

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL/19**  
**關乎申請編號 Y/YL/19 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	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 新界元朗十八鄉路丈量約份第 120 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 6,290 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 2,968 sq. m 平方米)		
Plan 圖則	Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶及修訂適用於申請 地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 37,740	Not more than 不多於 6
	Non-domestic 非住用	About 約 200	About 約 0.032
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		29 - 35 <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i>
	Non-domestic 非住用	-	m 米
		13.35	mPD 米(主水平基準上)
		2 <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i>
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 33.3 %		
No. of units 單位數目	1,116 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,125	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		226
	Private Car Parking Spaces 私家車車位		138
	Motorcycle Parking Spaces 電單車車位		12
	Bicycle Parking Spaces 單車泊車位		76
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
Heavy Goods Vehicle Spaces 重型貨車車位		3	

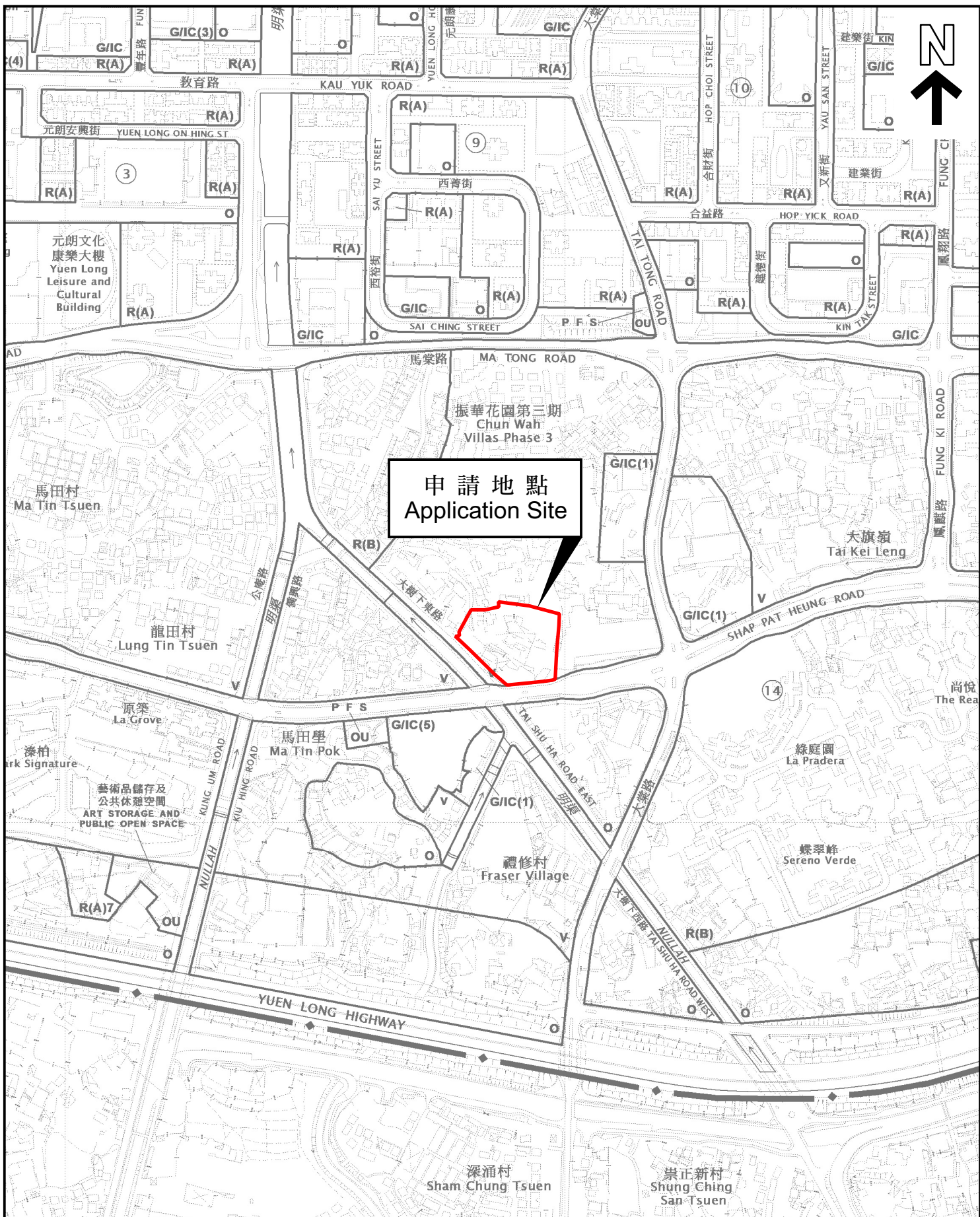
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Lot Index Plan 地段索引圖</u>		
<u>Surrounding Context Overview Plan 周邊環境概況圖</u>		
<u>Proposed Amendment Plan 擬議修訂圖</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Landscape Proposal, Tree Survey and Tree Preservation Proposal 園境建議書、樹木調查及樹木保育建議書</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



