

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-SK/1**  
**關於申請編號 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**

Revised broad development parameters in view of  
the further information received on 5.9.2022  
因應於 2022 年 9 月 5 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/YL-SK/1		
Location/address 位置／地址	<p>Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 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</p> <p>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 A 分段、第 263 號餘段、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</p>		
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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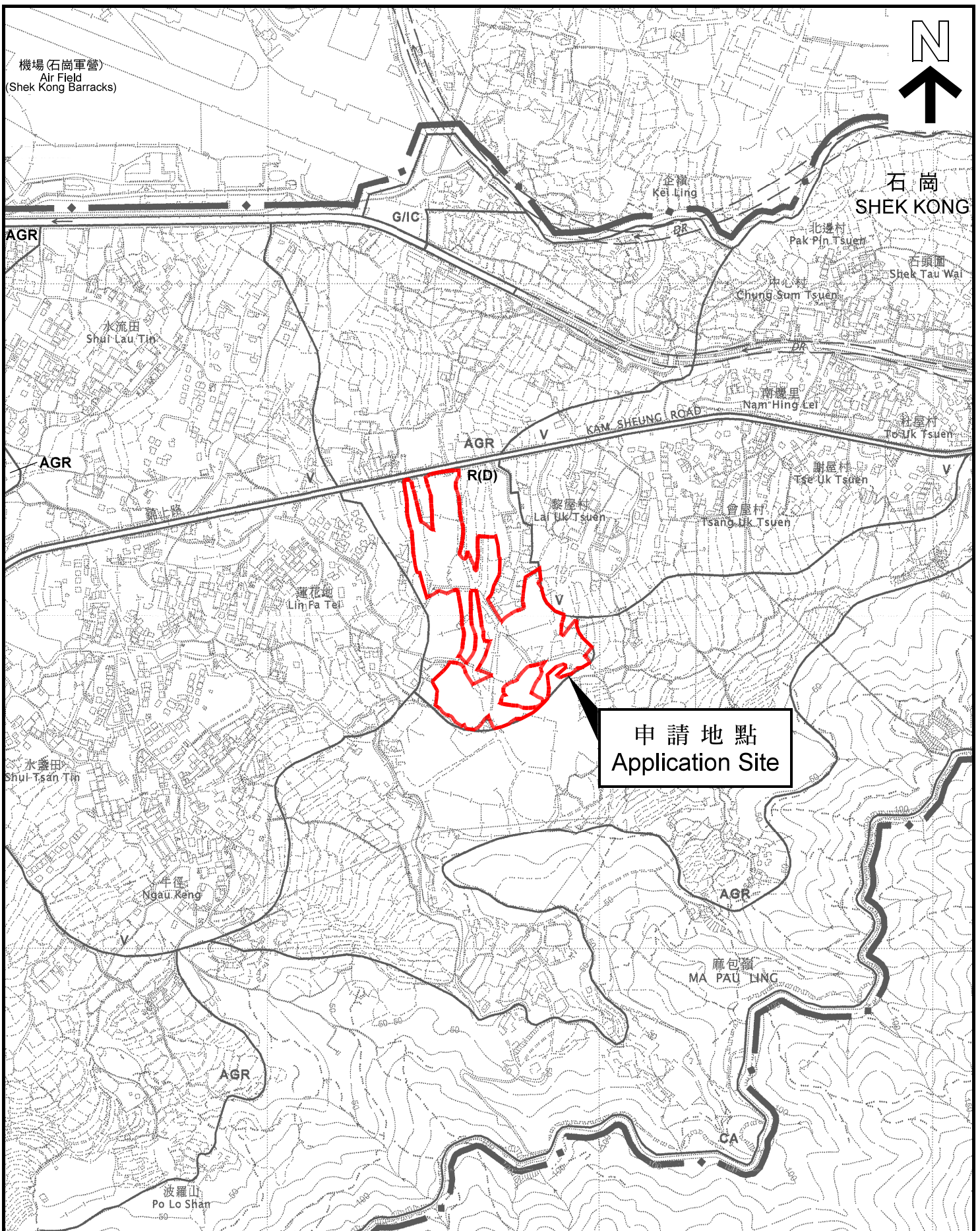
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<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 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 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 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 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
<u>Ecological Impact Assessment 生態影響評估</u>		
<u>Air Quality Impact Assessment 空氣質素影響評估</u>		
<u>Water Quality Impact Assessment 水質影響評估</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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



