

**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 28.10.2022  
因應於 2022 年 10 月 28 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 32,265 sq. m 平方米 (Includes Government Land of about 包括政府土地約 10,911 sq. m 平方米)		
Plan 圖則	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		
Zoning 地帶	"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)3" 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)3」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	Not more than 不多於 30,315	Sub-area (A) A 分區： Not more than 不多於 1  Sub-area (B) B 分區： About 約 0.4
	Non-domestic 非住用	About 約 481 <sup>(1)</sup>	-
No. of block 幢數	Domestic 住用	23	
	Non-domestic 非住用	3	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	About 約 11 - 20	m 米
		About 約 21 - 31	mPD 米(主水平基準上)
		3 – 6 <sup>(2)</sup>	Storey(s) 層
	Non-domestic 非住用	About 約 12	m 米
		About 約 22	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% Sub-area (B) B 分區 : Not more than 不多於 66.6%		
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	-	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		304
	Private Car Parking Spaces 私家車車位		294 (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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		25
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Heavy Goods Vehicle Spaces 重型貨車車位		21
Light Bus Lay-by 輕型巴士停車處		1	
Ambulance Lay-by 救護車停車處		1	

(1) Proposed social welfare facility is not accountable for GFA calculation.

擬議社會福利設施免計入總樓面面積。

(2) 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。

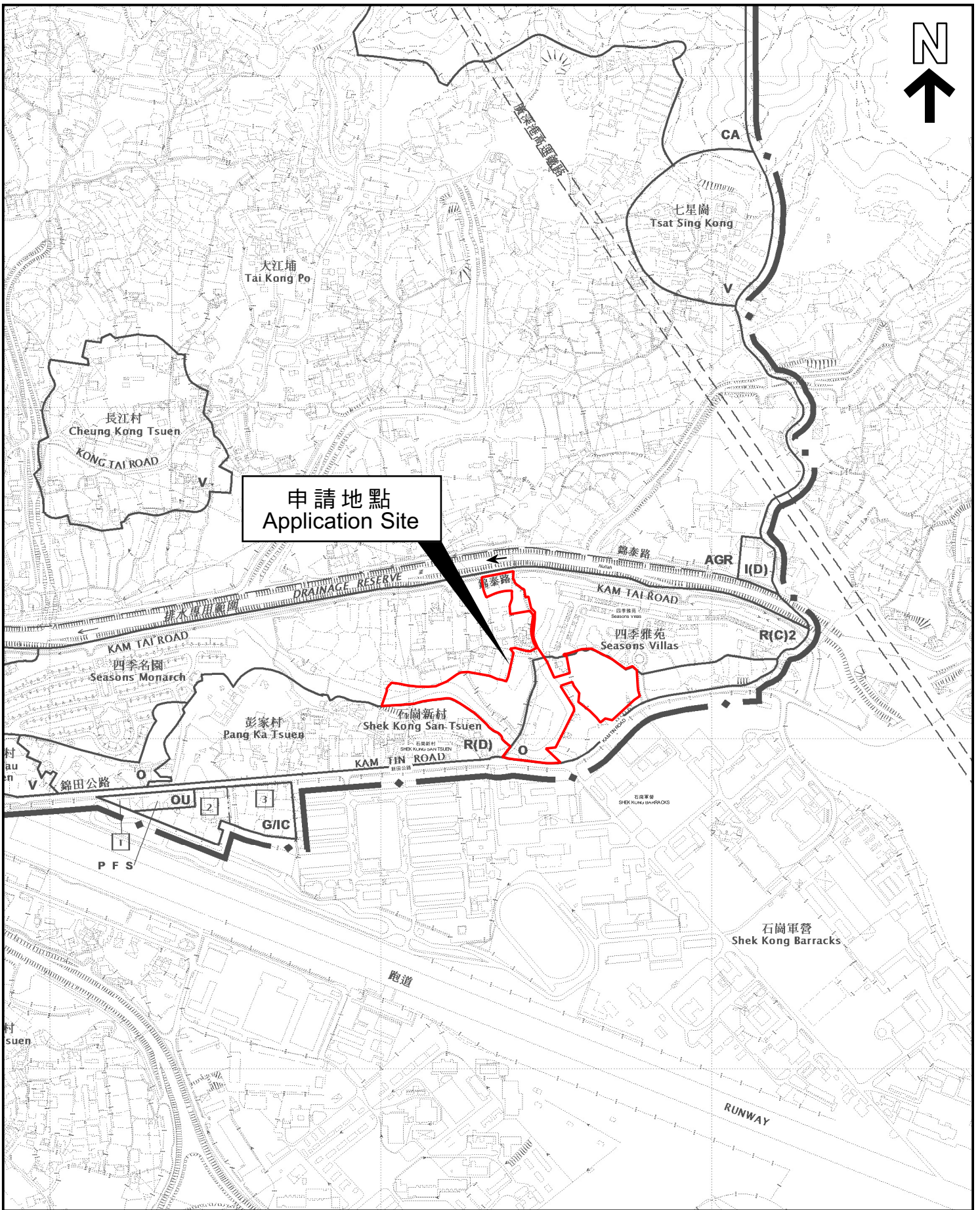
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

	<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 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"/>
<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 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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 Environmental Assessment 經修訂的環境評估</u>		
<u>Revised Drainage Impact Assessment 經修訂的排水影響評估</u>		
<u>Revised Sewerage Impact Assessment 經修訂的排污影響評估</u>		
<u>Revised Landscape Proposal 經修訂的園境建議書</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.

