

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NSW/9**
關乎申請編號 Y/YL-NSW/9 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-NSW/9					
Location/address 位置/地址	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long 元朗青山公路 – 潭尾段以西丈量約份第 107 約地段第 1910 號餘段(部分)及第 1743 號 C 分段餘段(部分)和毗連政府土地					
Site area 地盤面積	About 約 81,550 sq. m 平方米 (Includes Government land of about 包括政府土地 約 15,714 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	“Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ 「工業 (丁類)」, 「露天貯物」及顯示為「道路」的地方					
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)” 把申請地點由「工業 (丁類)」地帶、「露天貯物」地帶及顯示為「道路」的地方改劃為「住宅 (戊類)」地帶					
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 115,942		Not more than 不多於 2.5 ⁽¹⁾		
	Non-domestic 非住用	Commercial use 商業用途	About 約 6,000 ⁽²⁾	Commercial use 商業用途	Not more than 不多於 0.13 ⁽¹⁾⁽²⁾	
		Covered transport lay-by 有蓋交通停車處	About 約 3,000	Covered transport lay-by 有蓋交通停車處	Not more than 不多於 0.07 ⁽¹⁾	
No. of block 幢數	Domestic 住用	6				
	Non-domestic 非住用	2 ⁽³⁾				
	Composite 綜合用途	5 ⁽⁴⁾				

Building height/No. of storeys 建築物高度/層數	Domestic 住用	-	m 米	
		Not more than 不多於 103.5	mPD 米(主水平基準上)	
		Not more than 不多於 27 ⁽⁵⁾	Storey(s) 層 Exclude 不包括 Basement 地庫	
	Non-domestic 非住用	Relocated Soy Sauce Factory Portion 重置醬園部分		
		Not more than 不多於 8	m 米	
		Clubhouse 會所		
		Not more than 不多於 18.5	mPD 米(主水平基準上)	
	Composite 綜合用途	-	m 米	
		Not more than 不多於 115	mPD 米(主水平基準上)	
Not more than 不多於 2		Storey(s) 層 Exclude 不包括 Basement 地庫		
Site coverage 上蓋面積	Domestic 住用	Not more than 不多於 33.33 %		
	Non-domestic 非住用	Not more than 不多於 100 %		
No. of units 單位數目	About 約 3,115 Flats 住宅單位			
Open space 休憩用地	Private 私人	Not less than 不少於 8,099	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		398	
	Private Car Parking Spaces 私家車車位		370	
	Motorcycle Parking Spaces 電單車車位		28	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		51	
	Taxi Spaces 的士車位		4	
	Light Goods Vehicle Spaces 輕型貨車車位			
	Medium Goods Vehicle Spaces 中型貨車車位		31 ⁽⁶⁾	
	Heavy Goods Vehicle Spaces 重型貨車車位			
	Small Coach Lay-by 小型旅遊巴車位		15	
Covered Transport Lay-by 有蓋交通停車處		1		

⁽¹⁾ Calculation based on the residential portion of the development site area of 46,501m² 以發展地盤的住宅部份面積 46,501 平方米計算

⁽²⁾ Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習學校/工業學院/藝術學校/芭蕾舞學校/開辦興趣班或休閒課程的其他

類型學校)、娛樂場所及康體文娛場所

- (3) Including a clubhouse block and the relocated soy sauce factory portion 包括 1 幢作會所設施以及重置醬園部分
- (4) Including 5 residential towers above non-domestic podium 包括 5 幢坐落於非住用平台上的住宅樓宇
- (5) Excluding the transfer plates 不包括結構轉換層
- (6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

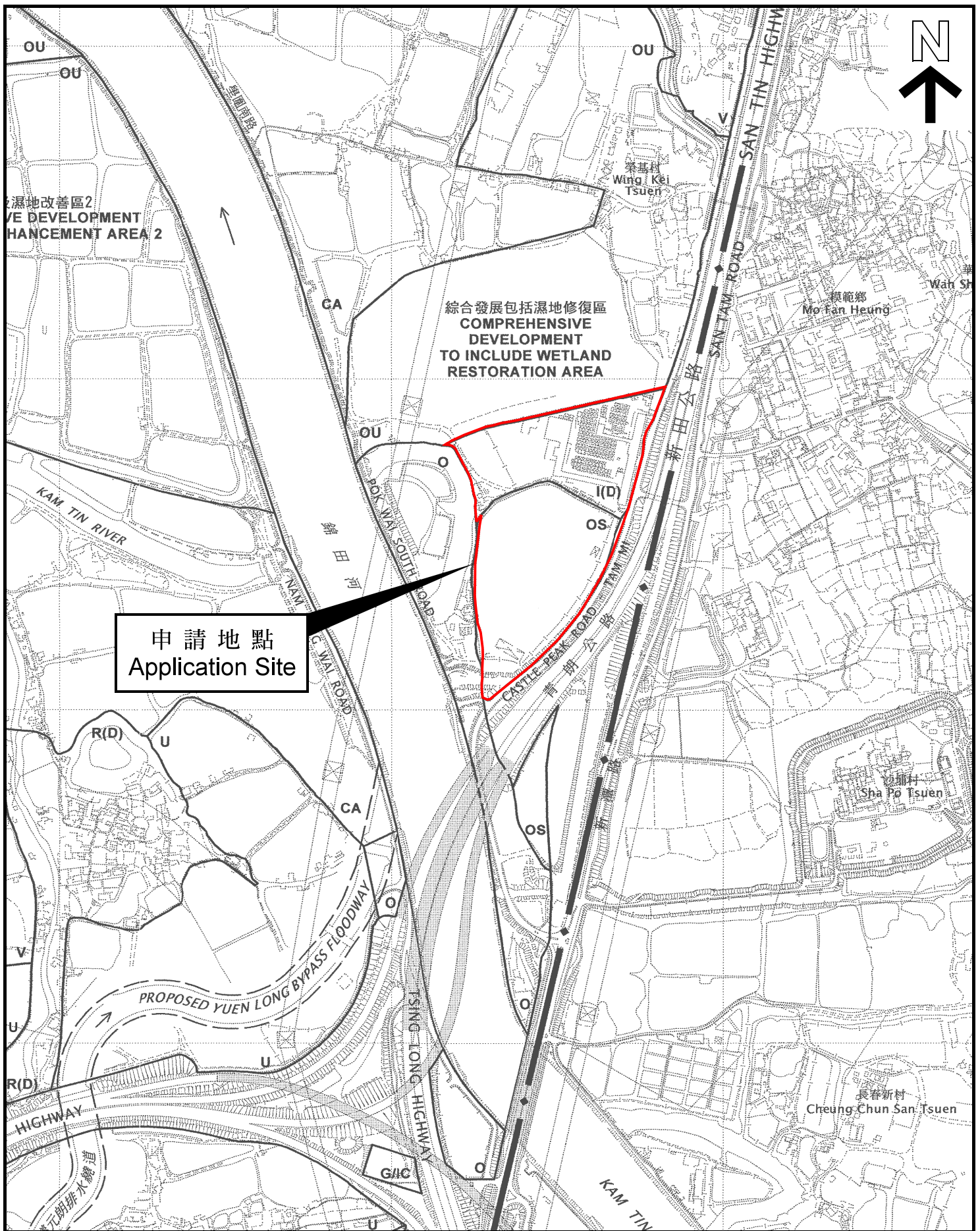
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件	Chinese 中文	English 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 checked="" 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"/>
<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 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 design proposal 園境設計計劃書	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 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"/>
<u>Ecological Impact Assessment 生態影響評估</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Air Ventilation Assessment 空氣流通影響評估</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。

