

**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 30.12.2022

因應於 2022 年 12 月 30 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。

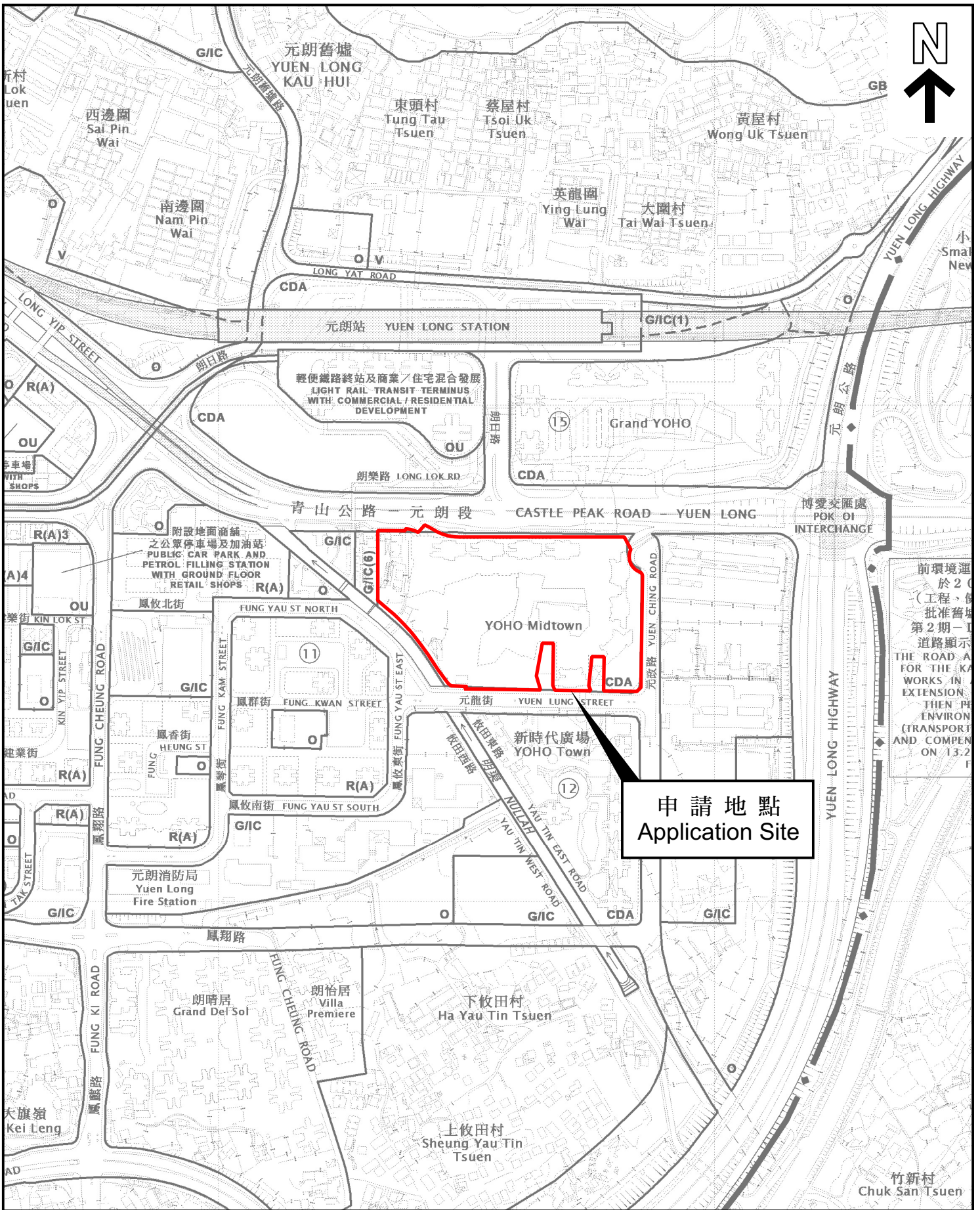
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 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 checked="" 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Comparison Plan between approved scheme (under Application No. A/YL/205) and the proposed scheme</u> 已核准規劃申請（編號 A/YL/205）發展計劃與擬議發展計劃的比較圖		
<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 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 checked="" 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 checked="" type="checkbox"/>
<u>Responses to Departmental Comments 回應政府部門的意見</u>		
<u>Responses to Public Comments 回應公眾的意見</u>		
<u>Yuen Long District Council (YLDC) Paper No. 2022/50 for YLDC meeting on 20.12.2022</u> 於 2022 年 12 月 20 日元朗區議會會議討論的區議會文件 2022／第 50 號		
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。