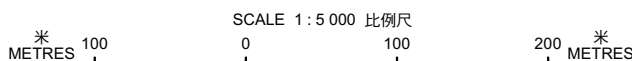
**位置圖 LOCATION PLAN**

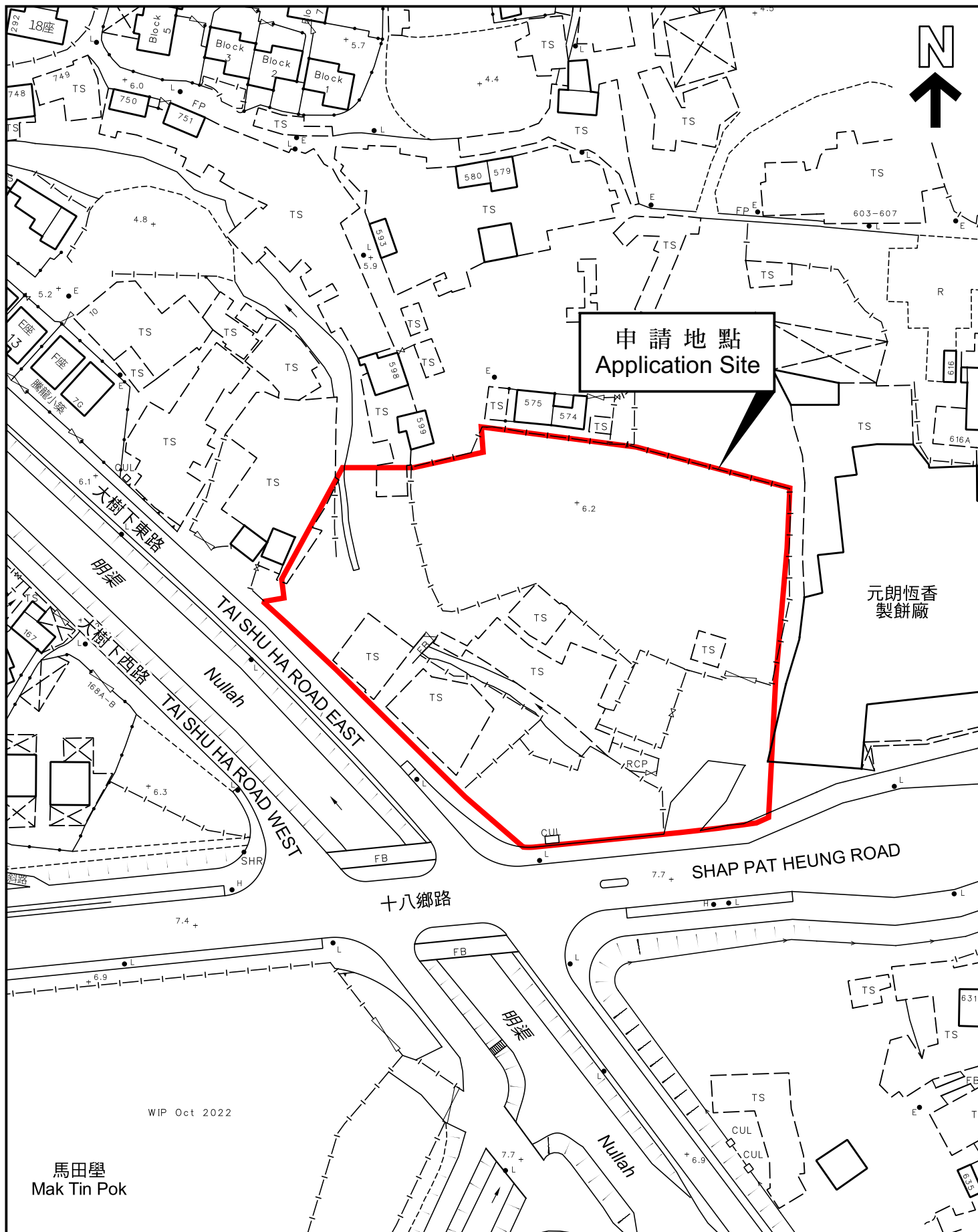
本摘要圖於2023年2月17日擬備，  
 所根據的資料為於2023年1月6日  
 展示的分區計劃大綱圖編號 S/YL/26  
 EXTRACT PLAN PREPARED ON 17.2.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL/26 EXHIBITED ON 6.1.2023

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**





平面圖 SITE PLAN

本摘要圖於2023年2月17日擬備，  
所根據的資料為測量圖編號  
6-NW-14B 及 15A  
EXTRACT PLAN PREPARED ON 17.2.2023  
BASED ON SURVEY SHEETS No.  
6-NW-14B & 15A

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

## EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to the Draft Yuen Long Outline Zoning Plan No. S/YL/26 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Village Type Development” (“V”) zone to a tailor-made “Residential (Group A) 9” (“R(A) 9”) zone at Various Lots at D.D.120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories (the “Application Site”) to facilitate the proposed residential development and social welfare facility (the “Proposed Amendment”).

The Application Site was designated as part of the “V” zone on the OZP but has been left idle for more than 30 years. Currently, the Application Site has been occupied by squatters and brownfield uses, which is neither reflecting the planning intention of “V” zone nor effectively utilizing valuable land resources.

The Application Site is located in an area sandwiched by high-density residential clusters of Yuen Long New Town (YLNT) and the future residential hub of Yuen Long South Development Area (YLS DA). Two high-rise high-density public housing developments are planned in the vicinity. In view of changing planning circumstances of the surrounding area to a higher density residential neighbourhood, the Applicant takes the opportunity to review the development potential at the Application Site contributing to territorial housing supply. The Applicant also fully respects the demand of small houses development that sufficient land in the remaining part of the “V” zone will be maintained.

An Indicative Scheme has been formulated in support of the Proposed Amendment. A maximum domestic plot ratio of 6 plus a non-domestic gross floor area of not less than 200m<sup>2</sup> for social welfare facility, and a maximum building height of 120 metres above principal datum are proposed. A pragmatic phasing strategy is adopted owing to the existing land ownership pattern to ensure early implementation of Phase 1 development by the Applicant in delivering more than 600 units while spearheading Phase 2 development as to achieve an overall provision of more than 1,100 units at the Application Site, to accommodate 3,125 population. The Proposed Amendment is generally in line with the residential nature of the original “V” zone, yet with an optimised development intensity at a highly convenient location between YLNT and YLS DA.

The following planning merits could be achieved with the Proposed Amendment:

- Responding to the Changing Planning Circumstances and Optimising Flat Provision at the Extension of Yuen Long New Town;
- Respecting the Planning Intention of the Original “Village Type Development” Zone for Residential Purpose;
- Not Compromising the Land Reserved for Small House Development;
- Ensuring Compatibility with the Surrounding Context;
- Adopting a Phasing Approach to Spearhead High-dense Residential Development at the Application Site;

- Supporting Community Needs and Improving Quality of Life of the Surrounding Neighbourhood;
- Improving the Overall Landscape Amenity in Tree Preservation and Landscape Value Upgrades;
- Resulting in NO Adverse Impacts to Surrounding Environment; and
- Setting a Desirable Precedent for Optimising Opportunities for Comprehensive Development at an Appropriate Location.

This Application has demonstrated Applicant's genuine intention and commitment in taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

## 行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於新界元朗十八鄉路丈量約份第 120 約內多個地段和毗連政府土地(「申請地點」)，擬議修訂元朗分區計劃大綱草圖編號 S/YL/26(「分區計劃大綱圖」)，將申請地點由「鄉村式發展」地帶改劃為特製的「住宅(甲類)9」地帶，以作住宅發展及社會福利設施(「擬議修訂」)。

申請地點已閒置超過 30 年。現時申請地點被棚戶區以及破舊和臨時搭建的農村廠房佔用。此情況既未能善用土地資源，亦未能反映「鄉村式發展」地帶的規劃意向，供原居村民興建小型屋宇。

申請地點所處區域，位於元朗新市鎮高密度住宅群與未來元朗南發展區主要住宅區之間。政府近年積極在該區域(即申請地點所在區域)覓地，作高密度公營房屋發展，並已計劃在附近發展兩個公營房屋項目。鑑於周邊環境已漸劃為更高密度的住宅區，申請人藉此機會探討更有效地善用申請地點的發展潛力，利用其優越的地理位置以及完善的基礎設施，增加全港私人住宅的供應。申請人充分尊重小型屋宇發展的需求，在改劃申請地點為「住宅(甲類)9」地帶後，有關「鄉村式發展」地帶內仍有足夠土地可完全應付日後的小型屋宇需求。