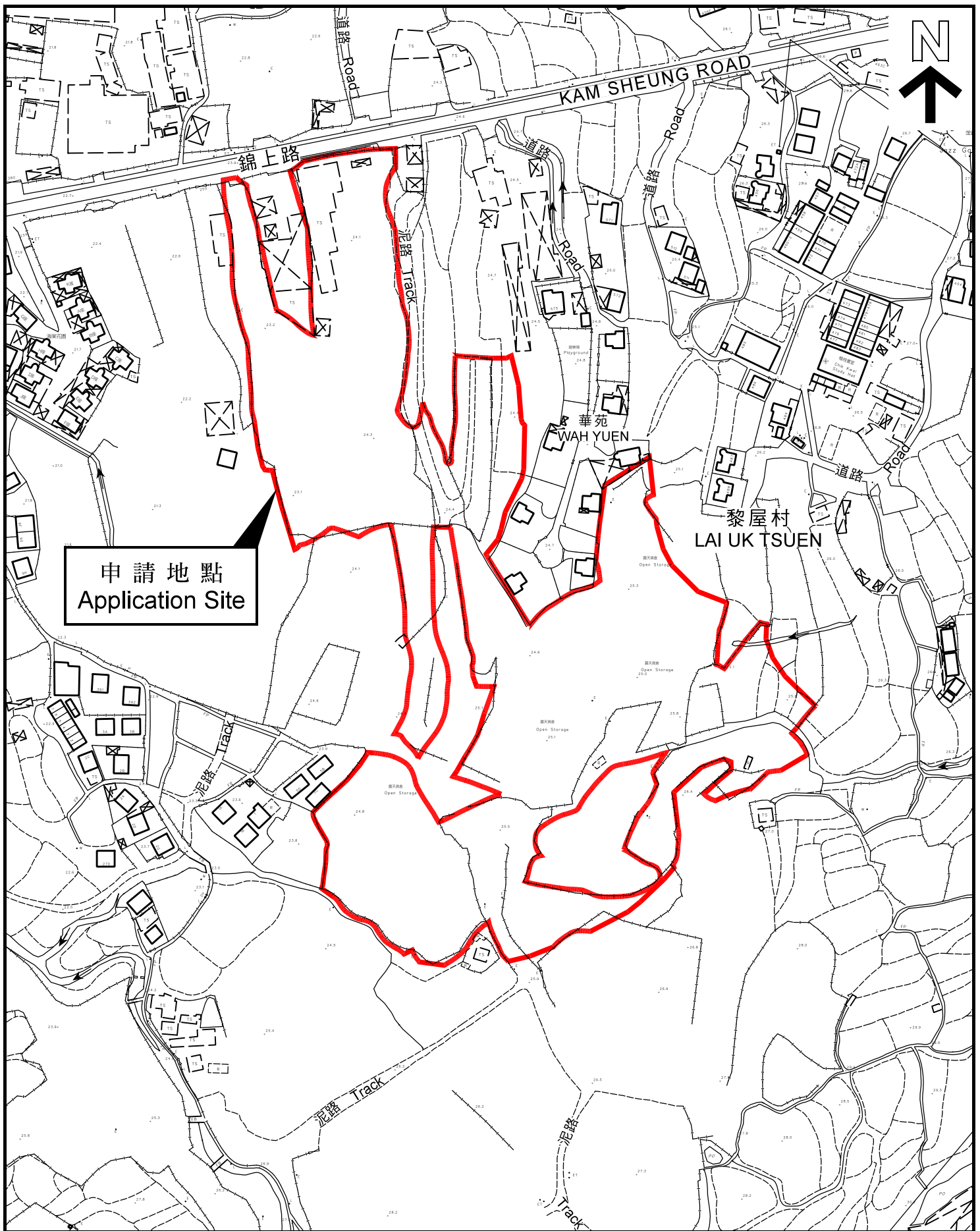
位置圖 LOCATION PLAN

本摘要圖於2022年9月9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 9.9.2022  
 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9月9日擬備，  
 所根據的資料為測量圖編號  
 6-NE-19A 及 19C  
 EXTRACT PLAN PREPARED ON 9.9.2022  
 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

