

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NSW/9**  
**关于申请编号 Y/YL-NSW/9 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 19.1.2024  
因应于 2024 年 1 月 19 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	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 – 潭尾段以西丈量约份第 107 约地段第 1910 号余段(部分)及第 1743 号 C 分段余段(部分)和毗连政府土地					
Site area 地盘面积	About 约 81,550 sq. m 平方米 (Includes Government land of about 包括政府土地约 15,714 sq. m 平方米)					
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8					
Zoning 地带	“Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ 「工业 (丁类)」, 「露天贮物」及显示为「道路」的地方					
Proposed Amendment(s) 拟议修订	To rezone the application site from “Industrial (Group D)”, “Open Storage” and area shown as ‘Road’ to “Residential (Group E)” 把申请地点由「工业 (丁类)」地带、「露天贮物」地带及显示为「道路」的地方改划为「住宅 (戊类)」地带					
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米		Plot ratio 地积比率		
	Domestic 住用	About 约 115,942		Not more than 不多於 2.5 <sup>(1)</sup>		
	Non-domestic 非住用	Commercial use 商业用途	About 约 3,900 <sup>(2)</sup>	Commercial use 商业用途	Not more than 不多於 0.09 <sup>(1)(2)</sup>	
		Covered transport lay-by 有盖交通停车处	About 约 6,400	Covered transport lay-by 有盖交通停车处	Not more than 不多於 0.14	
No. of block 幢数	Domestic 住用	3				
	Non-domestic 非住用	1 <sup>(3)</sup>				
	Composite 综合用途	8 <sup>(4)</sup>				

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 75.5	mPD 米(主水平基准上)
		Not more than 不多於 19 <sup>(5)</sup>	Storey(s) 层 Exclude 不包括 Basement 地库
	Non-domestic 非住用	Relocated Soy Sauce Factory Portion 重置酱园部分	
		Not more than 不多於 15	mPD 米(主水平基准上)
	Composite 综合用途	-	m 米
Not more than 不多於 115		mPD 米(主水平基准上)	
Not more than 不多於 29		Storey(s) 层 Exclude 不包括 Basement 地库	
Site coverage 上盖面积	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 单位数目	About 约 3,115 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 8,099	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		344
	Private Car Parking Spaces 私家车车位		316
	Motorcycle Parking Spaces 电单车车位		28
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		39
	Heavy Goods Vehicle Spaces 重型货车车位		
	Light Goods Vehicle Spaces 轻型货车车位		31 <sup>(6)</sup>
	Medium Goods Vehicle Spaces 中型货车车位		
	Private Car / Taxi Lay-by 私家车/的士车位		2
Small Coach Lay-by 小型旅游巴车位		5	
Covered Transport Lay-by 有盖交通停车处		1	

(1) Calculation based on the residential portion of the development site area of 46,501m<sup>2</sup> 以发展地盘的住宅部份面积 46,501 平方米计算

(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 包括商业用途的总楼面面积作商店及服务行业、食肆、学校(幼儿园/幼稚园/语言学校/电脑学校/商科学校/补习学校/工业学院/艺术学校/芭蕾舞学校/开办兴趣班或休闲课程的其他类型学校)、娱乐场所及康体文娱场所

(3) Including the relocated soy sauce factory portion 包括重置酱园部分

(4) Including 8 residential towers above non-domestic podium (including clubhouse) 包括 8 幢坐落於非住用平台上(包括会所)的住宅楼宇

(5) Excluding the transfer plates 不包括结构转换层

(6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括轻型货车、中型货车及重型

货车的上落客货车位

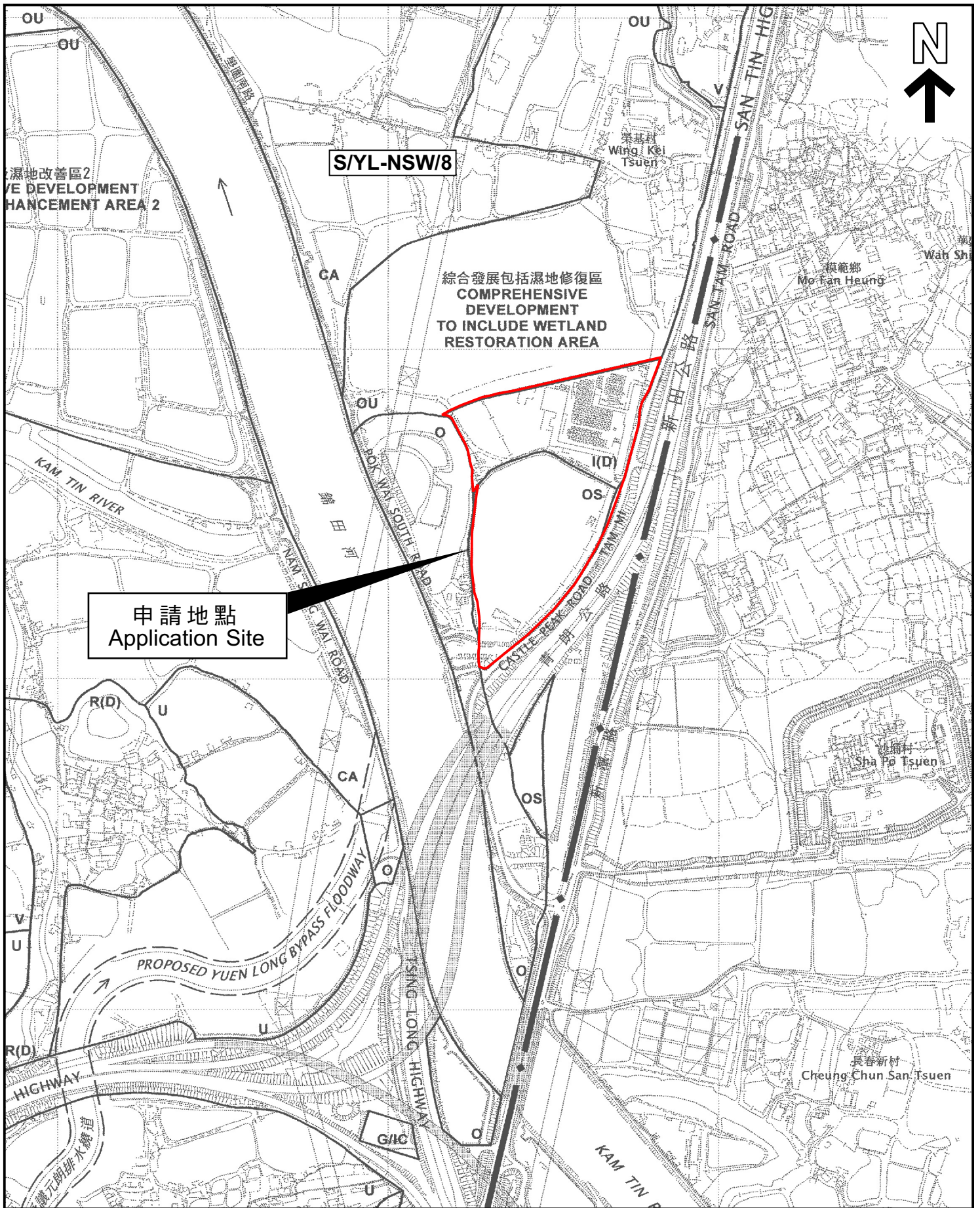
- \* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s) 总纲发展蓝图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plans 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plans 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图/园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (请注明)	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估 (噪音、空气及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment 交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (请注明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Responses-to-comments table 回应意见表</u></b>		
<b><u>Revised Landscape Design Proposal 经修订的园境设计计划书</u></b>		
<b><u>Revised Water Supply Impact Assessment 经修订的供水影响评估</u></b>		
<b><u>Replacement pages of the Ecological Impact Assessment 生态影响评估的替换页</u></b>		
Note: May insert more than one 「✓」. 注: 可在多於一个方格内加上「✓」号		

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.

注: 上述申请摘要的资料是由申请人提供以方便市民大众参考。對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。



申請地點  
Application Site

S/YL-NSW/8

綜合發展包括濕地修復區  
COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

濕地改善區2  
WETLAND IMPROVEMENT AREA 2

R(D) U

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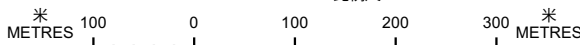
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本摘要圖於2024年2月1日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號 S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 1.2.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺



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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**LEGEND**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- PROPOSED TREES
- BUFFER PLANTING
- ORNAMENTAL PLANTING AND FLOWERING SHRUBS
- PLANTING AREA
- TIMBER DECK
- LAWN
- SWIMMING POOL
- PLAY AREA
- FEATURE PAVING
- EVA
- OUTDOOR SEATING
- PAVILION

- 1 VEHICULAR ACCESS - RESIDENTIAL PORTION
- 2 PODIUM GARDEN
- 3 LANDSCAPE GARDEN
- 4 SITTING OUT AREA
- 5 PLAY AREA
- 6 SWIMMING POOL
- 7 RAMP TO BASEMENT CARPARK
- 8 VEHICULAR ACCESS OF CTL
- 9 VEHICULAR ACCESS - RESERVED SCHOOL SITE AND EXISTING TEMPORARY STRUCTURES

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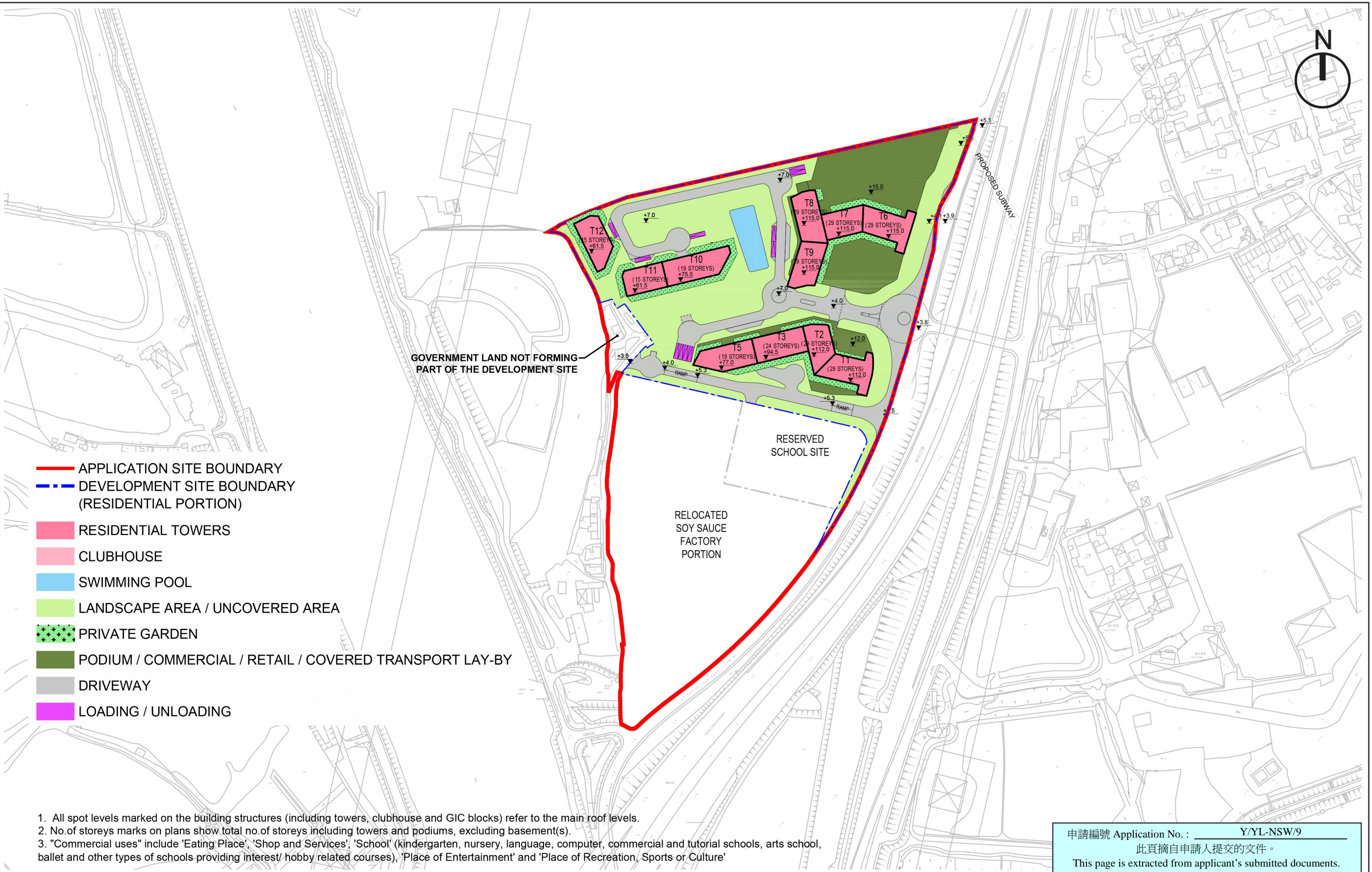
TITLE : **LANDSCAPE MASTER PLAN - Lot 1910 RP (Part)**

