

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-KTN/4**
關於申請編號 Y/YL-KTN/4 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 9.2.2024
因應於 2024 年 2 月 9 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 元朗石崗錦田公路丈量約份第 110 約地段第 121 號、第 137 號、第 138 號、第 139 號、第 144 號、第 145 號、第 519 號餘段（部份）及第 520 號餘段和毗連政府土地		
Site area 地盤面積	About 約 32,675 sq. m 平方米 (Includes Government Land of about 包括政府土地約 11,321 sq. m 平方米)		
Plan 圖則	Section 12A application 第 12A 條申請 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9		
	Further information received 接獲進一步資料 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱草圖編號 S/YL-KTN/10		
Zoning 地帶	Section 12A application 第 12A 條申請 "Residential (Group C) 2" and "Open Space" 「住宅(丙類)2」及「休憩用地」		
	Further information received 接獲進一步資料 "Residential (Group C) 2" and "Open Space" 「住宅(丙類)2」及「休憩用地」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)4" and amend the Notes of the zone applicable to the site 把申請地點由「住宅(丙類)2」及「休憩用地」地帶改劃為「住宅(丙類)4」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 30,174	About 約 1
	Non-domestic 非住用		-
No. of block 幢數	Domestic 住用	22	
	Non-domestic 非住用	2	

	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	About 約 12 - 20	m 米
		About 約 22 - 30	mPD 米(主水平基準上)
		4 - 6 ⁽¹⁾	Storey(s) 層
	Non-domestic 非住用	About 約 15	m 米
		About 約 25	mPD 米(主水平基準上)
		3	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Sub-area (A) A 分區 : Not more than 不多於 46%		
No. of units 單位數目	About 約 916 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,474	sq. m 平方米
	Public 公眾	About 約 2,208	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客 貨車位數目	Total no. of vehicle spaces 停車位總數		319
	Private Car Parking Spaces 私家車車位		300
	- Private Housing		(include 4 accessible car parking spaces 包括 4 個暢通易達泊車位)
	- Social Welfare Facility		5
	Motorcycle Parking Spaces 電單車車位		14
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		25
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Heavy Goods Vehicle Spaces 重型貨車車位		21
	Light Bus Layby 輕型巴士停車處		1
	Ambulance Layby 救護車停車處		1

⁽¹⁾ 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、停車場、機電設施、會所及污水處理廠。不包括地下蓄水池。

* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Preservation Proposal and Tree Survey 樹木補償建議及樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Responses to Comments (回應部門意見)</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

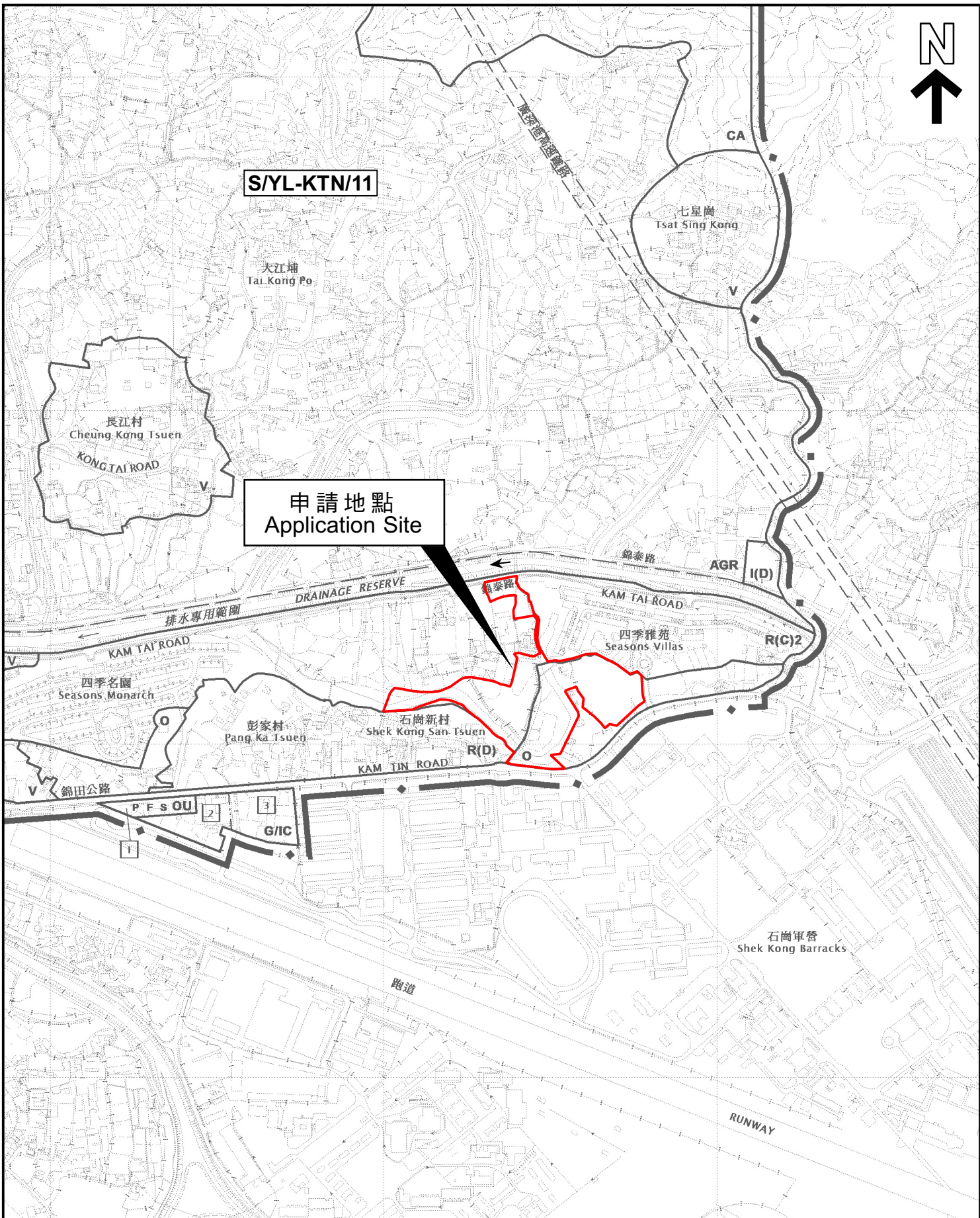
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



