**關乎申請編號 Y/KTN/1 而只作指示用途的擬議發展計劃的概括發展規範**

**Broad Development Parameters of the Indicative Development Proposal in Respect of Application No. Y/KTN/1**

因應於 2018 年 6 月 8 日、6 月 13 日、6 月 14 日及 6 月 20 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 8.6.2018, 13.6.2018, 14.6.2018 and 20.6.2018

| | | | | |
|---|---|---|---|---|
| (a) | 申請編號 Application no. | Y/KTN/1 | | |
| (b) | 位置／地址 Location/Address | 新界古洞北丈量約份 92 約地段第 684 號餘段(部分)、第 711 號餘段(部分)、第 717 號(部分)、第 718 號餘段(部分)、第 719 號(部分)、第 721 號餘段(部分)及第 2158 號餘段(部分)和毗連政府土地<br>Lots 684 RP (Part), 711 RP (Part), 717 (Part), 718 RP (Part), 719 (Part), 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North, New Territories | | |
| (c) | 地盤面積 Site area | 約 About 6,430 平方米 $m^2$（包括政府土地約 Includes Government Land of about 285 平方米 $m^2$） | | |
| (d) | 圖則 Plan | 古洞北分區計劃大綱核准圖編號 S/KTN/2<br>Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2 | | |
| (e) | 地帶 Zoning | 「綜合發展區」<br>"Comprehensive Development Area" | | |
| (f) | 擬議修訂 Proposed Amendment(s) | 把申請地點由「綜合發展區」地帶改劃為「住宅(乙類)1」地帶<br>To rezone the application site from "Comprehensive Development Area" to "Residential (Group B) 1" | | |
| (g) | 總樓面面積及／或地積比率 Total floor area and/or plot ratio | | 平方米 $m^2$ | 地積比率 Plot ratio |
| | | 住用 Domestic | 約 About 21,283.33 | 3.31 |
| | | 非住用 Non-domestic | - | - |
| (h) | 幢數 No. of block | 住用 Domestic | 2 | |
| | | 非住用 Non-domestic | 3 | |
| | | 綜合用途 Composite | - | |
| (i) | 建築物高度／層數 Building height/ No. of storeys | 住用 Domestic | 45.7 米 m<br>55 米(主水平基準以上)mPD<br>14 層 storey(s)<br>1 地庫 Basement | |
| | | 不包括 excluding | | |
| | | 非住用 Non-domestic | - 米 m<br>- 米(主水平基準以上)mPD<br>2 層 storey(s) | |
| | | 綜合用途 Composite | - 米 m<br>- 米(主水平基準以上)mPD<br>- 層 storey(s) | |
| (j) | 上蓋面積 Site coverage | 約 About 26.27 % | | |
| (k) | 單位數目 No. of units | 313 住宅單位 Flats | | |
| (l) | 休憩用地 Open Space | - 私人 Private | 939 平方米 $m^2$ | |
| | | - 公眾 Public | - 平方米 $m^2$ | |

| | | |
|---|---|---|
| (m) 停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces | - 私家車車位 Private Car Parking Spaces (包括 2 個暢通易達停車位 including 2 Accessible Parking Spaces) | 60 |
| | - 電單車車位 Motorcycle Parking Spaces | 4 |
| | - 單車車位 Bicycle Parking Spaces | 19 |
| | - 上落重型客貨車位 Loading/Unloading Spaces for Heavy Goods Vehicle | 2 |

* 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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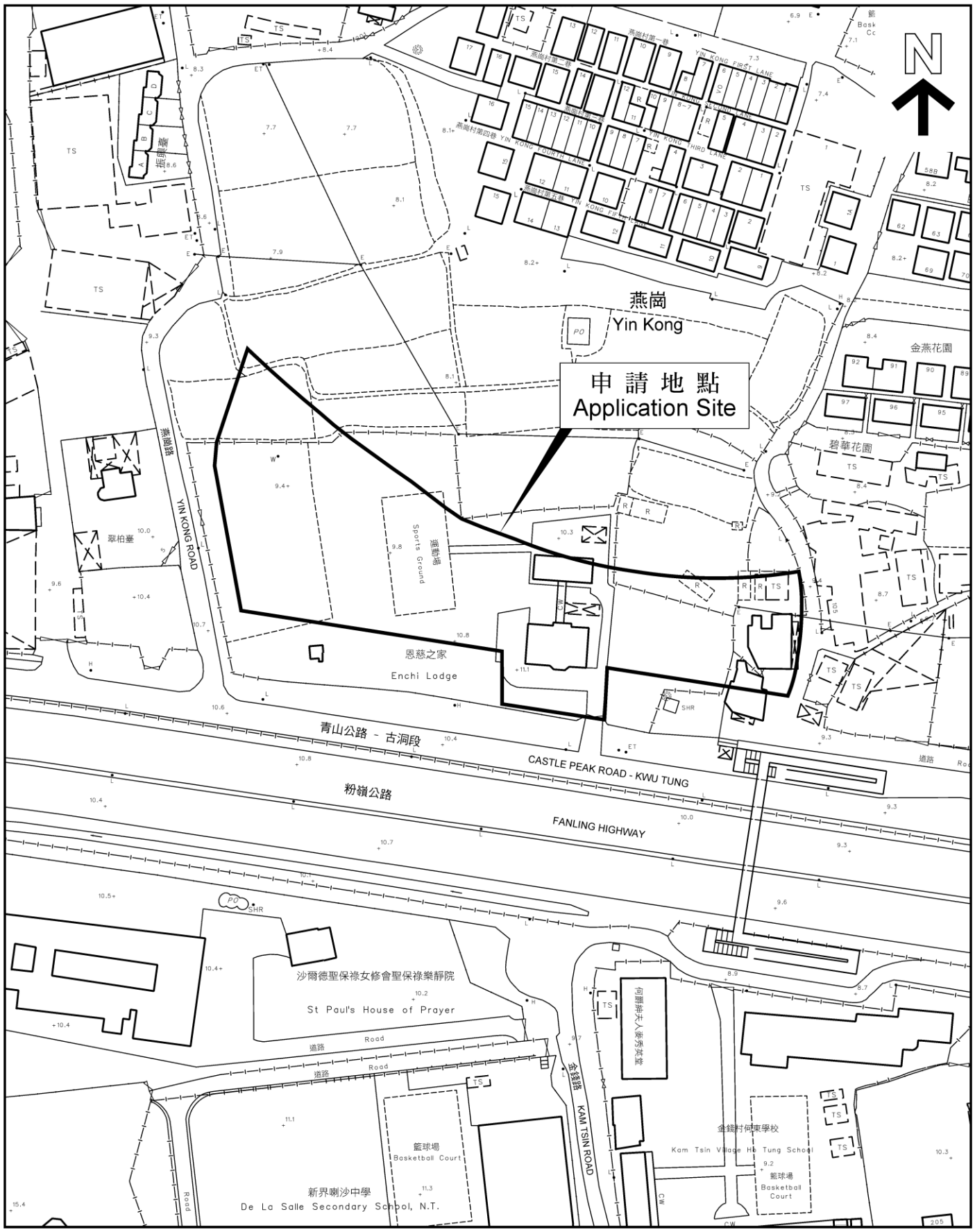
# Y/KTN/1