FIGURE:  
 JAN 2024 S1-LMP-01(Rev.G)

PROJECT : Section 12A Planning Application for Proposed Amendments to the Nam Sang Wai Outline Zoning Plan from "I(D)" and "OS" Zones to "R(E)" Zone at 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







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'

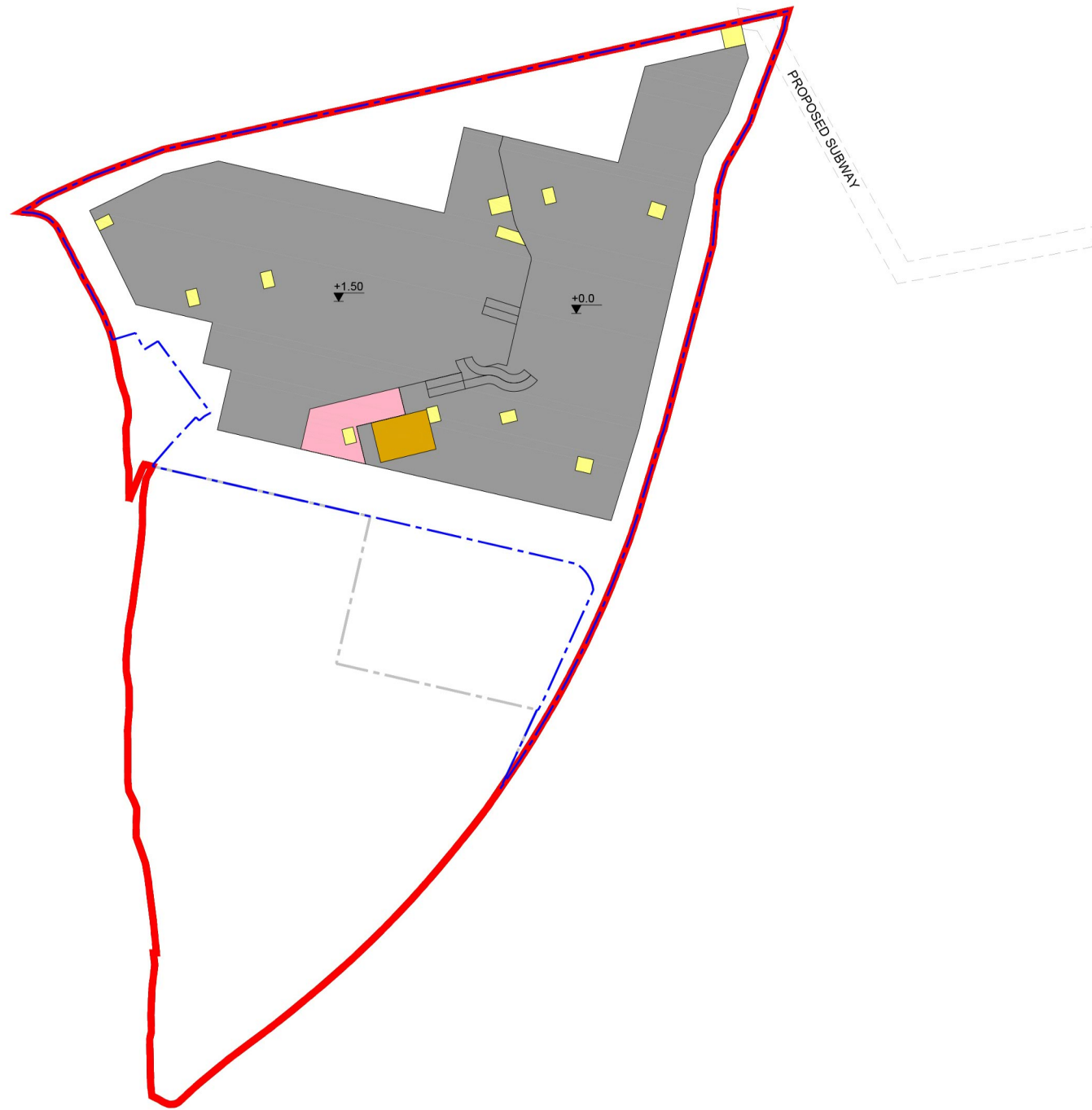
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Title

### Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.2		



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

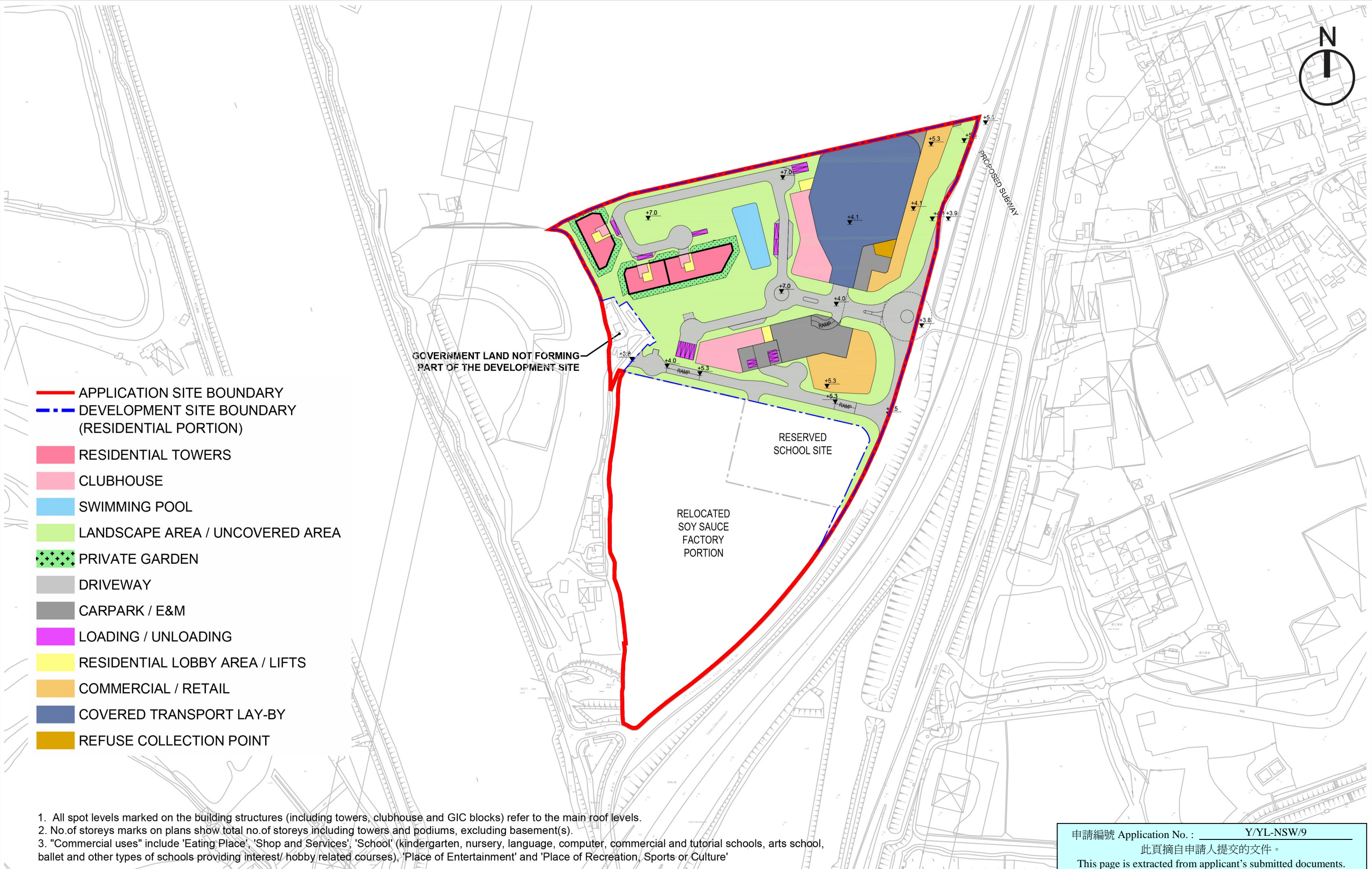
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Title

Indicative Master Layout Plan – Basement Floor

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



- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- CARPARK / E&M
- LOADING / UNLOADING
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- COVERED TRANSPORT LAY-BY
- REFUSE COLLECTION POINT

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'

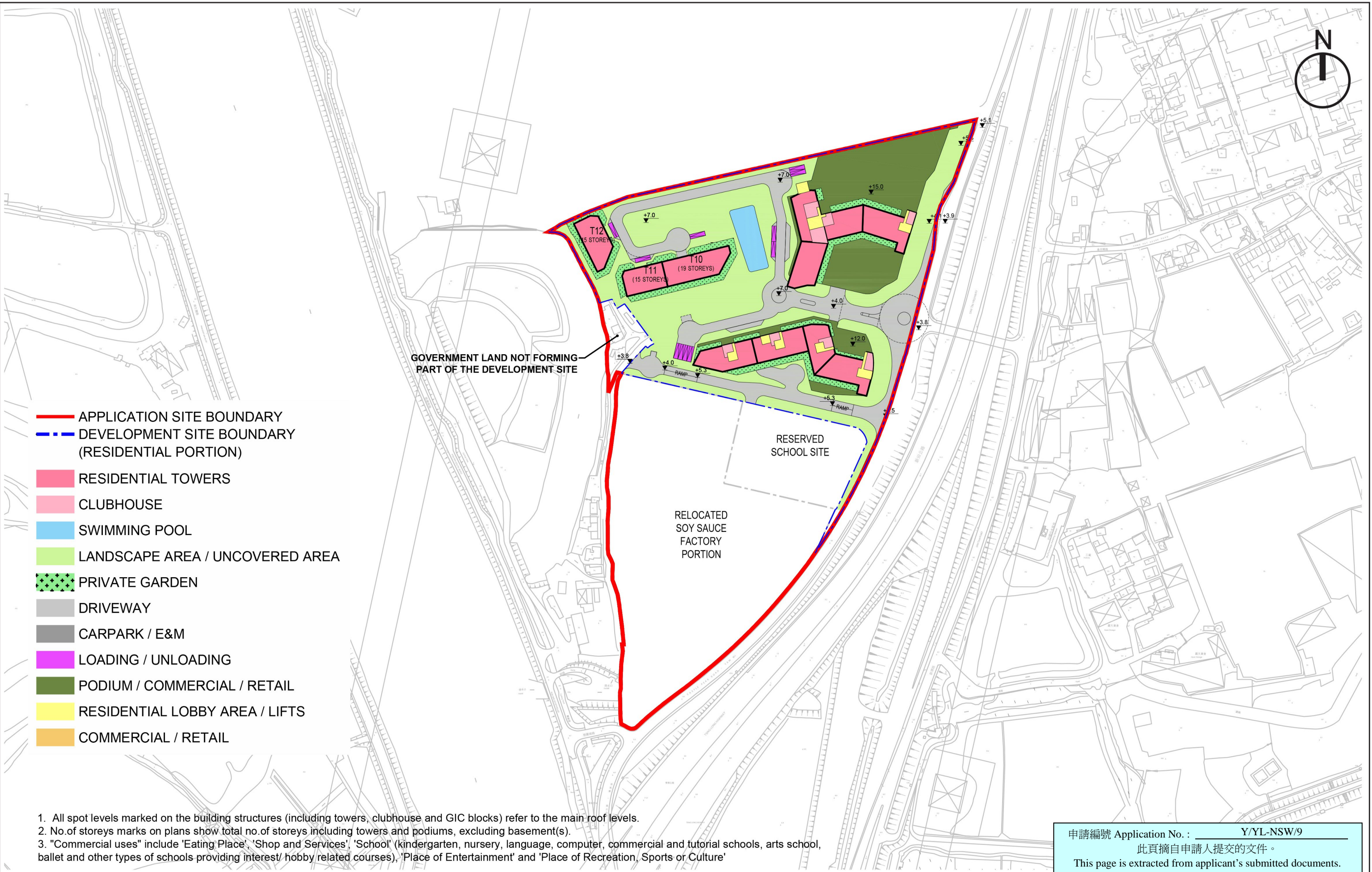
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Title

