

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-KTS/8**
关于申请编号 Y/YL-KTS/8 而只作指示用途的拟议发展计划的概括发展规范

因应於 2024 年 3 月 22 日接获的进一步资料而修订的概括发展规范
Revised broad development parameters in view of the further information received on 22.3.2024

Application No. 申请编号	Y/YL-KTS/8		
Location/address 位置／地址	Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long 元朗锦田八乡路丈量约份第 106 约地段第 1905 号余段（部分）、第 1909 号余段、第 1910 号余段、第 1911 号、第 1938 号（部分）、第 1939 号、第 1940 号（部分）、第 1941 号及第 1942 号及毗邻政府土地		
Site area 地盘面积	About 约 12,490.8 sq. m 平方米 (Includes Government Land of about 包括政府土地约 296.2 sq. m 平方米)		
Plan 图则	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 锦田南分区计划大纲核准图编号 S/YL-KTS/15		
Zoning 地带	"Agriculture" 「农业」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Agriculture" to "Residential (Group A) 1" 把申请地点由「农业」地带改划为「住宅(甲类)1」地带		
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 44,967	About 约 3.6
	Non-domestic 非住用	Not more than 不多於 1,957*	-
No. of block 幢数	Domestic 住用	6	
	Non-domestic 非住用	2	
	Composite 综合用途	-	

*The applicant proposes that this non-domestic GFA is not accountable for GFA calculation.
申请人建议有关非住用楼面面积并不计入总楼面面积。

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		About 约 73 - 86	mPD 米(主水平基准上)
		18 - 23 <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Non-domestic 非住用	-	m 米
		About 约 32	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	33.33 %		
No. of units 单位数目	About 约 969 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,714	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		274
	Private Car Parking Spaces 私家车车位		264
	Motorcycle Parking Spaces 电单车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		9
	Heavy Goods Vehicle Spaces 重型货车车位		7
	Light Bus 轻型巴士车位		1
	Ambulance 救护车车位		1

