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 2019 年 6 月 19 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 19.06.2019

(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 Receieved 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 Receieved 「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		

(l) 休憩用地 Open Space	- 私人 Private	26,619 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

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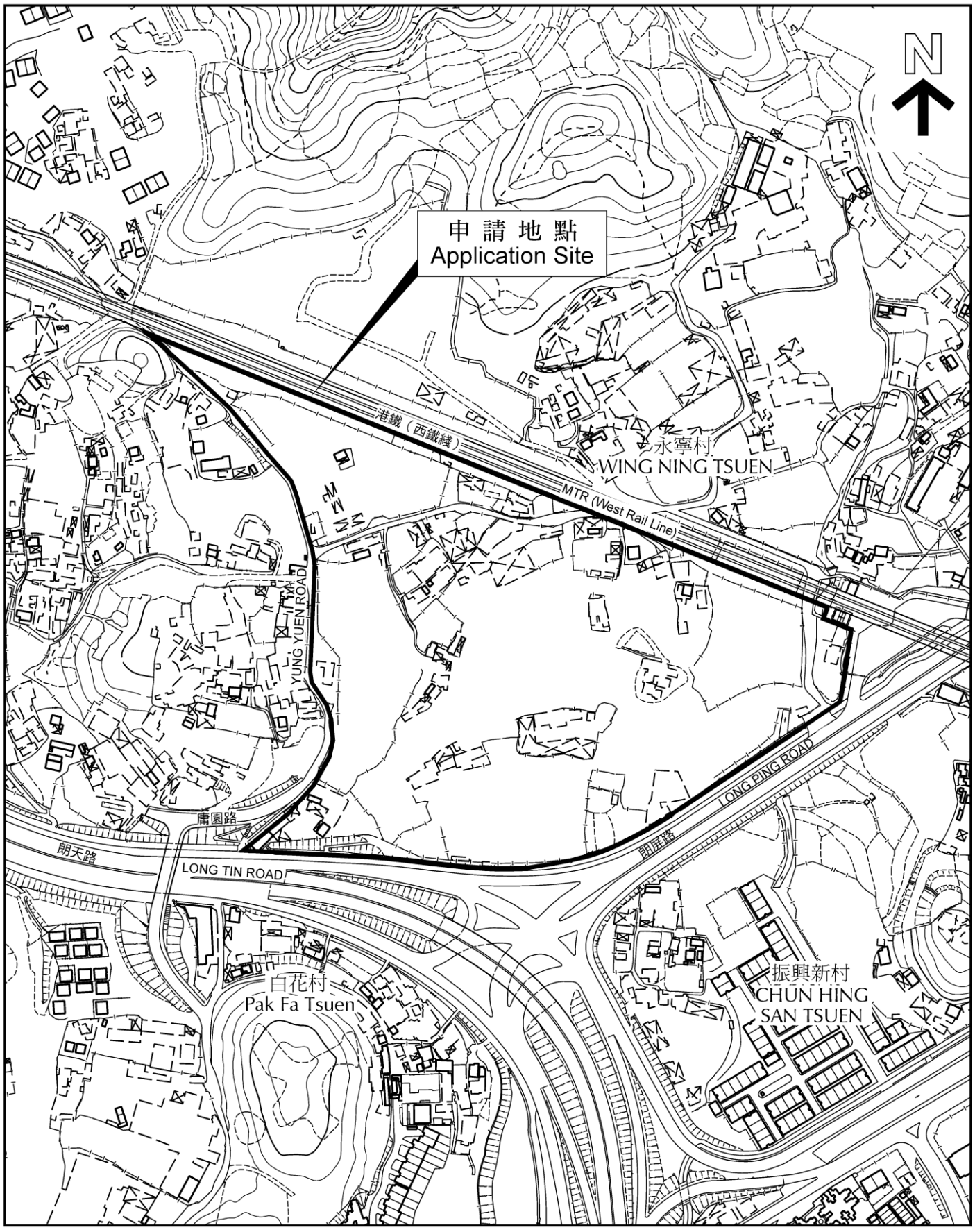
A/YL-PS/565


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
庸園路
朗天路
LONG TIN ROAD
LONG PING 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
(進一步資料 Further Information)

備註 Remarks

申請人回應有關政府部門意見，並提供經修訂的噪音影響評估和視覺影響評估。

The applicant provided responses to departmental comments, revised noise impact assessment and visual impact assessment.

