

**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

Revised broad development parameters in view of  
the further information received on 21.4.2023  
因应于 2023 年 4 月 21 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/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	

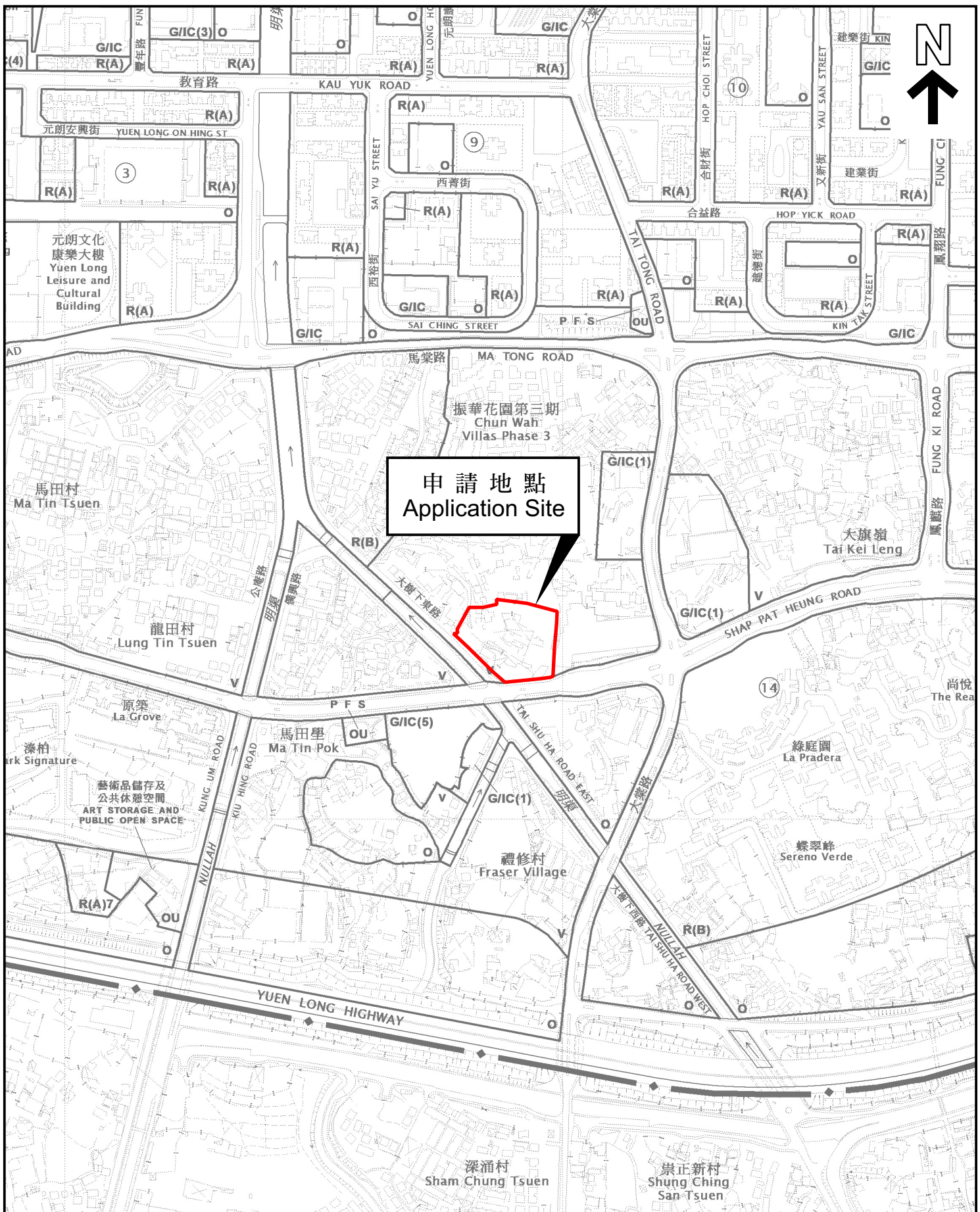
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input 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"/>
<b><u>Reports 报告书</u></b>		
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 checked="" 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 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"/>
<b><u>Replacement Pages of the Planning Statement 规划纲领的替换页</u></b>		
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。



