

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL/19**
关于申请编号 Y/YL/19 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/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 新界元朗十八乡路丈量约份第 120 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 6,290 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 2,968 sq. m 平方米)		
Plan 图则	Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分区计划大纲草图编号 S/YL/26		
Zoning 地带	"Village Type Development" 「乡村式发展」		
Proposed Amendment(s) 拟议修订	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 把申请地点由「乡村式发展」地带改划为「住宅(甲类)9」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 37,740	Not more than 不多於 6
	Non-domestic 非住用	About 约 200	About 约 0.032
No. of block 幢数	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 120	mPD 米(主水平基准上)
		29 - 35 <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Non-domestic 非住用	-	m 米
		13.35	mPD 米(主水平基准上)
		2 <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 33.3 %		
No. of units 单位数目	1,116 Flats 住宅单位		
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		226
	Private Car Parking Spaces 私家车车位		138
	Motorcycle Parking Spaces 电单车车位		12
	Bicycle Parking Spaces 单车泊车位		76
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		3
Heavy Goods Vehicle Spaces 重型货车车位		3	

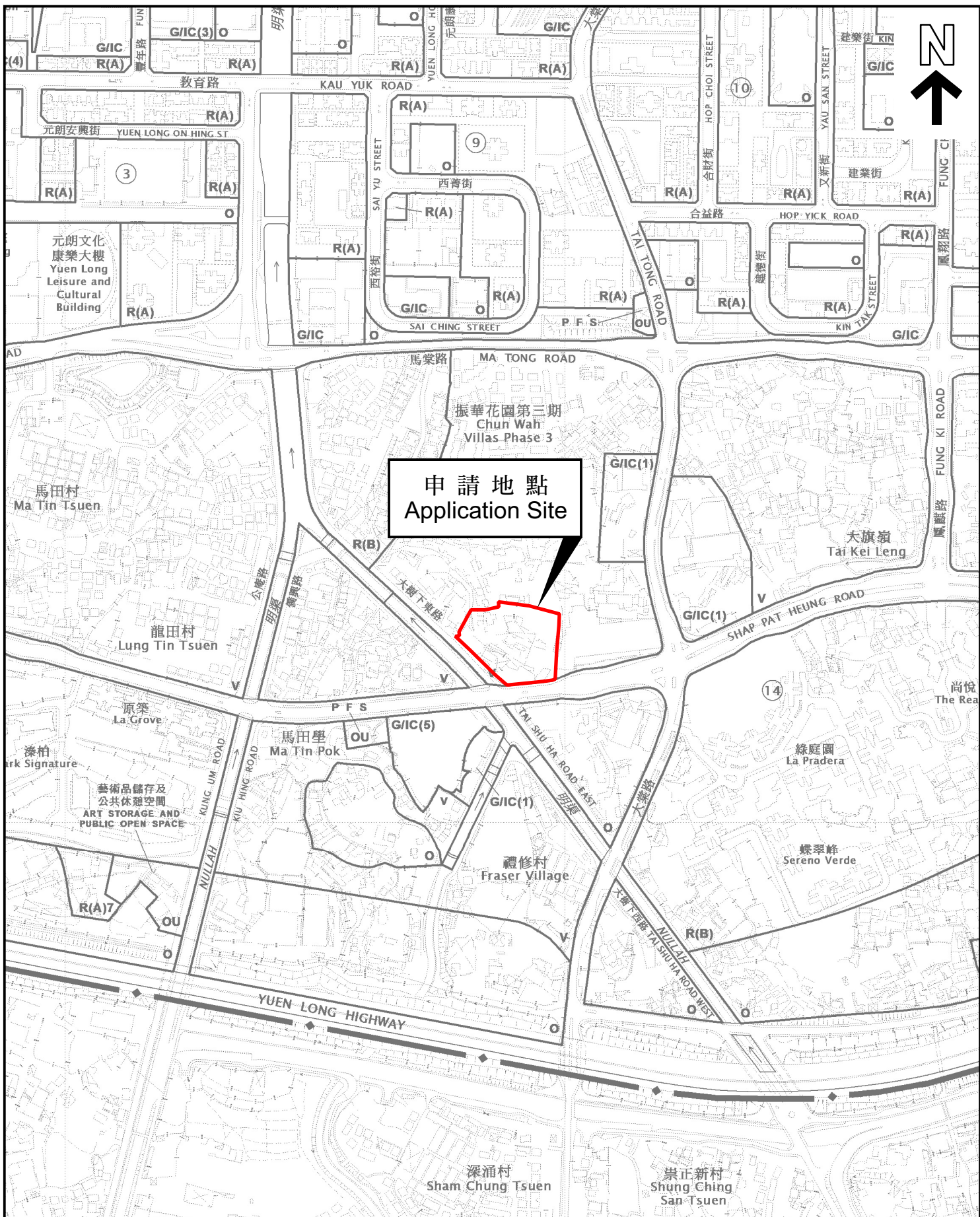
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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>Location Plan 位置图</u>		
<u>Lot Index Plan 地段索引图</u>		
<u>Surrounding Context Overview Plan 周边环境概况图</u>		
<u>Proposed Amendment Plan 拟议修订图</u>		
<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 checked="" 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 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 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>Landscape Proposal, Tree Survey and Tree Preservation Proposal 园境建议书、树木调查及树木保育建议书</u>		
<u>Air Ventilation Assessment 空气流通评估</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。

