

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-KTN/4**
关于申请编号 Y/YL-KTN/4 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
因应于 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. 申请编号	Y/YL-KTN/4		
Location/address 位置/地址	Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long 元朗石岗锦田公路丈量约份第 110 约地段第 121 号、第 137 号、第 138 号、第 139 号、第 144 号、第 145 号、第 519 号余段（部份）及第 520 号余段和毗连政府土地		
Site area 地盘面积	About 约 32,675 sq. m 平方米 (Includes Government Land of about 包括政府土地约 11,321 sq. m 平方米)		
Plan 图则	Section 12A application 第 12A 条申请 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 锦田北分区计划大纲核准图编号 S/YL-KTN/9		
	Further information received 接获进一步资料 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 锦田北分区计划大纲草图编号 S/YL-KTN/11		
Zoning 地带	Section 12A application 第 12A 条申请 "Residential (Group C) 2" and "Open Space" 「住宅(丙类)2」及「休憩用地」		
	Further information received 接获进一步资料 "Residential (Group C) 2" and "Open Space" 「住宅(丙类)2」及「休憩用地」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)4" and amend the Notes of the zone applicable to the site 把申请地点由「住宅(丙类)2」及「休憩用地」地带改划为「住宅(丙类)4」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 30,174	About 约 1
	Non-domestic 非住用		-
No. of block 幢数	Domestic 住用	22	
	Non-domestic 非住用	2	

	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	About 约 12 - 20	m 米
		About 约 22 - 30	mPD 米(主水平基准上)
		4 - 6 ⁽¹⁾	Storey(s) 层
	Non-domestic 非住用	About 约 15	m 米
		About 约 25	mPD 米(主水平基准上)
		3	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	Sub-area (A) A 分区 : Not more than 不多於 46%		
No. of units 单位数目	About 约 916 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,474	sq. m 平方米
	Public 公众	About 约 2,208	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		370
	Private Car Parking Spaces 私家车车位 - Private Housing		298 (include 4 accessible car parking spaces 包括 4 个畅通易达泊车位)
	Motorcycle Parking Spaces 电单车车位		10
	Bicycle Parking Spaces 单车车位		62
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		22
	Heavy Goods Vehicle Spaces 重型货车车位		22

⁽¹⁾ Including G/F entrance lobby, carpark, E&M facilities, clubhouse and sewage treatment plant. Excluding underground stormwater storage tank.
包括地下入口大堂、停车场、机电设施、会所及污水处理厂。不包括地下蓄水池。

* 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 checked="" type="checkbox"/>
<u>Figure for Proposed Building Separations / Setbacks 拟议楼宇间距和後移距离图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (Waste Impact Assessment) 环境评估（废物影响评估）	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Preservation Proposal and Tree Survey 树木补偿建议及树木调查	<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>Responses to Comments 回应部门意见, Replacement pages of Ecological Impact Assessment, Land Contamination Assessment and Air Quality Assessment 生态影响评估、空气质素影响评估及土地污染评估的替换页</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。



S/YL-KTN/11

大江埔
Tai Kong Po

七星崗
Tsat Sing Kong

長江村
Cheung Kong Tsuen

申請地點
Application Site

錦泰路

AGR

I(D)

DRAINAGE RESERVE

錦泰路

KAM TAI ROAD

R(C)2

KAM TAI ROAD

四季名園
Seasons Monarch

四季雅苑
Seasons Villas

彭家村
Pang Ka Tsuen

石崗新村
Shek Kong San Tsuen

R(D)

P F S OU

G/C

石崗軍營
Shek Kong Barracks

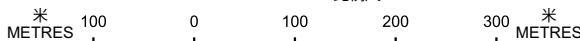
跑道

RUNWAY

本摘要圖於2024年7月2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-KTN/11
EXTRACT PLAN PREPARED ON 2.7.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023

