

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/HSK/474**

關乎申請編號 A/HSK/474 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 11.8.2023

因應於 2023 年 8 月 11 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/HSK/474		
Location/address 位置／地址	Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories 新界元朗橋頭圍丈量約份第 127 約地段第 361 號 A 分段（部分）、第 362 號（部分）及第 422 號（部分）和毗連政府土地		
Site area 地盤面積	About 約 15,394 sq. m 平方米 (Includes Government Land of about 包括政府土地約 924 sq. m 平方米)		
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2		
Zoning 地帶	"Other Specified Uses" annotated "Mixed Use" 「其他指定用途」註明「混合用途」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development 擬議略為放寬地積比率限制，以作准許的住宅及商業發展		
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 86,591.25	About 約 5.625
	Non-domestic 非住用	About 約 21,166.75	About 約 1.375
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	5	Residential Towers (sitting on retail podium) 住宅大廈（座落在零售平台上）
Building height/No.	Domestic	-	m 米

of storeys 建築物高度／ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		45	mPD 米(主水平基準上)
		7	Storey(s) 層
		2	Exclude 不包括 Basement 地庫
	Composite 綜合用途	-	m 米
		160	mPD 米(主水平基準上)
		47	Storey(s) 層
		2 1	Exclude 不包括 Basement 地庫 Transfer Plate 轉換層
Site coverage 上蓋面積	Not more than 不多於		40% above 15 m 米以上 65% below 15 m 米以下
No. of units 單位數目	1,850 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,810	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		949
	Private Car Parking Spaces 私家車車位		551
	Motorcycle Parking Spaces 電單車車位		43
	Bicycle Parking Spaces 單車車位		355
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		33
	Light Goods Vehicle Spaces 輕型貨車車位		19
	Heavy Goods Vehicle Spaces 重型貨車車位		14

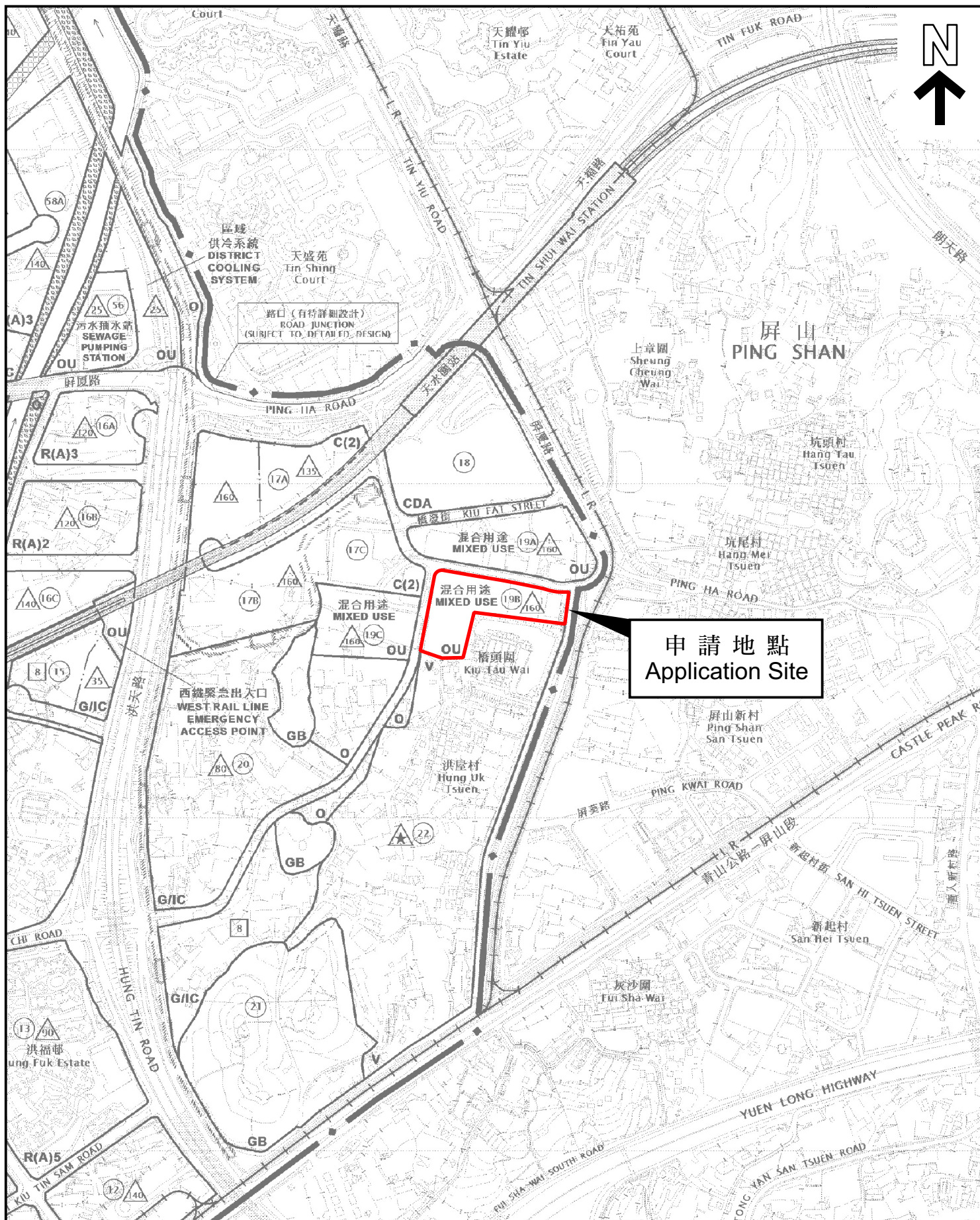
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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 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 checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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>Table of responses to departmental comments 回應部門意見表</u>		
<u>Table of responses to public comments 回應公眾意見表</u>		
<u>Supplementary information in response to comments of Transport Department 回應運輸署意見的補充資料</u>		
<u>Replacement pages of the Planning Statement, Landscape Master Plan and Visual Appraisal 規劃綱領、園境設計總圖及視覺評估的替代頁</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.

