

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NSW/8**  
**關乎申請編號 Y/YL-NSW/8 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 3.6.2024  
因應於 2024 年 6 月 3 日接獲的進一步資料而修訂的概括發展規範

|   |   |                                       |   |                              |
|---|---|---------------------------------------|---|------------------------------|
| Application No.<br>申請編號                               | Y/YL-NSW/8  |                                       |   |                              |
| Location/address<br>位置／地址                             | Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long<br>元朗青山公路 – 潭尾段以西丈量約份第 107 約地段第 8 號餘段(部分)、第 8 號 A 分段餘段、第 12 號、第 13 號、第 14 號 B 分段第 2 小分段、第 14 號 B 分段餘段、第 14 號 C 分段餘段、第 16 號、第 17 號、第 31 號 B 分段餘段、第 33 號餘段、第 36 號餘段、第 45 號、第 55 號 A 分段及第 1740 號 A 分段餘段和毗連政府土地 |                                       |   |                              |
| Site area<br>地盤面積                                     | About 約 116,231 sq. m 平方米 (Includes Government land of about 包括政府土地約 23,864 sq. m 平方米)  |                                       |   |                              |
| Plan<br>圖則  | Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8<br>南生圍分區計劃大綱核准圖編號 S/YL-NSW/8   |                                       |   |                              |
| Zoning<br>地帶  | “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”<br>「其他指定用途」註明「綜合發展包括濕地修復區」   |                                       |   |                              |
| Proposed Amendment(s)<br>擬議修訂                         | To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”<br>把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶   |                                       |   |                              |
| Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率    |   | sq. m<br>平方米                          |   | Plot ratio<br>地積比率           |
|   | Domestic<br>住用  | About 約<br>255,708                    |   | Not more than 不多於<br>2.2     |
|   | Non-domestic <sup>(1) (2)</sup><br>非住用  | Commercial use <sup>(1)</sup><br>商業用途 | About 約<br>4,950                                      | Commercial use<br>商業用途       |
| Residential care homes for the elderly (RCHE)<br>安老院舍 |   | About 約<br>5,400                      | Residential care homes for the elderly (RCHE)<br>安老院舍 | Not more than<br>不多於<br>0.05 |
| No. of block<br>幢數                                    | Domestic<br>住用  | 17                                    |   |                              |
|   | Non-domestic<br>非住用   | 3 <sup>(3)</sup>                      |   |                              |

|  |   |                                     |   |
|--|---|-------------------------------------|---|
|  | Composite<br>綜合用途   | 7 <sup>(4)</sup>                    |   |
| Building<br>height/No. of<br>storeys<br>建築物高度/<br>層數                           | Domestic<br>住用  | -                                   | m 米                                       |
|  |   | Not more than 不多於 110.5             | mPD 米(主水平基準上)                             |
|  |   | Not more than 不多於 29 <sup>(5)</sup> | Storey(s) 層<br>Exclude 不包括<br>Basement 地庫 |
|  | Non-domestic<br>非住用   | -                                   | m 米                                       |
|  |   | Not more than 不多於 14.7              | mPD 米(主水平基準上)                             |
|  |   | Not more than 不多於 3                 | Storey(s) 層                               |
|  | Composite<br>綜合用途   | -                                   | m 米                                       |
|  |   | Not more than 不多於 115               | mPD 米(主水平基準上)                             |
|  |   | Not more than 不多於 29                | Storey(s) 層<br>Exclude 不包括<br>Basement 地庫 |
| Site coverage<br>上蓋面積  | Domestic 住用   | Not more than 不多於 33.33 %           |   |
|  | Non-domestic 非住用  | Not more than 不多於 100 %             |   |
| No. of units<br>單位數目   | About 約 6,825 Flats 住宅單位  |                                     |   |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 17,745            | sq. m 平方米                                 |
|  | Public 公眾   | -                                   | sq. m 平方米                                 |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客<br>貨車位數目 | Total no. of vehicle spaces 停車位總數                                   |                                     | 709                                       |
|  | Private Car Parking Spaces 私家車車位                                    |                                     | 652                                       |
|  | Motorcycle Parking Spaces 電單車車位                                     |                                     | 57  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位/停車處總數 |                                     | 35  |
|  | Light Goods Vehicle Spaces 輕型貨車車位                                   |                                     | 28 <sup>(6)</sup>                         |
|  | Medium Goods Vehicle Spaces 中型貨車車位                                  |                                     |   |
|  | Heavy Goods Vehicle Spaces 重型貨車車位                                   |                                     |   |
| Private Car / Taxi Lay-by 私家車/的士上落停車處  |   | 2                                   |   |
| Small Coach Lay-by 有蓋交通停車處   |   | 5                                   |   |

(1) Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習學校/工業學院/藝術學校/芭蕾舞學校/開辦興趣班或休閒課程的其他類型學校)、娛樂場所及康體文娛場所

(2) Excluding GFA of GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 328m<sup>2</sup>) from the plot ratio calculation 地積比率不包括總樓面面積作社會福利設施(即社區老人中心(淨作業樓面面積約 328 平方米) Including 2 clubhouse blocks and 1 GIC block 包括 2 幢作會所設施以及 1 幢作社會福利設施 a

(3) Including 2 clubhouse blocks and 1 GIC blocks 包括 2 幢作會所設施以及 1 幢作社會福利設施

- (4) Including 7 residential towers above non-domestic podium 包括 7 幢坐落於非住用平台上的住宅樓宇
- (5) Excluding the transfer plates 不包括結構轉換層
- (6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

\* 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.

