

**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 30.6.2023
因应於 2023 年 6 月 30 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	-	-
No. of block 幢数	Domestic 住用	2	
	Non-domestic 非住用	-	
	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	Storey(s) 层
	Non-domestic 非住用	1	Exclude 不包括 Basement 地库
		-	m 米
		-	mPD 米(主水平基准上)
	Composite 综合用途	-	Storey(s) 层
		-	m 米
		-	mPD 米(主水平基准上)
	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		225
	Private Car Parking Spaces 私家车车位		137
	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		2
Heavy Goods Vehicle Spaces 重型货车车位		2	

* 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.

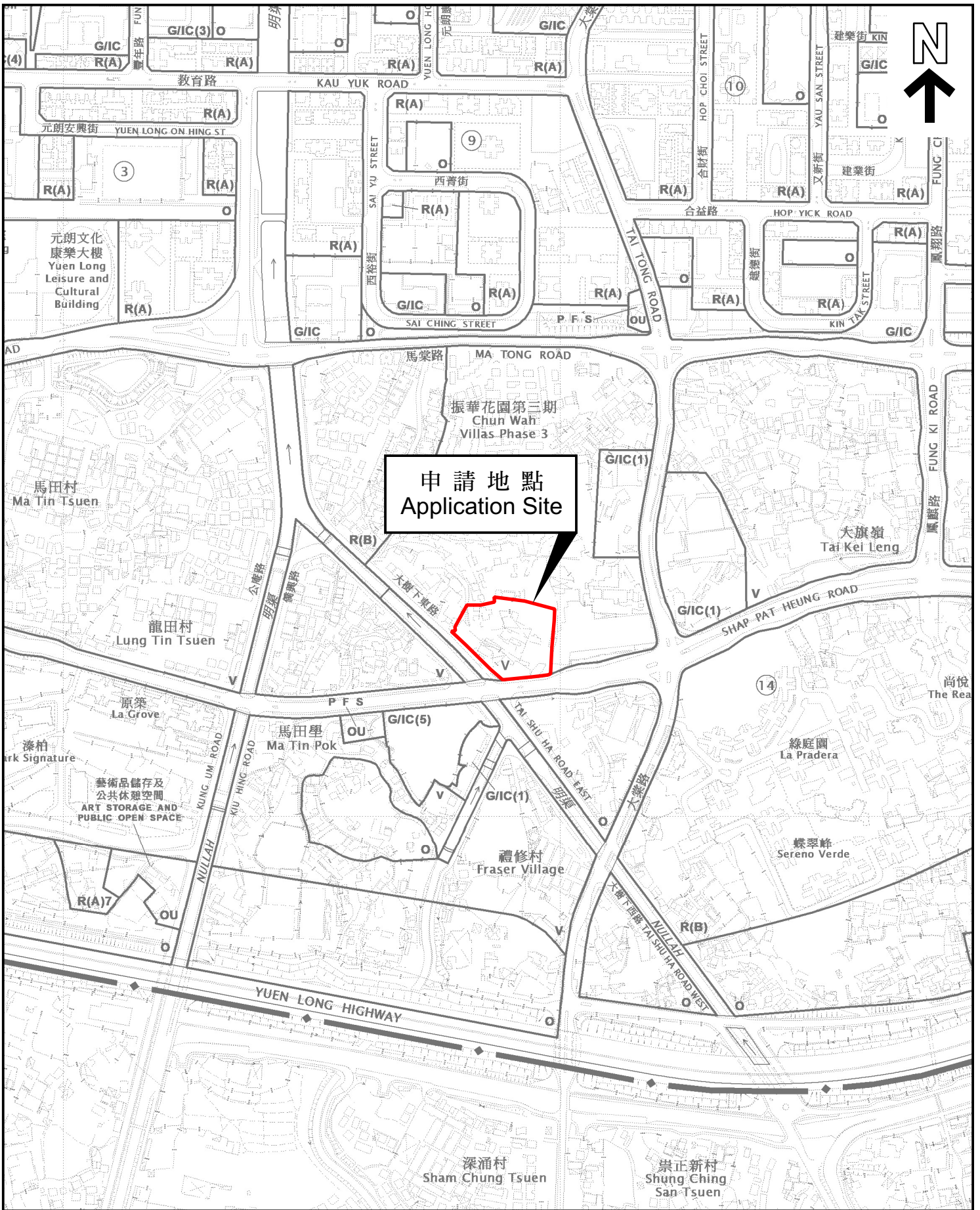
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<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 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 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>Response to Departmental Comments 回应政府部门的意见</u>		
<u>Replacement Page of the Planning Statement 规划纲领的替换页</u>		
<u>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

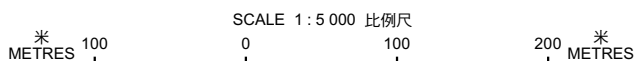
本摘要圖於2023年7月4日擬備，
所根據的資料為於2023年1月6日
展示的分區計劃大綱圖編號 S/YL/26
EXTRACT PLAN PREPARED ON 4.7.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL/26 EXHIBITED ON 6.1.2023

