

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL/19**  
**关于申请编号 Y/YL/19 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 21.6.2024  
因应於 2024 年 6 月 21 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                                   | Y/YL/19  |                          |                     |
| Location/address<br>位置/地址                                 | Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road,<br>Yuen Long, New Territories<br>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<br>地盘面积   | About 约 6,290 sq. m 平方米 (Includes Government Land of about 包括政府土地<br>约 2,968 sq. m 平方米)  |                          |                     |
| Plan<br>图则  | <u>Section 12A application 第 12A 条申请</u><br>Draft Yuen Long Outline Zoning Plan No. S/YL/26<br>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><br>Approved Yuen Long Outline Zoning Plan No. S/YL/27<br>元朗分区计划大纲核准图编号 S/YL/27   |                          |                     |
| Zoning<br>地带  | <u>Section 12A application 第 12A 条申请</u><br>"Village Type Development"<br>「乡村式发展」  |                          |                     |
|   | <u>Further information received 接获进一步资料</u><br>"Village Type Development"<br>「乡村式发展」   |                          |                     |
| Proposed<br>Amendment(s)<br>拟议修订                          | To rezone the application site from "Village Type Development" to "Residential (Group<br>A) 9" and to amend the Notes of the zone applicable to the site<br>把申请地点由「乡村式发展」地带改划为「住宅(甲类)9」地带及修订适用于申请<br>地点土地用途地带的《注释》 |                          |                     |
| 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   | Not more than 不多於 37,740 | Not more than 不多於 6 |
|   | Non-domestic<br>非住用  | -                        | -                   |
| No. of block<br>幢数  | Domestic<br>住用   | 2                        |                     |
|   | Non-domestic<br>非住用  | -                        |                     |

|  |   |                         |                            |  |
|--|---|-------------------------|----------------------------|--|
|  | Composite<br>综合用途   | -                       |                            |  |
| Building<br>height/No. of<br>storeys<br>建筑物高度/<br>层数                           | Domestic<br>住用  | -                       | m 米                        |  |
|  |   | Not more than 不多於 120   | mPD 米(主水平基准上)              |  |
|  |   | 29 - 35                 | Storey(s) 层                |  |
|  |   | 1                       | Exclude 不包括<br>Basement 地库 |  |
|  | Non-domestic<br>非住用   | -                       | m 米                        |  |
|  |   | -                       | mPD 米(主水平基准上)              |  |
|  |   | -                       | Storey(s) 层                |  |
|  | 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 33.3 %          |                            |  |
|  | No. of units<br>单位数目  | 1,116 Flats 住宅单位        |                            |  |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 3,125 | sq. m 平方米                  |  |
|  | Public 公众   | -                       | sq. m 平方米                  |  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客<br>货车位数目 | Total no. of vehicle spaces 停车位总数                                   |                         | 302                        |  |
|  | Private Car Parking Spaces 私家车车位                                    |                         | 137                        |  |
|  | Motorcycle Parking Spaces 电单车车位                                     |                         | 15                         |  |
|  | Bicycle Parking Spaces 单车泊车位  |                         | 150                        |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位/停车处总数 |                         | 2                          |  |
|  | Heavy Goods Vehicle Spaces 重型货车车位                                   |                         | 2                          |  |

