

**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 5.8.2024  
因应於 2024 年 8 月 5 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-SK/1   |                |                    |
| Location/address<br>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<br>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<br>图则   | Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9<br>石岗分区计划大纲核准图编号 S/YL-SK/9   |                |                    |
| Zoning<br>地带                                       | "Residential (Group D)"<br>「住宅(丁类)」   |                |                    |
| Proposed Amendment(s)<br>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<br>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<br>总楼面面积及/或地积比率 |   | sq. m<br>平方米   | Plot ratio<br>地积比率 |
|  | Domestic<br>住用  | About 约 33,032 | About 约 0.8        |
|  | Non-domestic<br>非住用   | -              | -                  |
| No. of block<br>幢数                                 | Domestic<br>住用  | 19             |                    |
|  | Non-domestic<br>非住用   | 4              |                    |
|  | Composite<br>综合用途   | -              |                    |

|  |   |                         |               |
|--|---|-------------------------|---------------|
| Building height/No. of storeys<br>建筑物高度/层数                           | Domestic<br>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<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 30 %  |                         |               |
| No. of units<br>单位数目   | 850 Flats 住宅单位  |                         |               |
| Open space<br>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<br>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<br>上落客货车位/停车处总数 |                         | 21            |
| Heavy Goods Vehicle Spaces 重型货车车位                                    |   | 21                      |               |

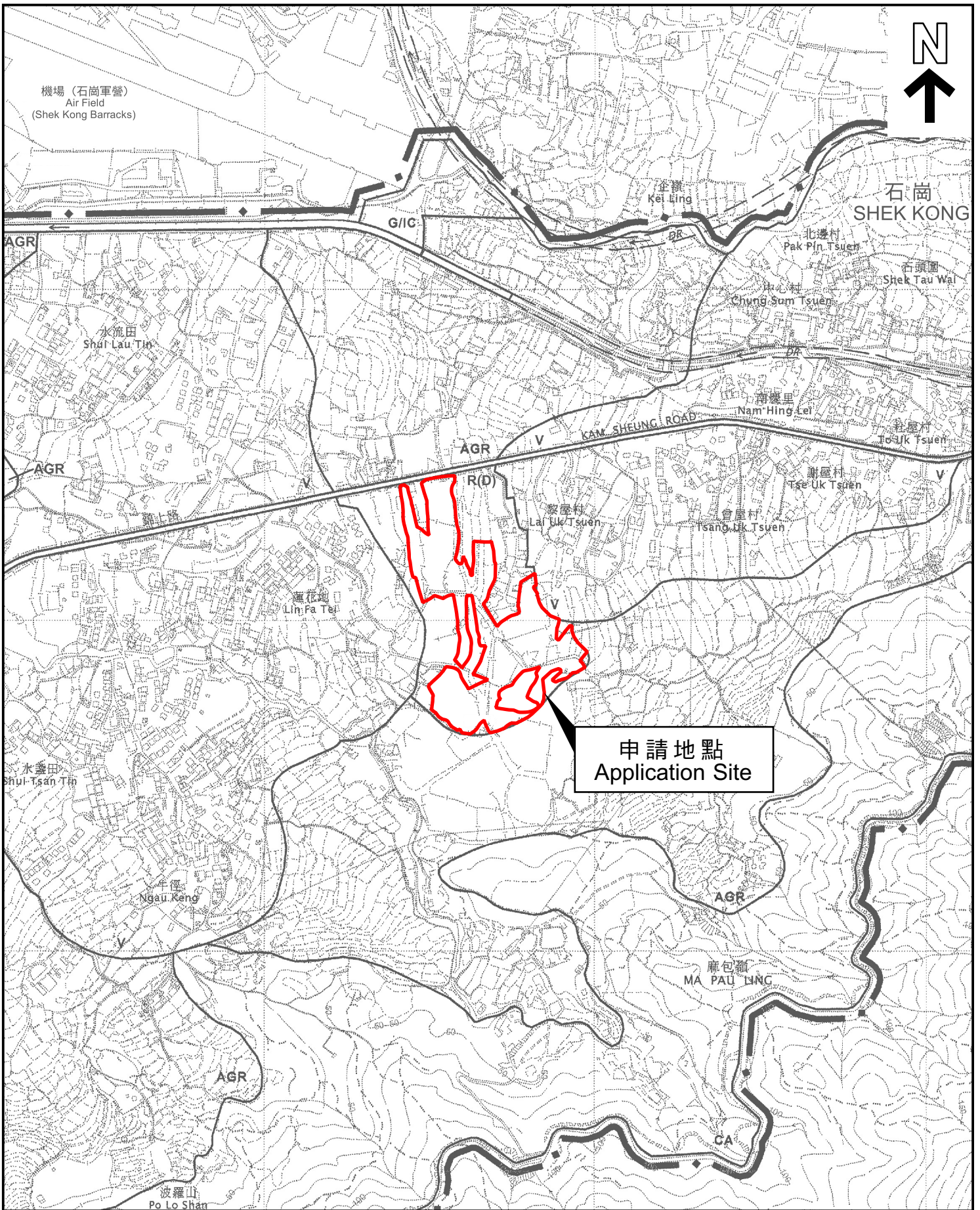
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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 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"/> |
| <b><u>Revised Sensitivity Study for the Noise Barrier 经修订的隔音屏障敏感度评估</u></b>      |                          |                                     |
| <b><u>Revised Noise Impact Assessment 经修订的噪音影响评估</u></b>                         |                          |                                     |
| <b><u>Photomontage of the Proposed Drainage Works 拟议渠务工程的合成照片</u></b>            |                          |                                     |
| 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.

