

**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

Revised broad development parameters in view of
the further information received on 28.10.2022
因应于 2022 年 10 月 28 日接获的进一步资料而修订的概括发展规范

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。

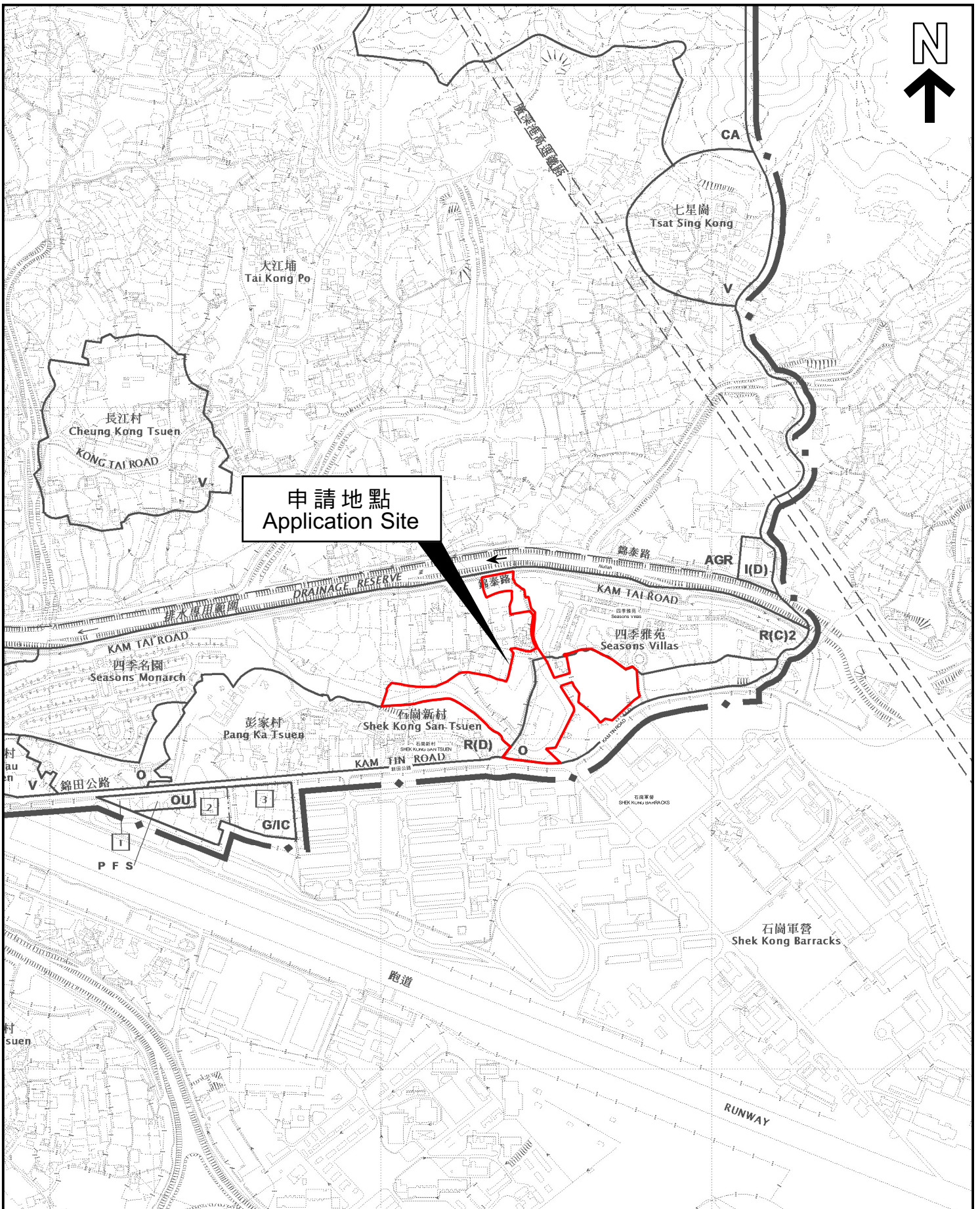
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Revised Environmental Assessment 经修订的环境评估</u>		
<u>Revised Drainage Impact Assessment 经修订的排水影响评估</u>		
<u>Revised Sewerage Impact Assessment 经修订的排污影响评估</u>		
<u>Revised Landscape Proposal 经修订的园境建议书</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.

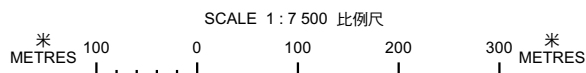
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