N
申 請 地 點
Application Site
燕崗
Yin Kong
金燕花園
碧華花園
燕崗路
YIN KONG ROAD
翠柏臺
運動場
Sports Ground
恩慈之家
Enchi Lodge
青山公路 - 古洞段
CASTLE PEAK ROAD - KWU TUNG
粉嶺公路
FANLING HIGHWAY
沙爾德聖保祿女修會聖保祿樂靜院
St Paul's House of Prayer
道路
Road
金錢路
KAM TSIN ROAD
籃球場
Basketball Court
新界喇沙中學
De La Salle Secondary School, N.T.
金錢村何東學校
Kam Tsin Village Ho Tung School

# 申請編號 Application No. : Y/KTN/1

## 備註 Remarks

申請人提交經修訂的擬議「住宅（乙類）1」地帶之發展限制及回應部門的意見，並提交新的視覺影響評估、經修訂的交通影響評估、經修訂的園境設計總圖、經修訂的樹木調查報告，以及經修訂後作指示用途的擬議發展計劃包括總綱發展藍圖及發展參數。經修訂的發展參數主要包括減少地積比率、總樓面面積、上蓋面積及單位數目等。

The applicant submitted revised development restrictions for the proposed "Residential (Group B) (1)" zone and responses to departmental comments with a new Visual Impact Assessment, a revised Traffic Impact Assessment, a revised Landscape Master Plan, a revised Tree Survey Report and a revised indicative scheme including Master Layout Plan and key development parameters. The revised key development parameters mainly involve reduction of plot ratio, total gross floor area, site coverage and number of units etc.

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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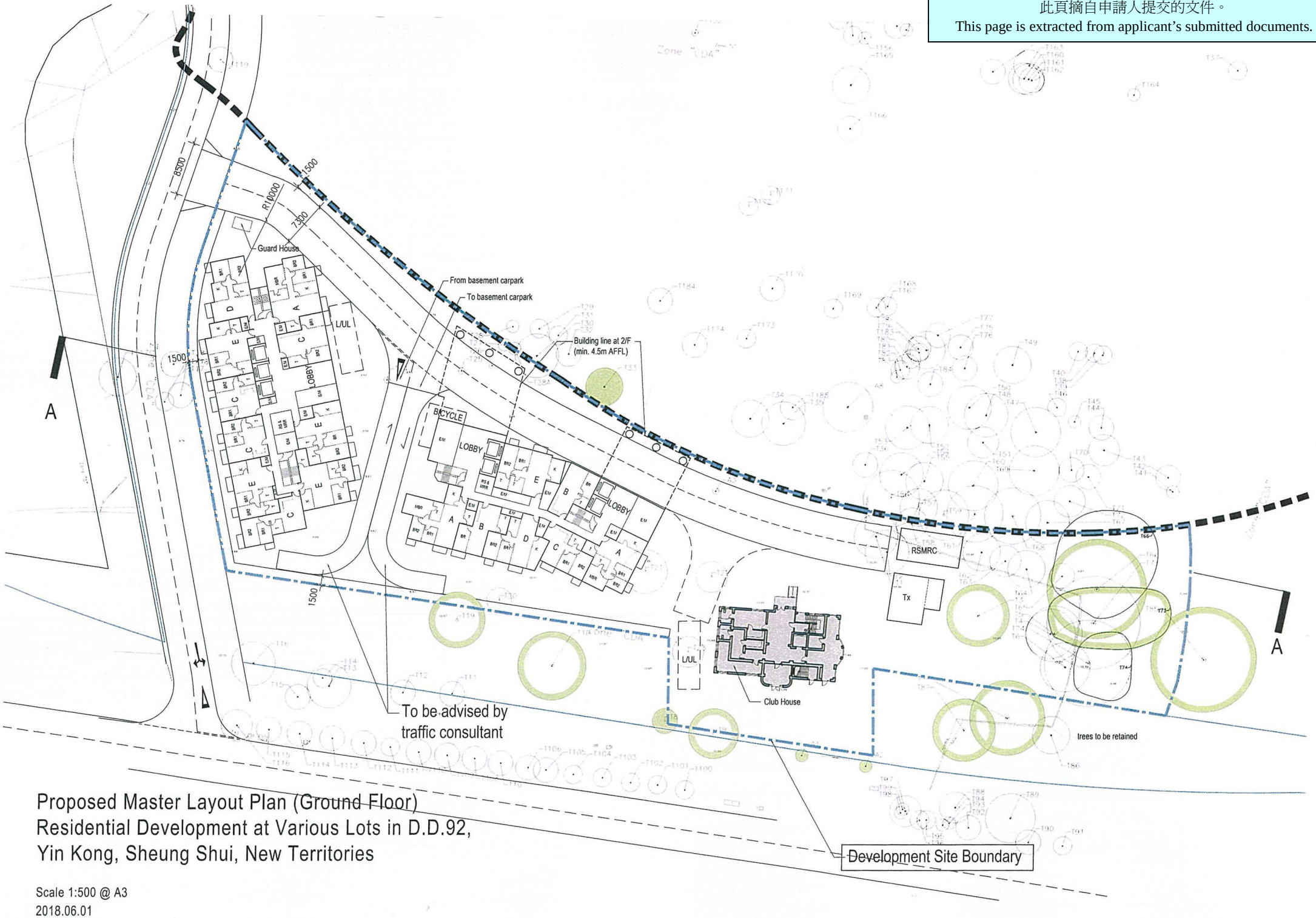


