

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-NSW/293  
( Review under Section 17 )  
关于申请编号 A/YL-NSW/293 的拟议用途/发展的概括发展规范  
( 根据第 17 条的覆核 )**

Revised broad development parameters in view of  
the further information received on 24.10.2023  
因应於 2023 年 10 月 24 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	<u>Section 16 application 第 16 条申请</u> 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		
	<u>Section 17 Review 第 17 条覆核</u> 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	<u>Section 16 application 第 16 条申请</u> "Undetermined" 「未决定用途」		
	<u>Section 17 Review 第 17 条覆核</u> "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		
Nature of Review 覆核性质	To review the refusal decision of the application 覆核拒绝申请的决定		
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 141,200	About 约 2.635
	Non-domestic 非住用	About 约 5,358	About 约 0.1
No. of block 幢数	Domestic 住用	11 Residential Towers 住宅大楼 9 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 综合用途	-	

Building height/ No. of storeys 建筑物高度/层数	Domestic 住用	8 - 134.5	m 米
		12 - 139	mPD 米(主水平基准上)
		2 - 44 <i>1 - 2</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i> <i>Refuge Floor 防火层</i> <i>Podium 平台</i>
	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 16 %		
No. of units 单位数目	2,802 Flats 住宅单位 9 Houses 屋宇		
Open space 休憩用地	Private 私人	Not less than 不少於 8,150	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)		1,093
	Private Car Parking Spaces 私家车车位		1,060 <sup>(1)</sup>
	Motorcycle Parking Spaces 电单车车位		33
	Bicycle Parking Spaces 单车车位		374
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		18
Light Goods Vehicle Spaces 轻型货车车位		5	
Heavy Goods Vehicle Spaces 重型货车车位		13	

<sup>(1)</sup> Including 10 nos. accessible car parking spaces and 55 nos. visitor car parking spaces 包括 10 个畅通易达停车位 55 个访客车位

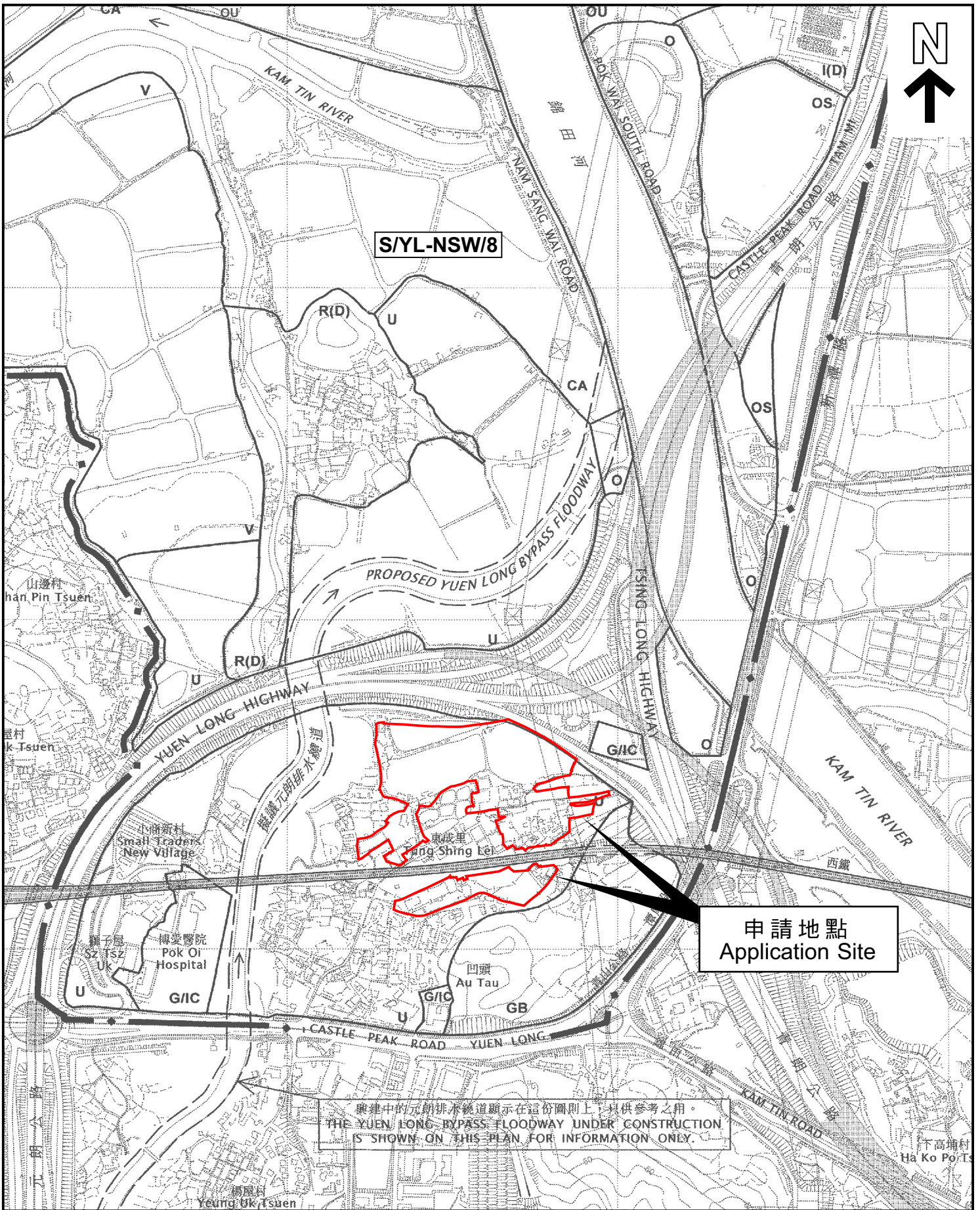
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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>		
<u>Revised master layout plan 经修订的总纲发展蓝图</u>	<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"/>
<u>Revised landscape master plan 经修订的园境设计总图</u>	<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 Justifications 规划理据	<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 checked="" type="checkbox"/>
<u>Responses-to-comments table 回应意见表</u>		
<u>Updated review of environmental impacts 更新的环境影响评估检讨</u>		
<u>Traffic generation and attraction 车辆流量估算</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