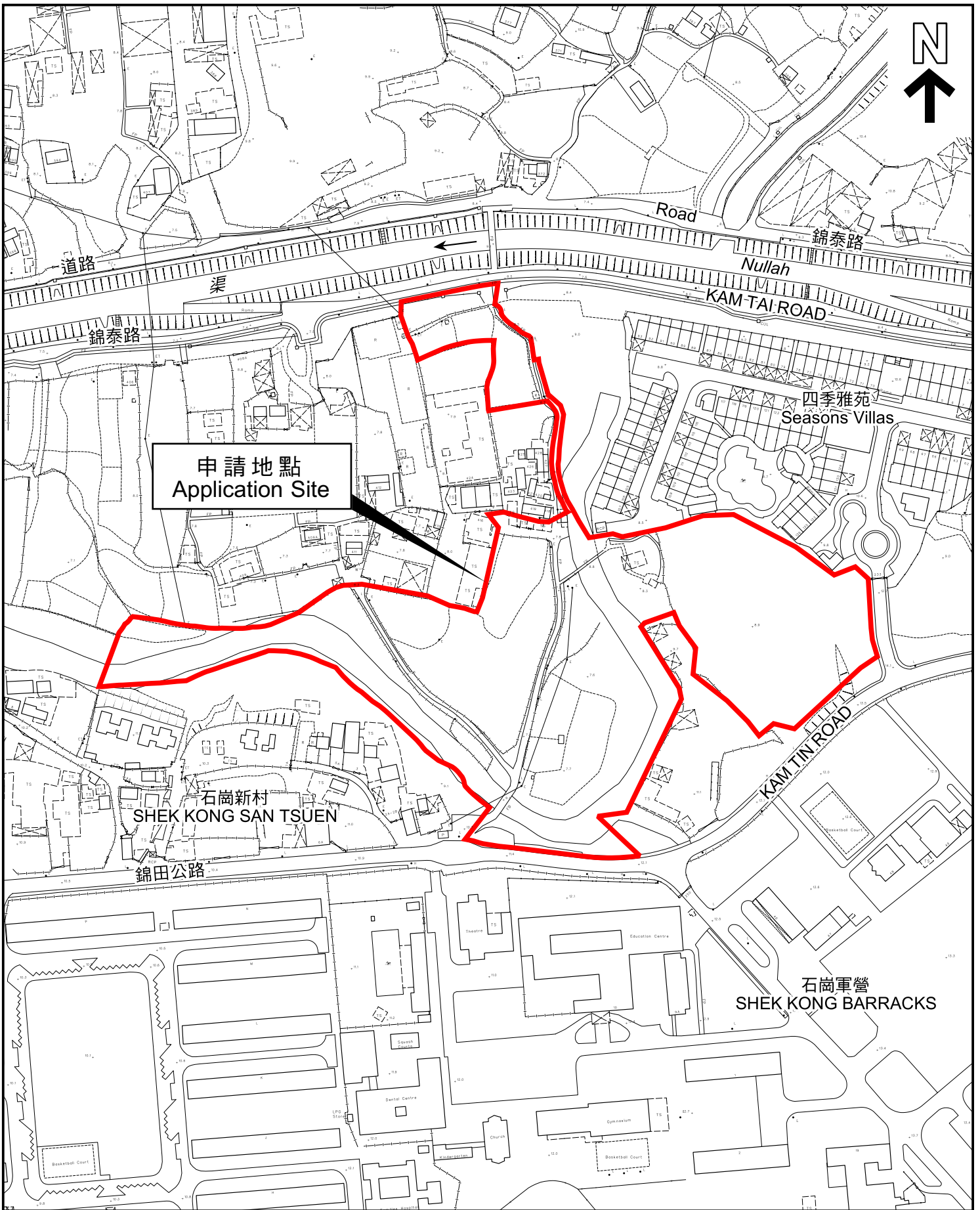
位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺



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-KTN/4



本摘要圖於2024年7月2日擬備，
 所根據的資料為測量圖編號
 6-NE-8C, 8D, 13A 及 13B
 EXTRACT PLAN PREPARED ON 2.7.2024
 BASED ON SURVEY SHEETS No.
 6-NE-8C, 8D, 13A & 13B

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-KTN/4

申請編號 Application No. : Y/YL-KTN/4

備註 Remarks

申請人提交進一步資料以回應部門意見，包括經修訂的交通影響評估與廢物影響評估，和生態影響評估、土地污染評估與空氣質素影響評估的替換頁，以及澄清有關擬議樓宇間距和後移距離。

The applicant provided further information in response to departmental comments including revised Traffic Impact Assessment and Waste Impact Assessment, replacement pages of Ecological Impact Assessment, Land Contamination Assessment and Air Quality Impact Assessment, as well as clarification on the proposed building separations/setbacks.

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 HAND and EMAIL

Our Ref: S3045/KTR/22/015Lg

21 June 2024

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



PLANNING LIMITED
規劃顧問有限公司

Dear Sir/Madam,

**Proposed Rezoning of the Site from “Residential (Group C)2” and “Open Space”
to “Residential (Group C)3”
At Various Lots in DD 110 and Adjoining Government Land,
Kam Tin Road, Shek Kong, Yuen Long
(Planning Application No. Y/YL-KTN/4)
Further Information No. 11**

Reference is made to the captioned S12A Planning Application which was submitted to the Town Planning Board (“TPB”) on 28 July 2022 and the various departmental comments conveyed via the emails from Fanling, Sheung Shui and Yuen Long East District Planning Office between the period of 14 May 2024 and 11 June 2024.

We hereby submit Further Information (“FI”) No. 11 to address majority of the departmental comments received, while our responses to the remaining comments of Planning Department and Leisure Cultural and Services Department will be submitted in due course. This FI submission consists of the following Annexes:

- Annex A – Revised Supplementary Figure for Proposed Building Separations / Setbacks
- Annex B – Replacement Pages of Revised Ecological Impact Assessment
- Annex C – Revised Traffic Impact Assessment
- Annex D – Replacement Pages of Revised Air Quality Impact Assessment
- Annex E – Revised Waste Assessment
- Annex F – Replacement Pages of Revised Land Contamination Assessment



S3045/KTR/22/015Lg
Date: 21 June 2024



PLANNING LIMITED
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact Ms Pauline Lam at _____ or the undersigned at _____.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in blue ink, appearing to read 'Camille Lam', written in a cursive style.

Camille Lam

Encl. Responses to Comments Table with Annexes A to F
cc. DPO/FS&YLE – Ms. Andrea Yan (by Email w/e)
the Applicant & Team

PL/CLJAY/vy