關乎申請編號 A/YL-PS/565 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL-PS/565

因應於 2018 年 10 月 18 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 18.10.2018

(a)	申請編號 Application no.	A/YL-PS/565		
(b)	位置／地址 Location/Address	新界元朗屏山朗屏路及朗天路以北丈量約份第 122 約內多個地段及毗連政府土地 Various Lots in D.D. 122 and Adjoining Government Land, North of Long Ping Road and Long Tin Road, Ping Shan, Yuen Long, New Territories		
(c)	地盤面積 Site area	約 About 84,724 平方米 m^2（包括政府土地約 Includes Government Land of about 13,840 平方米 m^2）		
(d)	圖則 Plan	第 16 條申請 Section 16 application 屏山分區計劃大綱草圖編號 S/YL-PS/17 Draft Ping Shan Outline Zoning Plan No. S/YL-PS/17		
		接獲進一步資料 Further information received 屏山分區計劃大綱核准圖編號 S/YL-PS/18 Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18		
(e)	地帶 Zoning	第 16 條申請 Section 16 application 「綜合發展區」 "Comprehensive Development Area"		
		接獲進一步資料 Further information received 「綜合發展區」 "Comprehensive Development Area"		
(f)	申請用途／發展 Applied Use/ Development	擬議住宅發展（分層住宅及屋宇） Proposed Residential Development (Flat and House)		
(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	33,885.8	0.4
		非住用 Non-domestic	-	-
(h)	幢數 No. of block	住用 Domestic	166	
		非住用 Non-domestic	-	
		綜合用途 Composite	-	
(i)	建築物高度／層數 Building height/ No. of storeys	住用 Domestic	8.55 - 9.8 米 m - 米（主水平基準以上）mPD 3 層 storey(s)	
		非住用 Non-domestic	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
		綜合用途 Composite	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	
(j)	上蓋面積 Site coverage	16.5 %		
(k)	單位數目 No. of units	422 住宅單位 Flats		

DRAFT

(l) 休憩用地 Open Space	- 私人 Private	25,763 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		133
	- 傷殘人士泊車位 Disabled Car Parking Spaces		5
	- 訪客停車位 Visitor Car Parking Spaces		7
	- 電單車車位 Motorcycle Parking Spaces		6
	- 上落客貨處 Loading/Unloading Bays		3

