

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL/20**
关于申请编号 Y/YL/20 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 2.2.2024
因应於 2024 年 2 月 2 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/20		
Location/address 位置/地址	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories 新界元朗十八乡路丈量约份第 120 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 6,060 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 744 sq. m 平方米)		
Plan 图则	<u>Section 12A application 第 12A 条申请</u> Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分区计划大纲草图编号 S/YL/26		
	<u>Further information received 接获进一步资料</u> Approved Yuen Long Outline Zoning Plan No. S/YL/27 元朗分区计划大纲核准图编号 S/YL/27		
Zoning 地带	<u>Section 12A application 第 12A 条申请</u> "Government, Institution or Community" 「政府、机构或社区」		
	<u>Further information received 接获进一步资料</u> "Government, Institution or Community" 「政府、机构或社区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 把申请地点由「政府、机构或社区」地带改划为「住宅(甲类)9」地带及修订适用 於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	Not more than 不多於 36,360	Not more than 不多於 6
	Non-domestic 非住用	Not more than 不多於 3,030	Not more than 不多於 0.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	

	Composite 综合用途	2	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	9.75	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 3	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 90	mPD 米(主水平基准上)
		Not more than 不多於 25	Storey(s) 层
1		Exclude 不包括 Basement 地库	
Site coverage 上盖面积	About 约 33.33 %		
No. of units 单位数目	943 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,640	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		262
	Private Car Parking Spaces 私家车车位		123
	Motorcycle Parking Spaces 电单车车位		13
	Bicycle Parking Spaces 单车泊车位		126
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
Heavy Goods Vehicle Spaces 重型货车车位		4	

* 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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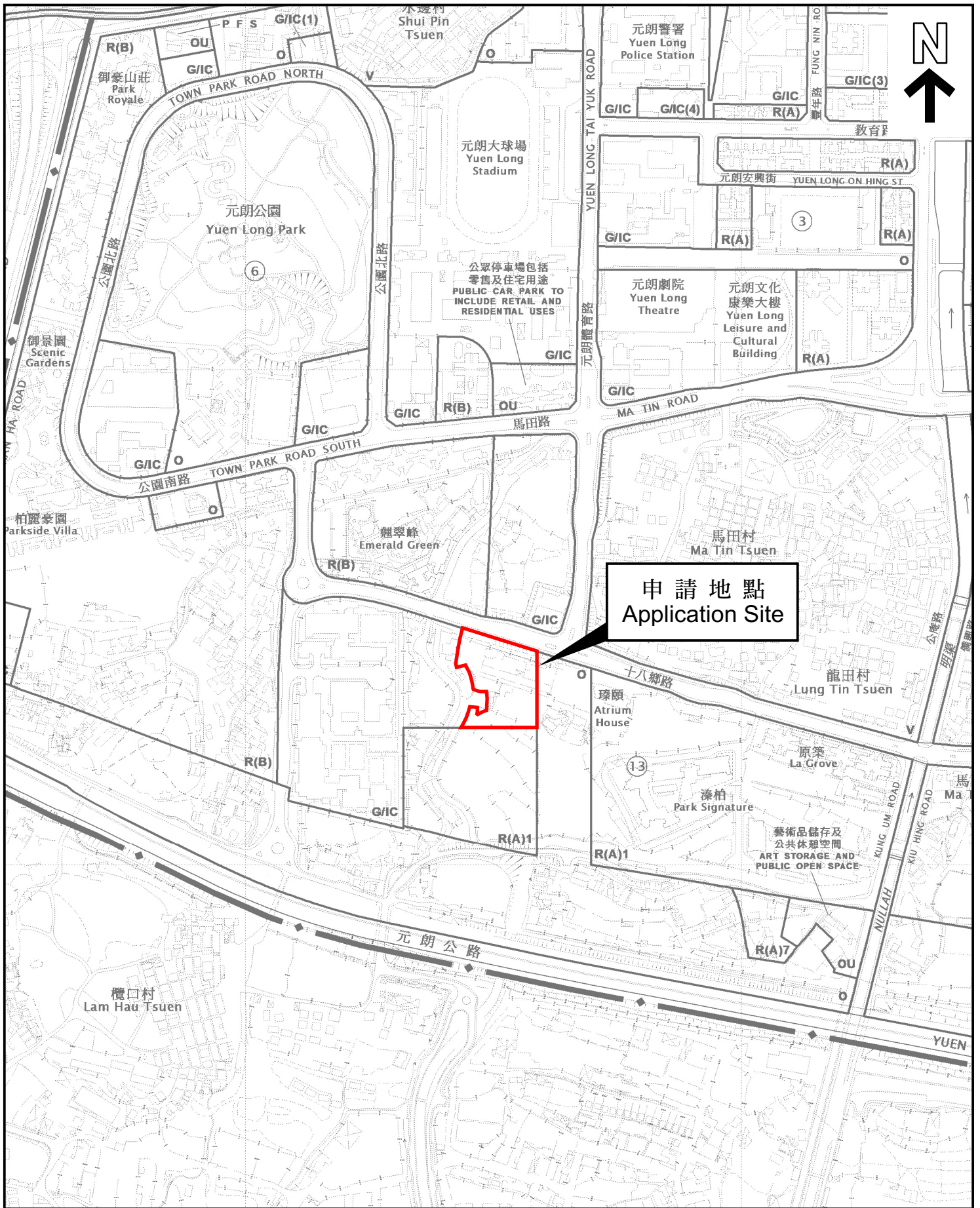
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
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 checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
<u>Reports 报告书</u>		
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 checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" 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 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>Response to Departmental Comments 回应政府部门的意见</u>		
<u>Replacement Pages of Application Form and Planning Statement 申请表格及规划纲领的替换页</u>		