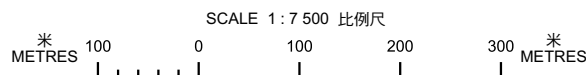
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

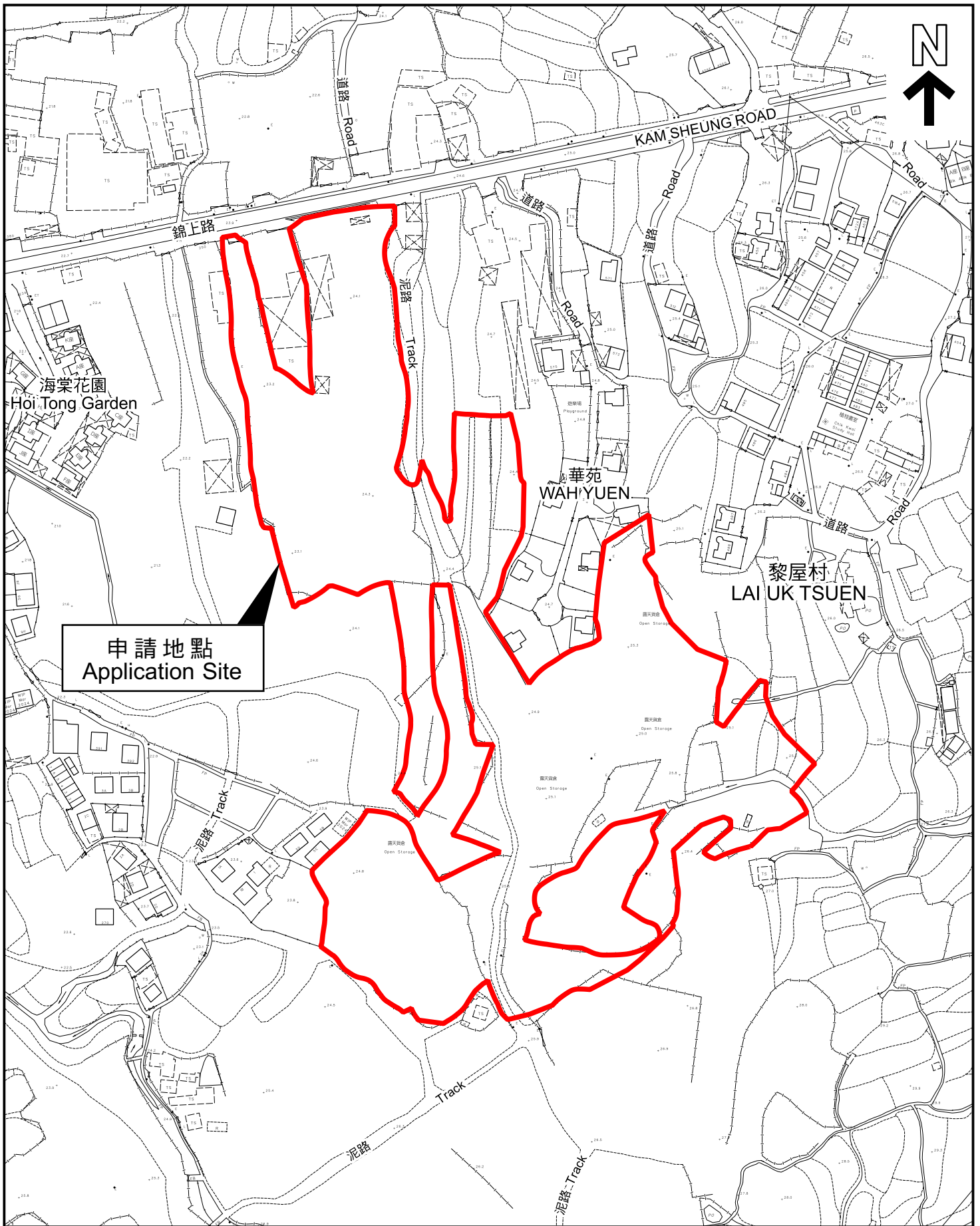
本摘要圖於2024年8月14日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/YL-SK/9  
EXTRACT PLAN PREPARED ON 14.8.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-SK/9 APPROVED ON 17.10.2006

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



申請地點  
Application Site

本摘要圖於2024年8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 14.8.2024  
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，包括回應部門意見表、經修訂的交通影響評估、經修訂的隔音屏障敏感度評估、經修訂的噪音影響評估、擬議渠務工程的合成照片及排水影響評估的的替換頁。

The applicant submitted further information including a table of responses to departmental comments, revised Traffic Impact Assessment, revised Sensitivity Study for the Noise Barrier, revised Noise Impact Assessment, Photomontage of the Proposed Drainage Works and Replacement Page(s) of Drainage Impact Assessment.

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。

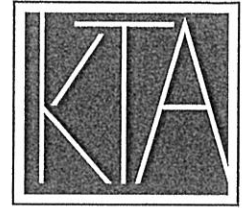
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By Fax & By Email

Our Ref: S3046/DD112\_LFT\_YL/22/026Lg

2 August 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



電話TEL  
傳真FAX  
電郵EMAIL

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. YYL-SK/1 -**

**(Further Information No.13)**

We refer to the captioned S12A Amendment of Plan Application which was submitted to the Town Planning Board (“TPB”) on 28 April 2022 and the departmental comments from the Transport Department, Highways Department, Environmental Protection Department and Drainage Services Department between 6 and 13 June 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 I: Revised Traffic Impact Assessment**
- Annex II: Revised Sensitivity Study for the Noise Barrier**
- Annex III: Revised Noise Impact Assessment**
- Annex IV: Photomontage of the Proposed Drainage Works**
- Annex V: Replacement Page(s) of Drainage Impact Assessment**

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

*f.p. Pauline Lam*  
Pauline Lam

cc. the Applicant & Team

PLJ/CL/EC/wy

