

**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 17.2.2022 and 18.3.2022

因應於 2022 年 2 月 17 日及 2022 年 3 月 18 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 <sup>(1)</sup>
	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	

<sup>(1)</sup> 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

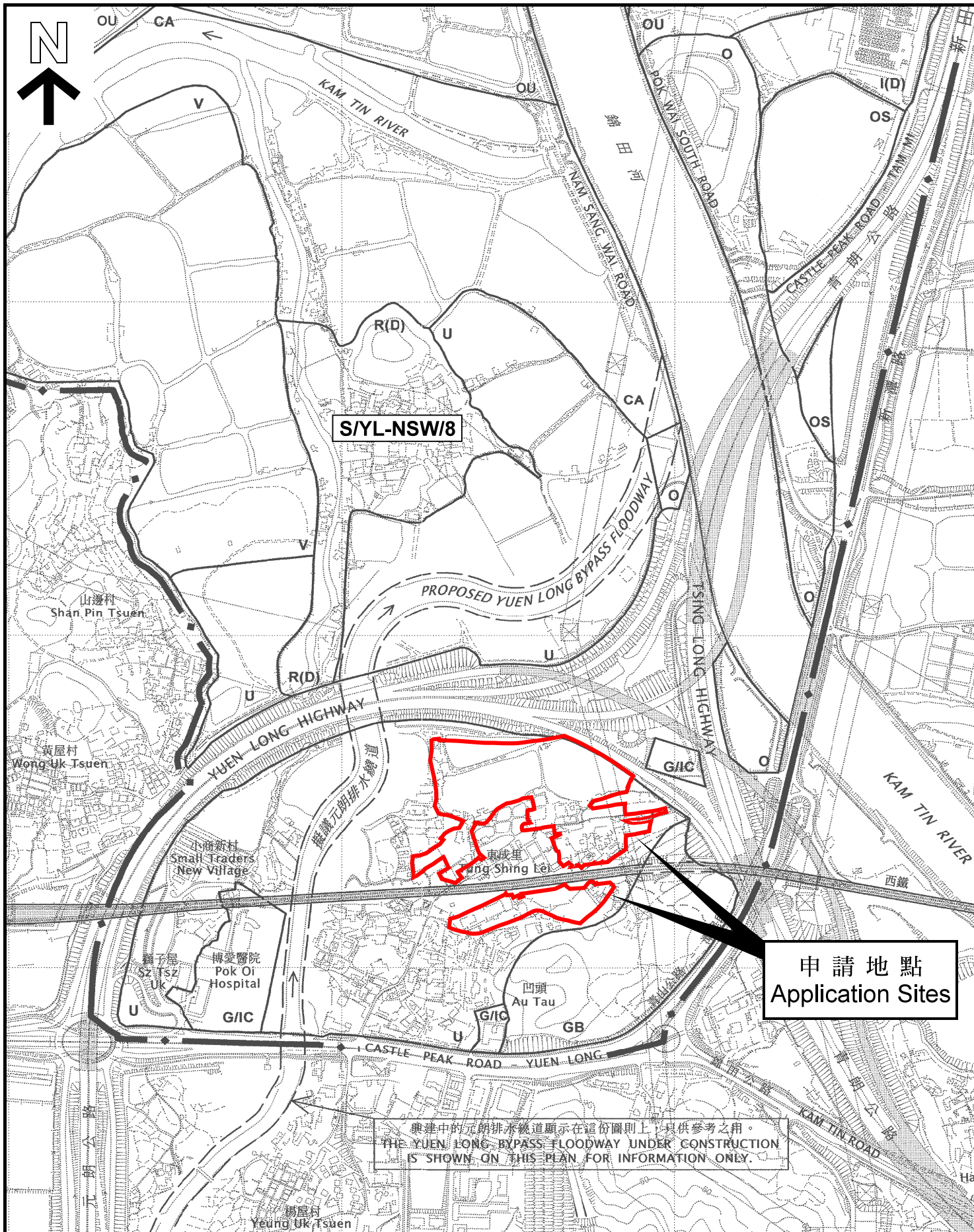
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<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 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 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 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 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 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 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>Revised Public Transport Assessment 經修訂的公共交通評估</u></b>		
<b><u>Revised Air Ventilation Assessment 經修訂的空氣流通影響評估</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。



申請地點  
Application Sites

興建中的元朗排水繞道顯示在這份圖則上，以供參考之用。  
THE YUEN LONG BYPASS FLOODWAY UNDER CONSTRUCTION IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

