

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/293
(Review under Section 17)
關乎申請編號 A/YL-NSW/293 的擬議用途/發展的概括發展規範
(根據第 17 條的覆核)**

Revised broad development parameters in view of
the further information received on 8.1.2024
因應於 2024 年 1 月 8 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	<u>Section 16 application 第 16 條申請</u> 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		
	<u>Section 17 Review 第 17 條覆核</u> 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	<u>Section 16 application 第 16 條申請</u> "Undetermined" 「未決定用途」		
	<u>Section 17 Review 第 17 條覆核</u> "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		
Nature of Review 覆核性質	To review the refusal decision of the application 覆核拒絕申請的決定		
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 141,200	About 約 2.635
	Non-domestic 非住用	About 約 5,358	About 約 0.1
No. of block 幢數	Domestic 住用	11 Residential Towers 住宅大樓 9 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/ No. of storeys 建築物高度／層數	Domestic 住用	8 - 134.5	m 米
		12 - 139	mPD 米(主水平基準上)
		2 - 44 1 - 2	Storey(s) 層 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 16 %		
No. of units 單位數目	2,802 Flats 住宅單位 9 Houses 屋宇		
Open space 休憩用地	Private 私人	Not less than 不少於 8,150	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)		1,093
	Private Car Parking Spaces 私家車車位		1,060 ⁽¹⁾
	Motorcycle Parking Spaces 電單車車位		33
	Bicycle Parking Spaces 單車車位		374
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		18
Light Goods Vehicle Spaces 輕型貨車車位		5	
Heavy Goods Vehicle Spaces 重型貨車車位		13	

⁽¹⁾ Including 10 nos. accessible car parking spaces and 55 nos. visitor car parking spaces 包括 10 個暢通易達停車位 55 個訪客車位

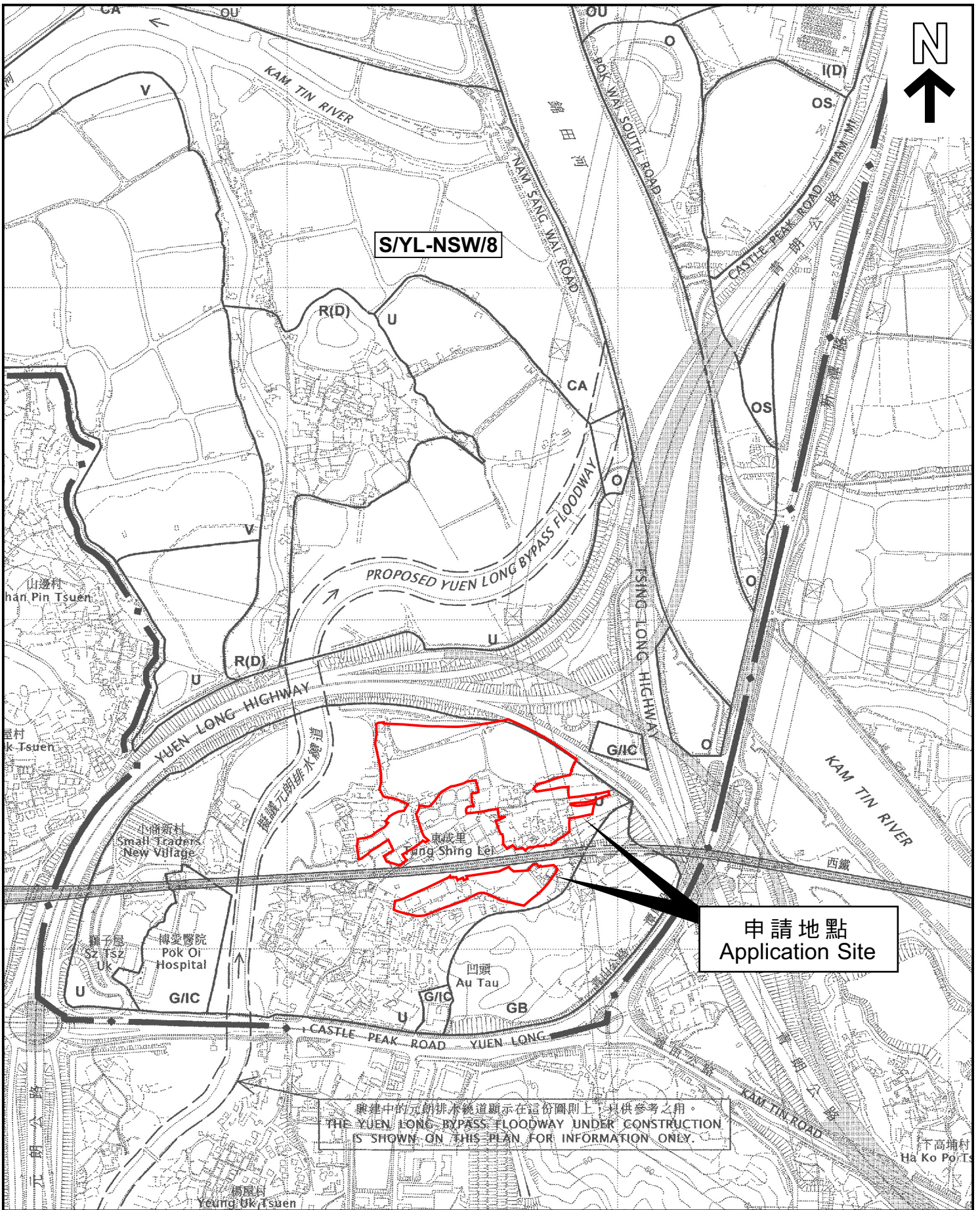
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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 Tree Treatment/Compensation Plans 經修訂的樹木安排/補償圖</u>		
<u>Reports 報告書</u>		
Planning Justifications 規劃理據	<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>Responses-to-comments table 回應意見表</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

