

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-SK/1**
關乎申請編號 Y/YL-SK/1 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-SK/1		
Location/address 位置／地址	Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories 新界元朗石崗錦上路丈量約份第 112 約地段第 246 號、第 247 號（部分）、第 251 號（部分）、第 253 號（部分）、第 254 號、第 255 號（部分）、第 256 號、第 257 號、第 258 號（部分）、第 260 號、第 263 號、第 273 號餘段、第 274 號、第 275 號、第 277 號、第 278 號 B 分段、第 279 號、第 280 號、第 284 號、第 294 號餘段、第 295 號、第 849 號、第 850 號、第 851 號（部分）、第 853 號、第 856 號（部分）、第 859 號（部分）、第 861 號（部分）及第 862 號和毗連政府土地		
Site area 地盤面積	About 約 41,290 sq. m 平方米 (Includes Government Land of about 包括政府土地約 415 sq. m 平方米)		
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9		
Zoning 地帶	"Residential (Group D)" 「住宅(丁類)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group D)" to "Residential (Group C)" and amend the Notes of the zone applicable to the site 把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
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	About 約 33,032	About 約 0.8
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	19	
	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 44.15	mPD 米(主水平基準上)
		Not more than 不多於 6	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 30 %		
No. of units 單位數目	850 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,380	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		275
	Private Car Parking Spaces 私家車車位		266
	Motorcycle Parking Spaces 電單車車位		9
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		19
Heavy Goods Vehicle Spaces 重型貨車車位		19	

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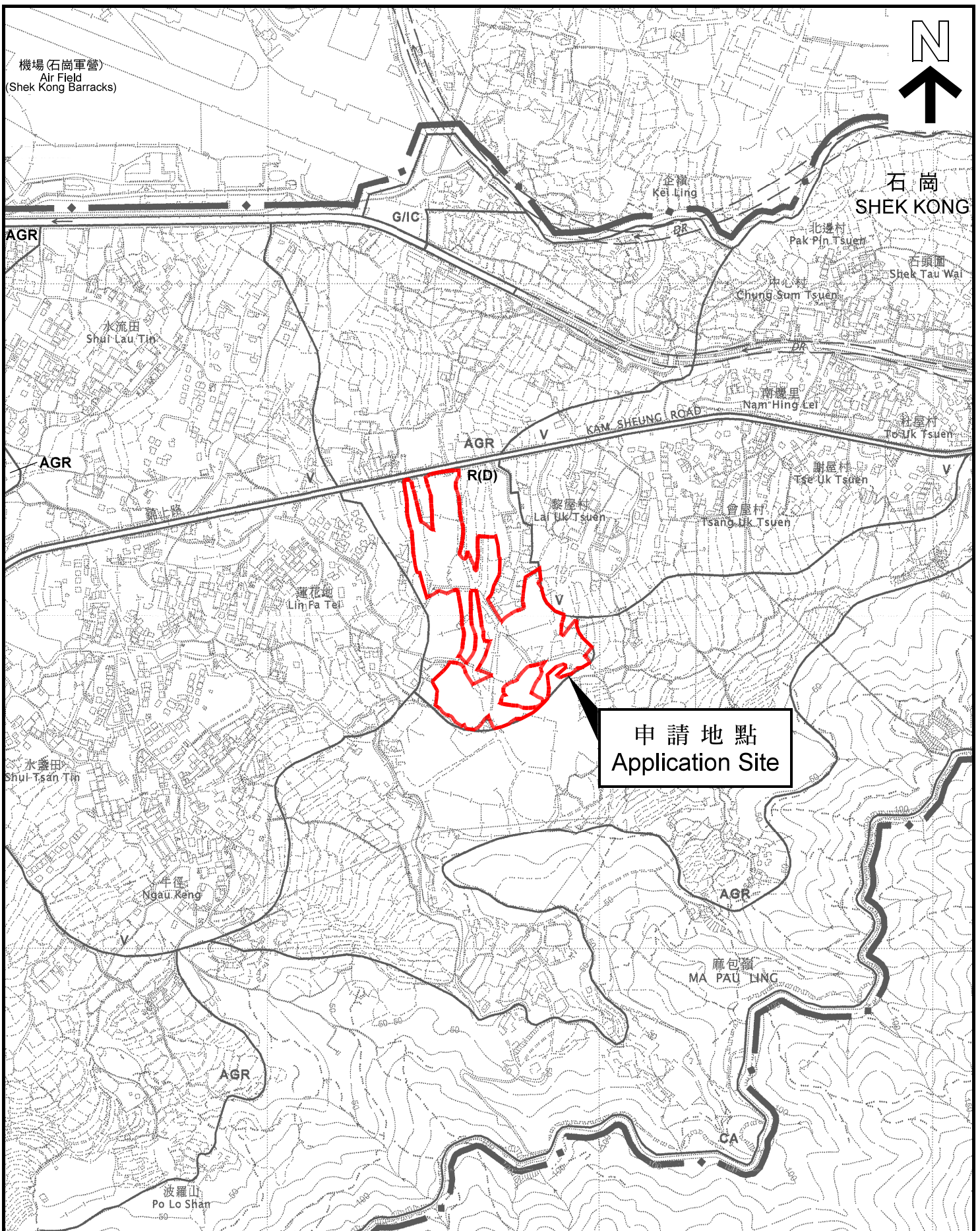
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估, Tree Preservation and Removal Proposal 樹木保育及移除建議</u>		

