

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL/20**  
**關乎申請編號 Y/YL/20 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 2.2.2024  
因應於 2024 年 2 月 2 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/20		
Location/address 位置／地址	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories 新界元朗十八鄉路丈量約份第 120 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 6,060 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 744 sq. m 平方米)		
Plan 圖則	<u>Section 12A application 第 12A 條申請</u> Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分區計劃大綱草圖編號 S/YL/26		
	<u>Further information received 接獲進一步資料</u> Approved Yuen Long Outline Zoning Plan No. S/YL/27 元朗分區計劃大綱核准圖編號 S/YL/27		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Government, Institution or Community" 「政府、機構或社區」		
	<u>Further information received 接獲進一步資料</u> "Government, Institution or Community" 「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」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	Not more than 不多於 36,360	Not more than 不多於 6
	Non-domestic 非住用	Not more than 不多於 3,030	Not more than 不多於 0.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	

	Composite 綜合用途	2	
Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	9.75	m 米
		-	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 90	mPD 米(主水平基準上)
		Not more than 不多於 25	Storey(s) 層
1		Exclude 不包括 Basement 地庫	
Site coverage 上蓋面積	About 約 33.33 %		
No. of units 單位數目	943 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,640	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		262
	Private Car Parking Spaces 私家車車位		123
	Motorcycle Parking Spaces 電單車車位		13
	Bicycle Parking Spaces 單車泊車位		126
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
Heavy Goods Vehicle Spaces 重型貨車車位		4	

\* 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.

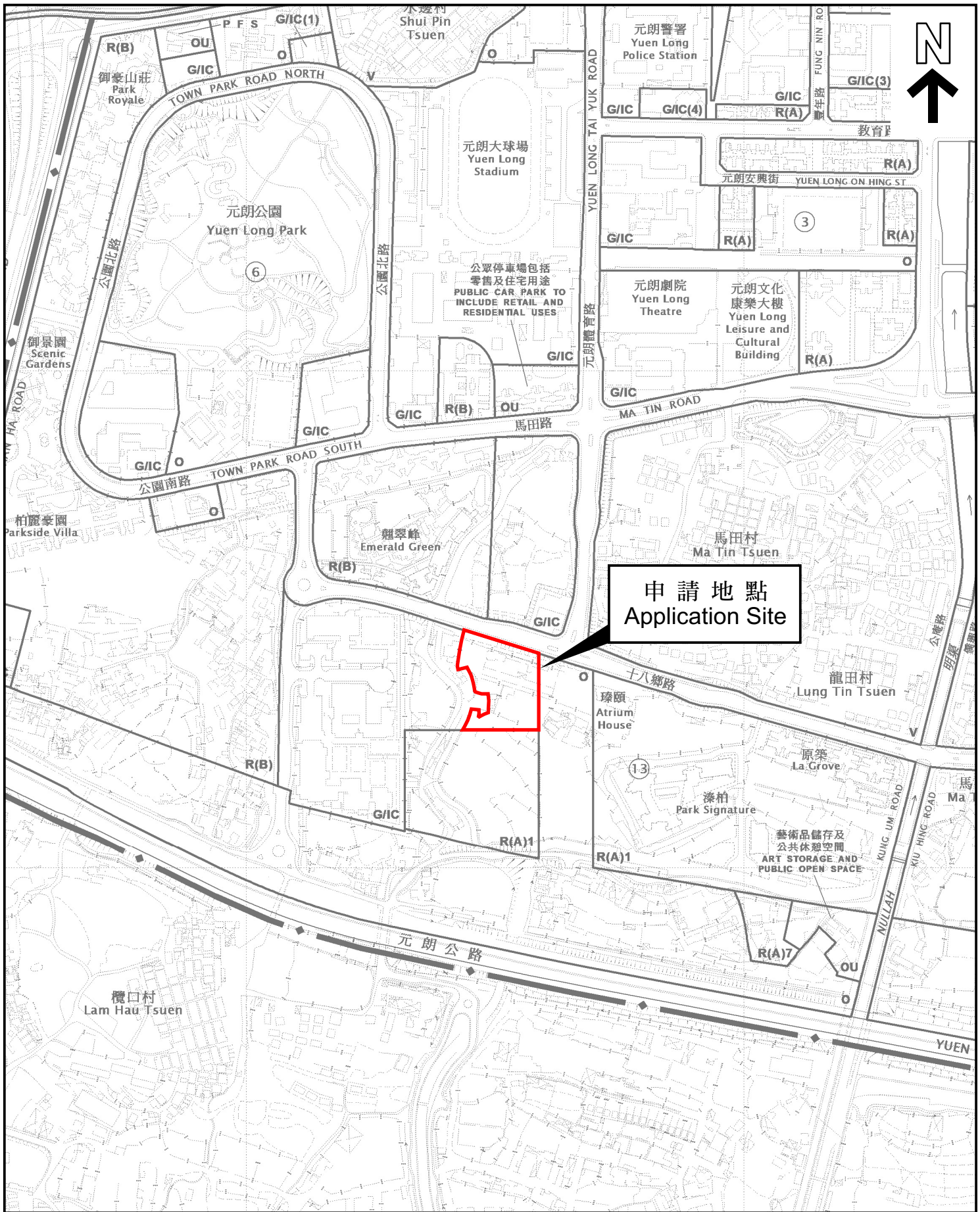
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<b>Chinese</b> 中文	<b>English</b> 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 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 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 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 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"/>
<b><u>Response to Departmental Comments 回應政府部門的意見</u></b>		
<b><u>Replacement Pages of Application Form and Planning Statement 申請表格及規劃綱領的替換頁</u></b>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

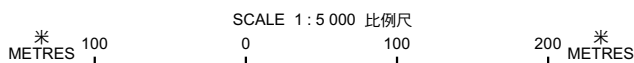
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



本摘要圖於2024年2月6日擬備，  
 所根據的資料為於2023年12月5日  
 核准的分區計劃大綱圖編號 S/YL/27  
 EXTRACT PLAN PREPARED ON 6.2.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL/27 APPROVED ON 5.12.2023