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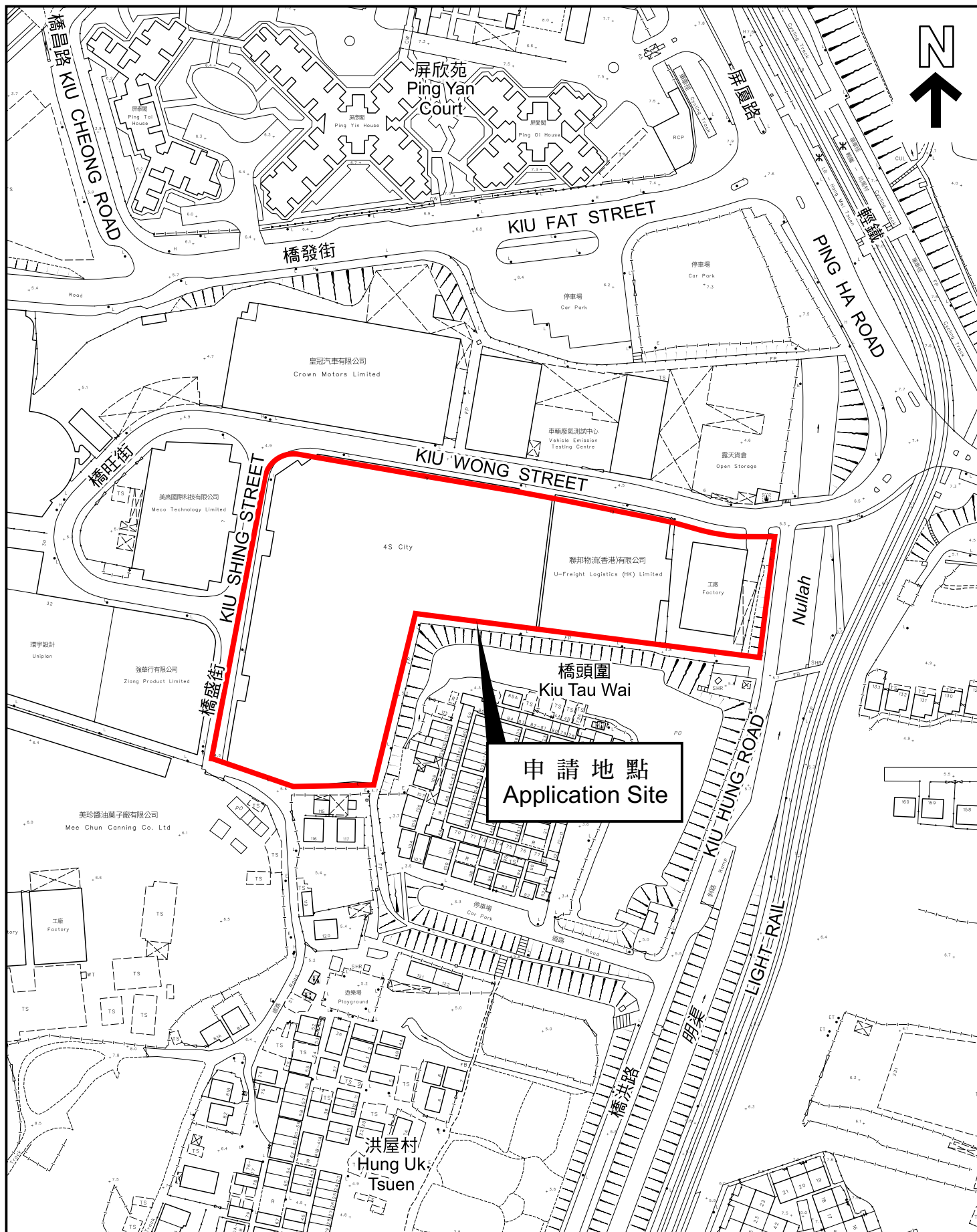
本摘要圖於2023年6月26日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 26.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

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/HSK/474



本摘要圖於2023年6月26日擬備，
所根據的資料為測量圖編號
6-NW-8C 及 6-NW-13A
EXTRACT PLAN PREPARED ON 26.6.2023
BASED ON SURVEY SHEETS No.
6-NW-8C & 6-NW-13A

平面圖 SITE 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.

A/HSK/474

申請編號 Application No. : **A/HSK/474**

備註 Remarks

申請人就收到的部門及公眾意見作出回應，並提交經修訂的交通影響評估、回應運輸署意見的補充資料，以及規劃綱領、園境設計總圖及視覺評估的替代頁。

The applicant provided responses to departmental and public comments, a revised Traffic Impact Assessment, supplementary information in response to comments of Transport Department, and replacement pages of the Supporting Planning Statement, Landscape Master Plan and Visual Appraisal.

