

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/293**

關於申請編號 A/YL-NSW/293 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 14.1.2022

因應於 2022 年 1 月 14 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	A/YL-NSW/293		
Location/address 位置/地址	Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生圍東成里丈量約份第 103 約多個地段和丈量約份第 115 約多個地段		
Site area 地盤面積	About 約 53,584 sq. m 平方米		
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development 擬議綜合住宅發展		
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 156,880	About 約 2.928
	Non-domestic 非住用	About 約 5,358	About 約 0.1
No. of block 幢數	Domestic 住用	14 Residential Tower 住宅大樓 9 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	8 - 134.5	m 米

of storeys 建築物高度/ 層數	住用	12 - 139	mPD 米(主水平基準上)
		2 - 44	Storey(s) 層
		1 - 2	Exclude 不包括 Basement 地庫 Refuge Floor 防火層 Podium 平台
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	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	About 約 18 %		
No. of units 單位數目	3,556 Flats 住宅單位 9 Houses 屋宇		
Open space 休憩用地	Private 私人	Not less than 不少於 10,330	sq. m 平方米
	Public 公眾	-	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 (excluding bicycle parking spaces 不包括單車車位)		549
	Private Car Parking Spaces 私家車車位		509 ⁽¹⁾
	Motorcycle Parking Spaces 電單車車位		40
	Bicycle Parking Spaces 單車車位		238
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		23
	Light Goods Vehicle Spaces 輕型貨車車位		5
Heavy Goods Vehicle Spaces 重型貨車車位		16	

⁽¹⁾ Including 7 nos. accessible car and 70 nos. visitor car parking space 包括 7 個暢通易達停車位及 70 個訪客車位

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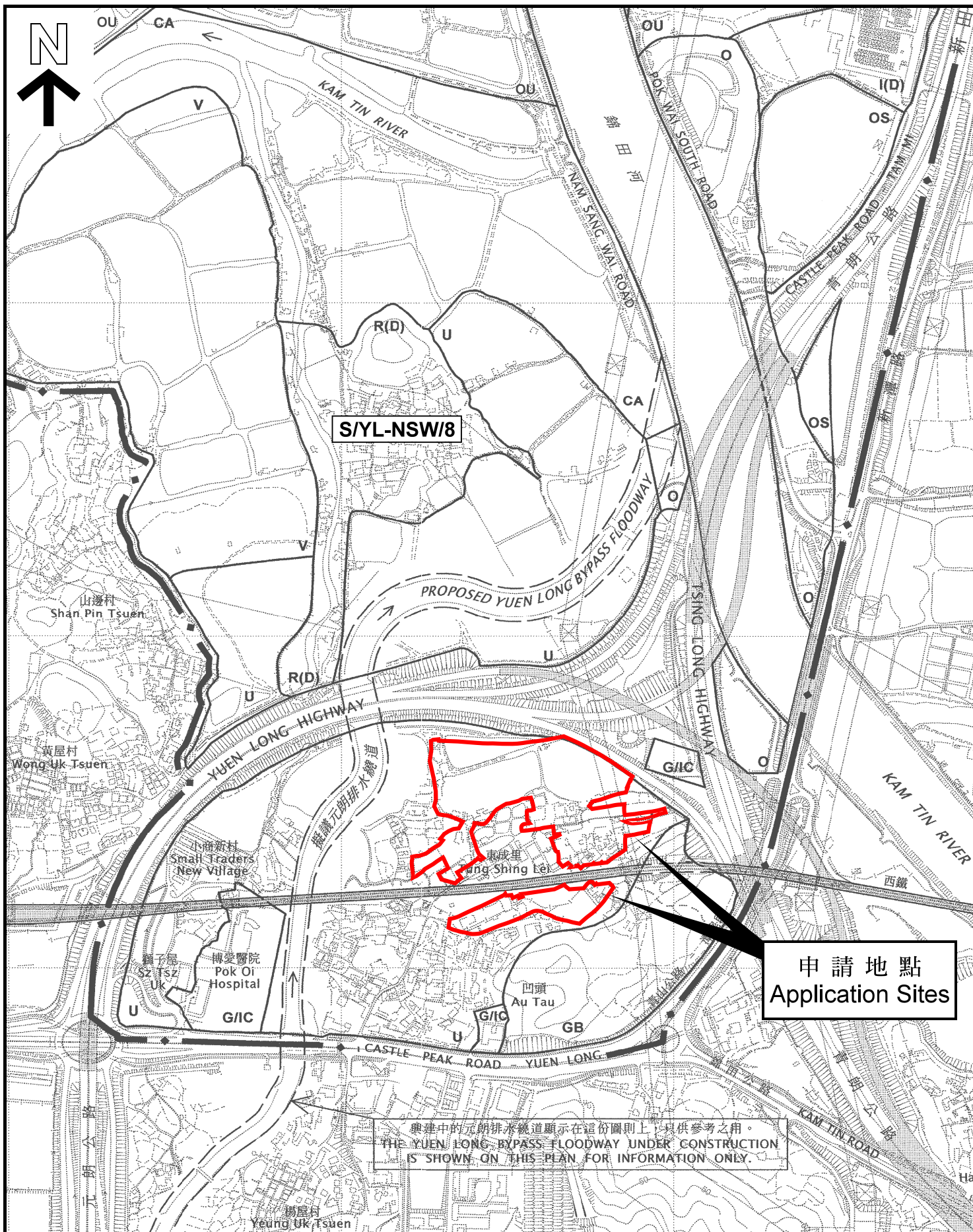
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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 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 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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 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 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"/>
<u>Revised Air ventilation assessment 經修訂的空氣流通評估</u>		