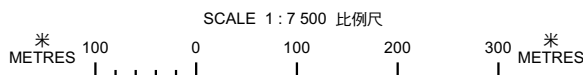
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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2024年1月16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 16.1.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-NSW/8 APPROVED ON 31.10.2006

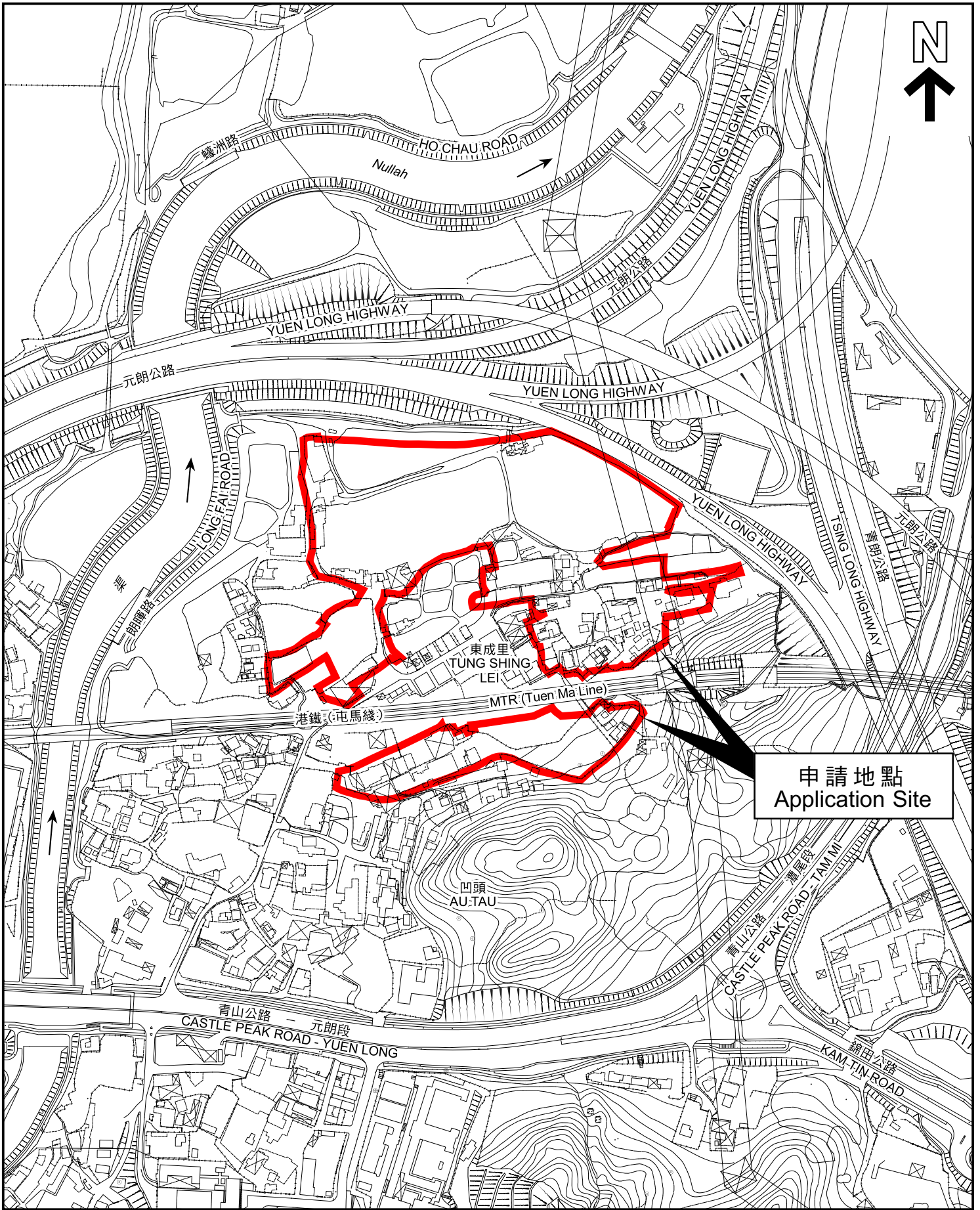
位置圖 LOCATION PLAN
 (覆核申請 REVIEW APPLICATION)



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



本摘要圖於2024年1月16日擬備，
 所根據的資料為測量圖編號
 6-NE-6A、6C 及 6-NW-10B、10D
 EXTRACT PLAN PREPARED ON 16.1.2024
 BASED ON SURVEY SHEETS No.
 6-NE-6A, 6C & 6-NW-10B, 10D

平面圖 SITE PLAN
 (覆核申請 REVIEW APPLICATION)

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A/YL-NSW/293

申請編號 Application No. : A/YL-NSW/293
(覆核申請 Review Application)