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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Existing View



Key Plan



Approved Scheme



Proposed Scheme

Ping Tai House (about 116.5mPD)



Existing View

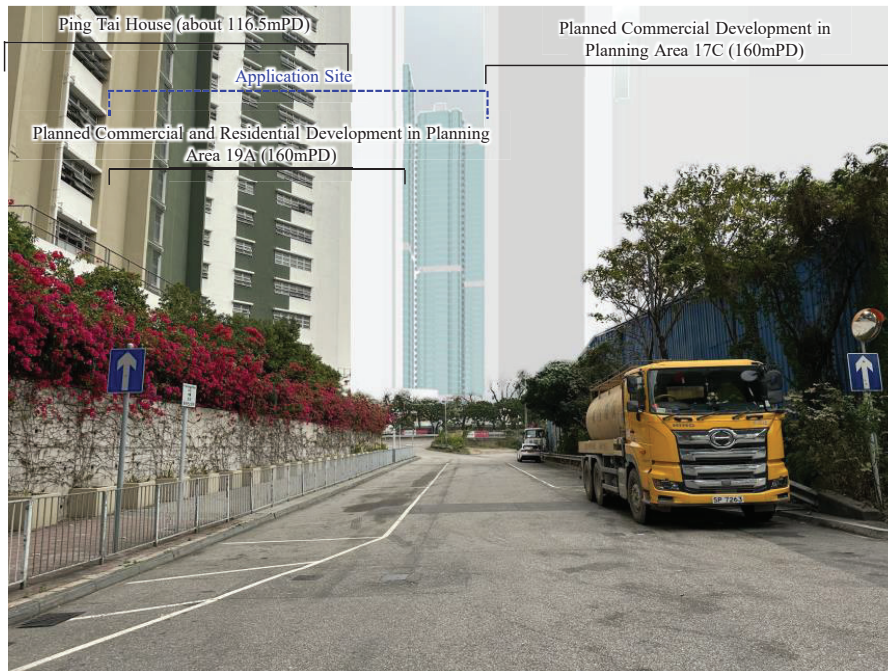
申請編號 Application No. : A / HSK / 474

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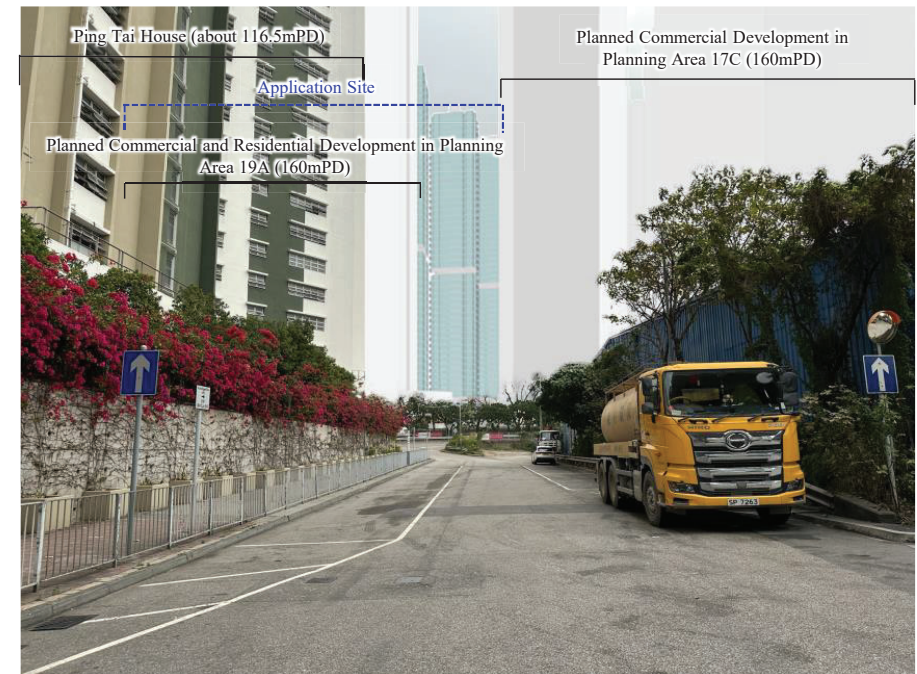
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Key Plan










