

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NSW/8**  
**關乎申請編號 Y/YL-NSW/8 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 19.1.2024  
因應於 2024 年 1 月 19 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-NSW/8				
Location/address 位置／地址	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long 元朗青山公路 – 潭尾段以西丈量約份第 107 約地段第 8 號餘段(部分)、第 8 號 A 分段餘段、第 12 號、第 13 號、第 14 號 B 分段第 2 小分段、第 14 號 B 分段餘段、第 14 號 C 分段餘段、第 16 號、第 17 號、第 31 號 B 分段餘段、第 33 號餘段、第 36 號餘段、第 45 號、第 55 號 A 分段及第 1740 號 A 分段餘段和毗連政府土地				
Site area 地盤面積	About 約 116,231 sq. m 平方米 (Includes Government land of about 包括政府土地 約 23,864 sq. m 平方米)				
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8				
Zoning 地帶	“Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” 「其他指定用途」註明「綜合發展包括濕地修復區」				
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1” 把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 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	About 約 255,708		Not more than 不多於 2.2	
	Non-domestic <sup>(1) (2)</sup> 非住用	Commercial use <sup>(1)</sup> 商業用途	About 約 4,950	Commercial use 商業用途	Not more than 不多於 0.05
Residential care homes for the elderly (RCHE) 安老院舍		About 約 5,400	Residential care homes for the elderly (RCHE) 安老院舍	Not more than 不多於 0.05	
No. of block 幢數	Domestic 住用	17			
	Non-domestic 非住用	3 <sup>(3)</sup>			

	Composite 綜合用途	7 <sup>(4)</sup>	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		Not more than 不多於 110.5	mPD 米(主水平基準上)
		Not more than 不多於 29 <sup>(5)</sup>	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		Not more than 不多於 14.7	mPD 米(主水平基準上)
		Not more than 不多於 3	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 115	mPD 米(主水平基準上)
		Not more than 不多於 29	Storey(s) 層 Exclude 不包括 Basement 地庫
Site coverage 上蓋面積	Domestic 住用	Not more than 不多於 33.33 %	
	Non-domestic 非住用	Not more than 不多於 100 %	
No. of units 單位數目	About 約 6,825 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 17,745	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		709
	Private Car Parking Spaces 私家車車位		652
	Motorcycle Parking Spaces 電單車車位		57
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		35
	Light Goods Vehicle Spaces 輕型貨車車位		28 <sup>(6)</sup>
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
Private Car / Taxi Lay-by 私家車/的士上落停車處		2	
Small Coach Lay-by 有蓋交通停車處		5	

(1) Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習學校/工業學院/藝術學校/芭蕾舞學校/開辦興趣班或休閒課程的其他類型學校)、娛樂場所及康體文娛場所

(2) Excluding GFA of GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 328m<sup>2</sup>) from the plot ratio calculation 地積比率不包括總樓面面積作社會福利設施(即社區老人中心(淨作業樓面面積約 328 平方米) Including 2 clubhouse blocks and 1 GIC block 包括 2 幢作會所設施以及 1 幢作社會福利設施 a

(3) Including 2 clubhouse blocks and 1 GIC blocks 包括 2 幢作會所設施以及 1 幢作社會福利設施



- (4) Including 7 residential towers above non-domestic podium 包括 7 幢坐落於非住用平台上的住宅樓宇
- (5) Excluding the transfer plates 不包括結構轉換層
- (6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

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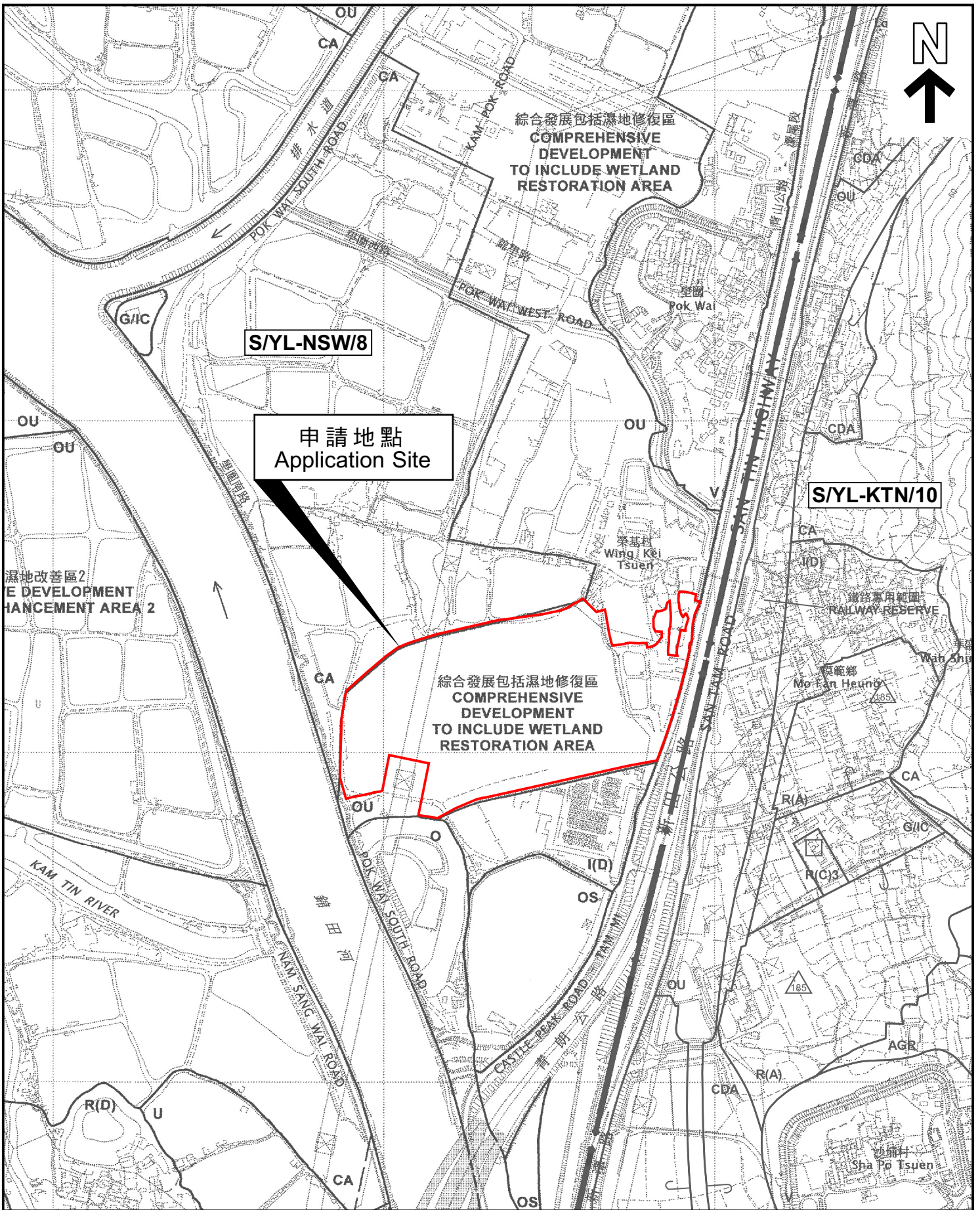
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<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 checked="" 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 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 checked="" type="checkbox"/>
Traffic impact assessment 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 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 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>Revised Water Supply impact assessment</u> 經修訂的供水影響評估		
<u>Revised landscape design proposal</u> 經修訂的園境設計計劃書		
<u>Replacement pages of Ecological impact assessment</u> 生態影響評估的替換頁		

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.

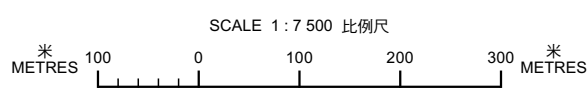
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

本摘要圖於2024年2月1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-NSW/8  
EXTRACT PLAN PREPARED ON 1.2.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

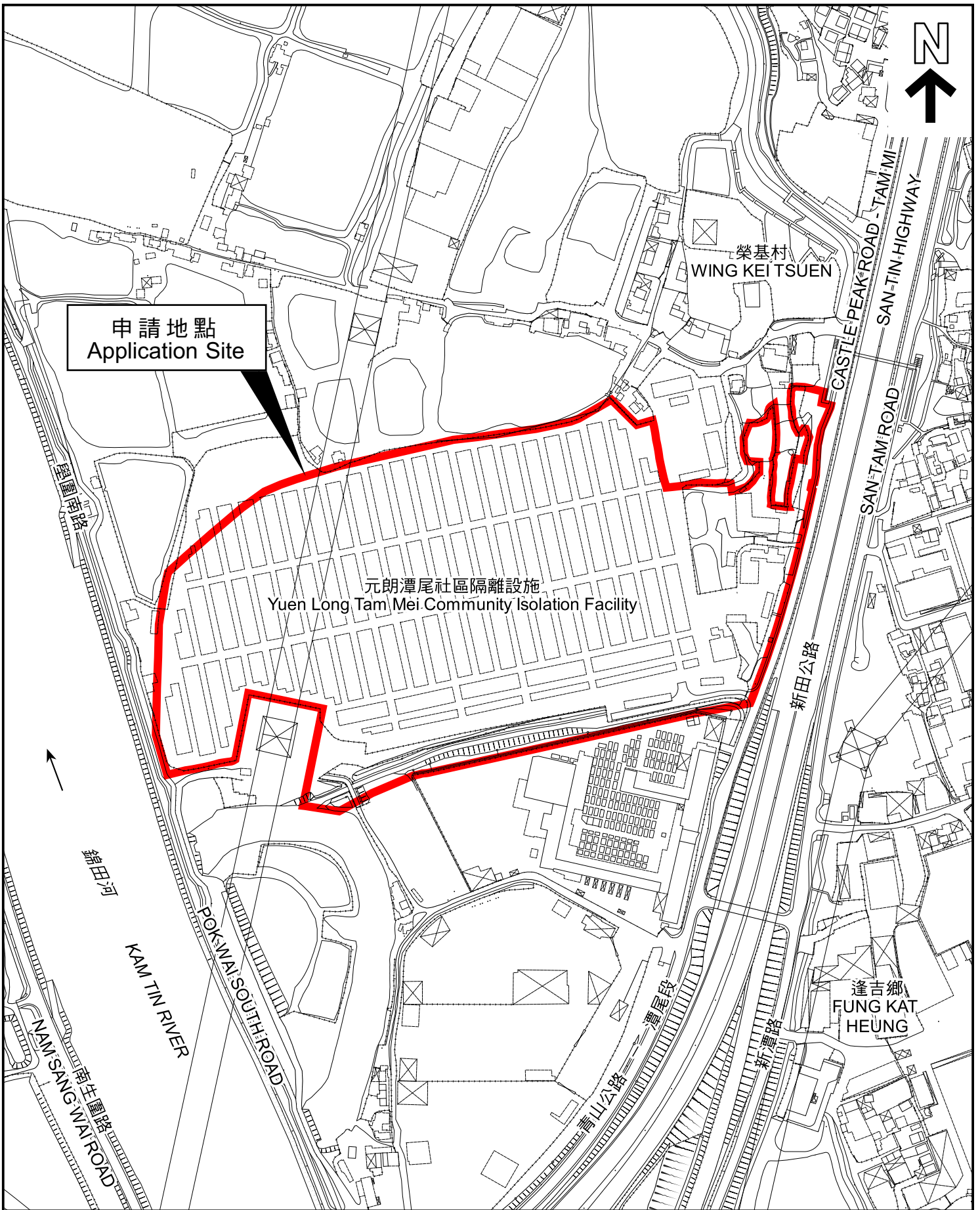
位置圖 LOCATION PLAN



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-NSW/8





申請地點  
Application Site

元朗潭尾社區隔離設施  
Yuen Long Tam Mei Community Isolation Facility

榮基村  
WING KEI TSUEN

逢吉鄉  
FUNG KAT HEUNG

本摘要圖於2024年2月1日擬備，  
所根據的資料為測量圖編號  
6-NE-1A、1B、1C 及 1D  
EXTRACT PLAN PREPARED ON 1.2.2024  
BASED ON SURVEY SHEET No.  
6-NE-1A、1B、1C & 1D

