

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-SK/1**
關乎申請編號 Y/YL-SK/1 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 5.8.2024
因應於 2024 年 8 月 5 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-SK/1		
Location/address 位置／地址	<p>Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories</p> <p>新界元朗石崗錦上路丈量約份第 112 約地段第 246 號、第 247 號（部分）、第 251 號（部分）、第 253 號（部分）、第 254 號、第 255 號（部分）、第 256 號、第 257 號、第 258 號（部分）、第 260 號、第 263 號 A 分段、第 263 號餘段、第 273 號餘段、第 274 號、第 275 號、第 277 號、第 278 號 B 分段、第 279 號、第 280 號、第 284 號、第 294 號餘段、第 295 號、第 849 號、第 850 號、第 851 號（部分）、第 853 號、第 856 號（部分）、第 859 號（部分）、第 861 號（部分）及第 862 號和毗連政府土地</p>		
Site area 地盤面積	About 約 41,290 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 415 sq. m 平方米)		
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9		
Zoning 地帶	"Residential (Group D)" 「住宅(丁類)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site 把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」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	About 約 33,032	About 約 0.8
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	19	
	Non-domestic 非住用	4	
	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 44.15	mPD 米(主水平基準上)
		Not more than 不多於 6	Storey(s) 層
	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 30 %		
No. of units 單位數目	850 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,380	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		322
	Private Car Parking Spaces 私家車車位		311
	Motorcycle Parking Spaces 電單車車位		11
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		21
Heavy Goods Vehicle Spaces 重型貨車車位		21	

* 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.

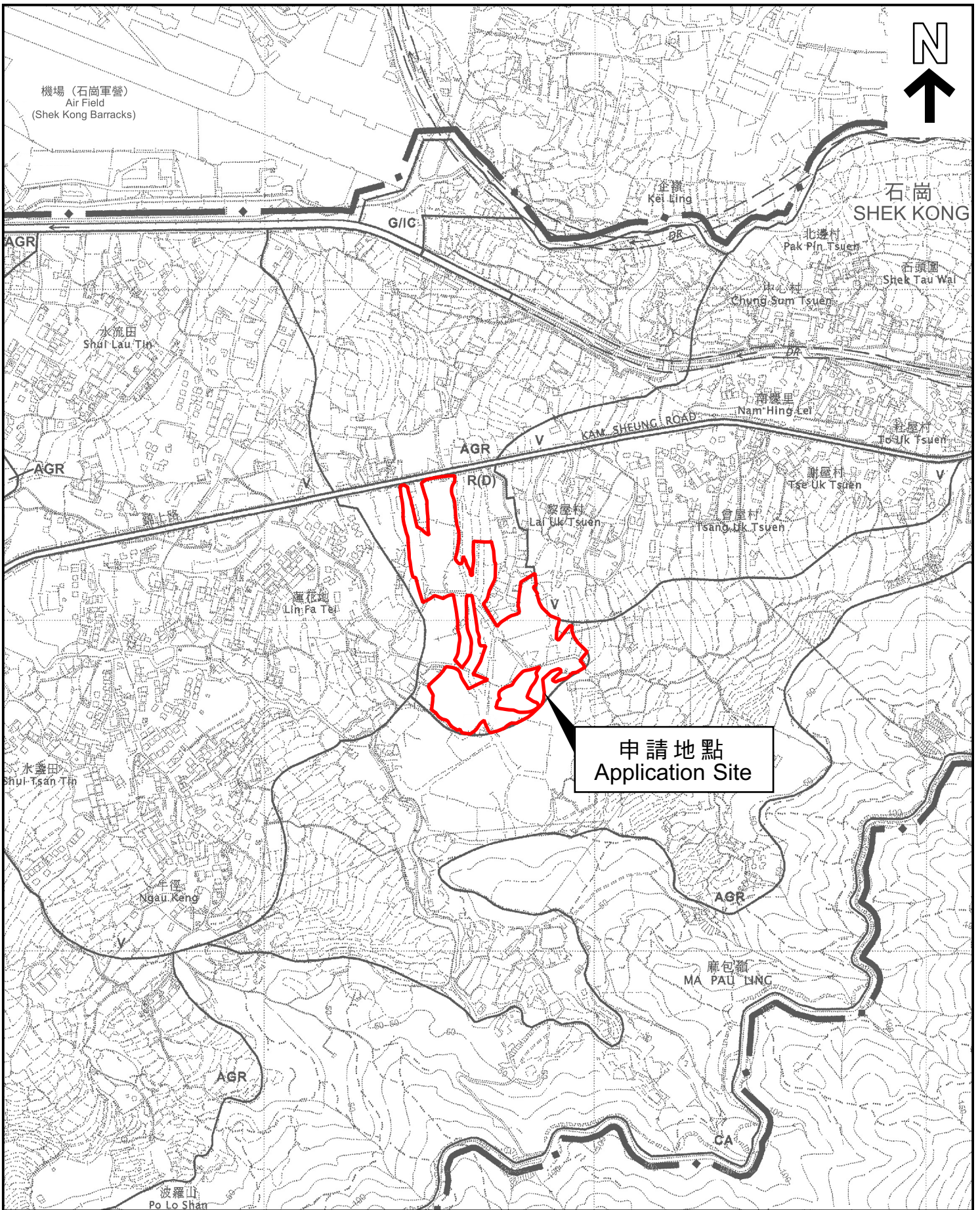
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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"/>
<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 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"/>
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>Revised Sensitivity Study for the Noise Barrier 經修訂的隔音屏障敏感度評估</u>		
<u>Revised Noise Impact Assessment 經修訂的噪音影響評估</u>		
<u>Photomontage of the Proposed Drainage Works 擬議渠務工程的合成照片</u>		

