Broad Development Parameters of the Indicative Development Proposal in Respect of Application No. Y/YL-NSW/6
關乎申請編號 Y/YL-NSW/6 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-NSW/6			
Location/address 位置／地址	Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long 元朗南生圍丈量約份第 115 約多個地段和毗連政府土地			
Site area 地盤面積	Gross Site Area 總地盤面積	About 約 105,867 sq. m 平方米 (Includes Government Land of about 包括政府土地約 11,246 sq. m 平方米)		
	Development Site Area 發展地盤面積	About 約 105,664 sq. m 平方米		
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8			
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」註明「綜合發展包括濕地修復區」			
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" 把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶			
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米		Plot ratio 地積比率
	Domestic 住用	Private 私營	Not more than 不多於 334,660	3.35 (1)
		Public 公營	Not more than 不多於 19,318	
	Non-domestic 非住用	Not more than 不多於 35,032		0.33 (1)
No. of block 幢數	Domestic 住用	Private 私營		29
		Public 公營		1
	Non-domestic 非住用	4		
	Composite 綜合用途	-		

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 67.25 - 131	mPD 米(主水平基準上)
		Not more than 不多於 18 - 41 *1*	Storey(s) 層 *Exclude 不包括 Basement 地庫*
	Non-domestic 非住用	-	m 米
		Not more than 不多於 25 - 47.05	mPD 米(主水平基準上)
		Not more than 不多於 5 - 12 *1*	Storey(s) 層 *Exclude 不包括 Basement 地庫*
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	25 %		
No. of units 單位數目	4,329 Private Housing 私營住宅單位 640 Public Housing 公營住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 13,417	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		1765
	Private Car Parking Spaces 私家車車位		1708
	Motorcycle Parking Spaces 電單車車位		53
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		66
	Taxi and Private Car Spaces 的士及私家車車位		30
	Heavy Goods Vehicle Spaces 重型貨車車位		30
	School Bus Spaces 校巴車位		6

(1) Based on development site area 以發展地盤面積計算

* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Airpath and Breezeway Plan 通風廊及風通道		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☑
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Air Ventilation Assessment 空氣流通影響評估		
Ecological Impact Assessment 生態影響評估		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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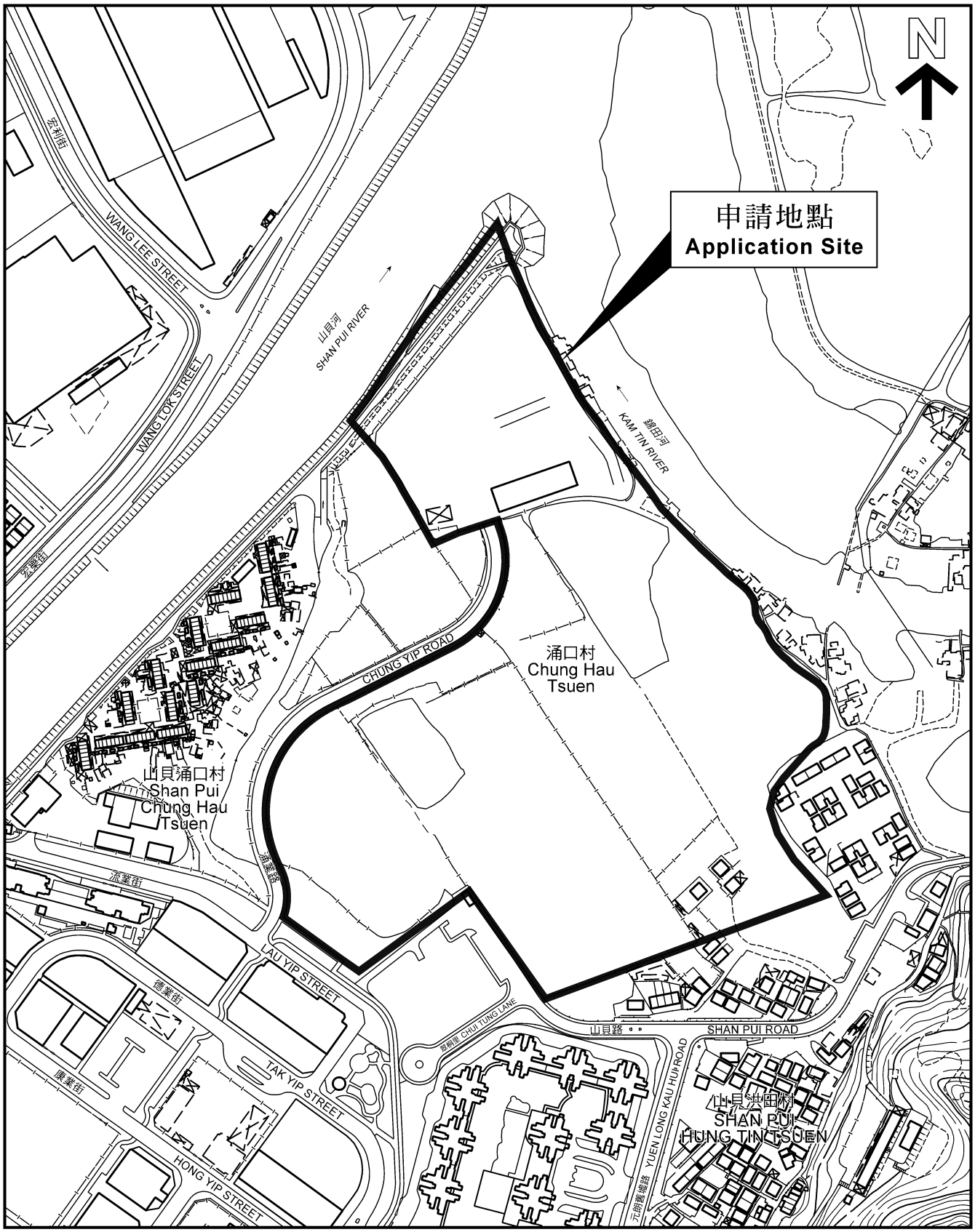
Y/YL-NSW/6


N
申請地點
Application Site
WANG LEE STREET
宏利街
WANG LOK STREET
宏樂街
山貝河
SHAN PUI RIVER
錦田河
KAM TIN RIVER
CHUNG YIP ROAD
涌口村
Chung Hau
Tsuen
山貝涌口村
Shan Pui
Chung Hau
Tsuen
流業街
LAU YIP STREET
德業街
TAK YIP STREET
康業街
HONG YIP STREET
翠輝徑 CHUI TUNG LANE
山貝路
SHAN PUI ROAD
元朗舊墟路 YUEN LONG KAU HUI ROAD
山貝洪田村
SHAN PUI
HUNG TIN TSUEN

