

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL/20**
關於申請編號 Y/YL/20 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 6.6.2024
因應於 2024 年 6 月 6 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/20		
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 6,060 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 744 sq. m 平方米)		
Plan 圖則	<u>Section 12A application 第 12A 條申請</u> 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		
	<u>Further information received 接獲進一步資料</u> Approved Yuen Long Outline Zoning Plan No. S/YL/27 元朗分區計劃大綱核准圖編號 S/YL/27		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Government, Institution or Community" 「政府、機構或社區」		
	<u>Further information received 接獲進一步資料</u> "Government, Institution or Community" 「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 把申請地點由「政府、機構或社區」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 36,360	Not more than 不多於 6
	Non-domestic 非住用	Not more than 不多於 3,030	Not more than 不多於 0.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	

	Composite 綜合用途	2	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	9.75	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 3	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 90	mPD 米(主水平基準上)
		Not more than 不多於 25	Storey(s) 層
1		Exclude 不包括 Basement 地庫	
Site coverage 上蓋面積	About 約 33.33 %		
No. of units 單位數目	943 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,640	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		262
	Private Car Parking Spaces 私家車車位		123
	Motorcycle Parking Spaces 電單車車位		13
	Bicycle Parking Spaces 單車泊車位		126
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		4
Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位		4	

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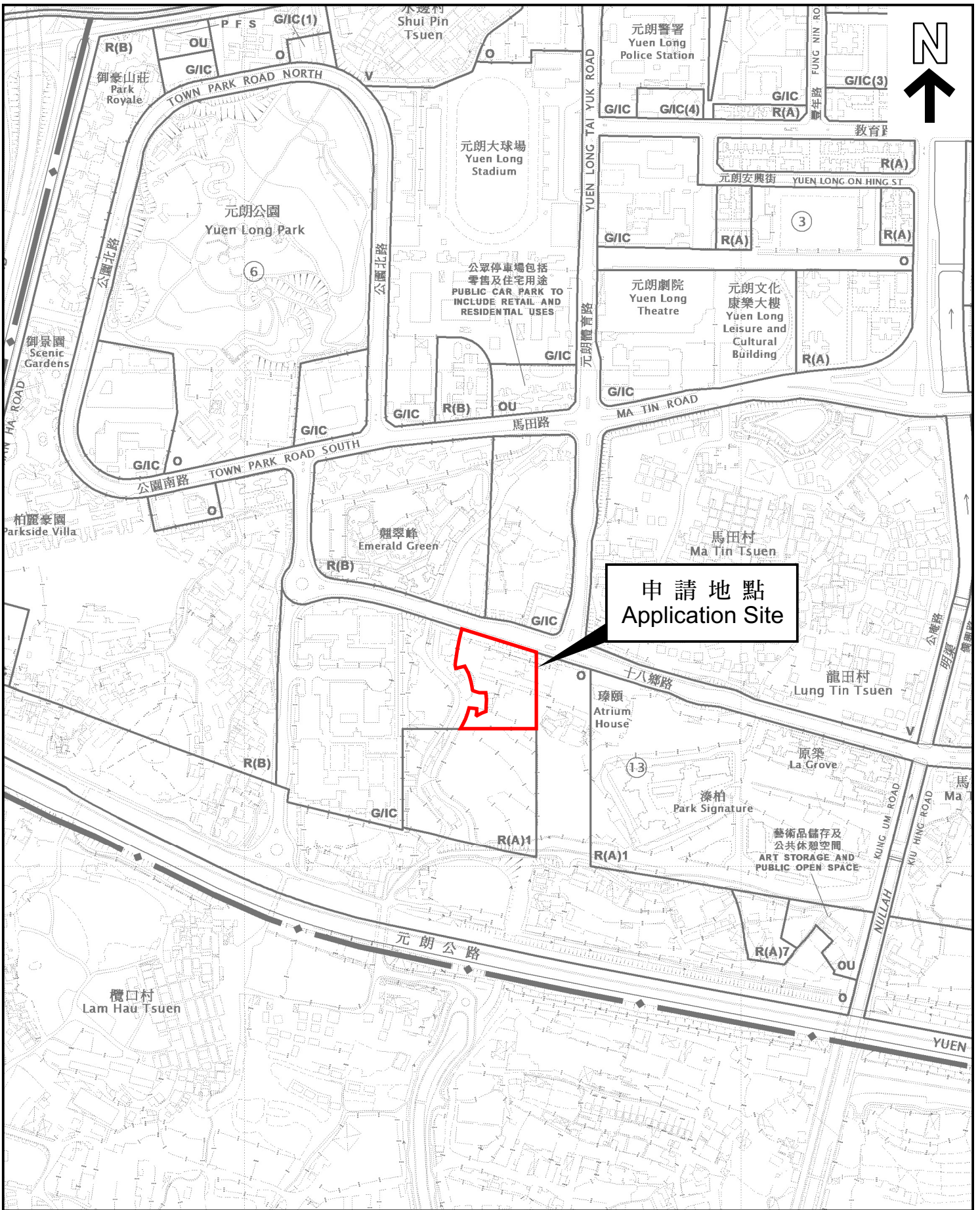
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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 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 checked="" type="checkbox"/>
<u>Landscape Sections 園境設計截視圖</u>		
<u>Private Open Space Provision Plan 私人休憩用地圖</u>		
<u>Greenery Coverage Plan 綠化用地覆蓋圖</u>		
<u>Proposed Vehicular Access Plan 擬議行車通道設計圖</u>		
<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 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 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"/>
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 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 Departmental Comments 回應政府部門的意見</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。



申請地點
Application Site

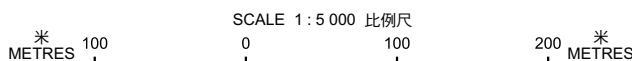
本摘要圖於2024年6月11日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL/27
EXTRACT PLAN PREPARED ON 11.6.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL/27 APPROVED ON 5.12.2023