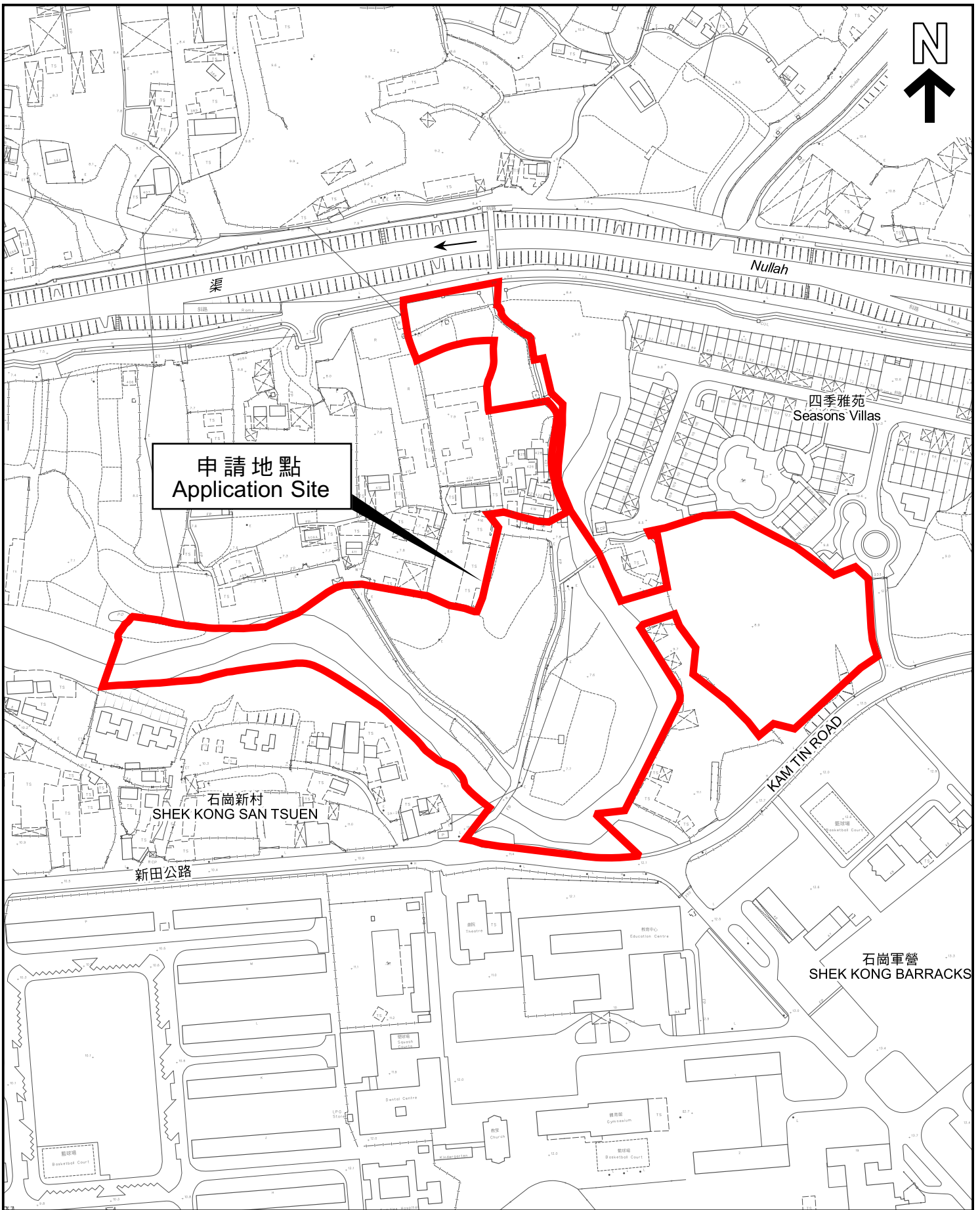
位置圖 LOCATION PLAN

本摘要圖於2022年11月9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 9.11.2022
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11月9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 9.11.2022
 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
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
Y/YL-KTN/4

申請編號 **Application No. : Y/YL-KTN/4**

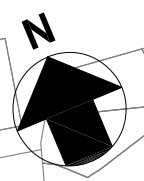
備註 Remarks

申請人呈交進一步資料，包括回應部門意見，經修訂的技術評估（包括環境評估、排污影響評估、排水影響評估及園境建議書）及經修訂的總綱發展藍圖。







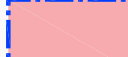
The applicant submitted further information, including responses to departmental comments, revised technical assessments (including Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment and Landscape Proposal) and revised Master Layout Plan.

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:

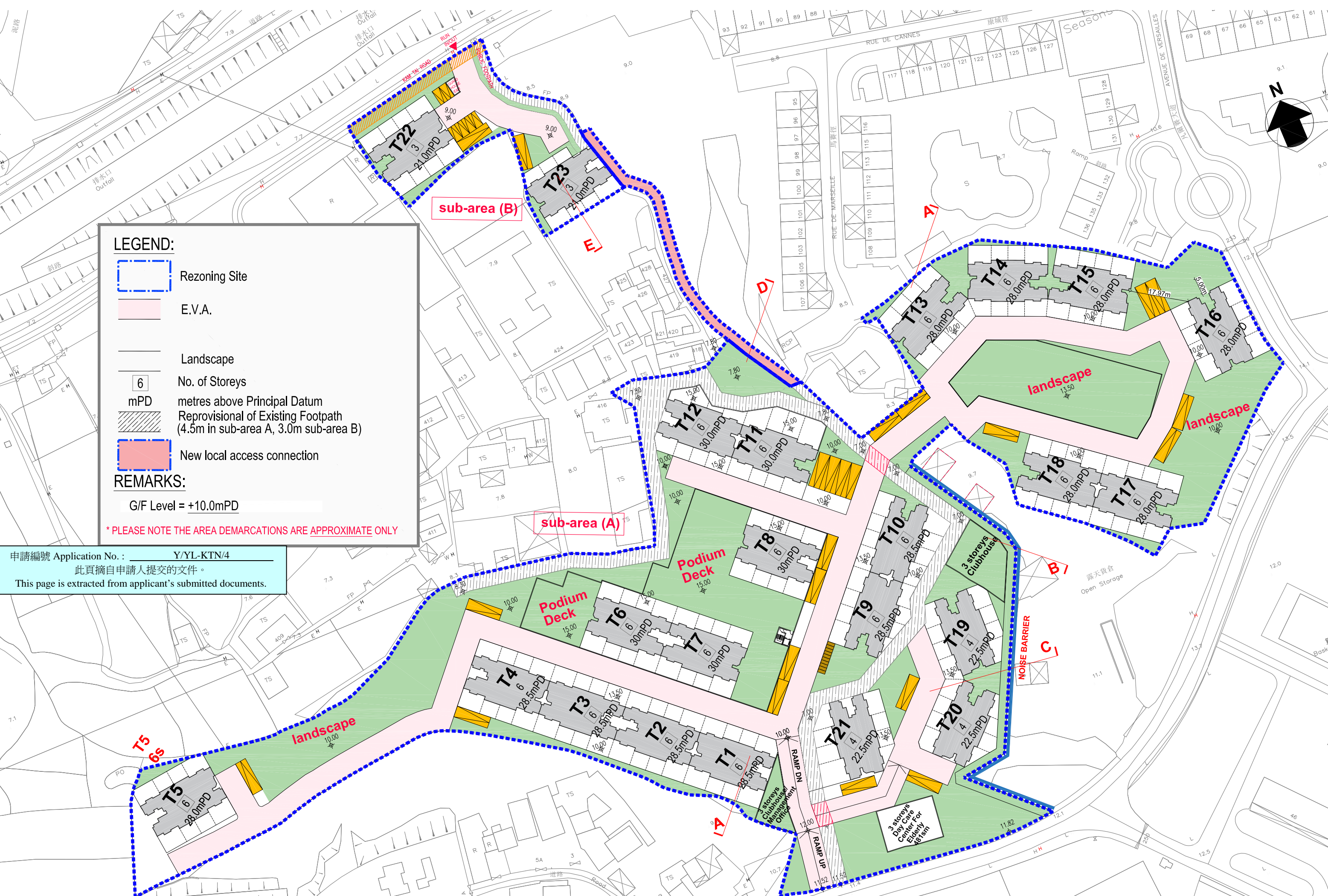
-  Rezoning Site
-  E.V.A.
-  Landscape
-  No. of Storeys
-  metres above Principal Datum
-  Reprovisional of Existing Footpath (4.5m in sub-area A, 3.0m sub-area B)
-  New local access connection

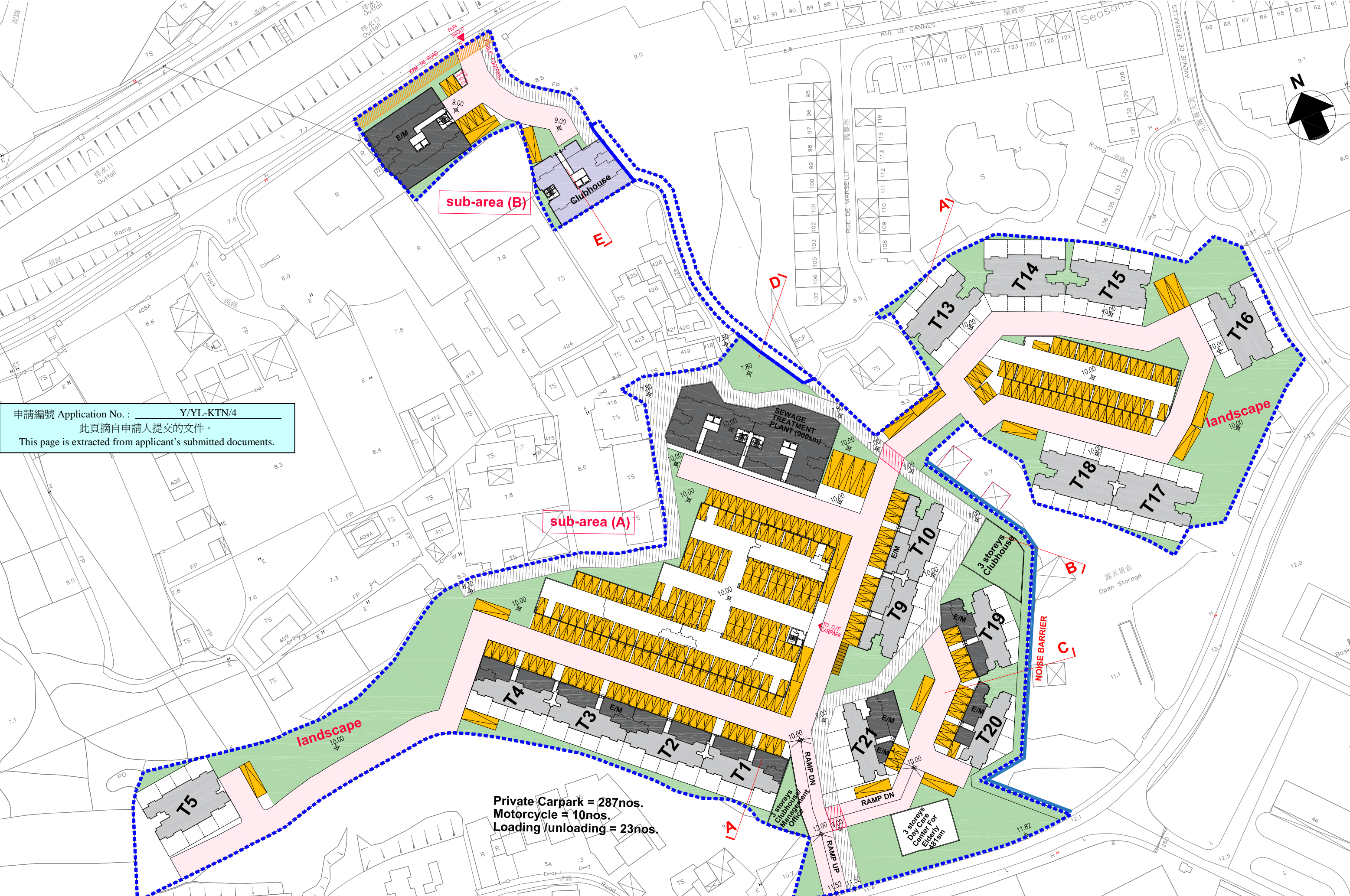
REMARKS:

G/F Level = +10.0mPD

** PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY*

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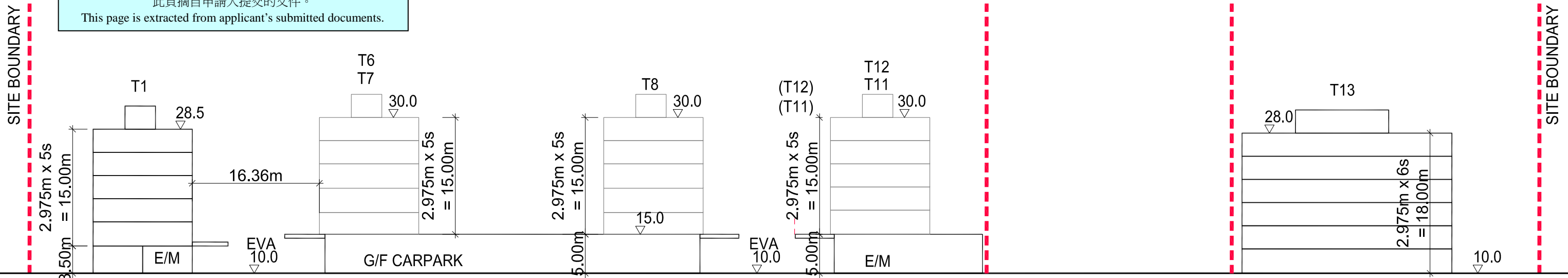


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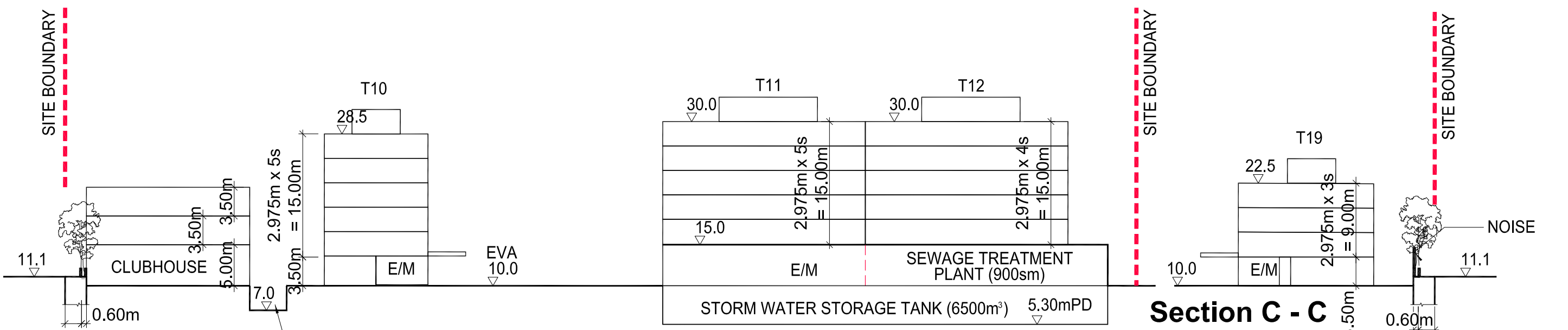
sub-area (B)

sub-area (A)

