

**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 11.9.2023

因應於 2023 年 9 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 Basement 不包括地庫
	Composite 綜合用途	-	m 米
		Not more than 不多於 160	mPD 米(主水平基準上)
		47	Storey(s) 層
		2 1	Exclude Basement 不包括地庫 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

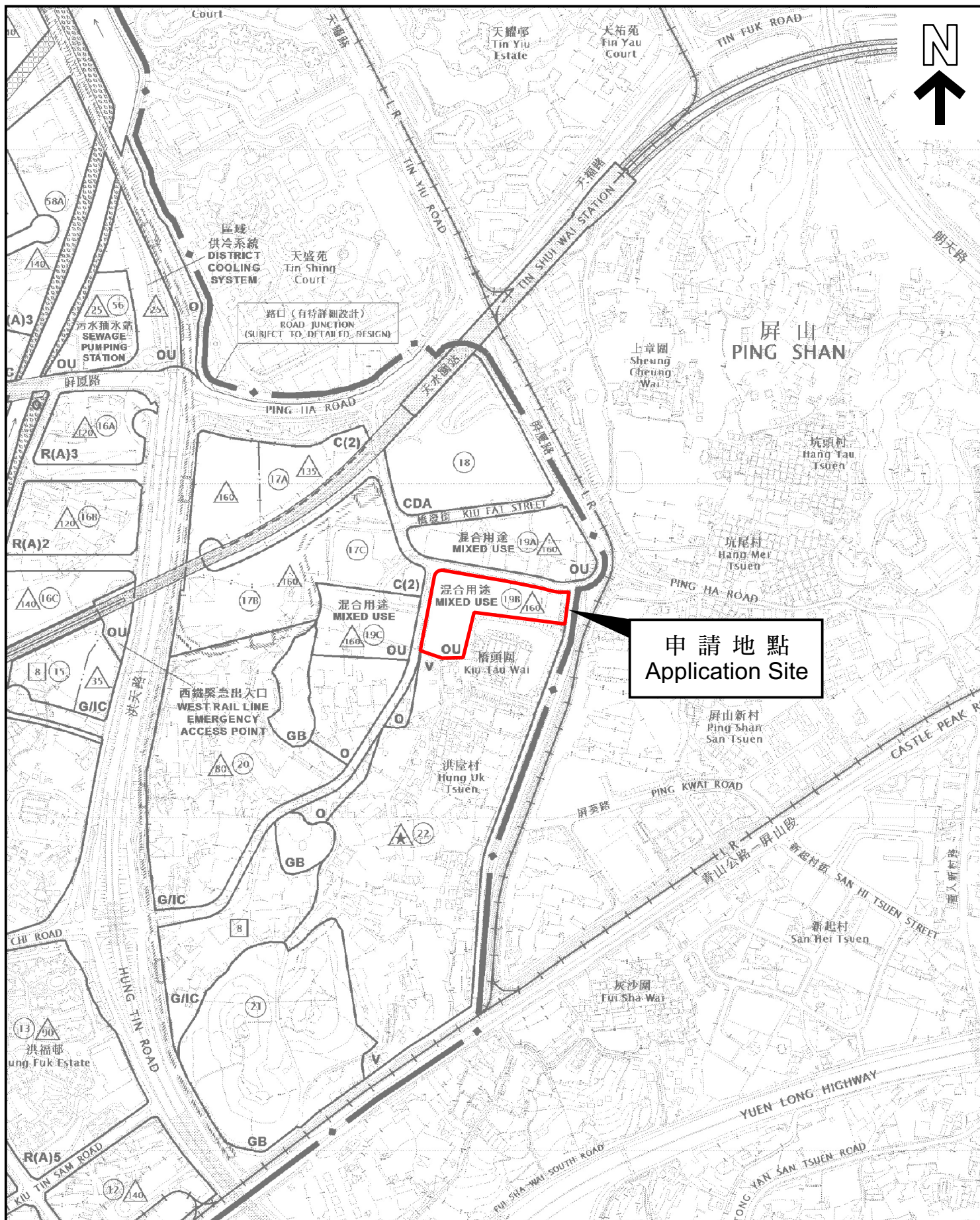
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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>		
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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 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"/>
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Table of responses to departmental comments 回應部門意見表</u>		
<u>Replacement page of the Visual Appraisal 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.

