

**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 15.10.2024
因应於 2024 年 10 月 15 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/19 | | |
| 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 6,290 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 2,968 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> "Village Type Development" 「乡村式发展」 | | |
| | <u>Further information received 接获进一步资料</u> "Village Type Development" 「乡村式发展」 | | |
| Proposed Amendment(s) 拟议修订 | To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 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 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 37,740 | Not more than 不多於 6 |
| | Non-domestic 非住用 | - | - |
| No. of block 幢数 | Domestic 住用 | 2 | |
| | Non-domestic 非住用 | - | |

| | | | | |
|--|---|-------------------------|----------------------------|--|
| | 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 120 | mPD 米(主水平基准上) | |
| | | 29 - 35 | Storey(s) 层 | |
| | | 1 | Exclude 不包括 Basement 地库 | |
| | 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 33.3 % | | |
| | No. of units 单位数目 | 1,116 Flats 住宅单位 | | |
| Open space 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 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 | | 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 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。

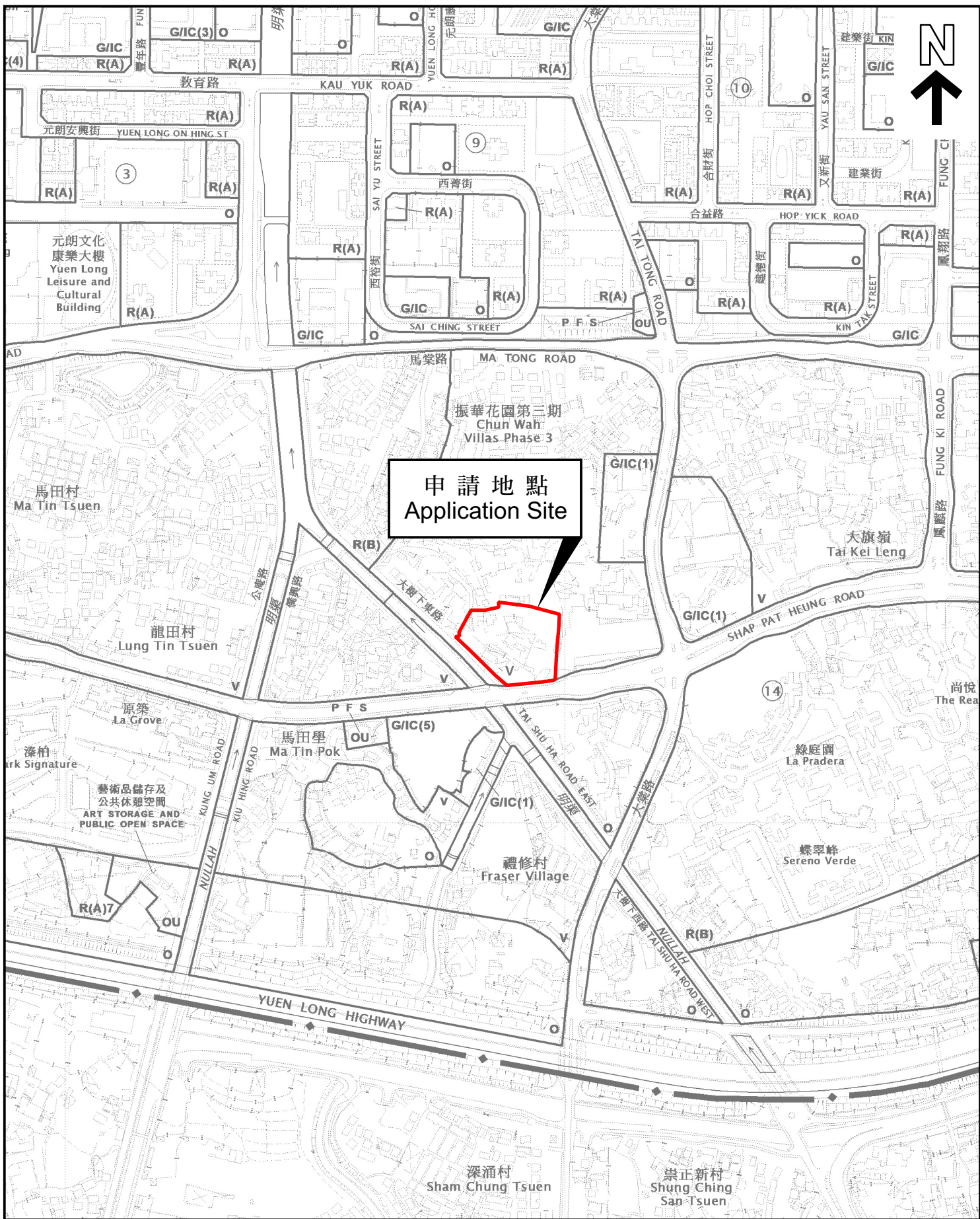
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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

| | <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 checked="" 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 type="checkbox"/> |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input checked="" 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 checked="" 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>Replacement Pages of the Traffic Impact Assessment 交通影响评估的替换页</u> | | |
| <u>Revised Landscape Proposal 经修订的园境设计建议书</u> | | |
| <u>Revised Tree Preservation Proposal 经修订的树木保育建议书</u> | | |
| <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

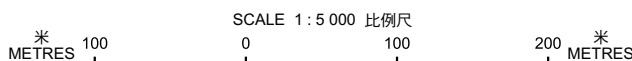
本摘要圖於2024年10月16日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL/27
EXTRACT PLAN PREPARED ON 16.10.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL/27 APPROVED ON 5.12.2023