平面圖 SITE PLAN

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參考編號  
REFERENCE No.  
Y/YL-NSW/8

申請編號 Application No. : Y/YL-NSW/8

**備註 Remarks**

申請人提交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖及發展規範、經修訂的平面圖及截視圖、經修訂的視覺影響評估、經修訂的園境設計計劃書、經修訂的環境評估、經修訂的交通影響評估、經修訂的供水影響評估，生態影響評估的替換頁，以及就註釋及說明書擬議修訂的更新。

The applicant provided further information which includes a table of responses to departmental comments, revised indicative master layout plan and development schedule, revised floor plans and section plans, revised visual impact assessment, revised landscape design proposal, revised environmental assessment, revised traffic impact assessment, revised water supply impact assessment, replacement pages of the ecological impact assessment and updated proposed amendments to the Notes and Explanatory Statement.

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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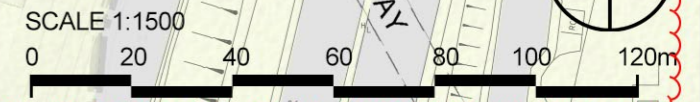


- LEGEND**
- APPLICATION SITE BOUNDARY
  - - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
  - PROPOSED TREES
  - BUFFER PLANTING
  - ORNAMENTAL PLANTING AND FLOWERING SHRUBS
  - PLANTING AREA
  - TIMBER DECK
  - WETLAND RESTORATION AREA
  - LAWN
  - SWIMMING POOL
  - PLAY AREA
  - FEATURE PAVING
  - EVA
  - OUTDOOR SEATING
  - PAVILION

- ① VEHICULAR ACCESS - RESIDENTIAL PORTION
- ② PODIUM GARDEN
- ③ COMMUNAL GARDEN
- ④ LANDSCAPE GARDEN
- ⑤ PLAY AREA
- ⑥ SWIMMING POOL
- ⑦ RAMP TO BASEMENT CARPARK
- ⑧ VEHICULAR ACCESS - GIC SITE
- ⑨ OBSERVATION DECK



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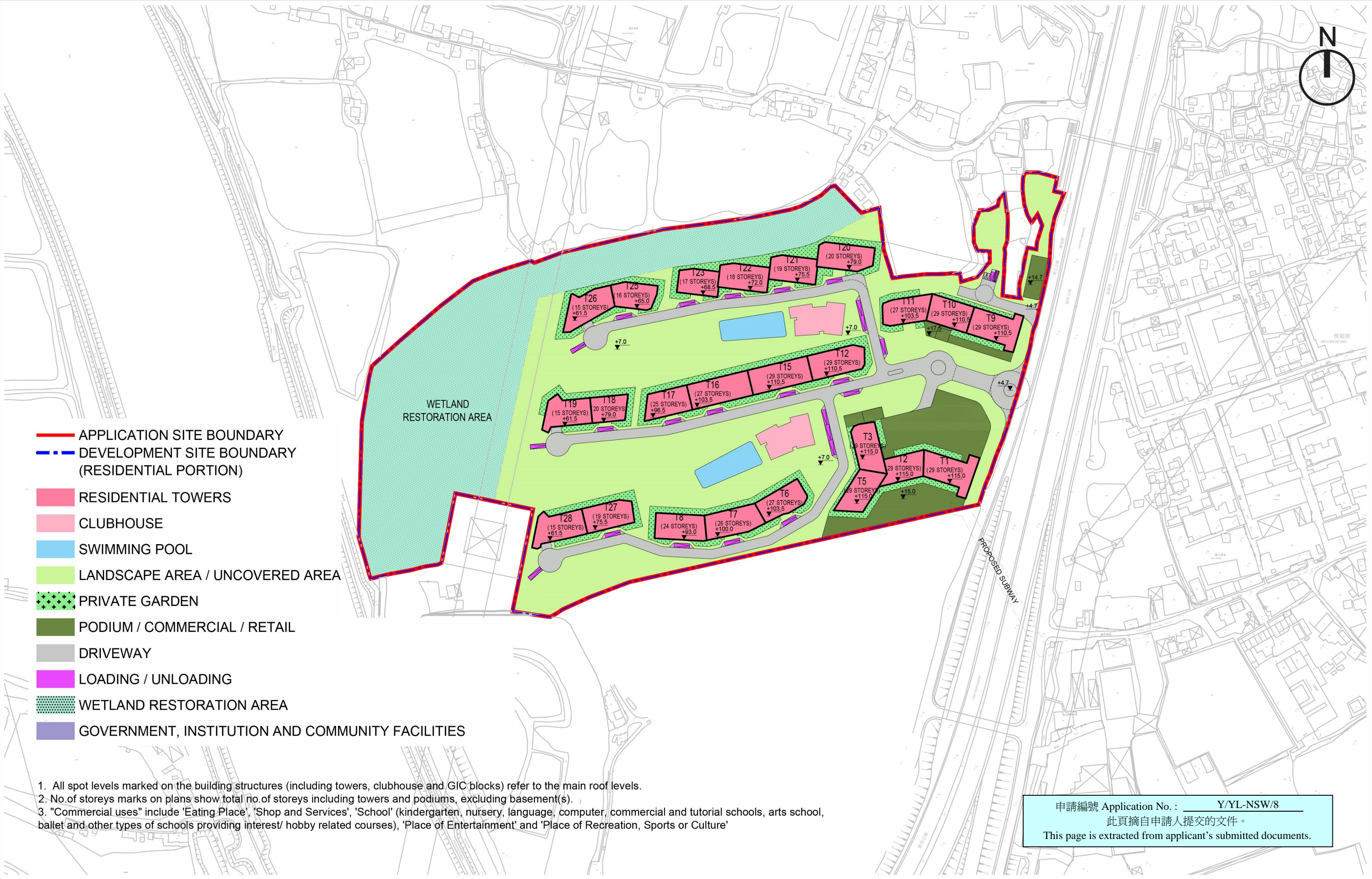
TITLE : **LANDSCAPE MASTER PLAN**

FIGURE:

JAN 2024 S2-LMP-01 (Rev.C)

PROJECT : Section 12A Planning Application for Proposed Amendments to the Nam Sang Wai Outline Zoning Plan from "OU(CDWRA)" Zone to "OU(CDWRA)1" Zone at Various Lots in D.D.107 and Adjoining Government Land, West of Castle Peak Road - Tam Mi, Yuen Long





Title

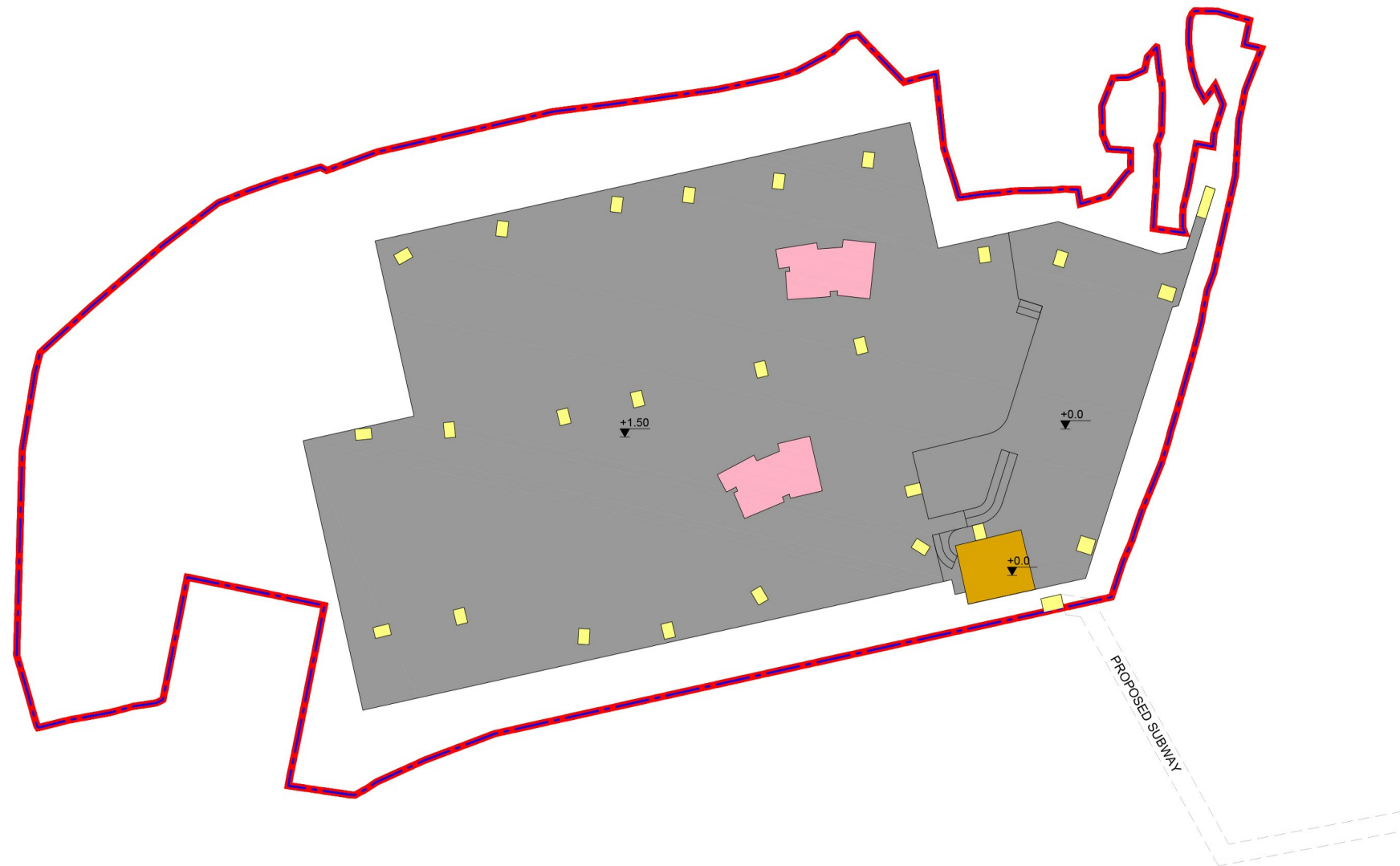
Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale		Figure	4.1





- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- REFUSE COLLECTION POINT



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Title

Indicative Master Layout Plan – Basement Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.2		





- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- CARPARK / E&M
- LOADING / UNLOADING
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES



1. All spot levels marked on the building structures (including towers, clubhouse and GIC blocks) refer to the main roof levels.
2. No. of storeys marks on plans show total no. of storeys including towers and podiums, excluding basement(s).
3. "Commercial uses" include 'Eating Place', 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, arts school, ballet and other types of schools providing interest/ hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'

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Title

Indicative Master Layout Plan – Ground Floor

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Rev	0	Date	Jan 2024
Scale	Figure 4.3		





- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- LOADING / UNLOADING
- PODIUM / COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY AREA / LIFTS
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES



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Title

### Indicative Master Layout Plan – First Floor

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Rev	0	Date	Jan 2024
Scale	Figure 4.4		





- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- LOADING / UNLOADING
- PODIUM / COMMERCIAL / RETAIL
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES

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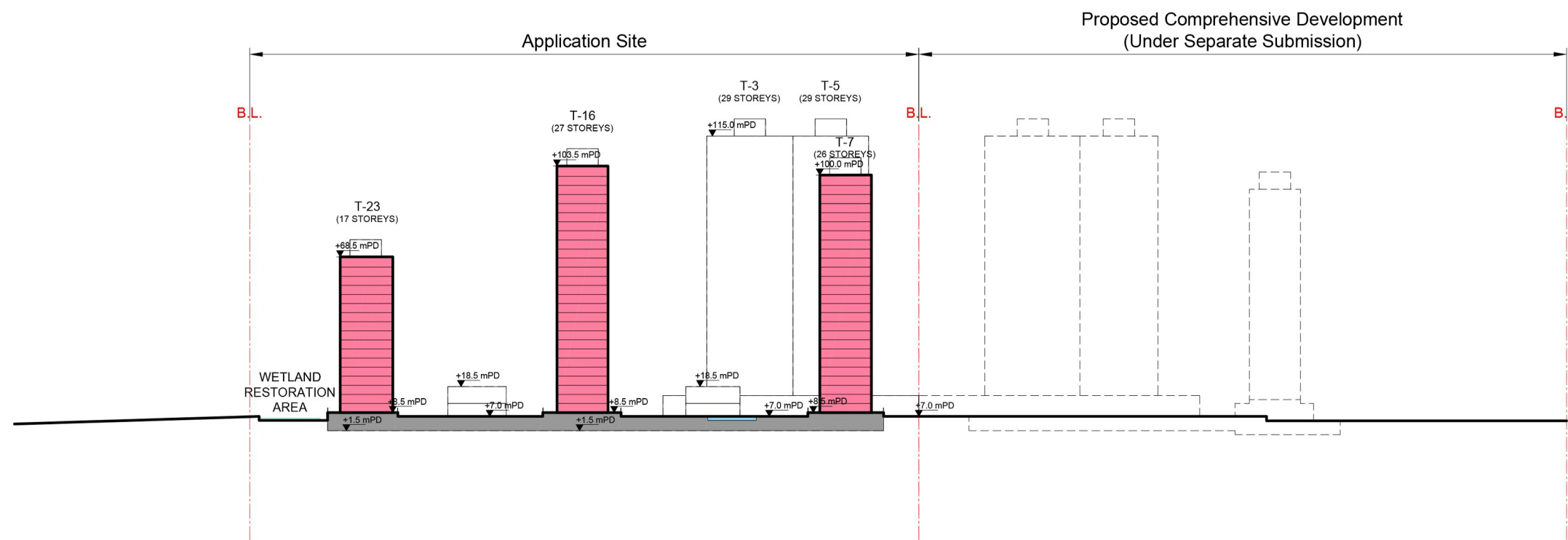
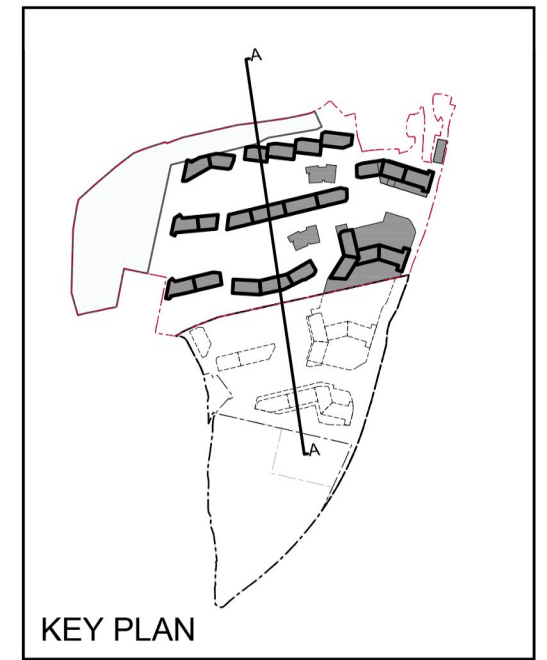
Title

**Indicative Master Layout Plan – Second Floor**

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Rev	0	Date	Jan 2024
Scale	Figure 4.5		



- RESIDENTIAL TOWERS
- SWIMMING POOL
- CARPARK / E&M



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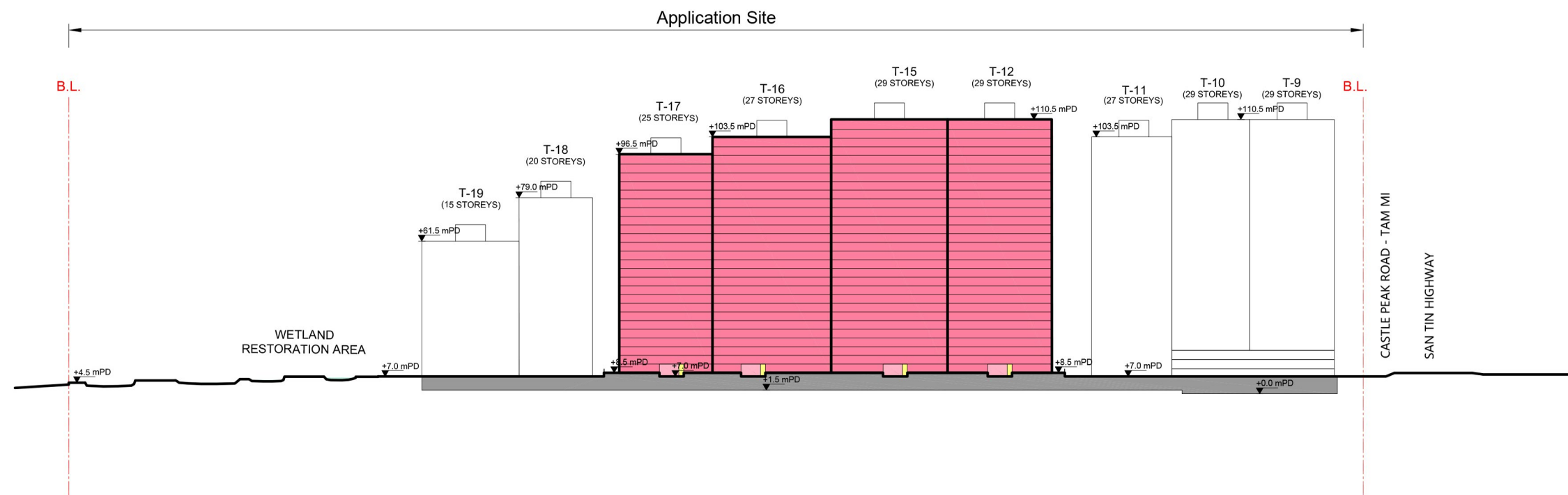
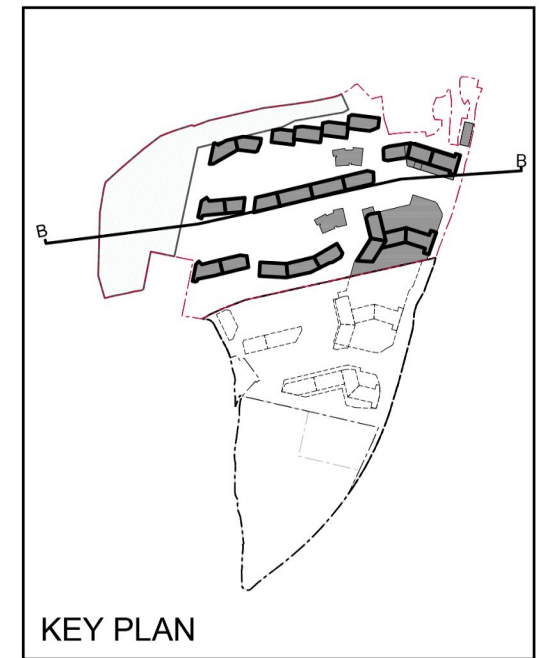
Title

Indicative Section A - A Plan

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Rev	0	Date	Jan 2024
Scale	Figure 4.6		



- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M



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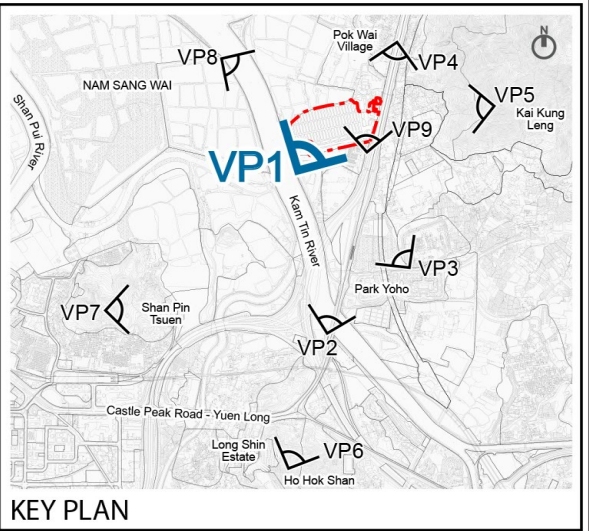


Title

Indicative Section B - B Plan

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Rev	0	Date	Jan 2024
Scale	Figure 4.7		