### Indicative Master Layout Plan – Ground Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.4		



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).
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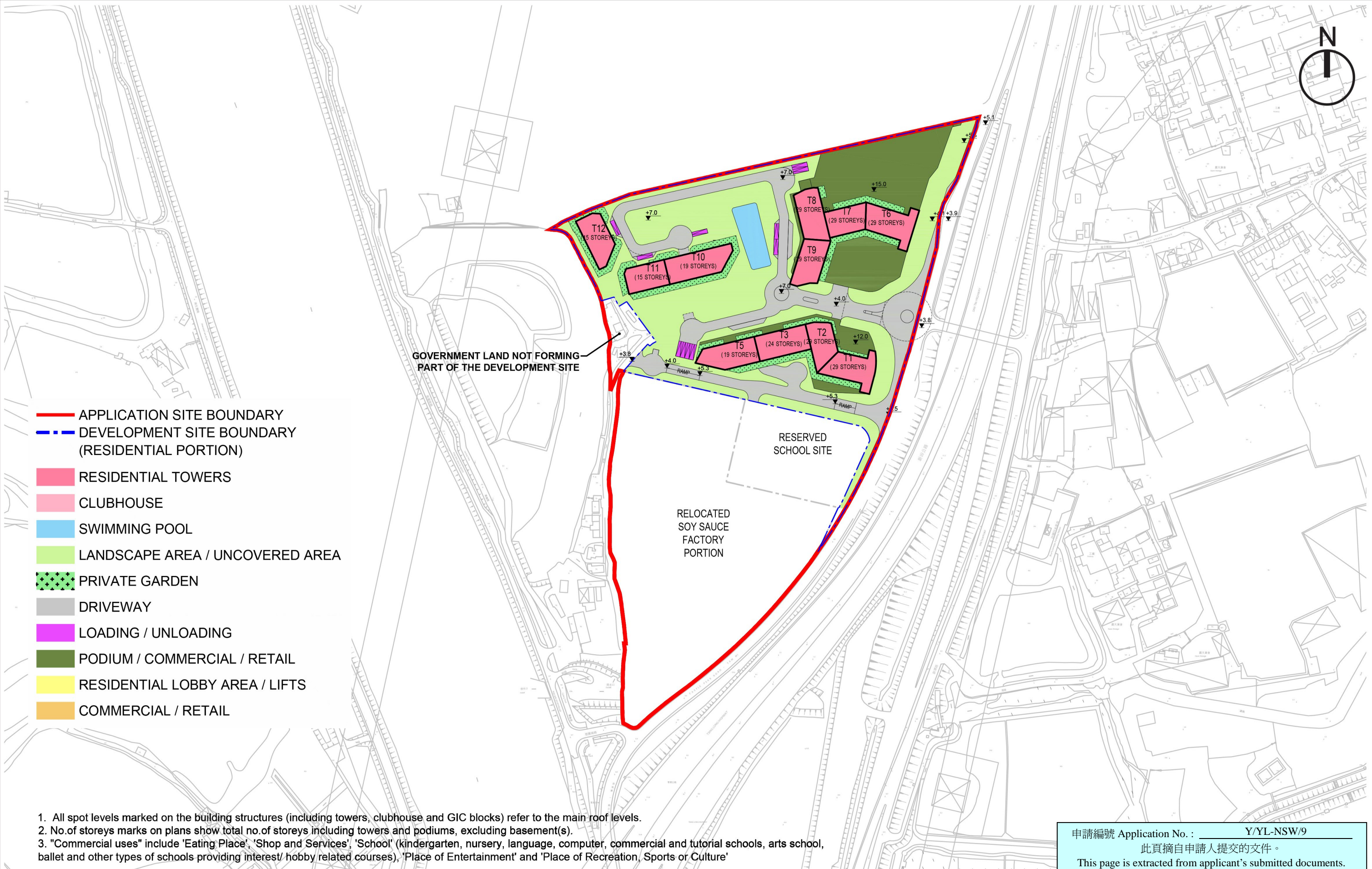
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Title

Indicative Master Layout Plan – First Floor

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



- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- LOADING / UNLOADING
- PODIUM / COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL

1. All spot levels marked on the building structures (including towers, clubhouse and GIC blocks) refer to the main roof levels.  
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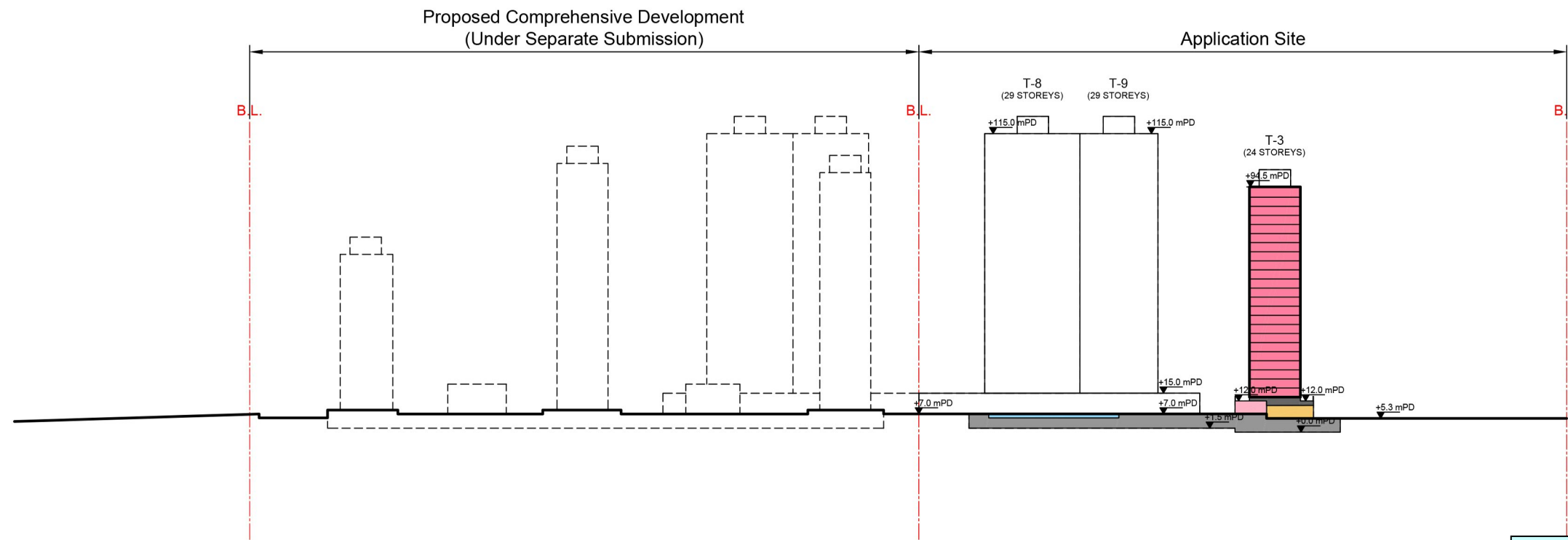
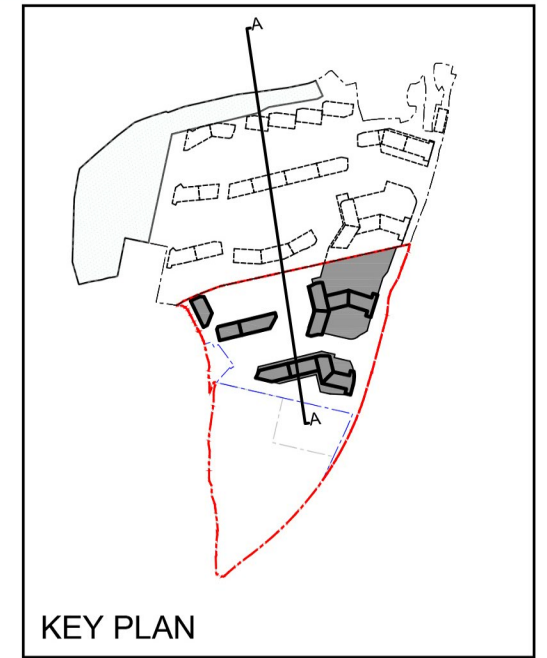
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Title  
 Indicative Master Layout Plan – Second Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.6		