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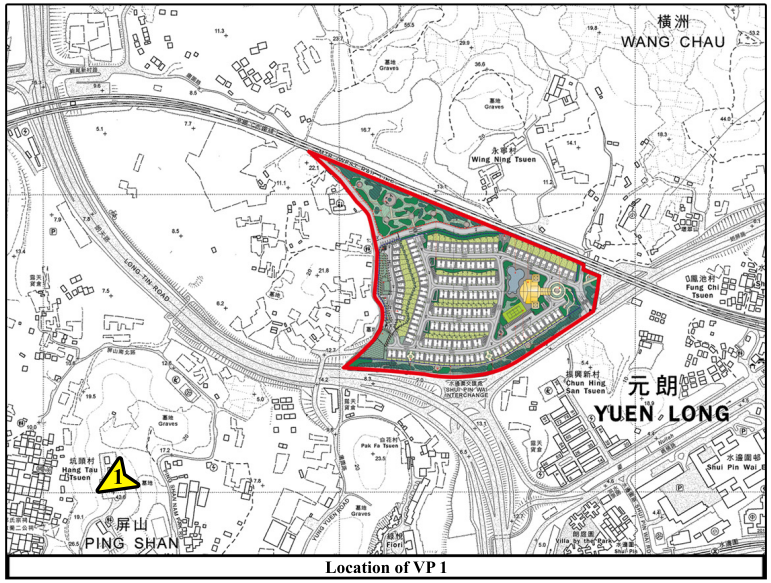