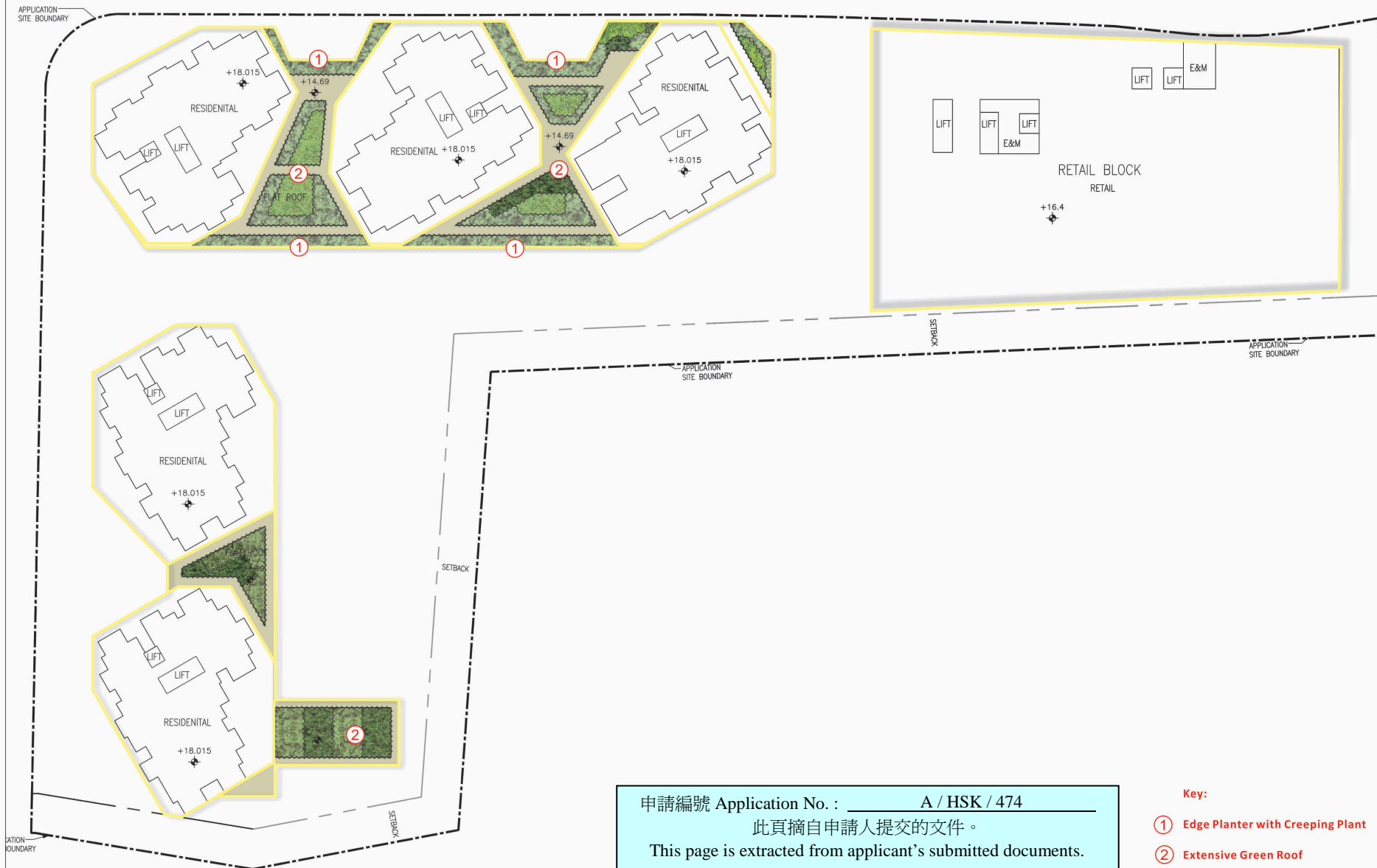
Approved Scheme



Proposed Scheme

LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED SHRUBS AND GROUND COVER
-  PROPOSED LAWN
-  PROPOSED TREE
-  PROFILE OF BUILDING EDGE
-  +3.80
-  PROPOSED PAVING



PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED
MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL
AND COMMERCIAL DEVELOPMENT IN "ORDER
SPECIAL USES" ANNOTATED "MIXED USE"
ZONE AT LOTS 361S.A (PART), 362(PART)
AND 422(PART) IN D.D. 127 AND ADJOINING
GOVERNMENT LAND, KIU TAU WAI, YUEN LONG,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(2/F AND TRANSFER PLATE LEVEL)

PROJECT No. C2315

DRAWING No. LMP04

SCALE : 1:600

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP04

REV	DESCRIPTION	DATE
A	GENERAL REVISION	JUL 2023
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FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔譚臣道5-11號
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

申請編號 Application No. : A / HSK / 474

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Key:

- ① Edge Planter with Creeping Plant
- ② Extensive Green Roof

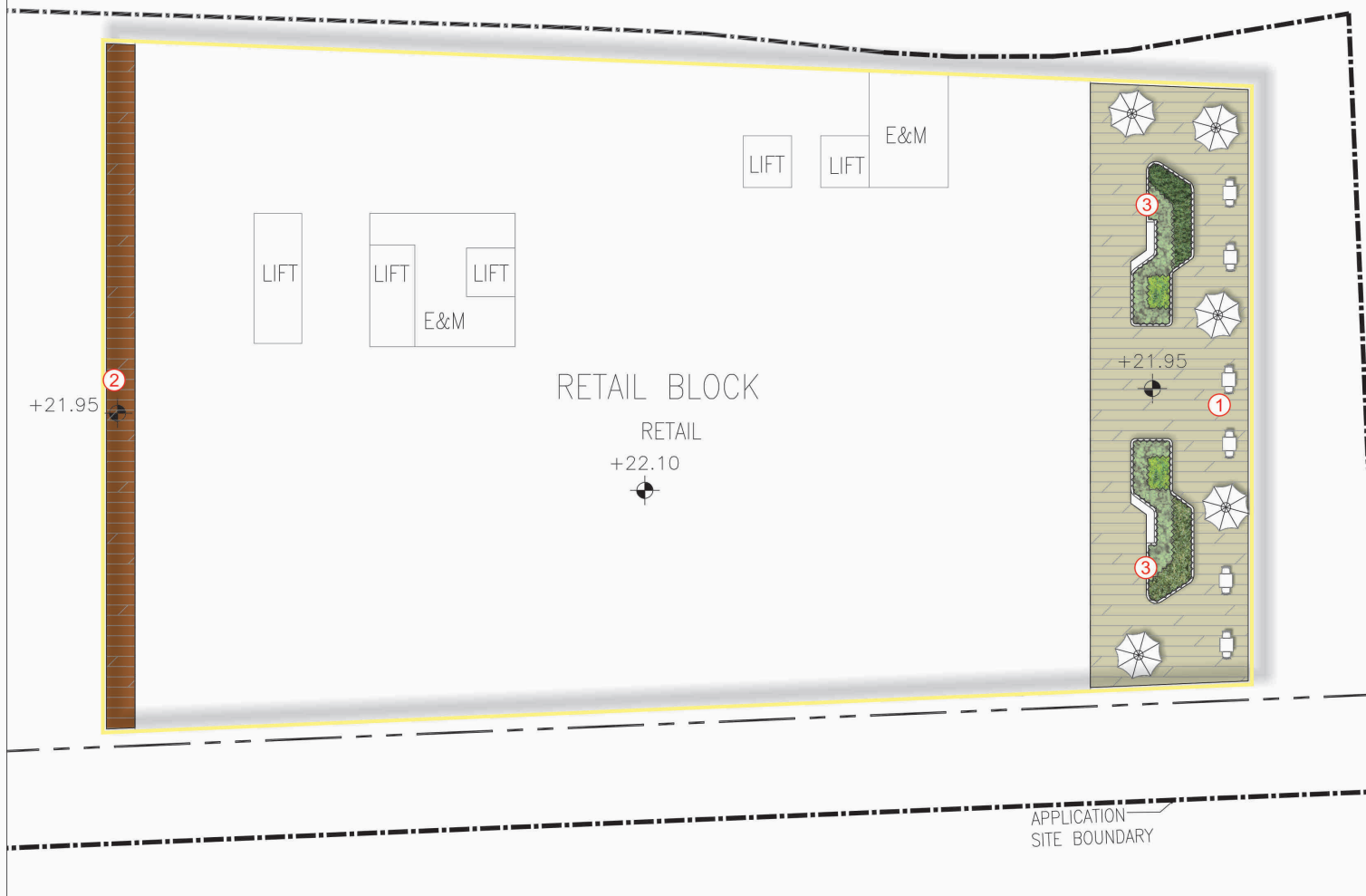
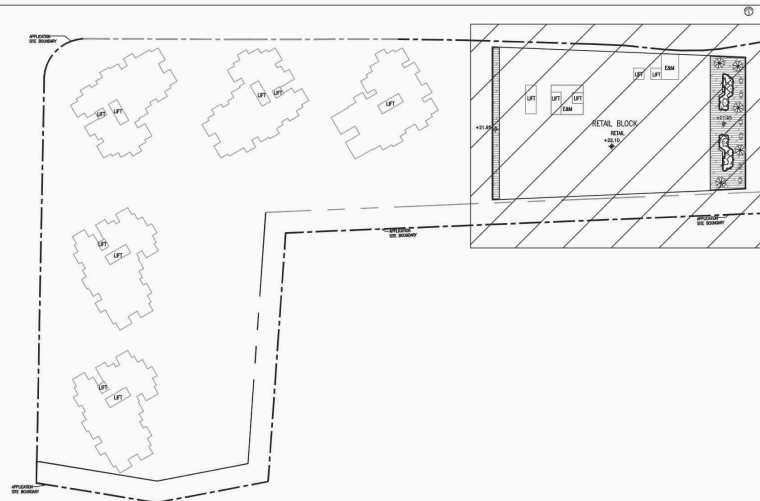
LEGEND:

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- PROPOSED SHRUBS AND GROUND COVER
- PROPOSED LAWN
- PROPOSED TREE
- PROFILE OF BUILDING EDGE
- PROPOSED LEVEL +3.80
- PROPOSED PAVING

申請編號 Application No. : A / HSK / 474

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Key:

- ① Outdoor Dining Area
- ② Viewing Platform
- ③ Planter with Seat Bench

PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED
MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL
AND COMMERCIAL DEVELOPMENT IN "ORDER
SPECIAL USES" ANNOTATED "MIXED USE"
ZONE AT LOTS 361S.A (PART), 362(PART)
AND 422(PART) IN D.D. 127 AND ADJOINING
GOVERNMENT LAND, KIU TAU WAI, YUEN LONG,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(3/F)

PROJECT No. C2315

DRAWING No. LMP05

SCALE : 1:300

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP05

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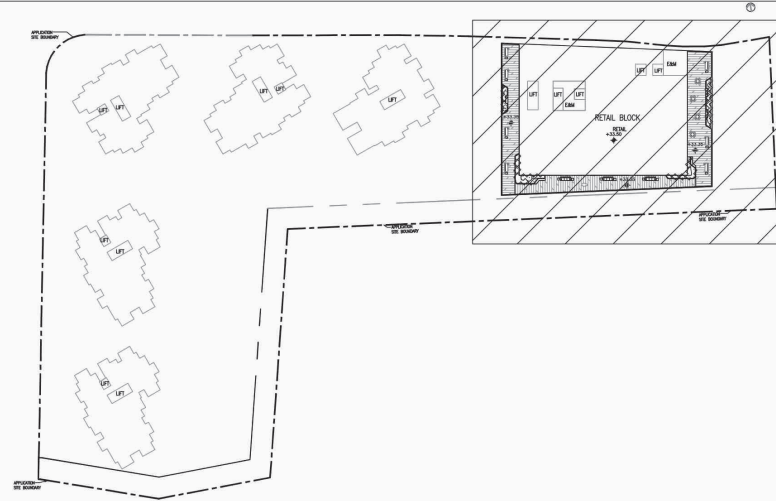
LEGEND:

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申請編號 Application No. : A / HSK / 474

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PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED
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NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(5/F)