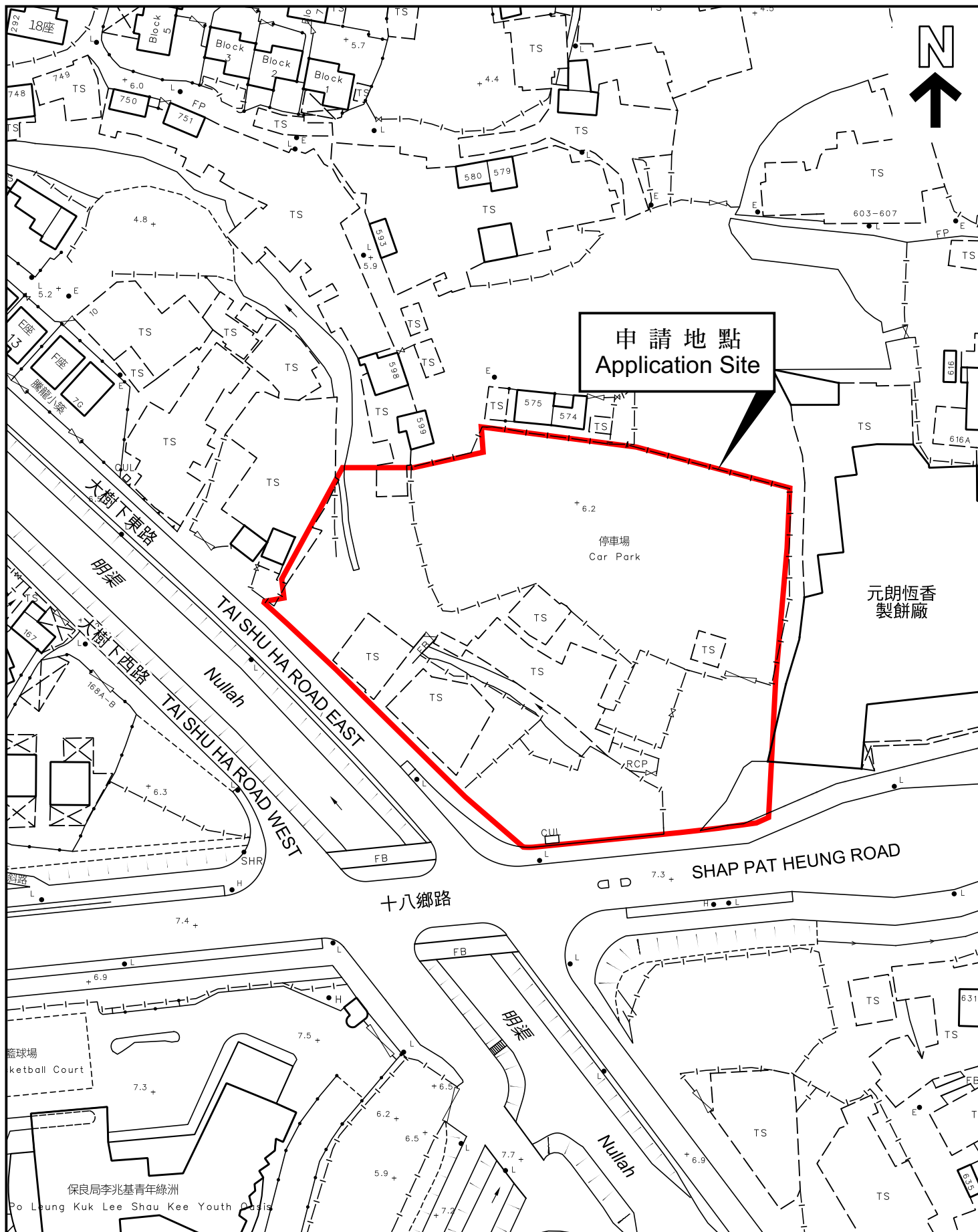
位置圖 LOCATION PLAN

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10月16日擬備，
所根據的資料為測量圖編號
6-NW-14B 及 15A
EXTRACT PLAN PREPARED ON 16.10.2024
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