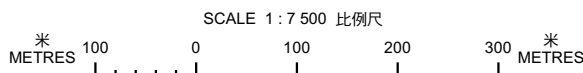
S/YL-KTN/11

申請地點
Application Site



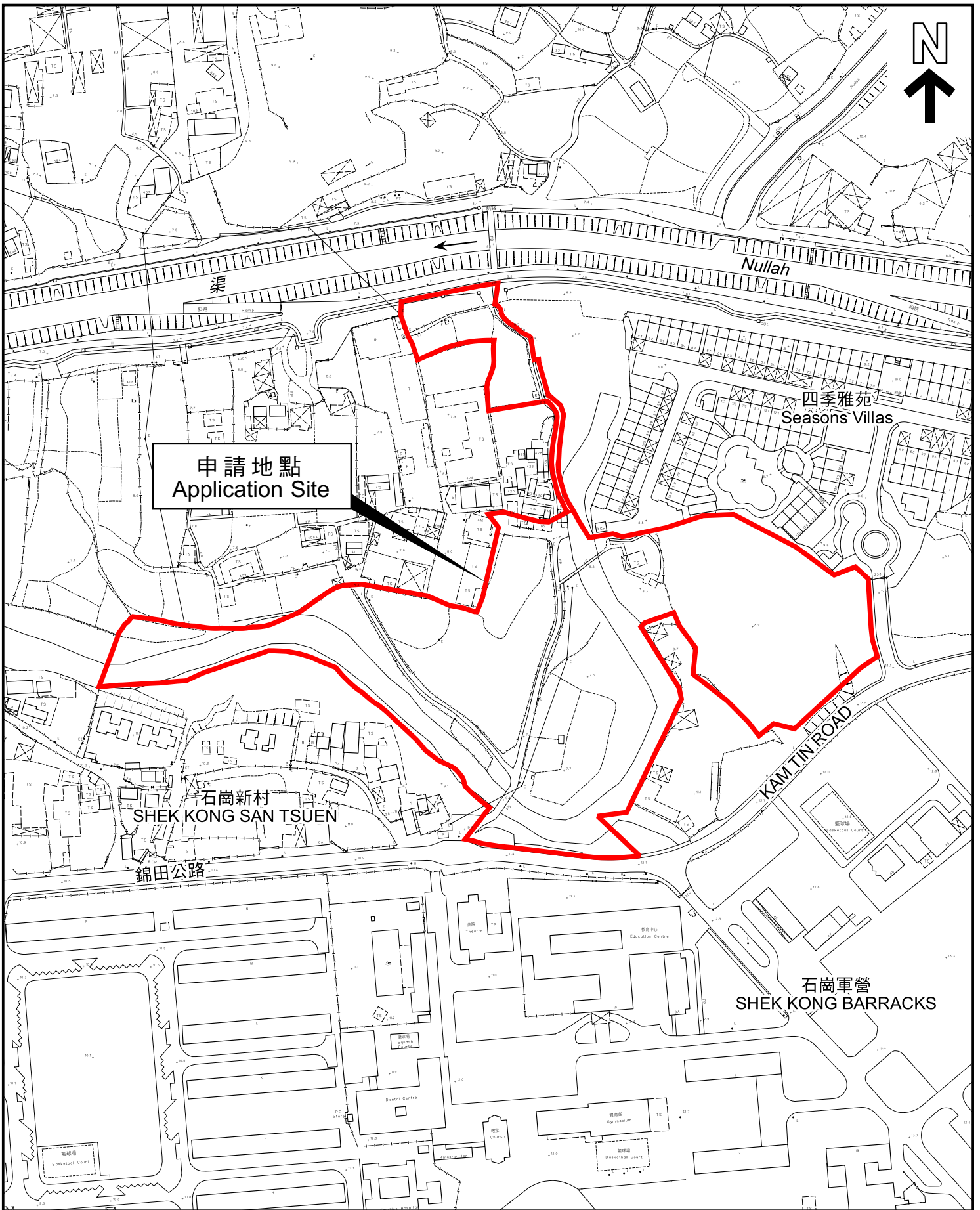
本摘要圖於2024年2月26日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL-KTN/11
EXTRACT PLAN PREPARED ON 26.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023

