

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NSW/9**
關乎申請編號 Y/YL-NSW/9 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 19.1.2024
因應於 2024 年 1 月 19 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-NSW/9				
Location/address 位置／地址	Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long 元朗青山公路 – 潭尾段以西丈量約份第 107 約地段第 1910 號餘段(部分)及第 1743 號 C 分段餘段(部分)和毗連政府土地				
Site area 地盤面積	About 約 81,550 sq. m 平方米 (Includes Government land of about 包括政府土地 約 15,714 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	“Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ 「工業 (丁類)」, 「露天貯物」及顯示為「道路」的地方				
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)” 把申請地點由「工業 (丁類)」地帶、「露天貯物」地帶及顯示為「道路」的地方改劃為「住宅 (戊類)」地帶				
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 115,942		Not more than 不多於 2.5 ⁽¹⁾	
	Non-domestic 非住用	Commercial use 商業用途	About 約 3,900 ⁽²⁾	Commercial use 商業用途	Not more than 不多於 0.09 ^{(1) (2)}
		Covered transport lay-by 有蓋交通停車處	About 約 6,400	Covered transport lay-by 有蓋交通停車處	Not more than 不多於 0.14
No. of block 幢數	Domestic 住用	3			
	Non-domestic 非住用	1 ⁽³⁾			
	Composite 綜合用途	8 ⁽⁴⁾			

Building height/No. of storeys 建築物高度／層數	Domestic 住用	- m 米	
		Not more than 不多於 75.5 mPD 米(主水平基準上)	
		Not more than 不多於 19 ⁽⁵⁾ Storey(s) 層 Exclude 不包括 Basement 地庫	
	Non-domestic 非住用	Relocated Soy Sauce Factory Portion 重置醬園部分	
		Not more than 不多於 15 mPD 米(主水平基準上)	
	Composite 綜合用途	- m 米	
		Not more than 不多於 115 mPD 米(主水平基準上)	
Not more than 不多於 29 Storey(s) 層 Exclude 不包括 Basement 地庫			
Site coverage 上蓋面積	Domestic 住用		Not more than 不多於 33.33 %
	Non-domestic 非住用		Not more than 不多於 100 %
No. of units 單位數目	About 約 3,115 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 8,099	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		344
	Private Car Parking Spaces 私家車車位		316
	Motorcycle Parking Spaces 電單車車位		28
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		39
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Light Goods Vehicle Spaces 輕型貨車車位		31 ⁽⁶⁾
	Medium Goods Vehicle Spaces 中型貨車車位		
	Private Car / Taxi Lay-by 私家車/的士車位		2
	Small Coach Lay-by 小型旅遊巴車位		5
Covered Transport Lay-by 有蓋交通停車處		1	

(1) Calculation based on the residential portion of the development site area of 46,501m² 以發展地盤的住宅部份面積 46,501 平方米計算

(2) Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習學校/工業學院/藝術學校/芭蕾舞學校/開辦興趣班或休閒課程的其他類型學校)、娛樂場所及康體文娛場所

(3) Including the relocated soy sauce factory portion 包括重置醬園部分

(4) Including 8 residential towers above non-domestic podium (including clubhouse) 包括 8 幢坐落於非住用平台上(包括會所)的住宅樓宇

(5) Excluding the transfer plates 不包括結構轉換層

(6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型

貨車的上落客貨車位

- * 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) 總綱發展藍圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plans 樓宇平面圖	☐	☒
Sectional plans 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☒
Traffic impact assessment 交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Responses-to-comments table 回應意見表</u>		
<u>Revised Landscape Design Proposal 經修訂的園境設計計劃書</u>		
<u>Revised Water Supply Impact Assessment 經修訂的供水影響評估</u>		
<u>Replacement pages of the Ecological Impact Assessment 生態影響評估的替換頁</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。

申請地點
Application Site



錦田河

錦田河

KAM TIN RIVER

POK WAI SOUTH ROAD

NAM SANG WAI ROAD

KAM TIN RIVER

青朗公路

灣尾段

CASTLE PEAK ROAD - TAM MI
TSING LONG HIGHWAY

新田公路

SAN TIN HIGHWAY
SAN TAM ROAD

逢吉鄉
FUNG KAT HEUNG

本摘要圖於2024年2月1日擬備，
所根據的資料為測量圖編號
6-NE-1A、1B、1C 及 1D
EXTRACT PLAN PREPARED ON 1.2.2024
BASED ON SURVEY SHEETS No.
6-NE-1A、1B、1C & 1D

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.
Y/YL-NSW/9

申請編號 Application No. : Y/YL-NSW/9

備註 Remarks

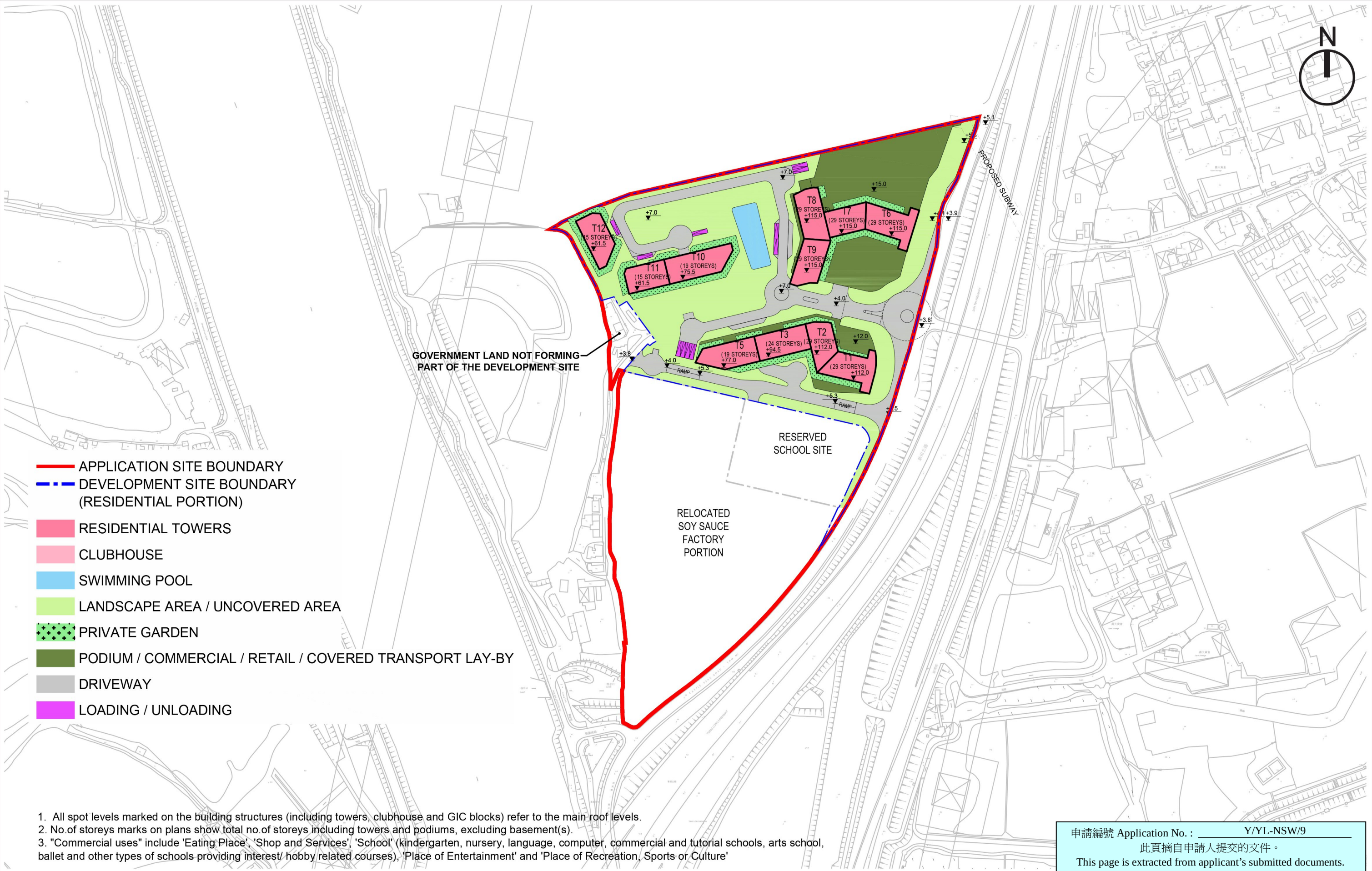
申請人提交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖及發展規範、經修訂的平面及截視圖、經修訂的視覺影響評估、經修訂的園境設計計劃書、經修訂的環境評估、經修訂的交通影響評估、經修訂的供水影響評估，生態影響評估的替換頁，以及就註釋及說明書擬議修訂的更新。

The applicant provided further information which includes a table of responses to departmental comments, revised indicative master layout plan and development schedule, revised floor plans and sectional plans, revised visual impact assessment, revised landscape design proposal, revised environmental assessment, revised traffic impact assessment, revised water supply impact assessment, replacement pages of the ecological impact assessment and updated proposed amendments to the Notes and Explanatory Statement.

