

**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

Revised broad development parameters in view of
the further information received on 28.11.2022
因應於 2022 年 11 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-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 4,300	Covered transport lay-by 有蓋交通停車處	Not more than 不多於 0.01	
No. of block 幢數	Domestic 住用	6				
	Non-domestic 非住用	3 ⁽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	-		
		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		427	
	Private Car Parking Spaces 私家車車位		399	
	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		52	
	Taxi Spaces 的士車位		5	
	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 two clubhouse blocks and the relocated soy sauce factory portion 包括 2 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

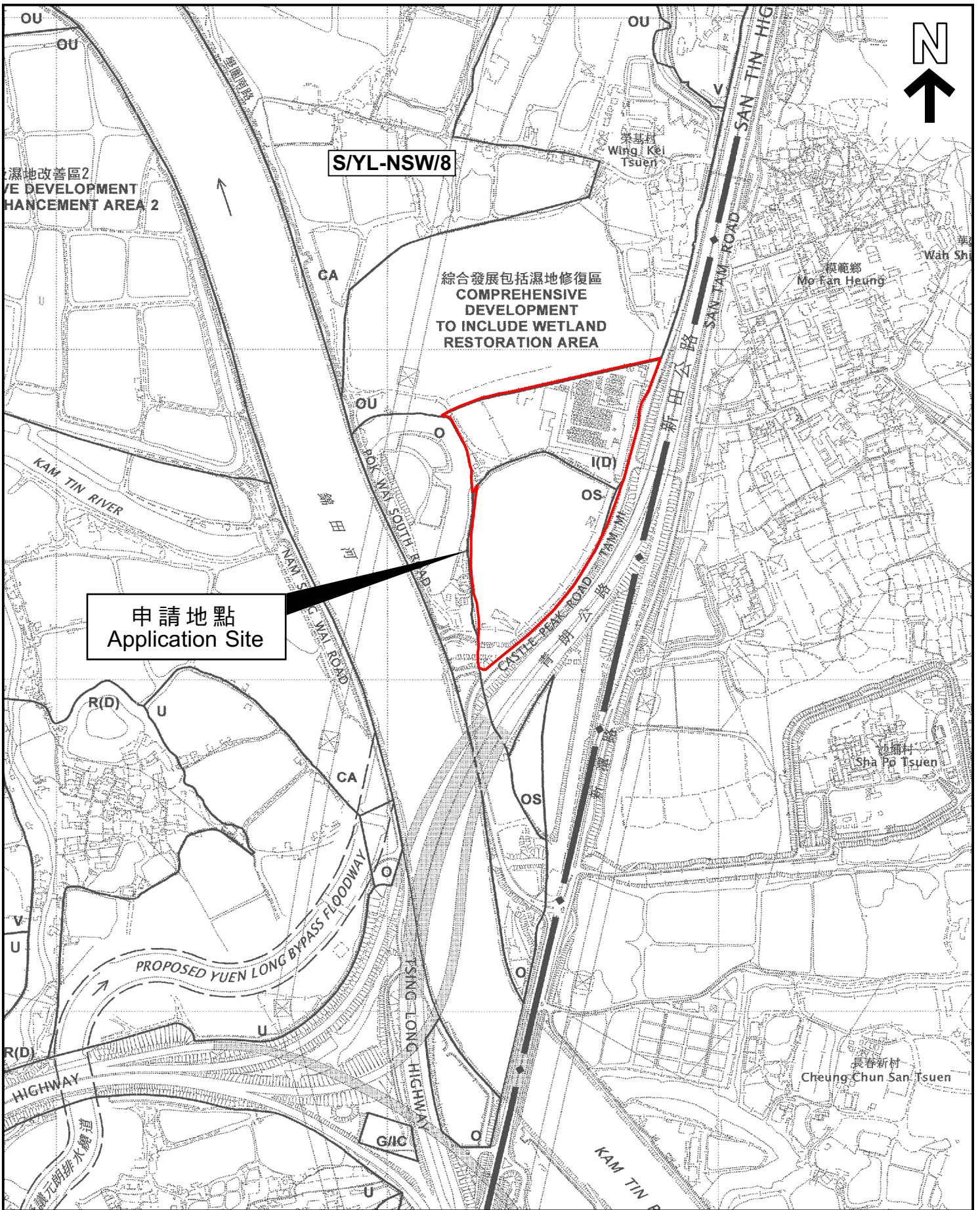
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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 checked="" type="checkbox"/>
<u>Revised indicative alignment of boundary fence wall</u> 經修訂的邊界圍牆示意圖		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Revised environmental assessment 經修訂的環境評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Revised traffic impact assessment 經修訂的交通影響評估	<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"/>
Revised visual impact assessment 經修訂的視覺影響評估	<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 type="checkbox"/>
Revised sewerage impact assessment 經修訂的排污影響評估	<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"/>
Revised air ventilation assessment 經修訂的空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Revised ecological impact assessment 經修訂的生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Revised water supply impact assessment 經修訂的供水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Replacement pages of landscape design proposal 園境設計建議替代頁	<input type="checkbox"/>	<input type="checkbox"/>
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

S/YL-NSW/8

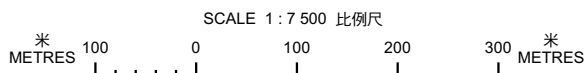
綜合發展包括濕地修復區
COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

