

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-NSW/293**  
**关于申请编号 A/YL-NSW/293 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of  
the further information received on 14.1.2022  
因应于 2022 年 1 月 14 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	A/YL-NSW/293		
Location/address 位置/地址	Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生围东成里丈量约份第 103 约多个地段和丈量约份第 115 约多个地段		
Site area 地盘面积	About 约 53,584 sq. m 平方米		
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8		
Zoning 地带	"Undetermined" 「未决定用途」		
Applied use/ development 申请用途/发展	Proposed Comprehensive Residential Development 拟议综合住宅发展		
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 156,880	About 约 2.928
	Non-domestic 非住用	About 约 5,358	About 约 0.1
No. of block 幢数	Domestic 住用	14 Residential Tower 住宅大楼 9 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	8 - 134.5	m 米

of storeys 建筑物高度/ 层数	住用	12 - 139	mPD 米(主水平基准上)
		2 - 44	Storey(s) 层
		1 - 2	Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	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	About 约 18 %		
No. of units 单位数目	3,556 Flats 住宅单位 9 Houses 屋宇		
Open space 休憩用地	Private 私人	Not less than 不少於 10,330	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 (excluding bicycle parking spaces 不包括单车车位)		549
	Private Car Parking Spaces 私家车车位		509 <sup>(1)</sup>
	Motorcycle Parking Spaces 电单车车位		40
	Bicycle Parking Spaces 单车车位		238
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		23
	Light Goods Vehicle Spaces 轻型货车车位		5
Heavy Goods Vehicle Spaces 重型货车车位		16	

<sup>(1)</sup> Including 7 nos. accessible car and 70 nos. visitor car parking space 包括 7 个畅通易达停车位及 70 个访客车位

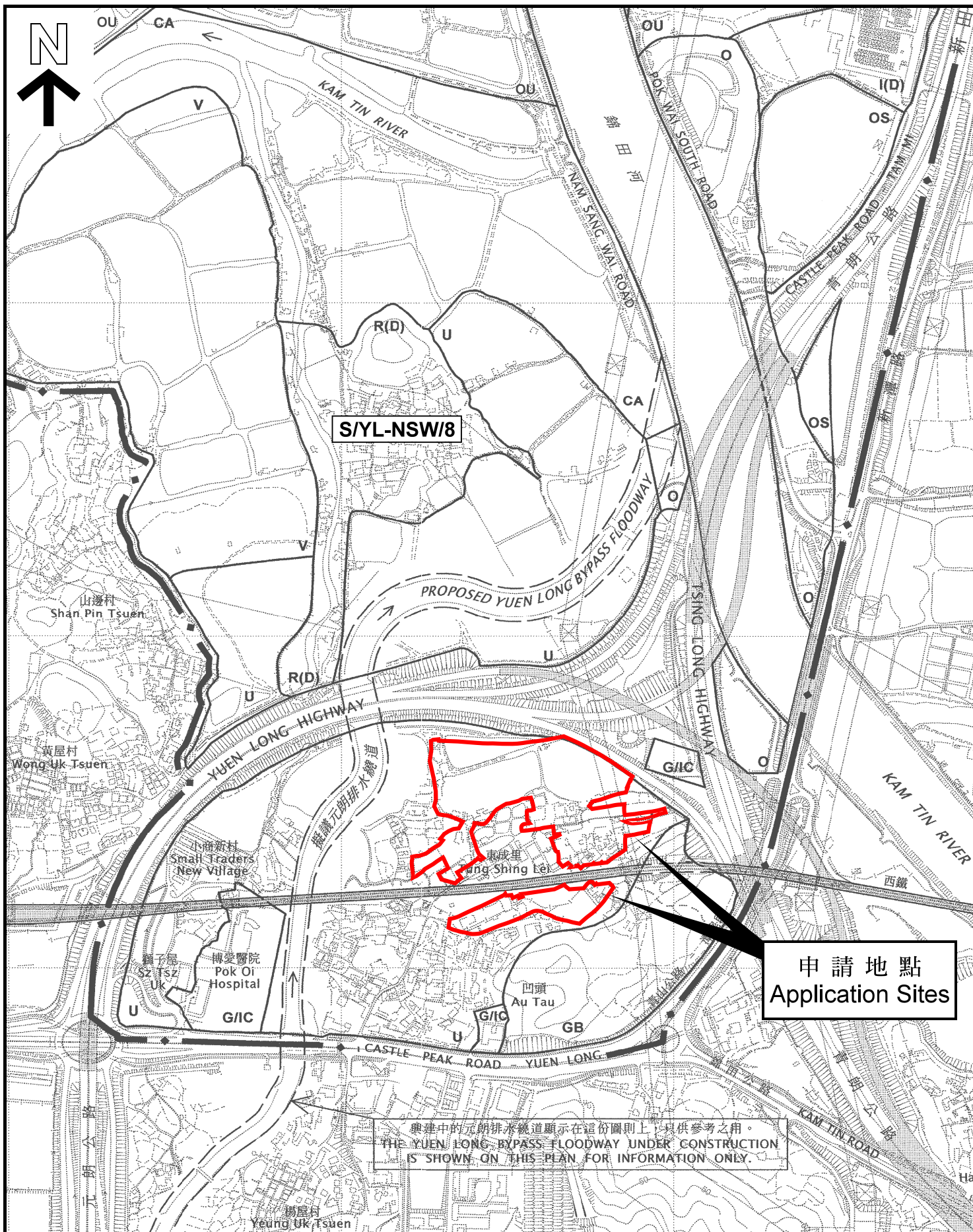
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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 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 checked="" 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"/>
<u>Revised Air ventilation assessment 经修订的空气流通评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

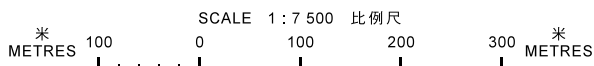
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



