

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-KTS/8**  
**關於申請編號 Y/YL-KTS/8 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-KTS/8		
Location/address 位置／地址	Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long 元朗錦田八鄉路丈量約份第 106 約地段第 1905 號餘段（部分）、第 1909 號餘段、第 1910 號餘段、第 1911 號、第 1938 號（部分）、第 1939 號、第 1940 號（部分）、第 1941 號及第 1942 號及毗鄰政府土地		
Site area 地盤面積	About 約 12,490.8 sq. m 平方米 (Includes Government Land of about 包括政府土地約 296.2 sq. m 平方米)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15		
Zoning 地帶	"Agriculture" 「農業」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" to "Residential (Group A) 1" 把申請地點由「農業」地帶改劃為「住宅(甲類)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	Not more than 不多於 44,967	About 約 3.6
	Non-domestic 非住用	Not more than 不多於 1,957*	-
No. of block 幢數	Domestic 住用	6	
	Non-domestic 非住用	2	
	Composite 綜合用途	-	

\*The applicant proposes that this non-domestic GFA is not accountable for GFA calculation.  
申請人建議有關非住用樓面面積並不計入總樓面面積。

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		About 約 73 - 86	mPD 米(主水平基準上)
		18 - 23 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Non-domestic 非住用	-	m 米
		About 約 32	mPD 米(主水平基準上)
		3	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	33.33 %		
No. of units 單位數目	About 約 969 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,714	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		274
	Private Car Parking Spaces 私家車車位		264
	Motorcycle Parking Spaces 電單車車位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		9
	Heavy Goods Vehicle Spaces 重型貨車車位		7
	Light Bus 輕型巴士車位		1
Ambulance 救護車車位		1	

\* 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。

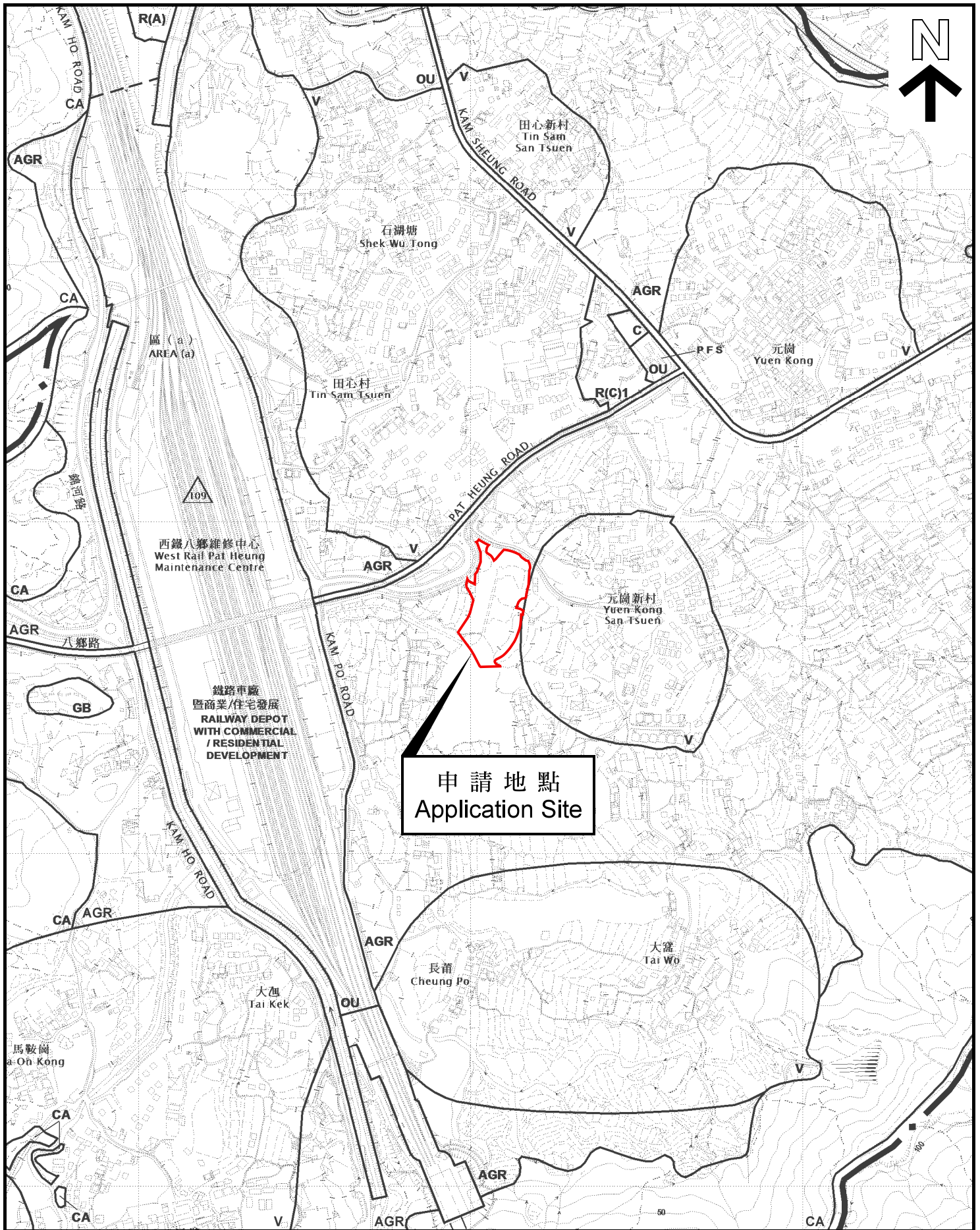
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