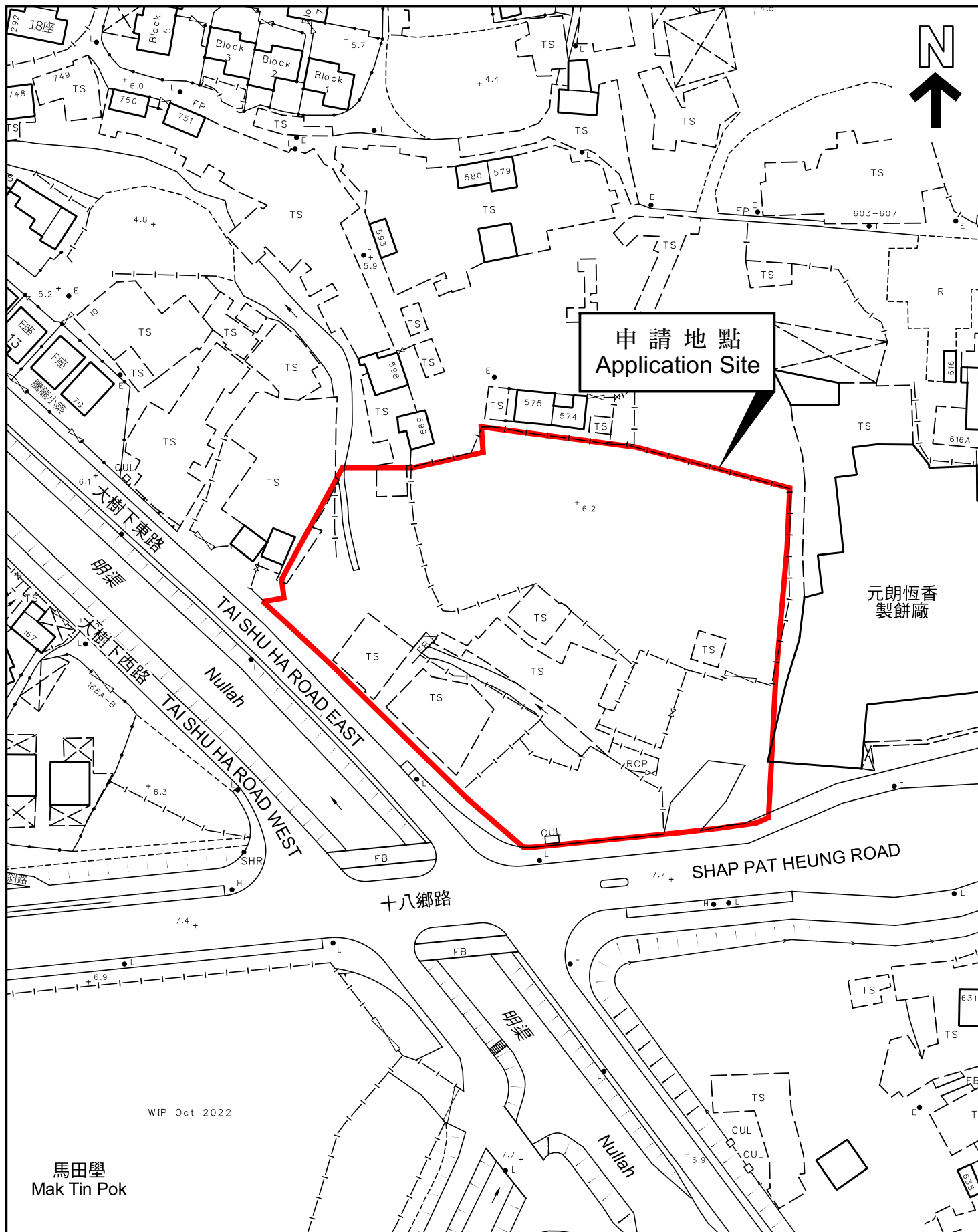
位置圖 LOCATION PLAN

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





本摘要圖於2023年7月4日擬備，
所根據的資料為測量圖編號
6-NW-14B 及 15A
EXTRACT PLAN PREPARED ON 4.7.2023
BASED ON SURVEY SHEETS No.
6-NW-14B & 15A

