

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-KTS/8**  
**關於申請編號 Y/YL-KTS/8 而只作指示用途的擬議發展計劃的概括發展規範**

因應於 2024 年 3 月 22 日接獲的進一步資料而修訂的概括發展規範  
Revised broad development parameters in view of the further information received on 22.3.2024

Application No. 申請編號	Y/YL-KTS/8		
Location/address 位置／地址	Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long 元朗錦田八鄉路丈量約份第 106 約地段第 1905 號餘段（部分）、第 1909 號餘段、第 1910 號餘段、第 1911 號、第 1938 號（部分）、第 1939 號、第 1940 號（部分）、第 1941 號及第 1942 號及毗鄰政府土地		
Site area 地盤面積	About 約 12,490.8 sq. m 平方米 (Includes Government Land of about 包括政府土地約 296.2 sq. m 平方米)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	"Agriculture" 「農業」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" to "Residential (Group A) 1" 把申請地點由「農業」地帶改劃為「住宅(甲類)1」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	Not more than 不多於 44,967	About 約 3.6
	Non-domestic 非住用	Not more than 不多於 1,957*	-
No. of block 幢數	Domestic 住用	6	
	Non-domestic 非住用	2	
	Composite 綜合用途	-	

\*The applicant proposes that this non-domestic GFA is not accountable for GFA calculation.  
申請人建議有關非住用樓面面積並不計入總樓面面積。