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

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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。



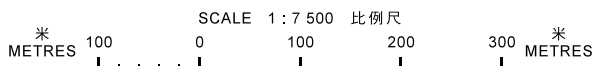
位置圖 LOCATION PLAN

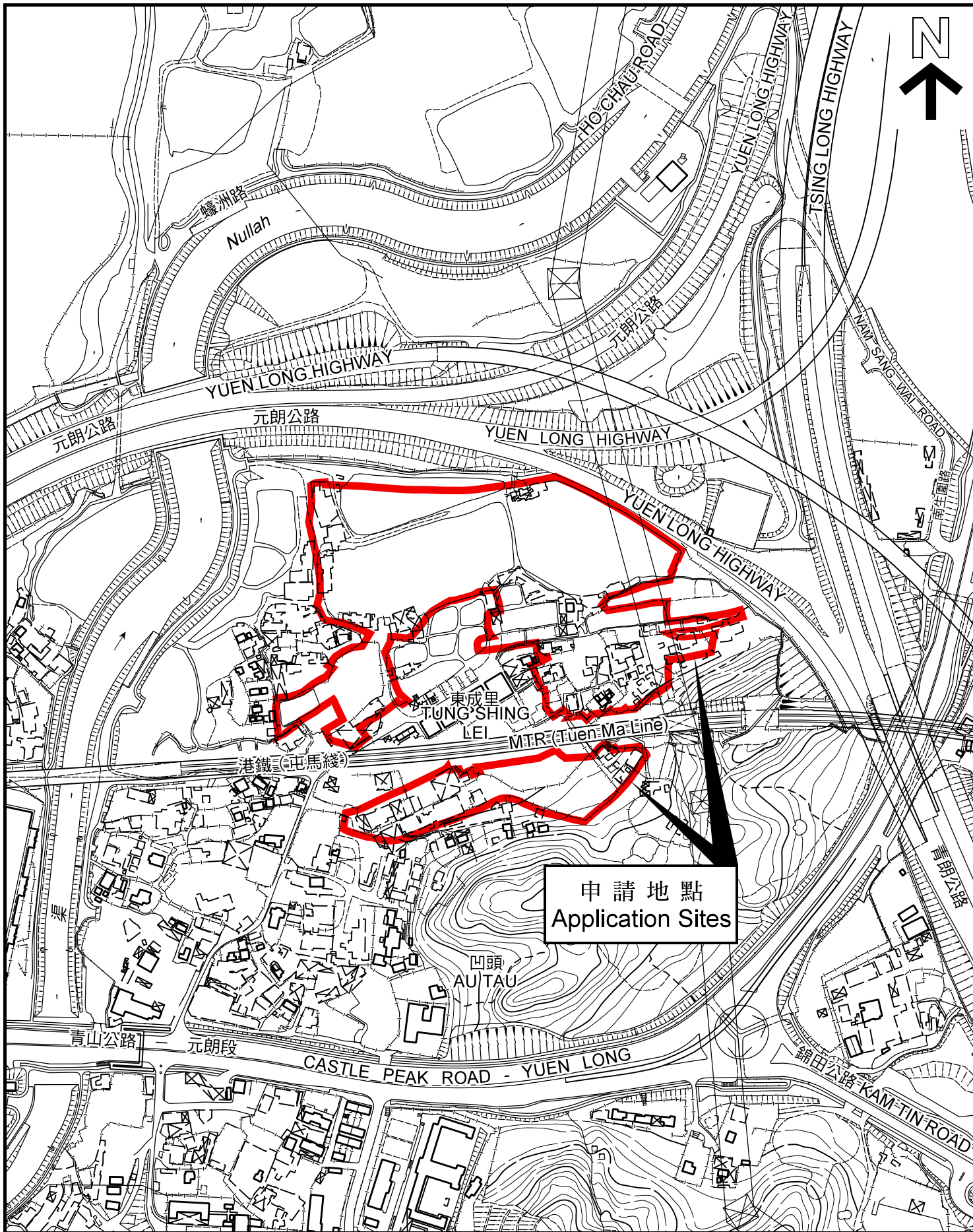
本摘要圖於2022年1月19日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 19.1.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-NSW/293





平面圖 SITE PLAN

本摘要圖於2022年1月19日擬備，
 所根據的資料為測量圖編號
 6-NE-6A、6-NE-6C、6-NW-10B 及 6-NW-10D
 EXTRACT PLAN PREPARED ON 19.1.2022
 BASED ON SURVEY SHEETS No.
 6-NE-6A, 6-NE-6C, 6-NW-10B & 6-NW-10D

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 REFERENCE No.