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

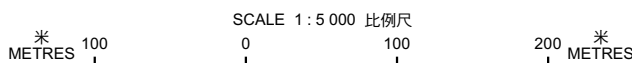
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



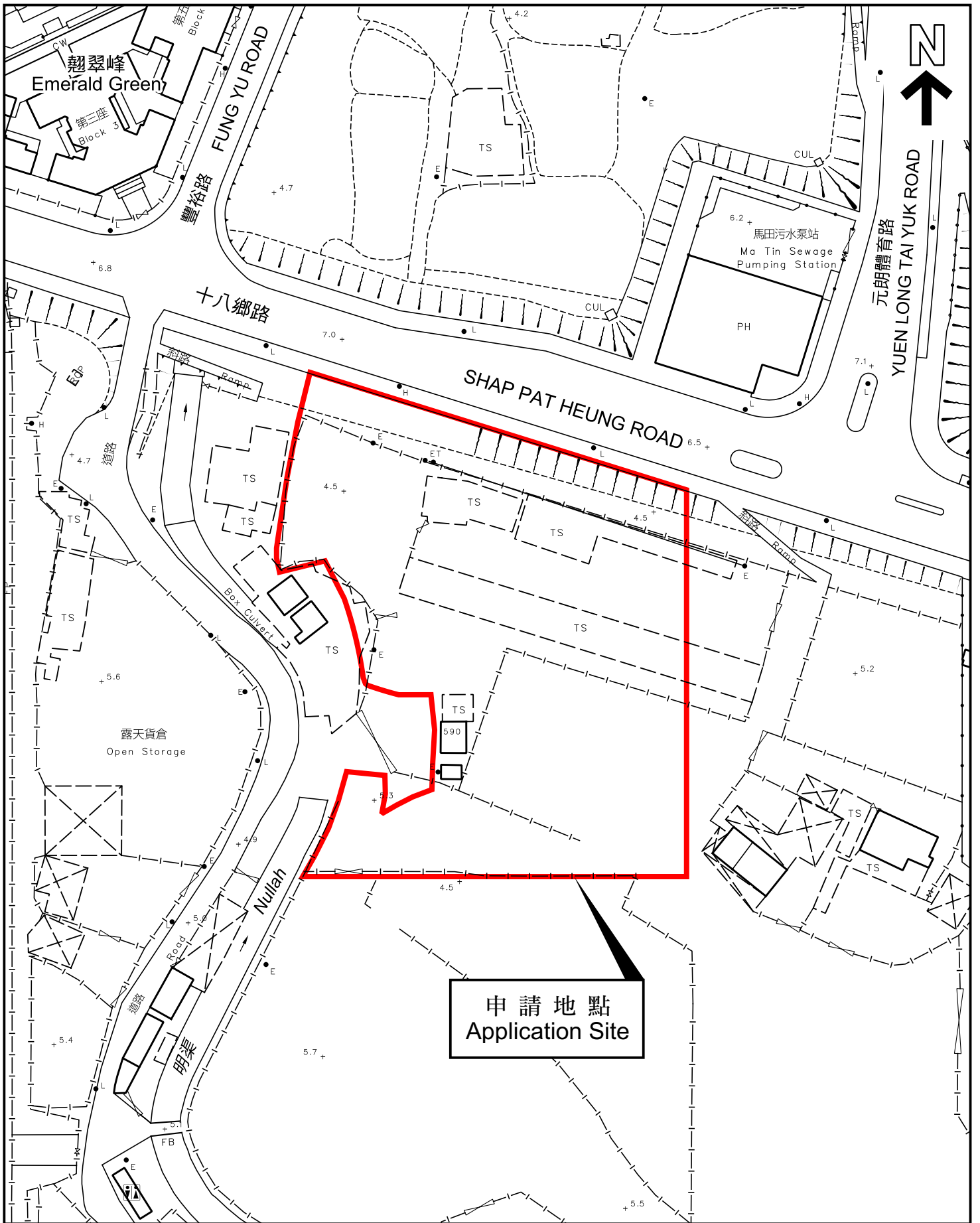
本摘要圖於2024年2月6日擬備，
 所根據的資料為於2023年12月5日
 核准的分區計劃大綱圖編號 S/YL/27
 EXTRACT PLAN PREPARED ON 6.2.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/27 APPROVED ON 5.12.2023

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/YL/20



申請地點
Application Site

本摘要圖於2024年2月6日擬備，
所根據的資料為測量圖編號
6-NW-14A 及 6-NW-14B
EXTRACT PLAN PREPARED ON 6.2.2024
BASED ON SURVEY SHEETS No.
6-NW-14A & 6-NW-14B

