

**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 4.6.2024
因应於 2024 年 6 月 4 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		322
	Private Car Parking Spaces 私家车车位		311
	Motorcycle Parking Spaces 电单车车位		11
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		21
Heavy Goods Vehicle Spaces 重型货车车位		21	

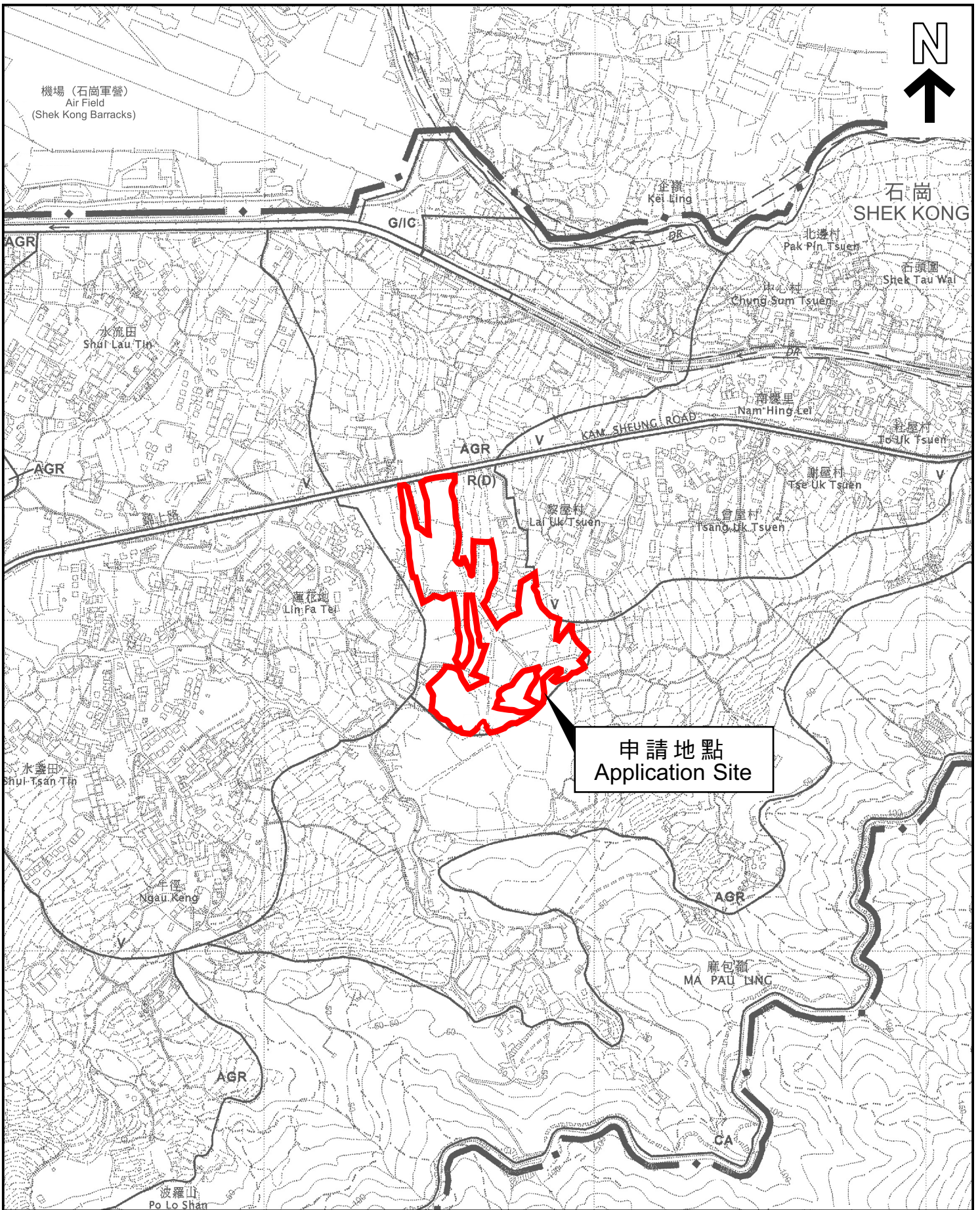
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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"/>
<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 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>Alignment of Proposed Channel shown on Aerial Photo 拟议排水道路线的航摄照片</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

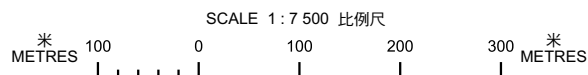
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