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行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃申請根據《城市規劃條例》(第 131 章) 第 12A 條擬議修訂南生圍分區計劃大綱核准圖編號 S/YL-NSW/8。申請地點為新界元朗南生圍丈量約份第 115 約地段第 11 號 A 分段第 1 小分段餘段(部分)、第 11 號 A 分段第 1 小分段 A 分段餘段 (部分)、第 11 號 A 分段第 1 小分段 A 分段第 1 小分段(部分)、第 11 號 A 分段第 2 小分段餘段(部分)、第 11 號 A 分段第 2 小分段 A 分段餘段 (部分)、第 11 號 A 分段第 3 小分段餘段(部分)、第 11 號 A 分段第 4 小分段餘段(部分) 、第 11 號 A 分段第 9 小分段(部分)、第 20 號(部分)、第 1212 號 A 分段被徵用範圍(部分)、第 1212 號 A 分段第 2 小分段、第 1212 號 A 分段第 3 小分段、第 1212 號 B 分段餘段、第 1212 號 B 分段第 4 小分段 A 分段(部分) 、第 1212 號 B 分段第 4 小分段 B 分段(部分) 、第 1212 號 B 分段第 4 小分段 C 分段(部分) 、第 1212 號 B 分段第 4 小分段 D 分段(部分) 、第 1212 號 C 分段第 3 小分段餘段、第 1212 號 C 分段第 3 小分段 D 分段第 1 小分段(部分)、第 1212 號 C 分段第 3 小分段 D 分段第 2 小分段(部分)、第 1212 號 D 分段被徵用範圍(部分)、第 1212 號 D 分段餘段、第 1212 號 D 分段第 1 小分段 A 分段餘段(部分)、第 1212 號 D 分段第 1 小分段 A 分段第 1 小分段(部分)、第 1212 號 D 分段第 2 小分段餘段、第 1212 號 D 分段第 2 小分段 A 分段、第 1212 號 D 分段第 3 小分段、第 1212 號 D 分段第 4 小分段、第 1212 號 D 分段第 5 小分段、第 1212 號 D 分段第 6 小分段餘段、第 1212 號 D 分段第 6 小分段 A 分段、第 1212 號 E 分段被徵用範圍、第 1212 號 E 分段餘段(部分)、第 1212 號 E 分段第 1 小分段及第 1347 號餘段和毗連政府土地 (申請地點)。

為配合住宅發展及將零散的露天貯物用途遷離的規劃意向，申請地點在 2005 年被改劃為南生圍分區計劃大綱核准圖上的「其他指定用途」註明「綜合發展包括濕地修復區」地帶。然而城規會在改劃土地用途後至今 14 年，但仍未收到在申請地點上作綜合發展或批准作擬議永久用途的規劃申請。申請地點現時面對著閒置率高、缺乏保養、環境破壞等問題，更被零散的露天貯物用途佔據，當中包括臨時停車場及香港駕駛學院。

本規劃申請希望以一份全面的發展藍圖以落實申請地點的長遠發展，同時實現「其他指定用途」註明「綜合發展包括濕地修復區」地帶的長遠規劃意向，即是「鼓勵把毗連現有魚塘而環境已受破壞的濕地修復。為實現這個規劃意向，可進行綜合住宅及／或康樂發展計劃，並將濕地修復區納入計劃之內。設立此地帶的目的，亦是要促使環境已受破壞的濕地上零散的露天貯物及港口後勤用途逐步遷離」。考慮到申請地點毗連正快速轉型成中至高密度住宅及商業發展的東頭工業區，本規劃申請全面檢討了申請地點的未來規劃，以制定合適的發展密度及佈局，同時為周邊地區帶來規劃增益。

為了在申請地點實現擬議的發展藍圖，本規劃申請擬議將申請地點所在的「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定

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用途」註明「綜合發展包括濕地修復區 (1)」。此地帶將包括一個地積比率為 3.6，用作私營房屋及國際學校發展的區域以及一個位處申請地點西南角，地積比率為 6.5，用作公營房屋發展的區域，合共提供 4,969 個住宅單位。發展藍圖充分考慮了環境因素並提出不同措施，例如提供連接廣闊南生圍濕地的濕地修復區、在申請地點北面的住宅及學校採用有效減少影響錦田河沿岸螢火蟲的建築設計、提供四條通風廊和一條風道以及採用由內陸至河岸遞減的階梯式建築高度設計。擬議發展計劃將會善用土地資源，逐步將臨時停車場及香港駕駛學院等棕地作業遷離。計劃亦會提供更多房屋以應付社會需求，並實現旨在改善濕地修復區的規劃意向，達致三贏局面。

擬議發展計劃將帶來以下規劃增益：

- 完全尊重及保留「其他指定用途」註明「綜合發展包括濕地修復區」地帶旨在進行住宅發展及遷離零散棕地作業的規劃意向；
- 確保未來的綜合發展能達致各項規劃及設計增益；
- 完全符合規劃指引編號 12C 關於發展「濕地緩衝區」的要求；
- 積極回應區內規劃環境的轉變，在善用土地資源的同時確保發展與附近環境相容；
- 及時回應房屋需求及配合政府增加土地供應的政策；
- 為元朗區提供所需的國際學校學位；
- 為現有及未來的居民提供優質的生活環境及提升生物多樣性；
- 不會對周邊環境帶來負面影響；及
- 樹立一個理想的先例。

基於本規劃綱領所闡述的規劃優點和理據，我們懇請城規會支持本規劃申請。

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EXECUTIVE SUMMARY

This Application is submitted under Section 12A of the Town Planning Ordinance (Cap. 131) (the "**TPO**") for amendment of the Approved Nam Sang Wai Outline Zoning Plan ("**NSW OZP"**) No. S/YL-NSW/8 in respect of Lots 11 S.A ss.1 RP (Part), 11 S.A ss.1 S.A RP (Part), 11 S.A ss.1 S.A ss.1 (Part), 11 S.A ss.2 RP (Part), 11 S.A ss.2 S.A RP (Part), 11 S.A ss.3 RP (Part), 11 S.A ss.4 RP (Part), 11 S.A ss.9 (Part), 20 (Part), 1212 S.A Encroached Area (Part), 1212 S.A ss.2, 1212 S.A ss.3, 1212 S.B RP, 1212 S.B ss.4 S.A (Part), 1212 S.B ss.4 S.B (Part), 1212 S.B ss.4 S.C (Part), 1212 S.B ss.4 S.D (Part), 1212 S.C ss.3 RP, 1212 S.C ss.3 S.D ss.1 (Part), 1212 S.C ss.3 S.D ss.2 (Part), 1212 S.D Encroached Area (Part), 1212 S.D RP, 1212 S.D ss.1 S.A RP (Part), 1212 S.D ss.1 S.A ss.1 (Part), 1212 S.D ss.2 RP, 1212 S.D ss.2 S.A, 1212 S.D ss.3, 1212 S.D ss.4, 1212 S.D ss.5, 1212 S.D ss.6 RP, 1212 S.D ss.6 S.A, 1212 S.E Encroached Area, 1212 S.E RP (Part), 1212 S.E ss.1 and 1347 RP in D.D. 115 and Adjoining Government Land in Nam Sang Wai, Yuen Long, New Territories (the "**Application Site**").