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-KTN/4



本摘要圖於2024年2月26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 26.2.2024
 BASED ON SURVEY SHEETS No.
 6-NE-8C, 8D, 13A & 13B

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-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，包括回應部門意見表、經修訂的總綱發展藍圖和截視圖，及規劃綱領和交通影響評估的替換頁。

The applicant provided further information which includes a table of response to departmental comments, revised Master Layout Plan and Section Plan, as well as replacement pages of Planning Statement and Traffic Impact 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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By HAND and EMAIL

Our Ref: S3045/KTR/22/012Lg

9 February 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司

電話TEL
傳真FAX
電郵EMAIL

Dear Sir/Madam,

**Proposed Rezoning of the Site from “Residential (Group C)2” and “Open Space”
to “Residential (Group C)4”
At Various Lots in DD 110 and Adjoining Government Land,
Kam Tin Road, Shek Kong, Yuen Long
(Planning Application No. Y/YL-KTN/4)
Further Information No. 9**

Reference is made to the captioned S12A Planning Application which was submitted to the Town Planning Board (“TPB”) on 28 July 2022 and the various departmental comments conveyed via the emails from Fanling, Sheung Shui and Yuen Long East District Planning Office from 3 to 10 January 2024.

To address the departmental comments, the Applicant intends to propose revision or supplement to the proposed amendments to the Statutory Plan with the following key points:

- 1) To address the deficit in total open space in Kam Tin North Outline Zoning Plan, it is proposed to convert the northern portion (the area originally known as “Sub-Area (B)” with a total site area of about 2,208m²) as Public Open Space in the “Residential (Group C)4” (“R(C)4”) zone, for passive recreational use by the general public to benefit the local communities. The Applicant intends to implement the proposed public open space and then hand over it to the Government.
- 2) The proposed local access connecting the northern and southern portions will remain as proposed non-building area (“NBA”), which will be connected with the proposed local access connection within the main site in Sub-Area (A) for connecting with Kam Tin Road in the south. The area of the NBA is slightly reduced from 329m² to 293m². The Applicant intends to implement the proposed local access in NBA and then hand over it to the Government, whilst the local access connection available for public use WITHIN Sub-Area (A) will be implemented, maintained and managed by the Applicant.
- 3) It is proposed to increase the total site area of the Application Site by including the piece of adjoining Government land falling within “O” and “R(C)2” outside site (between T12 and T14 under the previous Master Layout Plan) into the development site (i.e. Sub-Area (A)) to be zoned as “R(C)4”, so as to optimise the use of land and avoid leaving residual area. Overall, the total site area of Sub-Area (A) is increased to 32,675m² while that of the development site area is reduced to 30,174m² respectively (less than 10% change).
- 4) The proposed “R(C)4” zone will be subject to a maximum domestic PR of 1.0 instead of a maximum GFA.