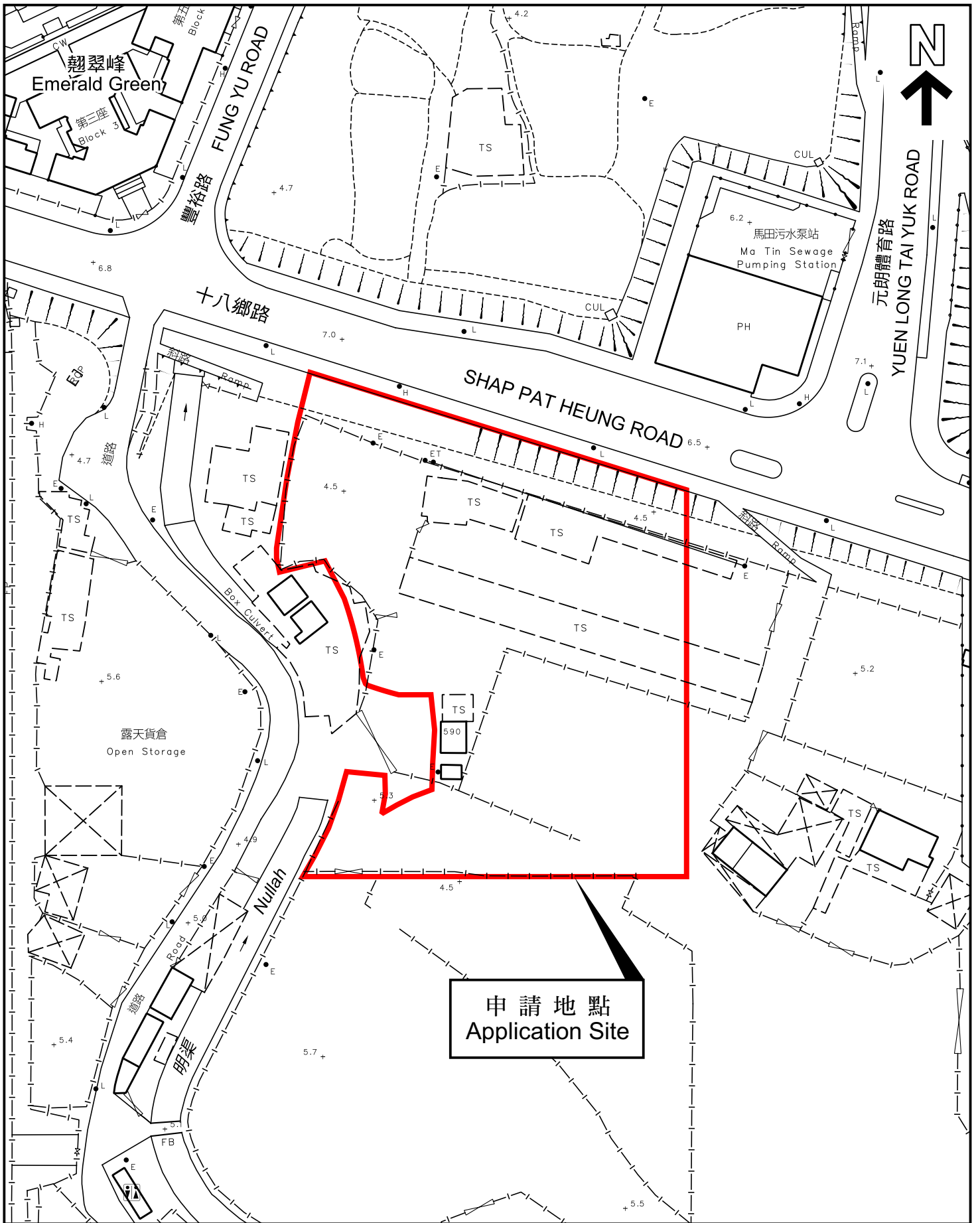
### 位置圖 LOCATION PLAN



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/20**





申請地點  
Application Site

本摘要圖於2024年2月6日擬備，  
所根據的資料為測量圖編號  
6-NW-14A 及 6-NW-14B  
EXTRACT PLAN PREPARED ON 6.2.2024  
BASED ON SURVEY SHEETS No.  
6-NW-14A & 6-NW-14B