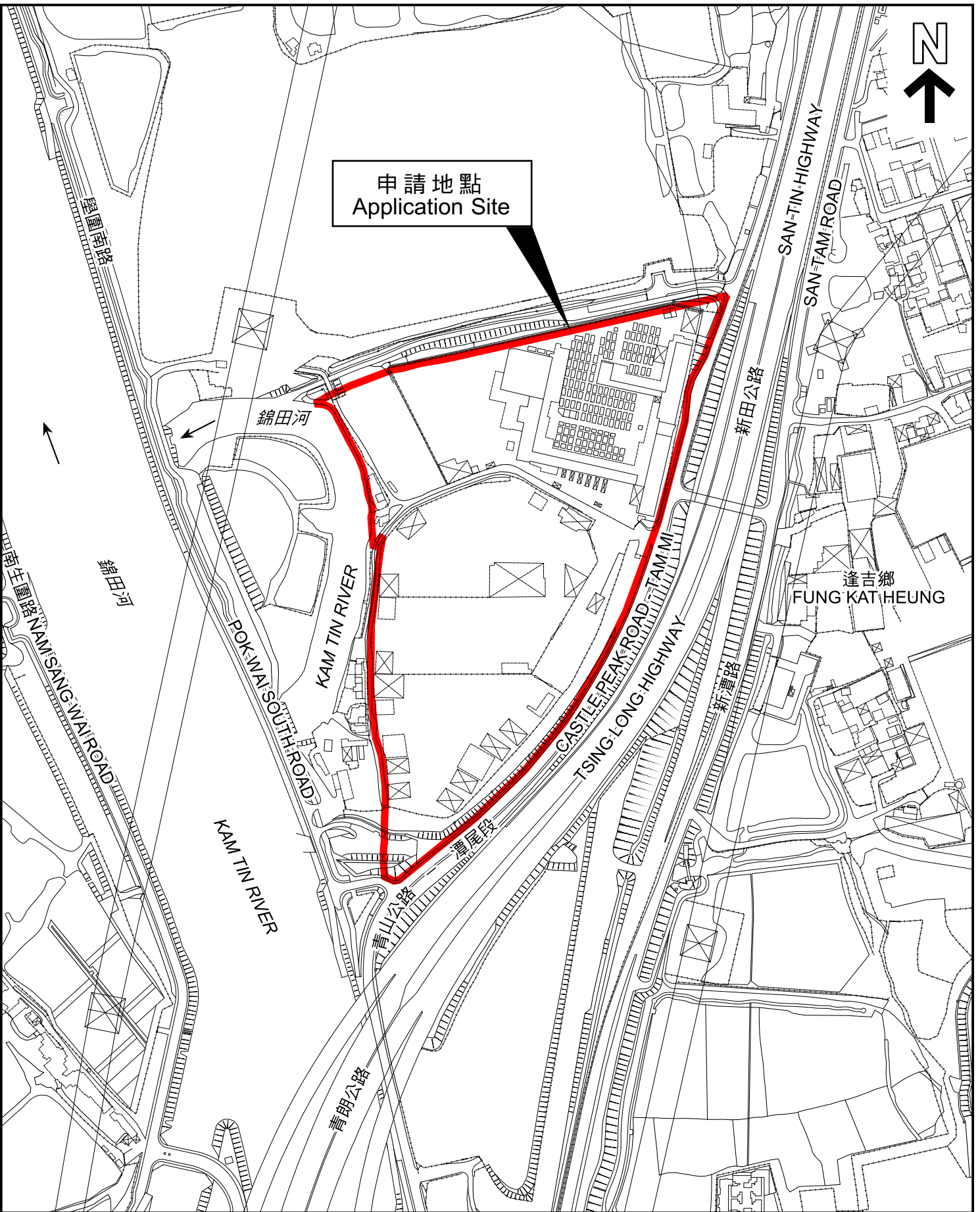
位置圖 LOCATION PLAN

本摘要圖於2022年12月7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 7.12.2022
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12月7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 7.12.2022
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

申請編號 Application No. : Y/YL-NSW/9

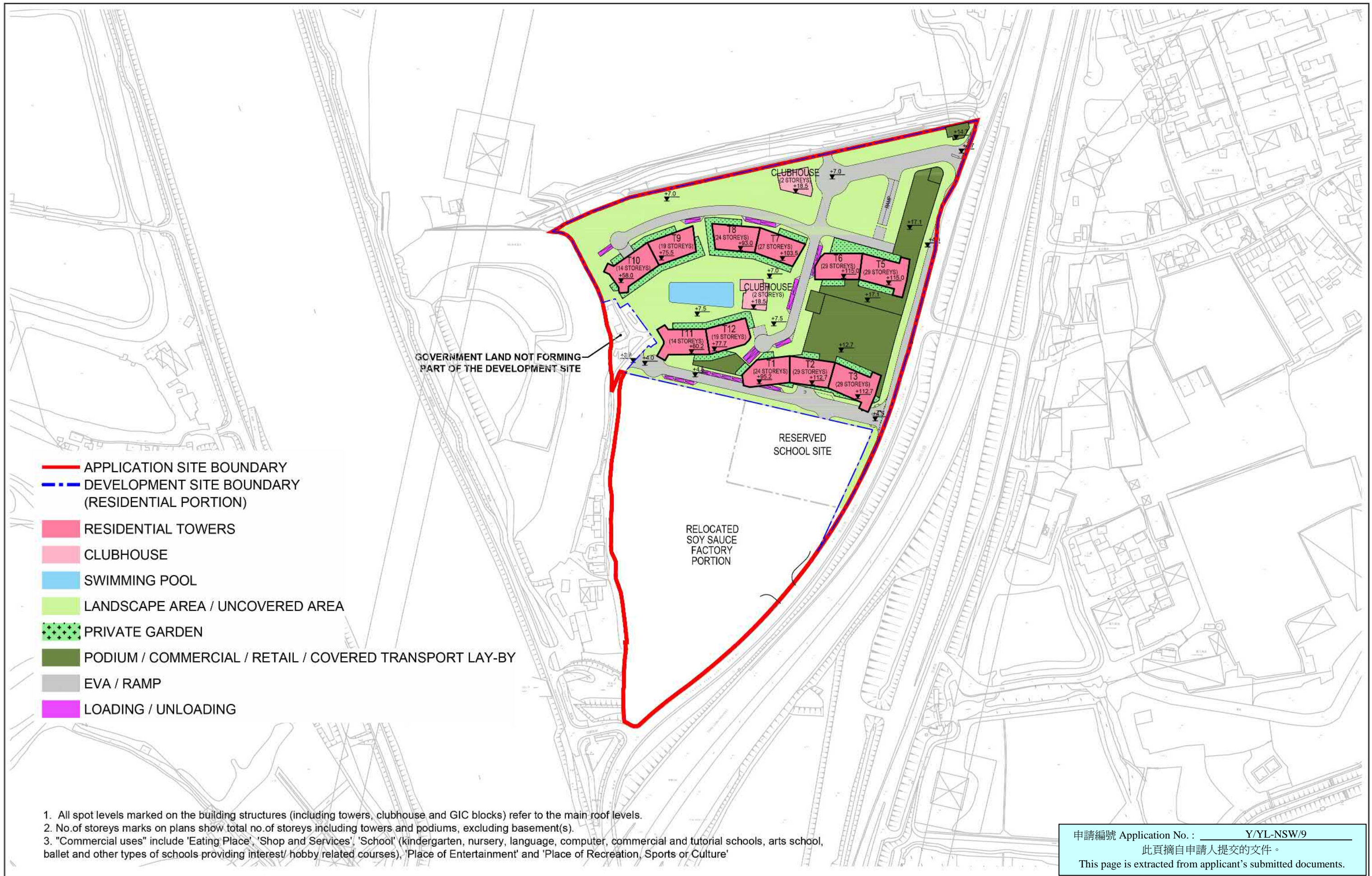
備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖及發展規範、經修訂的交通影響評估、經修訂的環境評估、經修訂的排污影響評估、經修訂的視覺影響評估、經修訂的空氣流通評估、經修訂的生態影響評估、經修訂的供水影響評估、園境設計建議替代頁及經修訂的邊界圍牆示意圖。

The applicant submitted further information including a table of responses to departmental comments, revised indicative master layout plan and development schedule, revised traffic impact assessment, revised environmental assessment, revised sewerage impact assessment, revised visual impact assessment, revised air ventilation assessment, revised ecological impact assessment, revised water supply impact assessment, replacement pages of landscape design proposal and revised indicative alignment of boundary fence wall.