A/YL-NSW/293

申請編號 Application No. : A/YL-NSW/293

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、排污影響評估、排水影響評估、空氣流通評估以及視覺影響評估。

The applicant submitted further information in response to departmental comments, sewerage impact assessment, drainage impact assessment, air ventilation assessment and visual impact assessment.

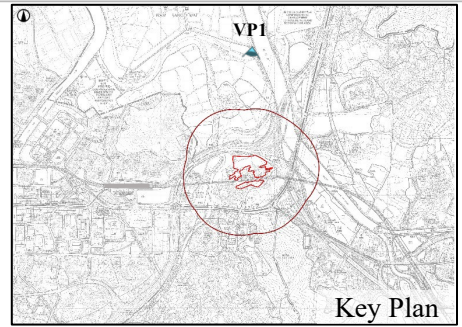
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Application Site



Existing Condition



Key Plan

Proposed Scheme At Application Site



Proposed Scheme
(Interim Scenario)

**Indicative Layout Plan of Tung Shing Lei "U" Zone
(12mPD – 139mPD))**

**Planned Surrounding Developments
(26.9mPD-97.52mPD)**



Proposed Scheme
(Ultimate Scenario for Reference)

申請編號 Application No. : A/YL-NSW/293

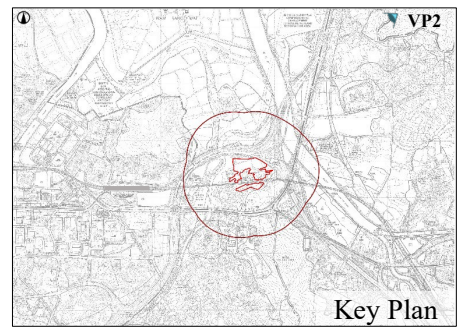
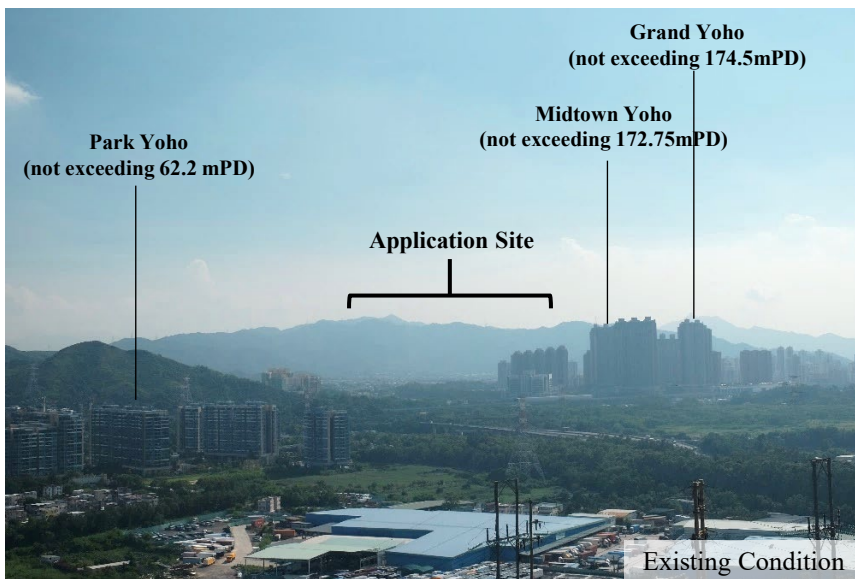
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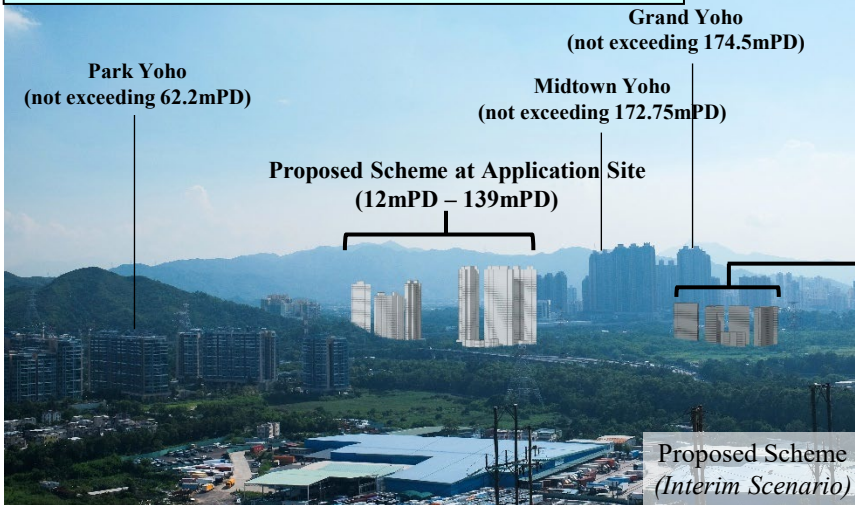
LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No. 3	Scale	Figure Title Viewing Point 1: Nam San Wai River Education Trail
ARUP	Date Jan 2022	Source