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



申請編號 Application No. : Y/YL-NSW/9  
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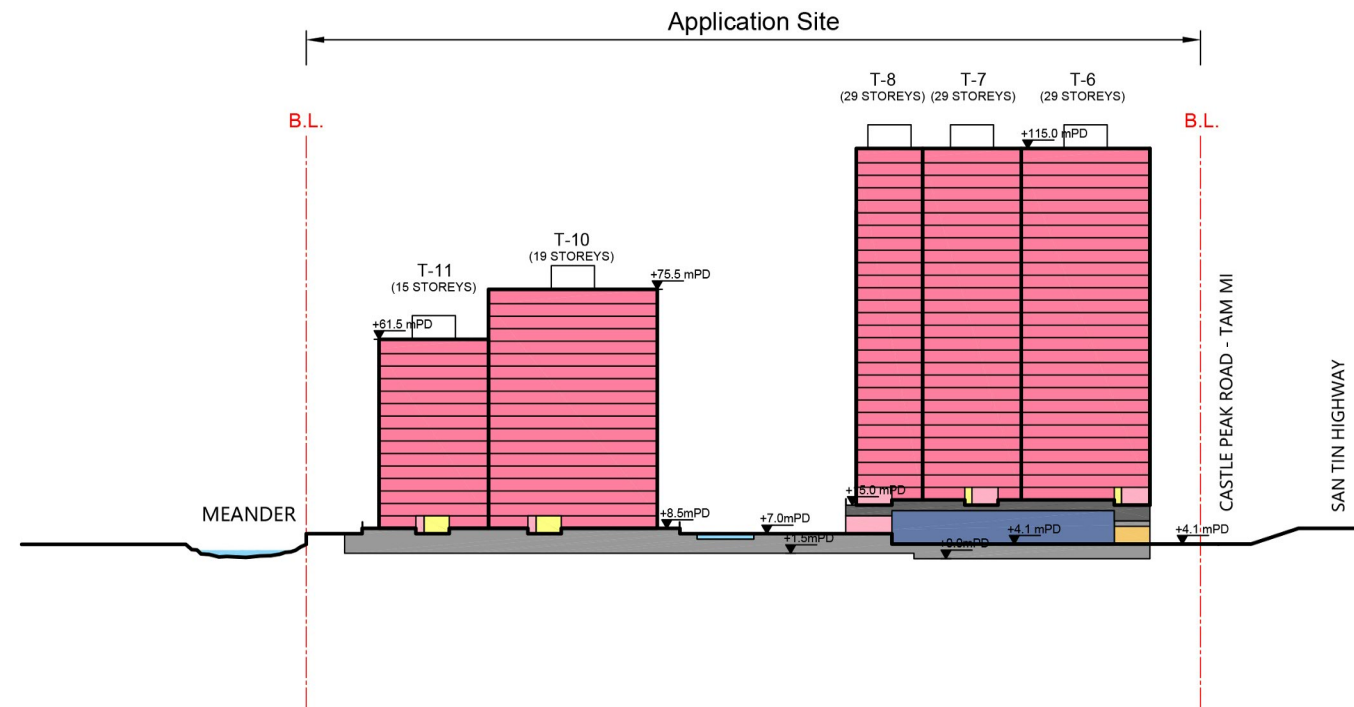
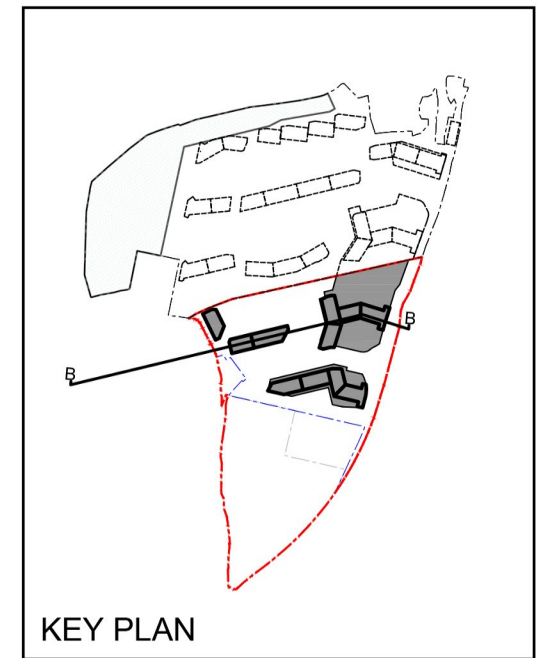


Title

Indicative Section A-A Plan

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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



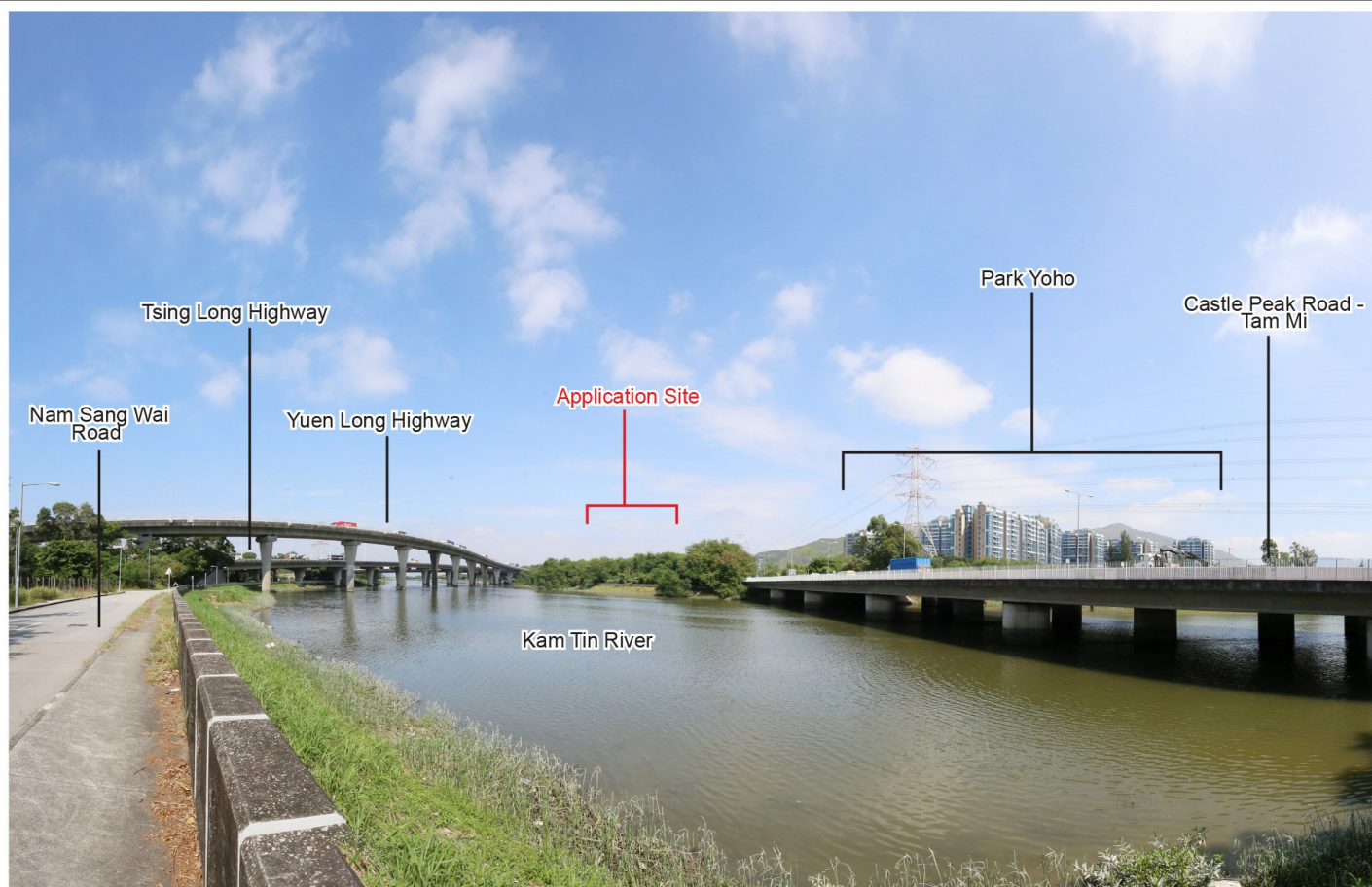
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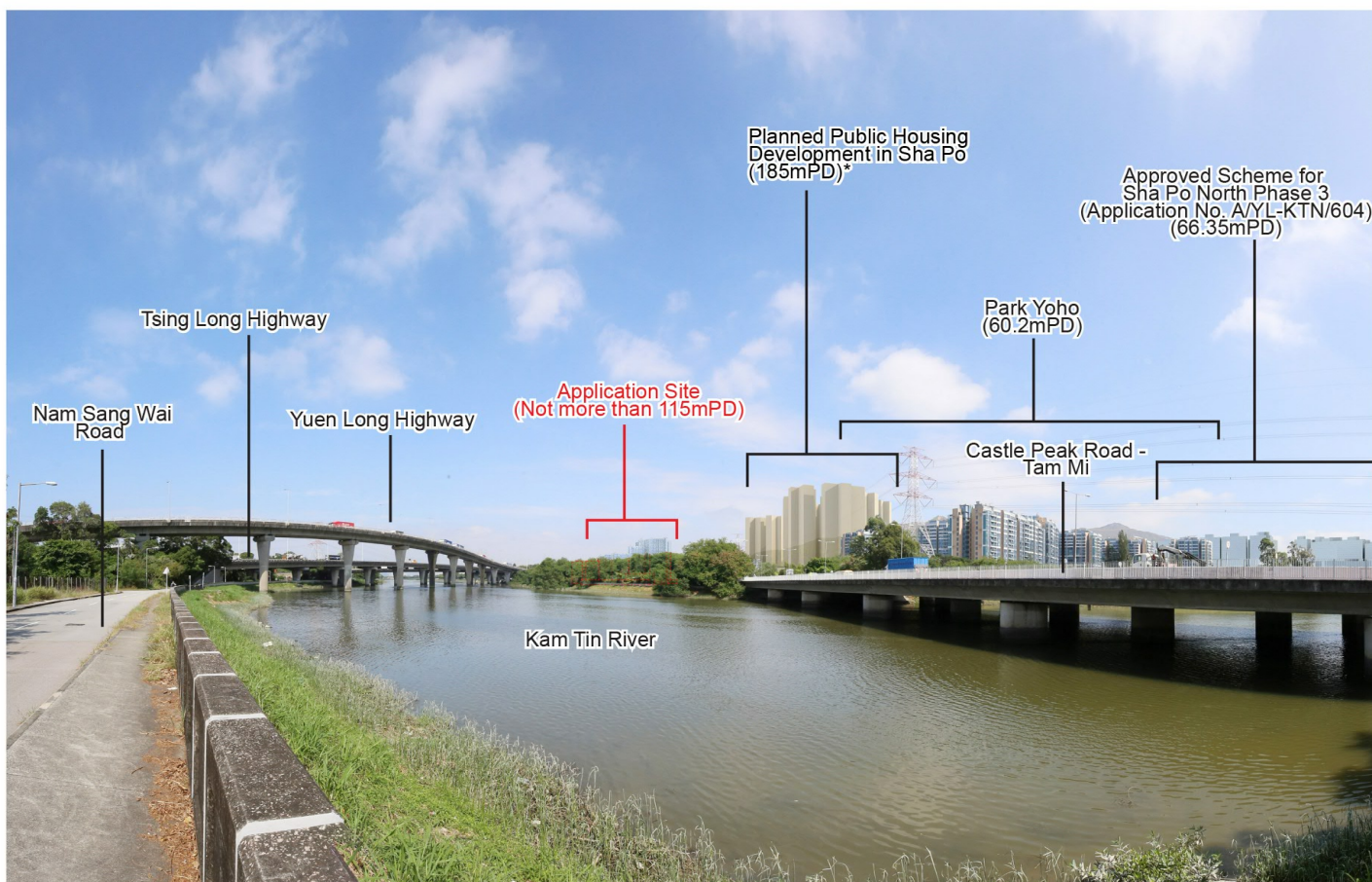
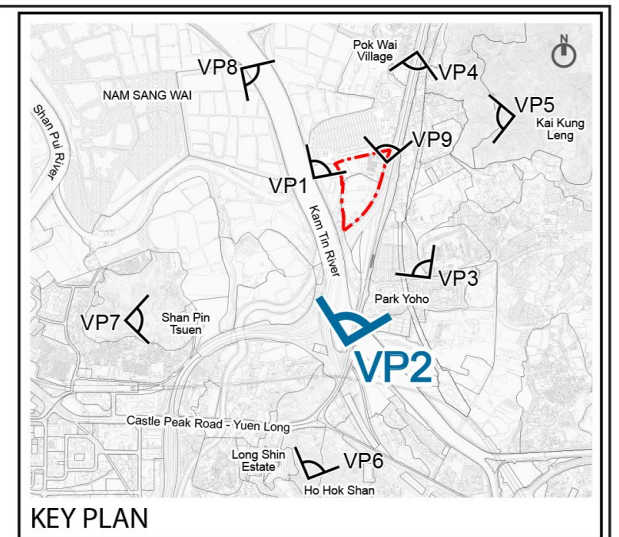
Title