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

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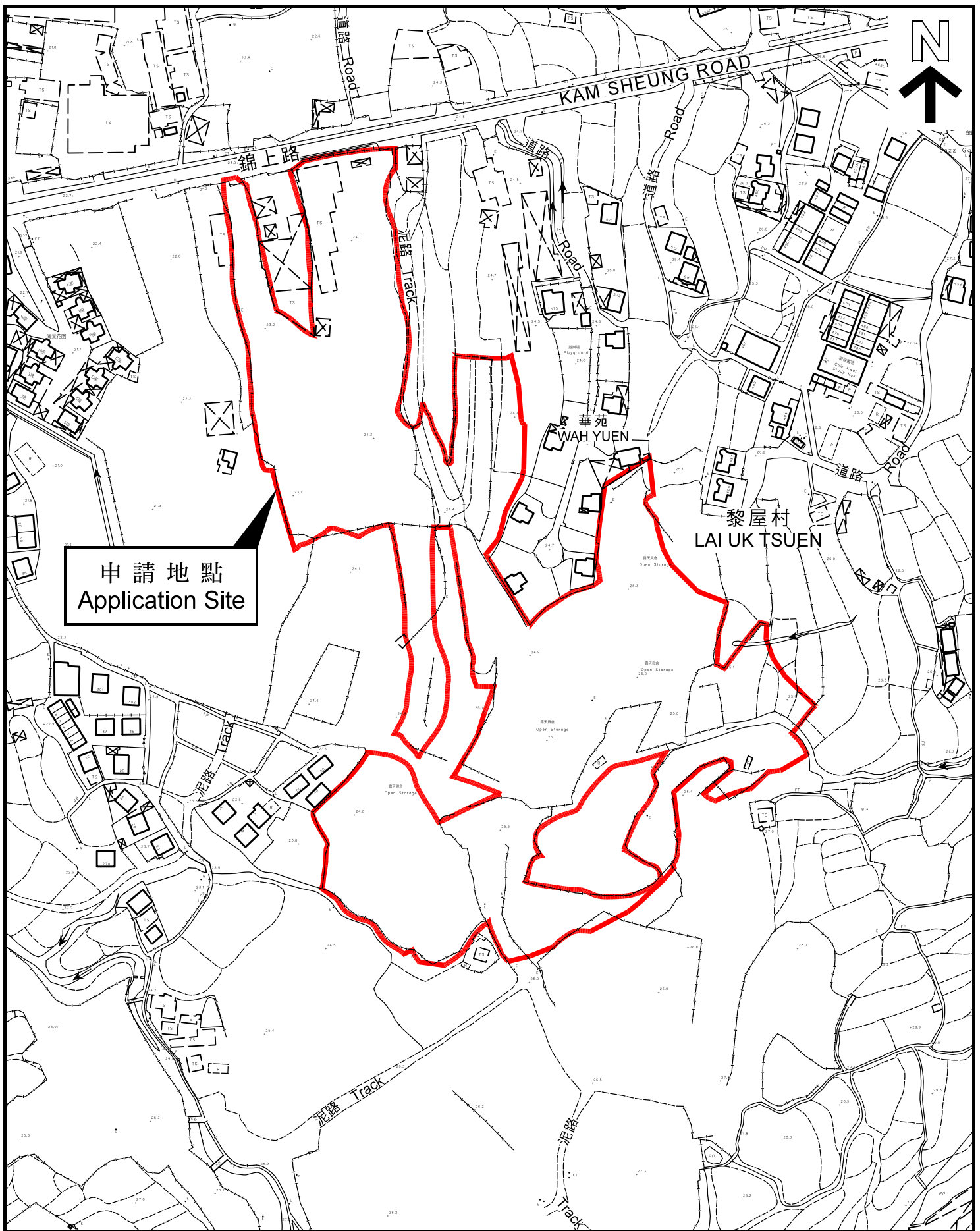
位置圖 LOCATION PLAN