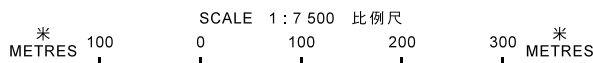


申請地點
Application Site

綜合發展包括濕地修復區
COMPREHENSIVE
DEVELOPMENT
TO INCLUDE WETLAND
RESTORATION AREA

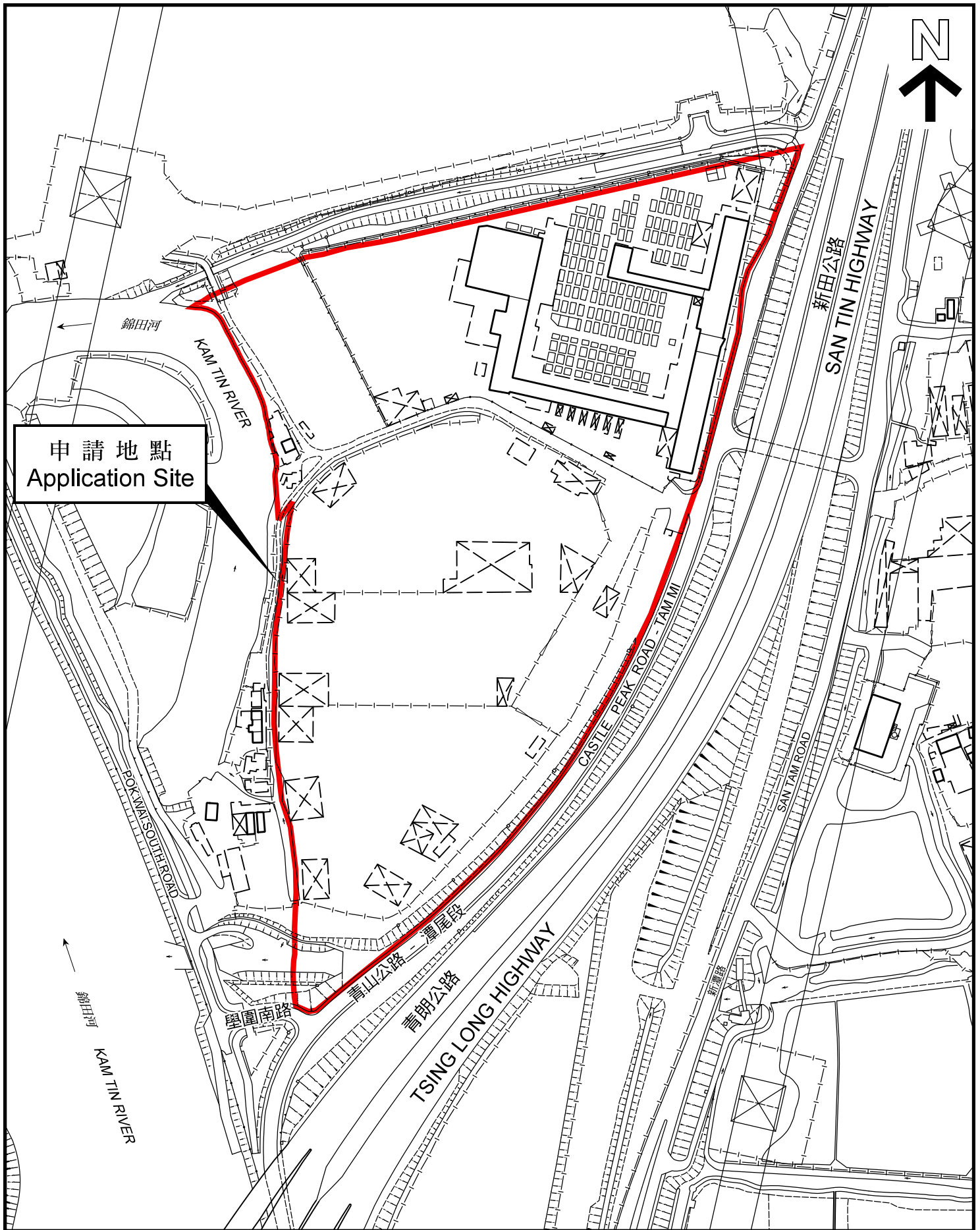
位置圖 LOCATION PLAN

本摘要圖於2022年4月25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 25.4.2022
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.
Y/YL-NSW/9



平面圖 SITE PLAN

本摘要圖於2022年4月25日擬備，
 所根據的資料為測量圖編號
 6-NE-1A、1B、1C 及 1D
 EXTRACT PLAN PREPARED ON 25.4.2022
 BASED ON SURVEY SHEETS No.
 6-NE-1A, 1B, 1C & 1D

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-NSW/9

EXECUTIVE SUMMARY

申請編號 Application No. : Y/YL-NSW/9

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

INTRODUCTION

This rezoning application is submitted to the Town Planning Board (the TPB) for rezoning the "Industrial (Group D)" ("I(D)", "Open Storage" ("OS") and 'Road' zones to a "Residential (Group E)" ("R(E)") zone on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, in support of a comprehensive development at Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D.107 and adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long (hereafter referred to as the "Application Site") under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

PLANNING CONTEXT

Changing National and Strategic Planning Context in the Territory

Promulgated by the State Council in February 2019, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) clearly states that the need to develop GBA and foster closer co-operation between the Mainland, Hong Kong and Macao. The National 14th Five-Year Plan promulgated in March 2021 also expressly supports Hong Kong to enhance its competitive advantages and better integrate into the overall development of the country. In particular, it supports the positioning of Hong Kong's development, inter alia, into an international centre for Innovation & Technology (I&T).

Based on the above context, the Northern Metropolis Development Strategy (NMDS) is formulated by the Hong Kong Special Administrative Region (HKSAR) Government in October 2021 on the basis of the Hong Kong 2030+. The Northern Metropolis will be an International I&T hub, with unique metropolitan landscape marked with "Urban-Rural Integration and Co-existence of Development and Conservation" and will be comparable to the Harbour Metropolis in the south signifying its position as an International Financial Centre. The currently suburban characteristics of Northern New Territories will be drastically transformed into an urban context in the future.

Under the re-structured spatial framework, the Northern Metropolis will become a future economic engine and important employment hub serving Hong Kong and Shenzhen. To complement the long-term sustainable growth of the Metropolis, a balanced and diversified land-use pattern is fundamental. With the focal economic and innovation development taking place in the San Tin Technopole, a more rationalised land use planning in Hong Kong would inevitably bring more residential uses in the inner New Territories to serve the

commercial developments to be concentrated along the frontier area in New Territories North. As such, supporting residential developments to accommodate the increasing employment population are very much required.

Changing Development Circumstances in Yuen Long

The planning of Yuen Long has been continuously evolving over time. In recent years, the Yuen Long New Town has been extended northwards and eastwards towards the areas near Castle Peak Road formulating a logical extension area. According to the Northern Link (NOL) Project Profile published in June 2021, the planned Au Tau Station will be implemented about 600m away to the southeast of the Application Site, which gives rise to the opportunity of releasing the development potential of valuable land resources at locations close to future stations of the NOL.

Changing Considerations for Wetland Buffer Area for Increasing Housing Supply

Located at the fringe of the Wetland Buffer Area (WBA), the Application Site is very far away (at least 3km) from Deep Bay. It has been a paved area for container storage and food factory uses with very low to low ecological value. In fact, the southern portion of the site, which is owned by the Applicant, is currently used as an open storage yard and was previously approved by TPB to be rezoned to "Commercial" ("C") for hotel use, whereas the northern portion of the site is currently occupied by a soy sauce factory which has long been planned for upgrading / modernization, and will ultimately be relocated from the existing site to make way for housing development.

In view of the opportunities as given rise by the Northern Metropolis which aims to achieve "Urban-Rural Integration and Co-existence of Development and Conservation", the Chief Executive mentioned in her 2021 Policy Address that ***"the development of wetlands and wetland buffer areas will be dealt with under the Northern Metropolis Development Strategy"***. In a recent written reply to a question raised in the Legislative Council in 2021, the Secretary for Development also expressed that "in view of the ever changing planning circumstances and social needs, the Government will review the Planning Guidelines relating to the WBA on the premise of balancing the needs for conservation and increase of housing land supply."¹ It clearly shows the Government's intention to further optimise the development potential of land resources in WBA with a view to enhancing housing supply.

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¹ <https://www.info.gov.hk/gia/general/202103/24/P2021032300585.htm>

Advocating Re-industrialisation Provides Opportunities for a More Compatible Development Context

The Government has been advocating re-industrialisation (also known as Industry 4.0) which aims to revitalise and modernise traditional industries since the initiative was first released in the 2016 Policy Address. Within the Application Site, there is an existing factory which is one of the renowned traditional sauce factories in Hong Kong. For years, it has helped promote the brand of "Made in Hong Kong" which is an internationally recognised brand and generally perceived as a guarantee of quality of products. With the relocation and redevelopment of new factory, it could potentially embrace more innovative technologies and high-value-added manufacturing process (such as smart production, data analysis and Internet of Things) with the aim to increasing its manufacturing efficiency while minimizing environmental nuisances to the surrounding. This would also be in line with the Government's policy as well as the trend of promoting HK as an I&T and advanced manufacturing hub in the latest national context.

