

**關乎申請編號 A/YL/196 的擬議用途/發展的概括發展規範**  
**Broad Development Parameters of the Applied Use/Development**  
**in respect of Application No. A/YL/196**

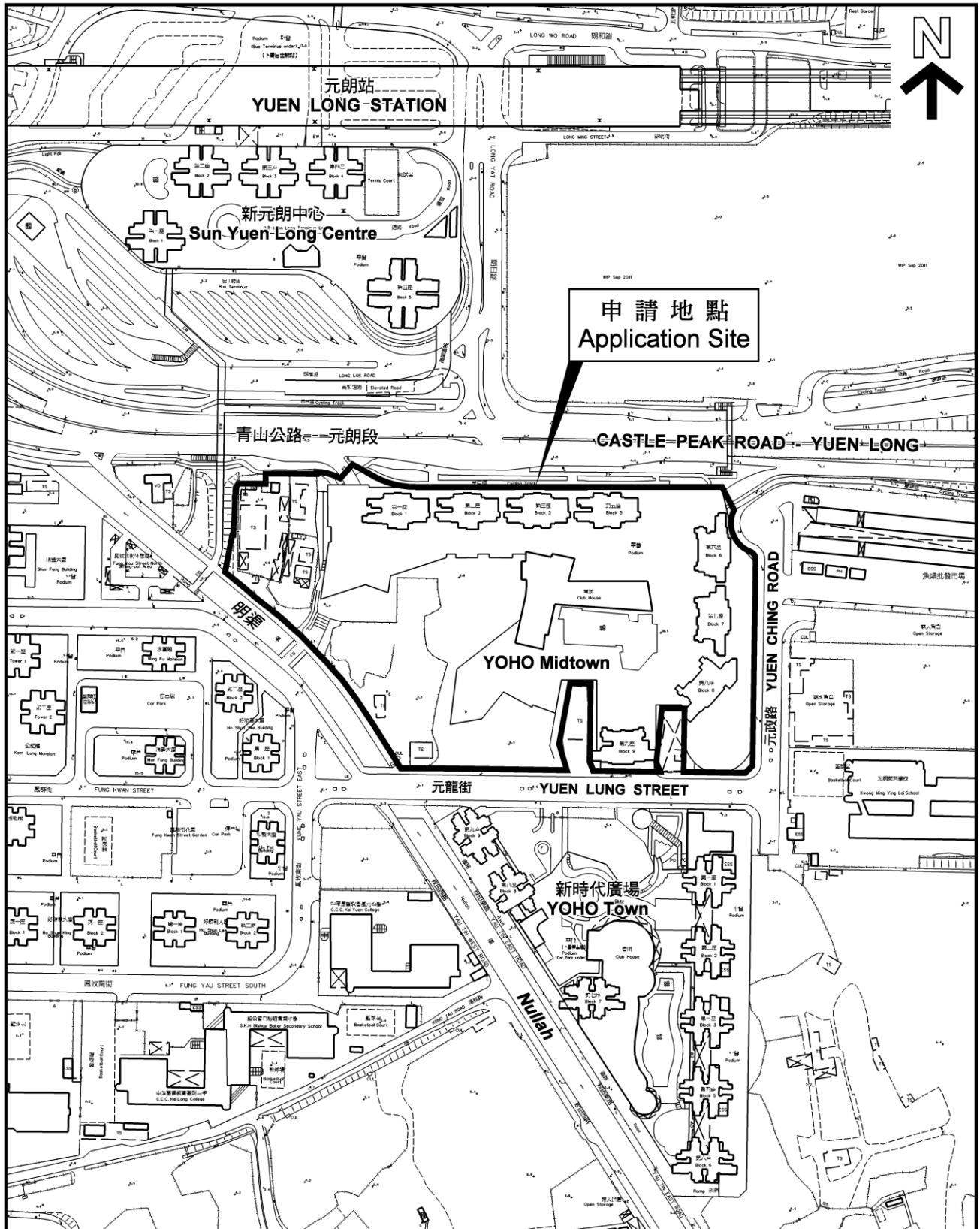
(a) 申請編號 Application no.	A/YL/196		
(b) 位置／地址 Location/Address	新界元朗元龍街元朗元朗市地段 504 號及丈量約份第 116 約地段第 419 號、第 422 號、第 454 號餘段、第 455 號 C 段餘段、第 455 號 G 及 H 段餘段、第 457 號 C 段、第 461 號餘段、第 462 號餘段、第 463 號餘段、第 464 號餘段、第 470 號餘段、第 495 號餘段、第 538 號餘段及第 539 號餘段 YLTL 504 and Lots 419, 422, 454 RP, 455 S.C RP, 455 S.G&H RP, 457 S.C, 461 RP, 462 RP, 463RP, 464 RP, 470 RP, 495 RP, 538 RP, 539 RP in D.D. 116 and adjoining Government, Yuen Lung Street, Yuen long, New Territories		
(c) 地盤面積 Site area	約 About 37,150.00 平方米 m <sup>2</sup> (包括政府土地約 Includes Government Land of about 1,650.00 平方米 m <sup>2</sup> )		
(d) 圖則 Plan	元朗分區計劃大綱核准圖編號 S/YL/21 Approved Yuen Long Outline Zoning Plan No. S/YL/21		
(e) 地帶 Zoning	「綜合發展區」、「政府、機構或社區」及「道路」 "Comprehensive Development Area", "Government, Institution or Community" and "Road"		
(f) 申請用途／發展 Applied Use/ Development	擬議住宅/商業綜合發展 Proposed Comprehensive Residential/Commercial Development		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	約 About 160,792.00	約 About 4.33
	非住用 Non-domestic	約 About 45,344.00	約 About 1.22
	包括 including - 酒店 Hotel - 商業/零售 Commercial/Retail - 政府、機構或社區 Government, Institution or Community (G/IC)	14,622.00 21,709.00 4,913.00	--- --- ---
	- 公共通行權 Public Right of Way	4,100.00	---
(h) 幢數 No. of block	住用 Domestic	1	
	非住用 Non-domestic	2	
	綜合用途 Composite	10	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m 109.85 米(主水平基準以上)mPD 30 層 storey(s) 包括 including 2 空中花園/隔火層 Sky Garden/Fire refuge floor	
	非住用 Non-domestic	- 米 m 34.2 - 135.7 米(主水平基準以上)mPD 8 - 37 層 storey(s)	

	包括 including	1 空中花園 / 隔火層 Sky Garden/Fire refuge floor
	綜合用途 Composite	- 米 m 117.05 - 172.75 米 (主水平基準以上) mPD 32 - 48 層 storey(s) 包括 including 4 平台 Podium
(j) 上蓋面積 Site coverage	-	
(k) 單位數目 No. of units	2,494 住宅單位 Flats 356 酒店房間 Hotel Rooms	
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 25,818.00 平方米 m <sup>2</sup>
	- 公眾 Public	- 平方米 m <sup>2</sup>
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	- 私家車車位 Private Car Parking Spaces	629
	- 上落客貨車位 Loading/Unloading Spaces	42

\* 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.

# A/YL/196



## 行政摘要

- S1 此第 16 條規劃申請位於元朗規劃區編號 12 的「綜合發展區」內和西邊毗鄰的「政府、機構或社區」編號 495RP, 538RP 和 539RP 地皮。擬議發展為住宅/商業綜合發展, 包括:
- i. 第 I 期住宅發展和在其鄰座相關的停車場和商舖, 此發展部份為已核准部份, 而且已經竣工和入伙。此申請大致上維持已核准發展, 除了就第 IIa 期更改上貨/卸貨區的安排。
  - ii. 第 IIa 期為一酒店以及教育機構和/或學校, 亦為此申請的中心目的。此發展部份落在「綜合發展區」內, 部份落在西邊毗鄰的「政府、機構或社區」用地。
  - iii. 第 IIb 和 III 期為住宅。此申請只大概表示此發展部份。
  - iv. 一緊急車輛/行人通道。
- S2 擬議的發展期志在有效率地在已擁有的土地執行已核准的第 IIa 期發展。
- S3 元朗缺乏教育設施和現代的酒店, 擬議計劃可以幫助應付元朗暫時未能完全提供的教育機構和/或學校以及酒店。而且, 教育用途本身在此規劃區是經常准許的, 而酒店發展則需要城市規劃委員會的批准。
- S4 此擬議計劃附合城市規劃委員會的有關規劃指引。它不會對公用設施、交通、景觀和環境帶來負面影響, 而且會透過新增的就職機會和教育設施帶來經濟增長。
- S5 因此, 懇請城市規劃委員會批准此申請。

## Executive Summary

- S1 This Section 16 Application seeks approval for a comprehensive residential/ commercial development in a Comprehensive Development Area Zone at Area 12 Yuen Long and Lot 495 RP, Lot 538 RP and Lot 539 RP in a G/IC Zone. The comprehensive residential/ commercial development includes the followings:
- i. Phase I residential towers, together with ancillary carparking and commercial premises at the podium that has been completed and occupied. The application refers to Phase 1 as it has been approved, with minor amendments to the loading/ unloading arrangement to address the provision for the proposed Phase IIa development.
  - ii. Phase IIa an educational institution and/ or school together with a hotel partly falls in the CDA Zone and partly in the immediately adjacent land zoned G/IC. It is the core part of the proposal in this application.
  - iii. Phase IIb and III residential towers shown indicative.
  - iv. An emergency vehicular access/ pedestrian crossing over the nullah between Fung Yau Street North and Phase IIa development through the approved comprehensive development at the CDA zone.
- S2 The phasing of the development is to make possible a timely implementation of the approved comprehensive development namely Phase IIa portion where land has been assembled.
- S3 There is a lack of educational facilities and no modern hotel in Yuen Long. The core part of the proposal is to address the local needs for purpose designed educational facilities and hotel accommodation not presently available in Yuen Long. The educational component at the Government, Institution or Community Zone is permissible as of right, while the hotel component requires planning approval.
- S4 The proposal is consistent with the relevant zoning provisions and Town Planning Board Guidelines. It will not have an adverse impact on infrastructure, traffic, visual amenity and the surrounding environment, and will generate local economic benefit through job creation and provision of educational services.
- S5 Accordingly, the Town Planning Board is invited to consider the application favourably.