**位置圖 LOCATION PLAN**

本摘要圖於2022年1月19日擬備，  
 所根據的資料為於2006年10月17日  
 核准的分區計劃大綱圖編號 S/YL-NSW/8  
 EXTRACT PLAN PREPARED ON 19.1.2022  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NSW/8 APPROVED ON 17.10.2006

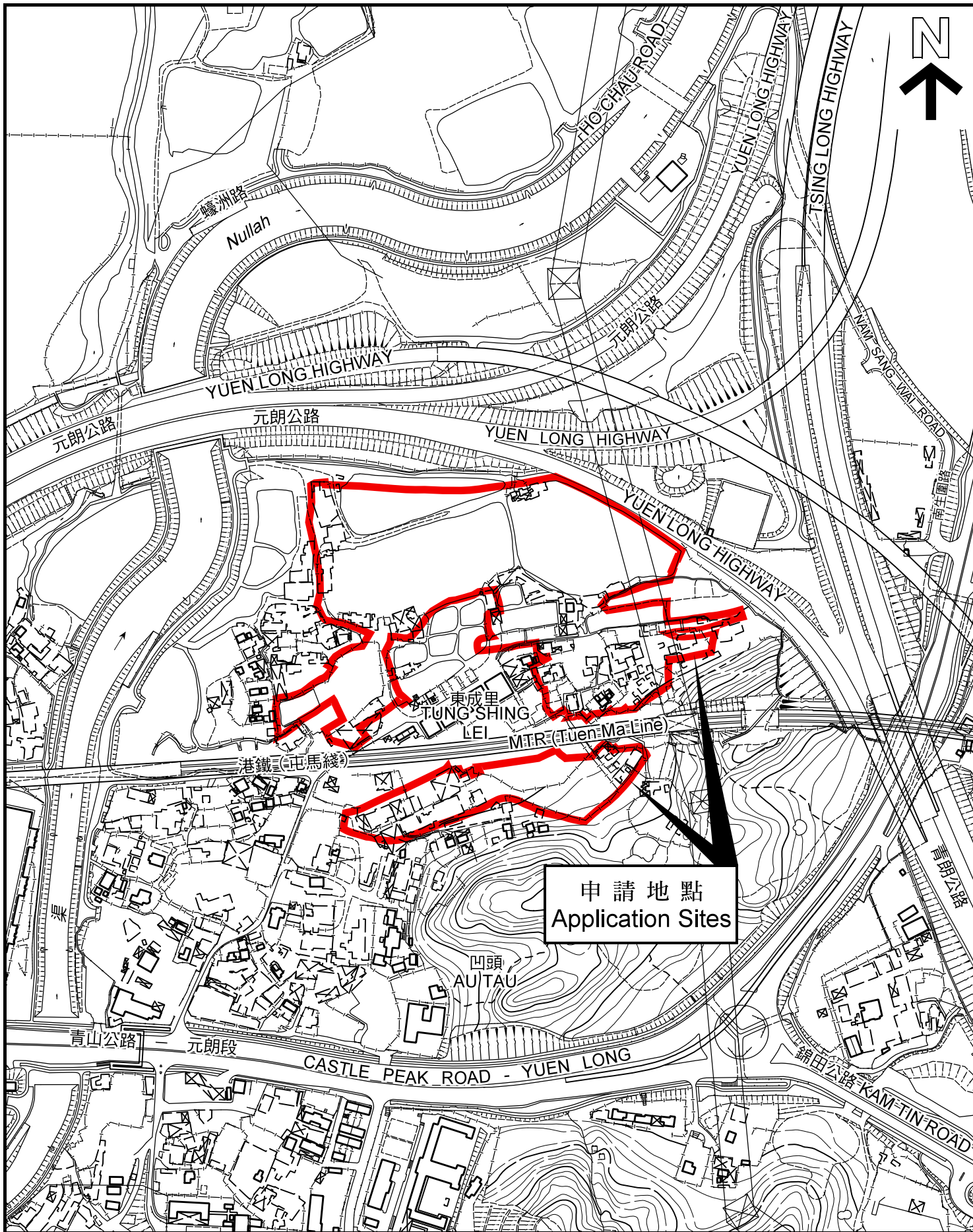


申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.

**A/YL-NSW/293**





申請地點  
Application Sites

平面圖 SITE PLAN

本摘要圖於2022年1月19日擬備，  
所根據的資料為測量圖編號  
6-NE-6A、6-NE-6C、6-NW-10B 及 6-NW-10D  
EXTRACT PLAN PREPARED ON 19.1.2022  
BASED ON SURVEY SHEETS No.  
6-NE-6A, 6-NE-6C, 6-NW-10B & 6-NW-10D

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

參考編號  
REFERENCE No.

A/YL-NSW/293

申請編號 **Application No. : A/YL-NSW/293**

**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見表、排污影響評估、排水影響評估、空氣流通評估以及視覺影響評估。

The applicant submitted further information in response to departmental comments, sewerage impact assessment, drainage impact assessment, air ventilation assessment and visual impact assessment.

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。

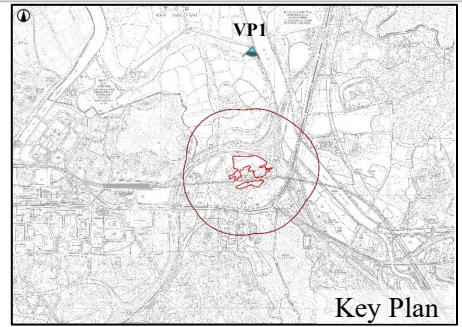
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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



**Application Site**



Existing Condition



Key Plan

**Proposed Scheme At Application Site**



Proposed Scheme  
(Interim Scenario)

**Indicative Layout Plan of Tung Shing  
Lei "U" Zone  
(12mPD – 139mPD))**

**Planned Surrounding  
Developments  
(26.9mPD-97.52mPD)**



Proposed Scheme  
(Ultimate Scenario for Reference)