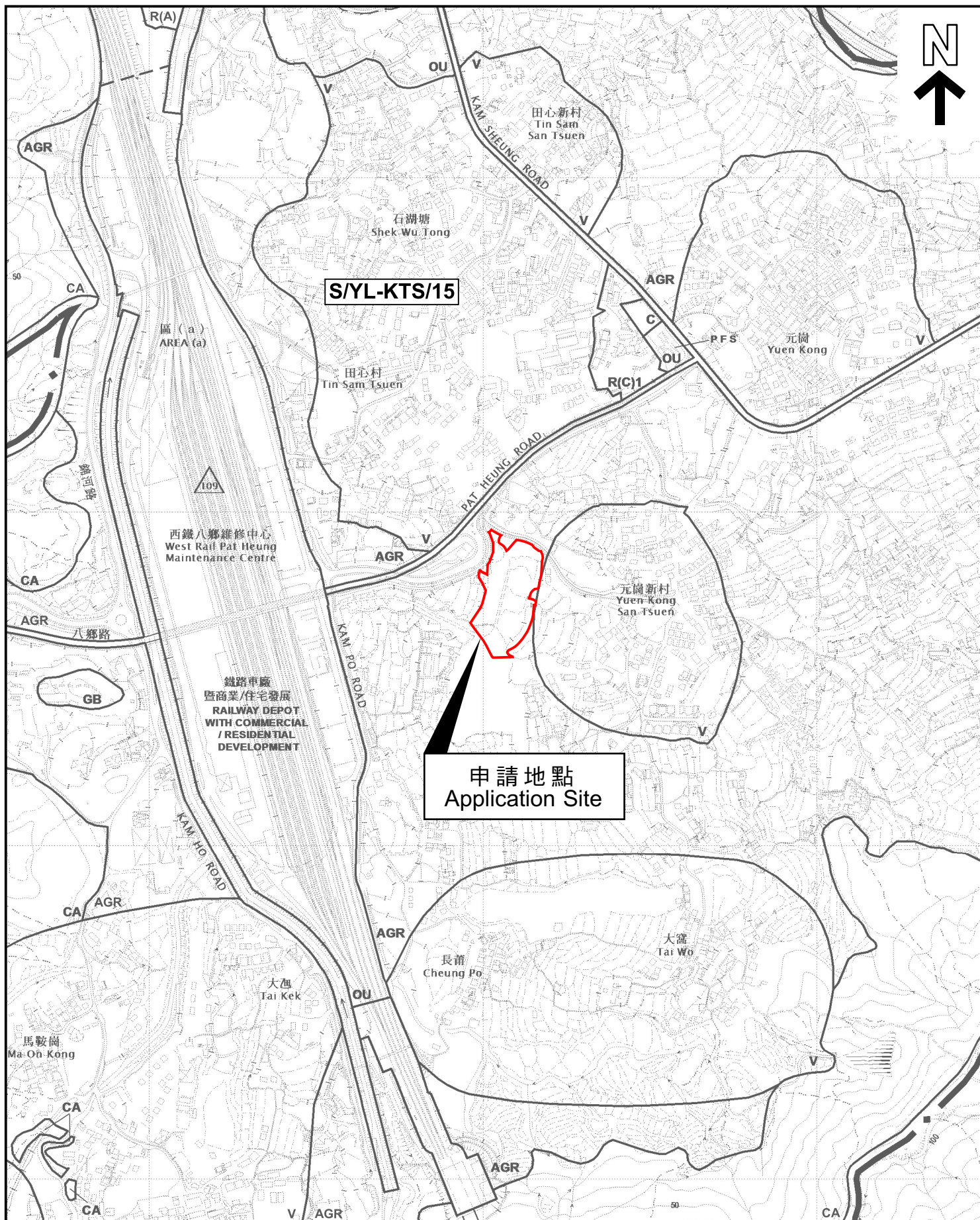
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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	☐	☐
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☐
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Detailed Technical Proposal of the Run-in/out 有关车辆出入口的详细技术建议</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

