

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL/298**

關乎申請編號 A/YL/298 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 16.12.2022

因應於 2022 年 12 月 16 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	A/YL/298		
Location/address 位置/地址	Yuen Long Town Lot 504, Lots 461 RP, 462 S.B, 463 S.B, 464 RP and 495 RP in D.D. 116 and adjoining Government Land, Yuen Lung Street, Yuen Long, New Territories 新界元朗元龍街元朗市地段第 504 號、丈量約份第 116 約地段第 461 號餘段、 第 462 號 B 分段、第 463 號 B 分段、第 464 號餘段及第 495 號餘段和毗連政府 土地		
Site area 地盤面積	<u>Overall Development 整體發展</u> About 約 36,070 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,440 sq. m 平方米)		
	<u>Phase III Development 第三期發展</u> About 約 5,260 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,260 sq. m 平方米)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25 元朗分區計劃大綱核准圖編號 S/YL/25		
Zoning 地帶	“Comprehensive Development Area” and area shown as ‘Road’ 「綜合發展區」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential, Commercial and Social Welfare Facility Development with Minor Relaxation of Plot Ratio Restriction for Phase III Development for Proposed Subsidised Sale Flats and Social Welfare Facility (Amendments to an Approved Master Layout Plan) 擬議綜合住宅、商業及社會福利設施發展，並略為放寬第三期 發展的地積比率限制以作擬議資助出售房屋及社會福利設施 (修訂已核准的總綱發展藍圖)		
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
	<u>Overall Development 整體發展</u>		
	Domestic 住用	Not more than 不多於 169,159	Not more than 不多於 4.69
	Non-domestic 非住用	About 約 40,816	About 約 1.13
	<u>Phase III Development 第三期發展</u>		
	Domestic 住用	Not more than 不多於 34,190	Not more than 不多於 6.5
	Non-domestic 非住用	About 約 2,400	About 約 0.46
No. of block 幢數	<u>Overall Development 整體發展</u>		
	Domestic 住用	1	

	Non-domestic 非住用	1
	Composite 綜合用途	9
	<u>Phase III Development 第三期發展</u>	
	Domestic 住用	-
	Non-domestic 非住用	-
	Composite 綜合用途	1
Building height/ No. of storeys 建築物高度/ 層數	<u>Overall Development 整體發展</u>	
	Domestic 住用	- m 米
		Not more than 不多於 109.85 mPD 米(主水平基準上)
		30 Storey(s) 層
	Non-domestic 非住用	- m 米
		Not more than 不多於 135.7 mPD 米(主水平基準上)
		37 Storey(s) 層
	Composite 綜合用途	- m 米
		Not more than 不多於 172.65 mPD 米(主水平基準上)
		45 Storey(s) 層
	<u>Phase III Development 第三期發展</u>	
	Domestic 住用	- m 米
		- mPD 米(主水平基準上)
		- 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
		Not more than 不多於 137 mPD 米(主水平基準上)
		40 Storey(s) 層
	Site coverage 上蓋面積	<u>Overall Development 整體發展</u> About 約 69.45 %
<u>Phase III Development 第三期發展</u> Below 15m 15 米以下： Not more than 不多於 60 % Above 15m 15 米以上： Not more than 不多於 33.3 %		
No. of units 單位數目	<u>Overall Development 整體發展</u> Not more than 不多於 2,766 Flats 住宅單位 Not more than 不多於 324 Hotel Rooms 酒店房間	
	<u>Phase III Development 第三期發展</u> Not more than 不多於 720 Flats 住宅單位	

Open space 休憩用地	<u>Overall Development 整體發展</u>	
	Private 私人	Not less than 不少於 25,000 sq. m 平方米
	Public 公眾	- sq. m 平方米
	<u>Phase III Development 第三期發展</u>	
	Private 私人	Not less than 不少於 2,016 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	<u>Overall Development 整體發展</u>	
	Total no. of vehicle spaces 停車位總數	821
	Private Car Parking Spaces 私家車車位	622
	Motorcycle Parking Spaces 電單車車位	7
	Residential Bicycle Parking Spaces 住宅單車泊車位	56
	Public Vehicle Parking Spaces 公眾車輛泊車位	70
	Public Bicycle Parking Spaces 公眾單車泊車位	64
	Parking Spaces for Government, Institution or Community Use(s) 供政府、機構或社區用途的泊車位	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	48
	Light Goods Vehicle Spaces 輕型貨車車位	3
	Heavy Goods Vehicle Spaces 重型貨車車位	10
	Vehicle Spaces for Retail Use 供零售用途的車位	22
	Vehicle Spaces for Hotel Use 供酒店用途的車位	9
Vehicle Spaces for Government, Institution or Community Use(s) 供政府、機構或社區用途的車位	4	
<u>Phase III Development 第三期發展</u>		
Total no. of vehicle spaces 停車位總數	282	
Private Car Parking Spaces 私家車車位	85	
Motorcycle Parking Spaces 電單車車位	7	
Residential Bicycle Parking Spaces 住宅單車泊車位	56	
Public Vehicle Parking Spaces 公眾車輛泊車位	70	
Public Bicycle Parking Spaces 公眾單車泊車位	64	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	5	
Light Goods Vehicle Spaces 輕型貨車車位	3	
Heavy Goods Vehicle Spaces 重型貨車車位	2	