申請編號 Application No. :                      A/YL-NSW/293

此頁摘自申請人提交的文件。

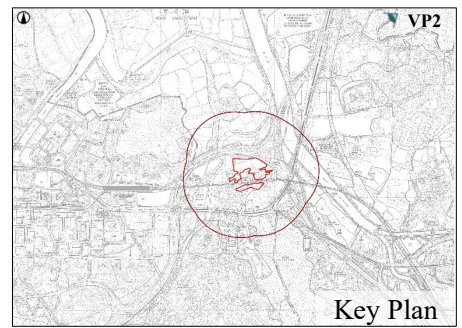
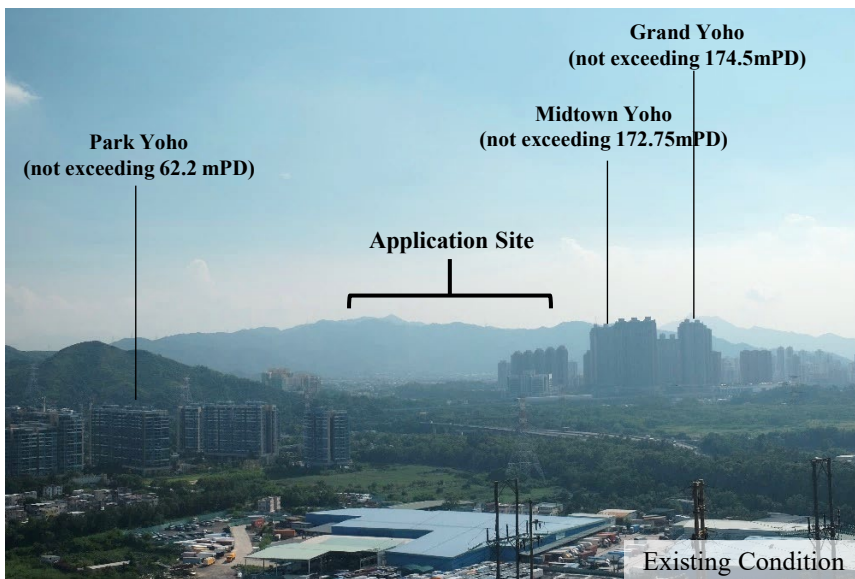
This page is extracted from applicant's submitted documents.

**LEGEND**

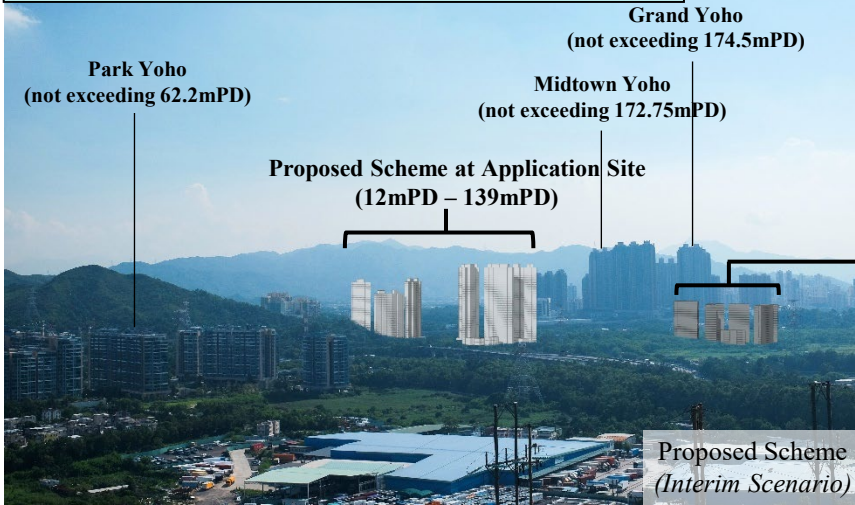
- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

<b>Figure No.</b> 3	<b>Scale</b>	<b>Figure Title</b> <b>Viewing Point 1: Nam San Wai River Education Trail</b>
<b>ARUP</b>	<b>Date</b> Jan 2022	<b>Source</b>

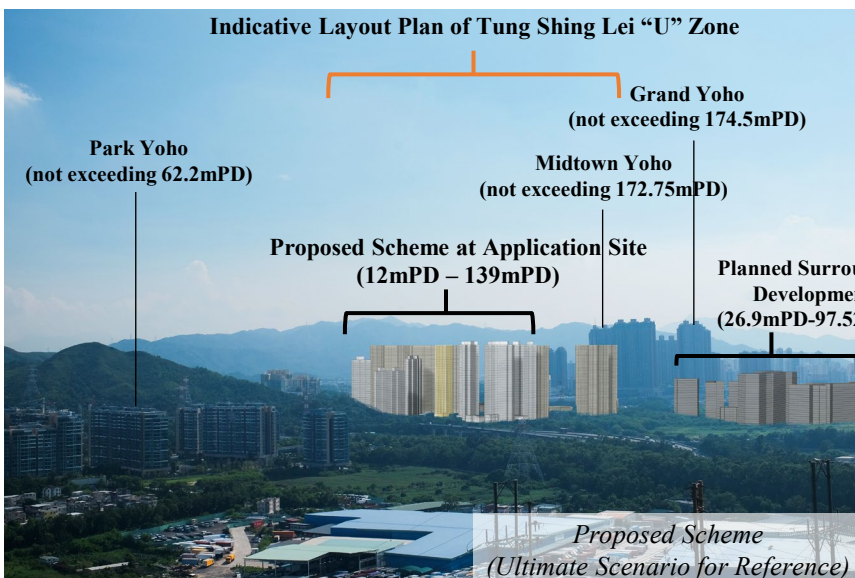




申請編號 Application No. :           A/YL-NSW/293            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



Approved Planning Application  
 No. A/YL-NSW/274  
 (26.9mPD to 75mPD)