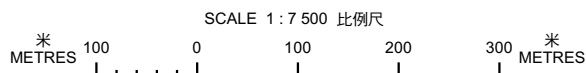
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

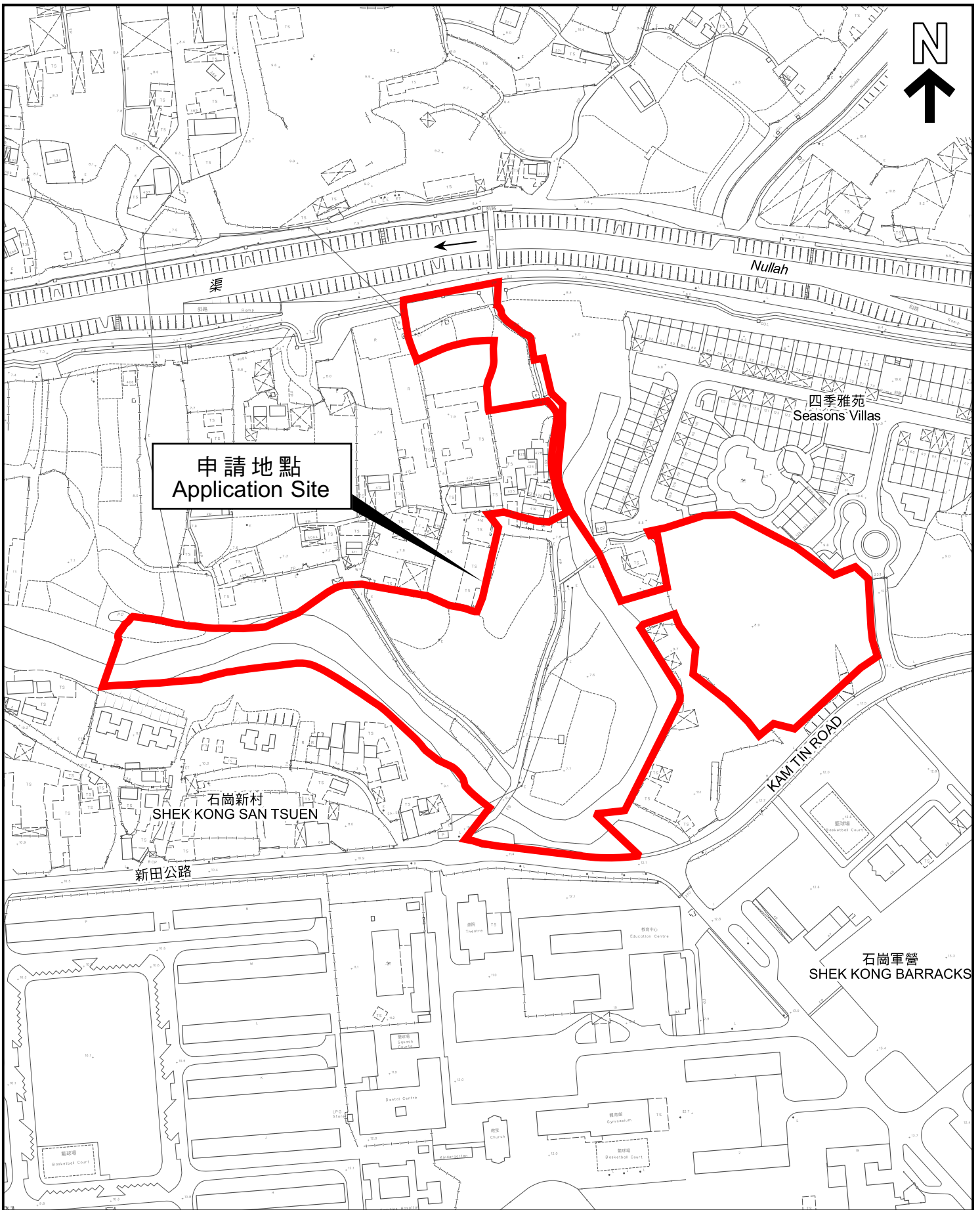
**位置圖 LOCATION PLAN**

本摘要圖於2022年11月9日擬備，  
所根據的資料為於2014年12月2日  
核准的分區計劃大綱圖編號 S/YL-KTN/9  
EXTRACT PLAN PREPARED ON 9.11.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/9 APPROVED ON 2.12.2014



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**



**平面圖 SITE PLAN**

本摘要圖於2022年11月9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 9.11.2022  
 BASED ON SURVEY SHEETS No.  
 6-NE-8C, 8D, 13A & 13B

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**

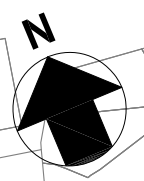
**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見，經修訂的技術評估（包括環境評估、排污影響評估、排水影響評估及園境建議書）及經修訂的總綱發展藍圖。

The applicant submitted further information, including responses to departmental comments, revised technical assessments (including Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment and Landscape Proposal) and revised Master Layout Plan.