**Table 1. Development Schedule**

Development Phase	I (already completed and occupied)	Ila (school and/ or educational institution and hotel)	IIb (indicative)	III (indicative)	The part of the proposal at the G/IC Land (school and/ or educational institution and hotel)	Overall
Site Area (approximately)	28,711 m <sup>2</sup>	1,285 m <sup>2</sup>	814 m <sup>2</sup>	5,270 m <sup>2</sup>	1,070 m <sup>2</sup>	37,150 m <sup>2</sup>
Domestic GFA (max)	131,391 m <sup>2</sup>	0 m <sup>2</sup>	3,578 m <sup>2</sup>	25,823 m <sup>2</sup>	0 m <sup>2</sup>	160,792 m <sup>2</sup>
Non Domestic GFA (max)						
Commercial/ Retail	21,709 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	21,709 m <sup>2</sup>
G/IC	1,400 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	1,000 m <sup>2</sup>	2,513 m <sup>2</sup> (51% of GFA)	4,913 m <sup>2</sup>
Public Right of Way	4,100 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	4,100 m <sup>2</sup>
Hotel	0 m <sup>2</sup>	12,207 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	2,415 m <sup>2</sup> (49% of GFA)	14,622 m <sup>2</sup>
<b>Total Non Domestic GFA</b>	<b>27,209 m<sup>2</sup></b>	<b>12,207 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>1,000 m<sup>2</sup></b>	<b>4,928 m<sup>2</sup></b>	<b>45,344 m<sup>2</sup></b>
<b>Total Domestic and Non Domestic GFA</b>	<b>158,600 m<sup>2</sup></b>	<b>12,207 m<sup>2</sup></b>	<b>3,578 m<sup>2</sup></b>	<b>26823 m<sup>2</sup></b>	<b>4,928 m<sup>2</sup></b>	<b>206,136 m<sup>2</sup></b>
Plot Ratio						
Domestic	4.457				Not applicable	4.328
Commercial	0.782 <sup>(1)</sup>				Not applicable	0.584
Hotel	0.338				2.257	0.394
G/IC	0.067				2.349	0.132
<b>Total Non Domestic Plot Ratio</b>	<b>1.187</b>				<b>4.606</b>	<b>1.220</b>
Number of Storeys	32-44 residential over 4 storeys high podium (containing retail, parking/ loading, E&M, lobby, residential clubhouse)	32 hotel storeys + 1 refuge floor + 4 storeys for ancillary E&M, back of house, shop, covered walk way, lobby	26 residential storeys + 1 refuge floor + 1 sky garden floor + 1 landscaped floor + 1 lobby floor	28 residential over 4 storeys high commercial podium	4 G/IC + 4 hotel	-
Building Height	117.05- 172.75 mPD	135.70 mPD	109.85 mPD	117.05- 172.75 mPD	34.20 mPD max	-
Number of Blocks	8	1	1	2	1	13
Number of Units/ Guestrooms	1890 units	292 guestrooms	156 units	448 units	64 guest rooms	2,494 units and 356 guest rooms
Average Flat Size	69.52 m <sup>2</sup>	Not applicable	22.94 m <sup>2</sup>	57.64 m <sup>2</sup>	Not applicable	-

申請編號 Application No. : A / Y L / 1 9 6

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Development Phase	I (already completed and occupied)	IIa (school and/ or educational institution and hotel)	IIb (indicative)	III (indicative)	The part of the proposal at the G/IC Land (school and/ or educational institution and hotel)	Overall
<b>Open Space</b>	>25,000 m <sup>2</sup> approximately				818m <sup>2</sup>	<b>&gt;25,818 m<sup>2</sup></b>
<b>Residential Club House</b>	<3,941 m <sup>2</sup> or 3% of total GFA	Not applicable	0 m <sup>2</sup>	0 m <sup>2</sup>	Not applicable	<3,941 m <sup>2</sup>
<b>Carparking for private cars</b>						
Residential	315	Not applicable	0	75	Not applicable	<b>390</b>
Visitors (5 per block)	40	Not applicable	0	10	Not applicable	<b>50</b>
Retail	182	Not applicable	Not applicable	Not applicable	Not applicable	<b>182</b>
G/IC	2	Not applicable	Not applicable	5	0	<b>7</b>
Hotel	Not applicable	0	Not applicable	Not applicable	0	<b>0</b>
<b>Total Carparking for private cars</b>	<b>539</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>629</b>
<b>Loading/ Unloading</b>						
Residential towers-goods vehicles loading bay (1 per block)	8	Not applicable	0	2	Not applicable	<b>10</b>
Retail-Goods vehicles loading bay	22	Not applicable	Not applicable	Not applicable	Not applicable	<b>22</b>
G/IC-Goods vehicles loading bay	Not applicable	Not applicable	Not applicable	1	0	<b>1</b>
G/IC- Taxi layby	2	Not applicable	Not applicable	0	0	<b>2</b>
G/IC- School bus layby	2	Not applicable	Not applicable	0	0	<b>2</b>
Hotel- Taxi layby	Not applicable	3 <sup>(2)</sup>	Not applicable	Not applicable	3 <sup>(2)</sup>	<b>3<sup>(2)</sup></b>
Hotel- Coach layby	Not applicable	2 <sup>(2)</sup>	Not applicable	Not applicable	2 <sup>(2)</sup>	<b>2<sup>(2)</sup></b>
<b>Total Loading/ Unloading</b>	<b>34</b>	<b>5<sup>(2)</sup></b>	<b>0</b>	<b>3</b>	<b>5<sup>(2)</sup></b>	<b>42</b>

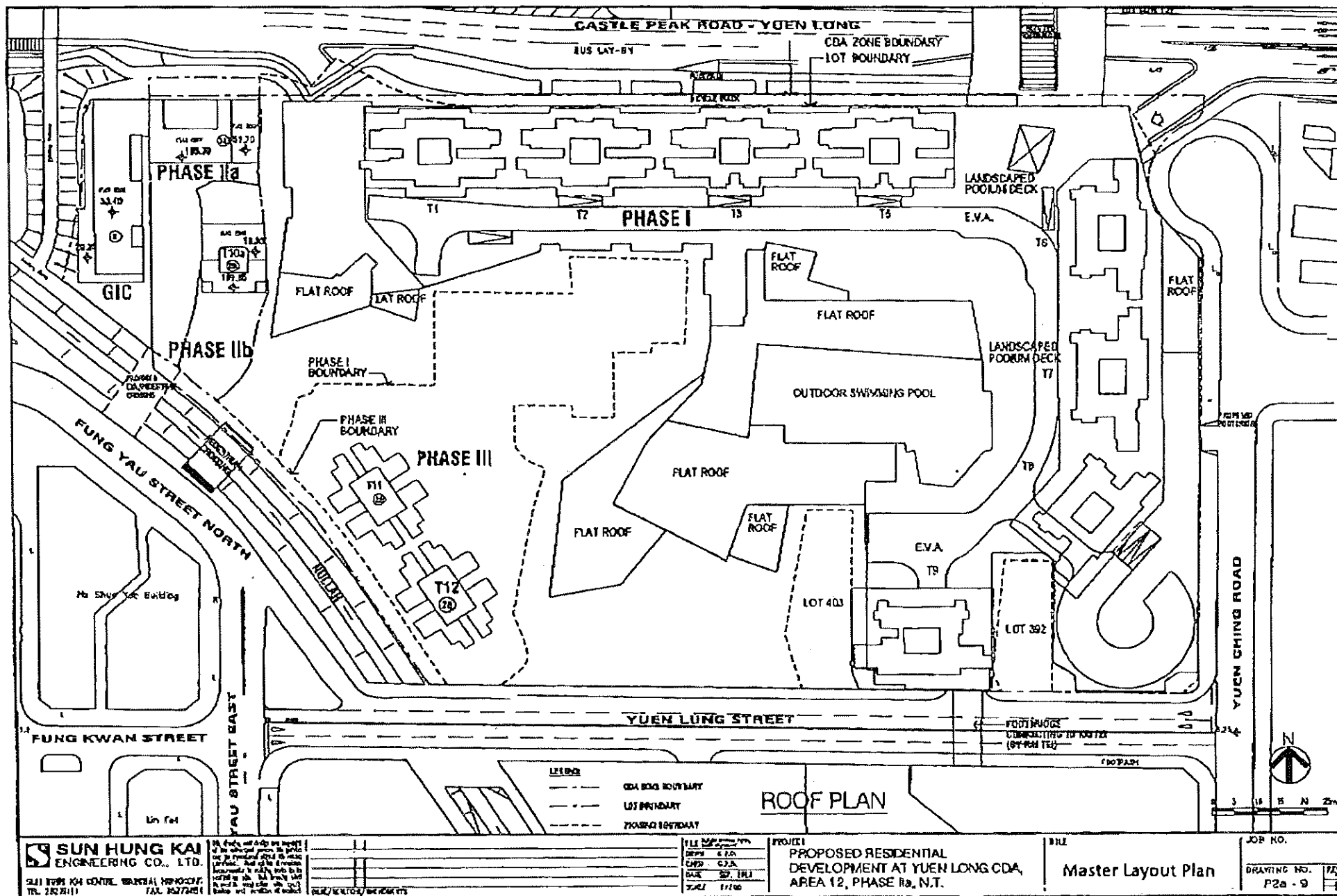
(1) Includes a relaxation of the non-domestic plot ratio by 0.1136 to accommodate the public right-of-way of approximately 4,100 square metres.

