

**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 6.6.2024
因应于 2024 年 6 月 6 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
Medium/Heavy Goods Vehicle Spaces 中型/重型货车车位		4	

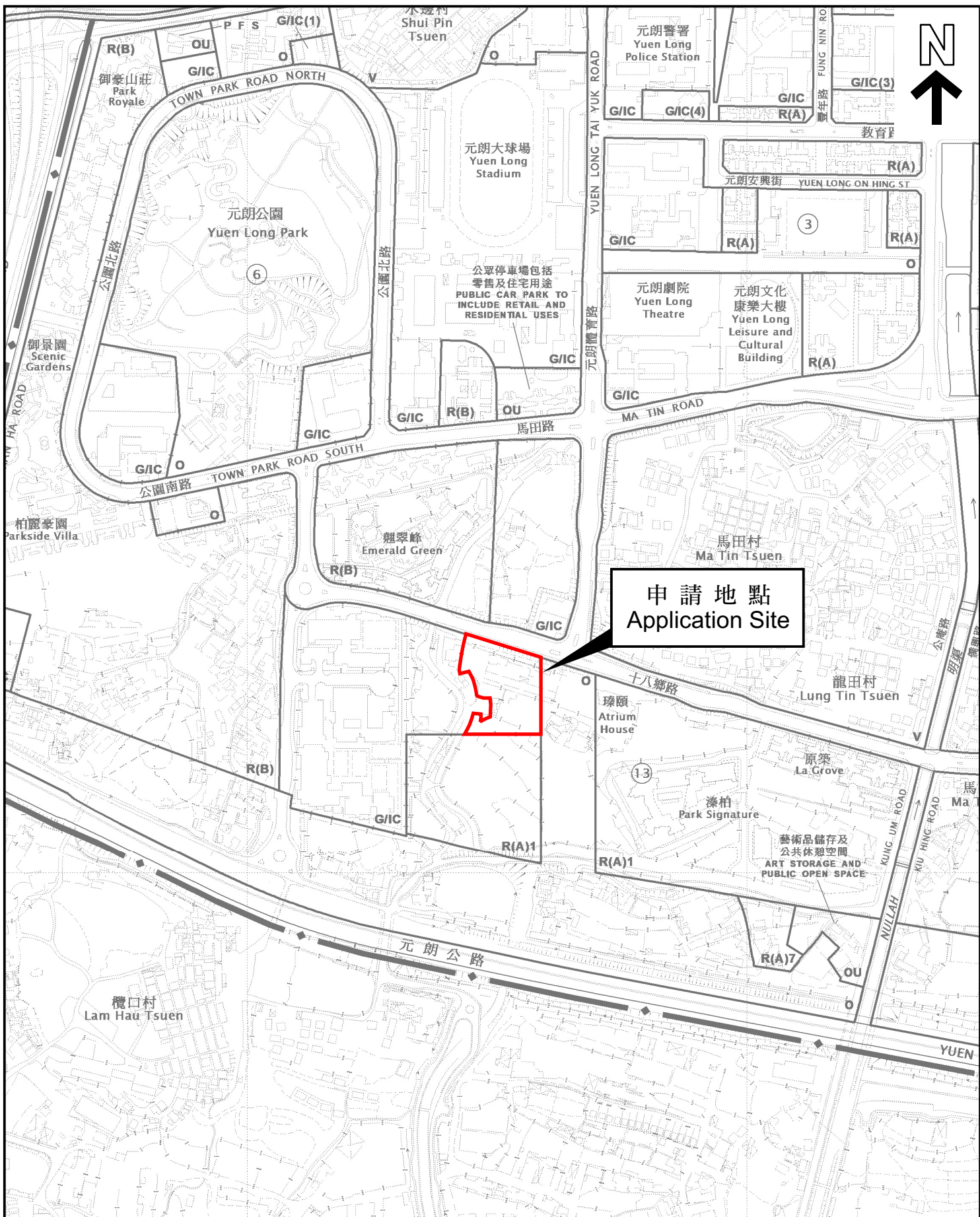
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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 checked="" type="checkbox"/>
<u>Landscape Sections 园境设计截视图</u>		
<u>Private Open Space Provision Plan 私人休憩用地图</u>		
<u>Greenery Coverage Plan 绿化用地覆盖图</u>		
<u>Proposed Vehicular Access Plan 拟议行车通道设计图</u>		
<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 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 checked="" 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>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

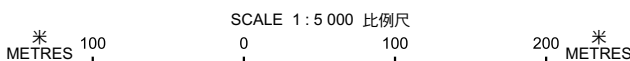
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



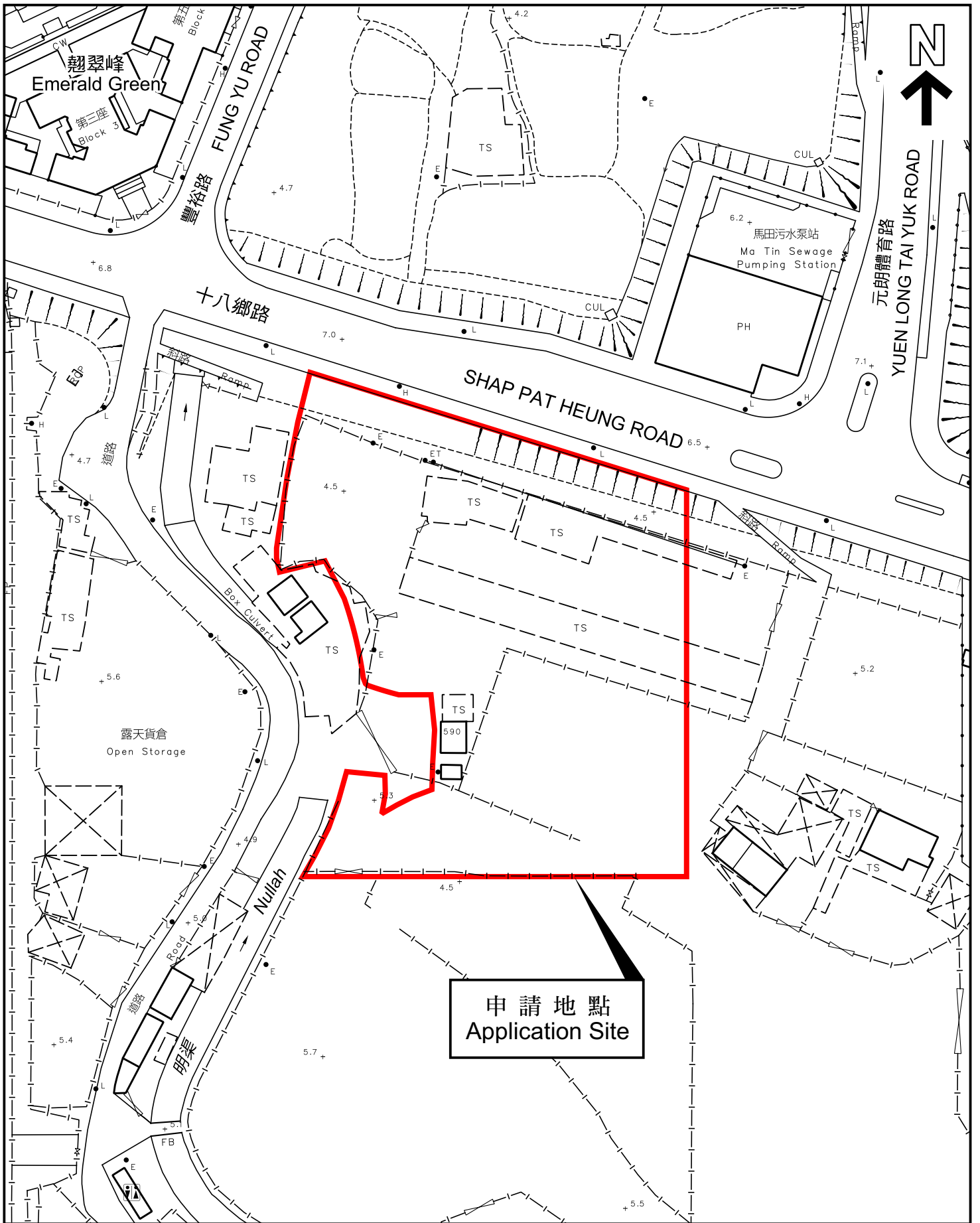
本摘要圖於2024年6月11日擬備，
 所根據的資料為於2023年12月5日
 核准的分區計劃大綱圖編號 S/YL/27
 EXTRACT PLAN PREPARED ON 11.6.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/27 APPROVED ON 5.12.2023

