

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-LFS/13**  
关于申请编号 Y/YL-LFS/13 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of  
the further information received on 8.12.2023  
因应於 2023 年 12 月 8 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/YL-LFS/13		
Location/address 位置/地址	Lots 1595, 1597, 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories 新界元朗流浮山丈量约份第 129 约地段第 1595 号、第 1597 号、第 1598 号、第 1599 号、第 1600 号、第 1601 号(部分)及毗连政府土地		
Site area 地盘面积	About 约 12,742 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,435 sq. m 平方米)		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 and Draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 流浮山及尖鼻咀分区计划大纲草图编号 S/YL-LFS/10 及天水围分区计划大纲草图编号 S/TSW/15		
	<u>Further information received</u> 接获进一步资料 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16 流浮山及尖鼻咀分区计划大纲核准图编号 S/YL-LFS/11 及天水围分区计划大纲核准图编号 S/TSW/16		
Zoning 地带	"Green Belt" and "Open Space (1)" 「绿化地带」及「休憩用地(1)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" to "Residential (Group B)" on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP), and from "Open Space (1)" to "Residential (Group B) 3" on the Tin Shui Wai OZP and amend the Notes of the zone applicable to the site 把申请地点由《流浮山及尖鼻咀分区计划大纲图》上的「绿化地带」改划为「住宅(乙类)」地带，以及由《天水围分区计划大纲图》上的「休憩用地 (1)」地带改划为「住宅(乙类)3」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 38,226	About 约 3
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	5 Residential Blocks 住宅楼宇	

	Non-domestic 非住用	1 Social Welfare Facility 社福设施	
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		T1 and T2: Not more than 不多於 95 T3, T5 and T6: Not more than 不多於 22.65	mPD 米(主水平基准上)
		T1: 25 1	Storey(s) 层 Exclude 不包括 Refuge Floor 防火层
		T2: 25 2	Storey(s) 层 Include 包括 Clubhouse (1) 会所(1)
		1	Exclude 不包括 Refuge Floor 防火层
		T3, T5 and T6: Not more than 不多於 5 Club House(1) 会所(1) 2	Storey(s) 层 Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		Social Welfare Facility 1	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Site coverage 上盖面积	Below 低於 15 m 米 <100% Above 高於 15 m 米 <30%	
No. of units 单位数目	840 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,352	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Private Car Parking Spaces 私家车车位		182
	Motorcycle Parking Spaces 电单车车位		9
	Bicycle Parking Spaces 单车泊位		112
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		5
	For Residential Use 供住宅用途		3
	For Social Welfare Facility 供社福设施用途		2

(1) Proposed to be exempted from GFA calculation 拟议豁免计入总楼面面积

\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何

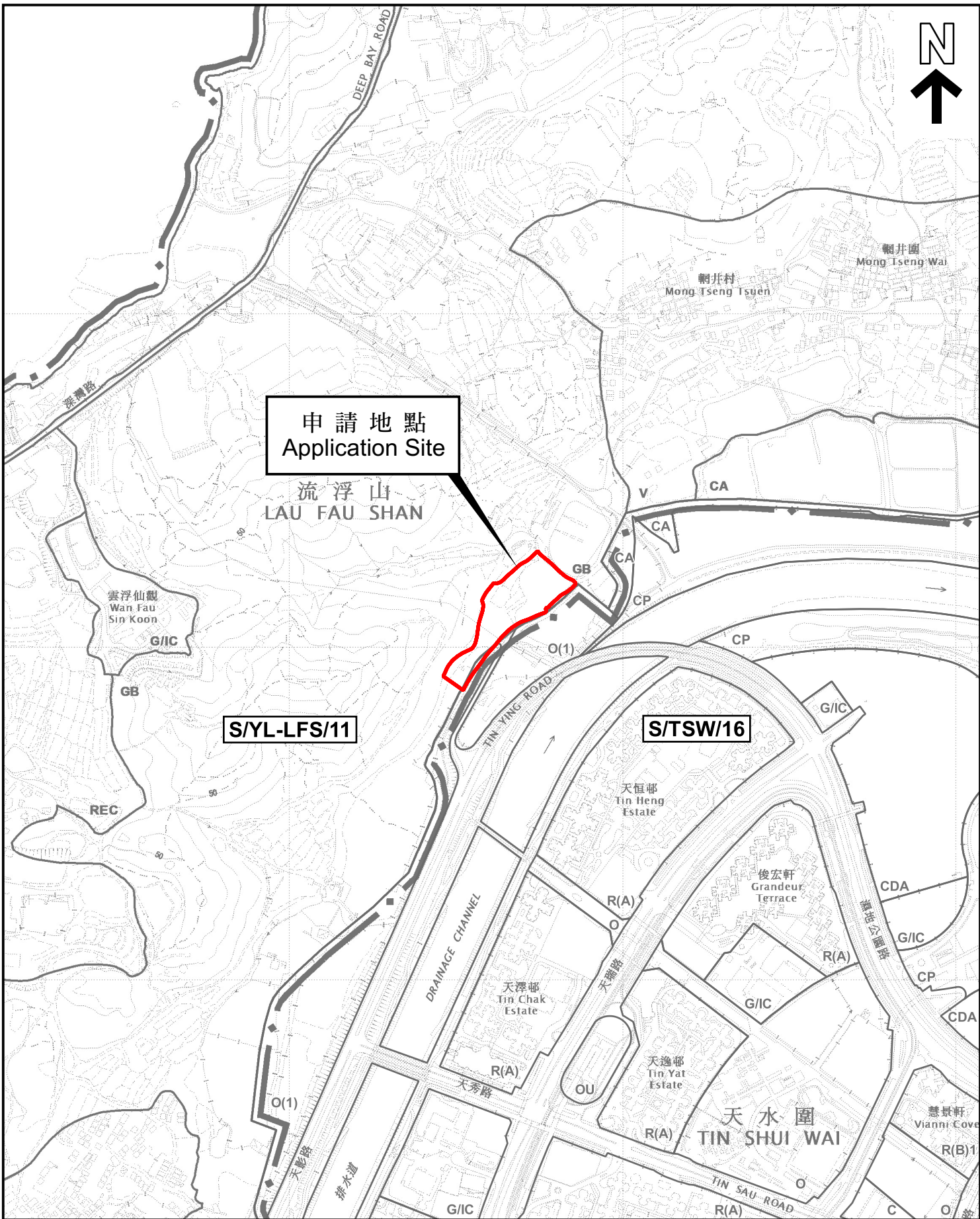
疑问，应查阅申请人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment 交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual appraisal 视觉评核	<input type="checkbox"/>	<input type="checkbox"/>
Landscape design proposal 园境设计建议	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Indicative development parameters</u></b>		
<b><u>只作指示用途发展参数</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