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/YL/20

申請編號 Application No. : Y/YL/20

備註 Remarks

申請人呈交進一步資料，包括經修訂的交通影響評估、視覺影響評估、布局設計圖、樓宇平面圖及截視圖、申請表格及規劃綱領的替換頁及其他補充資料，以回應政府部門的意見。

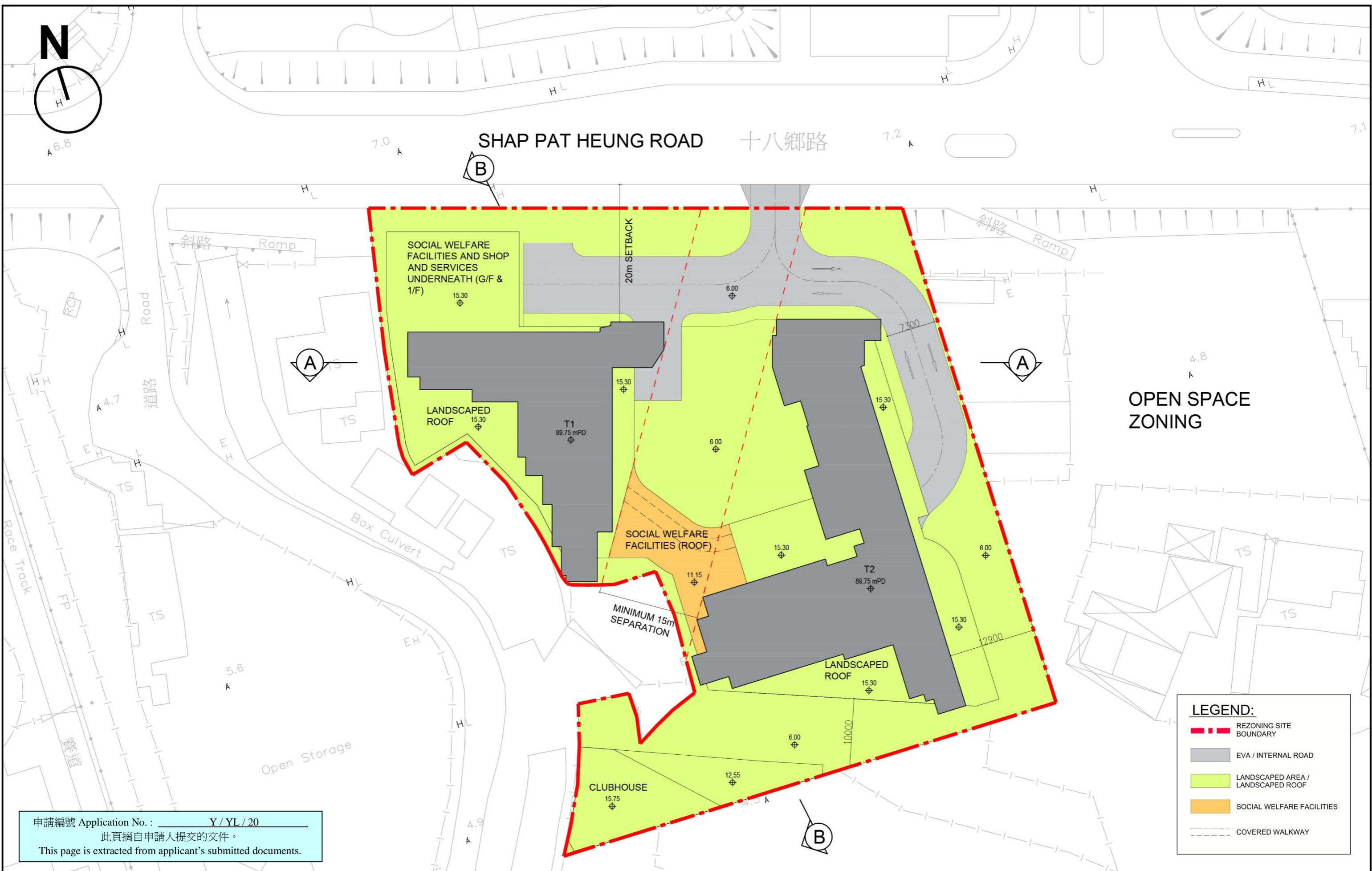
The applicant provided further information, which includes revised Traffic Impact Assessment, Visual Impact Assessment, layout plan, floor plans and section plans, replacement pages of the application form and planning statement, and other supplementary information, in response to the comments of various Government departments.

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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SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

LEGEND:

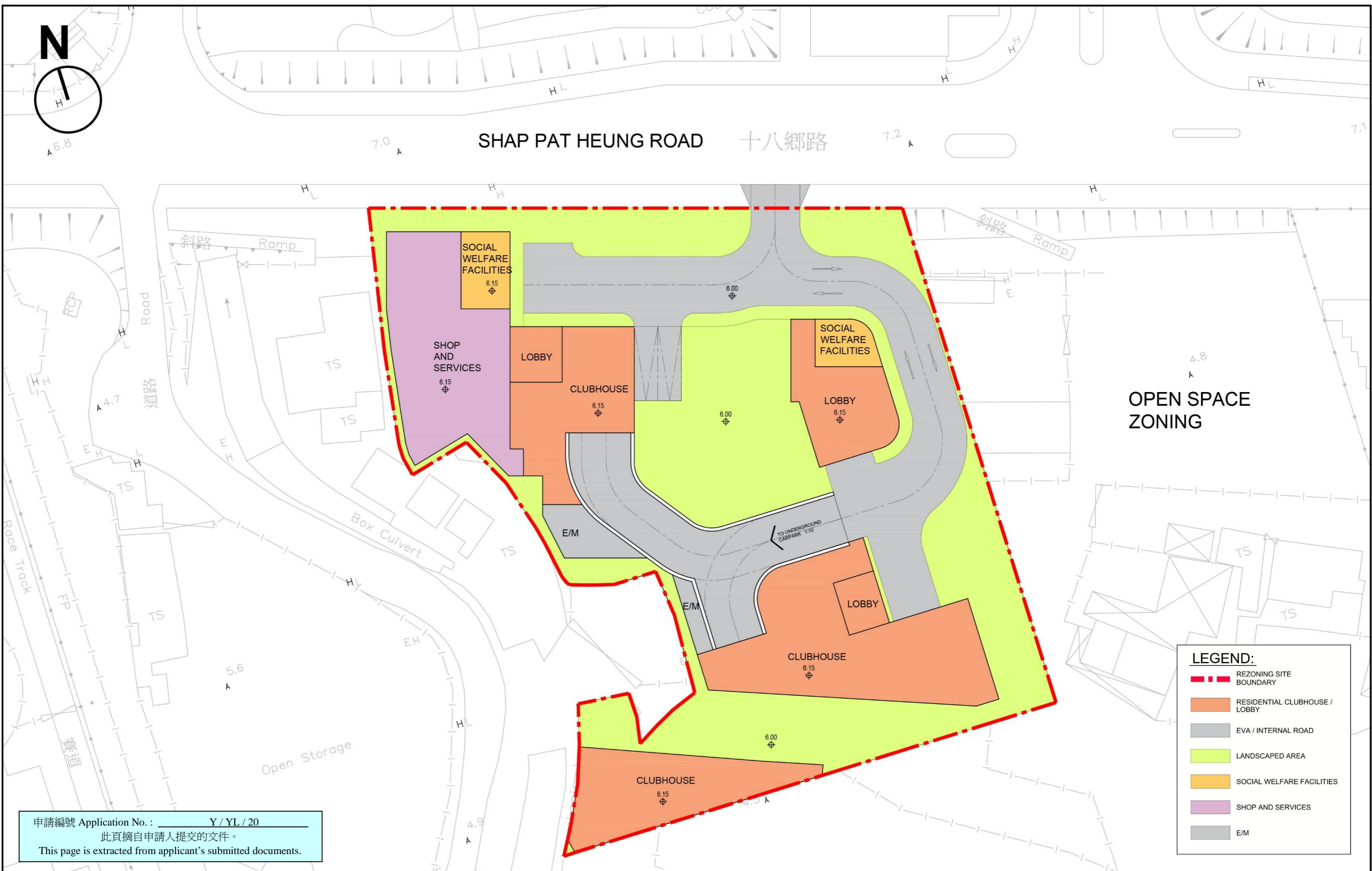
- REZONING SITE BOUNDARY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA / LANDSCAPED ROOF
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Drawing Title <h2 style="text-align: center;">INDICATIVE SCHEMATIC DESIGN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
	Date <h3 style="text-align: center;">10/01/24</h3>			



SHAP PAT HEUNG ROAD 十八鄉路



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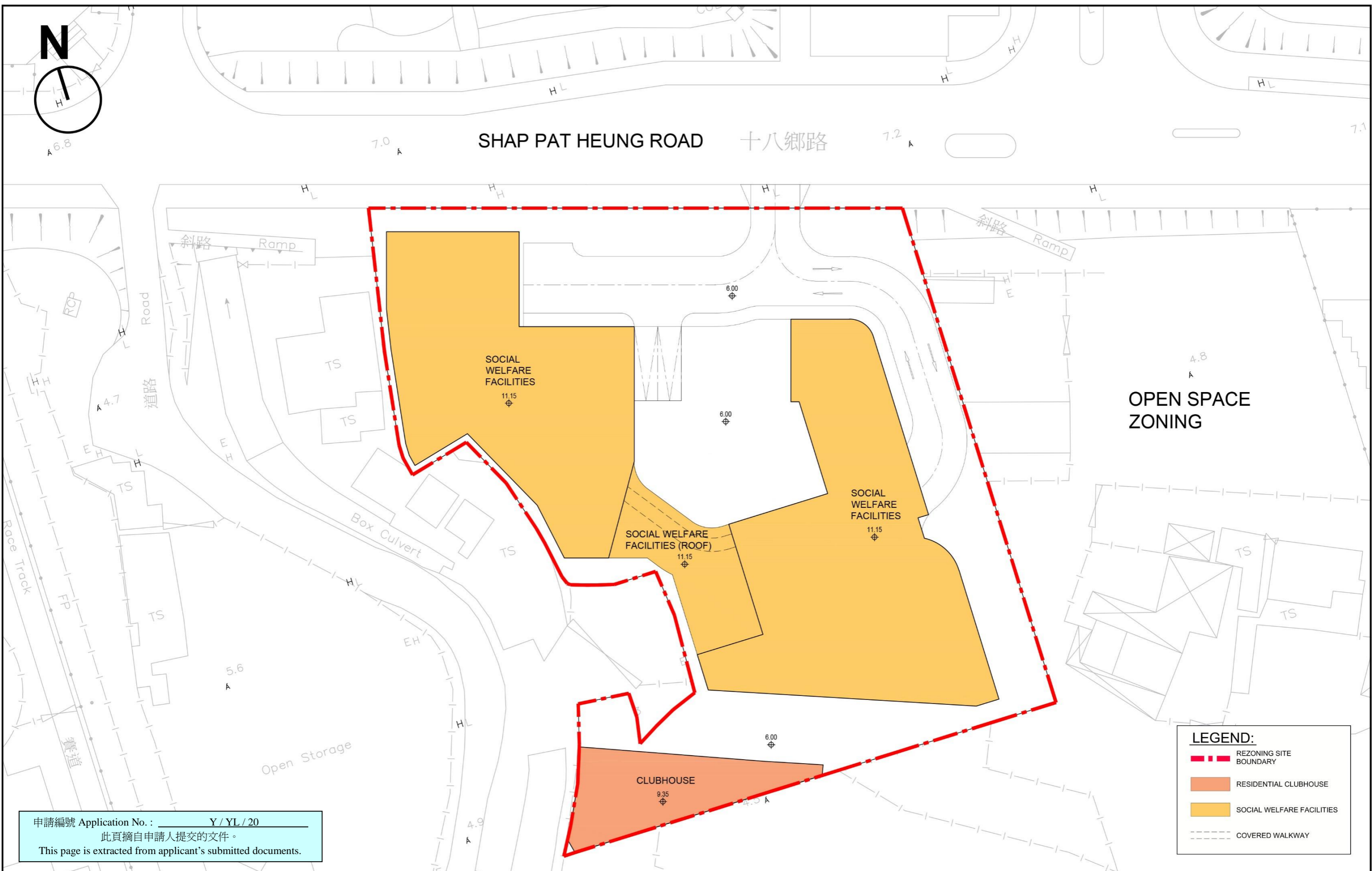
LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- E/M