Existing Condition

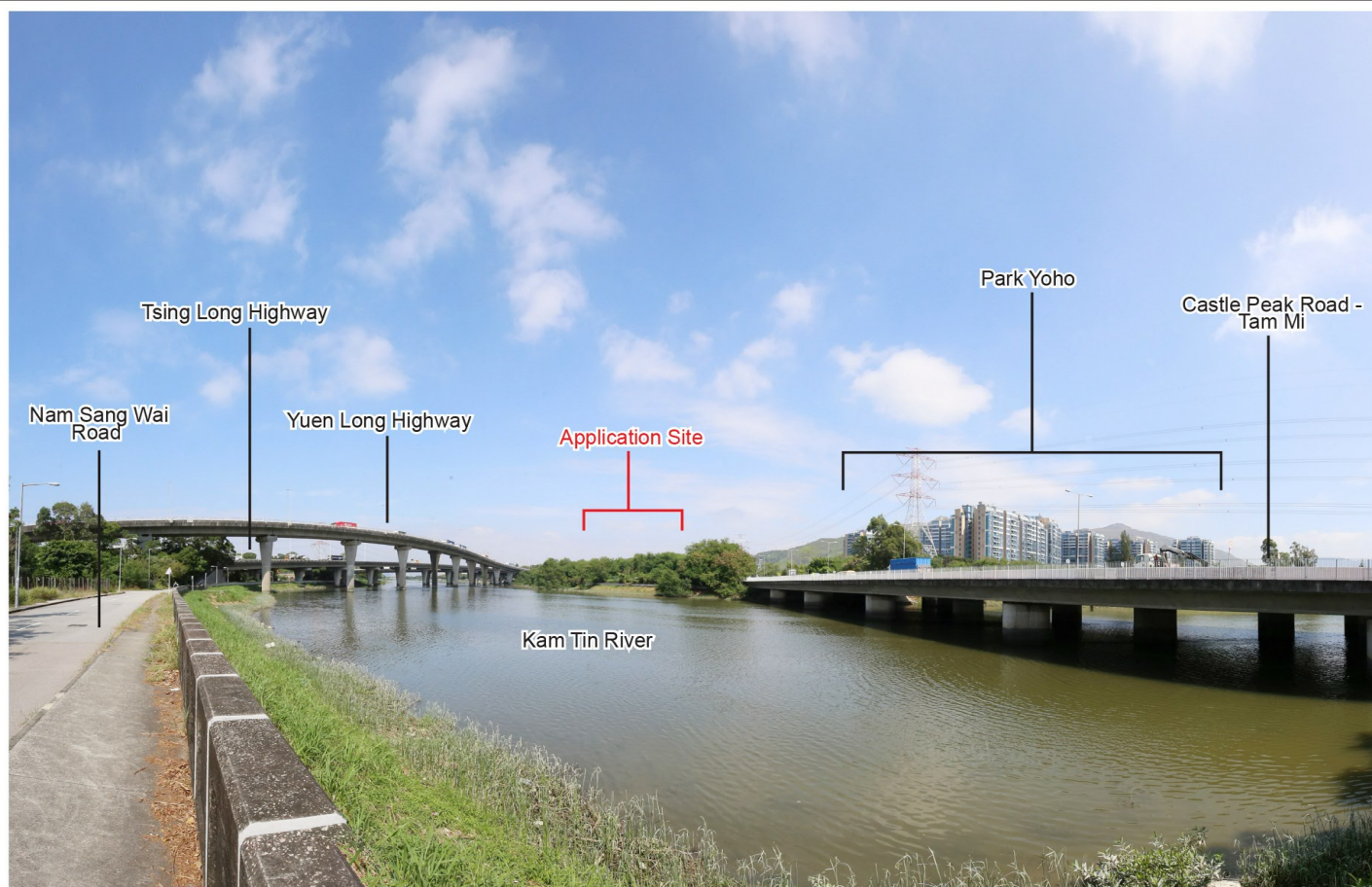


Proposed Scheme - Interim Scenario

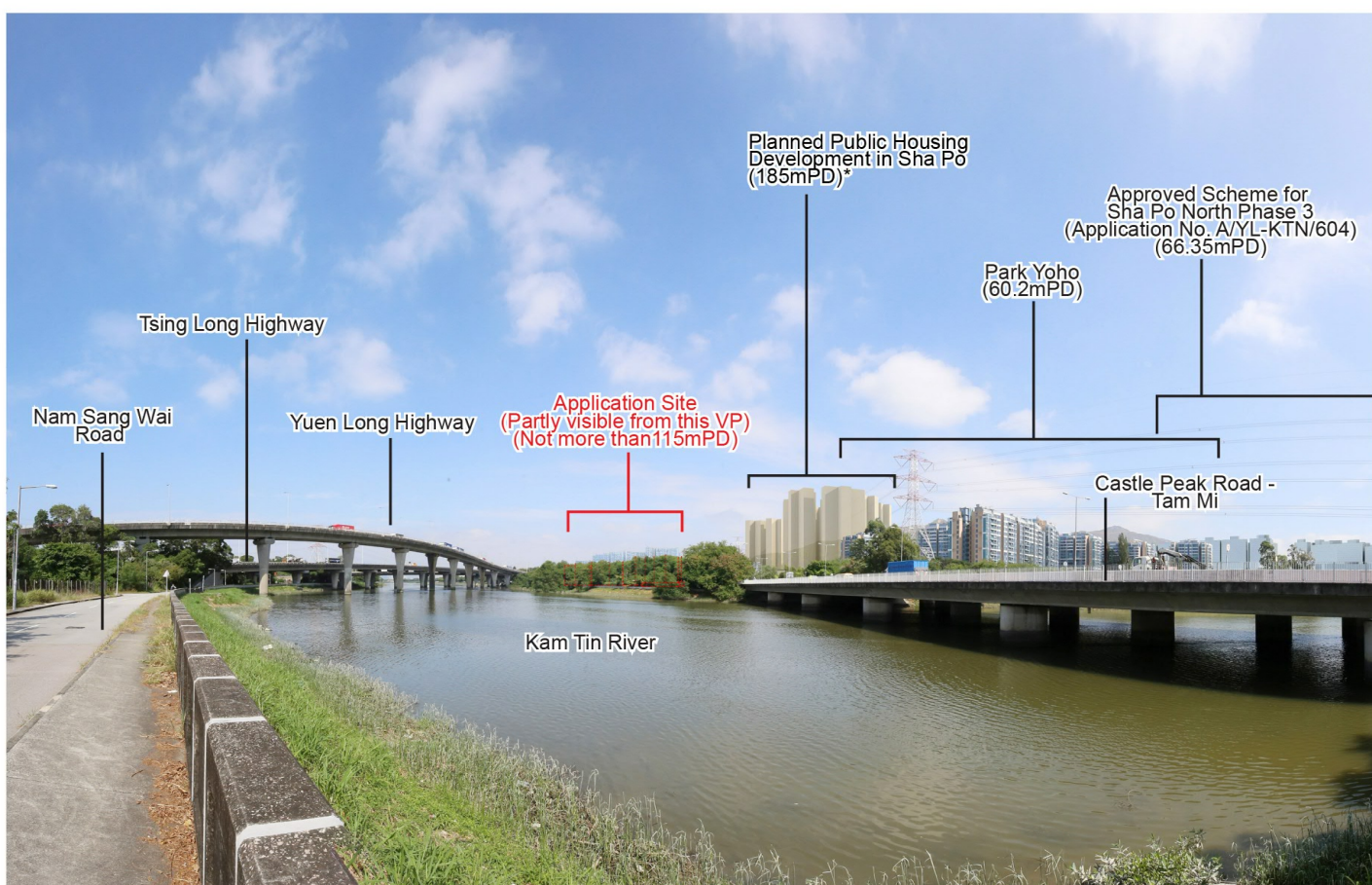
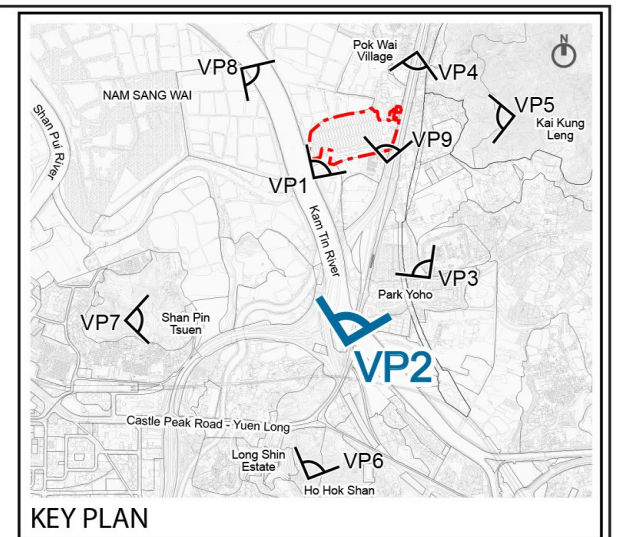


Proposed Scheme - Ultimate Scenario

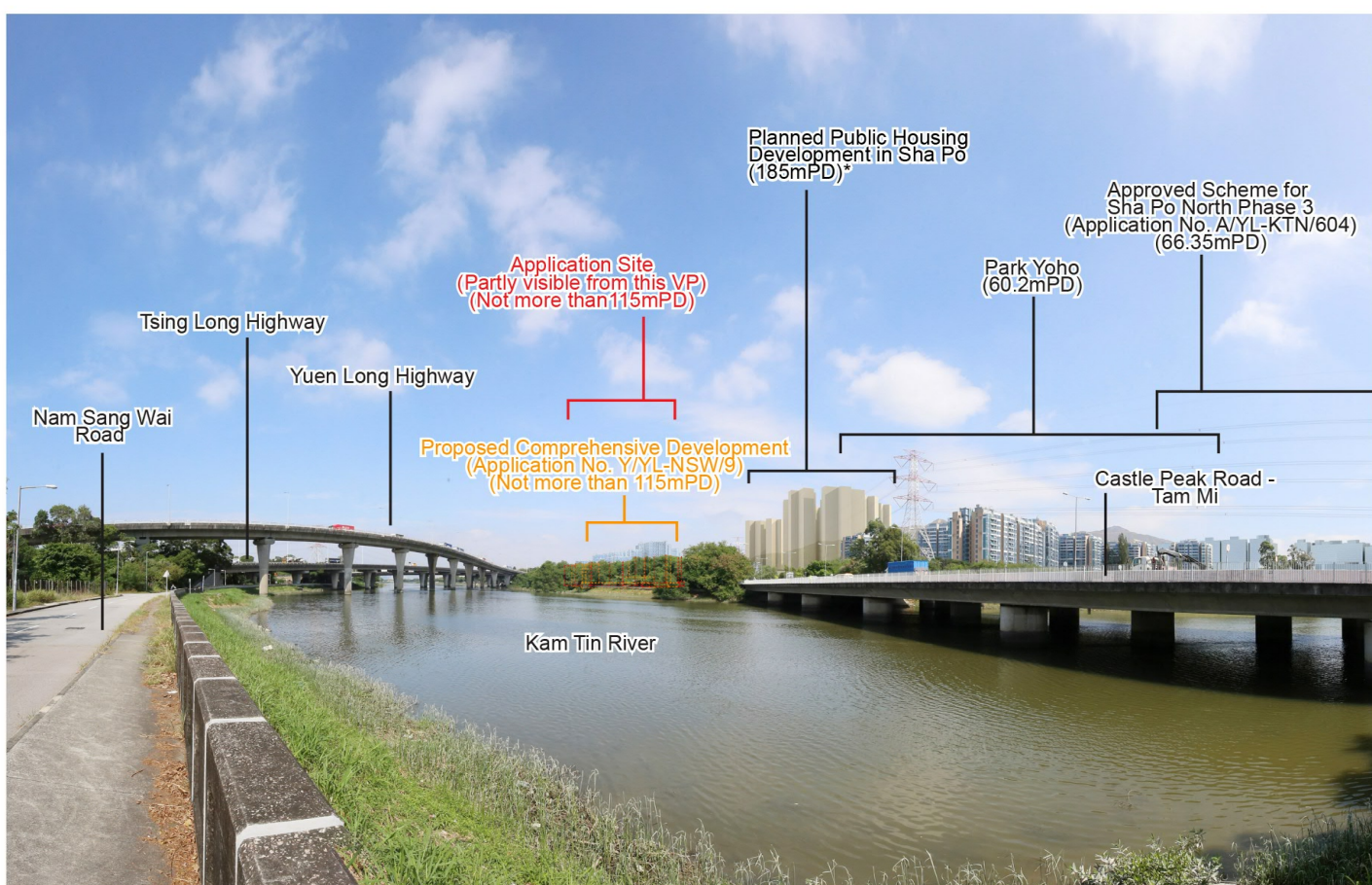




Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

申請編號 Application No. : Y/YL-NSW/8  
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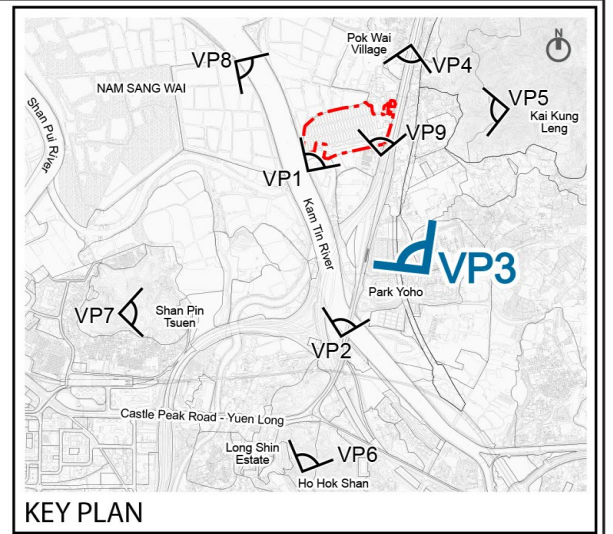
Remarks:  
 \* According to the draft Kam Tin North OZP No. S/YL-KTN/10 gazetted in January 2023.