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6月11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 11.6.2024
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，包括經修訂的作顯示性質的布局設計圖、樓宇平面圖和相關的園境設計及截視圖，並提交經修訂的排水影響評估及交通影響評估，以回應政府部門的意見。

The applicant provided further information, which includes a set of revised indicative layout plan, floor plans and associated landscape plans and sections, revised Drainage Impact Assessment and Traffic Impact Assessment, 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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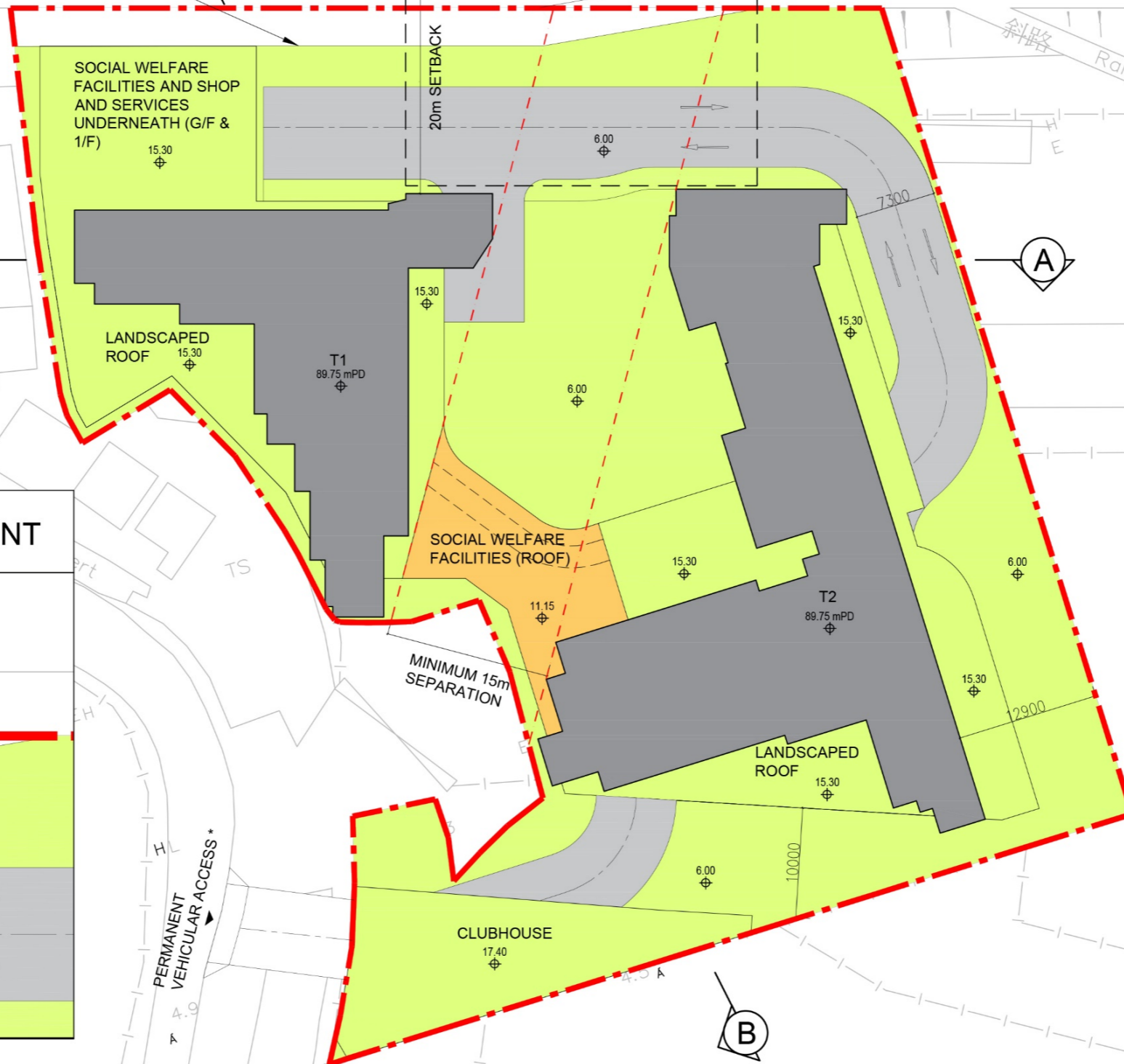
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SHAP PAT HEUNG ROAD 十八鄉路

FUTURE FOOTPATH TO BE CONSTRUCTED BY APPLICANT (SUBJECT TO DETAILED DESIGN)

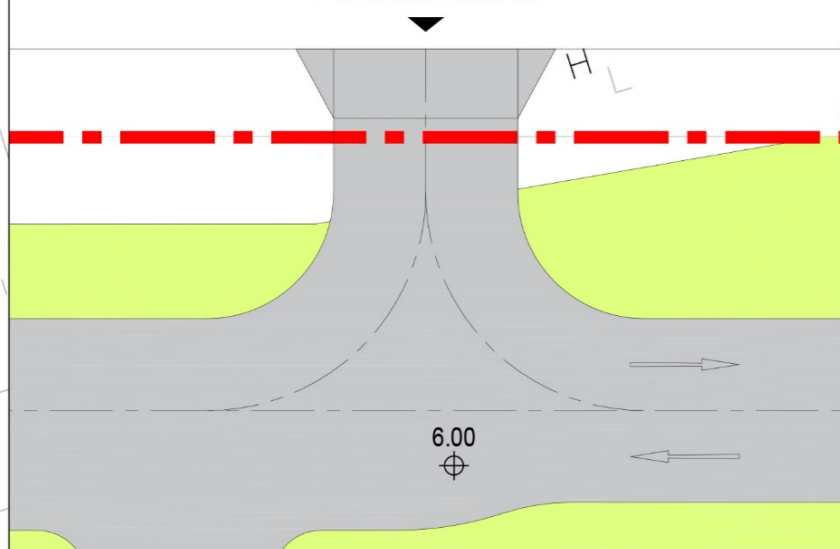
POSSIBLE ACCESS (REFER TO THE BLOW UP FOR DETAIL)