<p>Drawing Title</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">INDICATIVE GROUND FLOOR PLAN</p>	<p>Scale</p> <p style="text-align: center; font-weight: bold;">1:500</p> <p>Date</p> <p style="text-align: center;">10/01/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
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SHAP PAT HEUNG ROAD 十八鄉路



LEGEND:

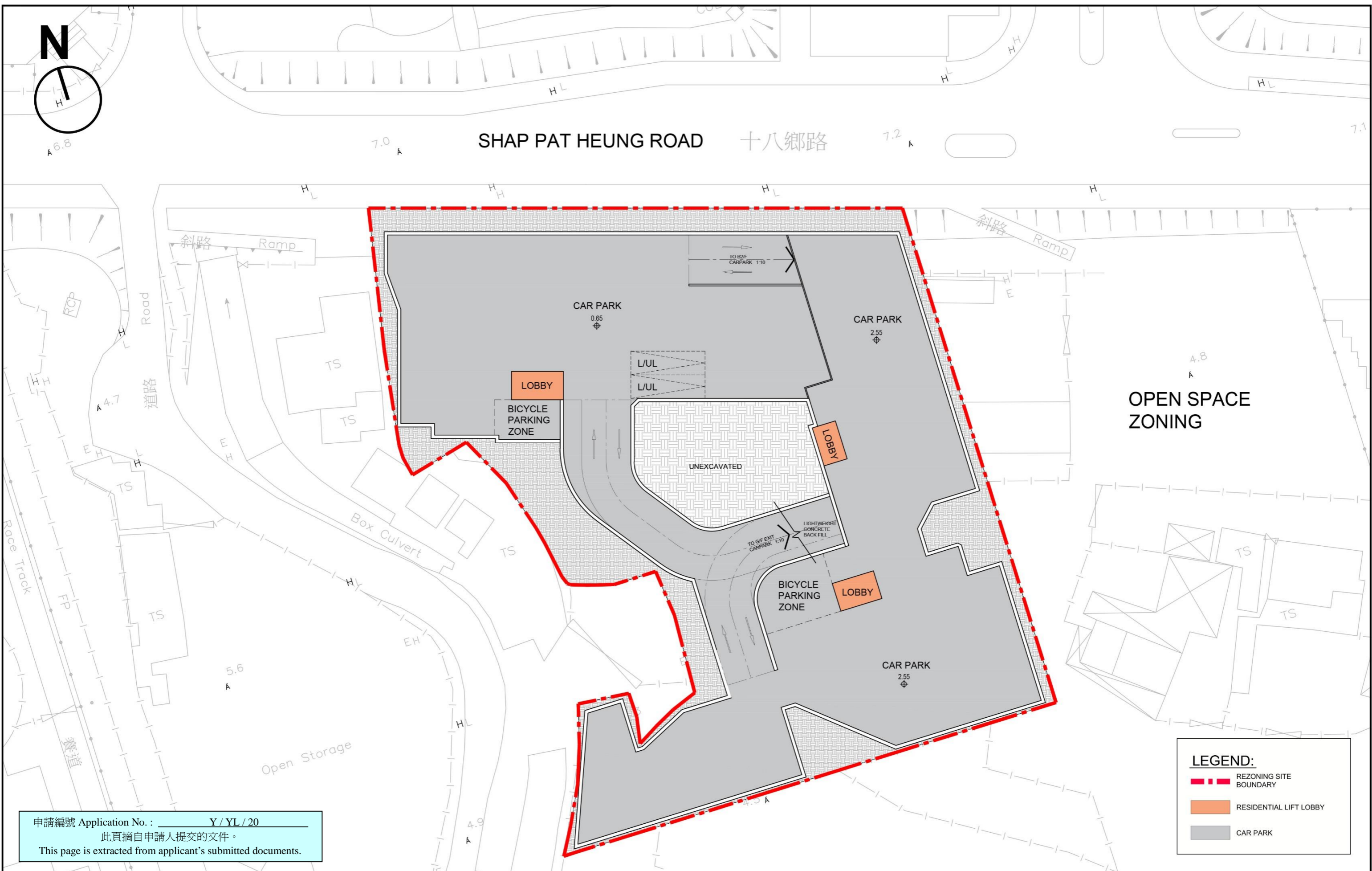
- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

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Drawing Title INDICATIVE FIRST FLOOR PLAN	Scale 1:500	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. P169	ARUP AAR 近建築
	Date 10/01/24			