* 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。

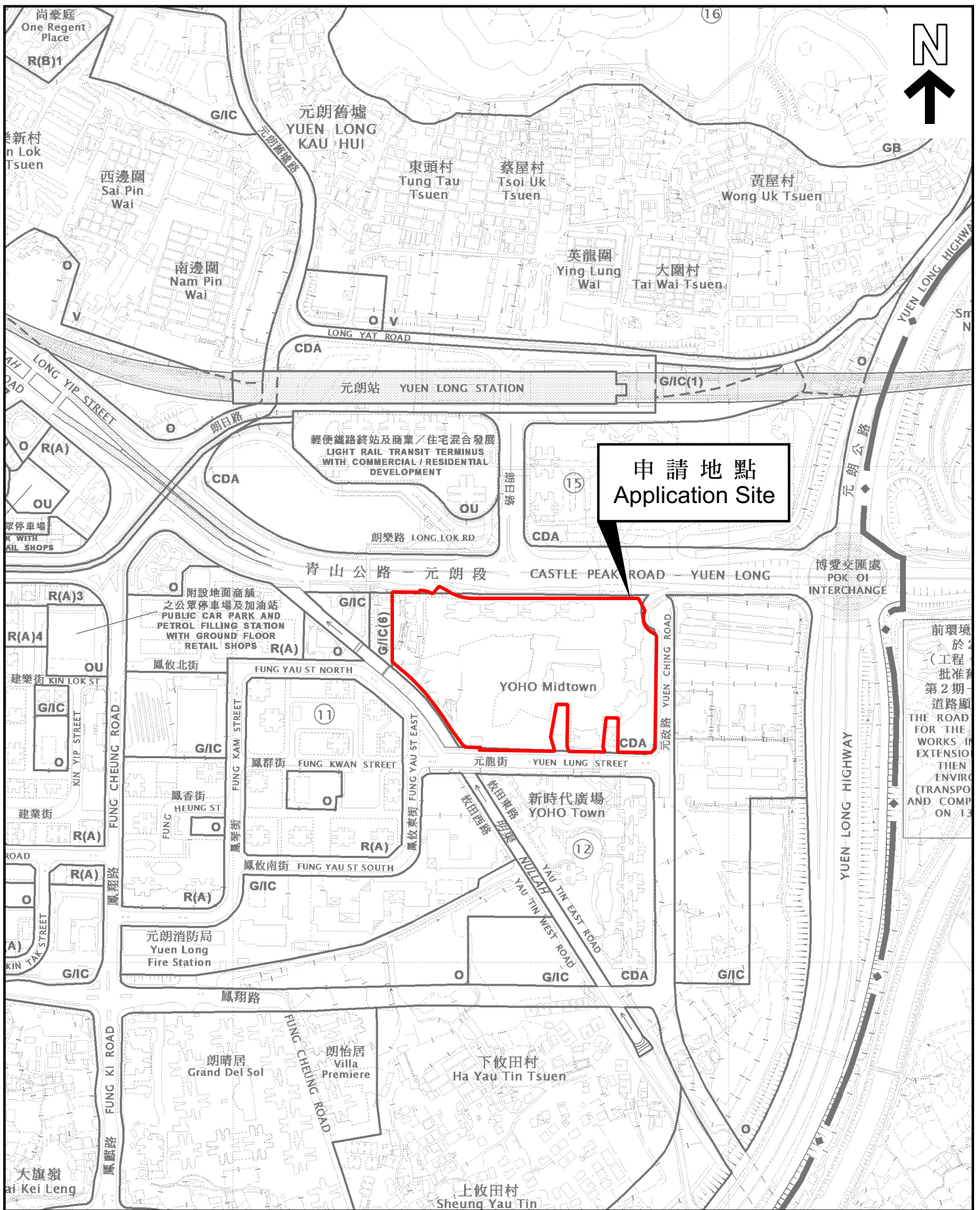
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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
<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 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 checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Revised Urban Design Concept Illustration Plan 經修訂的城市設計概念圖</u>		
<u>Reports 報告書</u>		
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 checked="" 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 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>Responses to Departmental Comments 回應政府部門的意見</u>		
<u>Replacement Pages of the Planning Statement 規劃綱領的替換頁</u>		
<u>Revised Air Ventilation Assessment 經修訂的空氣流通評估</u>		
<u>Revised Water Supply Impact Assessment 經修訂的供水影響評估</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。