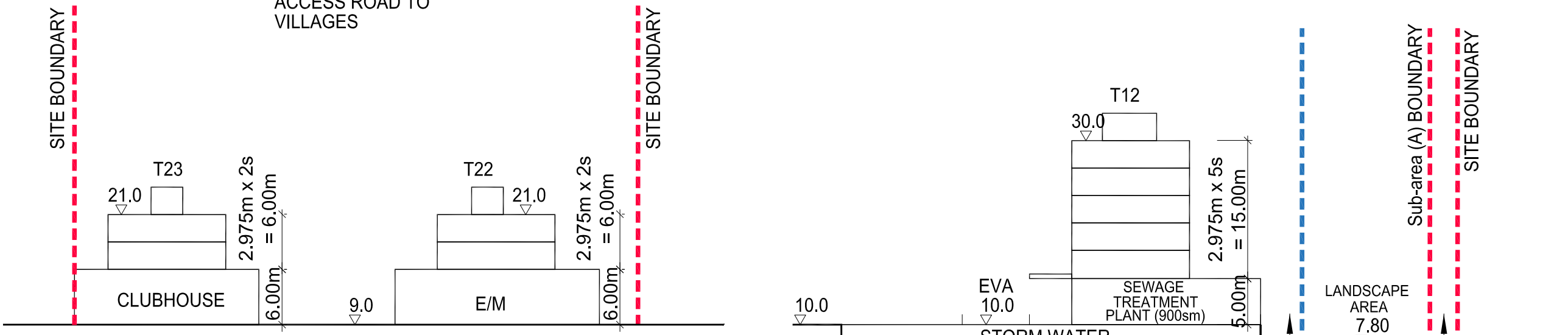
Private Carpark = 287 nos.
 Motorcycle = 10 nos.
 Loading/unloading = 23 nos.



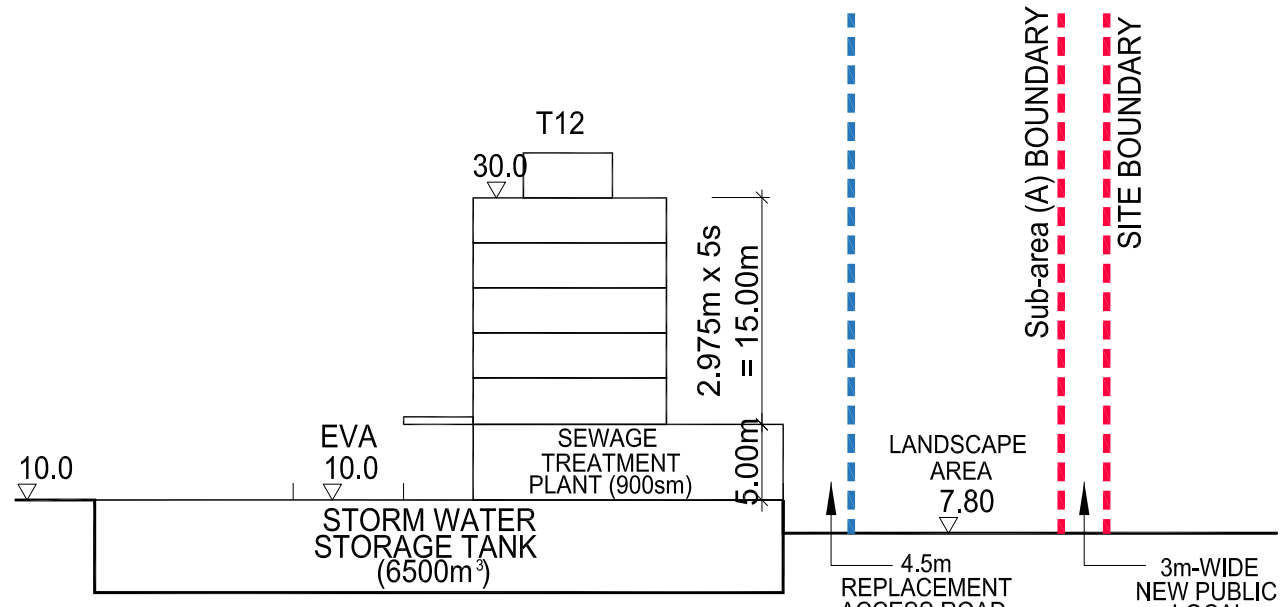
Section A - A



Section B - B



Section E - E



Section D - D

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 Public Local Footpath

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
- Existing Levels + xx.xx
- Proposed Levels ● xx.xx
- Proposed Pedestrian Access ▲
- Proposed Vehicular Access ▲
- Proposed EVA
- Proposed Fence Wall
- Proposed Noise Barrier
- Proposed 4.5m Reprovisional 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
- Proposed Green Roof



Drawings are indicative subject to detail design.

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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	OCT 2022
CHECKED	CF	DRAWN	BC
FIGURE NO.	Figure 4.1		REV A