備註 Remarks

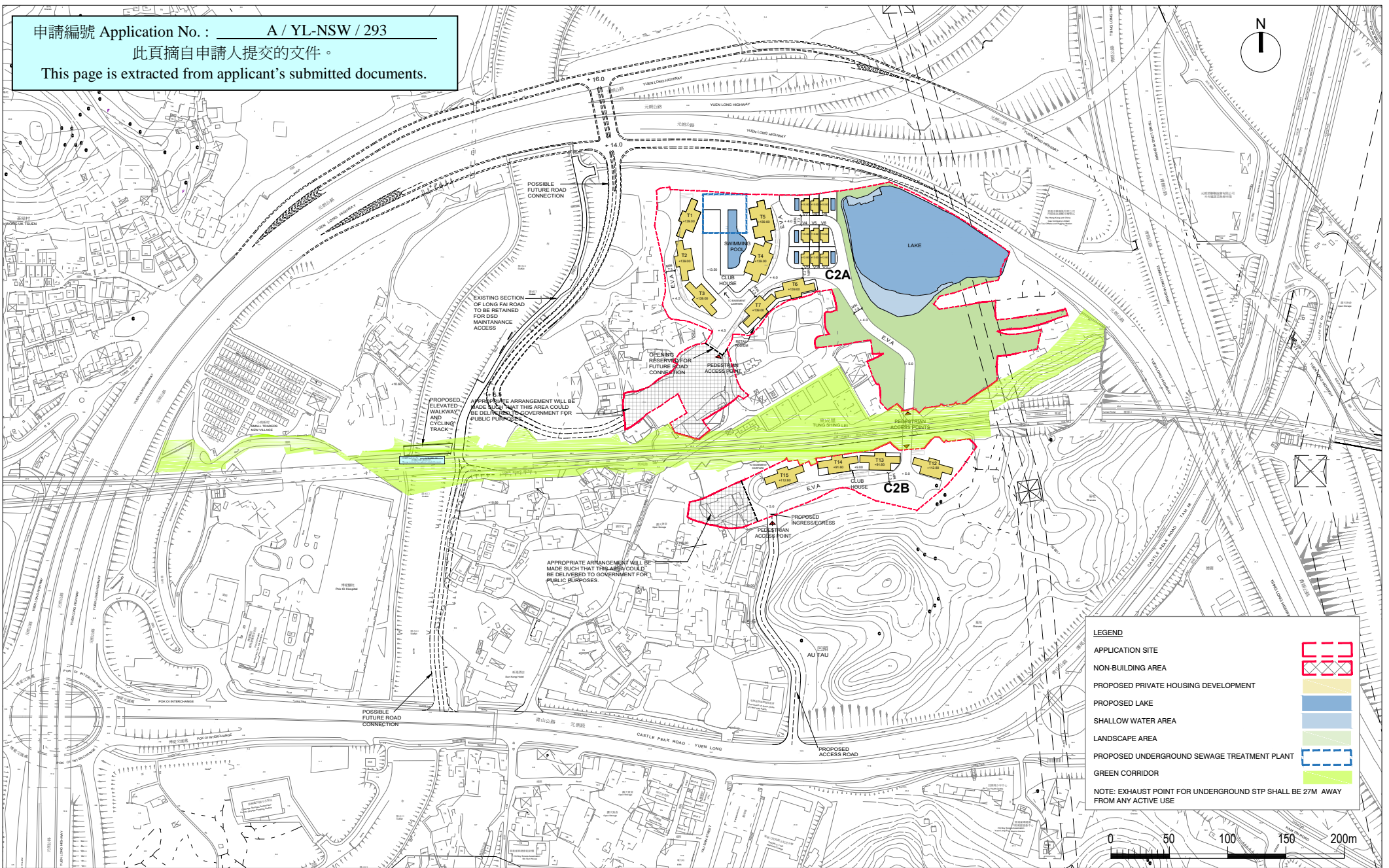
申請人提交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖、經修訂的園景設計圖、及經修訂的樹木安排/補償圖。

The applicant provided further information which includes a table of responses to departmental comments, revised master layout plan, revised landscape plans, and revised tree treatment/compensation 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。

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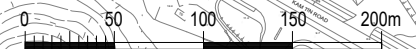
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LEGEND

- APPLICATION SITE
- NON-BUILDING AREA
- PROPOSED PRIVATE HOUSING DEVELOPMENT
- PROPOSED LAKE
- SHALLOW WATER AREA
- LANDSCAPE AREA
- PROPOSED UNDERGROUND SEWAGE TREATMENT PLANT
- GREEN CORRIDOR

NOTE: EXHAUST POINT FOR UNDERGROUND STP SHALL BE 27M AWAY FROM ANY ACTIVE USE



MASTER LAYOUT PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE : 1:3000
 REVISION DATE : OCT 2023