With the preliminary consensus being reached through the on-going active coordination with the operator of the existing soy sauce factory within the Application Site, the Applicant proposes to optimise the spatial planning of the Application Site by relocating the factory to the southern portion of the site which is already a disturbed open storage brownfield site abutting to the San Tin Highway and is further away from the Deep Bay. The new soy sauce factory to be provided on the southern portion of the site will be a modernised factory with an environmental-friendly production mode, which suggests a great improvement to the local environment and hence renders an opportunity for the Applicant to re-visit the development potential for the remaining portion of the Application Site for residential development and for the Government to re-visit the development potential for the planned public housing site to the east of the Application Site.

INDICATIVE DEVELOPMENT SCHEDULE

The Proposed Development could be divided into 3 portions, namely the Residential Portion, the Relocated Soy Sauce Factory Portion and the Reserved School Site. For the Residential Portion, the development site area is about 46,501m², with a total plot ratio of about 2.7. The Proposed Development consists of 11 residential towers with a building height ranging from 14 to 29 storeys (i.e. 58mPD to 115mPD) above a carpark / E&M basement, offering a total of 3,115 residential units.

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The Relocated Soy Sauce Factory Portion of about 27,459m², located at the southern part of the Application Site, would provide a total non-domestic GFA for Relocated Soy Sauce Factory as 13,700m² for the future operation of a new, modernized soy sauce factory.

To cater for the potential educational needs of the area's future population, a primary school site of about 6,200m² has been reserved within the Application Site. The Reserved School Site will be formed by the Applicant and handed over to the Government upon site formation as necessary.

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The Proposed Development is fully supported by the following justifications and planning merits:

- The subject rezoning application is complementary to the strategic planning framework;
- The subject rezoning application can harness the enhanced infrastructural capacity brought by the planned NOL and unleash the development potential of the Application Site;
- The subject rezoning application is in line with the Government's recent endeavours in enhancing housing land supply;
- The Proposed Development can serve as an anchor housing development to alleviate the acute housing shortage;
- The development intensity of the Proposed Development is compatible with the changing land use planning context in the vicinity;
- The subject rezoning application is in line with the recent call for releasing development potential in WBA;
- The subject rezoning application respects the planning requirements under TPB-PG No. 12C;

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- The subject rezoning application echoes with the Government's policy directive of promoting re-industrialization (as known as Industry 4.0) and will great improvement to the existing environment through comprehensive residential development and relocation of the existing soy sauce factory within the Application Site;
- The Proposed Development is carefully formulated with planning gains and design merits such as stepped building height profile;
- Largely secured land holding status with consensus with soy sauce factory owner on the rezoning scheme can warrant timely implementation of the Proposed Development; and
- Comprehensive technical assessments have been conducted for this rezoning application which has proven to be technically feasible from landscape, visual, traffic, environmental, engineering, ecological and air ventilation aspects.

Based on the above justifications and merits, the TPB is cordially invited to consider this rezoning application favourably.

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行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

申請簡介

根據城市規劃條例第 12A 條 (第 131 章)，申請人現向城市規劃委員會 (下稱「城規會」) 遞交改劃申請 (下稱「本申請」)，擬議對南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 (下稱「大綱圖」) 作出修訂，將位於元朗青山公路 - 潭尾段以西丈量約份第 107 約地段第 1910 號餘段 (部分) 及第 1743 號 C 分段餘段 (部分) 和毗鄰政府土地 (下稱「申請地點」) 的土地用途，由「工業 (丁類)」、「露天貯物」及「道路」改劃為「住宅 (戊類)」地帶，作綜合發展用途。

規劃背景

國家和策略性規劃情況的轉變

在 2019 年 2 月，國務院發布《粵港澳大灣區發展規劃綱要》，當中明確表明將需要發展大灣區，以促進內地、香港和澳門的緊密合作。其後，在 2021 年 3 月頒布的《中華人民共和國國民經濟和社會發展第十四個五年規劃和 2035 年遠景目標綱要》，文件上也明確支持香港提升競爭優勢，使香港更全面地融入國家發展。其中一個主要的發展重點，則表示香港的發展定位可成為國際創新科技中心。

基於上述背景，香港特別行政區政府於 2021 年 10 月發布以《香港 2030+》為基礎的《北部都會區發展策略》。當中，北部都會區將成為國際創新科技中心，並具有「城鄉共融、發展與保育共存」的獨特都市景觀，與位於香港南面，作為國際金融中心的維港都會區將互相配合發展。由此可見，目前以郊區特色為主的新界北部地區，在未來將會徹底轉變為都市化的發展景況。

在重構的空間框架下，北部都會區將成為未來的經濟和就業的重要樞紐。為配合都會區的長期發展，平衡及多元化的土地用途規劃至關重要。隨著重點的經濟和創新發展將會位於新田科技城，必然會在新界內部地區帶來更多住宅用途，以服務於新界北部地區的商業發展。因此，十分需要更多的住宅發展，以適應不斷增長的就業人口。

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元朗及周邊環境的轉變

元朗的發展規劃正在不斷演變。近年來，元朗新市鎮的發展規模已經不斷向北面和東面延伸至近青山公路的地區，形成一個擴展區。根據 2021 年 6 月北環線的工程項目簡介，已規劃的凹頭站將會設置於申請地盤東南面，距離約 600 米的地方。這項基建發展將為鄰近未來北環線沿線車站的珍貴土地，提供一個良好的發展機會，可以重新審視其最合適的土地用途和密度，從而釋放土地的最大發展潛力。

考慮利用「濕地緩衝區」內合適的地方，增加房屋土地供應

申請地點位於「濕地緩衝區」的邊陲，遠離后海灣至少有 3 公里的距離。此外，申請地點是已鋪路面的地區，作露天貯物及食品製造廠用途，生態價值屬低至極低。申請地點內的南面部分由申請人所擁有，現時用作露天貯物用途，早前已獲得城規會的許可改劃為「商業」地帶，作酒店用途，而申請地點內的北面部分現時為一所醬園，醬園一直計劃升級/現代化，最終搬離現有地點，讓該地點作住宅發展。

因應《北部都會區發展策略》當中提到，實現「城鄉融合、發展與保育並存」的發展理念，以及行政長官在 2021 年施政報告中提到「濕地和濕地緩衝區的發展事宜則會在《北部都會區發展策略》中處理」，發展局局長於 2021 年向立法會提交的書面回覆指出，「基於不斷改變的規劃情況及社會需要，政府將會在平衡保育與增加房屋土地供應的前提下，檢討有關『濕地緩衝區』的規劃指引。」這清楚地表明政府有意進一步善用位於「濕地緩衝區」的土地資源及發展潛力，以增加房屋供應。

藉著「再工業化」的契機，加以配合發展情況

政府在《2016 年施政報告》中首次提出「再工業化」的政策(亦可稱為「工業 4.0」)，目標是復興及現代化傳統工業。申請地點內有一所香港知名的傳統醬園，多年來一直推廣「香港製造」，成為國際知名品牌，亦被大眾視為產品質量的保證。重置的醬園將會採用更多創新科技技術和高增值的生產流程(如智能生產、數據分析和物聯網)，以提高其生產效率，亦可以減少對周圍環境的滋擾，同時符合國家及政府的政策，以推動香港成為創新科技及先進製造中心。

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透過與現有醬園擁有人的積極協商，並得到其初步同意，申請人現擬議搬遷醬園至申請地點內的南面部分，以優化申請地點的空間規劃。申請地點內的南面部分現時為一片用作露天貯物用途的棕地，毗鄰新田公路，同時亦遠離后海灣。將醬園重置到南端用地後，醬園的廠房將升級及現代化，並採用環保的生產模式，大大改善當地的環境，並有效釋放申請範圍內其它地方的發展潛力，作合適的房屋發展，政府亦可藉此檢視申請地點以東已規劃的公屋發展。

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擬議發展計劃

擬議發展可分為三個部分。住宅部分的發展面積約 46,501 平方米，擬議發展的總地積比率不多於 2.7。擬議發展包括 11 棟住宅樓宇，建築物樓層層高 14 至 29 層(建築物高度為不多於主水平基準以上 58 米至 115 米)，並設有一層地庫，合共提供 3,115 個住宅單位。