平面圖 SITE PLAN

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

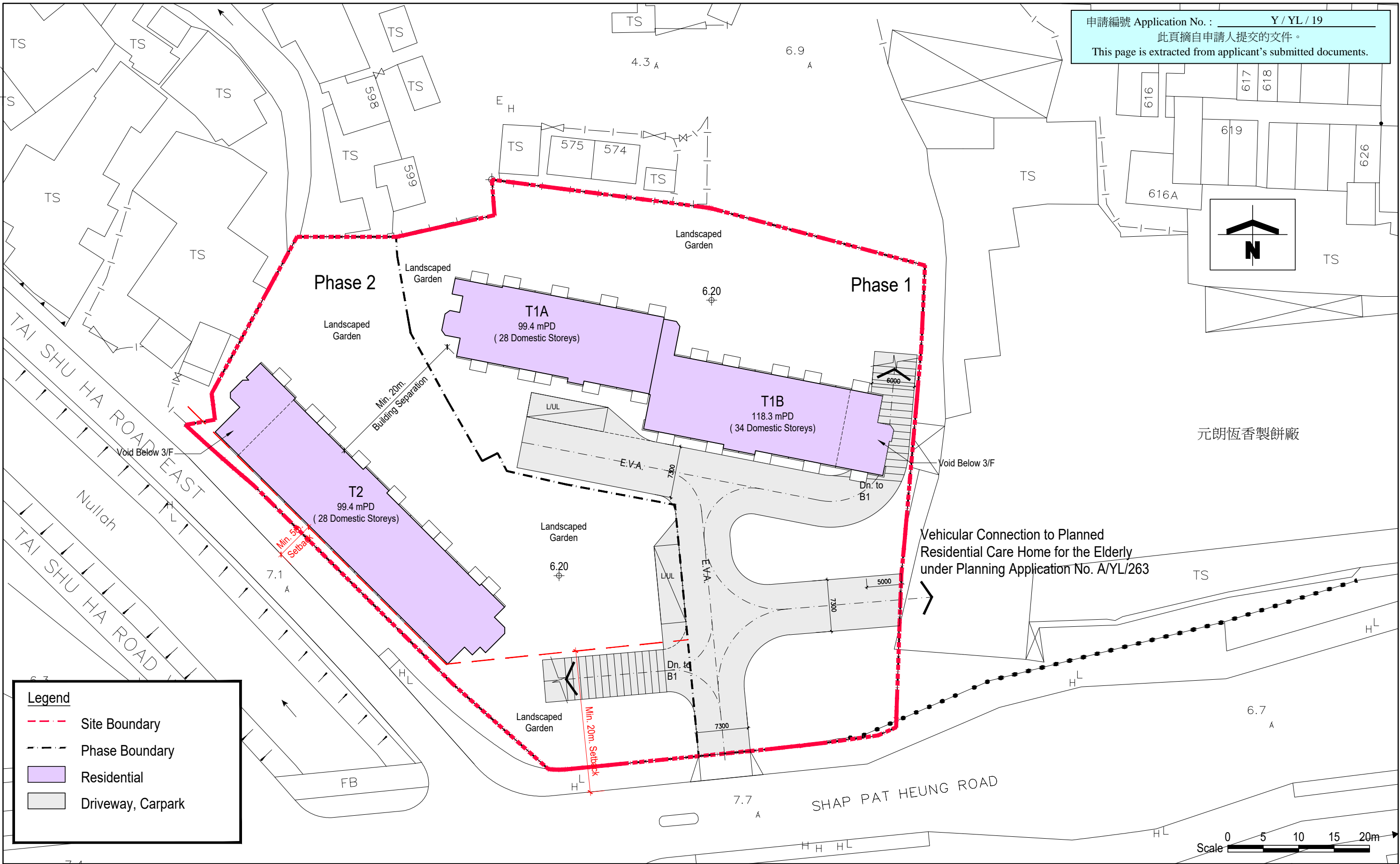
備註 Remarks

申請人呈交進一步資料，包括規劃綱領的替換頁及補充圖則、新呈交的供水影響評估、經修訂的交通影響評估、排水影響評估、排污影響評估、視覺影響評估及環境評估，以修訂擬議方案及主要發展參數，並回應政府部門的意見。

The applicant provided further information to revise the indicative scheme and key development parameters in response to the comments of various Government departments, which includes a replacement page of the planning statement and supplementary drawings, a new Water Supply Impact Assessment, revised Traffic Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Visual Impact Assessment and Environmental Assessment.