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		About 約 73 - 86	mPD 米(主水平基準上)
		18 - 23 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Non-domestic 非住用	-	m 米
		About 約 32	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	33.33 %		
No. of units 單位數目	About 約 969 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,714	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		274
	Private Car Parking Spaces 私家車車位		264
	Motorcycle Parking Spaces 電單車車位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		9
	Heavy Goods Vehicle Spaces 重型貨車車位		7
	Light Bus 輕型巴士車位		1
Ambulance 救護車車位		1	

\* 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。

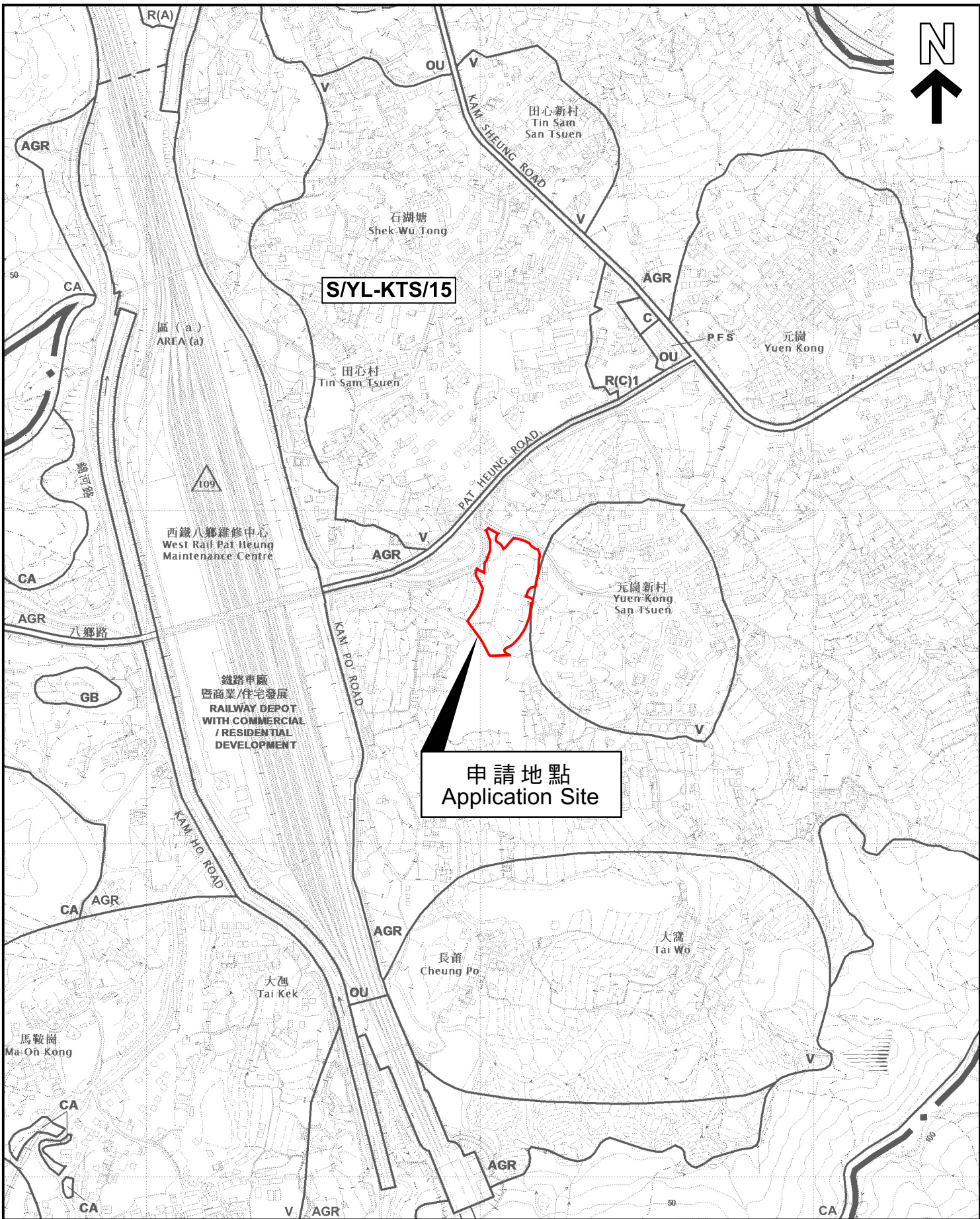
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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 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"/>
<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 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"/>
<b><u>Detailed Technical Proposal of the Run-in/out 有關車輛出入口的詳細技術建議</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。