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。



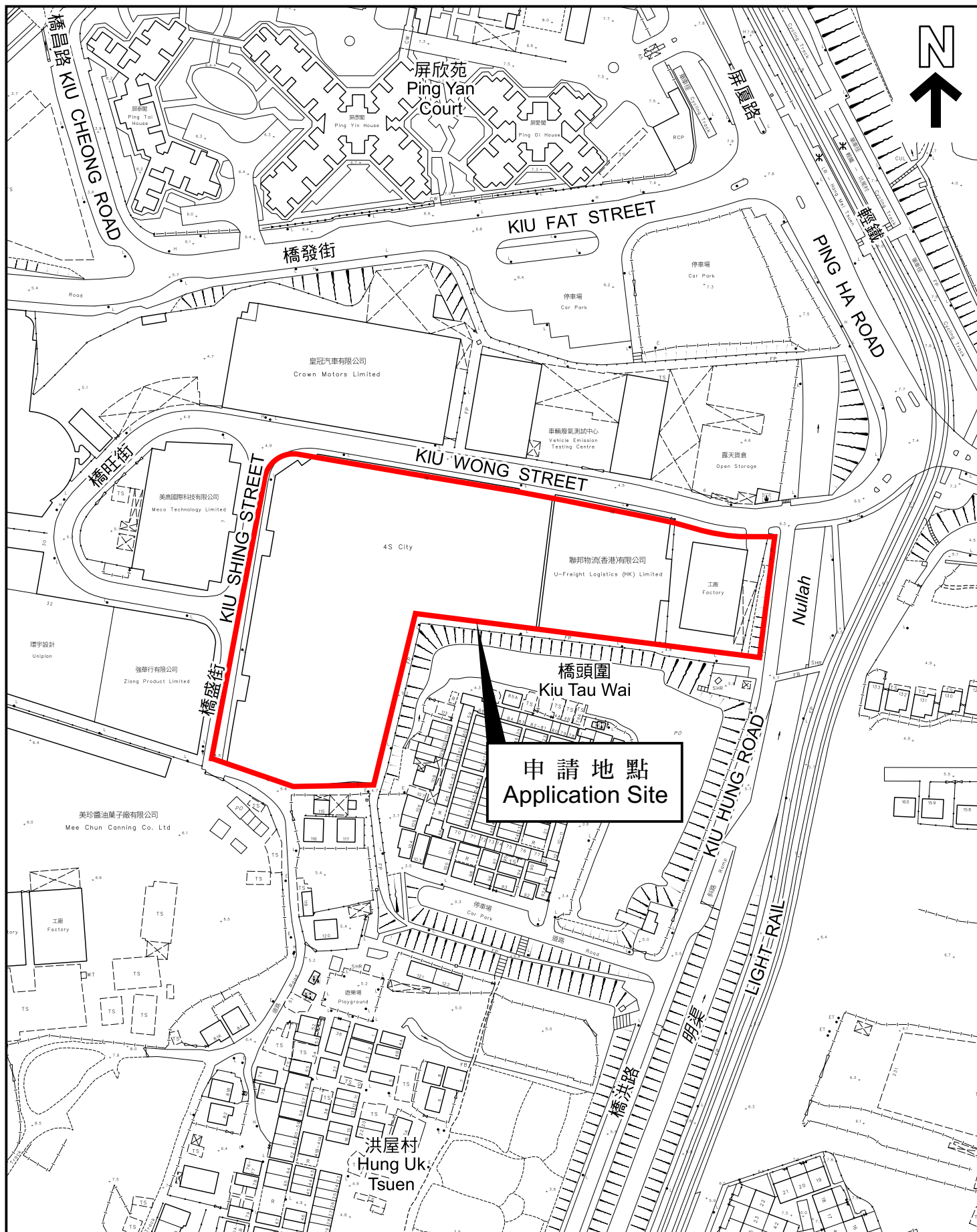
本摘要圖於2023年6月26日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/HSK/2
EXTRACT PLAN PREPARED ON 26.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/HSK/2 APPROVED ON 16.10.2018

位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 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**