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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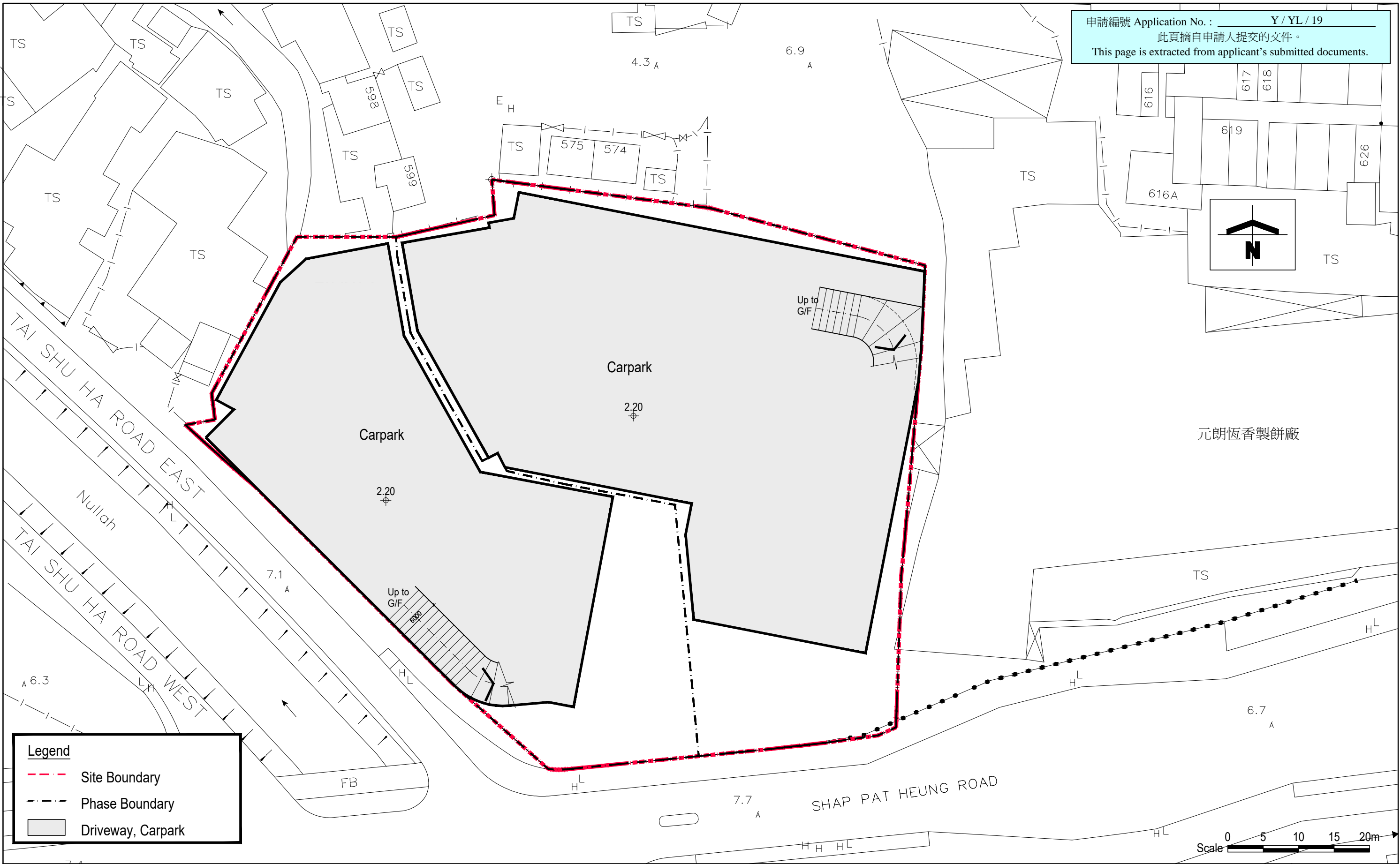


Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

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 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)