*POSSIBLE ACCESS ARRANGEMENT

SHAP PAT HEUNG ROAD

POSSIBLE ACCESS



LEGEND:

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

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title

INDICATIVE SCHEMATIC DESIGN

Scale

1:500

Date

05/06/24

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

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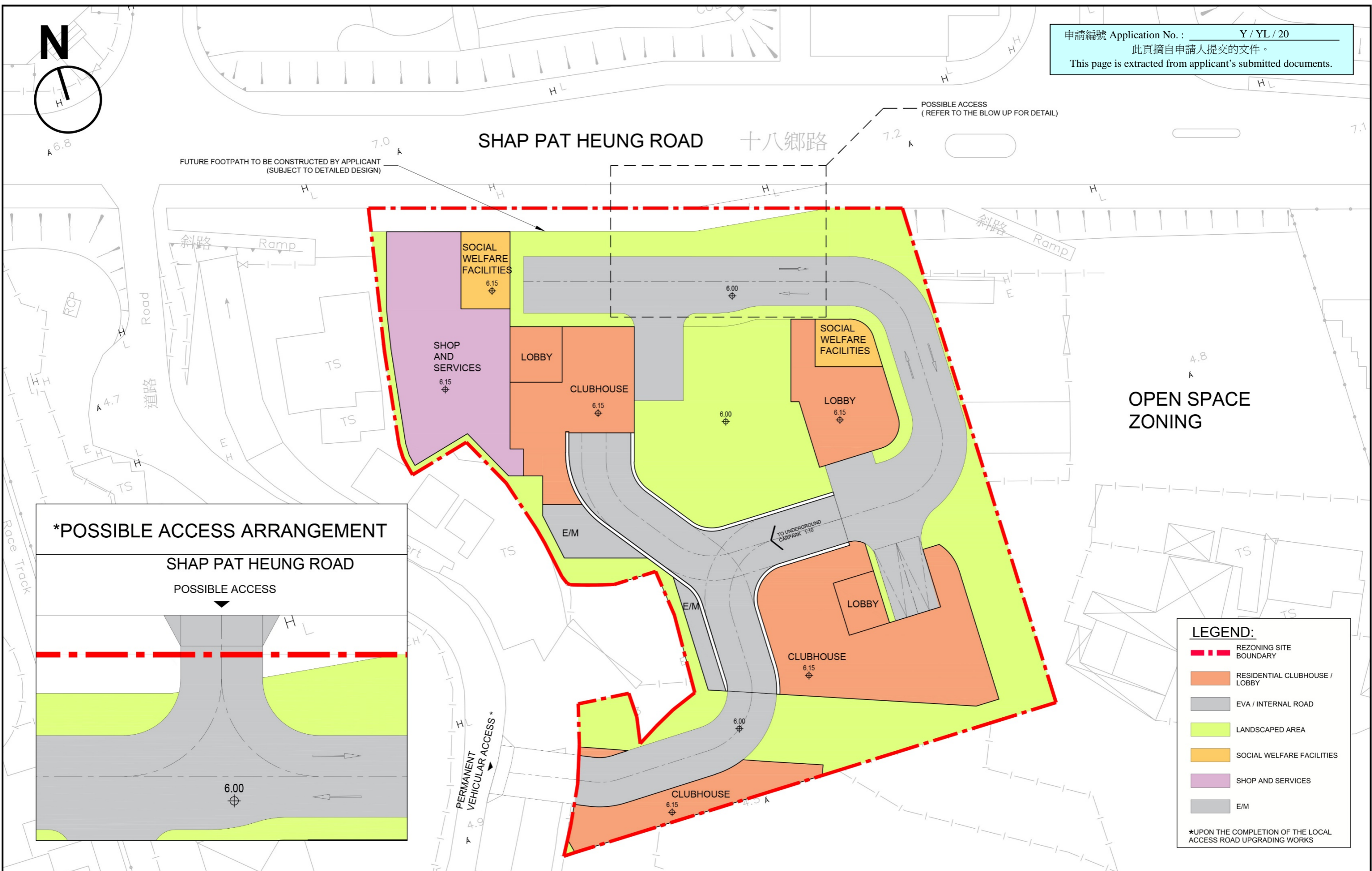


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SHAP PAT HEUNG ROAD 十八鄉路

FUTURE FOOTPATH TO BE CONSTRUCTED BY APPLICANT
 (SUBJECT TO DETAILED DESIGN)

POSSIBLE ACCESS
 (REFER TO THE BLOW UP FOR DETAIL)

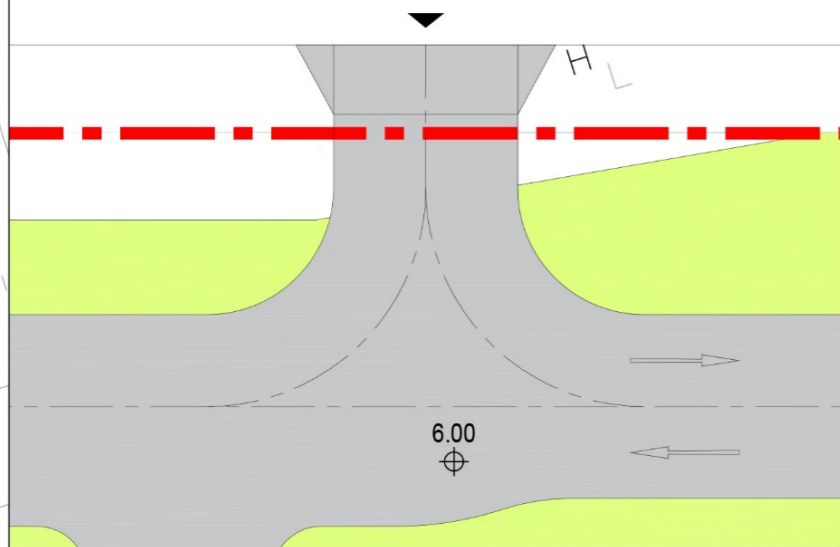


OPEN SPACE ZONING

*POSSIBLE ACCESS ARRANGEMENT

SHAP PAT HEUNG ROAD

POSSIBLE ACCESS



LEGEND:

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

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title

INDICATIVE GROUND FLOOR PLAN

Scale

1:500

Date

05/06/24

Project

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Job No.