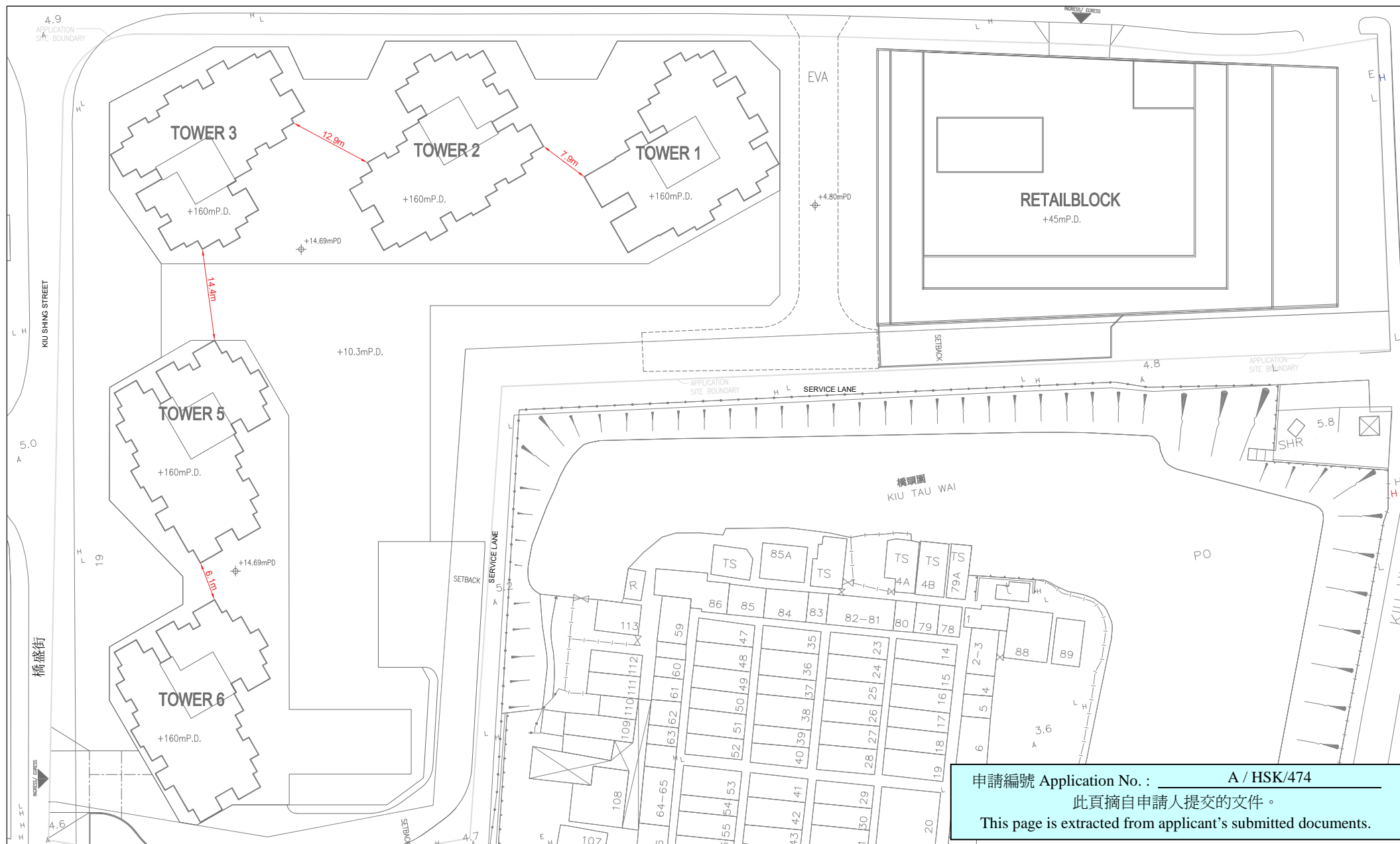
備註 Remarks

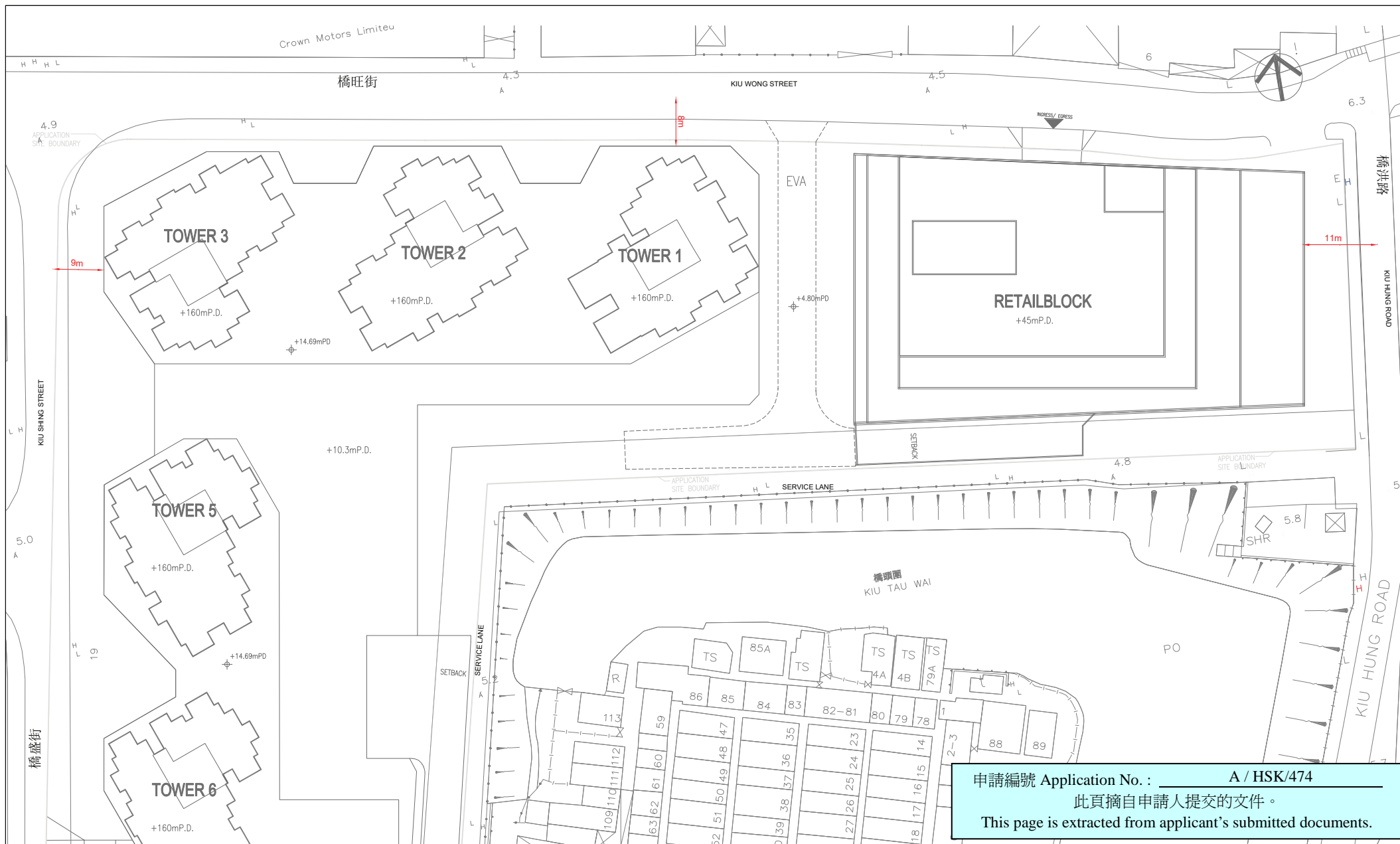
申請人就收到的部門意見作出回應，並提交經修訂的排水影響評估、排污影響評估、環境評估、視覺評估的替代頁，及提交一份新的空氣流通評估。