**申請編號 Application No. : Y/YL-SK/1**

**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見，新的水質影響評估，經修訂的生態影響評估及空氣質素影響評估，以及園景設計總圖、土地污染評估、廢物管理評估及渠務影響評估的替代頁。

The applicant submitted further information, including responses to departmental comments, new Water Quality Impact Assessment, revised Ecological Impact Assessment and Air Quality Assessment, replacement pages of the Landscape Master Plan, Land Contamination Assessment, Waste Management Assessment and Drainage Impact Assessment.

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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**LEGEND**

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

Rev. Date    Amendment    Purpose

**LEGEND**

- SITE BOUNDARY
- - - - PROPOSED LEVEL
- PROPOSED NEW TREES
- RETAINED TREES
- TRANSPLANTED TREES
- PLANTING AREA
- LAWN
- EVA / VEHICLE ACCESS
- SAFETY MAT
- HARD PAVED AREA
- VERTICAL GREEN  
(DETAIL REFER TO DWG. NO. LD\_0058006)
- BOUNDARY METAL FENCE WALL  
(DETAIL REFER TO DWG. NO. LD\_001)
- BOUNDARY RC FENCE WALL  
(DETAIL REFER TO DWG. NO. LD\_002)

BD Reference:  
Dwg No.:

**GOVERNMENT DRAWING**

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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.**