**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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" 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"/>
<b><u>Reports 報告書</u></b>		
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 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>Air Ventilation Assessment 空氣流通評估</u>		
<u>Waste Assessment 廢物評估</u>		
<u>Land Contamination Assessment 土地污染評估</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Landscape Proposal 園境建議</u>		
<u>Tree Preservation Proposal 樹木保護建議</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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申請地點  
Application Site

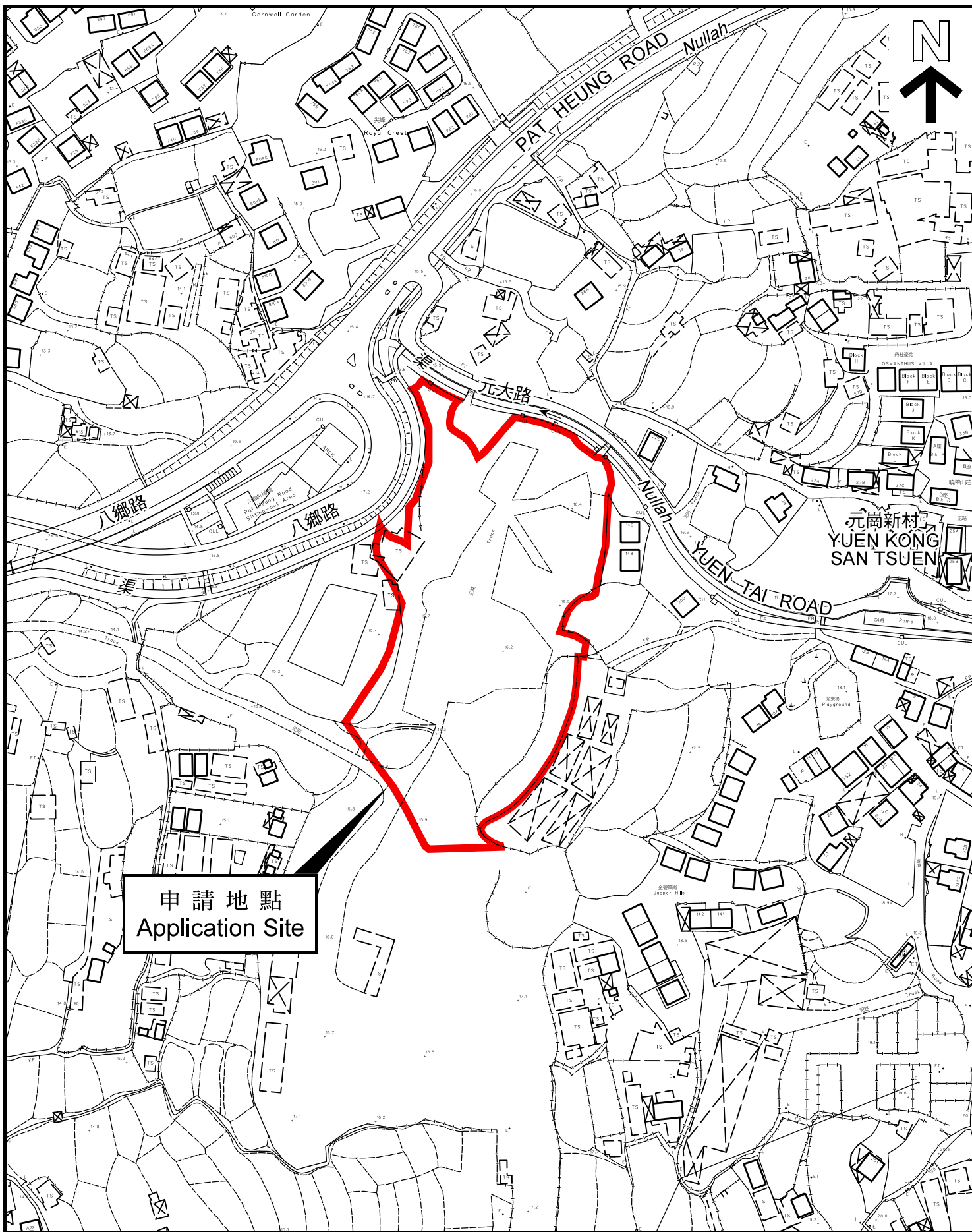
位置圖 LOCATION PLAN

本摘要圖於2022年5月25日擬備，  
所根據的資料為於2018年12月11日  
核准的分區計劃大綱圖編號 S/YL-KTS/15  
EXTRACT PLAN PREPARED ON 25.5.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTS/15 APPROVED ON 11.12.2018

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-KTS/8



申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2022年5月25日擬備，  
所根據的資料為測量圖編號  
6-NE-17D、18C、22B 及 23A  
EXTRACT PLAN PREPARED ON 25.5.2022  
BASED ON SURVEY SHEETS No.  
6-NE-17D, 18C, 22B & 23A

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-KTS/8

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表 Jetkind Limited (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂錦田南分區計劃核准圖編號 S/YL-KTS/15 (下稱「核准圖」)，把位於丈量約份第 106 約地段多個地段及毗連政府土地的用地(下稱「申請地點」)，由「農業」地帶改劃為「住宅(甲類)1」地帶，以作住宅發展及社會福利設施用途。

