

**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

Revised broad development parameters in view of
the further information received on 21.4.2023
因應於 2023 年 4 月 21 日接獲的進一步資料而修訂的概括發展規範

| | | | |
|---|--|--------------------------|---------------------|
| 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 | |

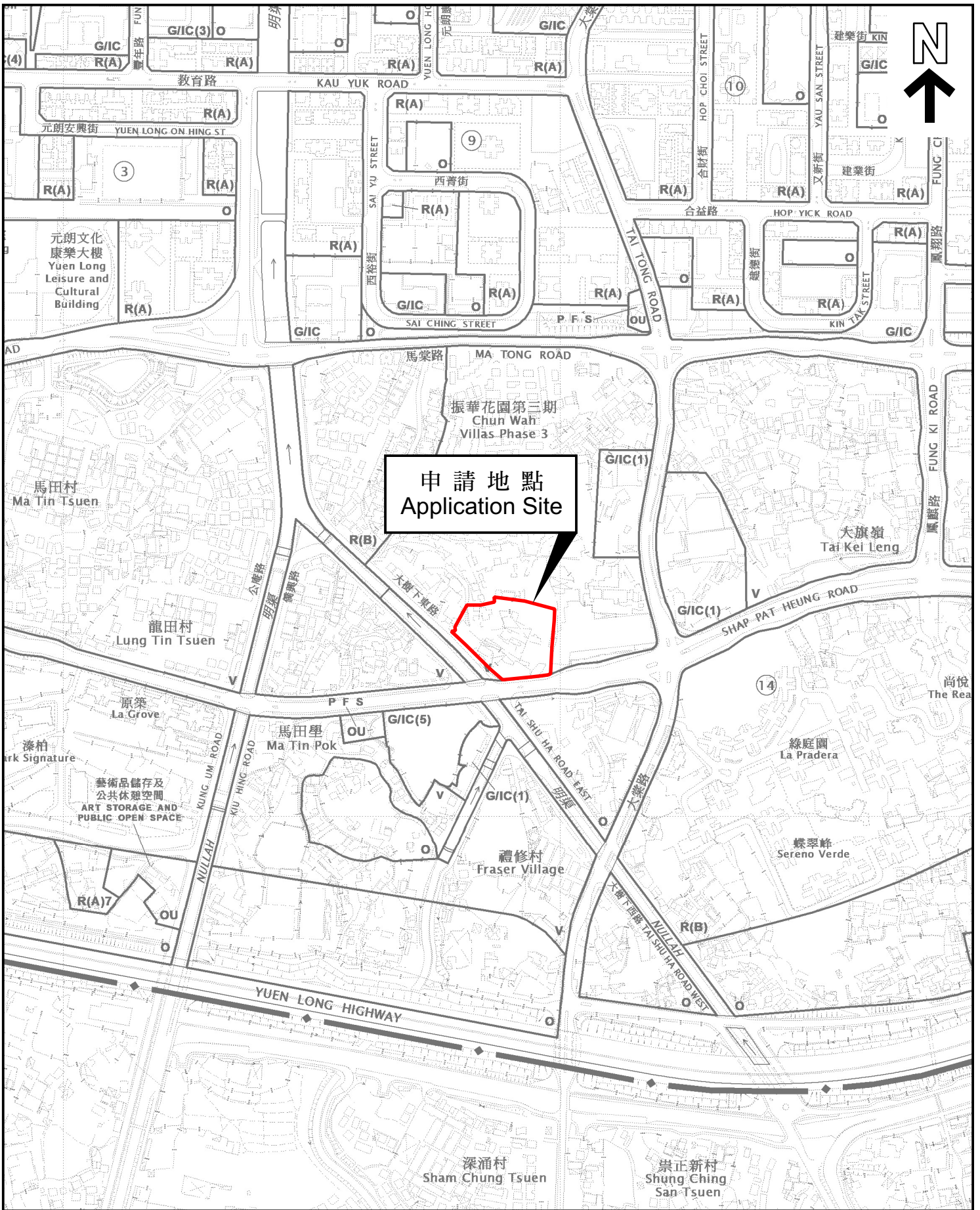
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input 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>Reports 報告書</u> | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input 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>Replacement Pages of the Planning Statement 規劃綱領的替換頁</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。



