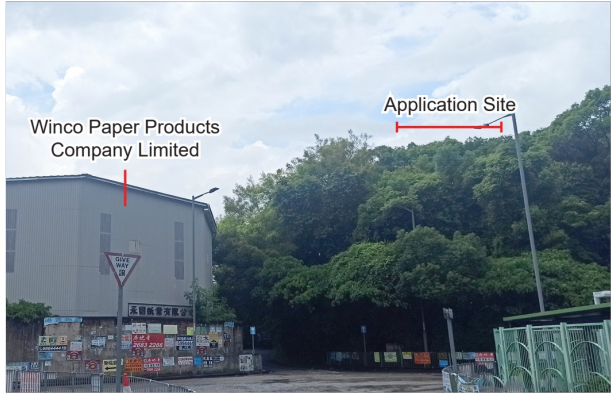


GROUND FLOOR
(SCALE 1:1000 @ A3)

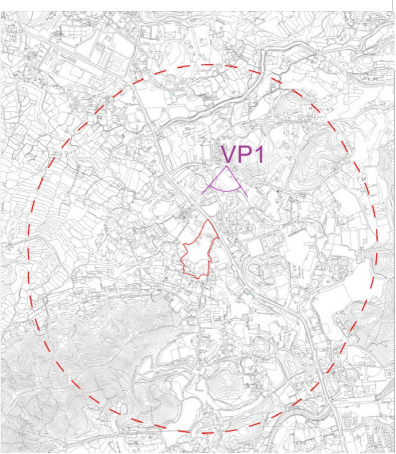
參考編號 REFERENCE No.	Y/NE-TKL/5	繪圖 DRAWING Z-14
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(來源 : 附件 1a)
(Source : Appendix 1a)

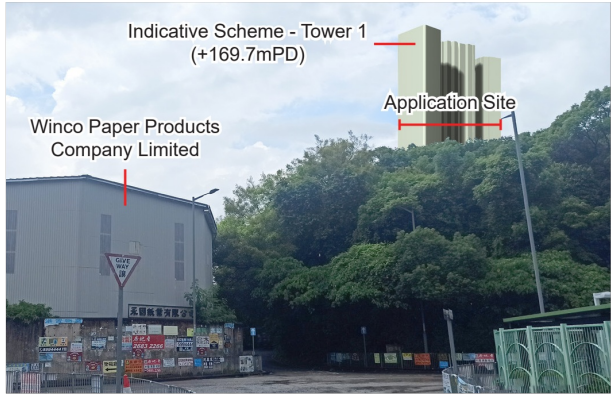
OZP Compliant Scheme



Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

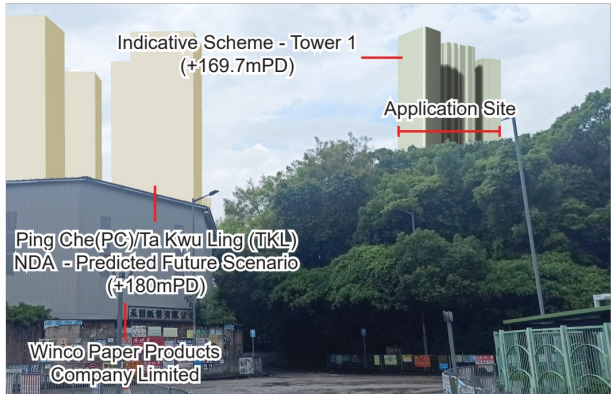


Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Ping Che Mini Soccer
ARUP	Date	Source
	July 2024	-

參考編號
REFERENCE No.