平面圖 SITE 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/20

申請編號 Application No. : Y/YL/20

**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、視覺影響評估、布局設計圖、樓宇平面圖及截視圖、申請表格及規劃綱領的替換頁及其他補充資料，以回應政府部門的意見。

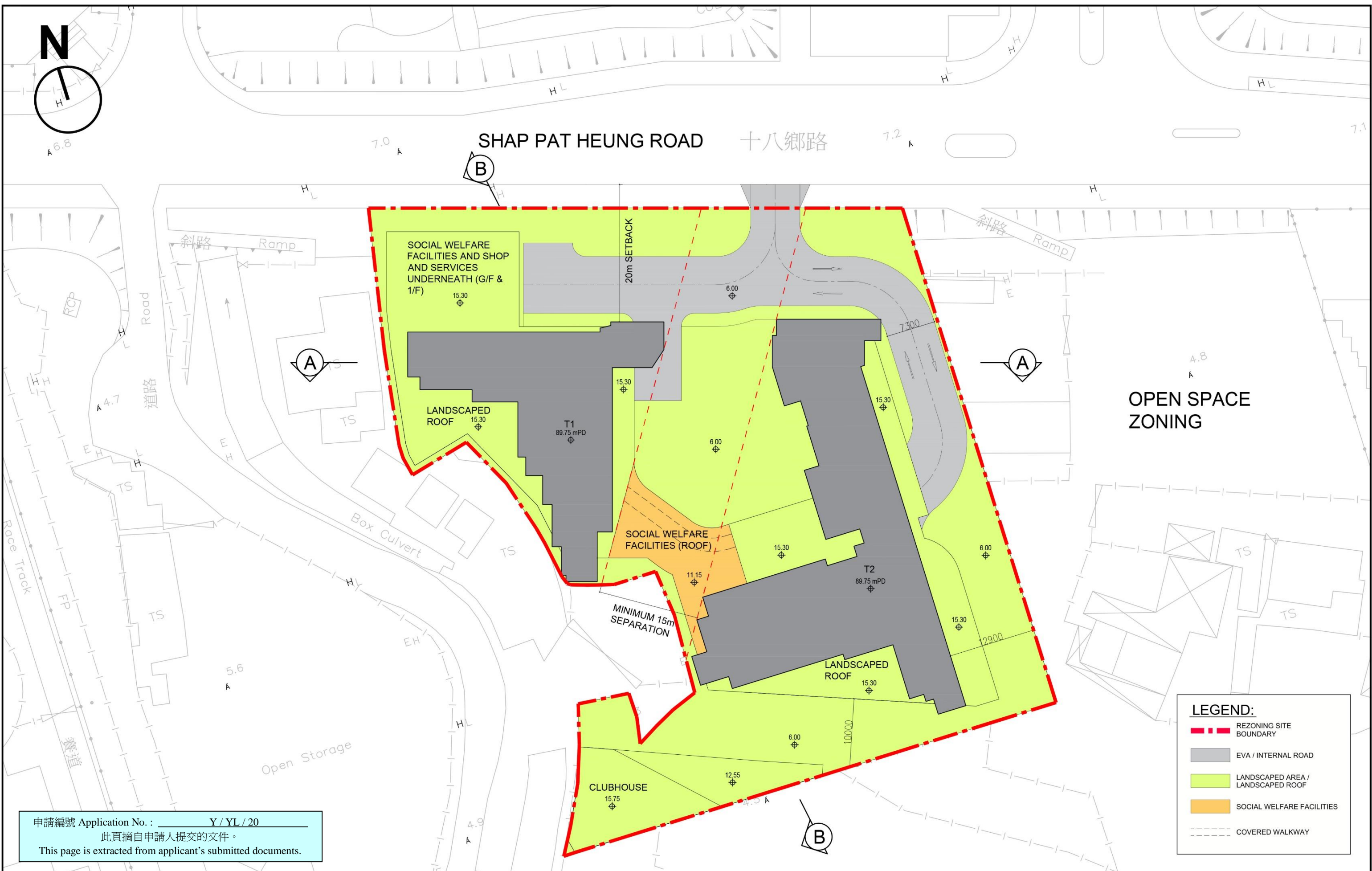
The applicant provided further information, which includes revised Traffic Impact Assessment, Visual Impact Assessment, layout plan, floor plans and section plans, replacement pages of the application form and planning statement, and other supplementary information, in response to the comments of various Government departments.

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.



# SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

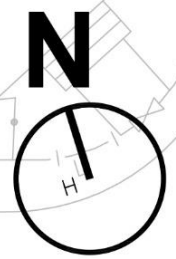
**LEGEND:**

- REZONING SITE BOUNDARY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA / LANDSCAPED ROOF
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

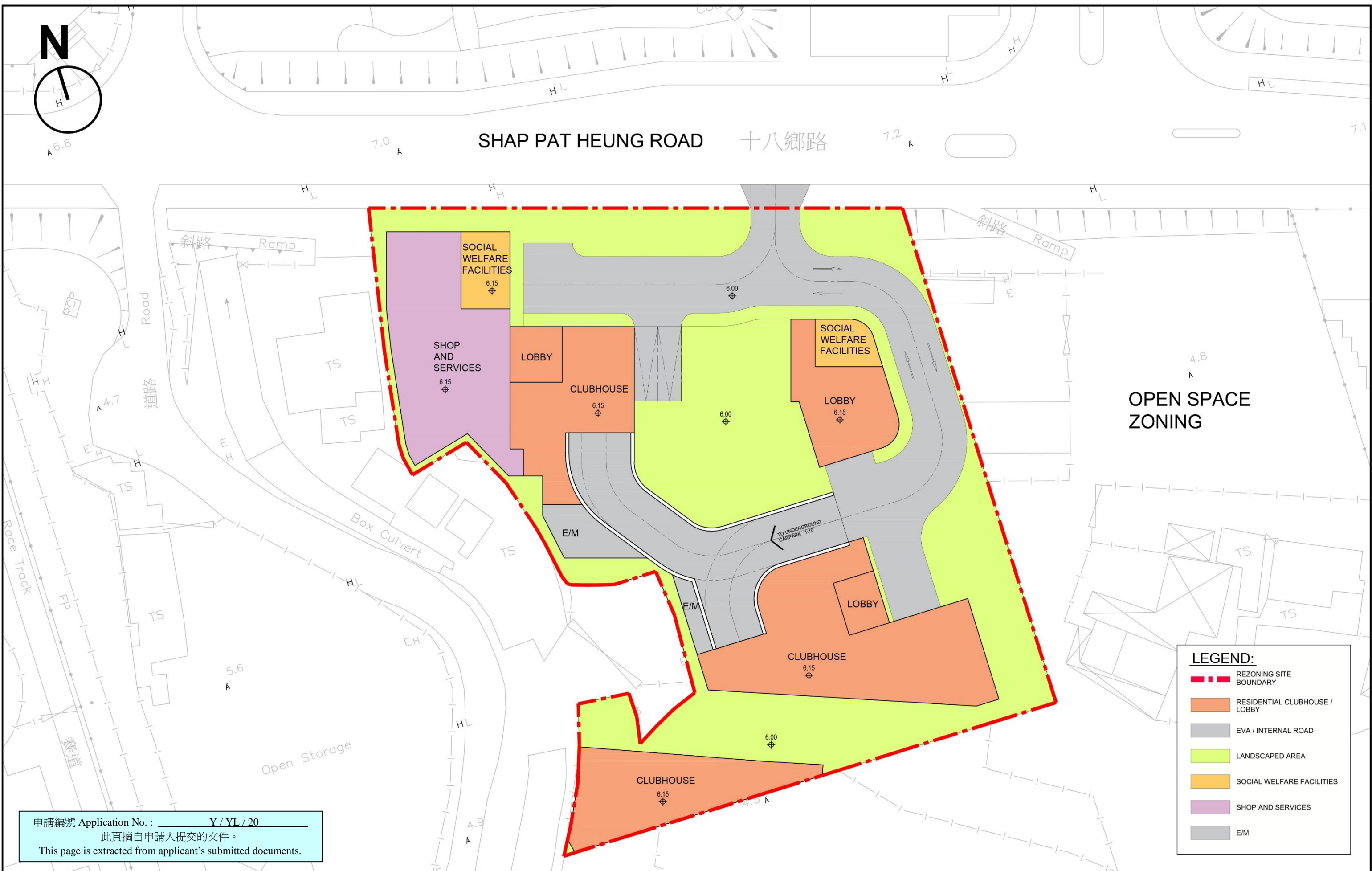
申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

