

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-KTN/4**
关于申请编号 Y/YL-KTN/4 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/YL-KTN/4		
Location/address 位置/地址	Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long 元朗石岗锦田公路丈量约份第 110 约地段第 121 号、第 137 号、第 138 号、第 139 号、第 144 号、第 145 号、第 519 号余段（部份）及第 520 号余段和毗连政府土地		
Site area 地盘面积	About 约 32,265 sq. m 平方米 (Includes Government Land of about 包括政府土地约 10,911 sq. m 平方米)		
Plan 图则	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 锦田北分区计划大纲核准图编号 S/YL-KTN/9		
Zoning 地带	"Residential (Group C) 2" and "Open Space" 「住宅(丙类)2」及「休憩用地」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)3" and amend the Notes of the zone applicable to the site 把申请地点由「住宅(丙类)2」及「休憩用地」地带改划为「住宅(丙类)3」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 30,315	Sub-area (A) A 分区 : Not more than 不多於 1 Sub-area (B) B 分区 : About 约 0.4
	Non-domestic 非住用	About 约 481 ⁽¹⁾	-
No. of block 幢数	Domestic 住用	23	
	Non-domestic 非住用	3	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	About 约 11 - 20	m 米
		About 约 21 - 31	mPD 米(主水平基准上)
		3 - 6 ⁽²⁾	Storey(s) 层
	Non-domestic 非住用	About 约 12	m 米
		About 约 22	mPD 米(主水平基准上)
		3	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Sub-area (A) A 分区 : Not more than 不多於 46% Sub-area (B) B 分区 : Not more than 不多於 66.6%		
No. of units 单位数目	About 约 916 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,474	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		304
	Private Car Parking Spaces 私家车车位		294 (include 4 accessible car parking spaces 包括 4 个畅通易达泊车位)
	Motorcycle Parking Spaces 电单车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		25
	Light Goods Vehicle Spaces 轻型货车车位		2
	Heavy Goods Vehicle Spaces 重型货车车位		21
Light Bus Lay-by 轻型巴士停车处		1	
Ambulance Lay-by 救护车停车处		1	

(1) Proposed social welfare facility is not accountable for GFA calculation.

拟议社会福利设施免计入总楼面面积。

(2) Including G/F entrance lobby, carpark, E&M facilities, clubhouse and sewage treatment plant. Excluding underground stormwater storage tank.

包括地下入口大堂、停车场、机电设施、会所及污水处理厂。不包括地下蓄水池。

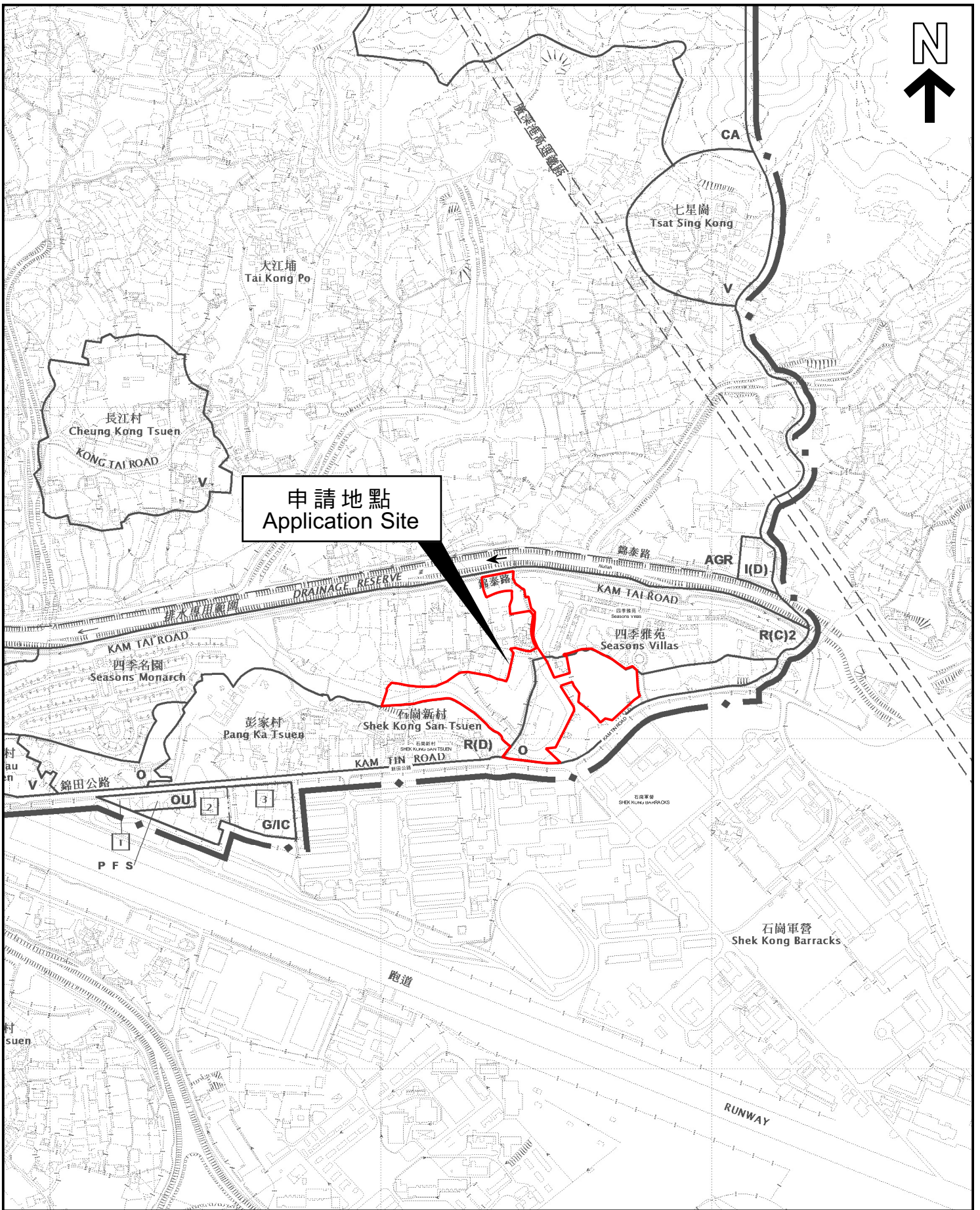
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空气流通影响评估, Waste Assessment 废物评估, Land Contamination Assessment 土地污染评估 Ecological Impact Assessment 生态影响评估 and Water Supply Impact Assessment 供水影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