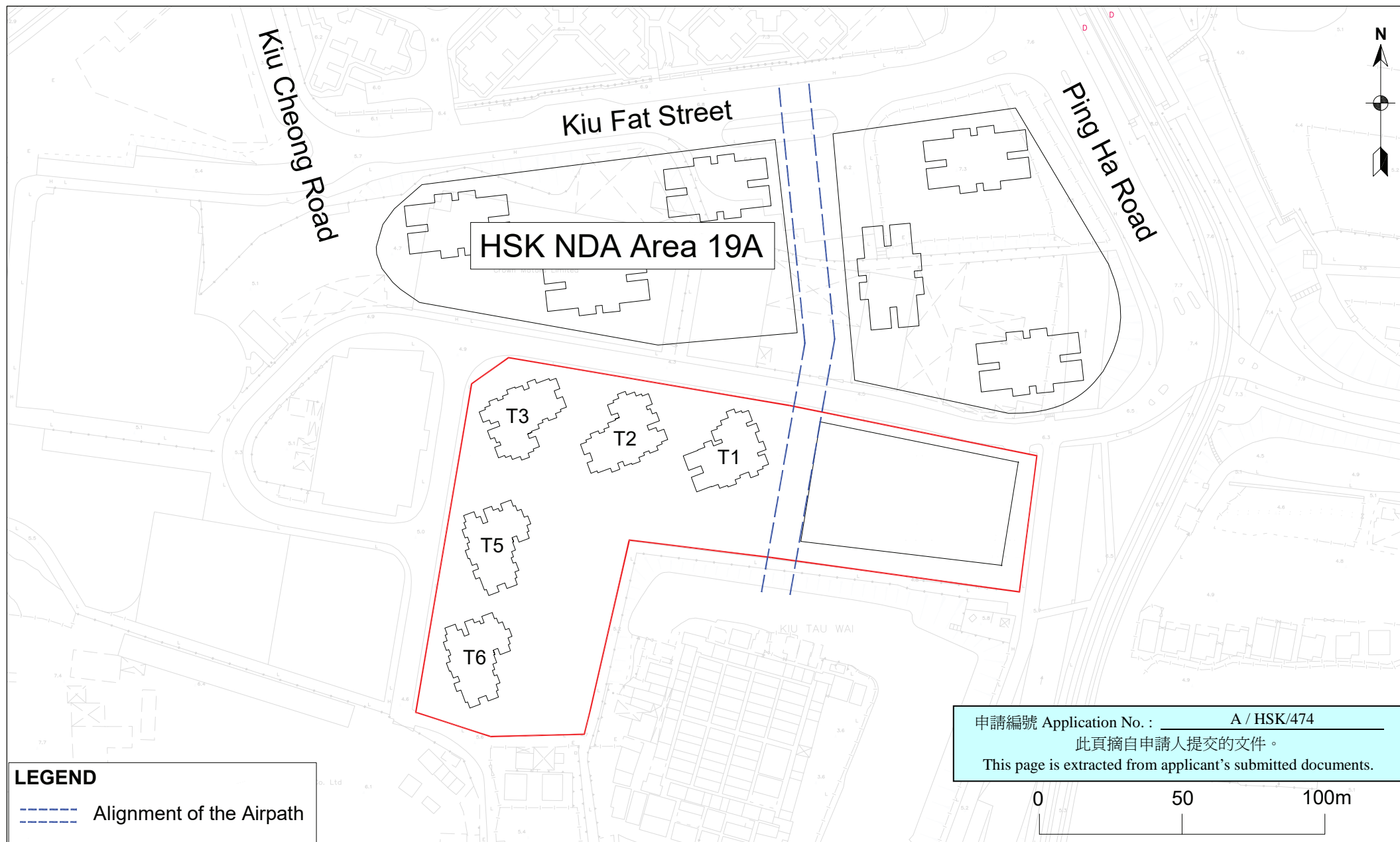
The applicant provided responses to departmental comments, revised Drainage Impact Assessment, Sewerage Impact Assessment, Environmental Assessment, replacement page of Visual Appraisal and included a new Air Ventilation Assessment.

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。

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.