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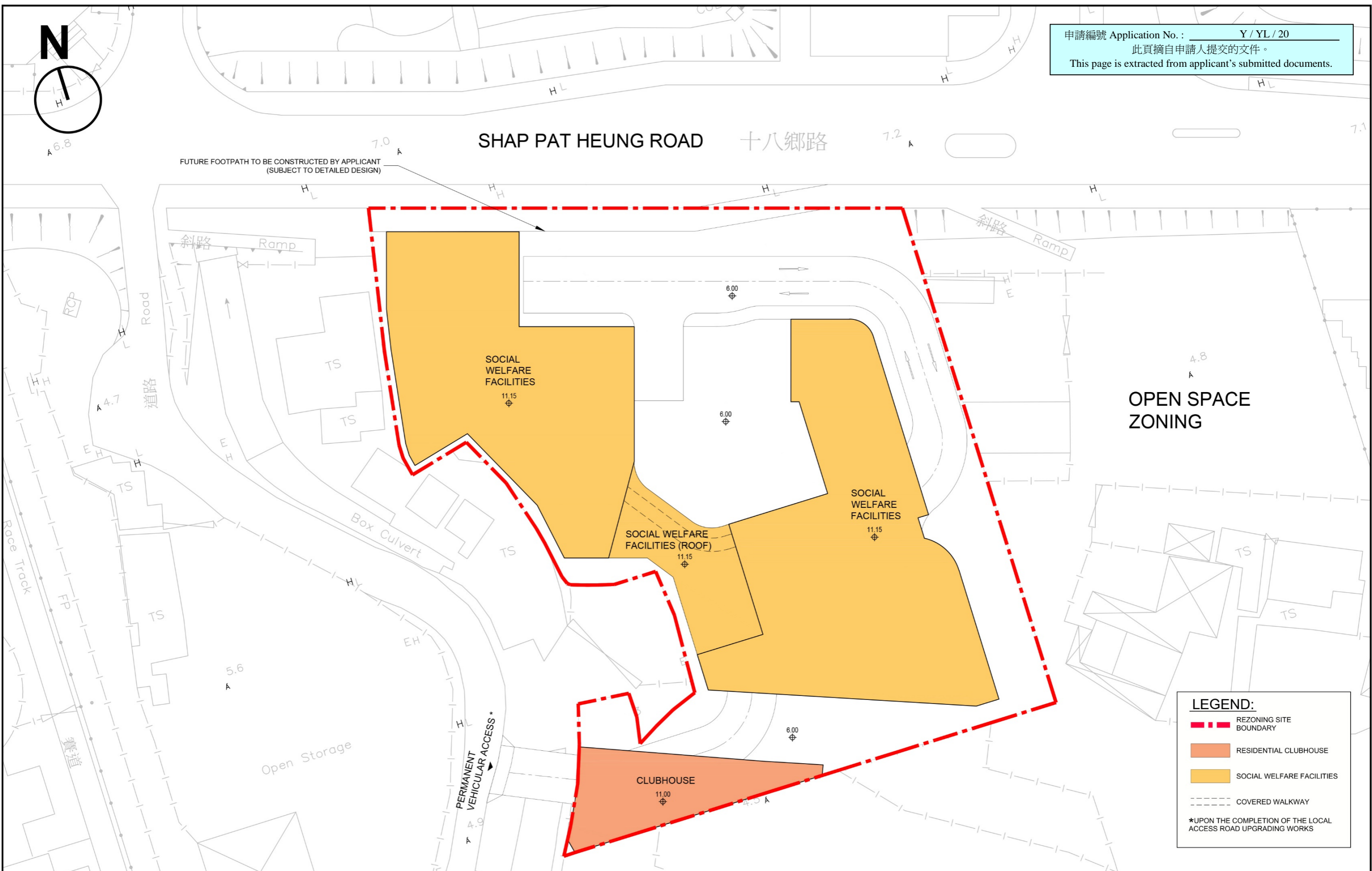




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SHAP PAT HEUNG ROAD 十八鄉路

FUTURE FOOTPATH TO BE CONSTRUCTED BY APPLICANT
 (SUBJECT TO DETAILED DESIGN)



OPEN SPACE ZONING

LEGEND:

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

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

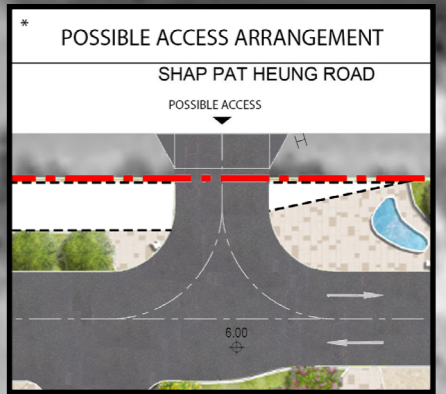
Drawing Title
INDICATIVE FIRST FLOOR PLAN

Scale
1:500
 Date
05/06/24

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

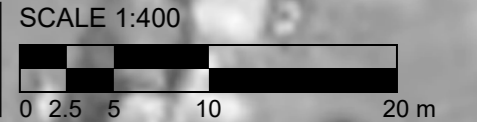
Job No.
P169





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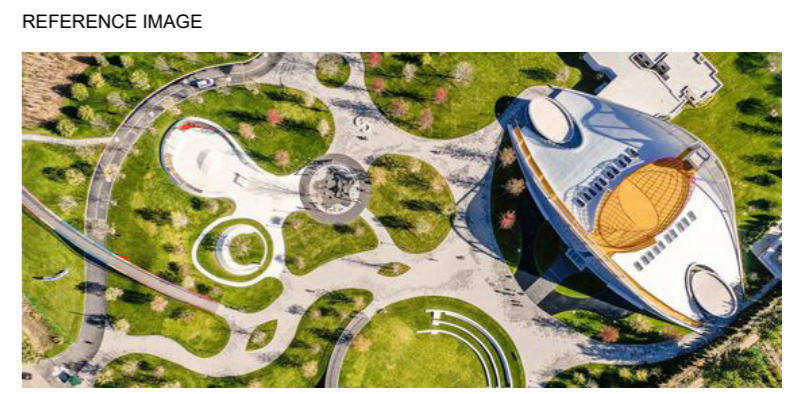
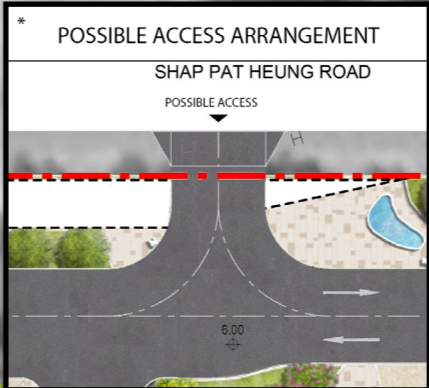
LEGEND	
	APPLICATION SITE BOUNDARY
	GREEN WALL EXTENT
	VEHICLE ENTRY
	BUILDING ENTRY
# SUBJECT TO DETAILED DESIGN	
	OPEN LAWN AREA
	WATER FEATURE
	MULTI-FUNCTIONAL DECK
	OPEN PLAZA
	CHILDREN'S PLAY AREA

DRAWING TITLE
 Landscape Master Plan - Overall

DATE	FIGURE NO.	SCALE AND ORIENTATION
JUNE 2024	FIG 1.5a	1:400@A3
DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	
CHECKED CY		
APPROVED CY		