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:**

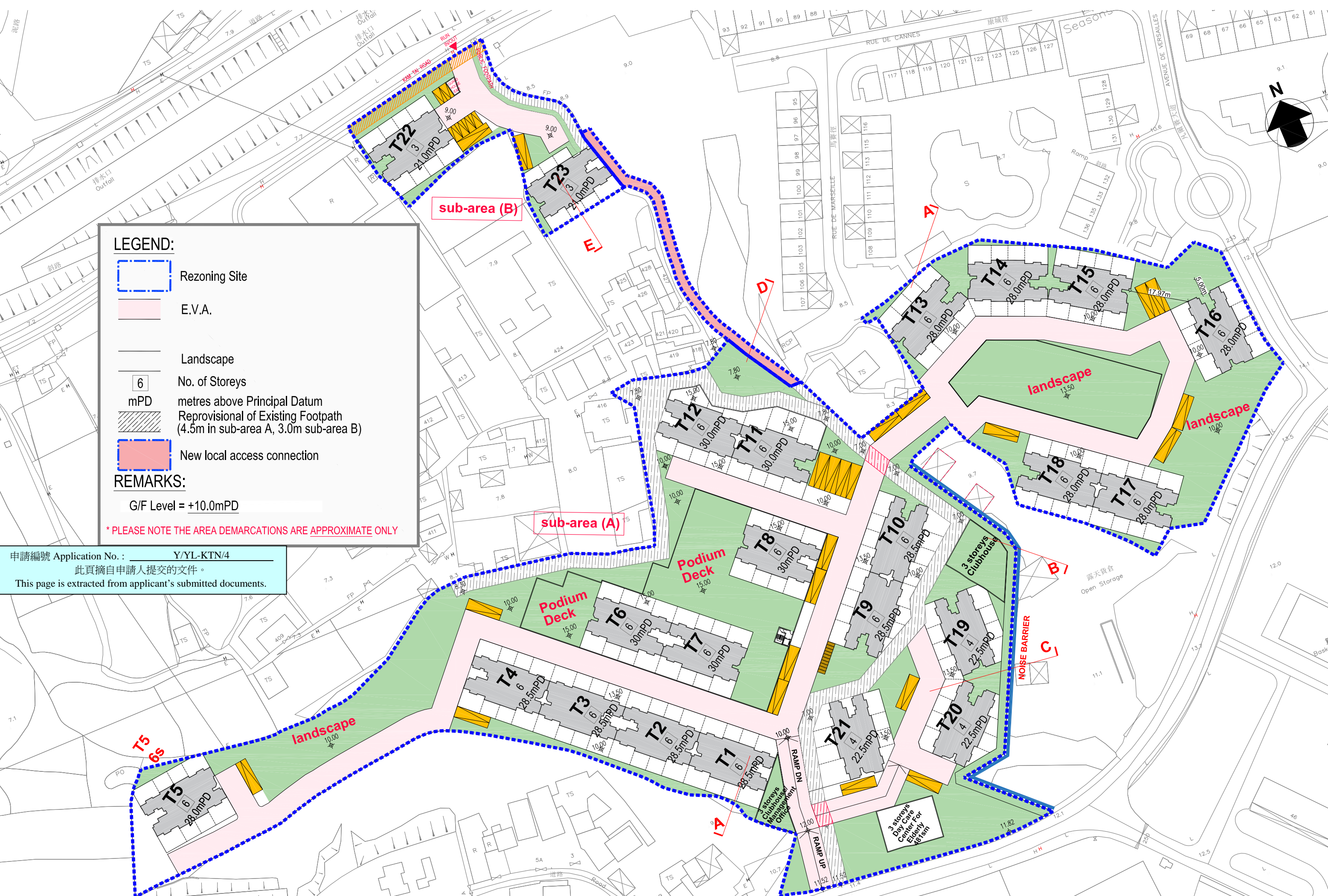
- Rezoning Site
- E.V.A.
- Landscape
- No. of Storeys
- metres above Principal Datum
- Reprovisional of Existing Footpath (4.5m in sub-area A, 3.0m sub-area B)
- New local access connection