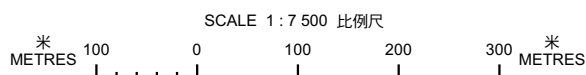
申請地點
Application Site

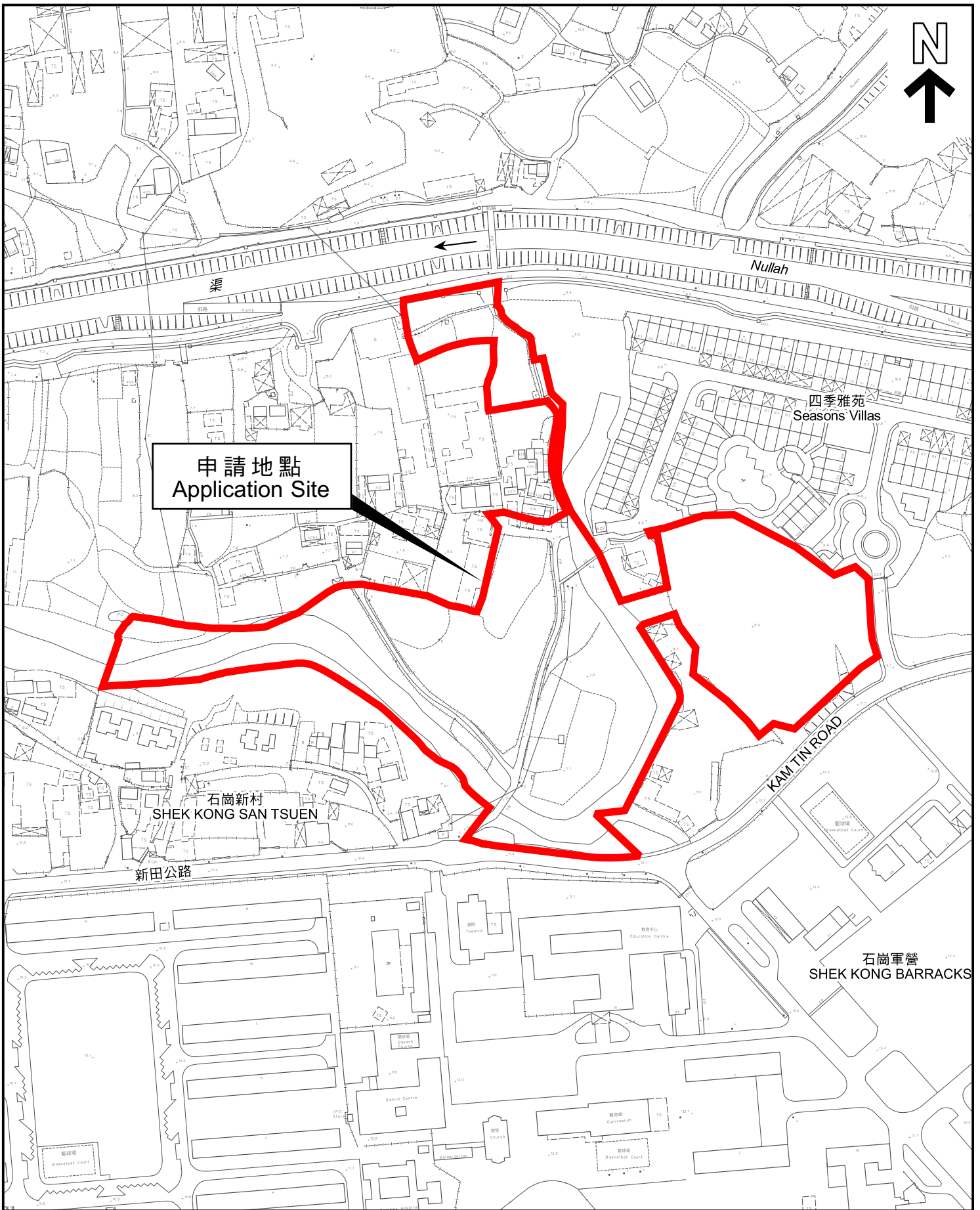
位置圖 LOCATION PLAN

本摘要圖於2022年8月18日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號 S/YL-KTN/9
EXTRACT PLAN PREPARED ON 18.8.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

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-KTN/4





平面圖 SITE PLAN

本摘要圖於2022年8月19日擬備，
 所根據的資料為測量圖編號
 6-NE-8C, 8D, 13A及13B
 EXTRACT PLAN PREPARED ON 19.8.2022
 BASED ON SURVEY SHEETS No.
 6-NE-8C, 8D, 13A & 13B

申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
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參考編號
 REFERENCE No.
Y/YL-KTN/4

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表 Kimpton Investments Limited、Pacific Top Development Limited 及 Worldchamp Investments Limited (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 (下稱「核准圖」)，把位於丈量約份第 110 約地段多個私人地段及毗連政府土地的用地 (下稱「申請地點」)，由「住宅(丙類)2」地帶及「休憩用地」地帶改劃為「住宅(丙類)3」地帶，以作住宅發展及社會福利設施用途。

考慮到申請地點的獨特性及有見錦田地區逐漸由鄉郊轉型為郊區鄉鎮，申請人致力將申請地點內面積約 32,265 平方米的用地由「住宅(丙類)2」地帶及「休憩用地」地帶改劃為「住宅(丙類)3」地帶，當中包括發展地盤面積約 31,936 平方米和約 329 平方米的非建築用地用作新的公眾通道。

擬議發展包括 23 座 3 至 6 層高的住宅樓宇 (包括 1 層地下住宅大堂/停車場/機電設施/污水處理設施/住客會所)、2 座 3 層高的住客會所及 1 座 3 層高的日間老人護理中心。擬議發展項目的住用樓面面積為不多於 30,315 平方米，提供約 916 個住宅單位。擬議發展內的建築物高度為主水平基準上約 21 米至約 30 米。

擬議發展計劃理據如下：

- 擬議改劃方案符合現時政府積極增加房屋土地供應的政策。
- 擬議發展可以迅速落實，將有助盡早達至均衡的房屋組合。
- 擬議方案在擬議的「住宅(丙類)3」地帶制定了合適的發展密度。
- 擬建發展將釋放位處申請地點內尚未落實的「休憩用地」地帶的發展潛力。
- 錦田北規劃的休憩用地過剩，擬議發展因此不會導致區內的休憩用地短缺。
- 申請地點交通便利，非常適合用作住宅發展。
- 建議發展具多項設計優點，建築型態能夠與周邊環境融合，同時改善錦田鄉郊環境。
- 擬議發展將提供有迫切需要的社會福利設施及完善現有通道，以滿足未來居民和附近社區的需要。
- 申請人已進行了各種技術評估，結果均證明該發展方案不會對附近環境帶來不良影響。

根據以上各點，申請人懇請城規會支持是次的修訂圖則申請。

Executive Summary

This Planning Application is prepared and submitted on behalf of Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited (the “Applicants”) to seek approval from the Town Planning Board (“TPB”/the “Board”) under section 12A of the Town Planning Ordinance for the rezoning of the Site from “Residential (Group C)2” (“R(C)2”) and “Open Space” (“O”) to “Residential (Group C)3” (“R(C)3”) in the Approved Kam Tin North Outline Zoning Plan (“OZP”) No. S/YL-KTN/9, to enable the proposed residential development and social welfare facility (“Proposed Development”) at various Lots in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long (“Application Site”/ “the Site”).

With the unique site characteristics and changing strategic planning circumstances of the Kam Tin area from rural to suburban township, it is proposed to rezone the Site, with a total site area of about 32,265m², comprising a Development Site Area of about 31,936m² and a Non-Building Area (“NBA”) of about 329m² for the proposed new local access connection, from “R(C)2” and “O” to “R(C)3” zone.

The Proposed Development comprises a total of 23 nos. of residential towers with 3 to 6 storeys (including 1 storey of G/F entrance lobby/ car park/ E&M facilities/ sewage treatment plant/ residential clubhouse), 2 nos. of 3-storey residential clubhouse and 1 no. of 3-storey GIC block for Day Care Centre for the Elderly. The indicative development yields a total domestic Gross Floor Area (“GFA”) of not more than 30,315m², providing about a total of 916 residential units. Under the Indicative MLP, the proposed building height of the Proposed Development ranges from about +21mPD to about +30mPD.

The proposal is fully justified based on the following reasons:

- The Proposed Rezoning is In-line with Government’s Policies on Increasing Housing Land Supply.
- Proposed Development is Readily Implementable and will Help to Achieve a Balanced Housing Mix in an Earlier Timeframe.
- The Development Proposal has Devised an Appropriate Development Intensity in the Proposed “R(C)3” Zone.
- The Proposed Development will Unleash the Development Potential of the Unimplemented “Open Space” Zone in the Application Site.
- There is a surplus in Open Space provision in Kam Tin North Area. The Proposed Development will not therefore induce shortage in Open Space.
- The Site is Conveniently Accessible and Highly Suitable for Residential Development.
- The Proposed Scheme has Incorporated Various Urban Design Merits.
- Provision of Much Needed Social Welfare Facility and Provision of Enhanced Local Access as Planning Gains.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible.