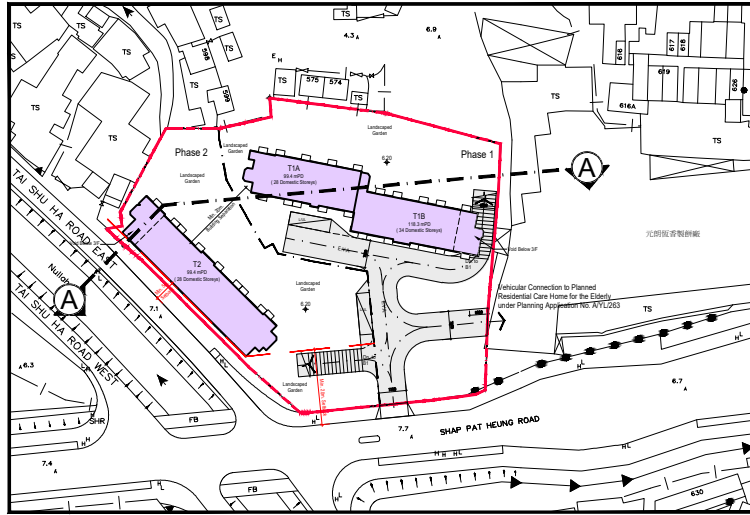


Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Ground Floor Plan

Drawing No. HH-03
 Scale 1:500 @ A3

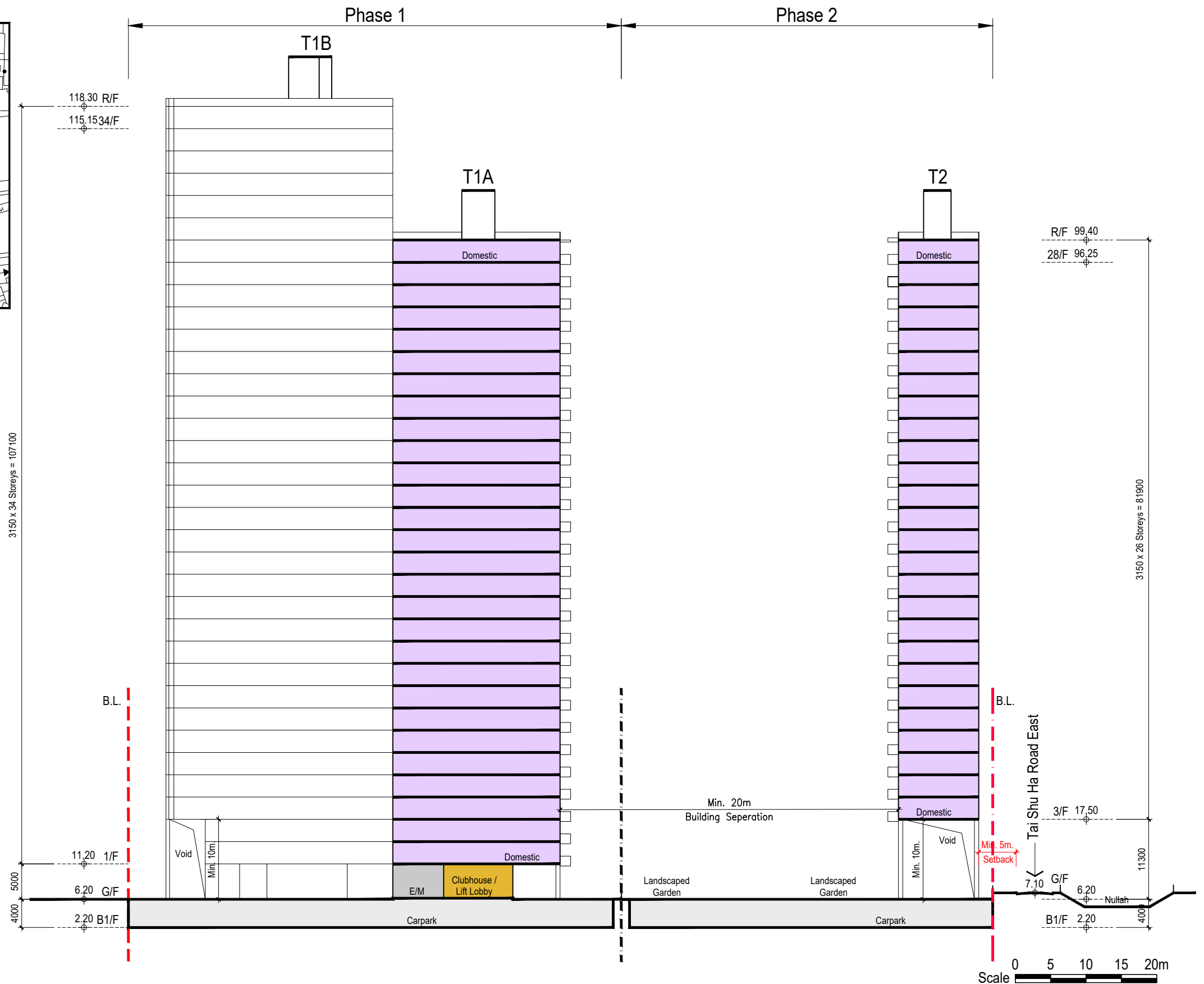
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申請編號 Application No. : Y / YL / 19
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Legend

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

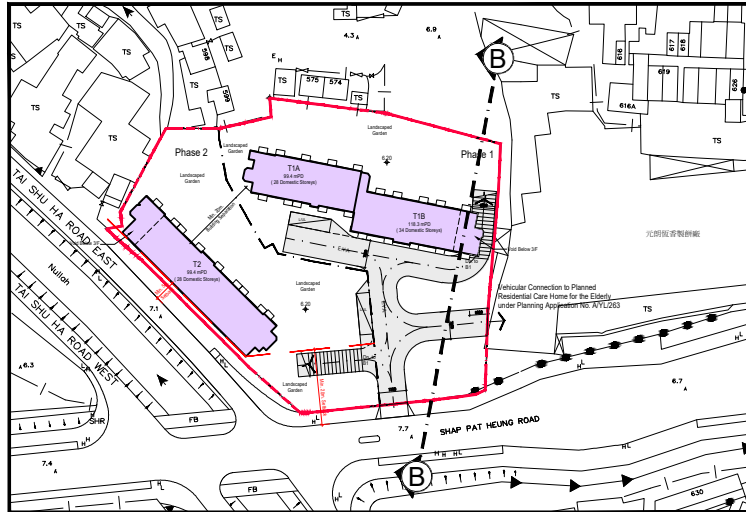


Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Section 'A' - 'A'

