**Broad Development Parameters of the Indicative Development Proposal in Respect of Application No. Y/YL-KTS/7**
**关乎申请编号 Y/YL-KTS/7 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of the further information received on 22.12.2020
因应於 2020 年 12 月 22 日接获的进一步资料而修订的概括发展规范

| | | | |
|---|---|---|---|
| Application No.<br>申请编号 | Y/YL-KTS/7 | | |
| Location/address<br>位置／地址 | Lots 2 (Part), 4, 5 (Part), 6 (Part), 7 RP (Part), 8 (Part), 9 (Part), 10 (Part), 11 (Part), 37, 42 (Part) and 43 in D.D. 113, and Adjoining Government Land, Tai Lam, Yuen Long<br>元朗大榄丈量约份第 113 约地第 2 号(部分)、第 4 号、第 5 号(部分)、第 6 号(部分)、第 7 号余段(部分)、第 8 号(部分)、第 9 号(部分)、第 10 号(部分)、第 11 号(部分)、第 37 号、第 42 号(部分)和第 43 号及毗连政府土地 | | |
| Site area<br>地盘面积 | About 约 5,400 sq. m 平方米 (Includes Government Land of about 包括政府土地约 750 sq. m 平方米) | | |
| Plan<br>图则 | Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15<br>锦田南分区计划大纲核准图编号 S/YL-KTS/15 | | |
| Zoning<br>地带 | "Agriculture"<br>「农业」 | | |
| Proposed Amendment(s)<br>拟议修订 | To rezone the application site from "Agriculture" zone to "Other Specified Uses" annotated "Columbarium" zone<br>把申请地点由「农业」地带改划为「其他指定用途」注明「灵灰安置所」地带 | | |
| Gross floor area and/or plot ratio<br>总楼面面积及／或地积比率 | | sq. m<br>平方米 | Plot ratio<br>地积比率 |
| | Domestic<br>住用 | - | - |
| | Non-domestic<br>非住用 | About 约 4,050 | Not more than 不多於 0.75 |
| No. of block<br>幢数 | Domestic<br>住用 | - | |
| | Non-domestic<br>非住用 | 4 | |
| | Composite<br>综合用途 | - | |

| | | | |
|---|---|---|---|
| Building height/No. of storeys<br>建筑物高度／层数 | Domestic<br>住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic<br>非住用 | Not more than 不多於 14 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | 1 - 4 | Storey(s) 层 |
| | Composite<br>综合用途 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| Site coverage<br>上盖面积 | About 约 30 % | | |
| No. of units<br>单位数目 | 2,000 Niches 灵灰位 | | |
| Open space<br>休憩用地 | Private 私人 | - | sq. m 平方米 |
| | Public 公众 | - | sq. m 平方米 |
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数 | | 11 |
| | Private Car Parking Spaces 私家车车位 | | 11 |

* 有关资料是为方便市民大众参考而提供。对於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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**Submitted Plans, Drawings and Documents 提交的图则、绘图及文件**

| | Chinese 中文 | English 英文 |
|---|---|---|
| **Plans and Drawings 图则及绘图** | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | ☐ | ☑ |
| Block plan(s) 楼宇位置图 | ☐ | ☐ |
| Floor plan(s) 楼宇平面图 | ☐ | ☑ |
| Sectional plan(s) 截视图 | ☐ | ☑ |
| Elevation(s) 立视图 | ☐ | ☐ |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片 | ☐ | ☐ |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图 | ☐ | ☑ |
| Others (please specify) 其他（请注明） | ☐ | ☐ |
| **Reports 报告书** | | |
| Planning Statement / Justifications 规划纲领 / 理据 | ☐ | ☑ |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | ☐ | ☑ |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估 | ☐ | ☑ |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | ☐ | ☐ |
| Visual impact assessment 视觉影响评估 | ☐ | ☑ |
| Landscape impact assessment 景观影响评估 | ☐ | ☐ |
| Tree Survey 树木调查 | ☐ | ☐ |
| Geotechnical impact assessment 土力影响评估 | ☐ | ☐ |
| Drainage impact assessment 排水影响评估 | ☐ | ☑ |
| Sewerage impact assessment 排污影响评估 | ☐ | ☑ |
| Risk Assessment 风险评估 | ☐ | ☐ |
| Others (please specify) 其他（请注明） | ☐ | ☑ |
| Tree Preservation Proposal 树木保护建议 | | |
| Landscape Proposal 园境建议 | | |