Location of VP 1

Photo 1 Existing Condition at the Subject Site

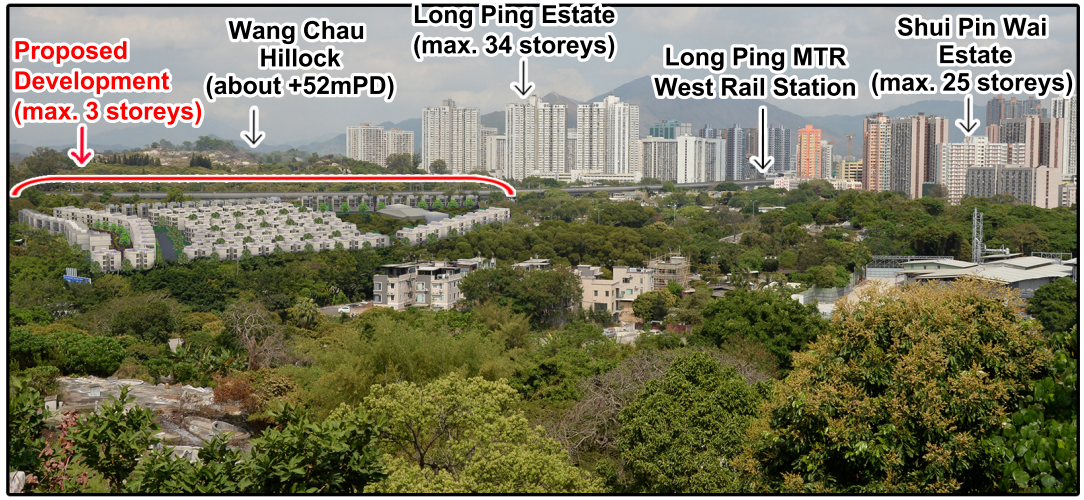


Photo 2 Proposed Scheme at the Subject Site

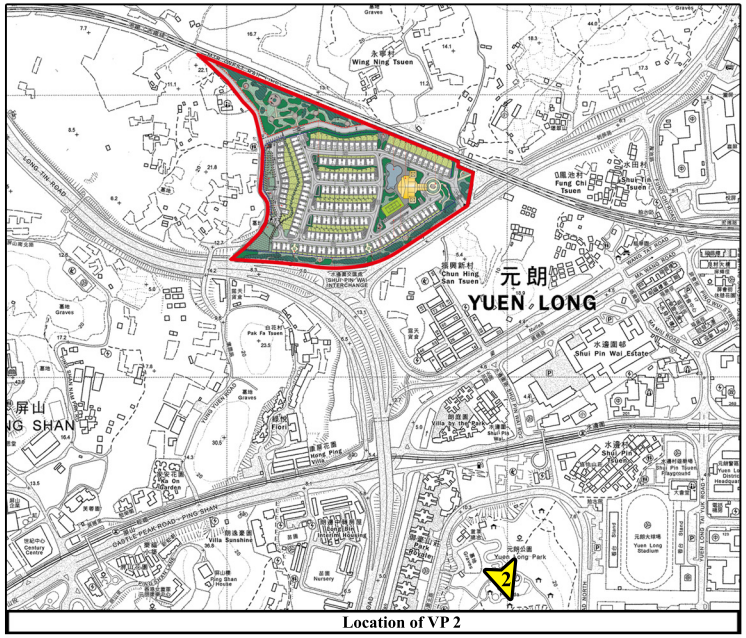
申請編號 Application No. : A / YL - PS / 565
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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
VISION PLANNING CONSULTANTS LTD.
香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室
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

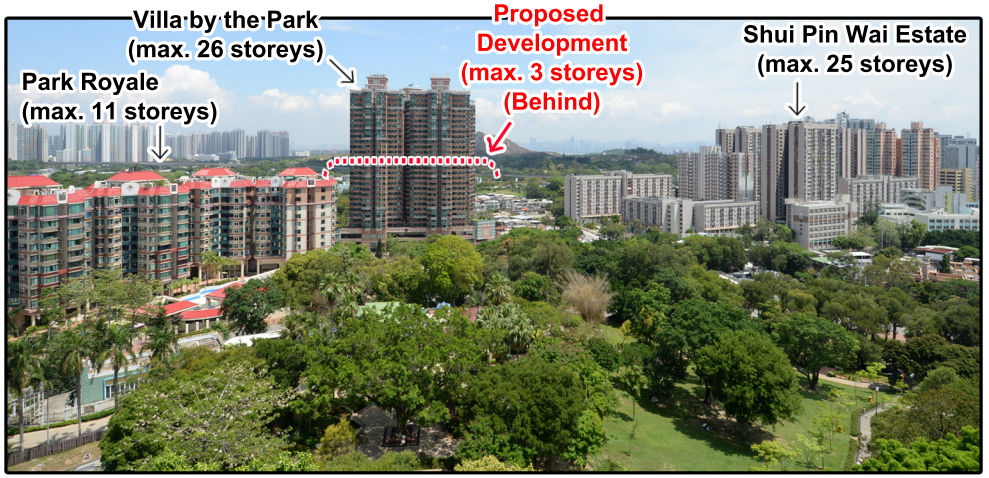


Photo 2 Proposed Scheme at the Subject Site

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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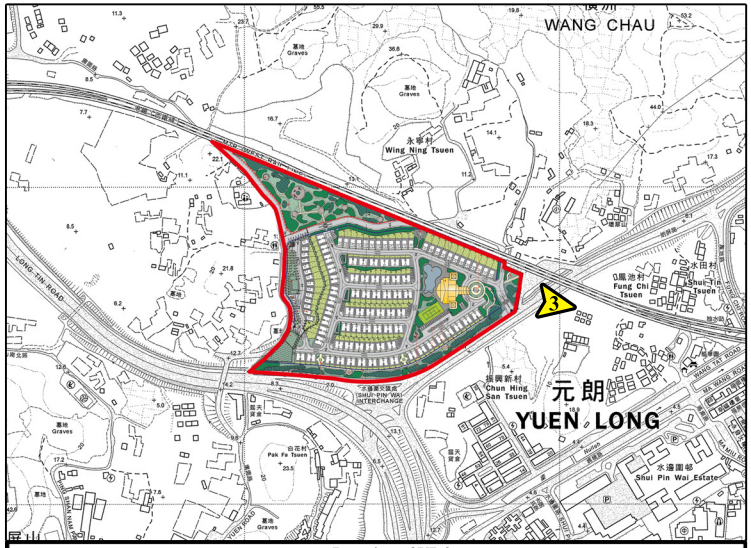