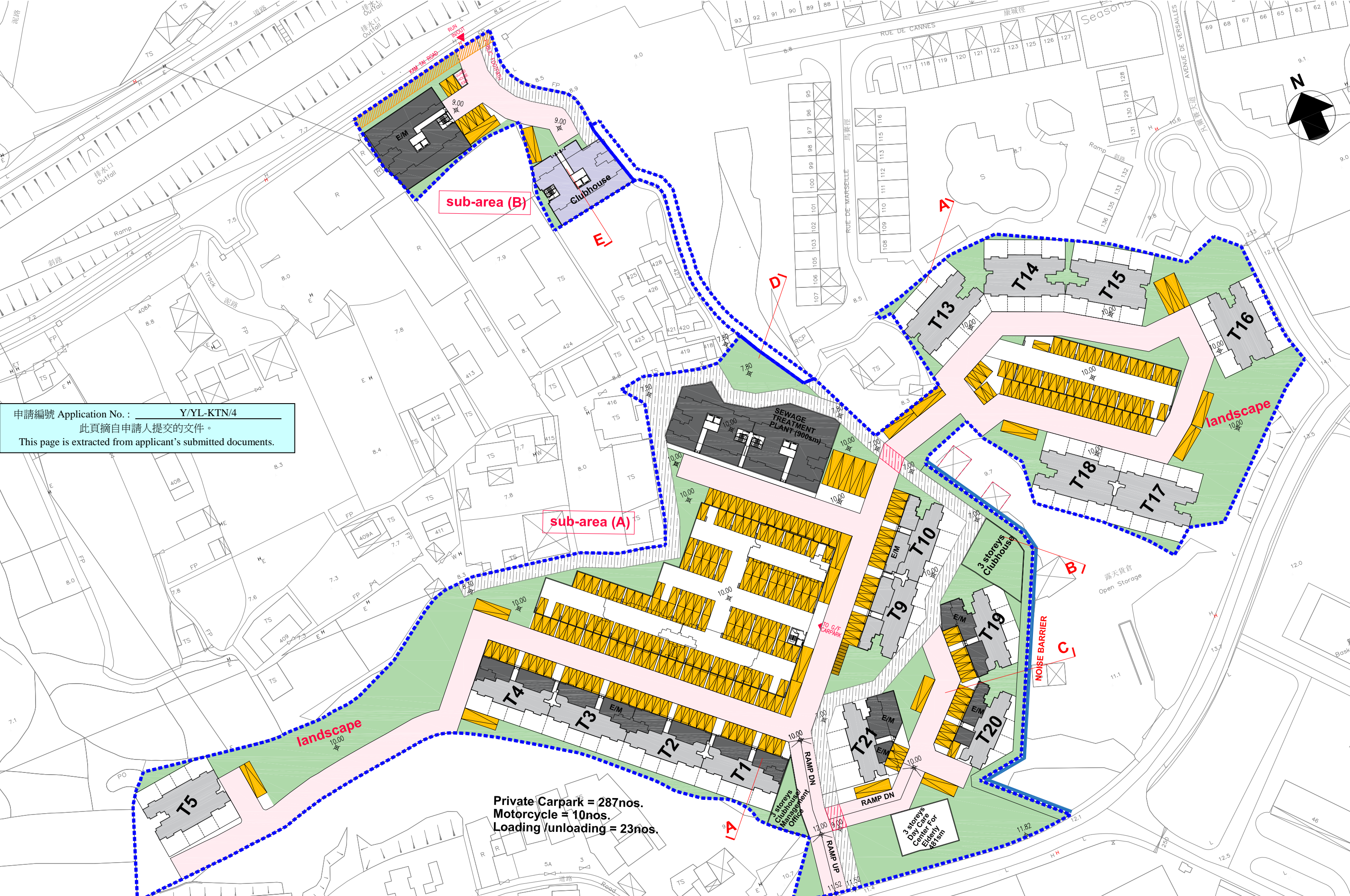
**REMARKS:**

G/F Level = +10.0mPD

*\* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY*

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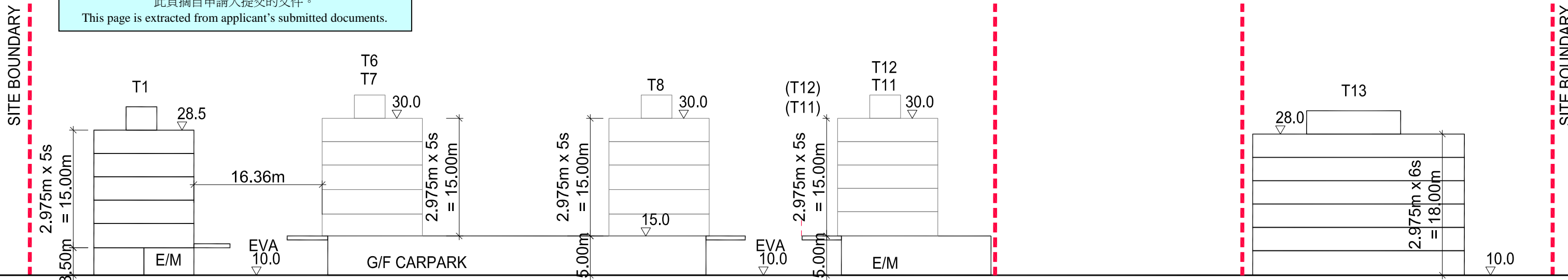




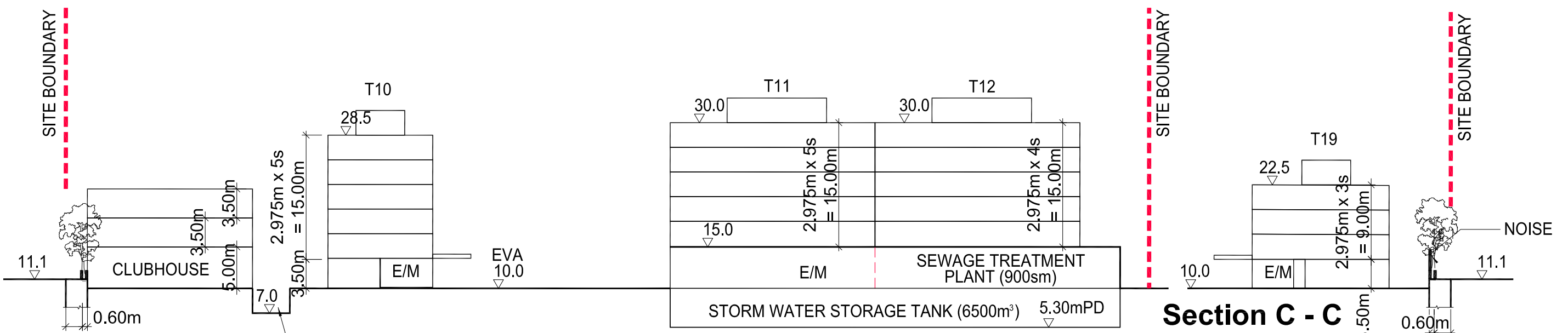
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Private Carpark = 287 nos.  
 Motorcycle = 10 nos.  
 Loading / unloading = 23 nos.