Based on the above, please find below summary of changes in development parameters for information:

	Dev. Parameters in S12A first submission (July 2022)	Updated Development Parameters (FI(9))	Change
Total Site Area (m ²)	About 32,265	About 32,675	(+410m², +1.3%)
• Development Site Area (m ²) (zoned "R(C)4")	About 31,936	About 30,174	(-1,762m², -5.5%)
Sub-Area (A)	About 29,728	About 30,174	(+446m²)
Sub-Area (B)	About 2,208	0	(-2,208m²)
• NBA (m ²)	About 329	About 293	(-36m²)
• Public Open Space	0	About 2,208	(+2,208m²)
Total Domestic GFA (m ²) / PR	Not more than 30,315 ^[1]	Max. Domestic PR 1.0 (equivalent to Max. Domestic GFA of 30,174m ²) ^[1]	-141m², -0.5%)
Sub-Area (A)	Not more than 29,431 (equivalent to plot ratio of not more than 1)	Max. Domestic PR 1.0 (equivalent to Max. Domestic GFA of 30,174m ²)	(+743m²)
Sub-Area (B)	Not more than 884 (equivalent to plot ratio of approx. 0.4)	0	(-884m²)
No. of Residential Units	About 916	About 916	No change
Sub-Area (A)	About 884	About 916	(+ 32)
Sub-Area (B)	About 32	0	(- 32)
No. of Blocks			
Sub-Area (A)	Residential Towers: 21 Clubhouse: 2 GIC Block: 1	Residential Towers: 22 Clubhouse: 2 --	+ 1 No change GIC Block deleted
Sub-Area (B)	Residential Towers: 2	--	- 2
No. of Storeys			
Sub-Area (A)	Residential Towers: 4 to 6 storeys (including G/F entrance lobby/ carpark/ E&M facilities/ sewage treatment plant; excluding underground stormwater storage tank) Clubhouse & GIC Block: 3 storeys	Residential Towers: 4 to 6 storeys (including G/F entrance lobby/ carpark/ E&M facilities/ sewage treatment plant; excluding underground stormwater storage tank) Clubhouse: 3 storeys	No change
Sub-Area (B)	Residential Towers: 3 storeys (including 1 level of E&M facilities/ residential clubhouse)	--	N/A
Building Height (main roof)	Ranges from about 21mPD to 30mPD	Ranges from about 22mPD to 30mPD	Minor change
Sub-Area (A)	Residential Towers: About 22.5mPD to 30mPD Clubhouse & GIC Block: About 22mPD	Residential Towers: About 22mPD to 30mPD Clubhouse: About 25mPD	Minor change +3m

<i>Sub-Area (B)</i>	Residential Towers: About 21mPD	--	N/A
Site Coverage (SC)			
<i>Sub-Area (A)</i>	Not more than 46%	Not more than 46%	No change
<i>Sub-Area (B)</i>	Not more than 66.6%	(changed to Open Space)	N/A
Average Flat Size	About 33.1m ²	About 32.9m ²	(-0.2m²)
Estimated Population	About 2,474 ^[1]	About 2,474 ^[1]	No change
Private Open Space	Not less than 2,474 m ² ^[2]	Not less than 2,474 m ² ^[2]	No change
Greening Coverage	Not less than 30% of Development Site Area	Not less than 30% of Development Site Area	No change
Proposed Social Welfare Facility	40-place Day Care Centre for the Elderly (GFA of about 481m ²)	--	Deleted

Remarks:

[1] The estimated population is derived by assuming 2.7 persons per flat as per the average household size in the 2021 Population Census published by the Census and Statistics Department.

[2] The communal open space in the proposed residential development is assumed based on a provision of 1m² per person.

In response to the departmental comments, a Response-to-Comments ("R-to-C") Table is included in this Further Information ("FI") with the following Annexes:

- Annex A – Revised Master Layout Plan and Section Plan
- Annex B – Replacement Pages of Planning Statement
- Annex C – Replacement Pages of Traffic Impact Assessment

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact [redacted] at [redacted] or the undersigned at [redacted]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Camille Lam

Encl. Responses to Comments Table with Annexes A to C
cc. DPO/FS&YLE – Ms. Andrea Yan (by Email w/e)
the Applicant & Team

PL/CL/AY/vy







Annex A

Revised Master Layout Plan and Section Plan



Site Area = 293.339 s.m.

