

**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 15.5.2023  
因应于 2023 年 5 月 15 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	Section 12A application 第 12A 条申请 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		
	Further information received 接获进一步资料 Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 锦田北分区计划大纲草图编号 S/YL-KTN/10		
Zoning 地带	Section 12A application 第 12A 条申请 "Residential (Group C) 2" and "Open Space" 「住宅(丙类)2」及「休憩用地」		
	Further information received 接获进一步资料 "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 <sup>(1)</sup>	-
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 <sup>(2)</sup>	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		337
	Private Car Parking Spaces 私家车车位		323
	- Private Housing		(include 4 accessible car parking spaces 包括 4 个畅通易达泊车位)
	- Social Welfare Facility		5
	Motorcycle Parking Spaces 电单车车位		14
	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 Layby 轻型巴士停车处		1
	Ambulance Layby 救护车停车处		1

<sup>(1)</sup> 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。

<sup>(2)</sup> 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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<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 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 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input 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 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"/>
<b><u>Revised Air Quality Impact Assessment 经修订的空气质素影响评估</u></b>		
<b><u>Revised Traffic Impact Assessment 经修订的交通影响评估</u></b>		
<b><u>Revised Geotechnical Planning Review Report 经修订的岩土工程规划检讨报告</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.

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S/YL-KTN/10

大江埔  
Tai Kong Po

七星崗  
Tsat Sing Kong

長江村  
Cheung Kong Tsuen

申請地點  
Application Site

錦泰路

AGR I(D)

排水專用範圍

DRAINAGE RESERVE

錦泰路

KAM TAI ROAD

R(C)2

KAM TAI ROAD

四季雅苑  
Seasons Villas

四季名園  
Seasons Monarch

彭家村  
Pang Ka Tsuen

石崗新村  
Shek Kong San Tsuen

R(D)

P F S OU

G/IC

KAM TIN ROAD

錦田公路

石崗軍營  
Shek Kong Barracks

跑道

RUNWAY

本摘要圖於2023年5月31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-KTN/10  
EXTRACT PLAN PREPARED ON 31.5.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/10 EXHIBITED ON 6.1.2023

### 位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES

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，包括回應部門意見及經修訂的技術評估（包括交通影響評估、空氣質素影響評估及岩土工程規劃檢討報告）。

The applicant submitted further information, including responses to departmental comments and revised technical assessments (including traffic impact assessment, air quality impact assessment and geotechnical planning review report).