申請編號 Application No. : A/YL-NSW/293
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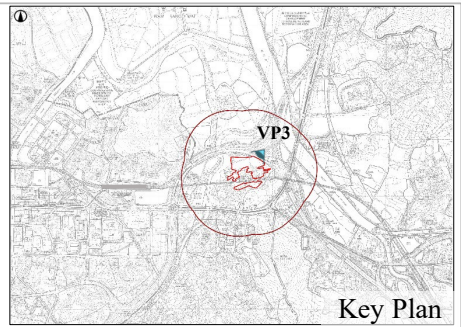
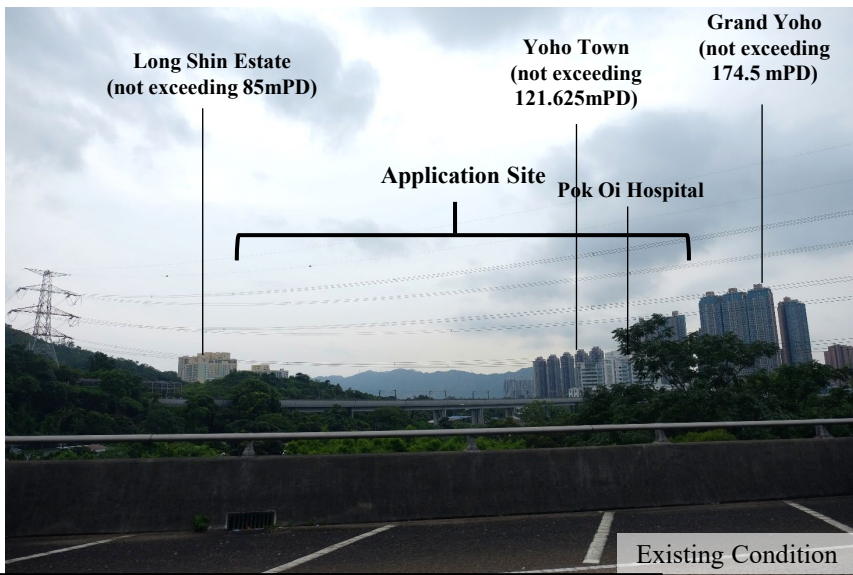
Approved Planning Application
 No. A/YL-NSW/274
 (26.9mPD to 75mPD)



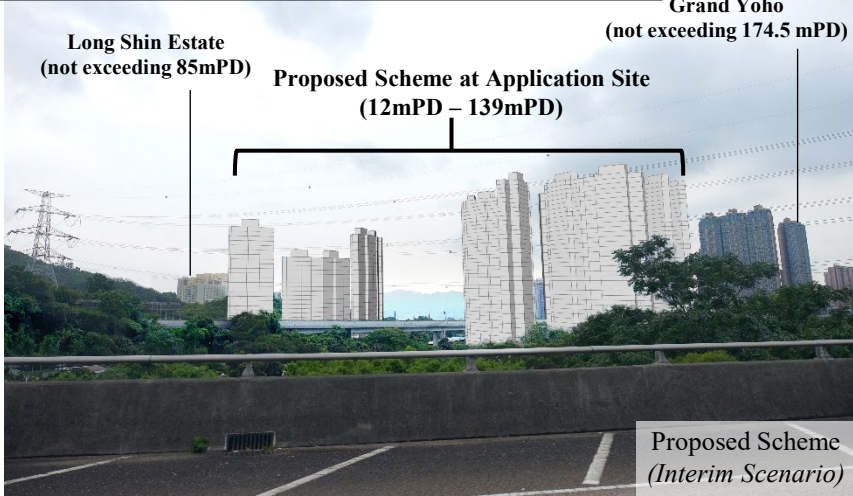
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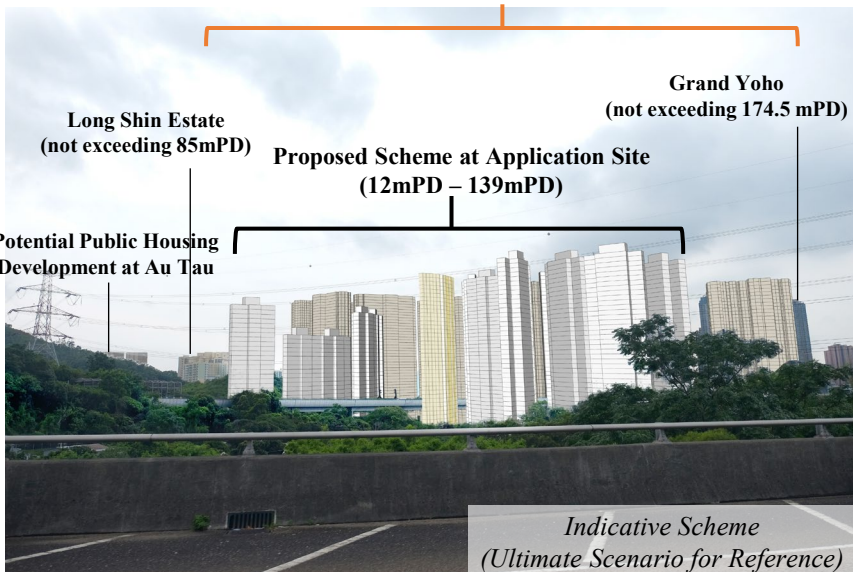
Figure No.	Scale	Figure Title
4		Viewing Point 2: Hiking Trail at Lam Tsuen Country Park
ARUP	Date	Source
	Jan 2022	