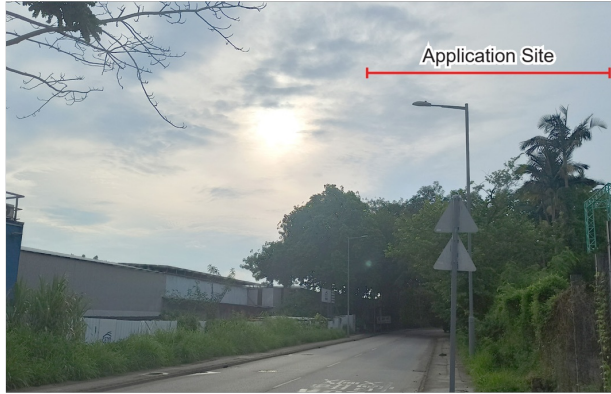
Y/NE-TKL/5

繪圖

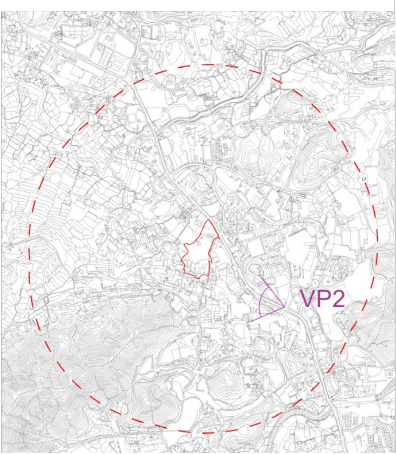
DRAWING Z-15

(來源 : 附件 1a)
(Source : Appendix 1a)

OZP Compliant Scheme



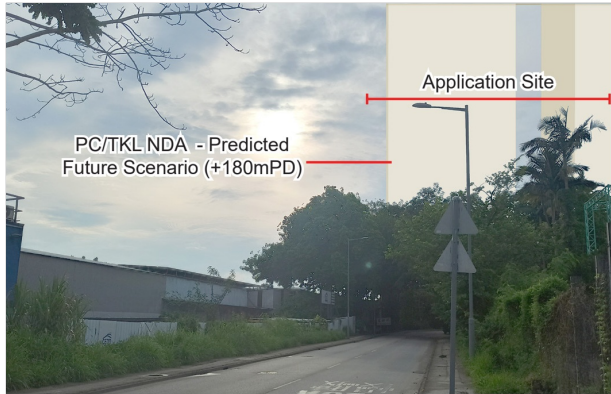
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 4	N/A	Viewing Point 2 : Hong Kong Baptist Assembly
ARUP	Date	Source
	July 2024	-

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

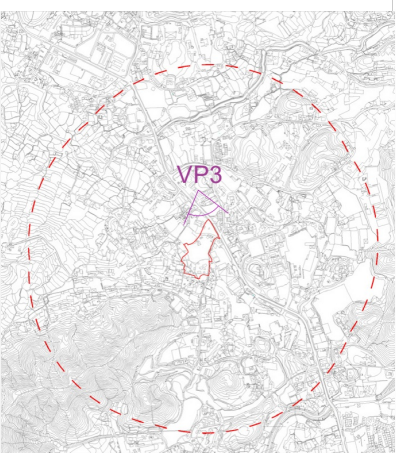
DRAWING Z-16

(來源 : 附件 1a)
(Source : Appendix 1a)

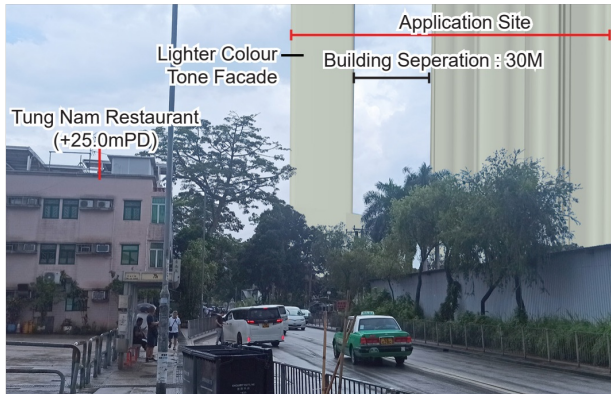
OZP Compliant Scheme



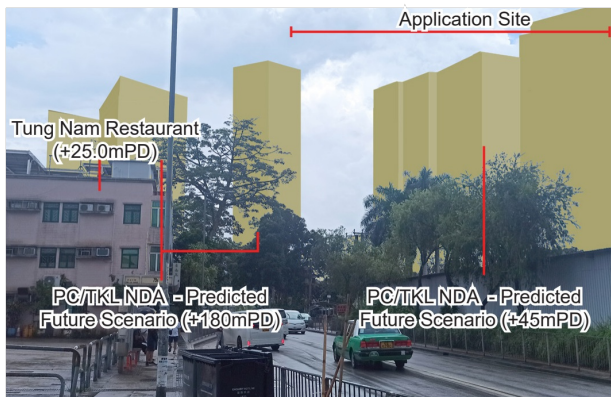
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