* 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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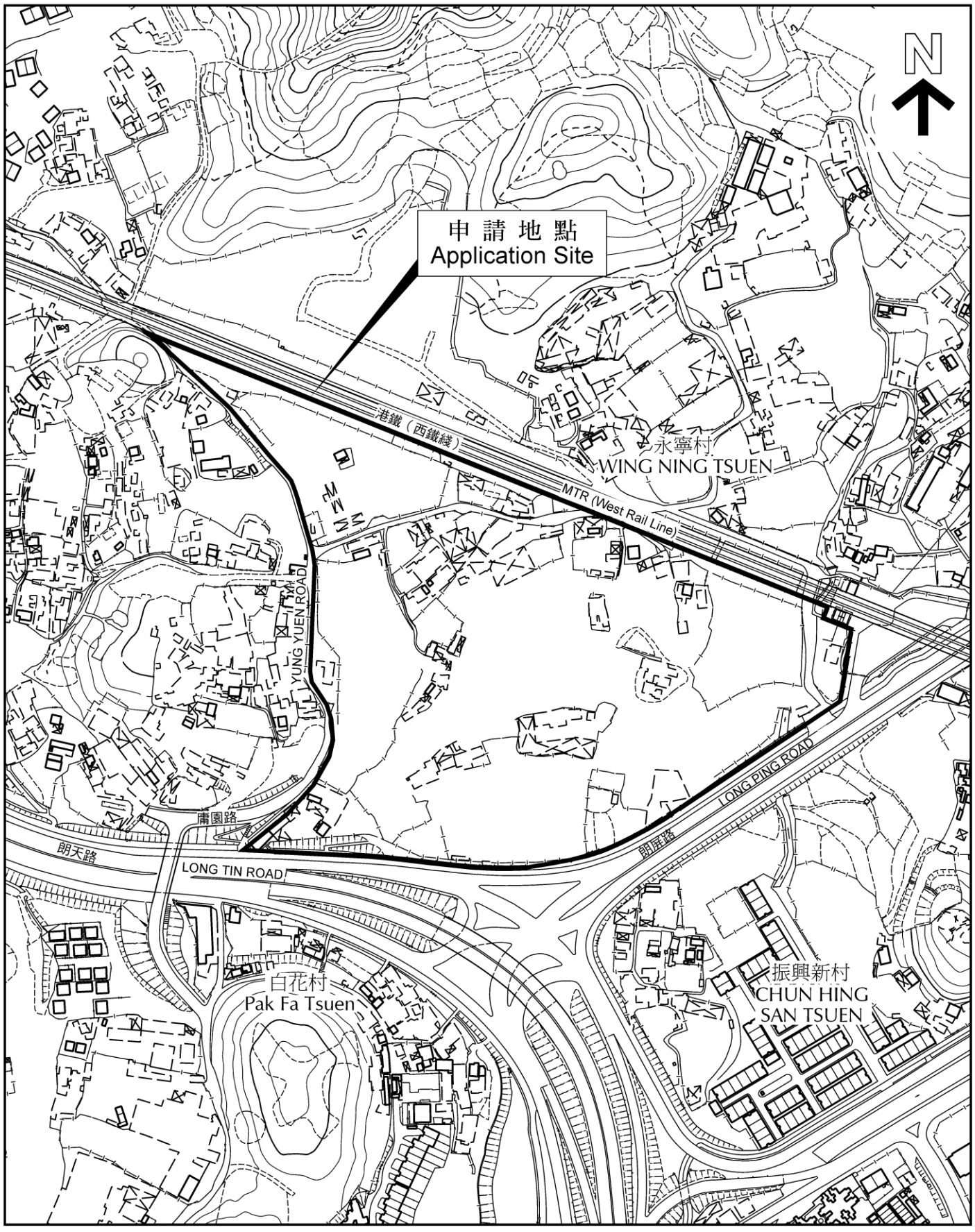
A/YL-PS/565


N
申 請 地 點
Application Site
港鐵（西鐵綫）
MTR (West Rail Line)
永寧村
WING NING TSUEN
YUNG YUEN ROAD
LONG PING ROAD
青園路
朗天路
LONG TIN ROAD
朗屏路
白花村
Pak Fa Tsuen
振興新村
CHUN HING SAN TSUEN

申請編號 Application No. : A/YL-PS/565

備註 Remarks

申請人於 2018 年 10 月 18 日提交進一步資料，包括新的視覺影響評估，並回應規劃署城市設計及園景組及建築署的意見。

The applicant submitted further information on 18.10.2018, including a new Visual Impact Assessment and responded to comments of the Urban Design and Landscape Section of the Planning Department and the Architectural Services Department.

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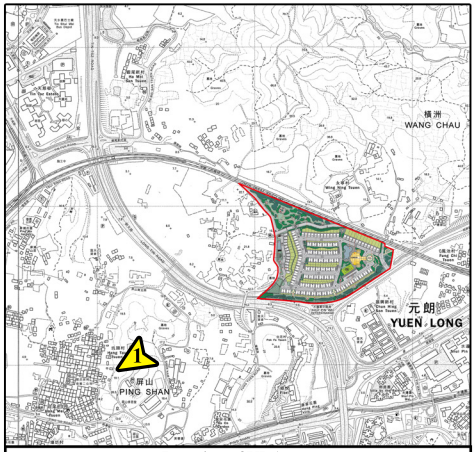

Location of VP 1

Photo 1 Existing Condition at the Subject Site

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Photomontage of Proposed Development at VP 1

Plan F

N.T.S.