Drawing No. HH-04
 Scale 1:600 @ A3

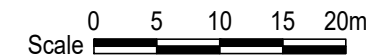
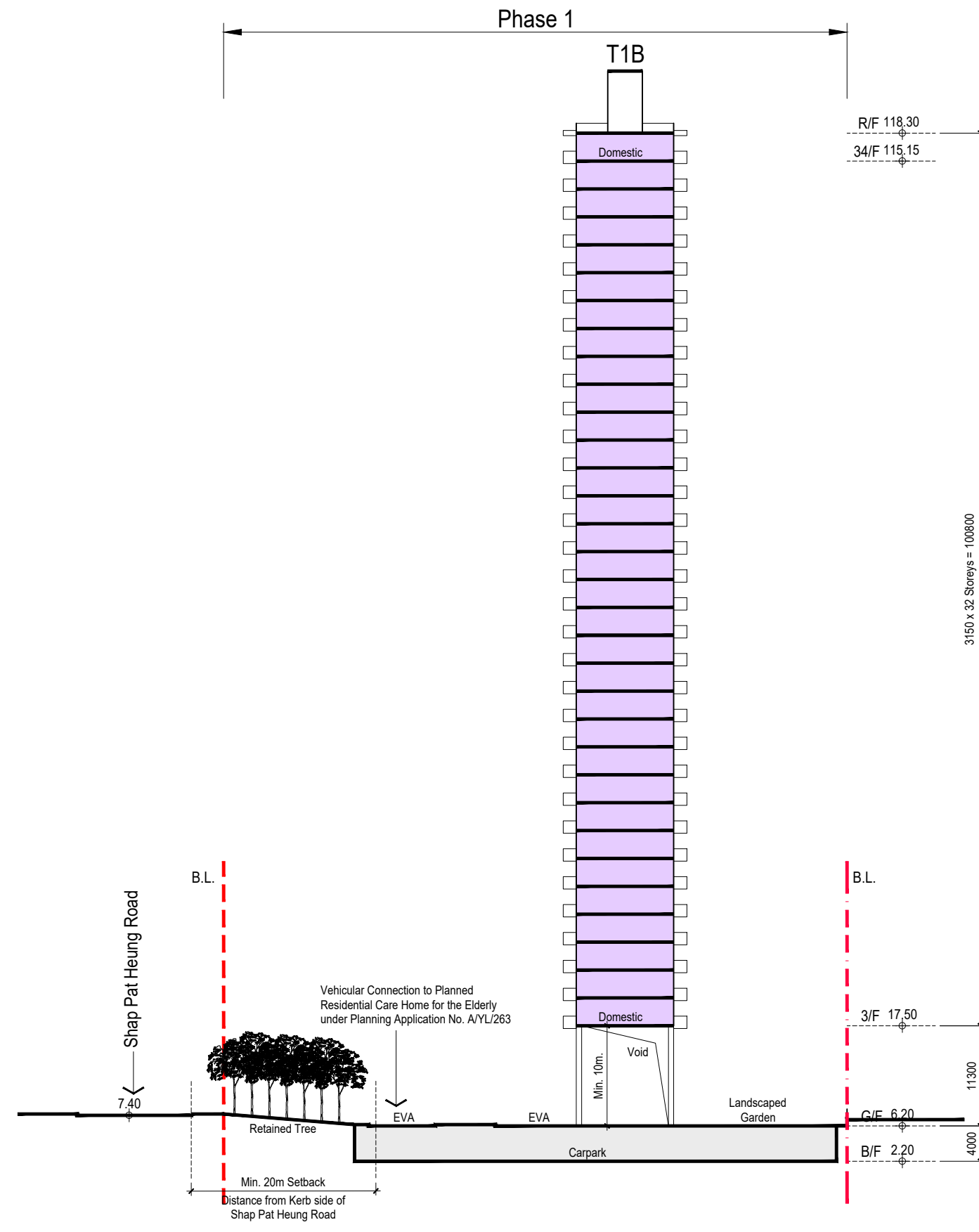
(For Indicative Purpose Only)



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Legend

- - - Site Boundary
- Residential
- Driveway, Carpark



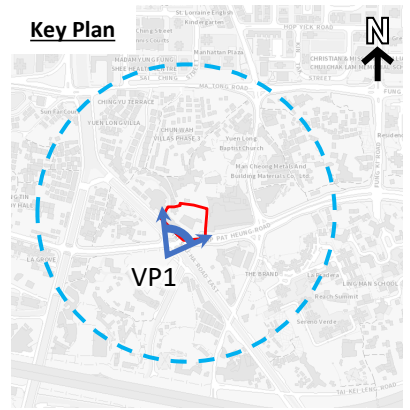
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

Schematic Section 'B' - 'B'

Drawing No.
HH-05
Scale
1:600 @ A3

(For Indicative Purpose Only)

Existing Condition



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Planned Condition

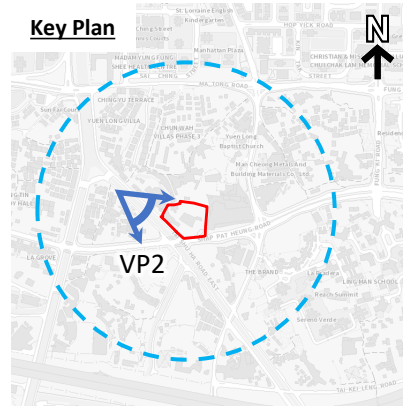
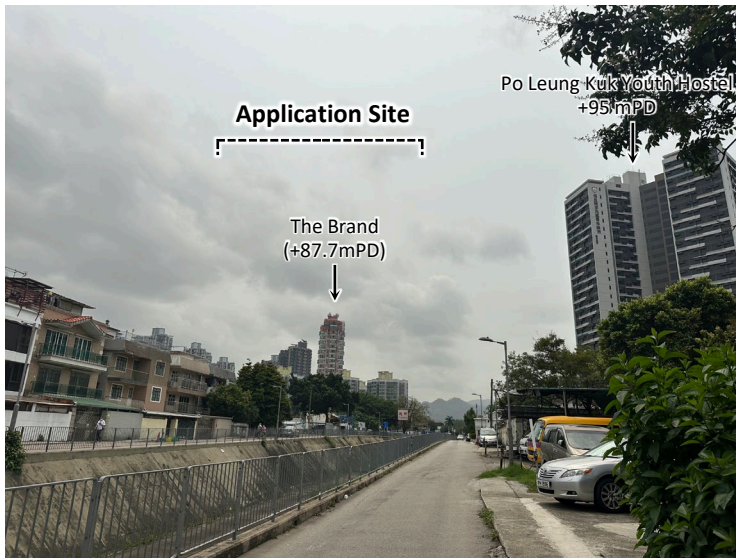