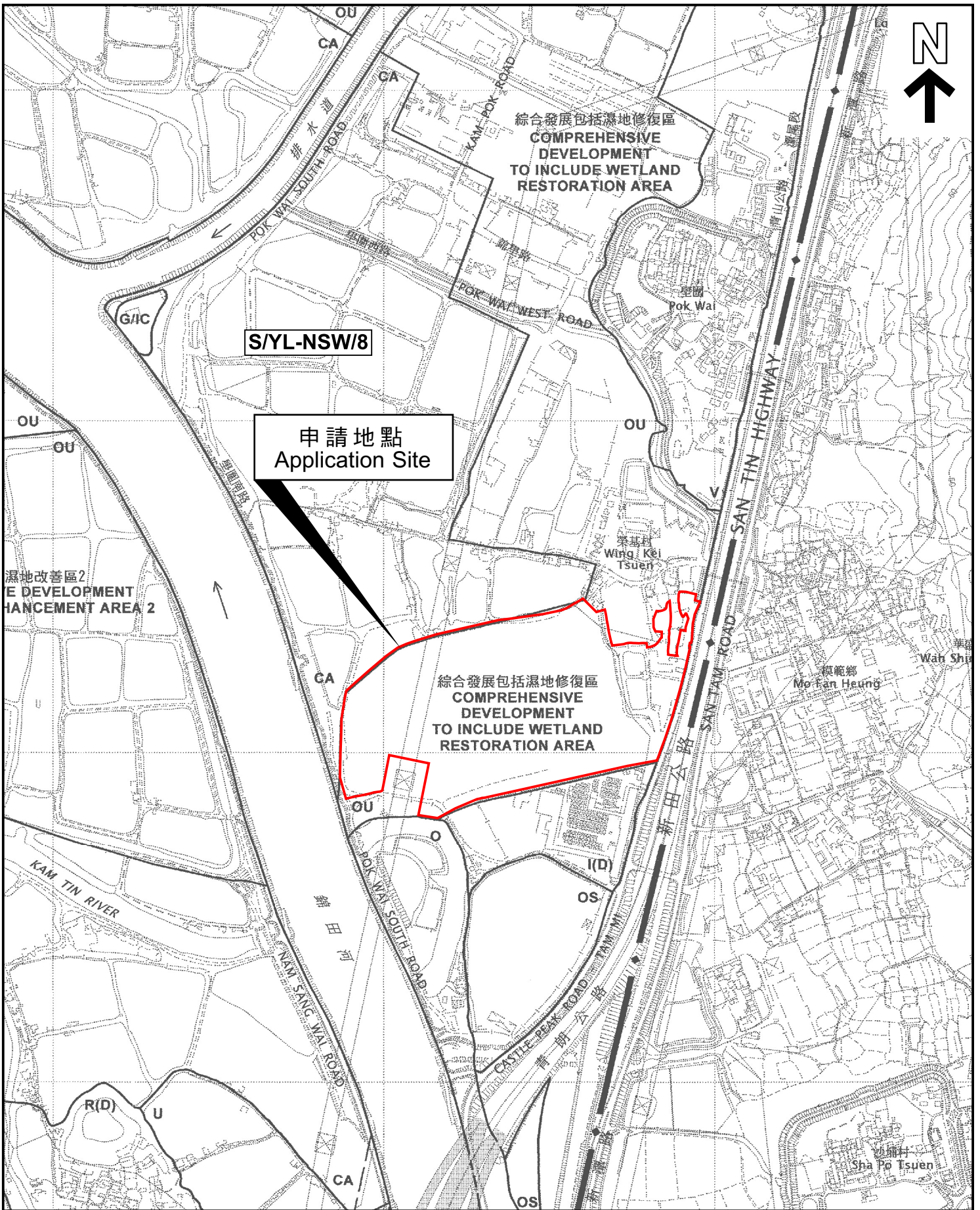
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

|   | <u>Chinese</u><br>中文     | <u>English</u><br>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 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"/>            |
| Photomontages 合成照片  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 報告書</u></b>   |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <u>Revised environmental assessment (noise, air and/or water pollutions) 經修訂的環境評估（噪音、空氣及／或水的污染）</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Revised traffic impact assessment 經修訂的交通影響評估</u>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/> | <input 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"/>            |
| <u>Revised drainage impact assessment 經修訂的排水影響評估</u>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Revised sewerage impact assessment 經修訂的排污影響評估</u>  | <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>Response-to-Comment Table 回應部門意見表</u>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

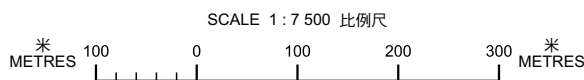
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