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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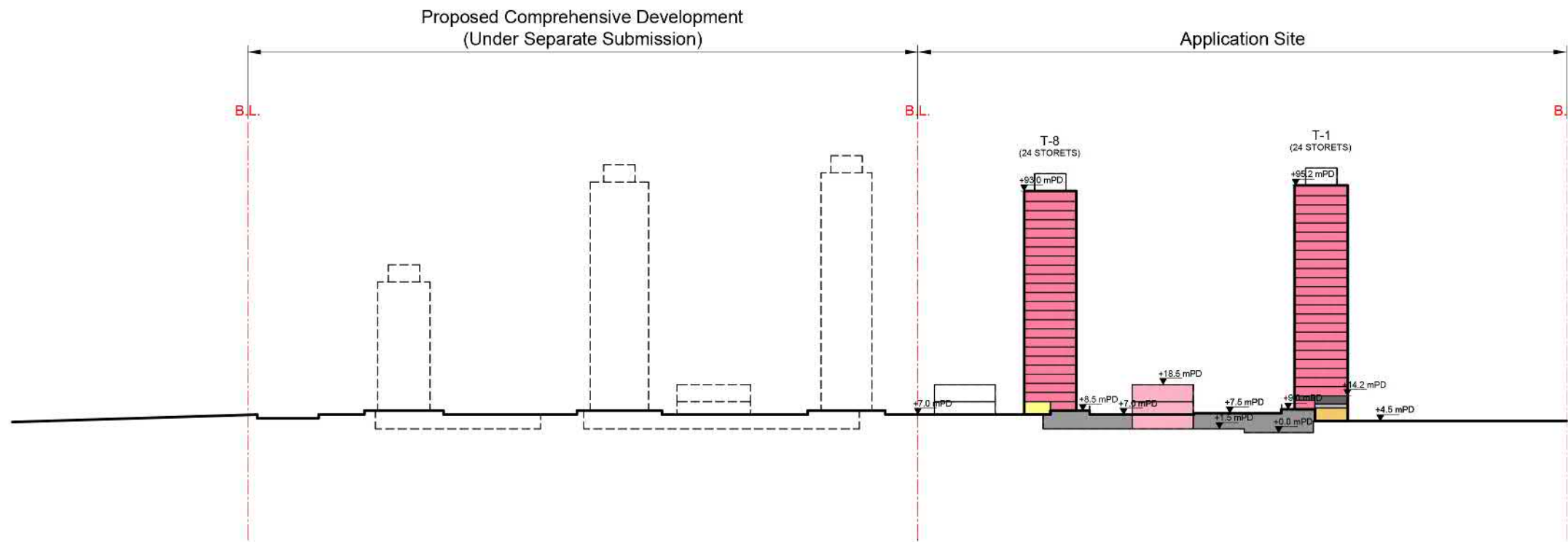
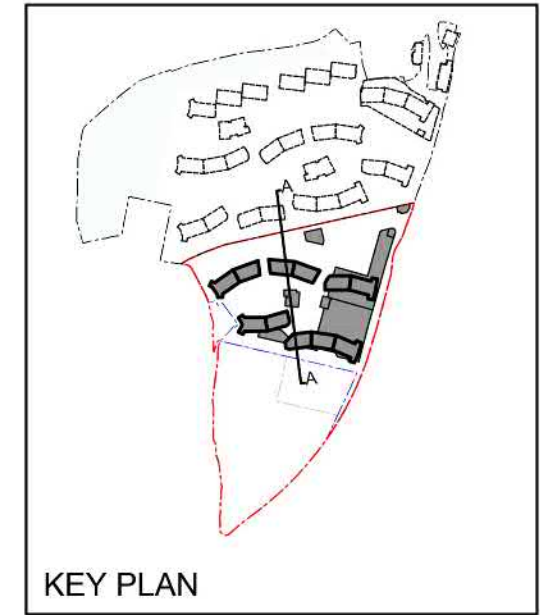


Title

Indicative Master Layout Plan

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

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



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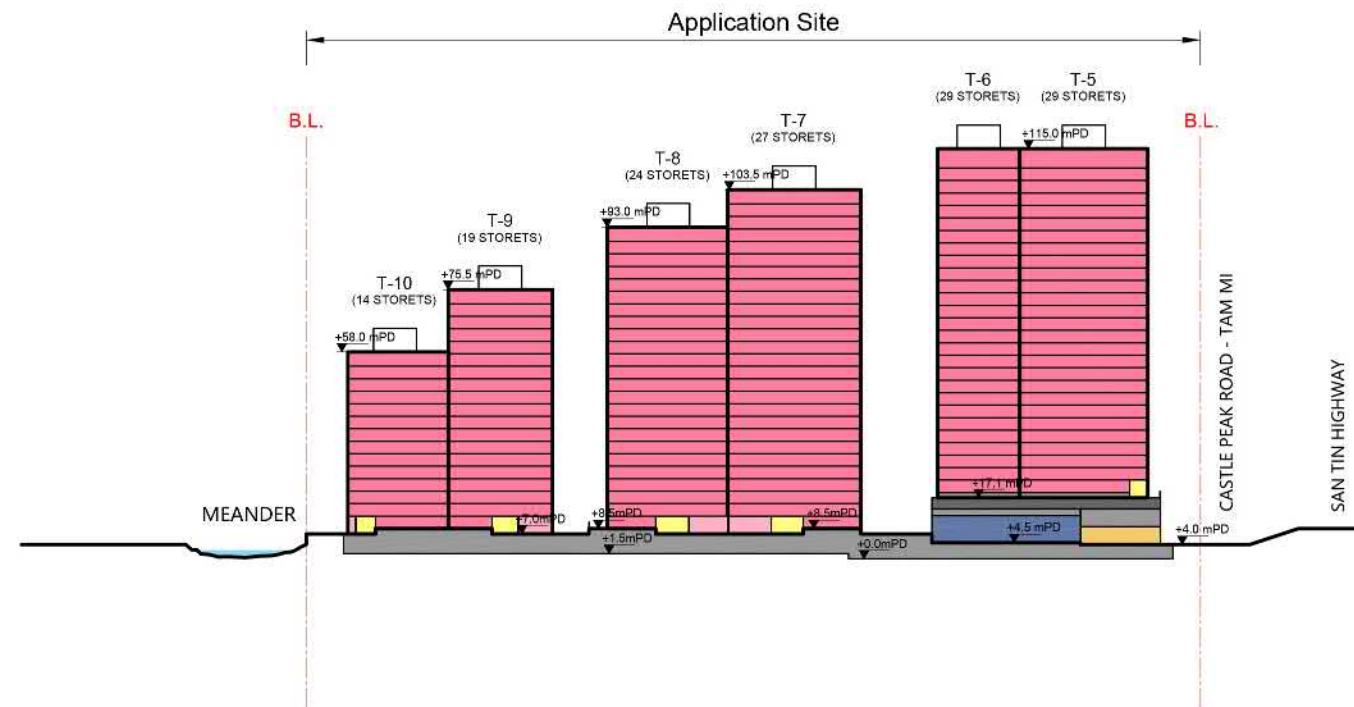
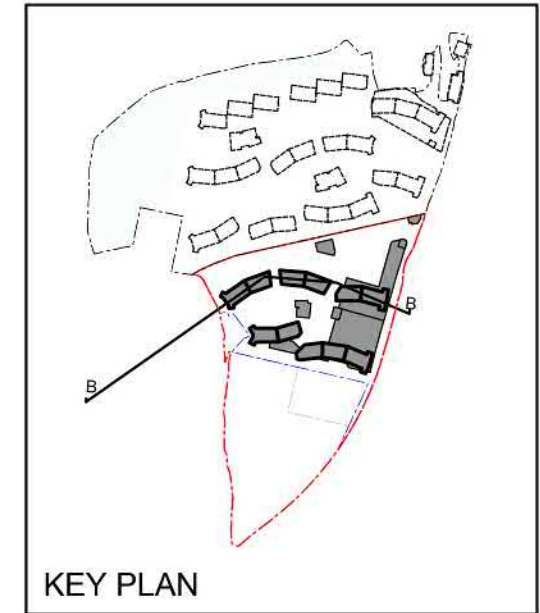