Location of VP 3

Photo 1 Existing Condition at the Subject Site

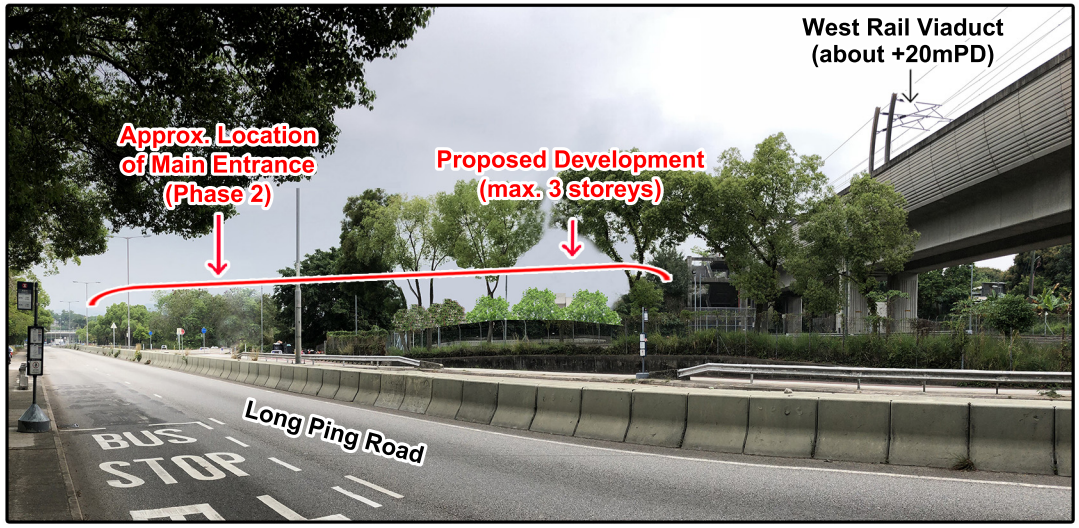

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
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Photomontage of Proposed Development at VP 3

Plan H

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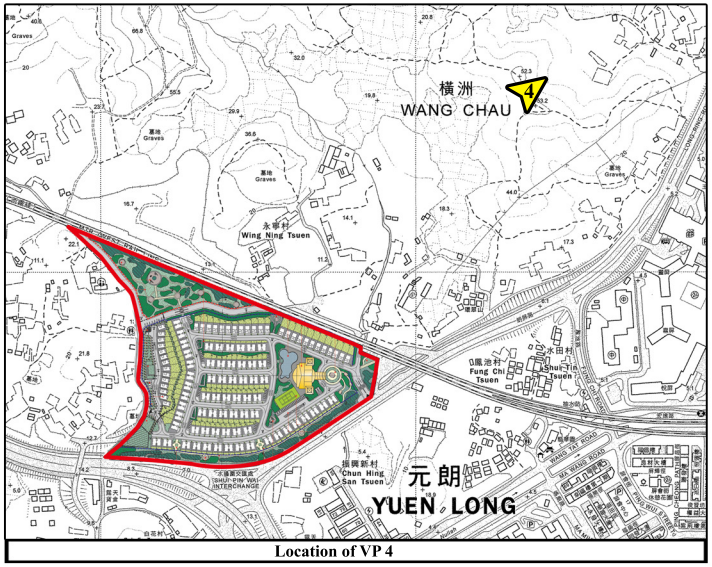