	Title <b>Photomontages – Viewing from VP2: Nam Sang Wai Road (South)</b>	Checked	DH	Drawn	PW
		Rev	1	Date	Nov 2023
		Scale	N/A	Figure	5.2





Existing Condition



Proposed Scheme - Interim Scenario



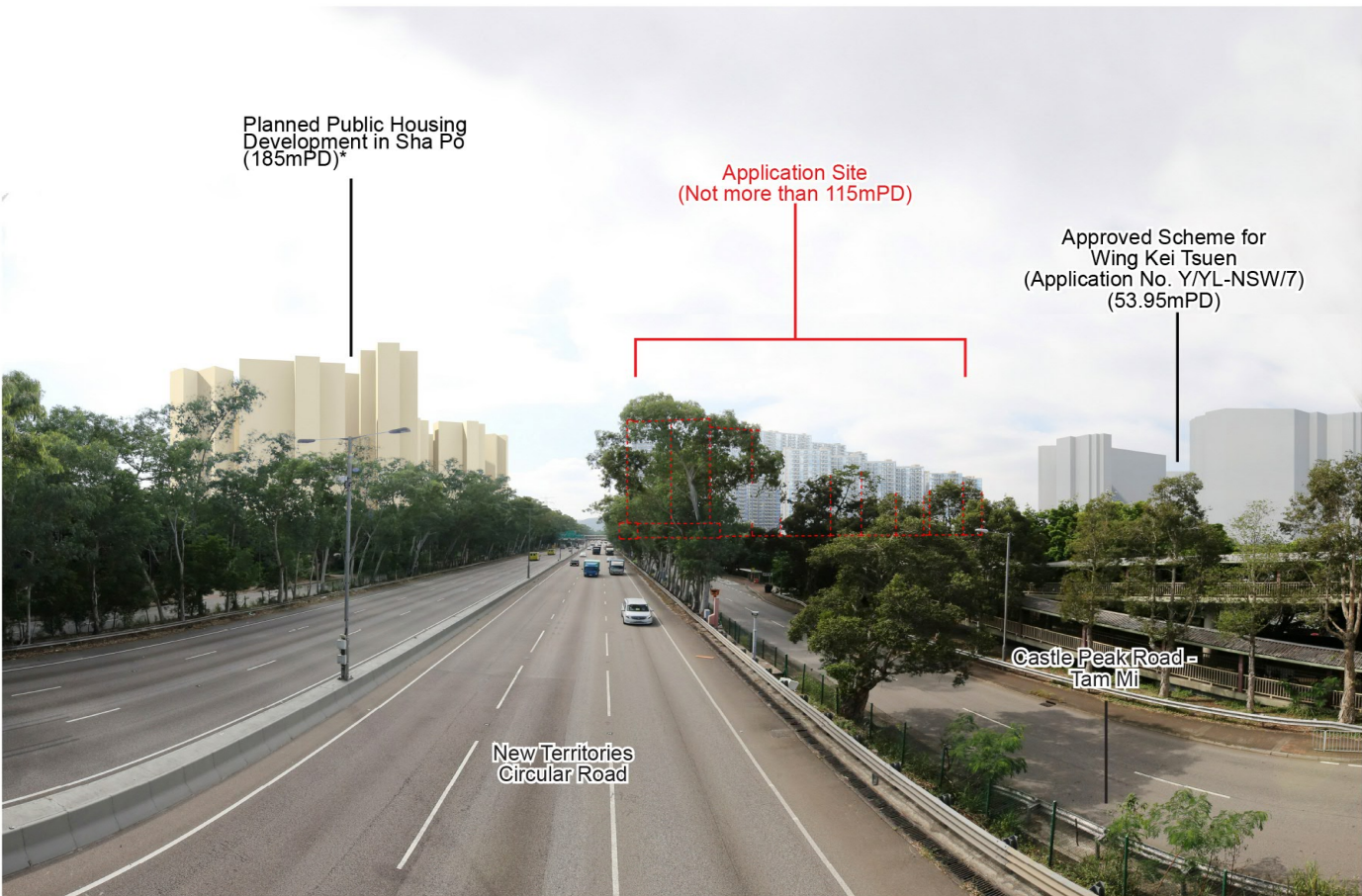
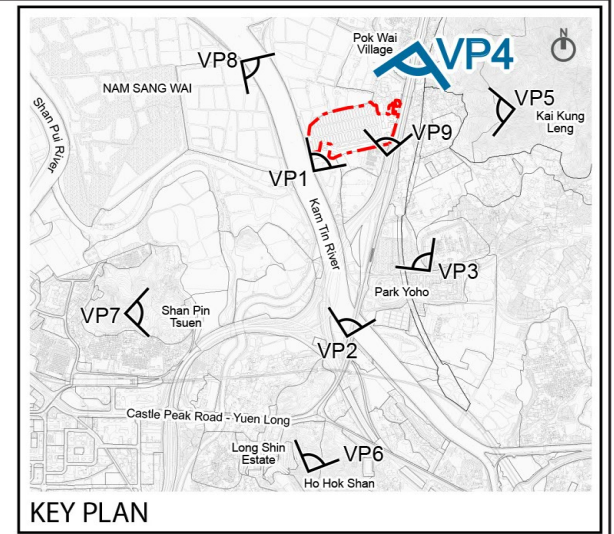
Proposed Scheme - Ultimate Scenario

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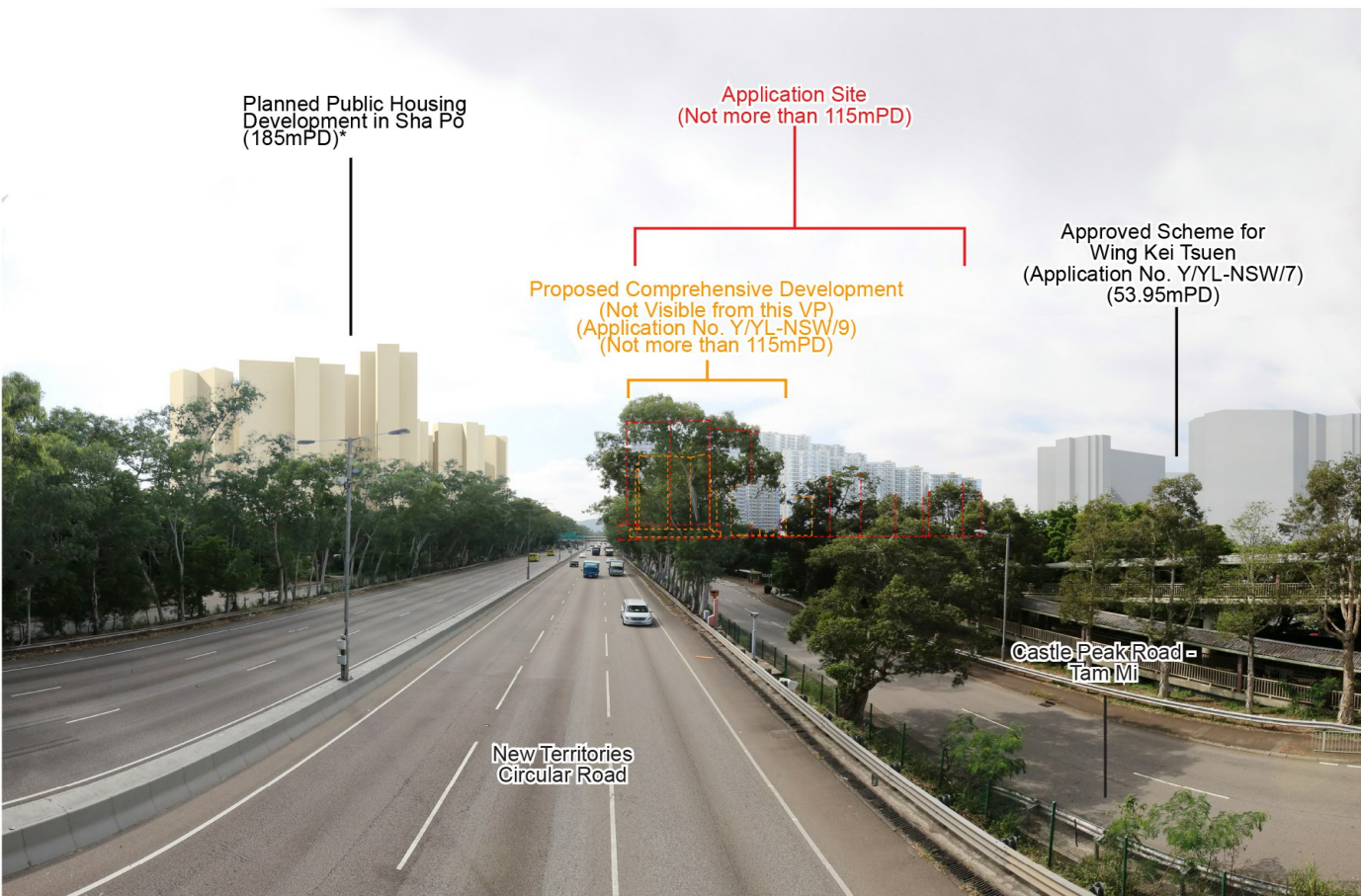