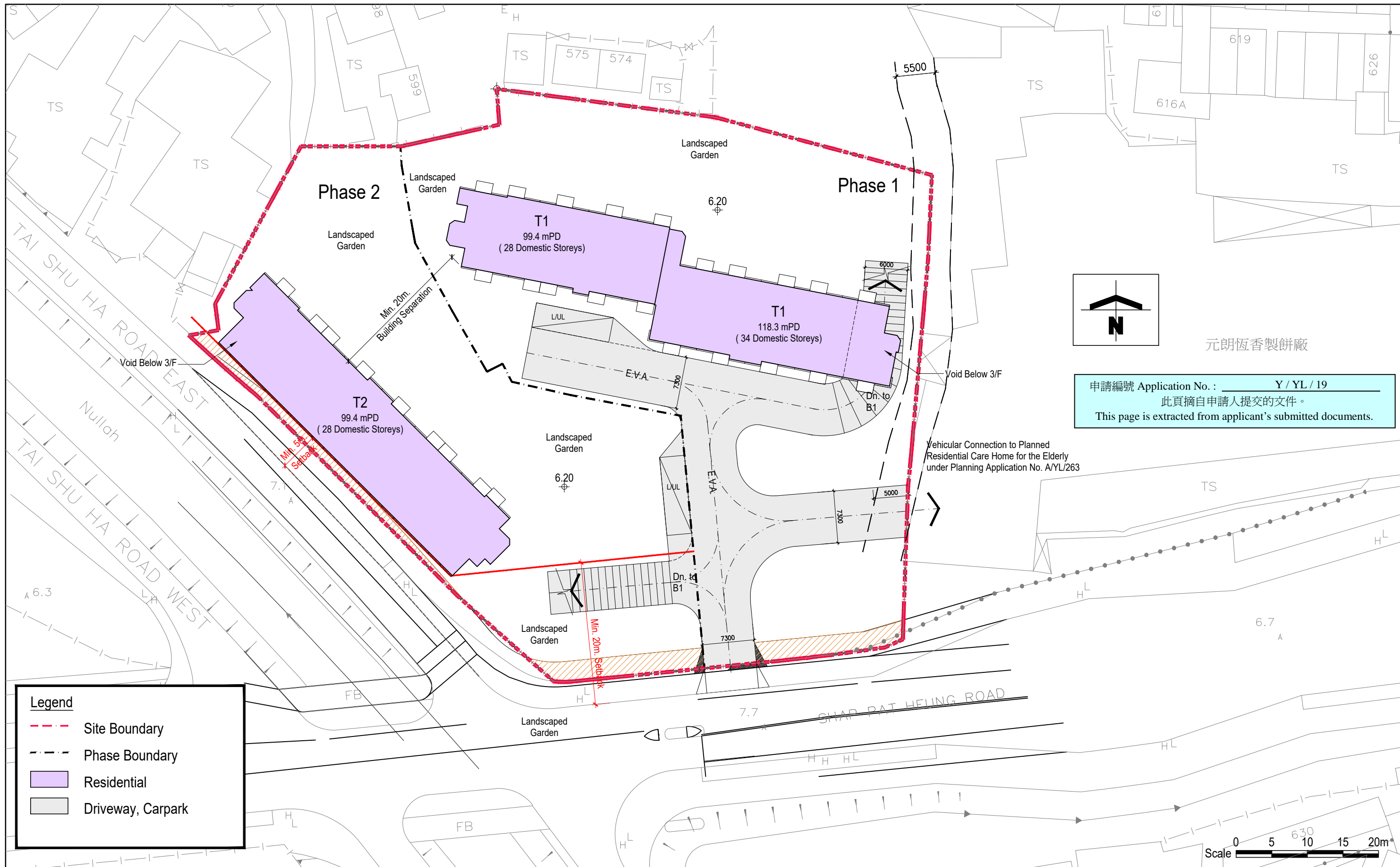
備註 Remarks

申請人呈交進一步資料修訂擬議方案以回應政府部門的意見，包括規劃綱領的替換頁及相關圖則，以及經修訂的園境設計建議書、樹木調查及樹木保育建議書。

The applicant provided further information to revise the indicative scheme in response to the comments of Government departments, which includes replacement pages of the planning statement and related plans, a revised landscape proposal, tree survey and tree preservation proposal.

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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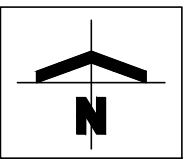
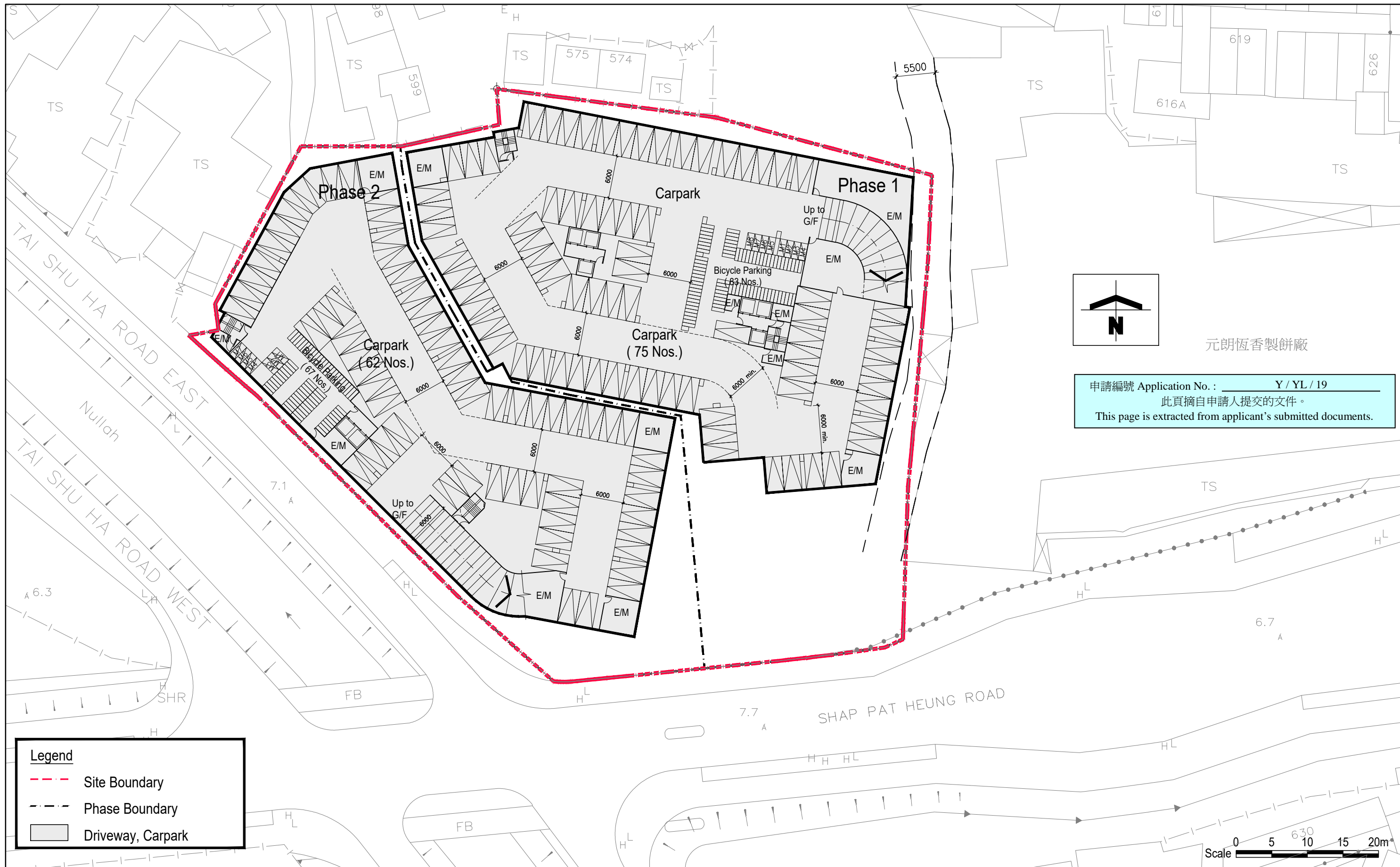


Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Design

Drawing No.
HH-01

Scale
1:500 @ A3



元朗恆香製餅廠

申請編號 Application No. : Y / YL / 19
 此頁摘自申請人提交的文件。
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Legend

- Site Boundary
- Phase Boundary
- Driveway, Carpark

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

Schematic Basement Plan

Drawing No.
HH-02

Scale
1:500 @ A3

(For Indicative Purpose Only)

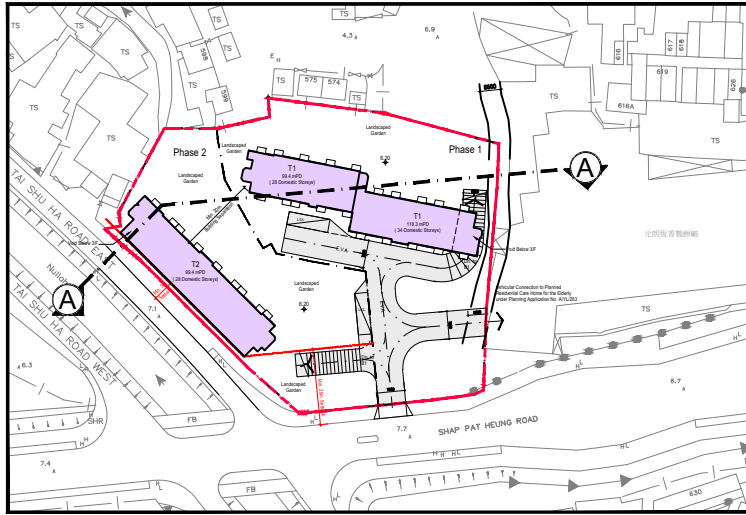


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Schematic Ground Floor Plan

Drawing No. HH-03

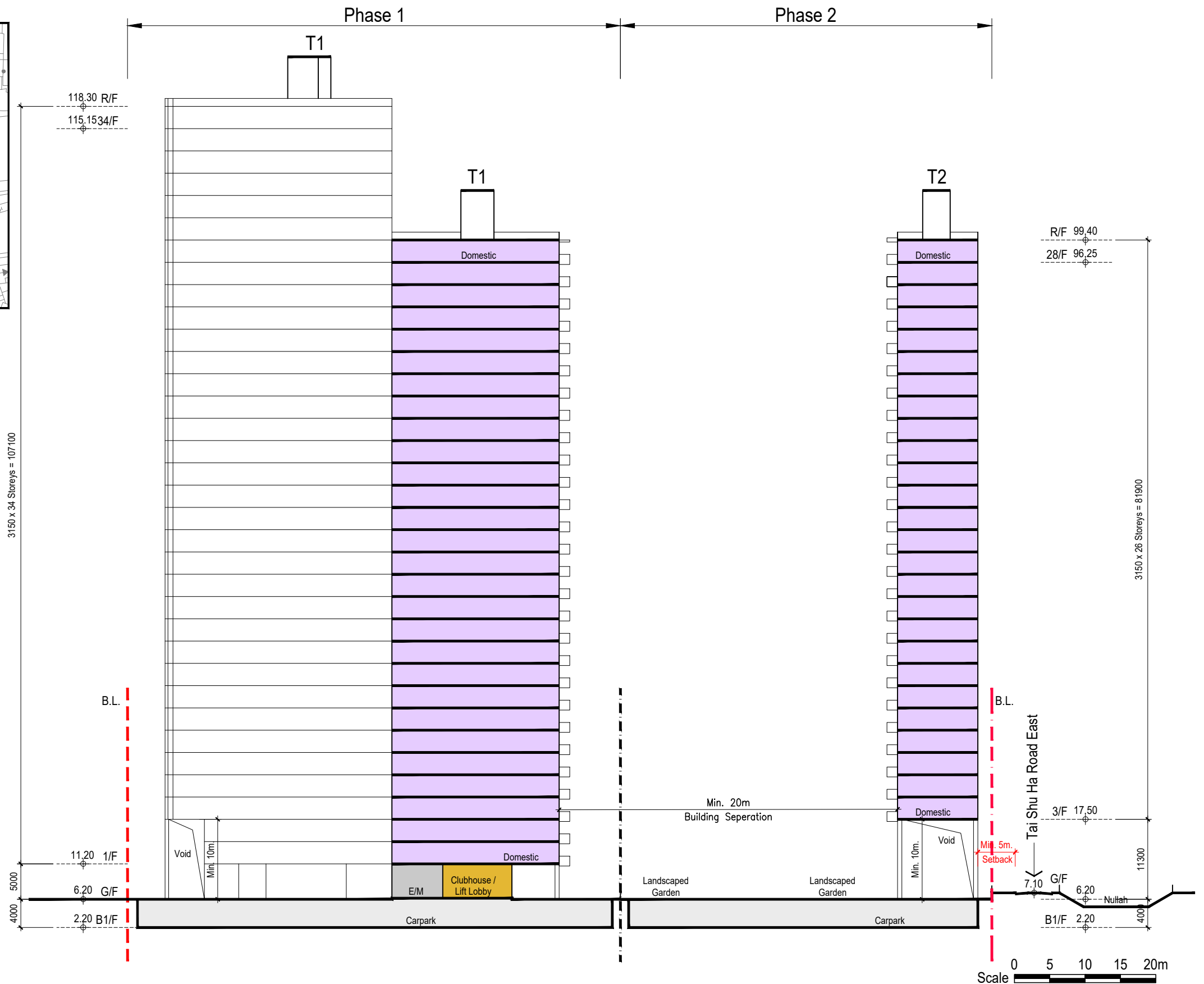
Scale 1:500 @ A3



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Legend

- - - Site Boundary
- - - Phase Boundary
- Residential
- Clubhouse
- Driveway, Carpark
- E/M