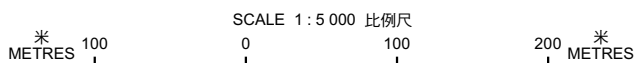
位置圖 LOCATION PLAN

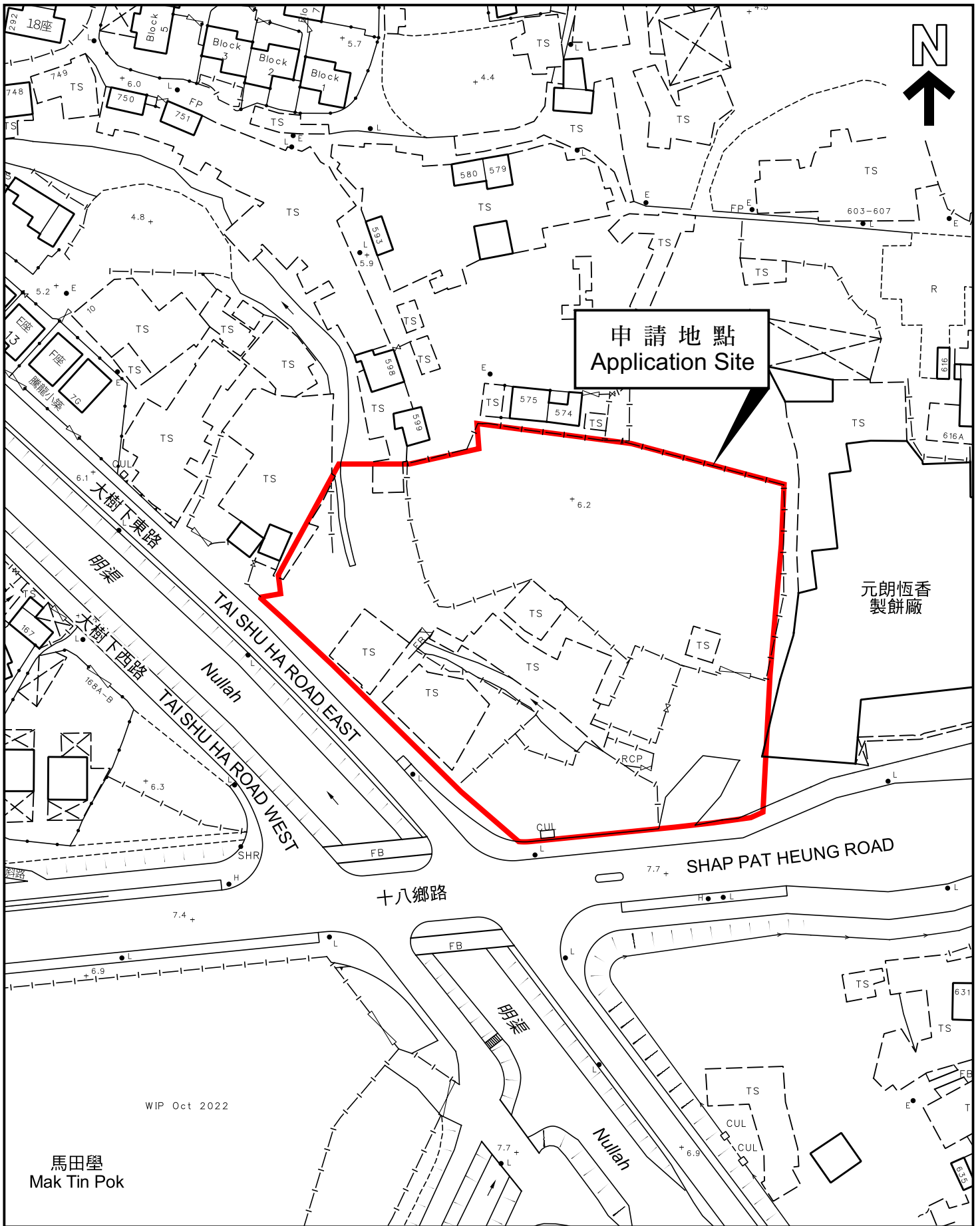
本摘要圖於2023年2月17日擬備，
 所根據的資料為於2023年1月6日
 展示的分區計劃大綱圖編號 S/YL/26
 EXTRACT PLAN PREPARED ON 17.2.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/26 EXHIBITED ON 6.1.2023

