

**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 25.7.2023  
因應於 2023 年 7 月 25 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 31,811 sq. m 平方米 (Includes Government Land of about 包括政府土地約 10,457 sq. m 平方米)		
Plan 圖則	Section 12A application 第 12A 條申請 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		
	Further information received 接獲進一步資料 Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 錦田北分區計劃大綱草圖編號 S/YL-KTN/10		
Zoning 地帶	Section 12A application 第 12A 條申請 "Residential (Group C) 2" and "Open Space" 「住宅(丙類)2」及「休憩用地」		
	Further information received 接獲進一步資料 "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 20 - 30	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		337
	Private Car Parking Spaces 私家車車位		323
	- Private Housing		(include 4 accessible car parking spaces 包括 4 個暢通易達泊車位)
	- Social Welfare Facility		5
	Motorcycle Parking Spaces 電單車車位		14
	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 Layby 輕型巴士停車處		1
	Ambulance Layby 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。

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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 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 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 Preservation Proposal and Tree Survey 樹木補償建議及樹木調查	<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 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"/>
<b><u>Revised noise impact assessment 經修訂的噪音影響評估</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.

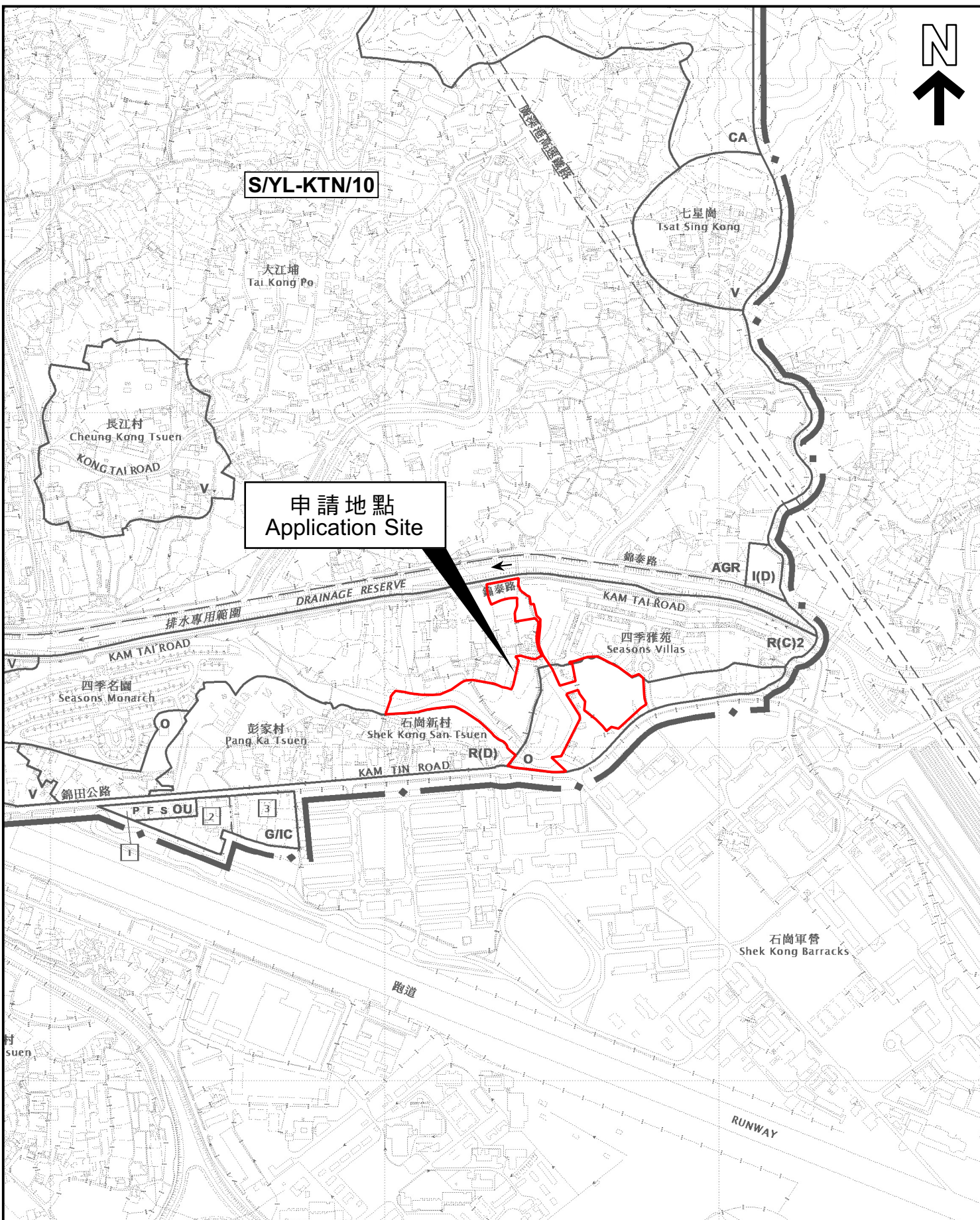
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