VISION
弘域城市規劃顧問有限公司
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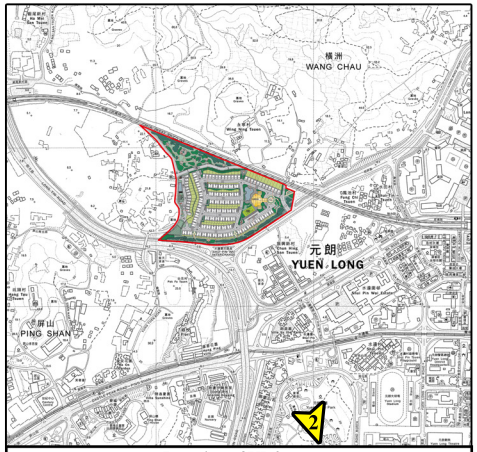
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



Location of VP 2

Photo 1 Existing Condition at the Subject Site

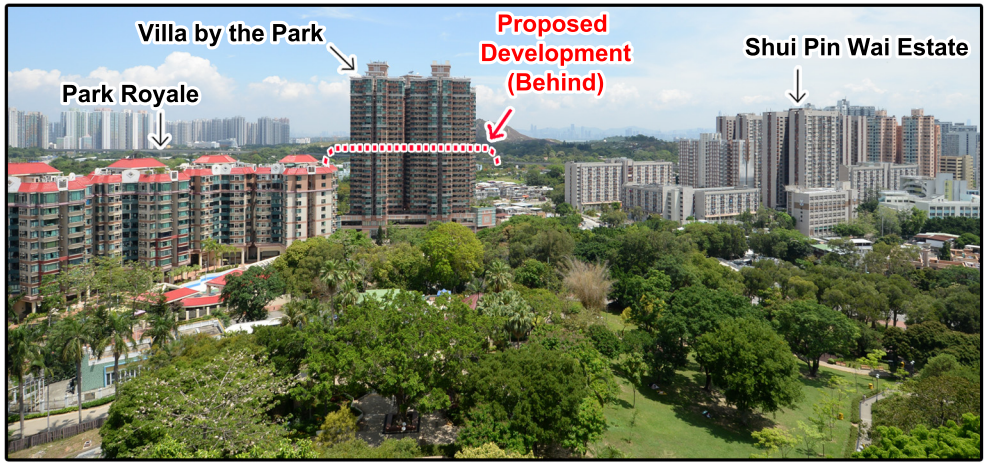


Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
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Photomontage of Proposed Development at VP 2

Plan G

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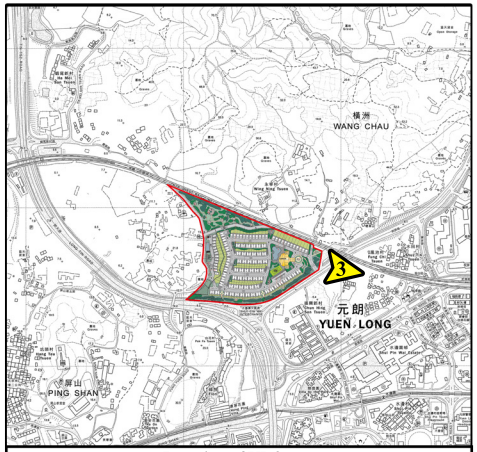

Location of VP 3

Photo 1 Existing Condition at the Subject Site

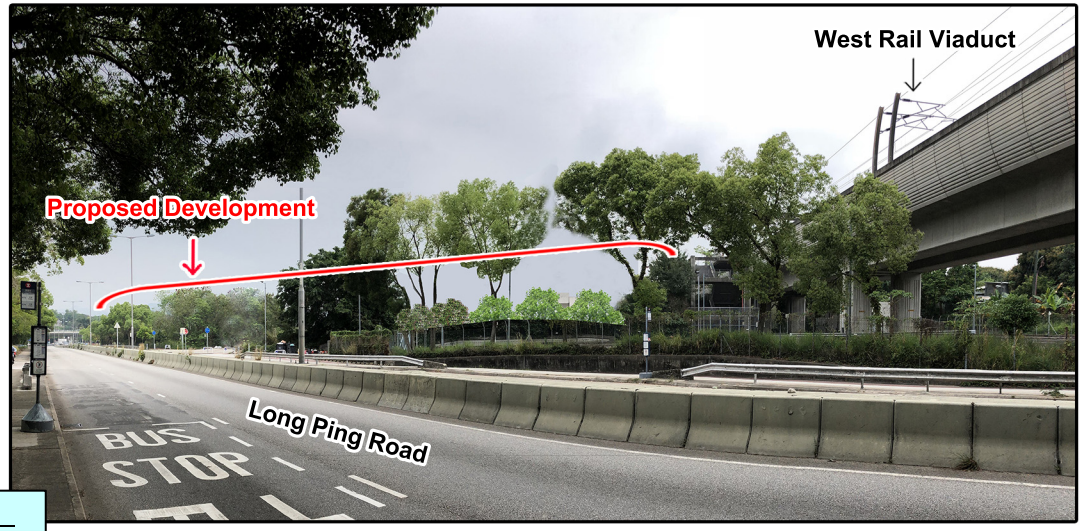

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
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This page is extracted from applicant's submitted documents.