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。

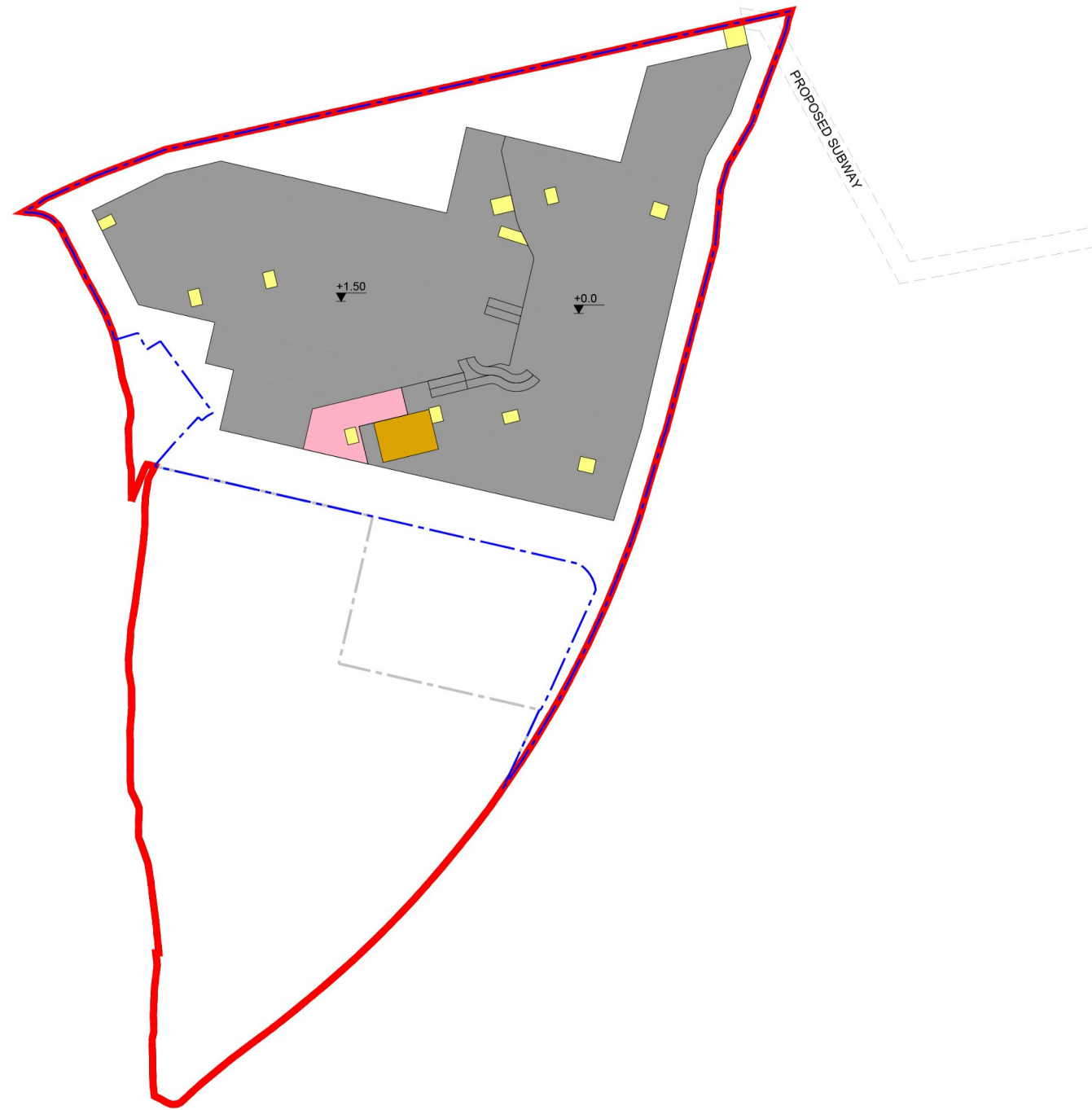
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- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- REFUSE COLLECTION POINT



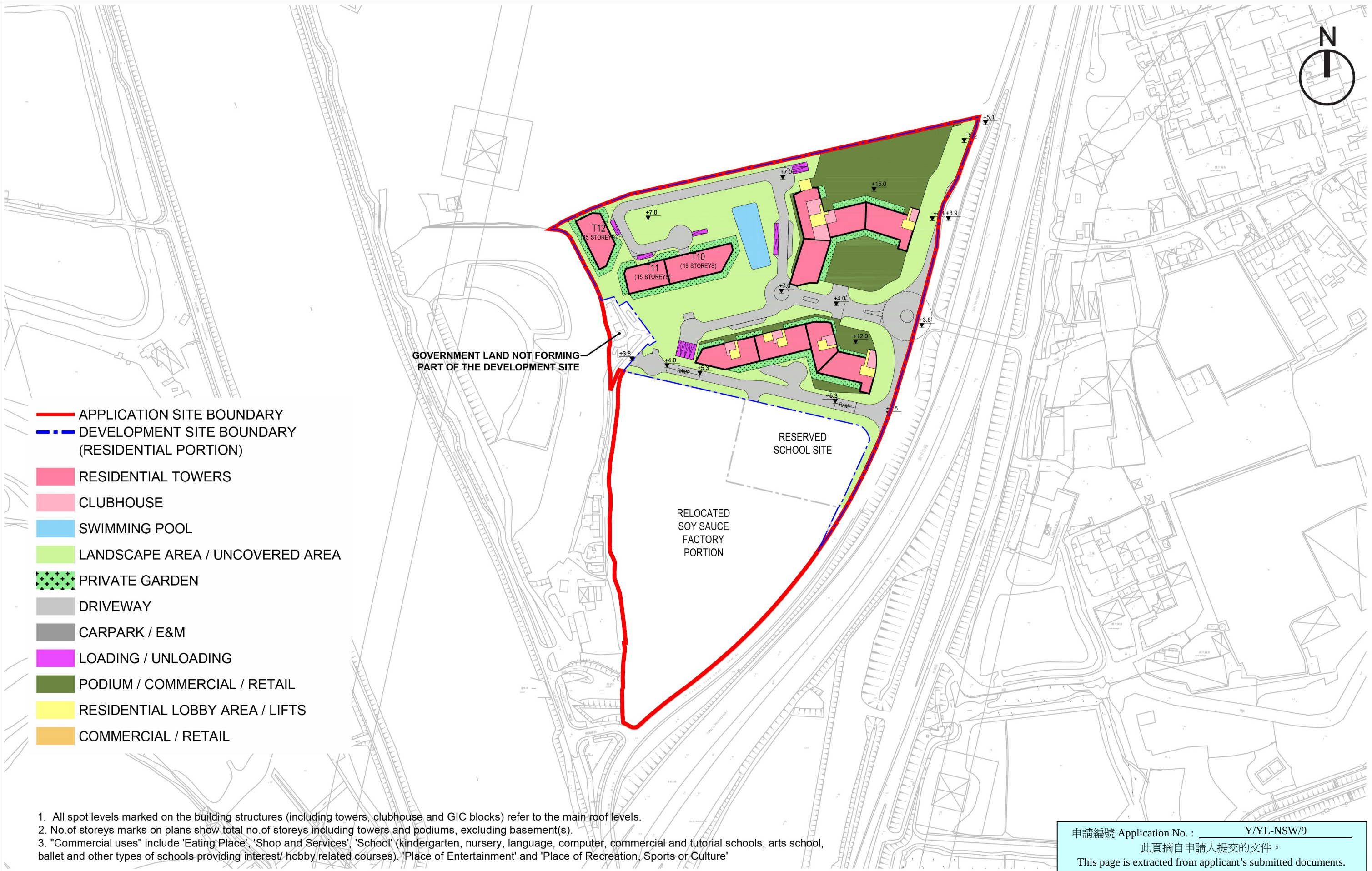
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Title

Indicative Master Layout Plan – Basement Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale		Figure 4.3	



1. All spot levels marked on the building structures (including towers, clubhouse and GIC blocks) refer to the main roof levels.
2. No.of storeys marks on plans show total no.of storeys including towers and podiums, excluding basement(s).
3. "Commercial uses" include 'Eating Place', 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, arts school, ballet and other types of schools providing interest/ hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'