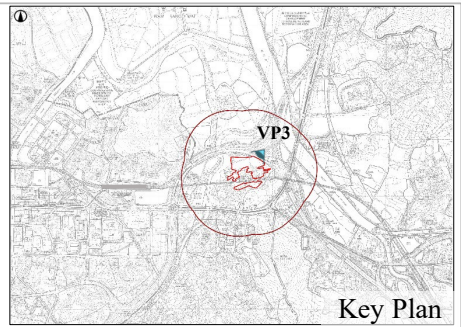
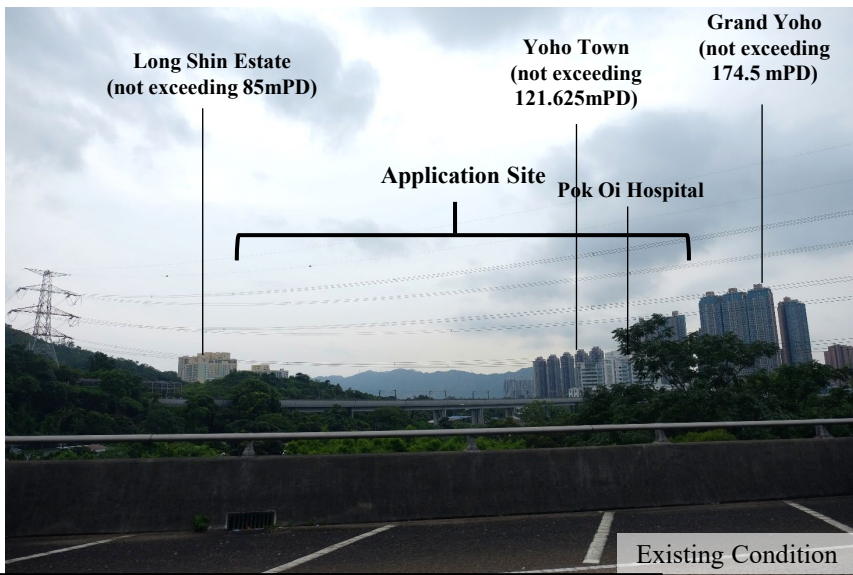


**LEGEND**

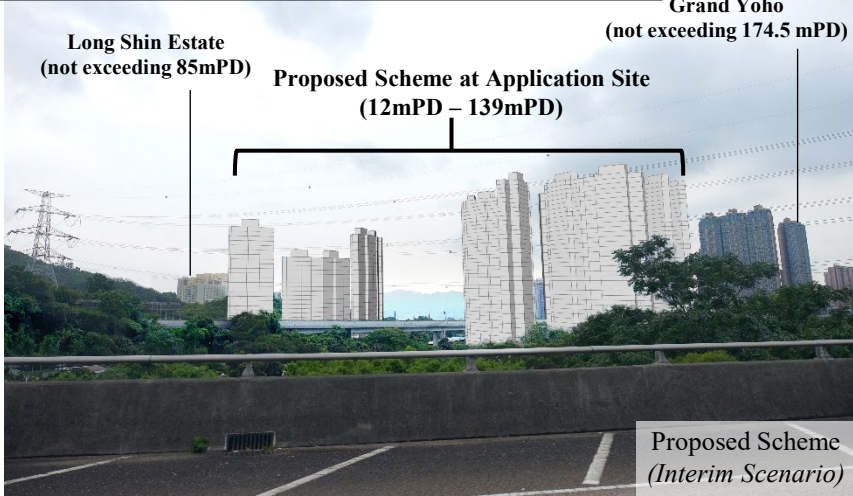
	Proposed Scheme at Application Site
	Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
	Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
4		<b>Viewing Point 2: Hiking Trail at Lam Tsuen Country Park</b>
<b>ARUP</b>	Date	Source
	Jan 2022	

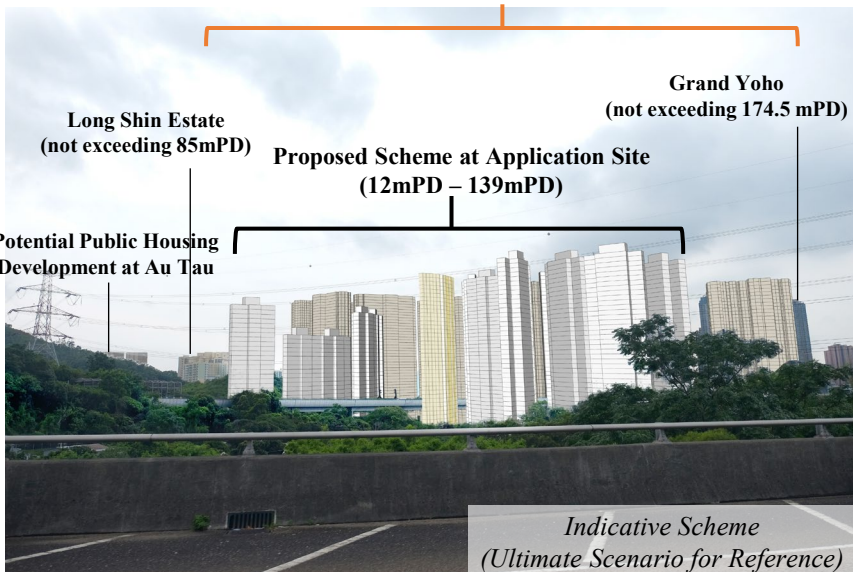




申請編號 Application No. :           A/YL-NSW/293            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



**Indicative Layout Plan of Tung Shing Lei “U” Zone**







**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

<b>Figure No.</b> 5	<b>Scale</b>	<b>Figure Title</b> Viewing Point 3: Yuen Long Highway
<b>ARUP</b>	<b>Date</b> Jan 2022	<b>Source</b>



**LEGEND**

-  Proposed Scheme at Application Site
-  Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
-  Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
-  Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