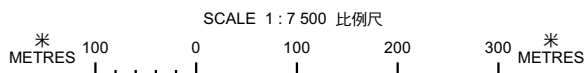
S/YL-KTN/10

申請地點  
Application Site



本摘要圖於2023年8月1日擬備，  
所根據的資料為於2023年1月6日  
展示的分區計劃大綱圖編號 S/YL-KTN/10  
EXTRACT PLAN PREPARED ON 1.8.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/10 EXHIBITED ON 6.1.2023

### 位置圖 LOCATION PLAN



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（包括噪音影響評估及樹木補償建議及樹木調查）及景觀影響評估和空氣流通評估的替代頁。


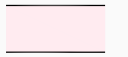

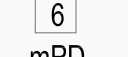


The applicant submitted further information, including responses to departmental comments, revised technical assessments (including noise impact assessment and tree preservation proposal and tree survey) and replacement pages for landscape impact assessment and air ventilation assessment.

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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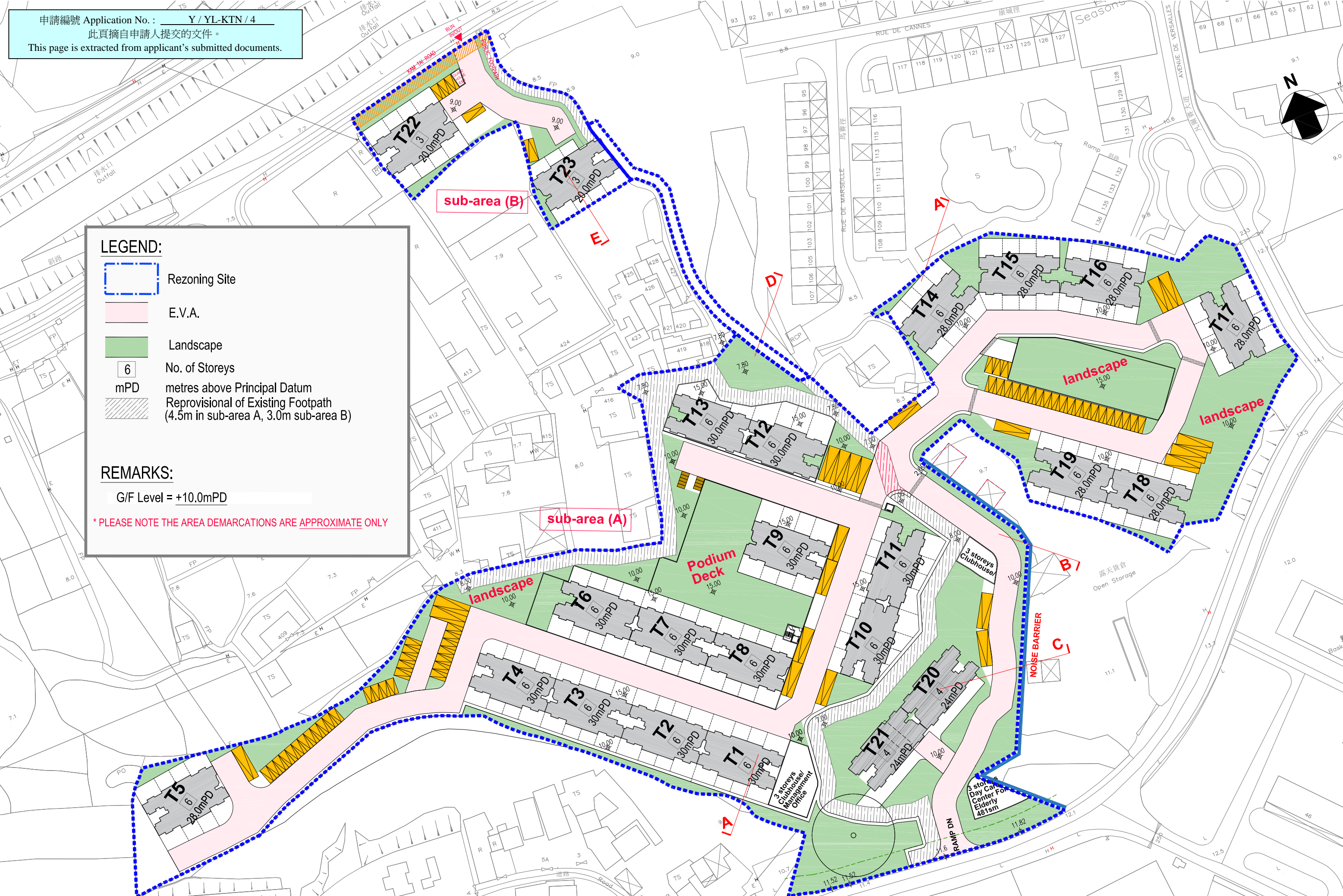
**LEGEND:**