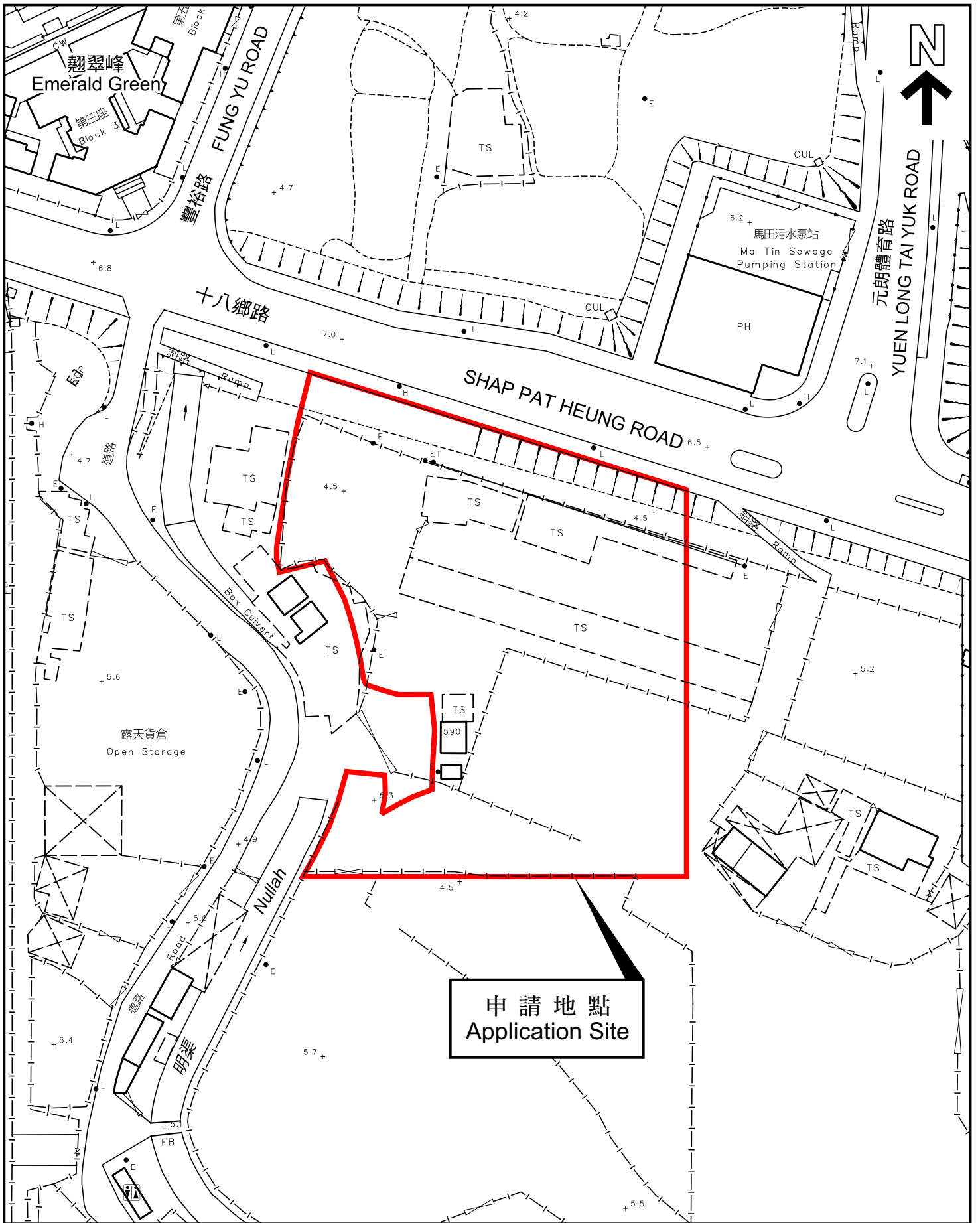
位置圖 LOCATION PLAN

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/20





申請地點
Application Site

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-NW-14A 及 6-NW-14B
EXTRACT PLAN PREPARED ON 11.6.2024
BASED ON SURVEY SHEETS No.
6-NW-14A & 6-NW-14B

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/20

申請編號 Application No. : Y/YL/20

備註 Remarks

申請人呈交進一步資料，包括經修訂的作顯示性質的布局設計圖、樓宇平面圖和相關的園境設計及截視圖，並提交經修訂的排水影響評估及交通影響評估，以回應政府部門的意見。

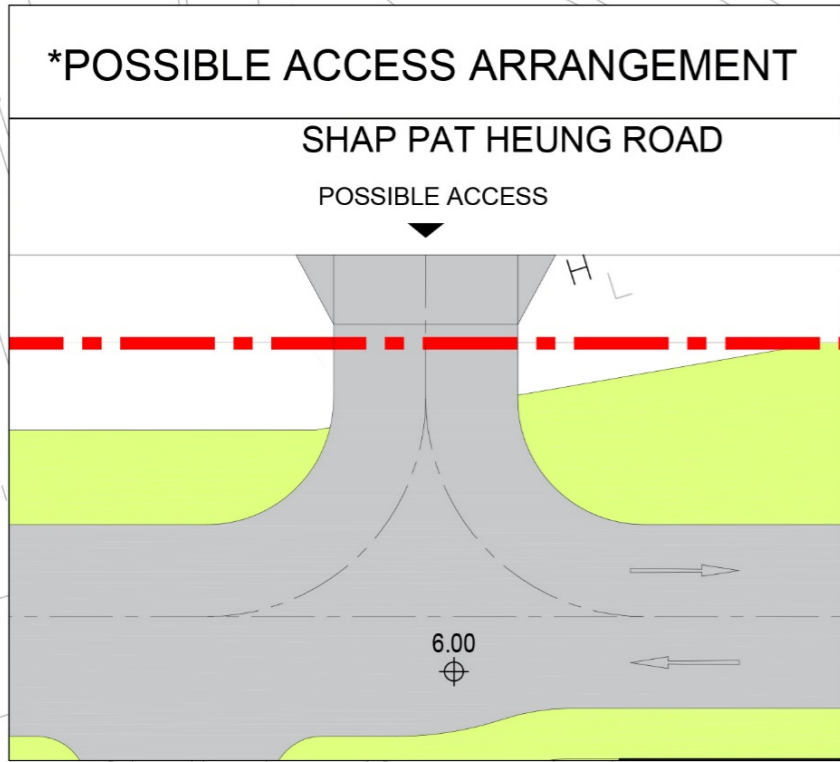
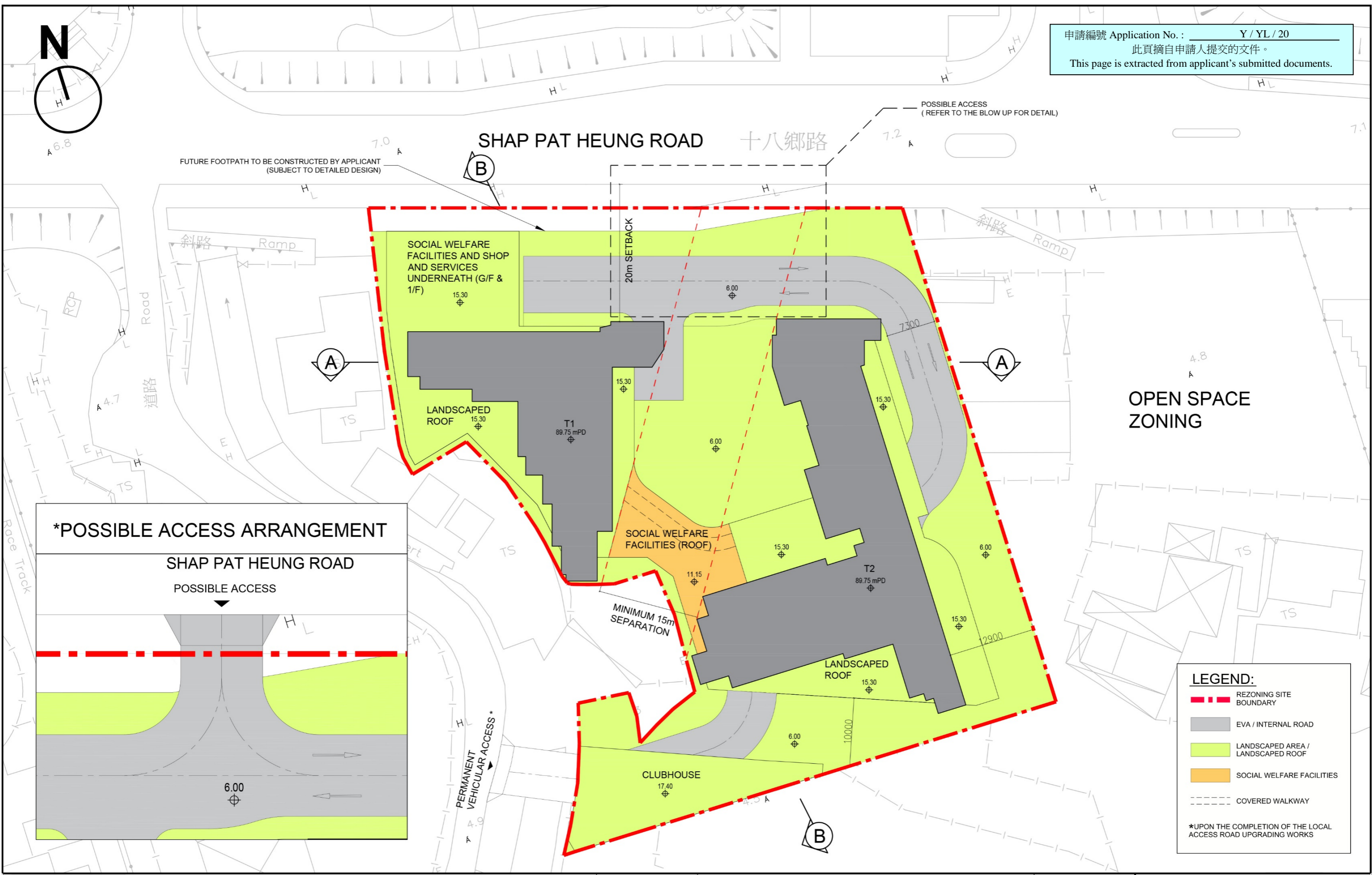
The applicant provided further information, which includes a set of revised indicative layout plan, floor plans and associated landscape plans and sections, revised Drainage Impact Assessment and Traffic Impact Assessment, in response to the comments of various Government departments.