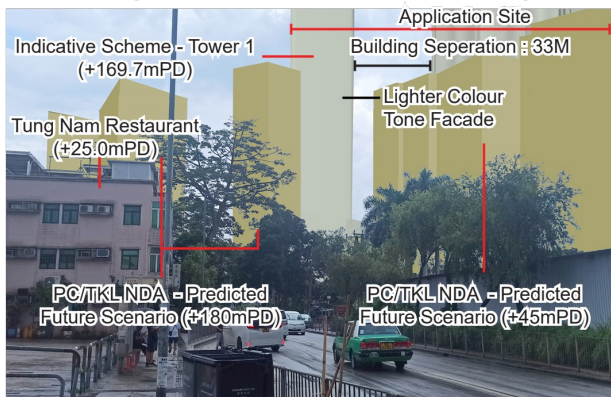


Figure No.	Scale	Figure Title
Fig. 5	N/A	Viewing Point 3 : Bus Stop at Ta Kwu Ling Rural Centre Government Offices
ARUP	Date	Source
	July 2024	-

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

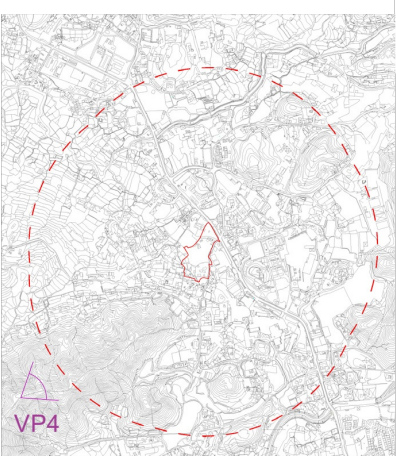
DRAWING Z-17

(來源 : 附件 1a)
(Source : Appendix 1a)

OZP Compliant Scheme



Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

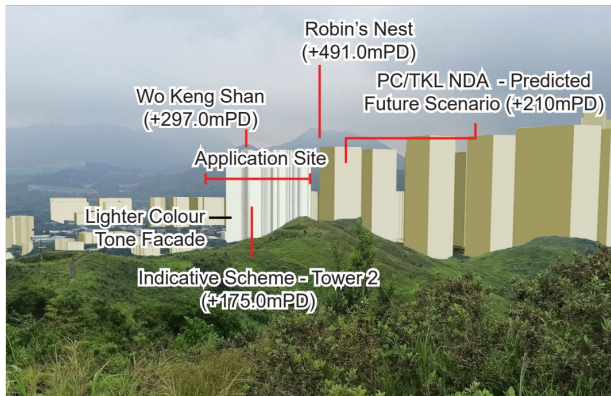


Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Tsung Shan
ARUP	Date	Source
	July 2024	-

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

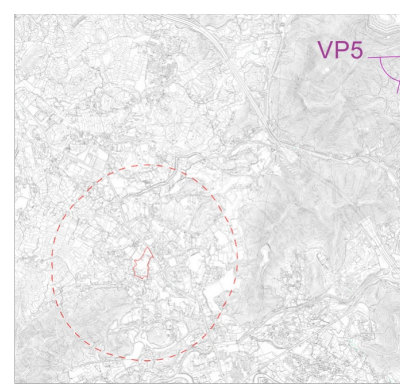
DRAWING Z-18

(來源 : 附件 1a)
(Source : Appendix 1a)

OZP Compliant Scheme



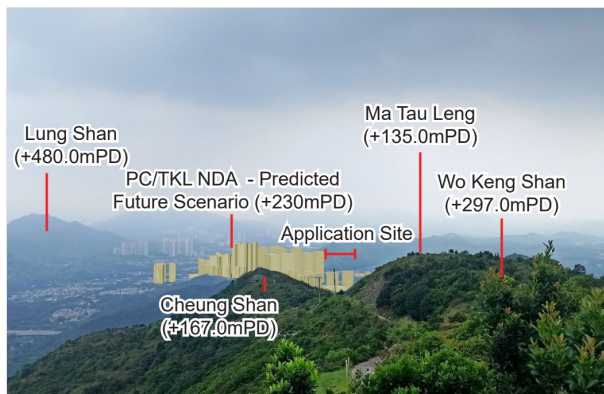
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 7	N/A	Viewing Point 5 : Wo Keng Shan
ARUP	Date	Source
	July 2024	-