本摘要圖於2022年5月4日擬備，
 所根據的資料為於2006年10月17日
 核准的分區計劃大綱圖編號 S/YL-SK/9
 EXTRACT PLAN PREPARED ON 4.5.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-SK/9 APPROVED ON 17.10.2006

SCALE 1 : 7 500 比例尺
 0 100 200 300
 米 METRES

申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
 Y/YL-SK/1



平面圖 SITE PLAN

本摘要圖於2022年5月4日擬備，
 所根據的資料為測量圖編號
 6-NE-19A 及 19C
 EXTRACT PLAN PREPARED ON 4.5.2022
 BASED ON SURVEY SHEETS No.
 6-NE-19A & 19C

申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
 Y/YL-SK/1

Executive Summary

This Planning Statement is prepared and submitted on behalf of Tenox Development Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 12A of the Town Planning Ordinance for proposed amendments to the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (the “Approved OZP”), to enable the Proposed Residential Development at Various Lots in D.D. 112 and adjoining Government Land, Kam Sheung Road, Shek Kong, New Territories (the “Rezoning Site/ Site”). The proposed amendment is to rezone/upzone the Rezoning Site from “Residential (Group D)” (“R(D)”) to “Residential (Group C)” (“R(C)”).

An indicative schematic development proposal for the proposed residential development is prepared to facilitate the TPB’s consideration of this rezoning application. Based on the site area of about 41,290m² and a domestic plot ratio 0.8, the total domestic Gross Floor Area (“GFA”) is about 33,032m². The Proposed Development will yield a total of 850 residential units with an average unit size of about 38.9m².

The Proposed Rezoning is fully justified for the following reasons:

- (a) The Proposed Rezoning is in line with the Government’s Policy and Planning Strategy to increase land supply for Housing and unleash the development potential of underutilized land (in Shek Kong area);
- (b) A “R(D)” zoning for the area without “high concentration of temporary structures”, yet intended for “improvement and upgrading of existing temporary structures”, is considered inappropriate for the Site and a waste of land resources;
- (c) The Proposed Rezoning facilitates Earlier Implementation of Residential Development and meeting urgent Housing Demand;
- (d) The Proposed Development demonstrates appropriate Development Quantum and in-line with the range of Plot Ratio proposed within the Kam Tin South and Pat Heung area;
- (e) The Proposed Development has incorporated significant Planning and Design Merits, including Design and Disposition of building blocks with Adequate building setback; and

- (f) Technical Assessments demonstrated that the Proposed Development will not result in insurmountable visual, traffic, landscape, noise, drainage, sewerage and water supply impacts.