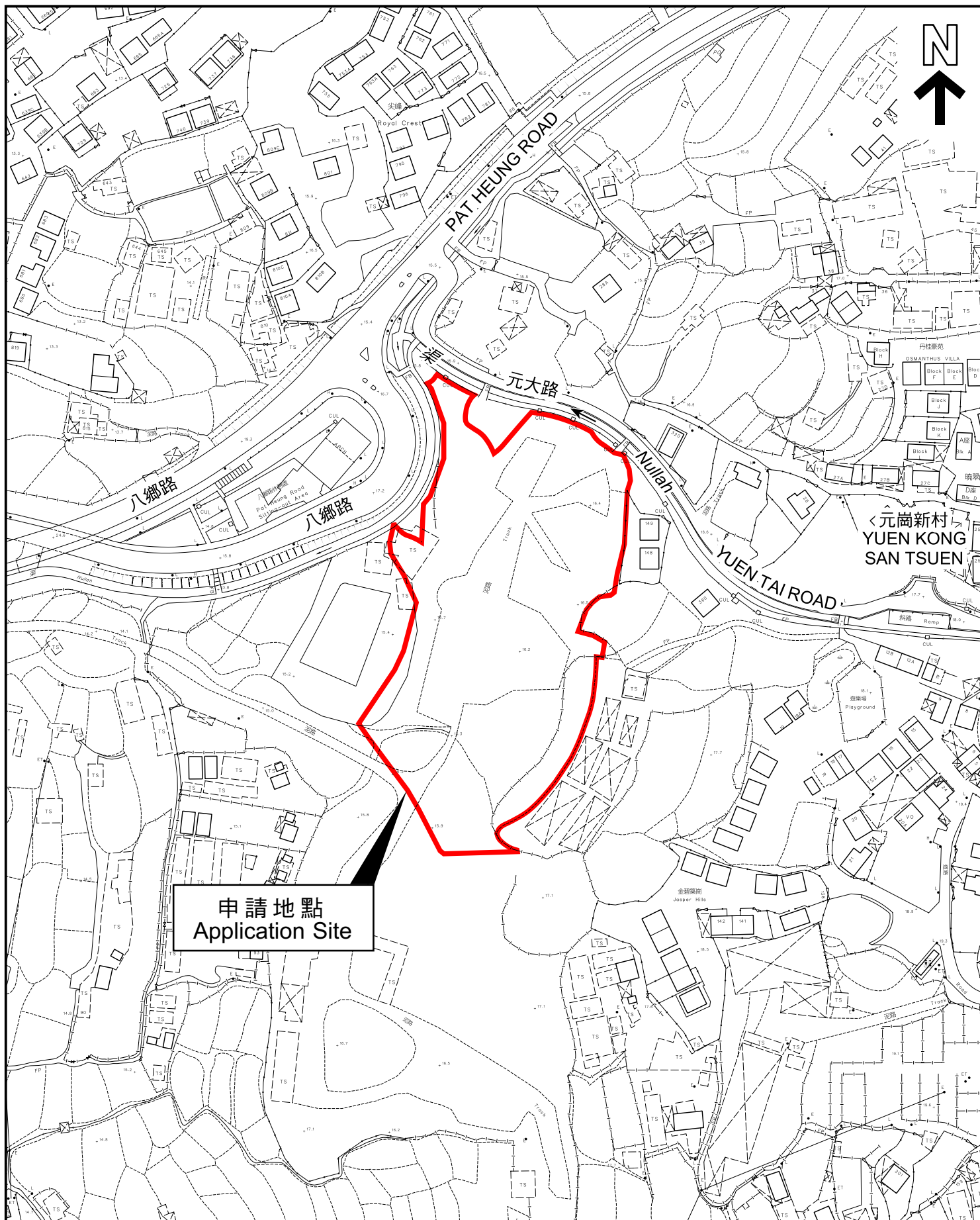
本摘要圖於2024年4月2日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/YL-KTS/15
EXTRACT PLAN PREPARED ON 2.4.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTS/15 APPROVED ON 11.12.2018

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-KTS/8



申請地點
Application Site

本摘要圖於2024年4月2日擬備，
所根據的資料為測量圖編號
6-NE-17D, 18C, 22B 及 23A
EXTRACT PLAN PREPARED ON 2.4.2024
BASED ON SURVEY SHEETS No.
6-NE-17D, 18C, 22B & 23A