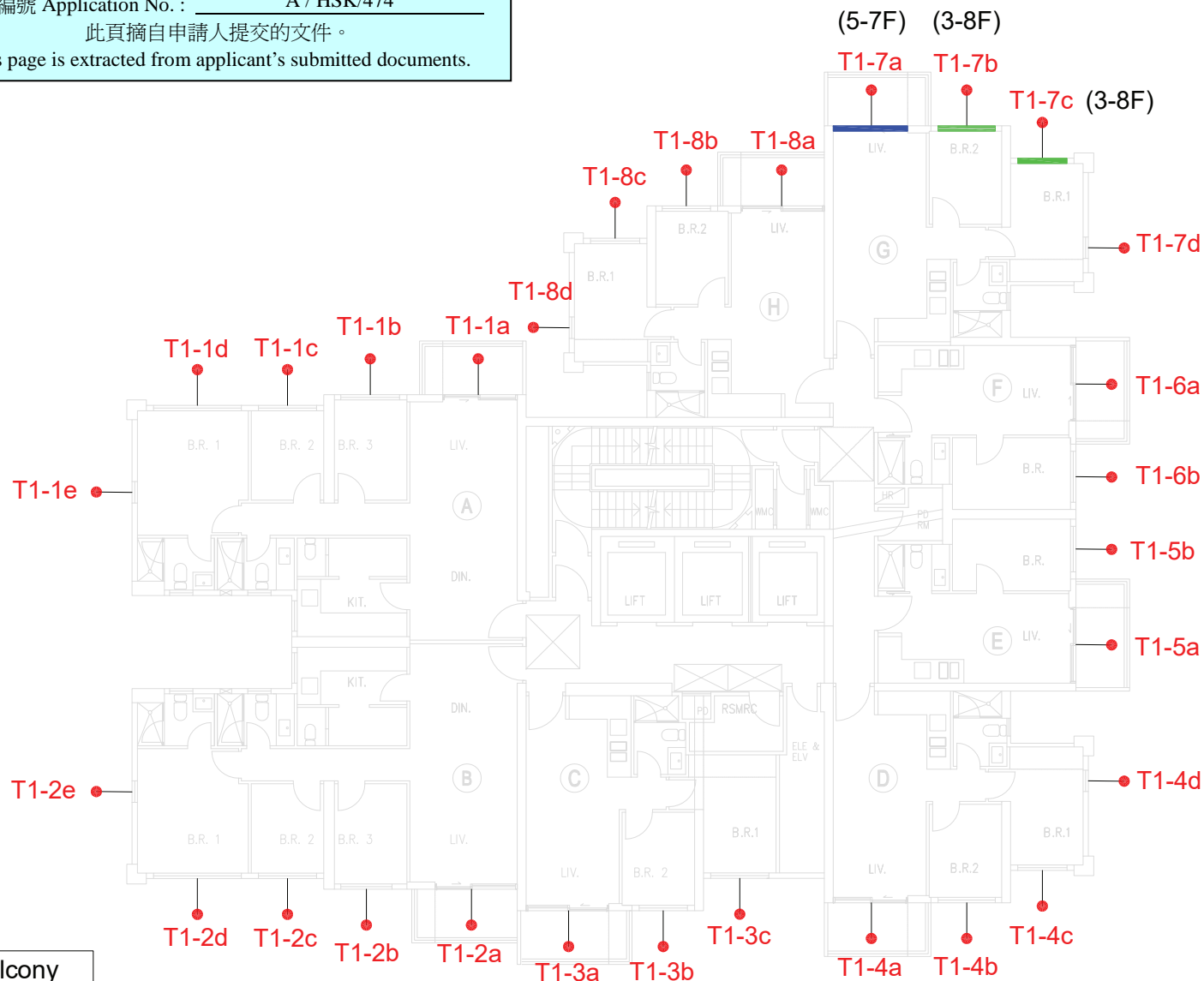
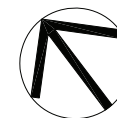






Tower 1

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.



— Acoustic Balcony
 — Acoustic Window

Location of Assessment Points with Mitigation Measures (Tower 1)