Title

Indicative Section A-A Plan

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

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



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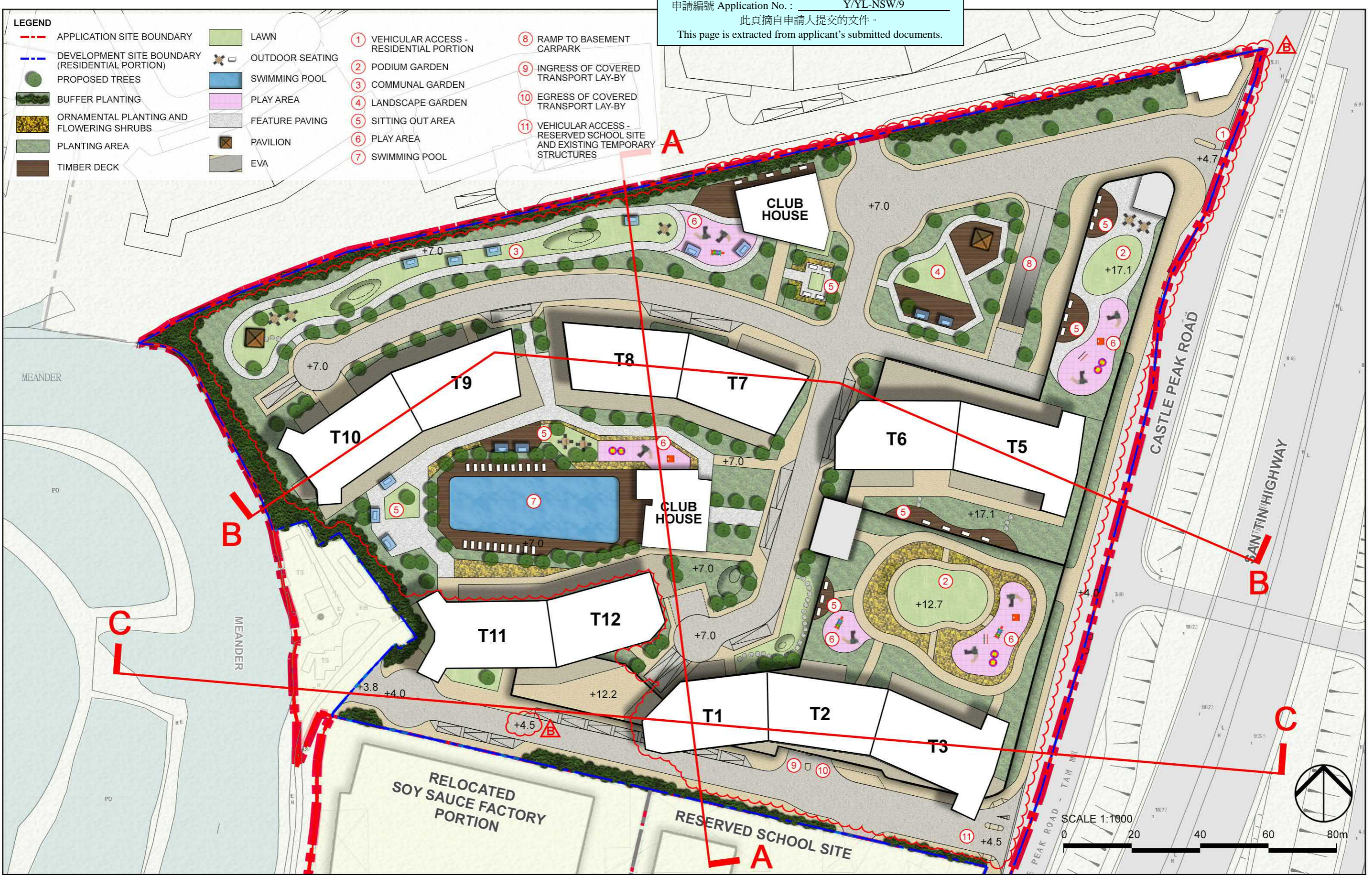
Title

Indicative Section B - B Plan

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2022
Scale	Figure 4.8		

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

- ① VEHICULAR ACCESS - RESIDENTIAL PORTION
- ② PODIUM GARDEN
- ③ COMMUNAL GARDEN
- ④ LANDSCAPE GARDEN
- ⑤ SITTING OUT AREA
- ⑥ PLAY AREA
- ⑦ SWIMMING POOL
- ⑧ RAMP TO BASEMENT CARPARK
- ⑨ INGRESS OF COVERED TRANSPORT LAY-BY
- ⑩ EGRESS OF COVERED TRANSPORT LAY-BY
- ⑪ VEHICULAR ACCESS - RESERVED SCHOOL SITE AND EXISTING TEMPORARY STRUCTURES



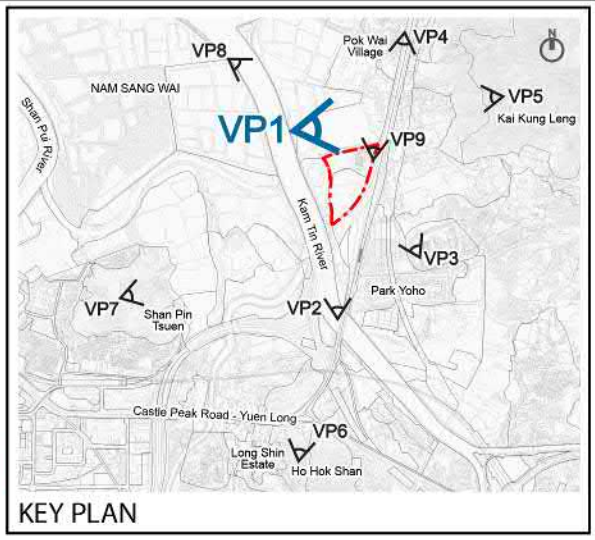
TITLE: **LANDSCAPE MASTER PLAN**

FIGURE:

NOV 2022 S1-LMP-01(Rev.B)

PROJECT: Section 12A Planning Application for Proposed Amendments to the Nam Sang Wai Outline Zoning Plan from "I(D)" and "OS" Zones to "R(E)" Zone 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