考慮到申請地點的獨特性及有見錦田南地區逐漸由鄉郊轉型為郊區鄉鎮，申請人致力將面積約 12,490.8 平方米的申請地點由「農業」地帶改劃為「住宅(甲類)1」地帶。擬議住用樓面面積約為 44,967 平方米。擬議發展項目的社會福利設施，將豁免計算在樓面面積內。

擬議發展包括在擬議「住宅(甲類)1」地帶內興建 6 座 17 至 22 層高的住宅樓宇(位於 1 層住宅大堂及 1 層地庫之上)、一座 3 層高的住客會所及一座 3 層高的社區設施大樓。擬議的建築高度為主水平基準上約 32 米至約 86 米。擬議發展項目的住用樓面面積為不多於 44,967 平方米，提供約 969 個住宅單位及一些社會福利設施。

擬議發展計劃理據如下：

- 擬議改劃方案與政府現時推行的積極增加房屋土地供應的政策相符合。
- 擬議發展與錦田南及八鄉的土地用途檢的發展概念及城市設計/景觀架構互相呼應。
- 擬議發展可以迅速落實發展，將有助於錦田南在較早的時間內達至均衡的房屋組合。
- 擬議方案的發展密度合適，並不會產生不良的視覺影響。
- 申請地點交通便利，非常適合用作住宅發展。
- 建議發展將採納多項設計優點以與周邊環境融合，同時改善錦田鄉郊環境。
- 擬議發展將提供有迫切需要的社會福利設施，以滿足未來居民和附近社區的需要。
- 申請人已進行了各種技術評估，結果均證明該發展方案將不會對附近環境帶來不良影響。

根據以上各點，申請人希望是次的修訂圖則申請能獲得城規會支持。

## Executive Summary

This Planning Application is prepared and submitted on behalf of Jetkind Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB"/the "Board") under section 12A of the Town Planning Ordinance for the rezoning of the Site from "Agriculture" ("AGR") to "Residential (Group A)1" ("R(A)1") to enable the proposed residential development and social welfare facilities ("Proposed Development") at various Lots in DD106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long ("Application Site"/ "the Site").

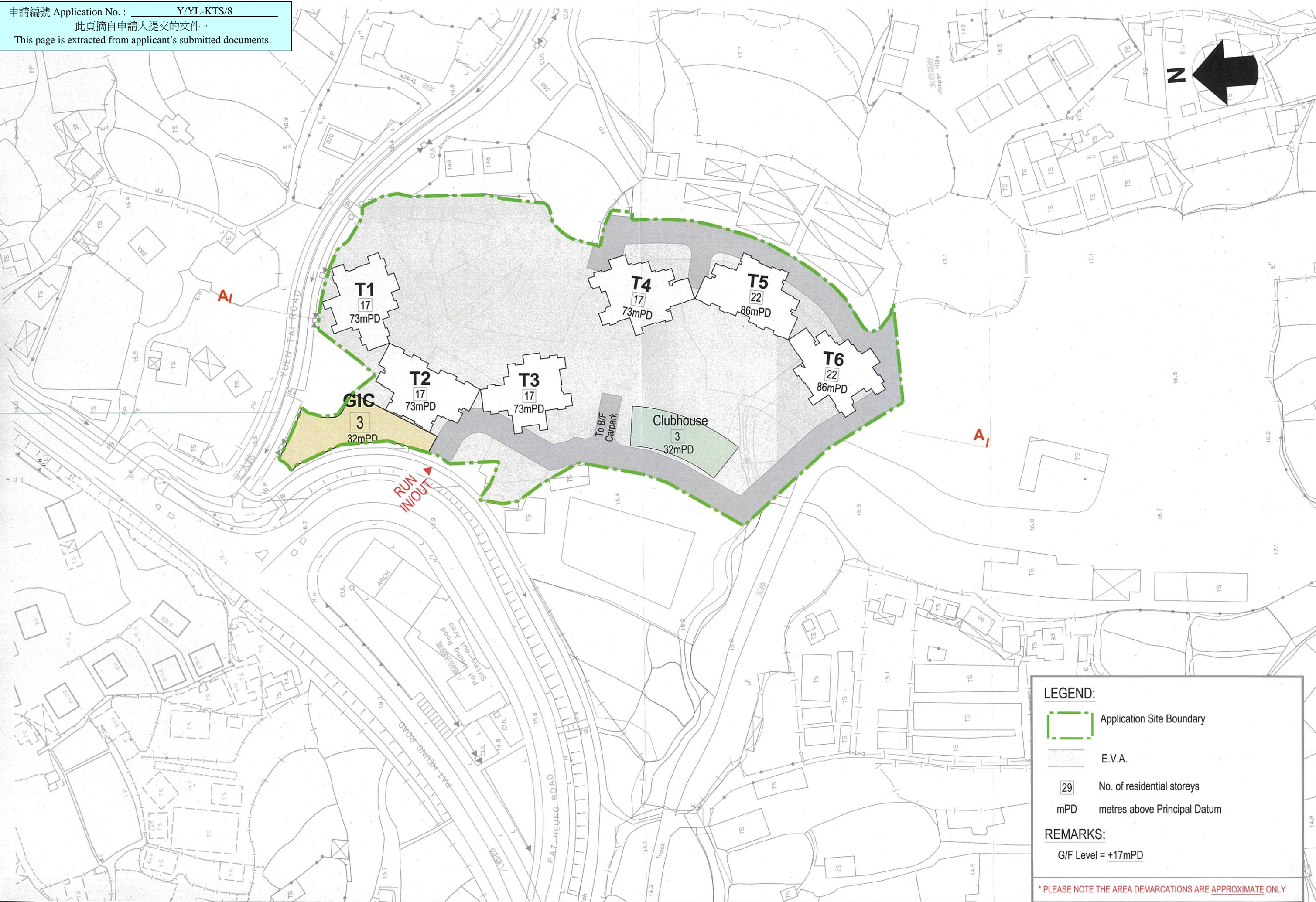
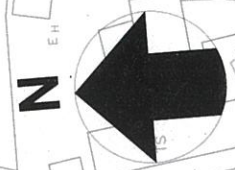
With the unique site characteristics and changing planning circumstances of the Kam Tin South area from rural to suburban township, it is proposed to rezone the Site, with an area of approximately 12,490.8 sq.m, from "AGR" to "R(A)1". The domestic GFA is about 44,967 sq.m. while the social welfare facilities would be non-accountable for gross floor area ("GFA") calculation.