Legend

- | | | |
|-----------------------------|-------------------------------|---|
| 1 Fountain Plaza | 24 Wellness Garden A | Yellow line Cycling Track |
| 2 Deck Sitting Area | 25 Wellness Garden B | Brown line Jogging Trail |
| 3 Amphitheatre | 26 Healing Space | Blue triangle Major Vehicular Access Points |
| 4 Rock Climbing Area | 27 Conservation Area | Black triangle Pedestrian Access Points |
| 5 Children Skate Area | 28 Viewing Platform | Dashed line Site Boundary |
| 6 Skate Park | 29 Water Front Deck | Red dashed line Fence Wall |
| 7 Public Children Play Area | 30 Eco-Lake | Red square Bench |
| 8 Dry Fountain Play Area | 31 Villa Area | Grey grid Non-Building Area |
| 9 Toilet | 32 Children Play Area A(C2A) | |
| 10 Sitting Garden | 33 Terrace Flowering Garden | |
| 11 Leisure Lawn | 34 Club House & Swimming Pool | |
| 12 Flower Trail | 35 Roof Garden | |
| 13 Amenity Lawn | 36 Welcoming Signage | |
| 14 Art Plaza & Sitting Deck | 37 Star Gazing Garden | |
| 15 Trellis With Climbers | 38 Jacuzzi | |
| 16 Green Alley | 39 Podium Garden | |
| 17 Picnic Area | 40 Children Play Area (C2B) | |
| 18 Educational Signage | 41 Feature Planter | |
| 19 Ecological Trail | | |