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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LEGEND:

- - - - REZONING SITE BOUNDARY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA / LANDSCAPED ROOF
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title <h2 style="text-align: center;">INDICATIVE SCHEMATIC DESIGN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
	Date <h3 style="text-align: center;">05/06/24</h3>			



申請編號 Application No. : Y / YL / 20
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SHAP PAT HEUNG ROAD 十八鄉路

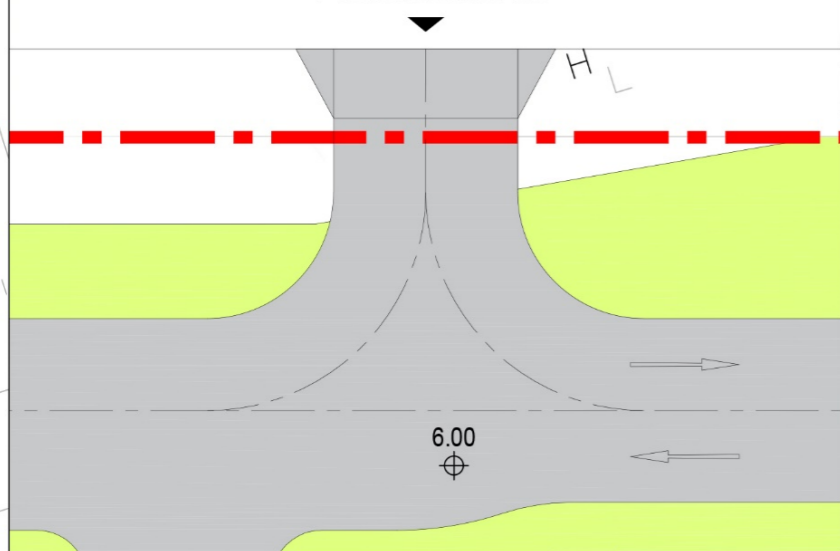
FUTURE FOOTPATH TO BE CONSTRUCTED BY APPLICANT
 (SUBJECT TO DETAILED DESIGN)

POSSIBLE ACCESS
 (REFER TO THE BLOW UP FOR DETAIL)

*POSSIBLE ACCESS ARRANGEMENT

SHAP PAT HEUNG ROAD

POSSIBLE ACCESS



PERMANENT
 VEHICULAR ACCESS

TO UNDERGROUND
 CARPARK T10

OPEN SPACE
 ZONING

LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- E/M

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title
INDICATIVE GROUND FLOOR PLAN