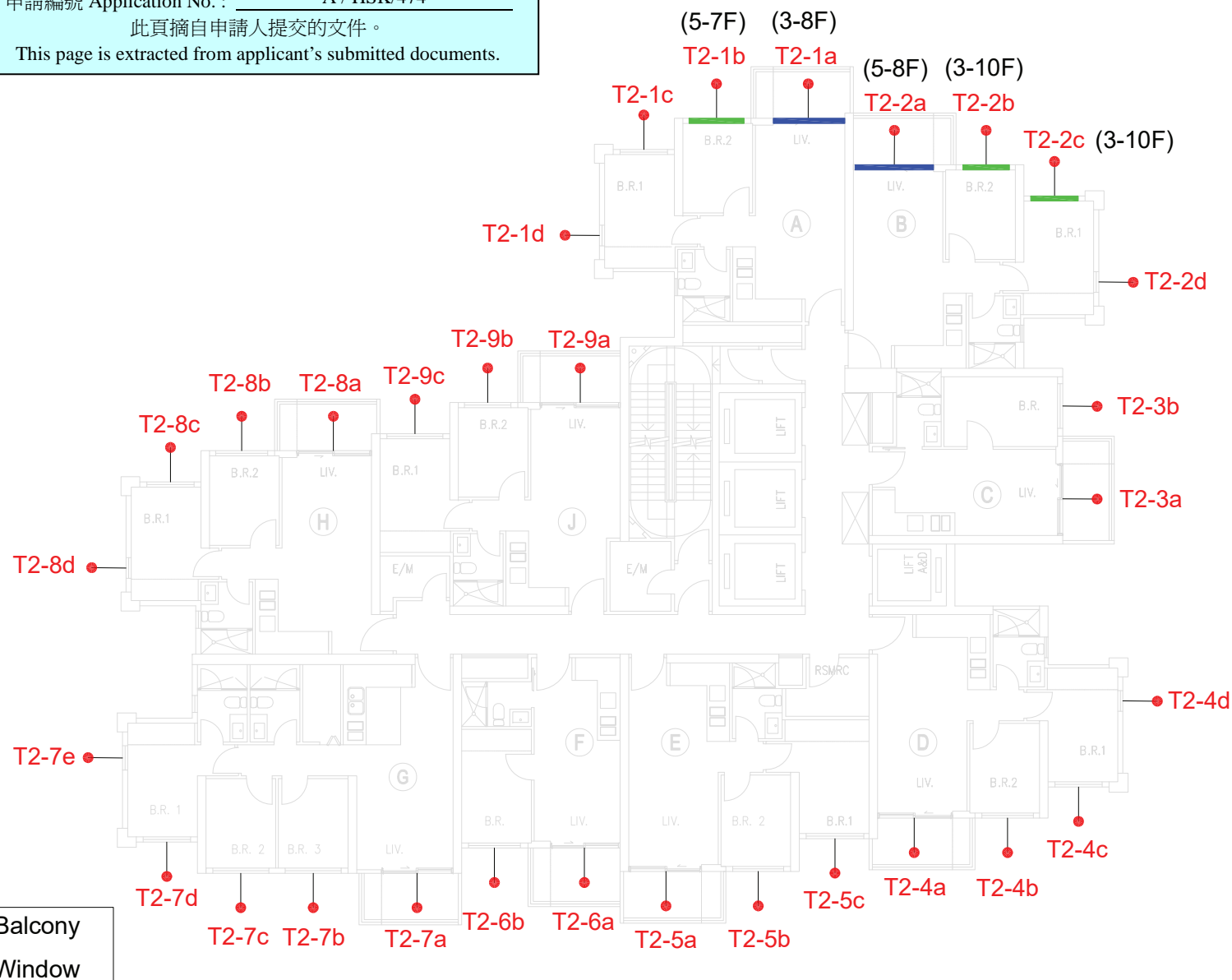
S16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development in "Other Specified Uses" annotated "Mixed Use" Zone at Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories

Figure 4.11

Rev. 0

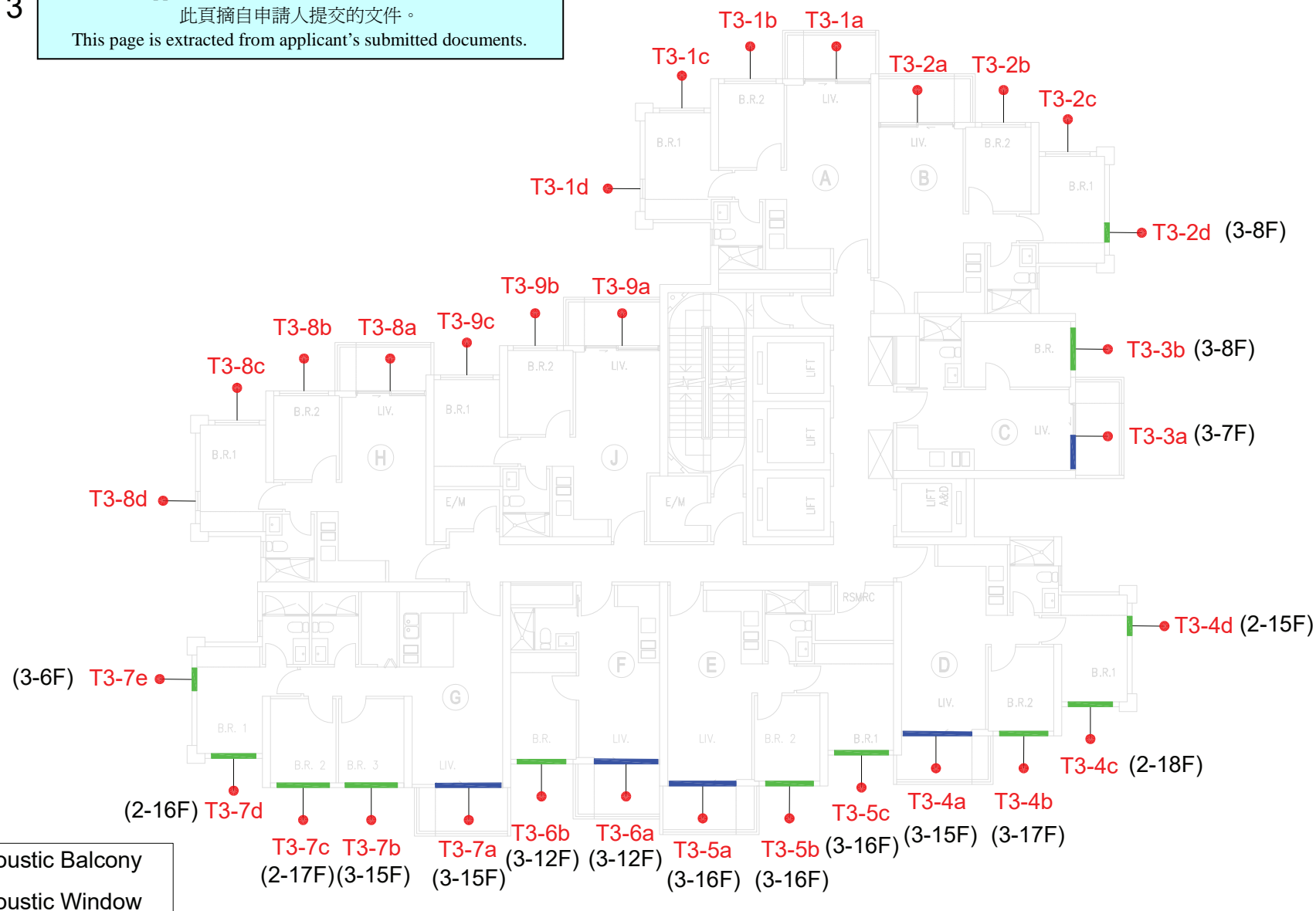
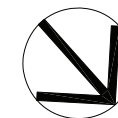
Tower 2