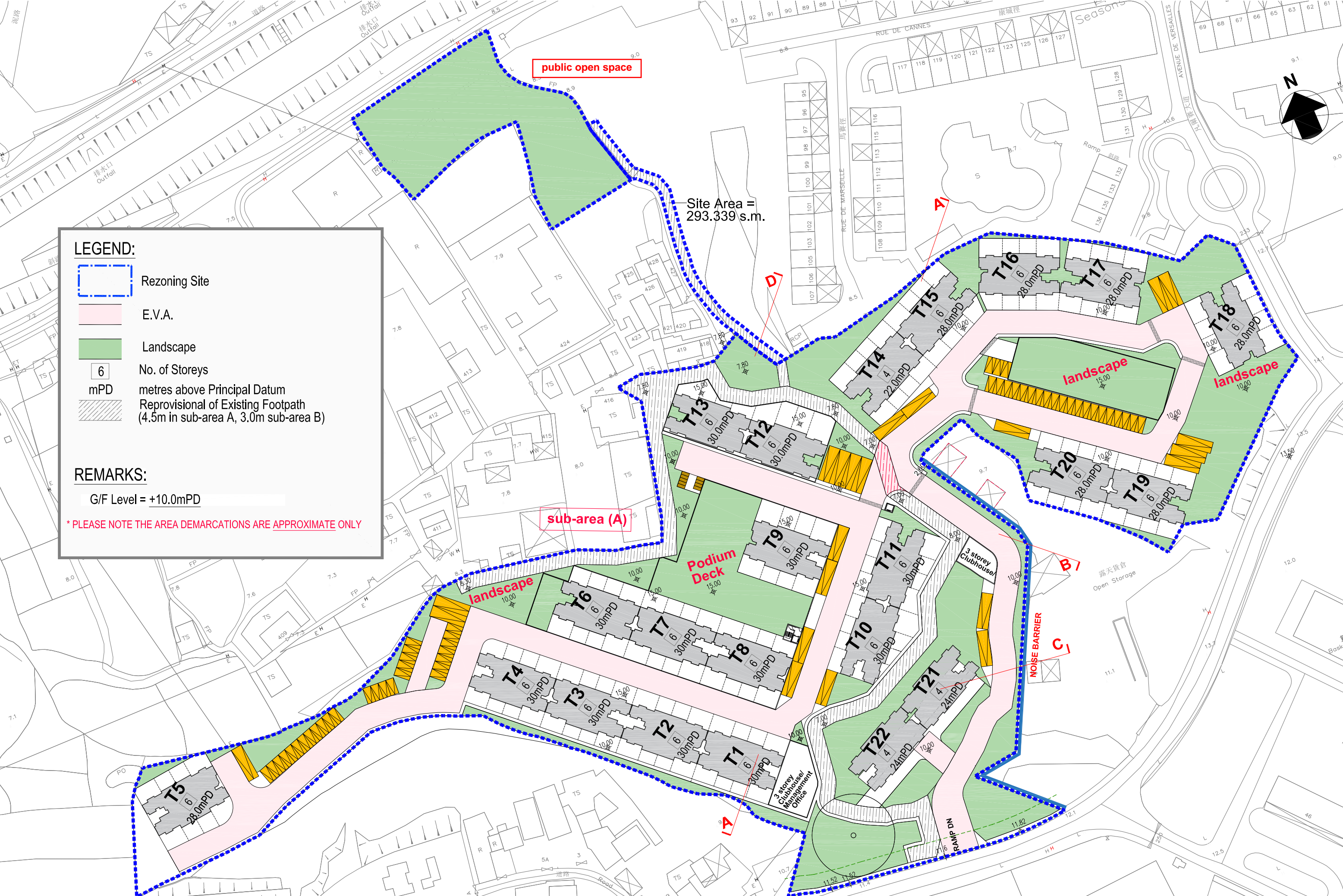
LEGEND:

-  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)

REMARKS:

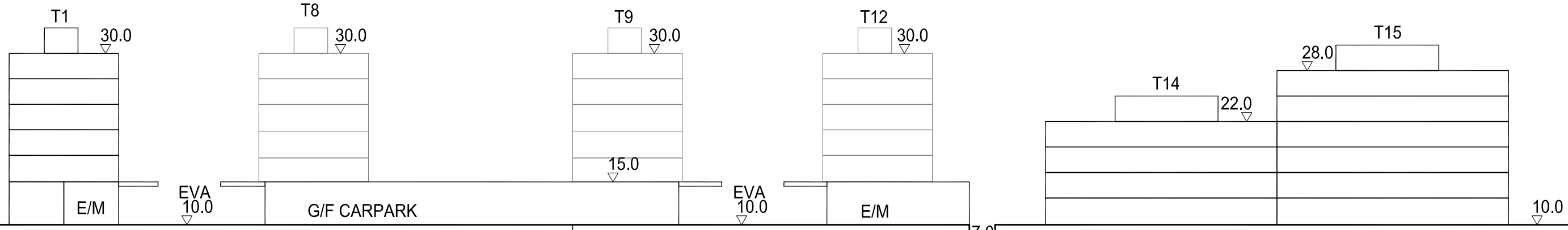
G/F Level = +10.0mPD

* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY



SITE BOUNDARY

SITE BOUNDARY



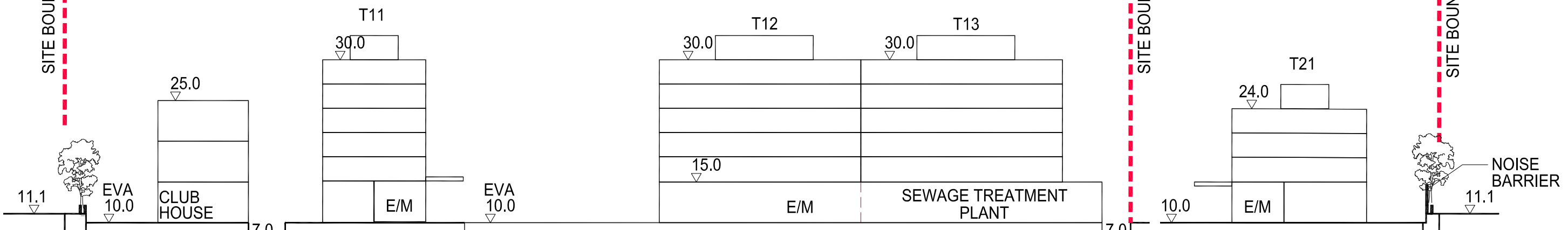
Section A - A

STORM WATER STORAGE TANK 5.30mPD

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

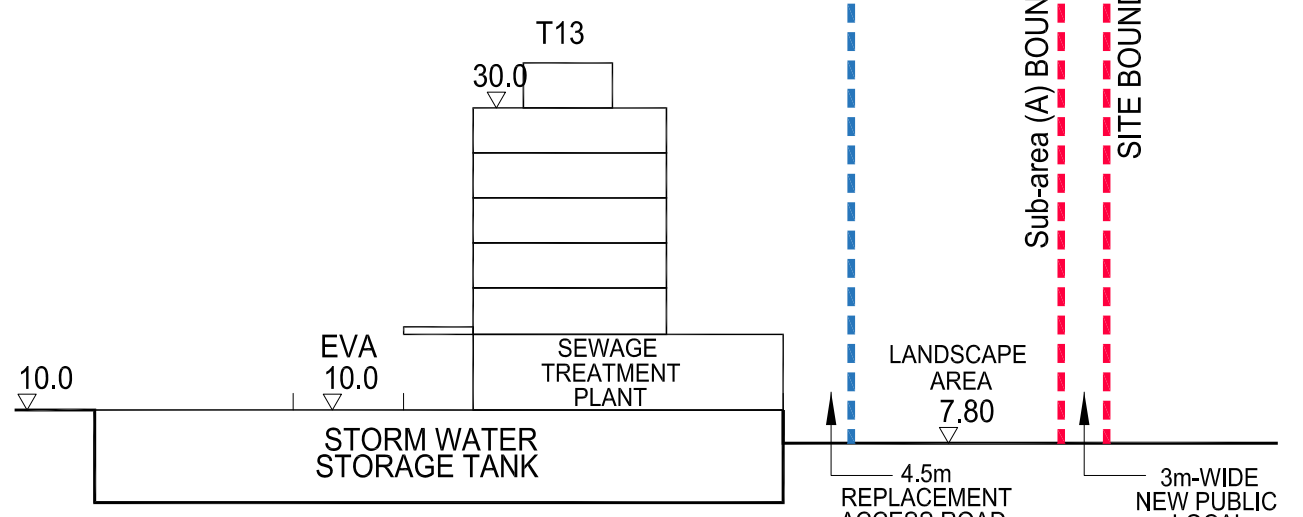


Section B - B

Section C - C

Sub-area (A) BOUNDARY

SITE BOUNDARY



Section D - D