位置圖 LOCATION PLAN

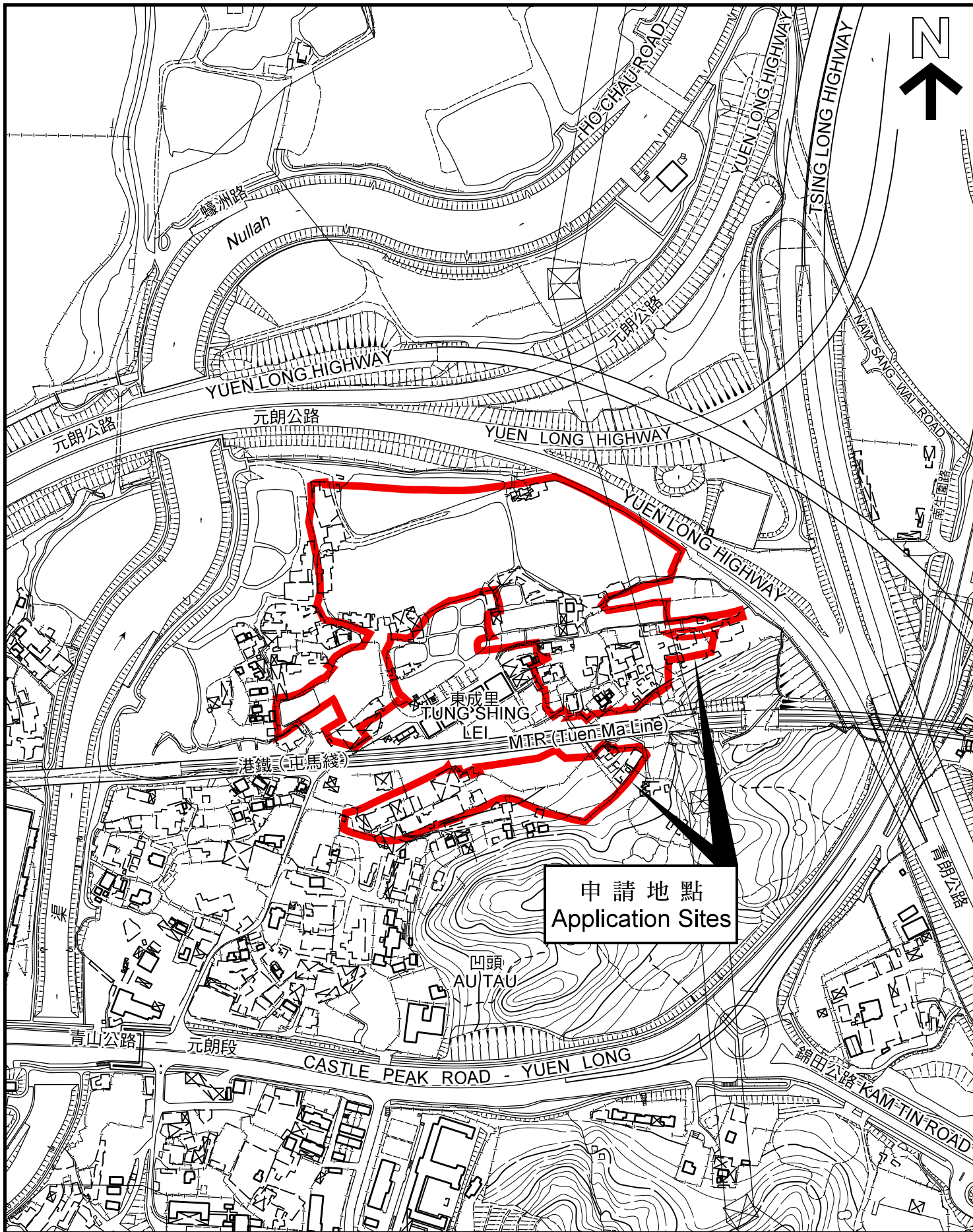
本摘要圖於2022年3月22日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號 S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 22.3.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

SCALE 1 : 7 500 比例尺  
0 100 200 300  
METRES 米

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3月22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 22.3.2022  
 BASED ON SURVEY SHEETS No.  
 6-NE-6A, 6-NE-6C, 6-NW-10B & 6-NW-10D

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

參考編號  
 REFERENCE No.

**AYL-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，並提供經修訂的交通影響評估、經修訂的公共交通評估、經修訂的環境評估、經修訂的視覺影響評估、經修訂的空氣流通影響評估、經修訂的排污影響評估，以及經修訂的景觀影響評估。

The applicant submitted further information in response to departmental comments with revised traffic impact assessment, revised public transport assessment, revised environmental assessment, revised visual impact assessment, revised air ventilation assessment, revised sewerage impact assessment, and revised landscape 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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**Legend**

- |                             |                               |                                 |
|-----------------------------|-------------------------------|---------------------------------|
| 1 fountain plaza            | 20 camping site A             | 39 adventure park               |
| 2 deck sitting area         | 21 picnic area                | ▲ major vehicular access points |
| 3 amphitheatre              | 22 camping site B             | ▲ pedestrian access points      |
| 4 rock climbing area        | 23 conservation area          | -- site boundary                |
| 5 children skate area       | 24 viewing platform           | - - fence wall                  |
| 6 skate park                | 25 water front deck           |                                 |
| 7 public children play area | 26 eco-lake                   |                                 |
| 8 dry fountain play area    | 27 villa area                 |                                 |
| 9 toilet                    | 28 children play area A(C2A)  |                                 |
| 10 sitting garden           | 29 terrace flowering garden   |                                 |
| 11 entrance B               | 30 club house & swimming pool |                                 |
| 12 flower trail             | 31 roof garden                |                                 |
| 13 lawn                     | 32 entrance A                 |                                 |
| 14 art plaza                | 33 star gazing garden         |                                 |
| 15 trellis with climbers    | 34 jacuzzi                    |                                 |
| 16 entrance E               | 35 podium garden              |                                 |
| 17 entrance D               | 36 children play area (C2B)   |                                 |
| 18 educational signage      | 37 feature planter            |                                 |
| 19 ecological trail         | 38 entrance C                 |                                 |