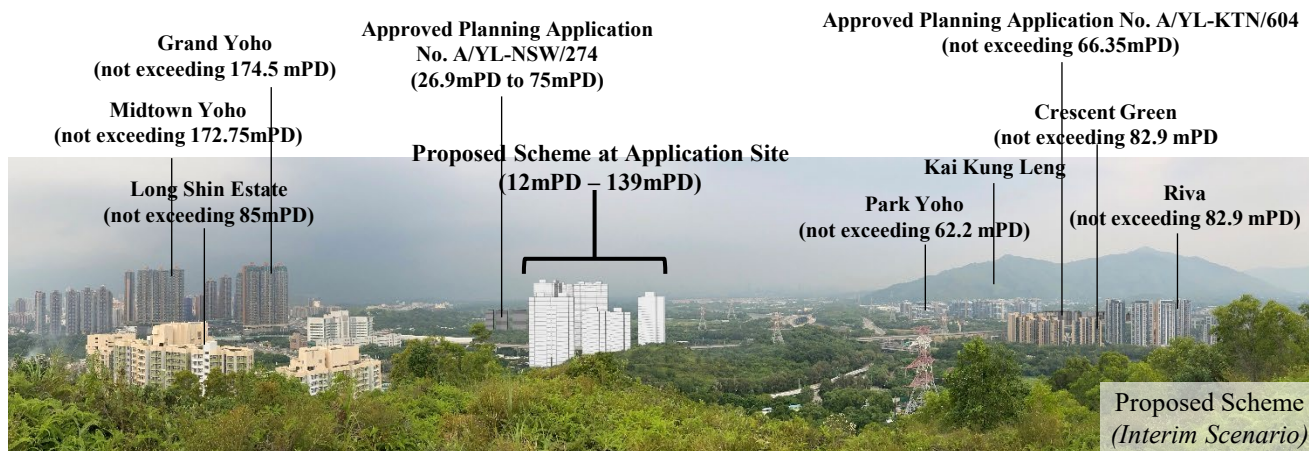
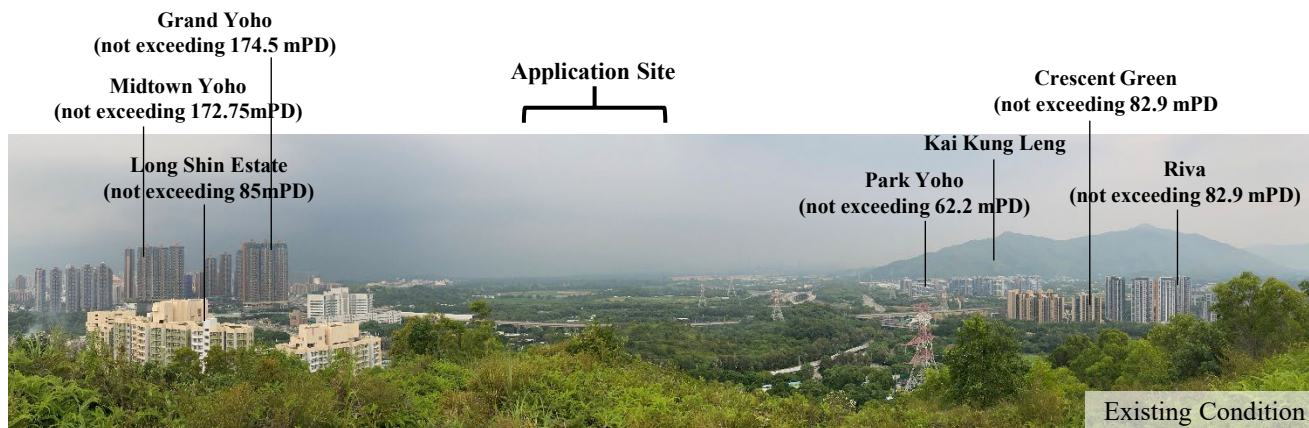
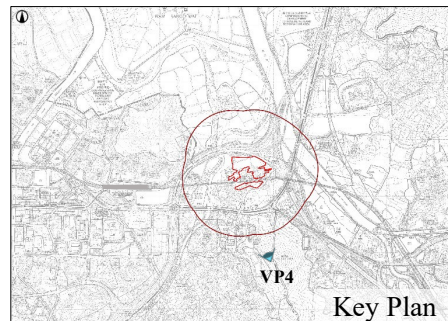


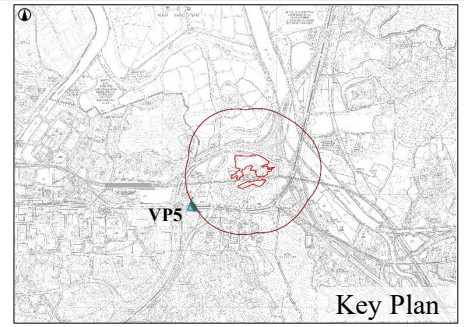
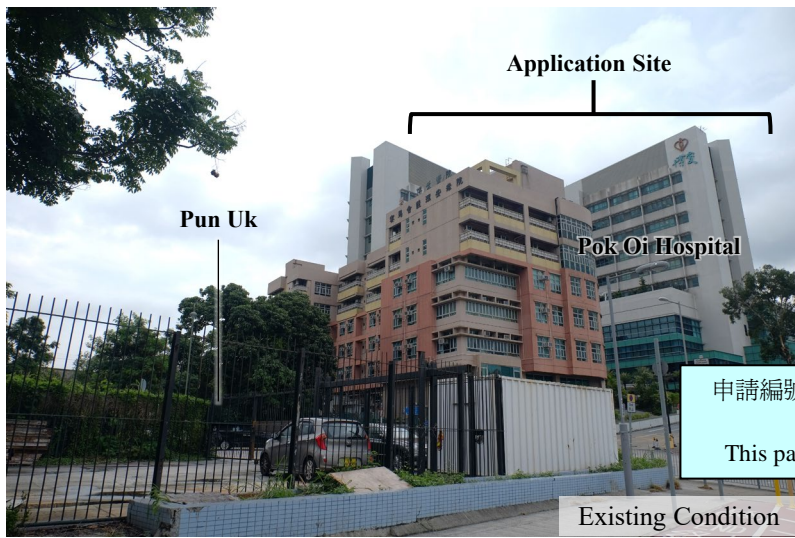
Figure No.	Scale	Figure Title
6		<b>Viewing Point 4: Ho Hok Shan</b>
<b>ARUP</b>	Date	Source
	Jan 2022	