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

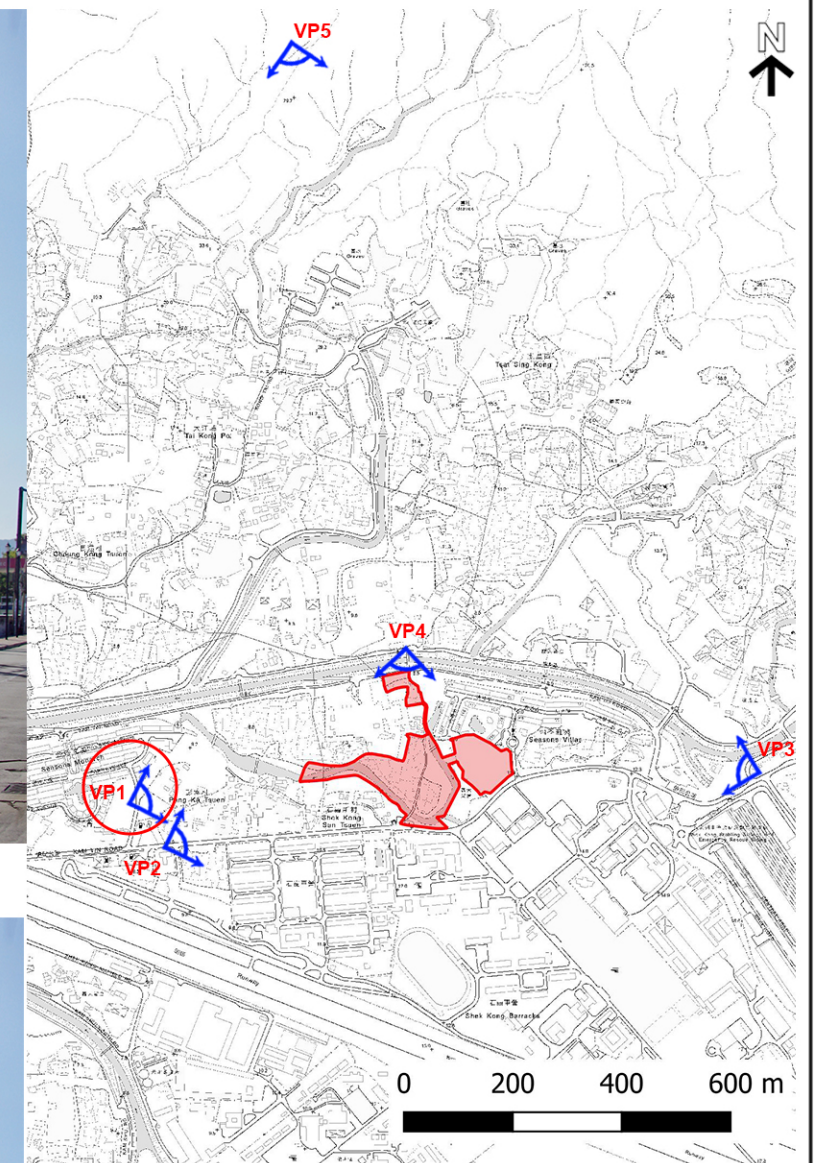
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 3016 2422
 Website: scenicstudio.scenic.com



Existing Condition



Proposed Development



Key Plan

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PLANNING LIMITED
規劃顧問有限公司

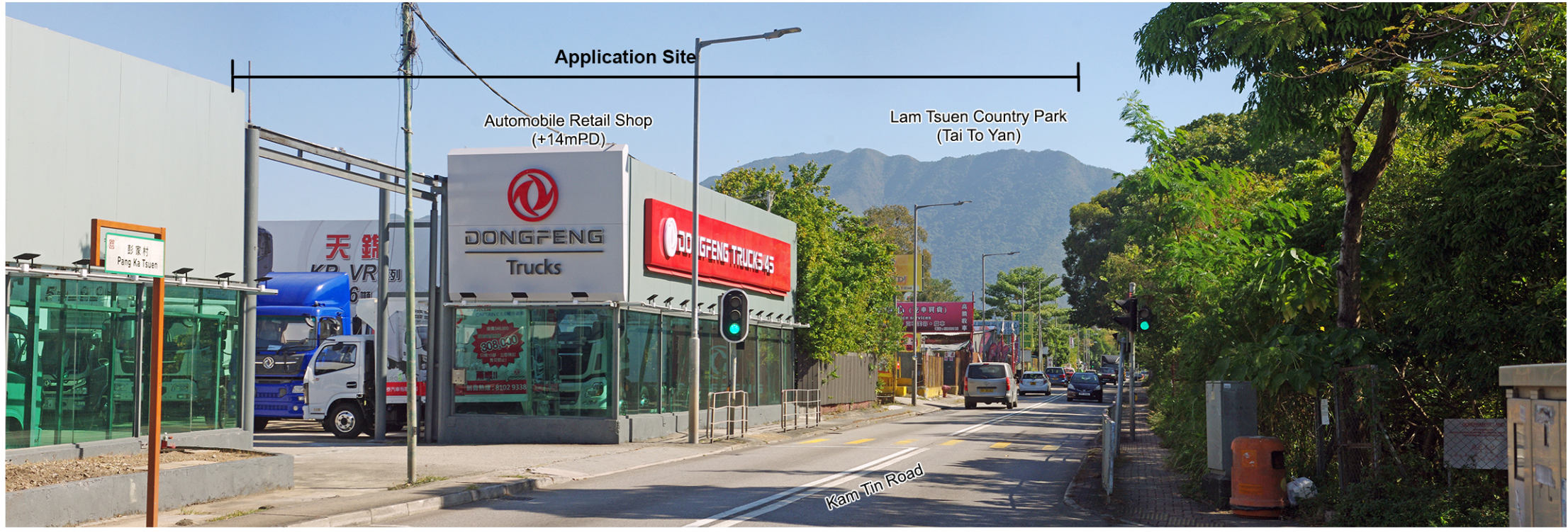
Photomontage Viewing from
Road leading to Seasons Monarch and Pang Ka Tsuen (VP1)