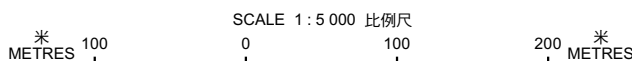


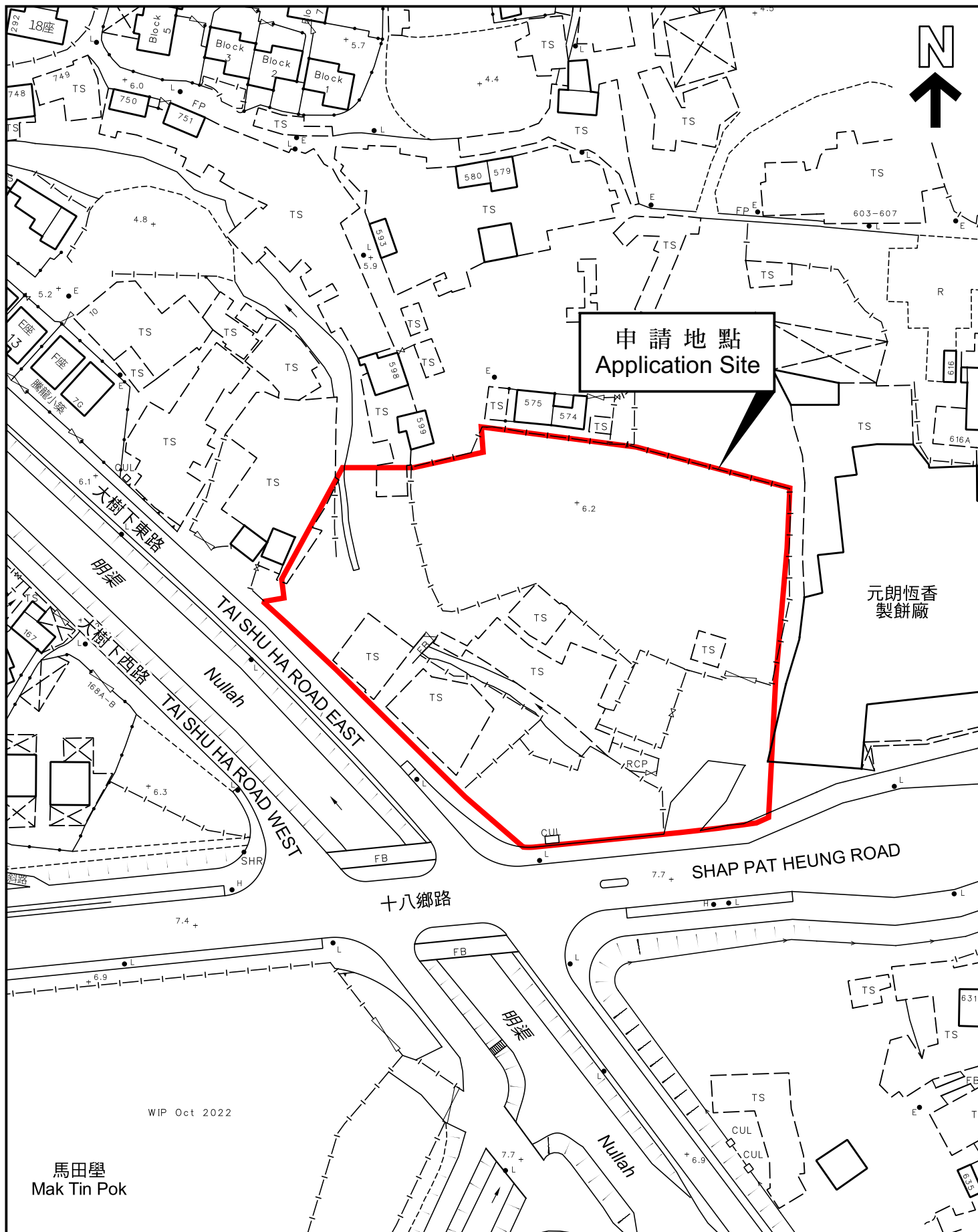
位置圖 LOCATION PLAN

本摘要圖於2023年2月17日擬備，
 所根據的資料為於2023年1月6日
 展示的分區計劃大綱圖編號 S/YL/26
 EXTRACT PLAN PREPARED ON 17.2.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/26 EXHIBITED ON 6.1.2023

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





平面圖 SITE PLAN

本摘要圖於2023年2月17日擬備，
所根據的資料為測量圖編號
6-NW-14B 及 15A
EXTRACT PLAN PREPARED ON 17.2.2023
BASED ON SURVEY SHEETS No.
6-NW-14B & 15A

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

EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to the Draft Yuen Long Outline Zoning Plan No. S/YL/26 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Village Type Development” (“V”) zone to a tailor-made “Residential (Group A) 9” (“R(A) 9”) zone at Various Lots at D.D.120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories (the “Application Site”) to facilitate the proposed residential development and social welfare facility (the “Proposed Amendment”).

The Application Site was designated as part of the “V” zone on the OZP but has been left idle for more than 30 years. Currently, the Application Site has been occupied by squatters and brownfield uses, which is neither reflecting the planning intention of “V” zone nor effectively utilizing valuable land resources.

The Application Site is located in an area sandwiched by high-density residential clusters of Yuen Long New Town (YLNT) and the future residential hub of Yuen Long South Development Area (YLS DA). Two high-rise high-density public housing developments are planned in the vicinity. In view of changing planning circumstances of the surrounding area to a higher density residential neighbourhood, the Applicant takes the opportunity to review the development potential at the Application Site contributing to territorial housing supply. The Applicant also fully respects the demand of small houses development that sufficient land in the remaining part of the “V” zone will be maintained.

An Indicative Scheme has been formulated in support of the Proposed Amendment. A maximum domestic plot ratio of 6 plus a non-domestic gross floor area of not less than 200m² for social welfare facility, and a maximum building height of 120 metres above principal datum are proposed. A pragmatic phasing strategy is adopted owing to the existing land ownership pattern to ensure early implementation of Phase 1 development by the Applicant in delivering more than 600 units while spearheading Phase 2 development as to achieve an overall provision of more than 1,100 units at the Application Site, to accommodate 3,125 population. The Proposed Amendment is generally in line with the residential nature of the original “V” zone, yet with an optimised development intensity at a highly convenient location between YLNT and YLS DA.

The following planning merits could be achieved with the Proposed Amendment:

- Responding to the Changing Planning Circumstances and Optimising Flat Provision at the Extension of Yuen Long New Town;
- Respecting the Planning Intention of the Original “Village Type Development” Zone for Residential Purpose;
- Not Compromising the Land Reserved for Small House Development;
- Ensuring Compatibility with the Surrounding Context;
- Adopting a Phasing Approach to Spearhead High-dense Residential Development at the Application Site;

- Supporting Community Needs and Improving Quality of Life of the Surrounding Neighbourhood;
- Improving the Overall Landscape Amenity in Tree Preservation and Landscape Value Upgrades;
- Resulting in NO Adverse Impacts to Surrounding Environment; and
- Setting a Desirable Precedent for Optimising Opportunities for Comprehensive Development at an Appropriate Location.

This Application has demonstrated Applicant's genuine intention and commitment in taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於新界元朗十八鄉路丈量約份第 120 約內多個地段和毗連政府土地(「申請地點」)，擬議修訂元朗分區計劃大綱草圖編號 S/YL/26(「分區計劃大綱圖」)，將申請地點由「鄉村式發展」地帶改劃為特製的「住宅(甲類)9」地帶，以作住宅發展及社會福利設施(「擬議修訂」)。

申請地點已閒置超過 30 年。現時申請地點被棚戶區以及破舊和臨時搭建的農村廠房佔用。此情況既未能善用土地資源，亦未能反映「鄉村式發展」地帶的規劃意向，供原居村民興建小型屋宇。

申請地點所處區域，位於元朗新市鎮高密度住宅群與未來元朗南發展區主要住宅區之間。政府近年積極在該區域(即申請地點所在區域)覓地，作高密度公營房屋發展，並已計劃在附近發展兩個公營房屋項目。鑑於周邊環境已漸劃為更高密度的住宅區，申請人藉此機會探討更有效地善用申請地點的發展潛力，利用其優越的地理位置以及完善的基礎設施，增加全港私人住宅的供應。申請人充分尊重小型屋宇發展的需求，在改劃申請地點為「住宅(甲類)9」地帶後，有關「鄉村式發展」地帶內仍有足夠土地可完全應付日後的小型屋宇需求。