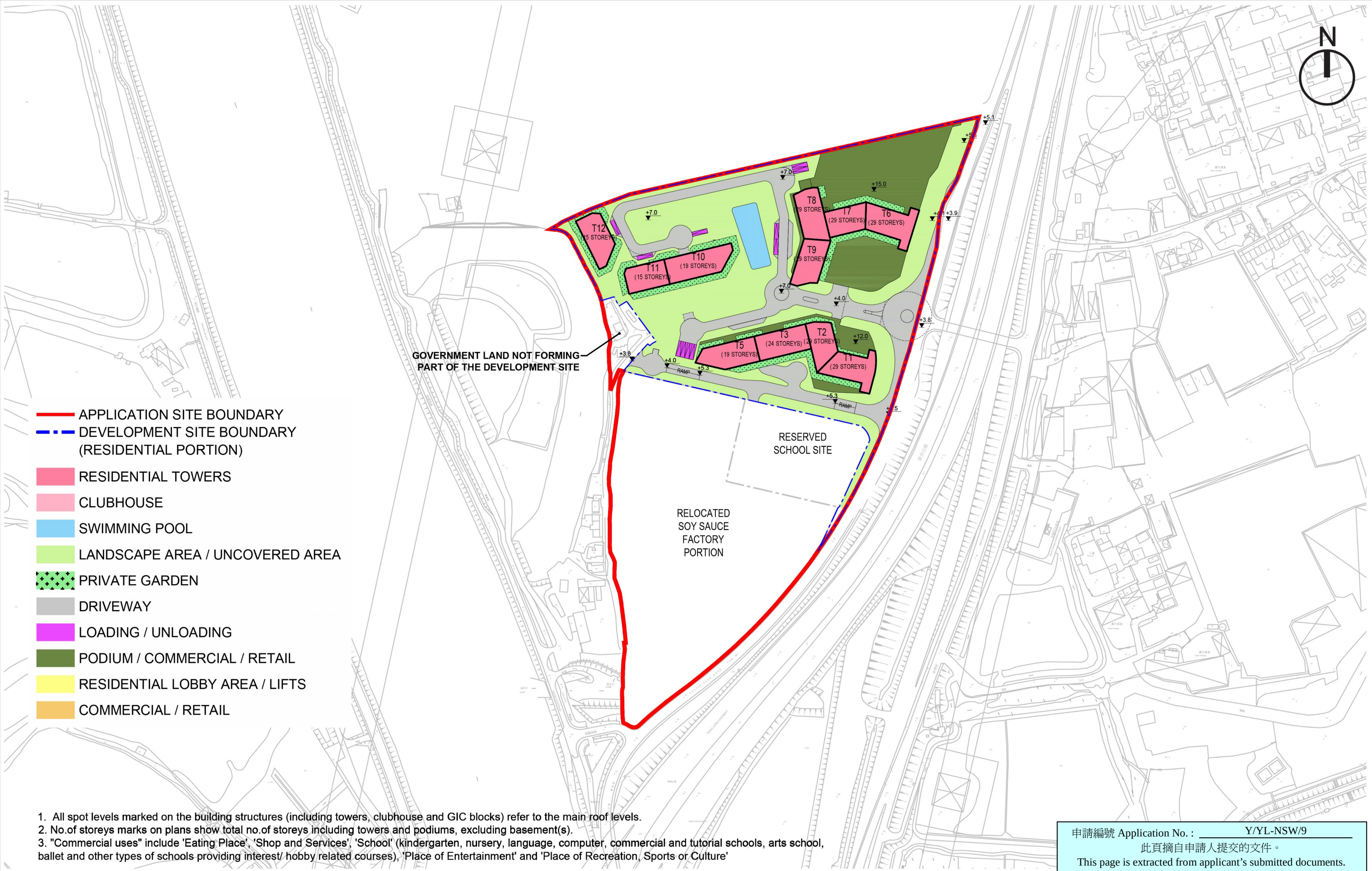
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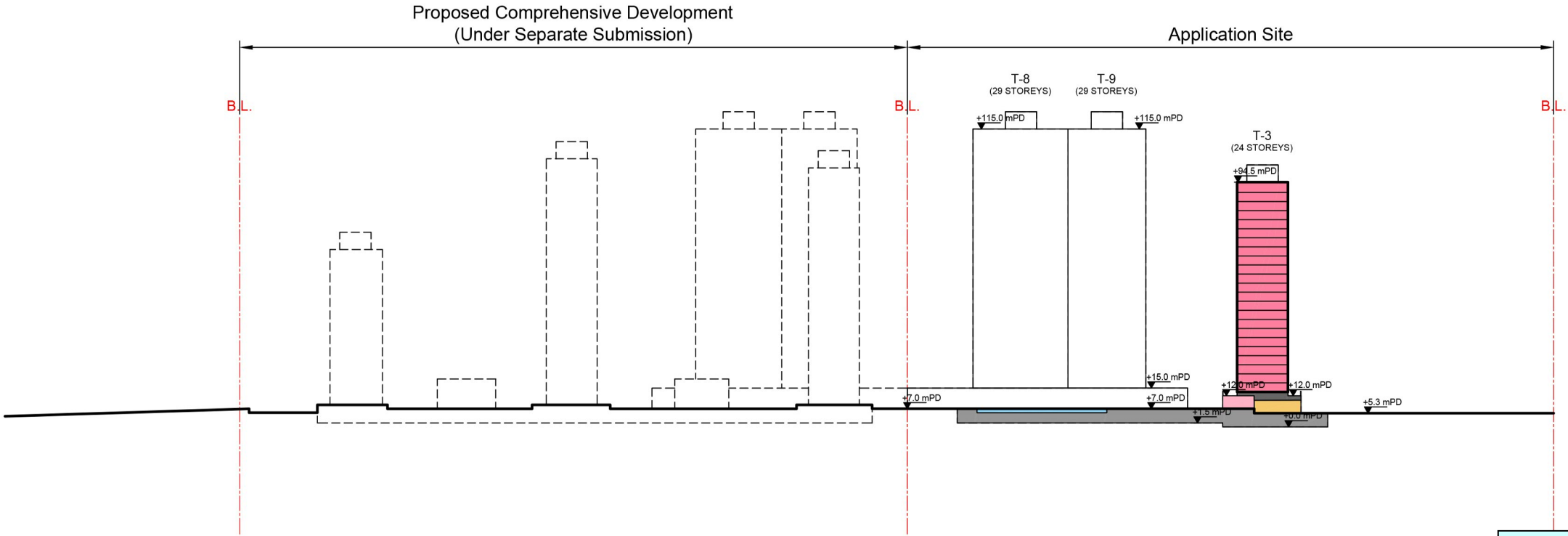
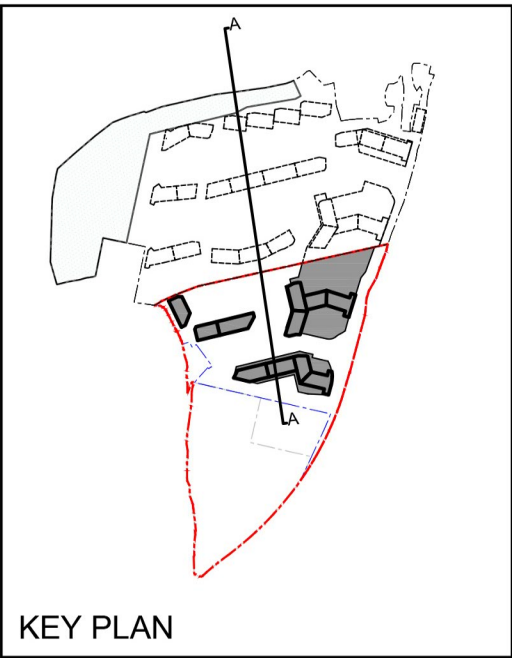
Title

Indicative Master Layout Plan – First Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.5		



- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M



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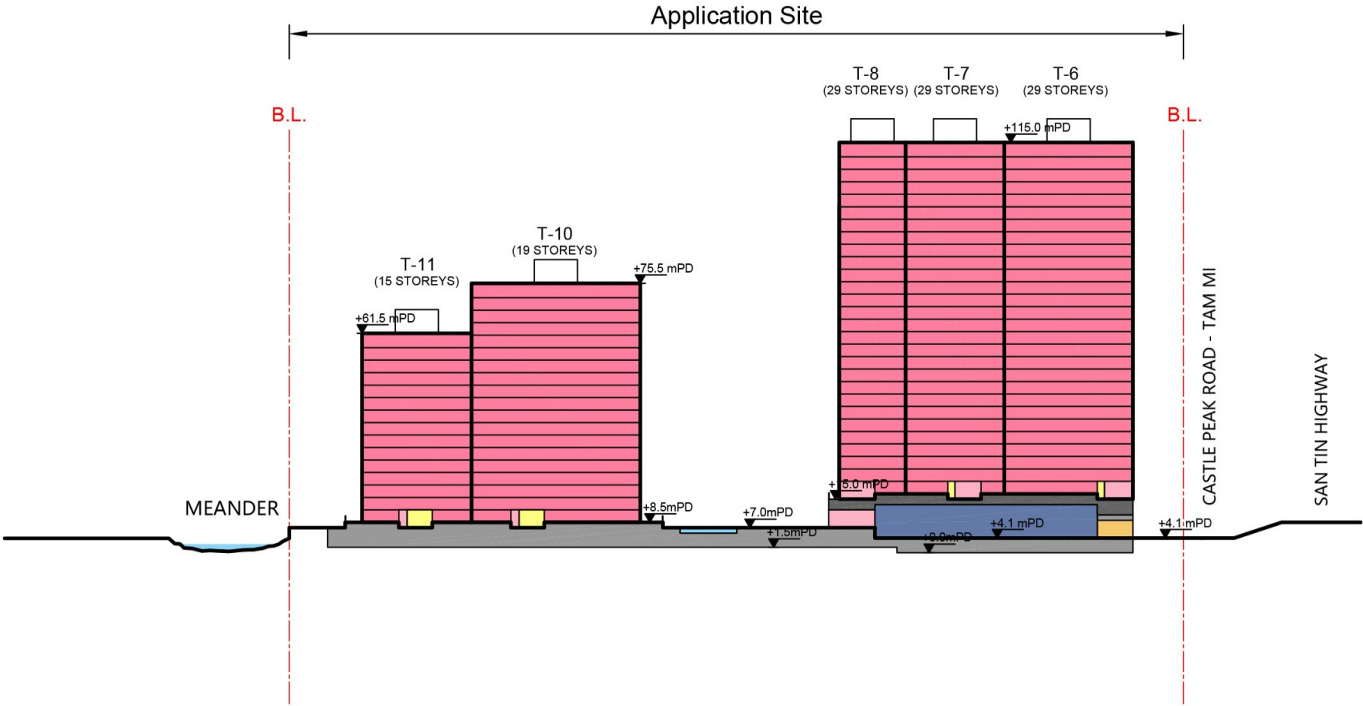
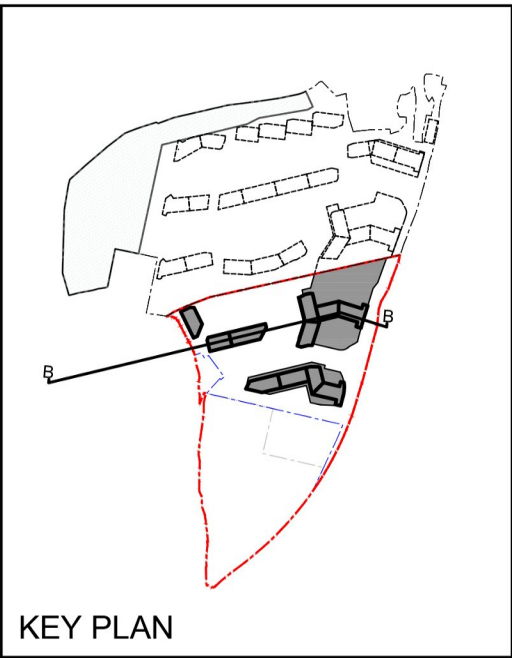