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.



Tower 3

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.



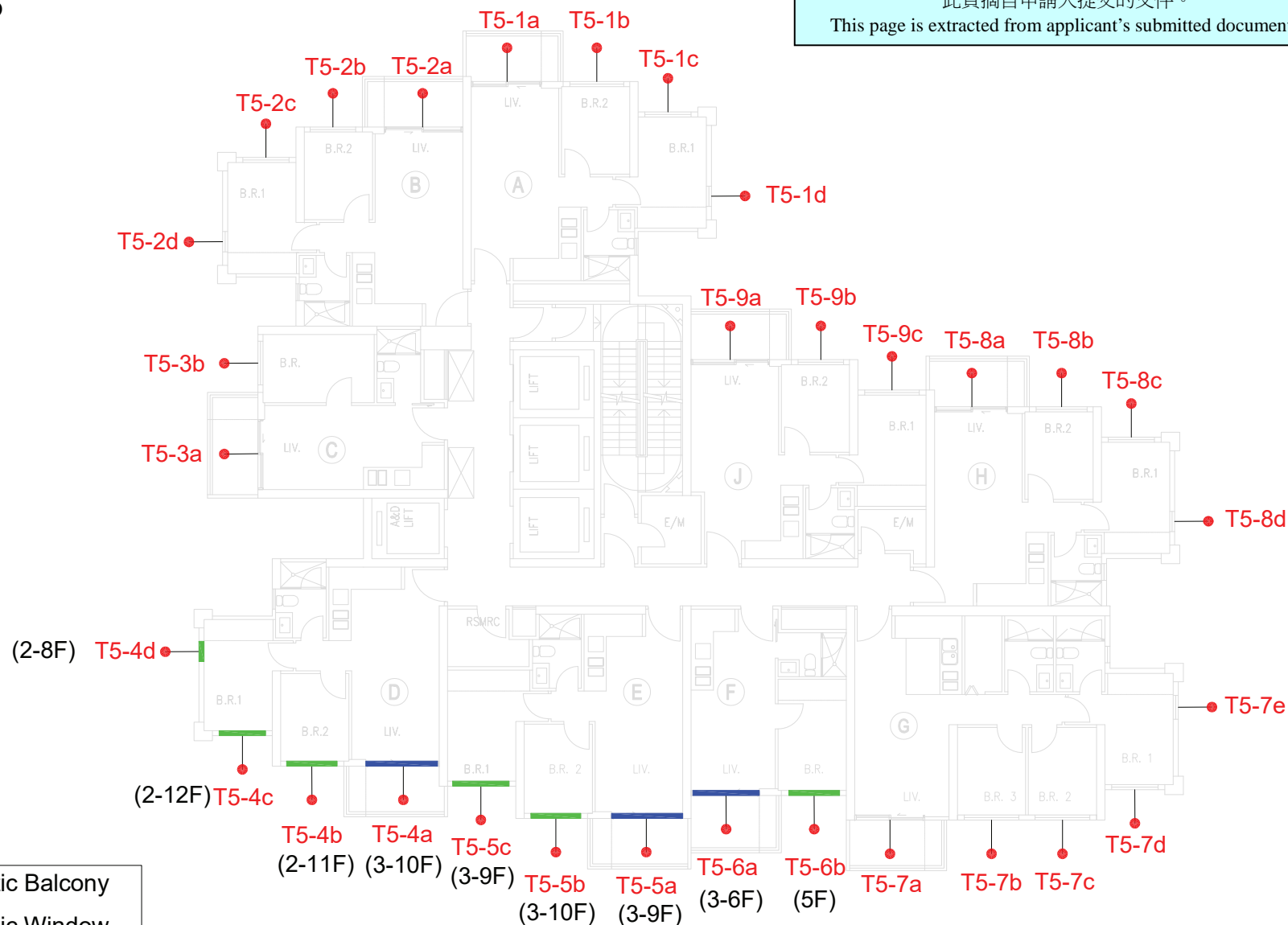
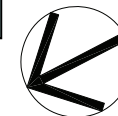
Location of Assessment Points with Mitigation Measures (Tower 3)

Figure 4.13

Rev. 0

Tower 5

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.