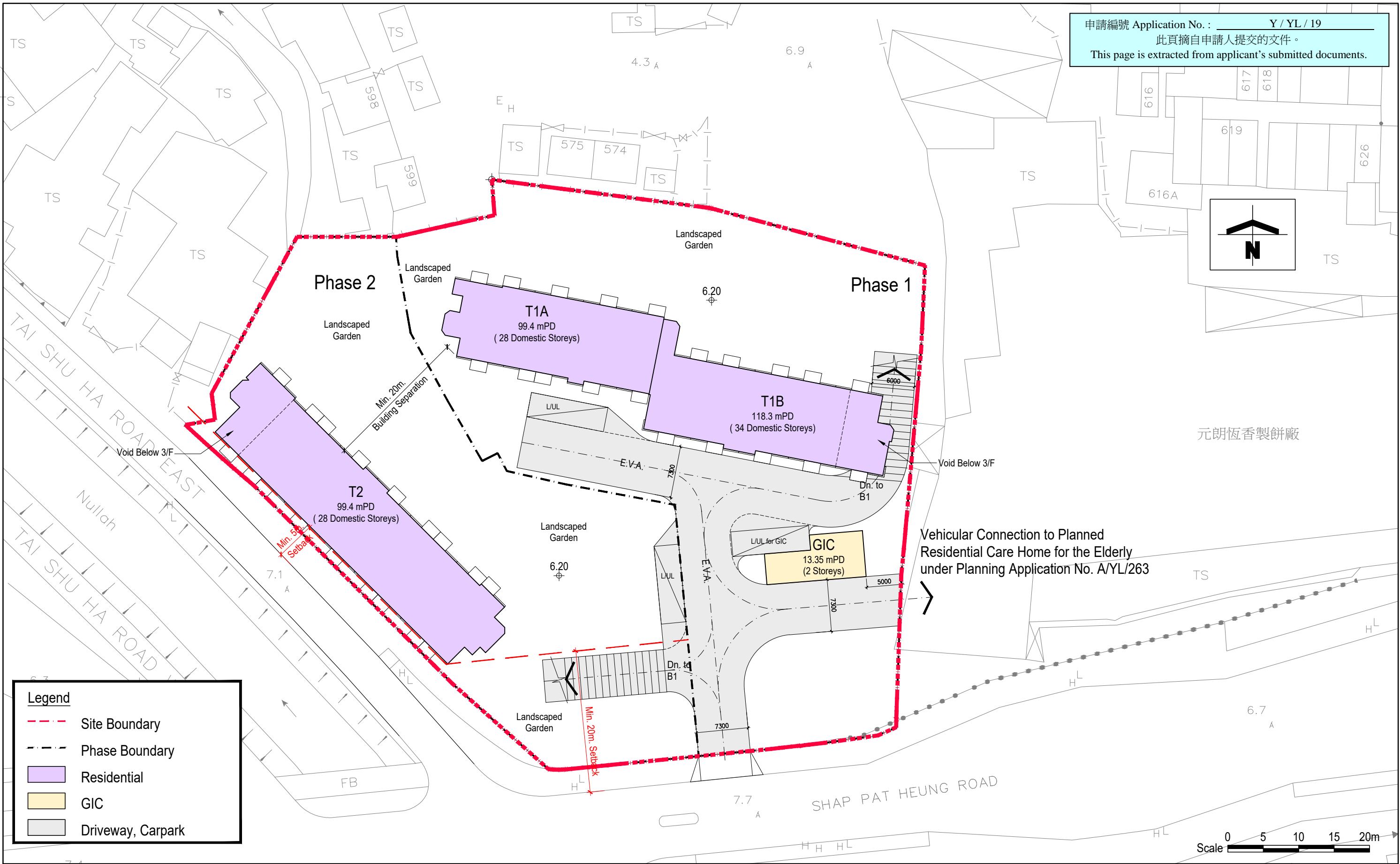
指示性方案已經過詳細審視，以確保擬議改劃發展的性質及發展密度與周邊發展兼容。擬議修訂的最高住用地積比率為6，非住用總樓面面積為不少於200平方米(作社會福利設施之用)，而最高建築物高度將不超過主水平基準上120米。因應現時土地業權分佈，申請人會採取務實可行的分期發展策略，以確保申請人能盡早於第一期發展提供超過600個單位，同時推動第二期發展，而指示性方案最終將可在申請地點提供超過1,100個單位，以容納3,125人口。指示性方案設計亦充分考慮環境因素，以確認在環境方面的可行性。擬議修訂整體上符合原來「鄉村式發展」地帶的規劃意向，作為居住用地供住宅發展，同時亦能令此位於元朗新市鎮及元朗南發展區之間且交通便利的土地地盡其用。

擬議修訂可以達到以下規劃增益：

- 積極回應周邊規劃環境的改變，於元朗新市鎮的延伸部分的位置，善用申請地點的發展潛力以作房屋供應；
- 尊重原來「鄉村式發展」地帶作為居住用途的規劃意向及性質；
- 不影響有關「鄉村式發展」地帶日後的小型屋宇發展；
- 擬議發展與周邊的發展相互協調；

- 提供分期發展策略，以推動申請地點的整體發展；
- 提供社會福利設施，以滿足社區需要及改善附近居民的生活質素；
- 透過保留現有樹木和改善景觀設計，以提升整體景觀環境；
- 不會對周邊環境造成負面影響；及
- 為在合適地點優化發展潛力作綜合發展創立良好先例。

申請人對推進此指示性方案持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益和理據，我們懇請城市規劃委員會支持是次 S12A 規劃申請。



Legend

- - - Site Boundary
- - - Phase Boundary
- Residential
- GIC
- Driveway, Carpark

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Design

Drawing No.
HH-01

Scale
1:500 @ A3

(For Indicative Purpose Only)



Legend

- Site Boundary
- Phase Boundary
- Driveway, Carpark

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Basement Plan

Drawing No.
HH-02

Scale
1:500 @ A3

(For Indicative Purpose Only)



Legend

- - - Site Boundary
- - - Phase Boundary
- Landscape
- GIC
- Clubhouse
- Driveway, Carpark
- E/M