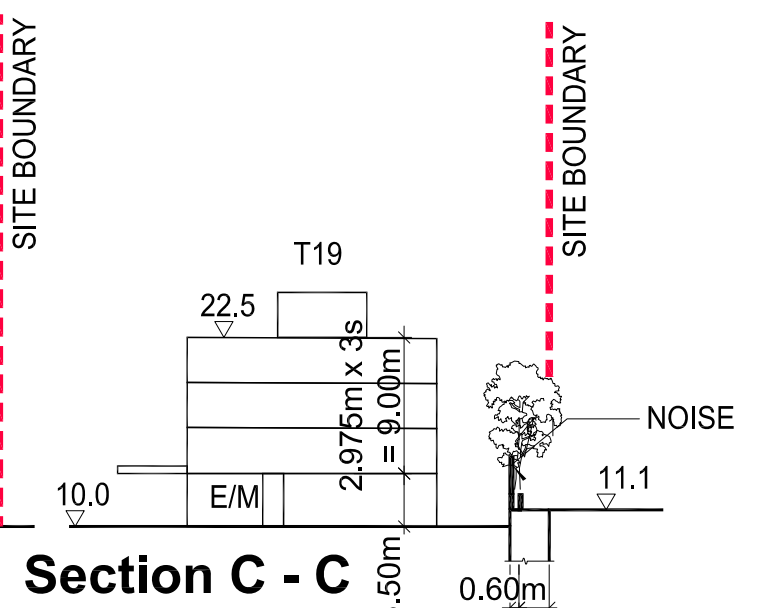




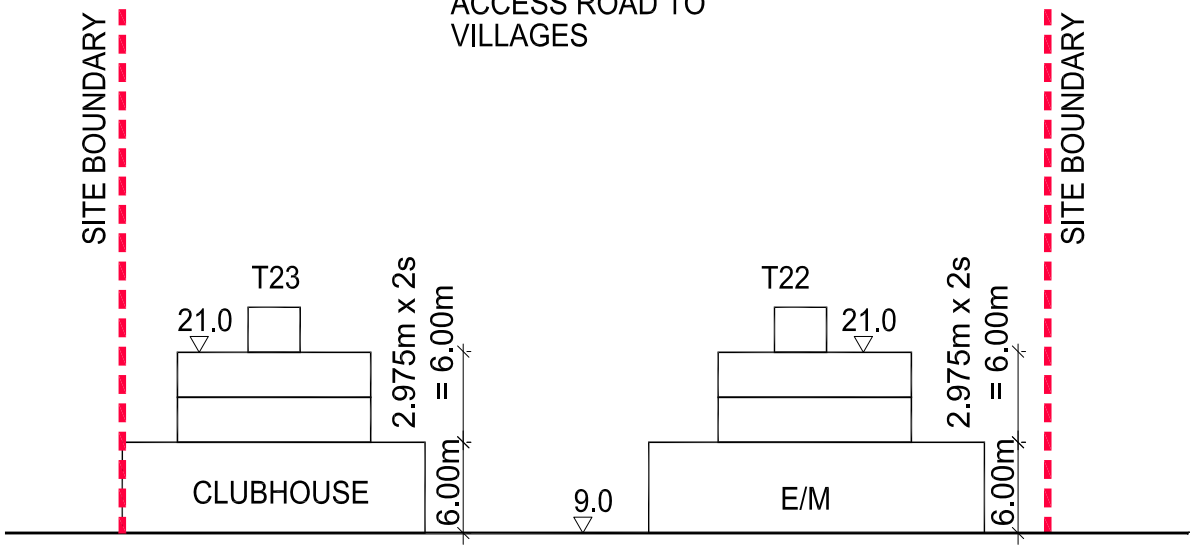
**Section A - A**



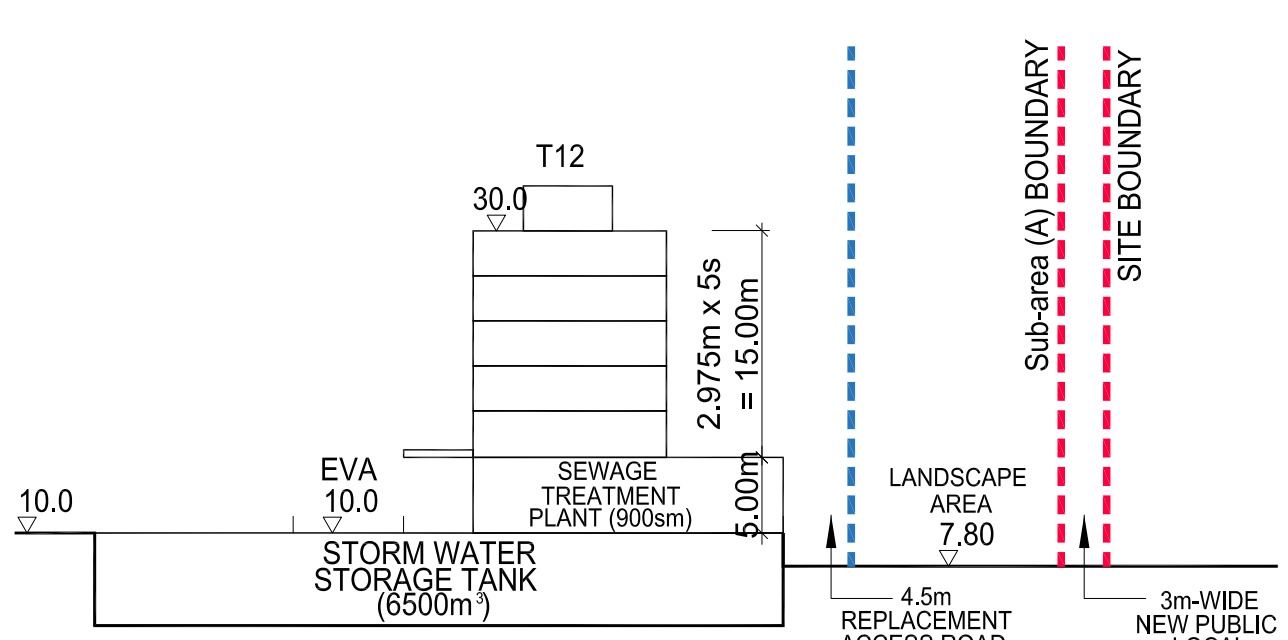
**Section B - B**



**Section C - C**



**Section E - E**



**Section D - D**

**Section A-A**

**LANDSCAPE COMPONENTS**

**The Boundary Landscape**

- 1 Landscape Screen Planting
- 2 Landscape Setback

**The Arrival and Circulation Landscape**

- 3 Main Entrances
- 4 Streetscape Promenade / Turnabouts
- 5 Lobby Entrance
- 6 Public Local Footpath

**The Leisure Landscape**

- 7 Clubhouse and Swimming Pool Terraces
- 8 Elderly Day Care Centre Garden
- 9 Community Garden
- 10 Pocket Gardens
- 11 Podium Decks
- 12 BBQ and Entertainment Deck
- 13 Children's Play Area
- 14 Meadow Garden



**LEGEND**

- Application Site Boundary
- Development Boundary
- Existing Levels
- Proposed Levels
- Proposed Pedestrian Access
- Proposed Vehicular Access
- Proposed EVA