Indicative Section B - B Plan

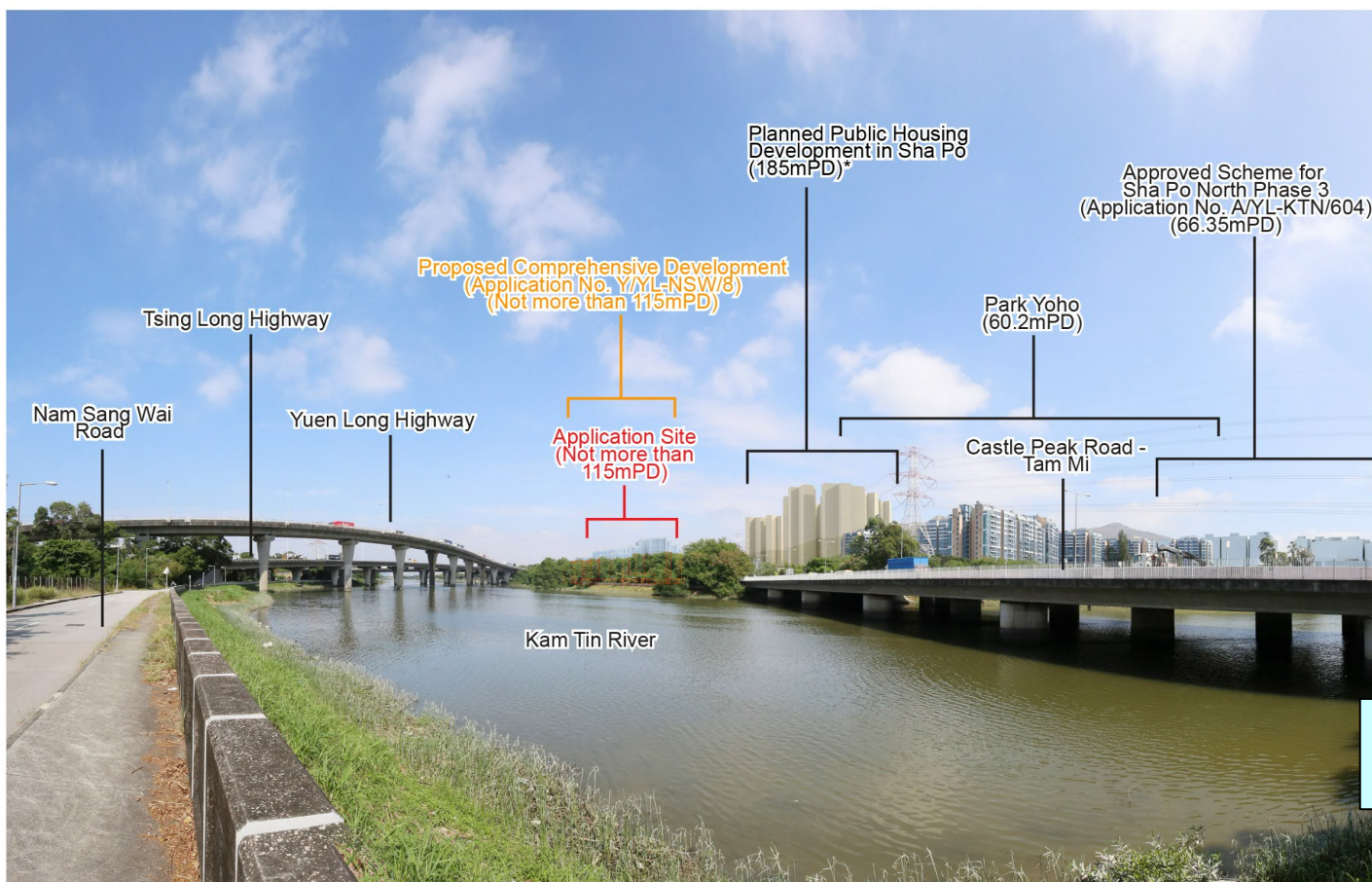
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Rev	0	Date	Jan 2024
Scale	Figure 4.8		



Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

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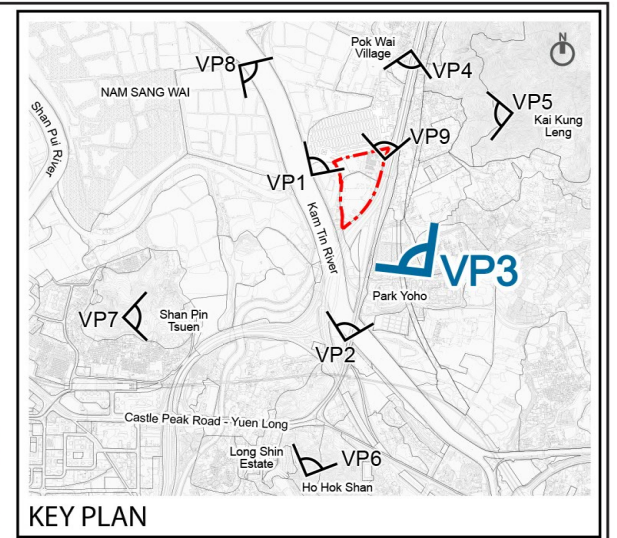
Remarks:  
 \* According to the draft Kam Tin North OZP No. S/YL-KTN/10 gazetted in January 2023.

	Title Photomontages – Viewing from VP2: Nam Sang Wai Road (South)	Checked	DH	Drawn	PW
		Rev	1	Date	Jan 2024
		Scale	N / A	Figure	5.2

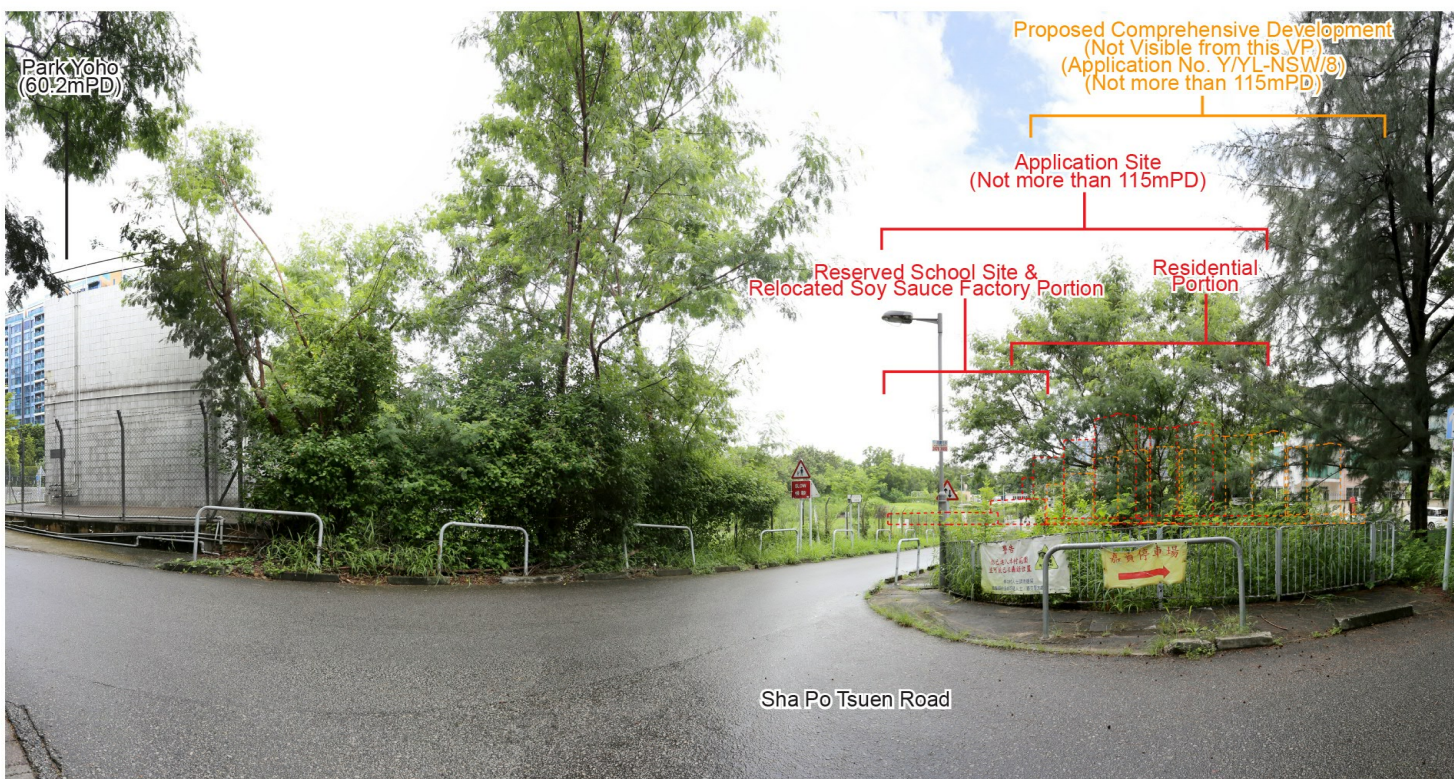




Existing Condition



Proposed Scheme - Interim Scenario

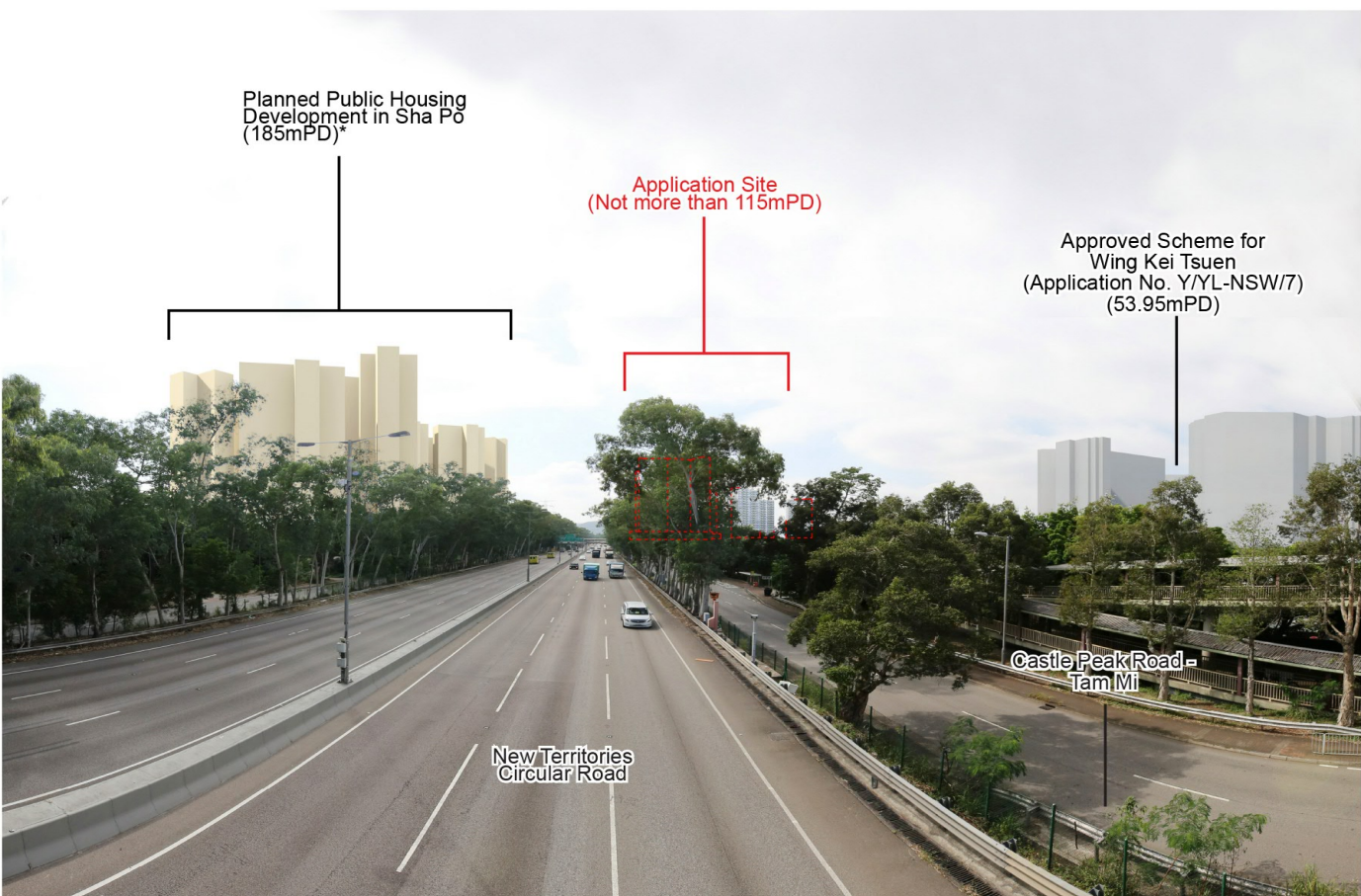
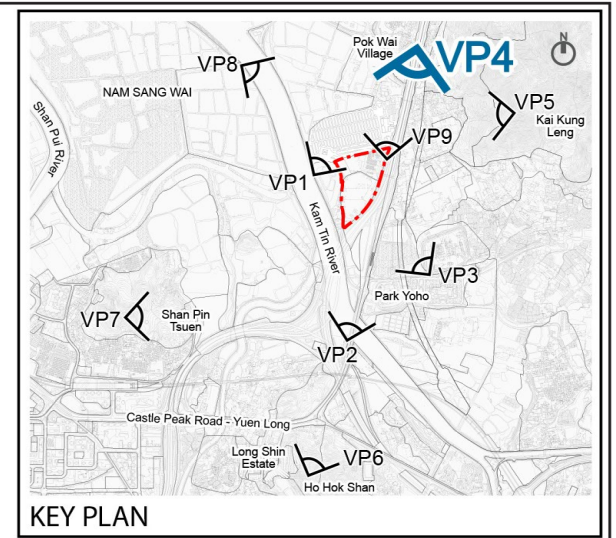