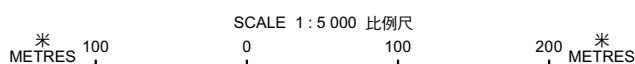
**位置圖 LOCATION PLAN**

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

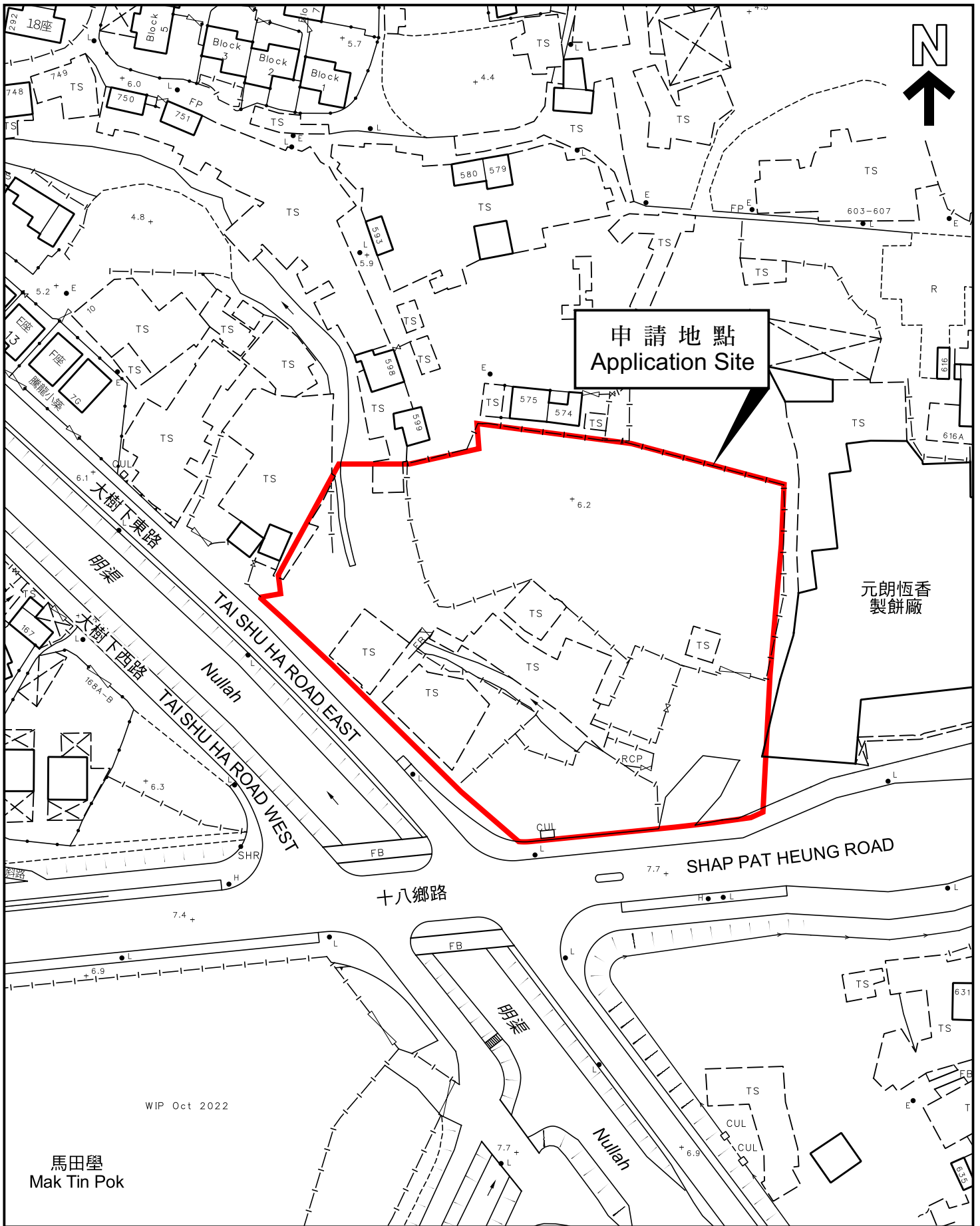
申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

