

**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 5.12.2022

因應於 2022 年 12 月 5 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)		857
	Private Car Parking Spaces 私家車車位		816 ⁽¹⁾
	Motorcycle Parking Spaces 電單車車位		41
	Bicycle Parking Spaces 單車車位		475
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		21
	Light Goods Vehicle Spaces 輕型貨車車位		5
Heavy Goods Vehicle Spaces 重型貨車車位		16	

⁽¹⁾ Including 10 nos. accessible car parking spaces and 70 nos. visitor car parking spaces 包括 10 個暢通易達停車位及 70 個訪客車位

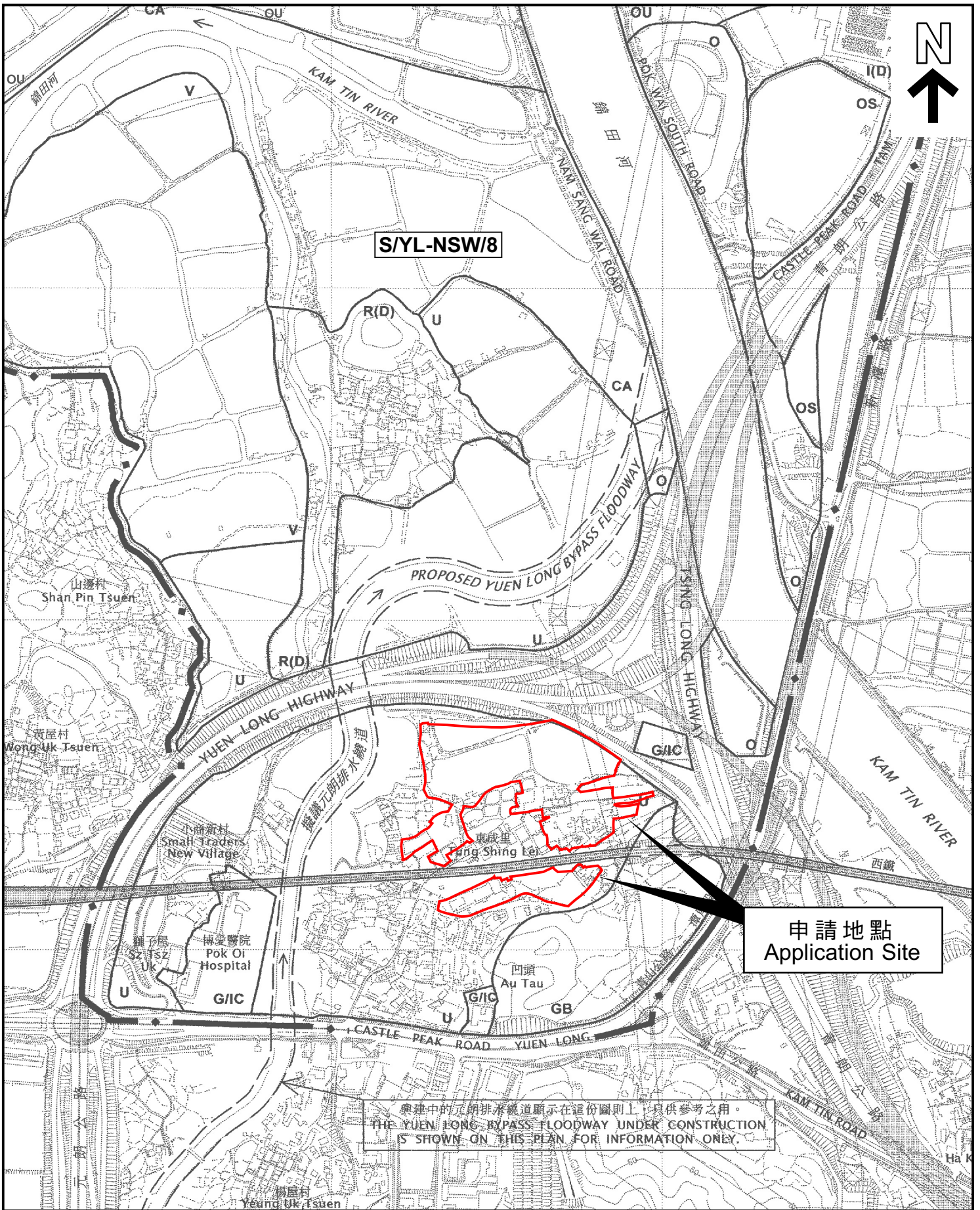
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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
<u>Plans and Drawings 圖則及繪圖</u>		
Indicative Layout plan/ Master layout plan 作指示用途的布局設計圖／總綱發展藍圖	<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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Supplementary figures for transport facilities arrangement</u> <u>運輸設施補充插圖</u>		
<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 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 public transport assessment of the traffic impact assessment</u> <u>經修訂的交通影響評估(公共交通評估)</u>		
<u>Replacement pages of the revised environmental assessment and sewerage impact assessment</u> <u>環境評估及排污影響評估替代頁</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。