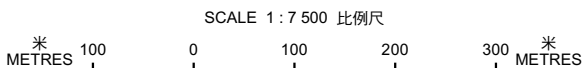
流浮山  
LAU FAU SHAN

S/YL-LFS/11

S/TSW/16

本摘要圖於2023年12月12日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號  
S/YL-LFS/11 及 S/TSW/16  
EXTRACT PLAN PREPARED ON 12.12.2023  
BASED ON OUTLINE ZONING PLANS No.  
S/YL-LFS/11 AND S/TSW/16  
APPROVED ON 12.4.2022

位置圖 LOCATION PLAN



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

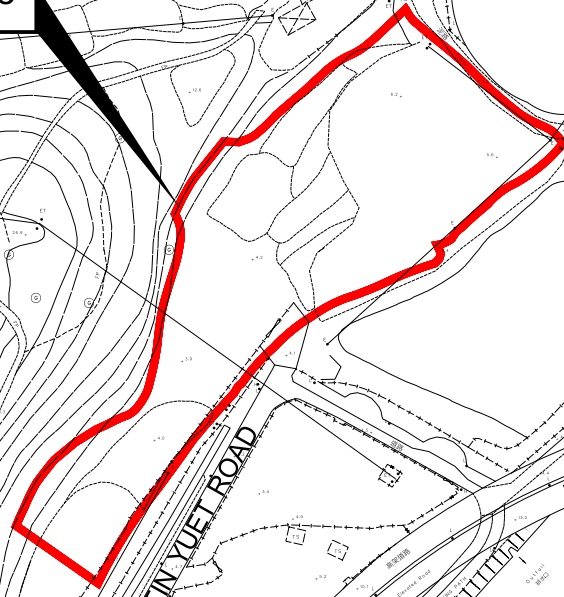
參考編號  
REFERENCE No.  
Y/YL-LFS/13





申請地點  
Application Site

香港建造學院  
天月路訓練場  
Hong Kong Institute  
of Construction  
Tin Yuet Road  
Training Ground



天恒邨  
Tin Heng Estate

本摘要圖於2023年12月12日擬備，  
所根據的資料為測量圖編號  
2-SW-17D、18C、22B 及 23A  
EXTRACT PLAN PREPARED ON 12.12.2023  
BASED ON SURVEY SHEETS No.  
2-SW-17D, 18C, 22B & 23A