申請地點
Application Site

前環境運
於 20
(工程、修
批准舊城
第 2 期 - I
道路顯示
THE ROAD A
WORKS IN
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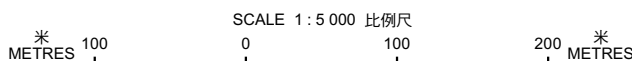
位置圖 LOCATION PLAN

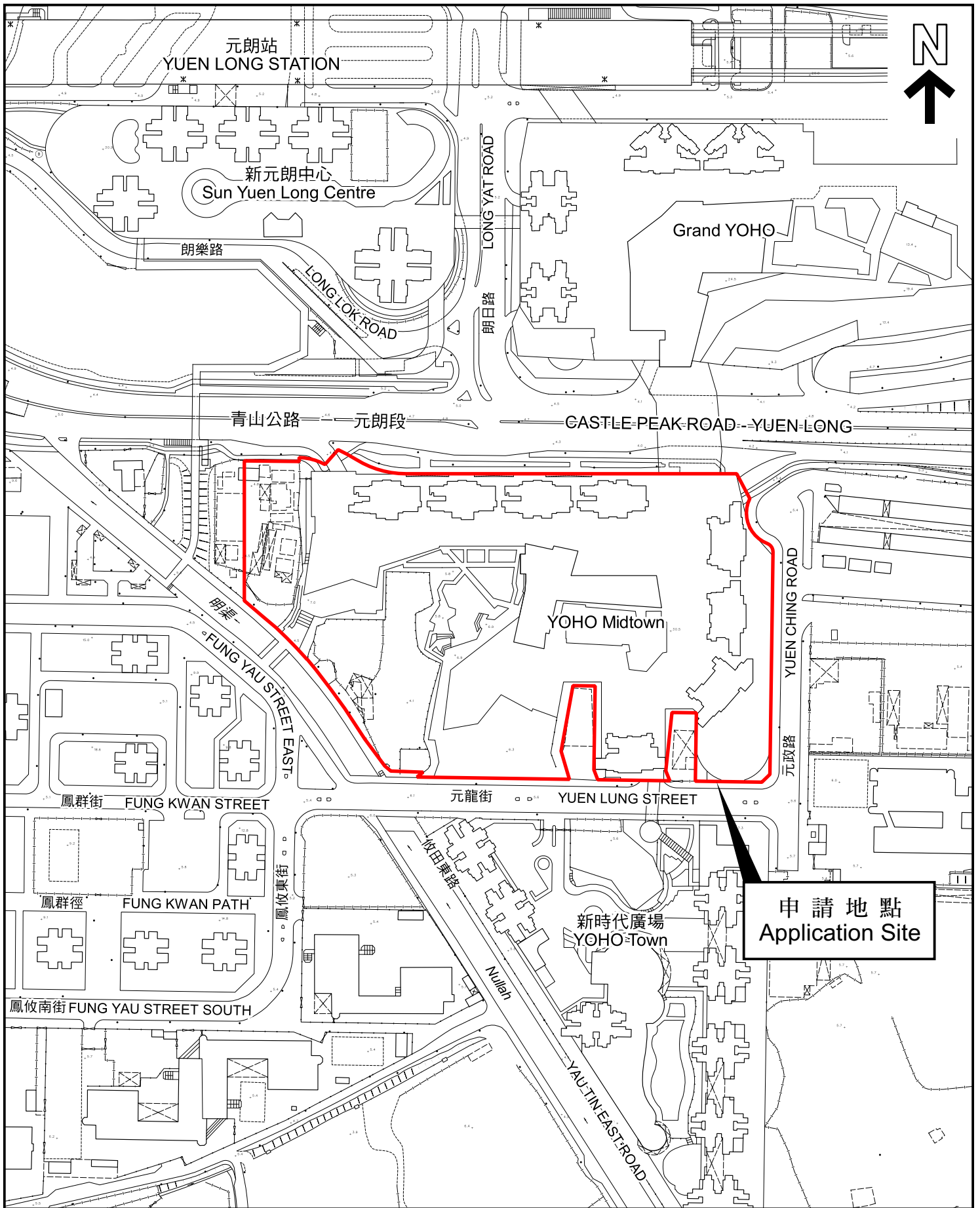
本摘要圖於2023年1月4日擬備，
所根據的資料為於2021年12月7日
核准的分區計劃大綱圖編號 S/YL/25
EXTRACT PLAN PREPARED ON 4.1.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL/25 APPROVED ON 7.12.2021