Scale 0 5 10 15 20m

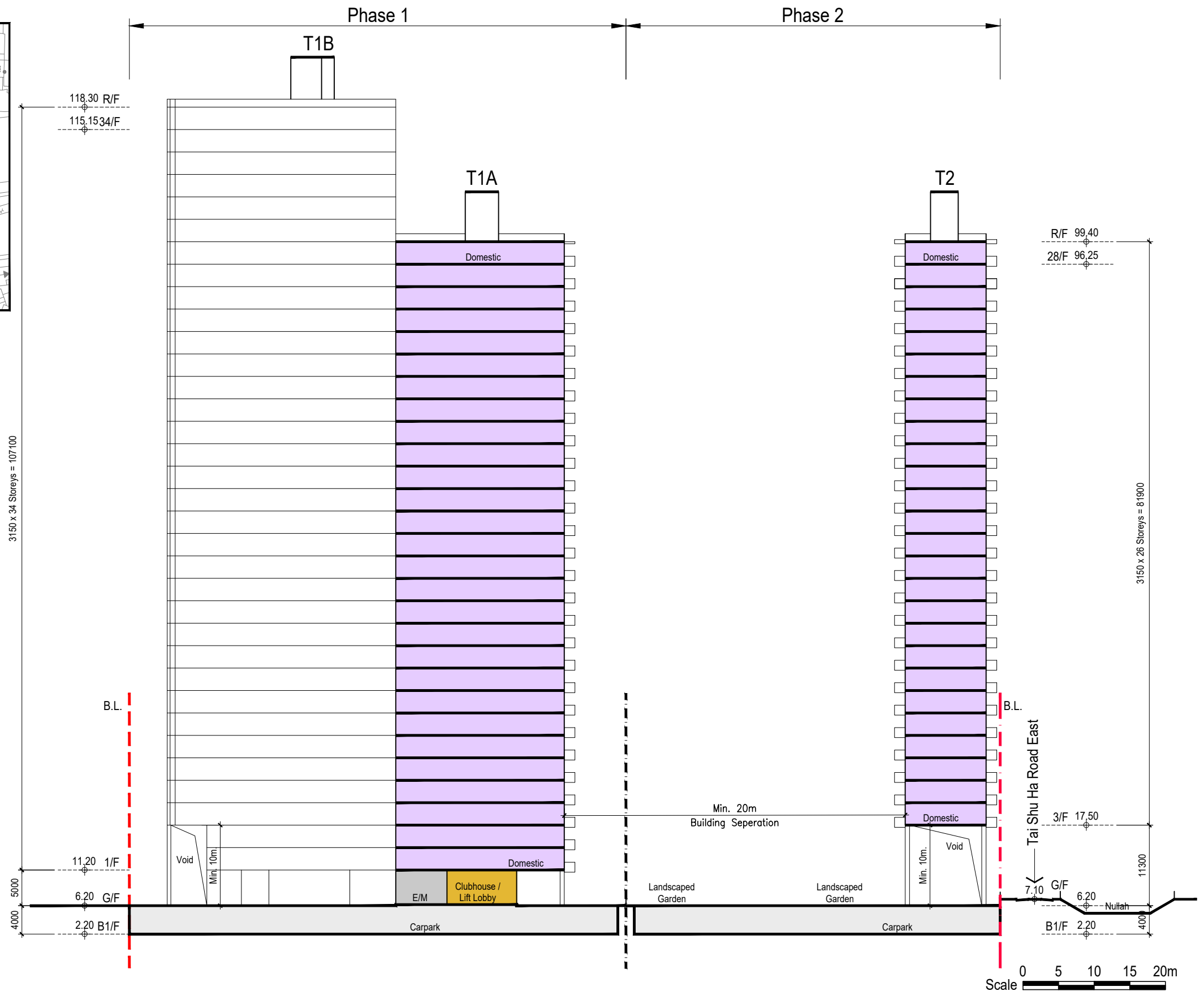
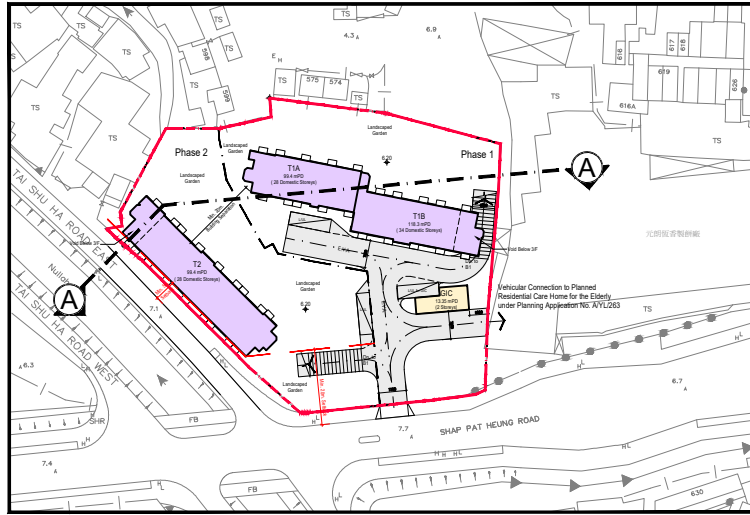
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Ground Floor Plan

Drawing No.
HH-03

Scale
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(For Indicative Purpose Only)



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Legend

- Site Boundary
- Phase Boundary
- Residential
- Clubhouse
- Driveway, Carpark
- E/M

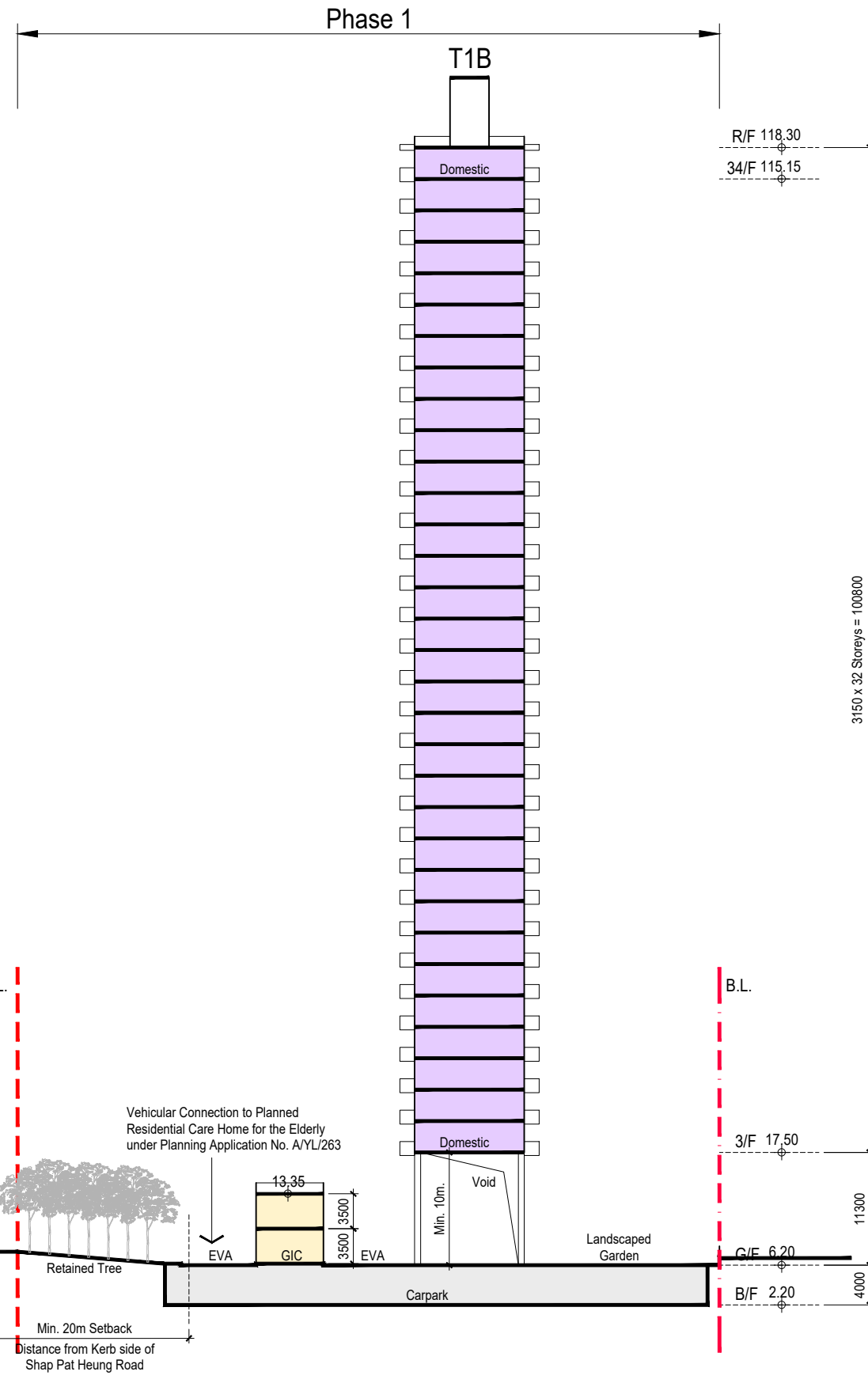
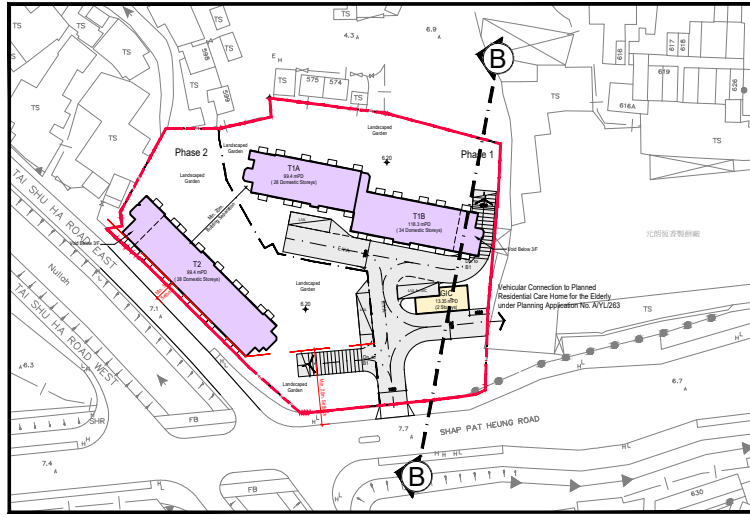
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Schematic Section 'A' - 'A'