- Proposed Fence Wall
- Proposed Noise Barrier
- Proposed 4.5m Reprovisional access road to Shek Kong Village
- Proposed Architectural Scheme
- Existing Trees Retained
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Landscape Paving
- Proposed Landscape Deck
- Proposed Swimming Pool
- Proposed Green Roof



Drawings are indicative subject to detail design.

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FIGURE TITLE Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long - S12A Amendment of Plan Application  
**Landscape Master Plan - All Levels**

SCALE	A.S.	DATE	OCT 2022
CHECKED	CF	DRAWN	BC
FIGURE NO.	Figure 4.1		REV A

**SCENIC Landscape Studio Limited**  
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

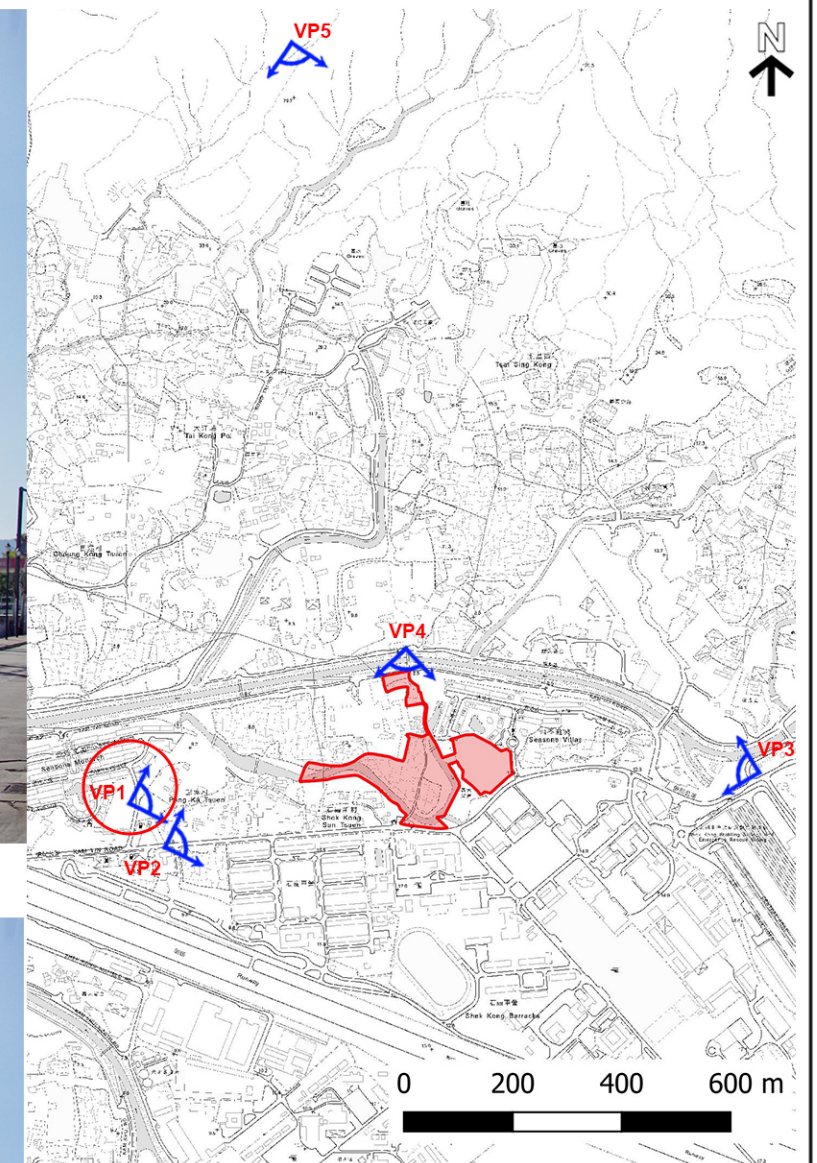
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong  
 Telephone: 2468 2422  
 Facsimile: 3016 2422  
 Website: scenicstudio.scenic.com