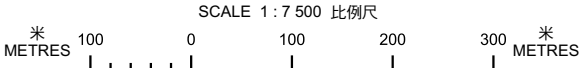


申請地點  
Application Site

S/YL-KTS/15

本摘要圖於2024年4月2日擬備，  
所根據的資料為於2018年12月11日  
核准的分區計劃大綱圖編號 S/YL-KTS/15  
EXTRACT PLAN PREPARED ON 2.4.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTS/15 APPROVED ON 11.12.2018

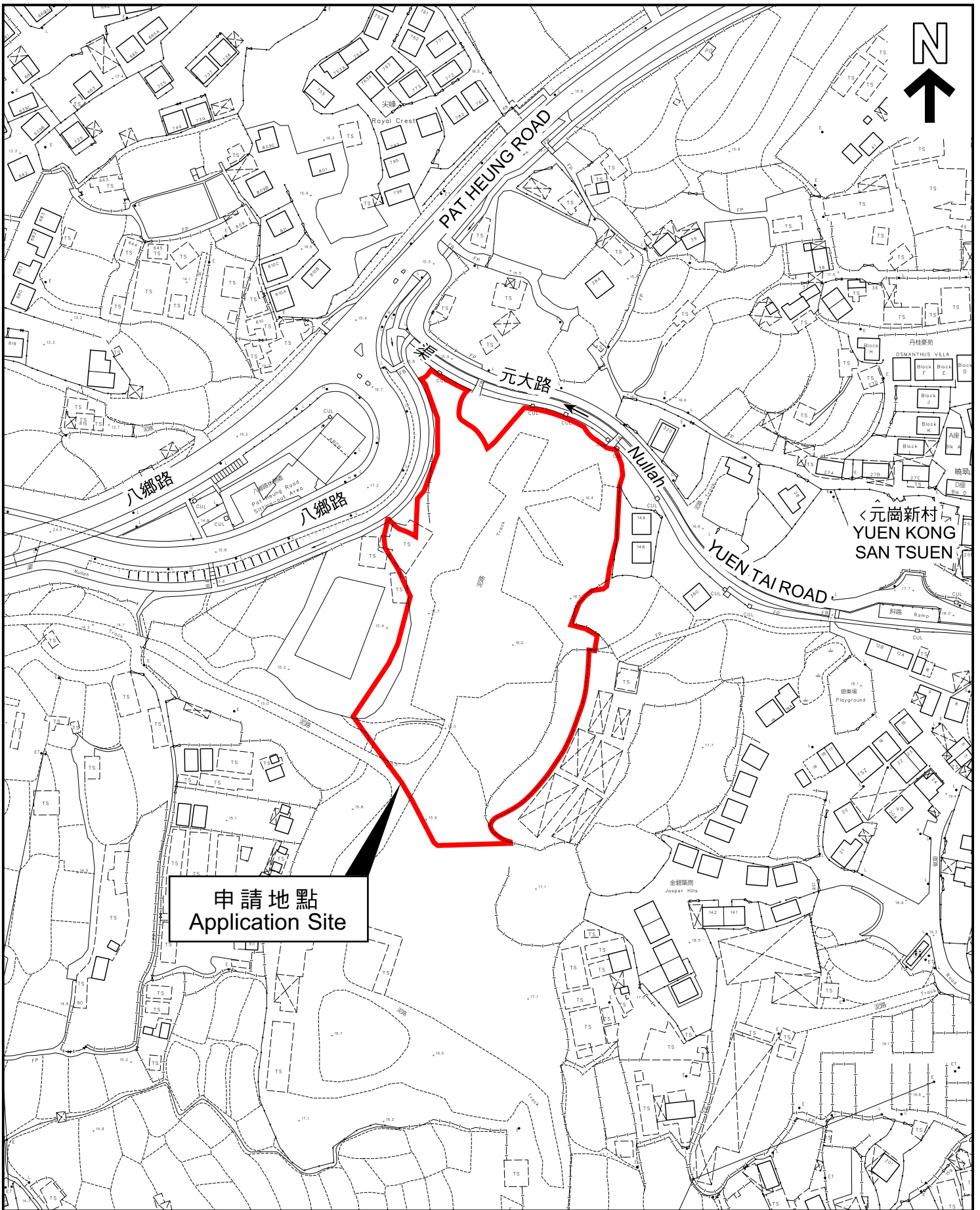
位置圖 LOCATION PLAN



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-KTS/8





申請地點  
 Application Site

本摘要圖於2024年4月2日擬備，  
 所根據的資料為測量圖編號  
 6-NE-17D, 18C, 22B 及 23A  
 EXTRACT PLAN PREPARED ON 2.4.2024  
 BASED ON SURVEY SHEETS No.  
 6-NE-17D, 18C, 22B & 23A

**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-KTS/8**

申請編號 **Application No. : Y/YL-KTS/8**

**進一步資料 Further Information**

**備註 Remarks**

申請人提交了一份全新有關車輛出入口的詳細技術建議。

The applicant submitted a new detailed technical proposal of the run-in/out for the proposed development.