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





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年1月4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 4.1.2023
BASED ON SURVEY SHEETS No.
6-NW-10C, 10D, 15A & 15B

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

申請編號 Application No. : A/YL/298

備註 Remarks

申請人呈交進一步資料，包括經修訂的交通影響評估，以回應運輸署及公眾的意見。

The applicant provided further information in response to the comments of the Transport Department and the general public, which includes a revised Traffic Impact Assessment.

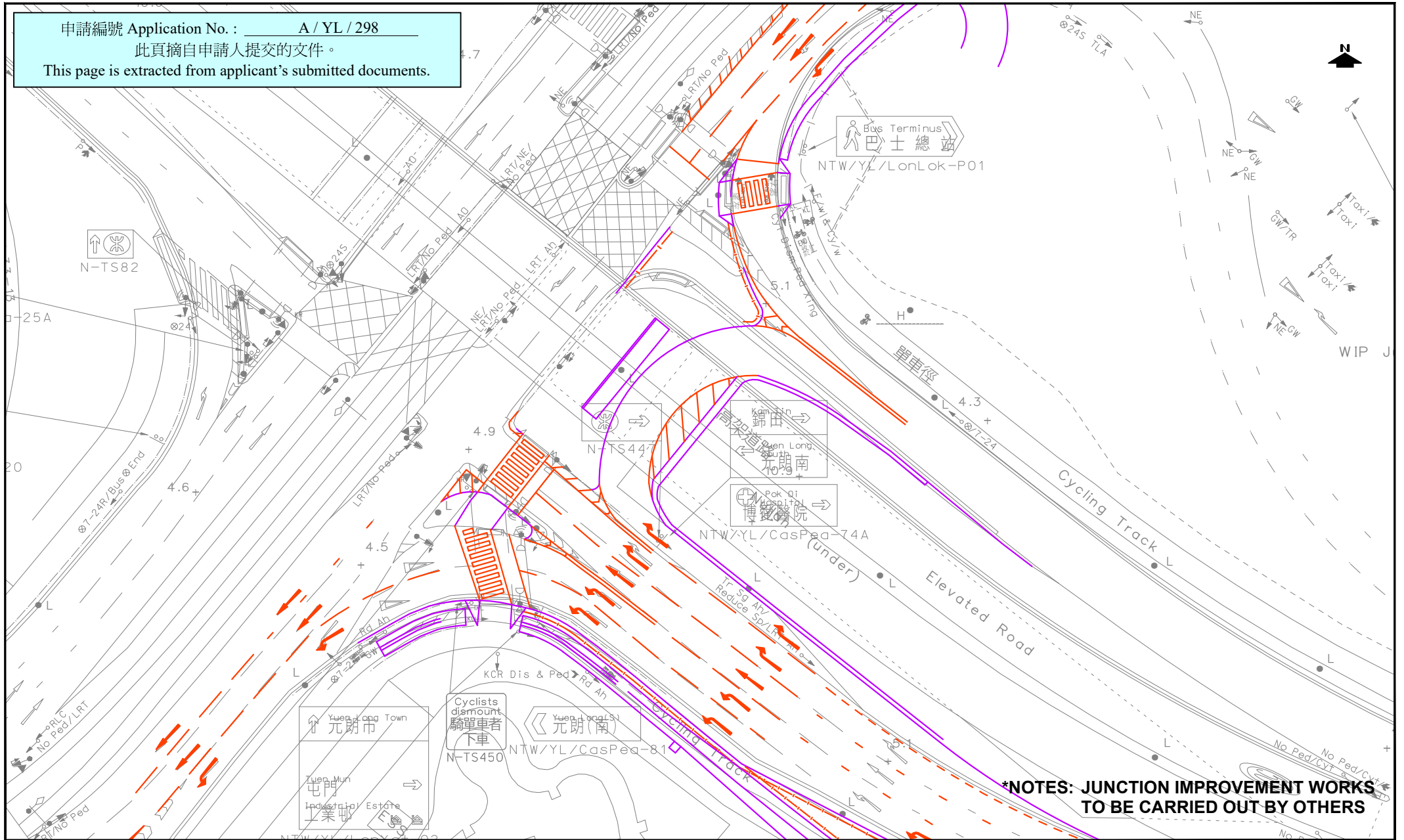
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***NOTES: JUNCTION IMPROVEMENT WORKS TO BE CARRIED OUT BY OTHERS**