Indicative Scheme



Figure No.	Scale	Figure Title
3	N/A	Viewing Point 1 : Po Leung Kuk Youth Hostel
ARUP	Date	Source
	April 2023	-

Existing Condition

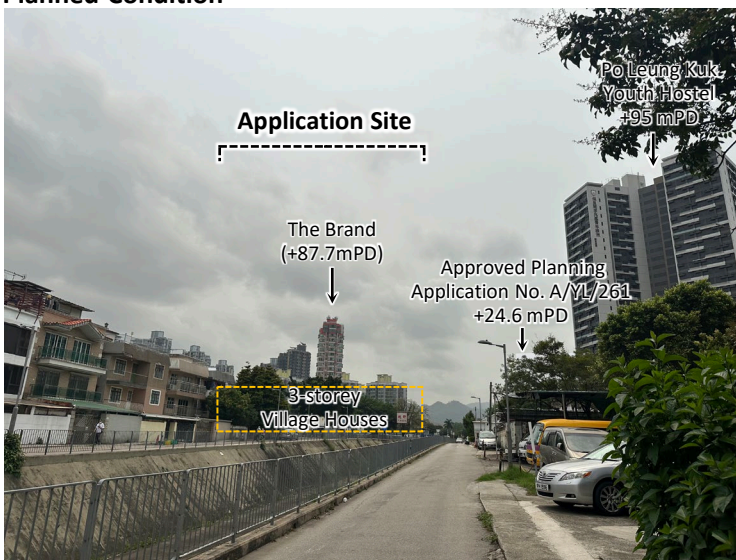


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Planned Condition

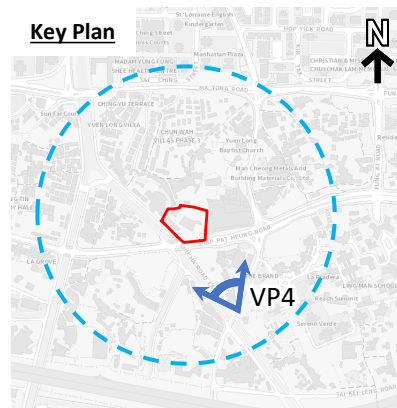


Indicative Scheme



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

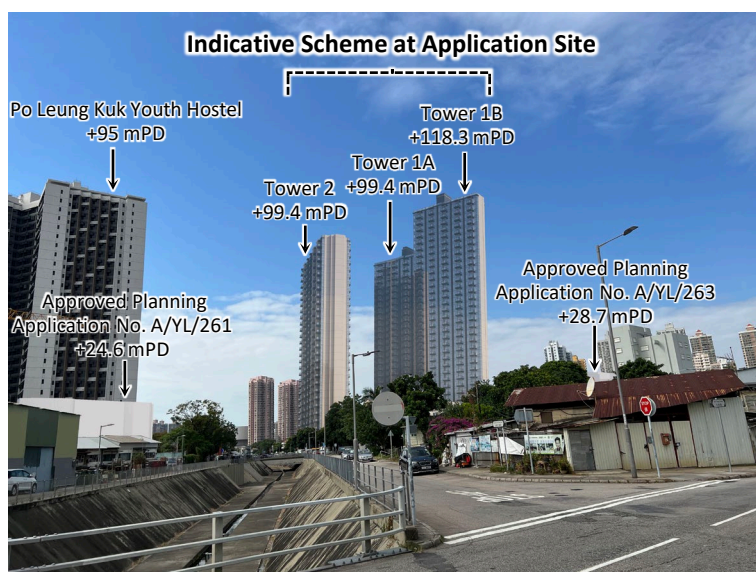
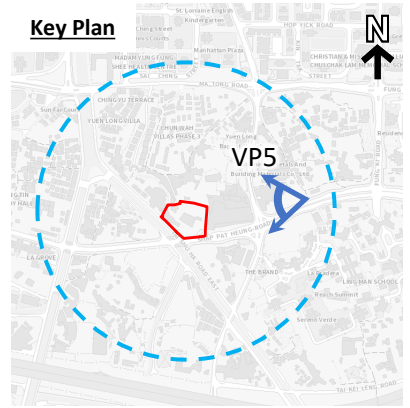


Figure No.	Scale	Figure Title
6	N/A	Viewing Point 4 : Junction of Tai Tong Road and Tai Shu Ha Road East
ARUP	Date	Source
	June 2023	-