Existing Condition



Proposed Scheme - Interim Scenario

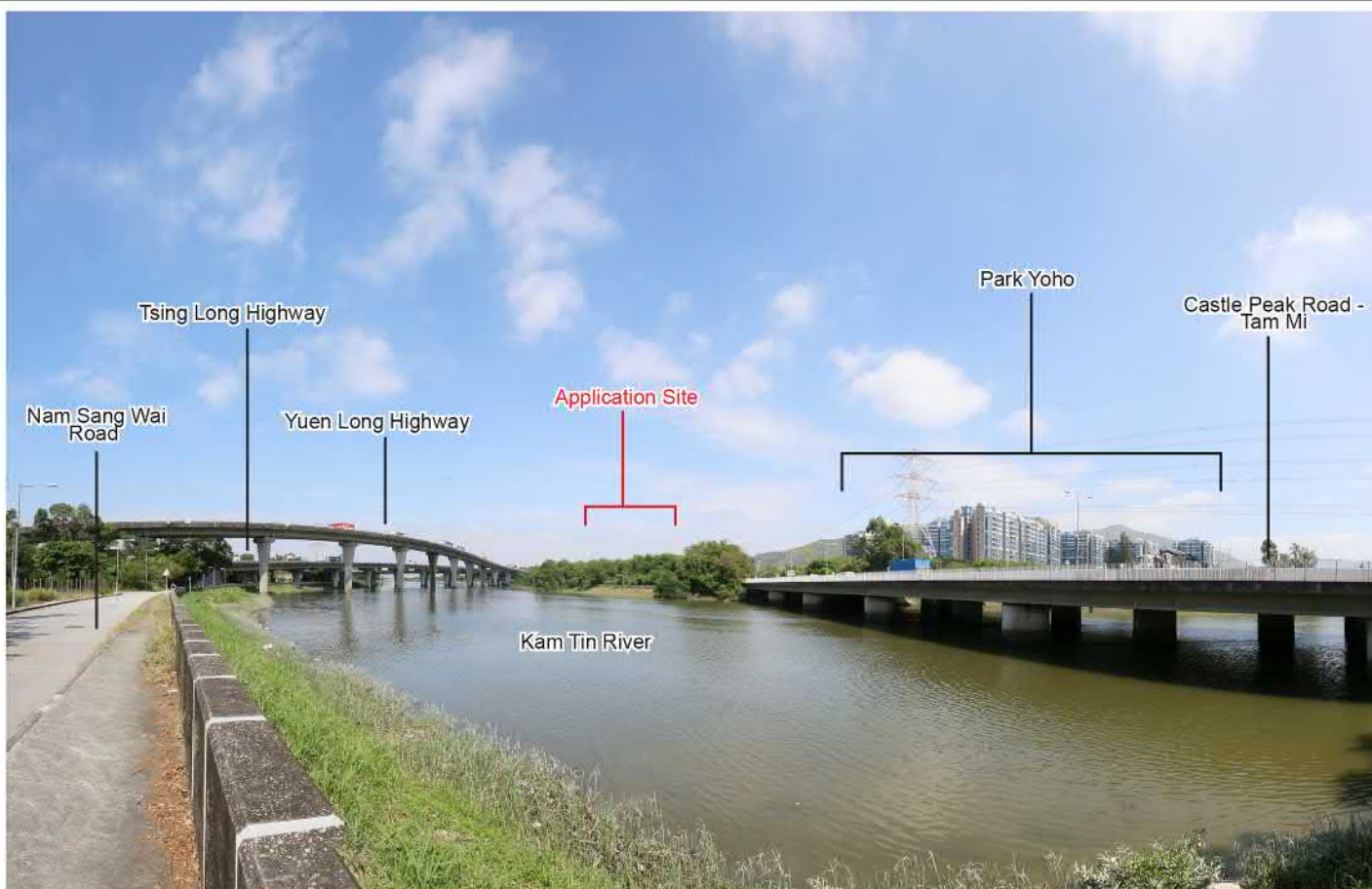


Proposed Scheme - Ultimate Scenario

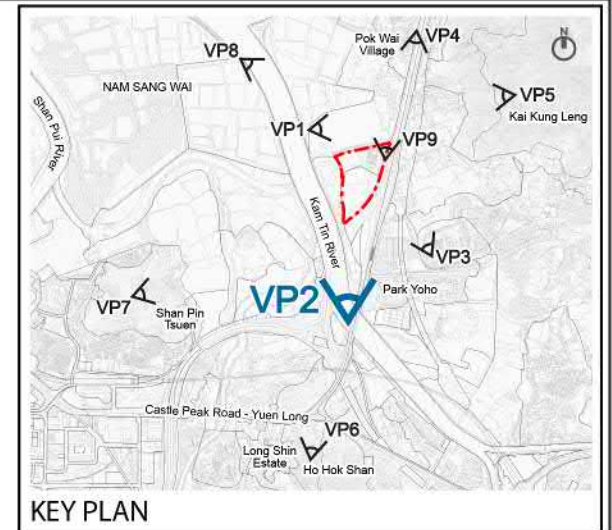
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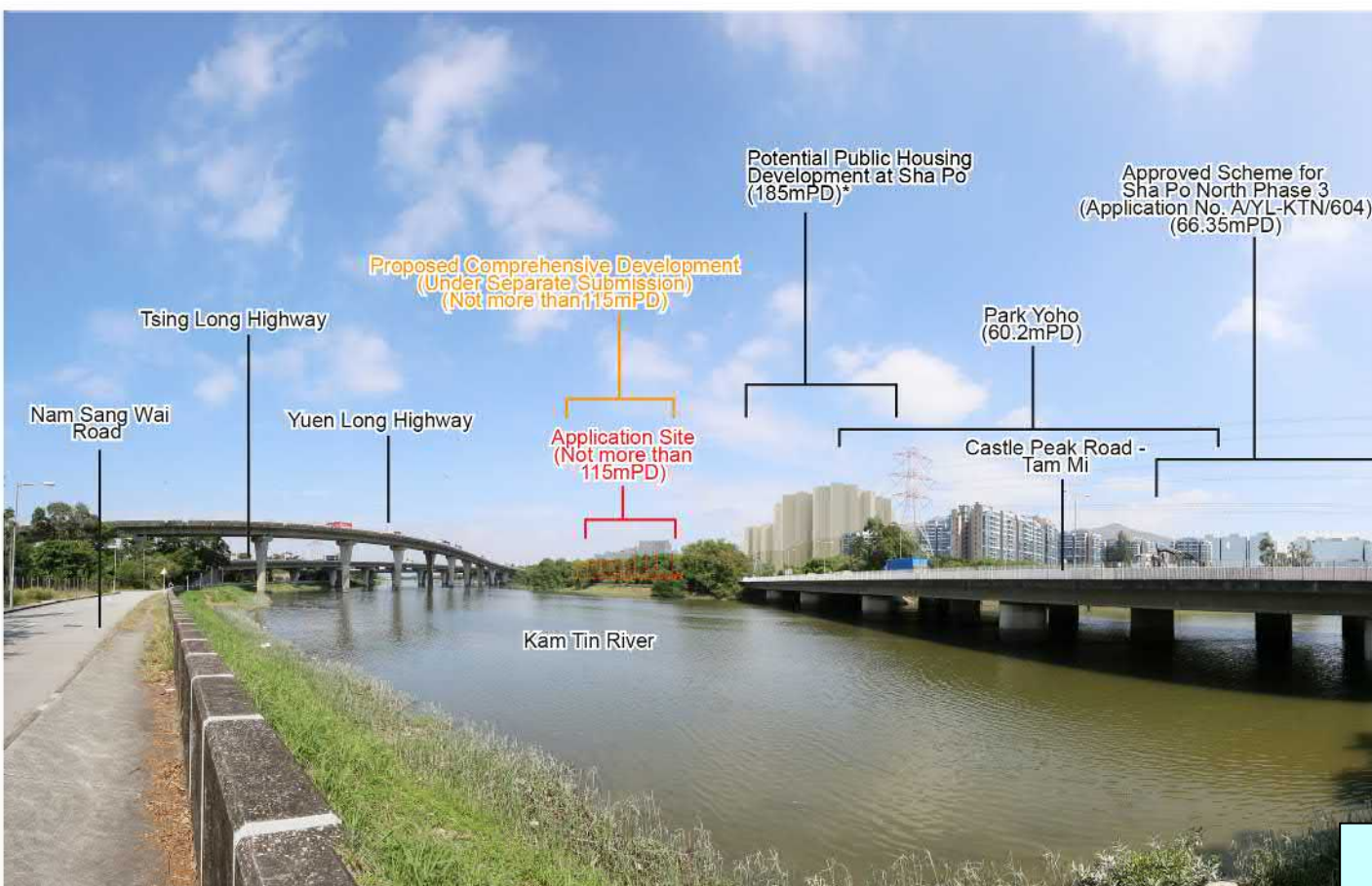
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Rev	1	Date	Nov 2022
Scale	N/A	Figure	5.1