PROJECT NO.	40808
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	DEC 2022
SCALE	1:600

PROJECT TITLE	PROPOSED AMENDMENTS TO PHASE III OF APPROVED "CDA" DEVELOPMENT SOUTH OF CASTLE PEAK ROAD, AREA 12, YUEN LONG (UNDER APPLICATION NO. A/YL/205) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION IN SUPPORT OF PROPOSED SUBSIDIZED SALE FLATS (SSF) DEVELOPMENT WITH SOCIAL WELFARE FACILITY
DRAWING TITLE	JUNCTION IMPROVEMENT SCHEME - CASTLE PEAK ROAD – YUEN LONG/ YUEN LONG ON LOK ROAD/LONG YAT ROAD (JUNCTION NO. J1)

DRAWING NO.	FIGURE 4.1	REV.	A
LLA 顧問有限公司 Consultancy Limited			



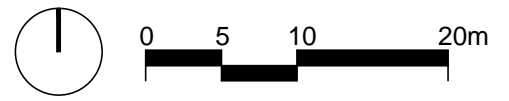
Legend

- 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)
- Residential
- GIC Facilities
- Landscape Area
- E&M & BOH
- 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.

申請編號 Application No. : A / YL / 298
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INDICATIVE G/F PLAN





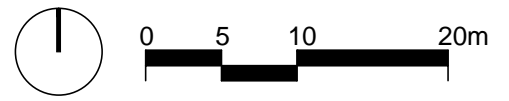
Legend

- 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)
- E&M & BOH
- 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.