The Proposed Development comprises 6 nos. of residential towers with 17 to 22 storeys (on top of 1 level of residential lobby and 1 level of basement), 1 no. of 3-storey residential clubhouse and 1 no. of 3-storey GIC block. The proposed building height ranges from about +32mPD to about +86mPD. The indicative development proposal yields a domestic GFA of not more than 44,967 sq.m, providing about 969 residential units. Various social welfare facilities will also be provided at the Proposed Development.

The proposal is fully justified based on the following reasons:

- The proposed rezoning is in-line with Government's Policies on increasing housing land supply.
- Respecting the development concept and urban design/landscape framework in the Land Use Review for Kam Tin South and Pat Heung.
- The Proposed Development is readily implementable and will help to achieve a balanced housing mix in an earlier timeframe.
- The intensity of the Proposed Development is appropriate and no adverse visual impact will be anticipated.
- The Site is conveniently accessible and highly suitable for residential development.
- The Proposed Development has incorporated various design features to respond positively to the setting while enhancing the Kam Tin rural township.
- The Proposed Development would provide much needed social welfare facilities to serve the future residents and the neighbourhood.
- Various technical assessments have been carried out and the findings concluded that there is no insurmountable technical impact posed by the Proposed Development.

In light of the above, support on this Planning Application from the members of the TPB is respectfully requested.



**LEGEND:**

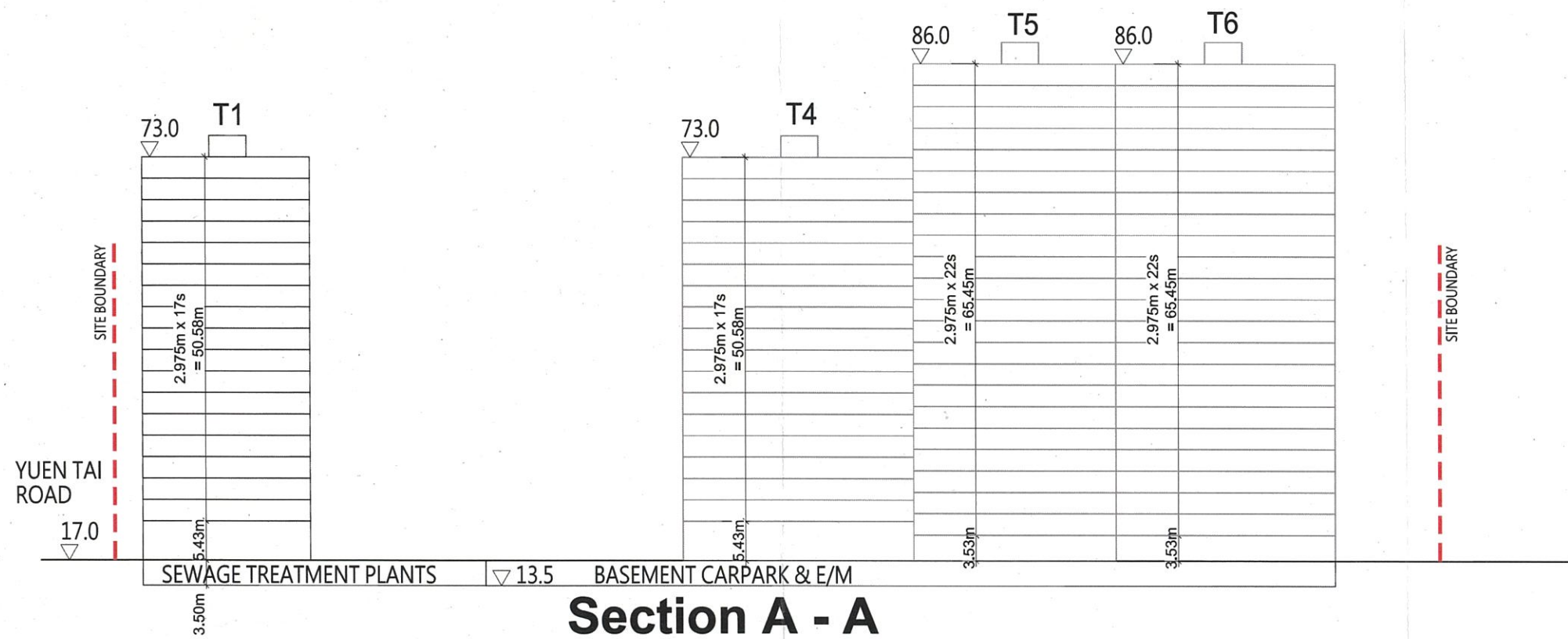
- Application Site Boundary
- E.V.A.
- No. of residential storeys
- metres above Principal Datum