指示性方案已經過詳細審視，以確保擬議改劃發展的性質及發展密度與周邊發展兼容。擬議修訂的最高住用地積比率為6，非住用總樓面面積為不少於200平方米(作社會福利設施之用)，而最高建築物高度將不超過主水平基準上120米。因應現時土地業權分佈，申請人會採取務實可行的分期發展策略，以確保申請人能盡早於第一期發展提供超過600個單位，同時推動第二期發展，而指示性方案最終將可在申請地點提供超過1,100個單位，以容納3,125人口。指示性方案設計亦充分考慮環境因素，以確認在環境方面的可行性。擬議修訂整體上符合原來「鄉村式發展」地帶的規劃意向，作為居住用地供住宅發展，同時亦能令此位於元朗新市鎮及元朗南發展區之間且交通便利的土地地盡其用。

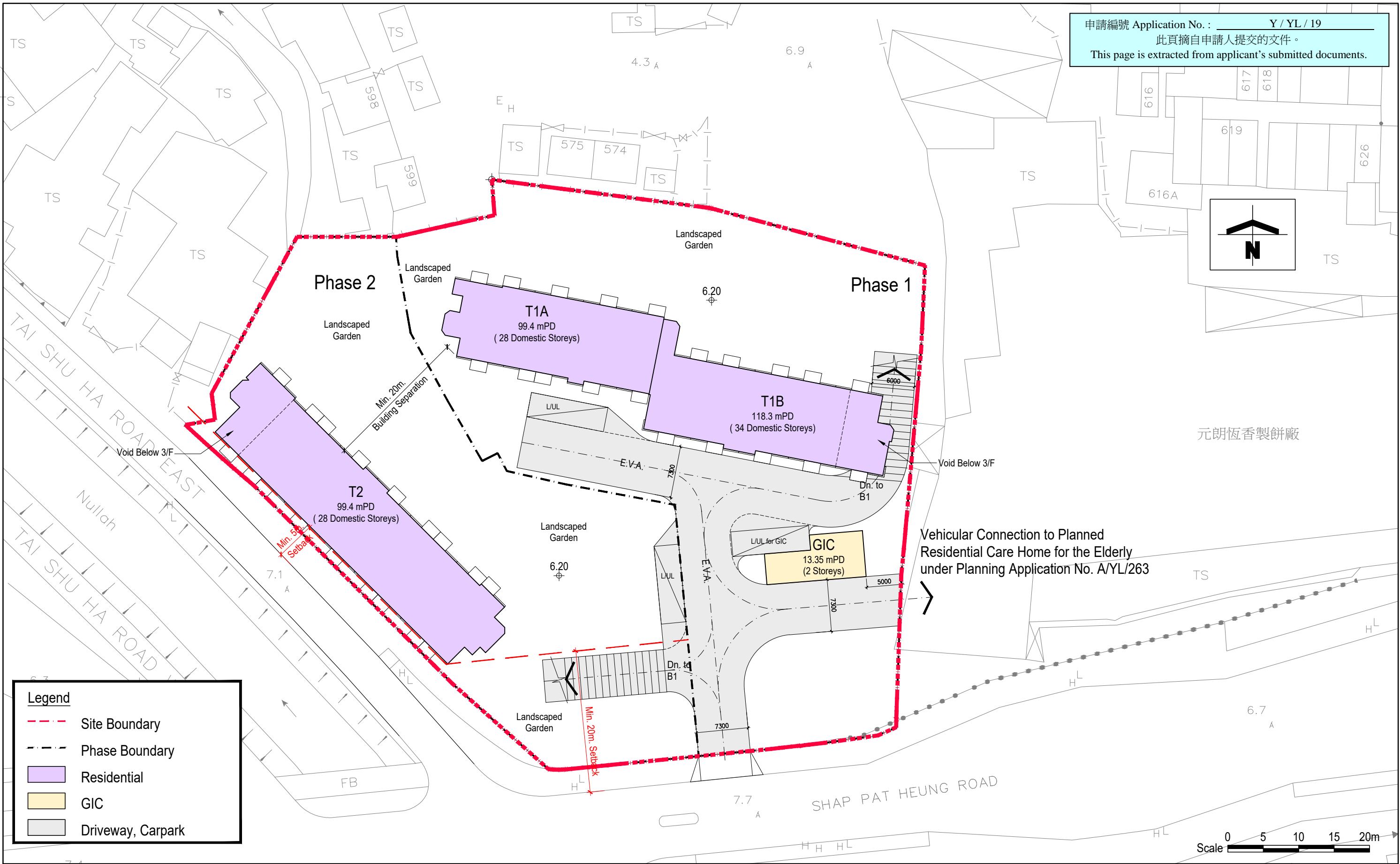
擬議修訂可以達到以下規劃增益：

- 積極回應周邊規劃環境的改變，於元朗新市鎮的延伸部分的位置，善用申請地點的發展潛力以作房屋供應；
- 尊重原來「鄉村式發展」地帶作為居住用途的規劃意向及性質；
- 不影響有關「鄉村式發展」地帶日後的小型屋宇發展；
- 擬議發展與周邊的發展相互協調；



- 提供分期發展策略，以推動申請地點的整體發展；
- 提供社會福利設施，以滿足社區需要及改善附近居民的生活質素；
- 透過保留現有樹木和改善景觀設計，以提升整體景觀環境；
- 不會對周邊環境造成負面影響；及
- 為在合適地點優化發展潛力作綜合發展創立良好先例。

申請人對推進此指示性方案持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益和理據，我們懇請城市規劃委員會支持是次 S12A 規劃申請。



**Legend**

- - - Site Boundary
- - - Phase Boundary
- Residential
- GIC
- Driveway, Carpark

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility 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

(For Indicative Purpose Only)



**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 and Social Welfare Facility 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)