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INDICATIVE B1/F PLAN





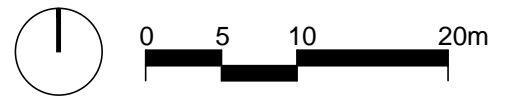
Legend

- - - - 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)
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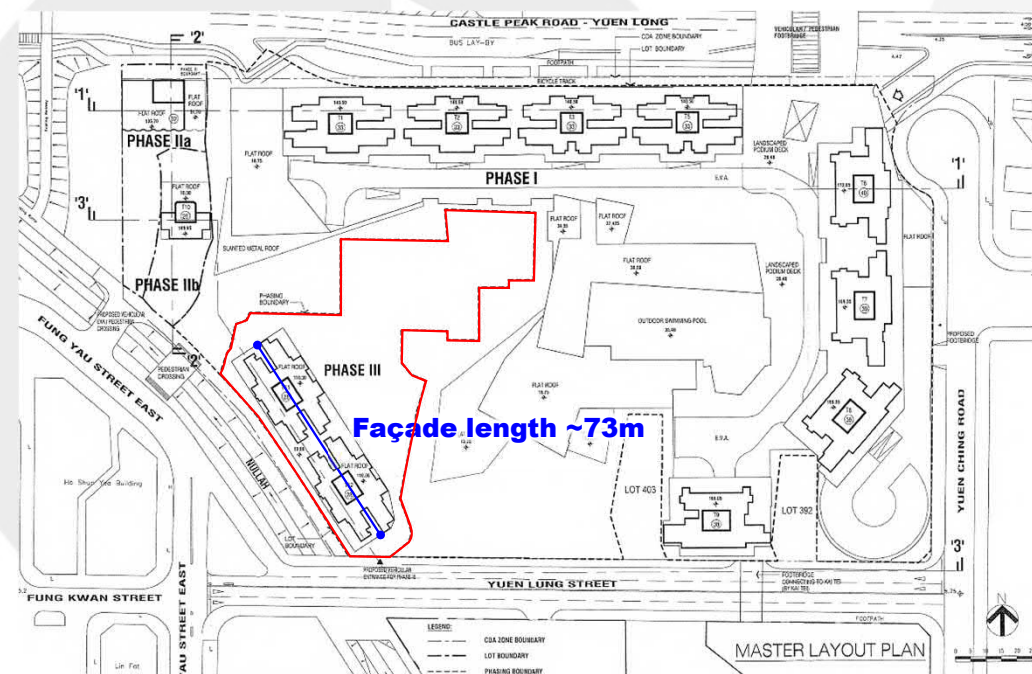
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INDICATIVE B2/F PLAN

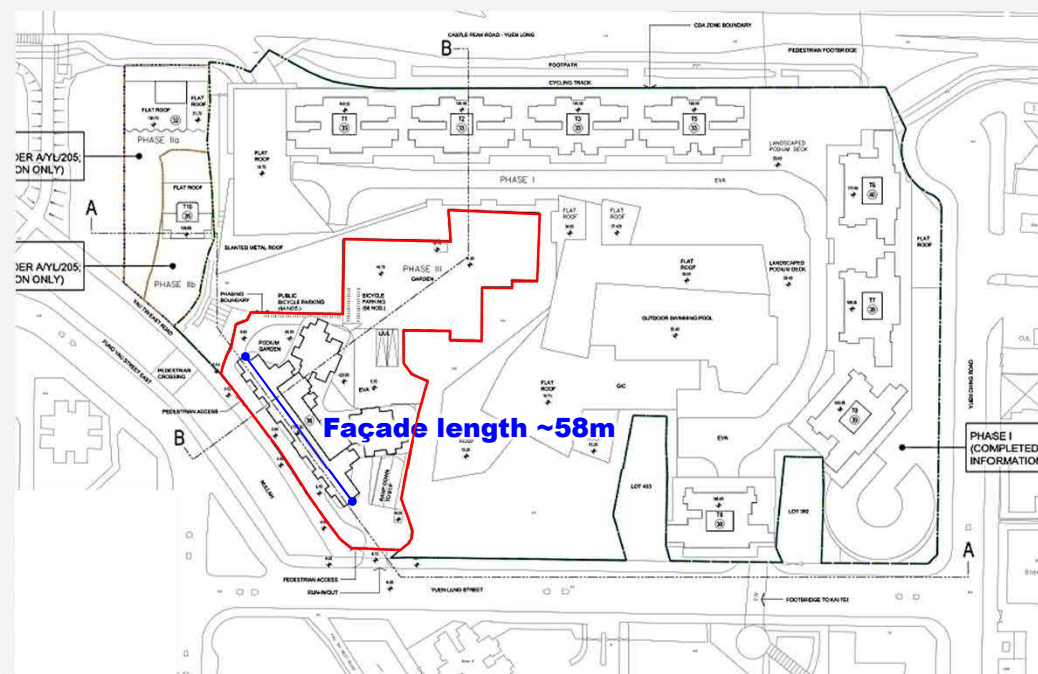


已核准計劃 (A/YL/205) 與擬議計劃 (A/YL/298) 總綱發展藍圖比較 Comparison of MLP between Approved Scheme (A/YL/205) & Proposed Scheme (A/YL/298)

已核准計劃 Approved Scheme (A/YL/205)



擬議計劃 Proposed Scheme (A/YL/298)



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