### 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-LFS/13

**申請編號 Application No. : Y/YL-LFS/13**

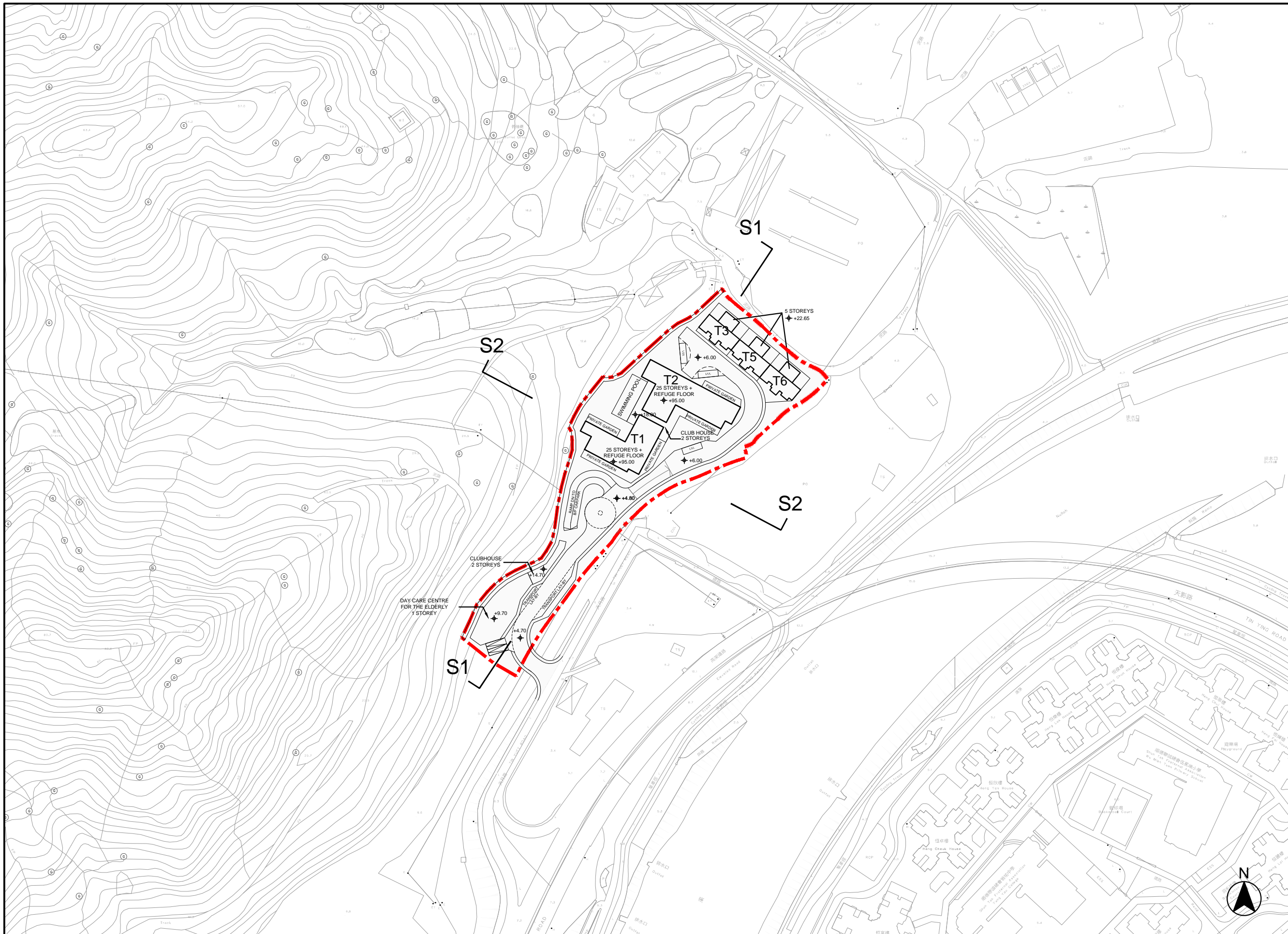
**備註 Remarks**

申請人提交進一步資料,包括經修訂的交通影響評估、園境設計建議、總綱發展藍圖、平面圖、截視圖及只作指示用途發展參數。

The applicant submitted further information with revised Traffic Impact Assessment, Landscape Design Proposal, Master Layout Plan, Floor Plan, Section Plans and indicative development parameters.

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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B.D. REF. :  
F.S.D. REF. :  
REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:  
DETAIL DESIGN INCLUDING  
BARRIER FREE ACCESS,  
F.S. REQUIREMENT,  
STRUCTURAL REQUIREMENT,  
ETC. TO BE DETERMINED  
IN GBP STAGE.