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

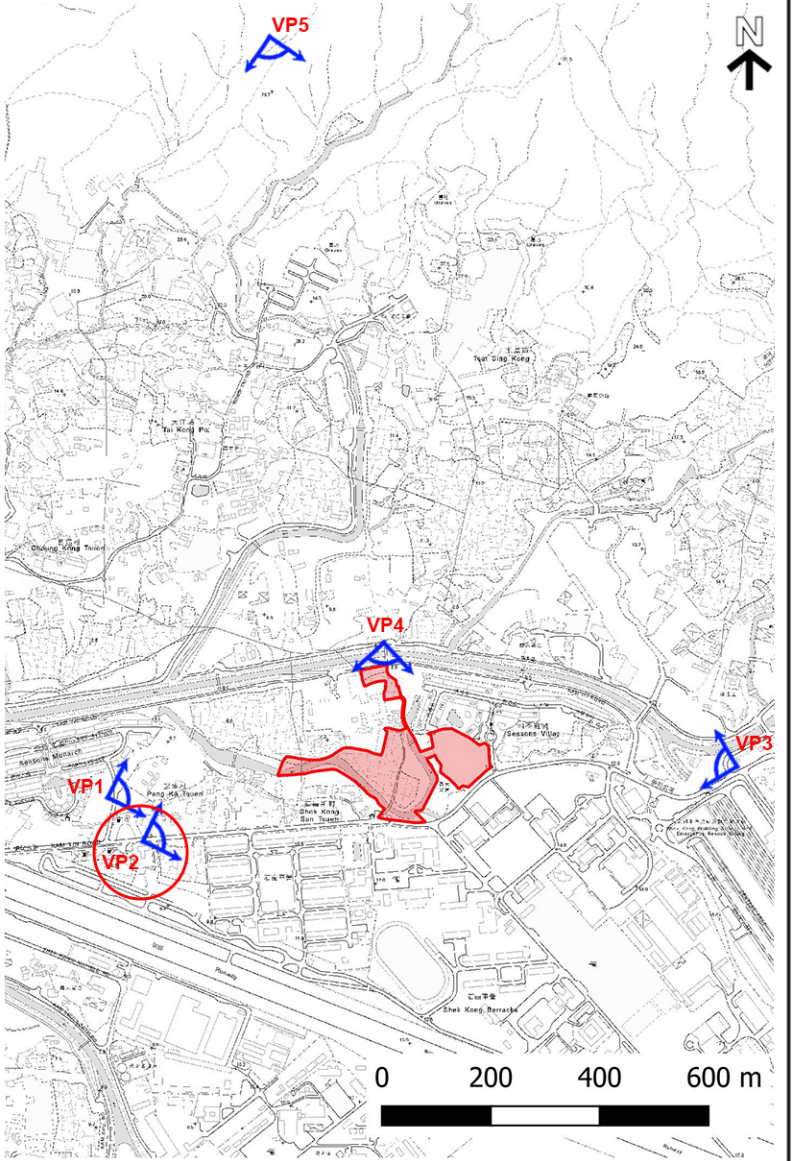
Visual Impact Assessment

Figure 6.1

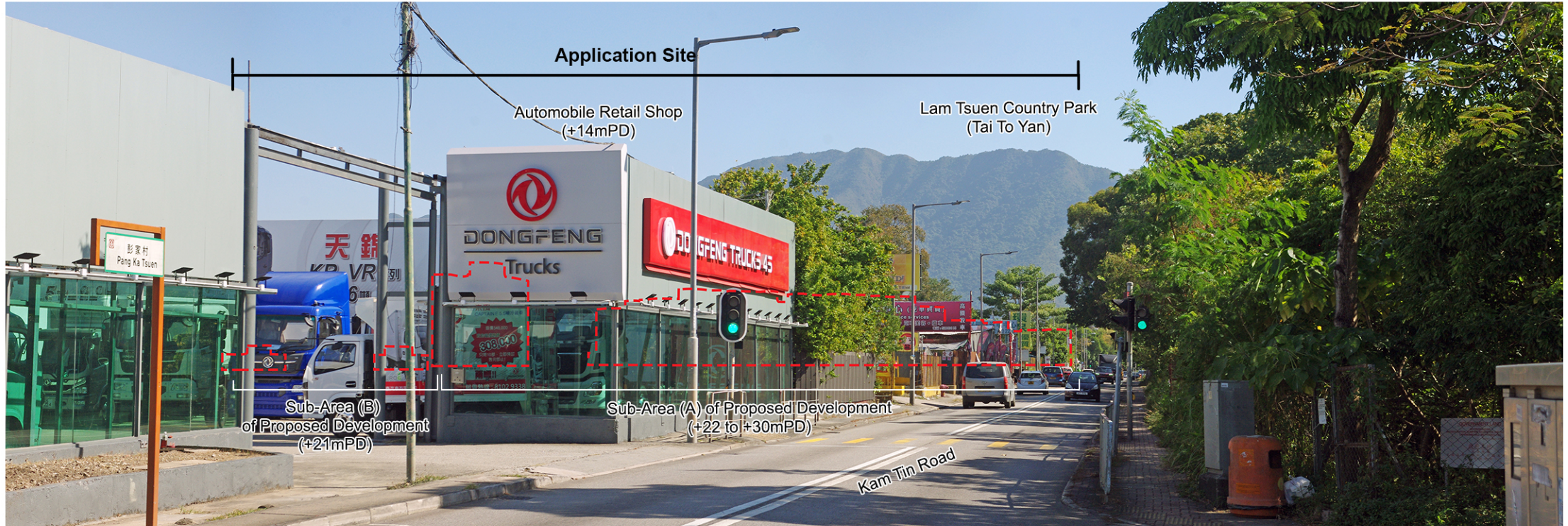
Date: 10 October 2022



Existing Condition



Key Plan



Proposed Development

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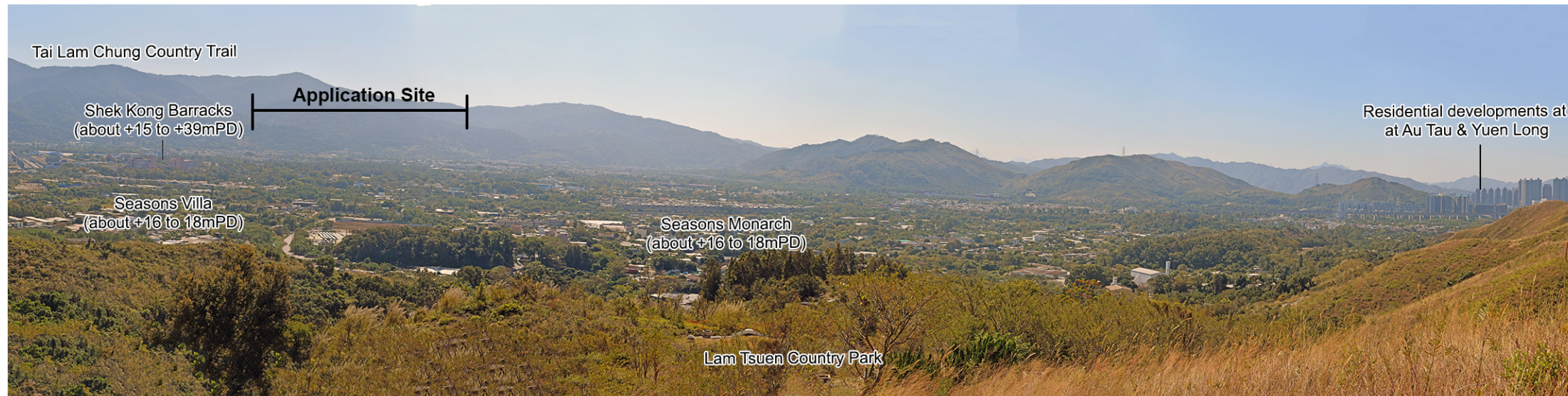