(2) The provisions are communal to the hotel in Phase IIb and G/IC land, but are located at Phase 1.

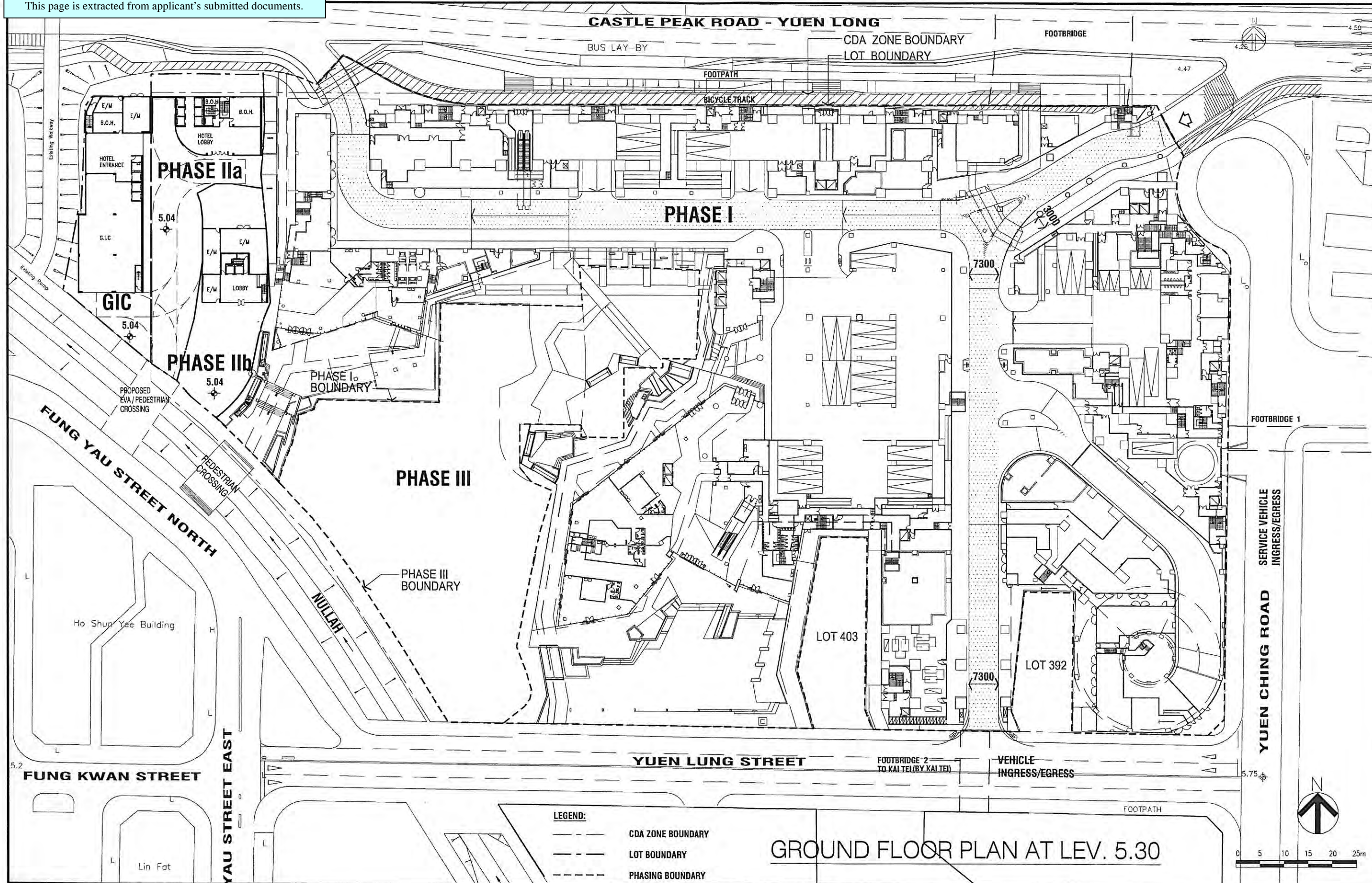
申請編號 Application No. : A / Y L / 1 9 6

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GROUND FLOOR PLAN AT LEV. 5.30

- LEGEND:**
- CDA ZONE BOUNDARY
  - LOT BOUNDARY
  - PHASING BOUNDARY

**SUN HUNG KAI**  
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
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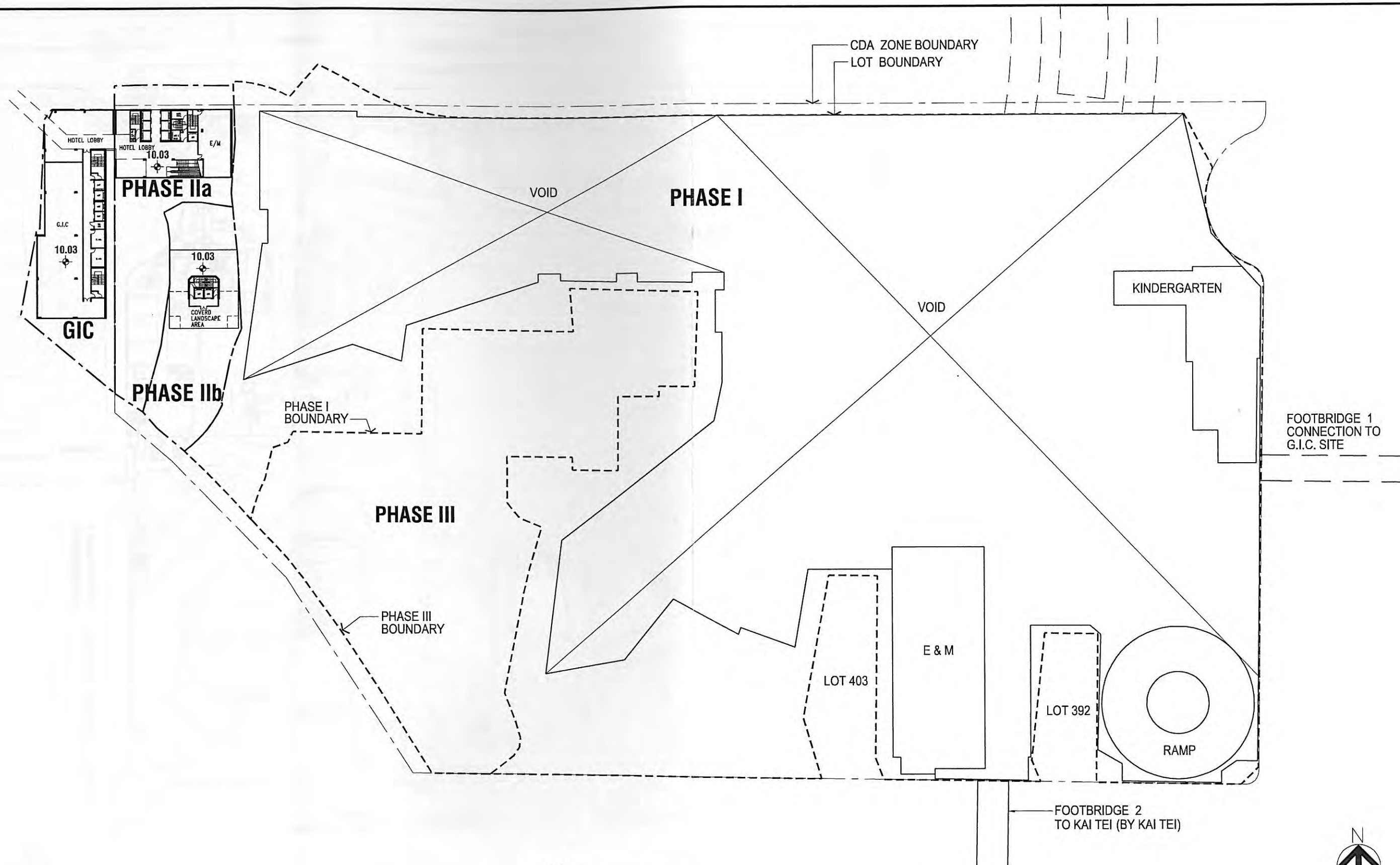
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PROJECT  
PROPOSED RESIDENTIAL  
DEVELOPMENT AT YUEN LONG CDA,  
AREA 12, PHASE IIa, N.T.