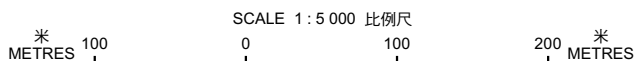


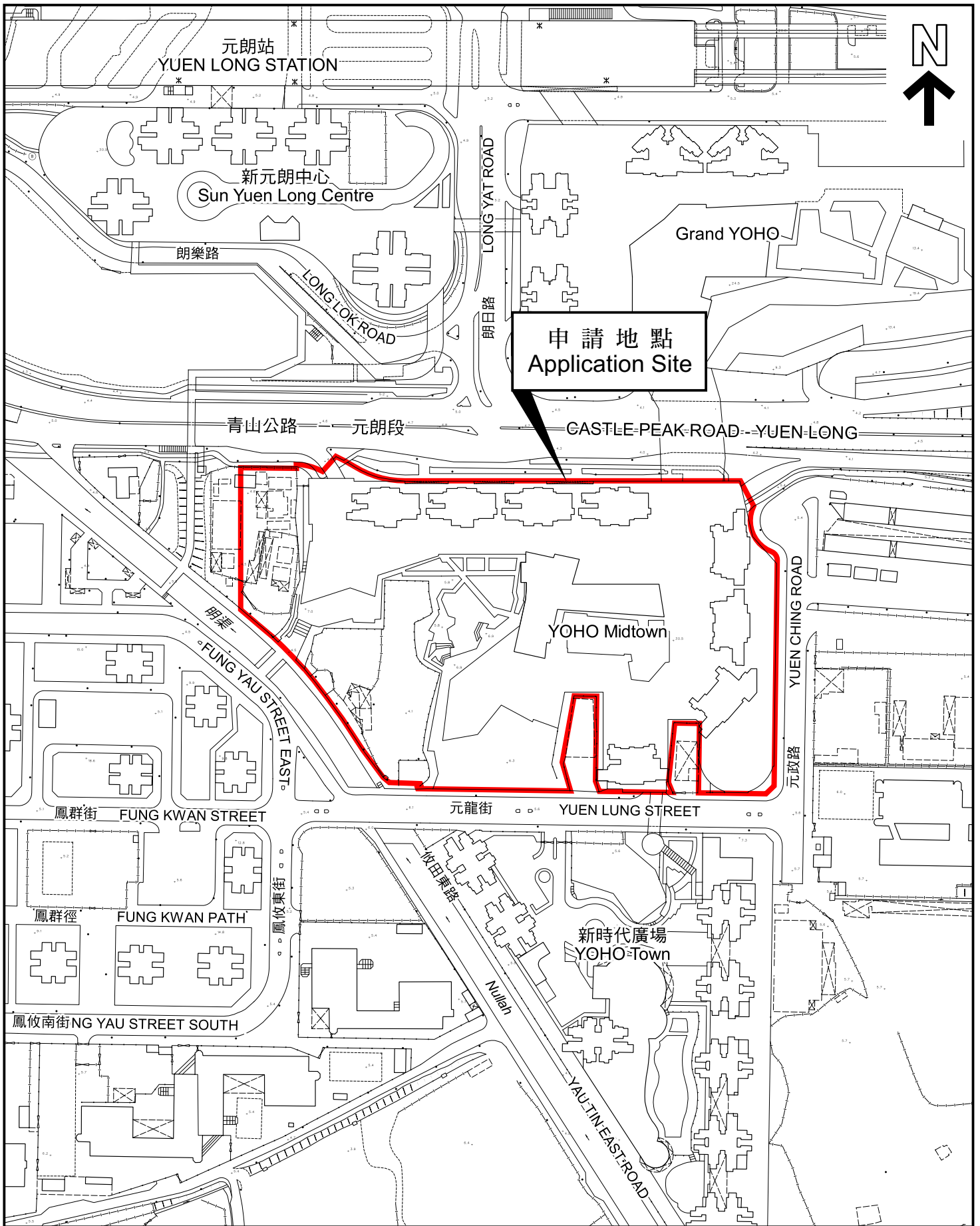
位置圖 LOCATION PLAN

本摘要圖於2022年12月21日擬備，
 所根據的資料為於2021年12月7日
 核准的分區計劃大綱圖編號 S/YL/25
 EXTRACT PLAN PREPARED ON 21.12.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/25 APPROVED ON 7.12.2021