PROJECT No. C2315

DRAWING No. LMP06

SCALE : 1:300

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP06

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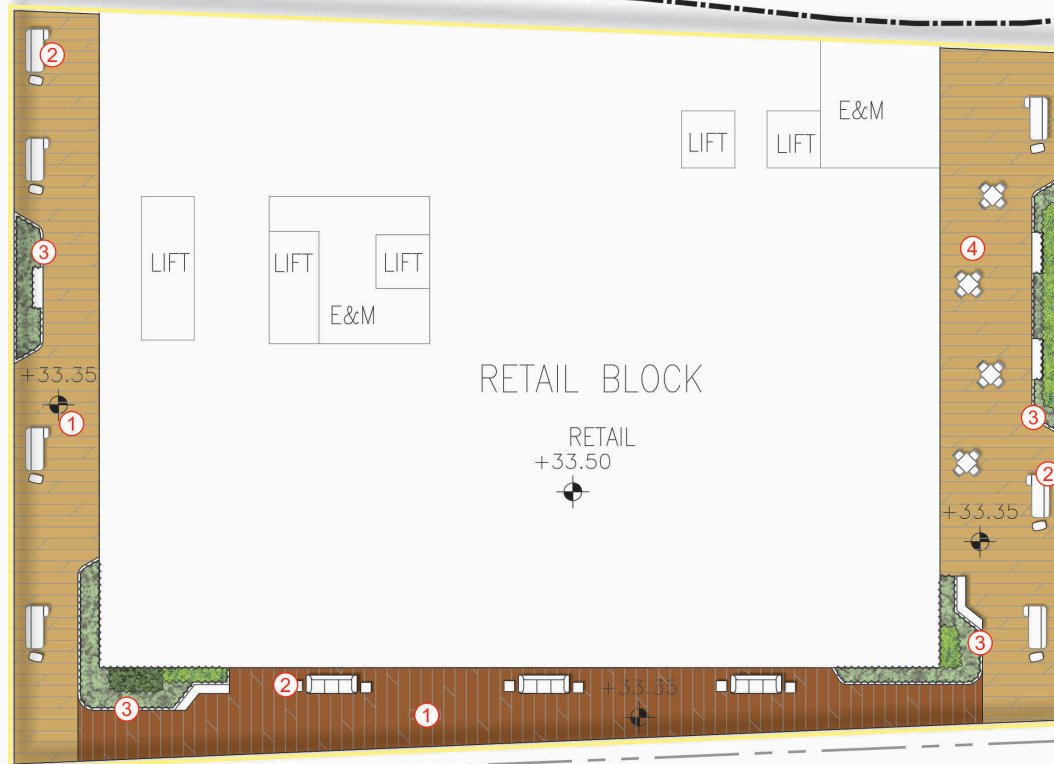
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




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Key:

- ① Viewing Platform
- ② Outdoor Furniture
- ③ Planter with Seat Bench
- ④ Outdoor Dining Area



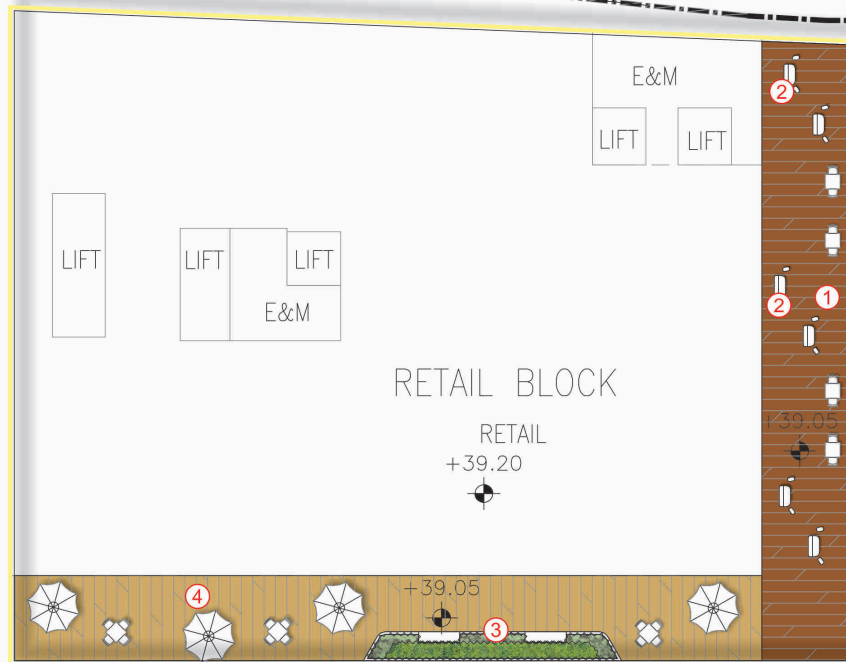
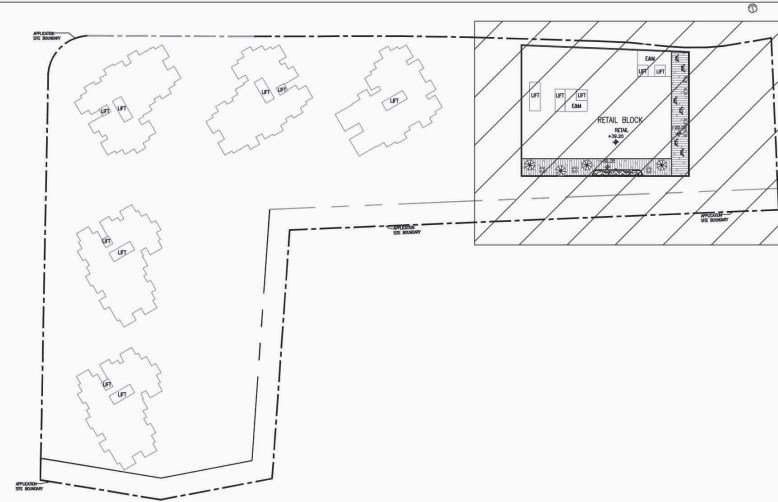
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NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(6/F)

PROJECT No. C2315

DRAWING No. LMP07

SCALE : 1:300

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP07

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





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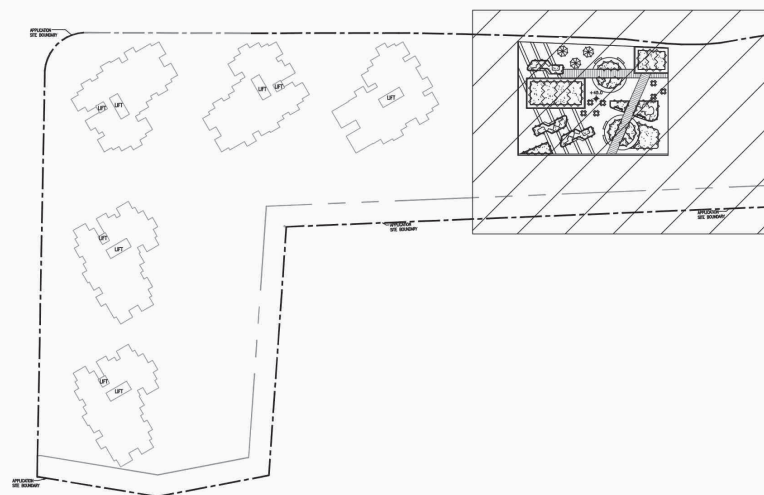
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PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED
MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL
AND COMMERCIAL DEVELOPMENT IN "ORDER
SPECIAL USES" ANNOTATED "MIXED USE"
ZONE AT LOTS 361S.A (PART), 362(PART)
AND 422(PART) IN D.D. 127 AND ADJOINING
GOVERNMENT LAND, KIU TAU WAI, YUEN LONG,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(R/F OF RETAIL BLOCK)