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-19

(來源 : 附件 Ia)
(Source : Appendix Ia)



- LEGEND
- DEVELOPMENT SITE BOUNDARY
 - GREEN WALL EXTENT
 - SITE ENTRY
 - BUILDING ENTRY
 - CARPARK ENTRANCE
 - EVA

DRAWING TITLE
Landscape Master Plan - Overall

DATE
OCT 2023

FIGURE NO.
FIG 1.5

SCALE AND ORIENTATION
1:750

DRAWN
YW

JOB TITLE

CHECKED
CY

Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

APPROVED
CY



ARUP

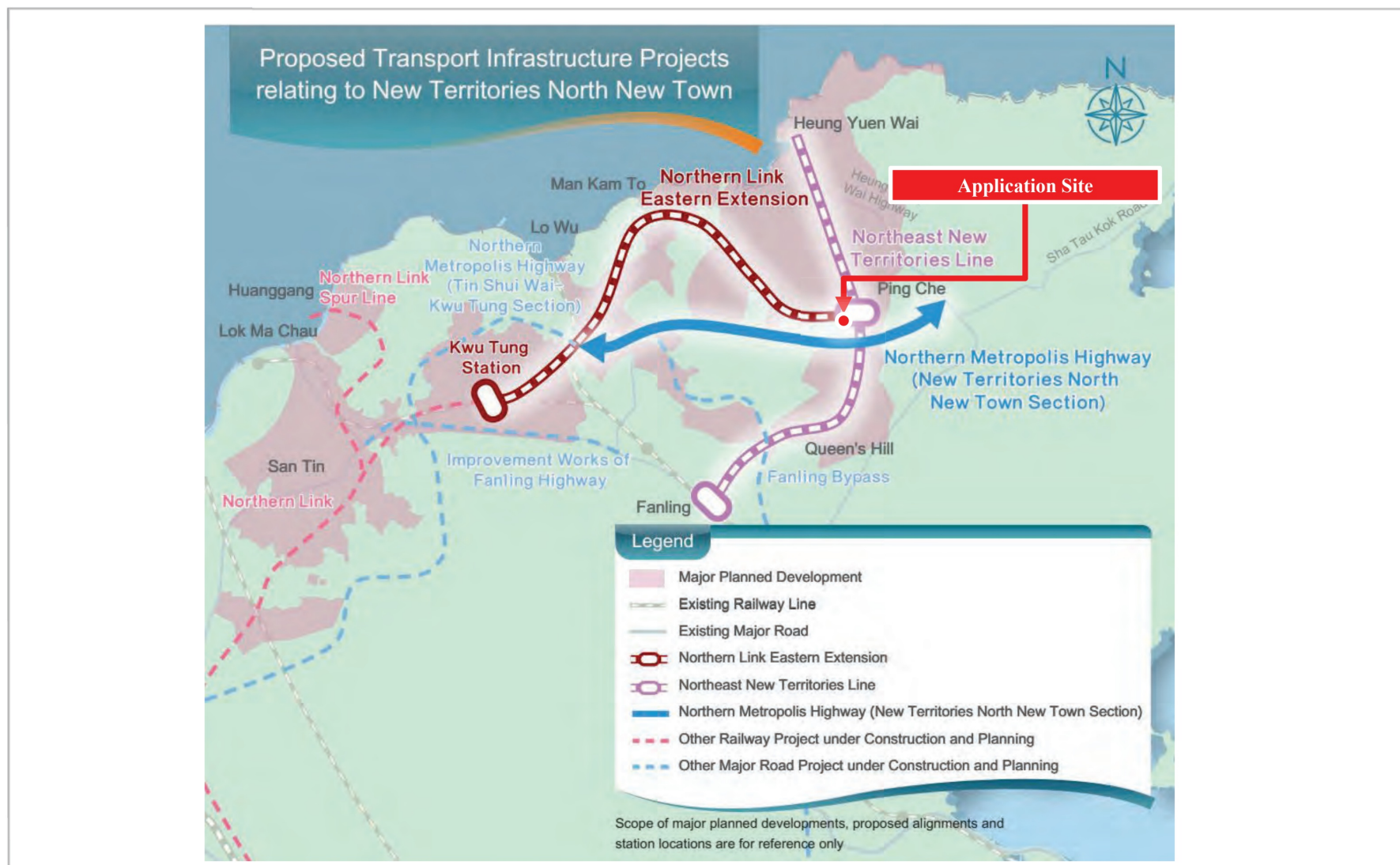
參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-20