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PROJECT :  
SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUND B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

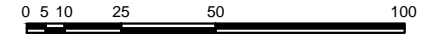
DRAWING TITLE :  
INDICATIVE  
MASTER LAYOUT PLAN

DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P3-A-01	

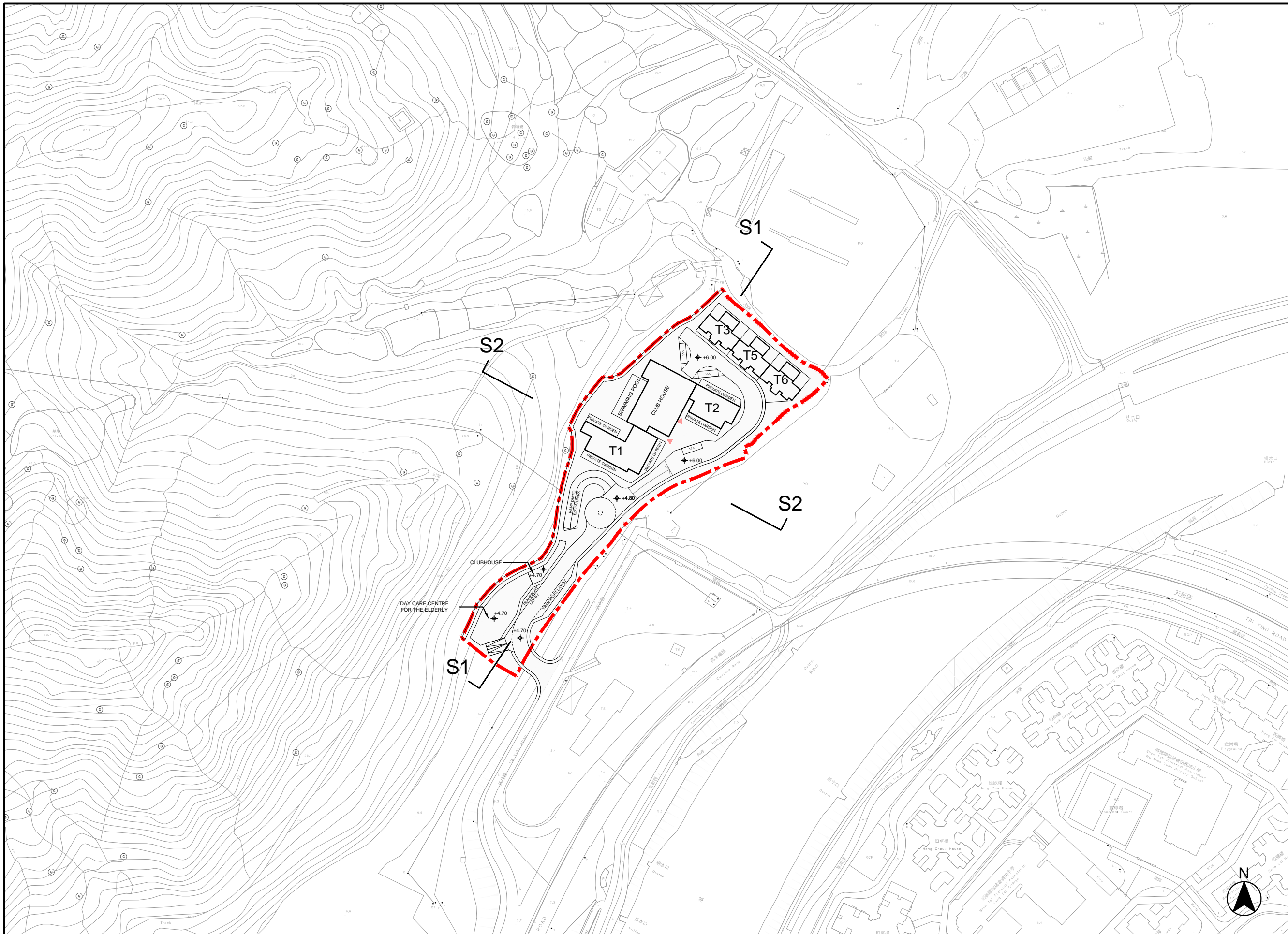
**LEGEND**  
 --- APPLICATION SITE BOUNDARY  
 L/U/L LOADING / UNLOADING BAY

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.  
 3. "Communcial Uses" include 'Eating Place' and 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.

申請編號 Application No. : Y/YL-LFS/13  
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REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:  
 DETAIL DESIGN INCLUDING  
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 STRUCTURAL REQUIREMENT,  
 ETC. TO BE DETERMINED  
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PROJECT :  
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DRAWING TITLE :  
 INDICATIVE  
 GROUND FLOOR PLAN

DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P3-A-02	

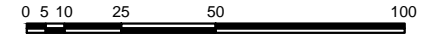
**LEGEND**

--- APPLICATION SITE BOUNDARY

L/U/L LOADING / UNLOADING BAY

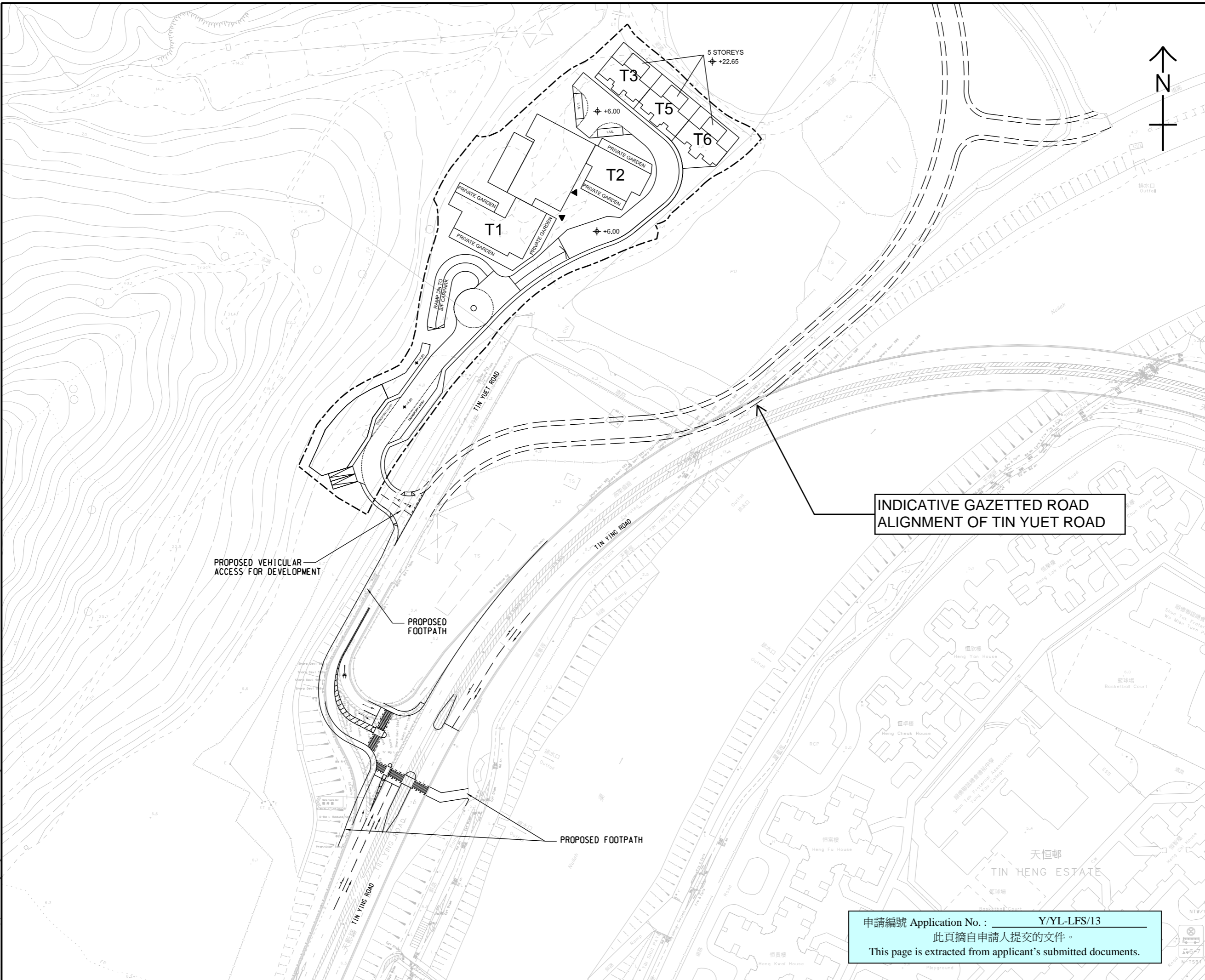
Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.  
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### PROJECT

SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO RESIDENTIAL (GROUP B)3" ZONE AT VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

### CLIENT

### CONSULTANT

AECOM Asia Company Ltd.  
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### SUB-CONSULTANTS