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

申請編號 **Application No. : Y/YL/19**

**備註 Remarks**

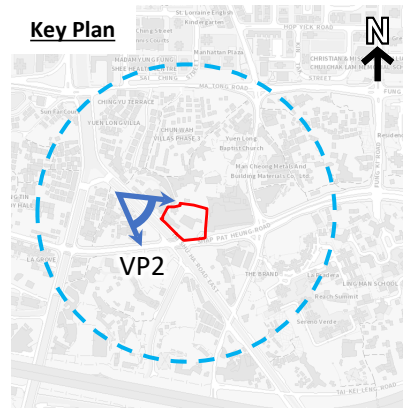
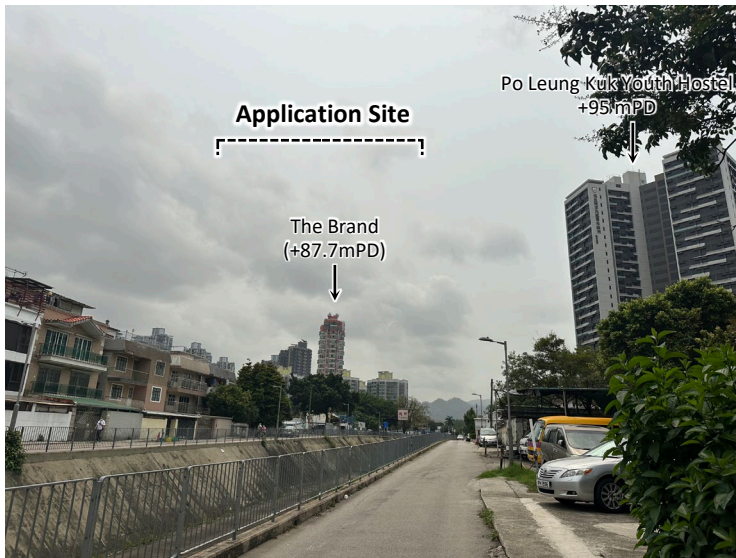
申請人呈交進一步資料，包括經修訂的環境評估、排水影響評估、排污影響評估、視覺影響評估、顯示擬議發展的合成照片、頂層園境設計圖、大綱設計的補充資料及規劃綱領的替換頁，以回應政府部門的意見。

The applicant provided further information in response to the comments of various Government departments, which includes revised Environmental Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Visual Impact Assessment, Photomontages showing the proposed development, R/F Landscape Proposal, supplementary information on Schematic Design and replacement pages of the Planning Statement.

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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## Existing Condition