The Application Site has been rezoned to the current "Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" ("**OU(CDWRA)**") on the NSW OZP since 2005, which is intended for residential development and to phase out the sporadic open storage uses. Yet, over the past 14 years, no comprehensive plan has been submitted, nor planning application for permanent use has been approved by the Town Planning Board ("**TPB**"), leaving the Application Site largely vacant, loosely maintained, degraded, and occupied with sporadic open storage uses including public vehicle parks and the Hong Kong School of Motoring ("**HKSM**").

This Application proposes a comprehensive master layout plan for long-term development of the Application Site, with an intention to realize the long-planned planning intention for the "OU(CDWRA)" zone to "*...provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands…".* In view of the Application Site being located immediately next to the highly urbanized Tung Tau Industrial Area, which is currently undergoing rapid transformation to a medium-to-high-dense residential cum business area, a comprehensive review of the future planning of the Application Site is conducted, in order to determine an appropriate development scale and layout while at the same time introducing sound planning merits to the surroundings.

To realize the comprehensive master layout plan prepared for the Application Site, this Application is submitted to propose amendments to the NSW OZP covering the entire Application Site from the existing **"OU(CDWRA)"** zone to a tailor-made "**OU(CDWRA)1**" with a plot ratio ("**PR**") of 3.6 for private housing and an international school development, and a PR of 6.5 for public housing development at the southwestern corner of the Application Site, thus yielding a total of 4,969

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residential units at the Application Site. Sensitive design approach has been adopted, including but not limited to the provision of a wetland restoration area (**"WRA"**) to better integrate into the wider wetlands in the Nam Sang Wai ("**NSW**") area; incorporating sensitive building design and school development to the north to minimize light impact to fireflies along Kam Tin River; incorporation of four breezeways and one airpath; and stepped building height **("BH")** profile from landward to the riverfront etc. The Proposed Amendments to the NSW OZP, therefore, represent a better utilization of valuable land resources by phasing out existing brownfield uses including public vehicle parks, HKSM, etc.; providing additional housing supply to meet territorial needs; as well as realizing the long-planned planning intention with the provision of an upgraded wetland restoration area and hence achieving a win-win-win situation.

The Proposed Amendments are fully justified with the following planning merits:

- Fully respecting and retaining the planning intention of the "OU(CDWRA)" zone for residential development and to phase out sporadic brownfield uses;
- Ensuring comprehensiveness of the future development in achieving multiple planning and design merits;
- Full compliance with the requirements for Wetland Buffer Area ("**WBA**") according to the Town Planning Board Guidelines No. 12C **("TPB PG-No. 12C")**;
- Proactively responding to the changing planning circumstances and demonstrating a pragmatic optimization of valuable land resources without compromising compatibility with the surroundings;
- Timely responding to the needs for housing supply and echoing the Government's strategies to increase land supply;
- Catering for the needs for international school places in Yuen Long area;
- Guaranteeing a quality environment for existing and future residents and enhancing the ecological biodiversity of the area;
- Not bringing adverse impacts to the surrounding environment; and
- Establishing a desirable precedent.

In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this Section 12A Application.

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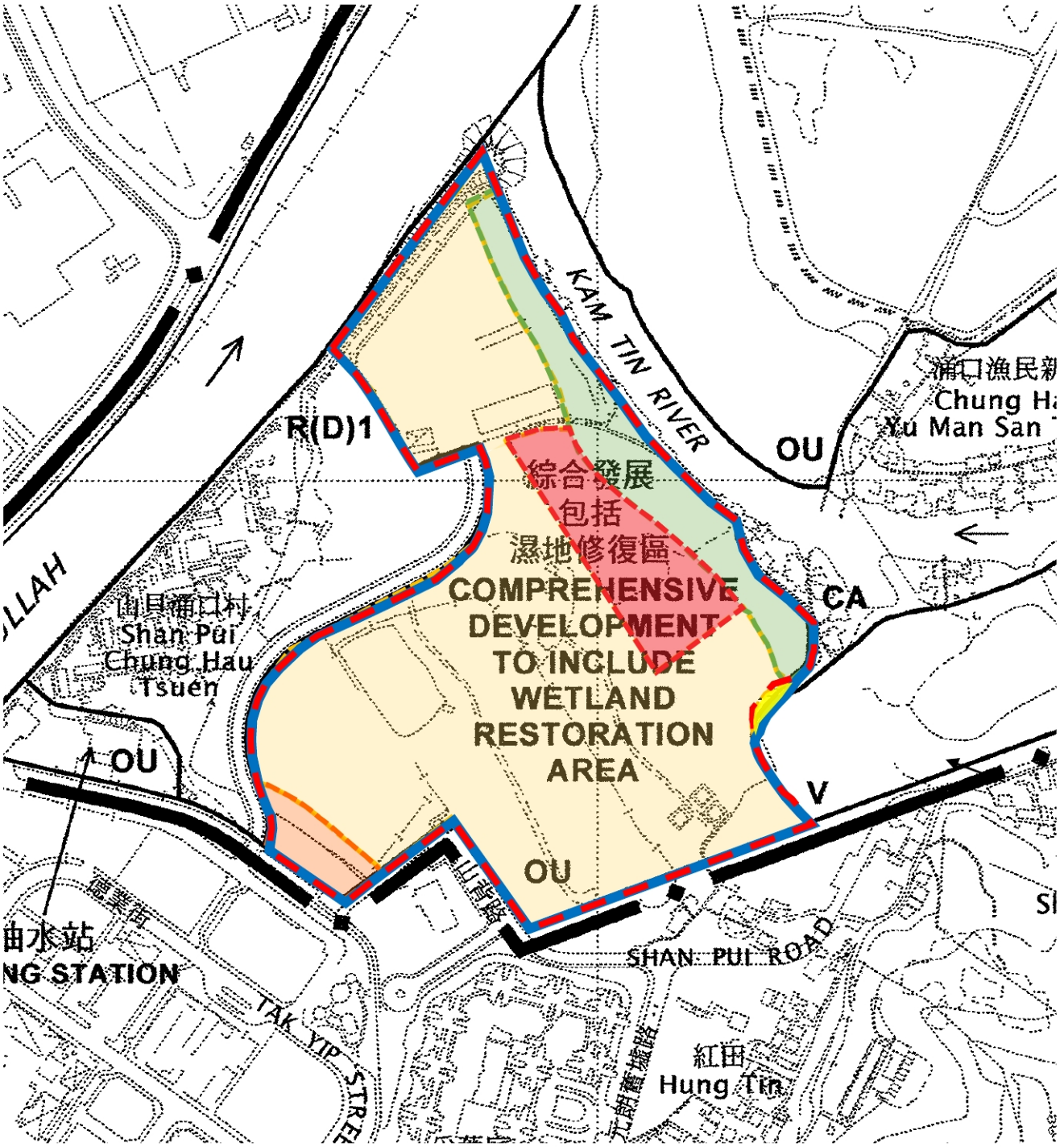