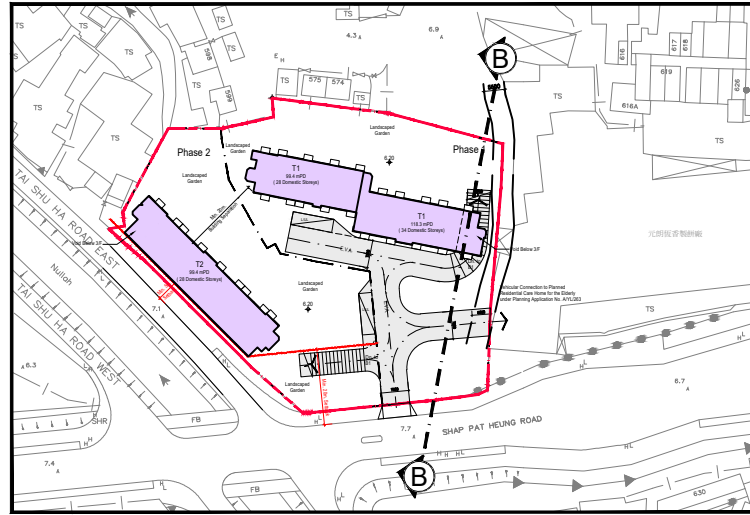


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Schematic Section 'A' - 'A'

Drawing No. HH-04
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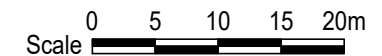
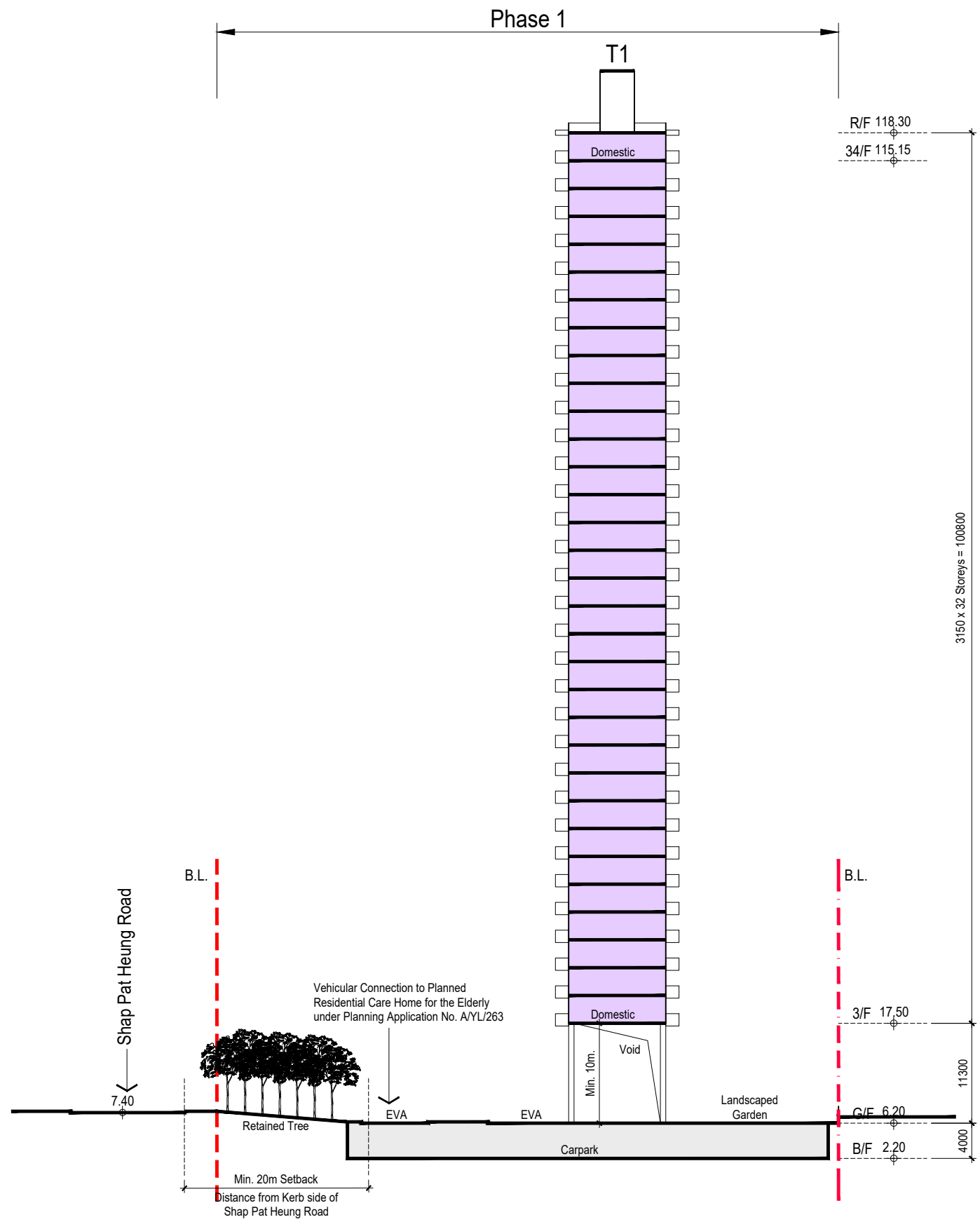
(For Indicative Purpose Only)



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Legend

- Site Boundary
- Residential
- Driveway, Carpark



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

Schematic Section 'B' - 'B'

Drawing No.
HH-05
Scale
1:600 @ A3

(For Indicative Purpose Only)