Scale
1:500
 Date
05/06/24

Project
 Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

Job No.
P169

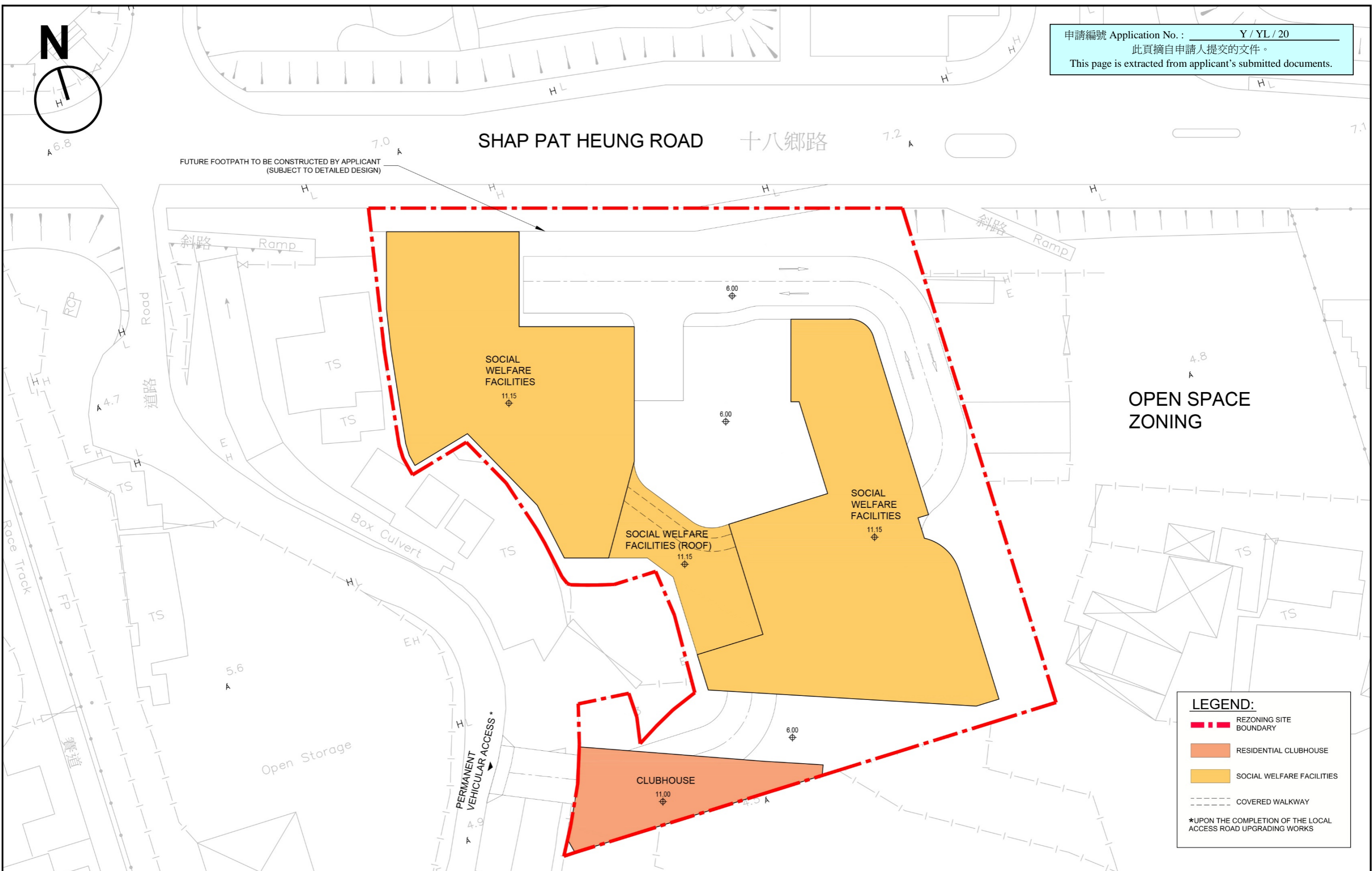




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SHAP PAT HEUNG ROAD 十八鄉路

FUTURE FOOTPATH TO BE CONSTRUCTED BY APPLICANT
 (SUBJECT TO DETAILED DESIGN)



OPEN SPACE ZONING

LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

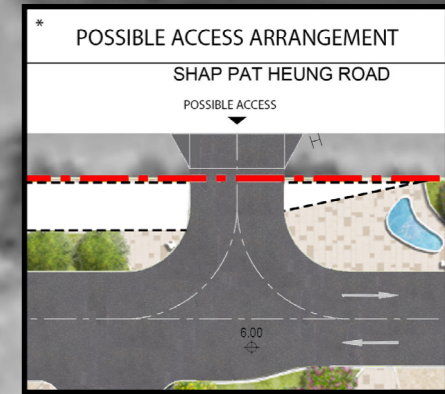
Drawing Title
INDICATIVE FIRST FLOOR PLAN

Scale
1:500
 Date
05/06/24

Project
 Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

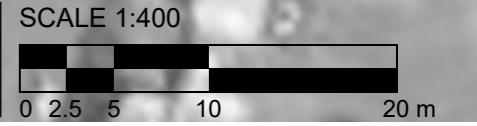
Job No.
P169





*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

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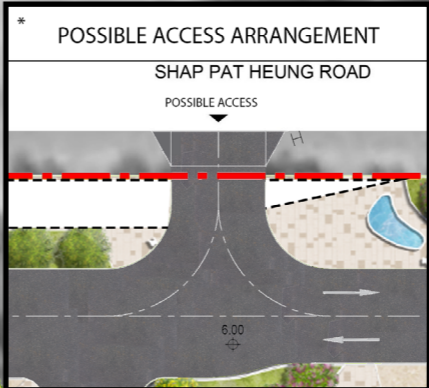
- LEGEND**
- APPLICATION SITE BOUNDARY
 - GREEN WALL EXTENT
 - ▶ VEHICLE ENTRY
 - ▲ BUILDING ENTRY
 - # SUBJECT TO DETAILED DESIGN
 - ① OPEN LAWN AREA
 - ② WATER FEATURE
 - ③ MULTI-FUNCTIONAL DECK
 - ⑤ OPEN PLAZA
 - ⑥ CHILDREN'S PLAY AREA

DRAWING TITLE
Landscape Master Plan - Overall

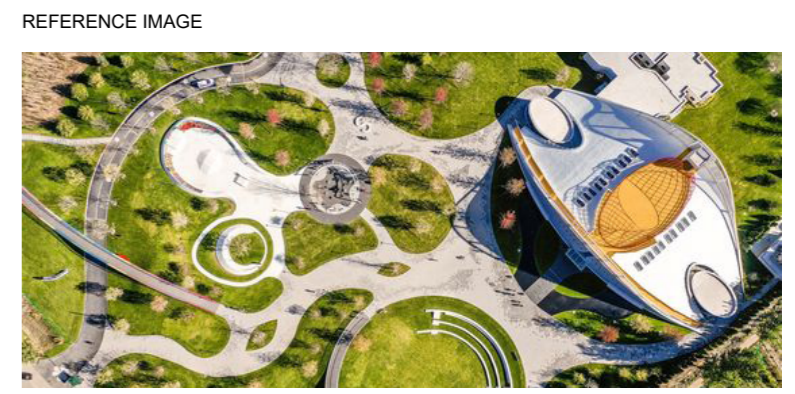
DATE	JUNE 2024	FIGURE NO.	FIG 1.5a	SCALE AND ORIENTATION	1:400@A3
DRAWN	GC	JOB TITLE			
CHECKED	CY	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long			
APPROVED	CY				

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ARUP

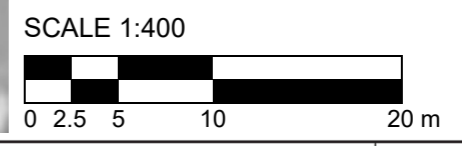


UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS



- LEGEND**
- PROPOSED COMPENSATED TREES
 - MOVABLE PLANTER
 - CHILDREN'S PLAY AREA
 - MOVABLE SUNSHADE AND TABLE SET
 - STONE PAVING
 - OUTDOOR FURNITURE
 - MULTI-FUNCTIONAL DECK
 - WATER FEATURE
 - PLANTER
 - OPEN LAWN AREA