**REMARKS:**

G/F Level = +17mPD

**\* PLEASE NOTE THE AREA DEMARICATIONS ARE APPROXIMATE ONLY**



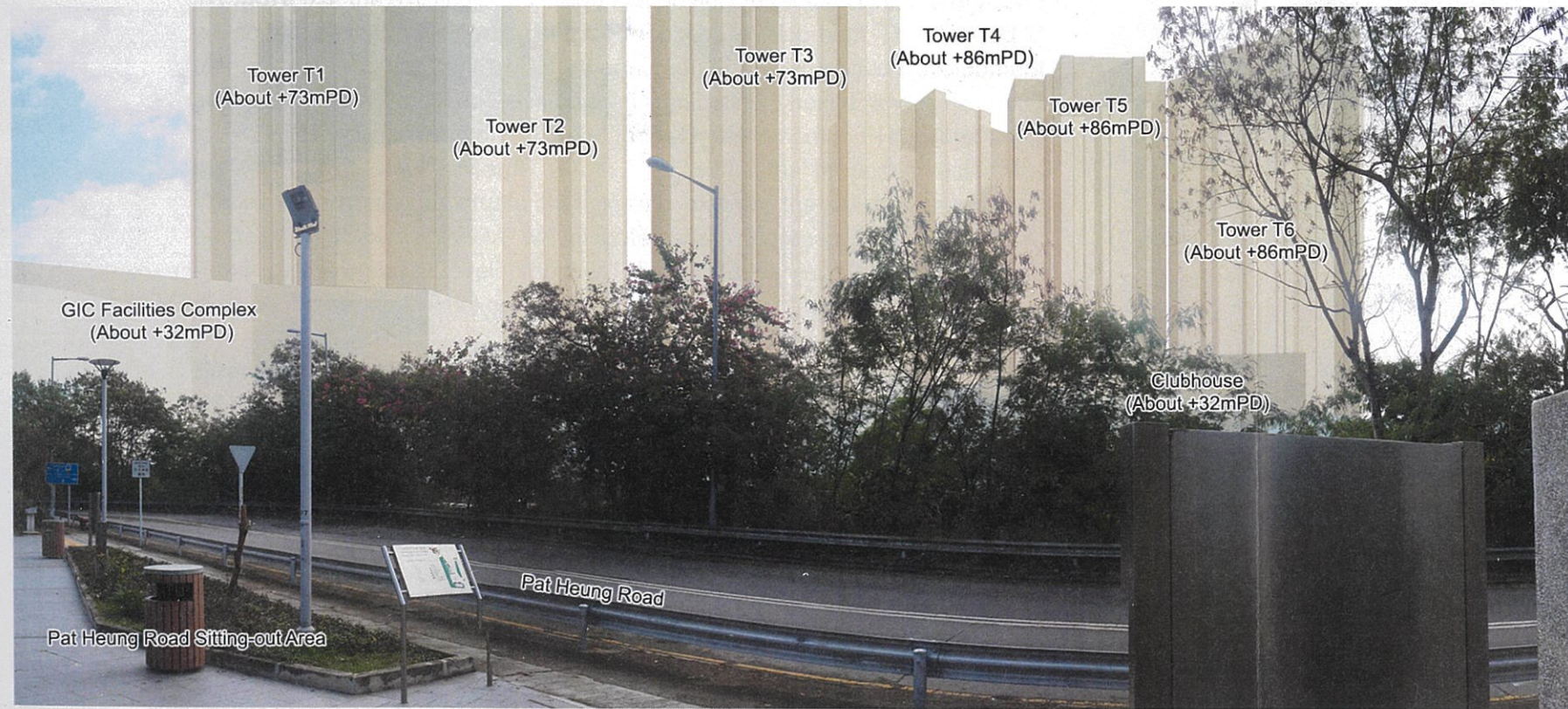


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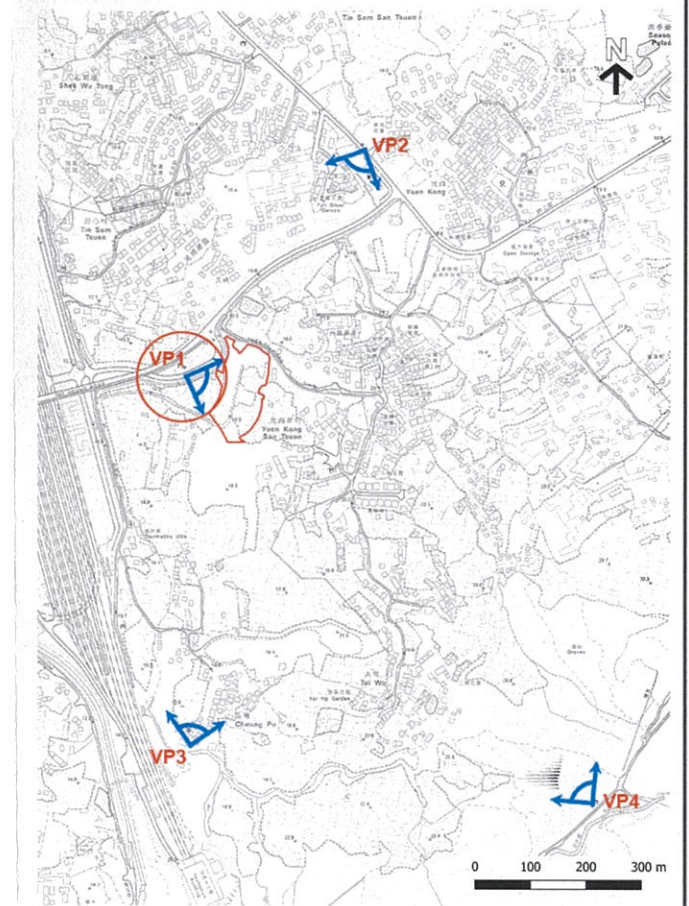
Application Site