LEGEND

- Application Site
- Development Site
- Existing Developments excluded from Development Site (about 203m²)
- Public Housing Site
- Private Housing Site
- Wetland Restoration Area
- International School Site

Figure No.	*Scale*	*Figure Title*
4.1		**Proposed Uses at the Application Site**
ARUP	*Date* Jan 2020	*Source* Extracted from the Approved Nam Sang Wai OZP No. S/YL-NSW/8

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幸福醫藥有限公司
Fortune Pharmacal Co., Ltd.

N

WIP Dec 2017

Legend

- Application Site
- Development Site
- Existing Developments
- Residential (Private) / Clubhouse
- Residential (Public)
- School
- WRA
- Road
- Existing Pond (2,984m^2) to be retained before implementation of WRA2 (5,098m^2) under "Other Phases" of development

WRA 2
5,098 m^2

WRA 1
6,647 m^2

Existing Developments excluded from Development Site (about 203m^2)

SHAN PUI RIVER

KAM TIN RIVER

CHUNG YIP ROAD

LAU YIP STREET

CHUI TUNG LANE

EAST ROAD

CLUB HOUSE

CARPARK ENTRANCE

EVA ENTRANCE

EVA

Cycling Track

Car Park

Track

Recreation Centre

Crown Data Centre III

Project Title	Drawing Title	Rev.	Date	Description	Initial	ARCHITECT :	Drawing No.	Scale	Date:
PROPOSED COMPREHENSIVE DEVELOPMENT FOR RESIDENTIAL AND EDUCATIONAL USES IN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 115, NAM SANG WAI, YUEN LONG, NEW TERRITORIES Application for Amendment of Plan Under Section 12A of Town Planning Ordinance (Cap.131) of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone	MASTER LAYOUT PLAN					ARVA LTD.		1:1500@A3 Rev.	

申請編號 Application No. : Y / Y L - N S W / 6
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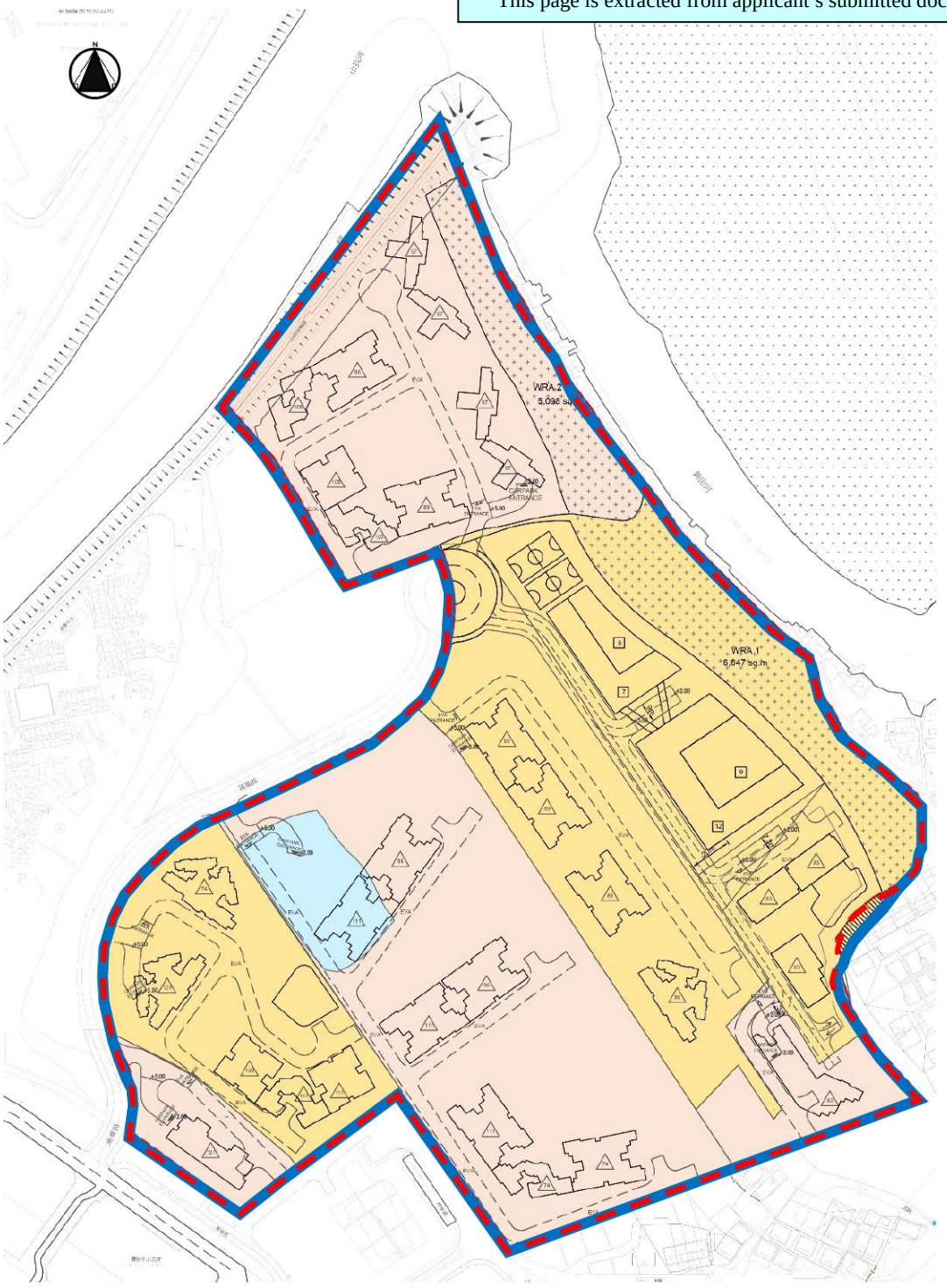

LEGEND

- Application Site & Zoning Boundary on the Approved Nam Sang Wai OZP No. S/YL-NSW/8
- Development Site
- Phase 1
- Other Phases
- Existing Pond (2,984m^2) to be retained before implementation of WRA 2 (5,098m^2) under "Other Phases" of development
- Existing Developments excluded from Development Site (about 203m^2)

