

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL/19**
關於申請編號 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 21.6.2024
因應於 2024 年 6 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	<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> "Village Type Development" 「鄉村式發展」		
	<u>Further information received 接獲進一步資料</u> "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	-	-
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	-	

	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	Storey(s) 層	
		1	Exclude 不包括 Basement 地庫	
	Non-domestic 非住用	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	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		302	
	Private Car Parking Spaces 私家車車位		137	
	Motorcycle Parking Spaces 電單車車位		15	
	Bicycle Parking Spaces 單車泊車位		150	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2	
	Heavy Goods Vehicle Spaces 重型貨車車位		2	

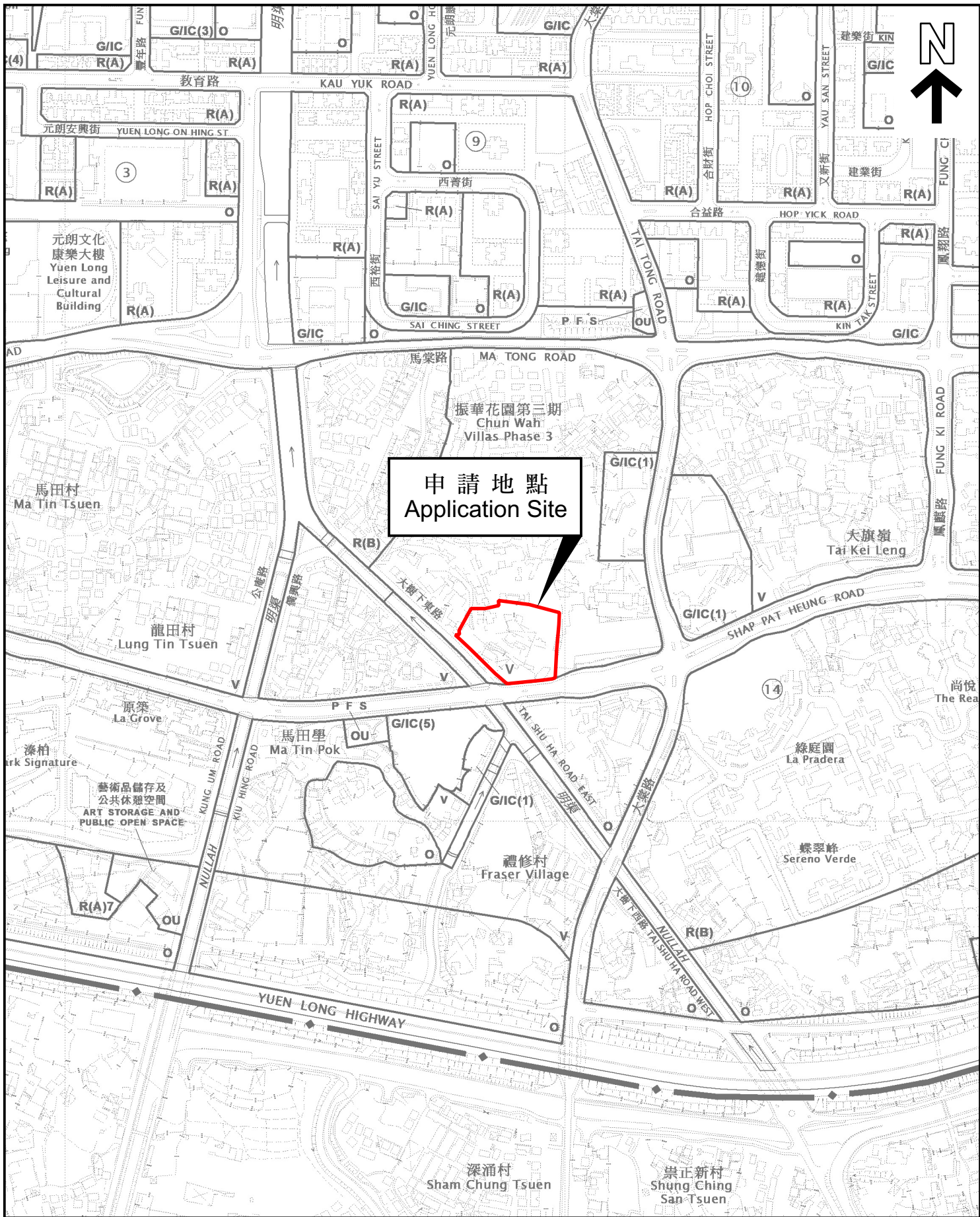
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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 checked="" type="checkbox"/>
<u>Plan showing indicative setback for junction improvement works 因路口改善工程而後移的示意圖</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 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