Photomontage of Proposed Development at VP 3

Plan H

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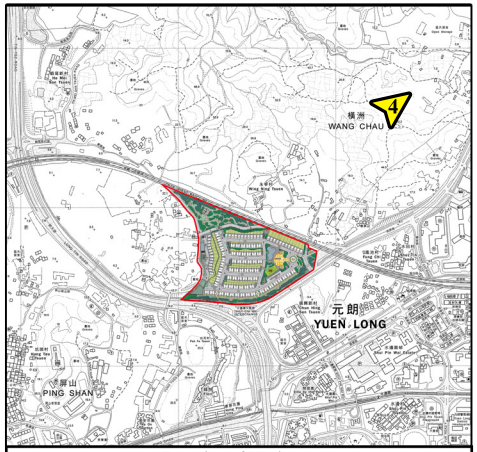

Location of VP 4

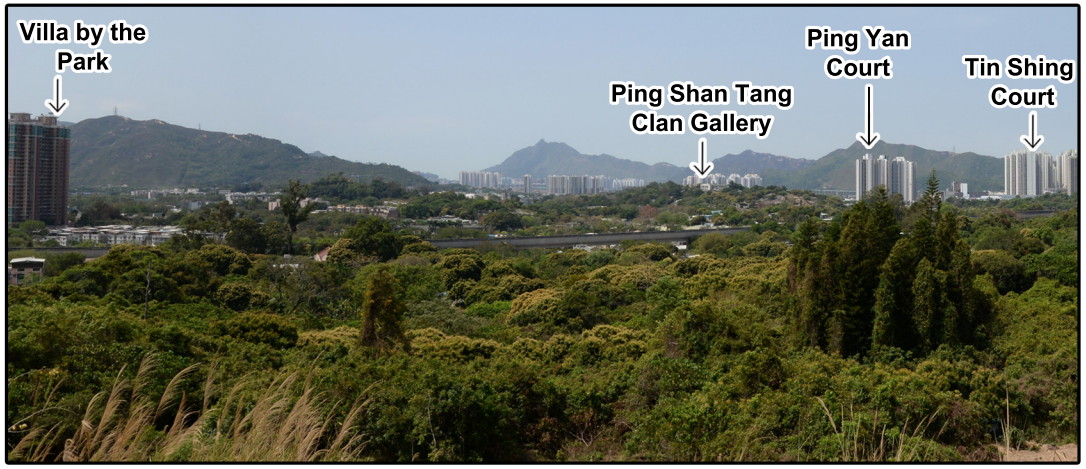

Photo 1 Existing Condition at the Subject Site

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Photomontage of Proposed Development at VP 4

Plan I

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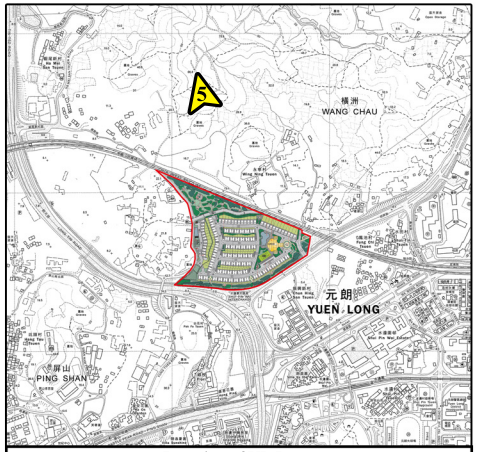