TITLE  
GROUND FLOOR PLAN  
AT LEV. 5.30

JOB NO.  
DRAWING NO. REV.  
P2a - 1



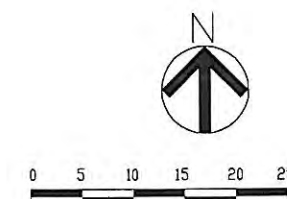


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**LEGEND:**

--- CDA ZONE BOUNDARY  
 --- LOT BOUNDARY  
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**MEZZ. FLOOR PLAN AT LEV. 9.75**



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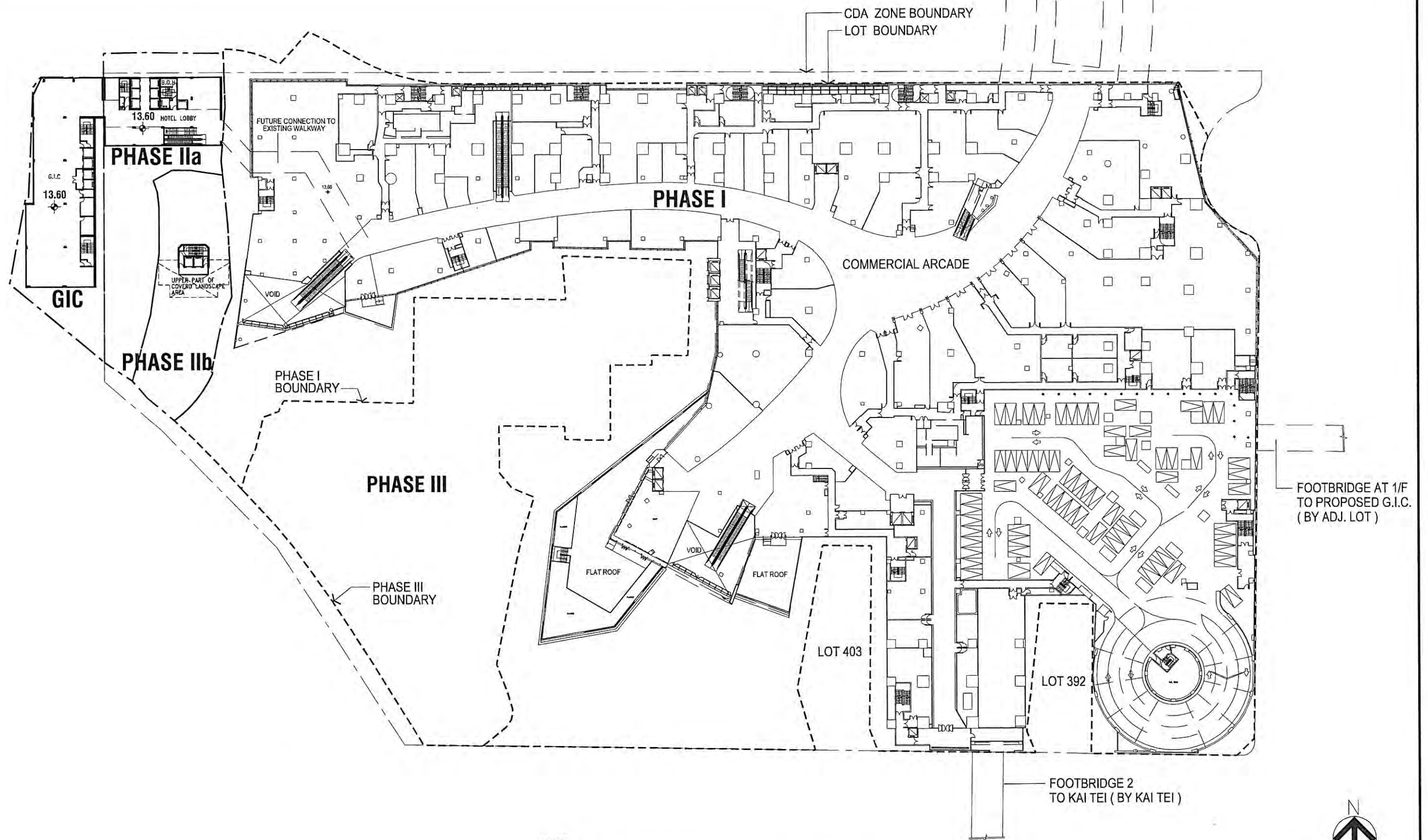
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PROJECT  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT AT YUEN LONG CDA,  
 AREA 12, PHASE IIa, N.T.

TITLE  
 MEZZ. FLOOR PLAN  
 AT LEV. 9.75

JOB NO.  
 DRAWING NO. REV.  
 P2a - 2





1ST FLOOR PLAN AT LEV. 13.60

**LEGEND:**  
 - - - - - CDA ZONE BOUNDARY  
 - - - - - LOT BOUNDARY  
 - - - - - PHASING BOUNDARY

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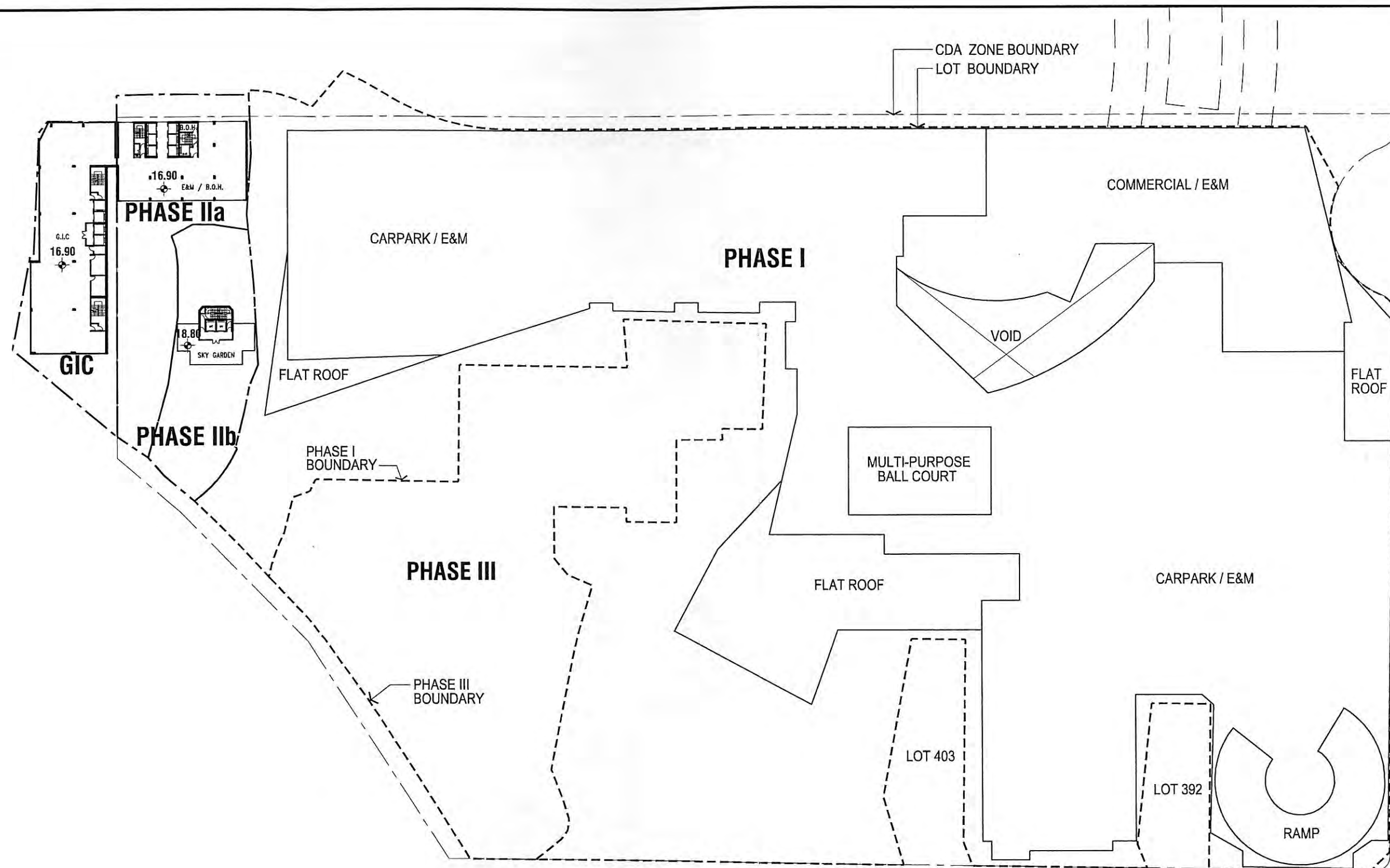
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PROJECT  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT AT YUEN LONG CDA,  
 AREA 12, PHASE IIa, N.T.

TITLE  
 1ST FLOOR PLAN  
 AT LEV. 13.60

JOB NO.	
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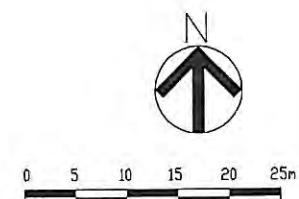




**LEGEND:**

- CDA ZONE BOUNDARY
- LOT BOUNDARY
- PHASING BOUNDARY

## 2ND FLOOR PLAN AT LEV. 19.10



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**PROJECT**

PROPOSED RESIDENTIAL  
DEVELOPMENT AT YUEN LONG CDA,  
AREA 12, PHASE IIa, N.T.