Note: May insert more than one「✔」. 注：可在多於一个方格内加上「✔」号

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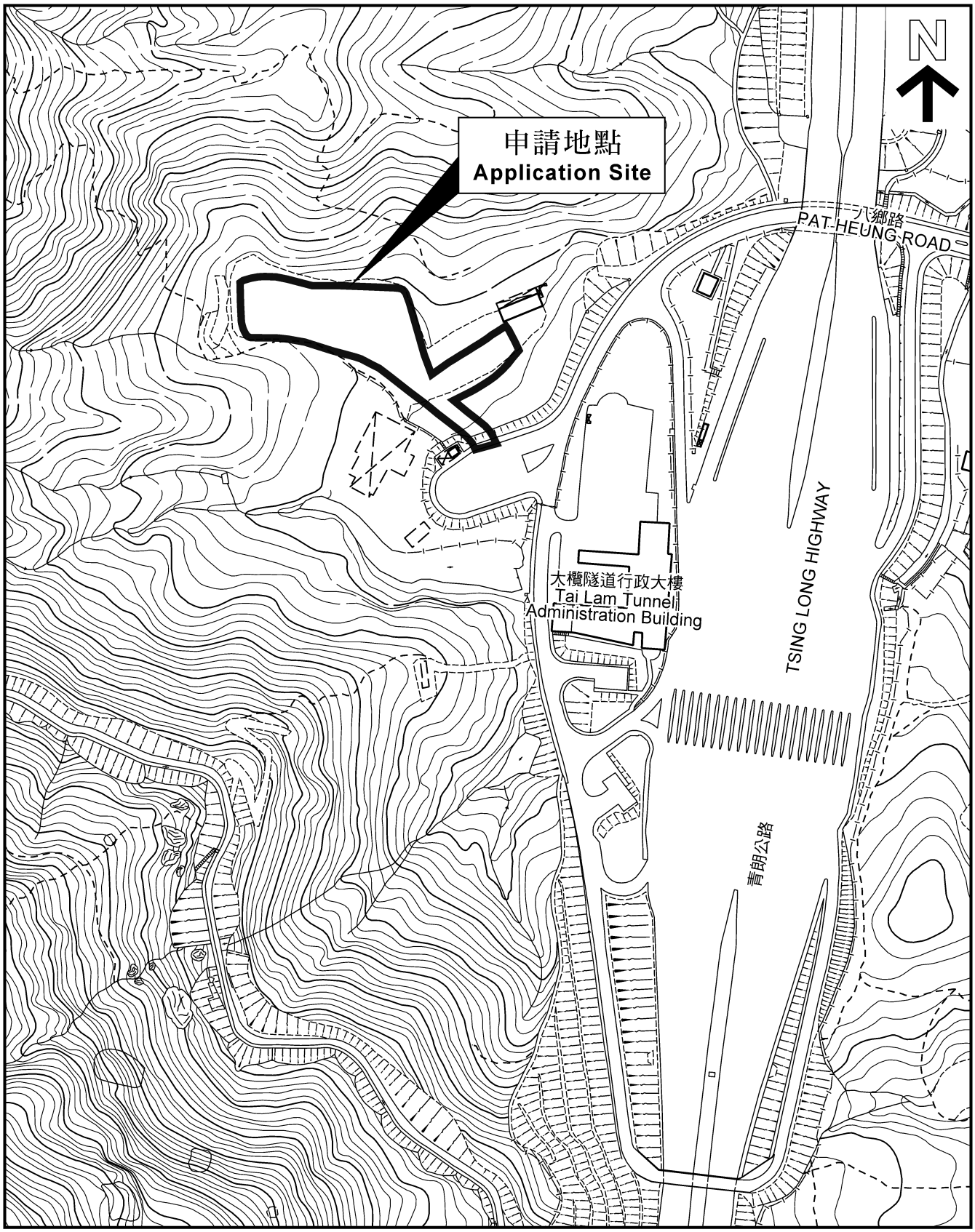
# Y/YL-KTS/7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申請地點
Application Site
八鄉路
PAT HEUNG ROAD
大欖隧道行政大樓
Tai Lam Tunnel
Administration Building
TSING LONG HIGHWAY
青朗公路

**申請編號 Application No. : Y/YL-KTS/7**

**備註 Remarks**

申請人呈交進一步資料，包括回應部門及公眾意見、經修訂的技術評估（交通影響評估、環境評估、排污影響評估、排水影響評估）、供水影響評估、生態影響評估、土地污染評估和岩土工程規劃檢討報告。

The applicant provides further information including response to departmental and public comments; revised technical assessments (Traffic Impact Assessment, Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment); Water Supply Impact Assessment, Ecological Impact Analysis, Land Contamination Analysis and Geotechnical Planning Review Report.

**申請編號 Application No. : Y/YL-KTS/7**

## 與申請地點/處所有關的先前申請
## Previous Application(s) Covering the Application Site/Premises

| 申請編號<br>Application No. | 擬議用途／發展<br>Proposed Use/Development | 城市規劃委員會的決定(日期)<br>Decision of<br>Town Planning Board (Date) |
|---|---|---|
| Nil 沒有 | | |

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