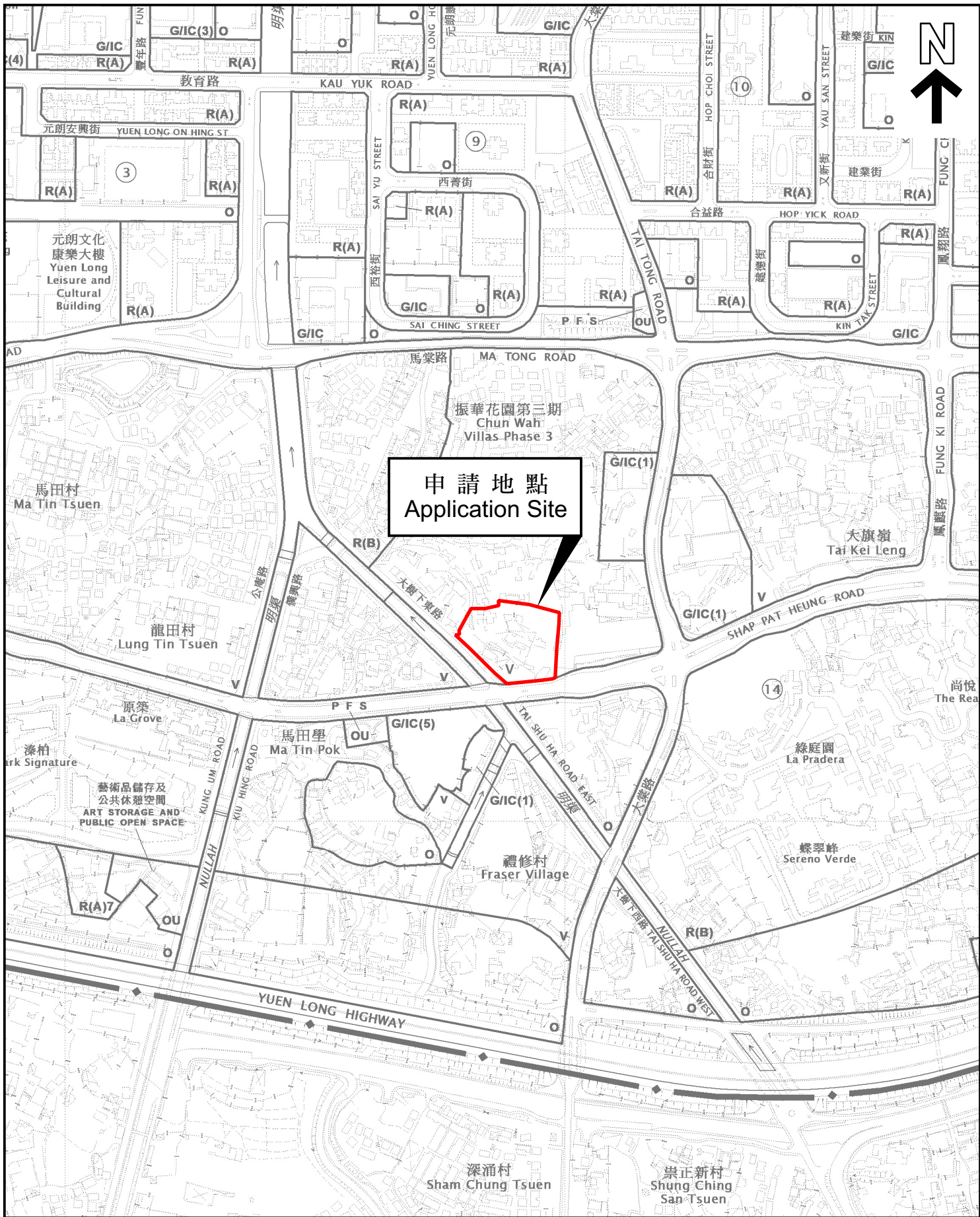
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>                           |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><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 checked="" type="checkbox"/> |
| <u>Plan showing indicative setback for junction improvement works 因路口改善工程而後移的示意图</u> |                          |                                     |
| <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"/>            |
| 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。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。



申請地點  
Application Site

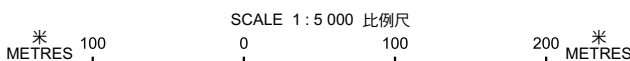
本摘要圖於2024年6月26日擬備，  
所根據的資料為於2023年12月5日  
核准的分區計劃大綱圖編號 S/YL/27  
EXTRACT PLAN PREPARED ON 26.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/27 APPROVED ON 5.12.2023