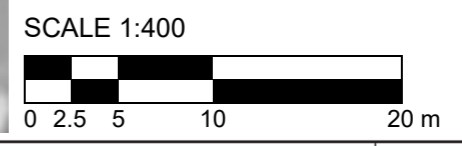
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ARUP



- LEGEND
- PROPOSED COMPENSATED TREES
 - CHILDREN'S PLAY AREA
 - STONE PAVING
 - MULTI-FUNCTIONAL DECK
 - WATER FEATURE
 - PLANTER
 - OPEN LAWN AREA
 - MOVABLE PLANTER
 - MOVABLE SUNSHADE AND TABLE SET
 - OUTDOOR FURNITURE

申請編號 Application No. : Y / YL / 20
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- LEGEND
- APPLICATION SITE BOUNDARY
 - EVA
 - GREEN WALL EXTENT
 - VEHICLE ENTRY
 - BUILDING ENTRY
 - ① OPEN LAWN AREA
 - ② WATER FEATURE
 - ③ MULTI-FUNCTIONAL DECK
 - ④ OPEN PLAZA
 - ⑥ CHILDREN'S PLAY AREA
 - # SUBJECT TO DETAILED DESIGN

DRAWING TITLE Landscape Master Plan - G/F (+6.00)	DATE JUNE 2024	FIGURE NO. FIG 1.5b	SCALE AND ORIENTATION 1:400@A3	 ARUP
	DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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		
	CHECKED CY			
	APPROVED CY			

Shap Pat Heung Road

Future Public Footpath #



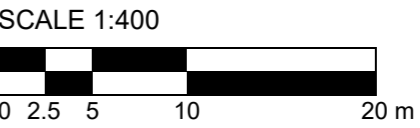
REFERENCE IMAGE



LEGEND

- PROPOSED COMPENSATED TREES
- CHILDREN'S PLAY AREA
- STONE PAVING
- MULTI-FUNCTIONAL DECK
- PLANTER
- OPEN LAWN AREA
- OUTDOOR FURNITURE
- MOVABLE PLANTER

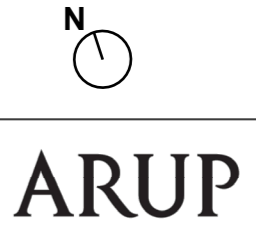
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- LEGEND
- APPLICATION SITE BOUNDARY
 - BUILDING ENTRY
 - ① OPEN LAWN AREA
 - ② OPEN PLAZA
 - ③ MULTI-FUNCTIONAL DECK

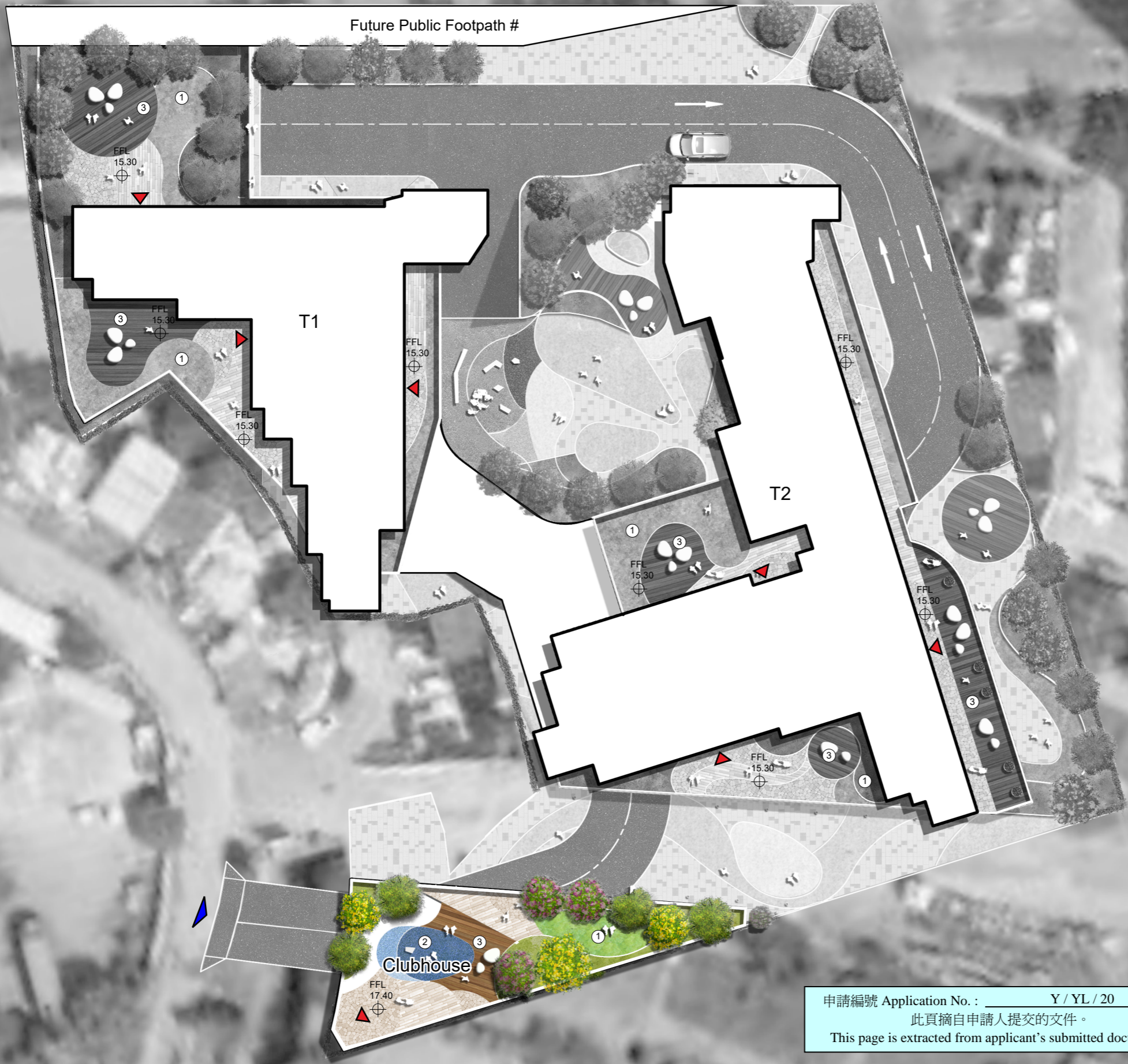
SUBJECT TO DETAILED DESIGN

DRAWING TITLE Landscape Master Plan - 2/F (+15.30 to +15.75)	DATE JUNE 2024	FIGURE NO. FIG 1.5c	SCALE AND ORIENTATION 1:400@A3
	DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	
	CHECKED CY		
	APPROVED CY		

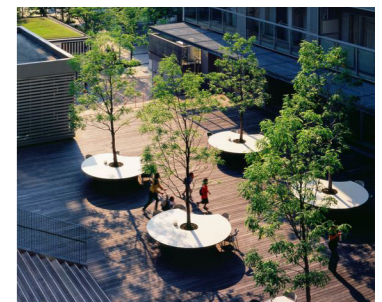


Shap Pat Heung Road









Future Public Footpath #



REFERENCE IMAGE

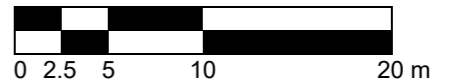







LEGEND

-  PROPOSED COMPENSATED TREES
-  CHILDREN'S PLAY AREA
-  STONE PAVING
-  MULTI-FUNCTIONAL DECK
-  PLANTER
-  OPEN LAWN AREA
-  OUTDOOR FURNITURE
-  MOVABLE PLANTER