Proposed Master Layout Plan (Ground Floor)
Residential Development at Various Lots in D.D.92,
Yin Kong, Sheung Shui, New Territories

Scale 1:500 @ A3
2018.06.01

申請編號 Application No. : Y/KTN/1
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Section 16 Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Landscape Master Plan

| | | | | |
|---|---|---|---|---|
| SCALE | AS SHOWN | DATE | JUN 2018 | |
| CHECKED | ELK | DRAWN | TEAM | |
| FIGURE NO. | FIGURE 2 | | | REV A |

ADI
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
16/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609

申請編號 Application No.： Y/KTN/1
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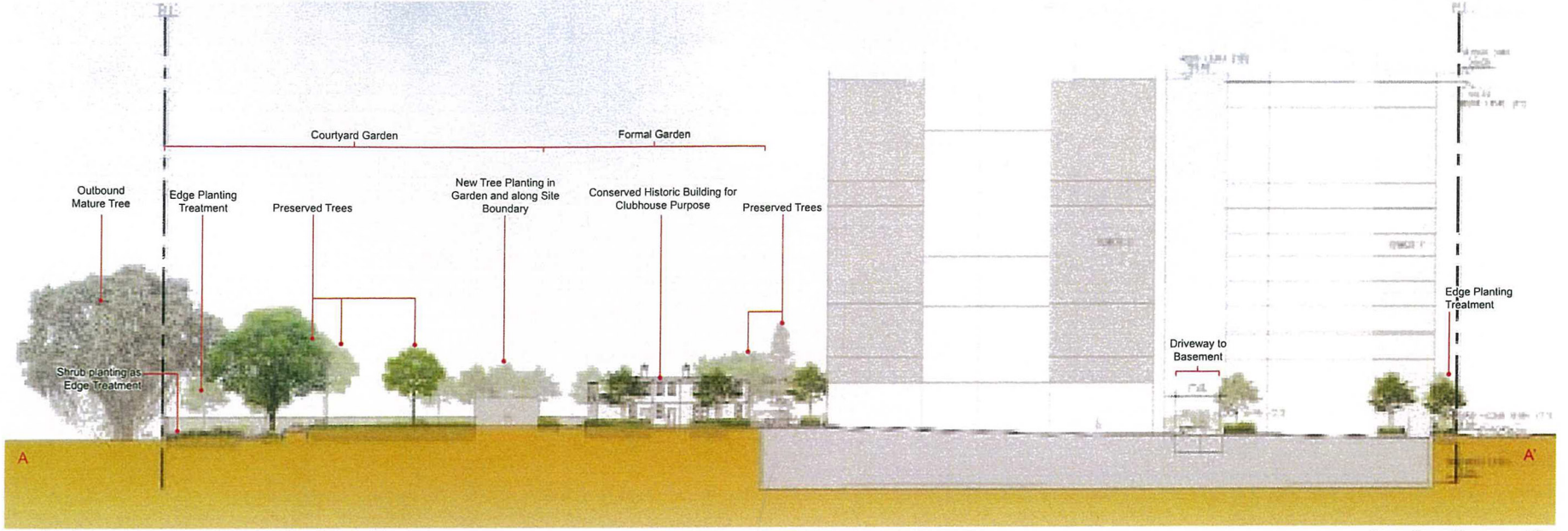
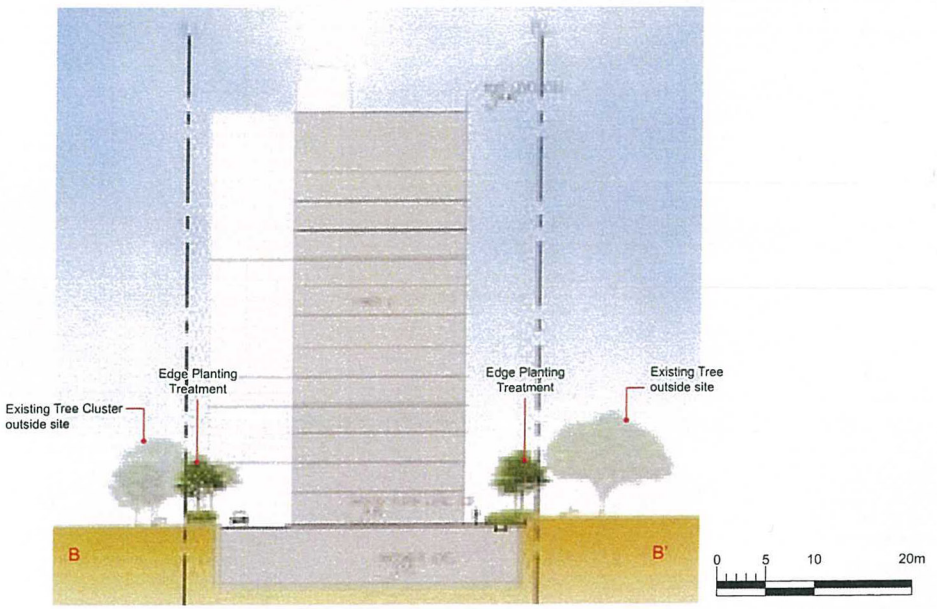
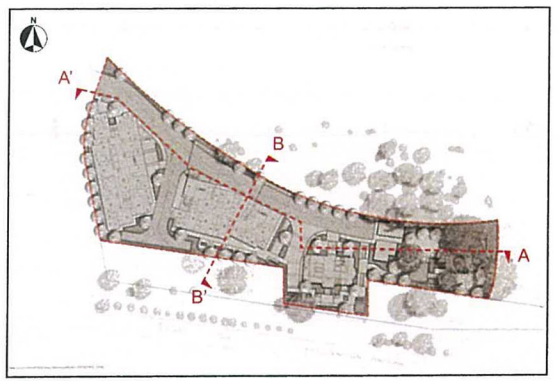



