關乎申請編號 Y/YL-KTS/6 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/YL-KTS/6

因應於 2019 年 10 月 15 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 15.10.2019

(a)	申請編號 Application no.	Y/YL-KTS/6		
(b)	位置／地址 Location/Address	元朗錦田南錦匯路丈量約份第 106 約地段第 2160 號餘段及第 547 號餘段（部分）和毗連政府土地 Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South, Yuen Long		
(c)	地盤面積 Site area	約 About 25,110 平方米 m^2（包括政府土地約 Includes Government Land of about 17,200 平方米 m^2）		
(d)	圖則 Plan	錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
(e)	地帶 Zoning	「綜合發展區」 "Comprehensive Development Area"		
(f)	擬議修訂 Proposed Amendment(s)	修訂錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 上「綜合發展區」地帶的註釋 To amend the Notes of the "Comprehensive Development Area" zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
(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 125,550	5.0
		非住用 Non-domestic	-	-
(h)	幢數 No. of block	住用 Domestic	8 + 1 會所 Clubhouse	
		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	住宅 Residential - 米 m 約 About 65.9 米（主水平基準以上）mPD 18層 storey(s) 1 層地庫 Basement 包括 including 會 所 Clubhouse - 米 m 約 About 17.6 米（主水平基準以上）mPD 2 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	約 About 28.5 %		
(k)	單位數目 No. of units	2,368 住宅單位 Flats		
(l)	休憩用地	- 私人 Private	6,635 平方米 m^2	

	Open Space	- 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	248
		- 電單車車位 Motorcycle Parking Spaces	25
		- 重型貨車泊車位 Heavy Goods Vehicle Parking Spaces	8

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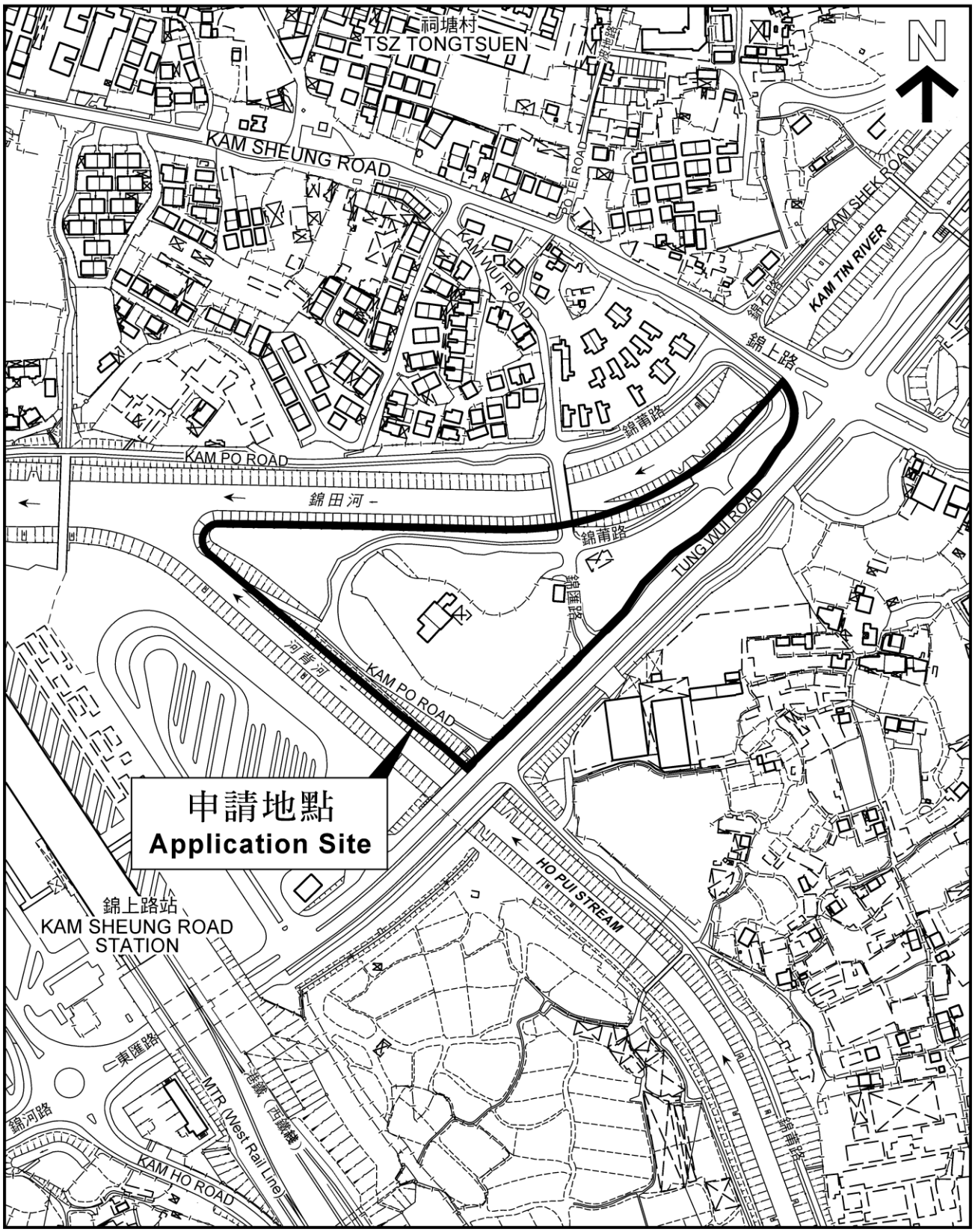
Y/YL-KTS/6


