

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone  
For a Proposed Residential Development  
at Various Lots in D.D. 104 and the Adjoining Government Land  
in Yuen Long, N.T.  
- S12A Amendment of Plan Application -  
(Planning Application No: Y/YL-MP/10)**

**Further Information No. 4**

## **Appendix V**

Replacement pages of the Visual Impact Assessment

- **Significantly adverse** – if the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

## 4. PROPOSED DEVELOPMENT SCHEME

### 4.1 Indicative Development Proposal

- 4.1.1 The indicative Master Layout Plan (MLP) and Sections of the Proposed Development are shown in **Annexes B.3 to B.5**. For the indicative development parameters refer to **Table 4.1** below:

**Table 4.1 - Indicative Development Schedule**

DEVELOPMENT PARAMETERS	
Site Area	about 65,690m <sup>2</sup>
Total Plot Ratio	not more than 1.59 <sup>[1]</sup>
Domestic Plot Ratio	not more than 1.5
Non-Domestic Plot Ratio	not more than 0.09
Domestic GFA	about 98,535 m <sup>2</sup>
Non-domestic GFA	about 5,692m <sup>2</sup> <sup>[1]</sup>
- Commercial GFA <sup>[1]</sup>	about 3,292m <sup>2</sup>
- Transport Layby GFA	about 2,400m <sup>2</sup>
GIC Facilities NOFA <sup>[2]</sup>	about 328 m <sup>2</sup>
Building Height of Domestic Blocks	T3 & T5: 14 storeys (about 53.55mPD) T1 – T2: 15 storeys (about 56.70mPD) T6 – T11: 16 storeys (about 59.85mPD) over 1 level of basement car park / E&M / Detention Tank
Building Height of Non-Domestic Blocks	1-2 storeys excluding basement level
No. of Units	2,322 nos.
No. of Blocks	10 medium-rise towers, 4 clubhouses and one E&M / Detention Tank
Designed Population	Approximately 6,270
Private Open Space open to Public	2,100 m <sup>2</sup>

REMARK:

<sup>[1]</sup> Commercial GFA include commercial uses (2,363 m<sup>2</sup>) and a 6-classroom kindergarten (929 m<sup>2</sup>);

<sup>[2]</sup> The non-domestic GFA does not include the social welfare facilities (i.e. about 328m<sup>2</sup> NOFA for a Neighbourhood Elderly Centre) which is proposed to be disregarded from GFA calculation.

- 4.1.2 The Proposed Development comprises 10 medium-rise residential blocks with heights of 14 to 16 storeys, providing a total of 2,322 units. There are residential ancillary uses including four clubhouses, an outdoor swimming pool and communal landscape area, one E&M block and three non-domestic blocks with height of **1-2 storeys** (accommodating such public facilities/uses as transport layby, kindergarten, social welfare facilities and local retail) and a basement level carpark which helps to maximize the at-grade area space for development and landscape purposes. The proposed buildings step down from east to west of the Application Site and not less than 15m the building gap is also incorporated.