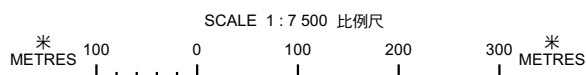
位置圖 LOCATION PLAN

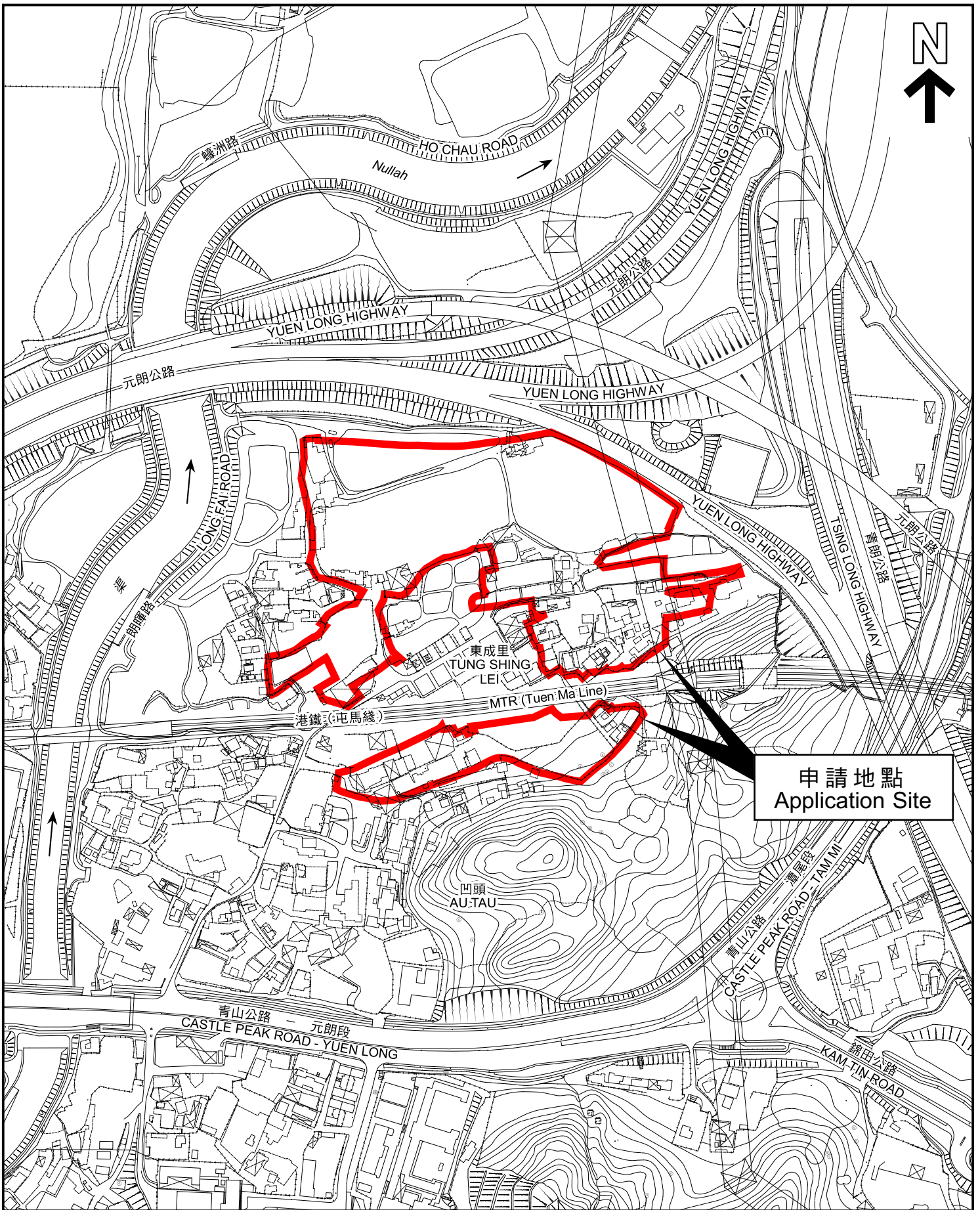
本摘要圖於2022年12月13日擬備，
 所根據的資料為於2006年10月17日
 核准的分區計劃大綱圖編號 S/YL-NSW/8
 EXTRACT PLAN PREPARED ON 13.12.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-NSW/8 APPROVED ON 17.10.2006

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

參考編號
 REFERENCE No.

A/YL-NSW/293





平面圖 SITE PLAN

本摘要圖於2022年12月13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 13.12.2022
 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.

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、經修訂的交通影響評估(公共交通評估)、經修訂的環境評估替代頁、經修訂的排污影響評估替代頁、運輸設施補充插圖和已修正的園境設計圖。

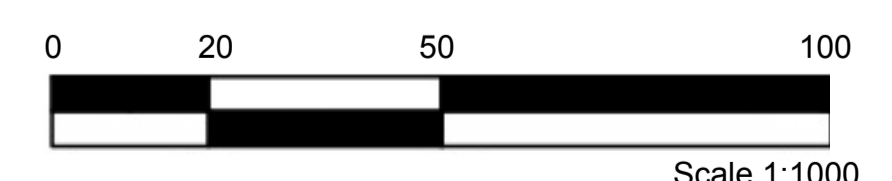
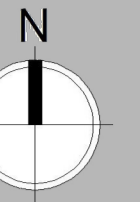
The applicant submitted further information including a table of responses to departmental comments, revised public transport assessment of the traffic impact assessment, replacement pages of the environmental assessment, replacement pages of the revised sewerage impact assessment, supplementary figures for transport facilities arrangement and rectified landscape plans.

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.

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 | |



Legend

- ① villa area
- ② terrace flowering planting
- ③ club house & swimming pool
- ④ children play area (C2A)
- ⑤ roof garden
- ⑥ entrance A
- ⑦ entrance B
- ⑧ eco-lake
- ⑨ camping site B
- ⑩ water front deck
- ⑪ viewing platform
- ⑫ conservation area
- ⑬ picnic area
- ⑭ camping site A
- ⑮ entrance E
- ⑯ ecological trail
- ▲ major vehicular access point
- ▲ pedestrian access point
- - site boundary
- - fence wall

