

**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 5.4.2024  
因應於 2024 年 4 月 5 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/11		
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 <sup>(1)</sup>	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		370
	Private Car Parking Spaces 私家車車位 - Private Housing		298 (include 4 accessible car parking spaces 包括 4 個暢通易達泊車位)
	Motorcycle Parking Spaces 電單車車位		10
	Bicycle Parking Spaces 單車車位		62
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		22
	Heavy Goods Vehicle Spaces 重型貨車車位		22

<sup>(1)</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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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 checked="" 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 checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Preservation Proposal and Tree Survey 樹木補償建議及樹木調查	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<b><u>Responses to Comments 回應部門意見, Air Ventilation Assessment (expert evaluation) 空氣流通評估（專家評估）, Water Supply Impact Assessment 供水影響評估, Ecological Impact Assessment 生態影響評估, Geotechnical Planning Review Report 岩土規劃檢討報告, Water Quality Assessment 水質影響評估, Land Contamination Assessment 土地污染評估</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

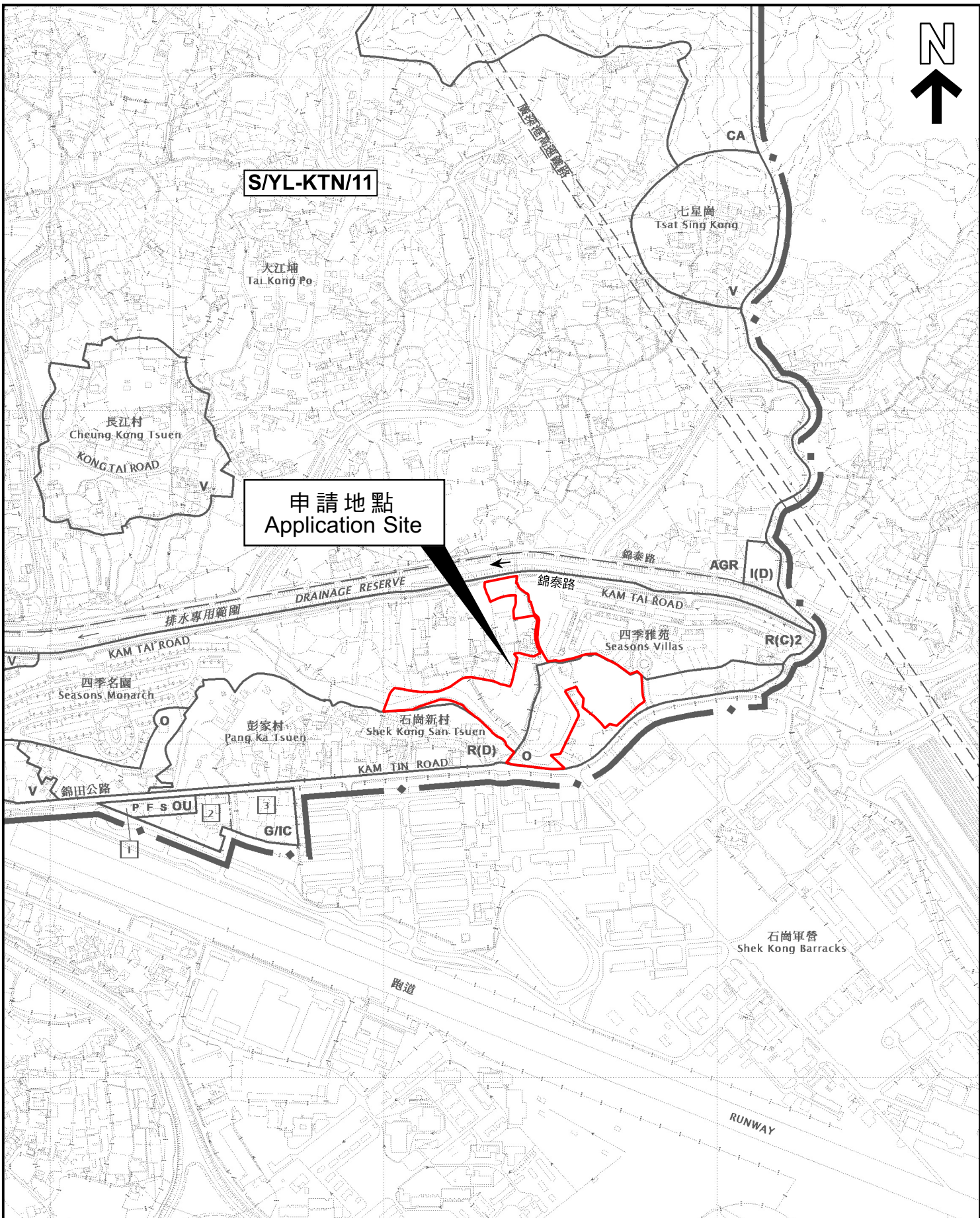
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