Proposed Scheme - Ultimate Scenario

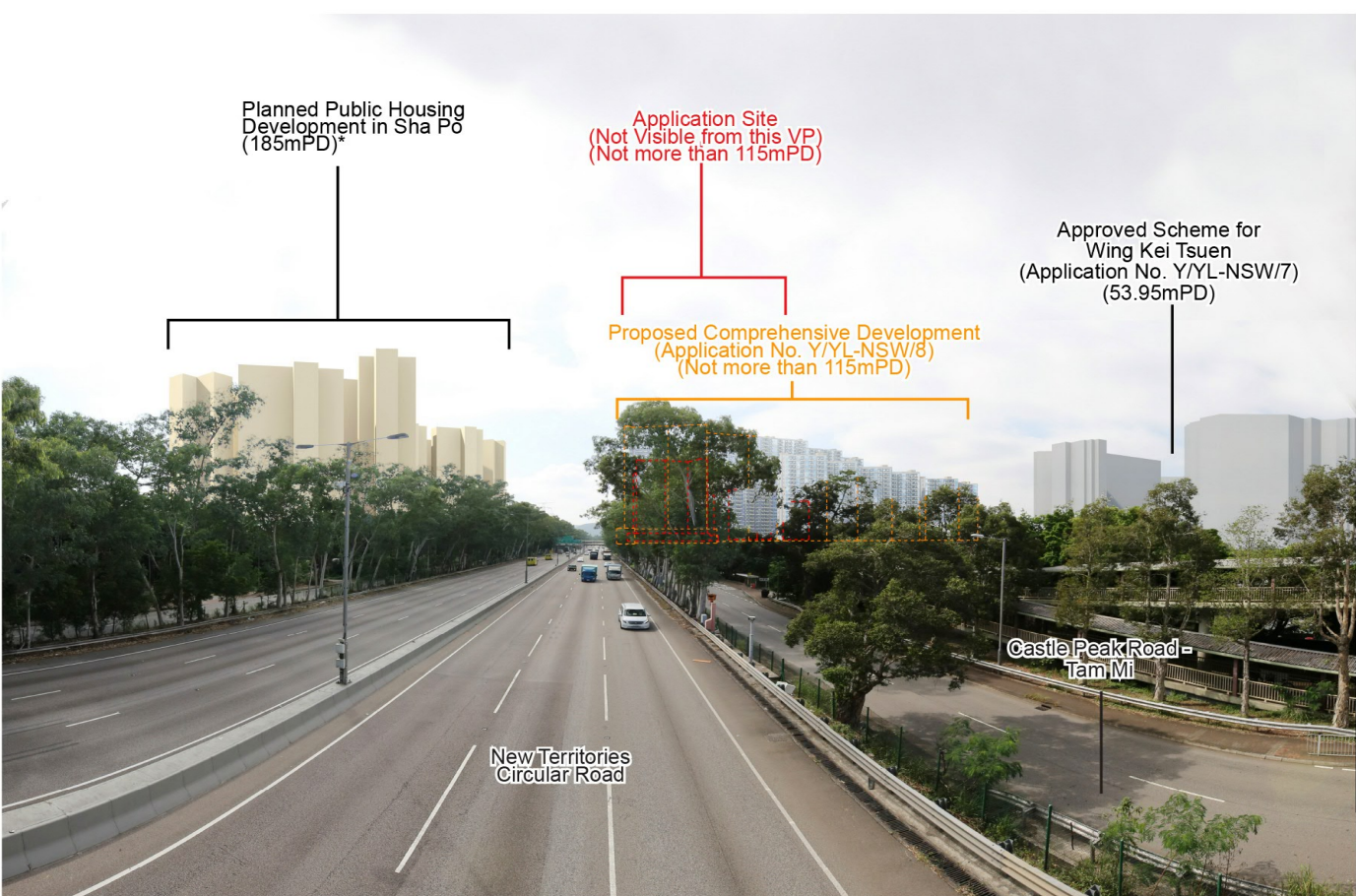
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Existing Condition



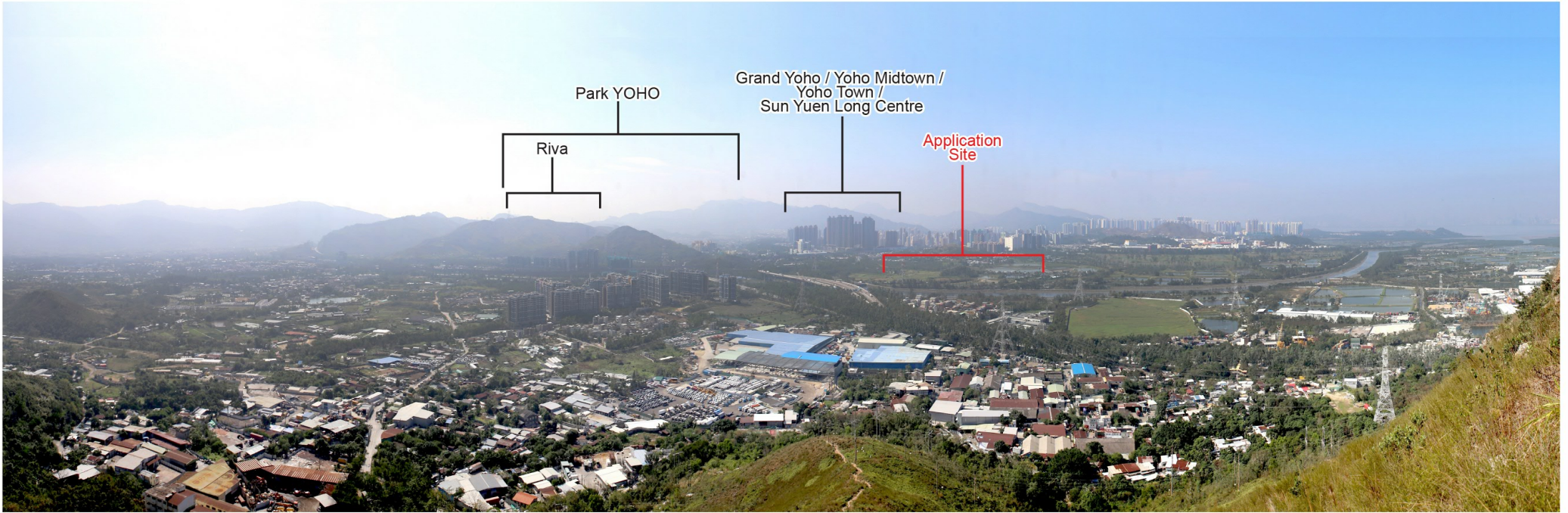
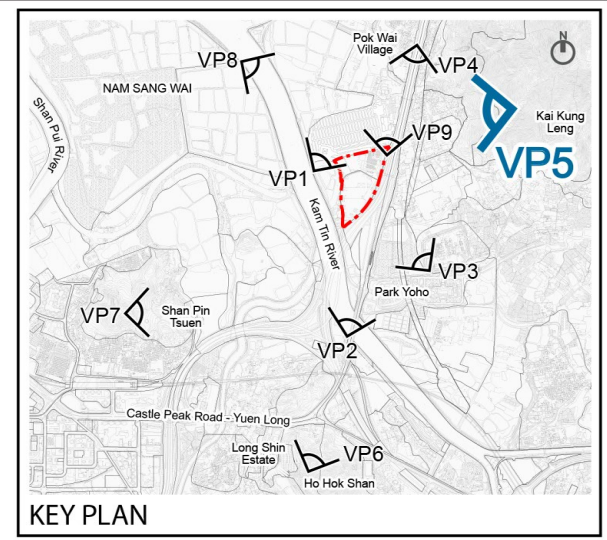
Proposed Scheme - Interim Scenario