申請地點內的南面部分為重置醬園，面積約 27,459 平方米，將會提供不多於 13,700 平方米的非住用總樓面面積，作全新及現代化的醬園。

為滿足未來區內人口對教育設施的潛在需求，已於申請地點預留面積約 6,200 平方米作小學用途。申請人會為該預留的學校部分進行平整工程，並於完成平整工程後會交還予政府。

發展理據及規劃增益

以下為支持是次改劃申請的主要發展理據及增益：

- 是次修訂圖則申請能配合北部都會區最新的策略性規劃框架；
- 是次修訂圖則可以透過已規劃的北環線所增強的基礎設施能力，釋放申請地點的發展潛力；
- 是次修訂圖則申請與政府現行地盡其用以增加土地房屋供應的政策相符；
- 擬議發展可以紓緩目前房屋嚴重短缺問題；
- 擬議發展的發展密度與附近的土地規劃互相協調；

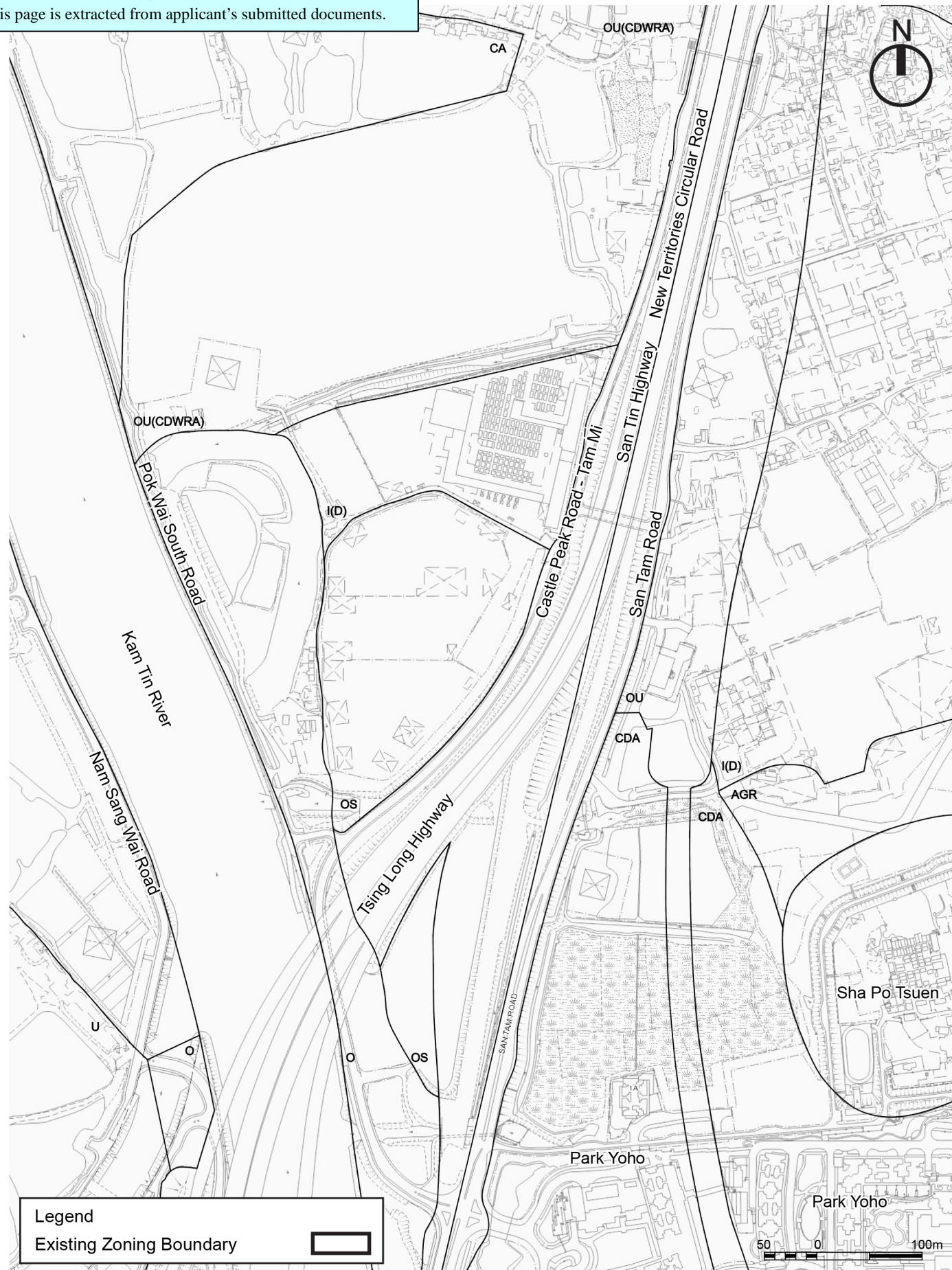
- 擬議發展符合最近政府的相關政策，可以有效釋放位於「濕地緩衝區」內的土地的發展潛力；
- 是次修訂圖則申請符合城市規劃委員會規劃指引編號 12C 的要求；
- 是次修訂圖則申請與政府所推動「再工業化」的政策(亦可稱為「工業 4.0」)相符，亦將會透過綜合住宅發展及重置醬園，大大改善現時申請地點的環境；
- 擬議發展提供設計優點和規劃增益，例如採用階梯式建築物高度；
- 申請人已獲得申請地點內大部份私人土地的業權，並已取得醬園擁有人的同意，有利項目及時落成；及
- 是次修訂圖則申請已進行全面的技術評估，結果顯示在景觀、視覺、交通、環境、排水、排污、供水、生態及空氣流通各方面均是可行的。