Existing Condition



Proposed Scheme - Interim Scenario

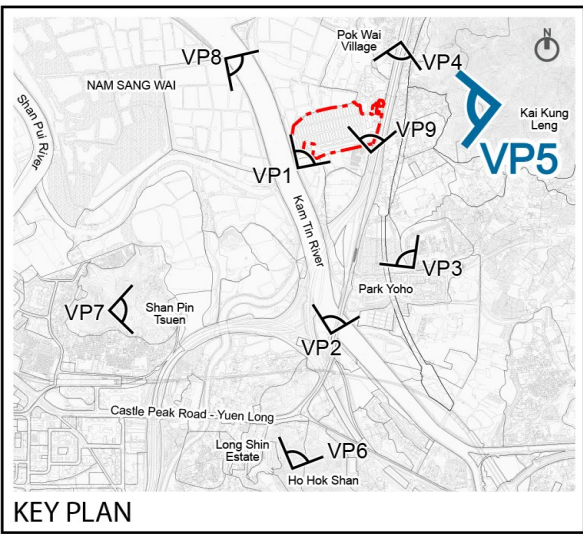


Proposed Scheme - Ultimate Scenario

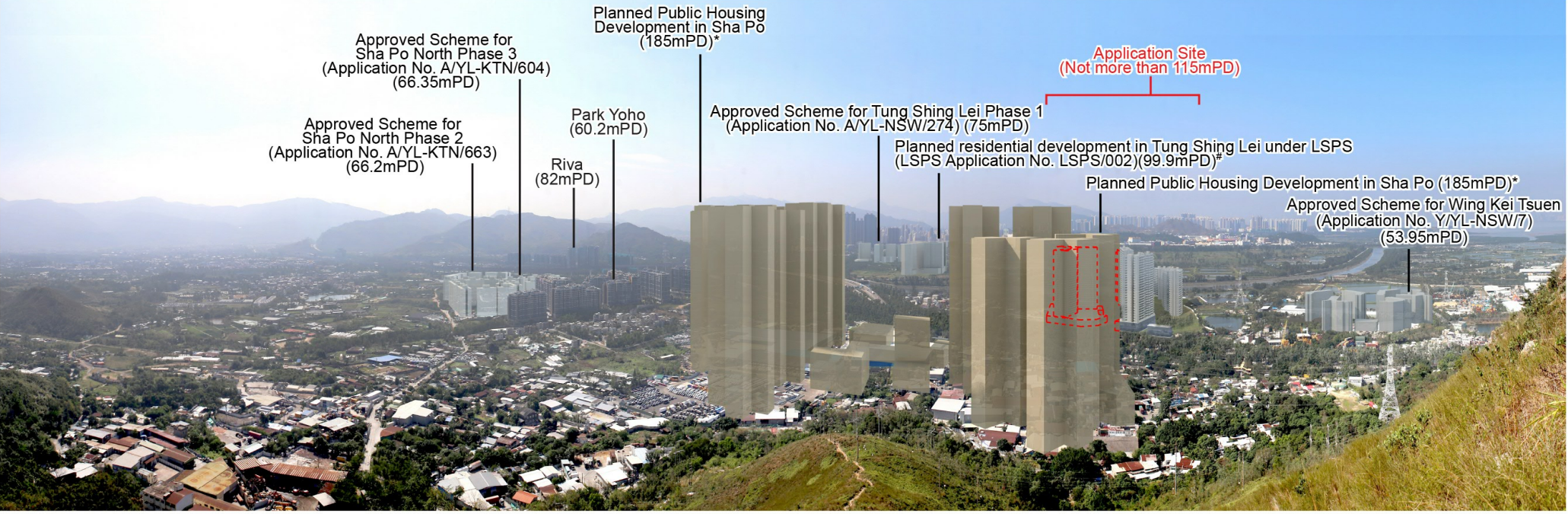
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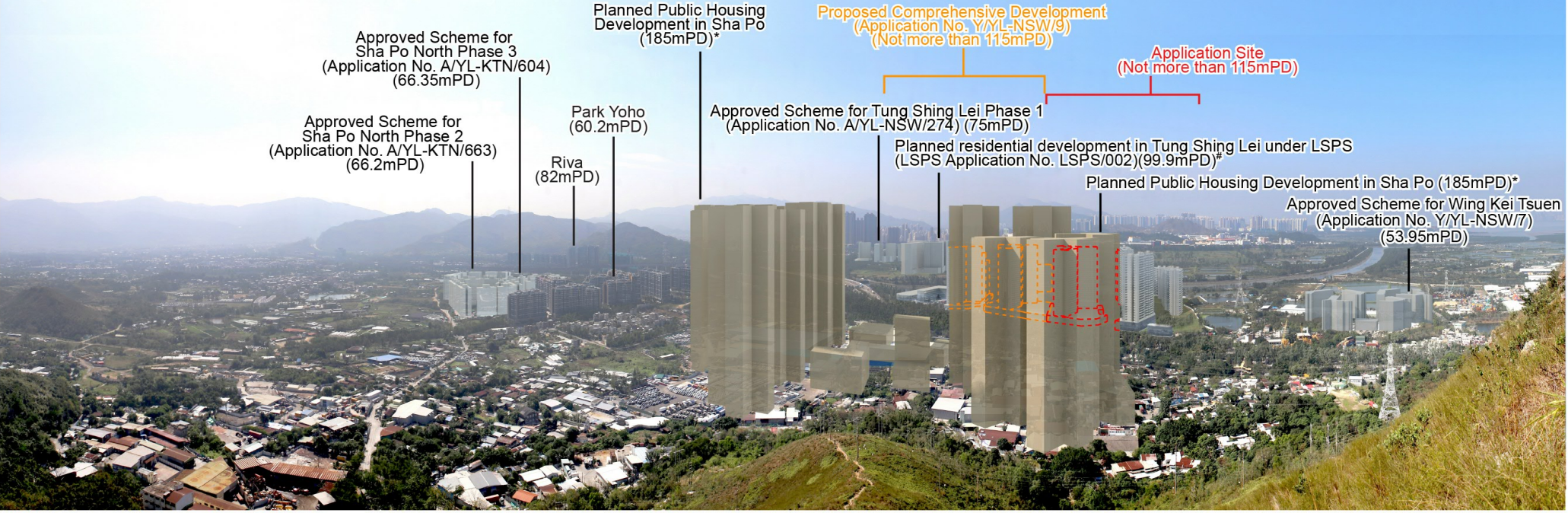




Existing Condition



Proposed Scheme - Interim Scenario



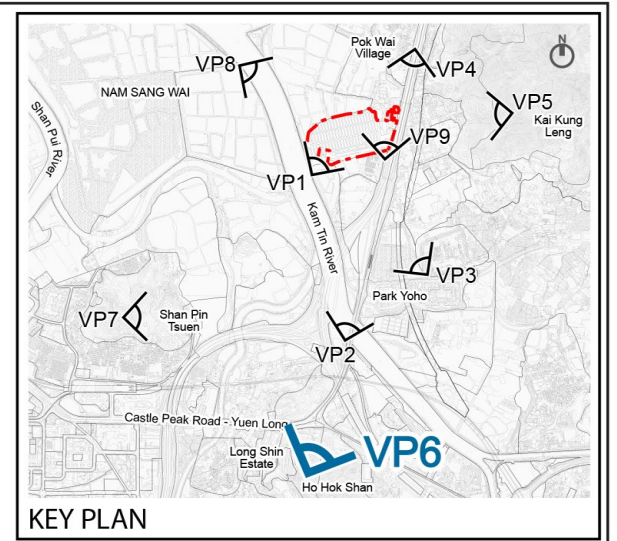
Proposed Scheme - Ultimate Scenario

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 # The Land Sharing Pilot Scheme Application No. LSPS/002 for proposed residential development has received endorsement in-principle from the Chief Executive-in-Council in November 2022.