申請編號 Application No. : A/YL-NSW/293

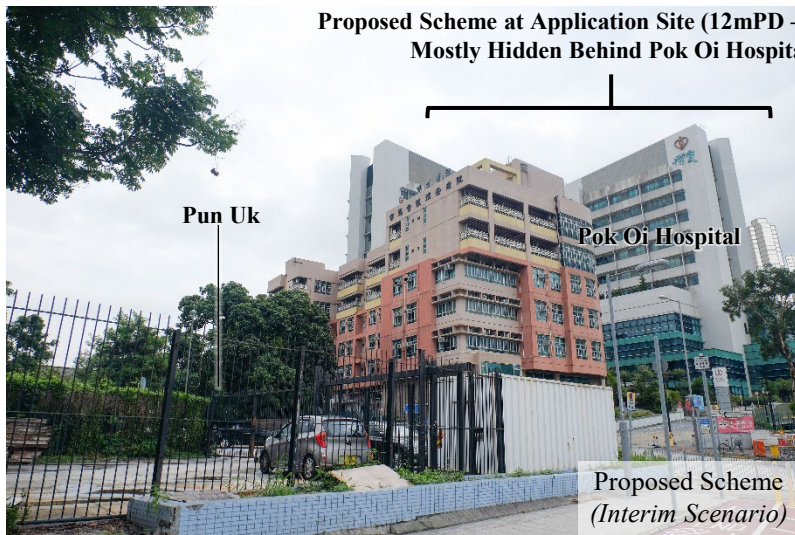
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



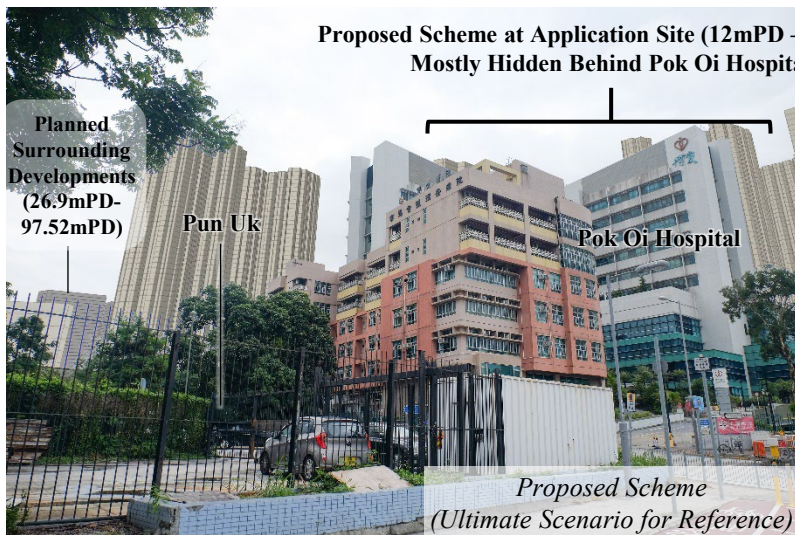


申請編號 Application No. :                      A/YL-NSW/293  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



**Proposed Scheme at Application Site (12mPD – 139mPD)  
 Mostly Hidden Behind Pok Oi Hospital**

**Indicative Layout Plan Tung Shing Lei “U” Zone**



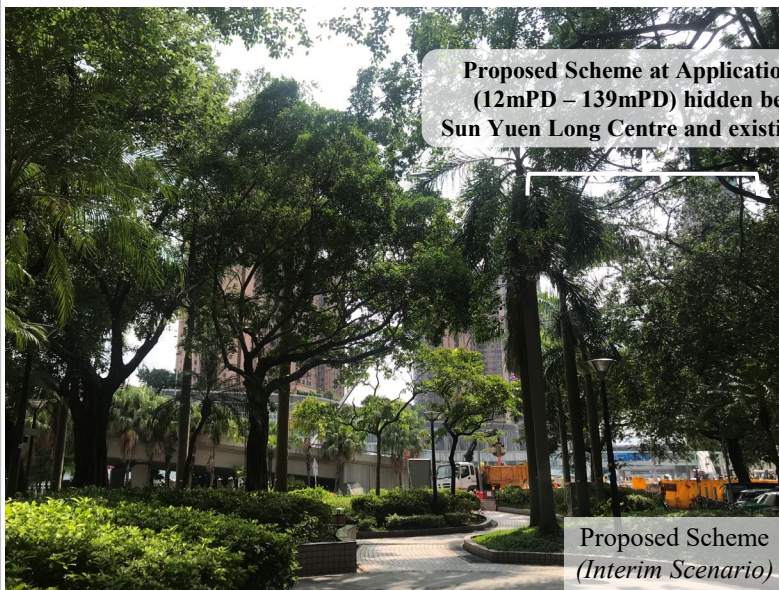
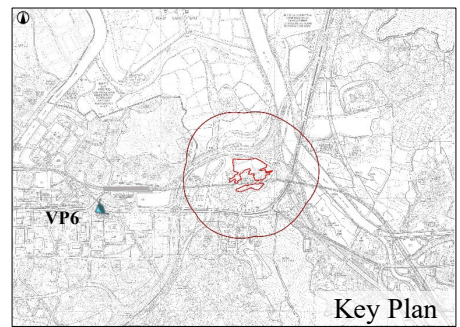
**Proposed Scheme at Application Site (12mPD – 139mPD)  
 Mostly Hidden Behind Pok Oi Hospital**

**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

<b>Figure No.</b> 7	<b>Scale</b>	<b>Figure Title</b> <b>Viewing Point 5: Footpath Adjacent to Subway Connecting to Yuen Long New Town</b>
<b>ARUP</b>	<b>Date</b> Jan 2022	<b>Source</b>