<p>Drawing Title</p> <h2 style="text-align: center;">INDICATIVE SCHEMATIC DESIGN</h2>	<p>Scale</p> <p style="text-align: center; font-size: 1.2em;">1:500</p> <p>Date</p> <p style="text-align: center;">10/01/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center; font-size: 1.2em;">P169</p>	
---	---	---	--	--





# SHAP PAT HEUNG ROAD 十八鄉路



**LEGEND:**

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- E/M

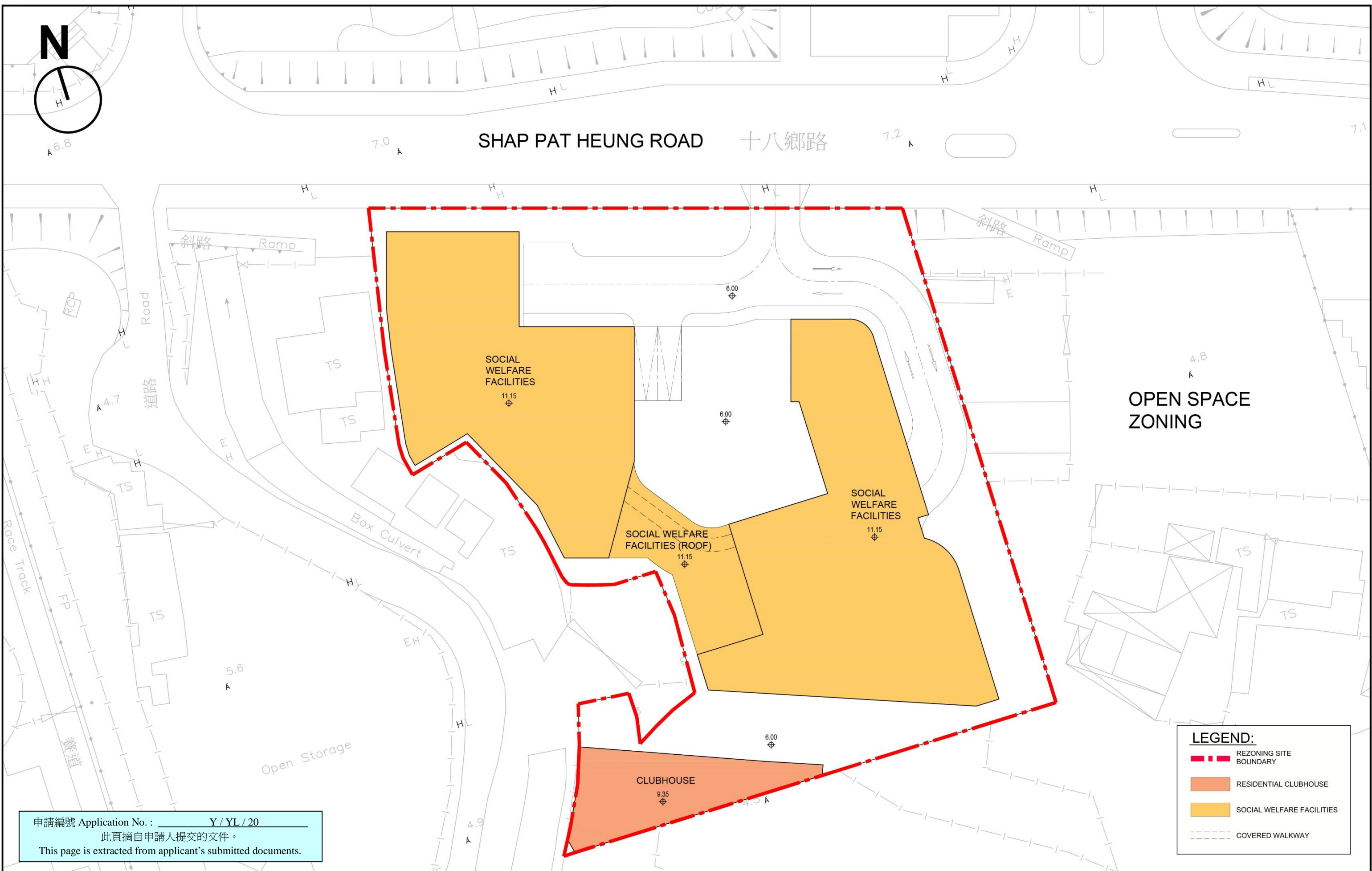
申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

Drawing Title <h2 style="text-align: center;">INDICATIVE GROUND FLOOR PLAN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
Date <h3 style="text-align: center;">10/01/24</h3>				