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Indicative Layout Plan of Tung Shing Lei “U” Zone







LEGEND

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Figure No. 5	Scale	Figure Title Viewing Point 3: Yuen Long Highway
ARUP	Date Jan 2022	Source

LEGEND

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-  Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

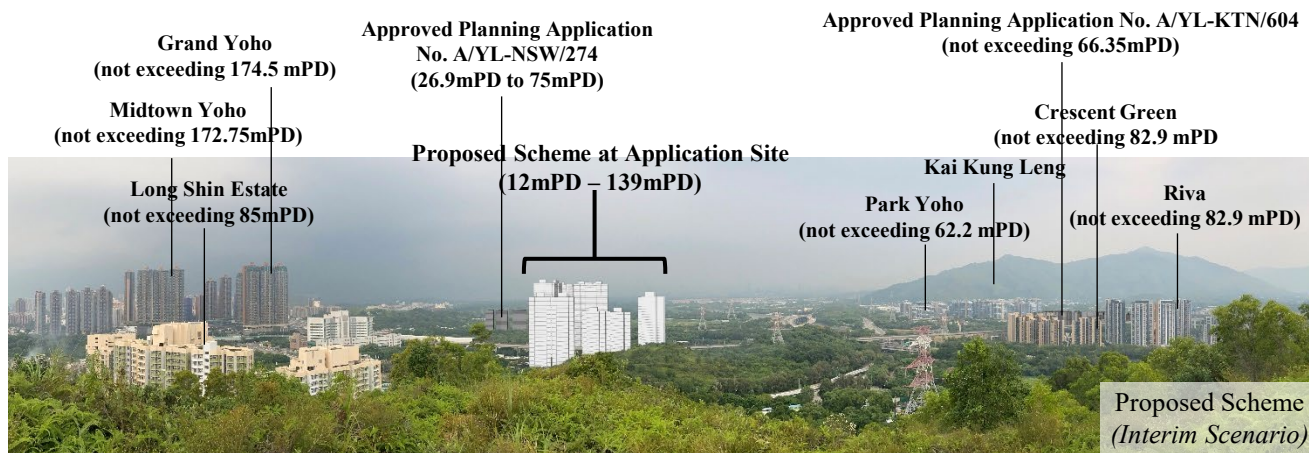
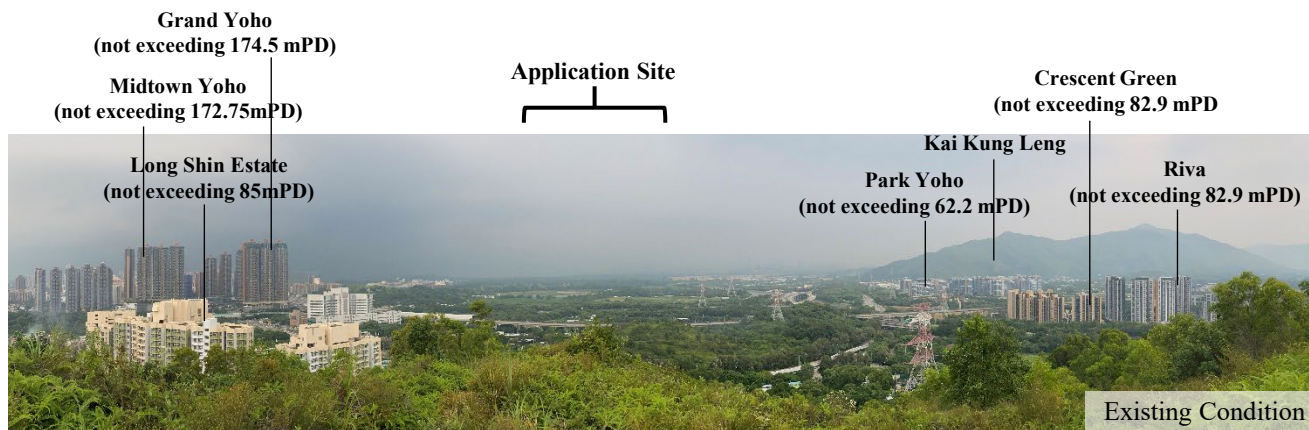
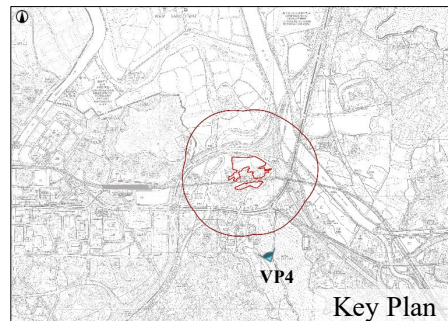
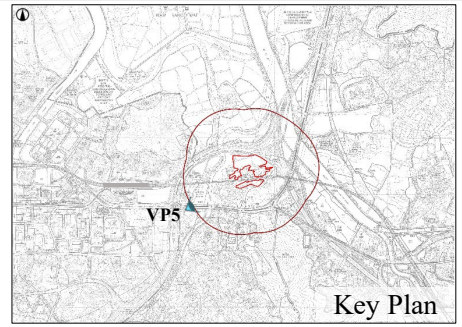
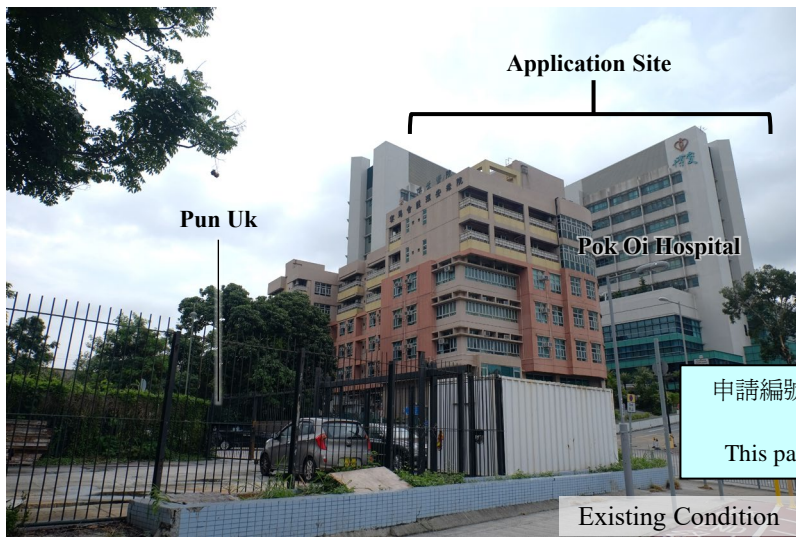