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-KTS/8

申請編號 Application No. : Y/YL-KTS/8

進一步資料 Further Information

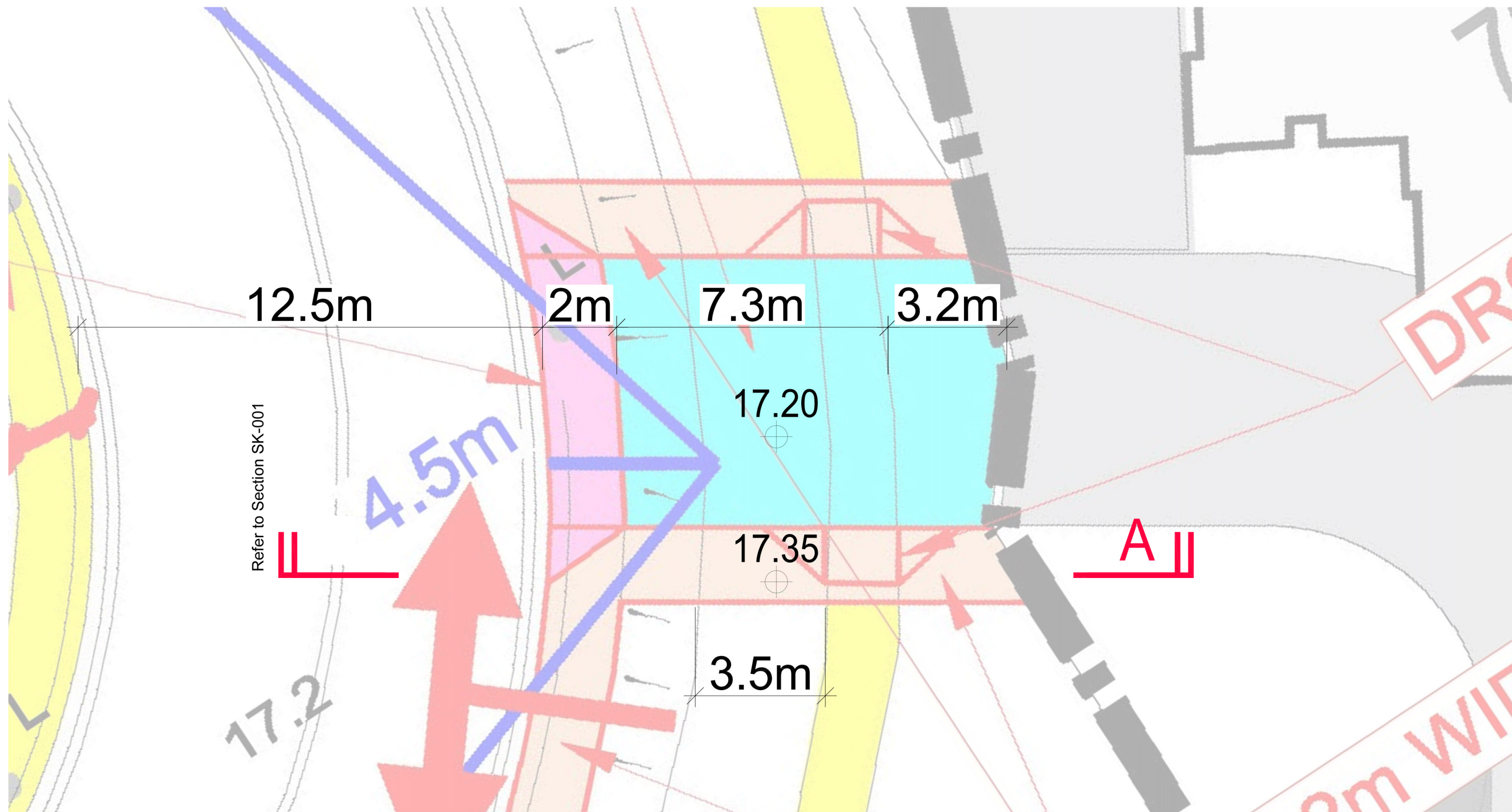
備註 Remarks

申請人提交了一份全新有關車輛出入口的詳細技術建議。

The applicant submitted a new detailed technical proposal of the run-in/out for the proposed development.