SHAP PAT HEUNG ROAD 十八鄉路



**LEGEND:**

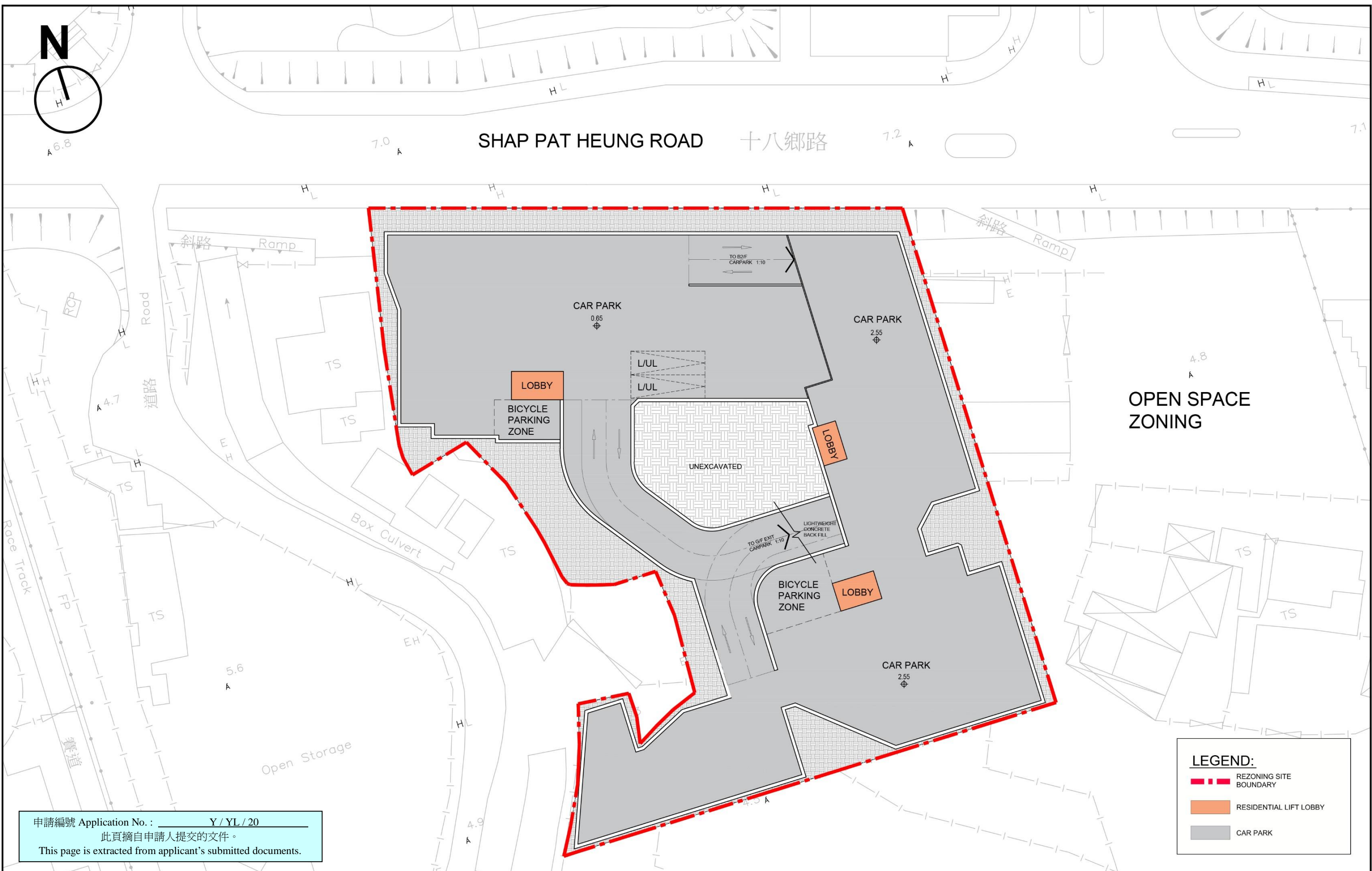
- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

申請編號 Application No. : Y/YL/20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

<p>Drawing Title</p> <p style="text-align: center;"><b>INDICATIVE FIRST FLOOR PLAN</b></p>	<p>Scale</p> <p style="text-align: center;">1:500</p> <p>Date</p> <p style="text-align: center;">10/01/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
--	---	---	--	--



# SHAP PAT HEUNG ROAD 十八鄉路



申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**LEGEND:**

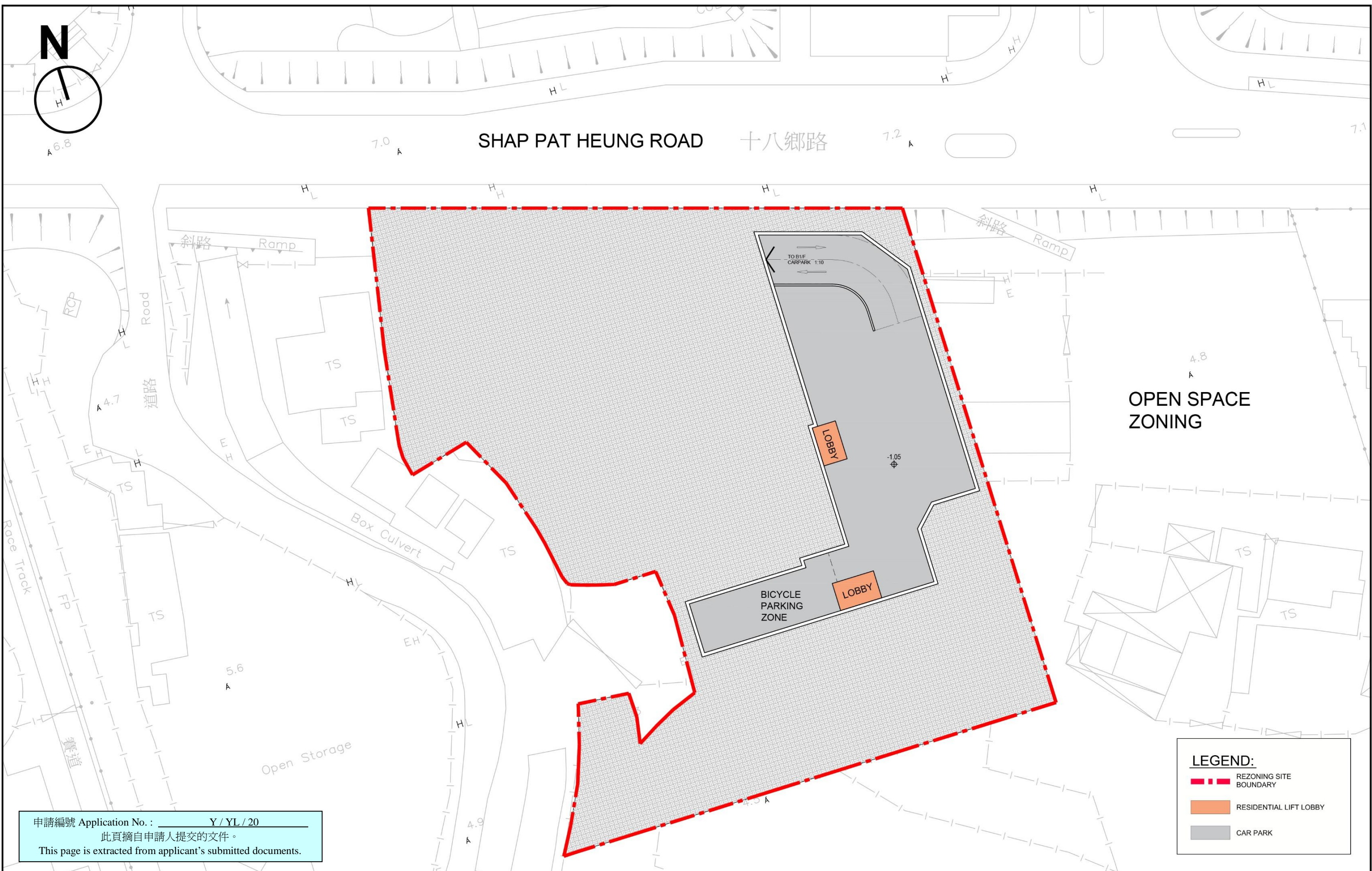
- REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