Figure No.	Scale	Figure Title
6		Viewing Point 4: Ho Hok Shan
ARUP	Date	Source
	Jan 2022	

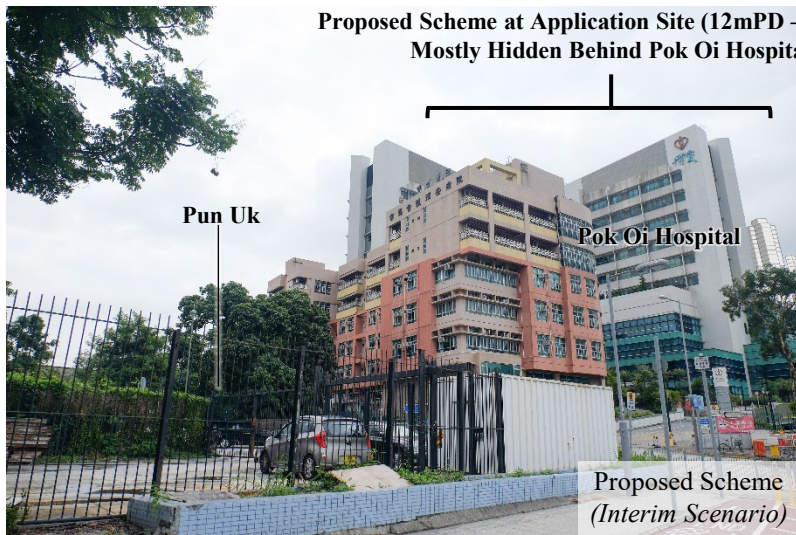
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Proposed Scheme at Application Site (12mPD – 139mPD)
Mostly Hidden Behind Pok Oi Hospital