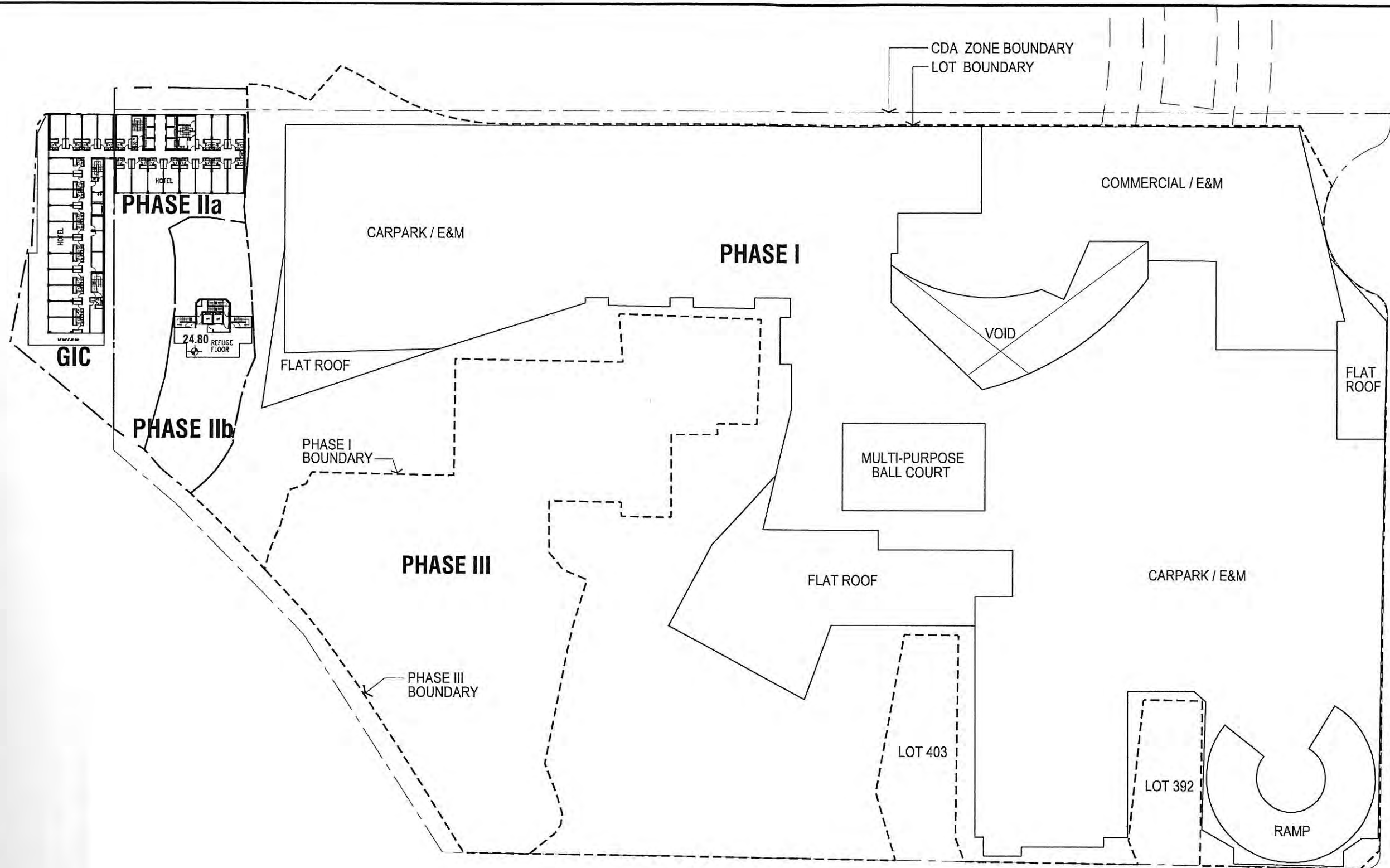
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2ND FLOOR PLAN  
AT LEV. 19.10

**JOB NO.**

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P2a - 4

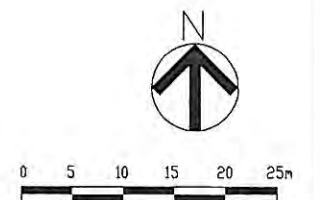




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**LEGEND:**  
 --- CDA ZONE BOUNDARY  
 --- LOT BOUNDARY  
 --- PHASING BOUNDARY

### 3RD FLOOR PLAN AT LEV. 24.60



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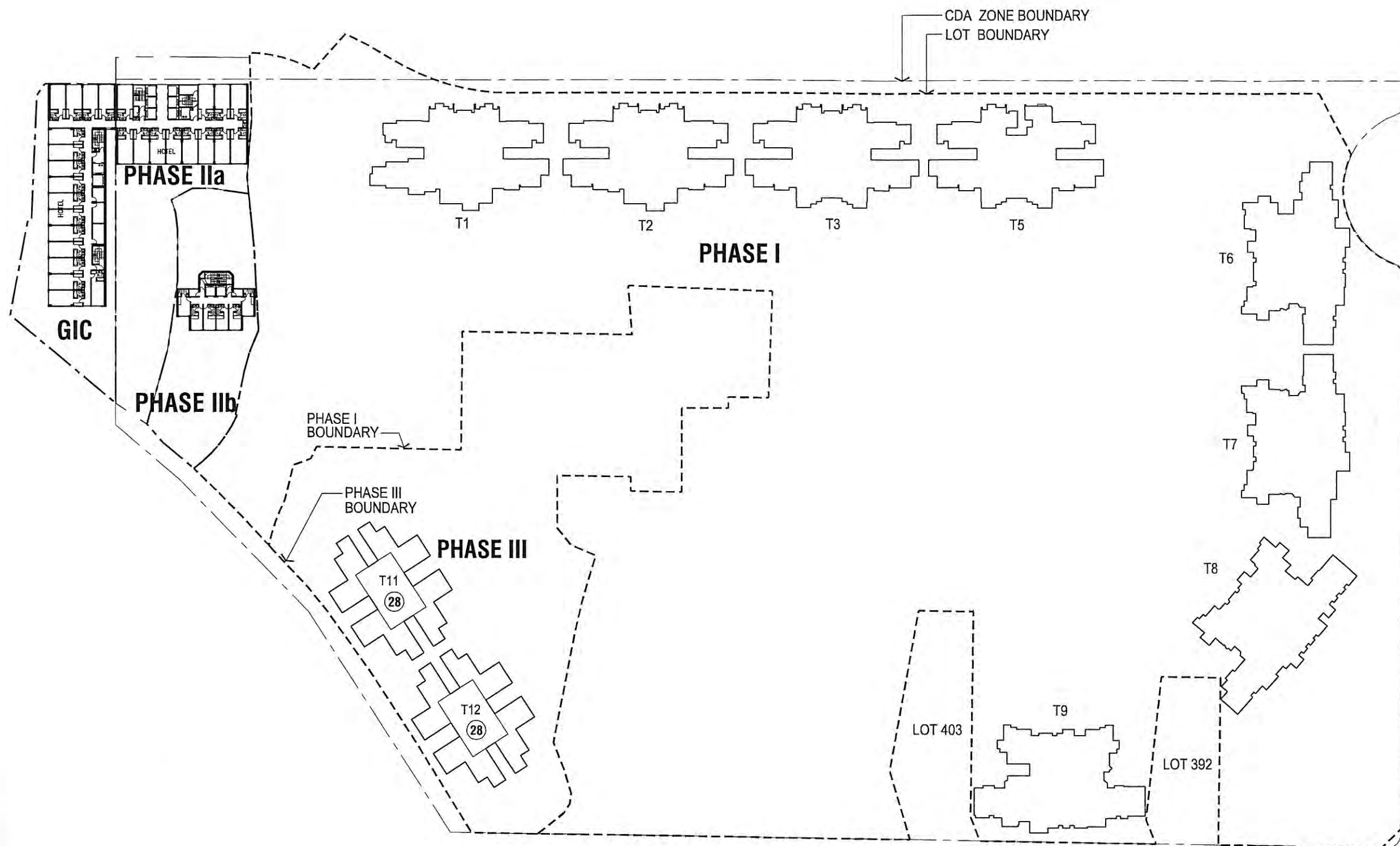
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PROJECT  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT AT YUEN LONG CDA,  
 AREA 12, PHASE IIa, N.T.

TITLE  
 3RD FLOOR PLAN  
 AT LEV. 24.60

JOB NO.	
DRAWING NO.	REV.
P2a - 5	





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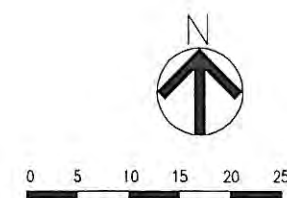
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**LEGEND:**