SHAP PAT HEUNG ROAD 十八鄉路



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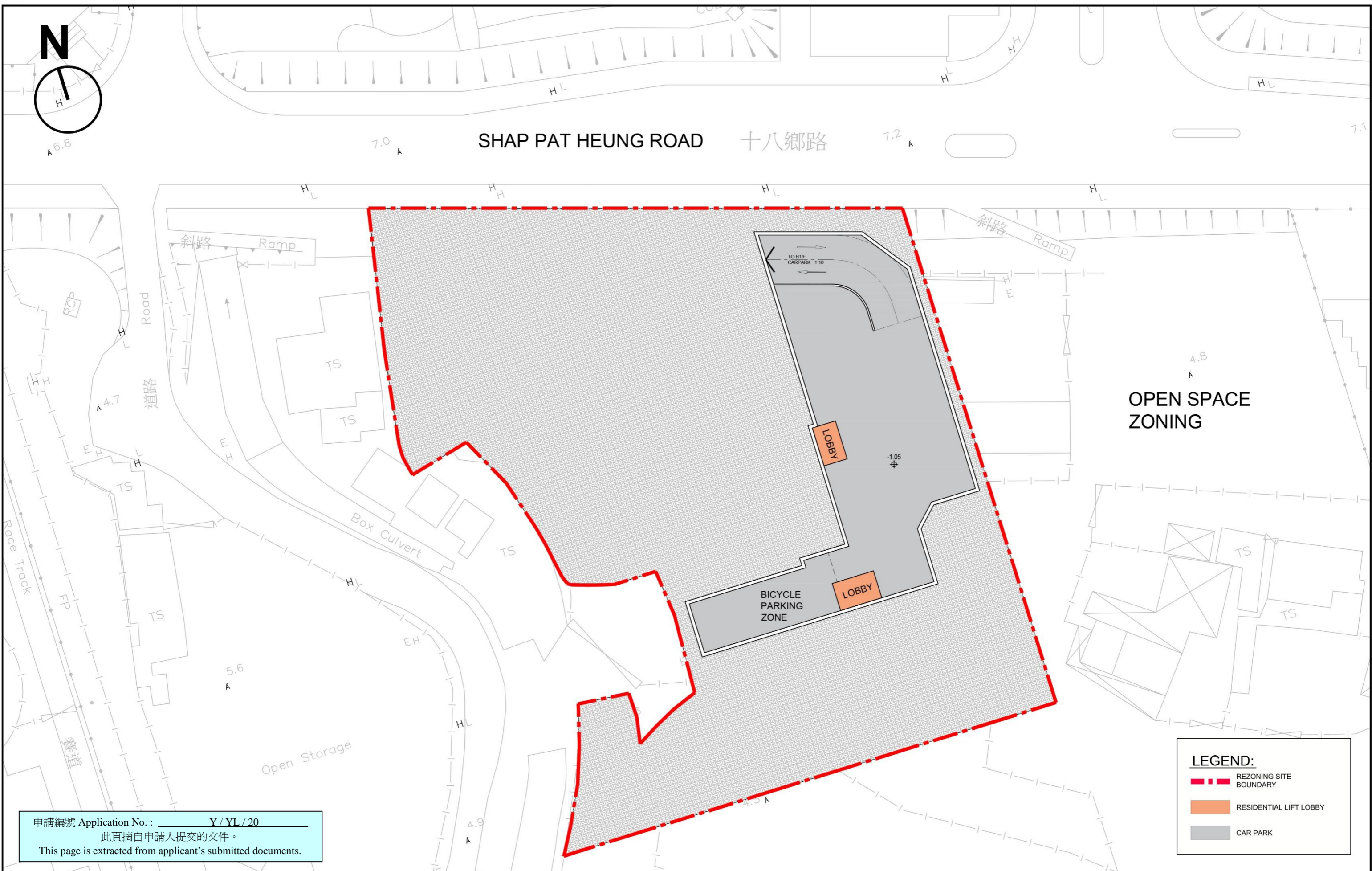
LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

Drawing Title <h2 style="text-align: center;">INDICATIVE BASEMENT 1 PLAN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
Date <h3 style="text-align: center;">10/01/24</h3>				



SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

LEGEND:

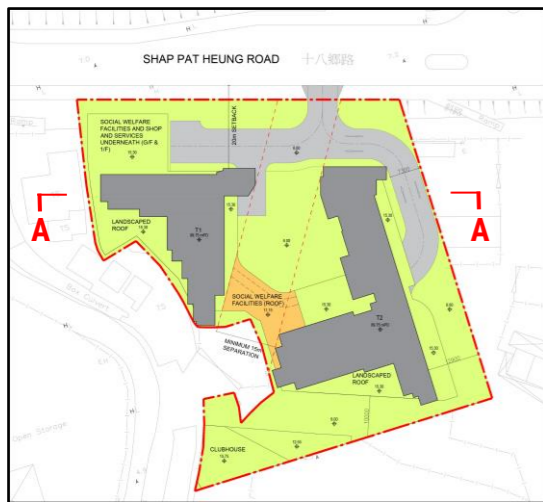
- REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

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<p>Drawing Title</p> <h2 style="text-align: center;">INDICATIVE BASEMENT 2 PLAN</h2>	<p>Scale</p> <p style="text-align: center;">1:500</p> <p>Date</p> <p style="text-align: center;">10/01/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
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LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK



T2

+89.75mPD

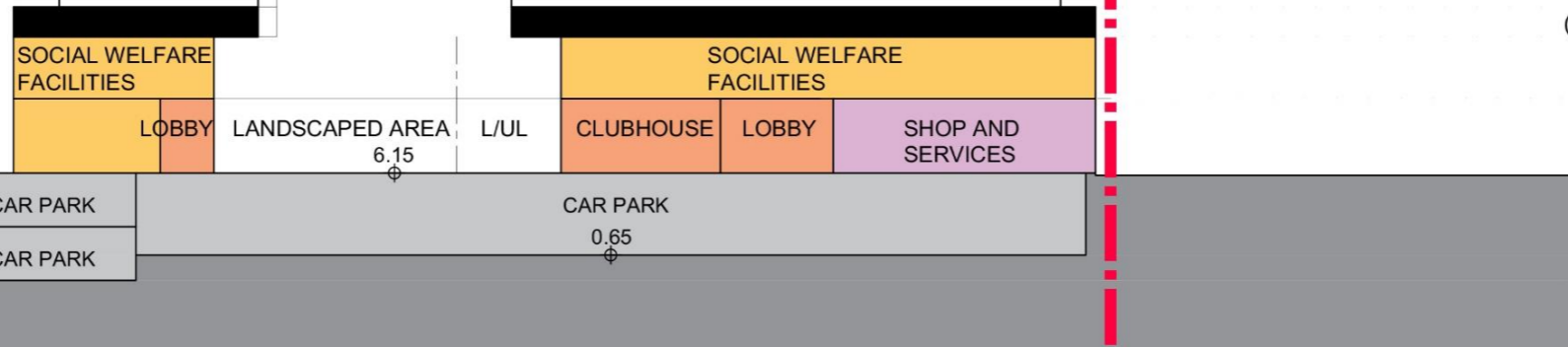
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- 23/F
- 22/F
- 21/F
- 20/F
- 19/F
- 18/F
- 17/F
- 16/F
- 15/F
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- 13/F
- 12/F
- 11/F
- 10/F
- 9/F
- 8/F
- 7/F
- 6/F
- 5/F
- 4/F
- 3/F
- 2/F

MINIMUM 15m SEPARATION

T1

+89.75mPD

- 24/F
- 23/F
- 22/F
- 21/F
- 20/F
- 19/F
- 18/F
- 17/F
- 16/F
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- 2/F



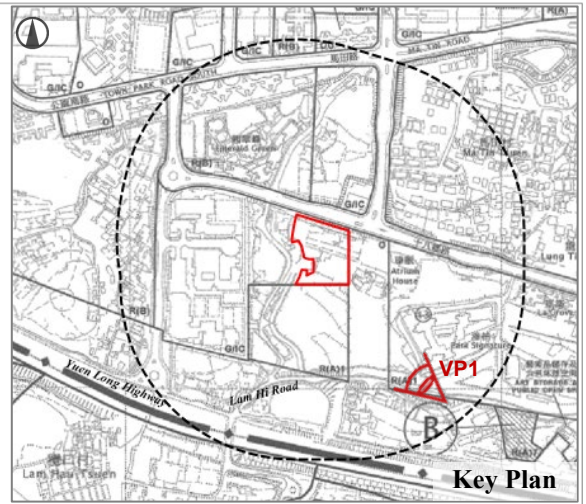
UR/F	
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
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19/F	3150
18/F	3150
17/F	3150
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14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	3600
B2/F	3600

TOTAL 23 RESIDENTIAL STOREYS

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Existing Condition

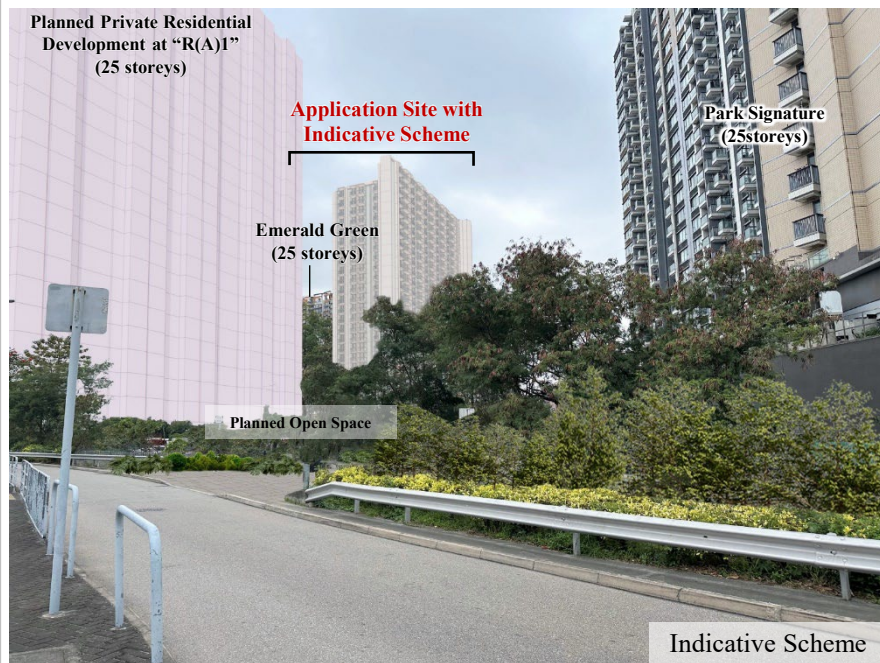


Key Plan



Planned Condition

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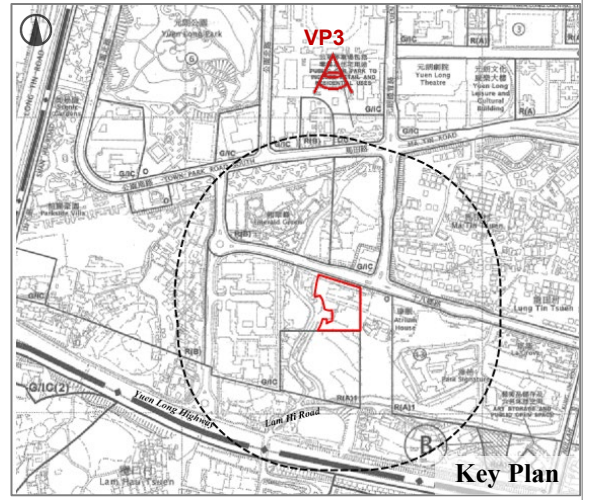


Indicative Scheme

LEGEND

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No. 4	Scale -	Figure Title Viewing Point 1: Lam Hi Road
ARUP	Date Jan 2024	Source Site Photo taken on 8 February 2023