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

申請編號 **Application No. : Y/YL/19**

備註 Remarks

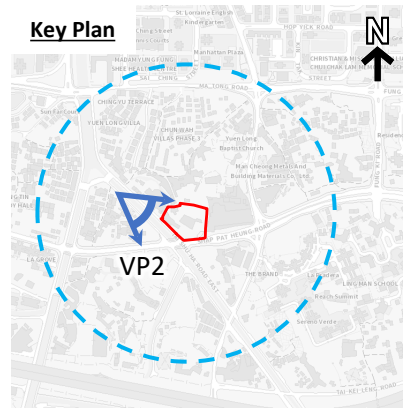
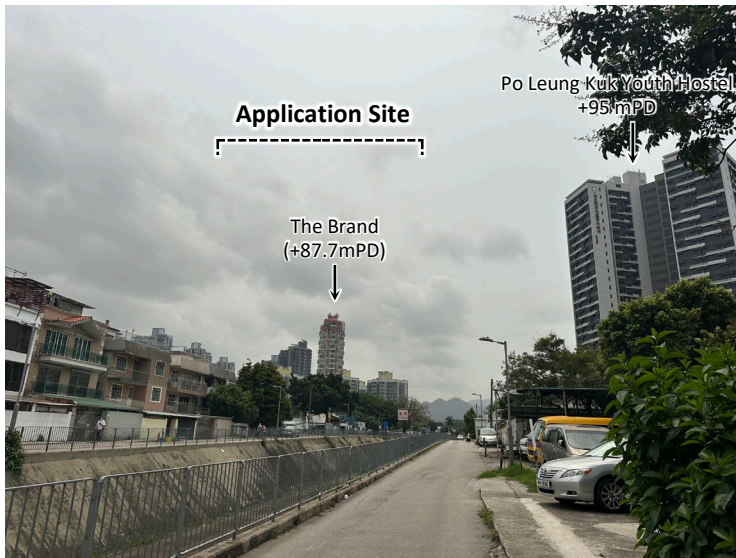
申請人呈交進一步資料，包括經修訂的環境評估、排水影響評估、排污影響評估、視覺影響評估、顯示擬議發展的合成照片、頂層園境設計圖、大綱設計的補充資料及規劃綱領的替換頁，以回應政府部門的意見。

The applicant provided further information in response to the comments of various Government departments, which includes revised Environmental Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Visual Impact Assessment, Photomontages showing the proposed development, R/F Landscape Proposal, supplementary information on Schematic Design and replacement pages of the Planning Statement.

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。

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.