<p>Drawing Title</p> <h2 style="text-align: center;">INDICATIVE BASEMENT 1 PLAN</h2>	<p>Scale</p> <p style="text-align: center; font-weight: bold;">1:500</p> <p>Date</p> <p style="text-align: center;">10/01/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
--	--	---	--	--








SHAP PAT HEUNG ROAD 十八鄉路




OPEN SPACE ZONING

申請編號 Application No. : Y / YL / 20  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

**LEGEND:**

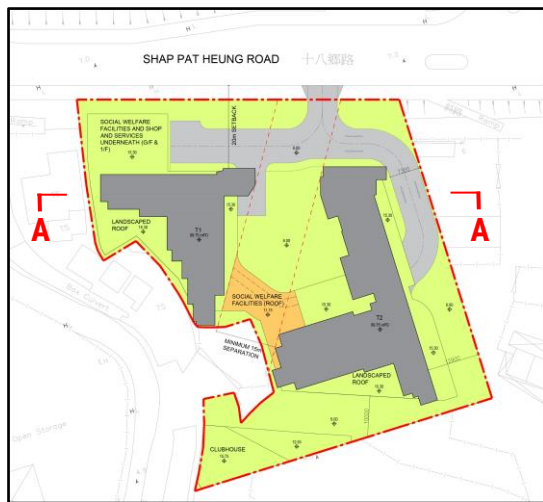
-  REZONING SITE BOUNDARY
-  RESIDENTIAL LIFT LOBBY
-  CAR PARK

Drawing Title <b>INDICATIVE BASEMENT 2 PLAN</b>	Scale 1:500	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. P169	
	Date 10/01/24			



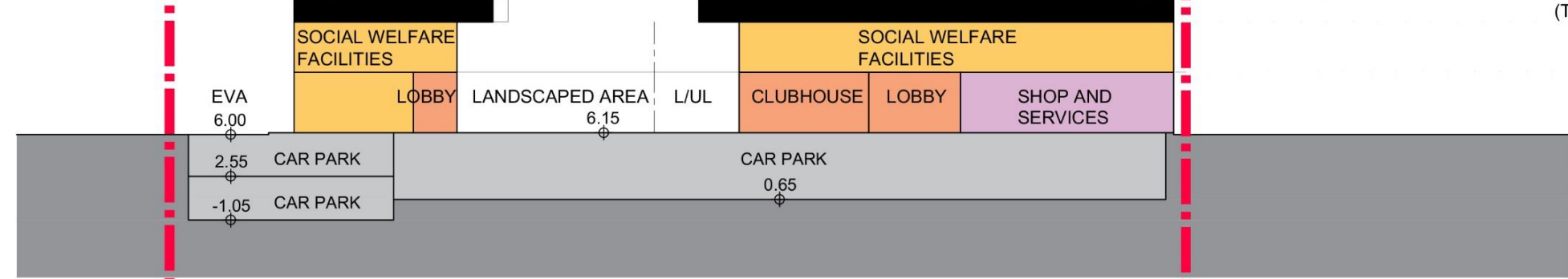
**LEGEND:**

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK



UR/F	
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	3600
B2/F	3600

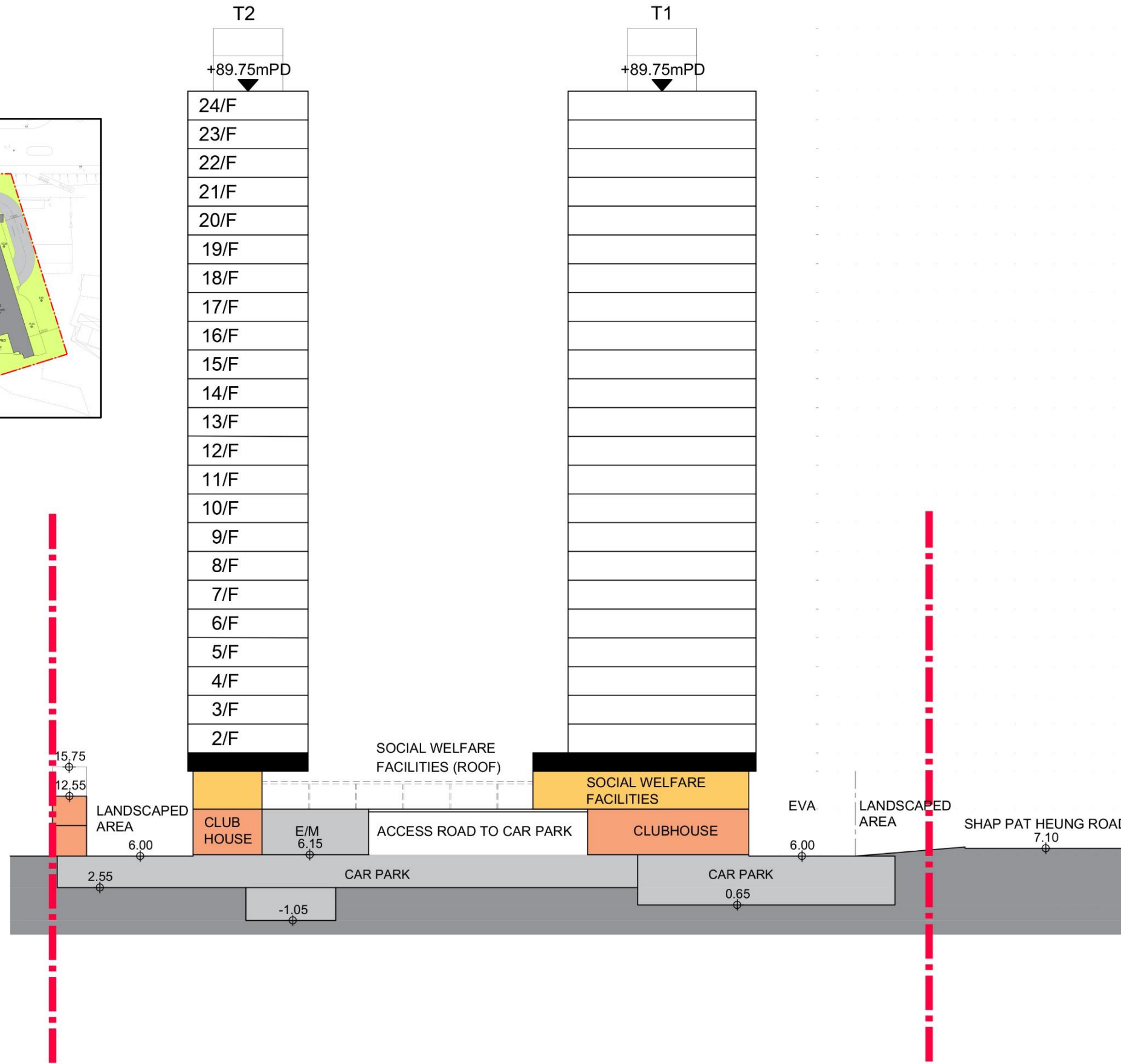
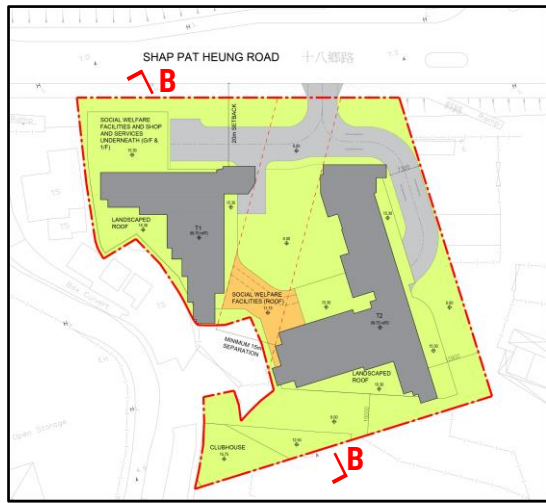
TOTAL 23 RESIDENTIAL STOREYS