Existing Condition



Proposed Development



Key Plan

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Photomontage Viewing from Pat Heung Road Sitting-out Area (VP1)

Proposed Rezoning from "Agriculture" to "Residential (Group A)1" for Proposed Residential Development, various Lots in DD 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long – S12A Amendment of Plan Application

Figure 6.2

Visual Impact Assessment

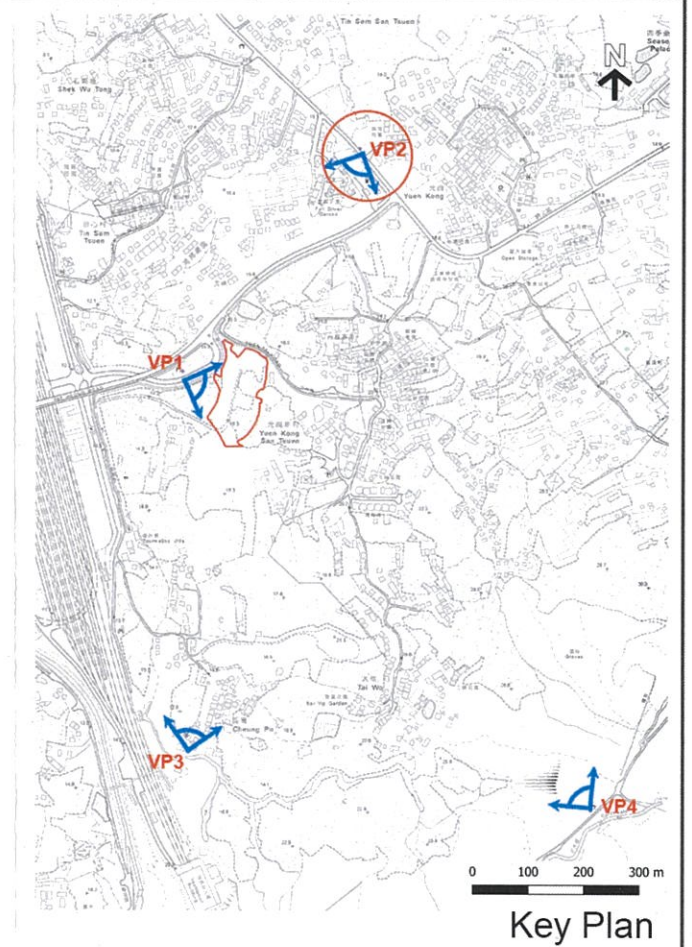
Date: 1 March 2022



Existing Condition



Proposed Development with planned residential/commercial development at adjacent Pat Heung Maintenance Centre



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Photomontage Viewing from Near Bus Stop at Kam Sheung Road (VP2)

Proposed Rezoning from "Agriculture" to "Residential (Group A)1" for Proposed Residential Development, various Lots in DD 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long – S12A Amendment of Plan Application