- CDA ZONE BOUNDARY
- LOT BOUNDARY
- PHASING BOUNDARY

## TYPICAL FLOOR PLAN ( LOW ZONE )



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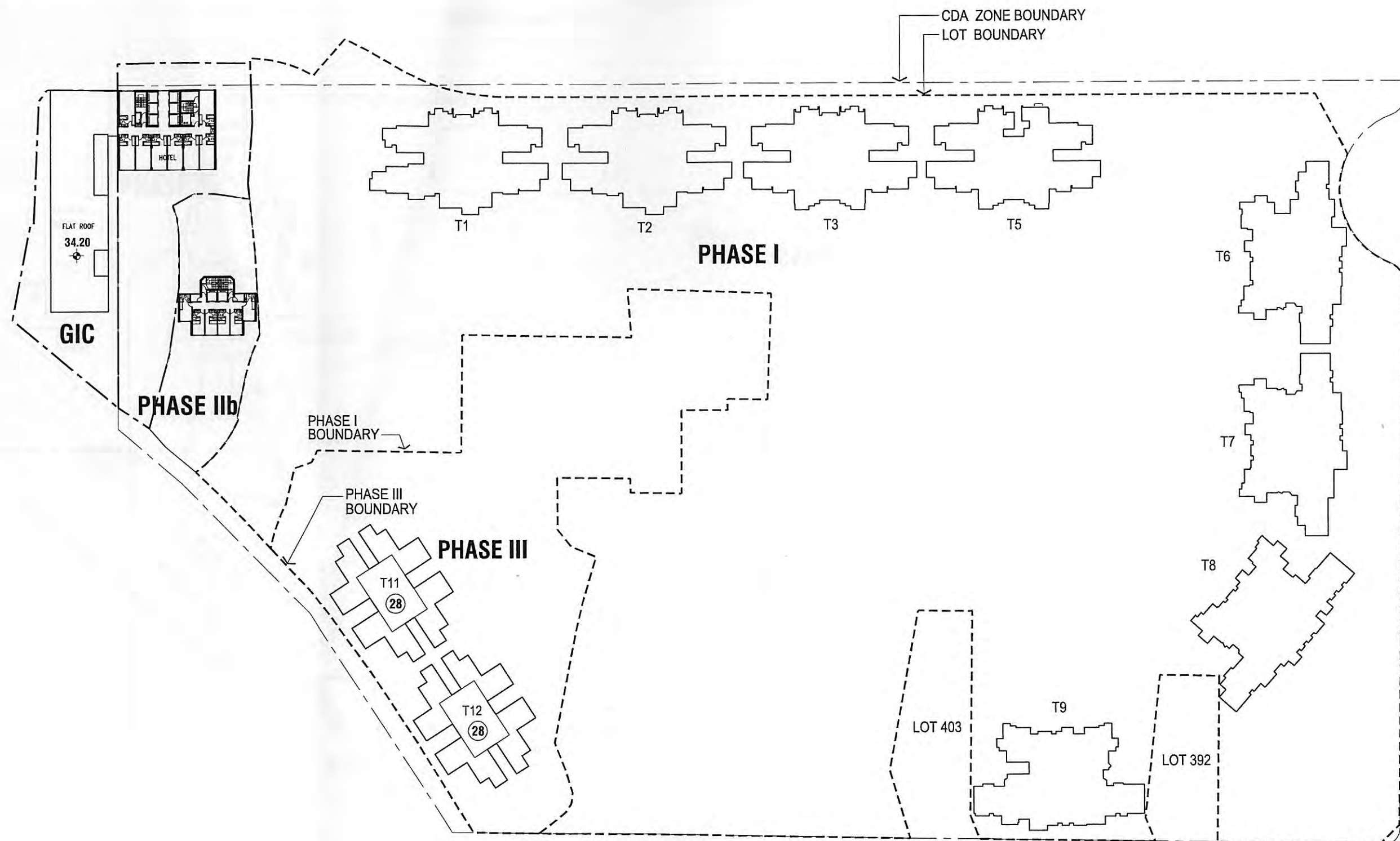
PROJECT  
PROPOSED RESIDENTIAL  
DEVELOPMENT AT YUEN LONG CDA,  
AREA 12, PHASE IIa, N.T.

TITLE  
TYPICAL FLOOR PLAN  
( LOW ZONE )

JOB NO.

DRAWING NO.	REV.
P2a - 7	



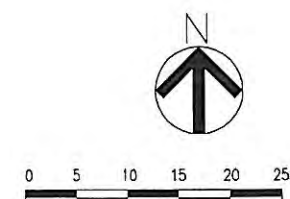


申請編號 Application No. : A/YL/196  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**LEGEND:**

----- CDA ZONE BOUNDARY  
 ----- LOT BOUNDARY  
 ----- PHASING BOUNDARY

**TYPICAL FLOOR PLAN ( HIGH ZONE )**



**SUN HUNG KAI**  
 ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
 TEL. 28278111 FAX. 28272884

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DATE/REVISION/AMENDMENTS

FILE: A/CDA12-Phase A/516/20120528/012a-719  
 DRWN: G.P.O.  
 CHKD: G.P.O.  
 DATE: SEP. 2012  
 SCALE: 1:1200

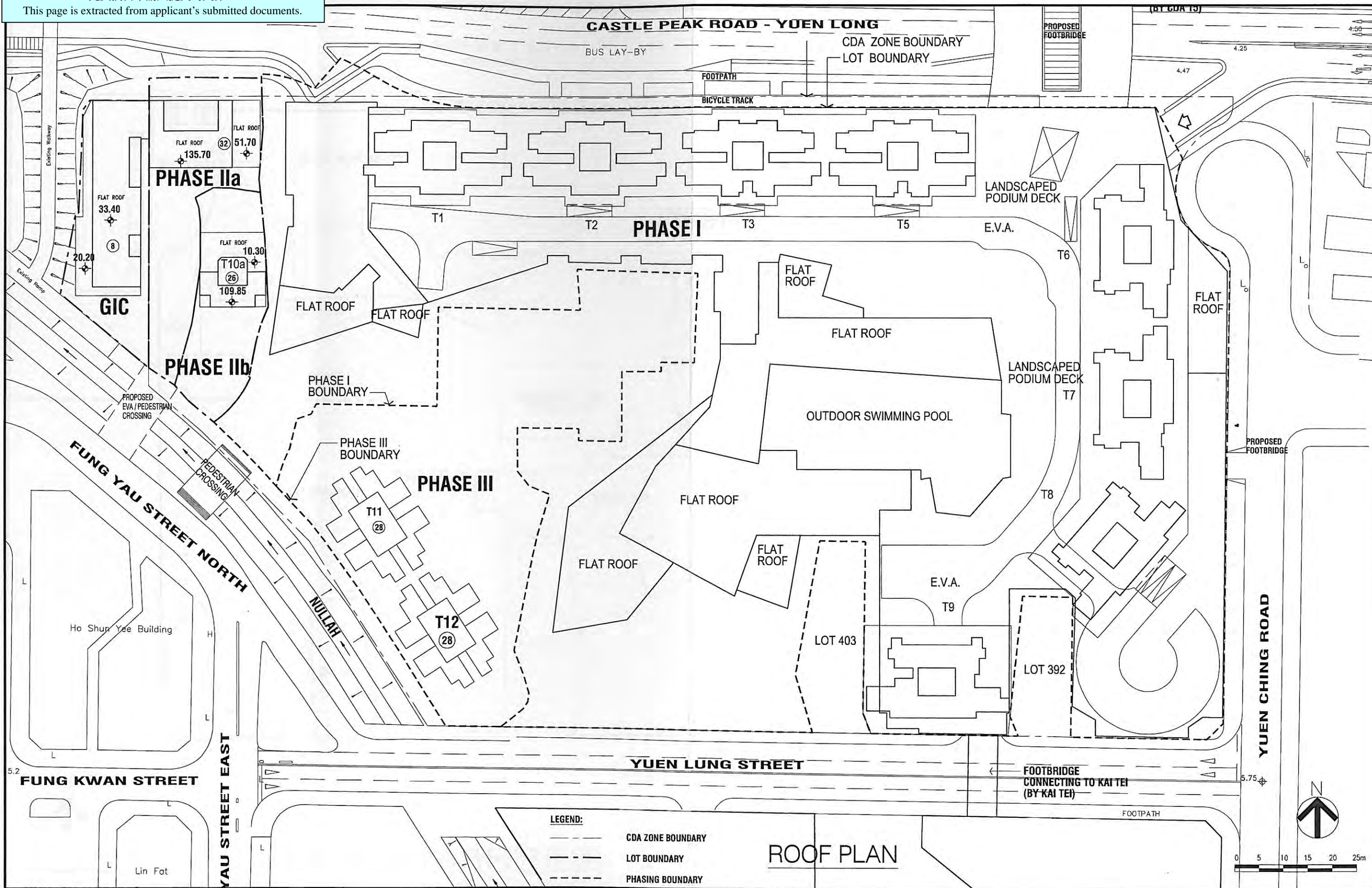
PROJECT  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT AT YUEN LONG CDA,  
 AREA 12, PHASE IIa, N.T.

TITLE  
 TYPICAL FLOOR PLAN  
 ( HIGH ZONE )

JOB NO.