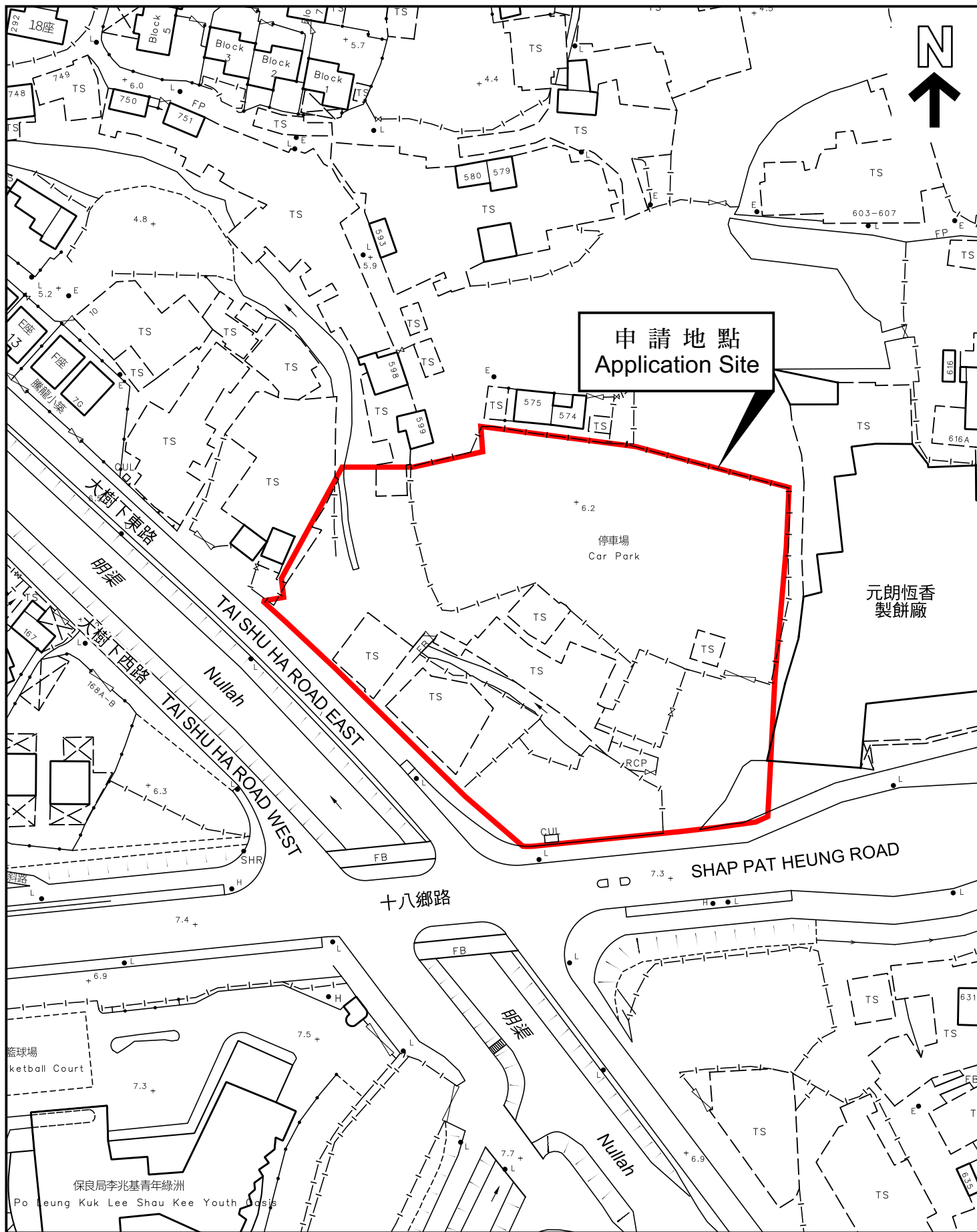
位置圖 LOCATION PLAN

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/19





本摘要圖於2024年6月26日擬備，  
所根據的資料為測量圖編號  
6-NW-14B 及 15A  
EXTRACT PLAN PREPARED ON 26.6.2024  
BASED ON SURVEY SHEETS No.  
6-NW-14B & 15A

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/19

申請編號 Application No. : Y/YL/19

**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補充圖則，以回應政府部門的意見。

The applicant provided further information, which includes revised Drainage Impact Assessment and a supplementary drawing, in response to the comments of Government departments.

