

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-SK/1**  
**关于申请编号 Y/YL-SK/1 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 5.9.2022  
因应於 2022 年 9 月 5 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/YL-SK/1		
Location/address 位置/地址	<p>Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories</p> <p>新界元朗石岗锦上路丈量约份第 112 约地段第 246 号、第 247 号(部分)、第 251 号(部分)、第 253 号(部分)、第 254 号、第 255 号(部分)、第 256 号、第 257 号、第 258 号(部分)、第 260 号、第 263 号 A 分段、第 263 号余段、第 273 号余段、第 274 号、第 275 号、第 277 号、第 278 号 B 分段、第 279 号、第 280 号、第 284 号、第 294 号余段、第 295 号、第 849 号、第 850 号、第 851 号(部分)、第 853 号、第 856 号(部分)、第 859 号(部分)、第 861 号(部分)及第 862 号和毗连政府土地</p>		
Site area 地盘面积	About 约 41,290 sq. m 平方米 (Includes Government Land of about 包括政府土地约 415 sq. m 平方米)		
Plan 图则	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石岗分区计划大纲核准图编号 S/YL-SK/9		
Zoning 地带	"Residential (Group D)" 「住宅(丁类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site 把申请地点由「住宅(丁类)」地带改划为「住宅(丙类)」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 33,032	About 约 0.8
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	19	
	Non-domestic 非住用	4	
	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 44.15	mPD 米(主水平基准上)
		Not more than 不多於 6	Storey(s) 层
	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 30 %		
No. of units 单位数目	850 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,380	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		275
	Private Car Parking Spaces 私家车车位		266
	Motorcycle Parking Spaces 电单车车位		9
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		19
	Heavy Goods Vehicle Spaces 重型货车车位		19

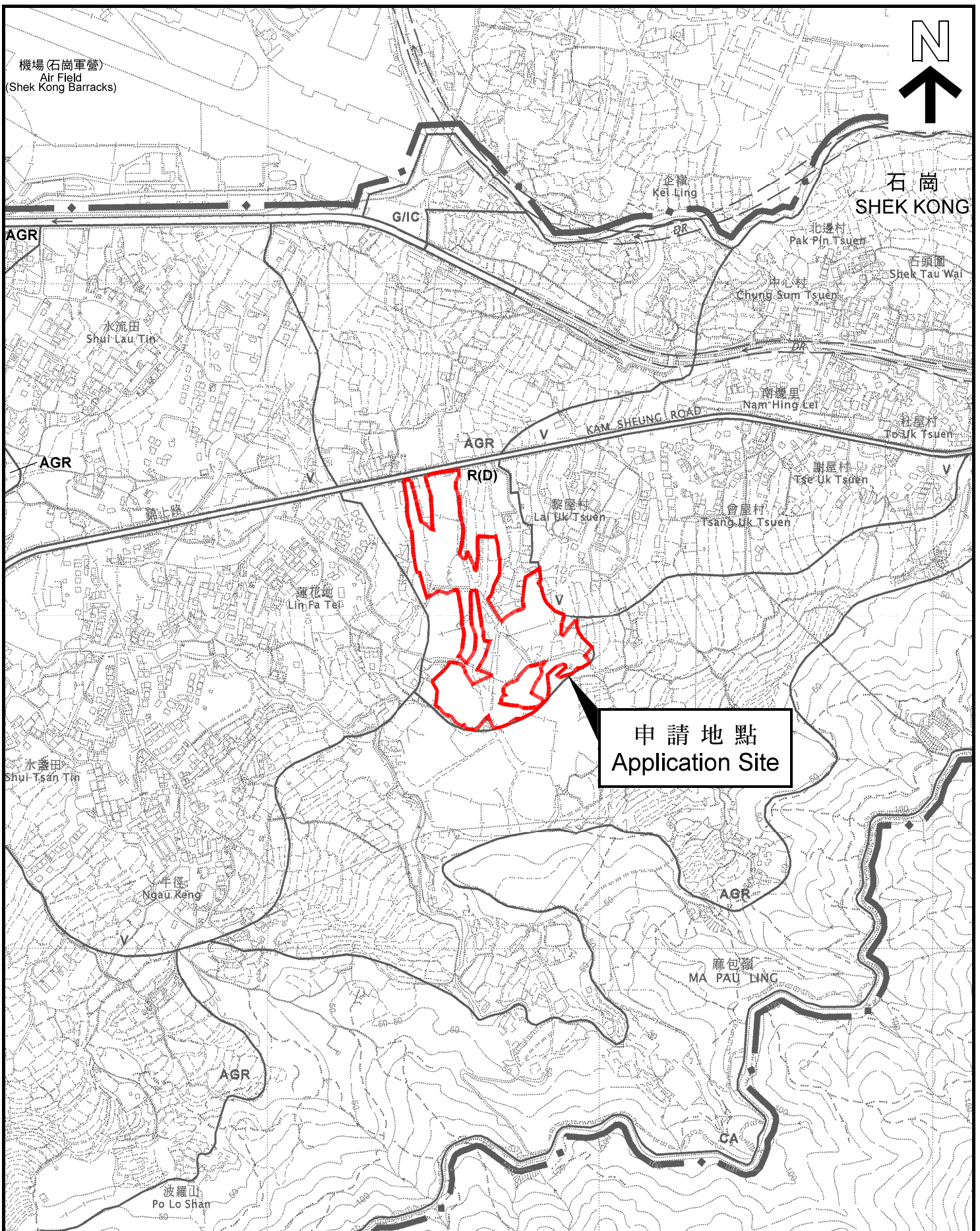
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<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 checked="" 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 checked="" 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 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 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 type="checkbox"/>
<u>Ecological Impact Assessment 生态影响评估</u>		
<u>Air Quality Impact Assessment 空气质素影响评估</u>		
<u>Water Quality Impact Assessment 水质影响评估</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。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。