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

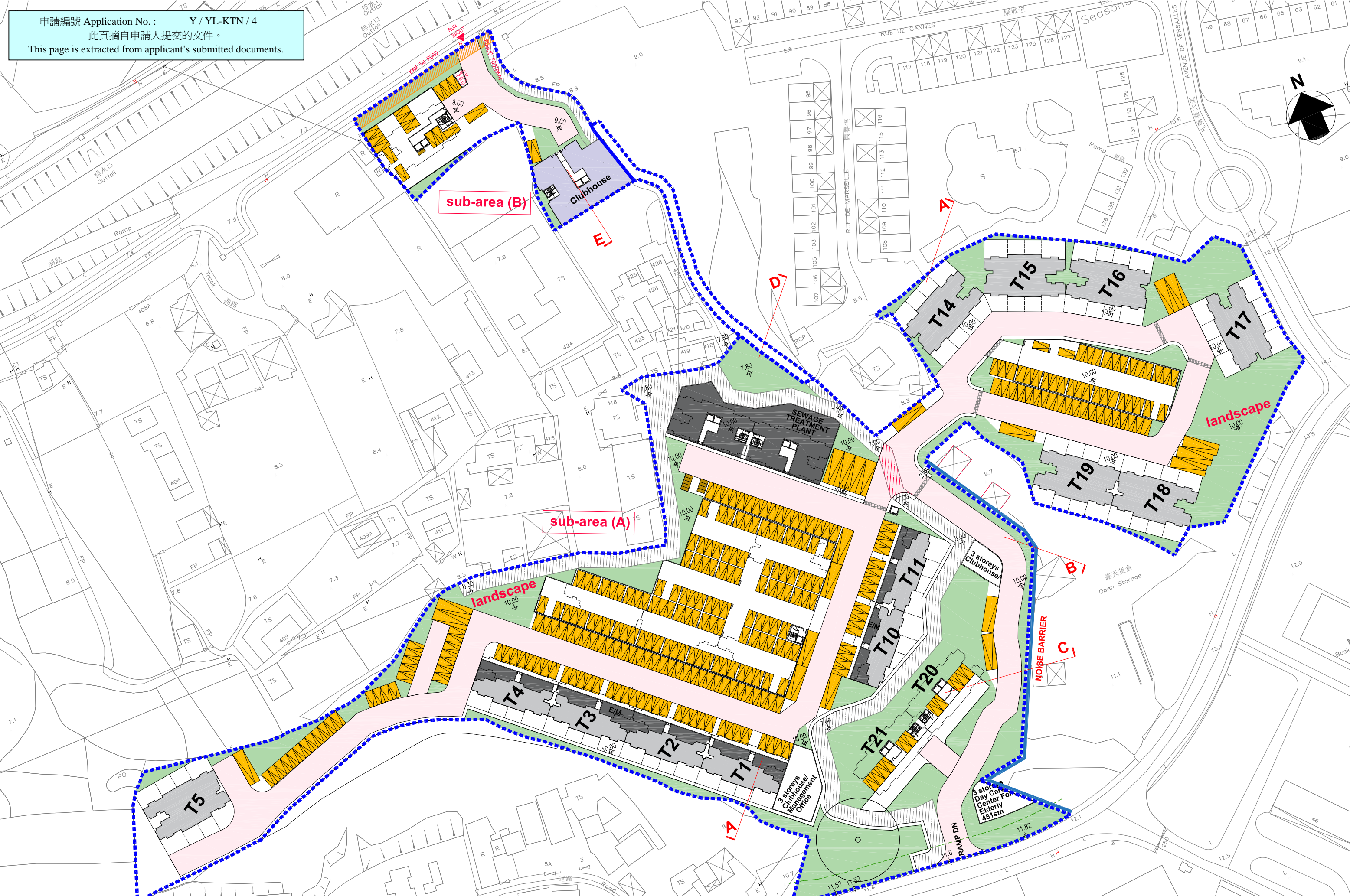
**REMARKS:**

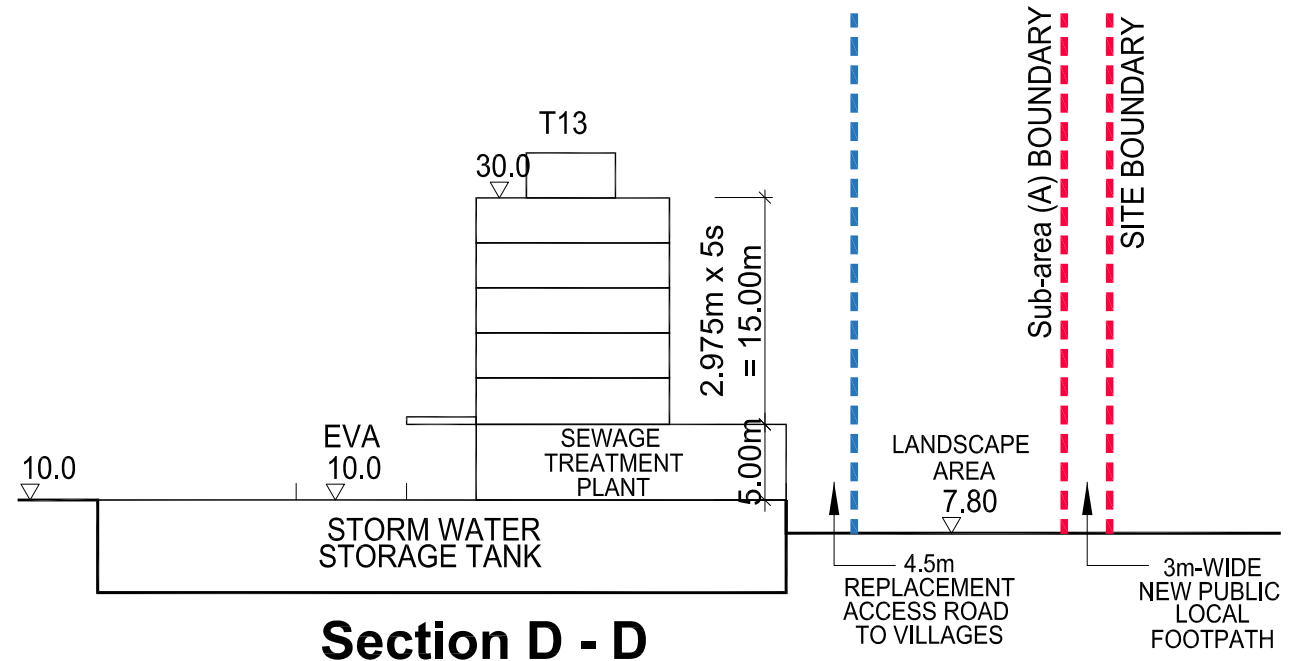
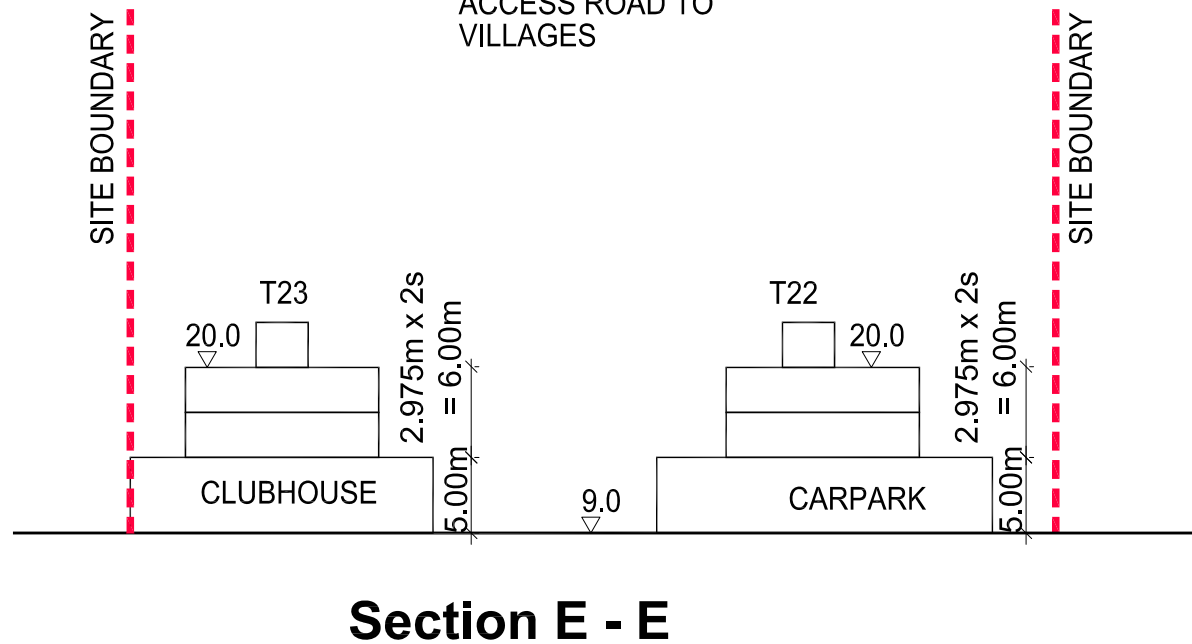
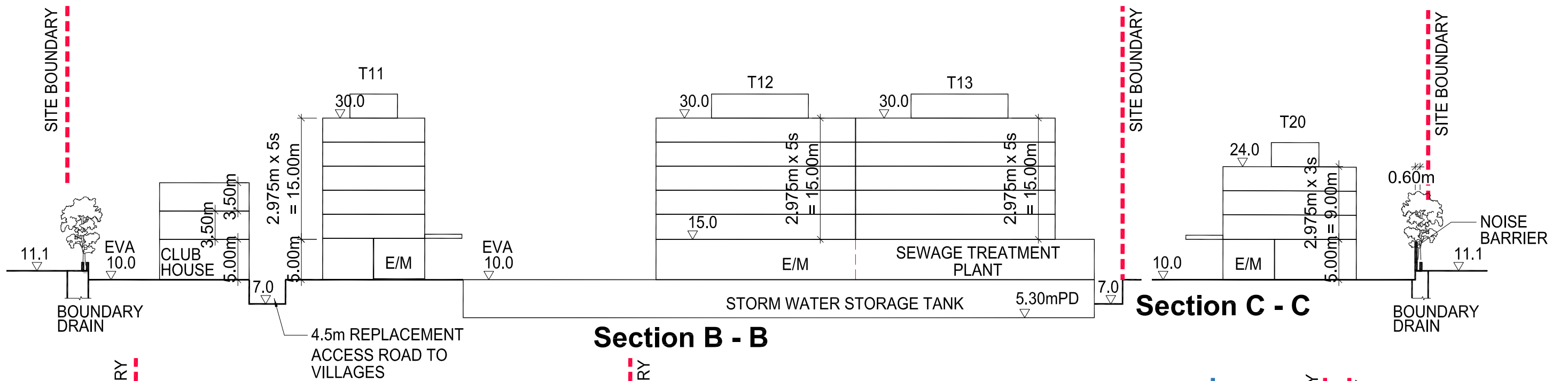