Indicative Layout Plan of Tung Shing Lei "U" Zone







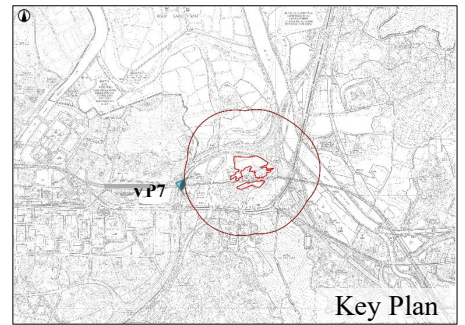
LEGEND	
	Proposed Scheme at Application Site
	Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
	Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
8		<b>Viewing Point 6: Fung Cheung Road Garden</b>
<b>ARUP</b>	Date	Source
	Jan 2022	





申請編號 Application No. : A/YL-NSW/293  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**Proposed Scheme at Application Site (12mPD – 139mPD) hidden behind existing trees**



**Indicative Layout Plan of Tung Shing Lei “U” Zone**

**Proposed Scheme at Application Site (12mPD – 139mPD) Hidden Behind the Potential Public Housing**

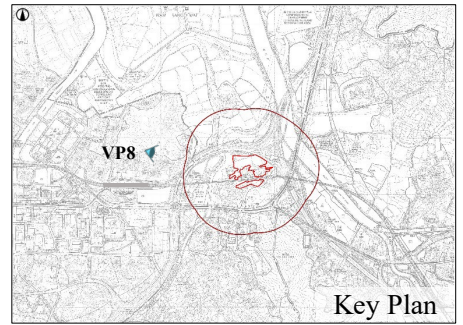


**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

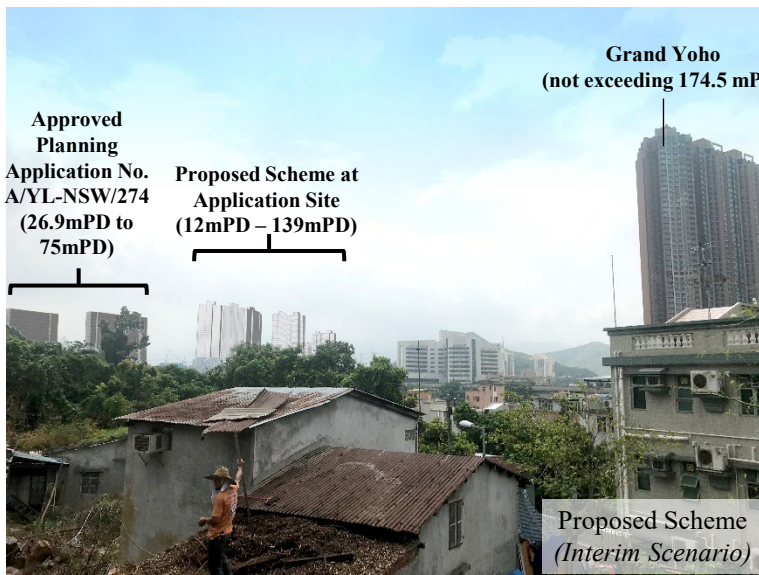
Figure No.	Scale	Figure Title
9		<b>Viewing Point 7: Planned “Open Space” zone near Long Wo Road</b>
<b>ARUP</b>	Date	Source
	Jan 2022	





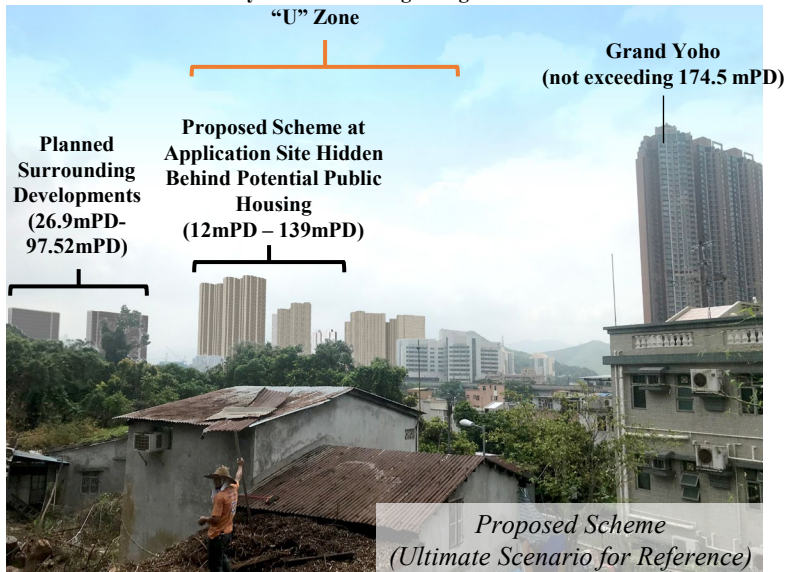
申請編號 Application No. : \_\_\_\_\_ A/YL-NSW/293  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

Existing Condition



Proposed Scheme (Interim Scenario)