申請編號 Application No. : Y / YL / 20
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- LEGEND**
- APPLICATION SITE BOUNDARY
 - EVA
 - GREEN WALL EXTENT
 - VEHICLE ENTRY
 - BUILDING ENTRY
 - ① OPEN LAWN AREA
 - ② WATER FEATURE
 - ③ MULTI-FUNCTIONAL DECK
 - ④ OPEN PLAZA
 - ⑥ CHILDREN'S PLAY AREA
 - # SUBJECT TO DETAILED DESIGN

DRAWING TITLE Landscape Master Plan - G/F (+6.00)	DATE JUNE 2024	FIGURE NO. FIG 1.5b	SCALE AND ORIENTATION 1:400@A3	 ARUP
	DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long		
	CHECKED CY			
	APPROVED CY			

Shap Pat Heung Road









Future Public Footpath #



REFERENCE IMAGE








LEGEND

-  PROPOSED COMPENSATED TREES
-  CHILDREN'S PLAY AREA
-  STONE PAVING
-  MULTI-FUNCTIONAL DECK
-  PLANTER
-  OPEN LAWN AREA
-  OUTDOOR FURNITURE
-  MOVABLE PLANTER

申請編號 Application No. : Y / YL / 20
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SCALE 1:400



- LEGEND
-  APPLICATION SITE BOUNDARY
 -  BUILDING ENTRY
 -  OPEN LAWN AREA
 -  OPEN PLAZA
 -  MULTI-FUNCTIONAL DECK

SUBJECT TO DETAILED DESIGN

DRAWING TITLE
Landscape Master Plan - 2/F (+15.30 to +15.75)

DATE
JUNE 2024

FIGURE NO.
FIG 1.5c

SCALE AND ORIENTATION
1:400@A3

DRAWN
GC

CHECKED
CY

APPROVED
CY

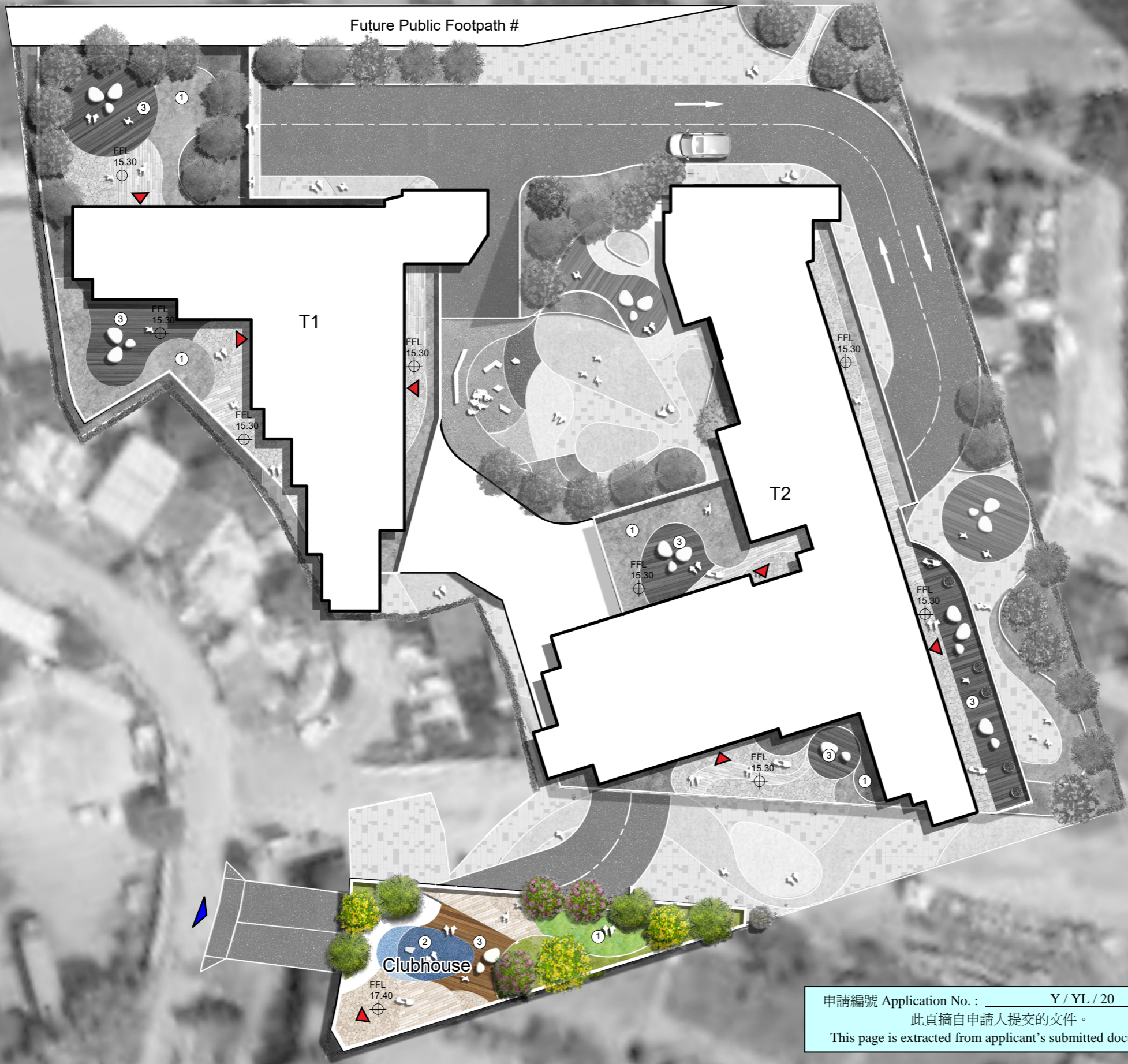
JOB TITLE
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long



ARUP

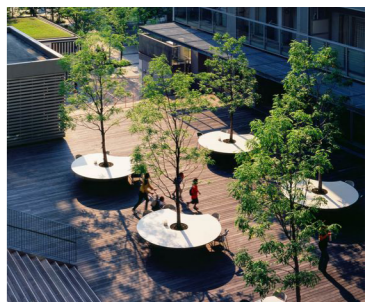
Shap Pat Heung Road

Future Public Footpath #




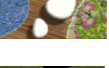






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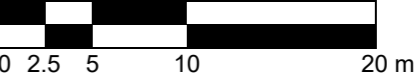
REFERENCE IMAGE








LEGEND

-  PROPOSED COMPENSATED TREES
-  CHILDREN'S PLAY AREA
-  STONE PAVING
-  MULTI-FUNCTIONAL DECK
-  PLANTER
-  OPEN LAWN AREA
-  OUTDOOR FURNITURE
-  MOVABLE PLANTER