Section A




Section B




KEY PLAN

Section 16 Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Landscape Sections

| | | | |
|---|---|---|---|
| SCALE | AS SHOWN | DATE | JUN 2018 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE 3 | REV | A |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
18/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG

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Section 16 Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Greenery Coverage

| | | | |
|---|---|---|---|
| SCALE | AS SHOWN | DATE | JUN 2018 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE 4 | REV | A |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
16/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG

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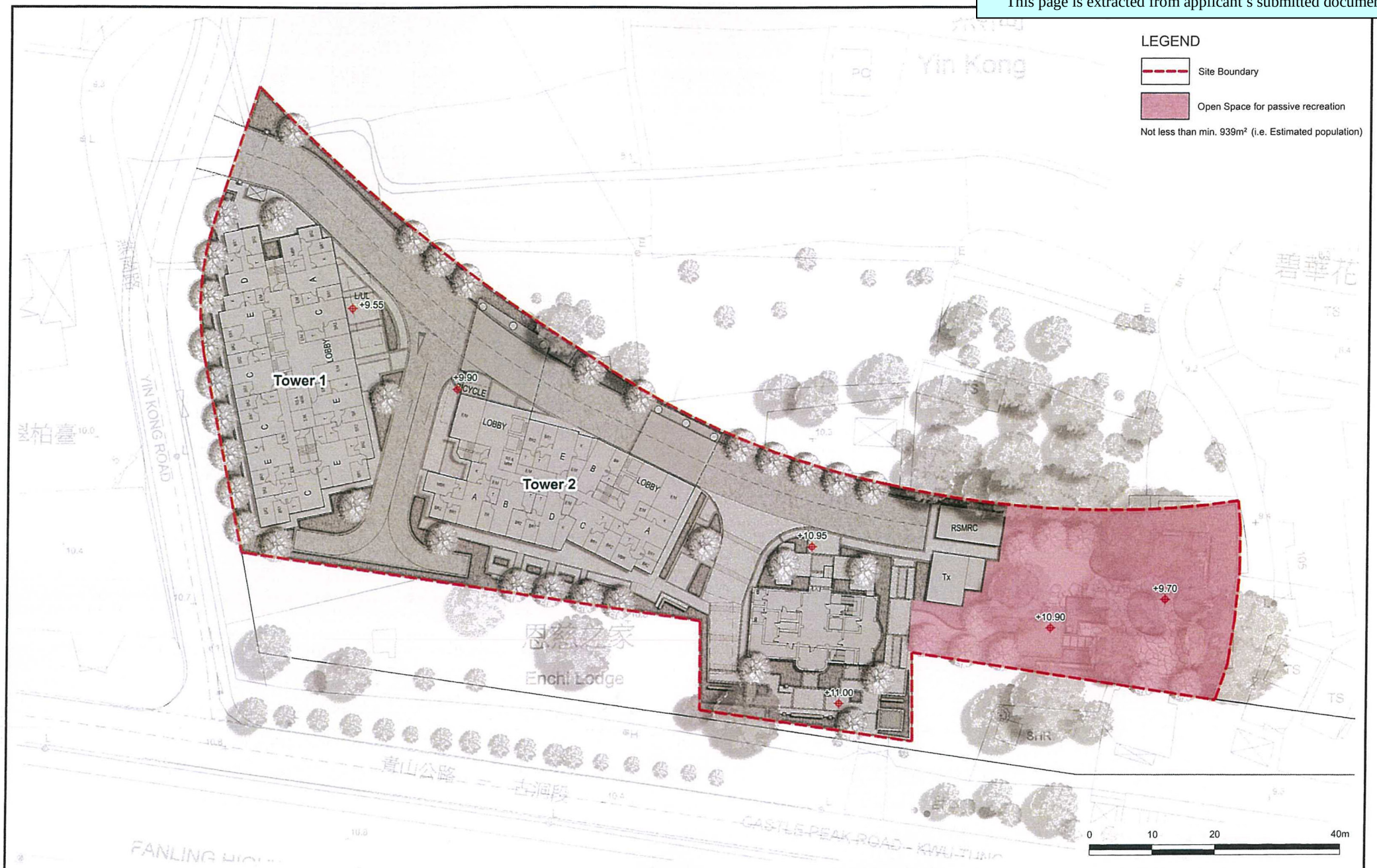


Section 16 Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Open Space Framework

| | | | |
|---|---|---|---|
| SCALE | AS SHOWN | DATE | JUN 2018 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE 5 | REV | A |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
16/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG