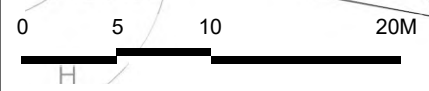
Legend

| | | | |
|--|---|--|--------------------------|
| | Application Site Boundary | | Bench |
| | Phase Boundary | | Trellis |
| | Building Line Above | | Children's Play Area |
| | Reserved Area for Potential Future Road Improvement Works by Others | | Fitness Court |
| | Reserved Area for Access Road to the Lots at the North | | Water Feature |
| | Lawn | | Decorative Paving |
| | Shrub | | Wood Deck |
| | New Tree Planting Phase1: 19 nos. Phase2: 21nos. | | +16.00 Proposed Level |
| | Retained Tree Phase1: 2 nos. Phase2: 6nos. | | Pedestrian Entrance/Exit |
| | | | Vehicular Entrance/Exit |

- 1 Preservation of mature specimen, *Ficus microcarpa*, alongside of Shap Pat Heung Road maintains the streetscape amenity and provides screening effect for the development. Development set back for tree preservation. Tree treatment is subject to potential future road improvement works implementation departments.
- 2 Garden courtyards surrounding the residential blocks provide passive recreational facilities for the enjoyment of residents including sitting-out area, leisure lawn, children's play area and fitness court etc.
- 3 Tree planting against fence wall softens the development edge and disguises its horizontal emphasis.
- 4 Water Feature highlights the entrance threshold to residential lobby.
- 5 Roof garden provides secondary recreational spaces for the enjoyment of residents. Lift and staircase allows residents accessing to the roof.
- 6 Decorative paving highlights the entrance threshold of proposed residential building.

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Development Site
Phase 1 Development Site Area: 3,722m²
Private Open Space for residents: Total not less than 1,725m²
 (For estimated population of 1,725 people)
Phase 2 Development Site Area: 2,568m²
Private Open Space for residents: Total not less than 1,400m²
 (For estimated population of 1,400 people)

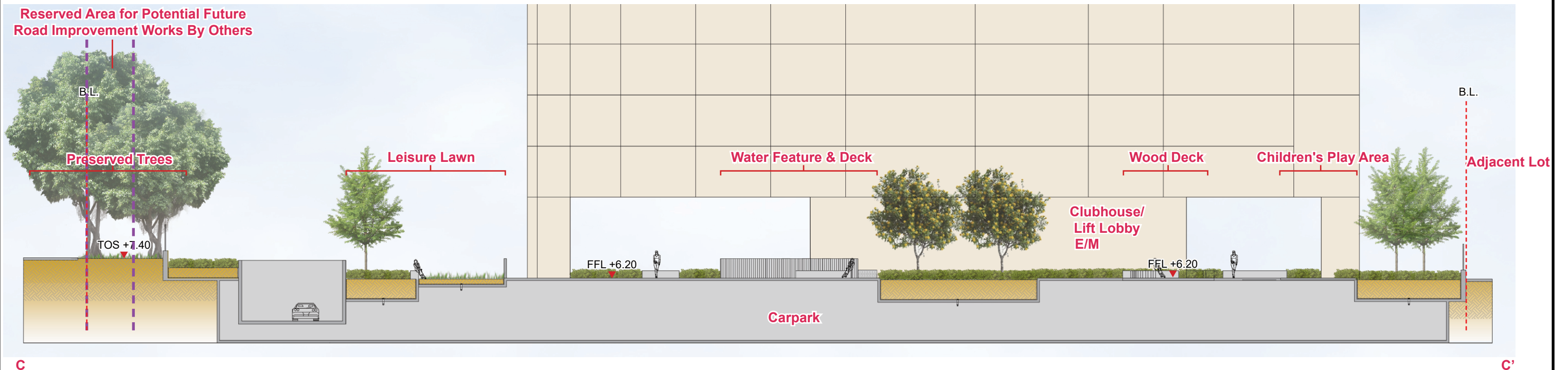
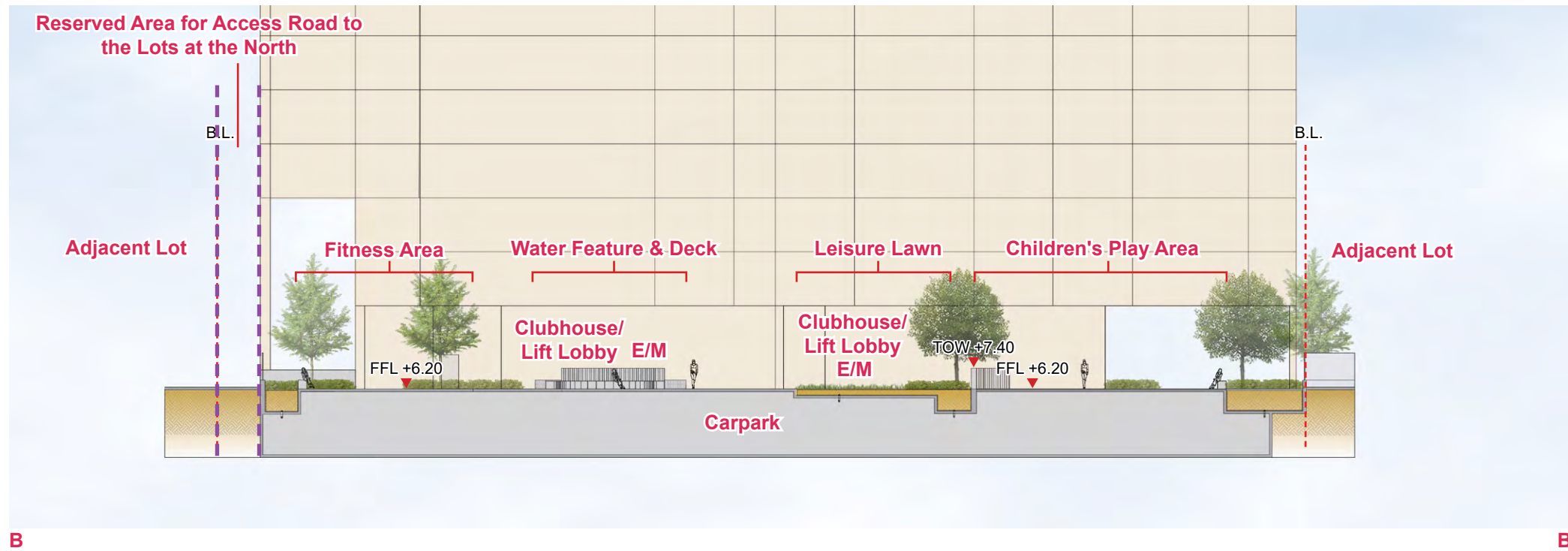