Photomontage Viewing from
 Bus Stop near the Entrance of Kam Tin Clinic (VP2)

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

Figure 6.2

Visual Impact Assessment

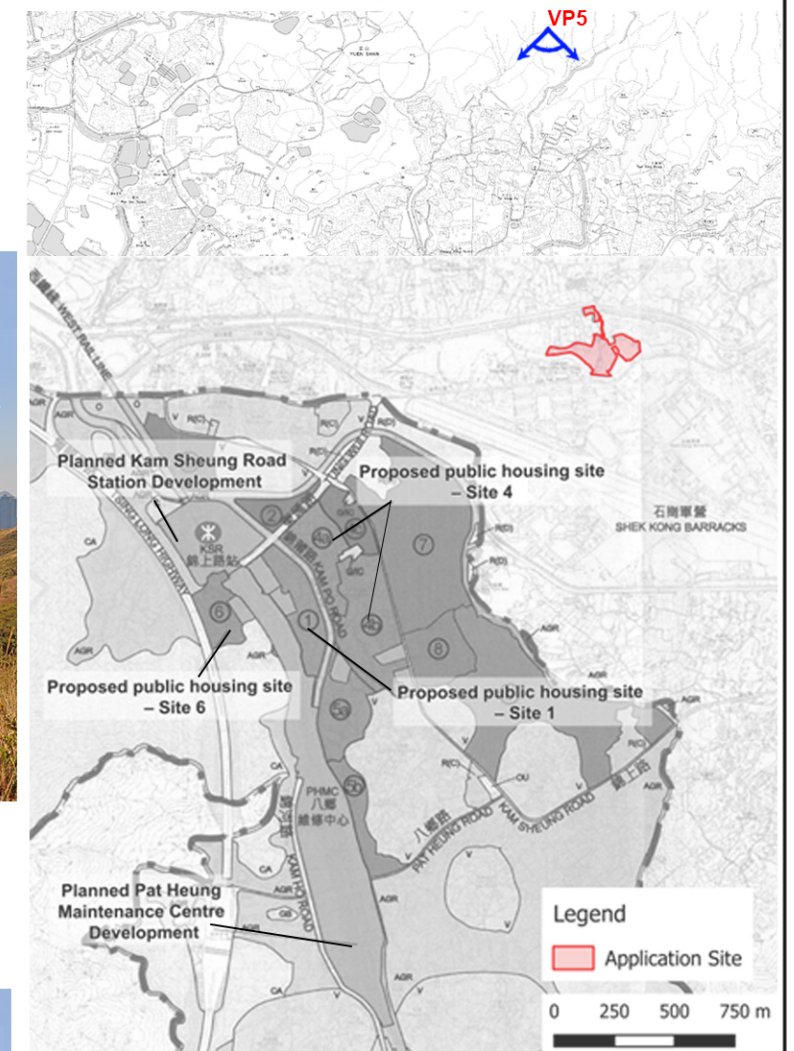
Date: 10 October 2022



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: 10 October 2022