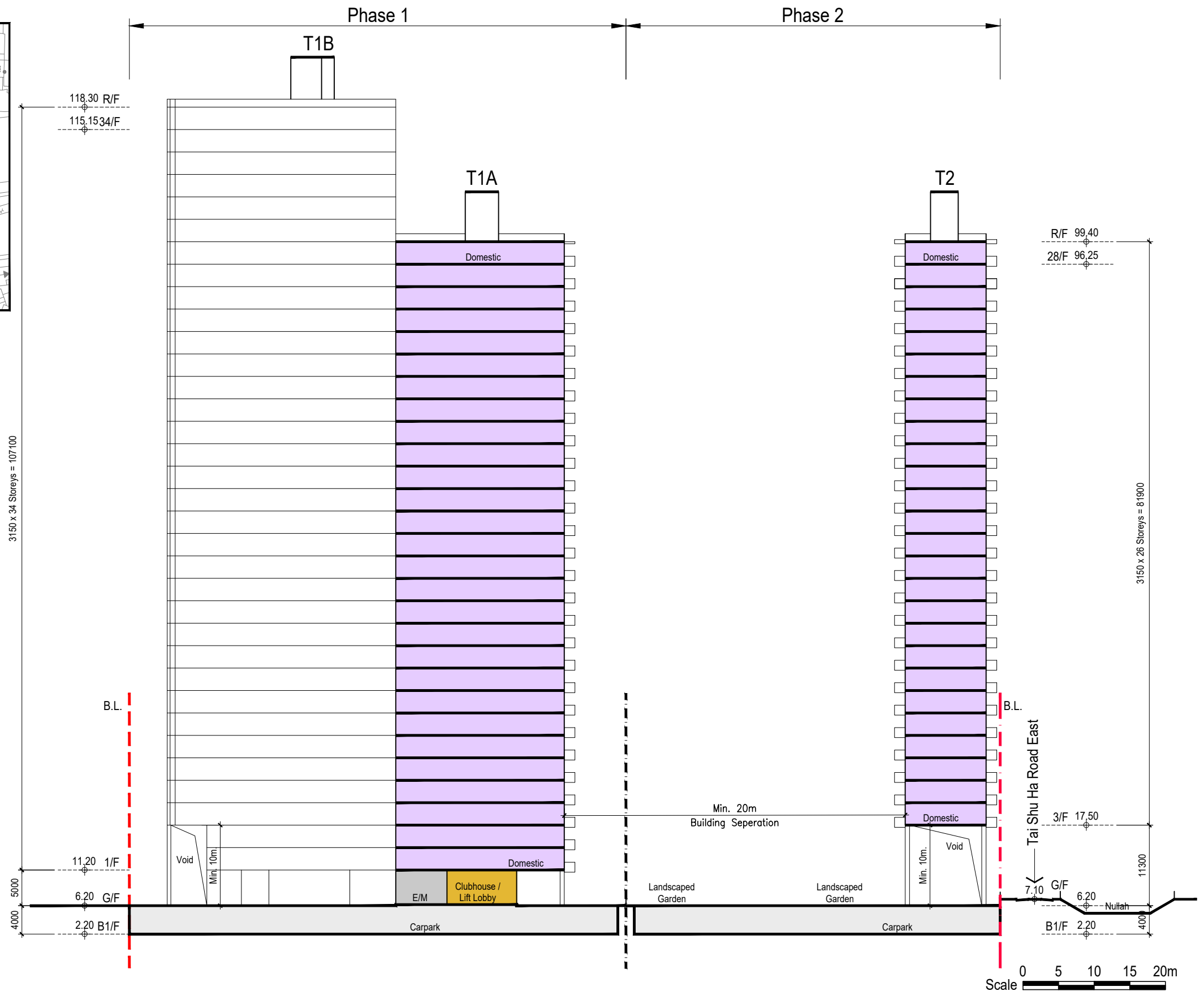
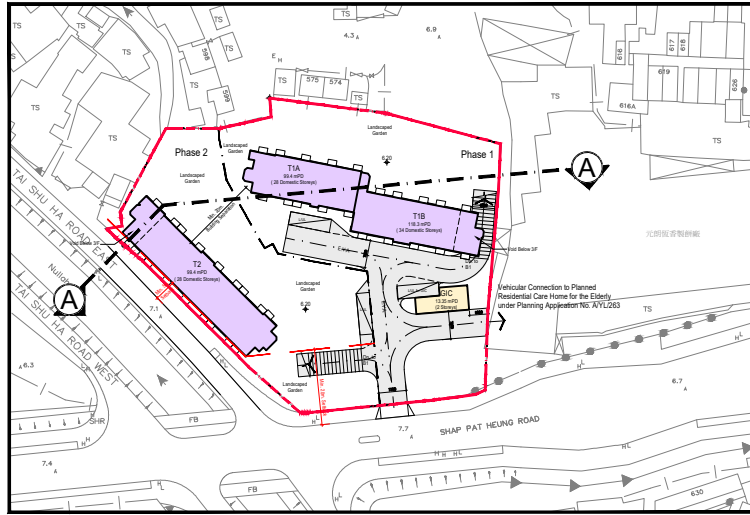


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### Schematic Ground Floor Plan

Drawing No.  
HH-03  
Scale  
1:500 @ A3

(For Indicative Purpose Only)



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**Legend**

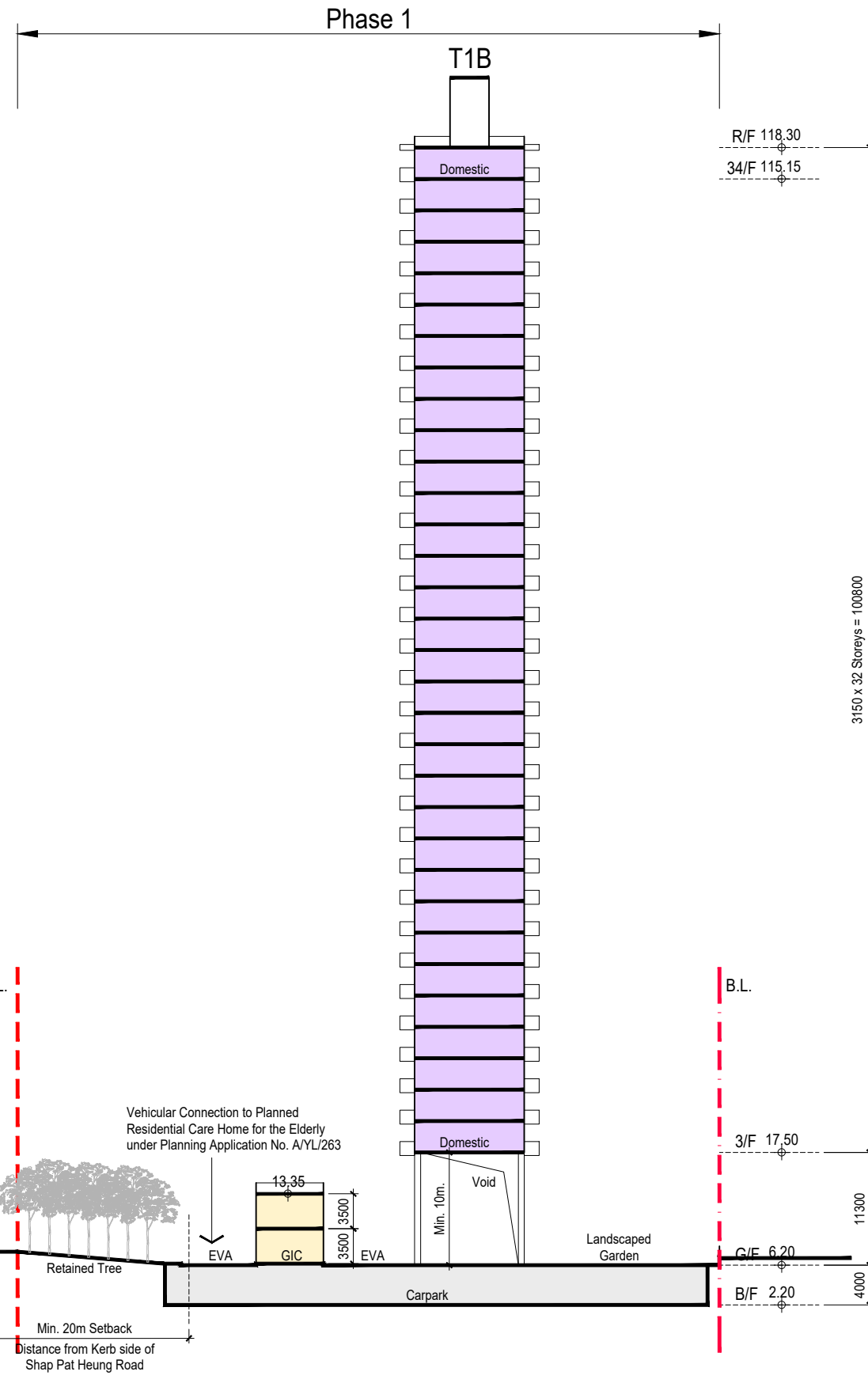
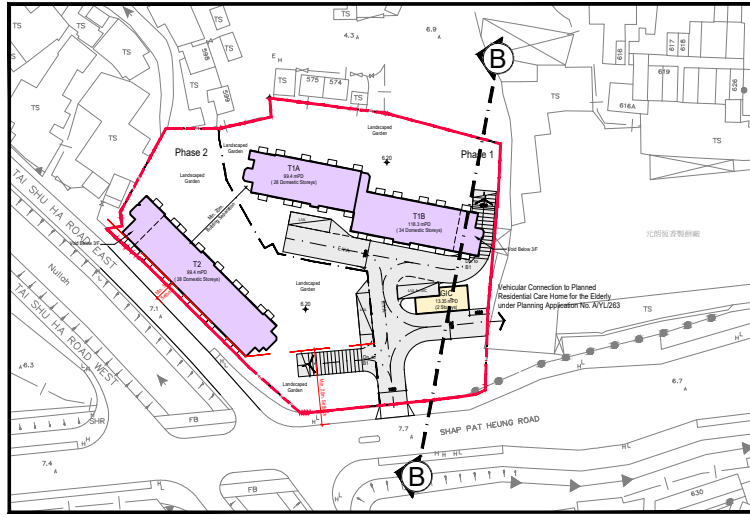
- Site Boundary
- Phase Boundary
- Residential
- Clubhouse
- Driveway, Carpark
- E/M