Drawing No.
HH-04

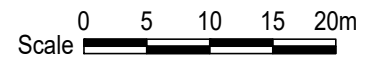
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(For Indicative Purpose Only)



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Legend	
	Site Boundary
	Residential
	GIC
	Driveway, Carpark



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Schematic Section 'B' - 'B'

Drawing No.
HH-05
Scale
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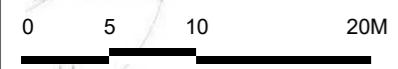
Legend

- Application Site Boundary
- Phase Boundary
- Building Line Above
- Wood Deck
- Lawn
- Shrub
- Green Roof
- New Tree Planting
Phase1: 19 nos.
Phase2: 22nos.
- Retained Tree
Phase1: 2 nos.
Phase2: 5nos.
- Bench
- Trellis
- Children's Play Area
- Fitness Court
- Water Feature
- Decorative Paving
- +16.00
Proposed Level
- Pedestrian Entrance/Exit
- Vehicular Entrance/Exit

- 1 Preservation of mature specimen, *Ficus microcarpa*, alongside of Shap Pat Heung Road maintains the streetscape amenity and provides screening effect for the development. Development set back for tree preservation.
- 2 Garden courtyards surrounding the residential blocks provide passive recreational facilities for the enjoyment of residents including sitting-out area, leisure lawn, children's play area and fitness court etc.
- 3 Tree planting against fence wall softens the development edge and disguises its horizontal emphasis.
- 4 Water Feature highlights the entrance threshold to residential lobby.
- 5 Roof garden provides secondary recreational spaces for the enjoyment of residents. Lift and staircase allows residents accessing to the roof.
- 6 Decorative paving highlights the entrance threshold of proposed residential building.

Development Site
Phase 1 Development Site Area: 3,722m²
Private Open Space for residents: Total not less than 1,725m²
 (For estimated population of 1,725 people)

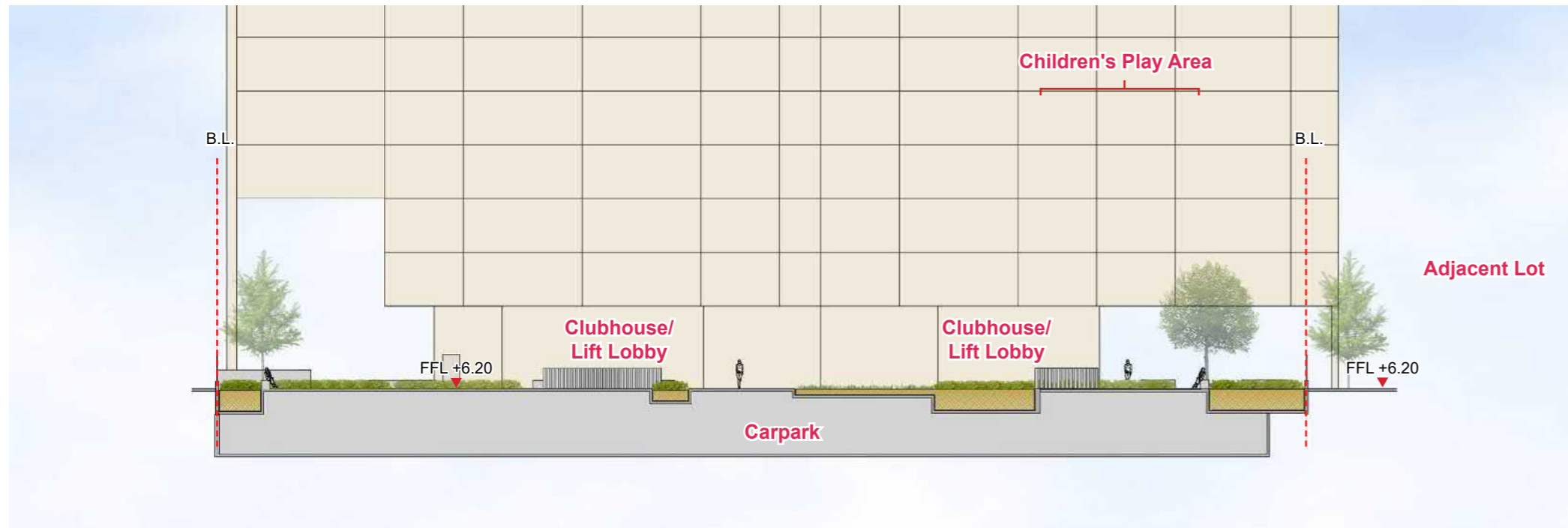
Phase 2 Development Site Area: 2,568m²
Private Open Space for residents: Total not less than 1,400m²
 (For estimated population of 1,400 people)