— Acoustic Balcony
 — Acoustic Window

S16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development in "Other Specified Uses" annotated "Mixed Use" Zone at 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

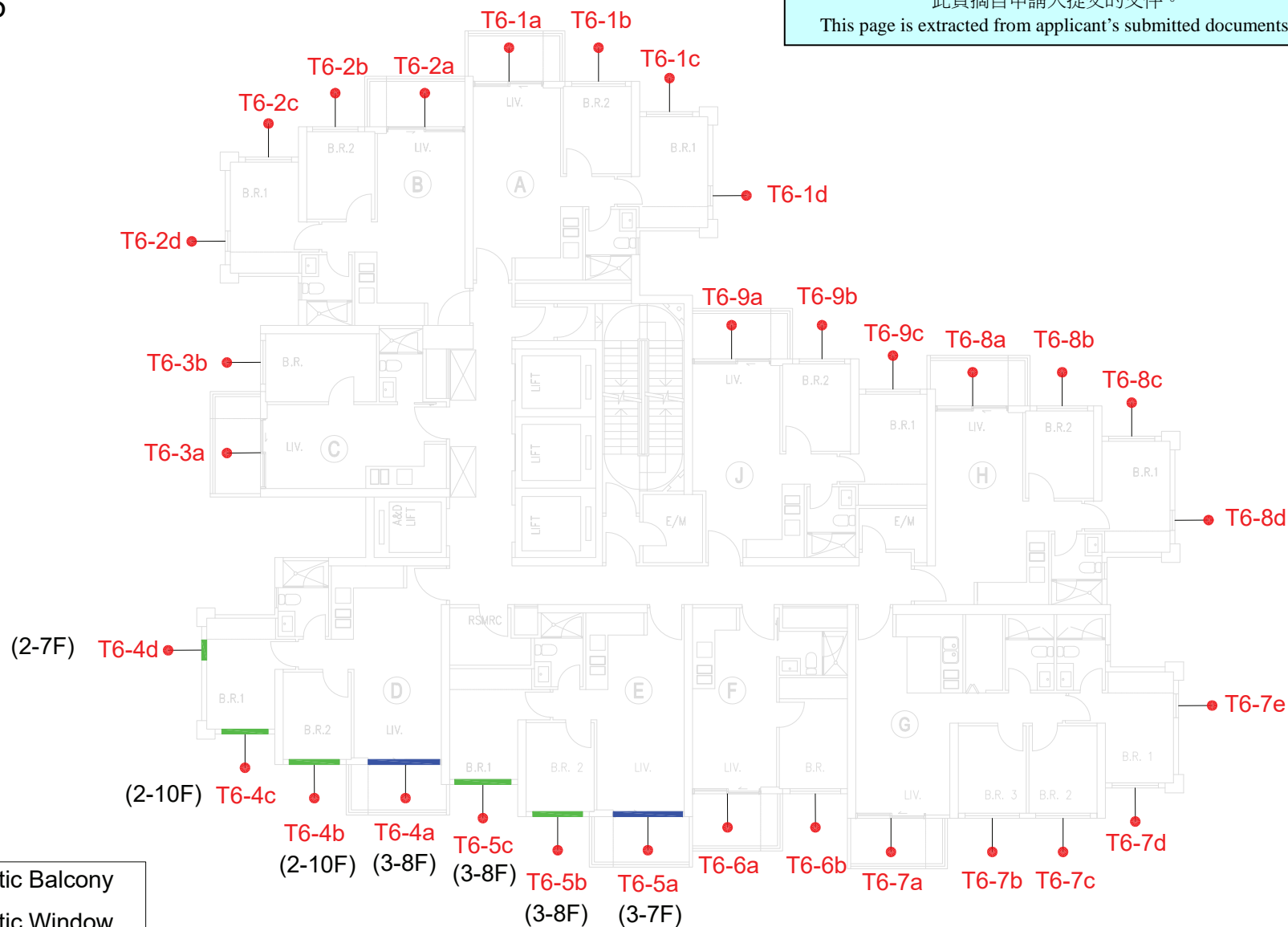
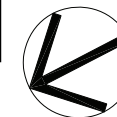
Location of Assessment Points with Mitigation Measures (Tower 5)

Figure 4.14

Rev. 0

Tower 6

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.



— Acoustic Balcony
 — Acoustic Window



S16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development in "Other Specified Uses" annotated "Mixed Use" Zone at 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

Location of Assessment Points with Mitigation Measures (Tower 6)

Figure 4.15

Rev. 0