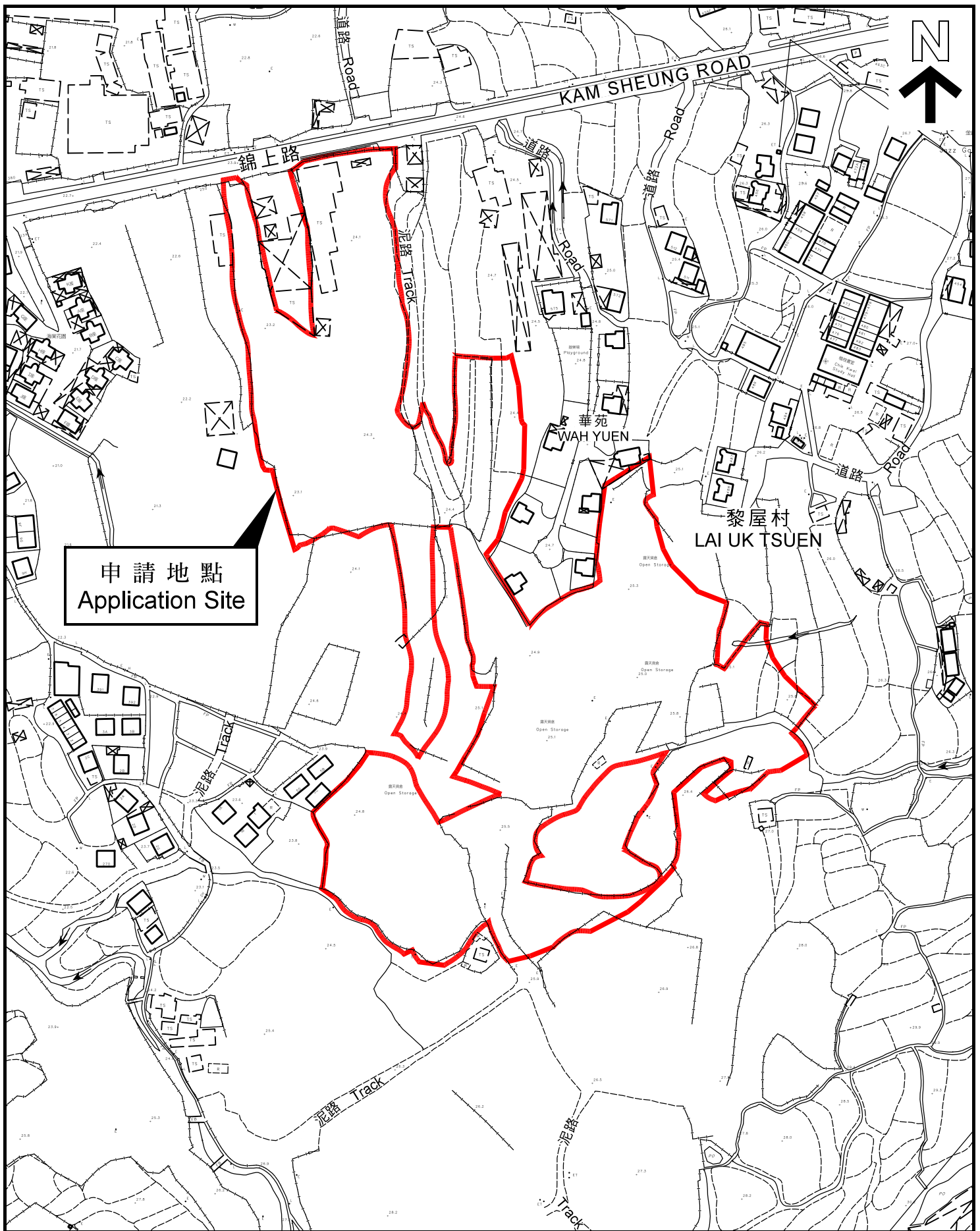
位置圖 LOCATION PLAN

本摘要圖於2022年9月9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-SK/9  
 EXTRACT PLAN PREPARED ON 9.9.2022  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-SK/9 APPROVED ON 17.10.2006

SCALE 1 : 7 500 比例尺  
 0 100 200 300  
 米 METRES

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/YL-SK/1**



平面圖 SITE PLAN

本摘要圖於2022年9月9日擬備，  
 所根據的資料為測量圖編號  
 6-NE-19A 及 19C  
 EXTRACT PLAN PREPARED ON 9.9.2022  
 BASED ON SURVEY SHEETS No.  
 6-NE-19A & 19C

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/YL-SK/1

**申請編號 Application No. : Y/YL-SK/1**

**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見，新的水質影響評估，經修訂的生態影響評估及空氣質素影響評估，以及園景設計總圖、土地污染評估、廢物管理評估及渠務影響評估的替代頁。

The applicant submitted further information, including responses to departmental comments, new Water Quality Impact Assessment, revised Ecological Impact Assessment and Air Quality Assessment, replacement pages of the Landscape Master Plan, Land Contamination Assessment, Waste Management Assessment and Drainage 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。