申請編號 Application No.： Y/KTN/1
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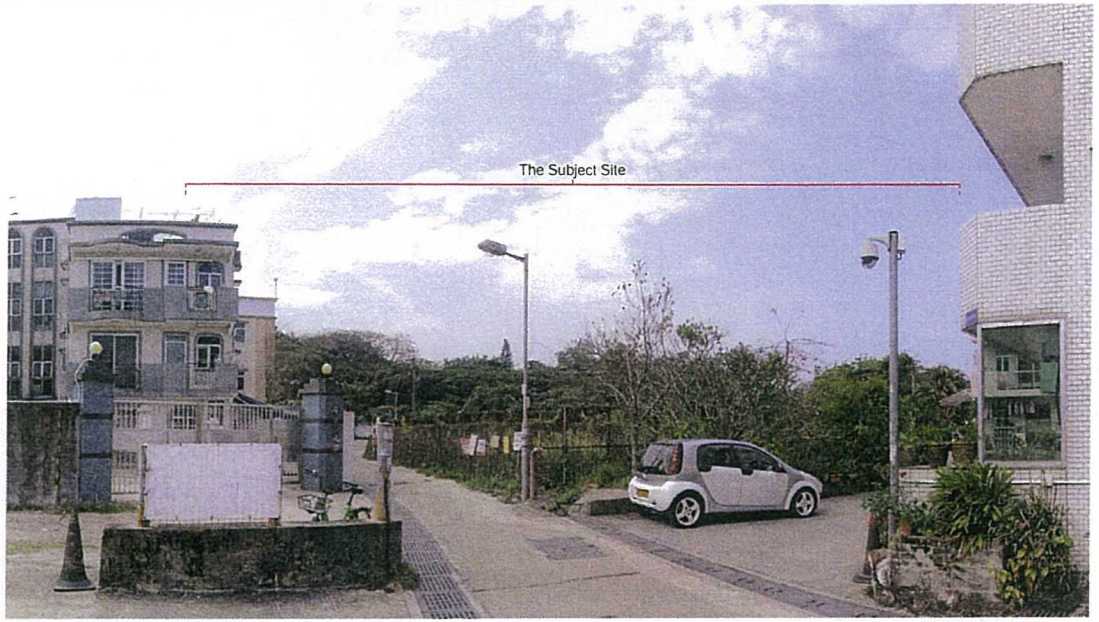
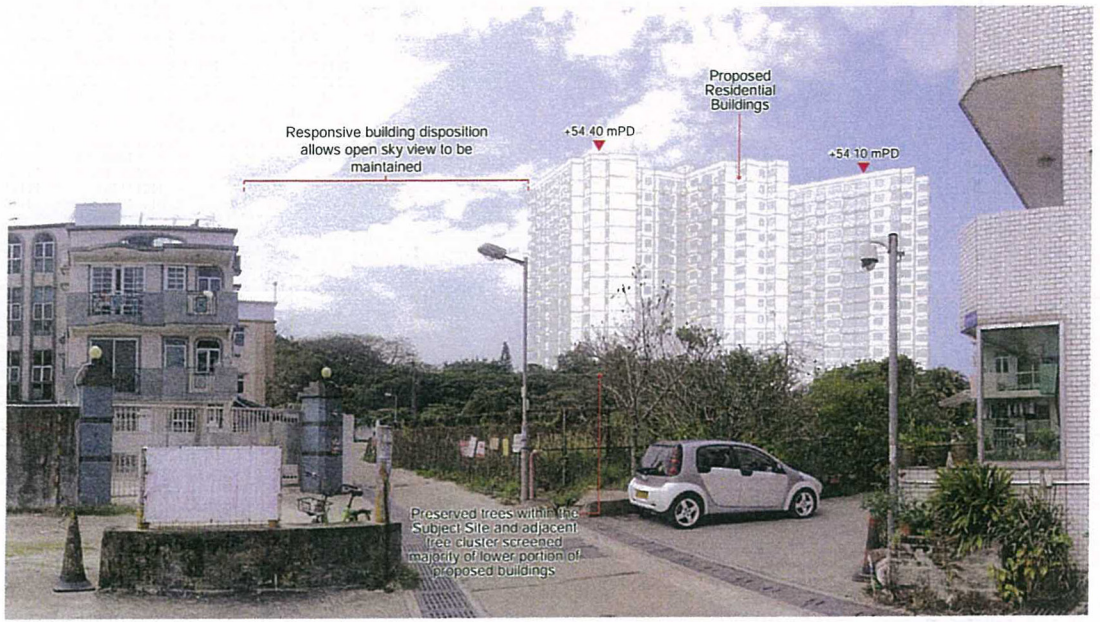
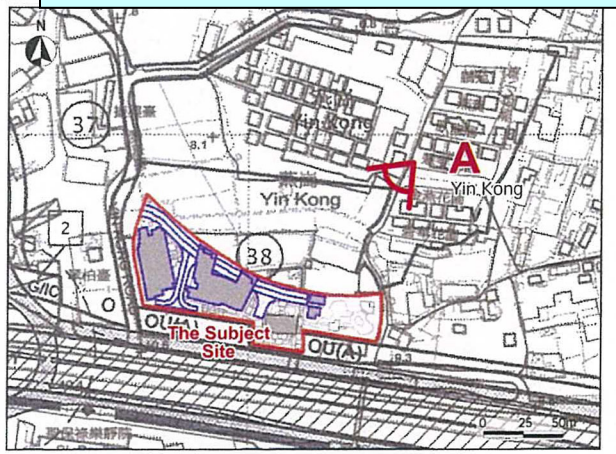



Existing Condition: View southwest from Yin Kong Tsuen




Photomontage




Key Plan

Viewpoint A
Viewpoint Elevation: +8 mPD at Yin Kong Tsuen
Viewing Distance: 86 m
Proposed Building Height: +54.10/+54.40 mPD
(not more than +55 mPD)

Section 12A Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Photomontage - Viewpoint A

| | | | |
|---|---|---|---|
| SCALE | As Shown | DATE | JUN 2018 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE V3.1 | REV | - |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
18/F BANGKOK BANK BUILDING 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2101 8030 FACSIMILE 2101 8029