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。

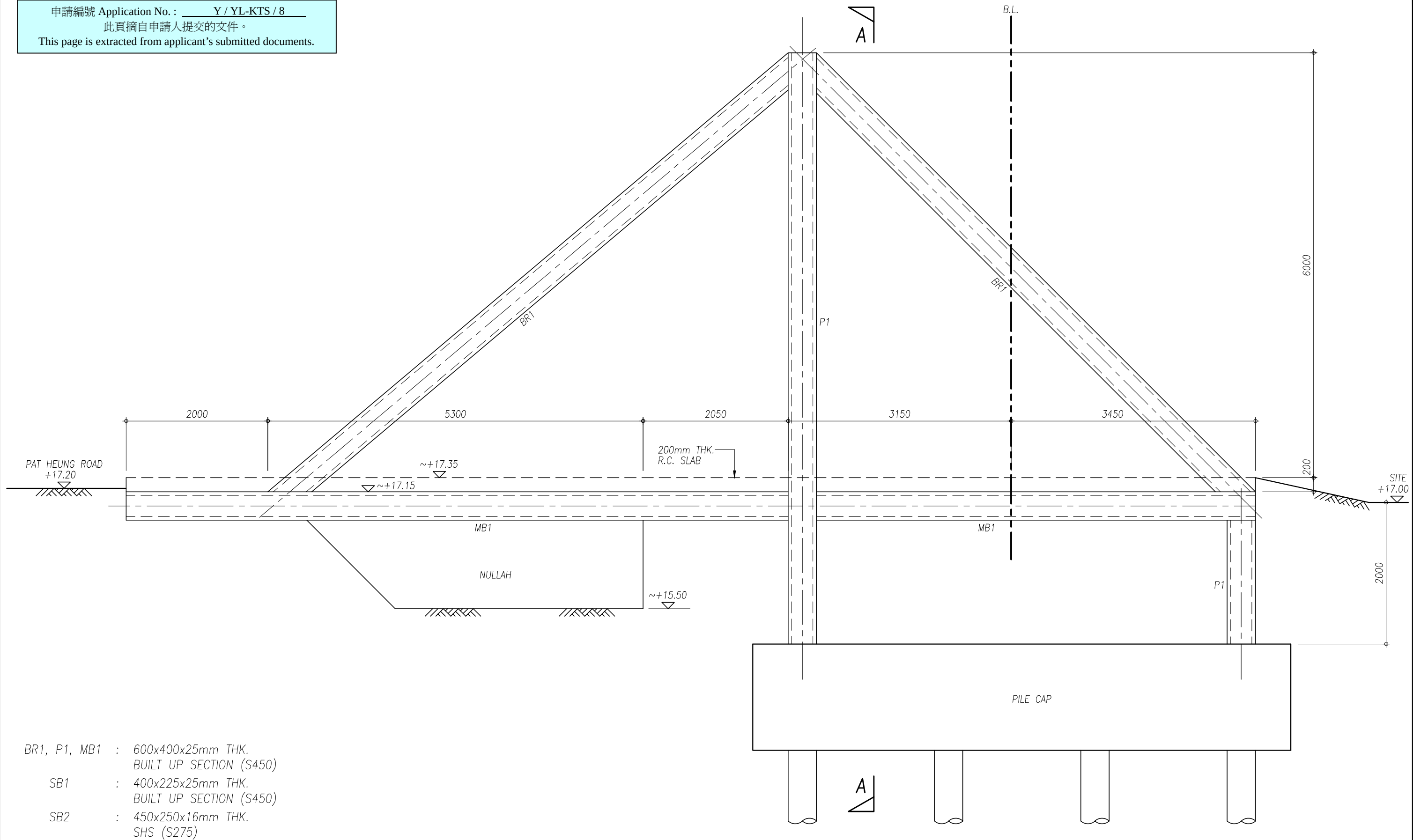
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申請編號 Application No. : Y / YL-KTS / 8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Project

STRUCTURAL DETAILS OF "RUN IN/OUT"
FOR PROPOSED REZONING AT VARIOUS
LOTS IN D.D. 106 AND ADJOINING
GOVERNMENT LAND, PAT HEUNG ROAD,
KAM TIN, YUEN LONG

Drawing Title

SECTION

Drawn

Checked

Approved

Job No.

Date

Cad Ref.

Scale @ Size
N.T.S.