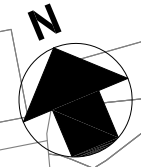
In light of the above, support on this Planning Application from the members of the TPB is respectfully requested.

Supporting Planning Statement








申請編號 Application No. : Y/YL-KTN/4

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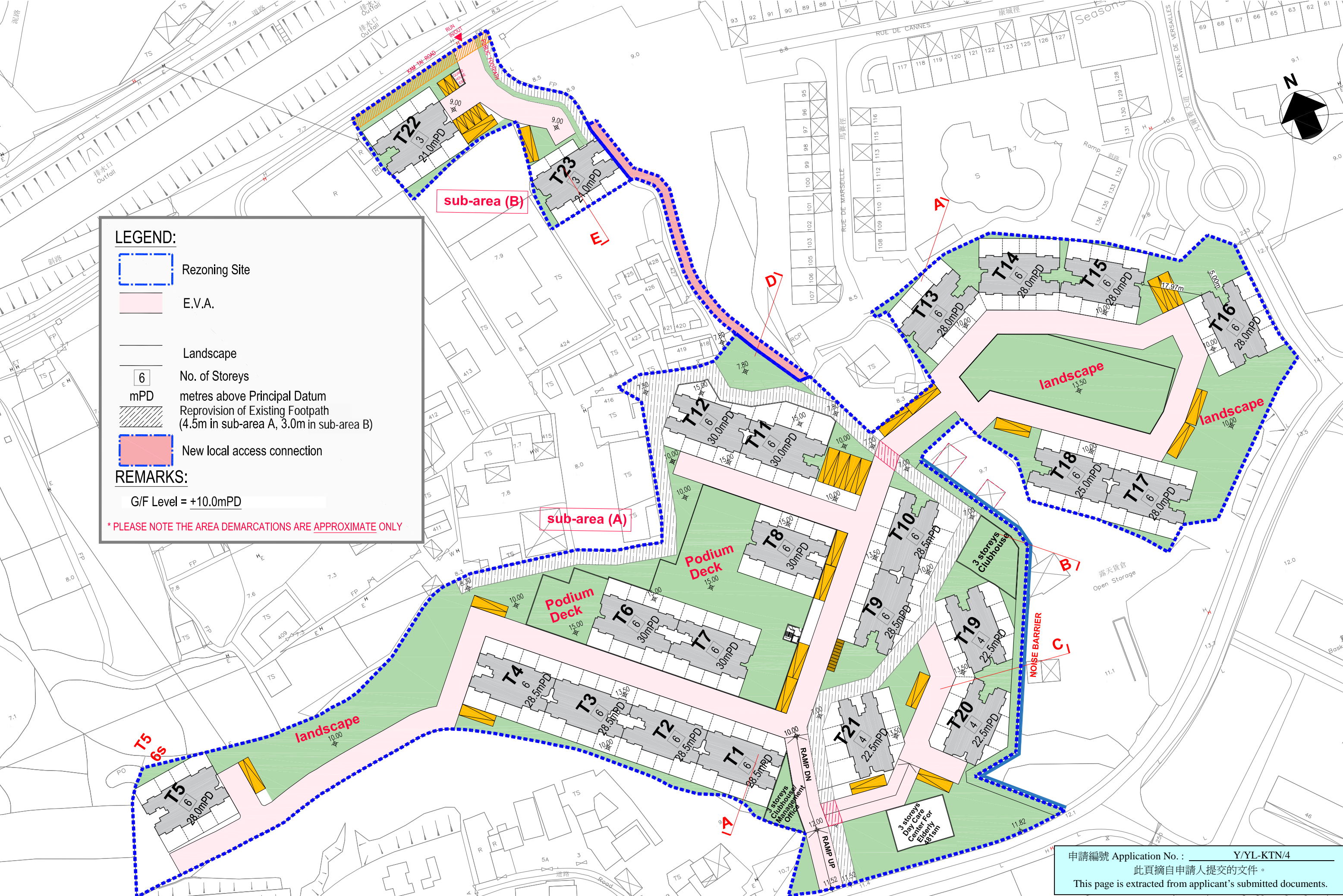
LEGEND:

-  Rezoning Site
-  E.V.A.
-  Landscape
-  No. of Storeys
-  metres above Principal Datum
-  Reprovision of Existing Footpath (4.5m in sub-area A, 3.0m in sub-area B)
-  New local access connection

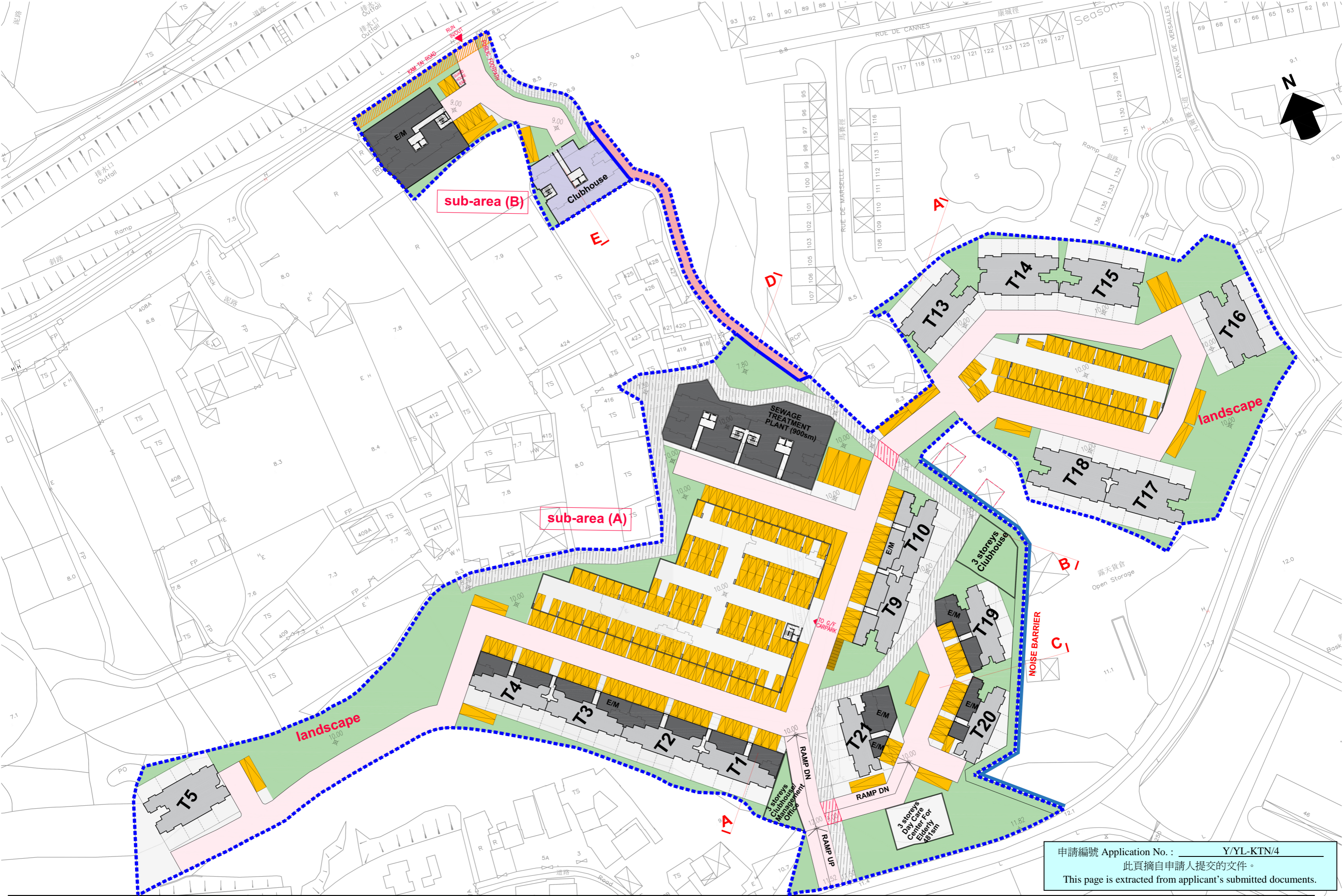
REMARKS:

G/F Level = +10.0mPD

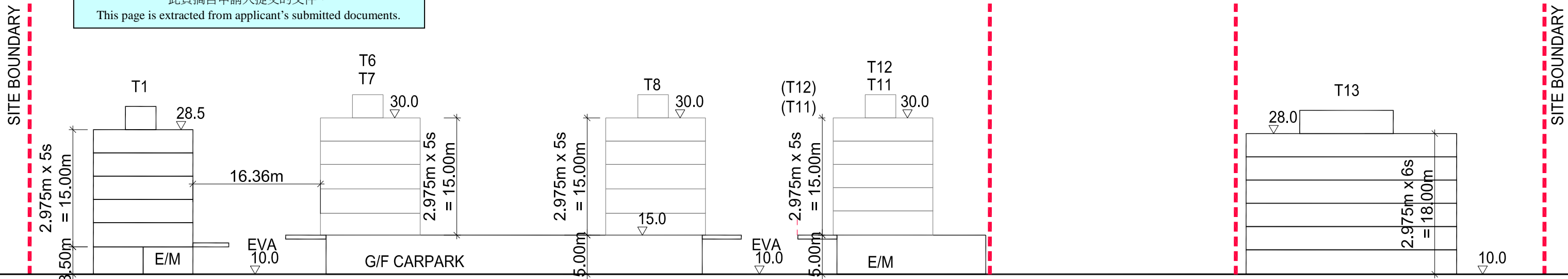
* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY



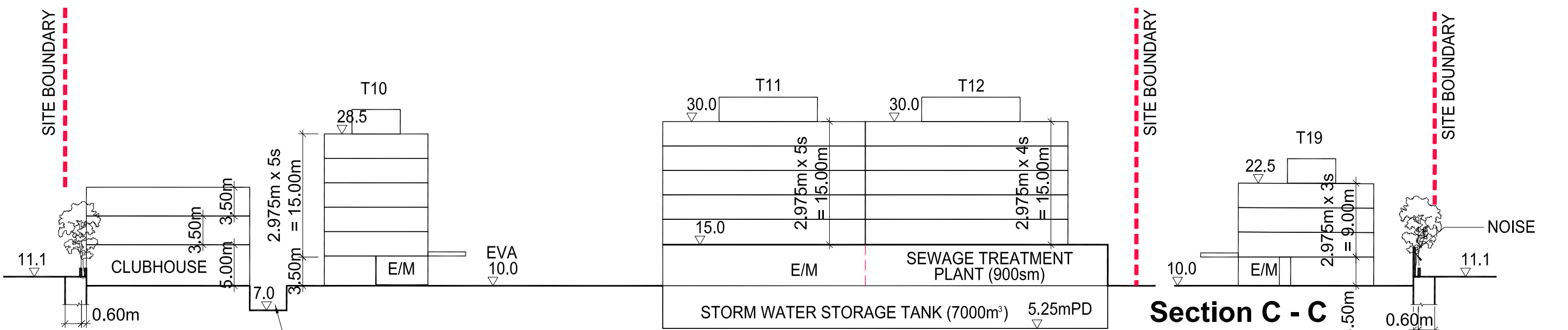
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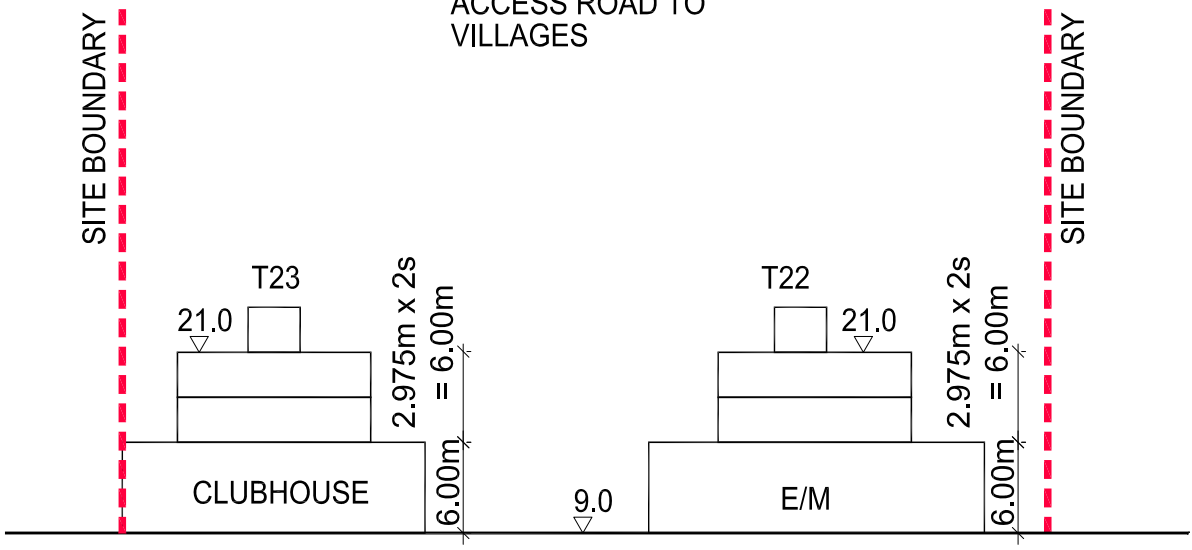
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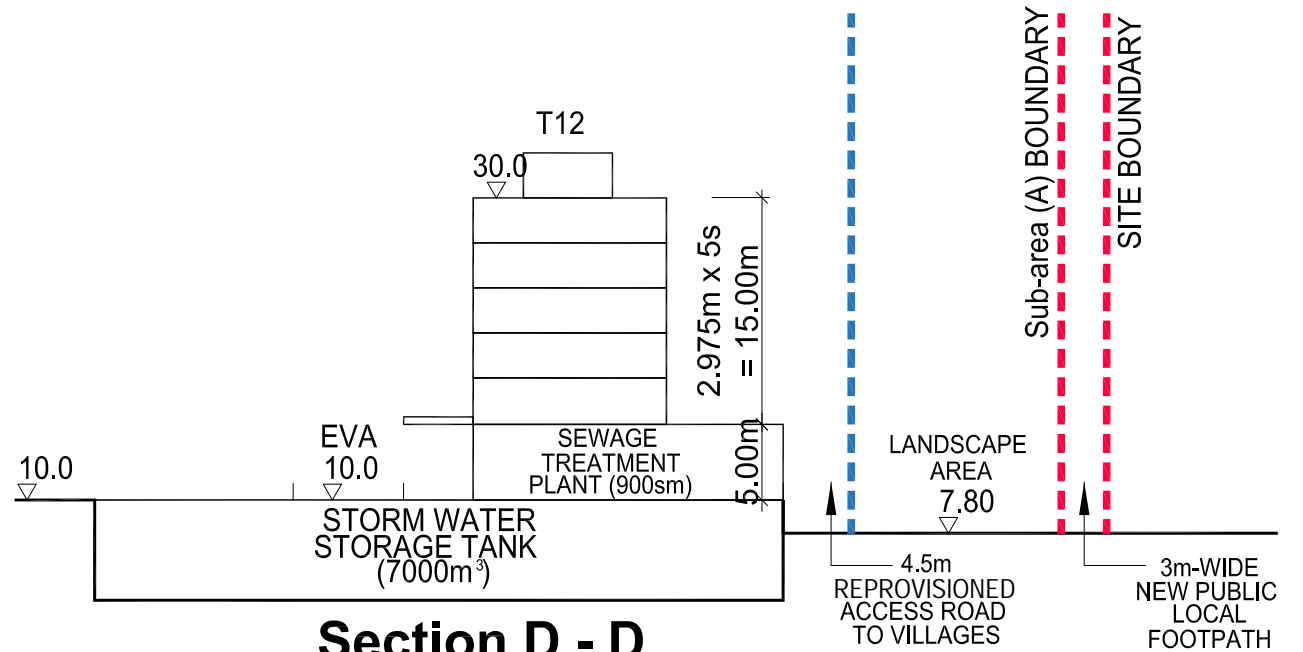
Section A - A