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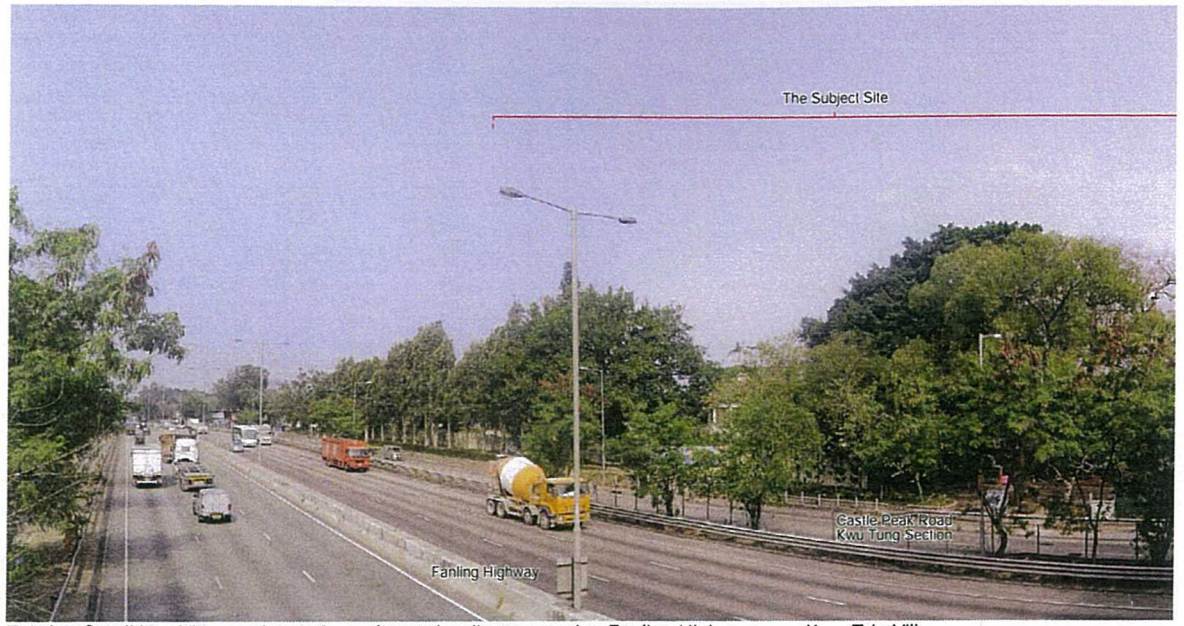
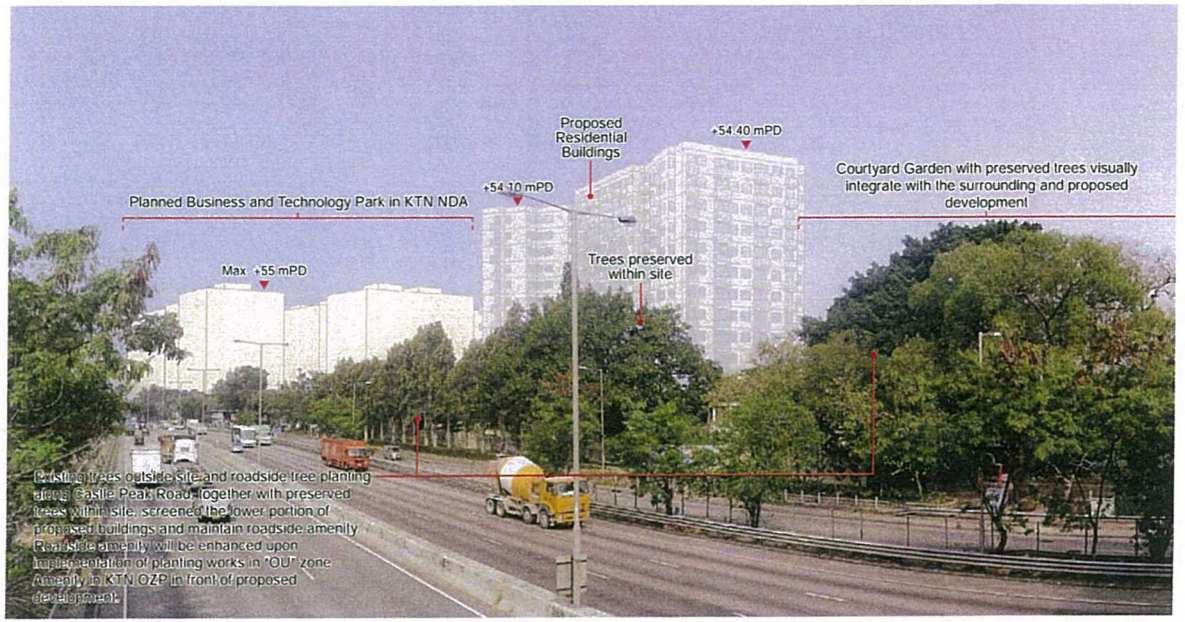
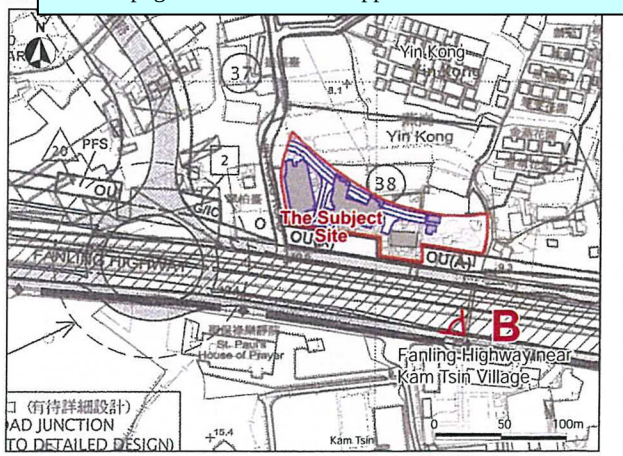



Existing Condition: View northwest from elevated walkway crossing Fanling Highway near Kam Tsin Village




Photomontage




Key Plan

Viewpoint B
Viewpoint Elevation: +14 mPD at elevated walkway crossing Fanling Highway near Kam Tsin
Viewing Distance: 65 m
Proposed Building Height: +54.10/+54.40 mPD (not more than +55 mPD)

Section 12A Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Photomontage - Viewpoint B

| | | | |
|---|---|---|---|
| SCALE | As Shown | DATE | JUN 2018 |
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE V3.2 | REV | - |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
18/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8609