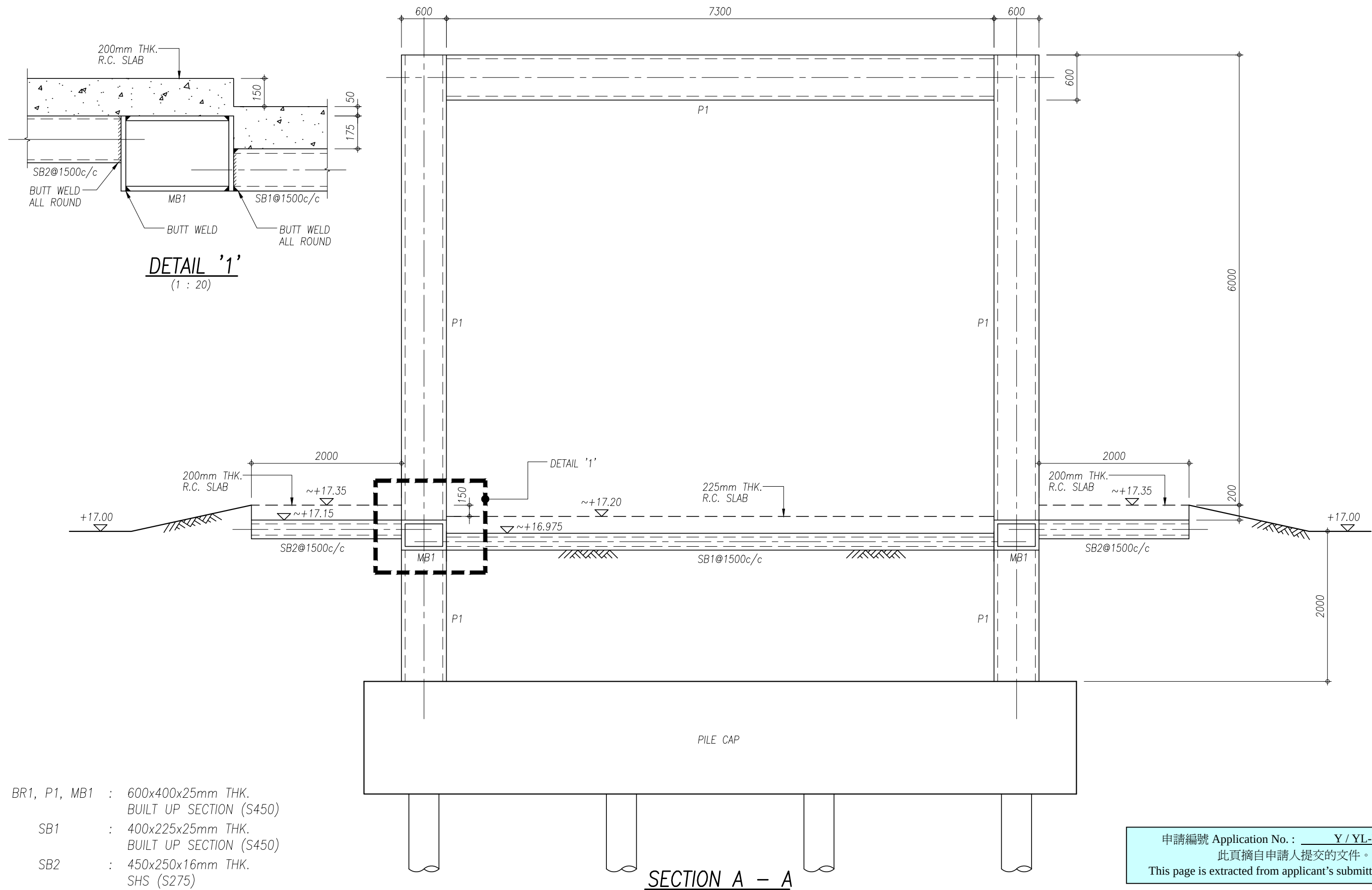
Drawing No.

SK/001

Rev.

-

DO NOT SCALE DRAWING



	Project	STRUCTURAL DETAILS OF "RUN IN/OUT" FOR PROPOSED REZONING AT VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND, PAT HEUNG ROAD, KAM TIN, YUEN LONG	Drawing Title	SECTION A - A	Drawn	Checked	Approved	
					Job No.	Date	Cad Ref.	
					Scale @ Size N.T.S.	Drawing No.	SK/002	Rev. -

DO NOT SCALE DRAWING