基於以上發展理據及規劃增益，現懇請城規會接納是次修訂圖則的改劃申請。

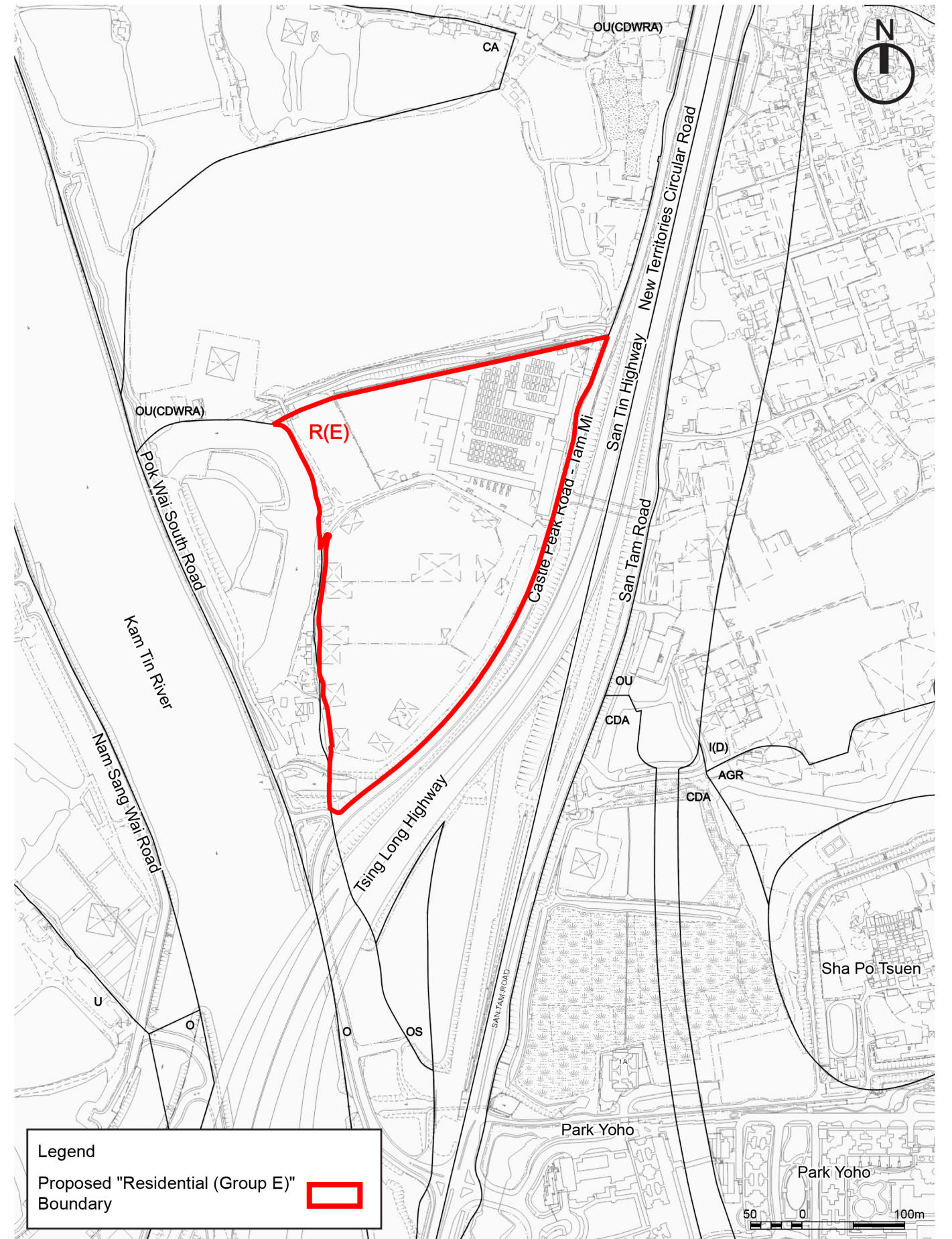
申請編號 Application No. : Y/YL-NSW/9

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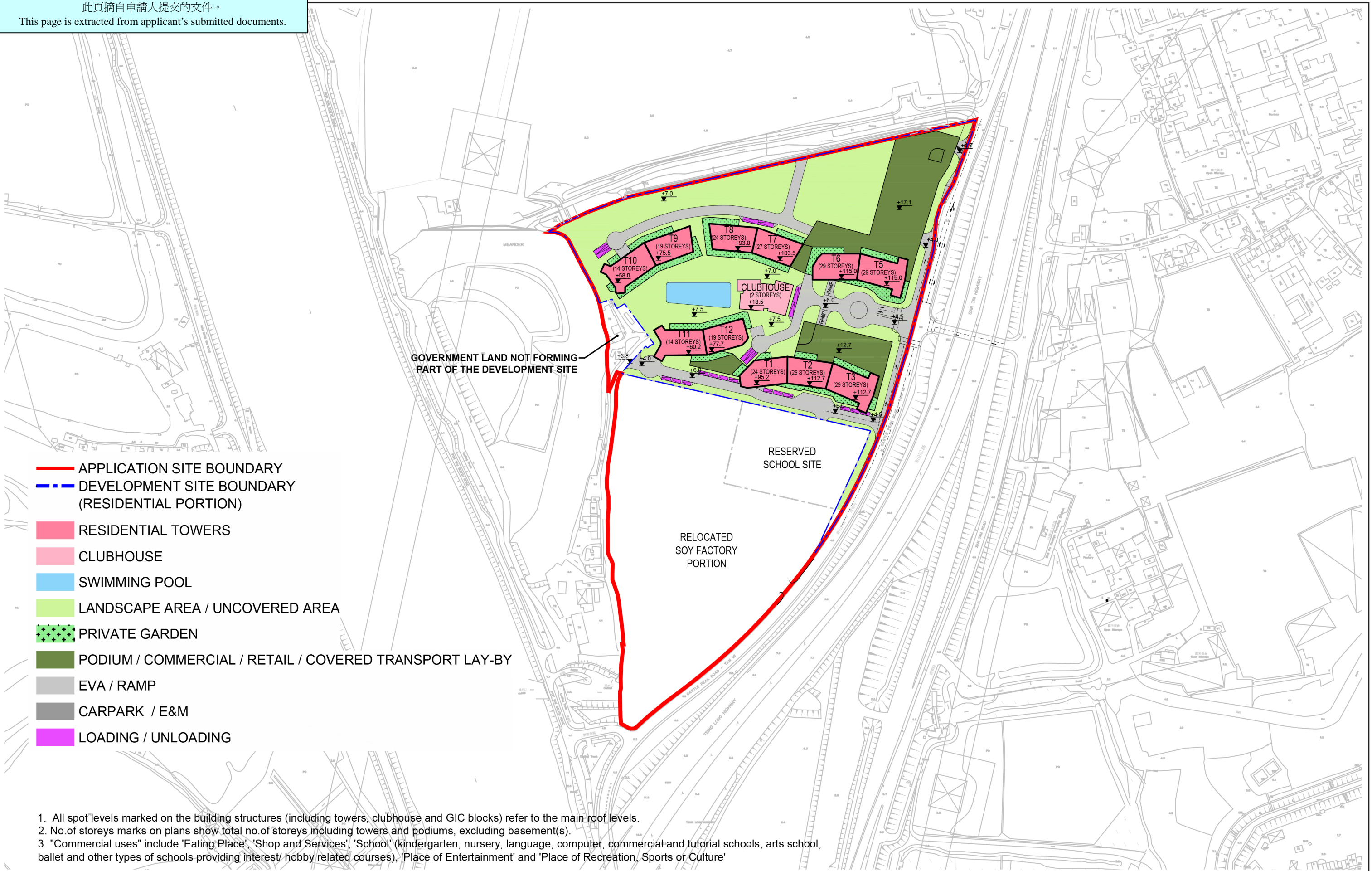
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Original Zoning












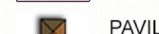
Proposed Zoning



Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale	Figure 4.2		

- LEGEND**
- - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
 -  PROPOSED TREES
 -  BUFFER PLANTING
 -  ORNAMENTAL PLANTING AND FLOWERING SHRUBS
 -  PLANTING AREA
 -  TIMBER DECK
 -  LAWN
 -  SWIMMING POOL
 -  PLAY AREA
 -  PAVILION
 -  FEATURE PAVING



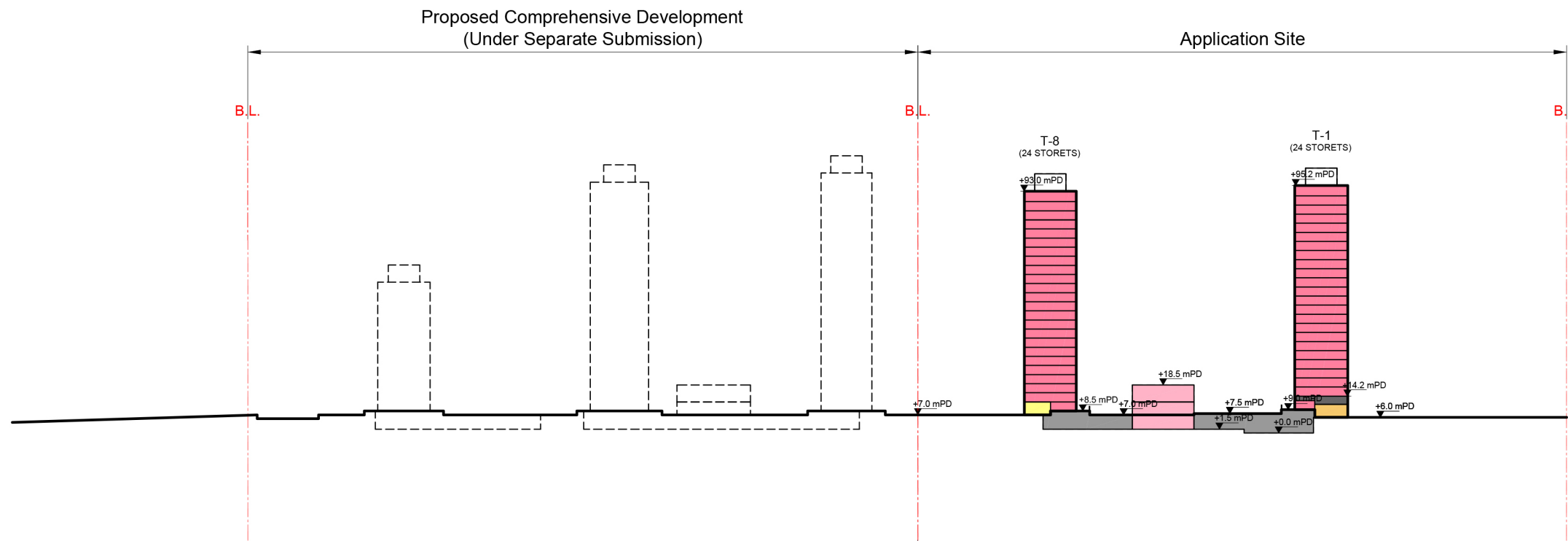
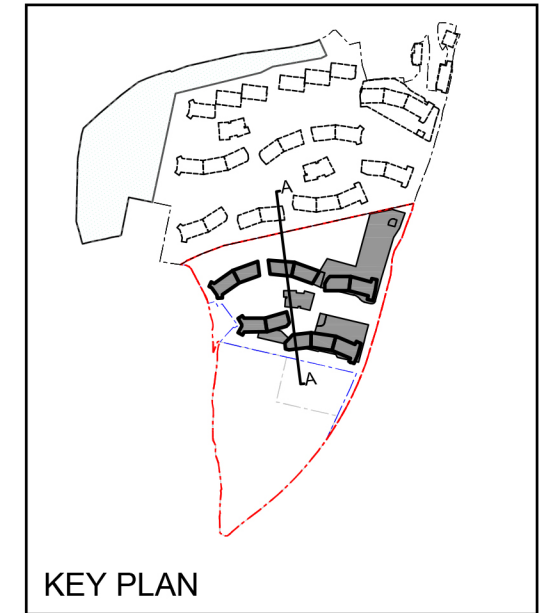
申請編號 Application No. : Y/YL-NSW/9
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Title **Indicative Landscape Master Plan**