申請編號 Application No. : Y/KTN/1
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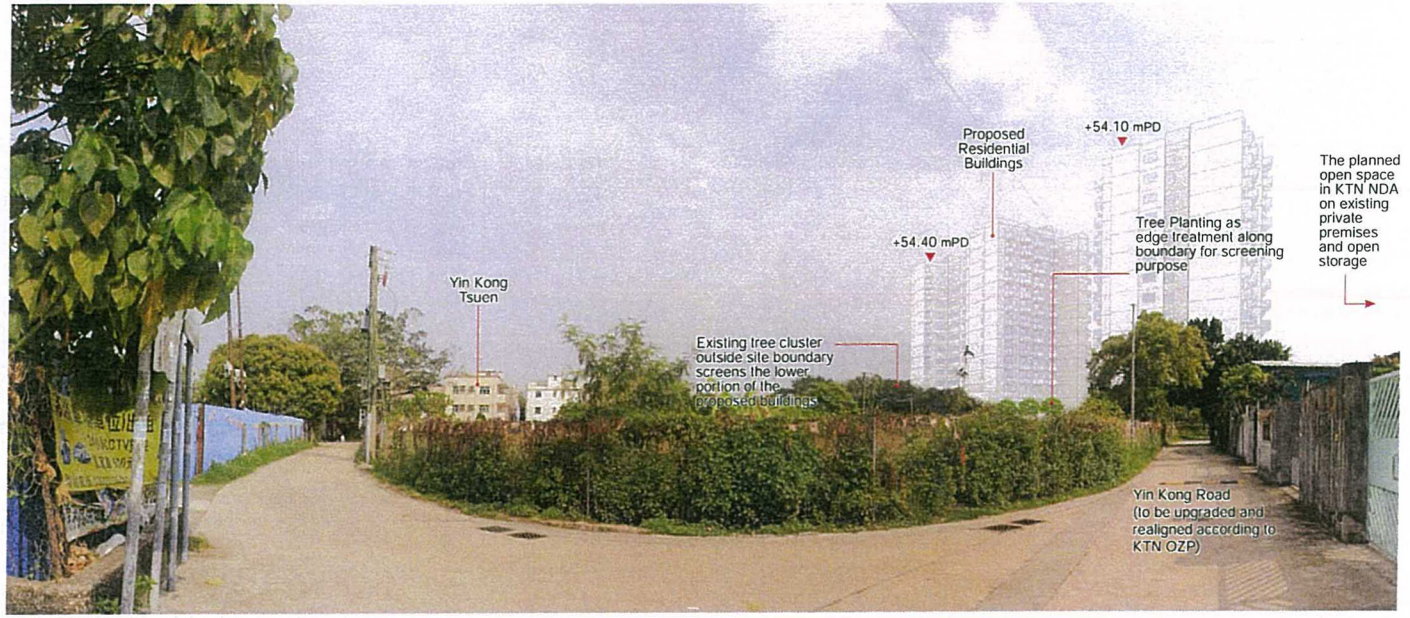
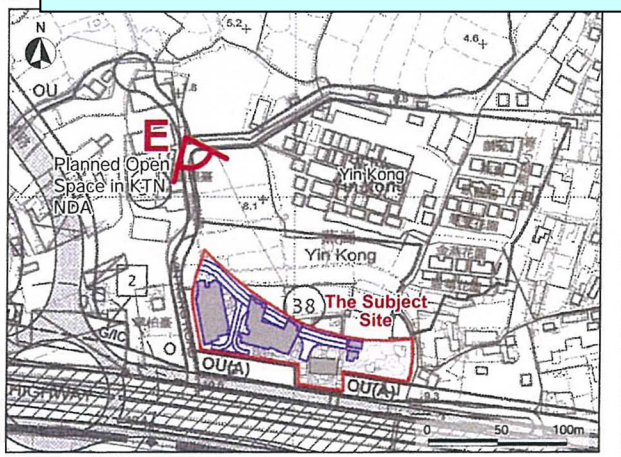
Existing Condition : View southeast from planned Open Space in KTN NDA




Photomontage




Key Plan

Viewpoint E
Viewpoint Elevation: +8 mPD at the planned Open Space in KTN NDA
Viewing Distance: 80 m
Proposed Building Height: +54.10/+54.40 mPD (not more than +55 mPD)

Section 12A Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Photomontage - Viewpoint E

| SCALE | As Shown | DATE | JUN 2018 |
|---|---|---|---|
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE V3.5 | REV | - |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
1801 BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG

申請編號 Application No. : Y/KTN/1
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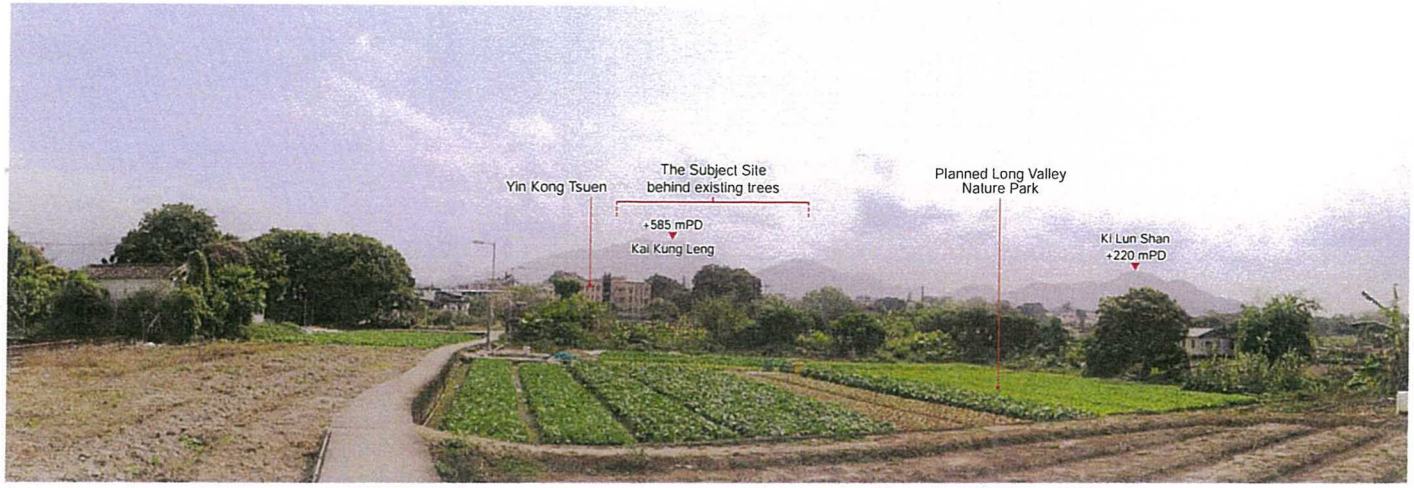
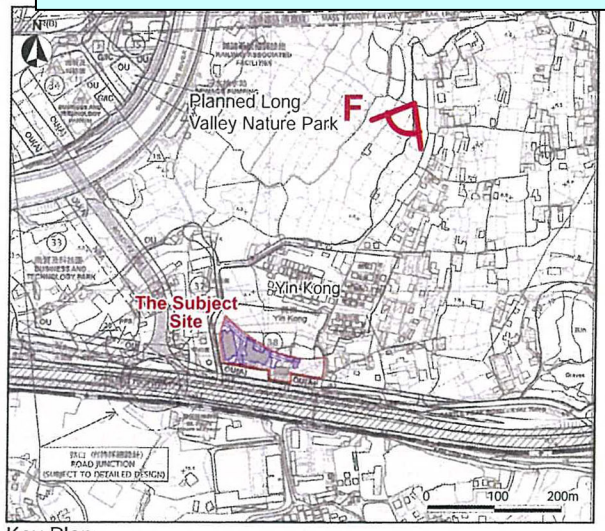
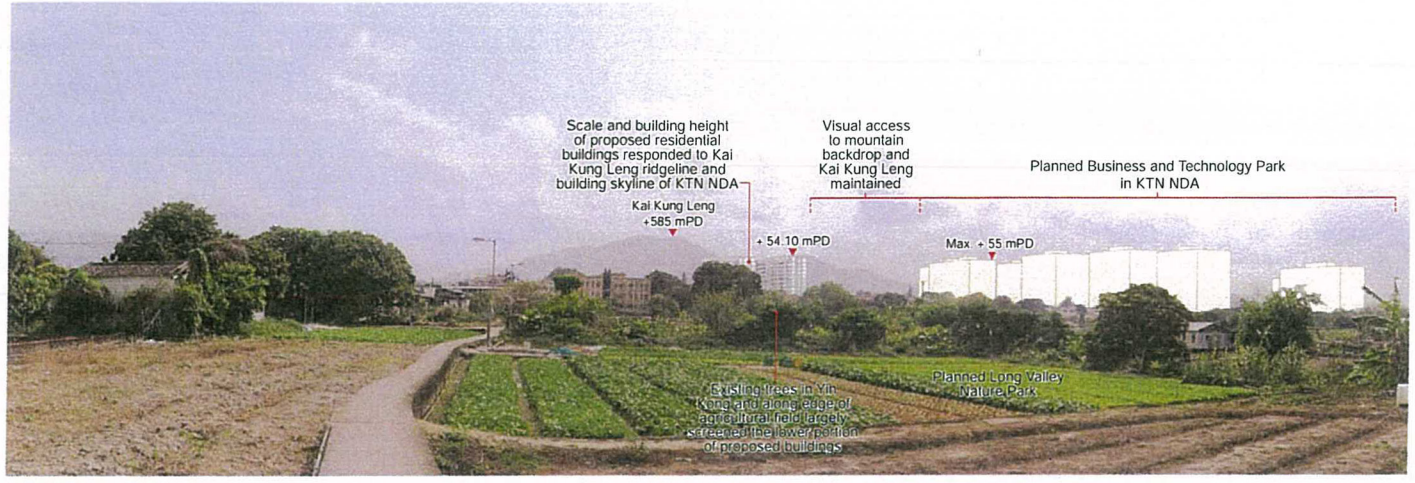