**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

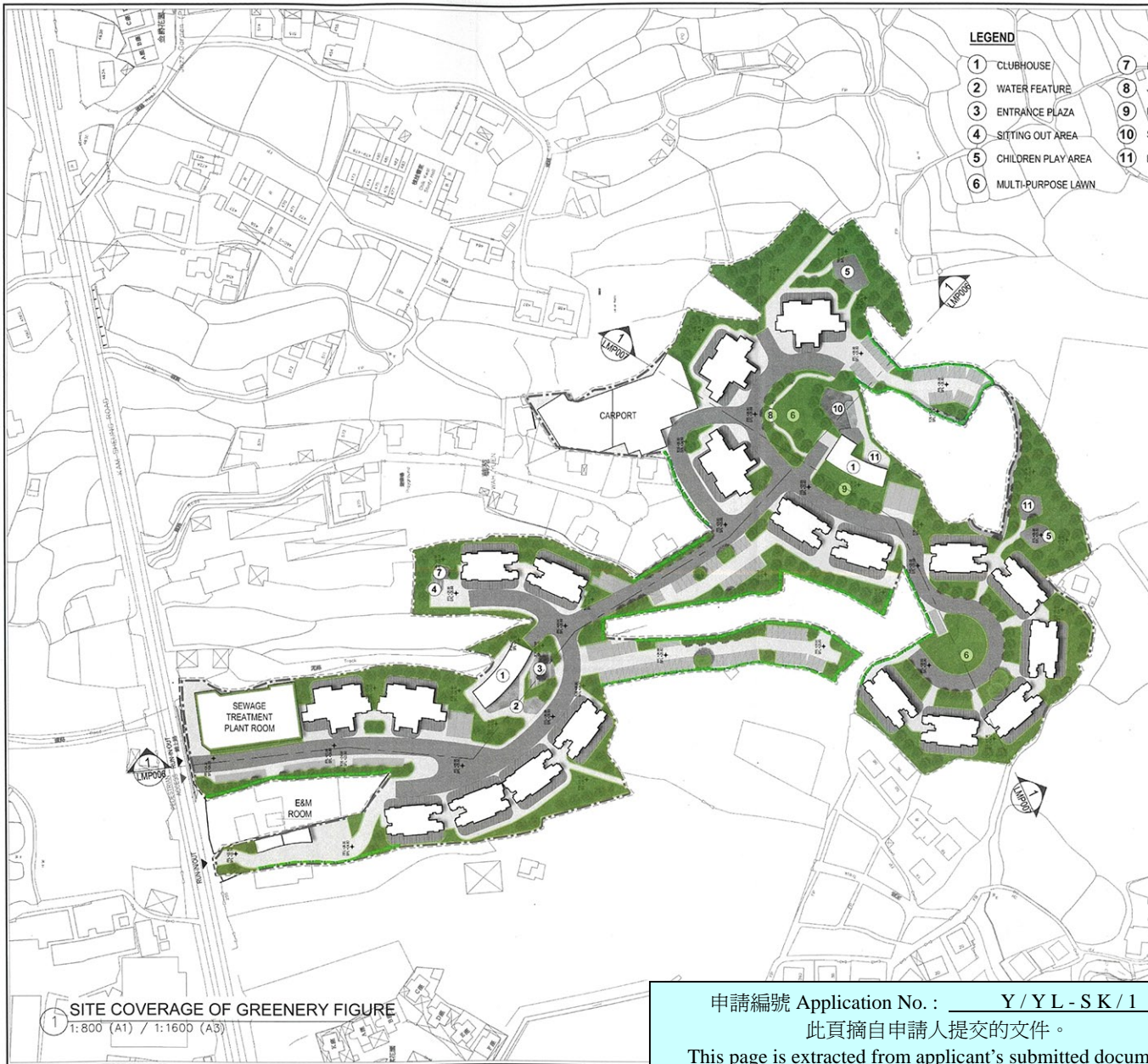
Authorized Person - Architect

Consultant Logo

**SLSL**

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

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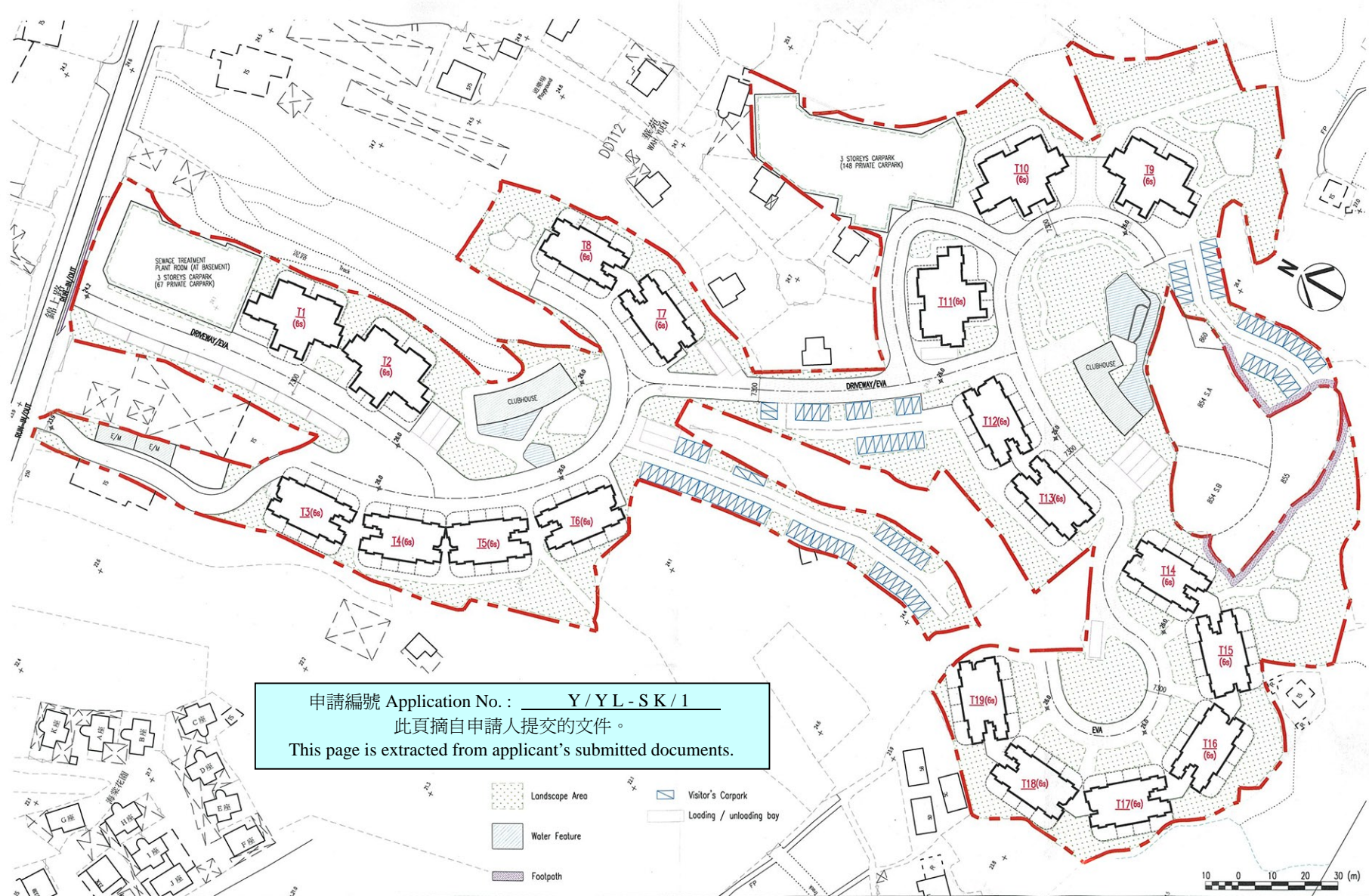
- LEGEND**
- 1 CLUBHOUSE
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  - 7 ELDERLY FITNESS AREA
  - 8 JOGGING PATH
  - 9 LANDSCAPE GARDEN
  - 10 SWIMMING POOL
  - 11 BARBECUE AREA

