

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-NSW/314**

**关于申请编号 A/YL-NSW/314 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 28.5.2024

因应於 2024 年 5 月 28 日接获的进一步资料而修订的概括发展规范

|   |  |                |                       |
|---|--|----------------|-----------------------|
| Application No.<br>申请编号                                   | A/YL-NSW/314   |                |                       |
| Location/address<br>位置/地址                                 | Various Lots in D.D. 104, Pok Wai, Yuen Long<br>元朗壟围丈量约份第 104 约多个地段  |                |                       |
| Site area<br>地盘面积   | About 约 51,073 sq. m 平方米   |                |                       |
| Plan<br>图则  | Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8<br>南生围分区计划大纲核准图编号 S/YL-NSW/8  |                |                       |
| Zoning<br>地带  | "Other Specified Uses" annotated "Comprehensive Development to include Wetland<br>Restoration Area"<br>「其他指定用途」注明「综合发展包括湿地修复区」       |                |                       |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Residential Development with Wetland Habitat and Filling of Ponds/Land<br>and Excavation of Land<br>拟议住宅发展连湿地生境以及填塘/填土和挖土工程 |                |                       |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及/<br>或地积比率 |  | sq. m<br>平方米   | Plot ratio<br>地积比率    |
|   | Domestic<br>住用   | About 约 20,427 | Not more than 不多於 0.4 |
|   | Non-domestic<br>非住用  | About 约 1,021* | -                     |
| No. of block<br>幢数  | Domestic<br>住用   | 82             |                       |
|   | Non-domestic<br>非住用  | 2              |                       |
|   | Composite<br>综合用途  | -              |                       |

\* to be exempted from GFA calculation 將免除於樓面面積計算

|  |   |                                 |  |
|--|---|---------------------------------|--|
| Building height/No. of storeys<br>建筑物高度／层数                           | Domestic<br>住用  | About 约 9 – 14.5                | m 米  |
|  |   | About 约 16.1 – 19.6             | mPD 米(主水平基准上)  |
|  |   | 3 - 5<br><i>l</i>               | Storey(s) 层<br>Include 包括<br>Carport 停车间 or 或<br>Basement 地库 |
|  | Non-domestic<br>非住用   | About 约 10                      | m 米  |
|  |   | About 约 15.1                    | mPD 米(主水平基准上)  |
|  |   | Not more than 不多於 3<br><i>l</i> | Storey(s) 层<br>Include 包括<br>Basement 地库                     |
|  | Composite<br>综合用途   | -                               | m 米  |
|  |   | -                               | mPD 米(主水平基准上)  |
|  |   | -                               | Storey(s) 层  |
| Site coverage<br>上盖面积  | About 约 19.81 %   |                                 |  |
| No. of units<br>单位数目   | 90 Units 单位   |                                 |  |
| Open space<br>休憩用地   | Private 私人  | About 约 561.6                   | sq. m 平方米  |
|  | Public 公众   | -                               | sq. m 平方米  |
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数                                   |                                 | 237  |
|  | Private Car Parking Spaces 私家车车位                                    |                                 | 203  |
|  | Motorcycle Parking Spaces 电单车车位                                     |                                 | 20   |
|  | Bicycle Parking Spaces  |                                 | 14   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 |                                 | 3  |
| Heavy Goods Vehicle Spaces 重型货车车位                                    |   | 3                               |  |