SCALE 1:400



- LEGEND
-  APPLICATION SITE BOUNDARY
 -  BUILDING ENTRY
 -  OPEN LAWN AREA
 -  CHILDREN'S PLAY AREA
 -  MULTI-FUNCTIONAL DECK

SUBJECT TO DETAILED DESIGN

DRAWING TITLE
Landscape Master Plan - 3/F (+14.30 to +17.40)

DATE
JUNE 2024

FIGURE NO.
FIG 1.5d

SCALE AND ORIENTATION
1:400@A3

DRAWN
GC

CHECKED
CY

APPROVED
CY

JOB TITLE
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long



ARUP



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LEGEND
 [Dashed Red Line] APPLICATION SITE BOUNDARY
 [Brown Shaded Area] LOCAL OPEN SPACE PROVISION : NOT LESS THAN 2,640 SQM

SUBJECT TO DETAILED DESIGN

DRAWING TITLE
 Local Open Space Provision

DATE
 JUNE 2024

FIGURE NO.
 FIG 1.6

SCALE AND ORIENTATION
 N.T.S@A3

DRAWN
 GC

CHECKED
 CY

APPROVED
 CY

JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long



ARUP



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<p>LEGEND</p> <p> APPLICATION SITE BOUNDARY</p> <p> GREEN WALL EXTENT</p> <p> GREENERY COVERAGE : NOT LESS THAN 1,212 SQM (20%) OF THE APPLICATION SITE AREA</p> <p># SUBJECT TO DETAILED DESIGN</p>	
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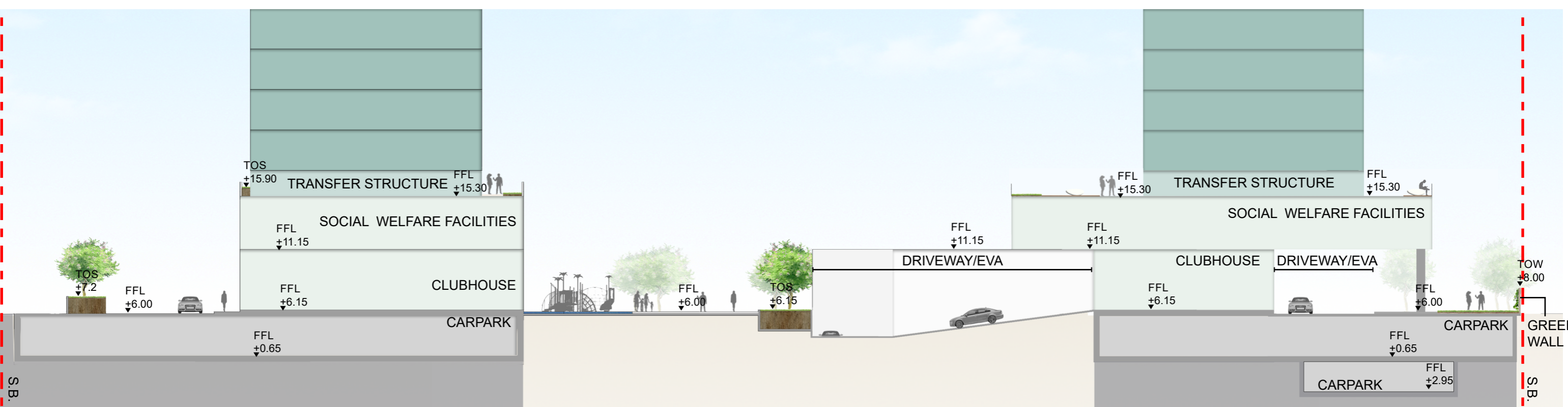
<p>DRAWING TITLE</p> <p>Greenery Coverage</p>

<p>DATE</p> <p>JUNE 2024</p>	<p>FIGURE NO.</p> <p>FIG 1.7</p>	<p>SCALE AND ORIENTATION</p> <p>N.T.S@A3</p>
<p>DRAWN</p> <p>GC</p>	<p>JOB TITLE</p> <p>Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	
<p>CHECKED</p> <p>CY</p>		
<p>APPROVED</p> <p>CY</p>		

N

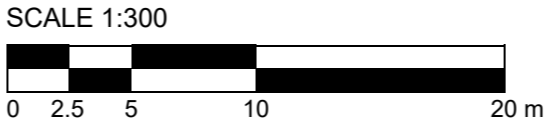
ARUP

FUTURE PUBLIC FOOTPATH DRIVEWAY/EVA T1 CHILDREN'S PLAY AREA OPEN PLAZA SOCIAL WELFARE FACILITIES (ROOF) T2 GREEN BUFFER

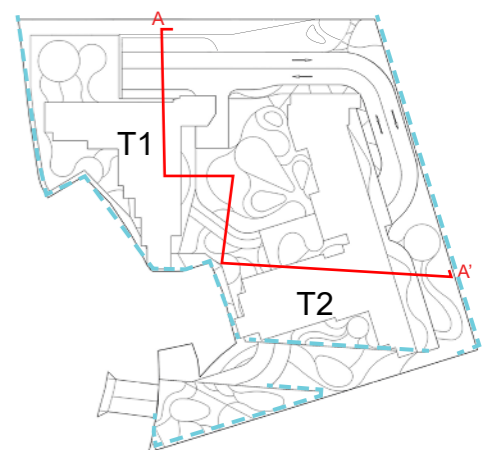


SECTION A-A'