Existing Condition

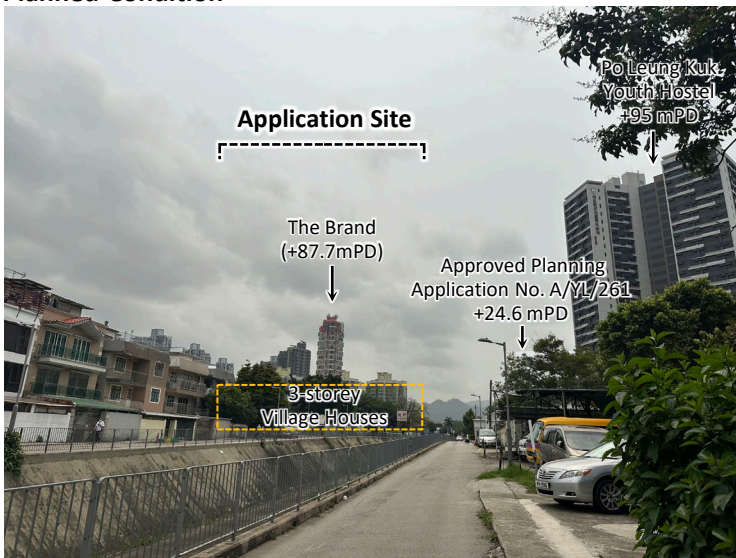


申請編號 Application No. : Y / YL / 19

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Planned Condition

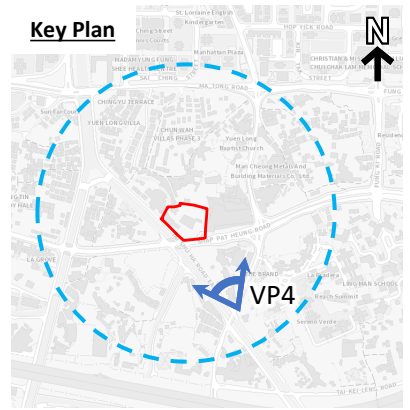


Indicative Scheme



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

Existing Condition



申請編號 Application No. : Y / YL / 19

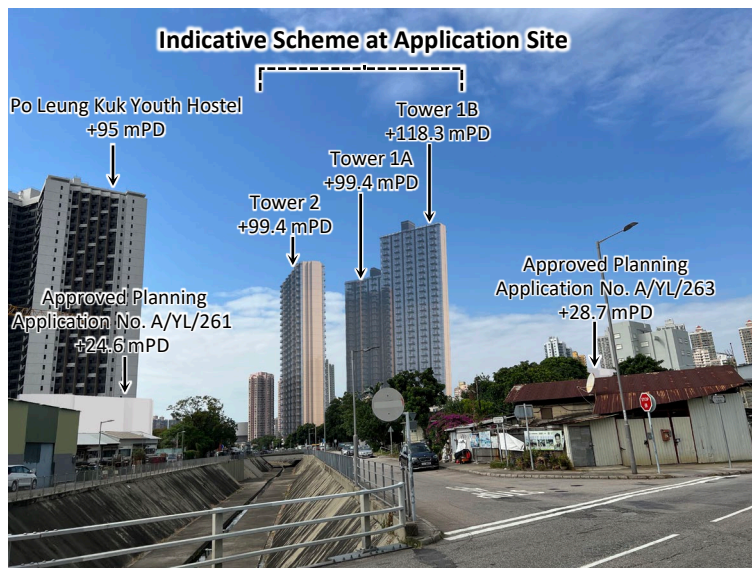
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Planned Condition