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。

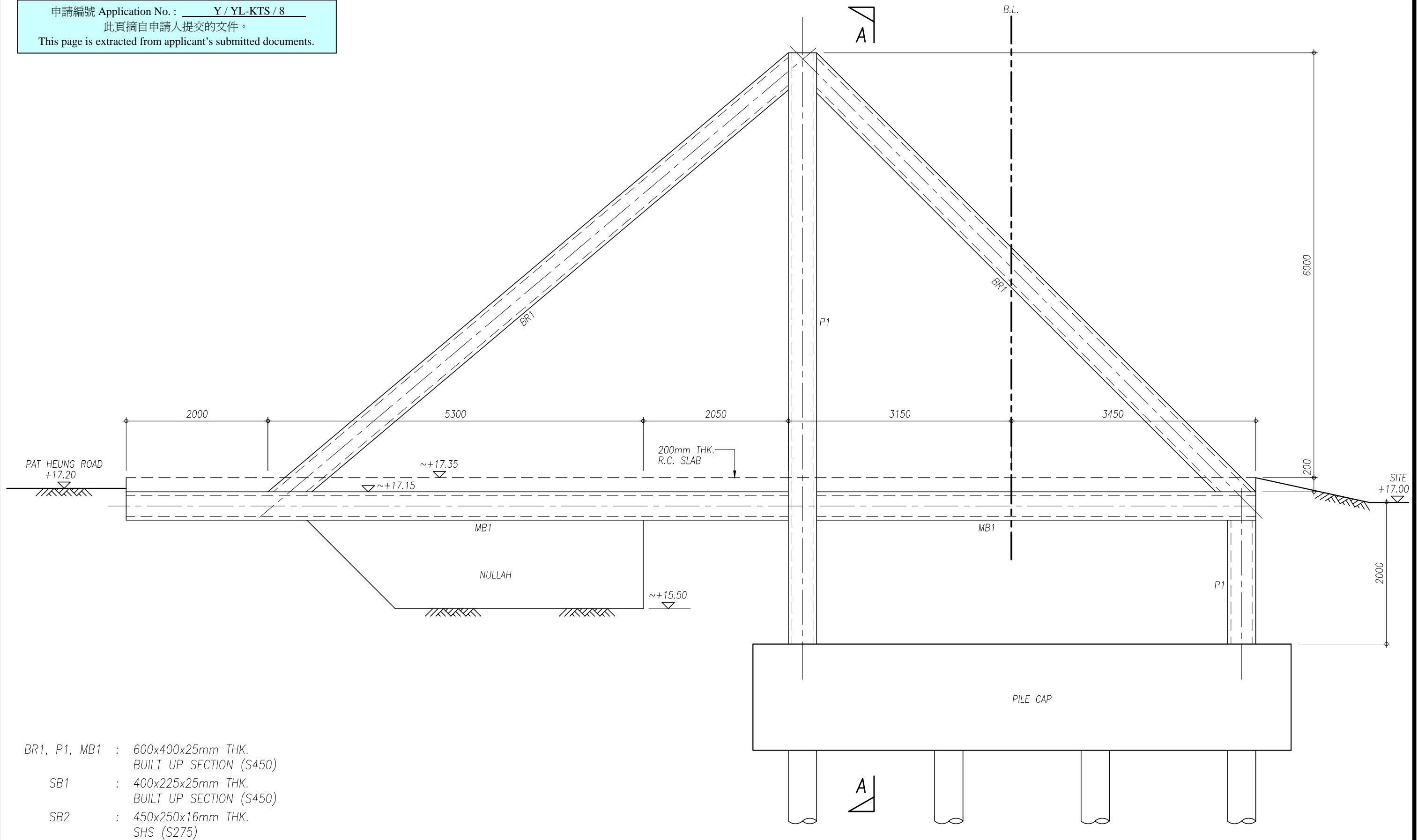
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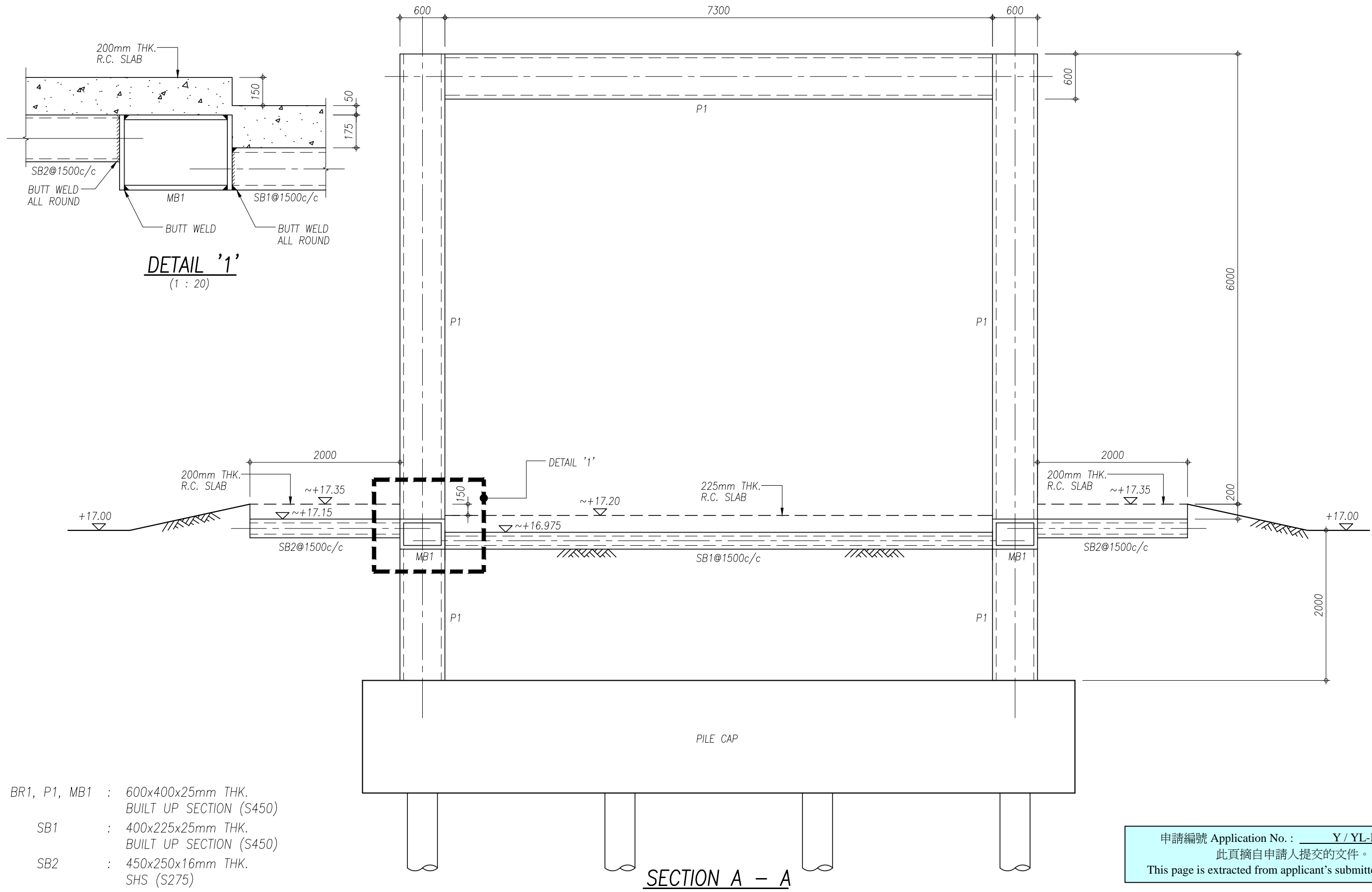


- BR1, P1, MB1 : 600x400x25mm THK.  
BUILT UP SECTION (S450)
- SB1 : 400x225x25mm THK.  
BUILT UP SECTION (S450)
- SB2 : 450x250x16mm THK.  
SHS (S275)

	Project STRUCTURAL DETAILS OF "RUN IN/OUT" FOR PROPOSED REZONING AT VARIOUS LOTS IN D.D. 106 AND ADJOINING GOVERNMENT LAND, PAT HEUNG ROAD, KAM TIN, YUEN LONG	Drawing Title  SECTION	Drawn	Checked	Approved
			Job No.	Date	Cad Ref.
			Scale @ Size N.T.S.	Drawing No. SK/001	Rev. -

DO NOT SCALE DRAWING





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		SECTION A - A		Job No.	Date	Cad Ref.
		Scale @ Size	Drawing No.	Rev.		
		N.T.S.	SK/002	-		

DO NOT SCALE DRAWING