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GREEN WALL REFERENCE IMAGE

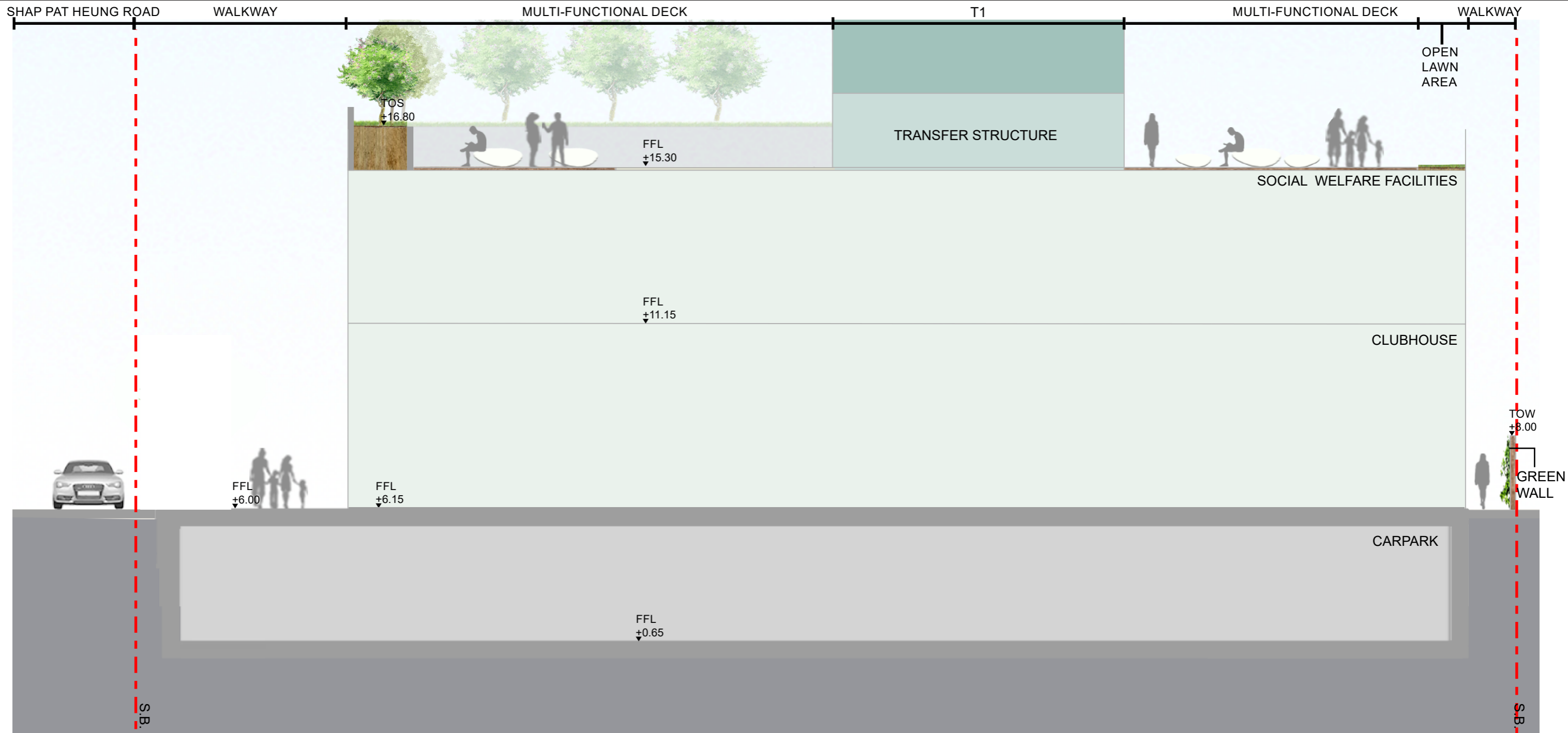


KEY PLAN

LEGEND
 This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION
Landscape Secion A-A'	JUNE 2024	FIG 1.8a	1:300@A3
	DRAWN	JOB TITLE	
	GC	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	
	CHECKED		
	CY		
	APPROVED		
	CY		



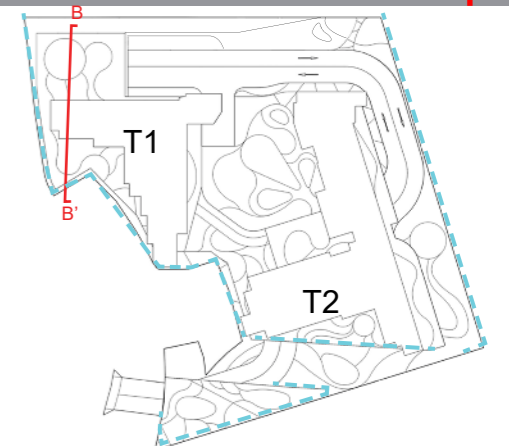


SECTION B-B'

SCALE 1:100



GREEN WALL REFERENCE IMAGE



KEY PLAN

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DRAWING TITLE
 Landscape Secion B-B'