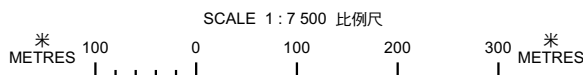
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



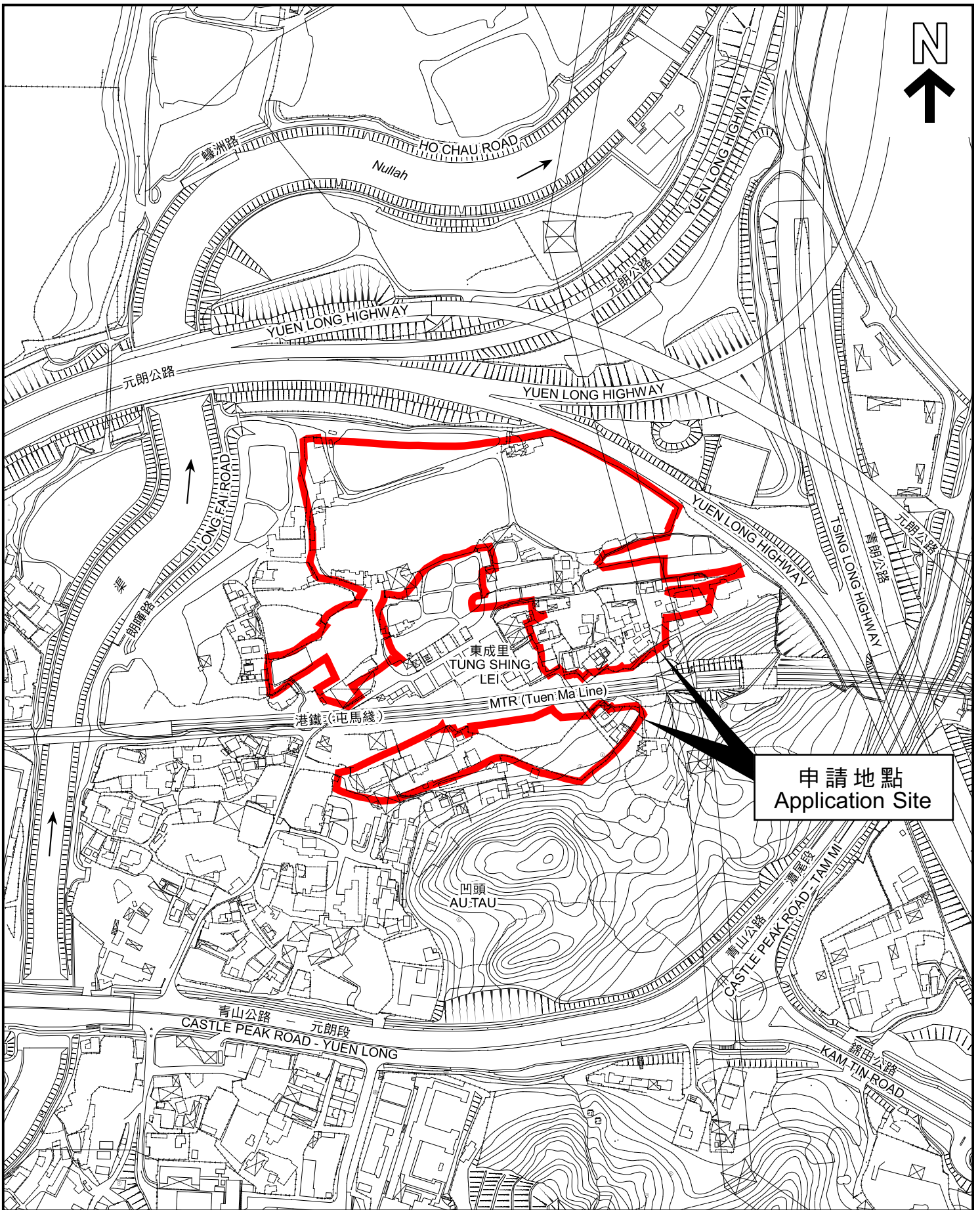
本摘要圖於2023年10月31日擬備，  
 所根據的資料為於2006年10月17日  
 核准的分區計劃大綱圖編號 S/YL-NSW/8  
 EXTRACT PLAN PREPARED ON 17.8.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NSW/8 APPROVED ON 31.10.2006