Section B - B



Section E - E



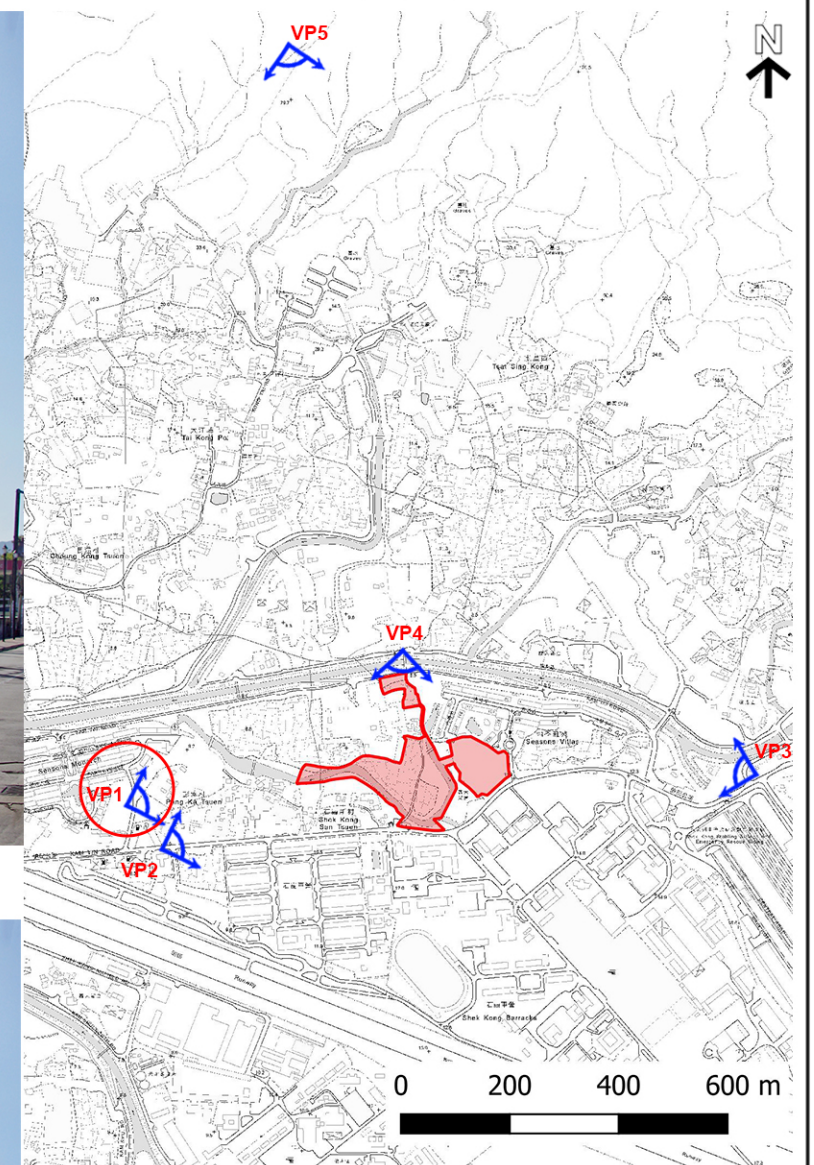
Section D - D



Existing Condition



Proposed Development



Key Plan

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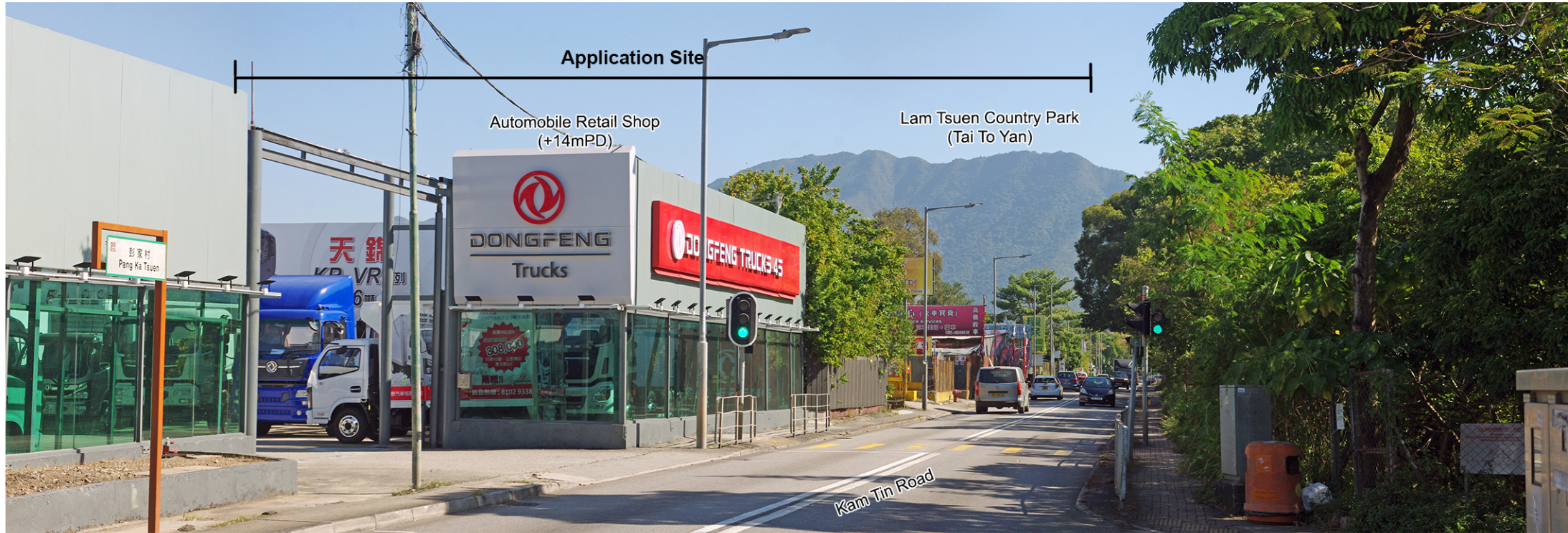
Photomontage Viewing from
 Road leading to Seasons Monarch and Pang Ka Tsuen (VP1)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