In consideration of the above, we sincerely request that the TPB to support this Rezoning Application from planning and technical perspectives.

行政摘要

(內文如有差異，應以英文版本為準)

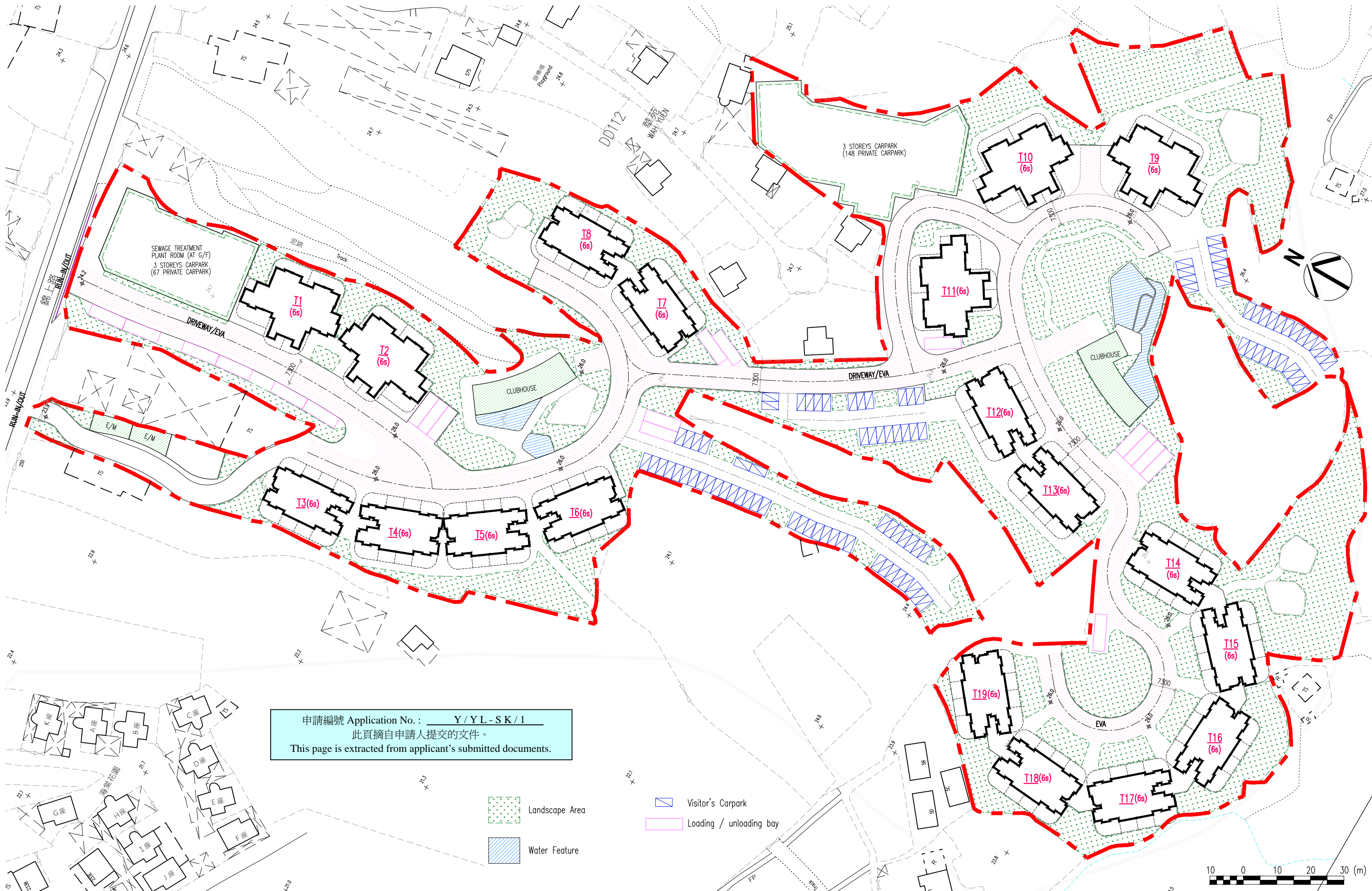
申請人 Tenox Development Limited，擬就城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)申請修訂石崗分區計劃大綱圖核准圖編號 S/YL-SK/9(下稱「大綱圖」)。擬議修訂包括將位於元朗石崗丈量約份第 112 約多個地段及毗連政府土地(下稱「申請地點」)，由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶。