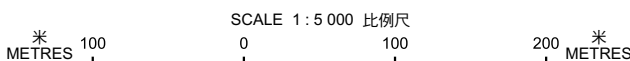
本摘要圖於2024年6月26日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL/27
EXTRACT PLAN PREPARED ON 26.6.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL/27 APPROVED ON 5.12.2023

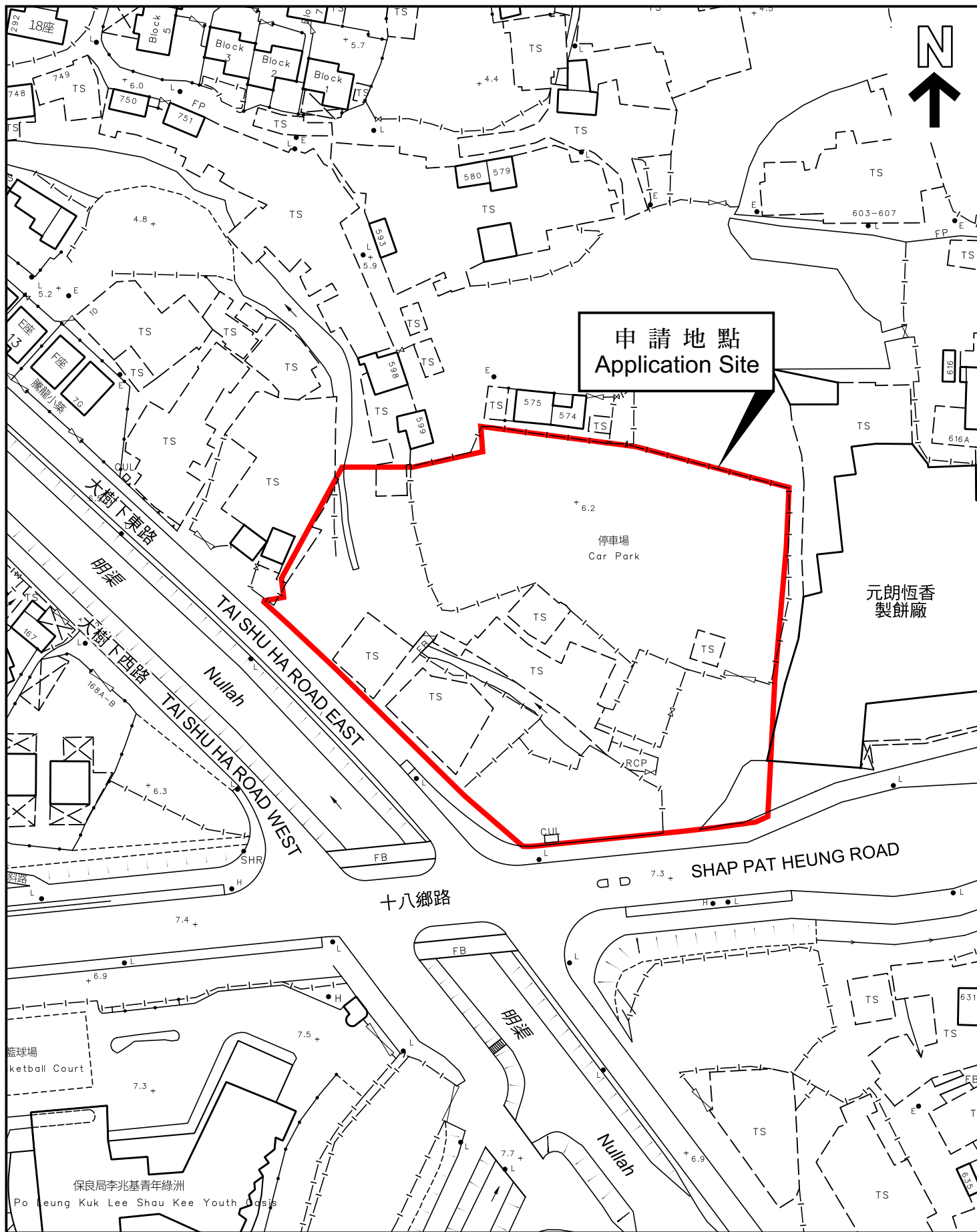
位置圖 LOCATION PLAN

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/19





本摘要圖於2024年6月26日擬備，
所根據的資料為測量圖編號
6-NW-14B 及 15A
EXTRACT PLAN PREPARED ON 26.6.2024
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，包括經修訂的排水影響評估及補充圖則，以回應政府部門的意見。

The applicant provided further information, which includes revised Drainage Impact Assessment and a supplementary drawing, in response to the comments of Government departments.