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

**Schematic Section 'A' - 'A'**

Drawing No.  
HH-04  
  
Scale  
1:600 @ A3

(For Indicative Purpose Only)



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**Legend**

- - - Site Boundary
- Residential
- GIC
- Driveway, Carpark

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility 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



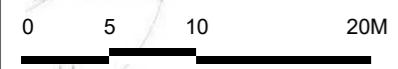
**Legend**

- Application Site Boundary
- Phase Boundary
- Building Line Above
- Wood Deck
- Lawn
- Shrub
- Green Roof
- New Tree Planting  
Phase 1: 19 nos.  
Phase 2: 22nos.
- Retained Tree  
Phase 1: 2 nos.  
Phase 2: 5nos.
- Bench
- Trellis
- Children's Play Area
- Fitness Court
- Water Feature
- Decorative Paving
- +16.00  
Proposed Level
- 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.
- 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.

**Development Site**  
**Phase 1 Development Site Area:** 3,722m<sup>2</sup>  
**Private Open Space for residents:** Total not less than 1,725m<sup>2</sup>  
 (For estimated population of 1,725 people)

**Phase 2 Development Site Area:** 2,568m<sup>2</sup>  
**Private Open Space for residents:** Total not less than 1,400m<sup>2</sup>  
 (For estimated population of 1,400 people)

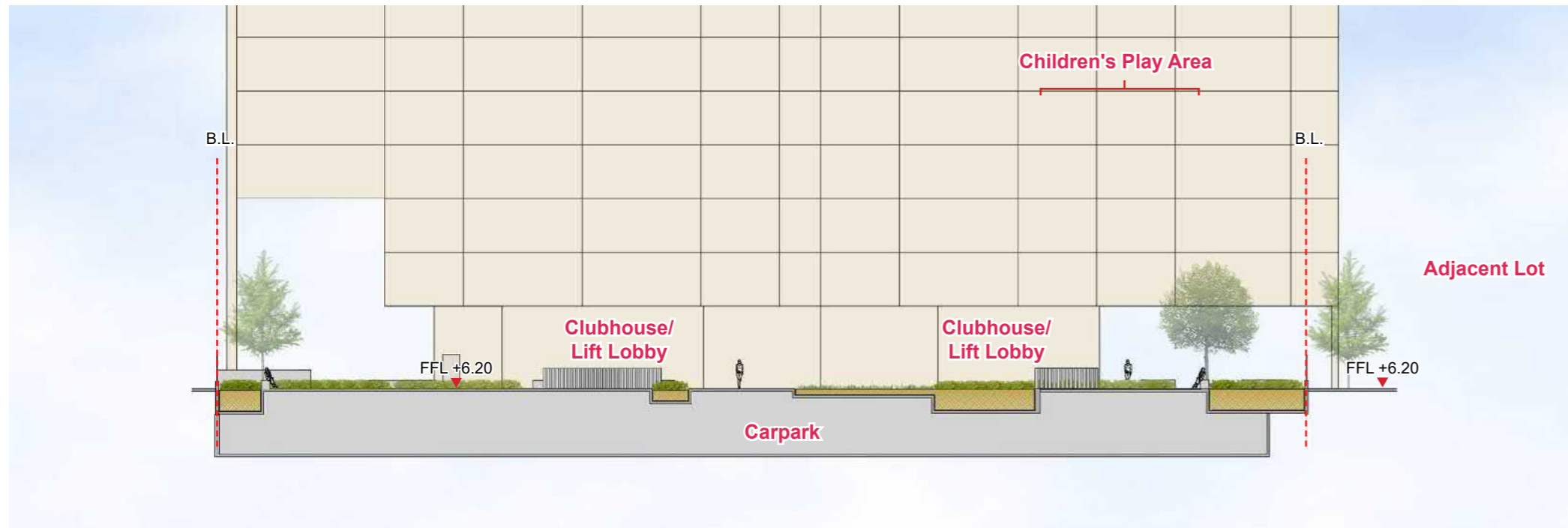


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SCALE	AS SHOWN	DATE	DEC 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV
			-