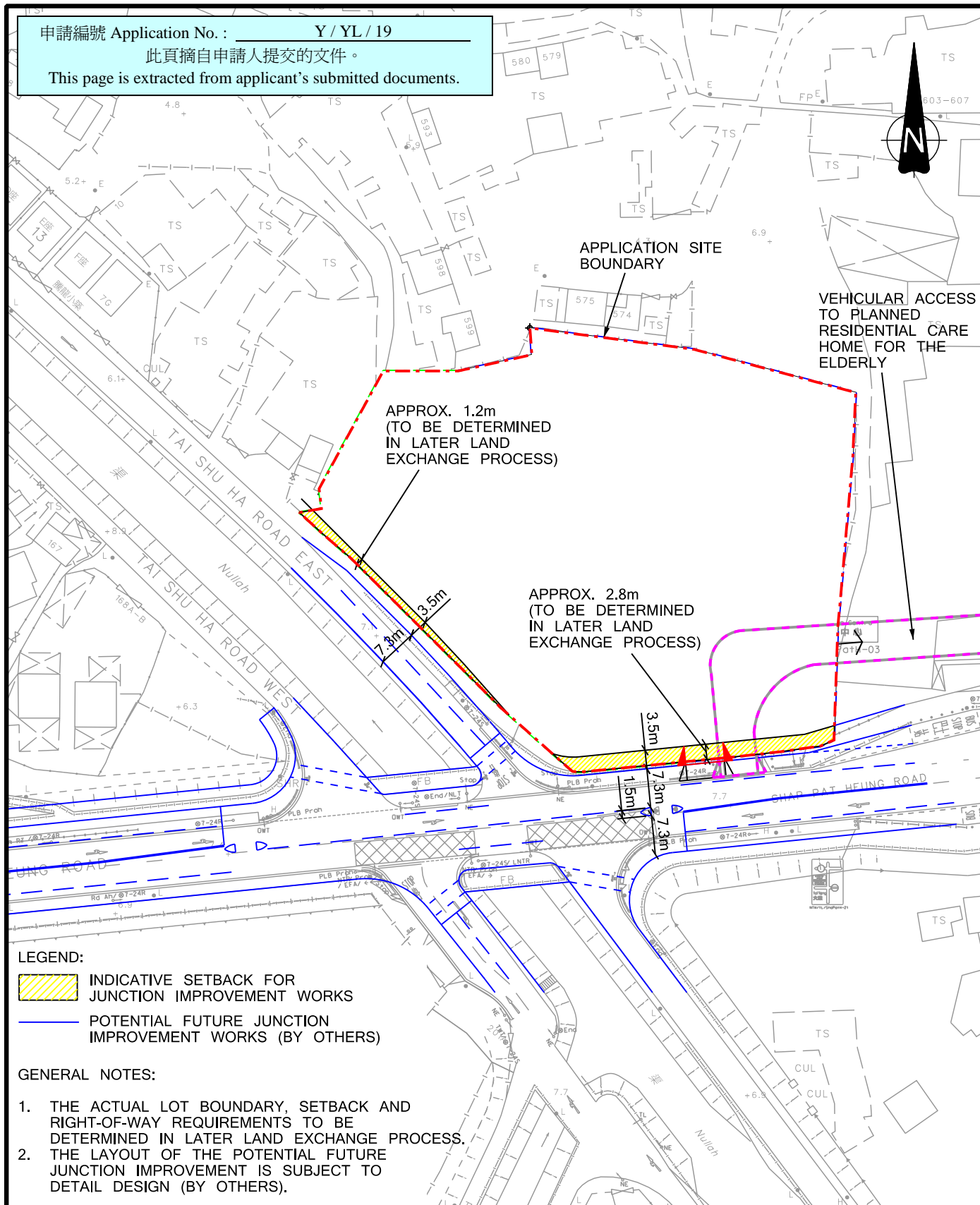
有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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申請編號 Application No. : Y/YL/19

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



**LEGEND:**

- INDICATIVE SETBACK FOR JUNCTION IMPROVEMENT WORKS
- POTENTIAL FUTURE JUNCTION IMPROVEMENT WORKS (BY OTHERS)

**GENERAL NOTES:**

1. THE ACTUAL LOT BOUNDARY, SETBACK AND RIGHT-OF-WAY REQUIREMENTS TO BE DETERMINED IN LATER LAND EXCHANGE PROCESS.
2. THE LAYOUT OF THE POTENTIAL FUTURE JUNCTION IMPROVEMENT IS SUBJECT TO DETAIL DESIGN (BY OTHERS).

|      |             |         |      |      |             |         |      |
|------|-------------|---------|------|------|-------------|---------|------|
| -    | -           | -       | -    | -    | -           | -       | -    |
| -    | -           | -       | -    | -    | -           | -       | -    |
| Rev. | Description | Checked | Date | Rev. | Description | Checked | Date |

Project Title APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.120 AND ADJOINING GOVERNMENT LAND, SHAP PAT HEUNG ROAD, YUEN LONG, NEW TERRITORIES

Drawing Title

**INDICATIVE SETBACK FOR JUNCTION IMPROVEMENT WORKS**



|          |     |         |     |       |            |      |          |             |           |      |   |
|----------|-----|---------|-----|-------|------------|------|----------|-------------|-----------|------|---|
| Designed | KCC | Checked | CLH | Scale | 1:1000(A4) | Date | JUN 2024 | Drawing No. | <b>RA</b> | Rev. | - |
|----------|-----|---------|-----|-------|------------|------|----------|-------------|-----------|------|---|