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

參考編號
 REFERENCE No.
A/YL/298





平面圖 SITE PLAN

本摘要圖於2022年12月21日擬備，
 所根據的資料為測量圖編號
 6-NW-10C、10D、15A及15B
 EXTRACT PLAN PREPARED ON 21.12.2022
 BASED ON SURVEY SHEETS No.
 6-NW-10C, 10D, 15A & 15B

申請地點界線只作識別用
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參考編號
 REFERENCE No.

A/YL/298

申請編號 Application No. : A/YL/298

備註 Remarks

申請人呈交進一步資料，包括規劃綱領內的替換頁、經修訂的排污及排水影響評估、供水影響評估、空氣流通評估、環境評估及視覺影響評估，亦提供了經修訂的第三期發展總綱發展藍圖、城市設計概念圖、三樓的園境設計總圖和擬議發展合成照片，以回應政府部門的意見。

The applicant provided further information in response to the comments of various Government departments, which includes the replacement pages of the Planning Statement, revised Sewerage and Drainage Impact Assessment, Water Supply Impact Assessment, Air Ventilation Impact Assessment, Environmental Assessment and Visual Impact Assessment, together with revised Master Layout Plan (Phase III Development), Urban Design Concept Illustration Plan, Master Landscape Plan (3/F) and Photomontages of the proposed development.

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

- Application Site (same as approved application no. A/YL/205)
- Phase III (Subject Matter of current planning application)
- Phase I (Completed YOHO Mid-Town; no change proposed under current planning application)
- Phase II (Approved Hotel / Residential Development under Application No. A/YL/205; no change proposed under current planning application)
- Site level in mPD (to main roof)
- No. of residential storeys (40)
- Residential
- Landscape Area
- Driveway and EVA
- Parking and L/L

Remark: Layout of Phases I, IIa & IIb is identical to that approved under Application No. A/YL/205. No change is proposed under current planning application.

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 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

INDICATIVE MASTER LAYOUT PLAN (PHASE III)





Legend

- Application Site (same as approved application no. A/YL/205)
- Phase III (Subject Matter of current planning application)
- Phase I (Completed YOHO Mid-Town; no change proposed under current planning application)
- Phase II (Approved Hotel / Residential Development under Application No. A/YL/205; no change proposed under current planning application)
- Site level in mPD (to main roof)
- No. of residential storeys (40)
- Residential
- Landscape Area
- Driveway and EVA
- Parking and L/UL

Remark: Layout of Phases I, IIa & IIb is identical to that approved under Application No. A/YL/205. No change is proposed under current planning application.