Existing Condition: View south from the planned Long Valley Nature Park in KTN NDA




Key Plan

Viewpoint F
Viewpoint Elevation: +4.5 mPD at the planned Long Valley Nature Park in KTN NDA
Viewing Distance: 410 m
Proposed Building Height: +54.10/+54.40 mPD
(not more than +55 mPD)




Photomontage

Section 12A Application for Residential Development at Various Lots in D.D.92, Yin Kong, Sheung Shui, New Territories

Photomontage - Viewpoint F

| SCALE | As Shown | DATE | JUN 2018 |
|---|---|---|---|
| CHECKED | ELK | DRAWN | TEAM |
| FIGURE NO. | FIGURE V3.6 | REV | - |

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG

**申請編號 Application No. : Y/KTN/1**

## 與申請地點屬相同地帶的先前申請
## Previous Applications Relating to the Application Site with Same Zoning(s)

| 申請編號<br>Application No. | 擬議修訂<br>Proposed Amendment(s) | 城市規劃委員會的決定(日期)<br>Decision of<br>Town Planning Board (Date) |
|---|---|---|
| 沒有 Nil | | |

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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# 申請編號 Application No. : Y/KTN/1

## 申請人提交的圖則、繪圖及報告書
## Plans, Drawings and Reports Submitted by Applicant

| | 中文 Chinese | 英文 English |
|---|---|---|
| **圖則及繪圖 Plans and Drawings** | | |
| 經修訂的總綱發展藍圖／~~佈局設計圖~~ Revised Master layout plan(s)/~~Layout plan(s)~~ | ☐ | ☑ |
| 經修訂的樓宇位置圖 Revised Block plan(s) | ☐ | ☑ |
| 經修訂的樓宇平面圖 Revised Floor plan(s) | ☐ | ☑ |
| 經修訂的截視圖 Revised Sectional plan(s) | ☐ | ☑ |
| 立視圖 Elevation(s) | ☐ | ☐ |
| 顯示擬議發展的合成照片 Photomontage(s) showing the proposed development | ☐ | ☐ |
| 經修訂的園境設計總圖／~~園境設計圖~~ Revised Master landscape plan(s)/~~Landscape plan(s)~~ | ☐ | ☑ |
| 其他（請註明）Others (please specify) | | |
| _____ | ☐ | ☐ |
| _____ | | |
| **報告書 Reports** | | |
| 規劃研究 Planning studies | ☐ | ☐ |
| 環境影響評估（噪音、空氣及／或水的污染） | ☐ | ☐ |
| Environmental impact assessment (noise, air and/or water pollutions) | | |
| 經修訂的就車輛的交通影響評估 Revised Traffic impact assessment (on vehicles) | ☐ | ☑ |
| 就行人的交通影響評估 Traffic impact assessment (on pedestrians) | ☐ | ☐ |
| 視覺影響評估 Visual impact assessment | ☐ | ☑ |
| 景觀影響評估 Landscape impact assessment | ☐ | ☐ |
| 經修訂的樹木調查 Revised Tree Survey | ☐ | ☑ |
| 土力影響評估 Geotechnical impact assessment | ☐ | ☐ |
| 排水影響評估 Drainage impact assessment | ☐ | ☐ |
| 排汙影響評估 Sewerage impact assessment | ☐ | ☐ |
| 風險評估 Risk Assessment | ☐ | ☐ |
| 其他（請註明）Others (please specify) | ☐ | ☑ |
| 經修訂的擬議「住宅（乙類）1」地帶的發展限制 Revised Development Restrictions for the Proposed "R(B)1" zone、回應部門意見表 Table of Responses-to-Comments | | |

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