(來源 : 附件 1a)
(Source : Appendix 1a)



ARUP

Figure Title

Planned Northern Link Eastward Extension and Northeast New Territories Line under Hong Kong Major Transport Infrastructure Development Blueprint

Source

Extracted from Proposed Transport Infrastructure Projects relating to New Territories North New Town, Hong Kong Major Transport Infrastructure Development Blueprint

Date

Aug 2024

Figure No.

3.5

Scale

-

參考編號
REFERENCE No.

Y/NE-TKL/5

繪圖

DRAWING Z-21

(來源 : 附件 1a)
(Source : Appendix 1a)



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本摘要圖於2024年9月26日擬備，
所根據的資料為地政總署於2022年12月25日
拍得的航攝照片編號E179606C_R
EXTRACT PLAN PREPARED ON 26.9.2024
BASED ON AERIAL PHOTO No. E179606C_R
TAKEN ON 25.12.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14
把申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地方
改劃為「其他指定用途」註明「混合用途」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界打鼓嶺坪輦丈量約份第77約地段第796號及第1008號餘段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED
PING CHE AND TA KWU LING OUTLINE ZONING PLAN No. S/NE-TKL/14
TO REZONE THE APPLICATION SITE FROM "OPEN STORAGE", "AGRICULTURE" ZONES
AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE" ZONE
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 796 AND 1008 RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND,
PING CHE, TA KWU LING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-TKL/5

圖 PLAN
Z-3



實地照片 SITE PHOTOS

本圖於2024年8月30日擬備，
所根據的資料為攝於2024年8月26日
的實地照片
PLAN PREPARED ON 30.8.2024
BASED ON SITE PHOTOS TAKEN ON
26.8.2024

申請修訂坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14
把申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地方
改劃為「其他指定用途」註明「混合用途」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界打鼓嶺坪輦丈量約份第77約地段第796號及第1008號餘段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED
PING CHE AND TA KWU LING OUTLINE ZONING PLAN No. S/NE-TKL/14
TO REZONE THE APPLICATION SITE FROM "OPEN STORAGE", "AGRICULTURE" ZONES
AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE" ZONE
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 796 AND 1008 RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND,
PING CHE, TA KWU LING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-TKL/5

圖 PLAN
Z-4a



實地照片 SITE PHOTOS

本圖於2024年8月30日擬備，
所根據的資料為攝於2024年8月26日
的實地照片
PLAN PREPARED ON 30.8.2024
BASED ON SITE PHOTOS TAKEN ON
26.8.2024

申請修訂坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14
把申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地方
改劃為「其他指定用途」註明「混合用途」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界打鼓嶺坪輦丈量約份第77約地段第796號及第1008號餘段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED
PING CHE AND TA KWU LING OUTLINE ZONING PLAN No. S/NE-TKL/14
TO REZONE THE APPLICATION SITE FROM "OPEN STORAGE", "AGRICULTURE" ZONES
AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE" ZONE
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 796 AND 1008 RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND,
PING CHE, TA KWU LING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-TKL/5

圖 PLAN
Z-4b

4



申請地點
APPLICATION SITE

實地照片 SITE PHOTO

本圖於2024年8月30日擬備，
所根據的資料為攝於2024年8月26日
的實地照片
PLAN PREPARED ON 30.8.2024
BASED ON SITE PHOTO TAKEN ON
26.8.2024

申請修訂坪輦及打鼓嶺分區計劃大綱核准圖編號S/NE-TKL/14
把申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地方
改劃為「其他指定用途」註明「混合用途」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界打鼓嶺坪輦丈量約份第77約地段第796號及第1008號餘段和毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED
PING CHE AND TA KWU LING OUTLINE ZONING PLAN No. S/NE-TKL/14
TO REZONE THE APPLICATION SITE FROM "OPEN STORAGE", "AGRICULTURE" ZONES
AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE" ZONE
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 796 AND 1008 RP IN D.D. 77 AND ADJOINING GOVERNMENT LAND,
PING CHE, TA KWU LING, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-TKL/5

圖 PLAN
Z-4c