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SCALE 1:400



- LEGEND
-  APPLICATION SITE BOUNDARY
 -  BUILDING ENTRY
 -  OPEN LAWN AREA
 -  CHILDREN'S PLAY AREA
 -  MULTI-FUNCTIONAL DECK

SUBJECT TO DETAILED DESIGN

DRAWING TITLE Landscape Master Plan - 3/F (+14.30 to +17.40)	DATE JUNE 2024	FIGURE NO. FIG 1.5d	SCALE AND ORIENTATION 1:400@A3	 
	DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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		
	CHECKED CY			
	APPROVED CY			



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<p>LEGEND</p> <p> APPLICATION SITE BOUNDARY</p> <p> LOCAL OPEN SPACE PROVISION : NOT LESS THAN 2,640 SQM</p> <p># SUBJECT TO DETAILED DESIGN</p>	
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<p>DRAWING TITLE</p> <p>Local Open Space Provision</p>
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<p>DATE</p> <p>JUNE 2024</p>	<p>FIGURE NO.</p> <p>FIG 1.6</p>	<p>SCALE AND ORIENTATION</p> <p>N.T.S@A3</p>
<p>DRAWN</p> <p>GC</p>	<p>JOB TITLE</p> <p>Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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>CHECKED</p> <p>CY</p>		
<p>APPROVED</p> <p>CY</p>		

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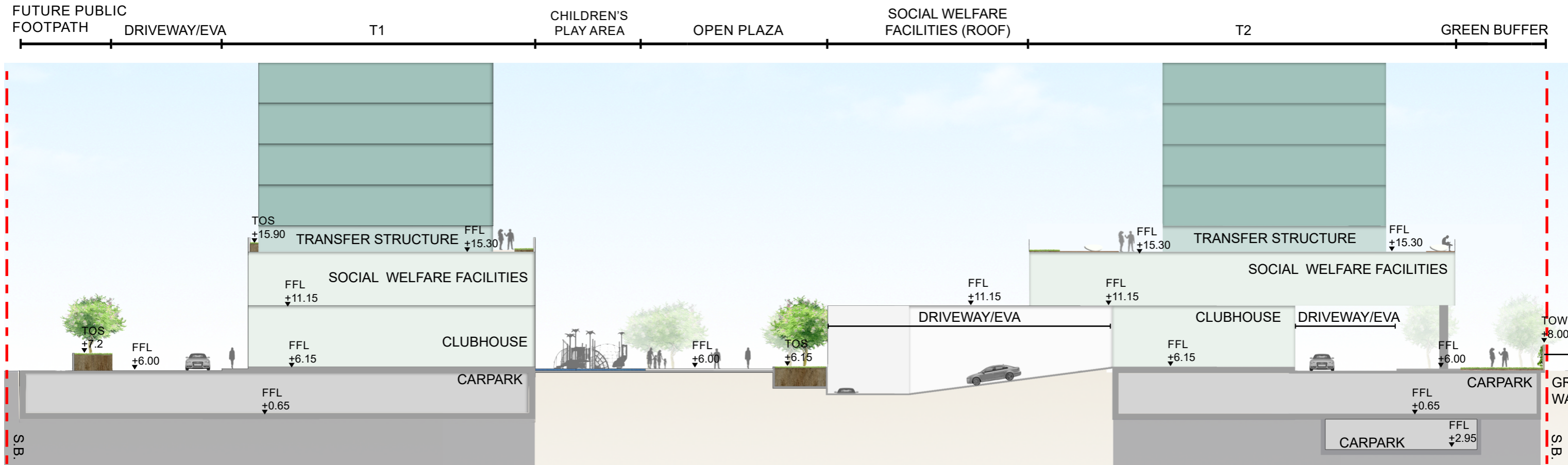
LEGEND	
	APPLICATION SITE BOUNDARY
	GREEN WALL EXTENT
	GREENERY COVERAGE : NOT LESS THAN 1,212 SQM (20%) OF THE APPLICATION SITE AREA
	# SUBJECT TO DETAILED DESIGN

DRAWING TITLE
Greenery Coverage

DATE	FIGURE NO.	SCALE AND ORIENTATION
JUNE 2024	FIG 1.7	N.T.S@A3
DRAWN	JOB TITLE	
GC	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	
CHECKED		
CY		
APPROVED		
CY		

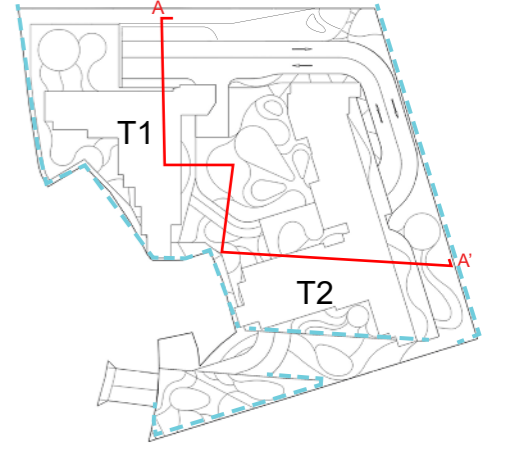
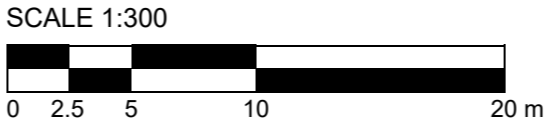
N

ARUP



SECTION A-A'