Location of VP 5

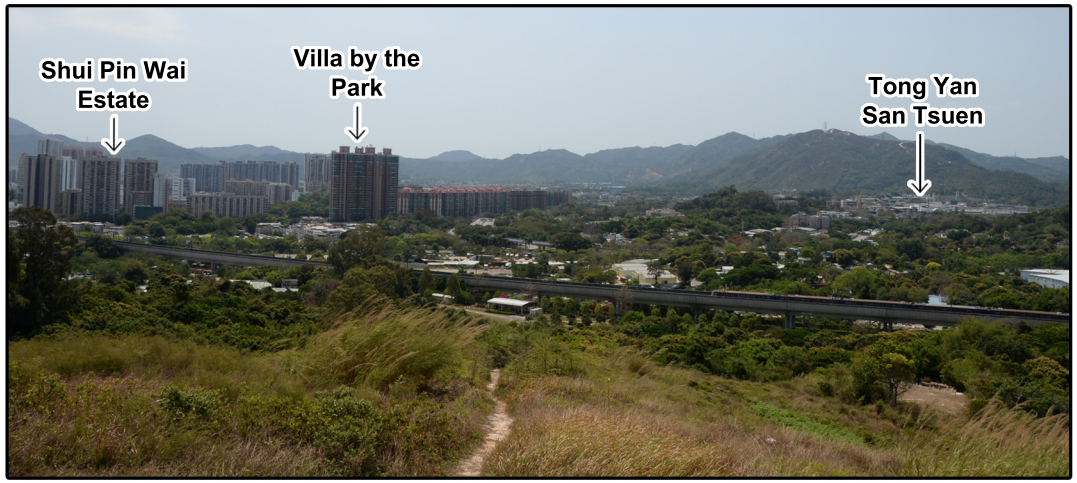

Photo 1 Existing Condition at the Subject Site

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Photomontage of Proposed Development at VP 5

Plan J

N.T.S.

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香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室
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申請編號 Application No. : A/YL-PS/565

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-PS/33	臨時私家車／貨車／貨櫃車停車場及露天存放未經註冊的車輛（為期4年） Temporary Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a Period of 4 Years	拒絕 Rejected (17.7.1998)
A/YL-PS/47	擬議住宅發展 Proposed Residential Development	拒絕 Rejected (12.11.1999)
A/YL-PS/79	擬議臨時露天存放建築材料（為期3年） Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	拒絕 Rejected (14.7.2000)
A/YL-PS/82	臨時露天存放建築材料 （為期3年） Temporary Open Storage of Construction Materials for a Period of 3 Years	拒絕 Rejected (23.2.2001)
A/YL-PS/85	臨時露天存放建築材料 （為期3年） Temporary Open Storage of Construction Materials for 3 Years	拒絕 Rejected (11.5.2001)
A/YL-PS/87	臨時露天存放建築材料 （為期3年） Temporary Open Storage of Construction Materials for a Period of 3 Years	拒絕 Rejected (8.6.2001)
A/YL-PS/103	臨時貨櫃車及私家車停車場連附屬辦公室及汽車修理工場（為期3年） Temporary Container Vehicle Park, Private Car Park, Ancillary Office and Vehicle Repair Workshop for a Period of 3 Years	拒絕 Rejected (7.12.2001)
A/YL-PS/112	臨時停車場(貨櫃車及私家車)連附屬辦公室及汽車修理工場（為期3年） Temporary Vehicle Park (Container Vehicles and Private Cars), Ancillary Office and Vehicle Repair Workshop for a Period of 3 Years	拒絕 Rejected (31.5.2002)
A/YL-PS/113	臨時露天存放建築物料及建築業機械（為期3年） Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	拒絕 Rejected (14.6.2002)
A/YL-PS/131	臨時停車場（貨櫃車、貨車、私家車及電單車）（為期3年） Temporary Vehicle Park (Container Vehicles, Trucks, Private Cars & Motorcycles) for a Period of 3 Years	拒絕 Rejected (2.5.2003)