申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



- LEGEND:**
- REZONING SITE BOUNDARY
  - RESIDENTIAL CLUBHOUSE
  - SOCIAL WELFARE FACILITIES
  - E/M / CAR PARK / ROAD

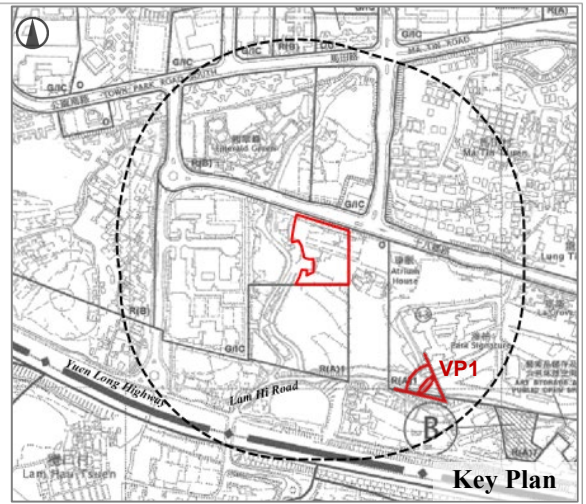


UR/F	Height (m)
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	5500

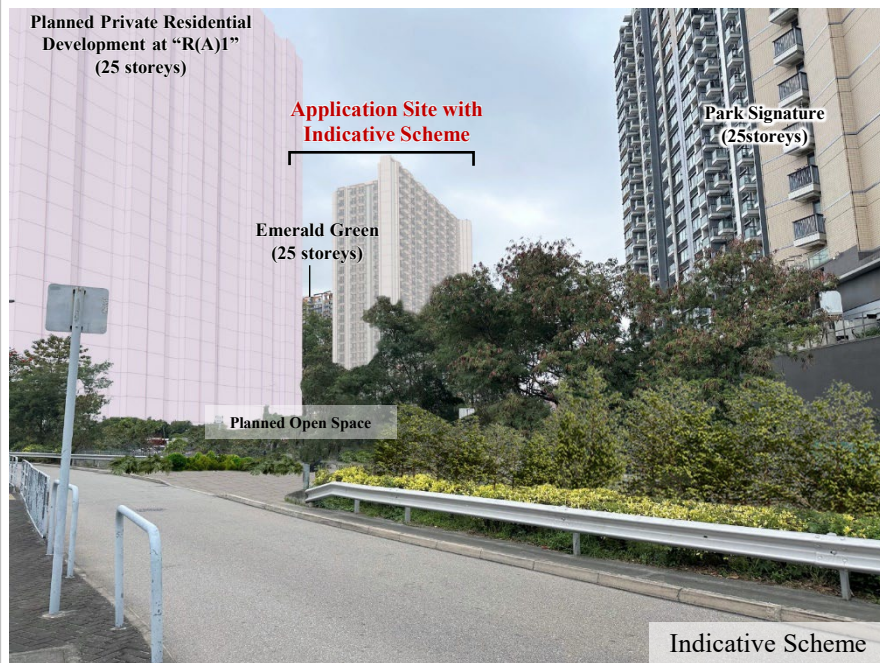
TOTAL 23 RESIDENTIAL STOREYS

申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.