Existing Condition



Proposed Scheme - Interim Scenario

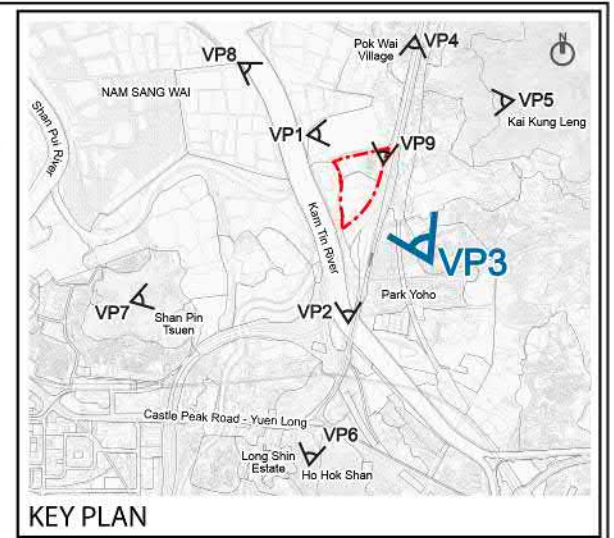


Proposed Scheme - Ultimate Scenario

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Existing Condition



Proposed Scheme - Interim Scenario

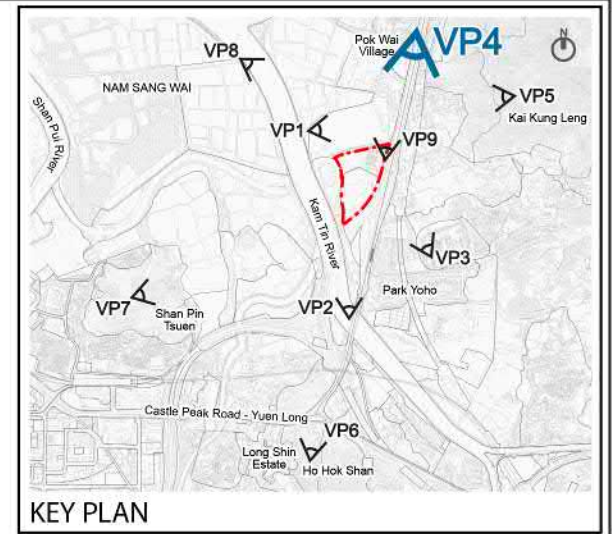


Proposed Scheme - Ultimate Scenario

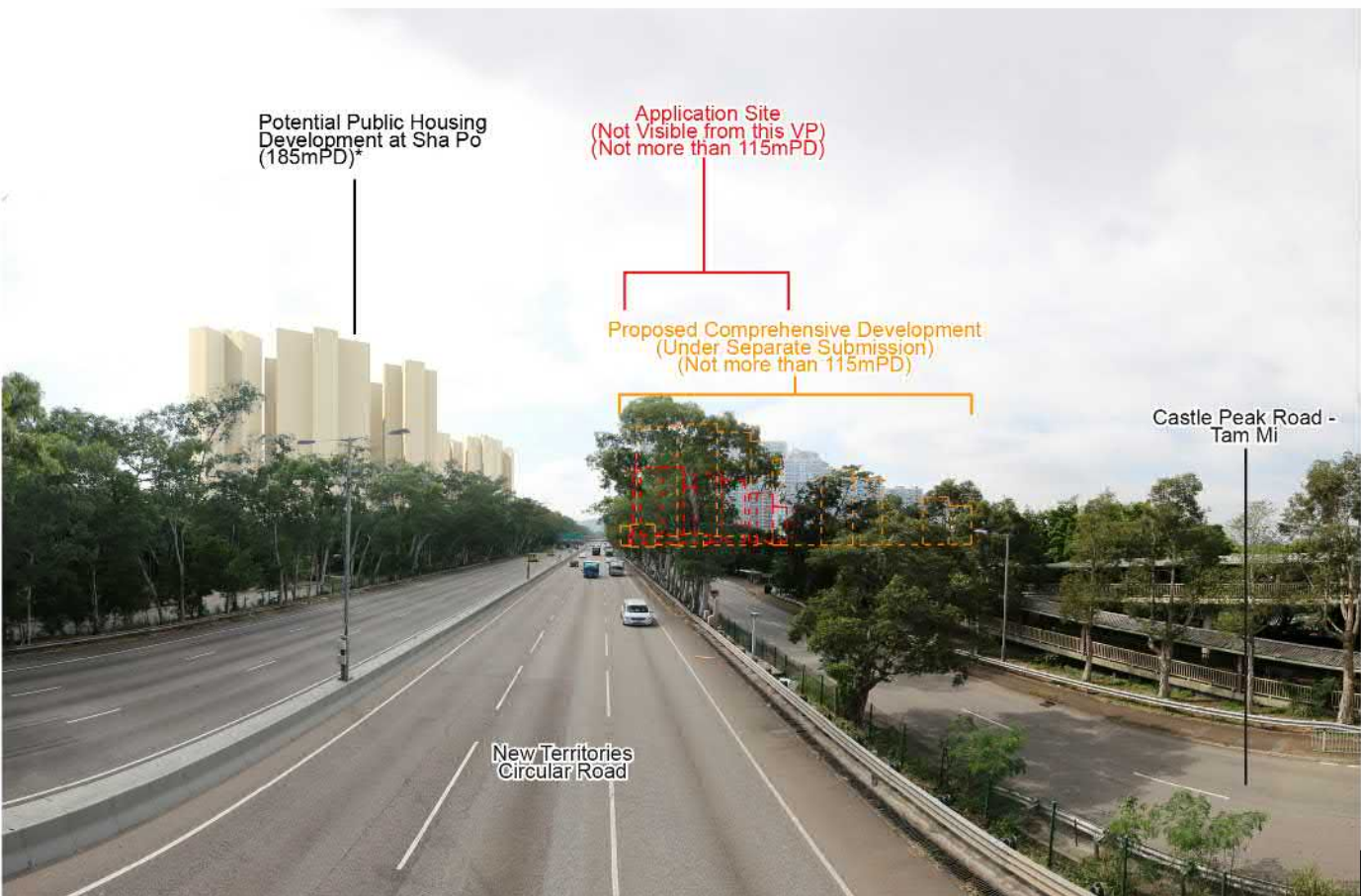
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Existing Condition