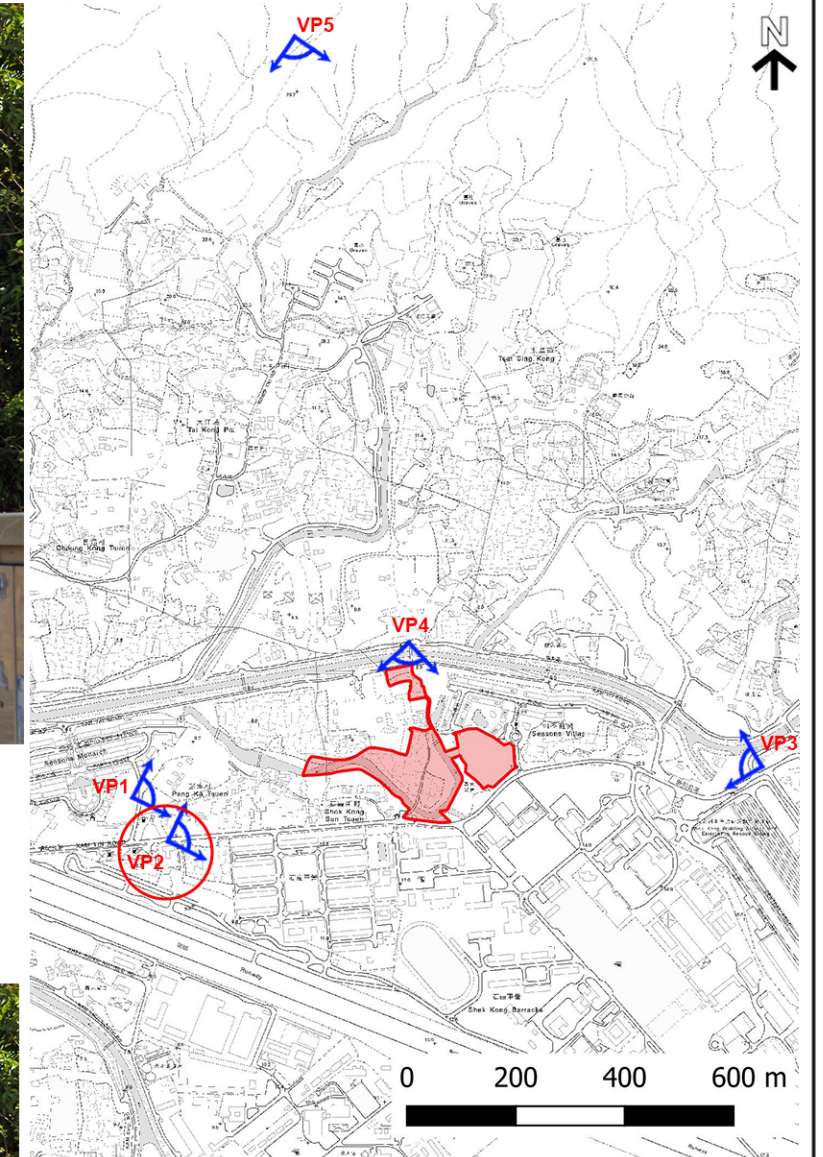
Visual Impact Assessment

Figure 6.1

Date: 4 July 2022



Existing Condition



Key Plan



Proposed Development

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Photomontage Viewing from
 Bus Stop near the Entrance of Kam Tin Clinic (VP2)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