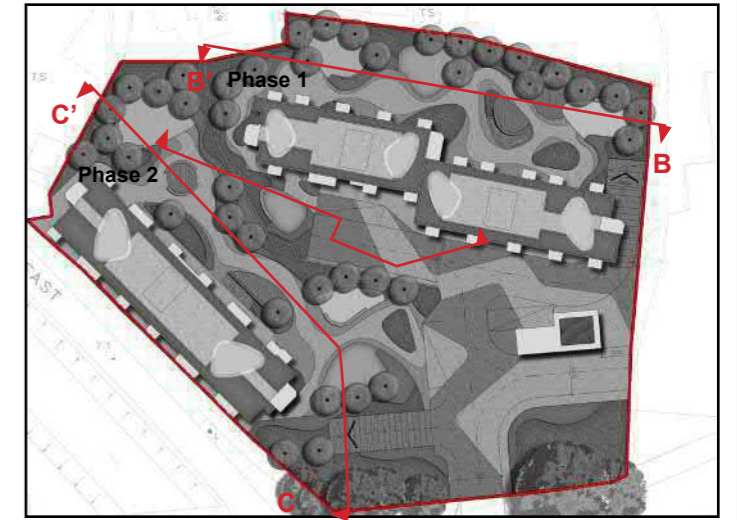
ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

進博奧領國際設計有限公司  
 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

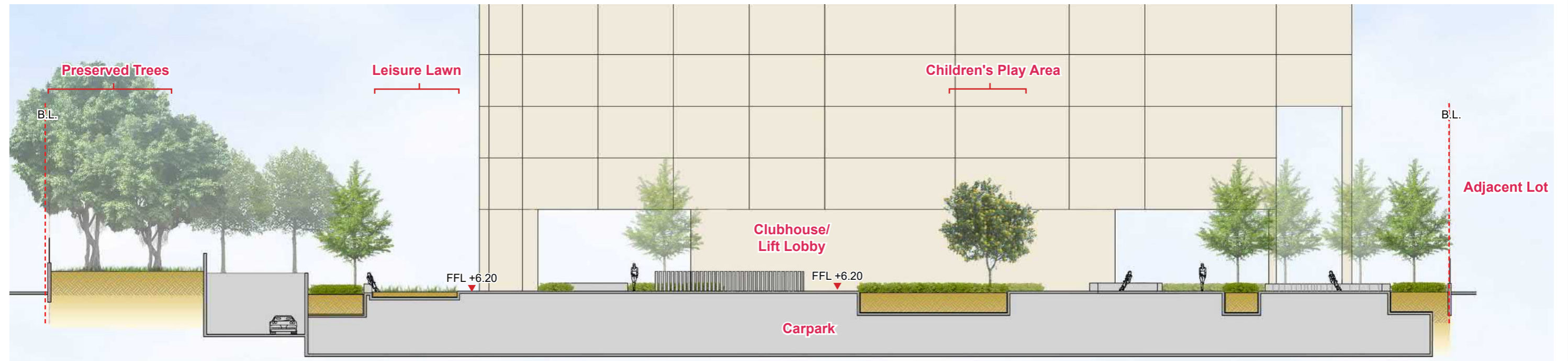


B

B'



KEY PLAN



C

C'

申請編號 Application No. : Y / YL / 19  
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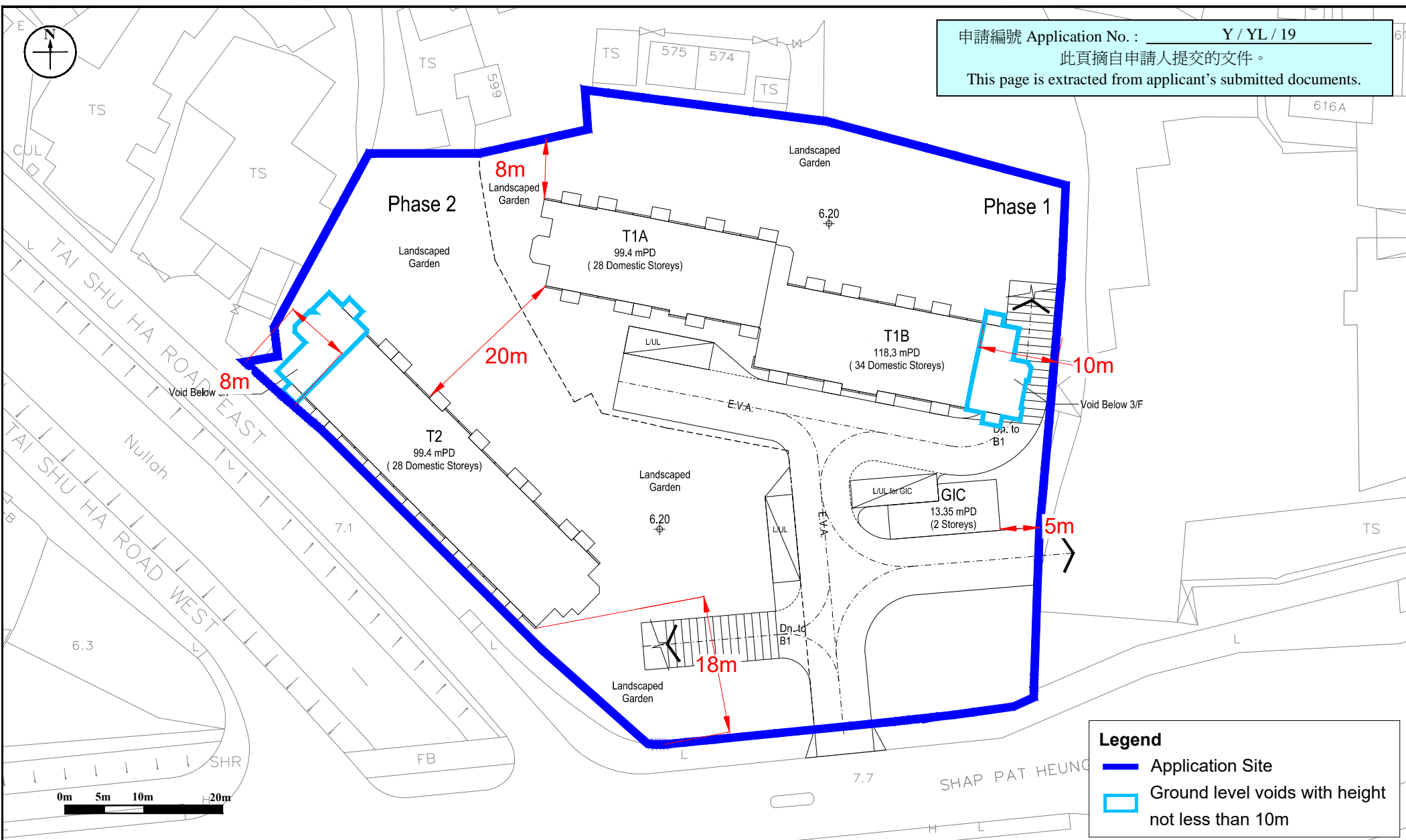
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Landscape Section B-B' and C-C'

SCALE	AS SHOWN	DATE	DEC 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.2		REV
			-