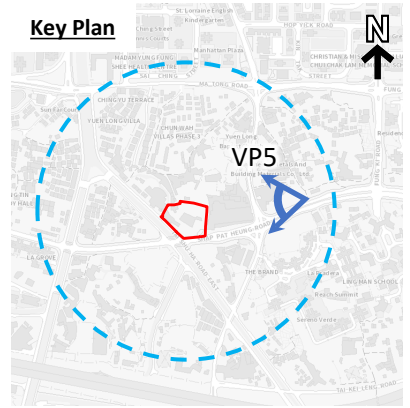
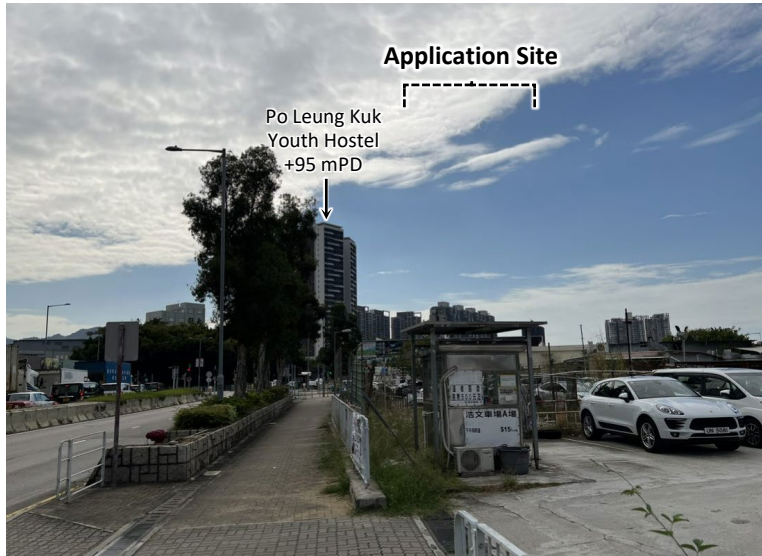


Indicative Scheme



| Figure No. | Scale | Figure Title |
|------------|------------|--|
| 6 | N/A | Viewing Point 4 : Junction of Tai Tong Road and Tai Shu Ha Road East |
| ARUP | Date | Source |
| | April 2023 | - |

Existing Condition



申請編號 Application No. : Y / YL / 19

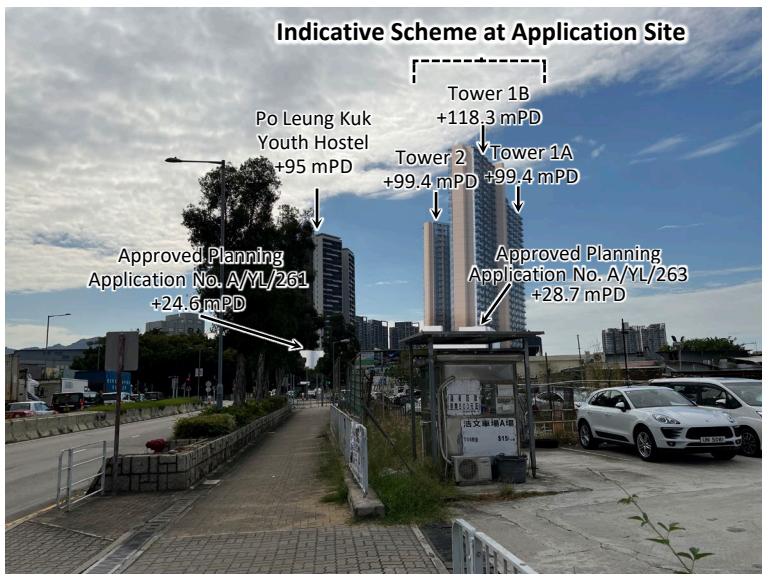
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Planned Condition





















Indicative Scheme



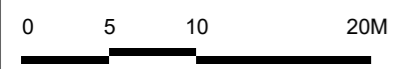
| Figure No. | Scale | Figure Title |
|------------|------------|----------------------------------|
| 7 | N/A | Viewing Point 5 : Ho Man Carpark |
| ARUP | Date | Source |
| | April 2023 | - |



Legend

-  Application Site Boundary
-  Phase Boundary
-  Building Line Above
-  Wood Deck
-  Lawn
-  Shrub
-  Green Roof
-  New Tree Planting
Phase1: 19 nos.
Phase2: 22nos.
-  Retained Tree
Phase1: 2 nos.
Phase2: 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 to soften 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.



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.

| | | | |
|------------|------------|-------|----------|
| SCALE | AS SHOWN | DATE | DEC 2022 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | Figure 1.3 | | 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
 香港國際設計有限公司
 專業建築、城市規劃設計、園藝景觀設計
 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