擬議的指示性發展計劃是促進城規會考慮。申請地點面積約 41,290 平方米，擬議之住宅用地地積比率為 0.8。擬議的樓面面積約 33,032 平方米。擬議發展計劃將提供 850 住宅單位；平均單位面積為 38.9 平方米。





擬議之圖則修訂理據如下：

- (a) 改劃方案完全配合政府現時推行的房屋政策，能在較短時間內提供房屋供應及釋放未被充分利用的土地發展潛力（如是次申請地點於石崗位置）；
- (b) 現時「住宅（丁類）」地帶的規劃意向乃鼓勵「把現有的臨時構築物重建作永久建築物，以改善鄉郊地區現有的臨時構築物」，但申請地點內主要為閒置土地，並非存有高密度的臨時構築物，顯然此規劃用途及意向對於申請地點並不適用，並浪費土地資源；
- (c) 擬議發展計劃能夠促進較早實現住宅發展並滿足急切的房屋需求；
- (d) 擬議發展計劃展示合適的發展參數並參照元朗錦田南及八鄉發展的地積比率；
- (e) 擬議發展計劃包含規劃及設計優點如建築位置後移及在建築物的設計和佈置周全考慮；
- (f) 技術評估報告包括視覺、交通、景觀、噪音、排水、污水和供水等均證明該指示性擬議發展計劃是技術可行，不會帶來無法克服／不可以接受的影響。

基於以上各項規劃及技術性上的理據，申請人懇請城規會是次修訂圖則申請。

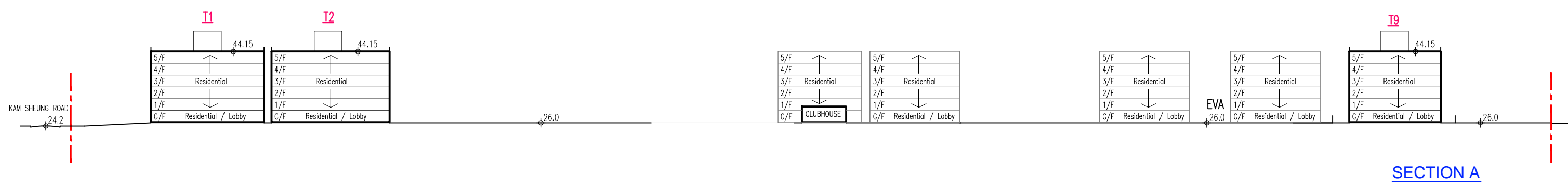
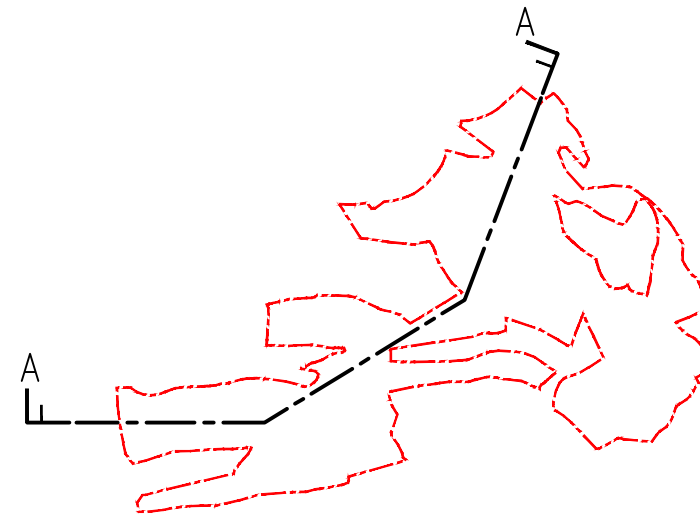