**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  
 專業提供建築、城市規劃及設計、園藝及園藝工程  
 香港上環文咸西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





**Figure:** 3

**Title:** Building Design Features to Mitigate Air Ventilation Impact

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

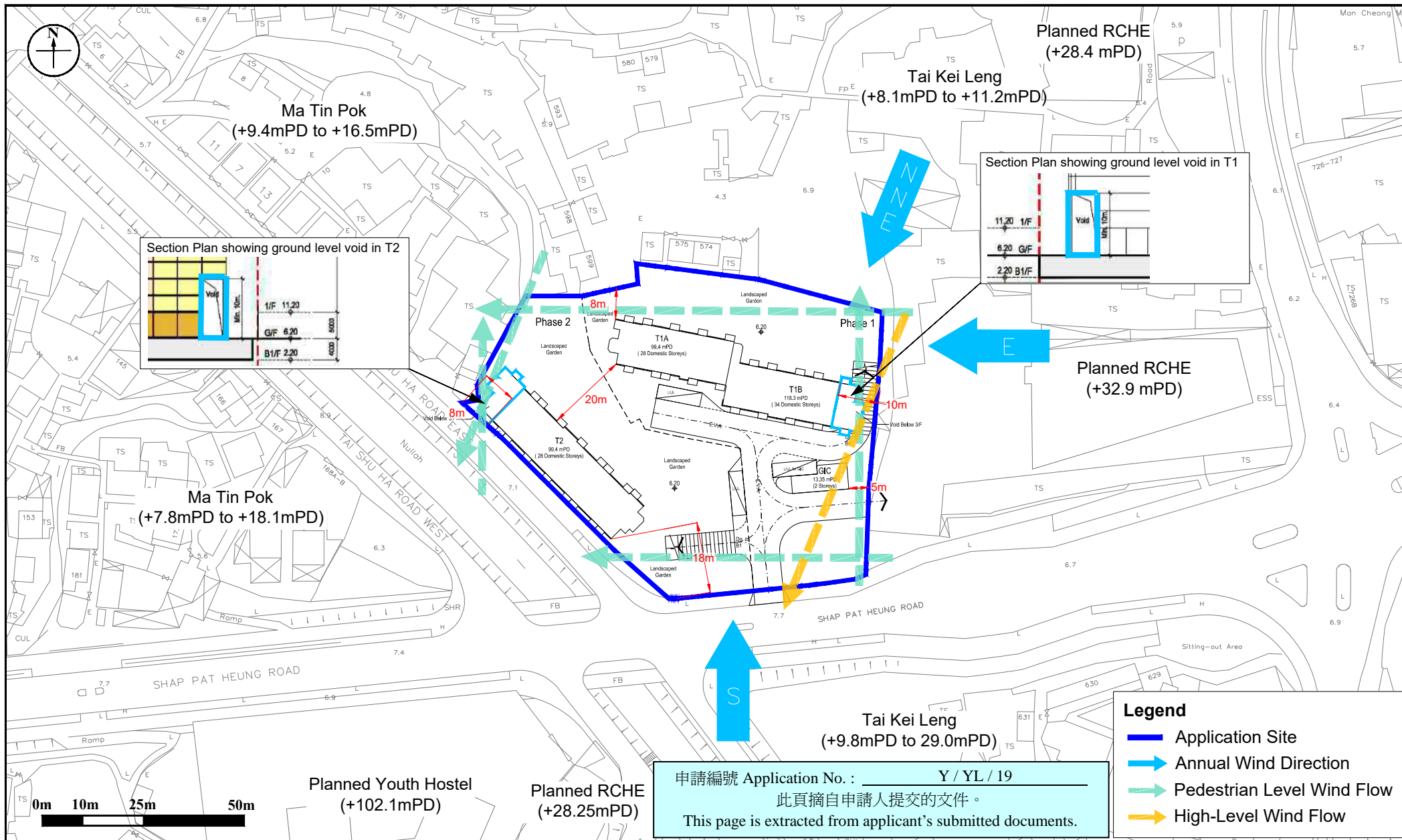


Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022



**Figure:** 4

**Title:** Illustration of Annual Wind Flow for Proposed Development

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

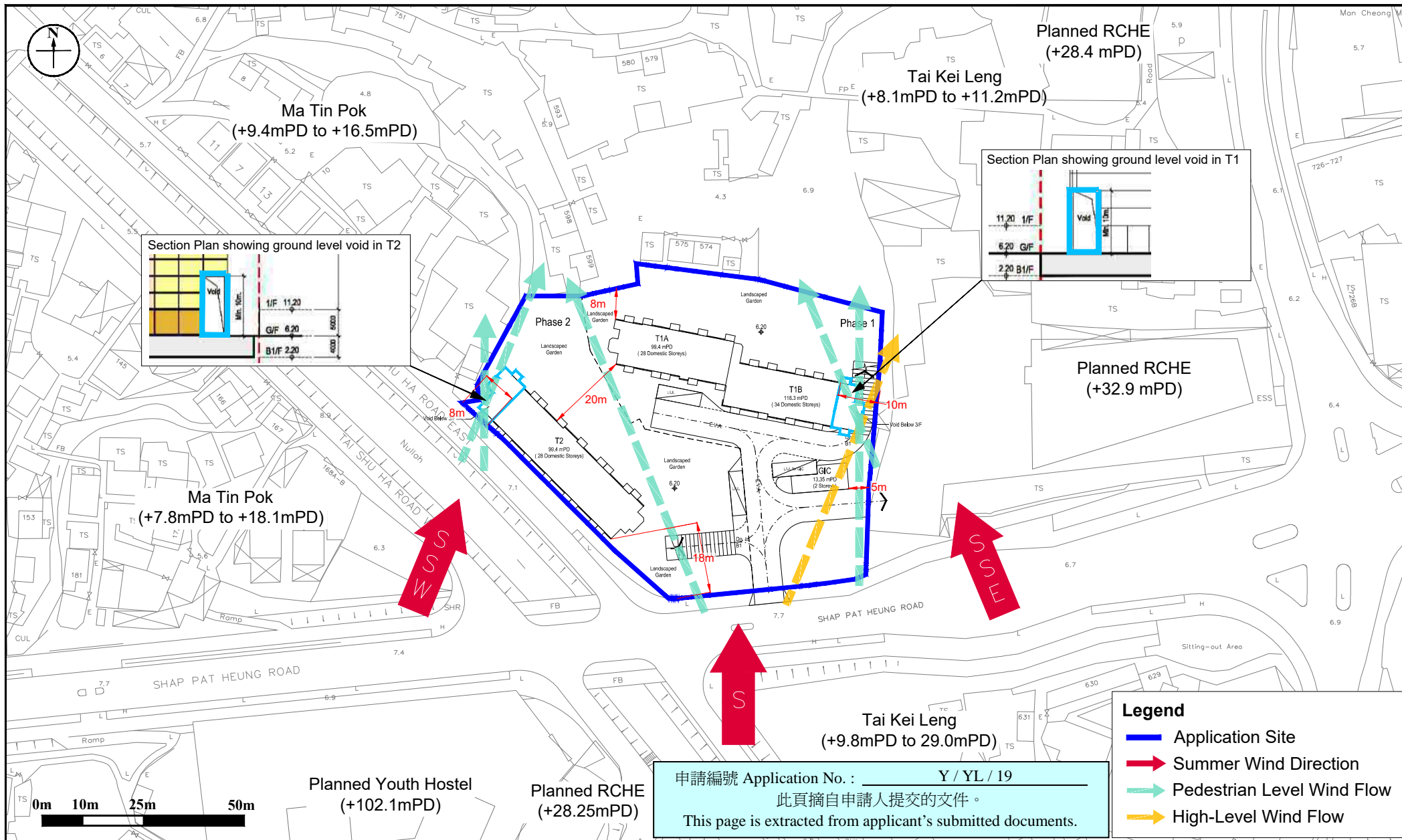
**RAMBOLL**

Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022



**Figure: 5**

**Title:** Illustration of Summer Wind Flow for Proposed Development

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

**RAMBOLL**

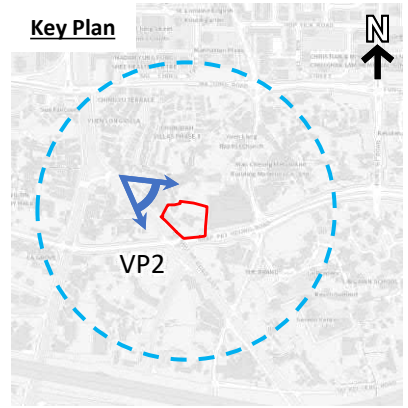
Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022