分列工程顧問公司

### ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.
B	SEP23	LAYOUT REVISED	TC
A	JUN22	LAYOUT REVISED	WDB

### STATUS

### SCALE

A3 1: 1500

### DIMENSION UNIT

METRES

### KEY PLAN

### PROJECT NO.

項目編號

### CONTRACT NO.

合約編號

### SHEET TITLE

INDICATIVE MASTER LAYOUT PLAN AND PROPOSED PEDESTRIAN AND TRAFFIC IMPROVEMENT

### SHEET NUMBER

P2\_FIGURE 3.1

INDICATIVE GAZETTED ROAD ALIGNMENT OF TIN YUET ROAD

PROPOSED VEHICULAR ACCESS FOR DEVELOPMENT

PROPOSED FOOTPATH

PROPOSED FOOTPATH

申請編號 Application No. : Y/YL-LFS/13  
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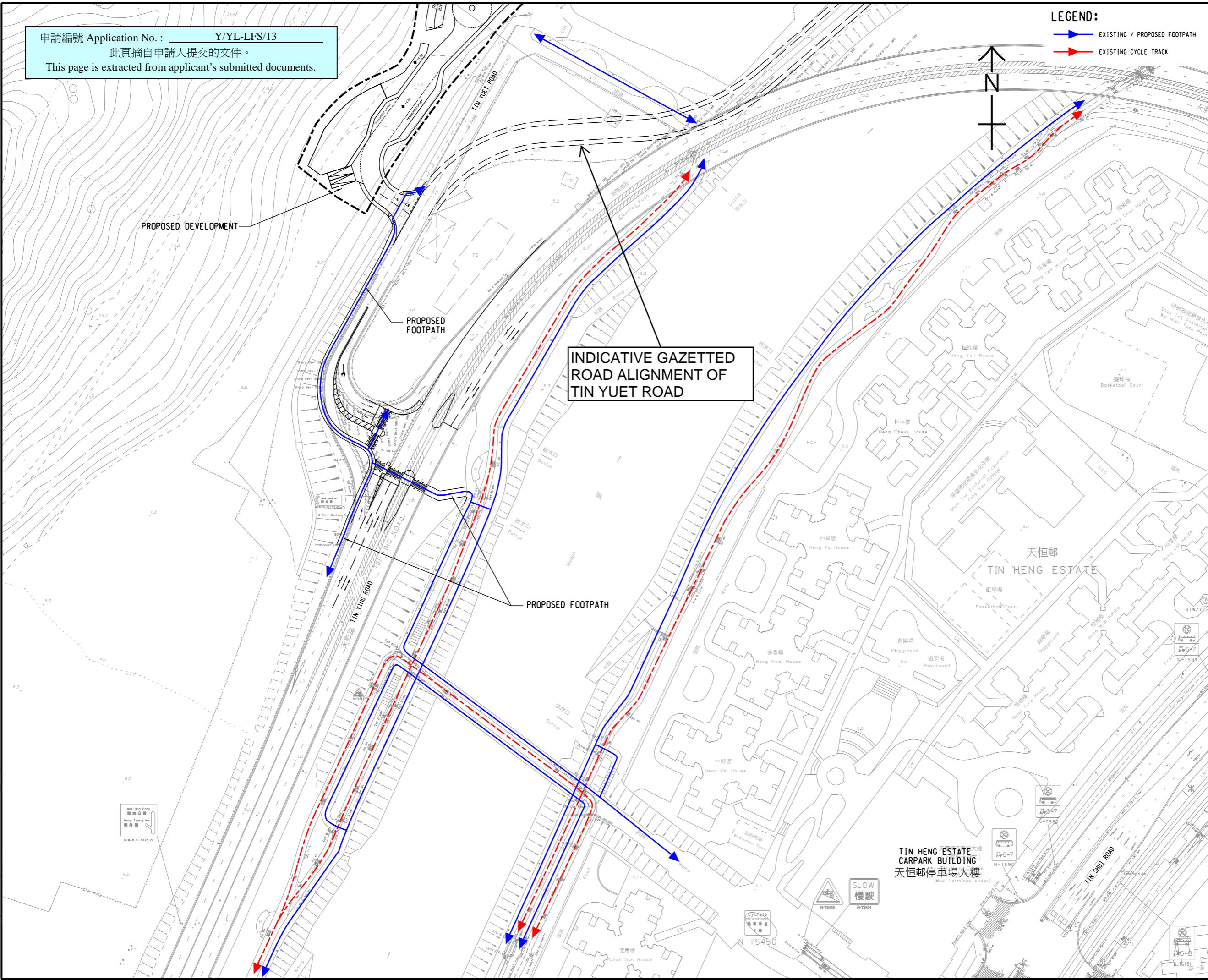
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**LEGEND:**

- EXISTING / PROPOSED FOOTPATH
- EXISTING CYCLE TRACK



INDICATIVE GAZETTED ROAD ALIGNMENT OF TIN YUET ROAD

PROPOSED DEVELOPMENT

PROPOSED FOOTPATH

PROPOSED FOOTPATH

TIN HENG ESTATE  
CARPARK BUILDING  
天恒邨停車場大樓  
(Bus Terminus under)



**PROJECT**  
SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO RESIDENTIAL (GROUP B)3" ZONE AT VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

**CLIENT**

**CONSULTANT**  
AECOM Asia Company Ltd.  
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**ISSUE/REVISION**

I/R	DATE	DESCRIPTION	CHK.
E	SEP23	LAYOUT REVISED	TC
D	FEB23	HYD'S COMMENT	TC
C	NOV22	LAYOUT REVISED	TC
B	JUN22	LAYOUT REVISED	WDB
A	JAN22	LAYOUT REVISED	WDB