Title

Indicative Section A-A Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.7		

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



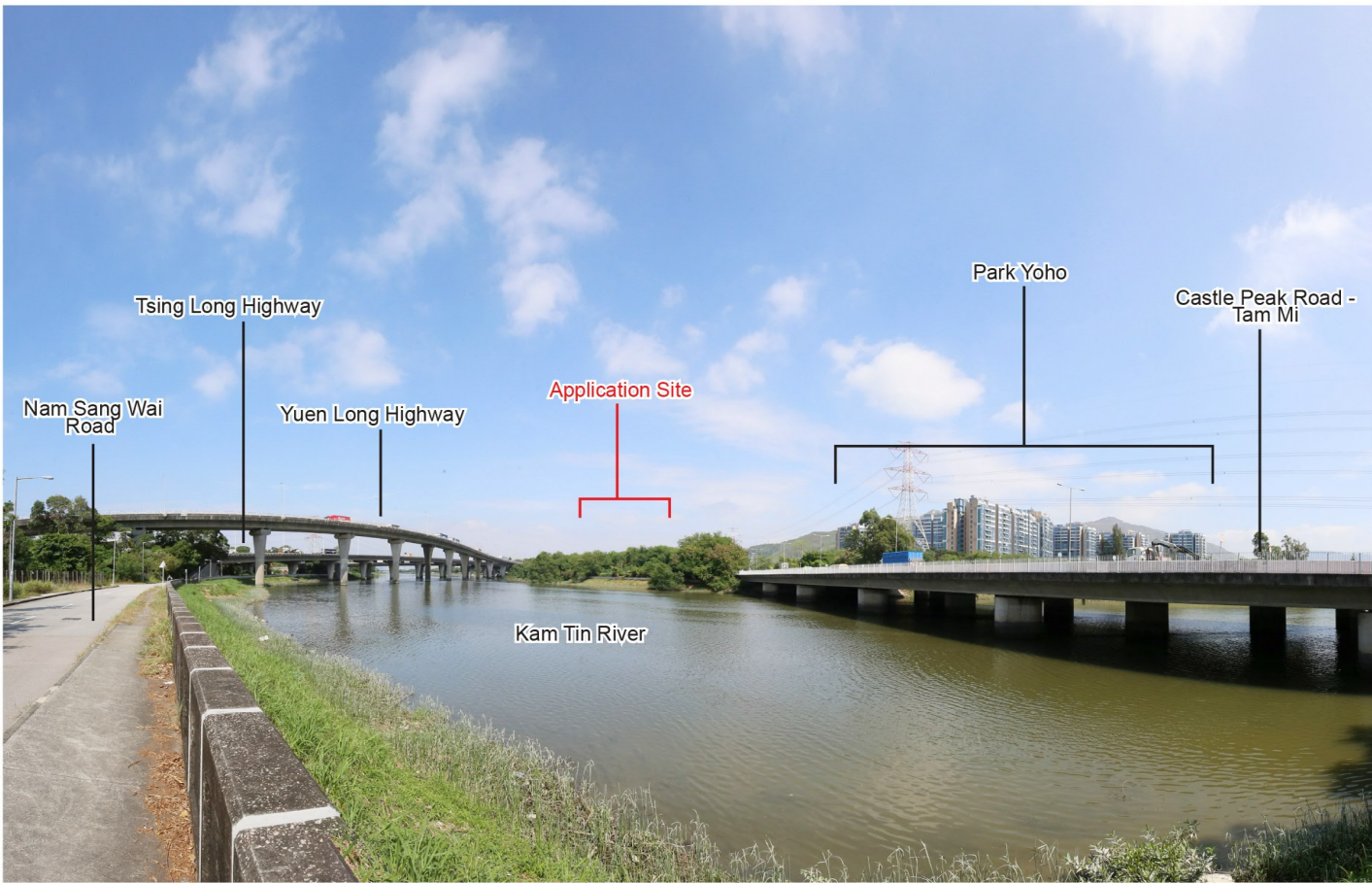
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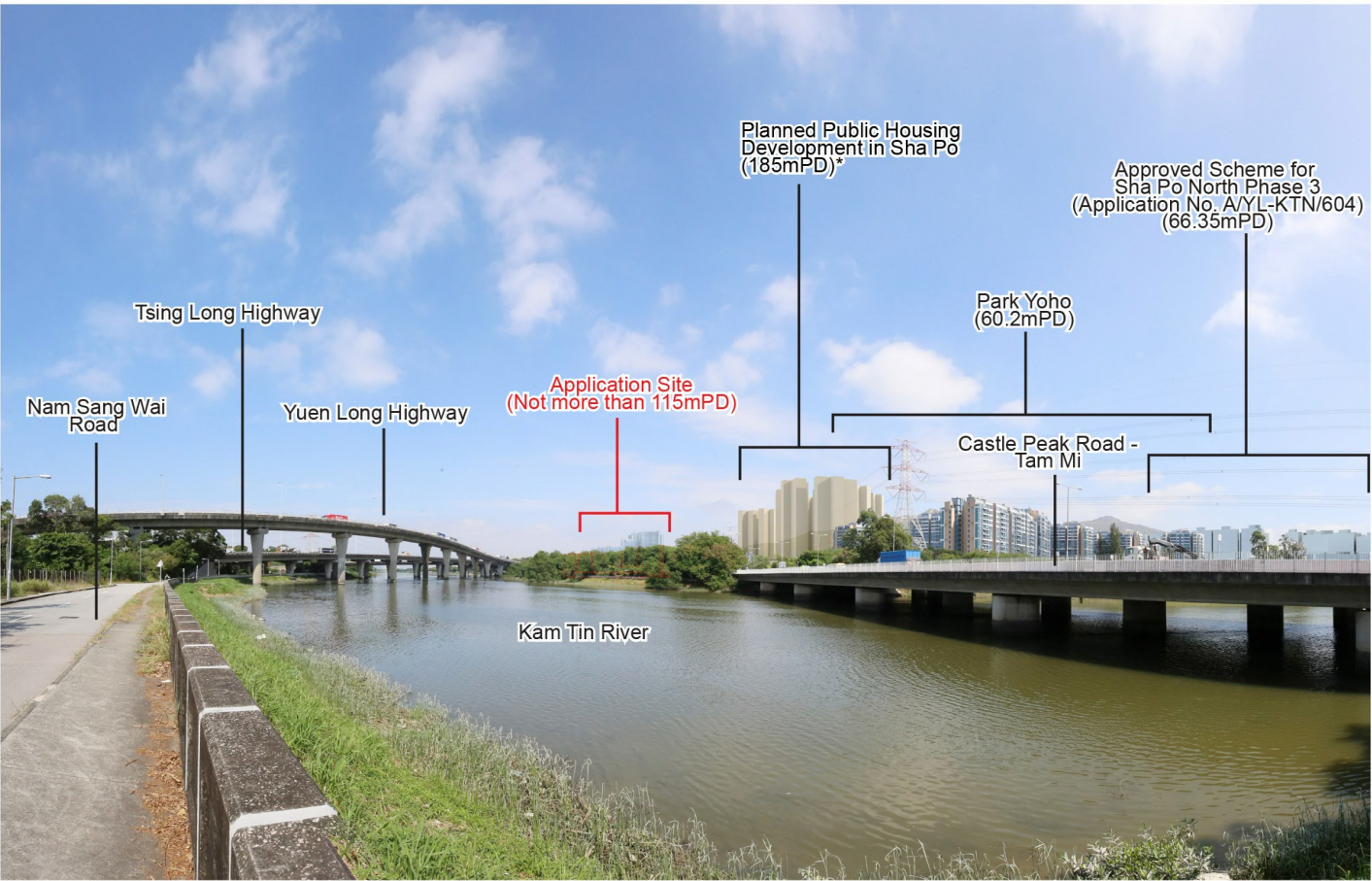
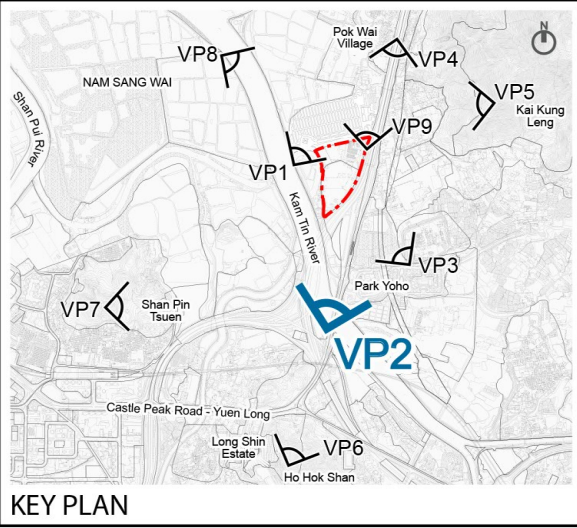
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Indicative Section B - B Plan

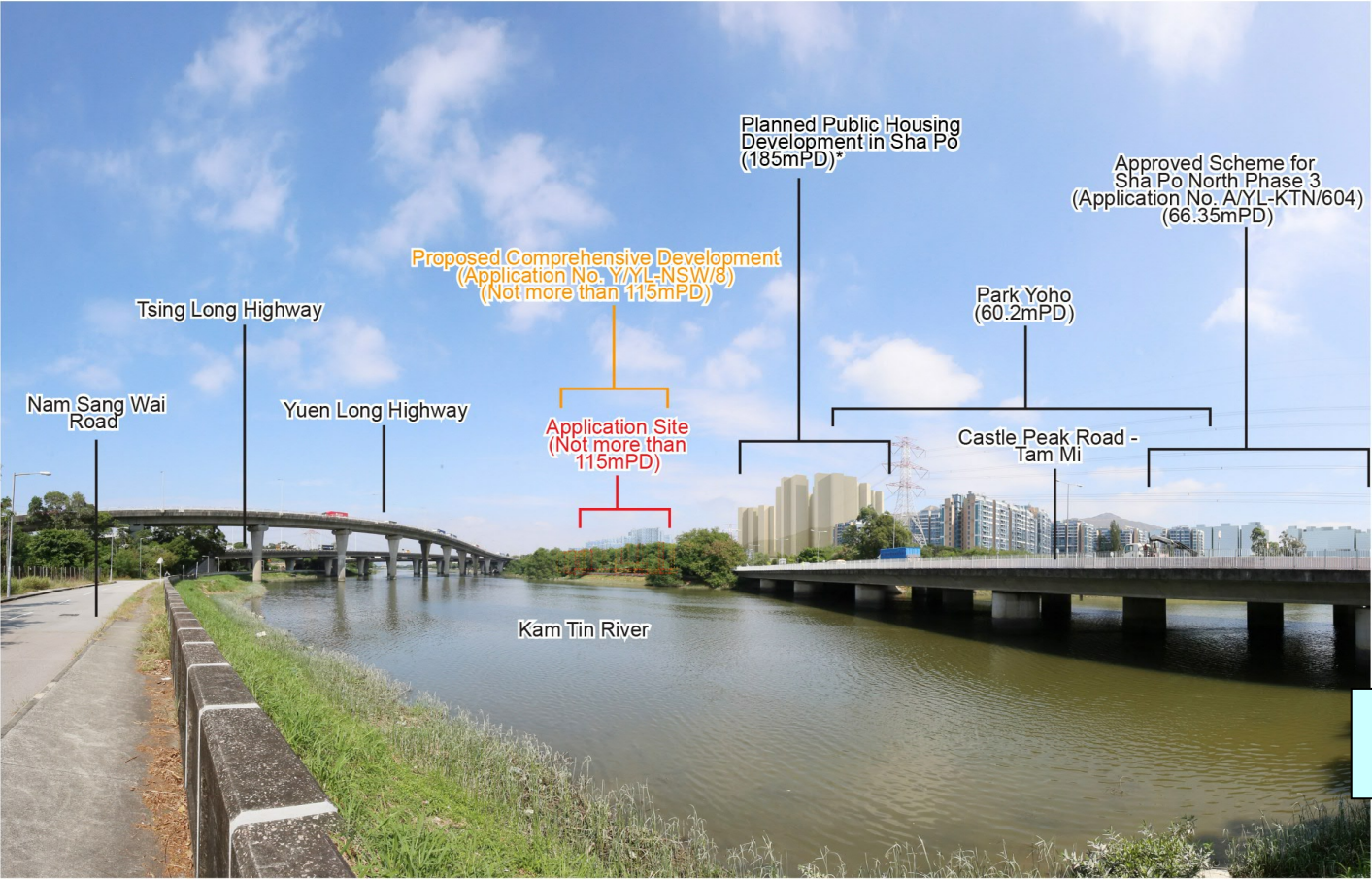
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Scale	Figure 4.8		



Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

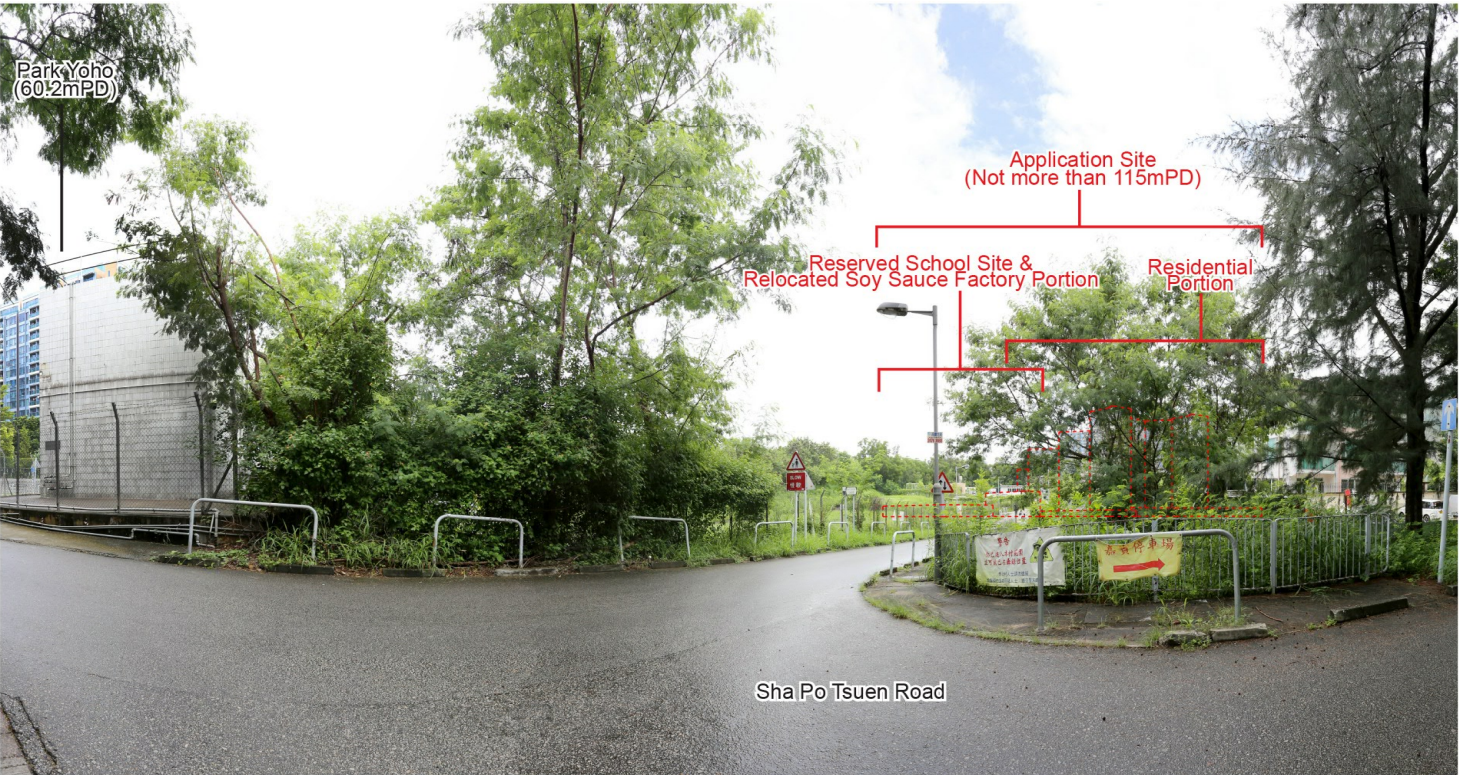
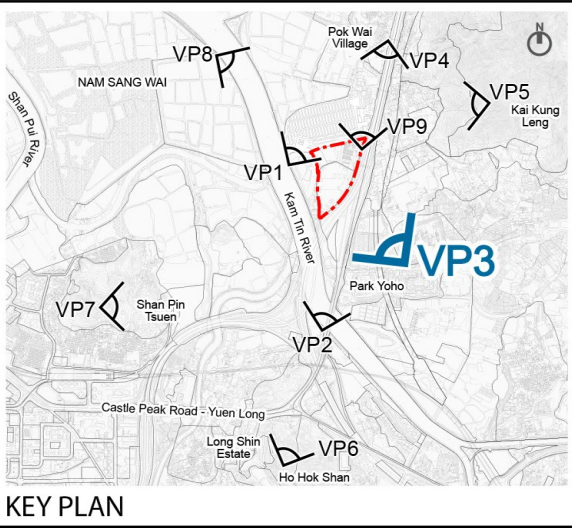
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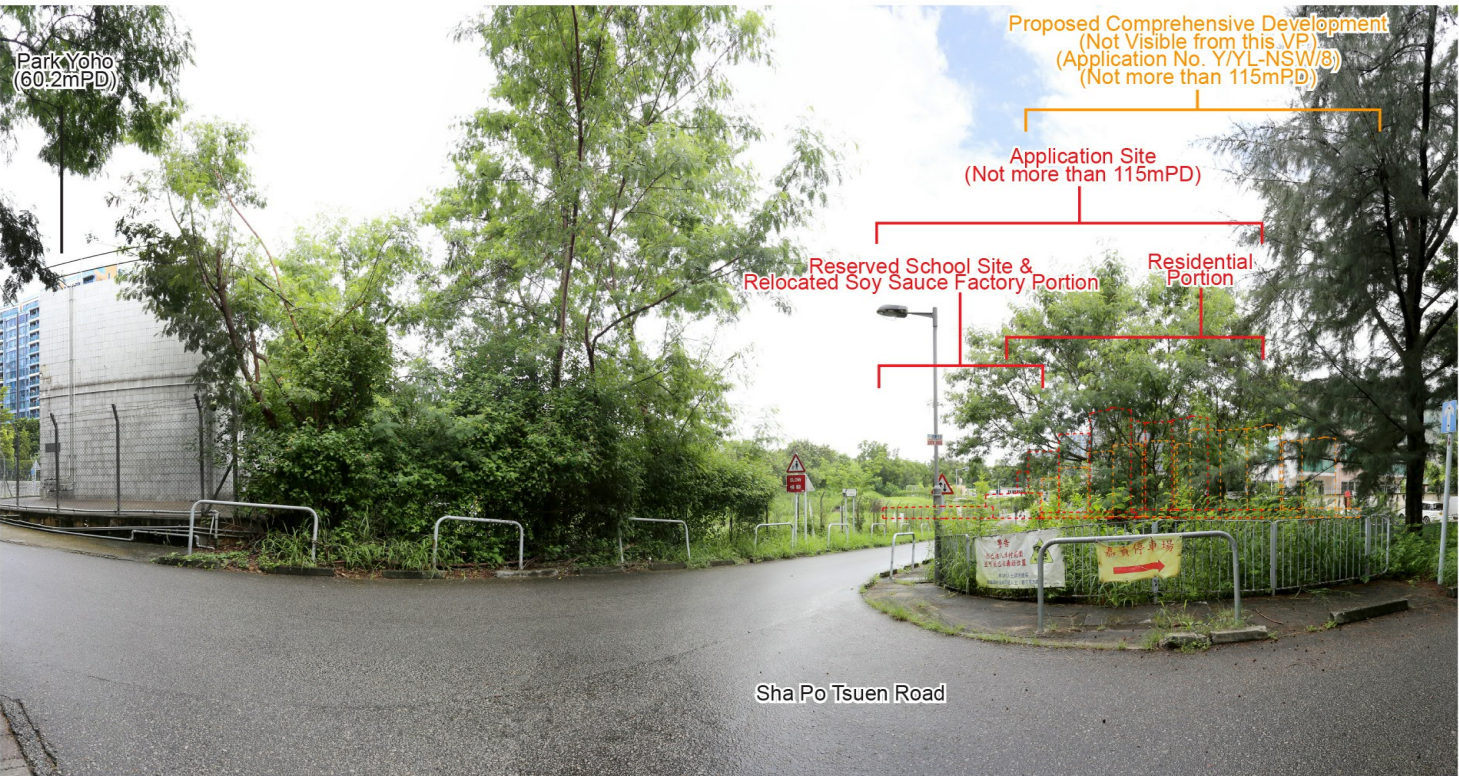
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Existing Condition