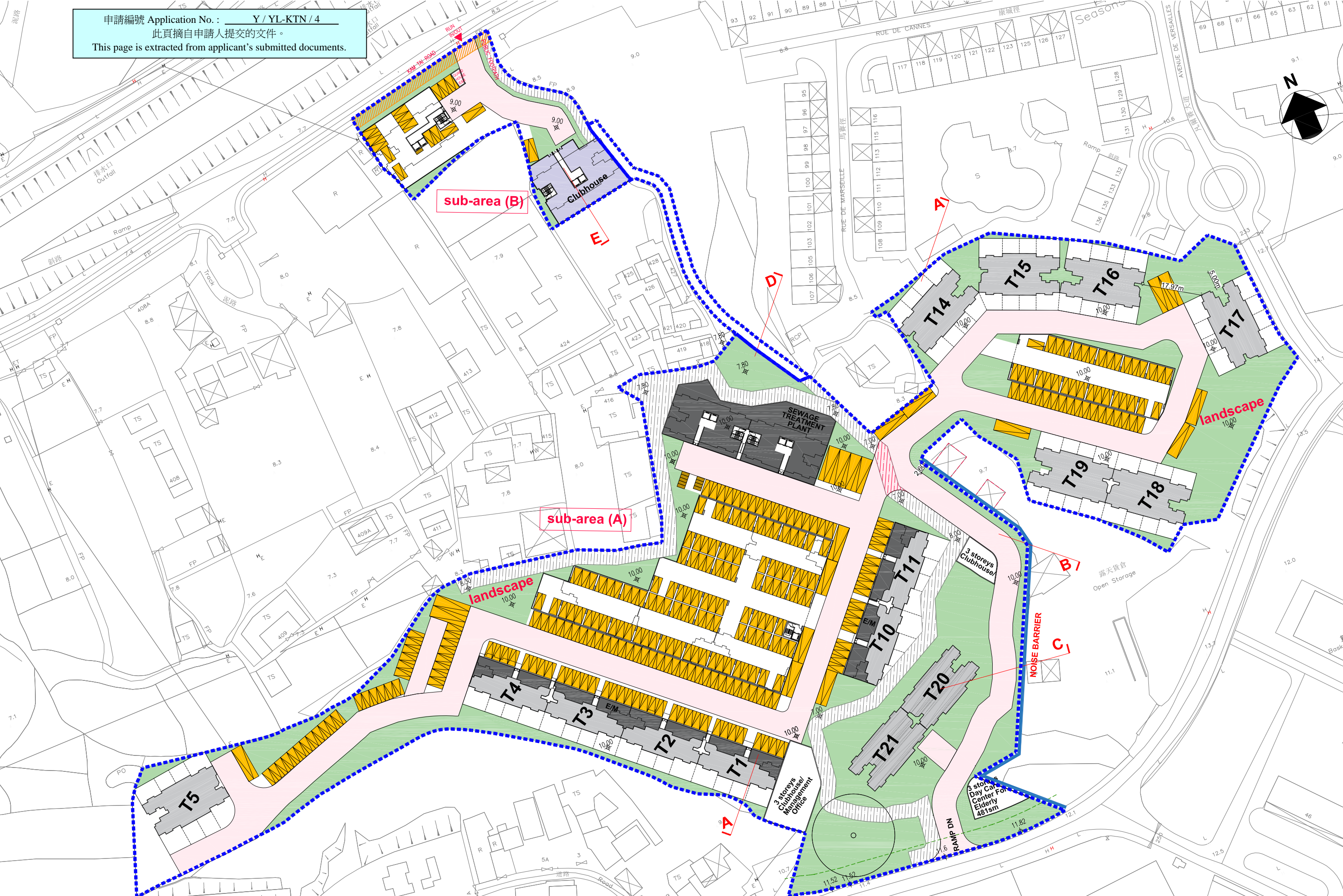
有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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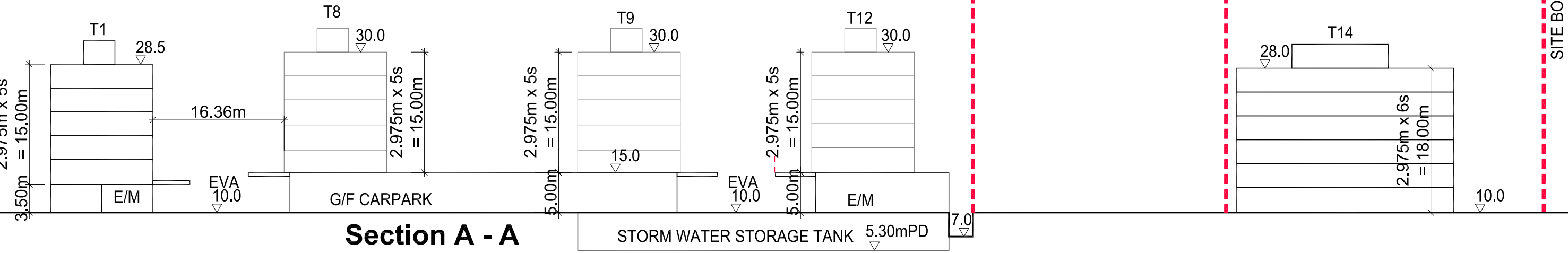






SITE BOUNDARY

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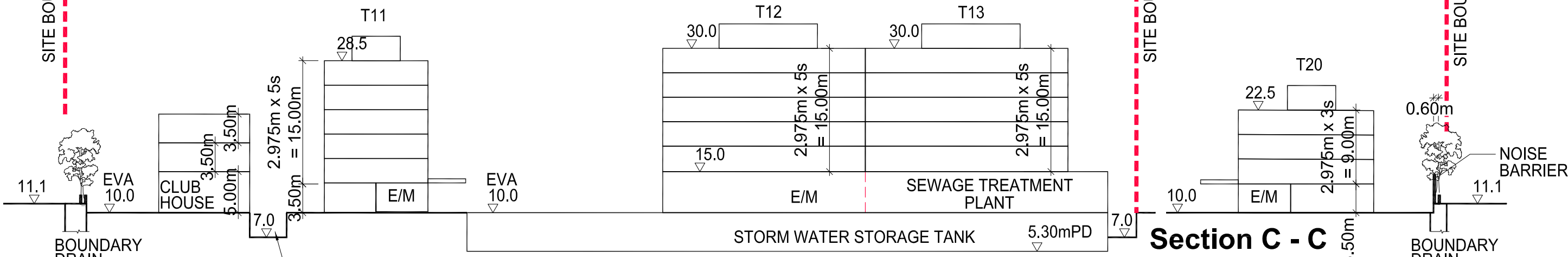