DRAWING NO. REV.  
 P2a - 8







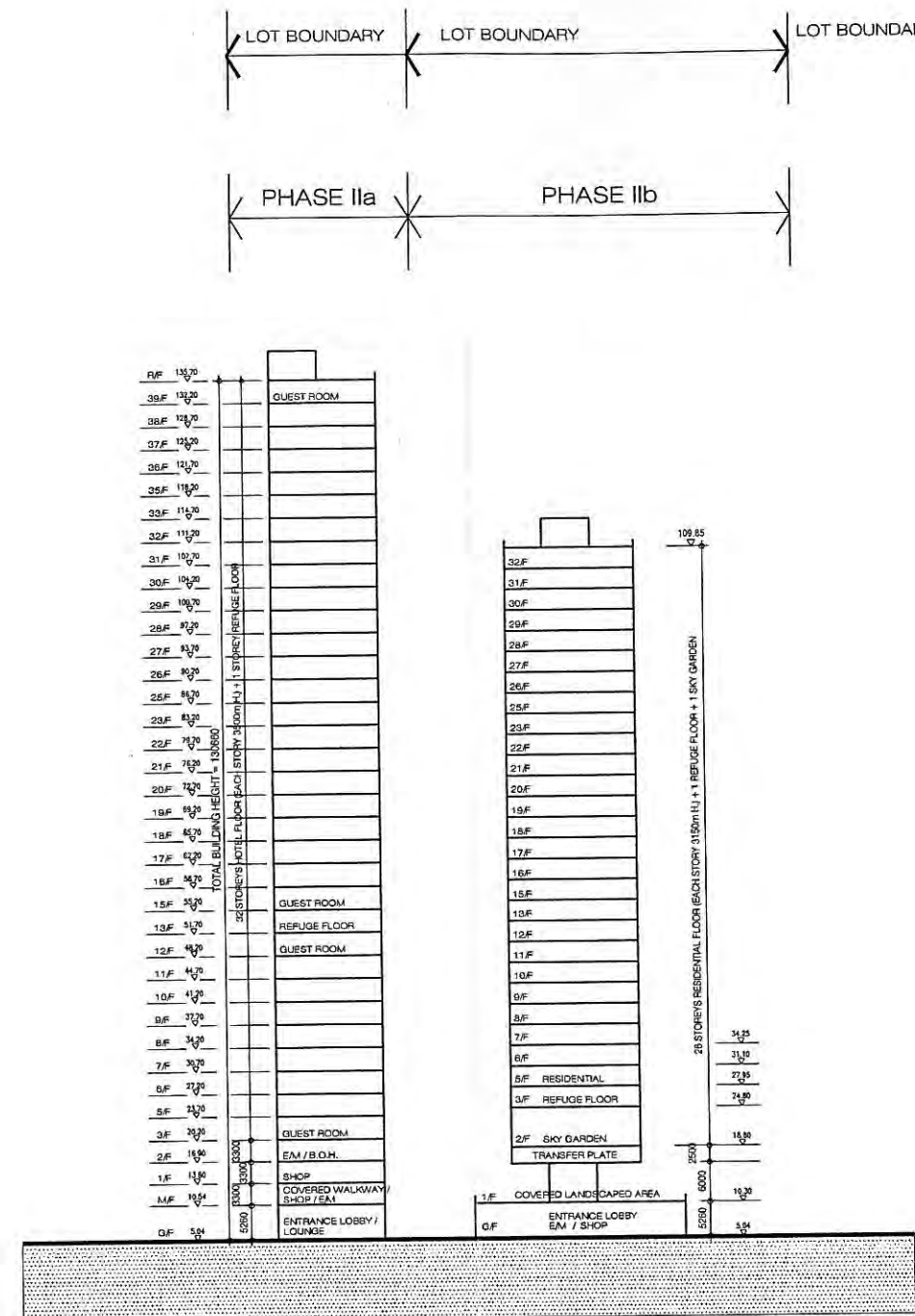
This page is extracted from applicant's submitted documents.



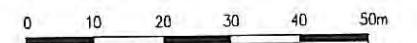
申請編號 Application No. : A/YL/196

此頁摘自申請人提交的文件。

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DIAGRAMMATIC SECTION 2



**SUN HUNG KAI**  
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DATE/REVISION/AMENDMENTS

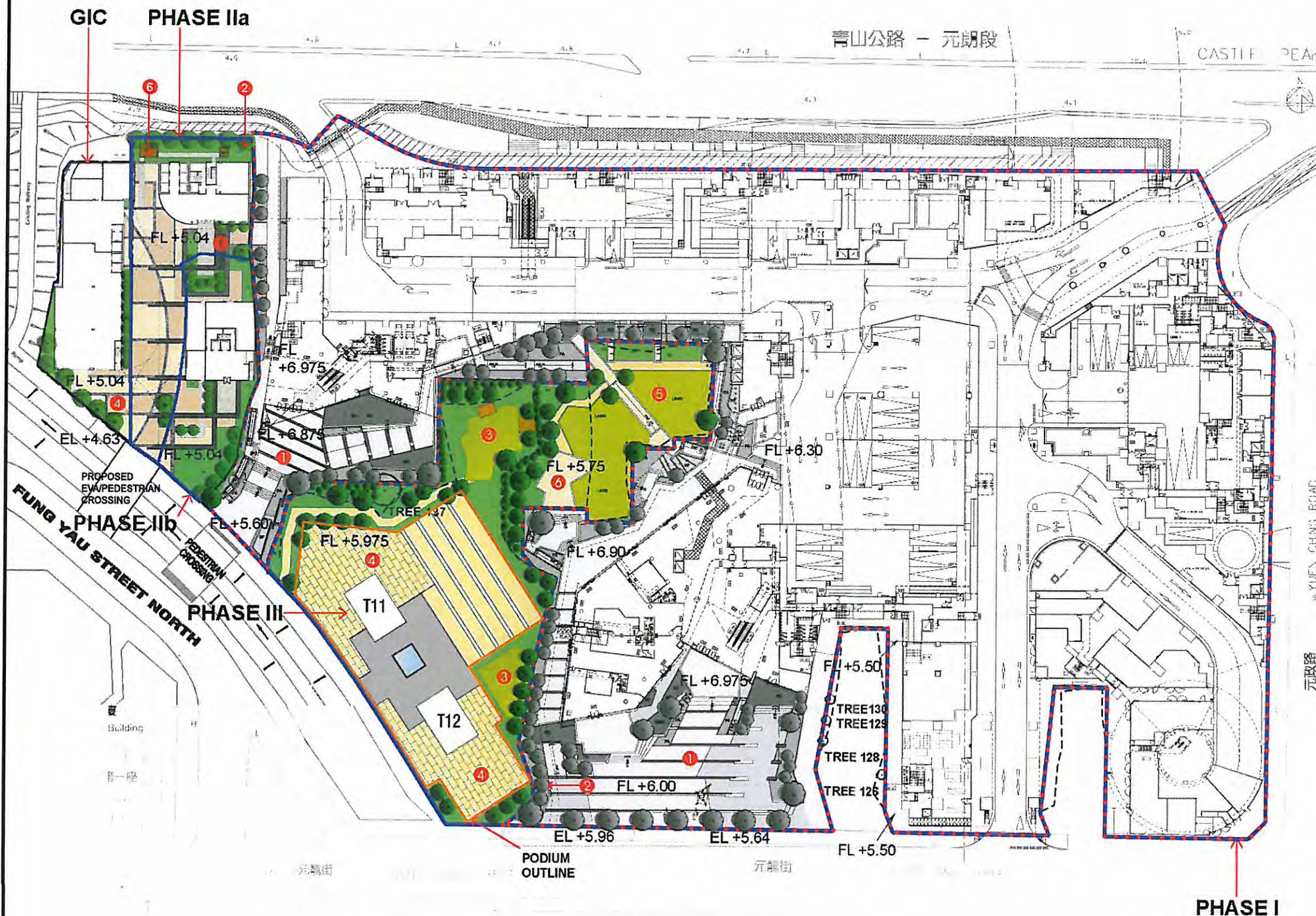
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DRWN: G.P.O.  
CHKD: G.P.O.  
DATE: SEP. 2012  
SCALE: 1:1500

PROJECT  
PROPOSED RESIDENTIAL  
DEVELOPMENT AT YUEN LONG CDA,  
AREA 12, PHASE IIa, N.T.