Existing Condition



Proposed Development



Key Plan

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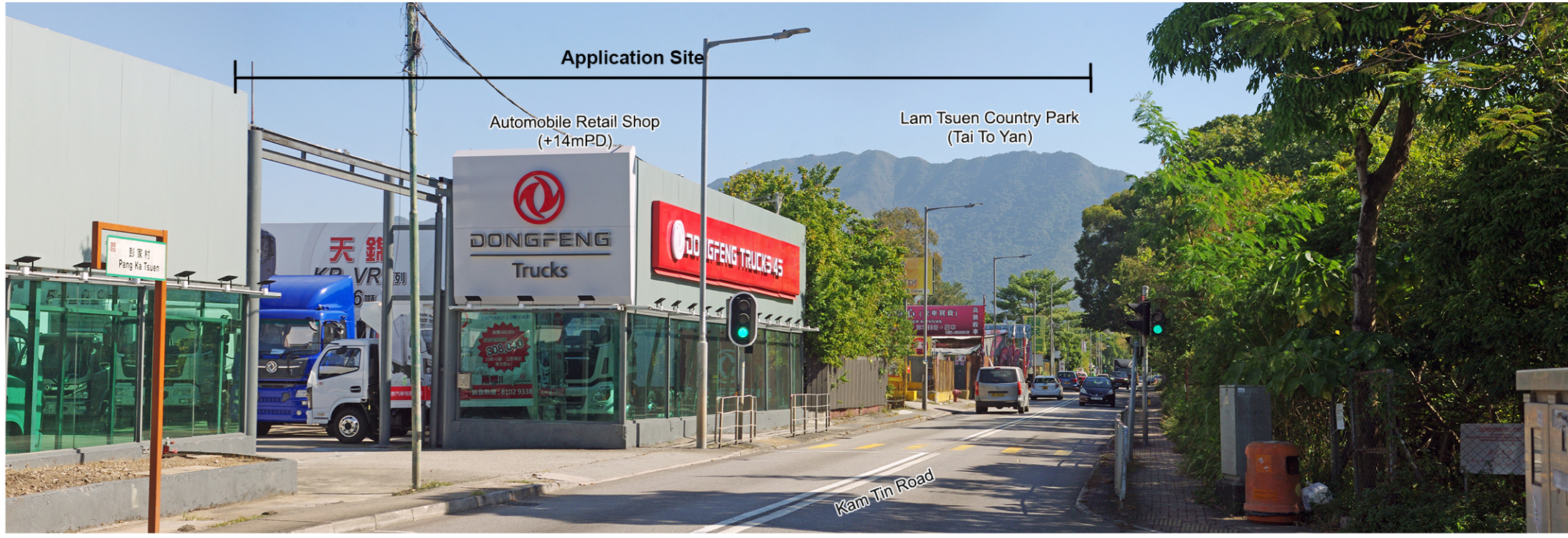
Photomontage Viewing from  
Road leading to Seasons Monarch and Pang Ka Tsuen (VP1)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long - S12A Amendment of Plan Application