## Existing Condition



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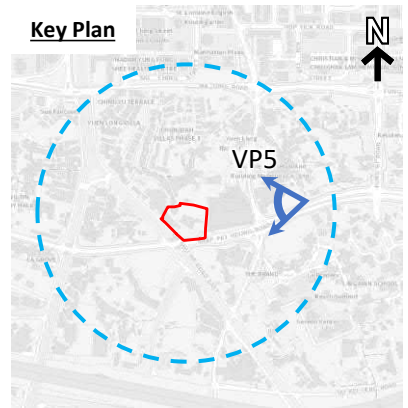
## Indicative Scheme

### Indicative Scheme at Application Site



Figure No.	Scale	Figure Title
4	N/A	Viewing Point 2: Tai Shu Ha Road West
ARUP	Date	Source
	January 2023	-

## Existing Condition

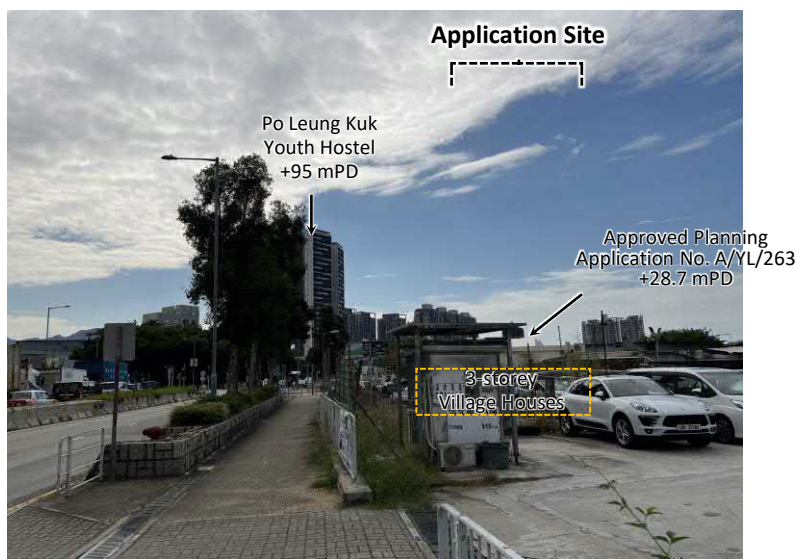


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## Planned Condition



## Indicative Scheme

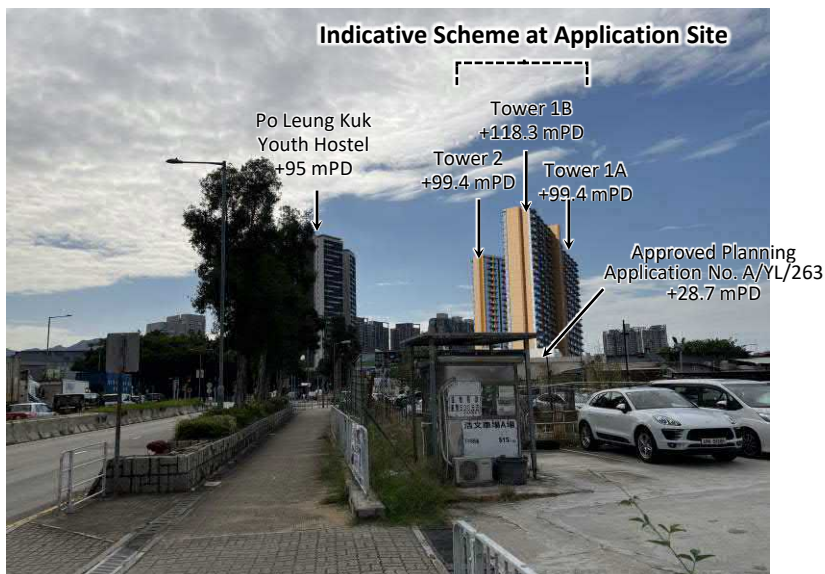
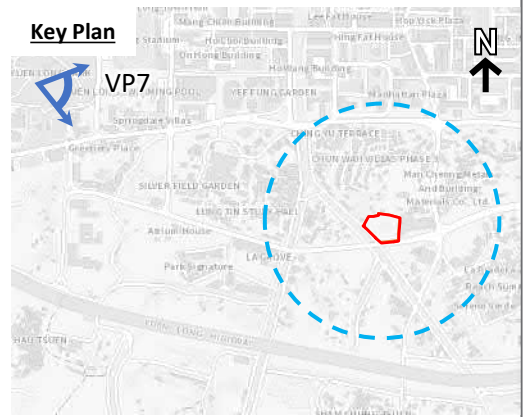


Figure No.	Scale	Figure Title
7	N/A	<b>Viewing Point 5 : Ho Man Carpark</b>
<b>ARUP</b>	Date	Source
	January 2023	-

### Existing Condition



### Key Plan



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### Planned Condition



### Indicative Scheme



Figure No.	Scale	Figure Title
9	N/A	<b>Viewing Point 7: Yuen Long Park Aviary Pagoda</b>
<b>ARUP</b>	Date	Source
	January 2023	-