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

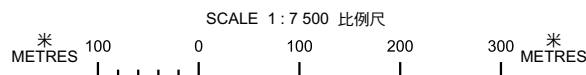
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



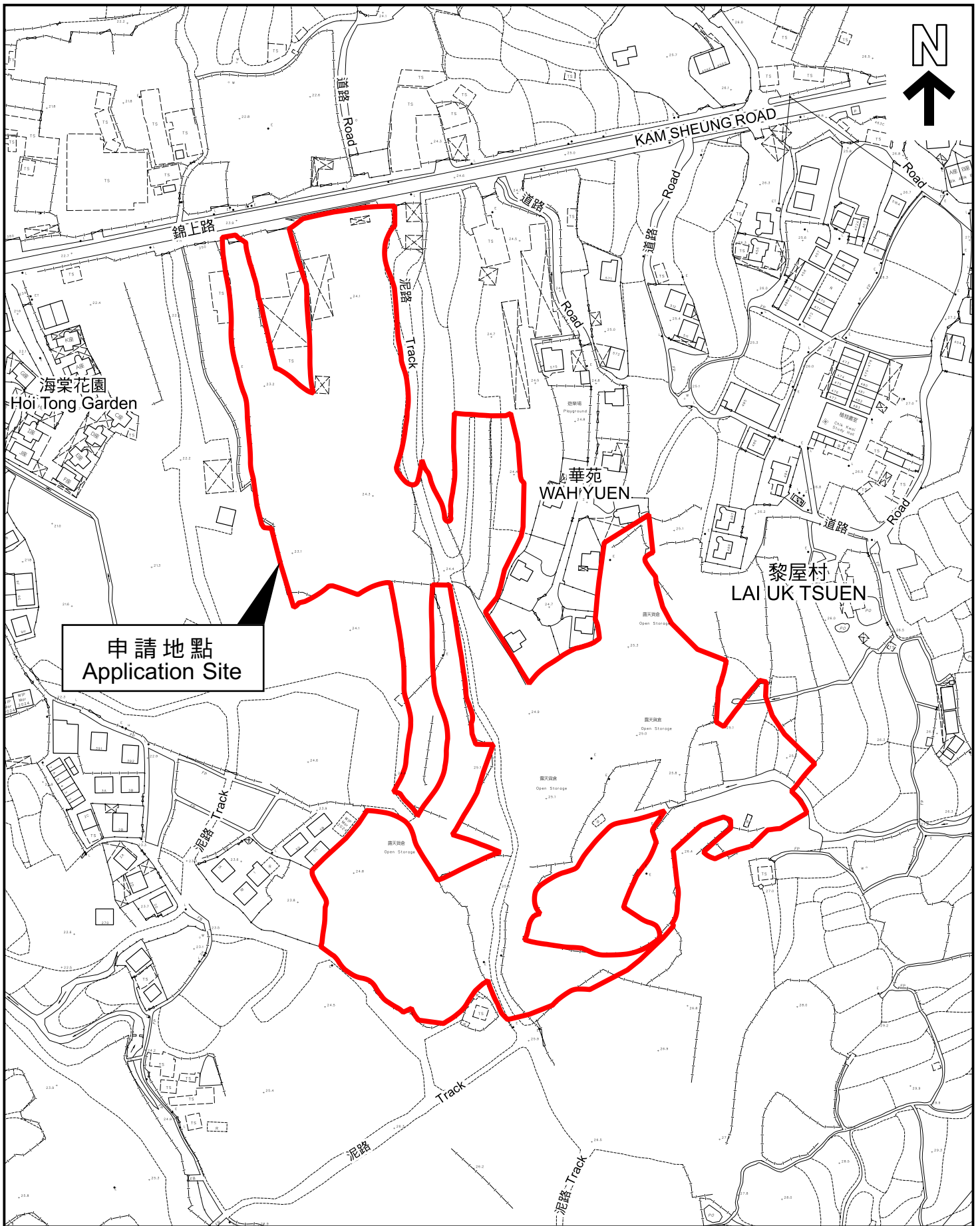
本摘要圖於2024年8月14日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-SK/9
EXTRACT PLAN PREPARED ON 14.8.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-SK/9 APPROVED ON 17.10.2006