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale	Figure 4.9		

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M

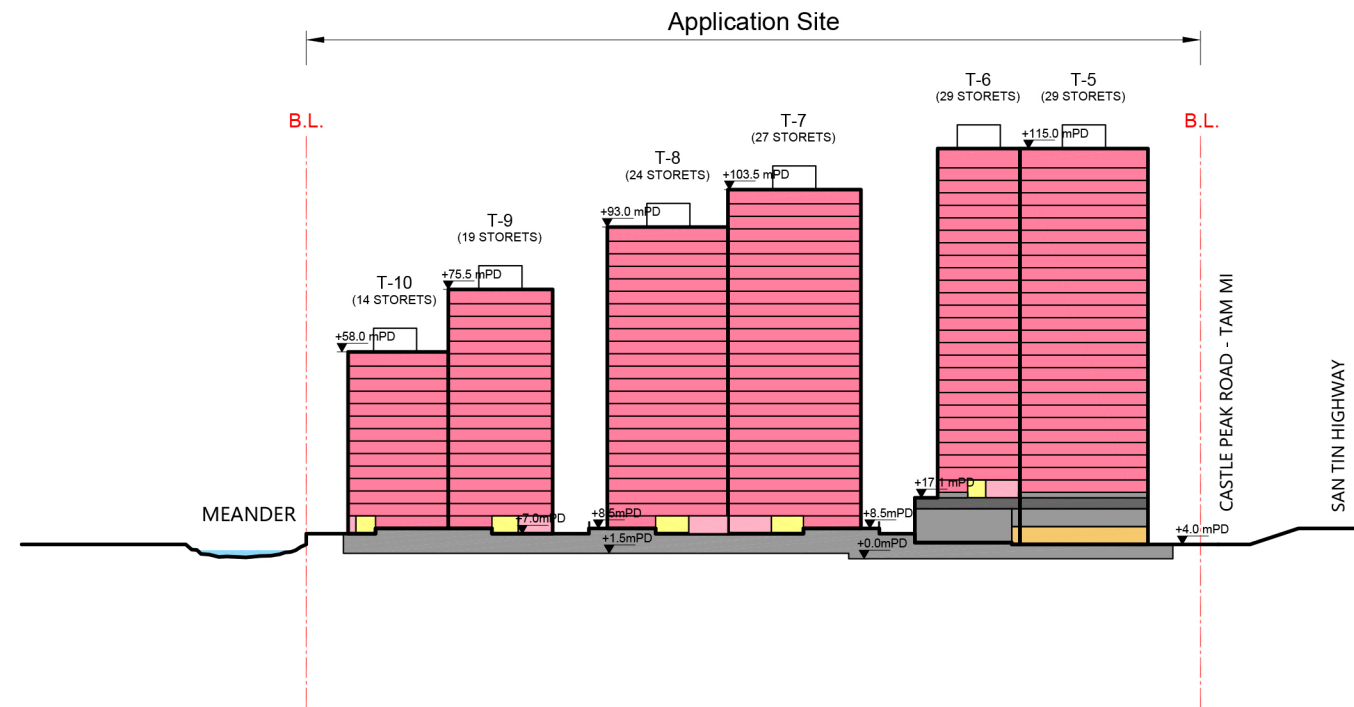
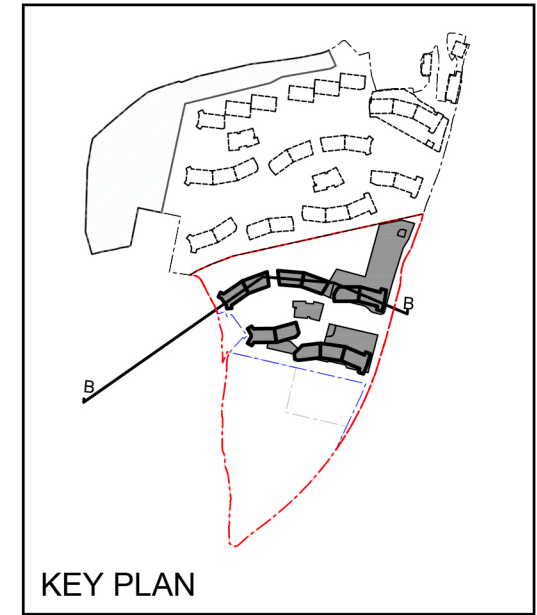


Title

Indicative Section A-A Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale	Figure 4.7		

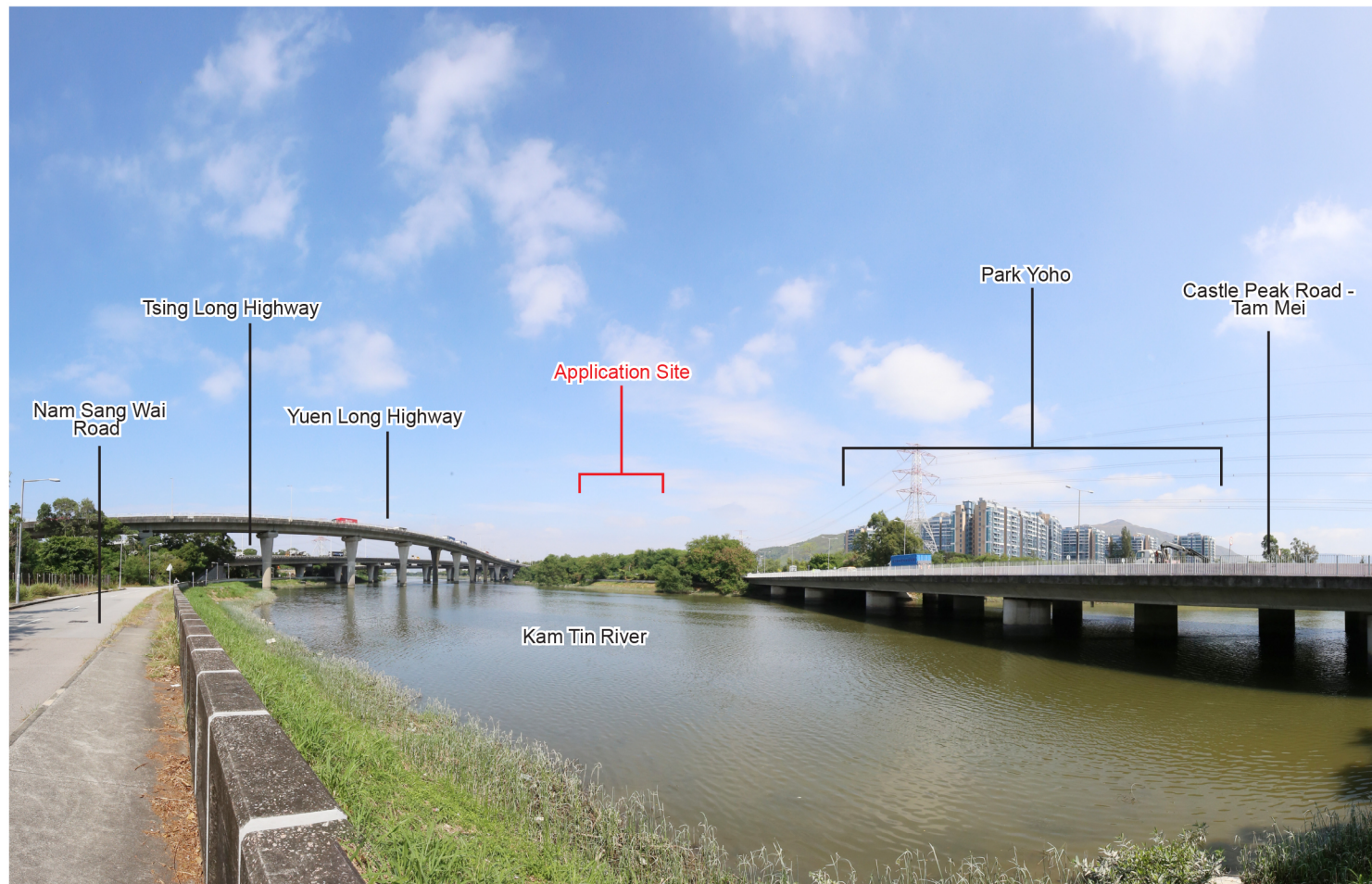
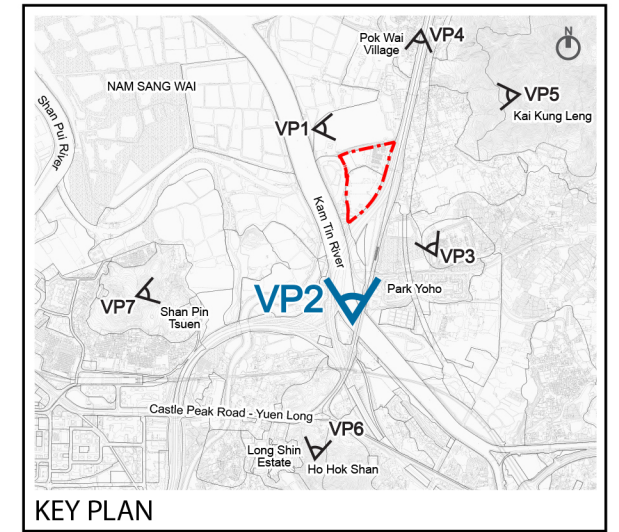
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M