Figure No.	*Scale*	*Figure Title*
4.2		**Phasing Plan of the Proposed Scheme**
ARUP	*Date* Jan 2020	*Source*

申請編號 Application No. : Y / Y L - N S W / 6
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LEGEND

- SITE BOUNDARY
- INTERNAL SITE BOUNDARY
- WETLAND AREA
- EMERGENCY VEHICULAR ACCESS (EVA)
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE
- (1) ARRIVAL PLAZA
- (2) OPEN LAWN AREA
- (3) COURTYARD
- (4) LANDSCAPE TERRACE
- (5) F&B AREA
- (6) POCKET SEATING SPACE
- (7) WATER FEATURE GARDEN
- (8) KIDS PLAY AREA
- (9) OUTDOOR GYM AREA
- (10) SCULPTURE GARDEN
- (11) GREEN ROOF ON VEHICLE RAMP

ARUP

Figure Title	Source	Date	Figure No.
Overall Landscape Master Plan		JUL 2019	Figure 1.1
		Scale 1:2000@A3	

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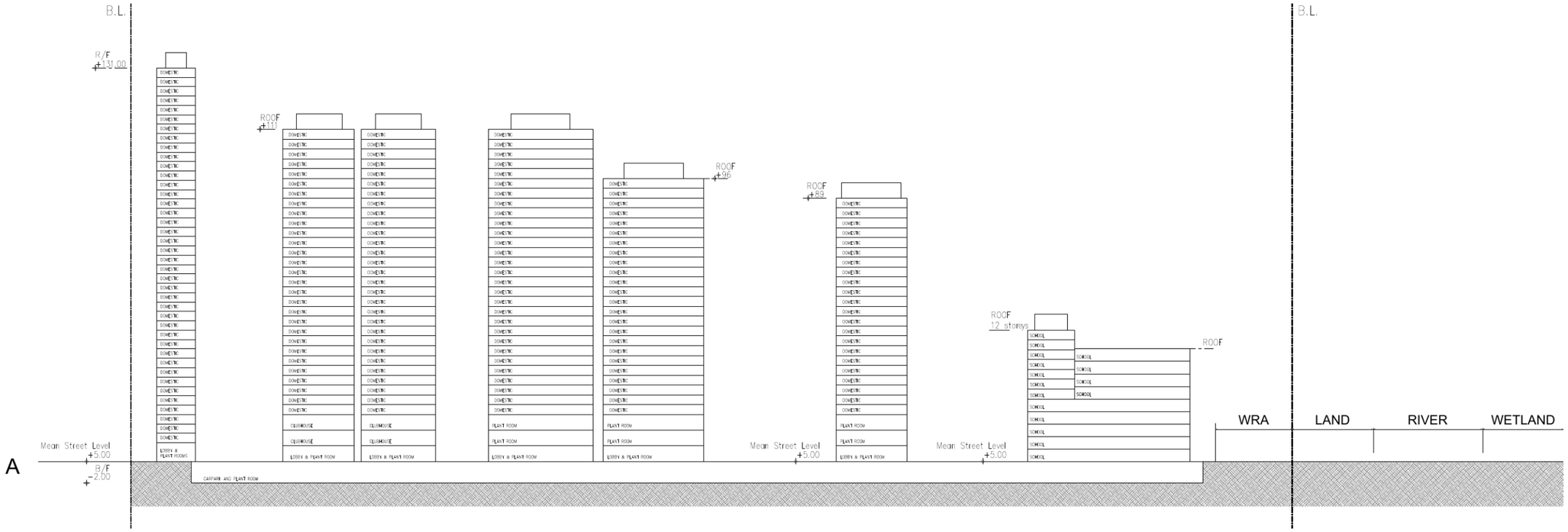
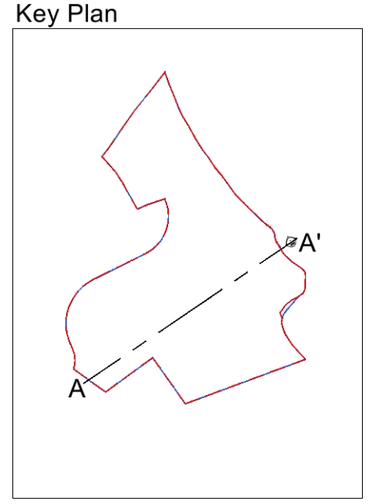


Key Plan



ARVA

Date: 25 JUNE 2019

Scale: 1:1500@A3

Rev.: -

Drawing No.: S001

ARCHITECT: ARVA LTD.

Rev.	Date	Description	Initial

Drawing Title: Section Plan

Project Title: PROPOSED COMPREHENSIVE DEVELOPMENT FOR RESIDENTIAL AND EDUCATIONAL USES IN VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 115, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

Application for Amendment of Plan Under Section 12A of Town Planning Ordinance (Cap.131) of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone

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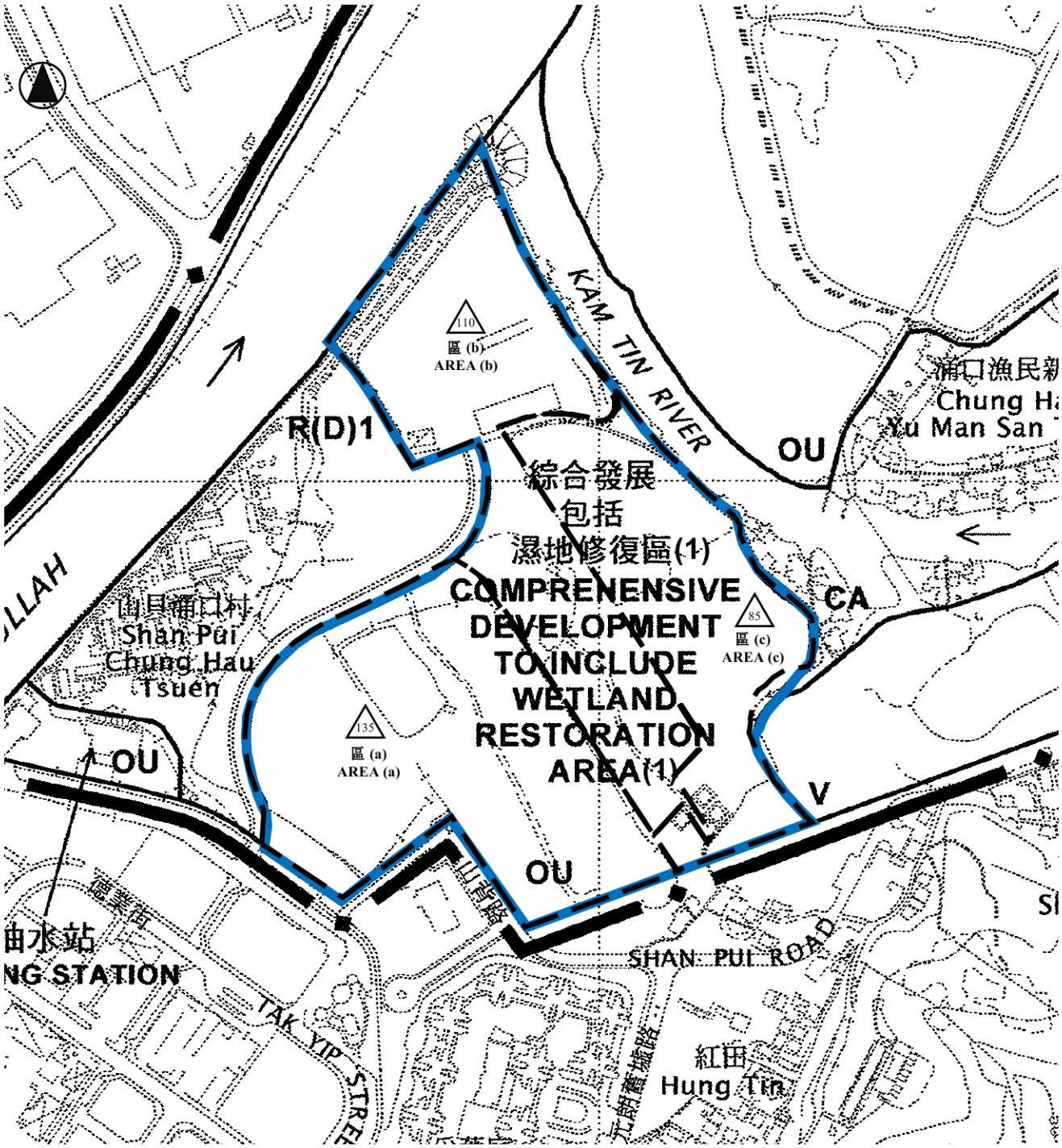

LEGEND

Proposed Zoning Boundary for "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)"

Boundary of Sub-Areas

85 Maximum Building Height (In Metres Above Principal Datum (mPD))

Figure No.	*Scale*	*Figure Title*	**Proposed Zoning Boundary for "OU(CDWRA)1" and Sub-Areas Boundary**
5.2			
ARUP	*Date* Jan 2020	*Source*	Extracted from the Approved Nam Sang Wai OZP No. S/YL-NSW/8

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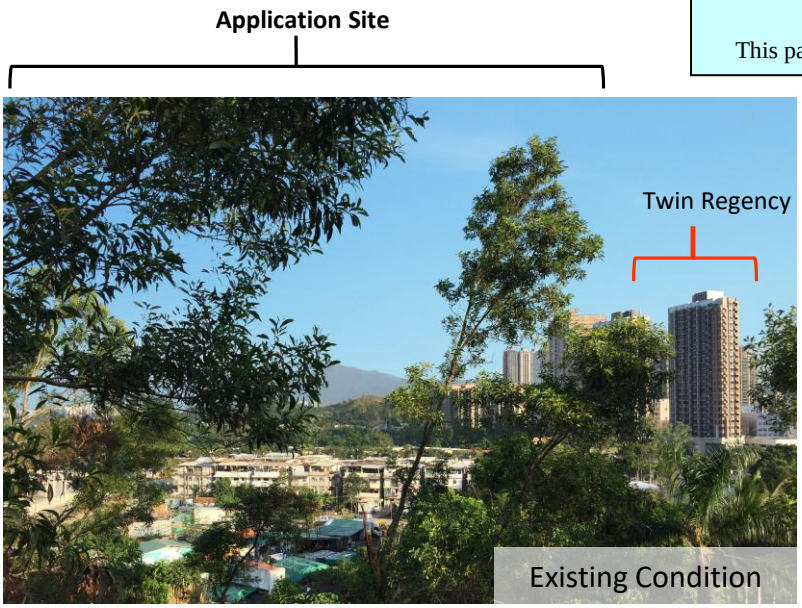