**STATUS**

**SCALE**  
A3 1: 1500

**DIMENSION UNIT**  
METRES

**KEY PLAN**

**PROJECT NO.**

**CONTRACT NO.**

**SHEET TITLE**  
INDICATIVE MASTER LAYOUT PLAN AND PROPOSED PEDESTRIAN AND TRAFFIC IMPROVEMENT

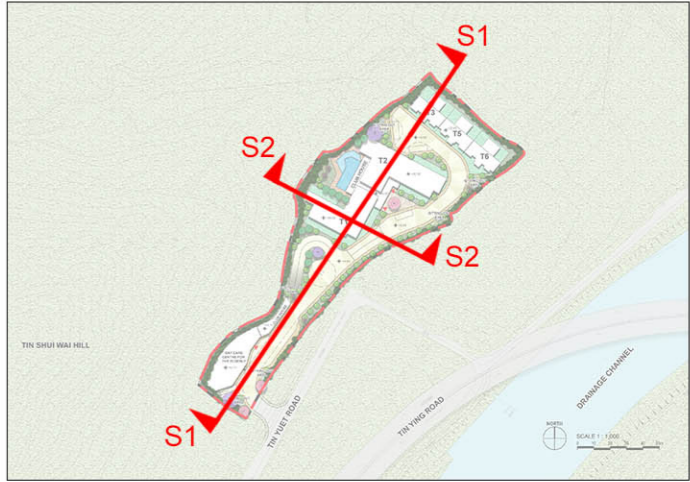
**SHEET NUMBER**  
P2\_FIGURE 3.2

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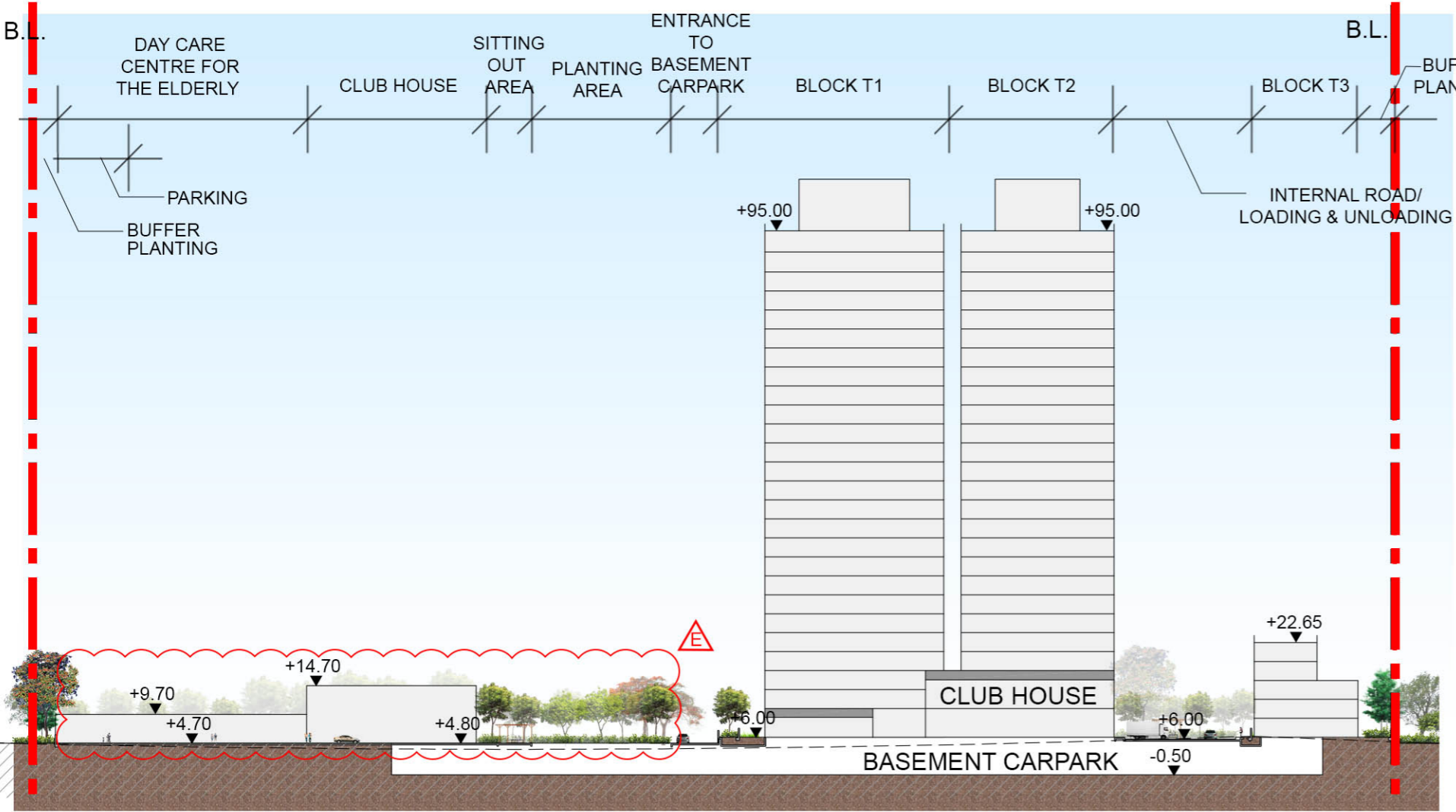