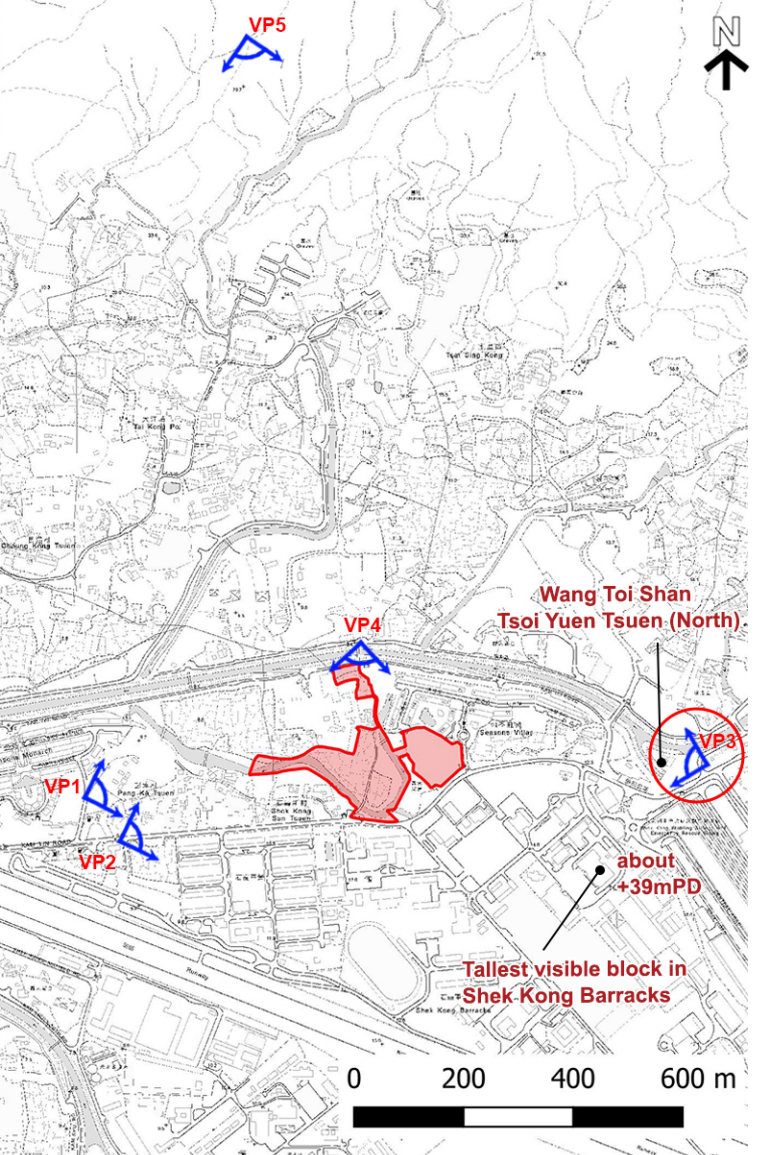
Visual Impact Assessment

Figure 6.2

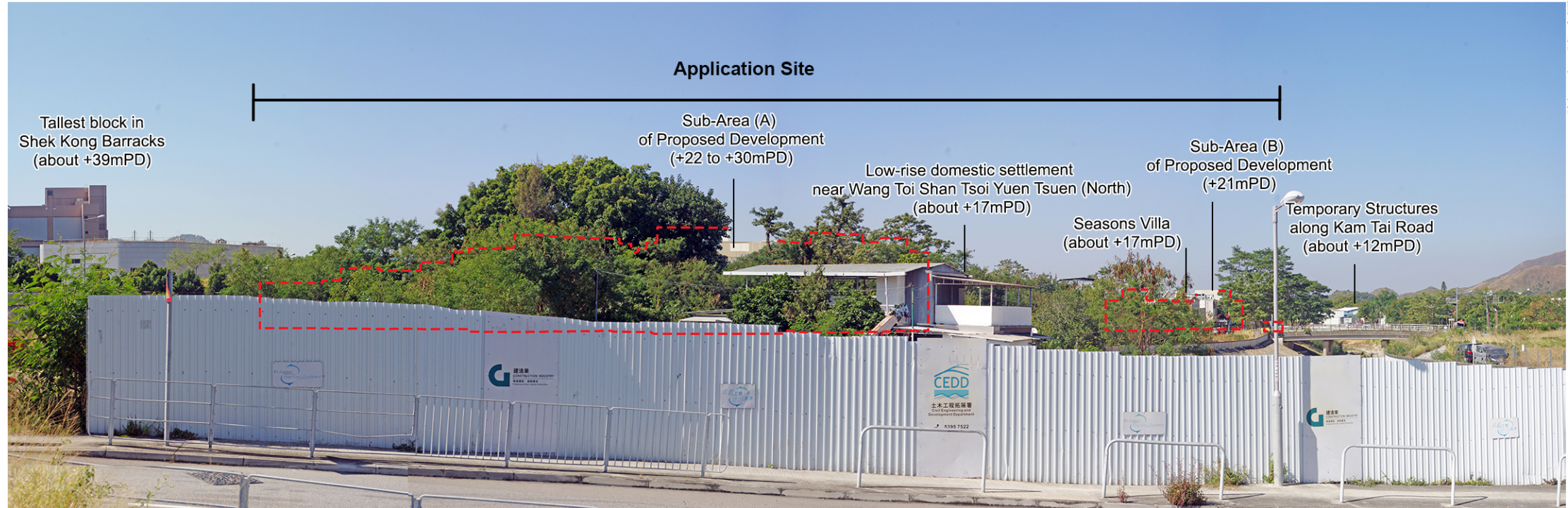
Date: 4 July 2022



Existing Condition



Key Plan



Proposed Development

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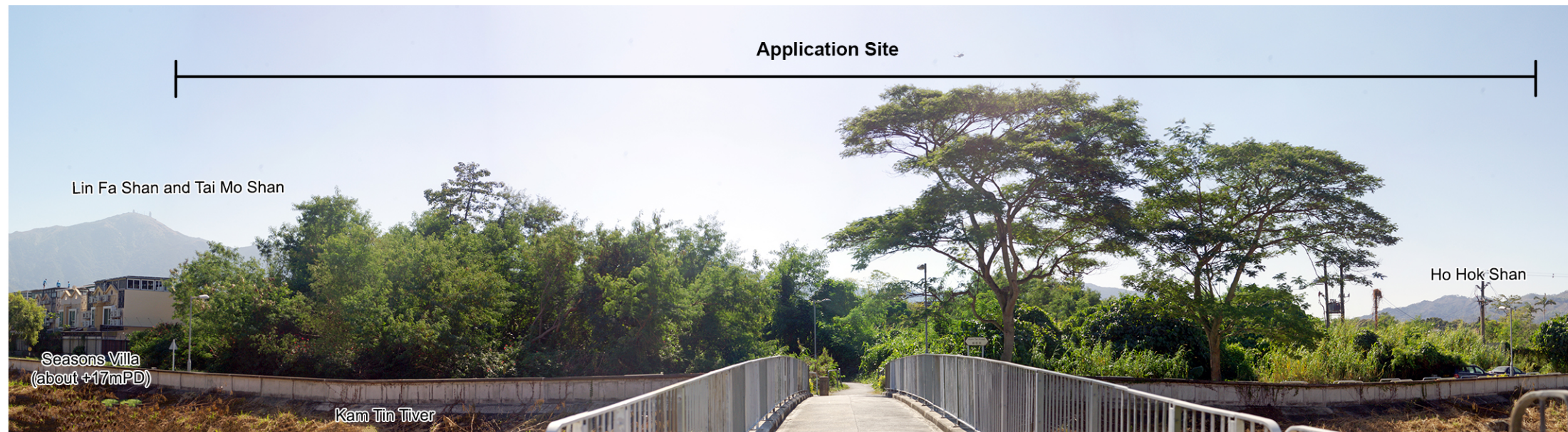
Photomontage Viewing from
 Sitting facilities near Shek Kong Vegetable Marketing Co-operative Society
 (VP3)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long
 - S12A Amendment of Plan Application