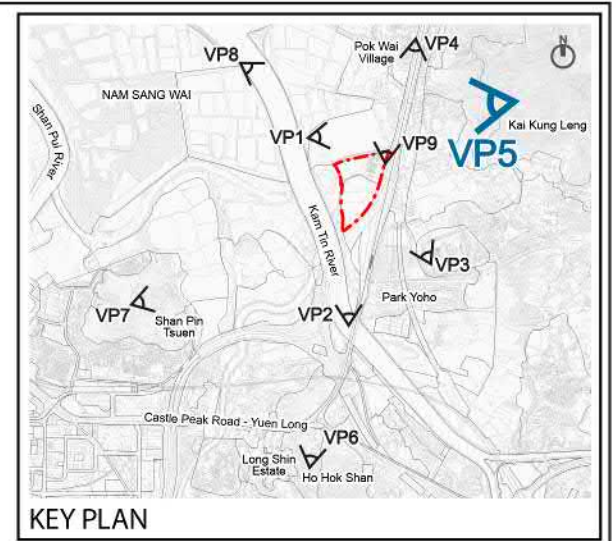


Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

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Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

Remarks:
According to the Yuen Long District Council Discussion Paper No. 36/2022 published in October 2022.

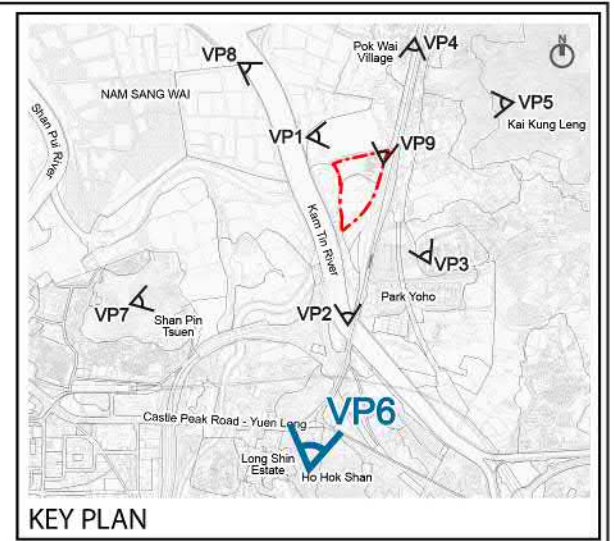
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Existing Condition



Proposed Scheme



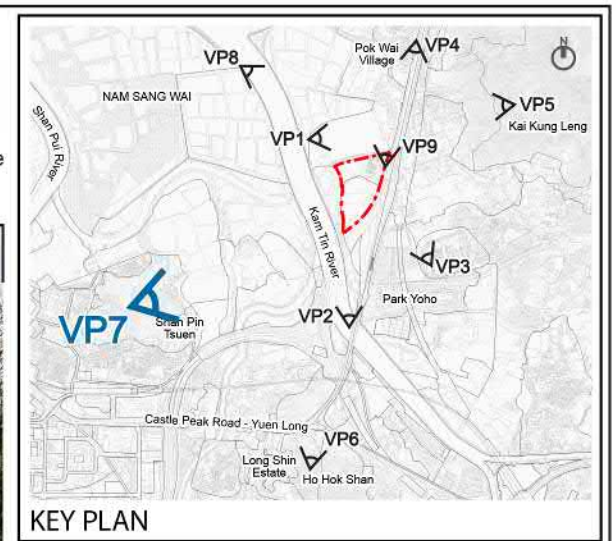
Proposed Scheme

Remarks:
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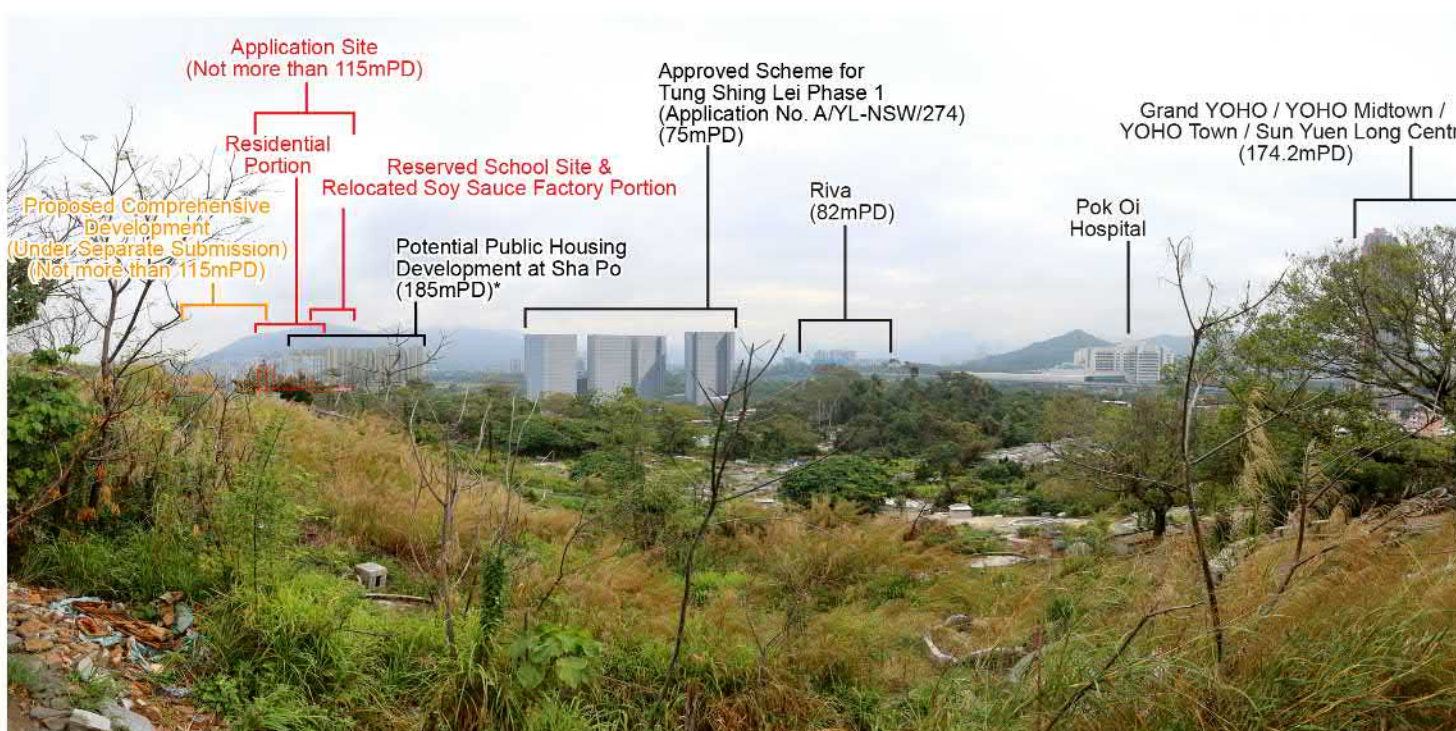
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Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