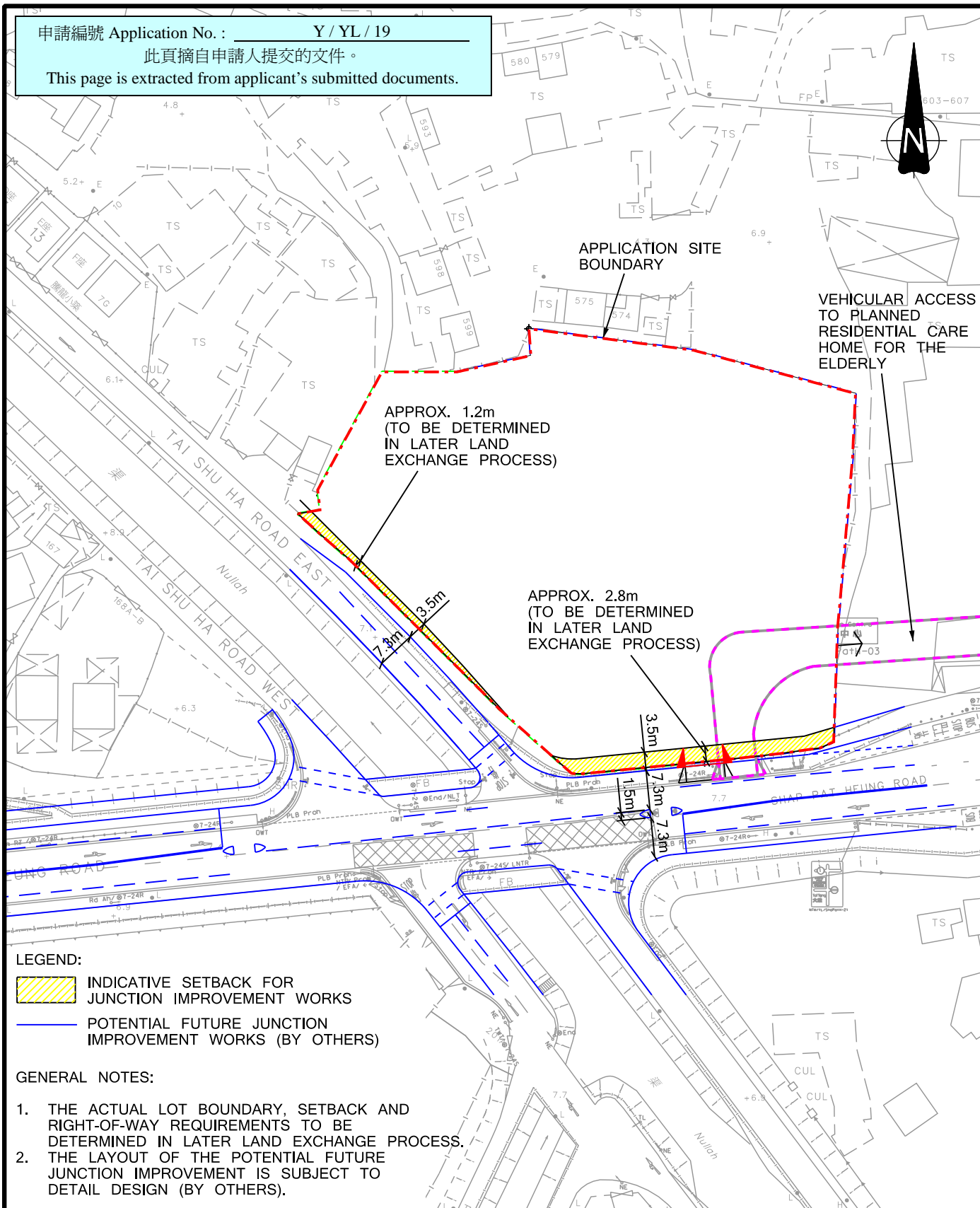
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申請編號 Application No. : Y/YL/19

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



LEGEND:

- INDICATIVE SETBACK FOR JUNCTION IMPROVEMENT WORKS
- POTENTIAL FUTURE JUNCTION IMPROVEMENT WORKS (BY OTHERS)

GENERAL NOTES:

1. THE ACTUAL LOT BOUNDARY, SETBACK AND RIGHT-OF-WAY REQUIREMENTS TO BE DETERMINED IN LATER LAND EXCHANGE PROCESS.
2. THE LAYOUT OF THE POTENTIAL FUTURE JUNCTION IMPROVEMENT IS SUBJECT TO DETAIL DESIGN (BY OTHERS).

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-	-	-	-	-	-	-	-
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date

Project Title 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

Drawing Title

INDICATIVE SETBACK FOR JUNCTION IMPROVEMENT WORKS



Designed	KCC	Checked	CLH	Scale	1:1000(A4)	Date	JUN 2024	Drawing No.	RA	Rev.	-
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