A/YL-PS/148	臨時私家車及輕型貨車停車場（為期3年） Temporary Public Vehicle Park for Private Cars & Light Goods Vehicles for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (17.10.2003) （許可於15.12.2003被撤回） (permission was revoked on 15.12.2003)
A/YL-PS/149	臨時私家車、輕型貨車及電單車停車場（為期3年） Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles & Motorcycles for a Period of 3 Years	拒絕 Rejected (27.6.2003)
A/YL-PS/170	臨時露天存放建築業機械（為期3年） Temporary Open Storage of Construction Machinery for a Period of 3 Years	拒絕 Rejected (21.5.2004)
A/YL-PS/173	臨時私家車、輕型貨車及中型貨車停車場（為期3年） Temporary Vehicle Park for Private Cars, Light Goods Vehicles & Medium Goods Vehicles for a Period of 3 Years	拒絕 Rejected (12.3.2004)
A/YL-PS/181	臨時私家車、輕型貨車及中型貨車停車場（為期3年） Temporary Vehicle Park for Private Cars, Light Goods Vehicles & Medium Goods Vehicles for a Period of 3 Years	拒絕 Rejected (11.6.2004)
A/YL-PS/182	臨時露天左軚私家車及輕型貨車停車場（為期3年） Temporary Open Park of Left Hand Drive Private Cars and Light Goods Vehicles for a Period of 3 Years	拒絕 Rejected (11.6.2004)
A/YL-PS/186	臨時露天存放建築業機械（為期3年） Temporary Open Storage of Construction Machinery for a Period of 3 Years	拒絕 Rejected (17.7.2004)
A/YL-PS/194	臨時雲石工場及存放雲石（為期3年） Temporary Marble Workshop and Storage of Marble for a Period of 3 Years	拒絕 Rejected (24.9.2004)
A/YL-PS/211	臨時露天存放待售車輛（為期3年） Temporary Open Storage of Vehicles for Sales for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (18.3.2005) （許可於14.7.2005被撤回） (permission was revoked on 14.7.2005)
A/YL-PS/223	臨時露天存放待售車輛至2008年3月18日 Temporary Open Storage of Vehicles for Sale for a Period of until 18.3.2008	拒絕 Rejected (29.7.2005)

A/YL-PS/230	臨時露天存放建築材料（為期3年） Temporary Open Storage of Materials for a Period of 3 Years	拒絕 Rejected (20.1.2006)
A/YL-PS/233	臨時露天存放建築業機械及材料（為期3年） Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	拒絕 Rejected (9.6.2006)
A/YL-PS/290	臨時貨櫃車停車場及露天存放建築材料（為期3年） Proposed Temporary Vehicle Park for Container Vehicle and Open Storage of Construction Material for a Period of 3 Years	拒絕 Rejected (19.12.2008) （覆核於11.9.2009被拒絕） (Review was rejected on 11.9.2009) （上訴申請於23.8.2010被駁回） (Appeal was dismissed on 23.8.2010)
A/YL-PS/393	擬議臨時貨倉（存放舊和全新的建築材料及設備）（為期3年） Proposed Temporary Warehouse (for Storage of Used and New Construction Materials and Equipments) for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (15.3.2013) （許可於15.12.2013被撤回） (permission was revoked on 15.12.2013)
A/YL-PS/513	擬議臨時貨倉(存放舊和新的建築材料及設備)（為期3年） Proposed Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	在有附帶條件下批給臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (19.2.2016)
A/YL-PS/519	擬議臨時駕駛學校（為期3年）及相關道路、渠務、挖土和填土工程 Proposed Temporary Driving School for a Period of 3 Years and Associated Road and Drainage Works and Filling and Excavation of Land	拒絕 Rejected (3.11.2017)

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申請編號 Application No. : A/YL-PS/565

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		
總綱發展藍圖／~~布局設計圖~~ Master layout plan(s)/~~Layout plan(s)~~	☐	☑
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 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	☐	☑
園境設計總圖／~~園境設計圖~~ Master landscape plan(s)/~~Landscape plan~~	☐	☑
其他（請註明）Others (please specify)	☐	☑
選定瞭望點位置圖 Key plan of selected vantage points		
申請地點在初步選定瞭望點的景觀受阻 Views of subject site blocked at initial selected vantage points		
報告書 Reports		
規劃綱領 Planning Statement	☐	☐
環境影響評估（噪音及空氣的污染） Environmental impact assessment (noise and air pollutions)	☐	☐
就車輛的交通影響評估 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	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
回應部門意見表 Response-to-comment table		

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