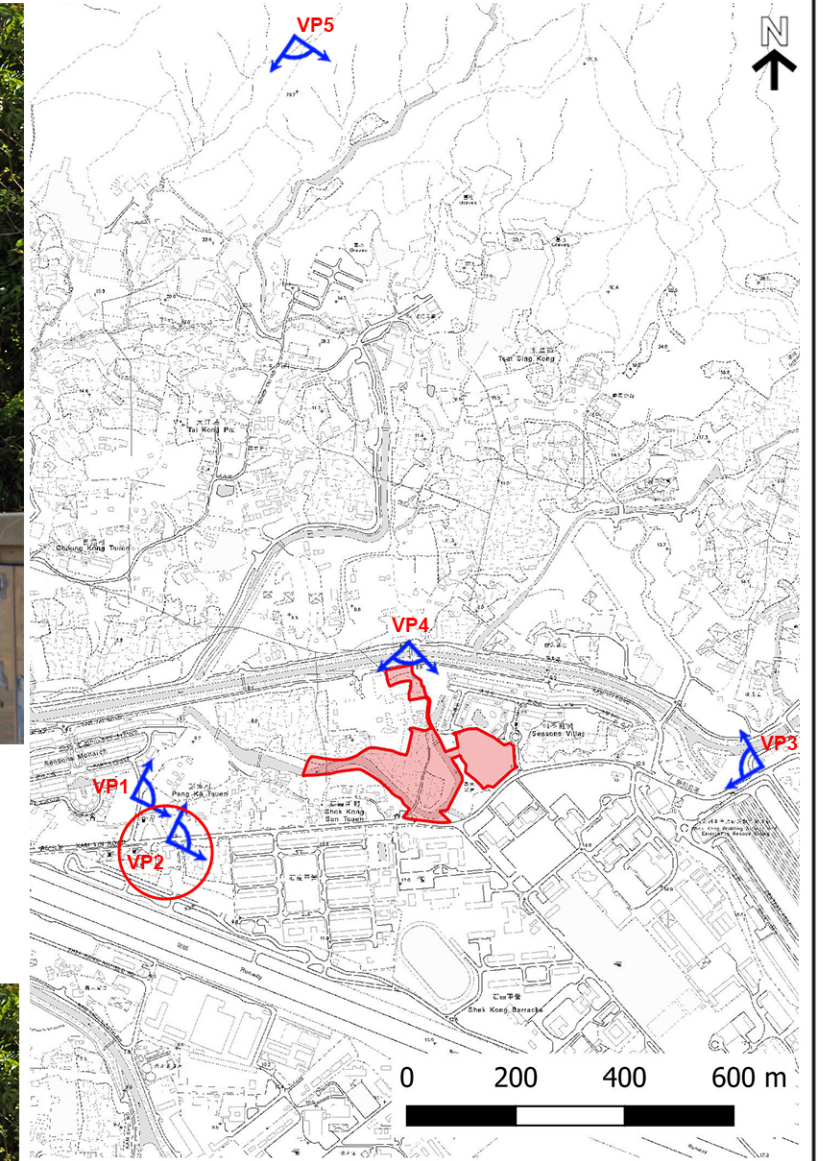
Visual Impact Assessment

Figure 6.1

Date: 10 October 2022



Existing Condition



Key Plan



Proposed Development

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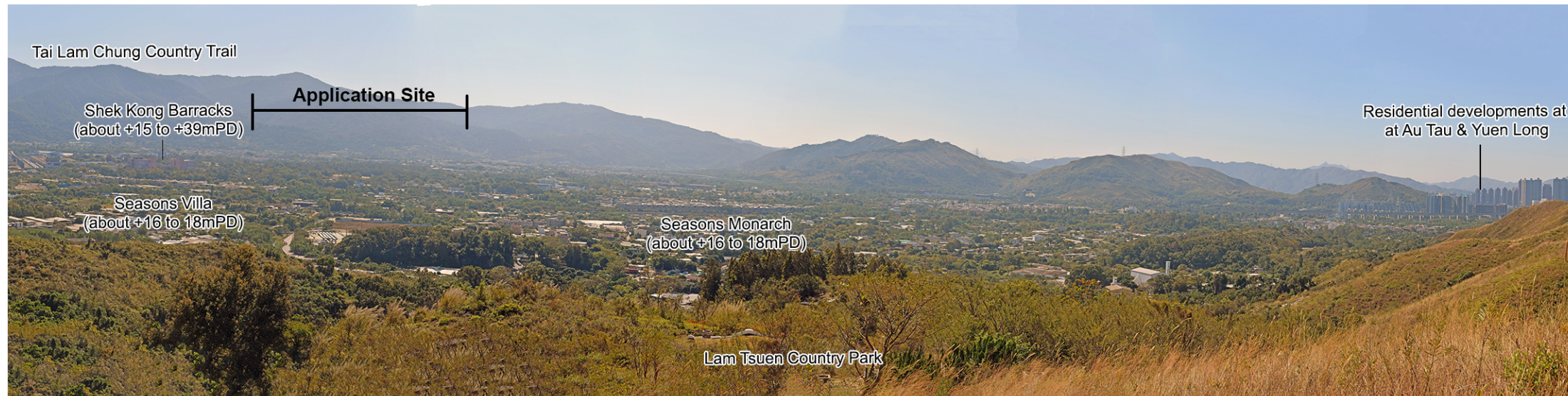
Photomontage Viewing from  
 Bus Stop near the Entrance of Kam Tin Clinic (VP2)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

Figure 6.2

Visual Impact Assessment

Date: 10 October 2022



Existing Condition



Proposed Development with planned high-rise developments in the adjacent Kam Tin South area



Key Plan

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Photomontage Viewing from  
 Hiking Trail towards Kai Kung Leng at Lam Tsuen Country Park (VP5)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

Figure 6.5

Visual Impact Assessment

Date: 10 October 2022