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Landscape Proposal – Combine

| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 1.1 | | REV B |

ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 專業園林景觀、城市規劃設計、建築師事務所
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



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Landscape Section B-B' and C-C'

| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 2.2 | | REV |
| | | | B |

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- Legend**
- Application Site Boundary
 - Phase Boundary
 - Reserved Area for Potential Future Road Improvement Works by Others
 - Reserved Area for Access Road to the Lots at the North
 - +16.00 ◆ Proposed Level
 - Private Open Space (for Passive Recreation)

Note:
Following HKPSG requirement (1m²/person(estimated population))

Development Site
Phase 1 Development Site Area:
 Total not less than 1,725m²
 (For estimated population of 1,725 people)

Phase 2 Development Site Area:
 Total not less than 1,400m²
 (For estimated population of 1,400 people)

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| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 4.1 | | REV |
| | | | B |

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亞博奧頓國際設計有限公司
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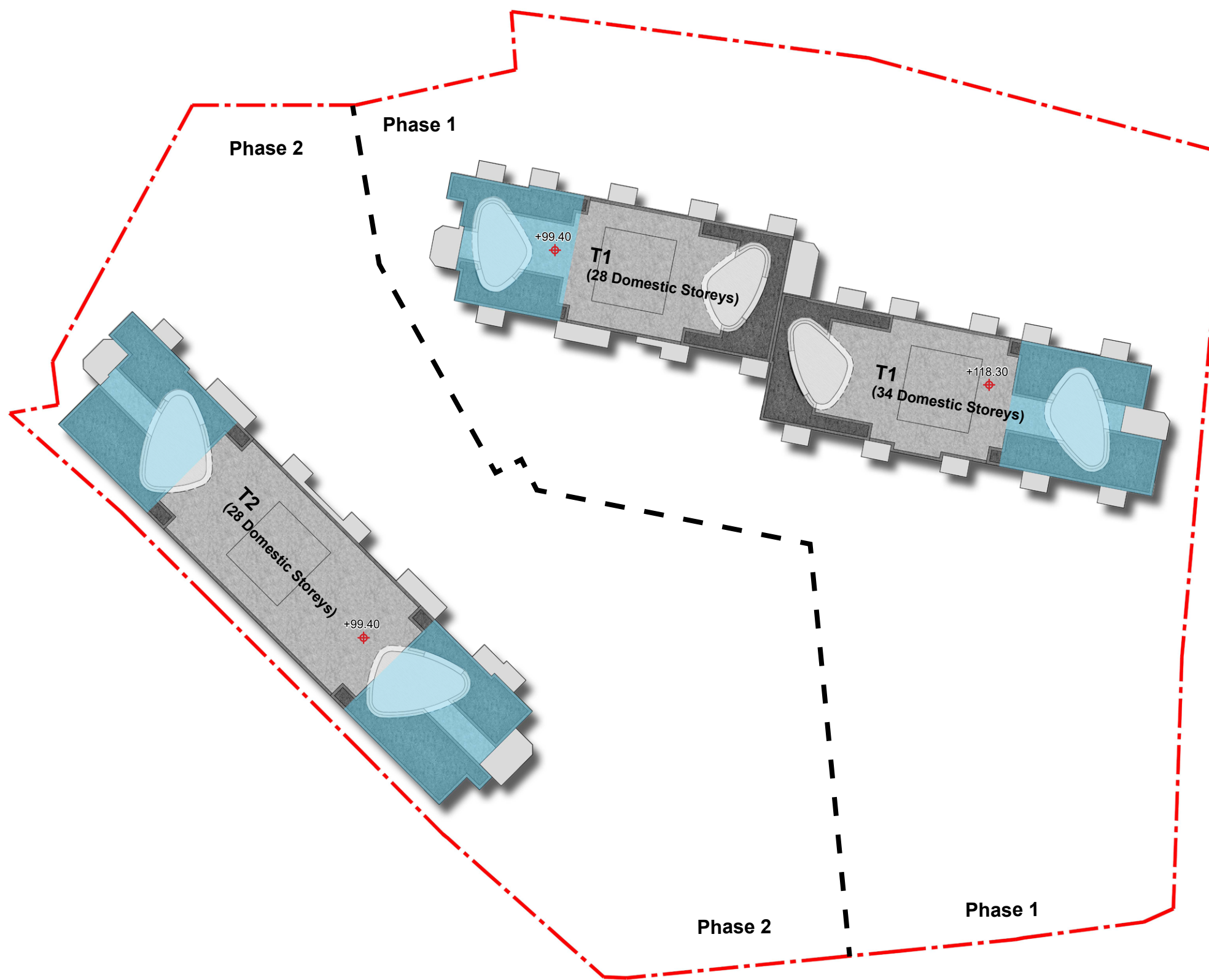
Legend

- Application Site Boundary
- Phase Boundary
- Reserved Area for Potential Future Road Improvement Works by Others
- Reserved Area for Access Road to the Lots at the North
- +16.00 Proposed Level
- Private Open Space (for Passive Recreation)

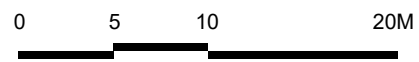
Note:
Following HKPSG requirement (1m²/person(estimated population))

Development Site
Phase 1 Development Site Area:
 Total not less than 1,725m²
 (For estimated population of 1,725 people)