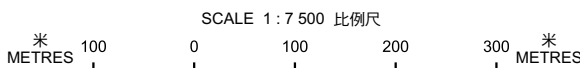
S/YL-KTN/11

申請地點  
Application Site



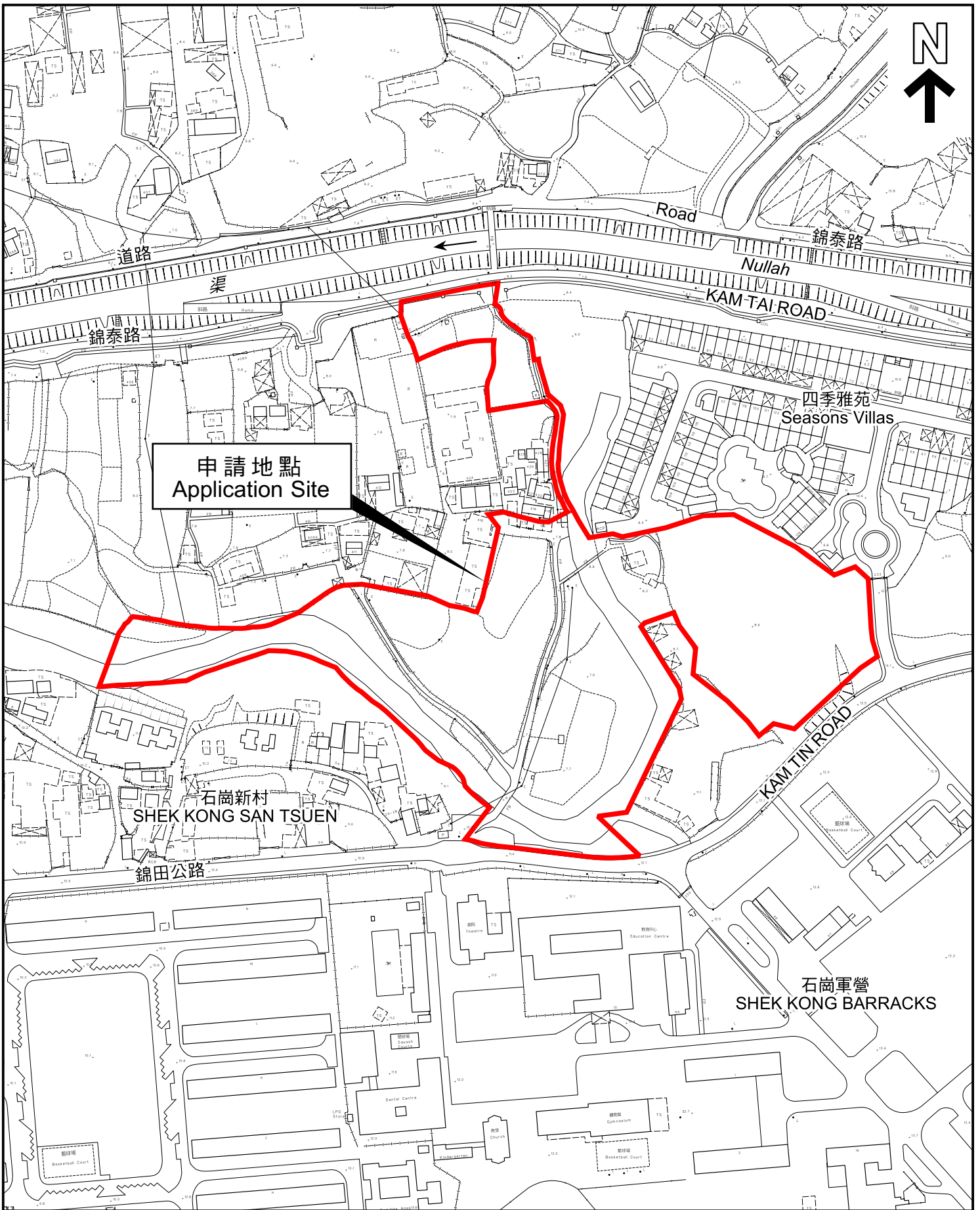
本摘要圖於2024年4月15日擬備，  
所根據的資料為於2023年12月5日  
核准的分區計劃大綱圖編號 S/YL-KTN/11  
EXTRACT PLAN PREPARED ON 15.4.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/11 APPROVED ON 5.12.2023