申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

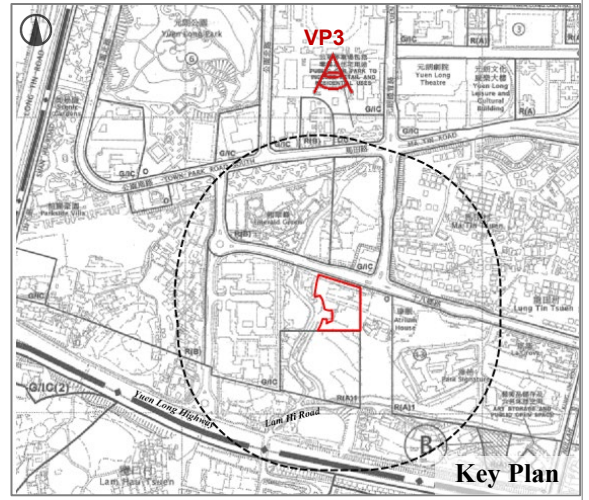


**LEGEND**

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
<b>4</b>	-	<b>Viewing Point 1: Lam Hi Road</b>
<b>ARUP</b>	Date	Source
	Jan 2024	Site Photo taken on 8 February 2023





申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

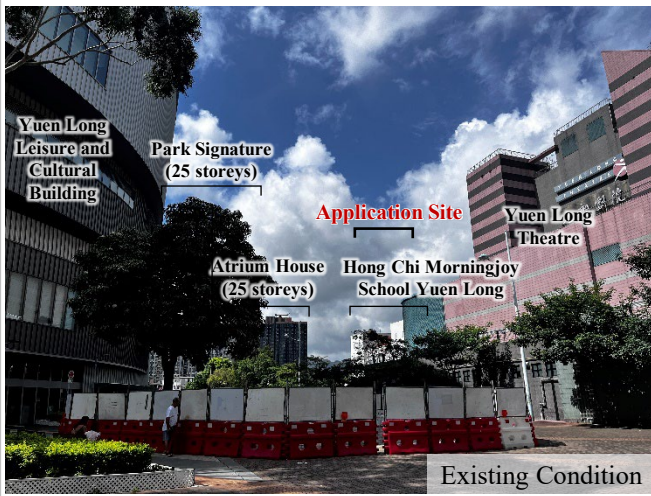


**LEGEND**

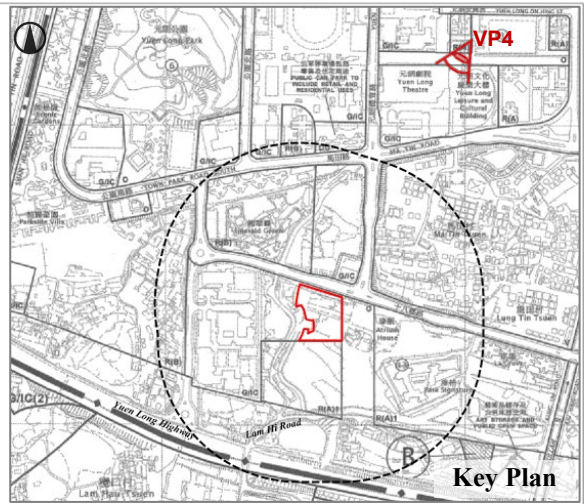
- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

<b>Figure No.</b> <b>6</b>	<b>Scale</b> -	<b>Figure Title</b> <b>Viewing Point 3: Yuen Long Swimming Pool</b>
<b>ARUP</b>	<b>Date</b> Dec 2023	<b>Source</b> Site Photo taken on 8 February 2023





Existing Condition



Key Plan



Planned Condition

申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



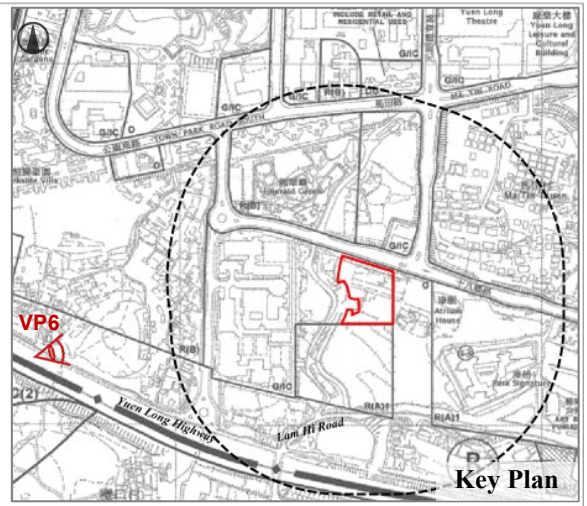
Indicative Scheme

**LEGEND**

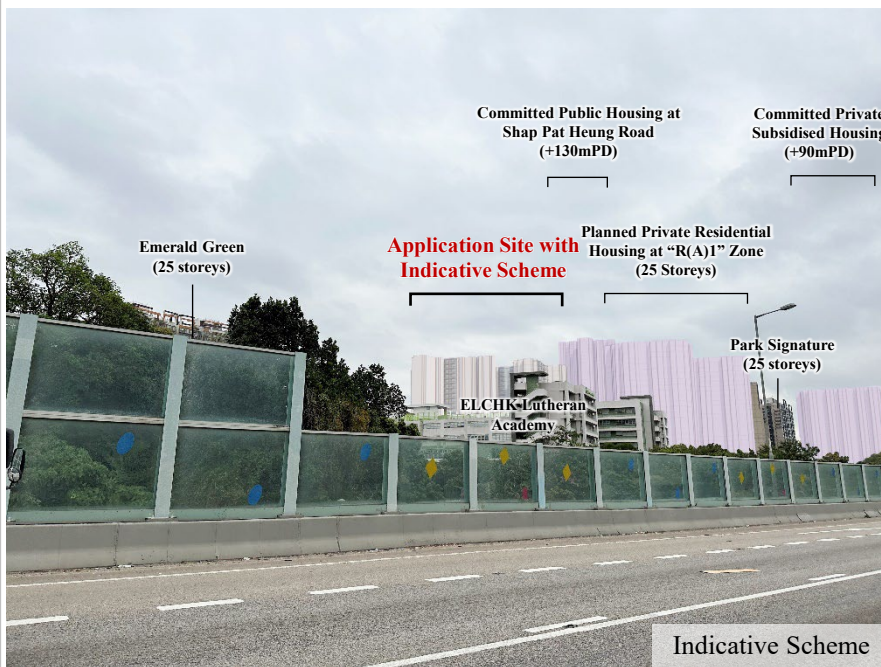
- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
7	-	Viewing Point 4: Yuen Long Theatre
<b>ARUP</b>	Date	Source
	Dec 2023	Site Photo taken on 15 August 2023





申請編號 Application No. : Y / YL / 20  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



**LEGEND**

- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

<b>Figure No.</b> 9	<b>Scale</b> -	<b>Figure Title</b> Viewing Point 6: Yuen Long Highway
<b>ARUP</b>	<b>Date</b> Dec 2023	<b>Source</b> Site Photo taken on 8 February 2023