Phase 2 Development Site Area:
 Total not less than 1,400m²
 (For estimated population of 1,400 people)



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Open Space Framework - Roof


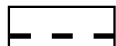




| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 4.2 | | REV |
| | | | B |

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 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九



Legend

-  Application Site Boundary
-  Phase Boundary
-  Reserved Area for Potential Future Road Improvement Works by Others
-  Reserved Area for Access Road to the Lots at the North
-  +16.00 Proposed Level
-  Uncovered Green Coverage

Note:
Development Site
Phase 1 Development Site Area:
 Not less than 744m²
 (20% of Phase 1 area of about 3,722m²)
Phase 2 Development Site Area:
 Not less than 514m²
 (20% of Phase 2 area of about 2,568m²)

申請編號 Application No. : Y / YL / 19
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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

Greenery Coverage - GF

| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 5.1 | | REV B |



ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 專業建築、城市規劃及設計、園藝及景觀設計
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



Legend

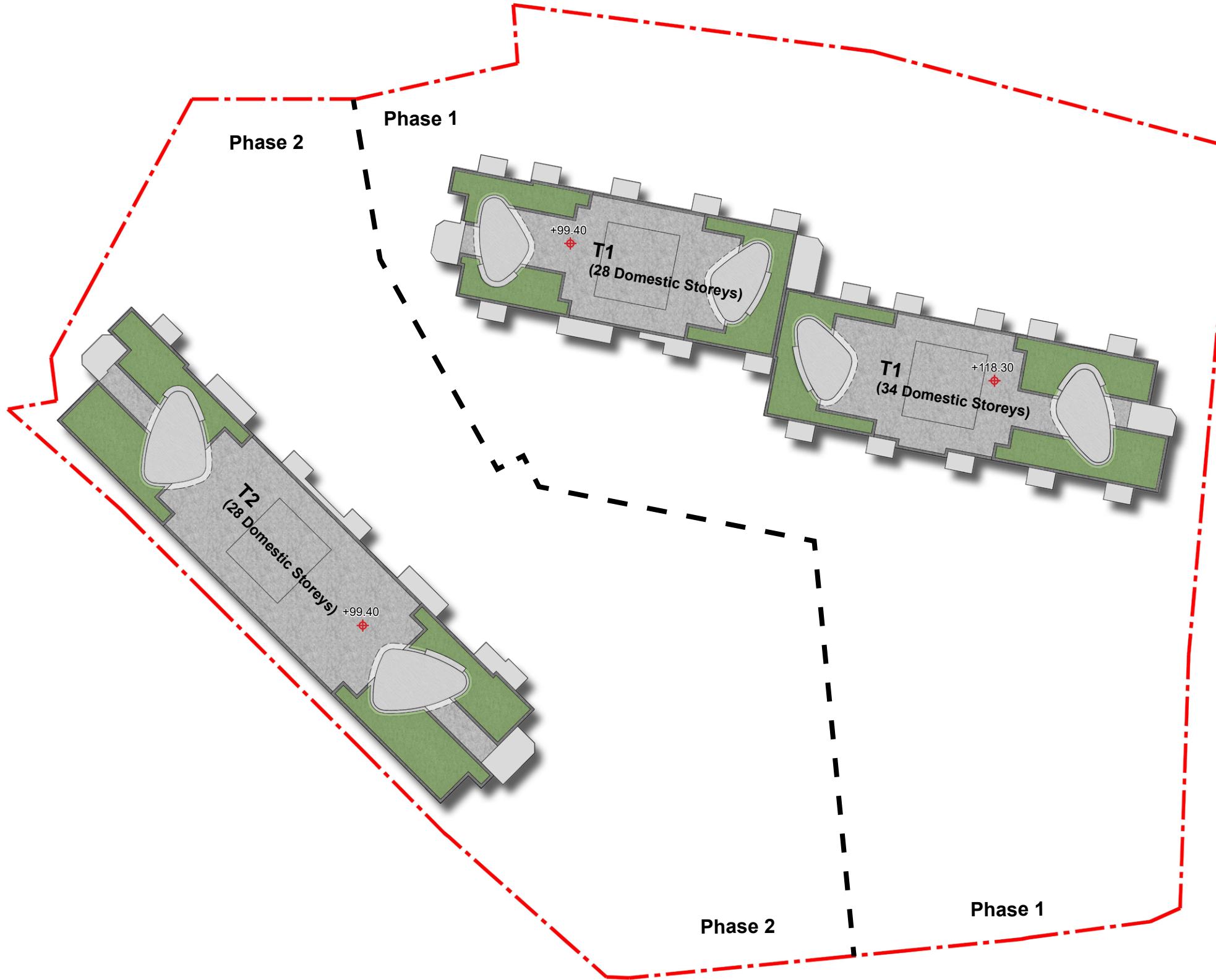
- Application Site Boundary
- Phase Boundary
- Reserved Area for Potential Future Road Improvement Works by Others
- Reserved Area for Access Road to the Lots at the North
- +16.00 Proposed Level
- Uncovered Green Coverage

Note:

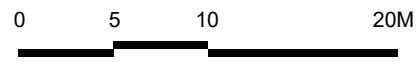
Development Site

Phase 1 : Not less than 744m²
(20% of Phase 1 area of about 3,722m²)

Phase 2 : Not less than 514m²
(20% of Phase 2 area of about 2,568m²)



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Greenery Coverage - Roof

| | | | | |
|------------|------------|-------|----------|---|
| SCALE | AS SHOWN | DATE | OCT 2024 | |
| CHECKED | ELK | DRAWN | TEAM | |
| FIGURE NO. | Figure 5.2 | | REV | |
| | | | | B |

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New Tree Planting Concept

| | | | |
|------------|-------------|-------|----------|
| SCALE | AS SHOWN | DATE | OCT 2024 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Appendix VI | | REV B |

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