Proposed Scheme - Interim Scenario

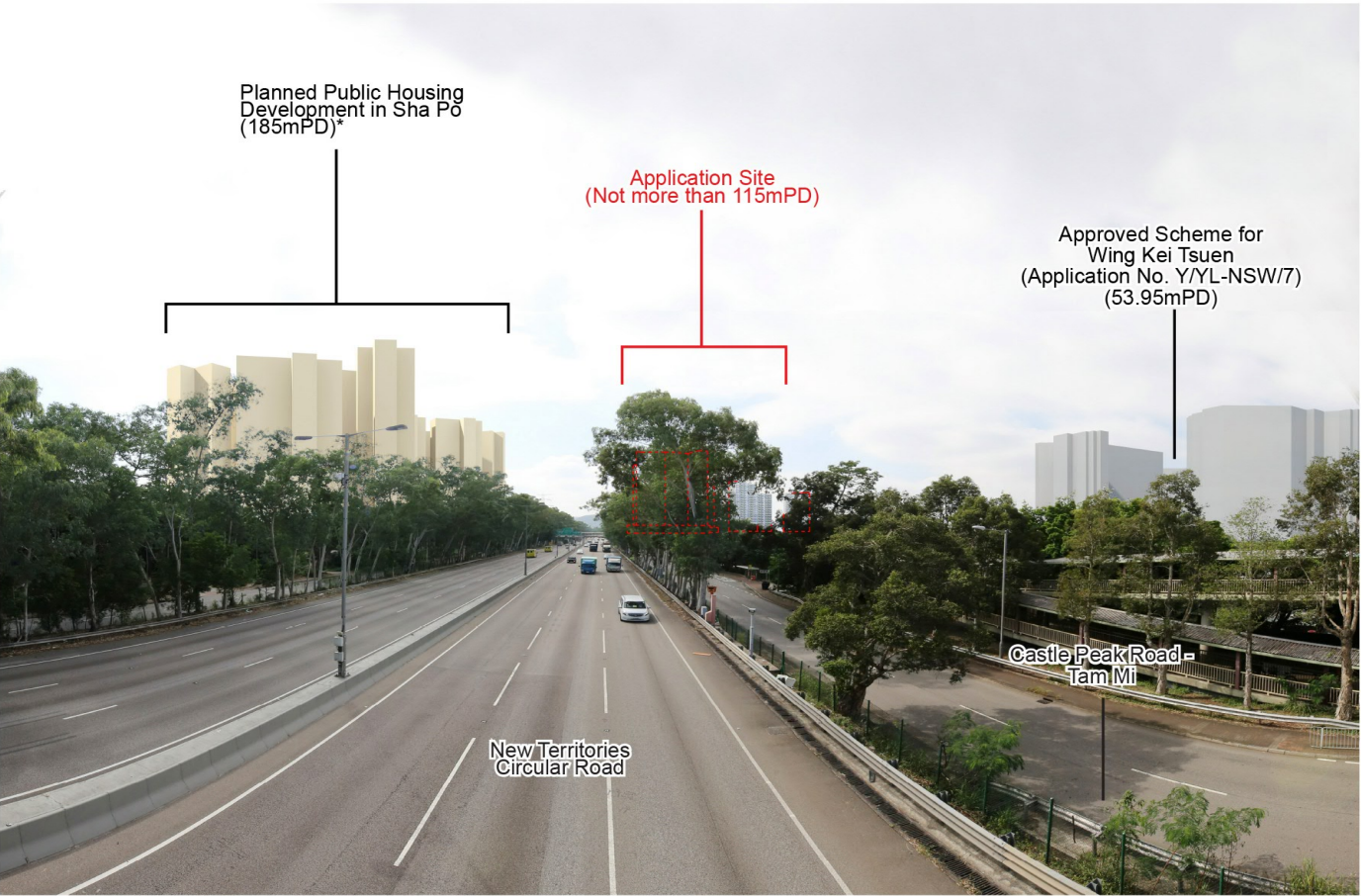
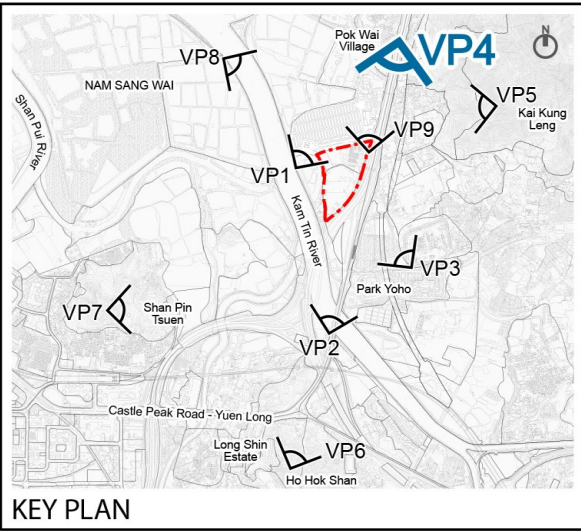


Proposed Scheme - Ultimate Scenario

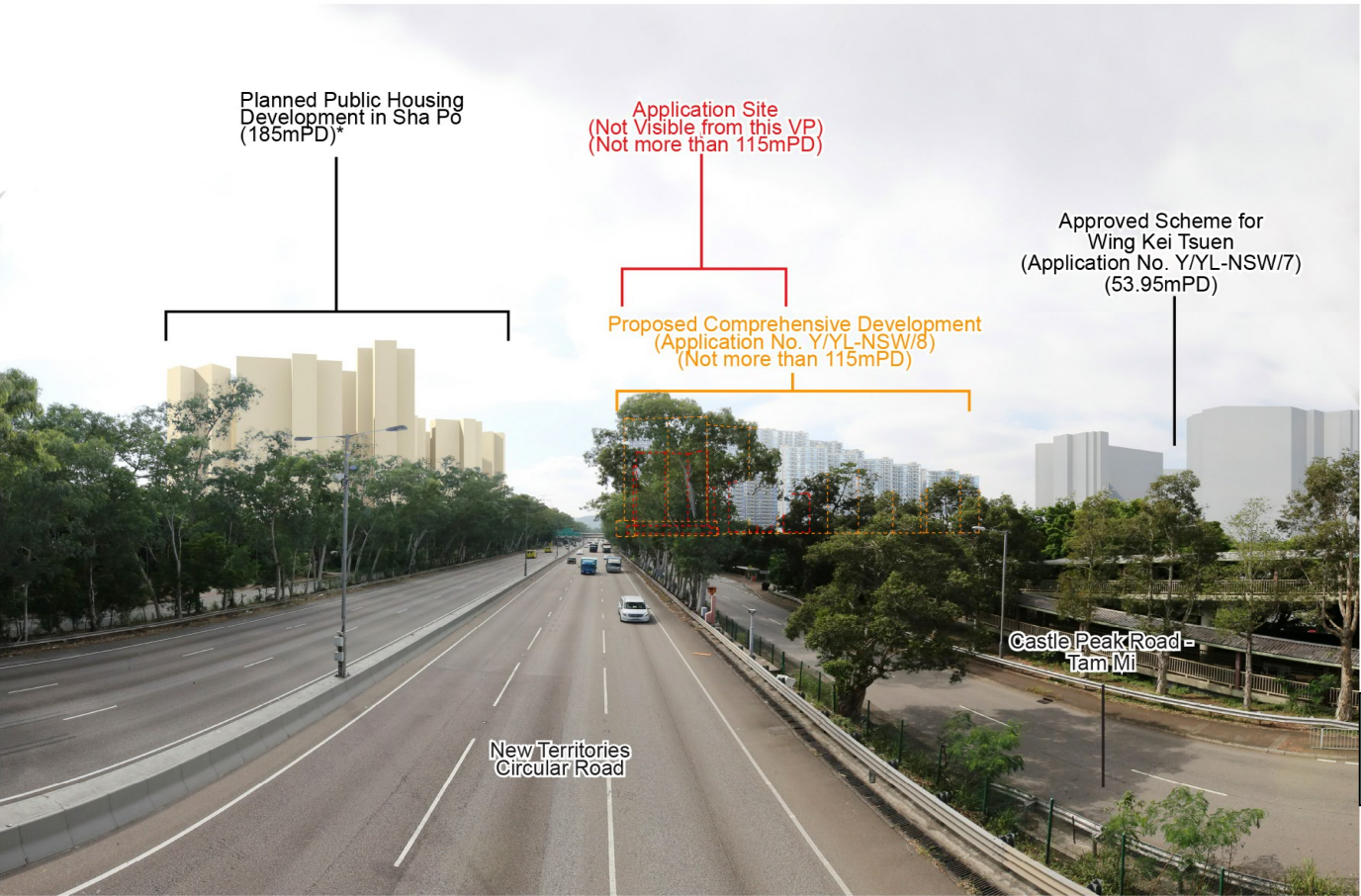
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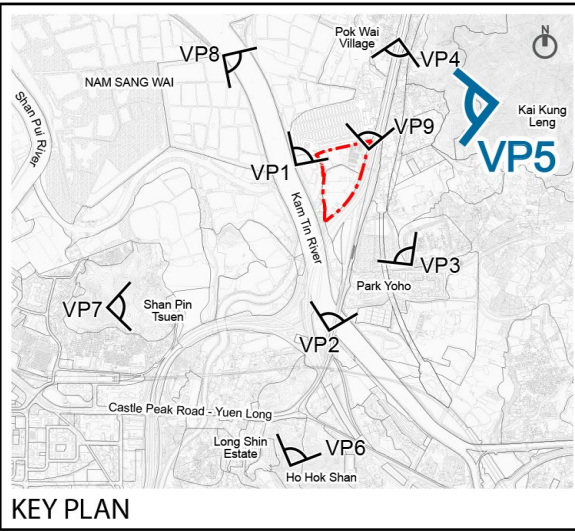
Proposed Scheme - Interim Scenario