申請編號 Application No. : _____ Y / YL / 20
 此頁摘自申請人提交的文件。
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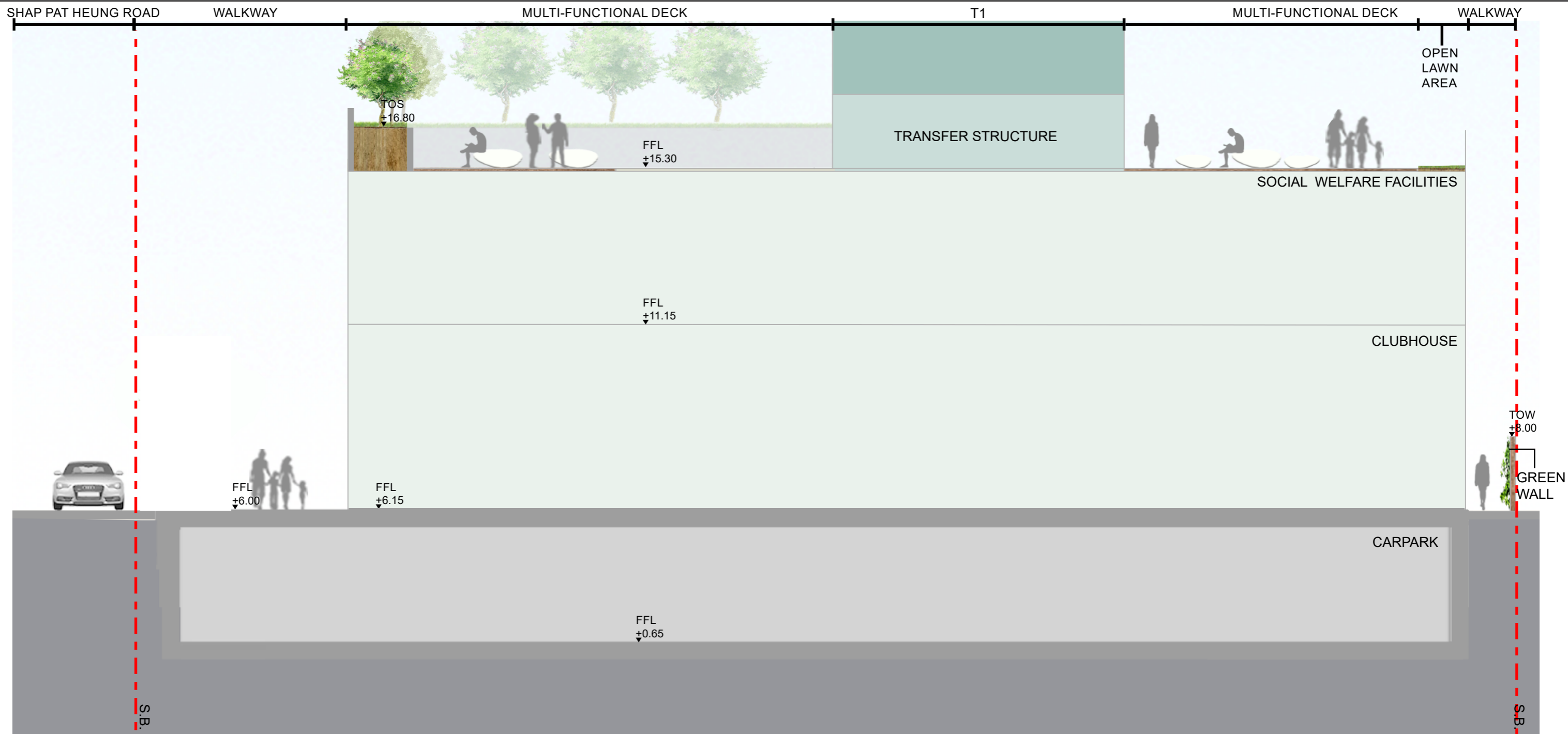


LEGEND
 This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE Landscape Secion A-A'	
DATE JUNE 2024	FIGURE NO. FIG 1.8a
DRAWN GC	SCALE AND ORIENTATION 1:300@A3
CHECKED CY	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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
APPROVED CY	

DATE JUNE 2024	FIGURE NO. FIG 1.8a	SCALE AND ORIENTATION 1:300@A3
DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	
CHECKED CY		
APPROVED CY		



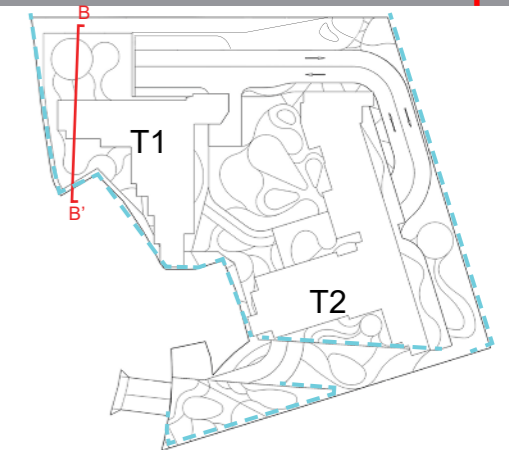


SECTION B-B'

SCALE 1:100



GREEN WALL REFERENCE IMAGE



KEY PLAN

申請編號 Application No. : Y / YL / 20
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DRAWING TITLE
 Landscape Secion B-B'