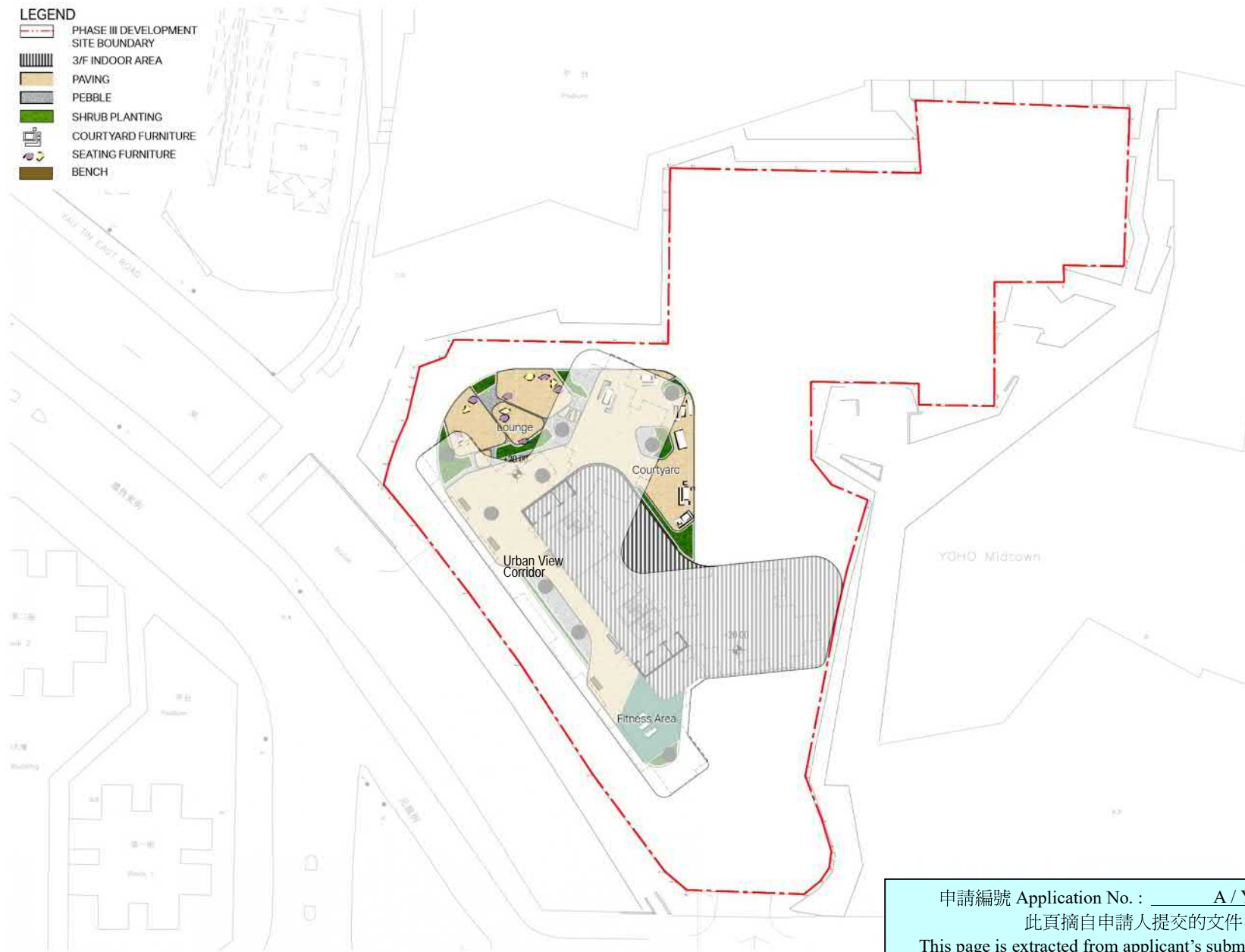
Title

Indicative Master Layout Plan (Phase III Development – Blow Up Plan)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	4.3

LEGEND

-  PHASE III DEVELOPMENT SITE BOUNDARY
-  3/F INDOOR AREA
-  PAVING
-  PEBBLE
-  SHRUB PLANTING
-  COURTYARD FURNITURE
-  SEATING FURNITURE
-  BENCH