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-SK/1



申請地點
Application Site

本摘要圖於2024年8月14日擬備，
所根據的資料為測量圖編號
6-NE-19A及19C
EXTRACT PLAN PREPARED ON 14.8.2024
BASED ON SURVEY SHEETS No.
6-NE-19A & 19C

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-SK/1

申請編號 Application No. : Y/YL-SK/1

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、經修訂的交通影響評估、經修訂的隔音屏障敏感度評估、經修訂的噪音影響評估、擬議渠務工程的合成照片及排水影響評估的的替換頁。

The applicant submitted further information including a table of responses to departmental comments, revised Traffic Impact Assessment, revised Sensitivity Study for the Noise Barrier, revised Noise Impact Assessment, Photomontage of the Proposed Drainage Works and Replacement Page(s) of 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。

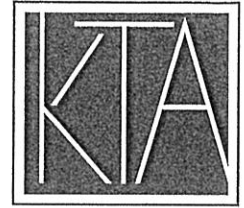
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By Fax & By Email

Our Ref: S3046/DD112_LFT_YL/22/026Lg

2 August 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司



電話TEL
傳真FAX
電郵EMAIL

Dear Sir/ Madam,

**Proposed Rezoning from “Residential (Group D)” to “Residential (Group C)” zone
for Proposed Residential Development at Various Lots and Adjoining Government Land
in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

- Section 12A Amendment of Plan Application No. YYL-SK/1 -

(Further Information No.13)

We refer to the captioned S12A Amendment of Plan Application which was submitted to the Town Planning Board (“TPB”) on 28 April 2022 and the departmental comments from the Transport Department, Highways Department, Environmental Protection Department and Drainage Services Department between 6 and 13 June 2024.

In response to the comments received, please find enclosed 70 hard copies of the Further Information submission for departmental circulation and consideration. The submission document consists of:

Responses-to-Comments Table

- Annex I: Revised Traffic Impact Assessment**
- Annex II: Revised Sensitivity Study for the Noise Barrier**
- Annex III: Revised Noise Impact Assessment**
- Annex IV: Photomontage of the Proposed Drainage Works**
- Annex V: Replacement Page(s) of Drainage Impact Assessment**

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

f.p. Pauline Lam
Pauline Lam

cc. the Applicant & Team

PLJ/CL/EC/wy