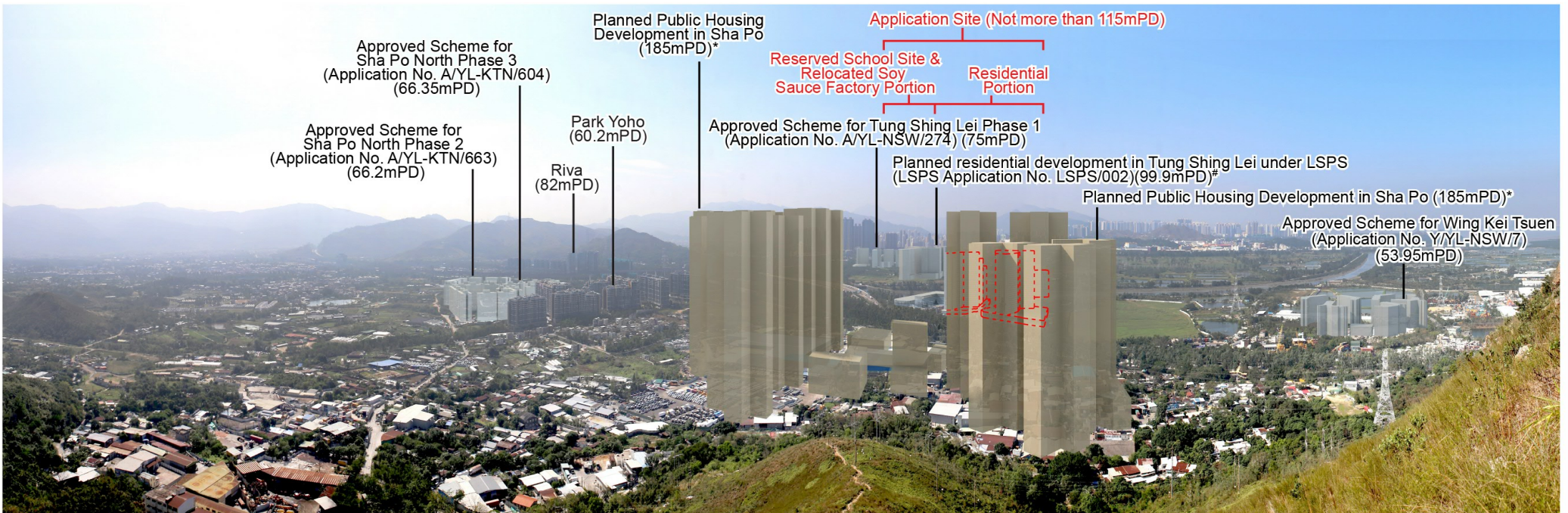
Proposed Scheme - Ultimate Scenario

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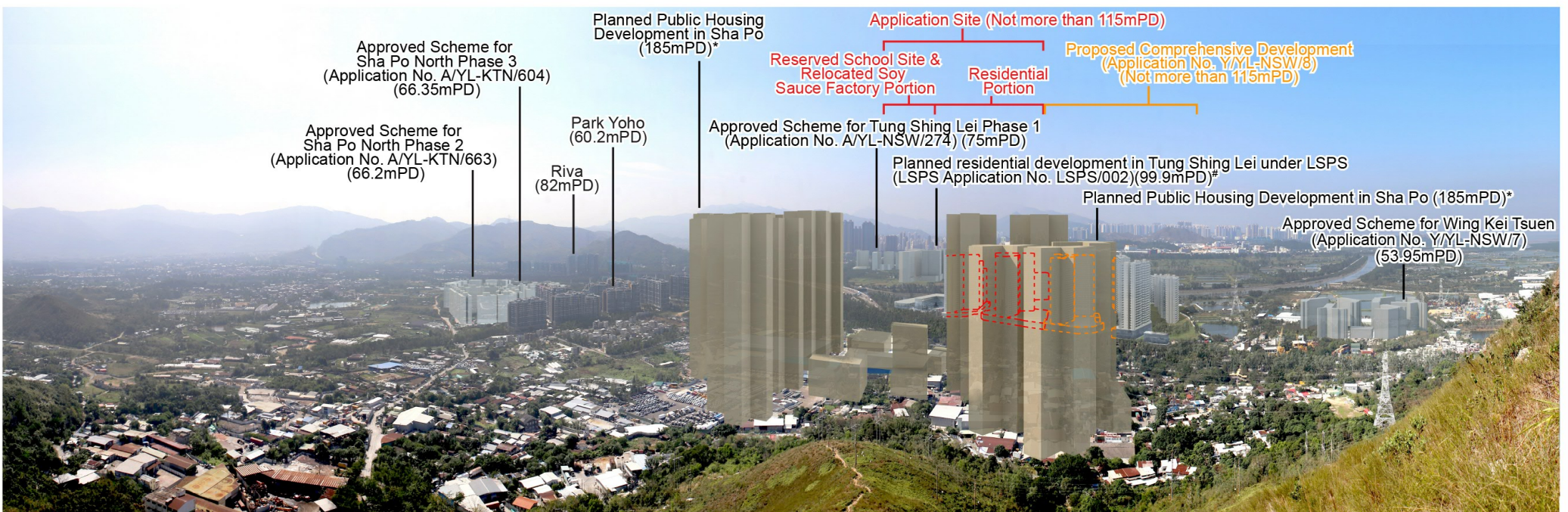
Remarks:  
 \*According to the draft Kam Tin North OZP No. S/YL-KTN/10 gazetted in January 2023



Existing Condition



Proposed Scheme - Interim Scenario

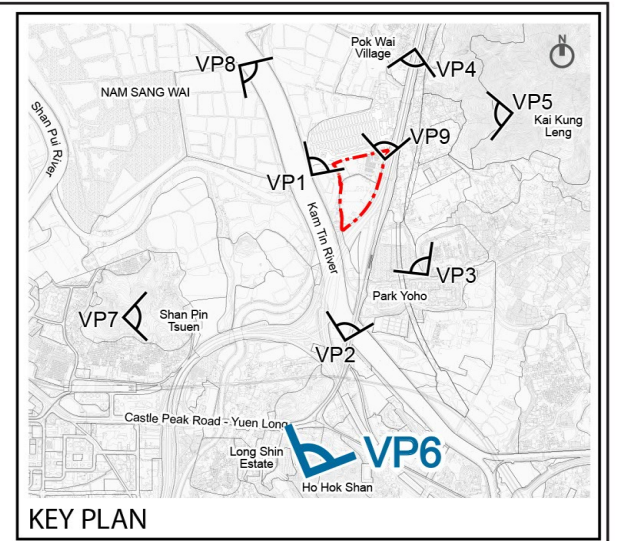


Proposed Scheme - Ultimate Scenario

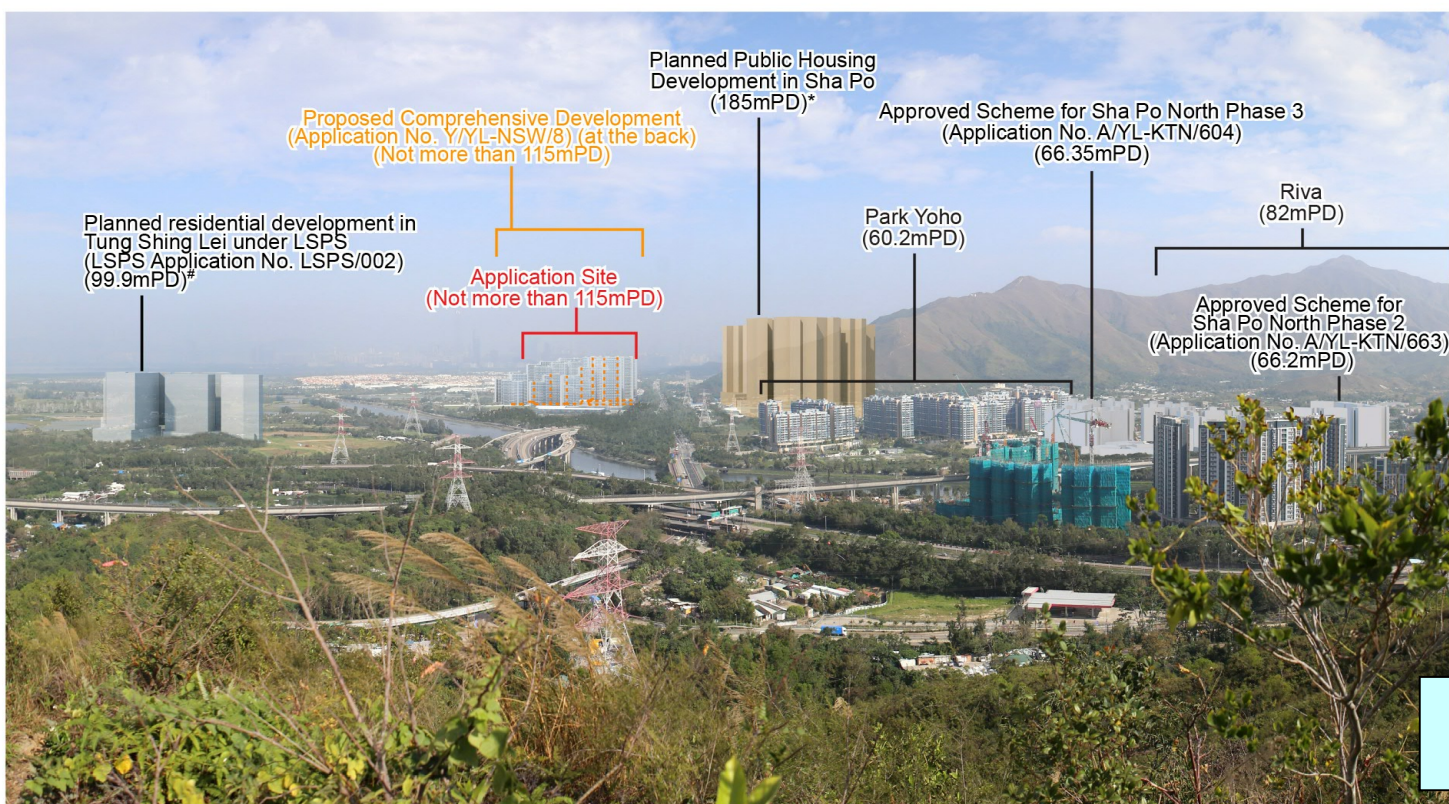
Remarks:  
 \* According to the draft Kam Tin North OZP No. S/YL-KTN/10 gazetted in January 2023.  
 # The Land Sharing Pilot Scheme Application No. LSPS/002 for proposed residential development has received endorsement in-principle from the Chief Executive-in-Council in November 2022.