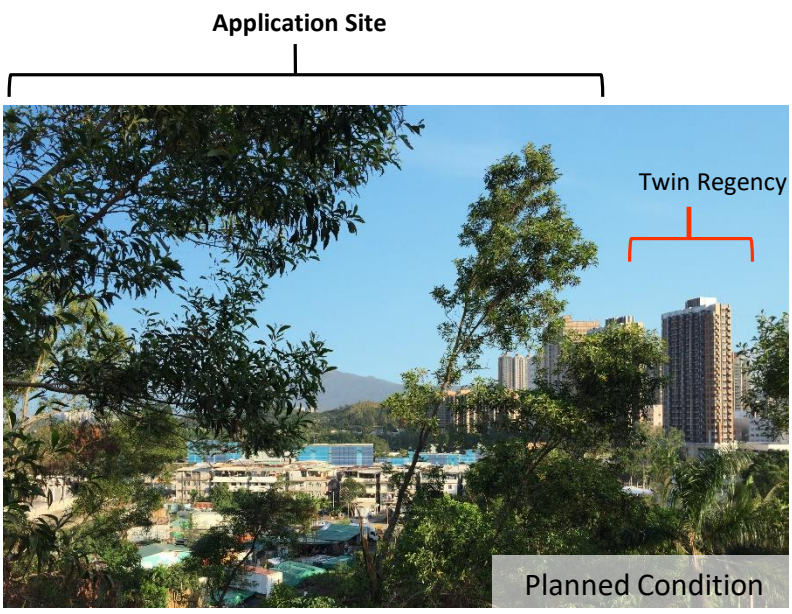

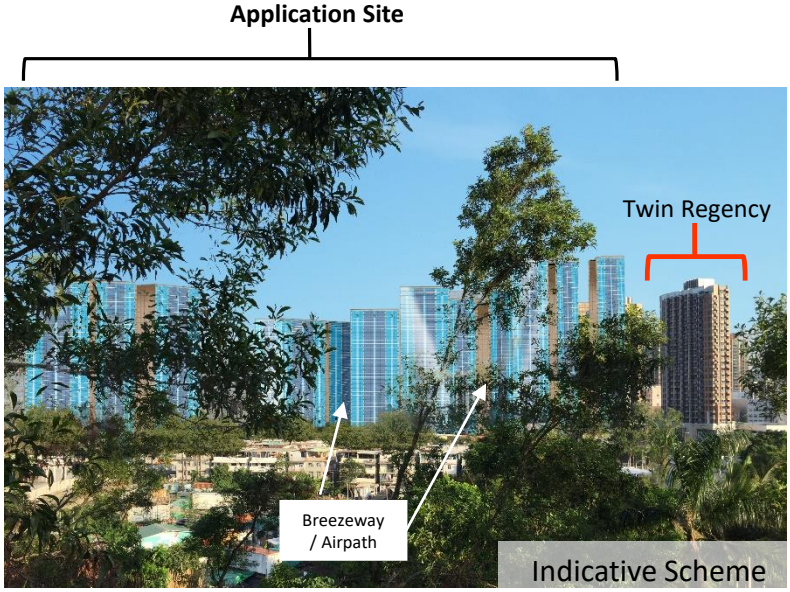

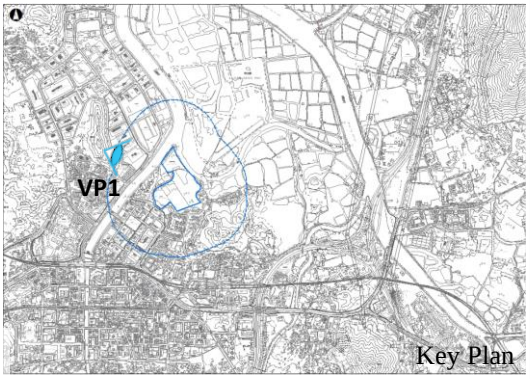

Figure No.	*Scale*	*Figure Title*
3		**Viewing Point 1: Hiking Trail along Chu Wong Ling**
ARUP	*Date* April 2019	

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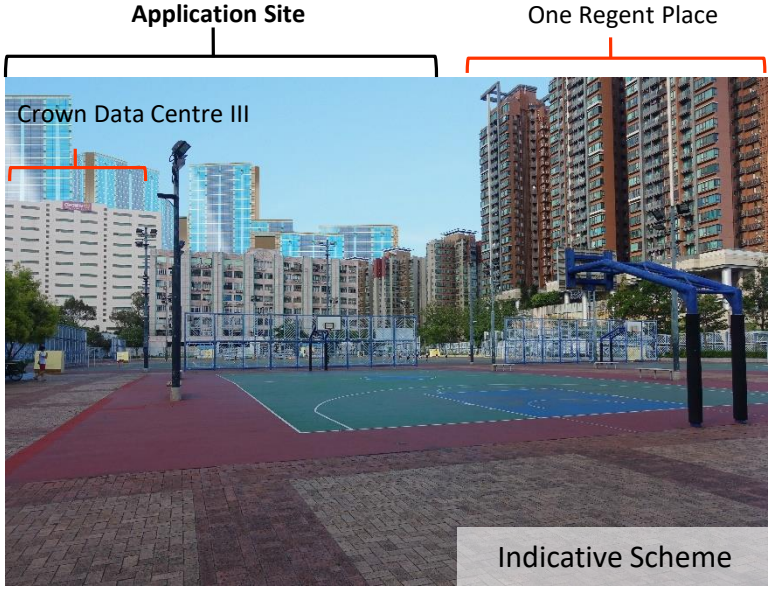

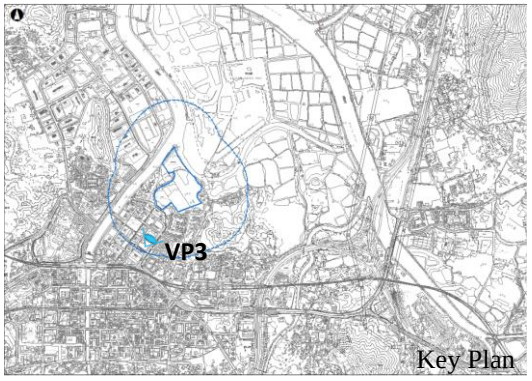

Figure No.	*Scale*	*Figure Title*
5		**Viewing Point 3: Tung Tau Industrial Area Playground**
ARUP	*Date* April 2019	

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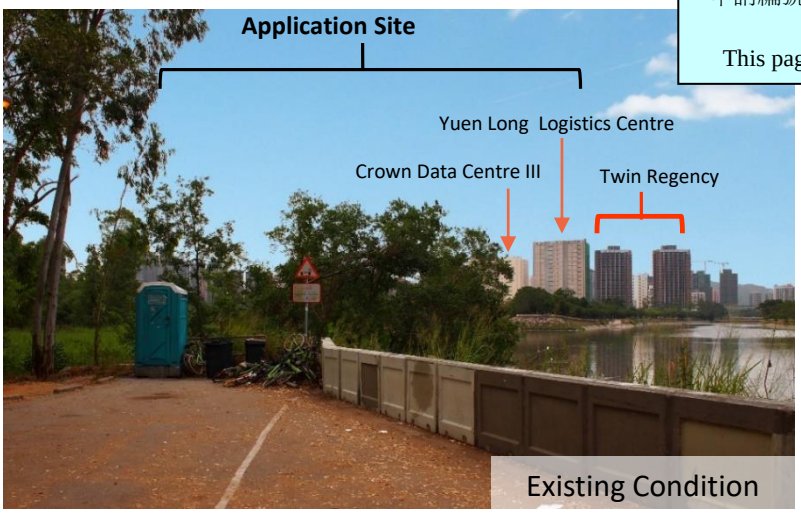