Figure 6.3

Visual Impact Assessment

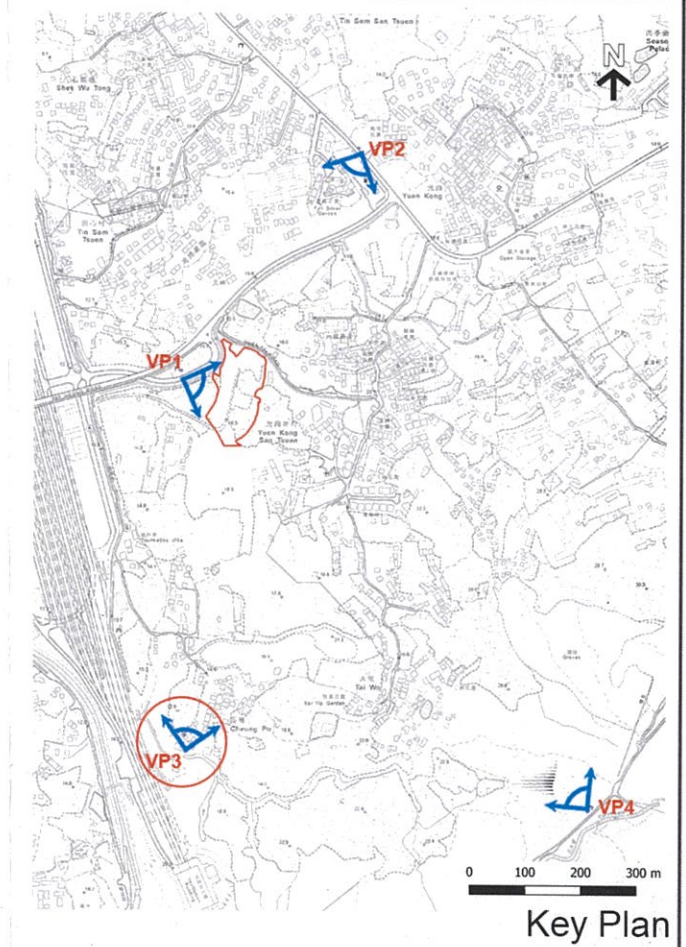
Date: 1 March 2022



Existing Condition



Proposed Development



Key Plan

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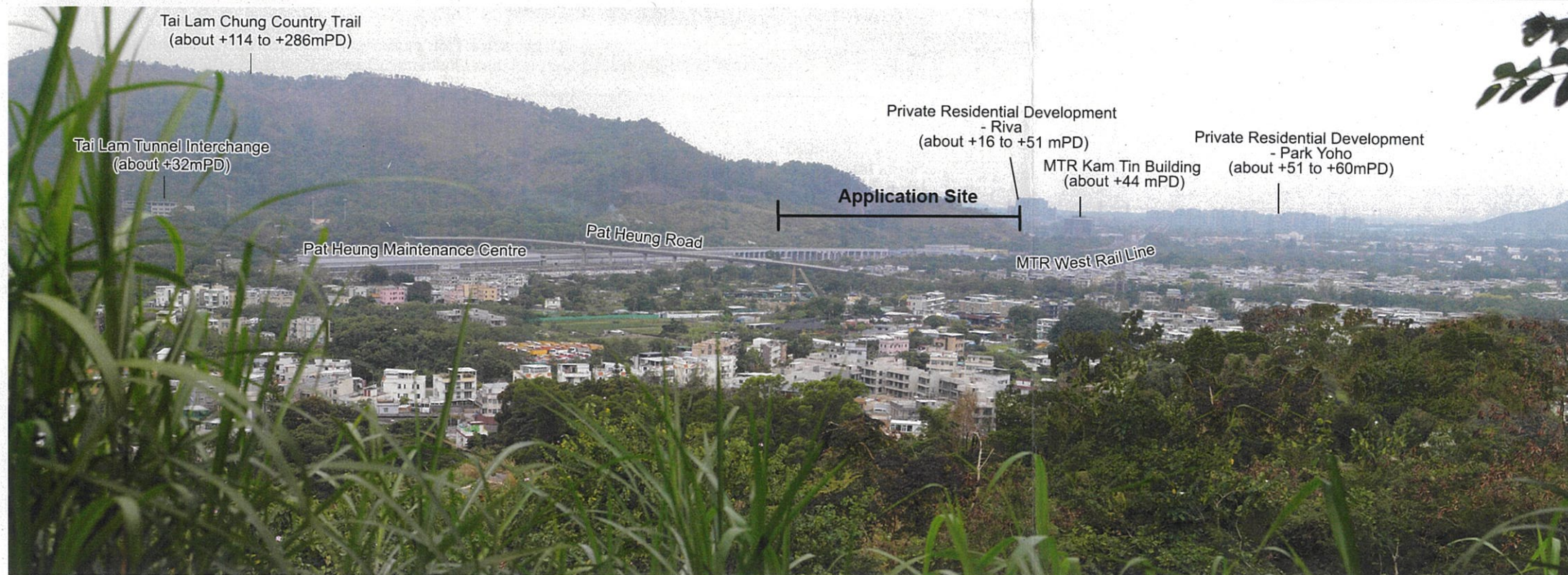
Photomontage Viewing from Public Playground in Cheung Po (VP3)

Proposed Rezoning from "Agriculture" to "Residential (Group A)1" for Proposed Residential Development, various Lots in DD 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long – S12A Amendment of Plan Application