PROJECT No. C2315

DRAWING No. LMP08

SCALE : 1:300

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP08

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

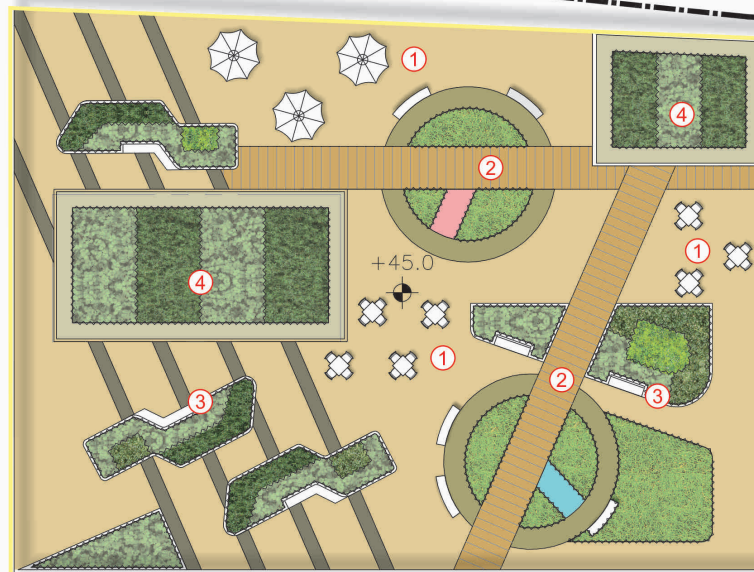
NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX: 2868 2203
香港灣仔譚臣道5-11號
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203



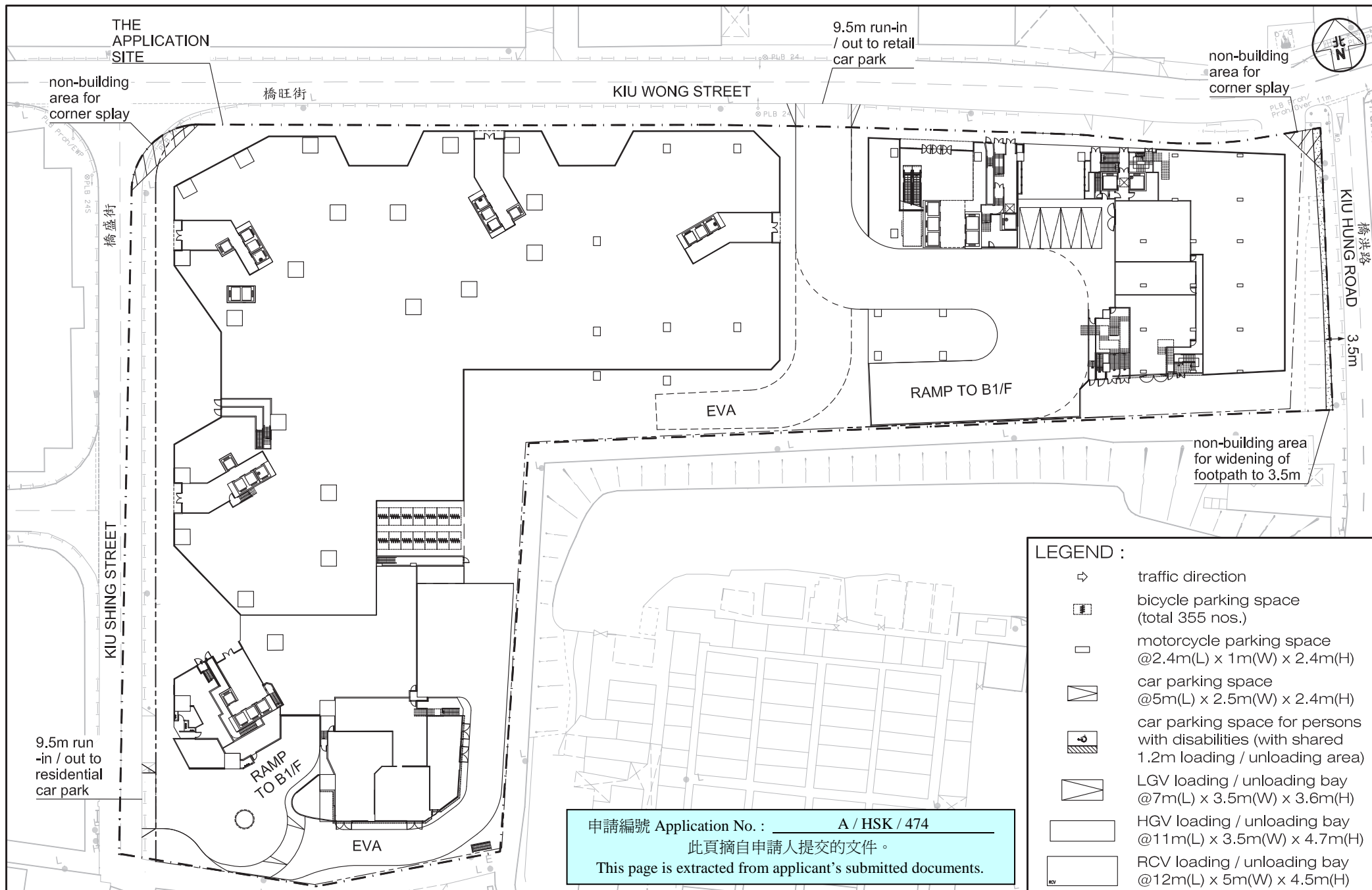
Key:

- ① Outdoor Dining Area
- ② Boardwalk
- ③ Planter with Seat Bench
- ④ Extensive Green Roof

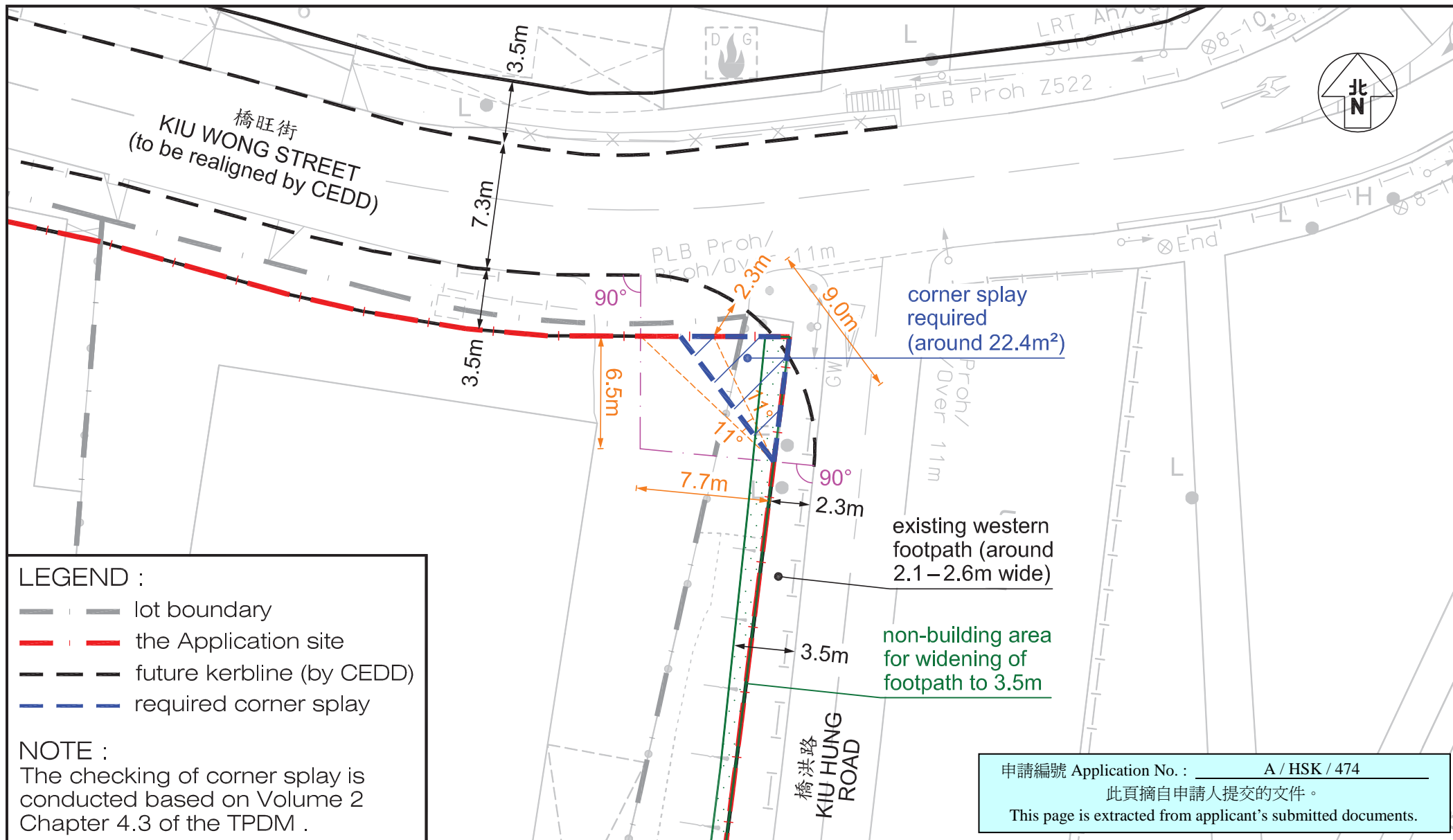
申請編號 Application No. : A / HSK / 474

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Project Title	KTW422B: PROPOSED DEVELOPMENT AT 13 & 19 KIU WONG STREET, TIN SHUI WAI (D.D. 127 LOTS 361 S.A, 362 & 422)					Figure No.	3.2		Revision	R1A		CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title	GROUND FLOOR PLAN					Designed by	Drawn by		Checked by			
						T H C	C C L		K C			
						Scale in A3		Date				
						1 : 600		03 AUG 2023				



申請編號 Application No. : A / HSK / 474
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Project Title	KTW422B: PROPOSED DEVELOPMENT AT 13 & 19 KIU WONG STREET, TIN SHUI WAI (D.D. 127 LOTS 361 S.A, 362 & 422)	J7252	Figure No. 3.5	Revision R1B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk	
Figure Title	REQUIREMENT OF CORNER SPLAY AT KIU WONG STREET / KIU HUNG ROAD		Designed by T H C	Drawn by C C L		Checked by K C
			Scale in A4 1 : 300	Date 03 AUG 2023		