DATE
 JUNE 2024

FIGURE NO.
 FIG 1.8b

SCALE AND ORIENTATION
 1:100@A3

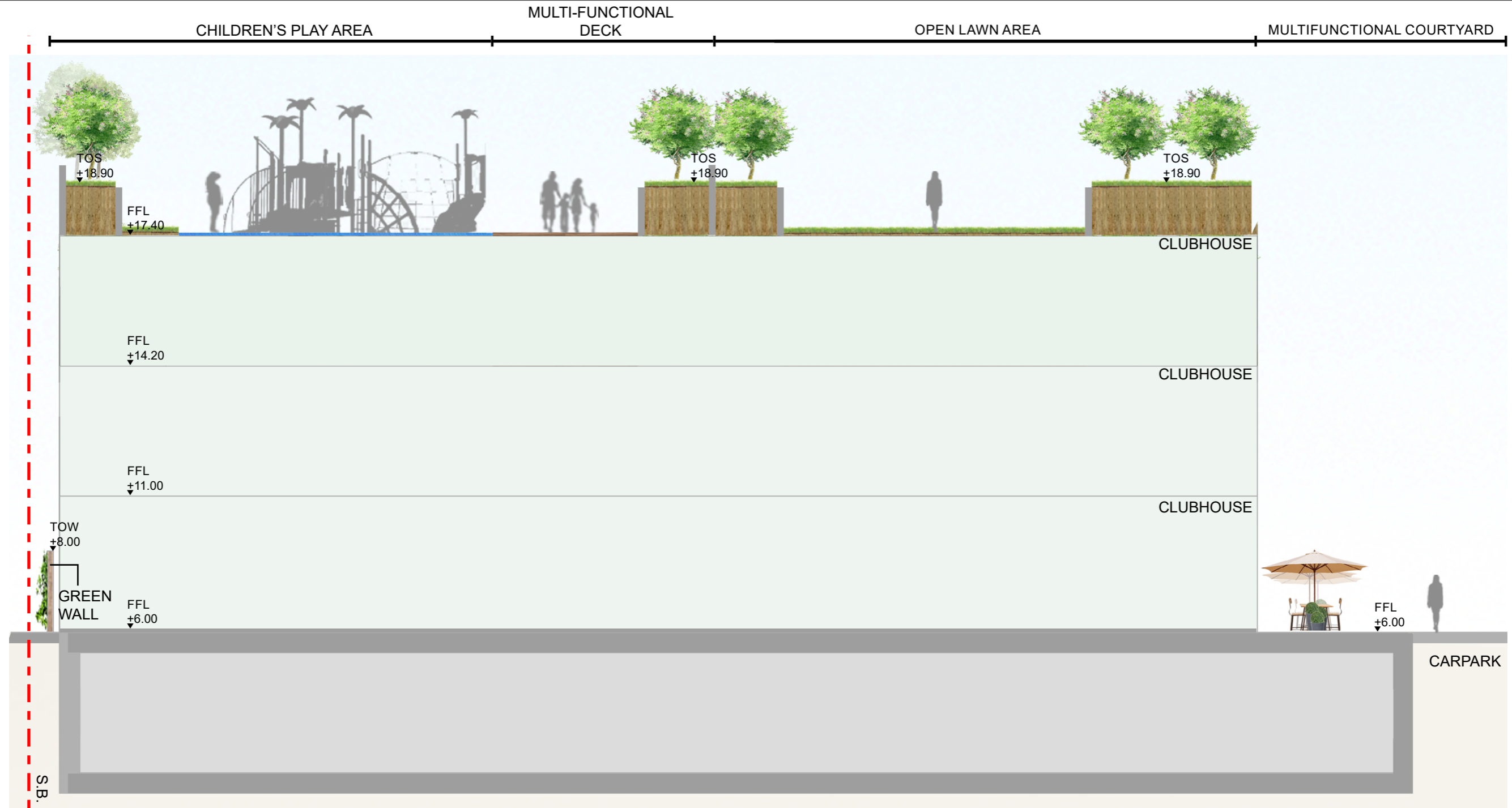
DRAWN
 GC

CHECKED
 CY

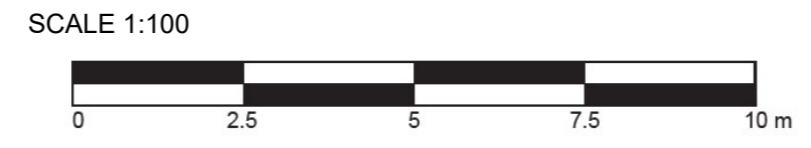
APPROVED
 CY

JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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

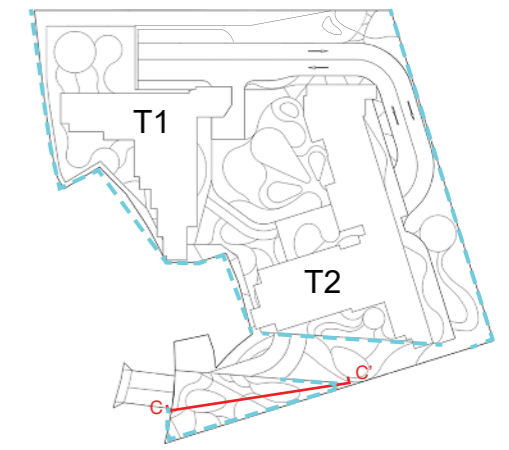
ARUP



SECTION C-C'



GREEN WALL REFERENCE IMAGE



KEY PLAN

申請編號 Application No. : _____ Y / YL / 20
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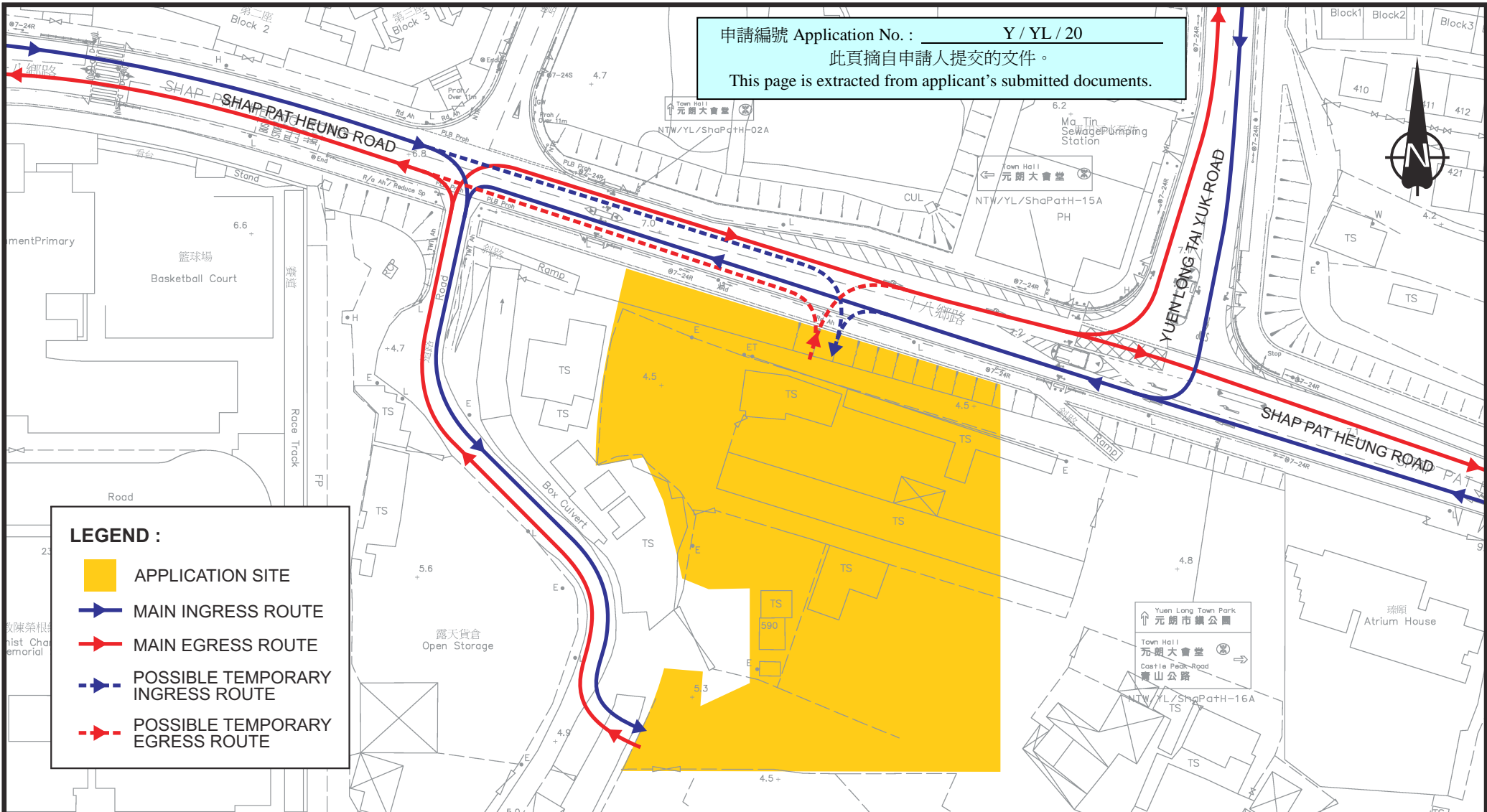
LEGEND
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DRAWING TITLE Landscape Secion C-C'	
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DATE JUNE 2024	FIGURE NO. FIG 1.8c	SCALE AND ORIENTATION 1:100@A3
DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	
CHECKED CY		
APPROVED CY		



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
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LEGEND :

- APPLICATION SITE
- MAIN INGRESS ROUTE
- MAIN EGRESS ROUTE
- POSSIBLE TEMPORARY INGRESS ROUTE
- POSSIBLE TEMPORARY EGRESS ROUTE

A	TD'S COMMENT	CLH	5JUN24	-	-	-	-	-	-		
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description		
Project Title				Drawing Title							
APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE TO "RESIDENTIAL (GROUP A) 9", FOR 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				ACCESS ROUTES FOR ALTERNATIVE SCENARIO							
				Designed	KCC	Checked	CLH	Scale	NTS	Date	APR 2024