TITLE  
DIAGRAMMATIC SECTION 2

JOB NO.  
DRAWING NO. REV.  
P2a - 11





# LEGEND :

- 1 PIAZZA
- 2 SCREEN PLANTING
- 3 OPEN LAWN AREA
- 4 HARD PAVED PLAZA
- 5 COURTYARD GARDEN
- 6 SITTING AREA

WATER AREA

PROPOSED TREE

HARD PAVING

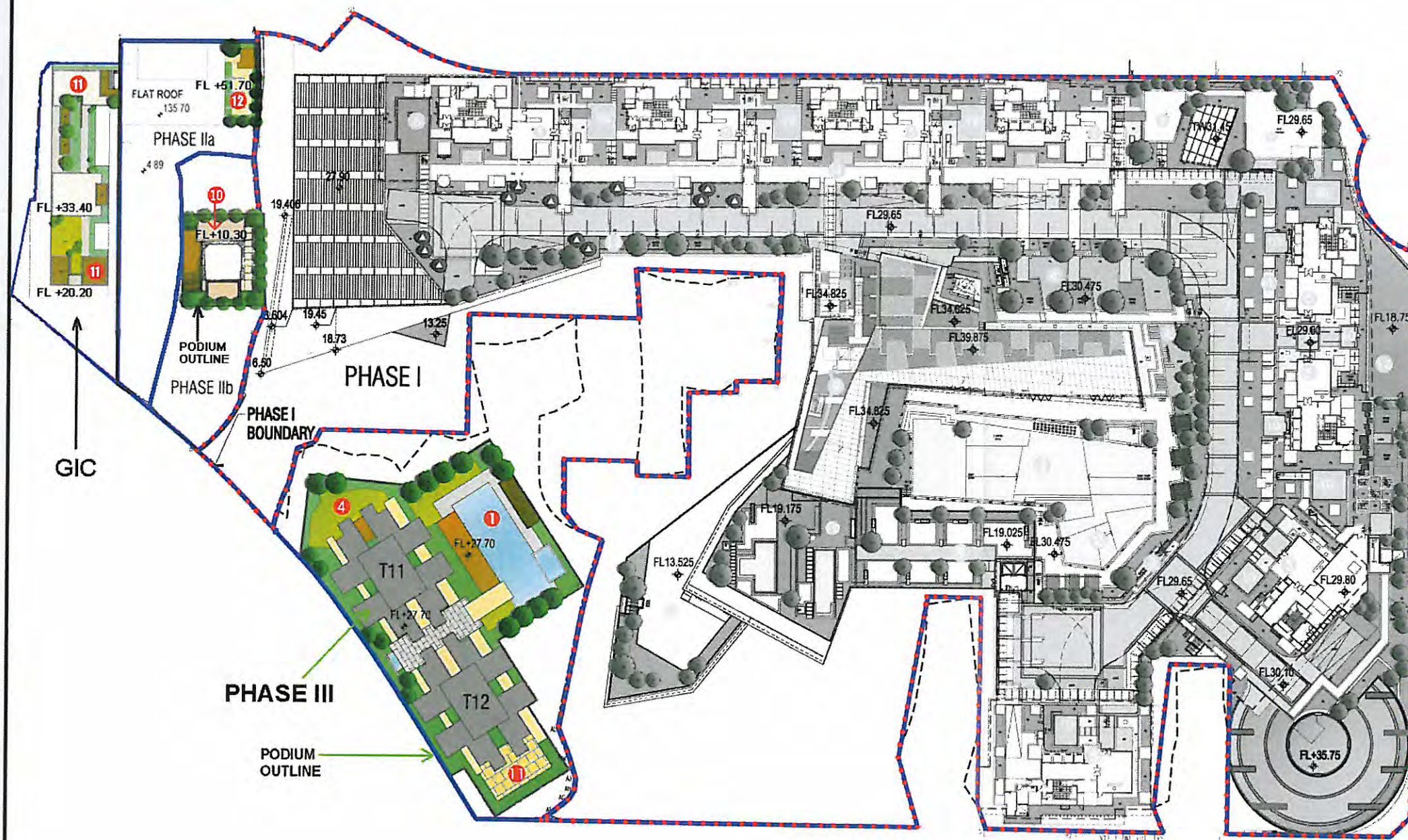
PLANNING APPLICATION  
BOUNDARY

PHASE 1 PLANNING AREA/  
Y.L.T.L. NO. 504 (PINK,  
PINK CROSS-HATCHED BLACK,  
PINK HATCHED RED, AND PINK  
STIPPLED BLACK AREA)  
LANDSCAPE IMPLEMENTED / C.C.  
ON 29 SEPT 2010

EL+ EXISTING LEVEL

FL+ FINISHED FLOOR LEVEL





# LEGEND :

- ① SWIMMING POOL
- ② CHILDREN'S POOL
- ③ WATER CASCADE
- ④ OPEN LAWN AREA
- ⑤ TOWER ENTRANCE
- ⑥ FITNESS GARDEN
- ⑦ DRIVEWAY / E.V.A.
- ⑧ CHILDREN'S PLAYGROUND
- ⑨ HARD PAVED PLAZA
- ⑩ COURTYARD GARDEN
- ⑪ SITTING AREA
- ⑫ TERRACE GARDEN
- ⑬ SUN DECK
- ⑭ JOGGING PATH



▲ COMPENSATORY TREE

— PLANNING APPLICATION BOUNDARY

..... PHASE 1 PLANNING AREA/  
 Y.L.T.L NO. 504 (PINK,  
 PINK CROSS-HATCHED BLACK,  
 PINK HATCHED RED, AND PINK  
 STIPPLED BLACK AREA)  
 LANDSCAPE IMPLEMENTED / C.C.  
 ON 29 SEPT 2010

FL+ FINISHED FLOOR LEVEL





2.3 The G/IC land to the west of the CDA site, forming part of the application, has been subject to the following applications:

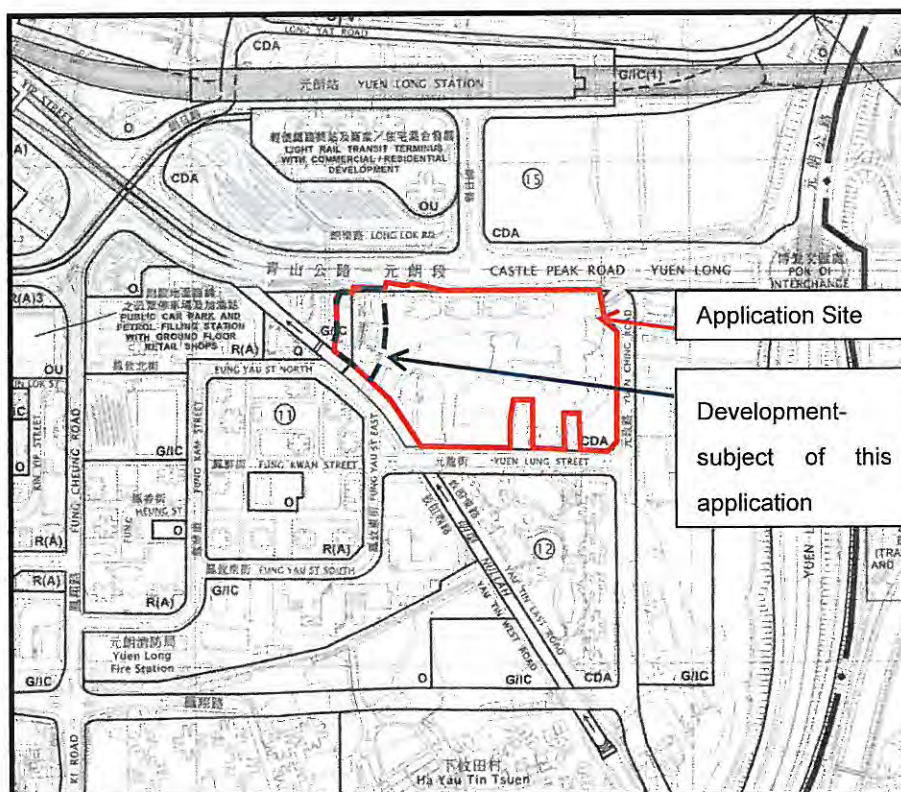
- i. In 2003, an application for a 40 storey residential tower over a commercial podium at the land and the adjoining Government Land, in extension to the approved comprehensive development, was submitted to the Board. The application was subsequently withdrawn.
- ii. In 2005, a Section 16 Application No. A/YL/135 and a Section 17 Review Application for commercial and G/IC (educational Institution/ school) uses at the land were rejected by the Board.

### 3. The Application Site

3.1 The application site refers to:

- i. The CDA site as per the previous approval, and
- ii. The adjoining G/IC land to the west at Lot 495 RP, Lot 538 RP and Lot 539 RP.

A Location Plan of the site is provided in **Figure 1**. It also specifically identifies the part of the site subject to this application, including the approved Phase II at the northwestern part of the CDA site and the newly included G/IC land.



**Figure 1.** Location plan of the site shown on an extract of the Yuen Long Outline Zoning Plan No. S/YL/20.

申請編號 Application No. : A/YL/196

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

## 5. Land Administration

5.1 The applicant has been making genuine effort to acquire the land to pursue the approved comprehensive development at the site. The applicant has now acquired a majority of the lots such that reasonable ownership consolidation has been achieved.

5.2 **Figure 2** illustrates the ownership status of the lots within the Phase IIa, IIb and G/IC land:

- Phase IIa and IIb: Lots 461 RP, 462 RP, 463 RP and 464 RP and Government Land.
- G/IC land: Lots 495 RP, 538RP and 539 RP.



**Figure 2.** The ownership status of the lots within the Phase IIa, IIb and G/IC land.

- |   |   |
|---|---|
|  | Land in the applicant's ownership.        |
|  | Land yet to be acquired by the applicant. |
|  | Government Land                           |
|  | G/IC land                                 |
|  | Land portion within CDA site              |





Existing

Subject of application  
Proposed mixed use development  
at Phase IIa and G/IC land

**Figure 5a.** Image (northern elevation)





**Figure 5b.** Image (southern elevation)



**申請編號 Application No. : A/YL/196**

**與申請地點／處所有關的先前申請**

**Previous Applications Covering the Application Site/Premises**

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL/17	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (19.5.1995)
A/YL/25	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (6.9.1996)
A/YL/46	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (25.9.1998)
A/YL/65	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (14.4.2000)
A/YL/73	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (22.9.2000)
A/YL/84	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (17.8.2001)
A/YL/103	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (17.1.2003)
A/YL/112	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (19.9.2003)
A/YL/118	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (27.2.2004)
A/YL/122	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (13.8.2001)
A/YL/123	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (19.11.2004)
A/YL/128	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (28.1.2005)
A/YL/130	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (4.2.2005)
A/YL/132	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (29.7.2005)
A/YL/134	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (23.9.2005)

A/YL/134-1	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (28.4.2006)
A/YL/151	擬議綜合住宅/商業發展 Proposed Comprehensive Commercial/Residential Development	批給許可 Approved (2.11.2007)
A/YL/181	臨時商店及服務行業(地產代理及雜貨店) (為期 6 年) Temporary Shop and Services (Real Estate Agency and Grocery Store) for a Period of 6 Years	拒絕 Rejected (11.11.2011)

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.

申請人提交的圖則、繪圖及報告書  
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<b><u>圖則及繪圖 Plans and Drawings</u></b>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/ <del>Layout plan(s)</del>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/ <del>Landscape plan(s)</del>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
場地位置圖、地段圖及影像圖		
<hr/> Location Plan, Lot Plan and Image <hr/>		
<b><u>報告書 Reports</u></b>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
規劃報告（包括申請編號 A/YL/151 的核准總綱發展藍圖、建築圖則、交通技術聲明、噪音影響評估及和空氣流通評估）及經修訂的發展參數表		
Planning Statement (including Approved Master Layout Plan under Application No. A/YL/151, Architectural Drawings, Traffic Technical Statement, Noise Impact Assessment and Air Ventilation assessment) and Revised Development Schedule		

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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