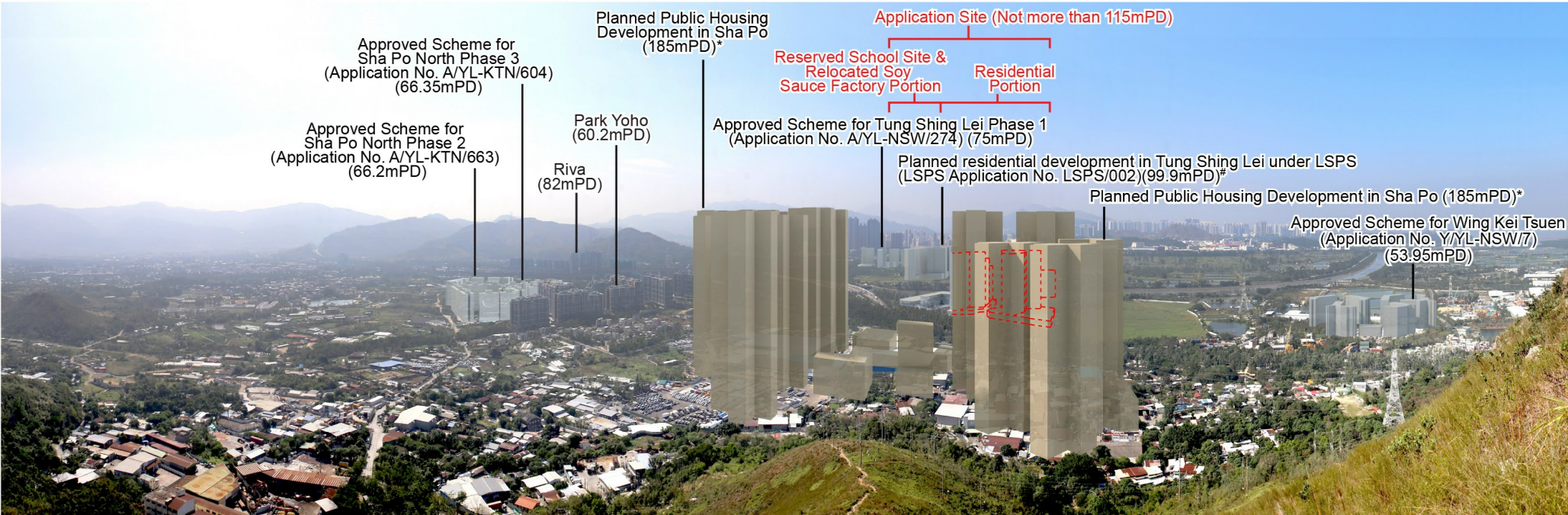
Proposed Scheme - Ultimate Scenario

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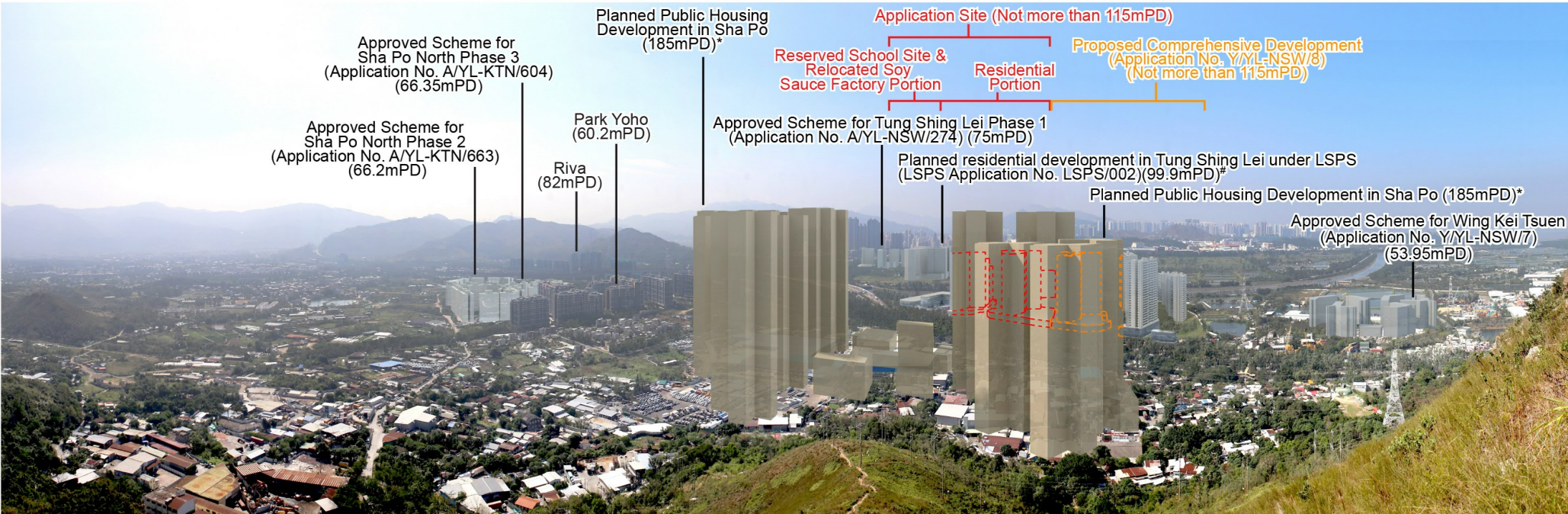
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Existing Condition



Proposed Scheme - Interim Scenario

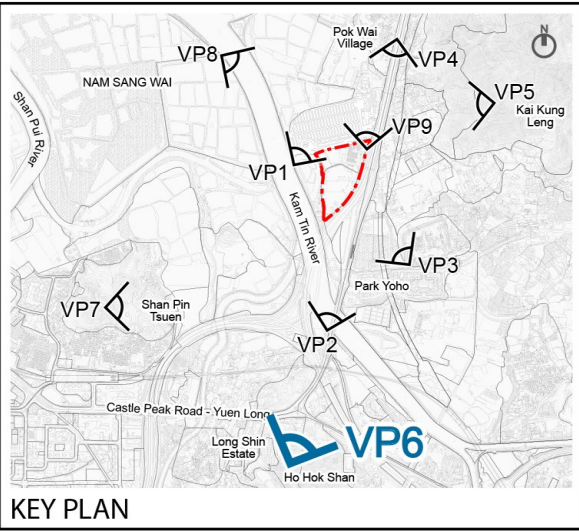


Proposed Scheme - Ultimate Scenario

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The Land Sharing Pilot Scheme Application No. LSPS/002 for proposed residential development has received endorsement in-principle from the Chief Executive-in-Council in November 2022.



Existing Condition



Proposed Scheme - Interim Scenario



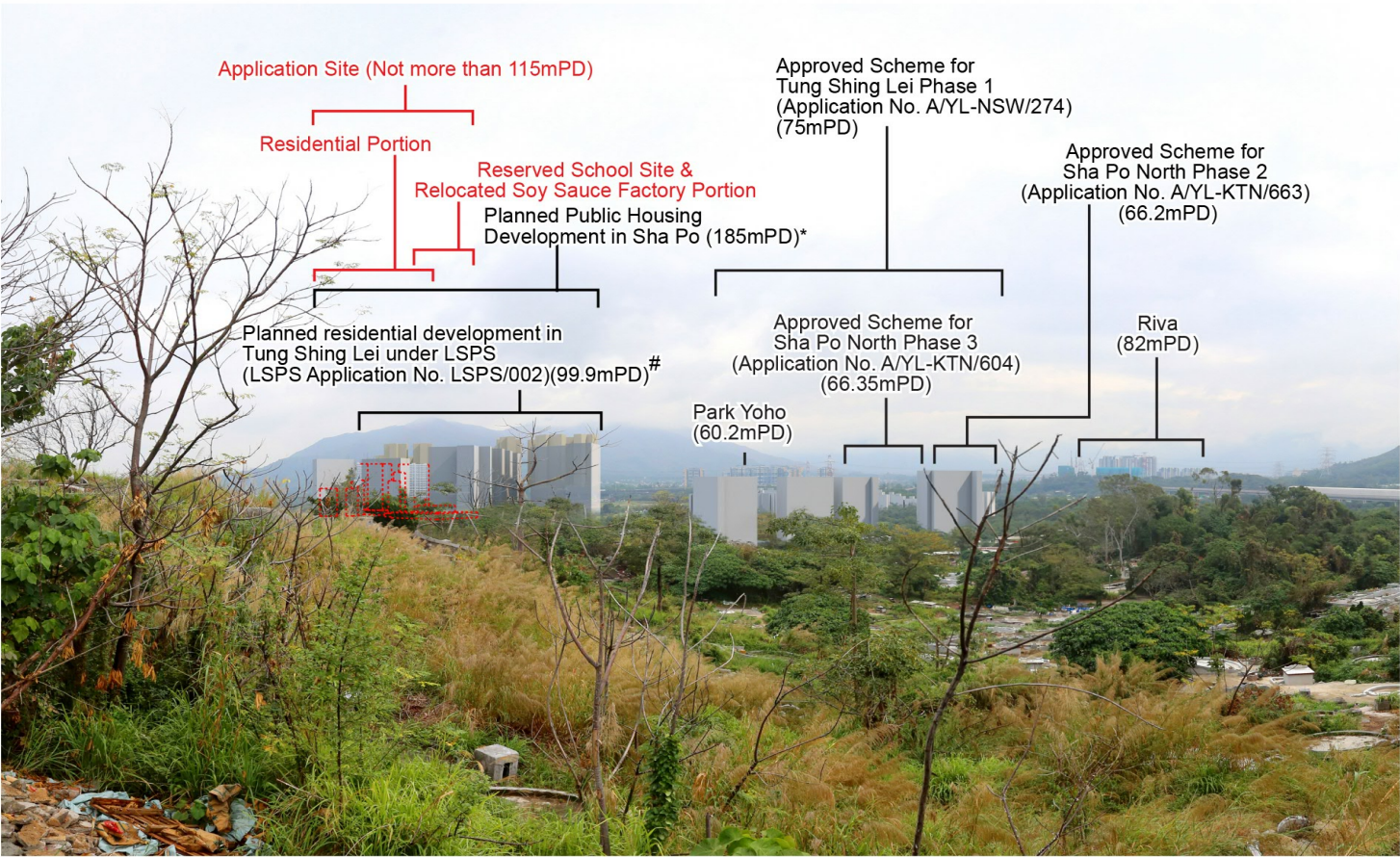
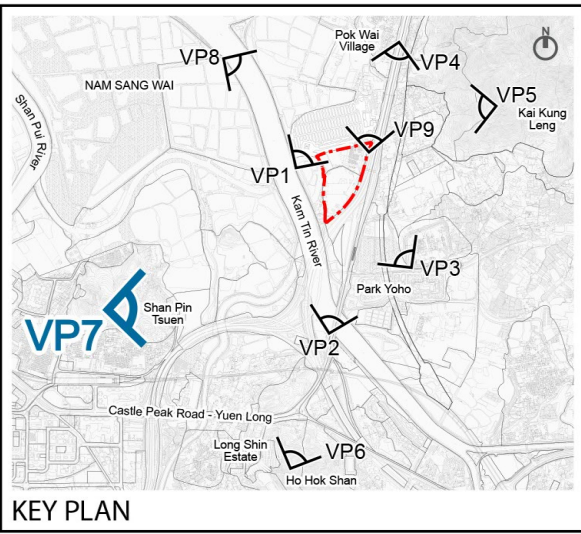
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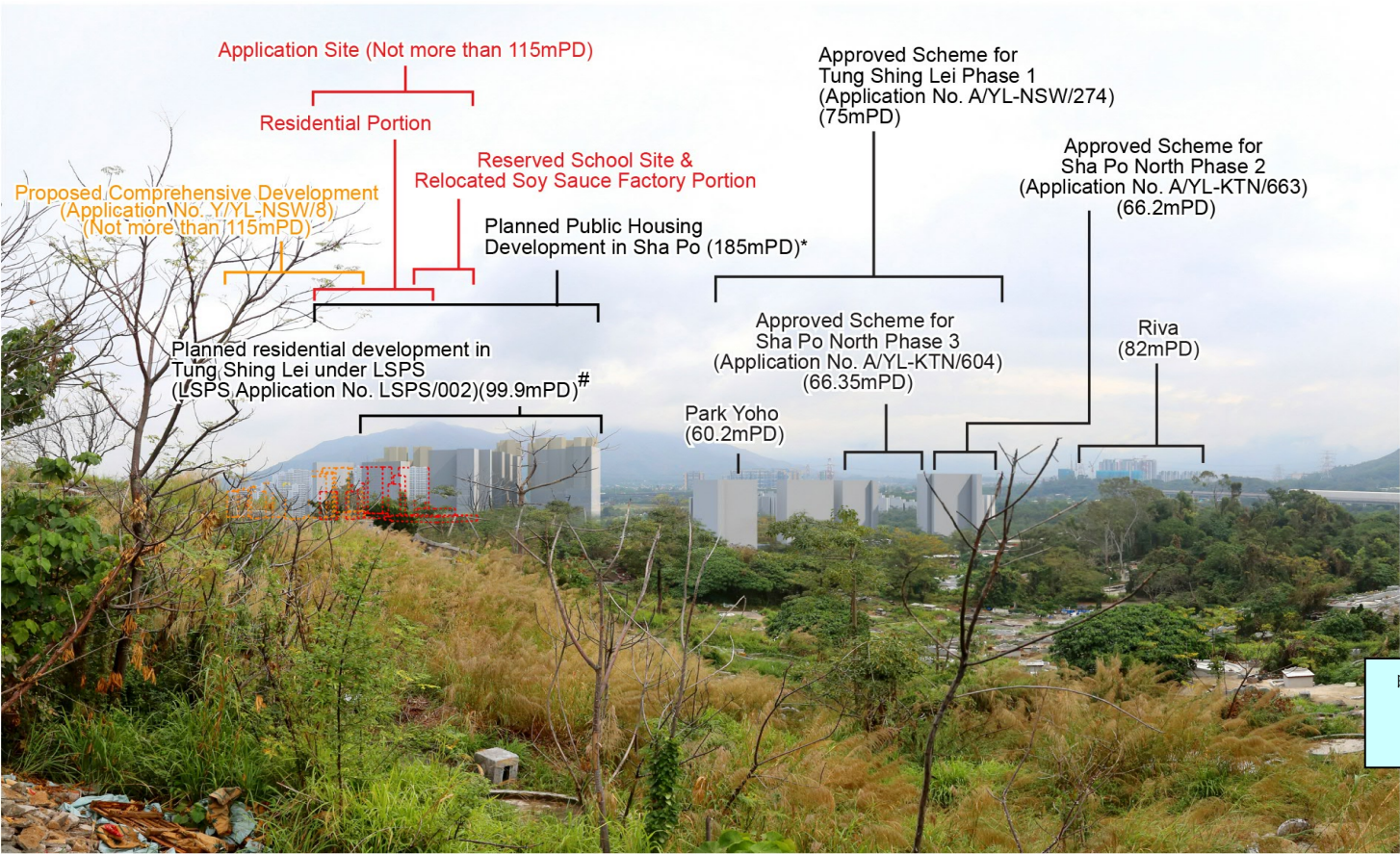
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Existing Condition