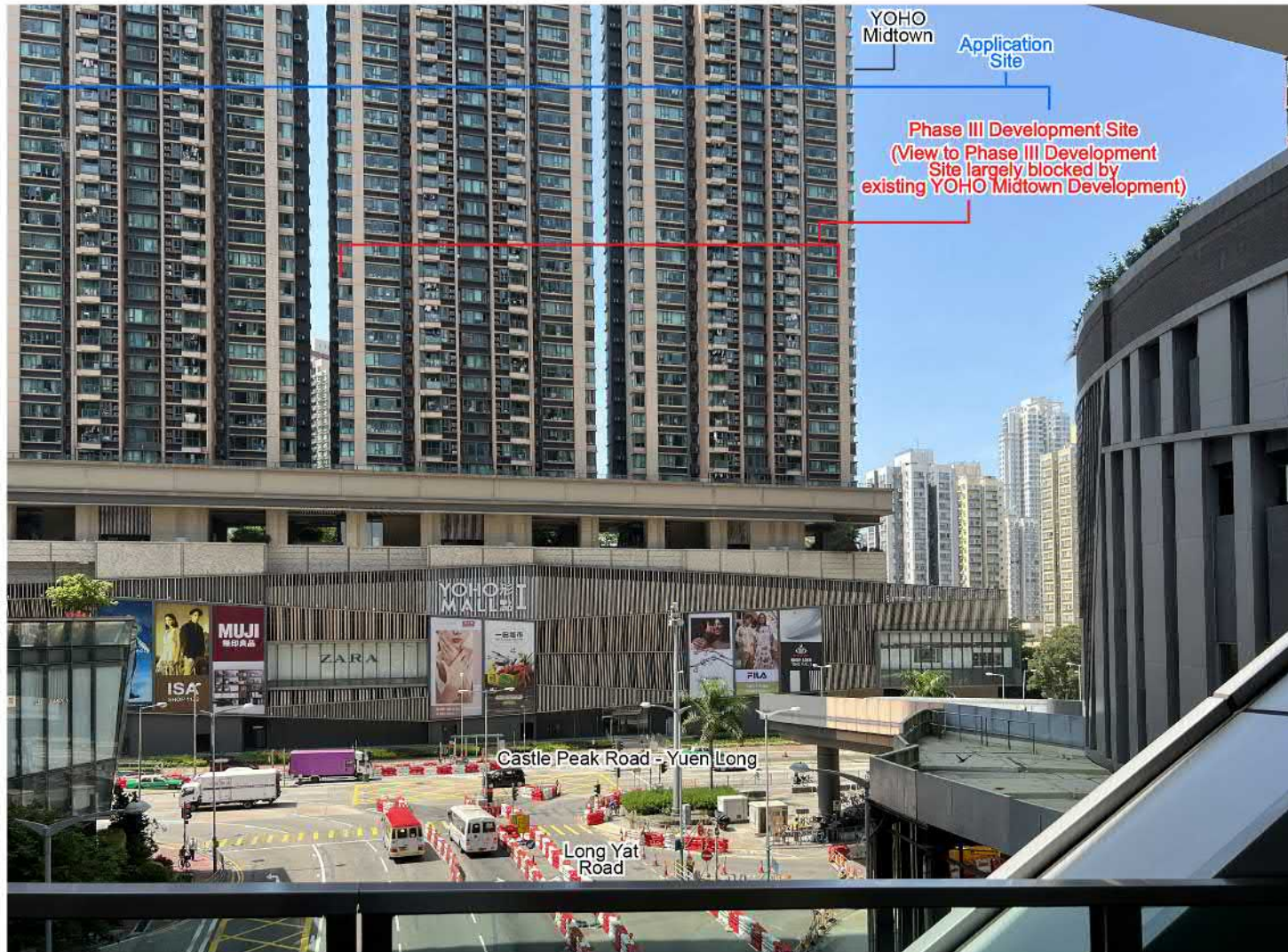
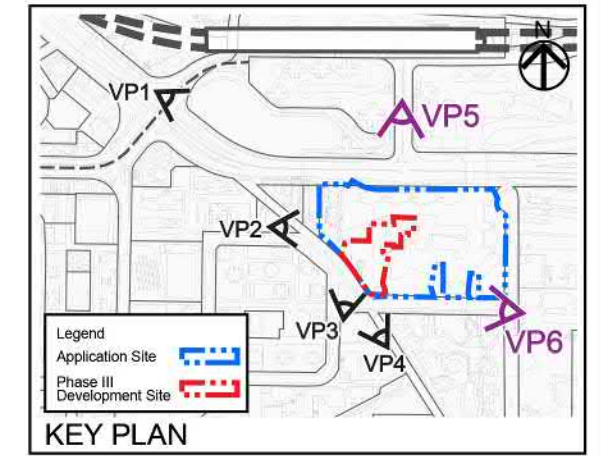