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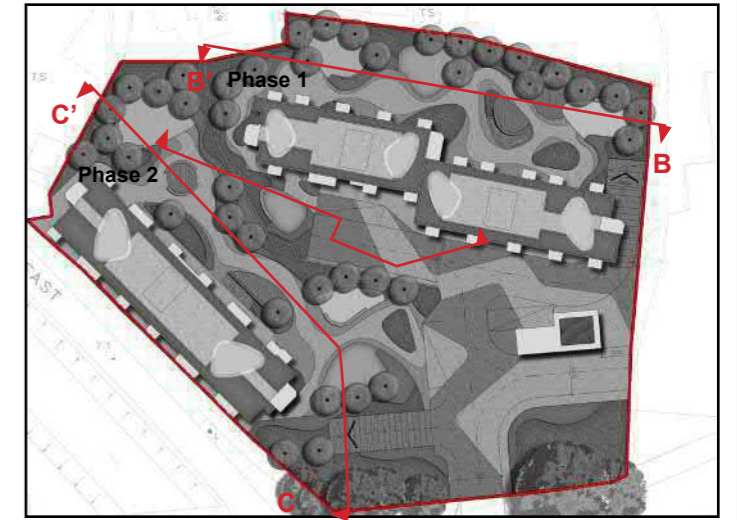
SCALE	AS SHOWN	DATE	DEC 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 專業園林設計、城市規劃設計、建築師事務所
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

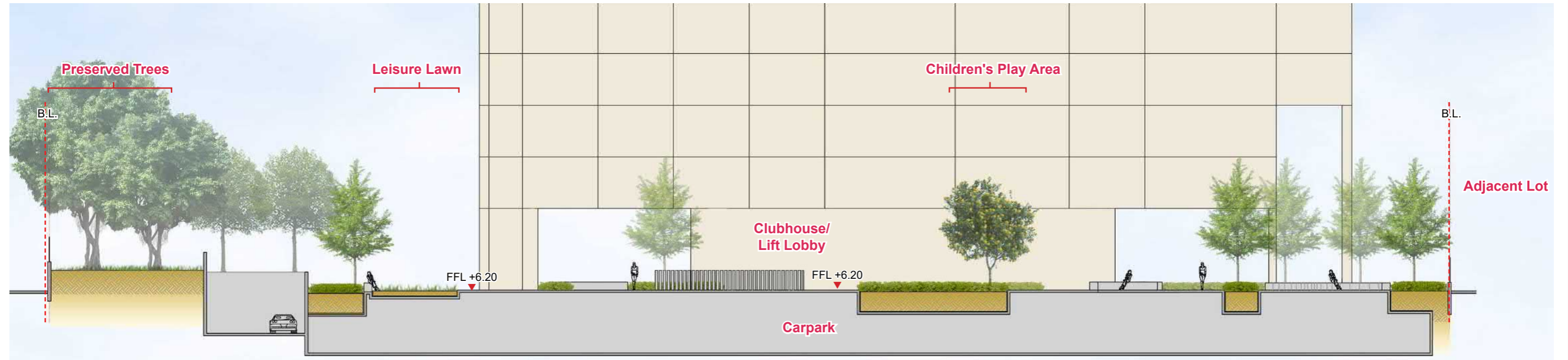


B

B'



KEY PLAN



C

C'

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Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Landscape Section B-B' and C-C'

SCALE	AS SHOWN	DATE	DEC 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.2		REV
			-

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 專業提供建築、城市規劃及設計、園藝及景觀服務
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