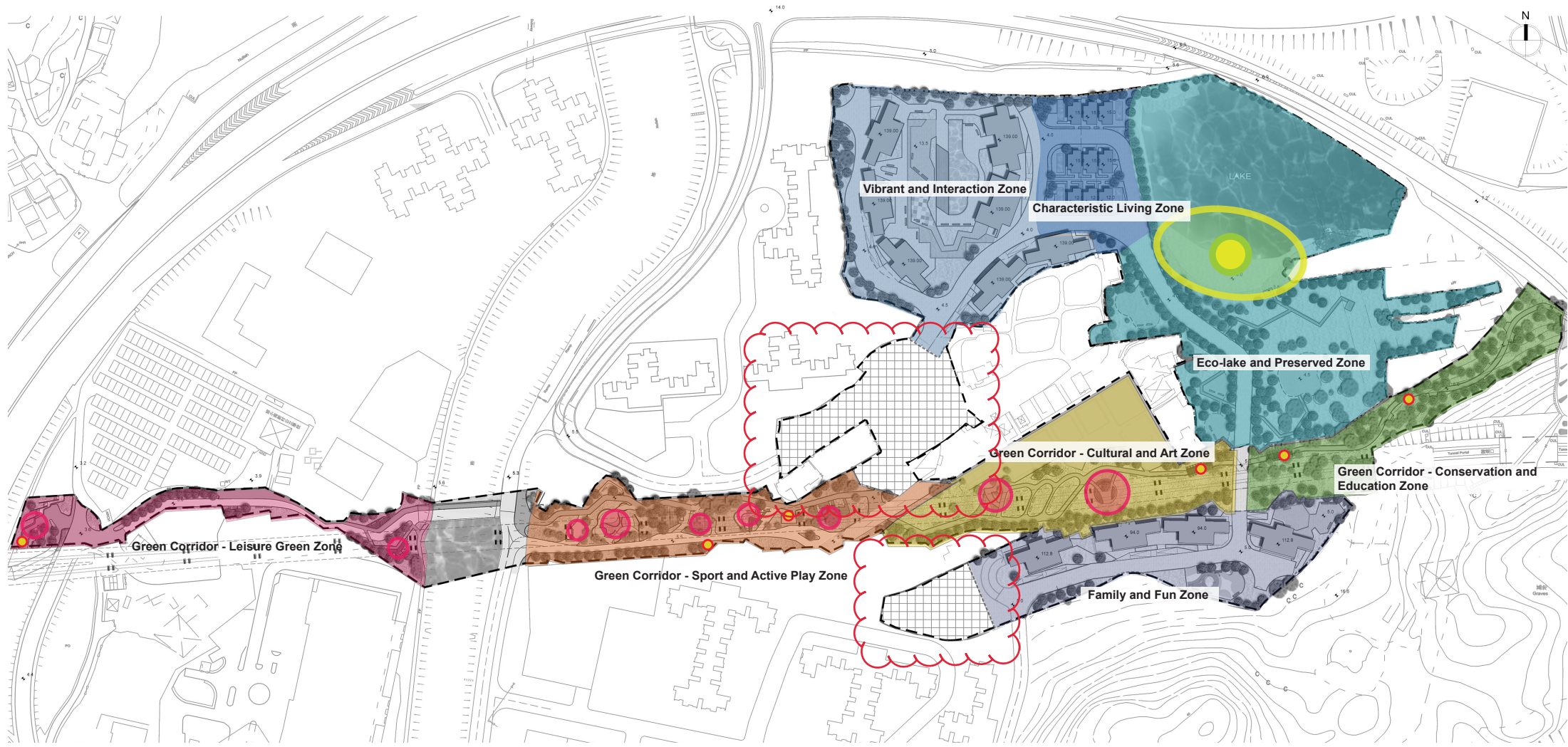


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LENGENDS

- Habitat of Egrets
- Open Space
- Amenities

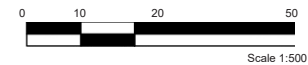
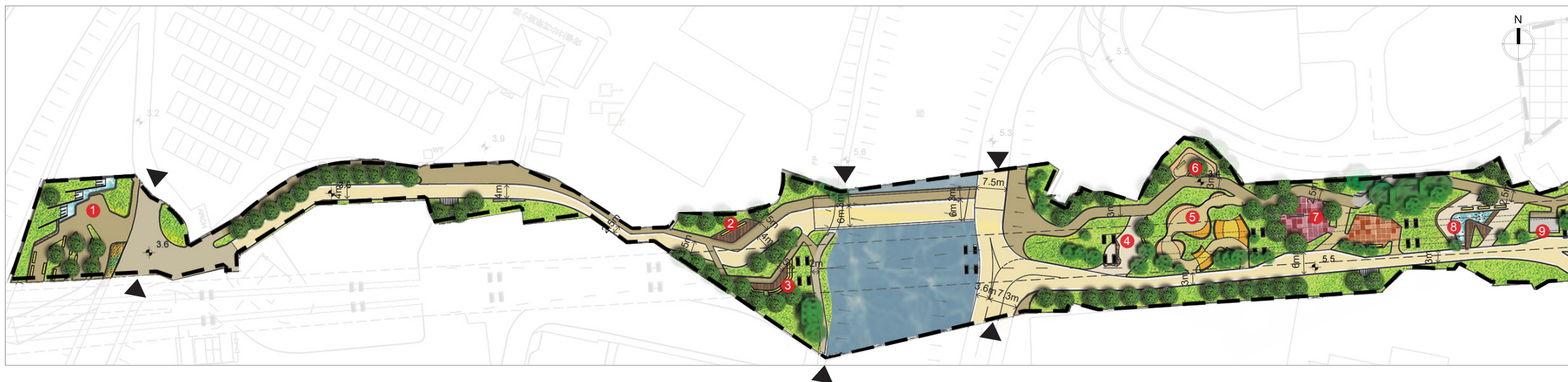
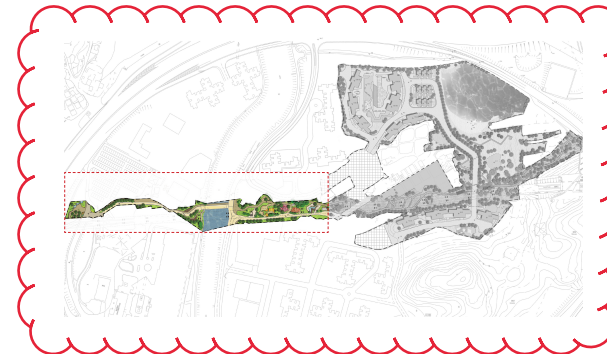
- Green Corridor - Leisure Green Zone
- Green Corridor - Sport and Active Play Zone
- Green Corridor - Cultural and Art Zone
- Green Corridor - Conservation and Education Zone