Existing Condition



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Planned Condition



Indicative Scheme

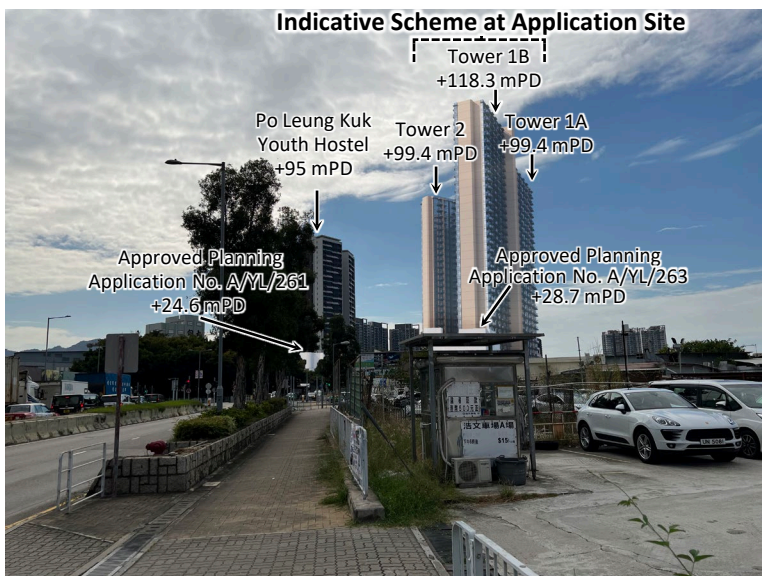
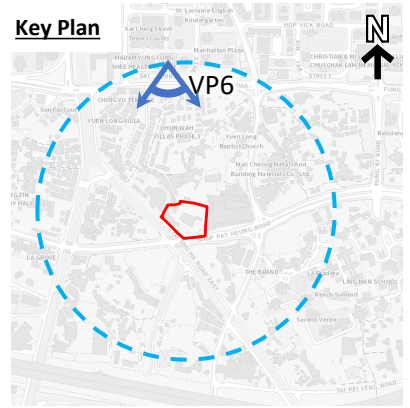
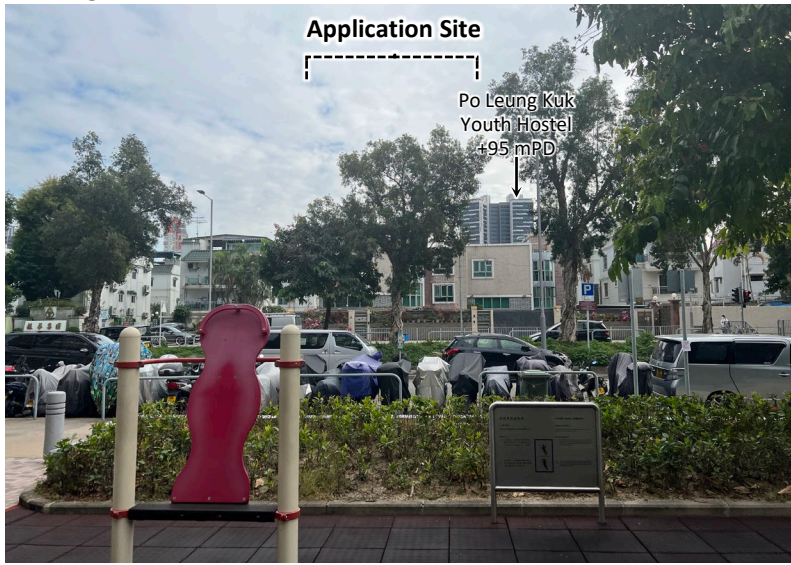


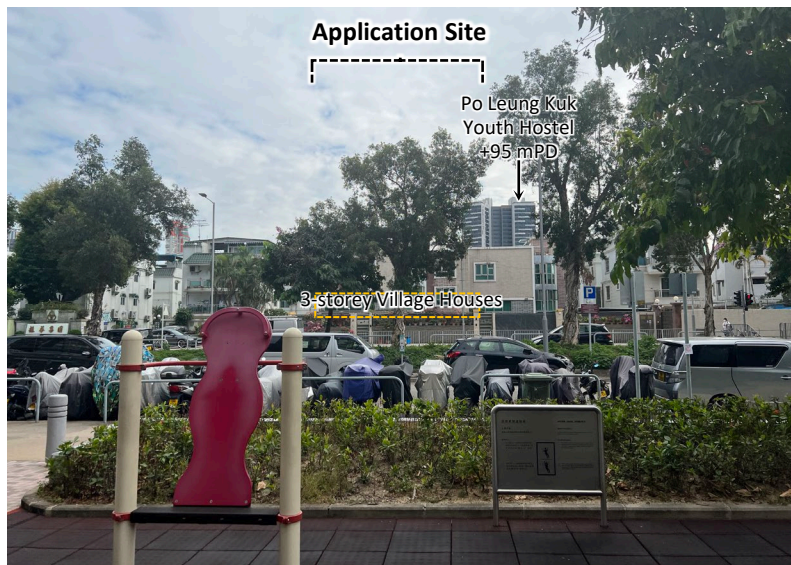
Figure No.	Scale	Figure Title
7	N/A	Viewing Point 5 : Ho Man Carpark
ARUP	Date	Source
	June 2023	-

Existing Condition



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Planned Condition



Indicative Scheme



Figure No.	Scale	Figure Title
8	N/A	Viewing Point 6 : Sitting-out Area at Sai Ching Street Tennis Courts
ARUP	Date	Source
	June 2023	-