**位置圖 LOCATION PLAN**  
 (覆核申請 REVIEW APPLICATION)



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**



本摘要圖於2023年10月31日擬備，  
 所根據的資料為測量圖編號  
 6-NE-6A、6C 及 6-NW-10B、10D  
 EXTRACT PLAN PREPARED ON 31.10.2023  
 BASED ON SURVEY SHEETS No.  
 6-NE-6A, 6C & 6-NW-10B, 10D

**平面圖 SITE PLAN**  
 (覆核申請 REVIEW APPLICATION)

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**  
(覆核申請 **Review Application**)

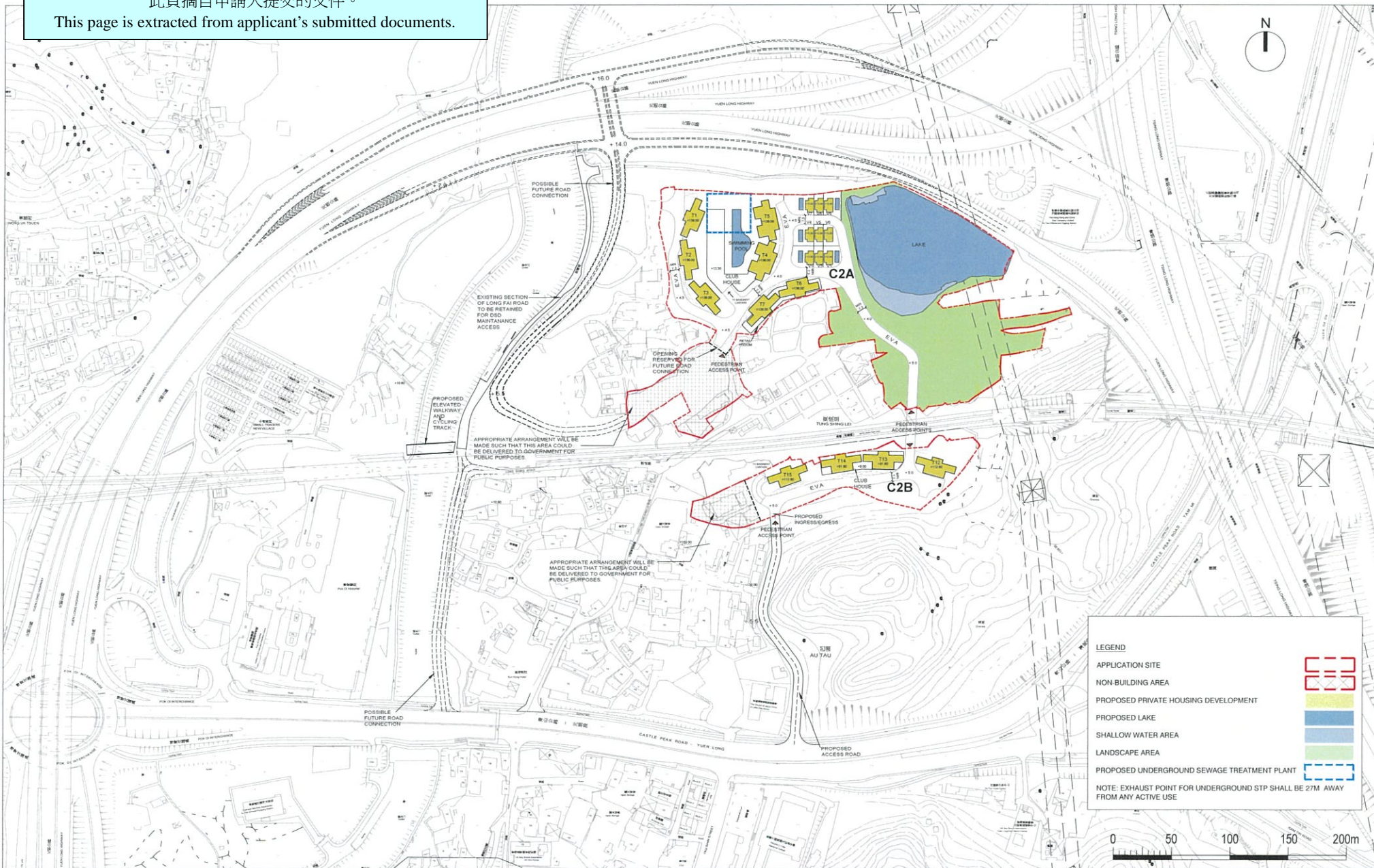
**備註 Remarks**

申請人提交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖、經修訂的園景設計總圖、更新的環境影響評估檢討及車輛流量估算。

The applicant provided further information which includes a table of responses to departmental comments, revised master layout plan, revised landscape master plan, updated review of environmental impacts and traffic generation and attraction.

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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MASTER LAYOUT PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

**Legend**

- |                             |                               |                                 |
|-----------------------------|-------------------------------|---------------------------------|
| 1 Fountain Plaza            | 21 Wellness Garden A          | — Cycling Track                 |
| 2 Deck Sitting Area         | 22 Wellness Garden B          | — Jogging Trail                 |
| 3 Amphitheatre              | 23 Healing Space              | ▲ Major Vehicular Access Points |