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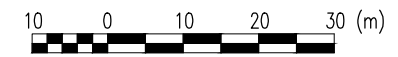
-  Landscape Area
-  Water Feature
-  Visitor's Carpark
-  Loading / unloading bay

**Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone
 For Proposed Residential Development at Various Lots and Adjoining Government Land
 in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

INDICATIVE MASTER LAYOUT PLAN (1:1000)



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 For Proposed Residential Development at Various Lots and Adjoining Government Land
 in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

INDICATIVE SCHEMATIC SECTION (1:1000)



LEGEND

- 1 CLUBHOUSE
- 2 WATER FEATURE
- 3 ENTRANCE PLAZA
- 4 SITTING OUT AREA
- 5 CHILDREN PLAY AREA
- 6 MULTI-PURPOSE LAWN
- 7 ELDERLY FITNESS AREA
- 8 JOGGING PATH
- 9 LANDSCAPE GARDEN
- 10 SWIMMING POOL
- 11 BARBECUE AREA

Rev.	Date	Amendment	Purpose
LEGEND			
— SITE BOUNDARY			
+XX.XX PROPOSED LEVEL			
● PROPOSED NEW TREES			
● RETAINED TREES			
● TRANSPLANTED TREES			
■ PLANTING AREA			
■ LAWN			
■ EVA / VEHICLE ACCESS			
■ SAFETY MAT			
■ HARD PAVED AREA			
■ VERTICAL GREEN			

BD Reference:
Dwg No.:

Drawing Purposes
GOVERNMENT DRAWING
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers
- Do not take measurements directly from this drawing.
- Check and verify all dimensions on site.

Developer
TENOX DEVELOPMENT LIMITED

Project
PROPOSED REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)" ZONE FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, N.T.

Drawing Title
LANDSCAPE MASTER PLAN

Job No.	Drawing No.	Revision No.
HKA-01063	LMP_001	-
Scale	Date	CAD Ref.
AS	FEB 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL

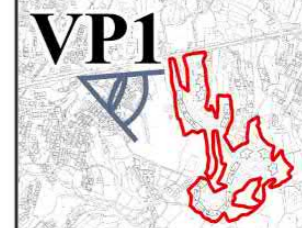
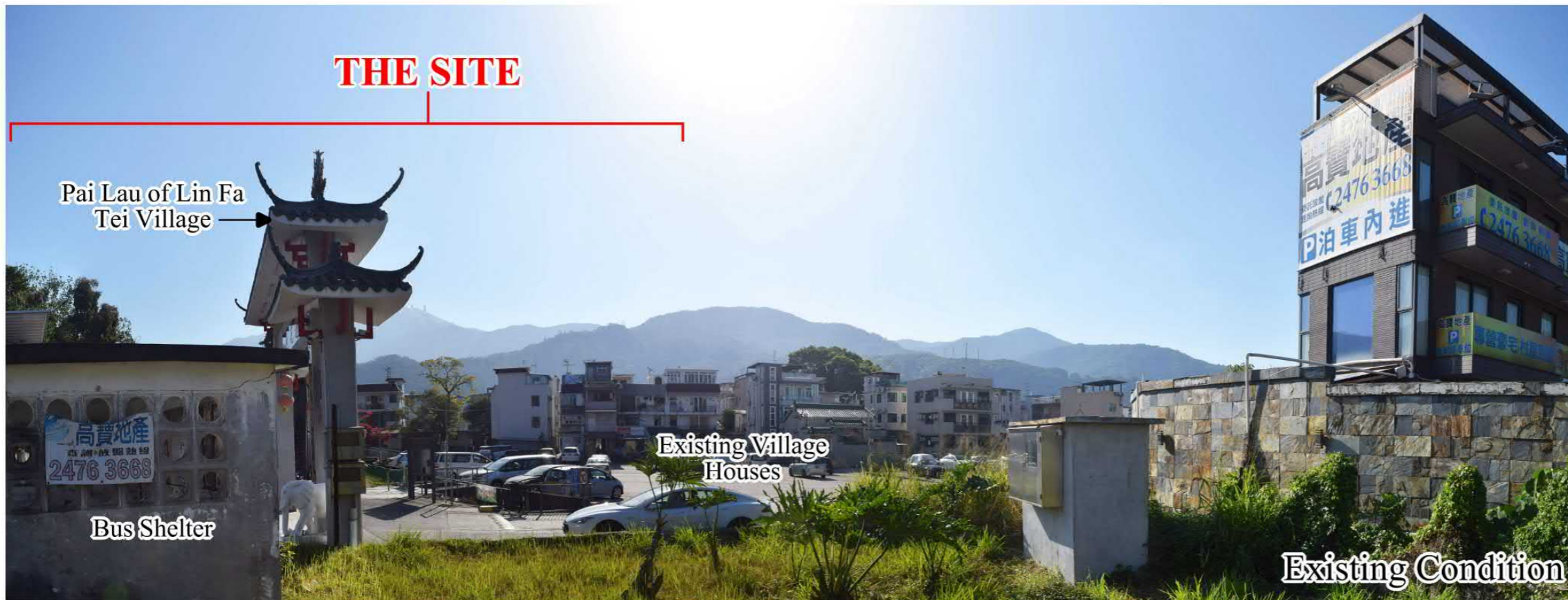
Authorized Person - Architect