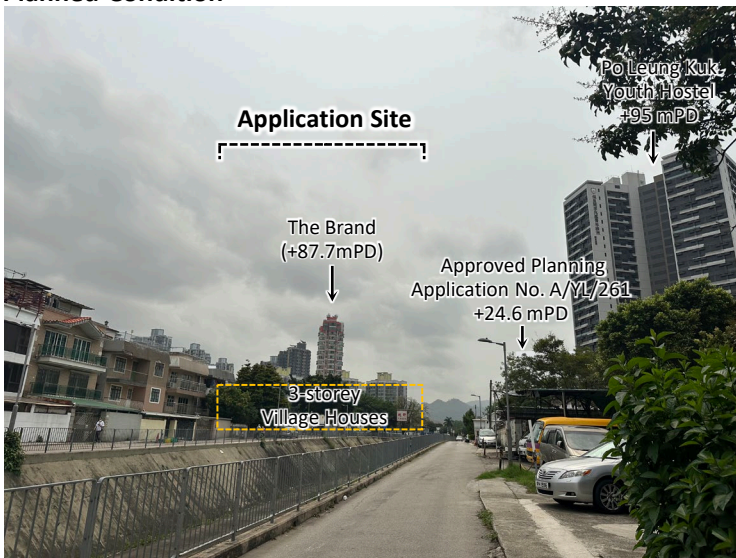


申請編號 Application No. : Y / YL / 19

此頁摘自申請人提交的文件。

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## Planned Condition



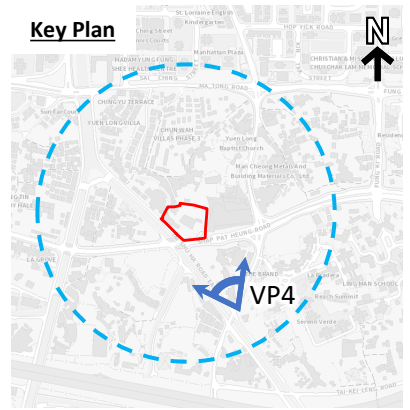
## Indicative Scheme



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



## Existing Condition



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## Planned Condition



## Indicative Scheme

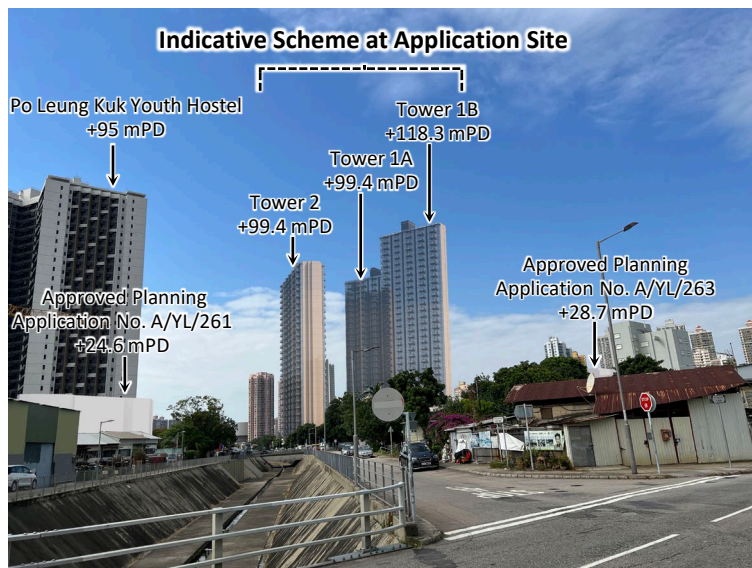
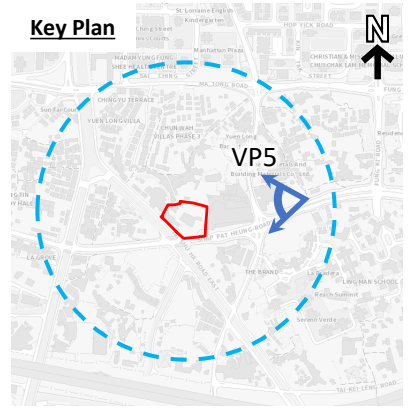


Figure No.	Scale	Figure Title
6	N/A	Viewing Point 4 : Junction of Tai Tong Road and Tai Shu Ha Road East
ARUP	Date	Source
	April 2023	-



## Existing Condition



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## Planned Condition



## Indicative Scheme

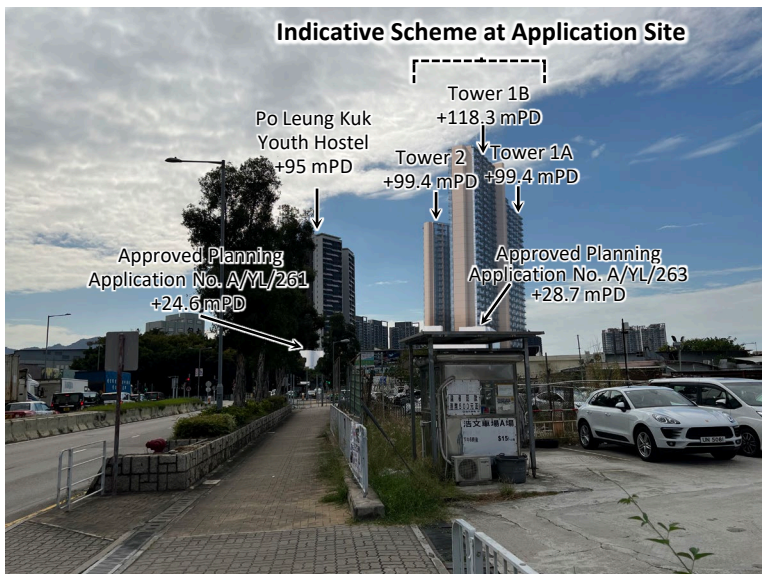


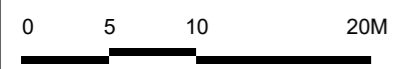
Figure No.	Scale	Figure Title
7	N/A	Viewing Point 5 : Ho Man Carpark
ARUP	Date	Source
	April 2023	-



**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 to 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.



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SCALE	AS SHOWN	DATE	DEC 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.3		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  
 香港國際設計有限公司  
 香港灣仔區, 城市廣場設計, 樓上樓國際設計  
 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 八六三五 傳真: (八五二) 二一三一 八六零九