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**LEGEND**

- |                      |                        |
|----------------------|------------------------|
| ① CLUBHOUSE          | ⑦ ELDERLY FITNESS AREA |
| ② WATER FEATURE      | ⑧ JOGGING PATH         |
| ③ ENTRANCE PLAZA     | ⑨ LANDSCAPE GARDEN     |
| ④ SITTING OUT AREA   | ⑩ SWIMMING POOL        |
| ⑤ CHILDREN PLAY AREA | ⑪ BARBECUE AREA        |
| ⑥ MULTI-PURPOSE LAWN |                        |

Rev. Date    Amendment    Purpose

**LEGEND**

- SITE BOUNDARY
- XX.XX PROPOSED LEVEL
- PROPOSED NEW TREES
- RETAINED TREES
- TRANSPLANTED TREES
- PLANTING AREA
- LAWN
- EVA / VEHICLE ACCESS
- SAFETY MAT
- HARD PAVED AREA
- VERTICAL GREEN  
(DETAIL REFER TO DWG. NO. LD\_0058006)
- BOUNDARY METAL FENCE WALL  
(DETAIL REFER TO DWG. NO. LD\_001)
- BOUNDARY RC FENCE WALL  
(DETAIL REFER TO DWG. NO. LD\_002)

BD Reference:  
Dwg No.:

**GOVERNMENT DRAWING**

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Do not take measurements directly from this drawing  
Check and verify all dimensions on site.