Consultant Logo

SLSL

1 LANDSCAPE MASTER PLAN
1:800 (A1) / 1:1600 (A3)

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DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



VP1- LIN FA TEI BUS STOP (WESTBOUND) ALONG KAM SHEUNG ROAD

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Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

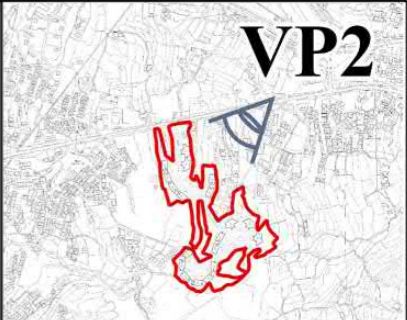
Visual Impact Assessment

Figure 6.1

Date: 04/03/2022



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DM1: The building block being setback by at least 50 meters from the kerb line of the major arterial route, Kam Sheung Road

Existing Condition

With Proposed Development



**VP2- LAI UK TSUEN BUS STOP
 (EASTBOUND) ALONG KAM SHEUNG ROAD**

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

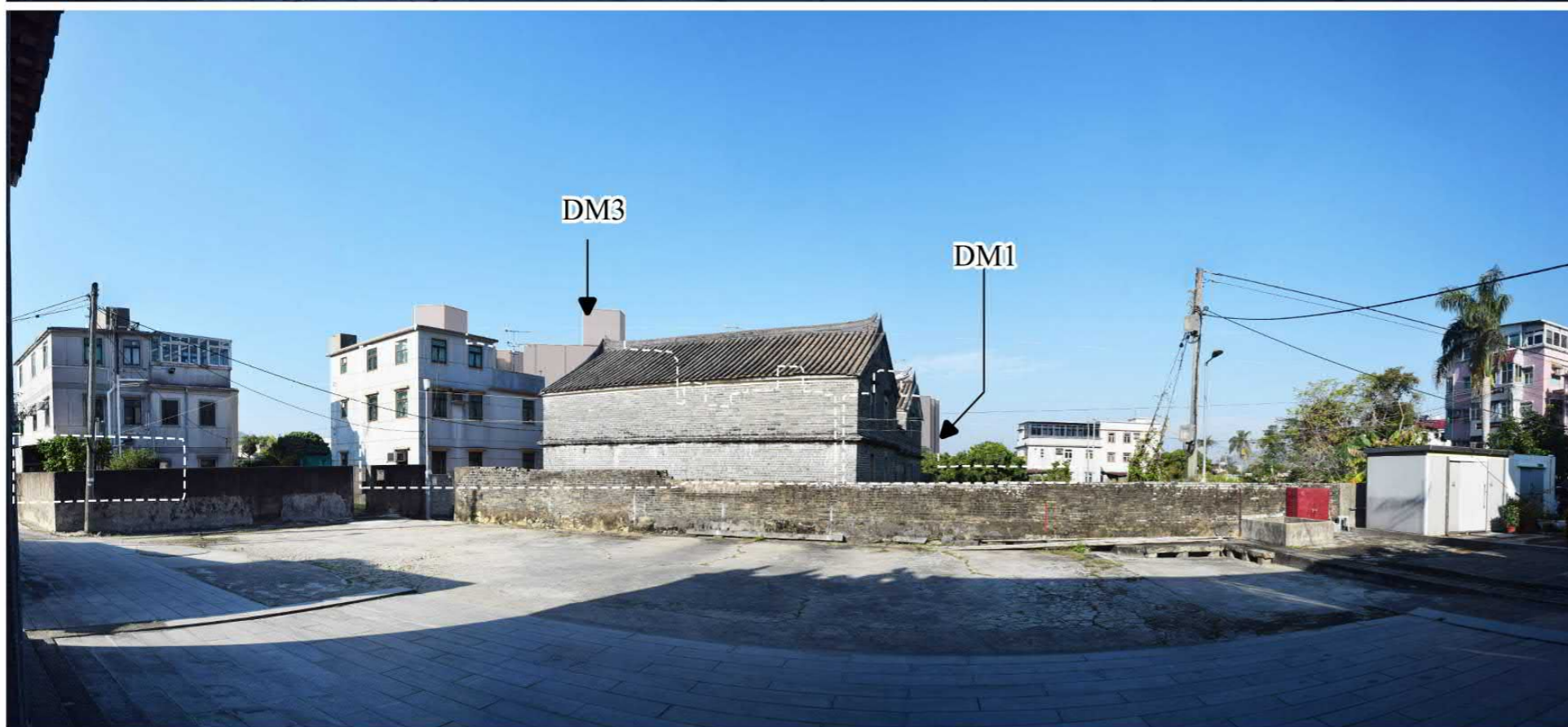
Visual Impact Assessment

Figure 6.2

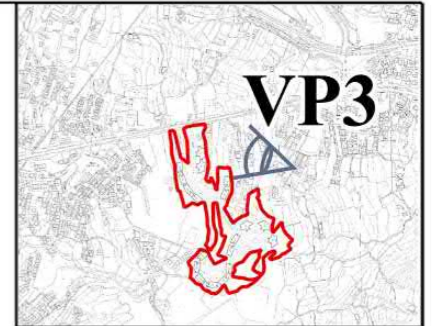
Date: 17/02/2022



Existing Condition



With Proposed Development



DM1: The building block being setback by at least 50 meters from the kerb line of the major arterial route, Kam Sheung Road

DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



PLANNING LIMITED
規劃顧問有限公司

VP3- FRONT ENTRANCE OF THE CHIK KWAI STUDY HALL

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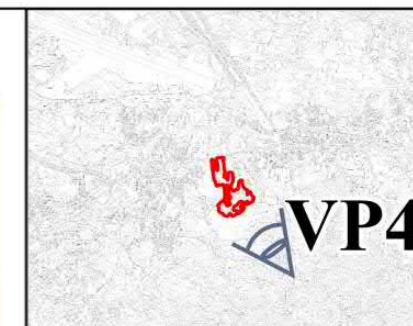
Figure 6.3

Visual Impact Assessment

Date: 17/02/2022



Existing Condition



DM2: Providing a green buffer along the periphery of the Site to soften the building edge of building blocks and to provide visual relief with surrounding domestic structures

DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



With Proposed Development



PLANNING LIMITED
規劃顧問有限公司

VP4- HIKING TRAIL NEAR SHEK KONG BARBEQUE SITE

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Visual Impact Assessment

Figure 6.4

Date: 17/02/2022