- Residential Areas C2A - Vibrant and Interaction Zone
- Residential Areas C2A - Eco-lake and Preserved Zone
- Residential Areas C2A - Characteristic Living Zone
- Residential Areas C2B - Family and Fun Zone

Non- Building Area

Legend

- ① Fountain Plaza
 - ② Deck Sitting Area
 - ③ Amphitheatre
 - ④ Rock Climbing Area
 - ⑤ Children Skate Area
 - ⑥ Skate Park
 - ⑦ Public Children Play Area
 - ⑧ Dry Fountain Play Area
 - ⑨ Toilet
- Cycling Track
 - Jogging Trail
 - Pedestrian Access Point
 - Site Boundary
 - Fence Wall









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Legend

- ① Sitting Garden
- ② Flower Trail
- ③ Amenity Lawn
- ④ Art Plaza & Sitting Deck
- ⑤ Trellis With Climbers
- ⑥ Green Alley
- ⑦ Picnic Area
- ⑧ Educational Signage

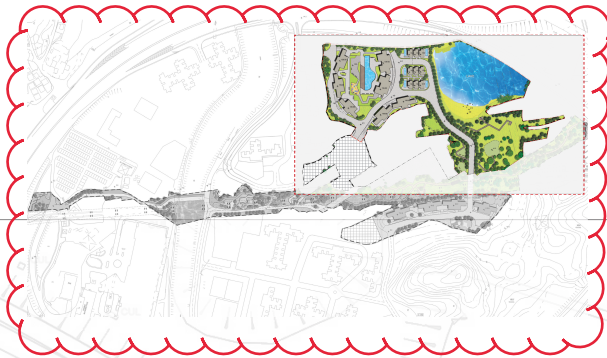
-  Cycling Track
-  Jogging Trail
-  Major Vehicular Access Point
-  Pedestrian Access Point
-  Site Boundary
-  Fence Wall



Legend

- 1 Villa Area
- 2 Terrace Flowering Planting
- 3 Club House & Swimming Pool
- 4 Children Play Area (C2A)
- 5 Roof Garden
- 6 Welcoming Signage
- 7 Eco-Lake
- 8 Healing Space
- 9 Water Front Deck
- 10 Viewing Platform
- 11 Conservation Area
- 12 Wellness Garden B
- 13 Wellness Garden A
- 14 Ecological Trail
- 15 Non-Building Area

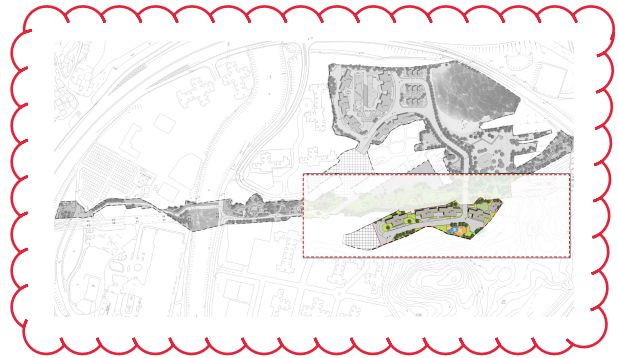
- ▲ Major Vehicular Access Point
- ▲ Pedestrian Access Point
- - Site Boundary
- - Fence Wall



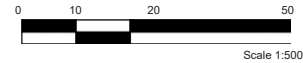
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- Legend
- ① Feature Planter
 - ② Podium Garden
 - ③ Children Play Area
 - ④ Jacuzzi
 - ⑤ Star Gazing Garden
 - ⑥ Non-Building Area

- - - Site Boundary
- . - . Fence Wall
- ▲ Major Vehicular Access Point
- ▲ Pedestrian Access Point



APPROPRIATE ARRANGEMENT WILL BE MADE SUCH THAT THIS AREA COULD BE DELIVERED TO GOVERNMENT FOR PUBLIC PURPOSES



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