| 4 Rock Climbing Area        | 24 Conservation Area          | ▲ Pedestrian Access Points      |
| 5 Children Skate Area       | 25 Viewing Platform           | - - Site Boundary               |
| 6 Skate Park                | 26 Water Front Deck           | - - Fence Wall                  |
| 7 Public Children Play Area | 27 Eco-Lake                   | — Bench                         |
| 8 Dry Fountain Play Area    | 28 Villa Area                 | ▭ Non-Building Area             |
| 9 Toilet                    | 29 Children Play Area A(C2A)  |                                 |
| 10 Sitting Garden           | 30 Terrace Flowering Garden   |                                 |
| 11 Leisure Lawn             | 31 Club House & Swimming Pool |                                 |
| 12 Flower Trail             | 32 Roof Garden                |                                 |
| 13 Amenity Lawn             | 33 Welcoming Signage          |                                 |
| 14 Art Plaza & Sitting Deck | 34 Star Gazing Garden         |                                 |
| 15 Trellis With Climbers    | 35 Jacuzzi                    |                                 |
| 16 Green Alley              | 36 Podium Garden              |                                 |
| 17 Picnic Area              | 37 Children Play Area (C2B)   |                                 |
| 18 Educational Signage      | 38 Feature Planter            |                                 |
| 19 Ecological Trail         |                               |                                 |