Developer:  
**TENOX DEVELOPMENT LIMITED**

Project:  
**PROPOSED REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)" ZONE FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, N.T.**

**LANDSCAPE MASTER PLAN**

Job No.	Drawing No.	Revision No.
HKA-01063	LMP_001	-
Scale	Date	CAD Ref.
AS	FEB 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL

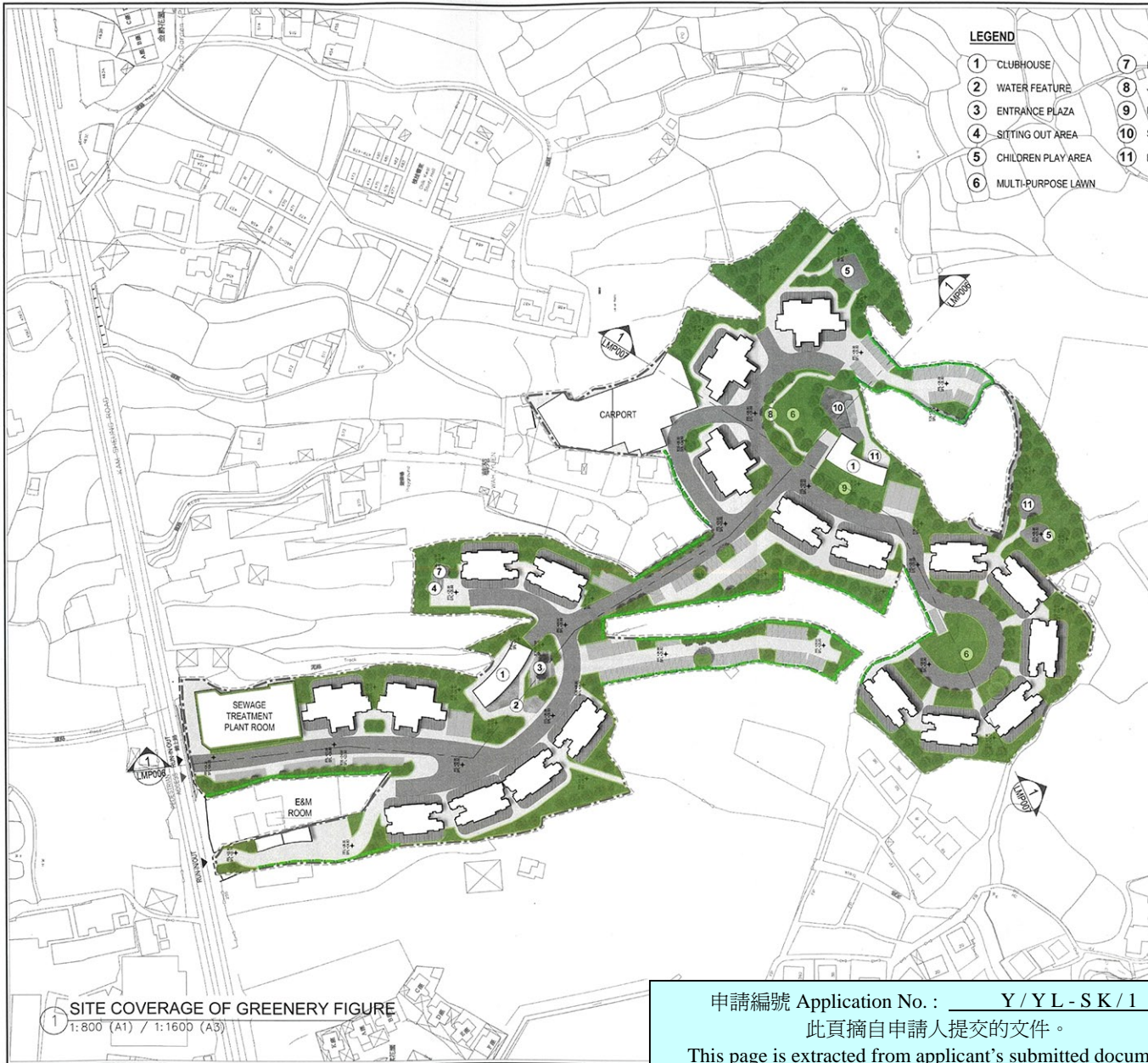
Authorized Person - Architect

Consultant Logo

**SLSL**

① **LANDSCAPE MASTER PLAN**  
1:800 (A1) / 1:1600 (A3)

申請編號 Application No. :           Y/YL-SK/1            
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- LEGEND**
- 1 CLUBHOUSE
  - 2 WATER FEATURE
  - 3 ENTRANCE PLAZA
  - 4 SITTING OUT AREA
  - 5 CHILDREN PLAY AREA
  - 6 MULTI-PURPOSE LAWN
  - 7 ELDERLY FITNESS AREA
  - 8 JOGGING PATH
  - 9 LANDSCAPE GARDEN
  - 10 SWIMMING POOL
  - 11 BARBECUE AREA

Rev. Date      Amendment      Purpose

TOTAL SITE COVERAGE OF GREENERY  
= NOT LESS THAN 12,387 SQM

- LEGEND**
- PLANTER AREA  
MIN 1200MM SOIL DEPTH  
EXCLUDING DRAINAGE LAYER
  - VERTICAL GREEN (2M HIGH)

BD Reference:  
Dwg No.:

**Drawing Purposes**  
**GOVERNMENT DRAWING**

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**PROPOSED REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)" ZONE FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN O.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, N.T.**

**Drawing Title**  
**SITE COVERAGE OF GREENERY FIGURE**

Job No.	Drawing No.	Revision No.
HKA-01063	LMP_004	-
Scale	Date	CAD Ref.
AS	FEB 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL
Authorized Person - Architect		