Indicative Layout Plan of Tung Shing Lei "U" Zone



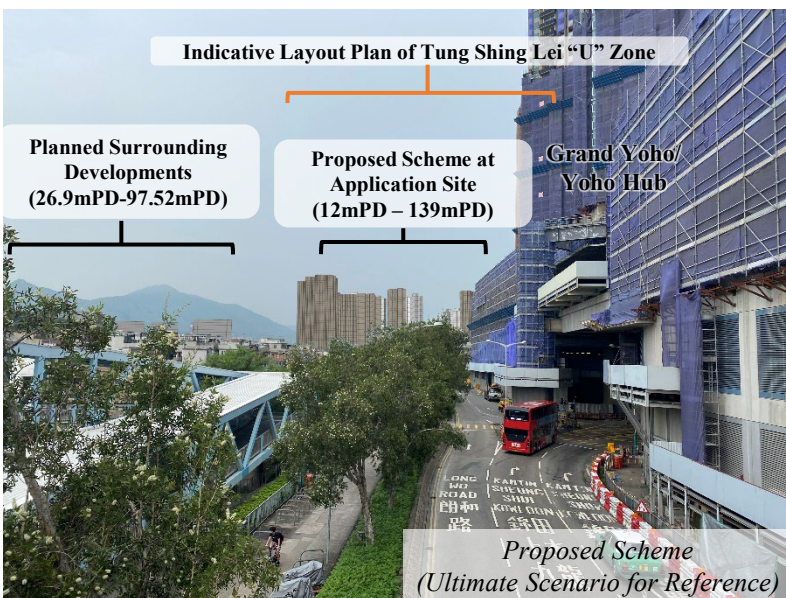
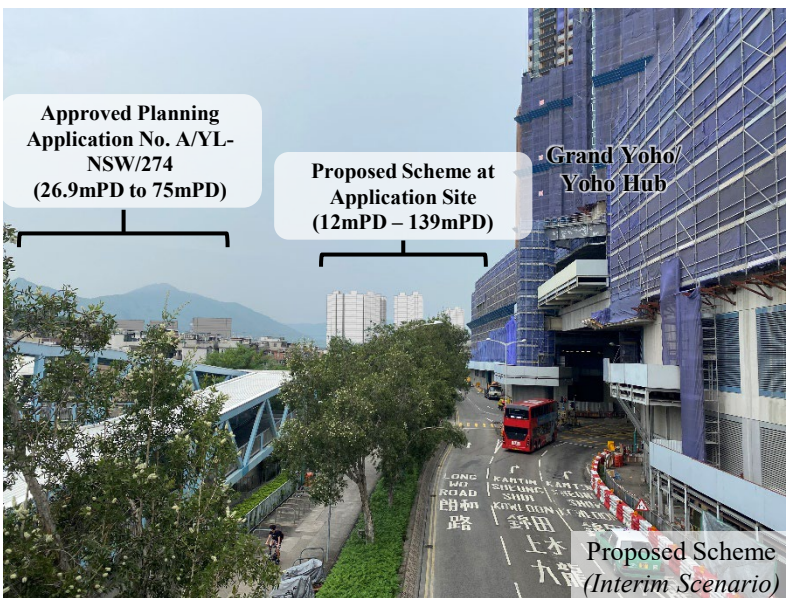
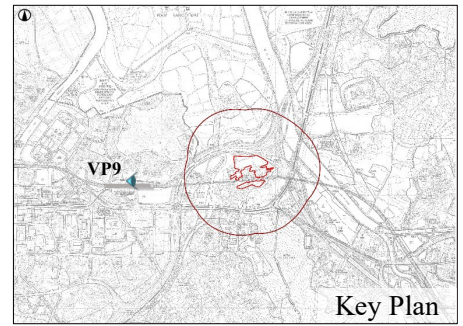
Proposed Scheme (Ultimate Scenario for Reference)

**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
10		<b>Viewing Point 8: Knoll near Tsoi Uk Tsuen and Wong Uk Tsuen</b>
<b>ARUP</b>	Date	Source
	Jan 2022	



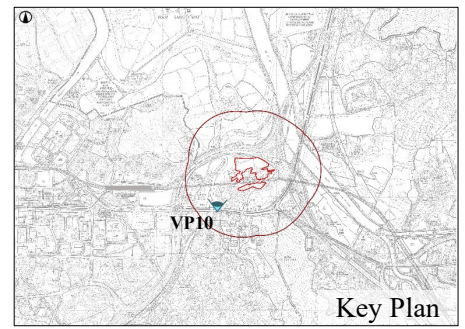


**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
11		<b>Viewing Point 9: Footbridge at Long Yat Road</b>
<b>ARUP</b>	Date	Source
	Jan 2022	

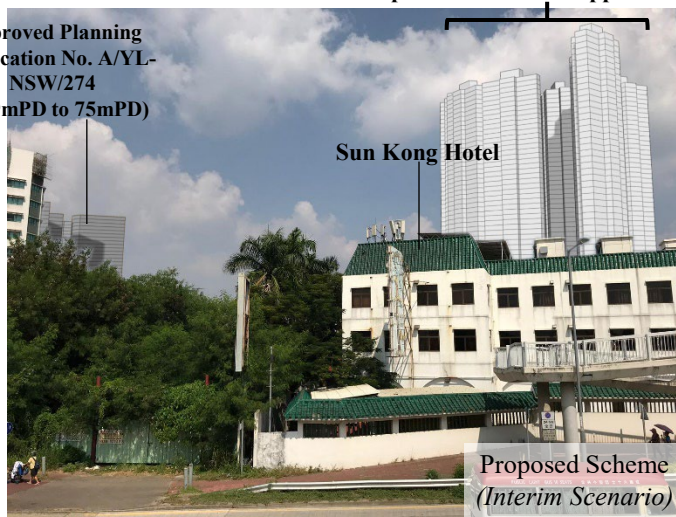




申請編號 Application No. :                      A/YL-NSW/293  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**Proposed Scheme At Application Site**

Approved Planning  
 Application No. A/YL-  
 NSW/274  
 (26.9mPD to 75mPD)



**Indicative Layout Plan of Tung Shing Lei "U" Zone**

**Proposed Scheme At Application Site Hidden Behind the Potential Public Housing**



**LEGEND**

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

<b>Figure No.</b> 12	<b>Scale</b>	<b>Figure Title</b> <b>Viewing Point 10: Footbridge at Castle Peak Road (Yuen Long Section)</b>
<b>ARUP</b>	<b>Date</b> Jan 2022	<b>Source</b>

申請編號 Application No. : A/YL-NSW/293

與申請地點／處所有關的先前申請  
**Previous Applications Covering the Application Site/Premises**

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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。

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.