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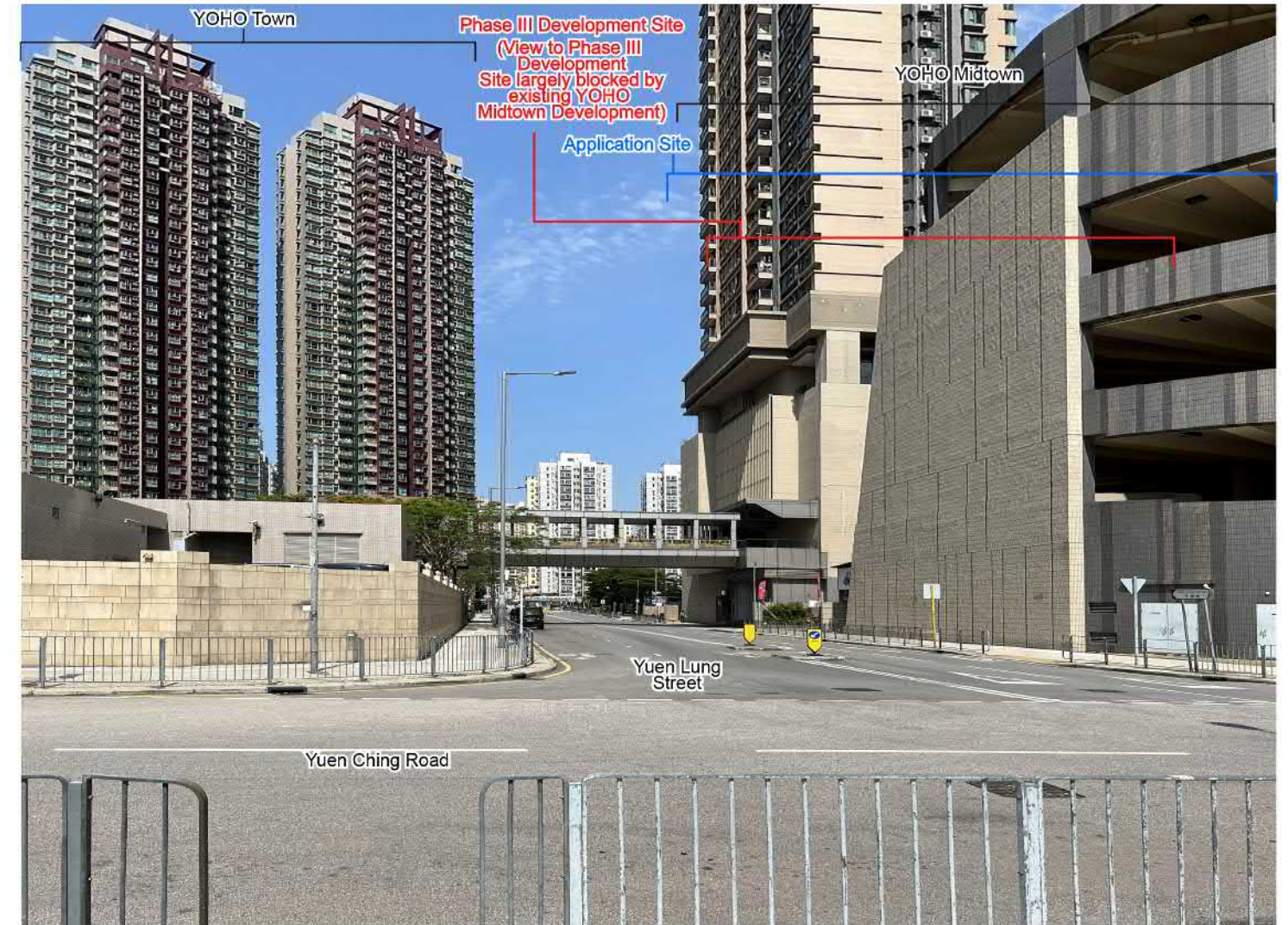


Title
 Indicative Landscape Master Plan (3/F)

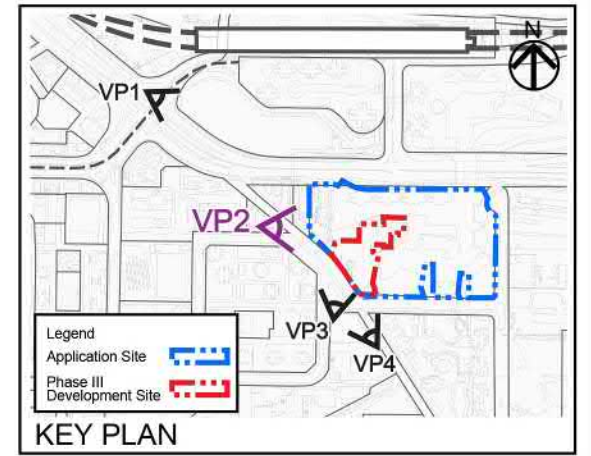
Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	5.3