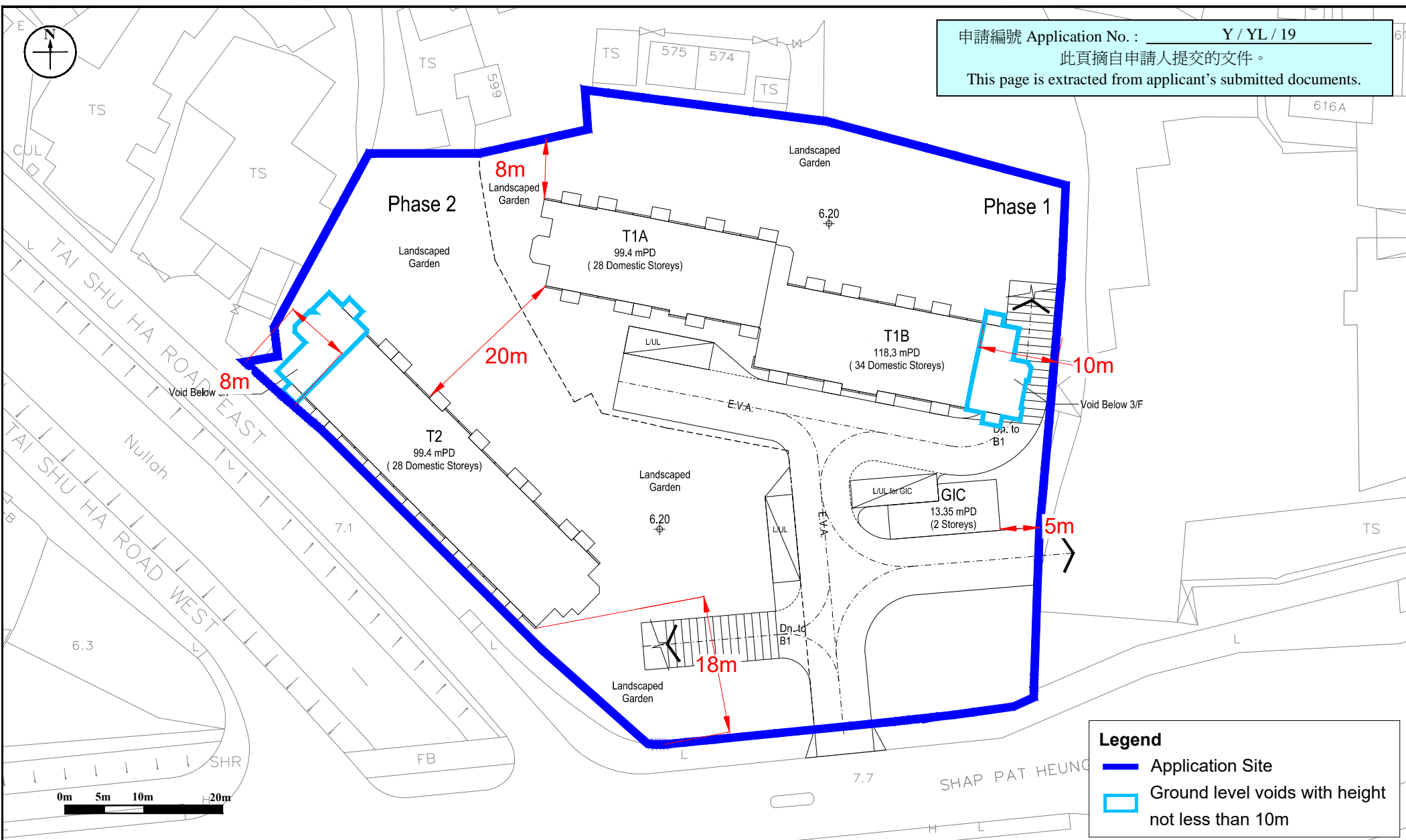


Figure: 3

Title: Building Design Features to Mitigate Air Ventilation Impact

Project: Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories



Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022

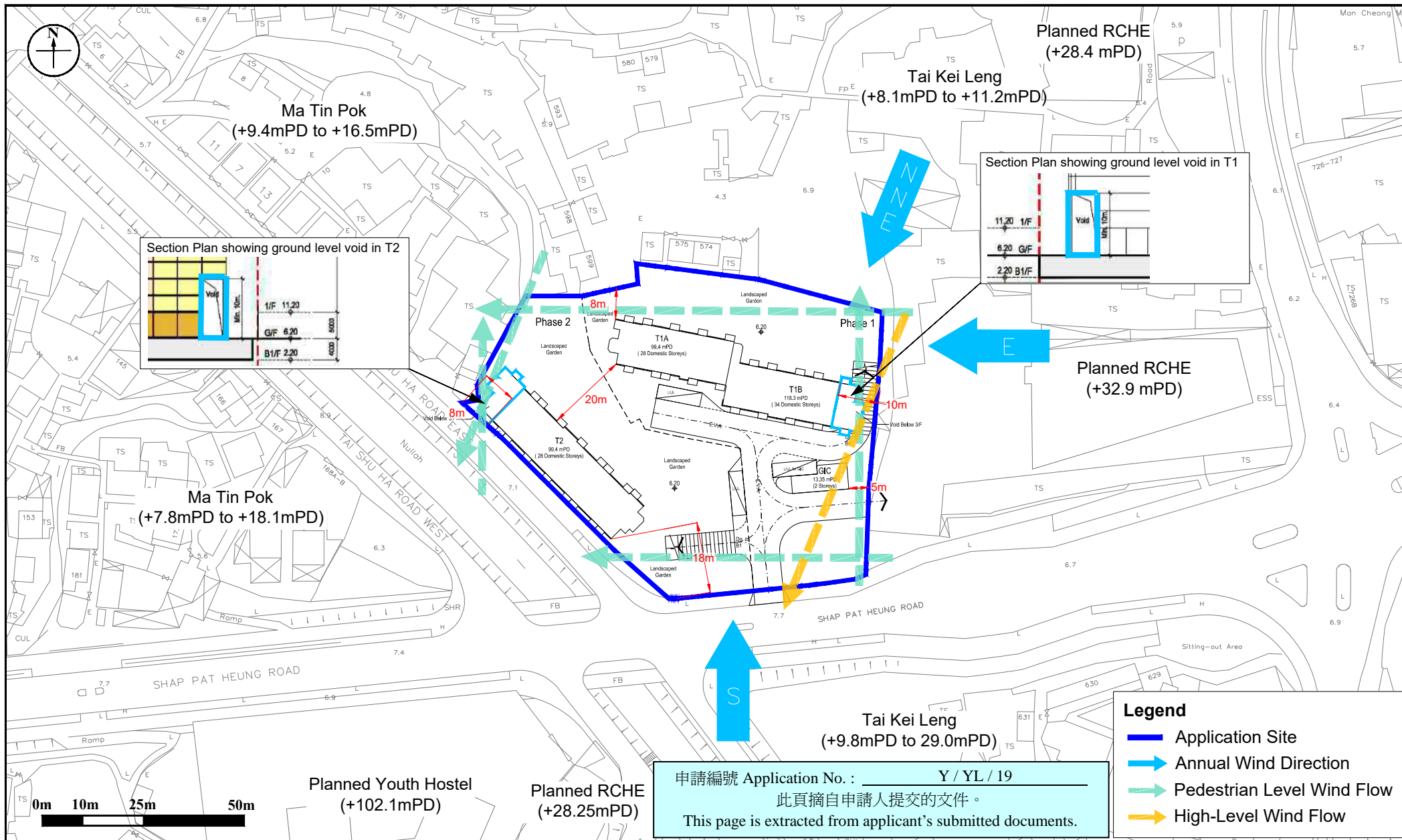


Figure: 4

Title: Illustration of Annual Wind Flow for Proposed Development

Project: Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

RAMBOLL

Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022

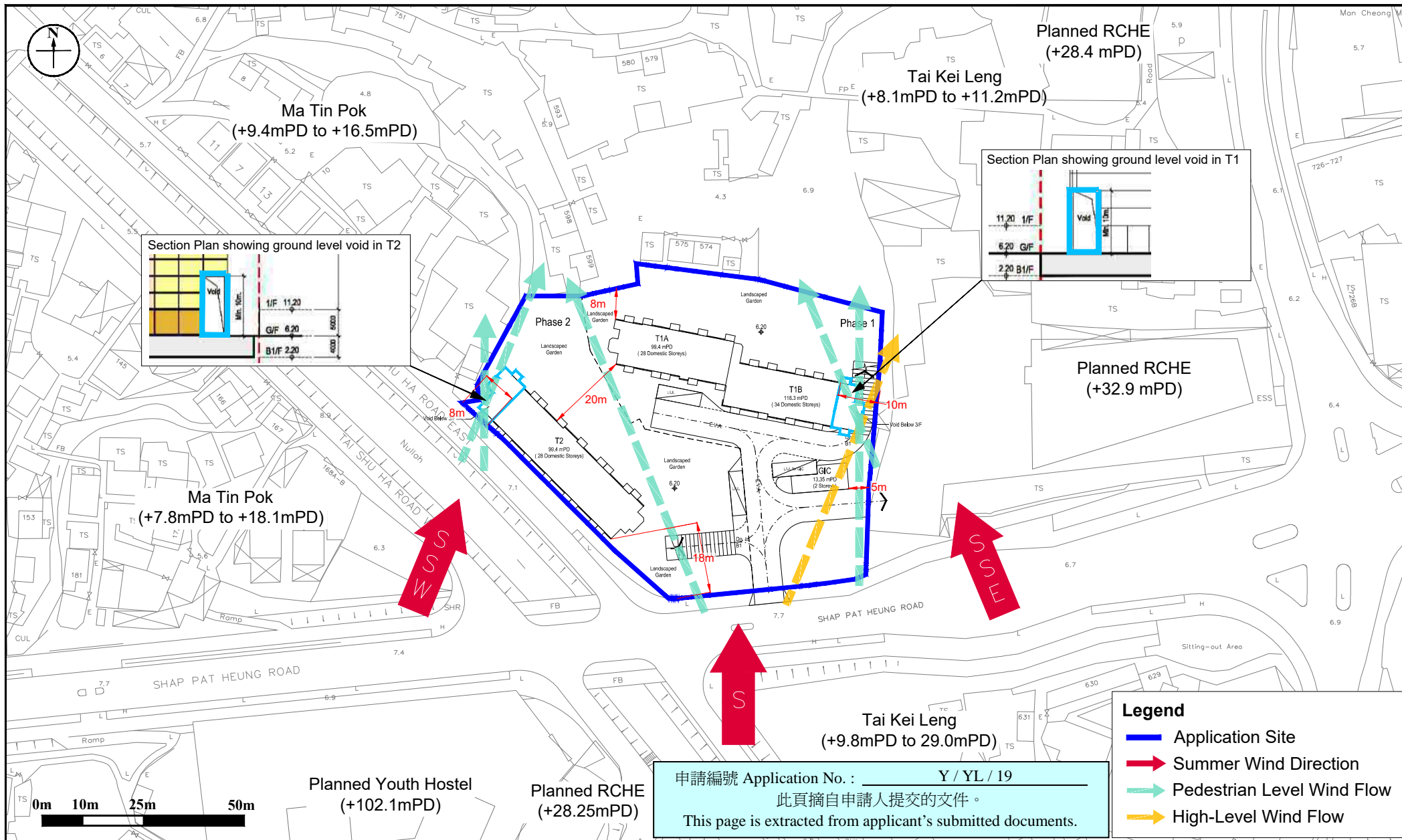


Figure: 5

Title: Illustration of Summer Wind Flow for Proposed Development

Project: Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Social Welfare Facility at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

RAMBOLL

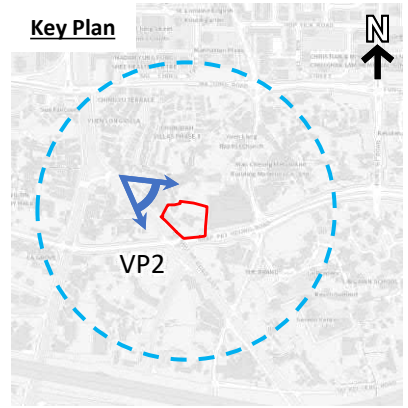
Drawn by: YM

Checked by: KY

Rev.: 1.0

Date: Dec 2022

Existing Condition



申請編號 Application No. : Y / YL / 19