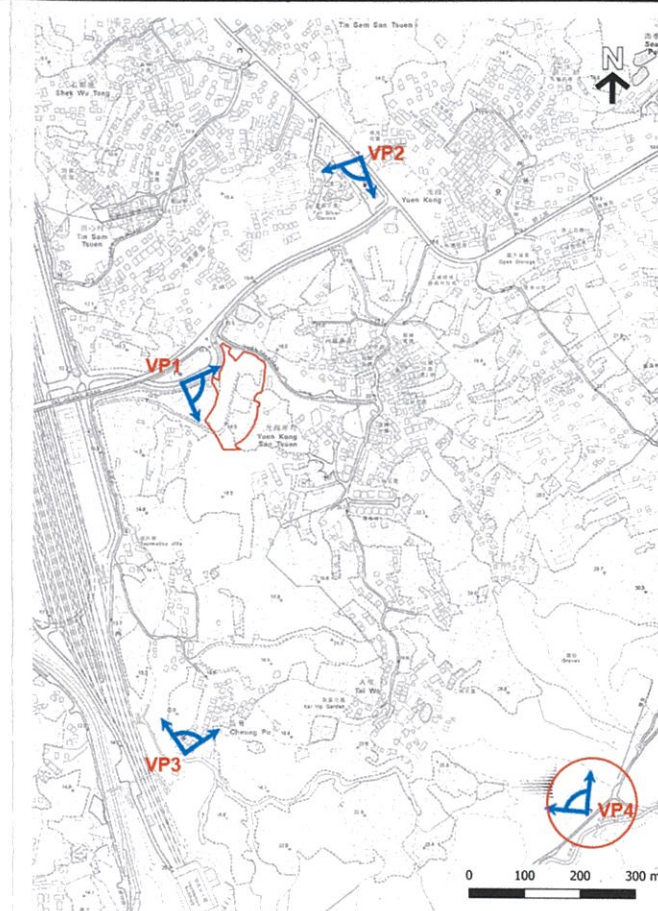
Figure 6.4

Visual Impact Assessment

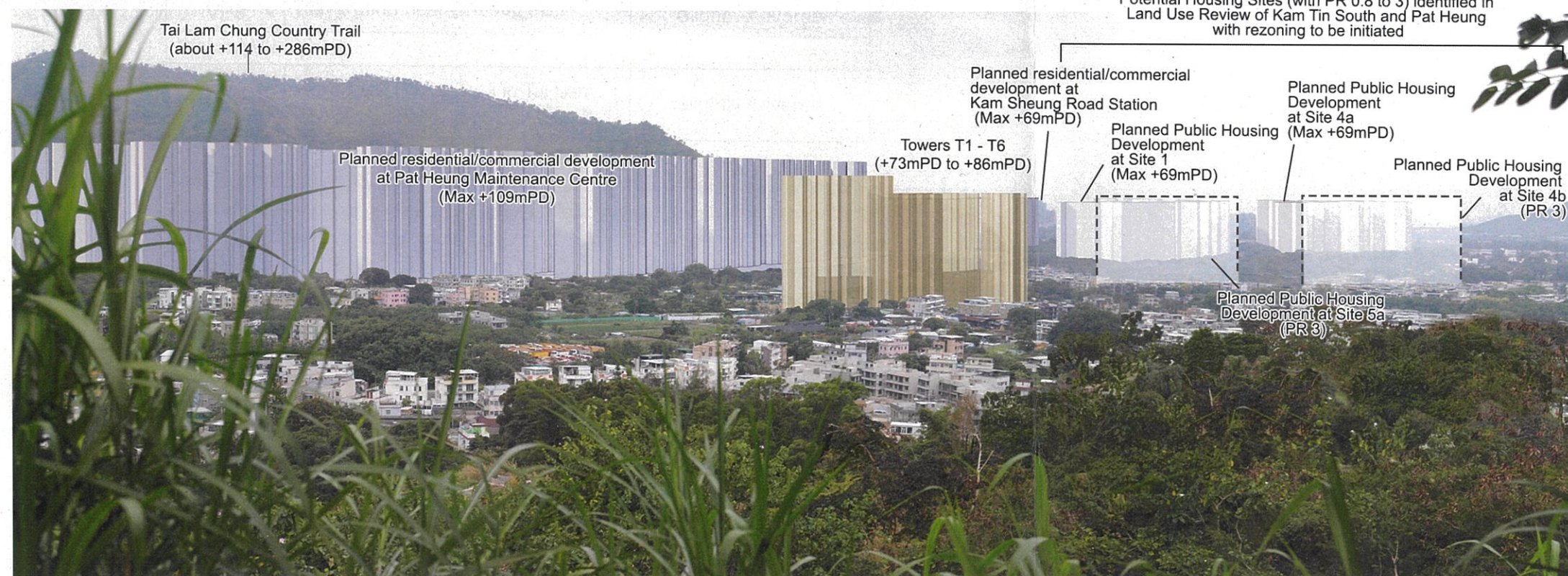
Date: 1 March 2022



Existing Condition



Key Plan



Proposed Development with planned high-rise developments in the adjacent Kam Tin South area

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PLANNING LIMITED  
 規劃顧問有限公司

Photomontage Viewing from Pavilion at Hiking Trail in  
 Tai Lam Country Park (VP4)

Proposed Rezoning from "Agriculture" to  
 "Residential (Group A)1" for Proposed Residential  
 Development, various Lots in DD 106 and Adjoining  
 Government Land, Pat Heung Road, Kam Tin,  
 Yuen Long - S12A Amendment of Plan Application

Figure 6.5

Visual Impact Assessment

Date: 10 March 2022

**LANDSCAPE COMPONENTS**

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1 Landscape Screen Planting           | 10 Pocket Gardens                   |
| 2 Main Entrance                       | 11 Sculpture Garden                 |
| 3 Streetscape Promenade / Turnabouts  | 12 BBQ and Entertainment Deck       |
| 4 Pedestrian Green Connectors         | 13 Children's Play Area             |
| 5 Lobby Entrance                      | 14 Fitness Corner and Jogging Trail |
| 6 Clubhouse and Swimming Pool Terrace | 15 Woodland Garden                  |
| 7 Multi-purpose Court                 |                                     |
| 8 Grand Lawn                          |                                     |
| 9 Blossom Walk                        |                                     |

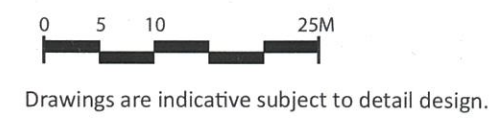


**LEGEND**

- Application Site Boundary
- Existing Levels
- Proposed Levels
- Proposed Architectural Scheme
- Existing Trees to be Retained
- Proposed New Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving at EVA
- Proposed Timber Deck
- Proposed Swimming Pool
- Proposed Pavilion
- Proposed Outdoor Furniture
- Proposed Children Play Area
- Proposed Multi-use Sports Court
- Proposed Sculptural Feature



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SCALE	A.S.	DATE	Feb 2022
CHECKED	CF	DRAWN	BC
FIGURE NO.	Figure 4.1		REV

**SCENIC Landscape Studio Limited**  
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

Telephone: 2468 2422  
 Facsimile: 3016 2422  
 Website: scenic@studioscenic.com