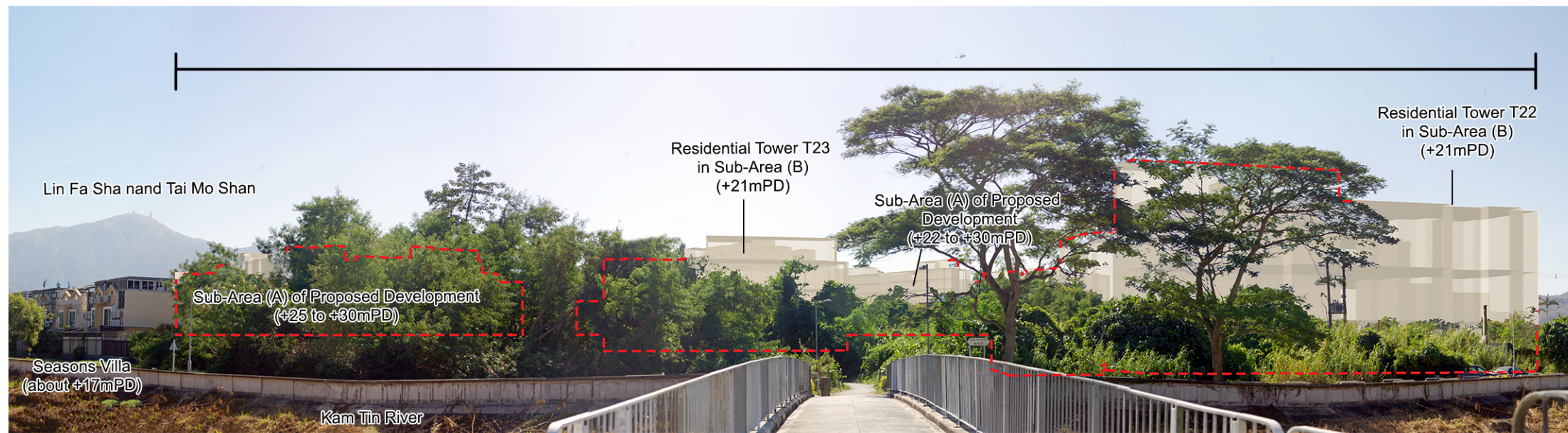
Visual Impact Assessment

Figure 6.3

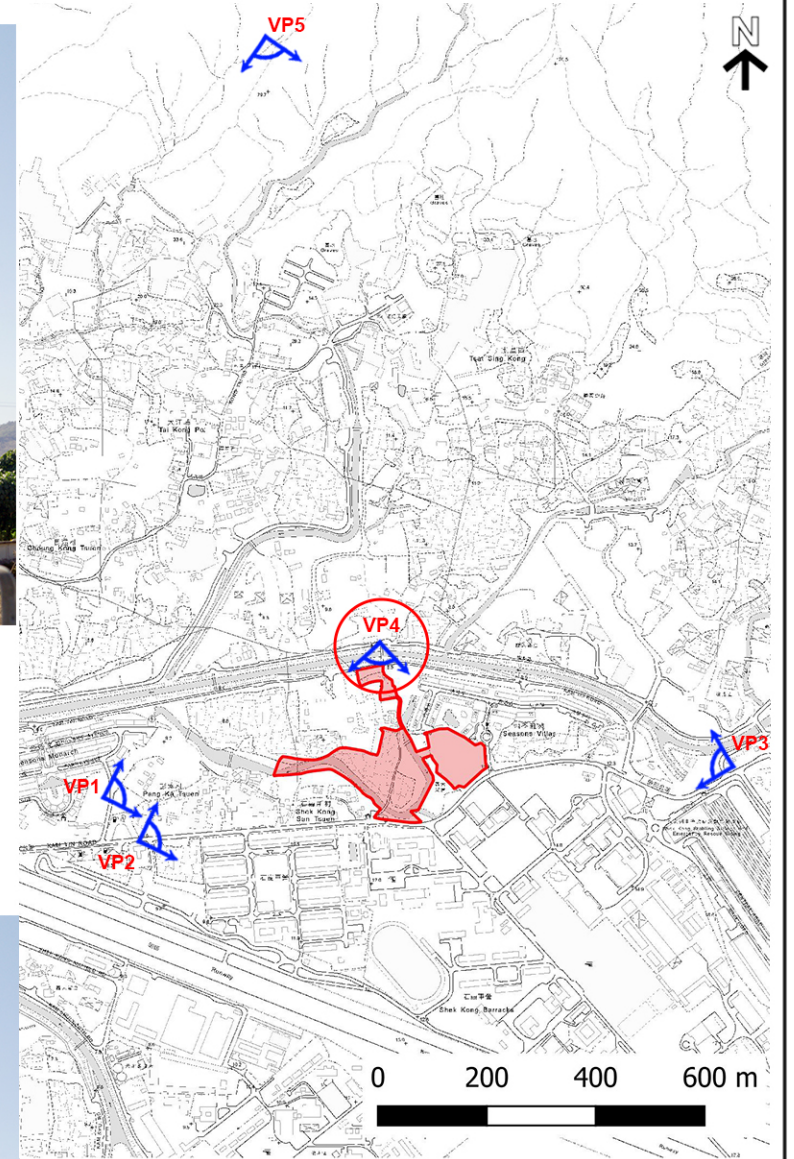
Date: 4 July 2022



Existing Condition



Proposed Development



Key Plan

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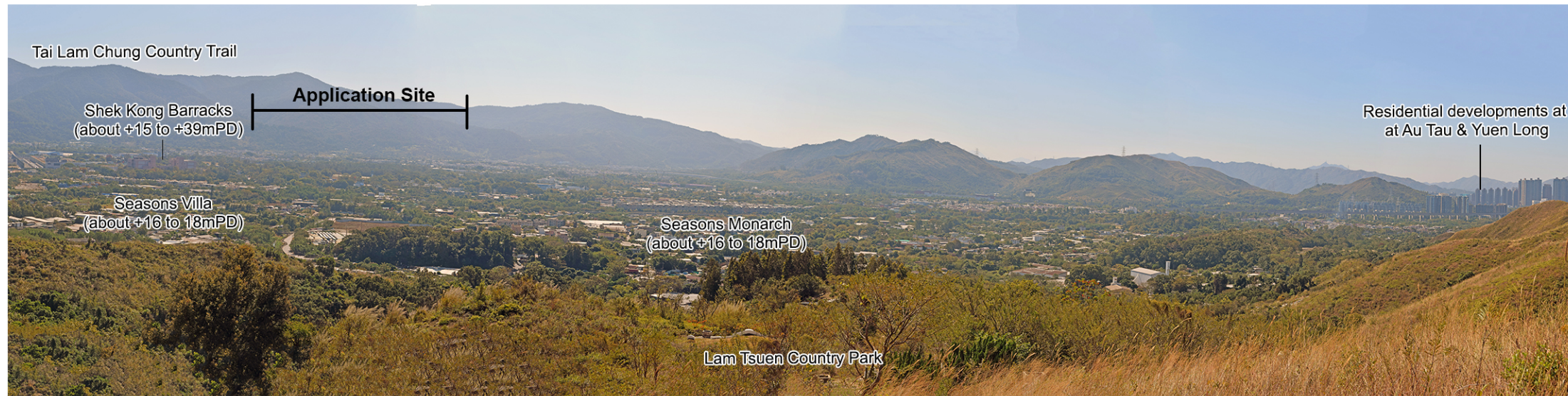
Photomontage Viewing from
Footbridge across Kam Tai Road (VP4)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

Visual Impact Assessment

Figure 6.4

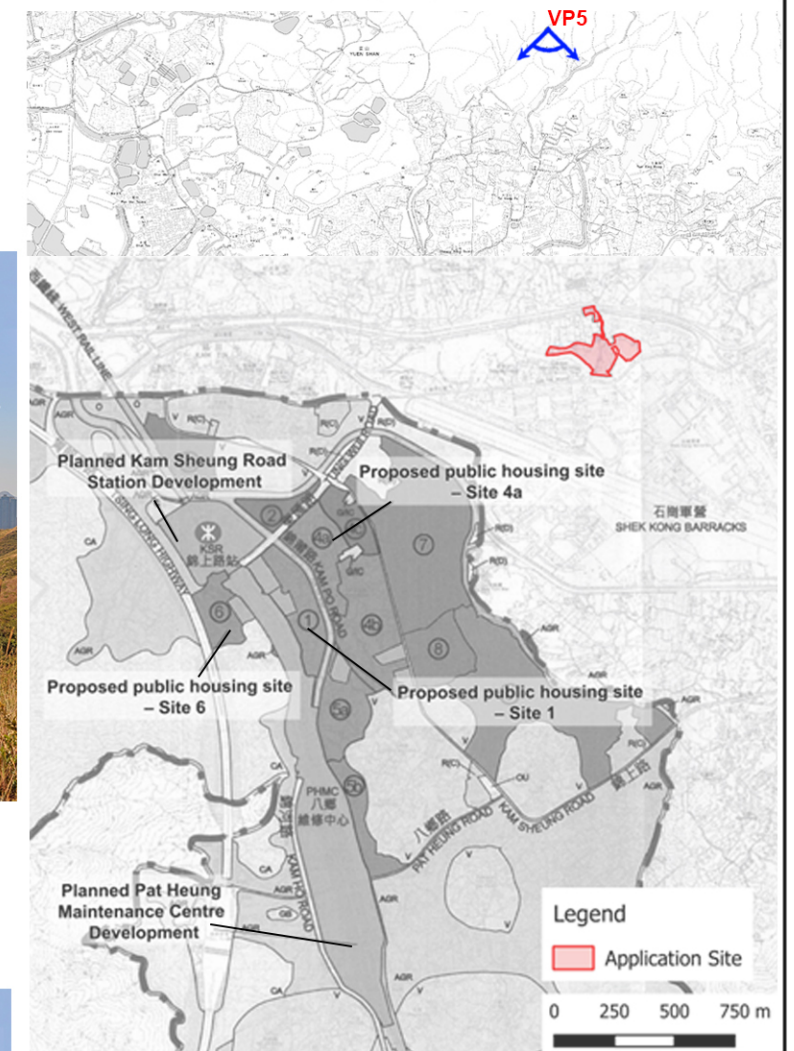
Date: 4 July 2022



Existing Condition



Proposed Development with planned high-rise developments in the adjacent Kam Tin South area



Key Plan

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Photomontage Viewing from
 Hiking Trail towards Kai Kung Leng at Lam Tsuen Country Park (VP5)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long
 - S12A Amendment of Plan Application

Figure 6.5

Visual Impact Assessment

Date: 13 July 2022

LANDSCAPE COMPONENTS

The Boundary Landscape

- 1 Landscape Screen Planting
- 2 Landscape Setback

The Arrival and Circulation Landscape

- 3 Main Entrances
- 4 Streetscape Promenade / Turnabouts
- 5 Lobby Entrance
- 6 New Local Access Connection

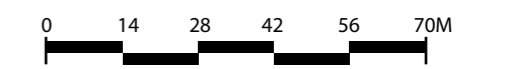
The Leisure Landscape

- 7 Clubhouse and Swimming Pool Terraces
- 8 Elderly Day Care Centre Garden
- 9 Community Garden
- 10 Pocket Gardens
- 11 Podium Decks
- 12 BBQ and Entertainment Deck
- 13 Children's Play Area
- 14 Meadow Garden



LEGEND

- Application Site Boundary
- Development Boundary
- + xx.xx Existing Levels
- xx.xx Proposed Levels
- Proposed Reprovisioned access road to Shek Kong Village
- Proposed Architectural Scheme
- Existing Trees Retained
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Landscape Paving
- Proposed Landscape Deck
- Proposed Swimming Pool



Drawings are indicative subject to detail design.

申請編號 Application No. : Y/YL-KTN/4
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

FIGURE TITLE Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long - S12A Amendment of Plan Application
Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jul 2022
CHECKED	CF	DRAWN	BC
FIGURE NO.	Figure 4.1		REV

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