**Section A - A**

SITE BOUNDARY

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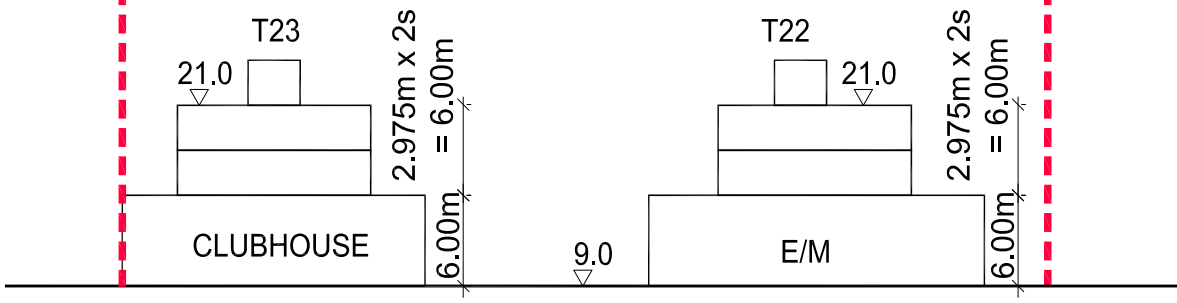


**Section B - B**

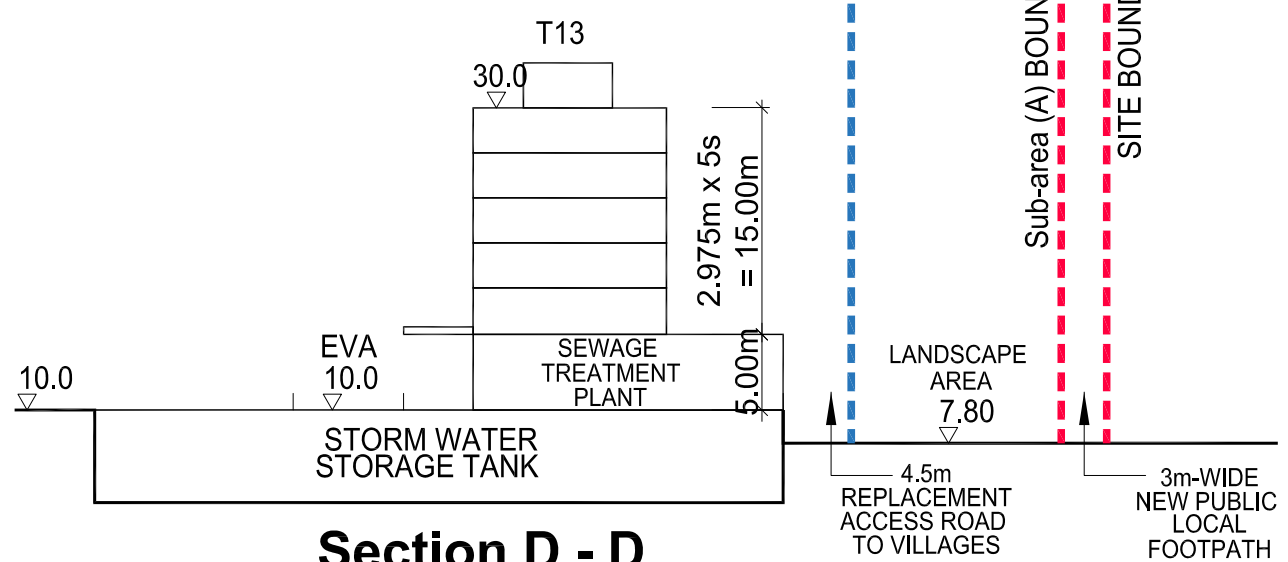
**Section C - C**

SITE BOUNDARY

SITE BOUNDARY



**Section E - E**



**Section D - D**