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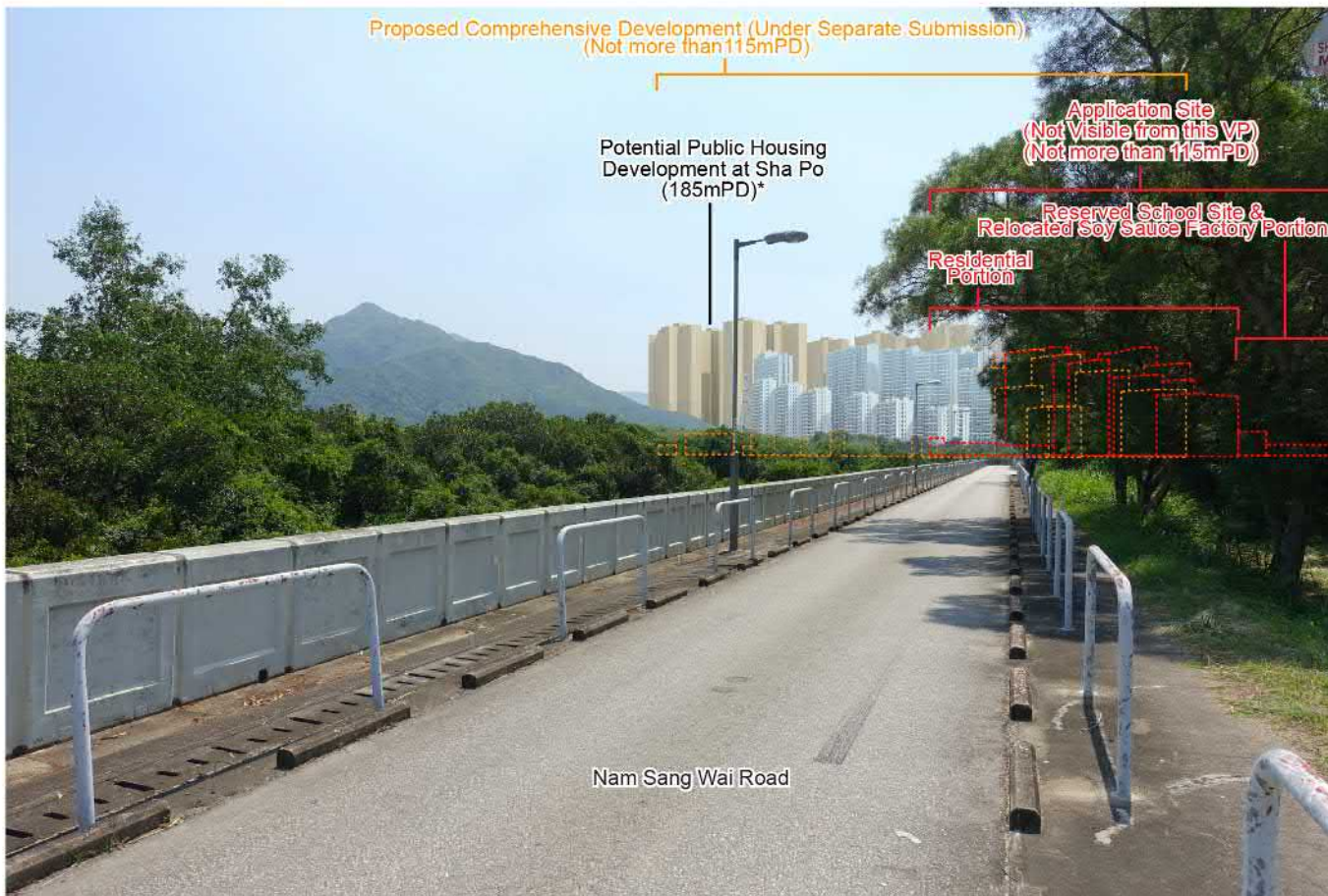
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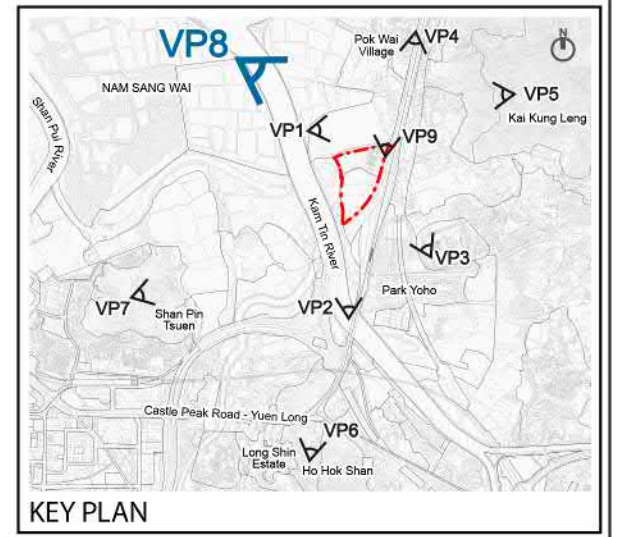
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

申請編號 Application No. : Y/YL-NSW/9
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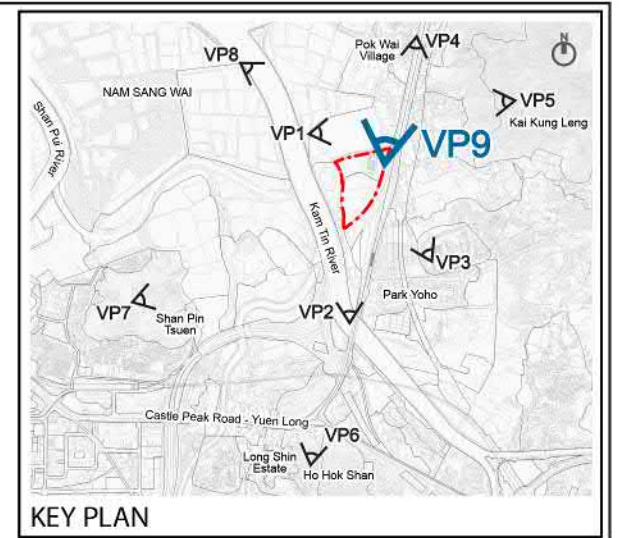
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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Legend	
Proposed Comprehensive Development under Application Site (Max. BH not more than 115mPD)	
Proposed Comprehensive Development under Separate Submission (Max. BH not more than 115mPD)	