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Planned Condition



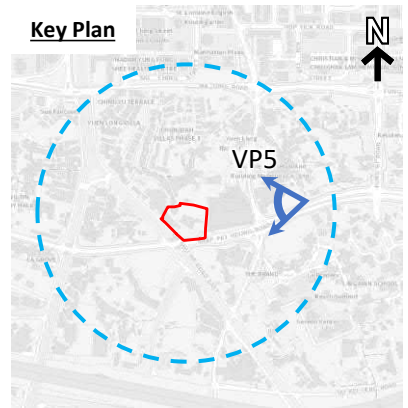
Indicative Scheme

Indicative Scheme at Application Site



Figure No.	Scale	Figure Title
4	N/A	Viewing Point 2: Tai Shu Ha Road West
ARUP	Date	Source
	January 2023	-

Existing Condition

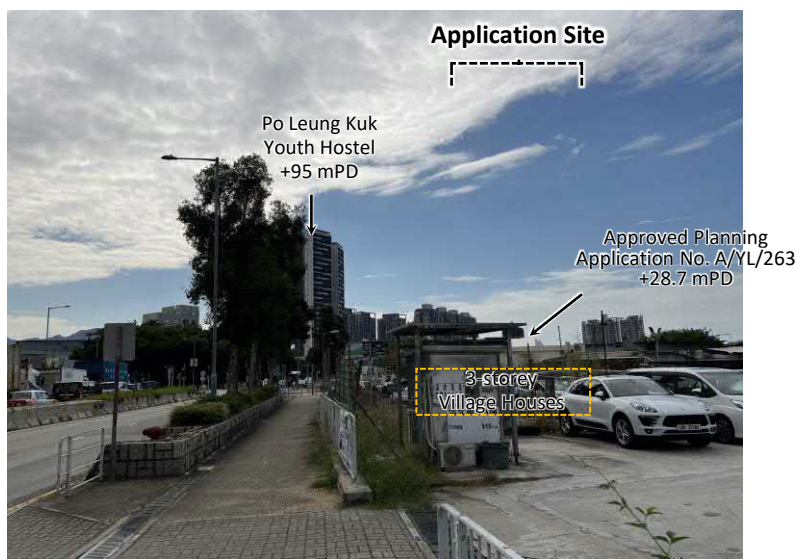


申請編號 Application No. : Y / YL / 19

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Planned Condition



Indicative Scheme

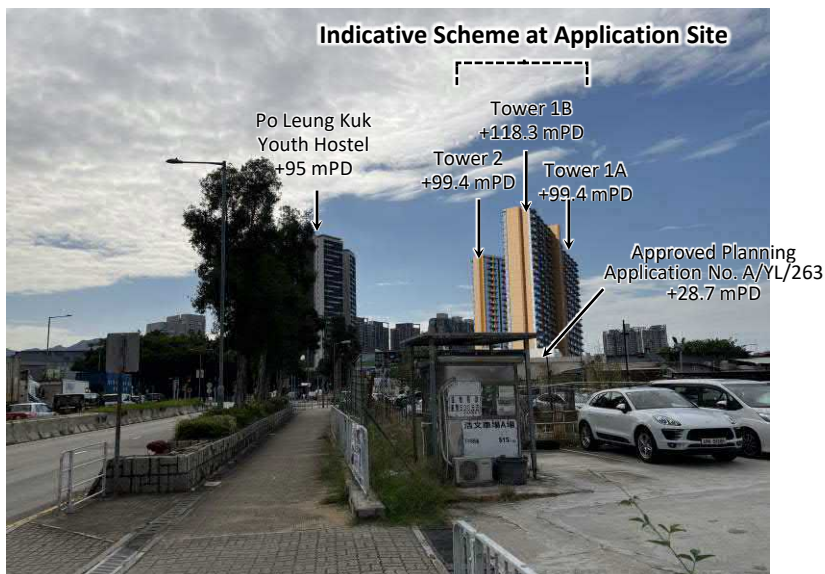
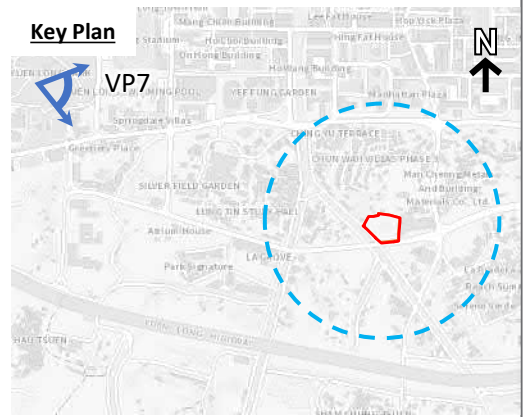


Figure No.	Scale	Figure Title
7	N/A	Viewing Point 5 : Ho Man Carpark
ARUP	Date	Source
	January 2023	-

Existing Condition



Key Plan



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Planned Condition



Indicative Scheme



Figure No.	Scale	Figure Title
9	N/A	Viewing Point 7: Yuen Long Park Aviary Pagoda
ARUP	Date	Source
	January 2023	-