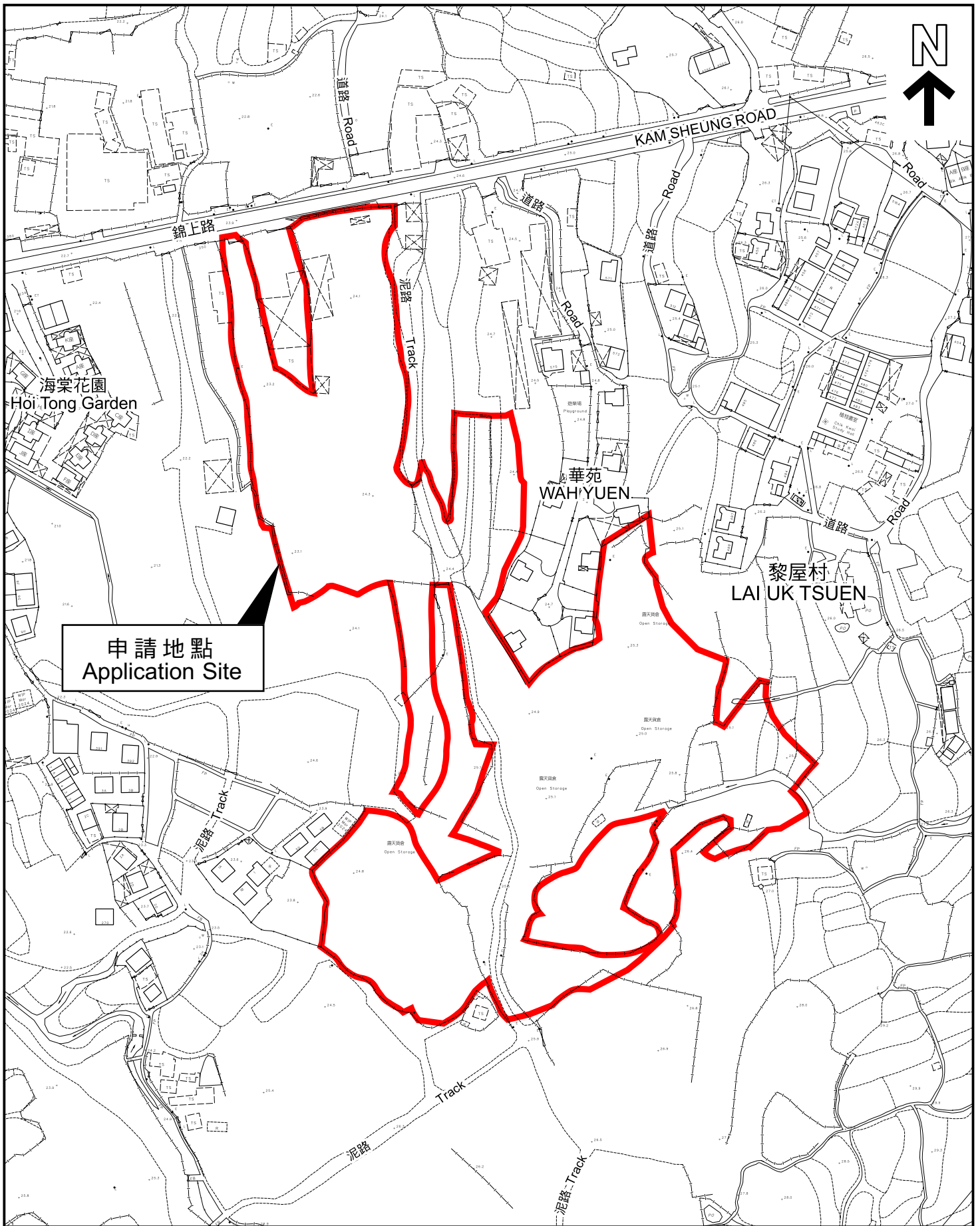
本摘要圖於2024年6月14日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-SK/9
EXTRACT PLAN PREPARED ON 14.6.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-SK/9 APPROVED ON 17.10.2006

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-SK/1



本摘要圖於2024年6月14日擬備，
 所根據的資料為測量圖編號
 6-NE-19A及19C
 EXTRACT PLAN PREPARED ON 14.6.2024
 BASED ON SURVEY SHEETS No.
 6-NE-19A & 19C

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-SK/1

申請編號 Application No. : Y/YL-SK/1

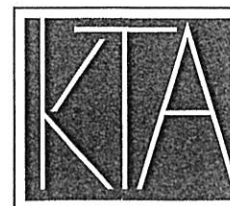
備註 Remarks

申請人呈交進一步資料，包括經修訂的排水影響評估及擬議排水道路線的航攝照片。

The applicant submitted further information including a revised Drainage Impact Assessment and the Alignment of Proposed Channel shown on Aerial Photo.

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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By Fax & By Email

Our Ref: S3046/DD112_LFT_YL/22/025Lg

4 June 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/ Madam,

**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**

- Section 12A Amendment of Plan Application No. Y/YL-SK/1 -

(Further Information No.12)

We refer to the captioned S12A Amendment of Plan Application which was submitted to the Town Planning Board (“TPB”) on 28 April 2022, our Further Information (FI) No. 11 submitted on 26 February 2024 and the departmental comments so far received from Drainage Services Department received on 7 May 2024.

In response to the comments received, please find enclosed 70 hard copies of the Further Information submission for departmental circulation and consideration. The submission document consists of:

Responses-to-Comments Table

Annex Ia: Revised Drainage Impact Assessment

Annex Ib: Alignment of Proposed Channel shown on Aerial Photo

While we understand that there are still further departmental comments in relation to the submitted Further Information No.11 (dated 26 February 2024) which are yet for the Applicant to address (despite active follow-up by the Consultancy Team), we should be very much grateful if their comments can be provided to us at the earliest convenience.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Pauline Lam

cc. the Applicant & Team

PL/CLE/vy