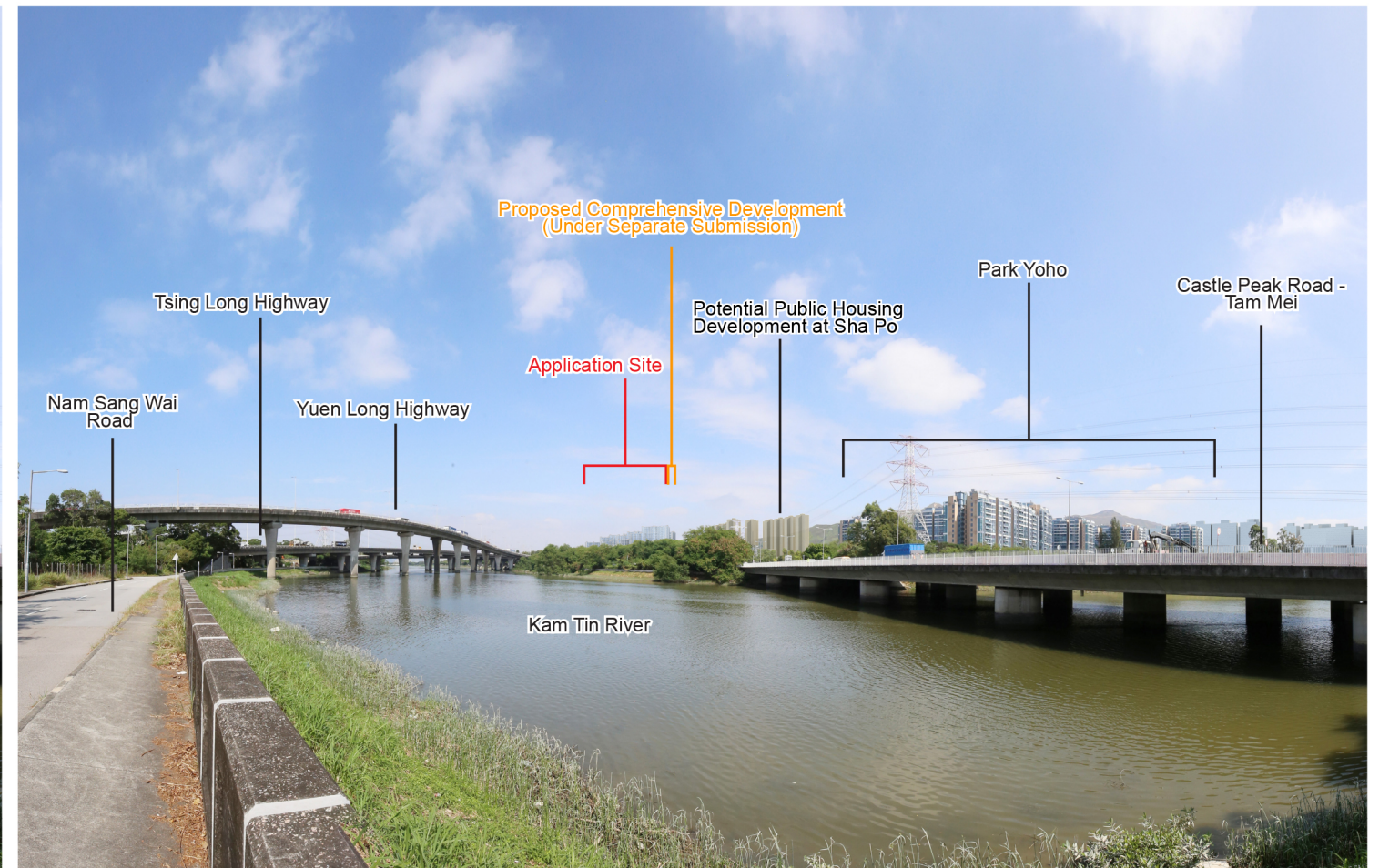
Title

Indicative Section B - B Plan

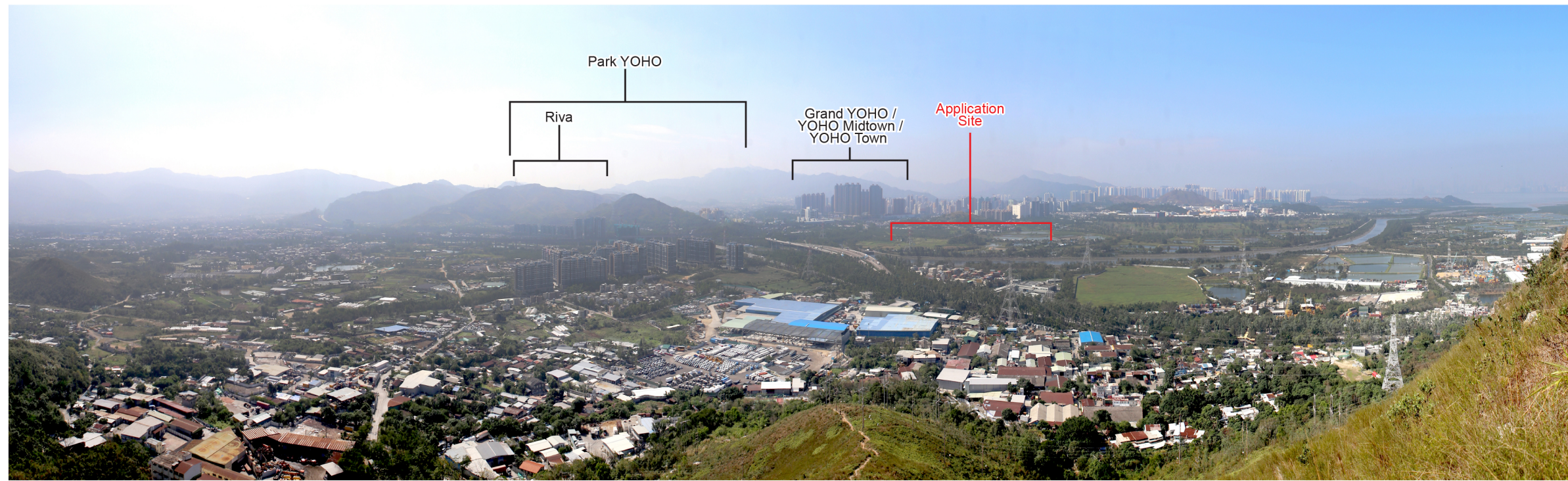
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Rev	0	Date	Feb 2022
Scale	Figure 4.8		