### 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4月15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 15.4.2024  
 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**

申請人提交進一步資料，包括回應部門意見表及提交經修訂的建築繪圖、規劃綱領、園境設計及樹木保育建議、環境評估、空氣流通評估（專家評估）、視覺影響評估、排水影響評估、污水影響評估、供水影響評估、生態影響評估、交通影響評估、岩土規劃檢討報告及水質影響評估。

The applicant provided further information which includes a table of response to departmental comments and enclosing revised architectural drawings, supporting planning statement, Landscape and Tree Preservation Proposal, Environmental Assessment, Air Ventilation Assessment (expert evaluation), Visual Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, Ecological Impact Assessment, Traffic Impact Assessment, Geotechnical Planning Review Report and Water Quality 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

5 April 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

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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. 10**

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 between January and March 2024.

To reflect the revision to the proposed amendments to the Statutory Plan submitted in Further Information (FI) No.9, technical assessments were updated accordingly with updated indicative Master Layout Plan for consistency. As there is no major change in the proposed development parameters, the revised technical assessments concluded that the current proposal is technically feasible and will bring no insurmountable impacts to the surroundings. Besides, in response to the received departmental comments which mainly require minor clarification only, a Response-to-Comments Table is included in this FI with the following Annexes:

- Annex A – Revised Landscape Proposal
- Annex B – Revised Architectural Drawings
- Annex C – Revised Supporting Planning Statement
- Annex D – Replacement Pages of the Revised Tree Preservation Proposal
- Annex E – Revised Noise Impact Assessment
- Annex F – Revised Air Quality Impact Assessment
- Annex G – Revised Waste Assessment
- Annex H – Revised Land Contamination Assessment
- Annex I – Revised Air Ventilation Assessment (Expert Evaluation)
- Annex J – Revised Visual Impact Assessment
- Annex K – Revised Drainage Impact Assessment
- Annex L – Revised Sewerage Impact Assessment
- Annex M – Revised Water Supply Impact Assessment
- Annex N – Revised Ecological Impact Assessment
- Annex O – Revised Traffic Impact Assessment
- Annex P – Revised Geotechnical Planning Review Report
- Annex Q – Revised Water Quality Assessment



S3045/KTR/22/013Lg  
Date: 5 April 2024



PLANNING LIMITED  
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact Ms Pauline Lam at 3426 8453 or the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in blue ink, appearing to read 'Camille Lam', written over the printed name.

Camille Lam

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

PL/CL/AY/vy