祠塘村
TSZ TONGTSUEN
N
KAM SHEUNG ROAD
KAM WUI ROAD
KAM SHEK ROAD
KAM TIN RIVER
錦石路
錦上路
錦莆路
KAM PO ROAD
錦田河
TUNG WUI ROAD
錦匯路
河背河
申請地點
Application Site
HO PUI STREAM
錦上路站
KAM SHEUNG ROAD STATION
東匯路
MTR (West Rail Line)
港鐵（西鐵綫）
錦河路
KAM HO ROAD
錦華路

申請編號 Application No. : Y/YL-KTS/6

進一步資料 Further Information

備註 Remarks

申請人提交新的供水影響評估、經修訂的交通影響評估、排水影響評估及總綱發展藍圖以回應部門意見。

The applicant submitted a new Water Supply Impact Assessment, revised Traffic Impact Assessment, Drainage Impact Assessment and revised master layout plan in response to departmental comments.

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申請編號 Application No. : Y / Y L - K T S / 6
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

NOTES :
DO NOT SCALE DRAWINGS.

REVISION

NO.	DATE	DESCRIPTION

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211-213 Jaffe Road | Wan Chai | HK
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STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME
PROPOSED COMPOSITE DEVELOPMENT AT CDA ZONE IN D.D. 106 KAM TIN SOUTH, NEW TERRITORIES

DRAWING TITLE
MASTER LAYOUT PLAN

DRAWN BY	CHECKED BY
MH	RC
SCALE	DATE
1:1250	03.10.2019
JOB NO.	DRAWING NO.
1545	A-1

KAM TIN RIVER
SITE 1
SITE 2
CDA ZONE
GUARDHOUSE (1 STOREY)
GUARDHOUSE (1 STOREY)
TOWER 1 18 STOREYS
TOWER 2 18 STOREYS
TOWER 3 18 STOREYS
TOWER 4 18 STOREYS
TOWER 5 18 STOREYS
TOWER 6 18 STOREYS
TOWER 7 18 STOREYS
TOWER 8 18 STOREYS
16 STOREYS
CLUBHOUSE 2 STOREYS
EVA
STREET
TUNG WUI ROAD
KAM WUI ROAD
RUN-IN/OUT
TO BASEMENT PARKING
POTENTIAL FOOTBRIDGE CONNECTION
PROPOSED MTRC DEVELOPMENT
PROPOSED PUBLIC HOUSING DEVELOPMENT SITE 4a
Goodview Court
Genuine Court
Open Storage
WIP Apr 2003
Outfall
TS
CUL

申請編號 Application No. : Y/YL-KTS/6

進一步資料 Further Information

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

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

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申請編號 Application No. : Y/YL-KTS/6

進一步資料 Further Information

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／~~布局設計圖~~ Master layout plan~~(s)/Layout plan(s)~~	☐	☑
經修訂的樓宇位置圖 Block plan(s)	☐	☐
經修訂的樓宇平面圖 Floor plan	☐	☐
經修訂的截視圖 Sectional plan(s)	☐	☐
經修訂的立視圖 Elevation(s)	☐	☐
經修訂的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 Master landscape plan(s)/ Landscape plan(s)	☐	☐
其他（請註明）Others (please specify)	☐	☐
報告書 Reports		
經修訂的規劃報告 Revised Planning statement	☐	☐
經修訂的環境評估 Revised Environmental Assessment	☐	☐
經修訂的交通影響評估 Revised Traffic Impact Assessment	☐	☑
經修訂的視覺影響評估 Revised Visual impact assessment	☐	☐
經修訂的景觀評估 Revised Landscape assessment	☐	☐
經修訂的樹木調查 Revised Tree Survey	☐	☐
經修訂的土力影響評估 Revised Geotechnical impact assessment	☐	☐
經修訂的排污影響評估 Revised Sewerage Impact Assessment	☐	☐
經修訂的定量風險評估 Revised Quantitative Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
供水影響評估 Water Supply Impact Assessment, 經修訂的排水影響評估 Revised Drainage Impact Assessment		

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