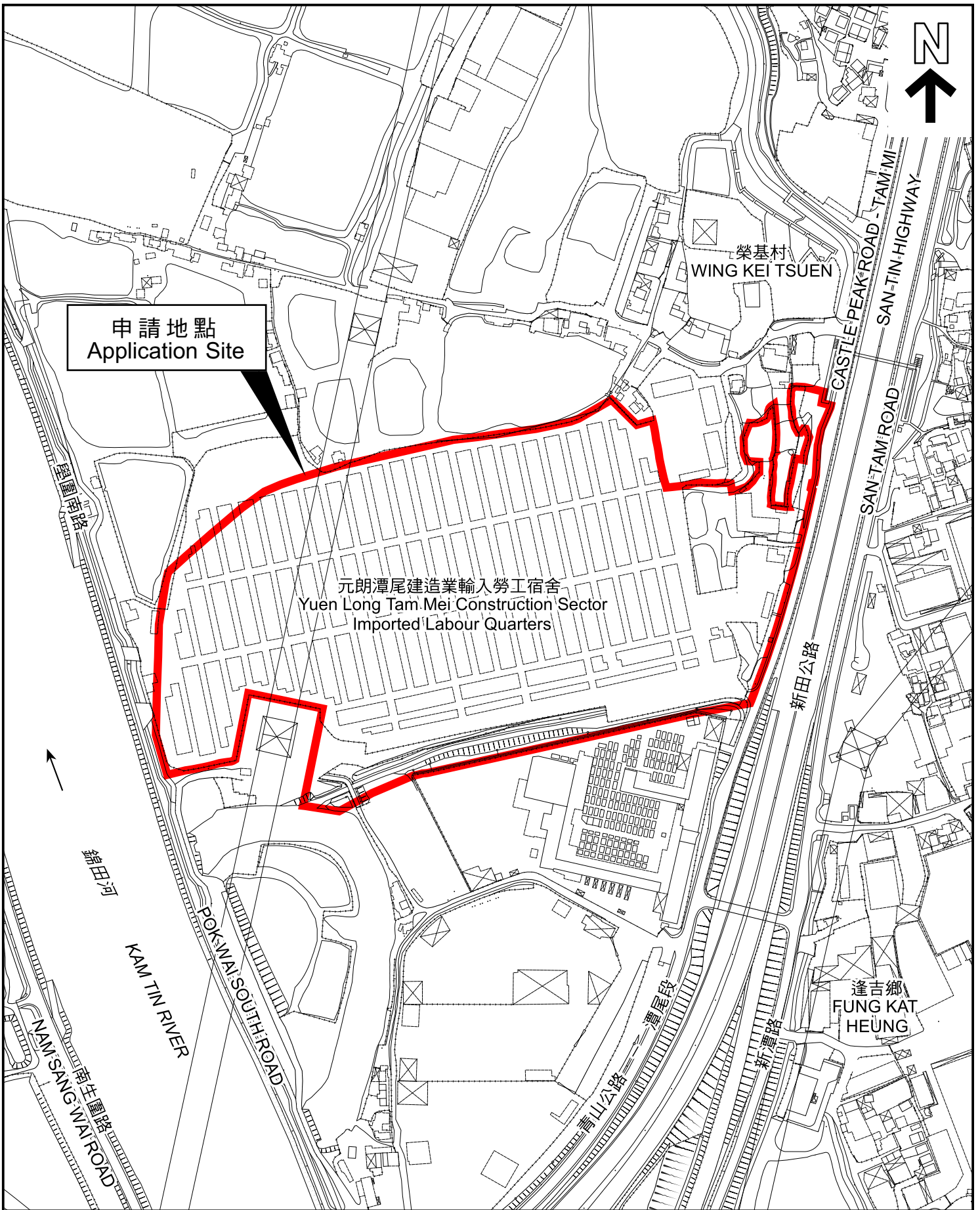
本摘要圖於2024年6月11日擬備，  
 所根據的資料為於2006年10月17日  
 核准的分區計劃大綱圖編號S/YL-NSW/8  
 EXTRACT PLAN PREPARED ON 11.6.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NSW/8 APPROVED ON 17.10.2006

**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-NSW/8**



申請地點  
Application Site

元朗潭尾建造業輸入勞工宿舍  
Yuen Long Tam-Mei Construction Sector  
Imported Labour Quarters

榮基村  
WING KEI TSUEN

逢吉鄉  
FUNG KAT  
HEUNG

本摘要圖於2024年6月11日擬備，  
所根據的資料為測量圖編號  
6-NE-1A、1B、1C 及 1D  
EXTRACT PLAN PREPARED ON 11.6.2024  
BASED ON SURVEY SHEET No.  
6-NE-1A、1B、1C & 1D

**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-NSW/8**

**申請編號 Application No. : Y/YL-NSW/8**

**備註 Remarks**

申請人提交進一步資料，包括回應部門意見表、經修訂的交通影響評估、經修訂的環境評估、經修訂的排污影響評估和經修訂的排水影響評估。

The applicant provided further information which includes a table of responses to departmental comments, revised traffic impact assessment, revised environmental assessment, revised sewerage impact assessment and revised 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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