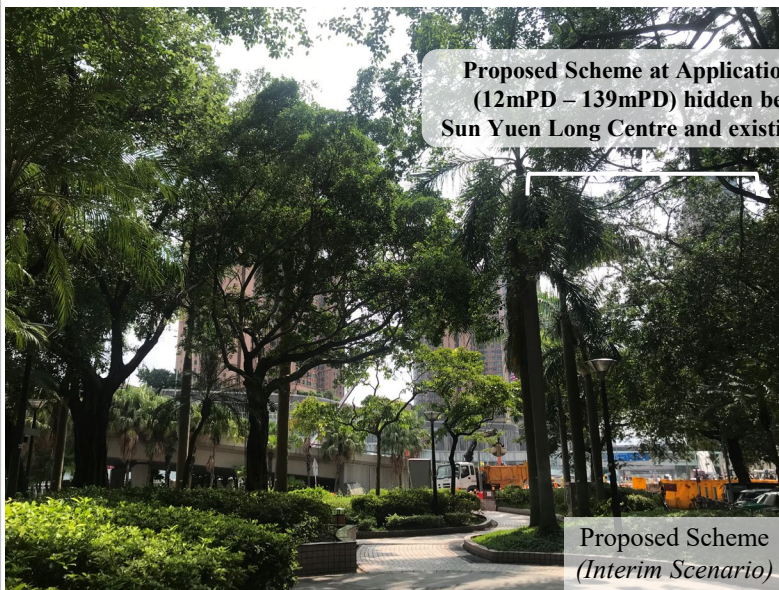
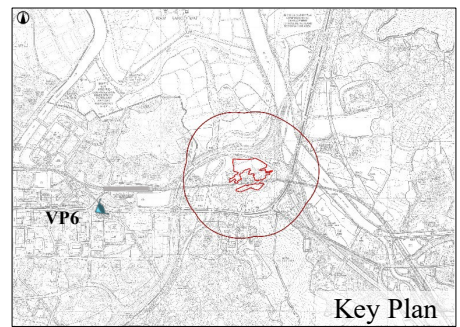
Indicative Layout Plan Tung Shing Lei "U" Zone

Proposed Scheme at Application Site (12mPD – 139mPD)
Mostly Hidden Behind Pok Oi Hospital

LEGEND

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Figure No. 7	Scale	Figure Title Viewing Point 5: Footpath Adjacent to Subway Connecting to Yuen Long New Town
ARUP	Date Jan 2022	Source



Indicative Layout Plan of Tung Shing Lei "U" Zone





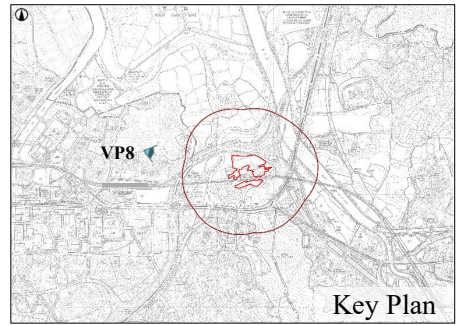
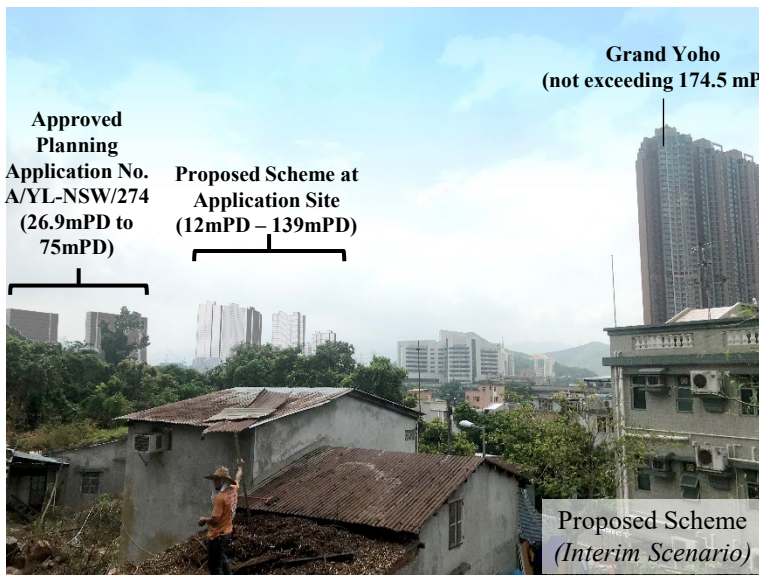
LEGEND	
	Proposed Scheme at Application Site
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	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
8		Viewing Point 6: Fung Cheung Road Garden
ARUP	Date	Source
	Jan 2022	



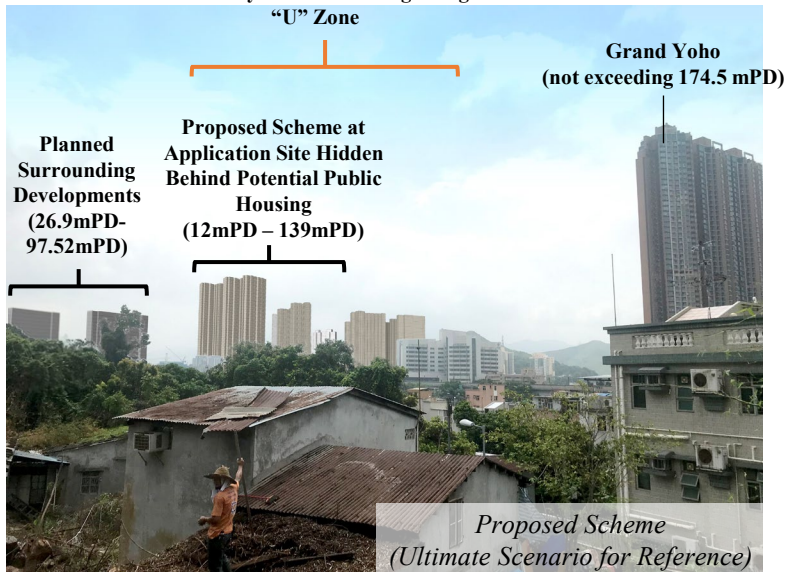
申請編號 Application No. : _____ A/YL-NSW/293
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Existing Condition