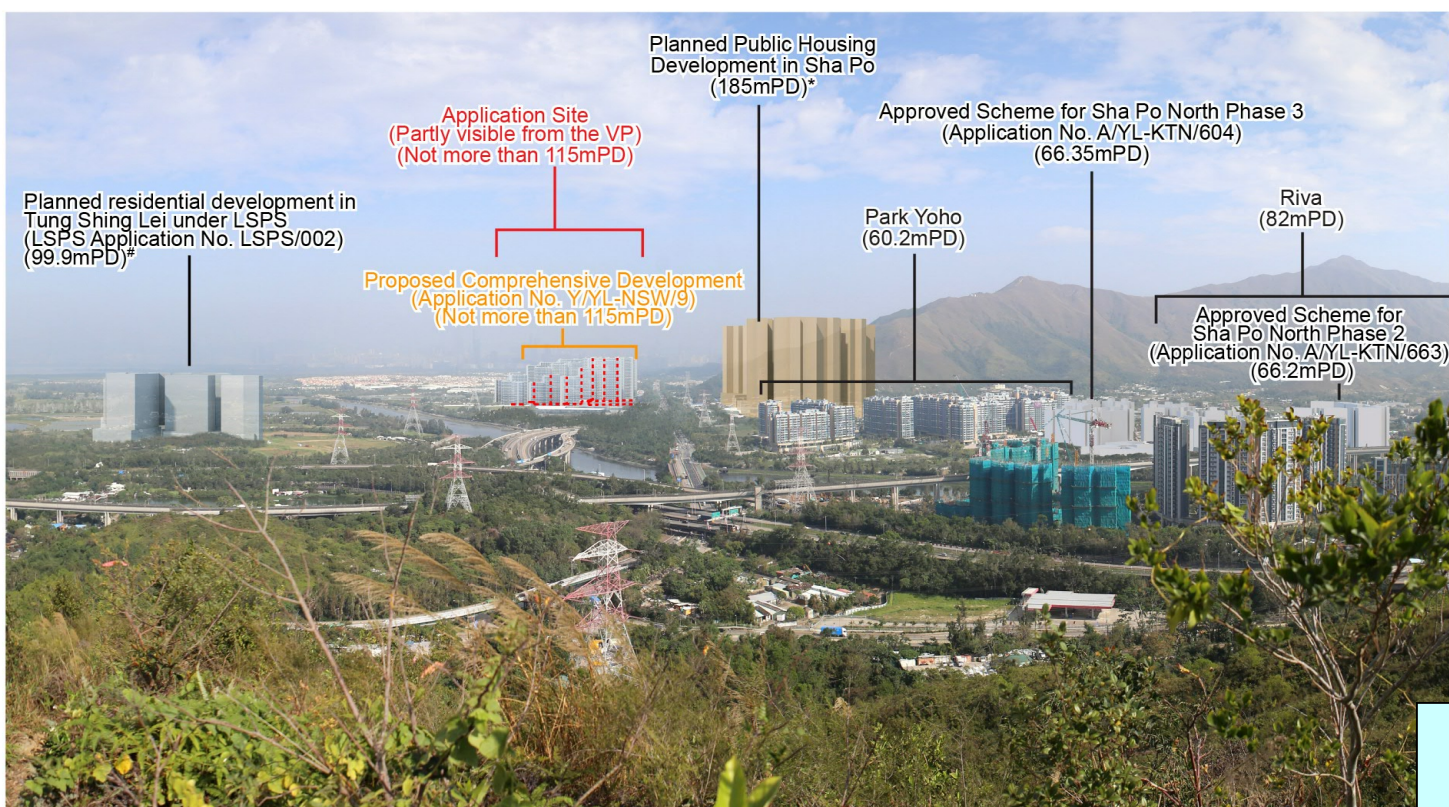




Existing Condition



Proposed Scheme - Interim Scenario

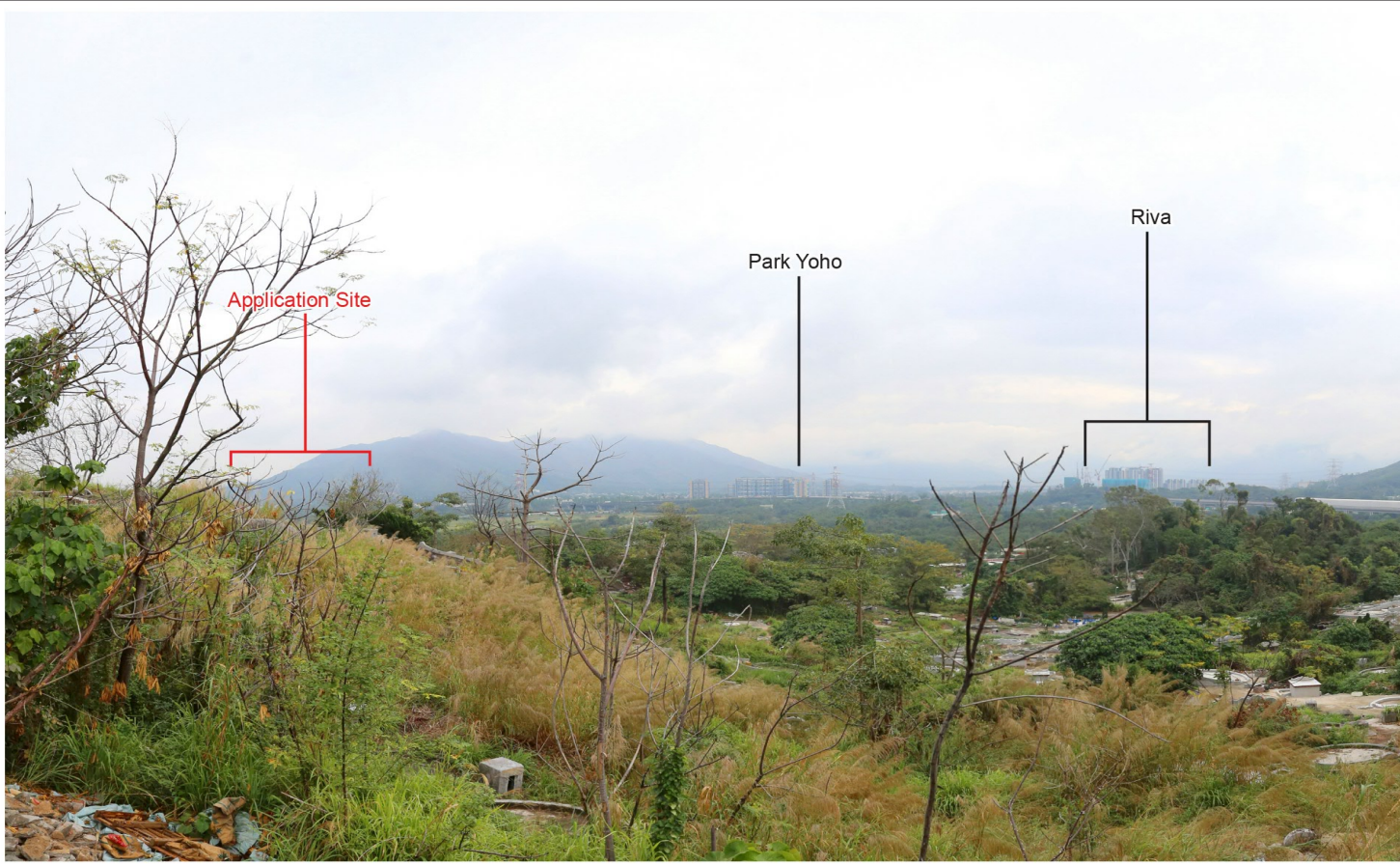


Proposed Scheme - Ultimate Scenario

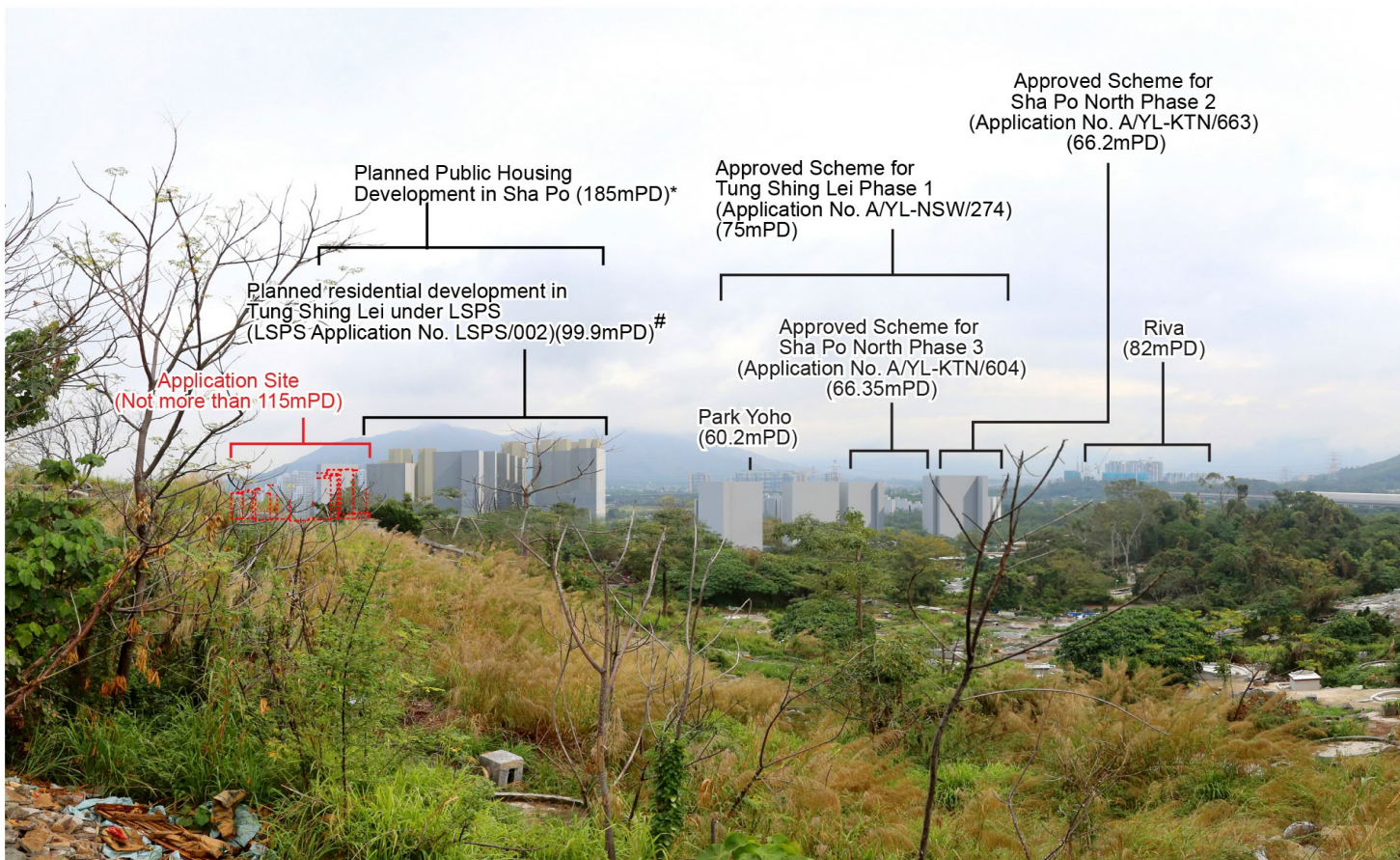
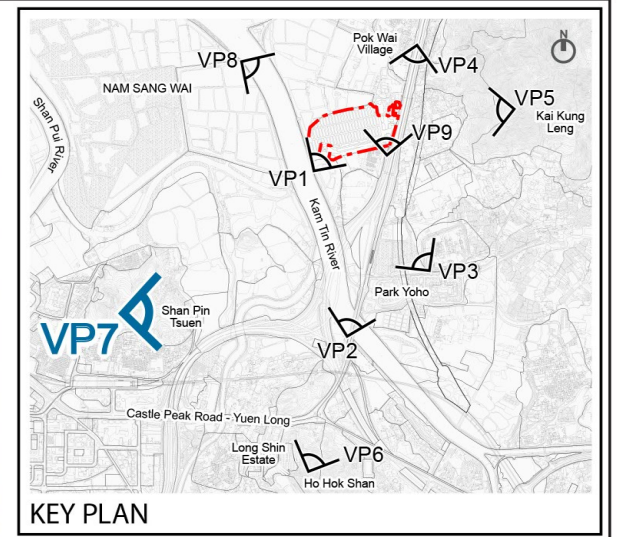
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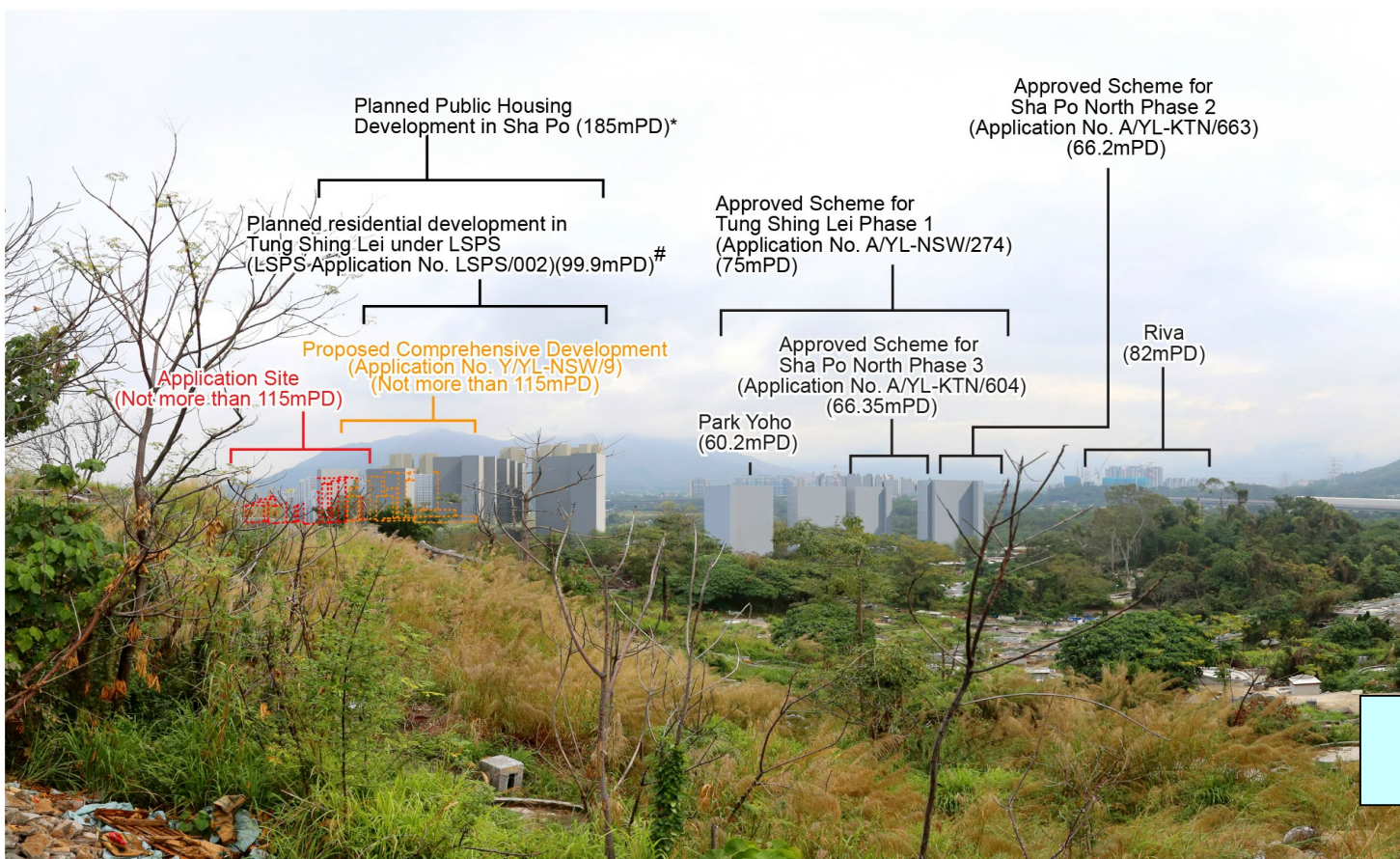




Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

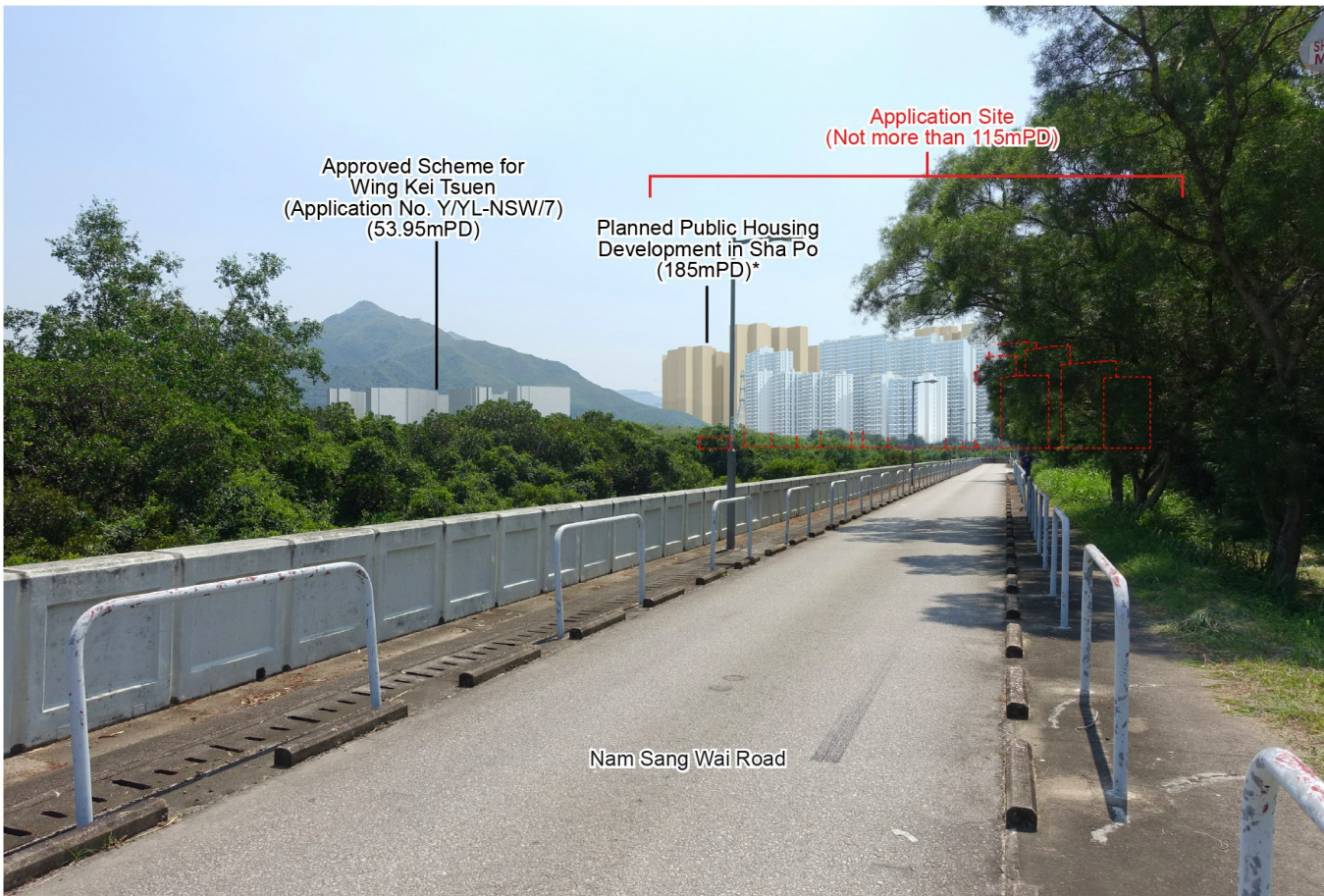
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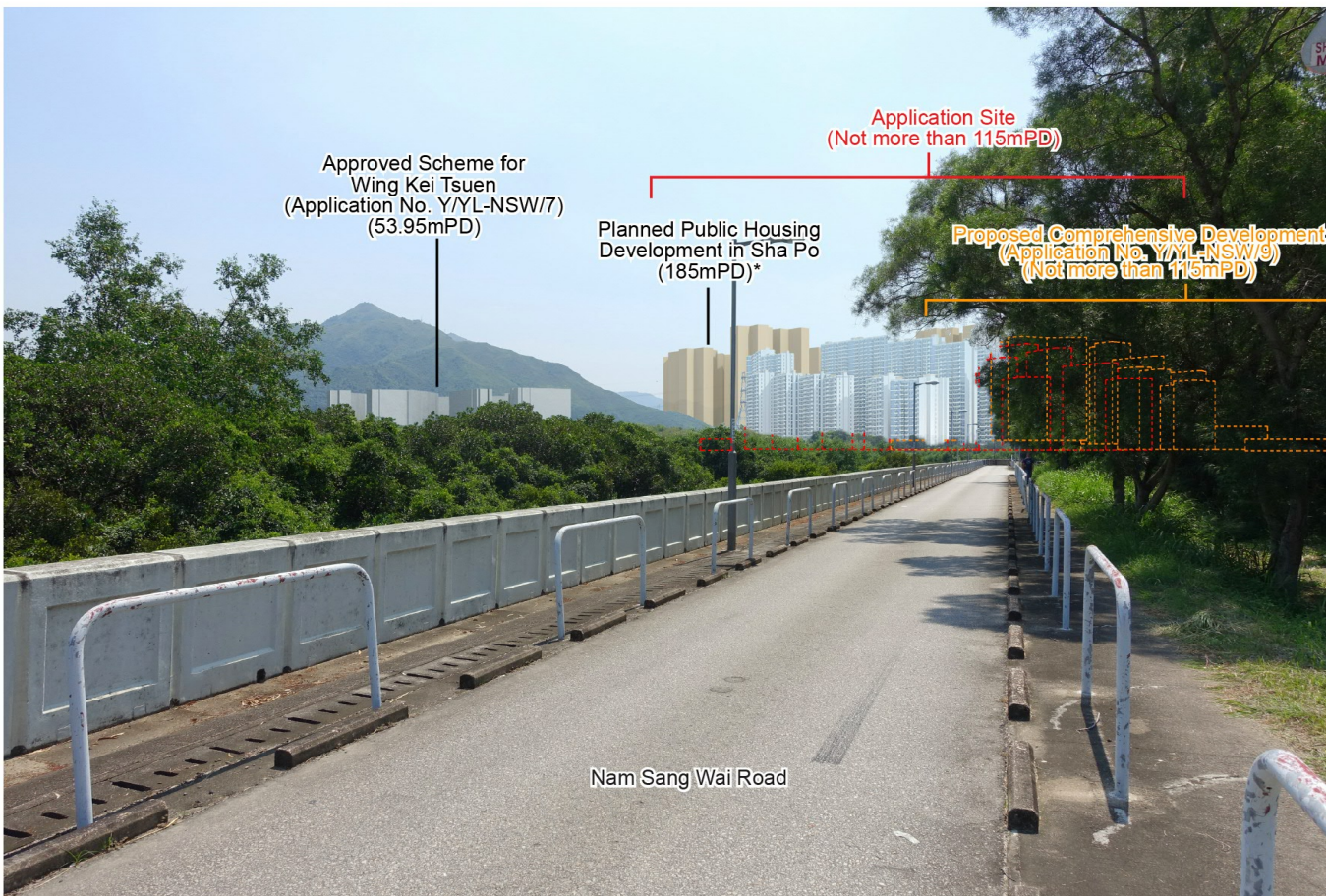




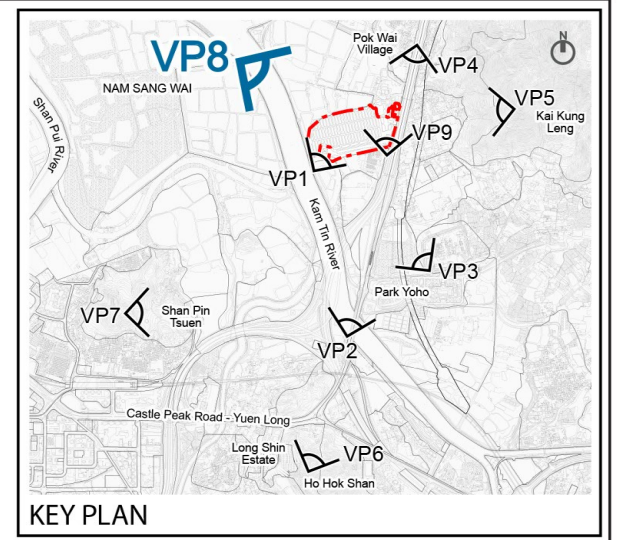
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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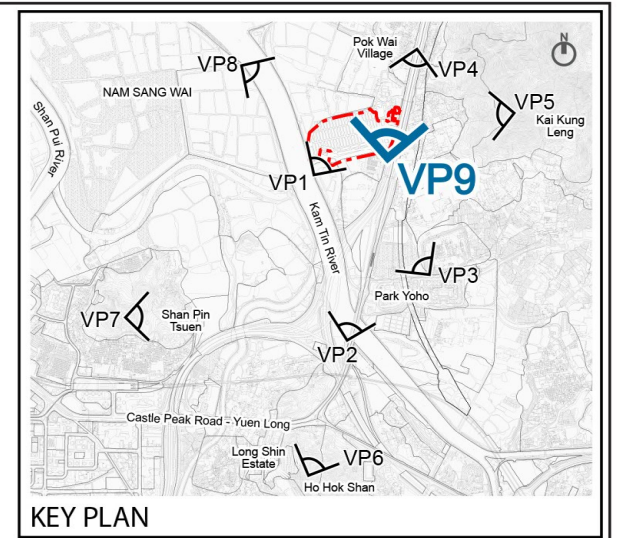
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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Legend	
Proposed Comprehensive Development under Application Site (Max. BH not more than 115mPD)	
Proposed Comprehensive Development (Application No. Y/YL-NSW/9) (Not more than 115mPD)	