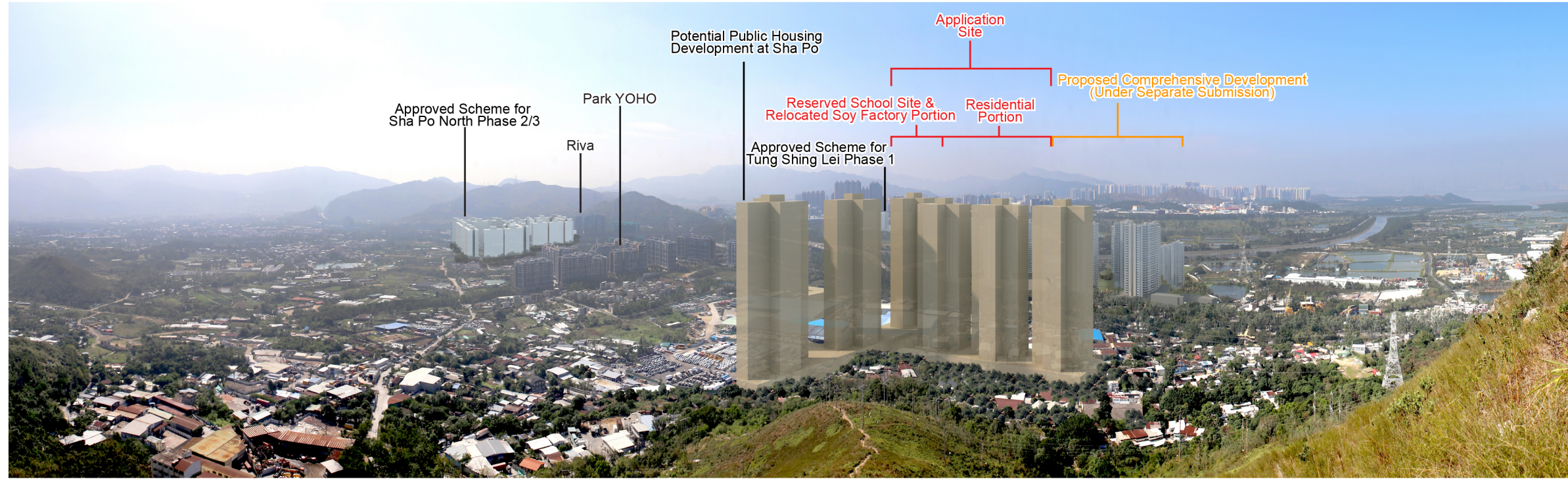
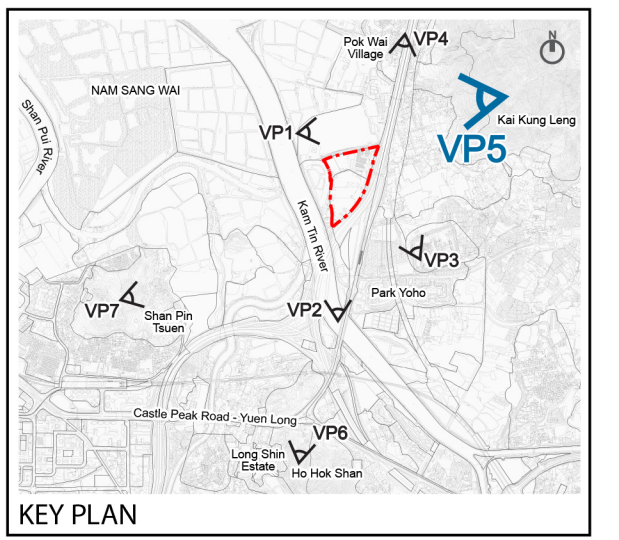
Existing Condition



Proposed Scheme



Existing Condition



Proposed Scheme

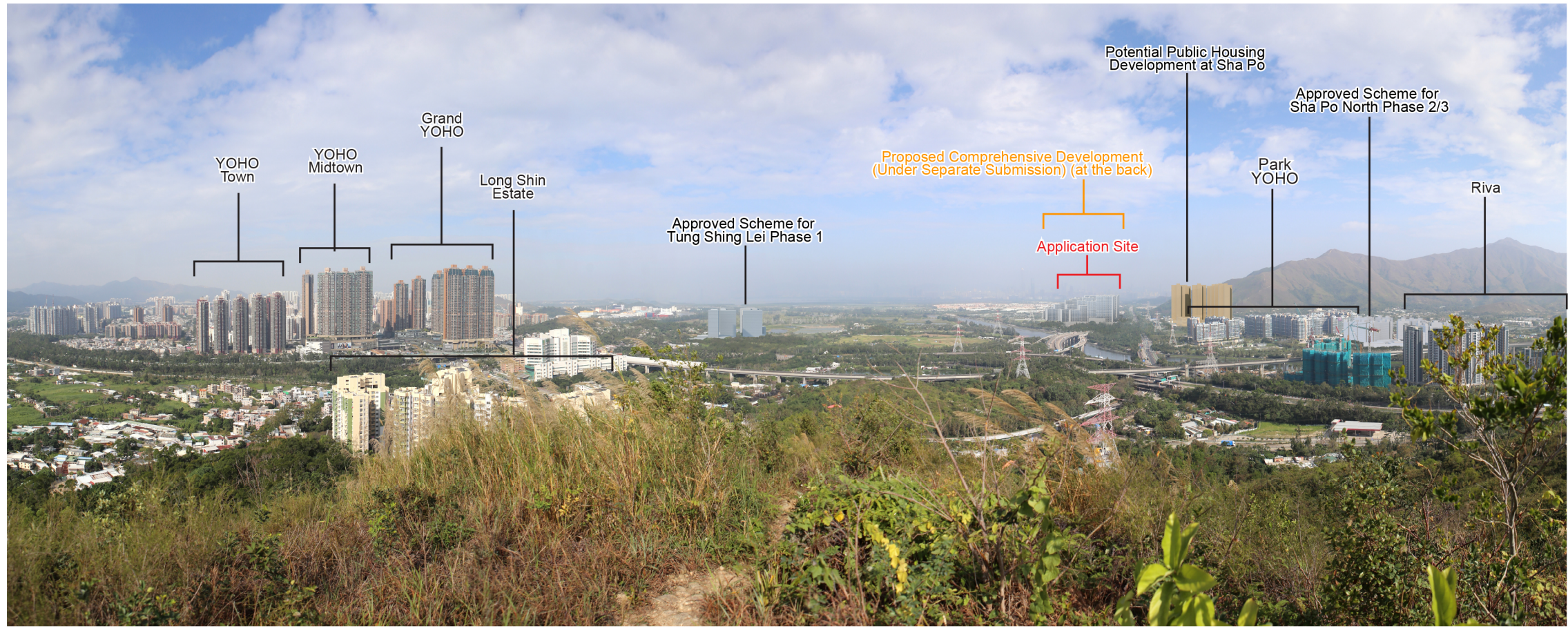
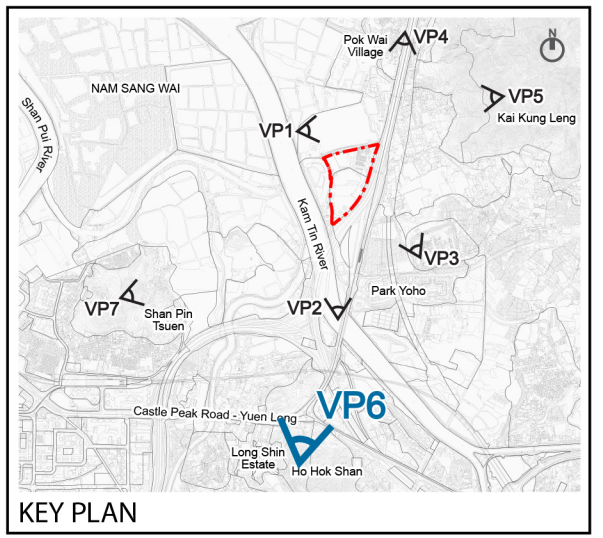


Title
 Photomontages – Viewing from VP5: Lam Tsuen Country Park

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale	Figure 5.5		



Existing Condition



Proposed Scheme