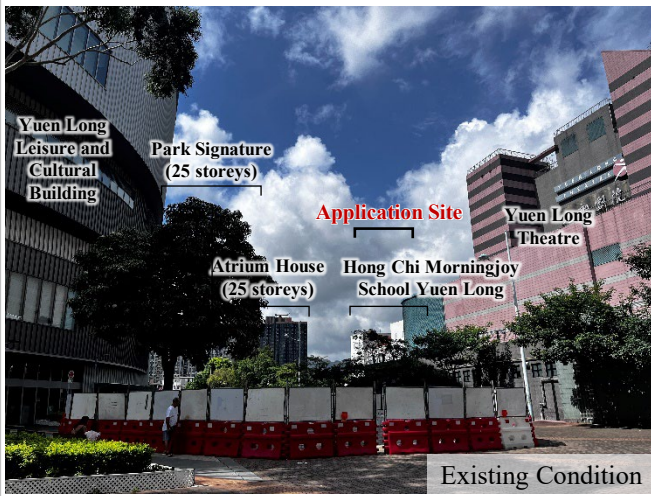
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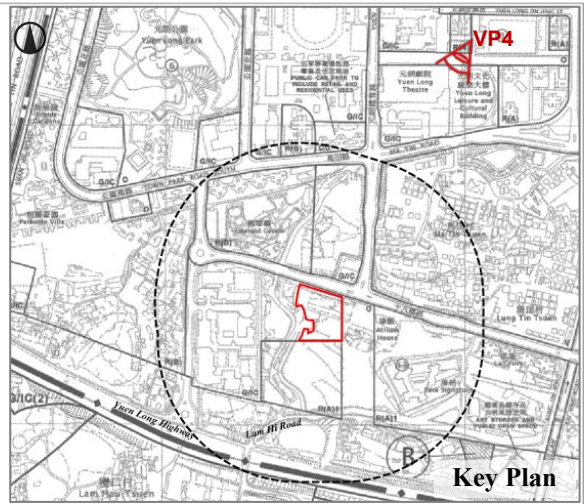
LEGEND

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No. 6	Scale -	Figure Title Viewing Point 3: Yuen Long Swimming Pool
ARUP	Date Dec 2023	Source Site Photo taken on 8 February 2023



Existing Condition



Key Plan



Planned Condition

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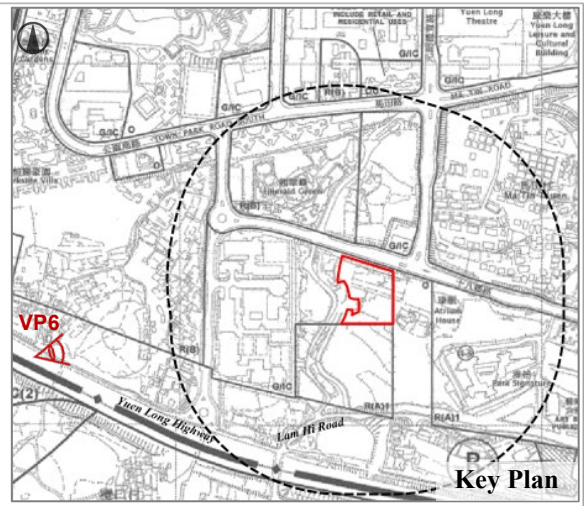


Indicative Scheme

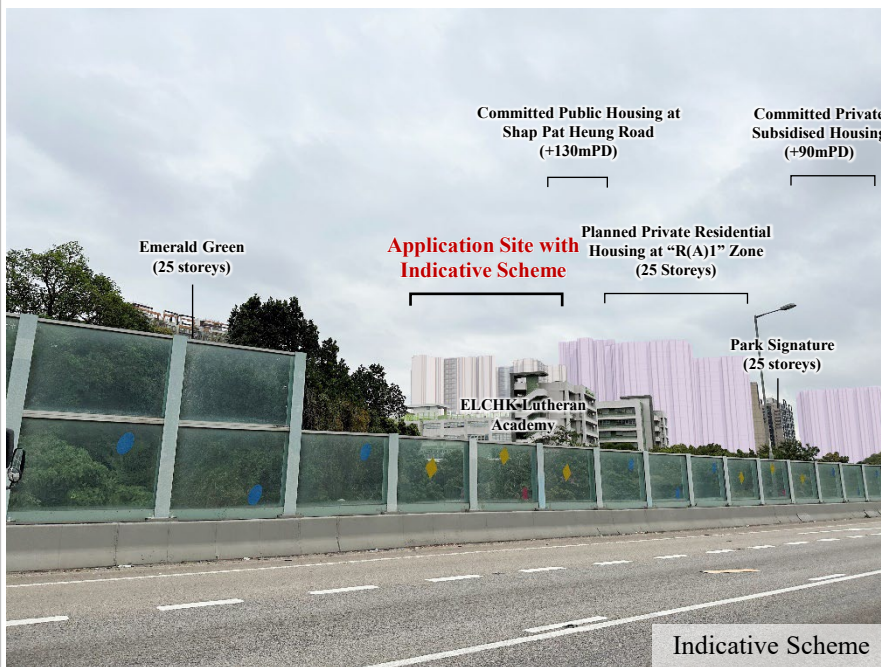
LEGEND

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
7	-	Viewing Point 4: Yuen Long Theatre
ARUP	Date	Source
	Dec 2023	Site Photo taken on 15 August 2023



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LEGEND

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No. 9	Scale -	Figure Title Viewing Point 6: Yuen Long Highway
ARUP	Date Dec 2023	Source Site Photo taken on 8 February 2023