Proposed Scheme (Interim Scenario)

Indicative Layout Plan of Tung Shing Lei "U" Zone

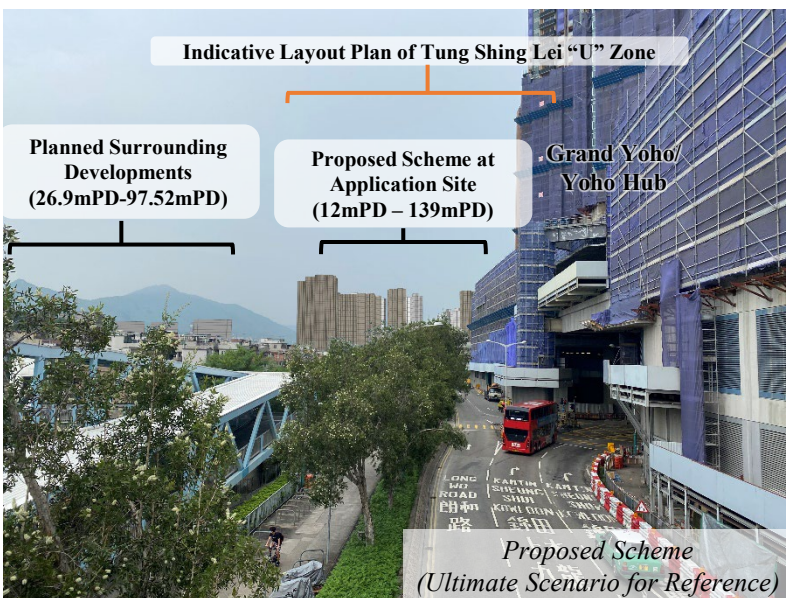
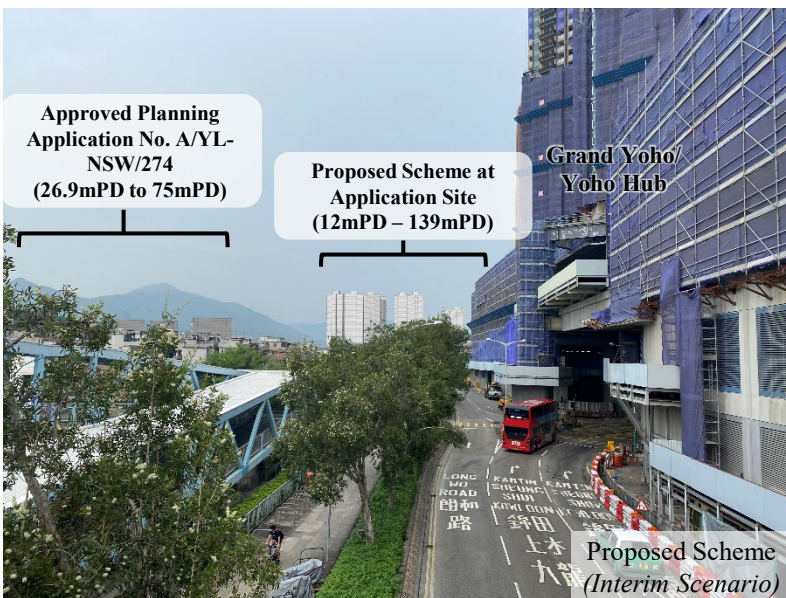
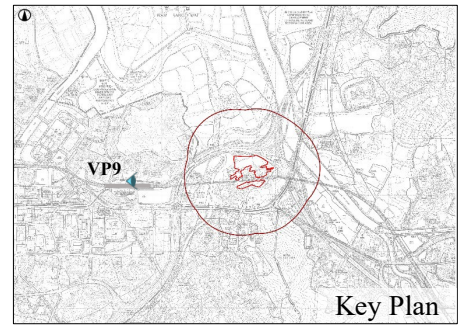


Proposed Scheme (Ultimate Scenario for Reference)

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Figure No.	Scale	Figure Title
10		Viewing Point 8: Knoll near Tsoi Uk Tsuen and Wong Uk Tsuen
ARUP	Date	Source
	Jan 2022	



LEGEND

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Figure No.	Scale	Figure Title
11		Viewing Point 9: Footbridge at Long Yat Road
ARUP	Date	Source
	Jan 2022	

申請編號 Application No. : A/YL-NSW/293

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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