Rev. Date	Amendment	Purpose
<p><b>LEGEND</b></p> <p> <span style="display: inline-block; width: 20px; height: 10px; background-color: #4CAF50; margin-right: 5px;"></span> PLANTER AREA            MIN 1200MM SOIL DEPTH            EXCLUDING DRAINAGE LAYER         </p> <p> <span style="display: inline-block; width: 20px; border-bottom: 2px dashed #4CAF50; margin-right: 5px;"></span> VERTICAL GREEN (2M HIGH)         </p>		
<p>BD Reference:</p> <p>Dwg No.:</p>		
<p>Drawing Purposes</p> <p style="text-align: center;"><b>GOVERNMENT DRAWING</b></p> <p><small>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.</small></p> <p>Developer</p> <p><b>TENOX DEVELOPMENT LIMITED</b></p>		
<p>Project</p> <p><b>PROPOSED REZONING FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)" ZONE FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN O.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, N.T.</b></p>		
<p>Drawing Title</p> <p><b>SITE COVERAGE OF GREENERY FIGURE</b></p>		
Job No.	Drawing No.	Revision No.
HKA-01063	LMP_004	-
Scale	Date	CAD Ref.
AS	FEB 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL
Authorized Person - Architect		
<p>Consultant Logo</p> <div style="text-align: right; font-size: 2em; font-weight: bold;">SLSL</div>		

**SITE COVERAGE OF GREENERY FIGURE**  
 1:800 (A1) / 1:1600 (A3)

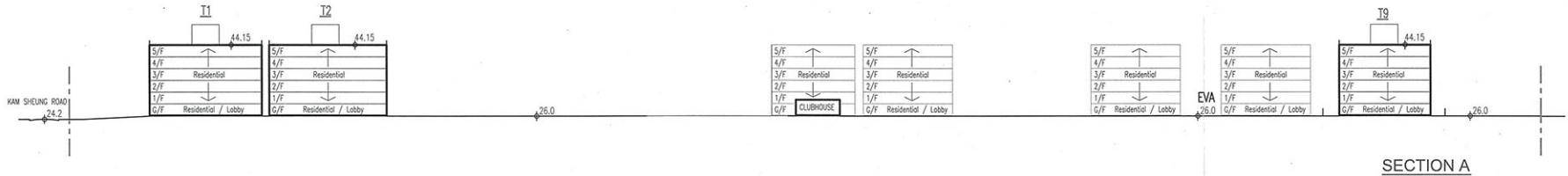
申請編號 Application No. :           Y / YL - S K / I            
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**Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone**  
**For Proposed Residential Development at Various Lots and Adjoining Government Land**  
**in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

**INDICATIVE MASTER LAYOUT PLAN (1:1000)**



申請編號 Application No. : Y / YL - S K / 1  
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**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 SCHEMATIC SECTION (1:1000)**