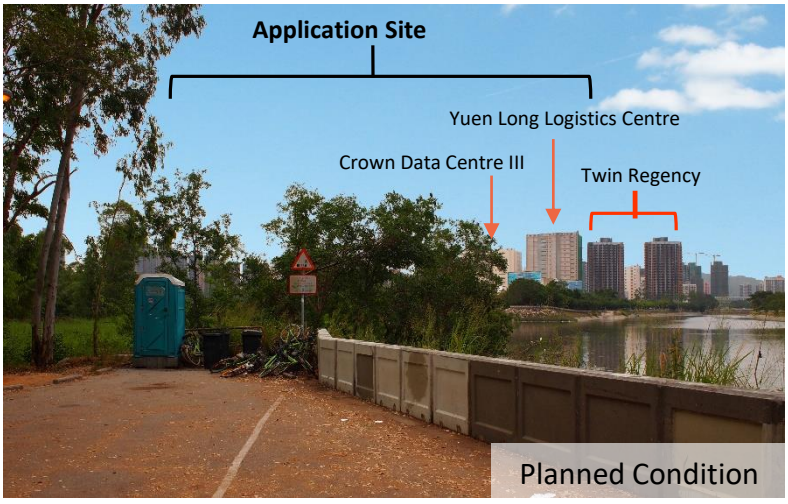

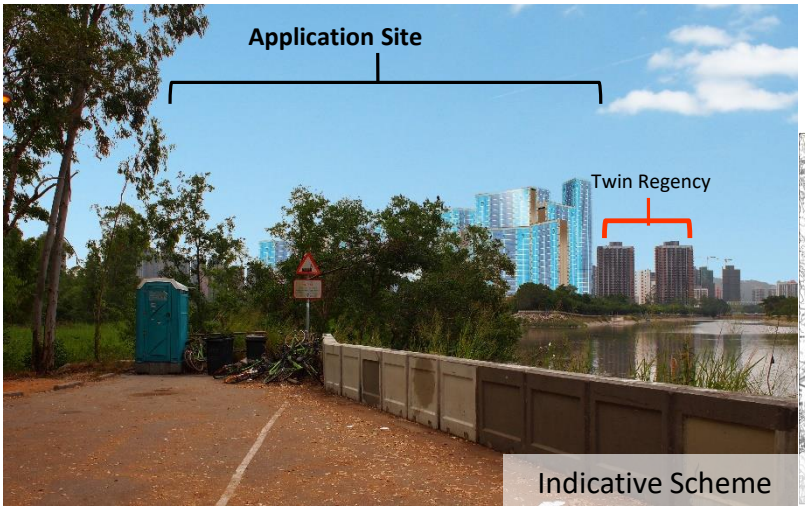

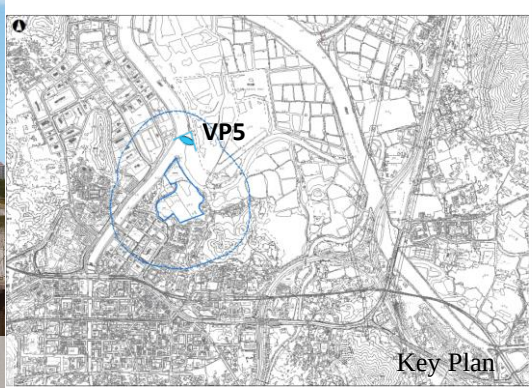

Figure No.	*Scale*	*Figure Title*
7		**Viewing Point 5: Pedestrian Trail along Nam Sang Wai Road**
ARUP	*Date* April 2019	

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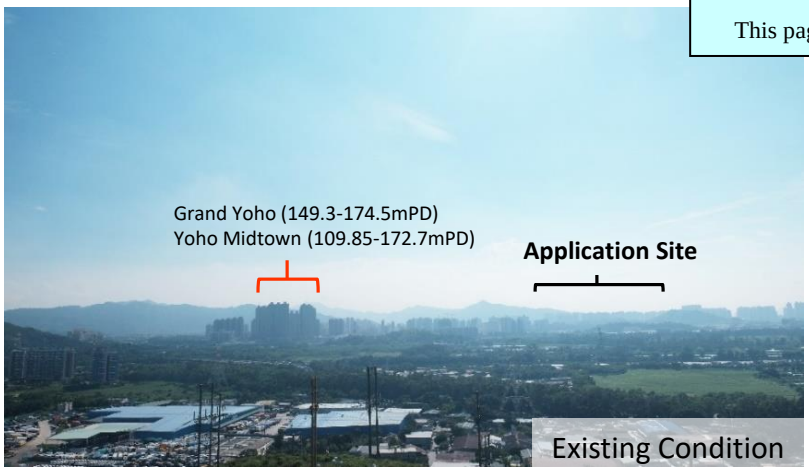

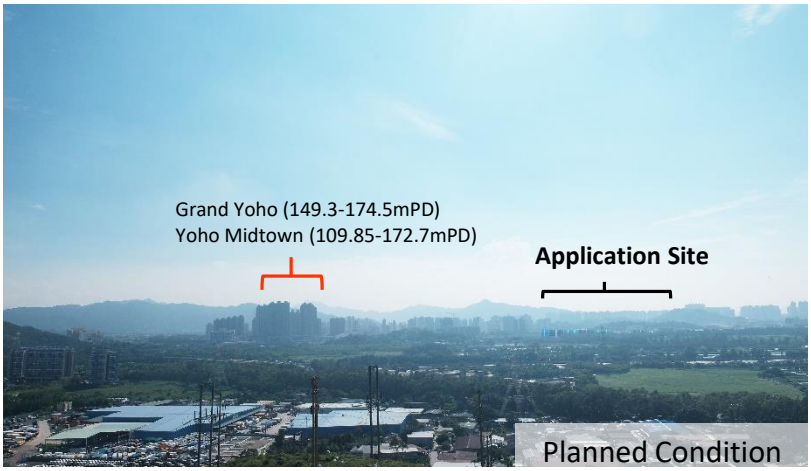

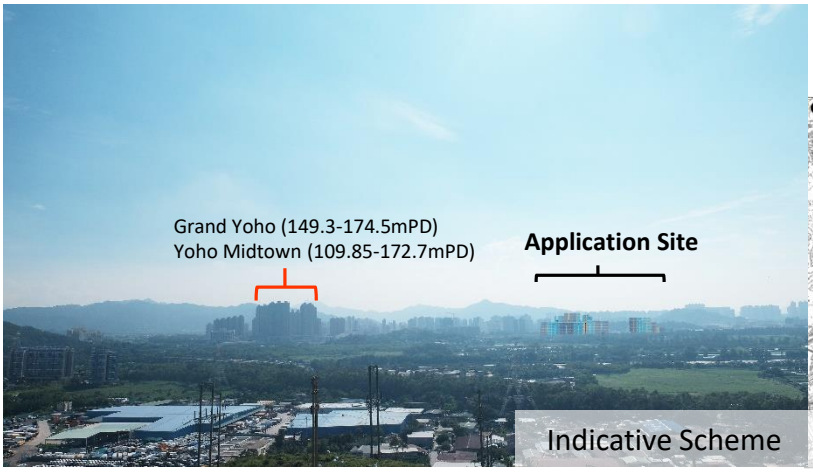

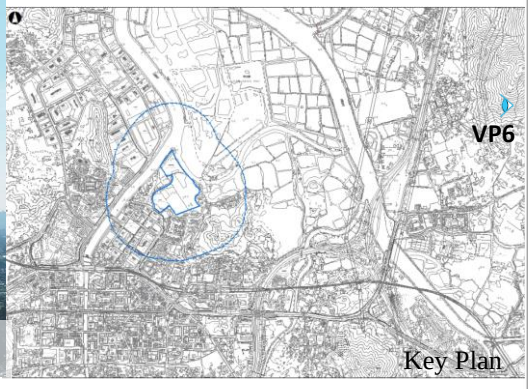

Figure No.	*Scale*	*Figure Title*
8		
ARUP	*Date* April 2019	**Viewing Point 6: Hiking Trail along Lam Tsuen Country Park**

申請編號 Application No. : Y/YL-NSW/6

與申請地點屬相同地帶的先前申請
Previous Application(s) 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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