Consultant Logo

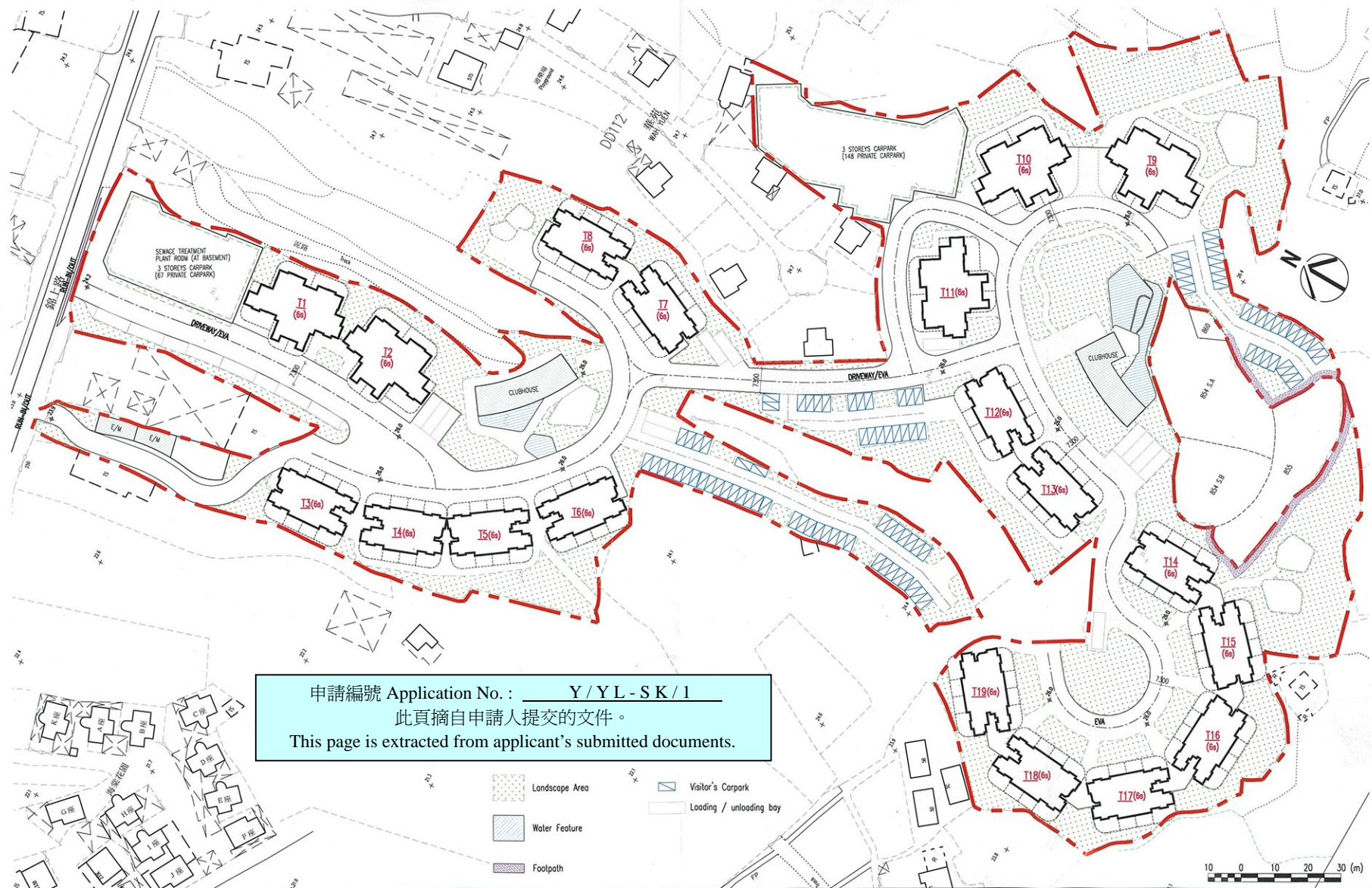
**SITE COVERAGE OF GREENERY FIGURE**  
1:800 (A1) / 1:1600 (A3)

申請編號 Application No. :           Y / YL - S K / I            
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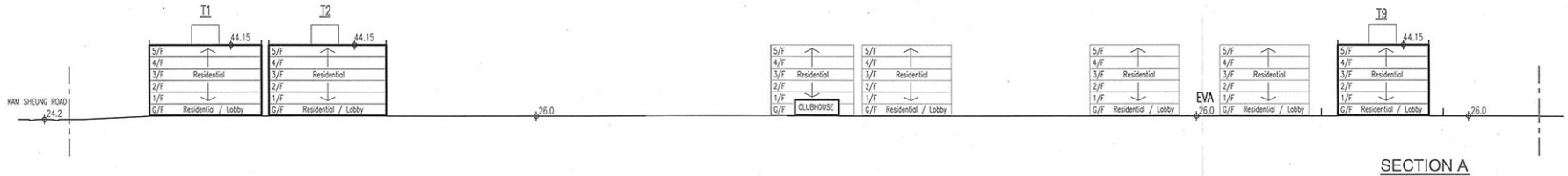
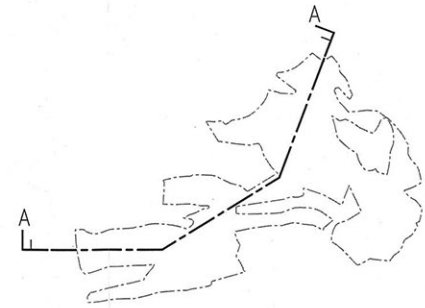
**SLSL**





**Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone  
 For Proposed Residential Development at Various Lots and Adjoining Government Land  
 in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

**INDICATIVE MASTER LAYOUT PLAN (1:1000)**



申請編號 Application No. : Y / YL - S K / 1  
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Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone  
 For Proposed Residential Development at Various Lots and Adjoining Government Land  
 in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

**INDICATIVE SCHEMATIC SECTION** (1:1000)