Existing View of VP5 at Footbridge Connecting YOHO Mall 1 & 2



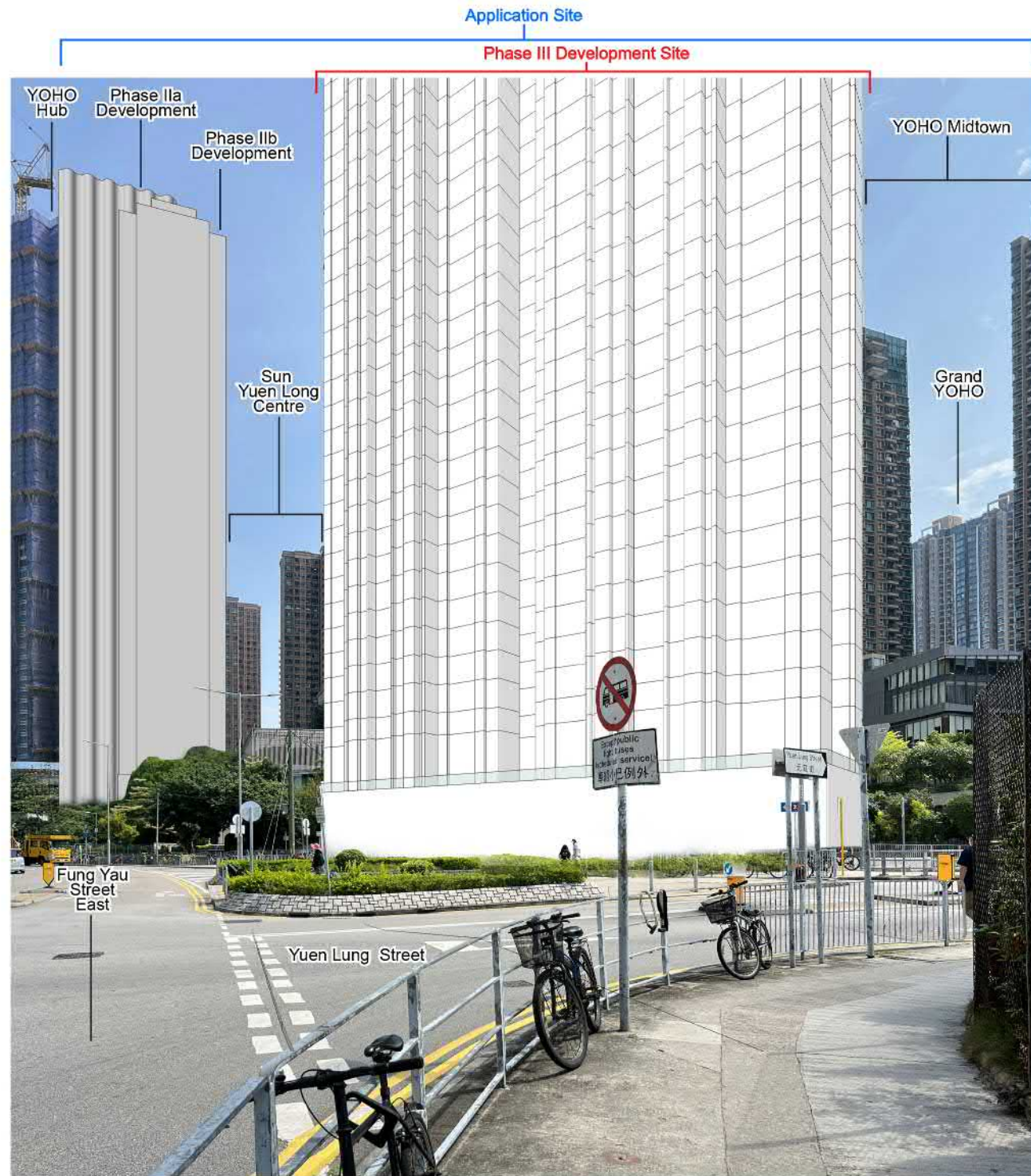
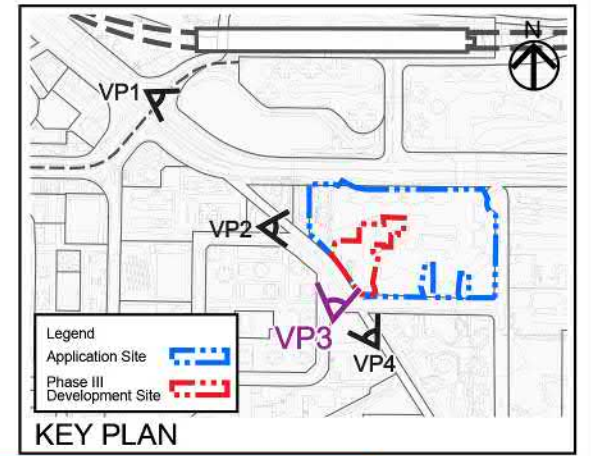
Existing View of VP6 at Kwong Ming Ying Loi School



Baseline Condition (With Approved CDA Development)



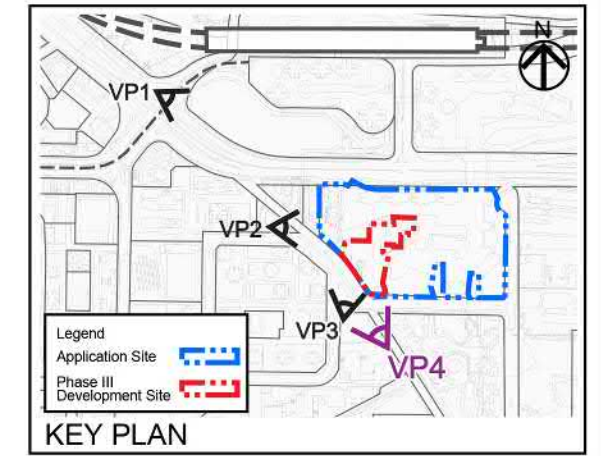
Proposed Scheme



Baseline Condition (With Approved CDA Development)



Proposed Scheme



Baseline Condition (With Approved CDA Development)



Proposed Scheme