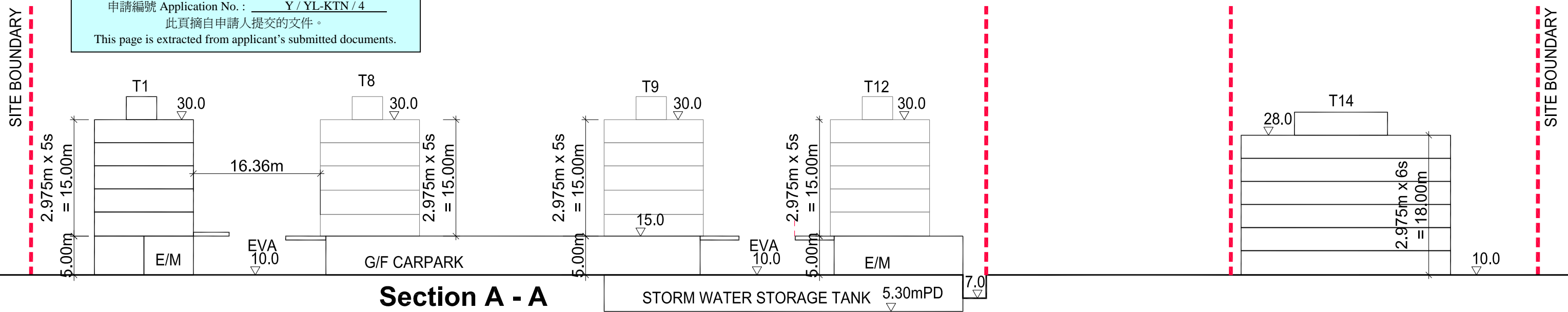
G/F Level = +10.0mPD

\* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY











**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
- 15 Grand Lawn



申請編號 Application No. :        Y / YL-KTN / 4  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**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.

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			
	<b>Landscape Master Plan - All Levels</b>			
SCALE	A.S.	DATE	FEB 2023	
CHECKED	CF	DRAWN	BC	
FIGURE NO.	Figure 4.1			REV
				D

**SCENIC Landscape Studio Limited**  
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