DATE
 JUNE 2024

FIGURE NO.
 FIG 1.8b

SCALE AND ORIENTATION
 1:100@A3

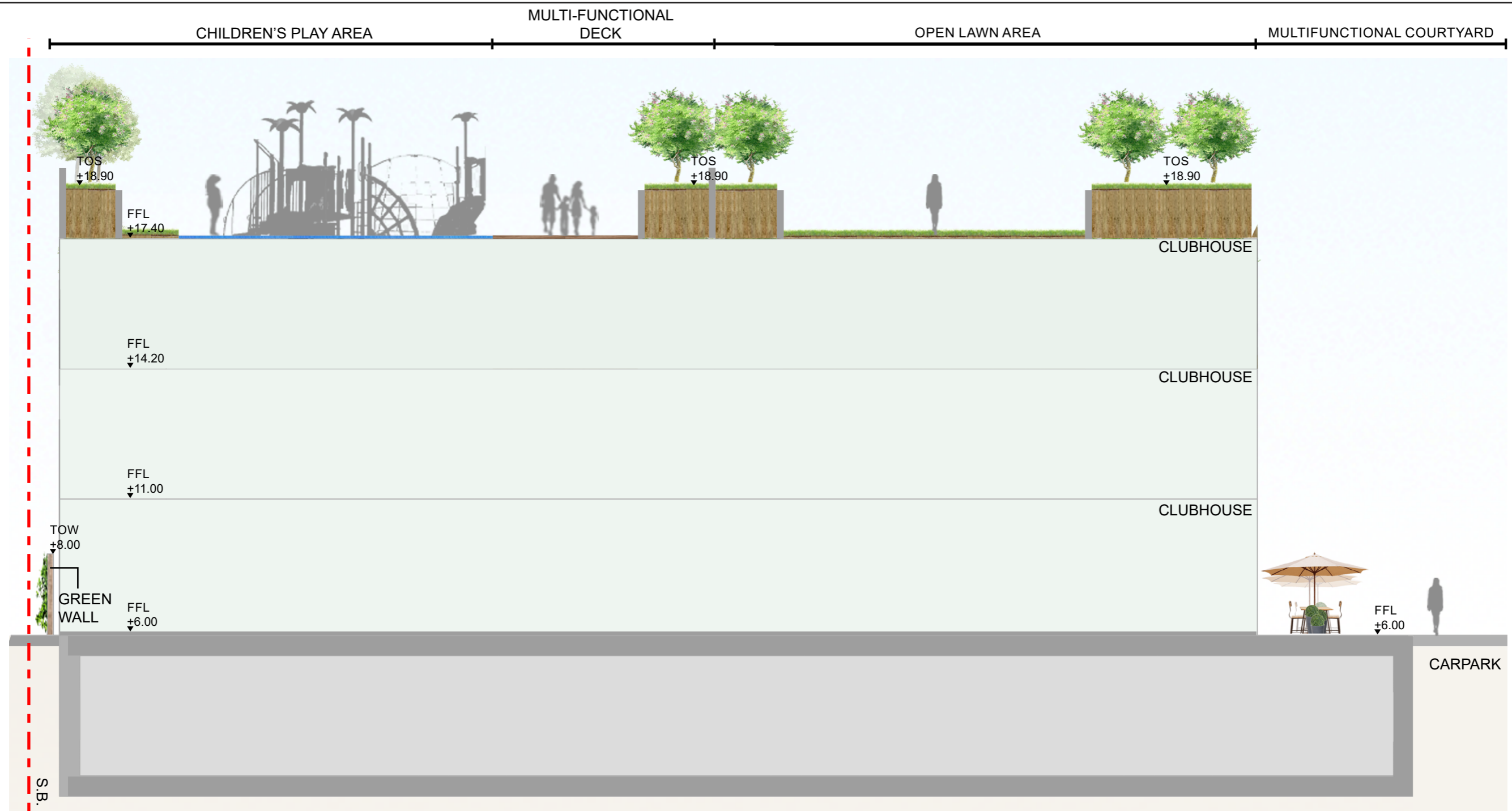
DRAWN
 GC

CHECKED
 CY

APPROVED
 CY

JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

ARUP

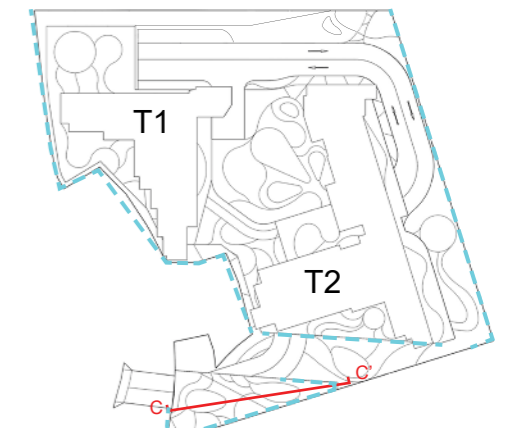


SECTION C-C'

SCALE 1:100



GREEN WALL REFERENCE IMAGE



KEY PLAN

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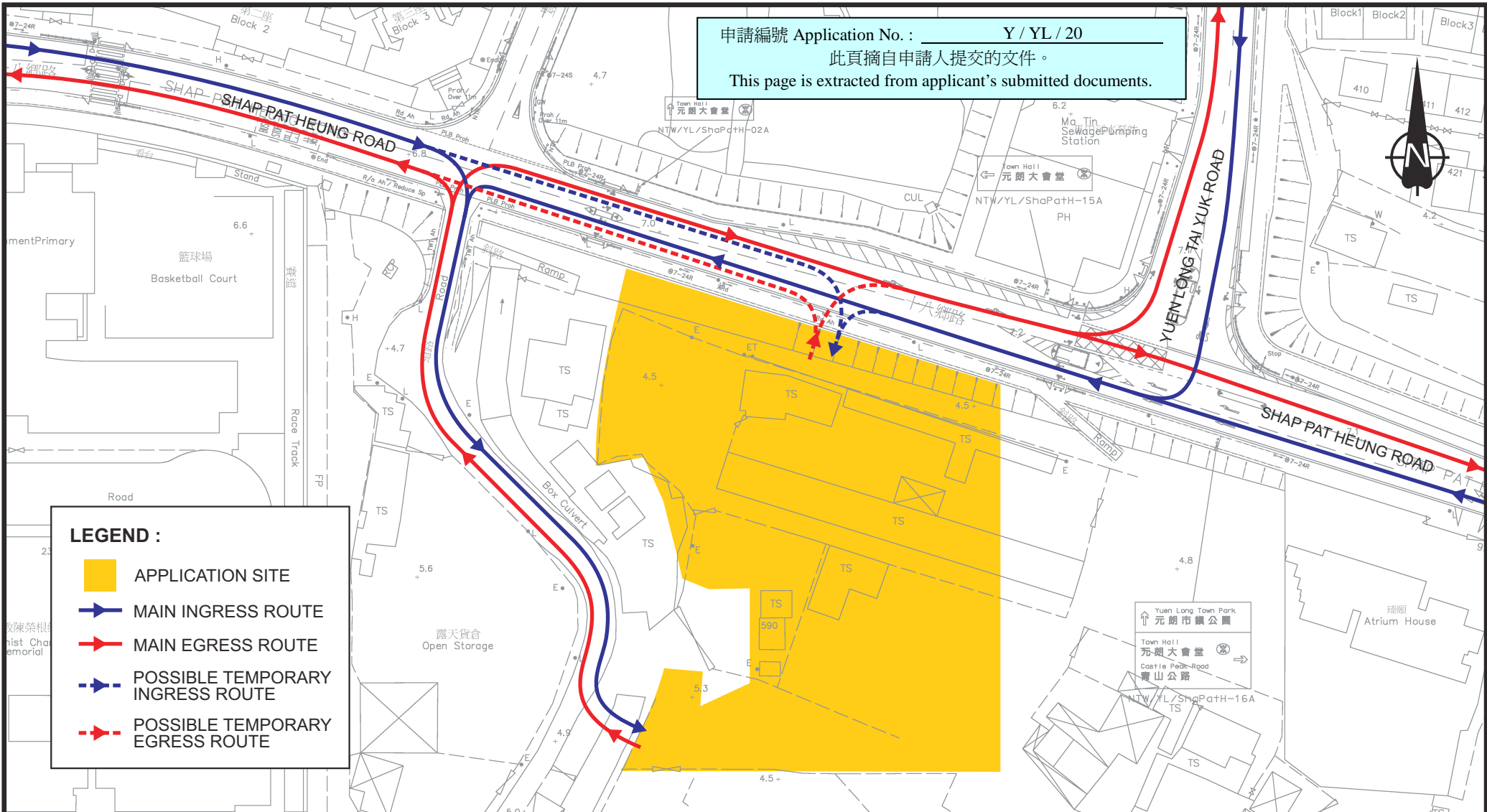
LEGEND
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DRAWING TITLE	Landscape Secion C-C'
DATE	JUNE 2024
DRAWN	GC
CHECKED	CY
APPROVED	CY

FIGURE NO.	FIG 1.8c	SCALE AND ORIENTATION	1:100@A3
JOB TITLE		Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	



申請編號 Application No. : Y / YL / 20
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LEGEND :

- APPLICATION SITE
- MAIN INGRESS ROUTE
- MAIN EGRESS ROUTE
- POSSIBLE TEMPORARY INGRESS ROUTE
- POSSIBLE TEMPORARY EGRESS ROUTE

A	TD'S COMMENT	CLH	5JUN24	-	-	-	-	-	-		
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description		
Project Title				Drawing Title							
APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE TO "RESIDENTIAL (GROUP A) 9", FOR PROPOSED RESIDENTIAL DEVELOPMENT, SOCIAL WELFARE FACILITIES AND SHOP AND SERVICES, AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND AT SHAP PAT HEUNG ROAD, AREA 13, YUEN LONG				ACCESS ROUTES FOR ALTERNATIVE SCENARIO				SYSTRA MVA			
				Designed	KCC	Checked	CLH	Scale	NTS	Date	APR 2024