Proposed Scheme - Interim Scenario



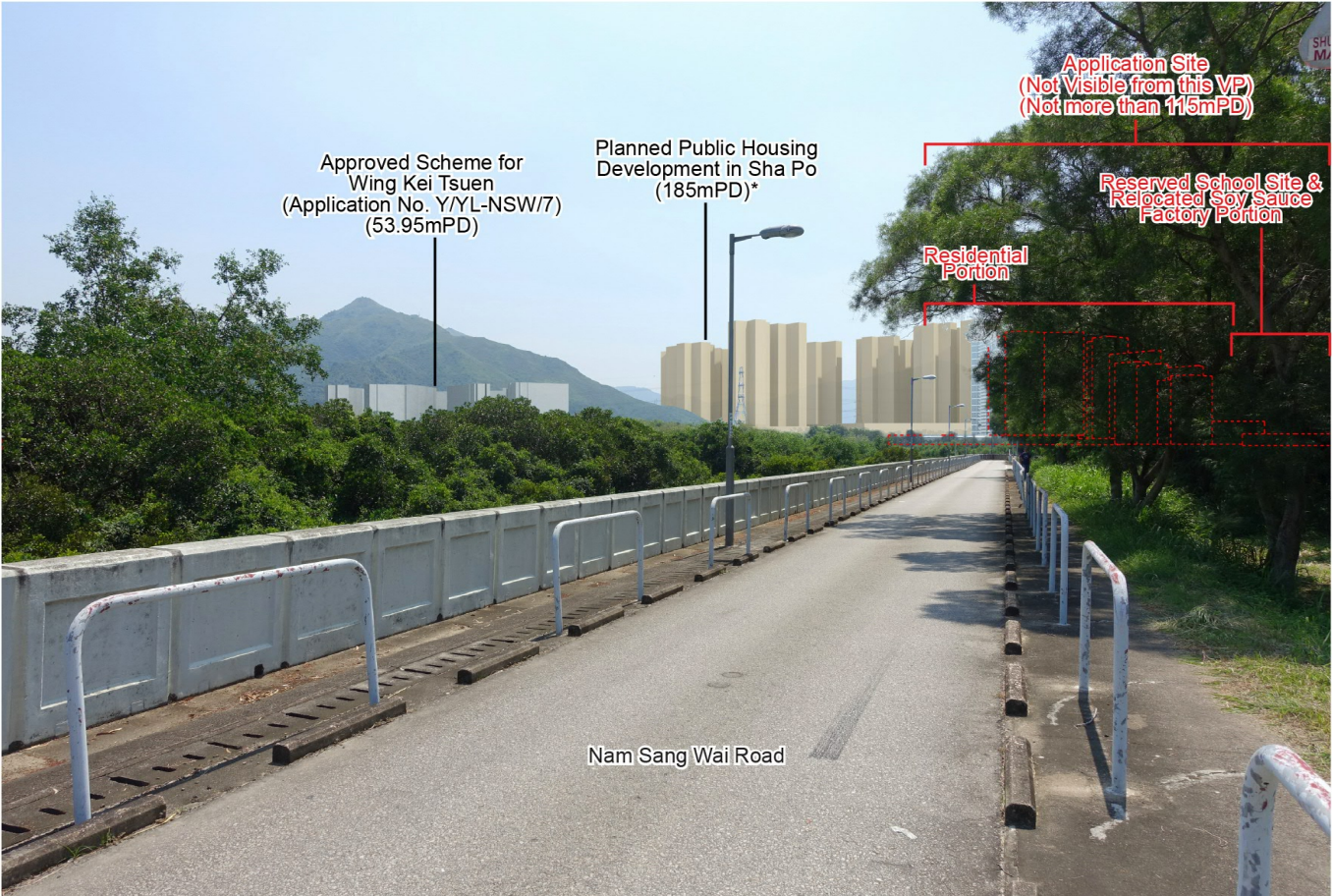
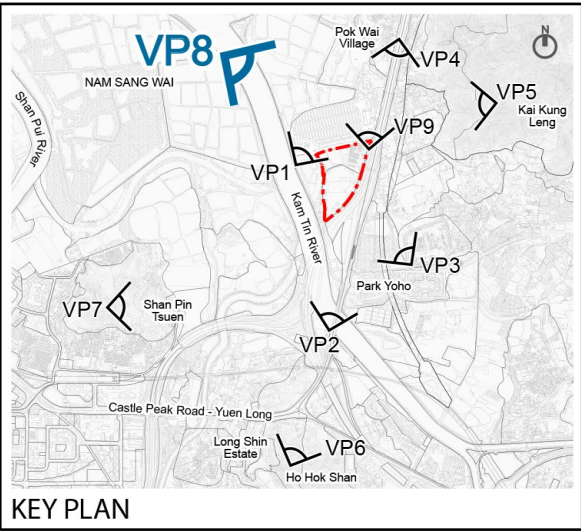
Proposed Scheme - Ultimate Scenario

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Existing Condition



Proposed Scheme - Interim Scenario



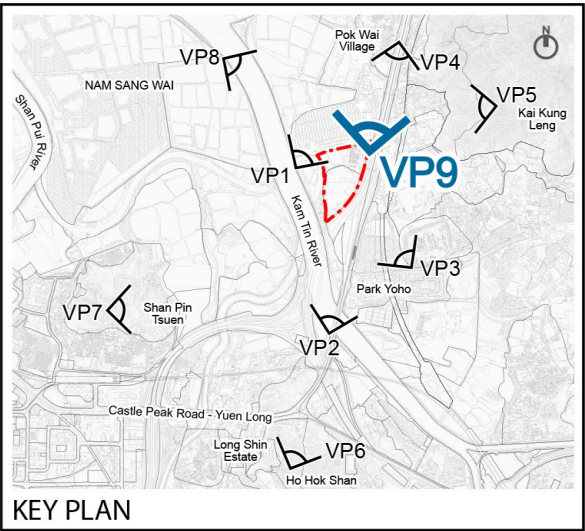
Proposed Scheme - Ultimate Scenario

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Existing Condition



KEY PLAN



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

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Legend

Proposed Comprehensive Development under Application Site (Max. BH not more than 115mPD)

Proposed Comprehensive Development (Application No. Y/YL-NSW/8) (Not more than 115mPD)