Location of VP 4

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 Ia

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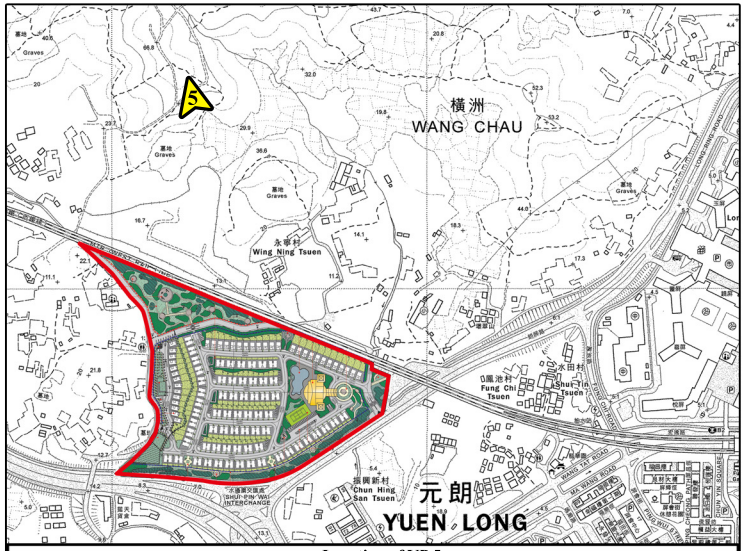

Location of VP 5

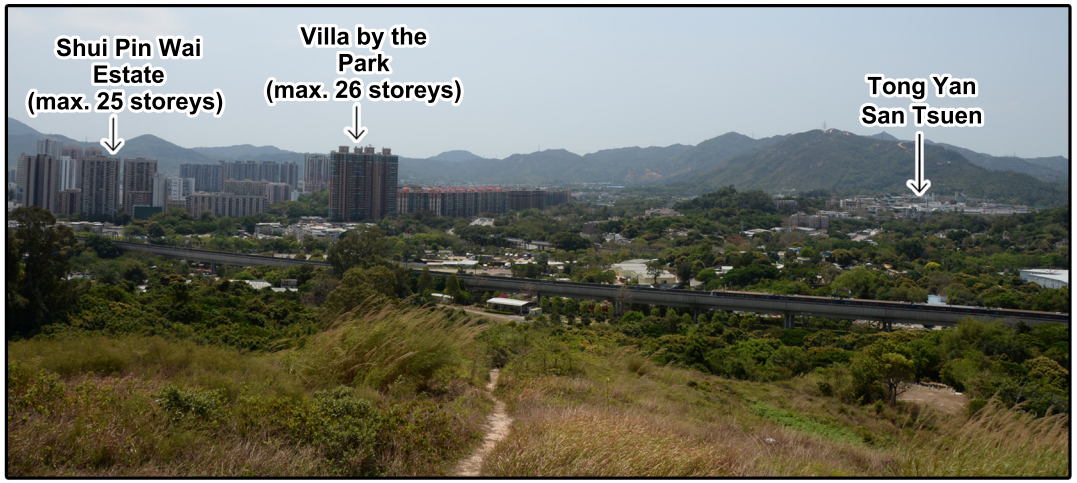

Photo 1 Existing Condition at the Subject Site

Photo 2 Proposed Scheme at the Subject Site

申請編號 Application No. : A / YL - PS / 565
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Photomontage of Proposed Development at VP 5

Plan Ja

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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	上訴駁回 Appeal Dismissed (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)
A/YL-PS/558	擬議臨時公眾停車場（貨櫃車除外）（為期3年） Proposed Temporary Public Vehicle Park (excluding container vehicle) 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 (6.7.2018)
A/YL-PS/577	臨時貨倉(存放舊和全新的建築材料及設備)用途的規劃許可續期（為期3年） Renewal of Planning Approval for Temporary "Warehouse (storage of used and new construction mateirals 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 (21.12.2018)

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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)	☐	☐
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)	☐	☐

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