Existing Condition



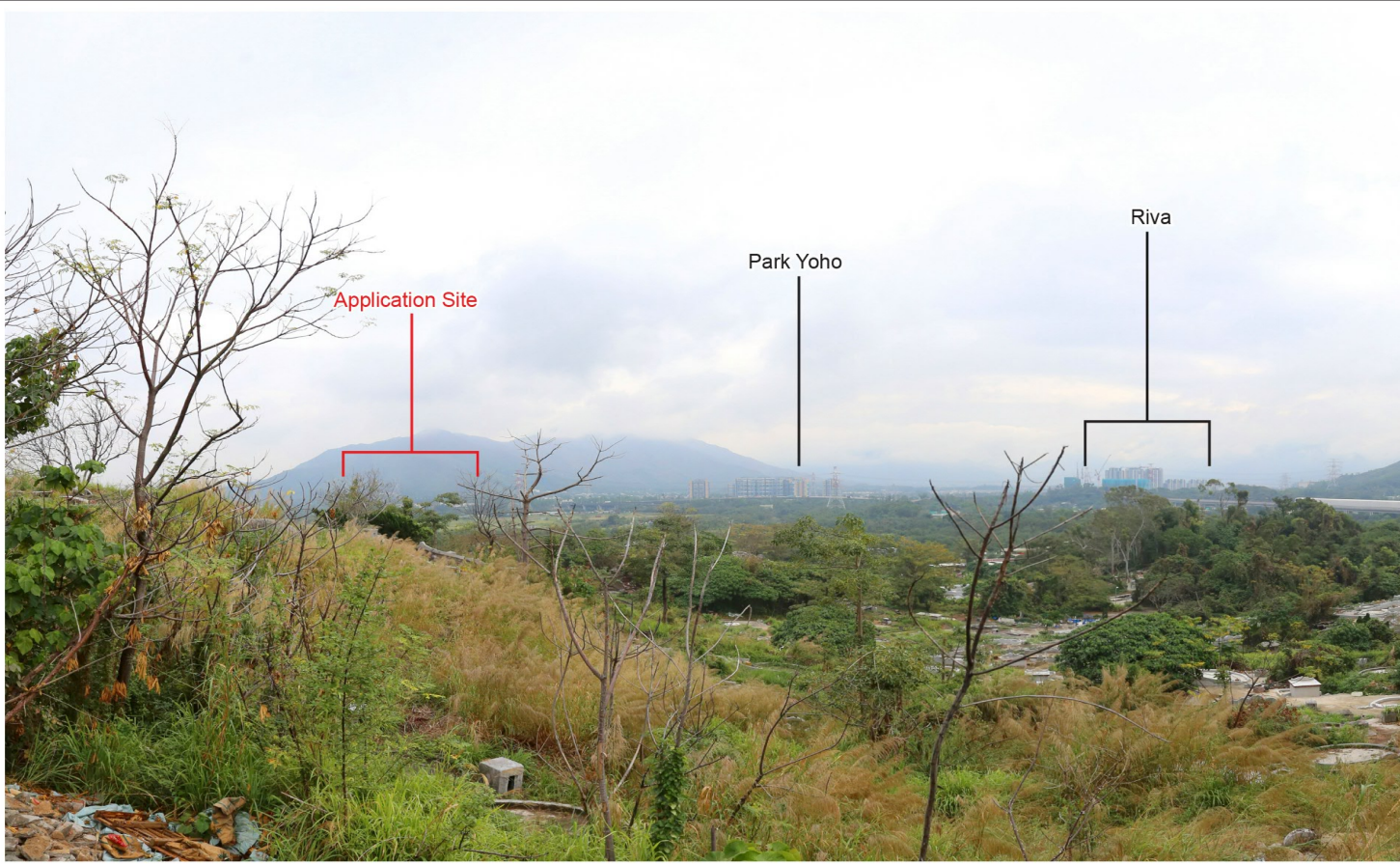
Proposed Scheme - Interim Scenario



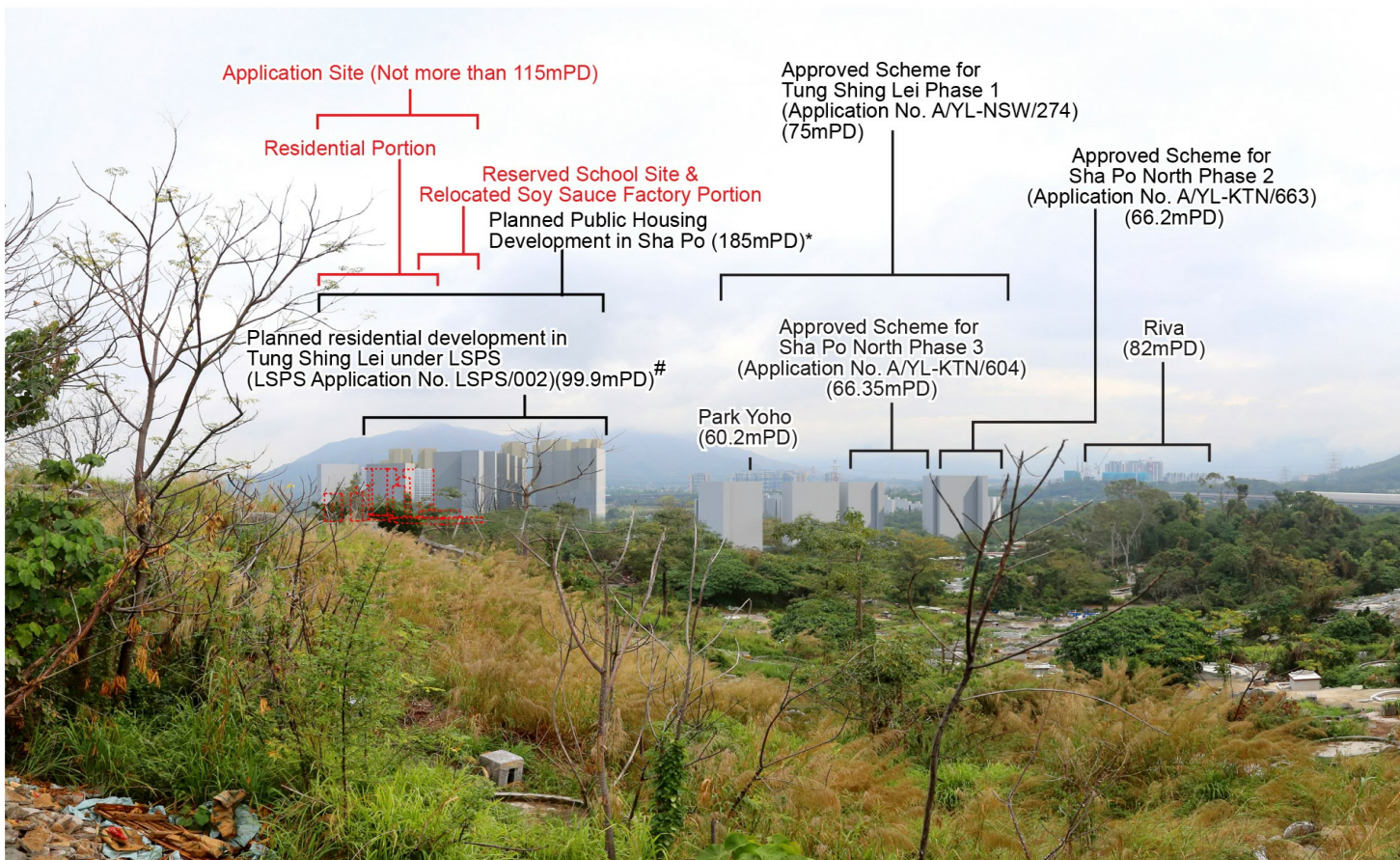
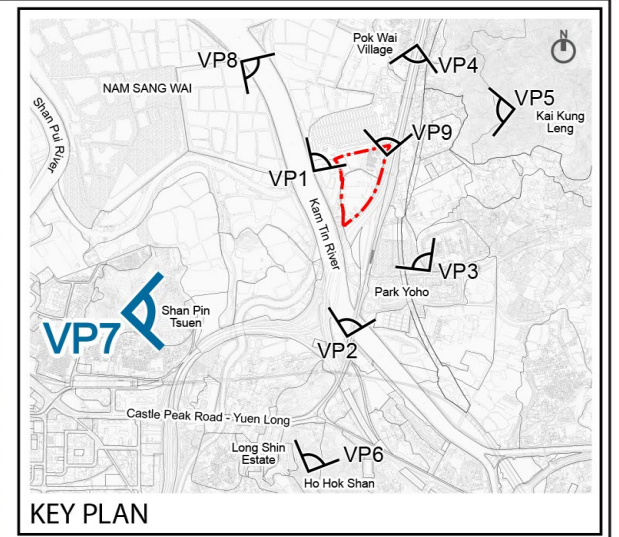
Proposed Scheme - Ultimate Scenario

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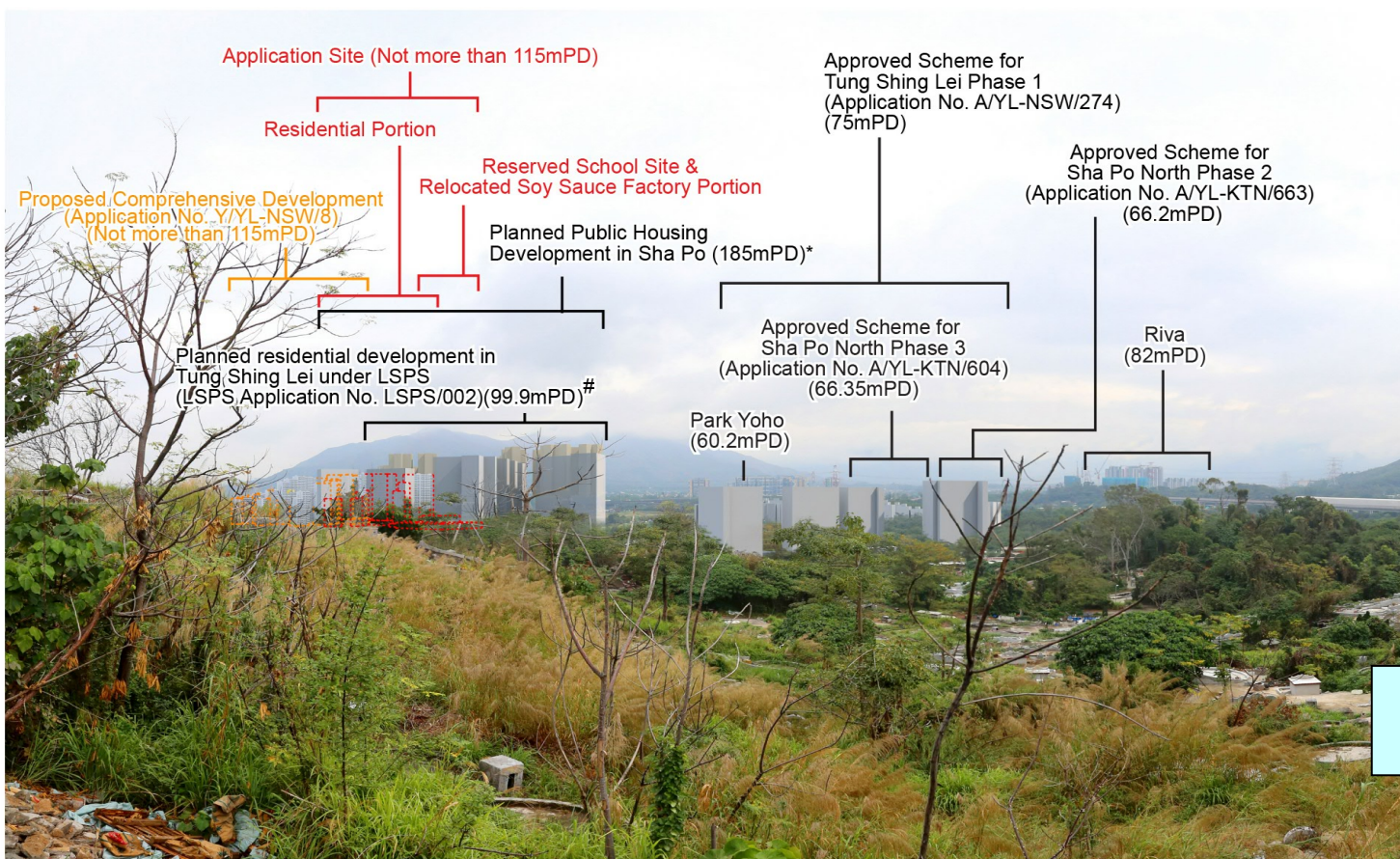
Remarks:  
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Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

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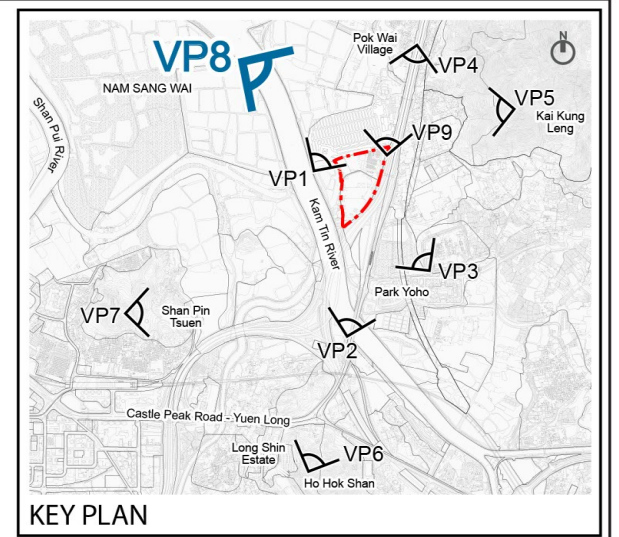
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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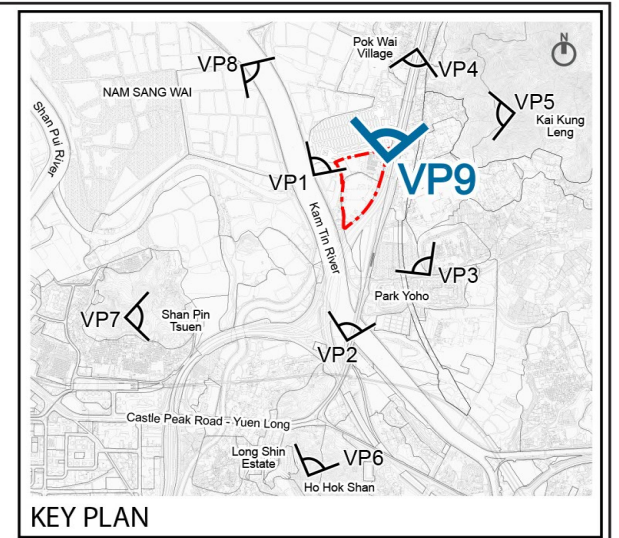
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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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)	