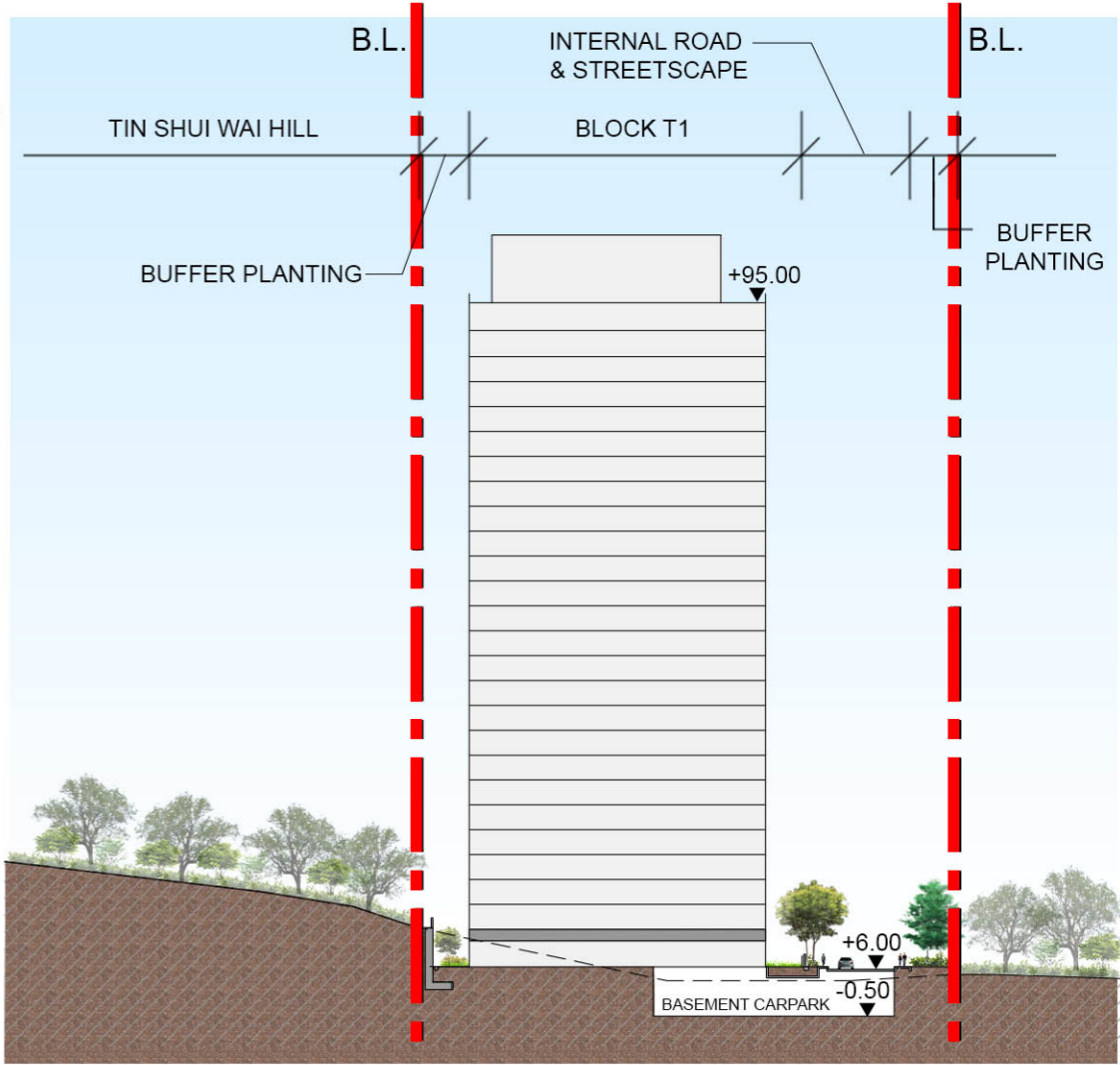




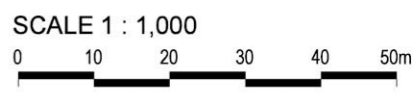
KEY PLAN



SECTION S1



SECTION S2





**LEGEND**

- APPLICATION SITE BOUNDARY
- PRIVATE OPEN SPACE FOR THE EXCLUSIVE USE OF THE ESTATE = NOT LESS THAN 2,352 SQM



TIN SHUI WAI HILL

TIN YUET ROAD

TIN YING ROAD

DRAINAGE CHANNEL