\* 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。

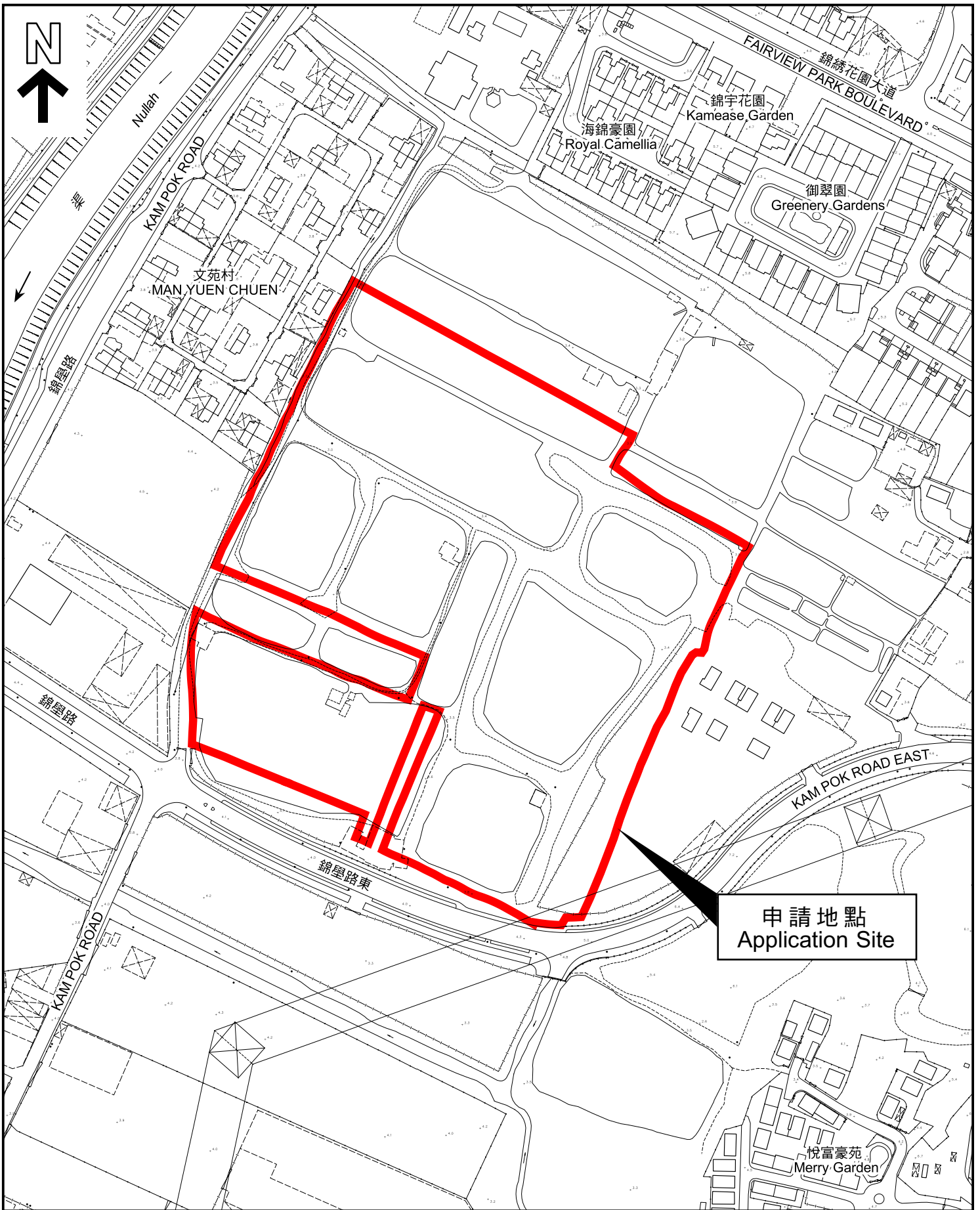
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>                       |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>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"/>            |
| <u>Revised visual impact assessment 经修订的视觉影响评估</u>                               | <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"/>            |
| <u>Revised drainage impact assessment 经修订的排水影响评估</u>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Replacement page of sewerage impact assessment 排污影响评估的替代页</u>                 | <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>Responses-to-comments table 回应部门意见表</u>                                       |                          |                                     |
| <u>Revised Ecological Impact Assessment 经修订的生态影响评估</u>                           |                          |                                     |
| <u>Revised Wetland Restoration Proposal 经修订的湿地修复建议书</u>                          |                          |                                     |
| <u>Revised Preliminary Fisheries Impact Assessment 经修订的渔业影响评估</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.

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本摘要圖於2024年6月7日擬備，  
 所根據的資料為測量圖編號  
 2-SE-21A、21B、21C 及 21D  
 EXTRACT PLAN PREPARED ON 7.6.2024  
 BASED ON SURVEY SHEETS No.  
 2-SE-21A, 12B, 12C& 12D

**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.

**A/YL-NSW/314**