

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/12**
關乎申請編號 Y/YL-LFS/12 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 21.10.2021 and 22.10.2021
因應於 2021 年 10 月 21 日及 2021 年 10 月 22 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-LFS/12		
Location/address 位置／地址	Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories 新界元朗流浮山丈量約份第 129 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 51,619 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 11,368 sq. m 平方米)		
Plan 圖則	<u>Section 12A application</u> 第 12A 條申請 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 流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 及天水圍分區計劃大綱草圖 編號 S/TSW/15		
	<u>Further information received</u> 接獲進一步資料 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 流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 及天水圍分區計劃大綱草圖 編號 S/TSW/15		
Zoning 地帶	<u>Section 12A application</u> 第 12A 條申請 "Green Belt" and "Open Space (1)" 「綠化地帶」及「休憩用地(1)」		
	<u>Further information received</u> 接獲進一步資料 "Green Belt" and "Open Space (1)" 「綠化地帶」及「休憩用地(1)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Green Belt” to “Residential (Group A)1” on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) and from “Open Space (1)” to “Residential (Group A)2” and an area shown as ‘Road’ on the Tin Shui Wai OZP 把申請地點由流浮山及尖鼻咀分區計劃大綱圖上的「綠化地帶」改劃為「住宅(甲 類)1」地帶及由天水圍分區計劃大綱圖上的「休憩用地 (1)」地帶改劃為「住宅 (甲類)2」地帶和顯示為「道路」的地方		
Gross floor area and/or plot ratio		sq. m 平方米	Plot ratio 地積比率

總樓面面積及／ 或地積比率	Domestic 住用	About 約 205,064	About 約 4	
	Non-domestic 非住用	About 約 8,000	About 約 0.156	
No. of block 幢數	Domestic 住用	11		
	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	
		Not more than 不多於 120	mPD 米(主水平基準上)	
		5 - 31 <i>1</i> <i>1</i> <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i> <i>Refuge Floor 防火層</i> <i>Transfer Plates and E&</i> <i>M Zone 結構轉換層及</i> <i>機電區</i>	
	Non-domestic 非住用	-	m 米	
		Not more than 不多於 17.5	mPD 米(主水平基準上)	
		Not more than 不多於 2 <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i>	
	Composite 綜合用途	-	m 米	
		Not more than 不多於 120	mPD 米(主水平基準上)	
		28 <i>1</i> <i>1</i> <i>1</i> <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i> <i>Refuge Floor 防火層</i> <i>Podium 平台</i> <i>Transfer Plates and E&</i> <i>M Zone 結構轉換層及</i> <i>機電區</i>	
	Site coverage 上蓋面積	Below 低於 15 m 米 >30% Above 高於 15 m 米 <30%		
	No. of units 單位數目	4,829 Flats 住宅單位		
	Open space 休憩用地	Private 私人	Not less than 不少於 13,521	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	1,282
	Private Car Parking Spaces 私家車車位	751
	Motorcycle Parking Spaces 電單車車位	51
	Bicycle Parking Spaces 單車泊位	480
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	14
	For Residential Use 供住宅用途	10
	For Commercial Use 供商業用途	4
Covered Transport Interchange 有蓋運輸交匯處	1	

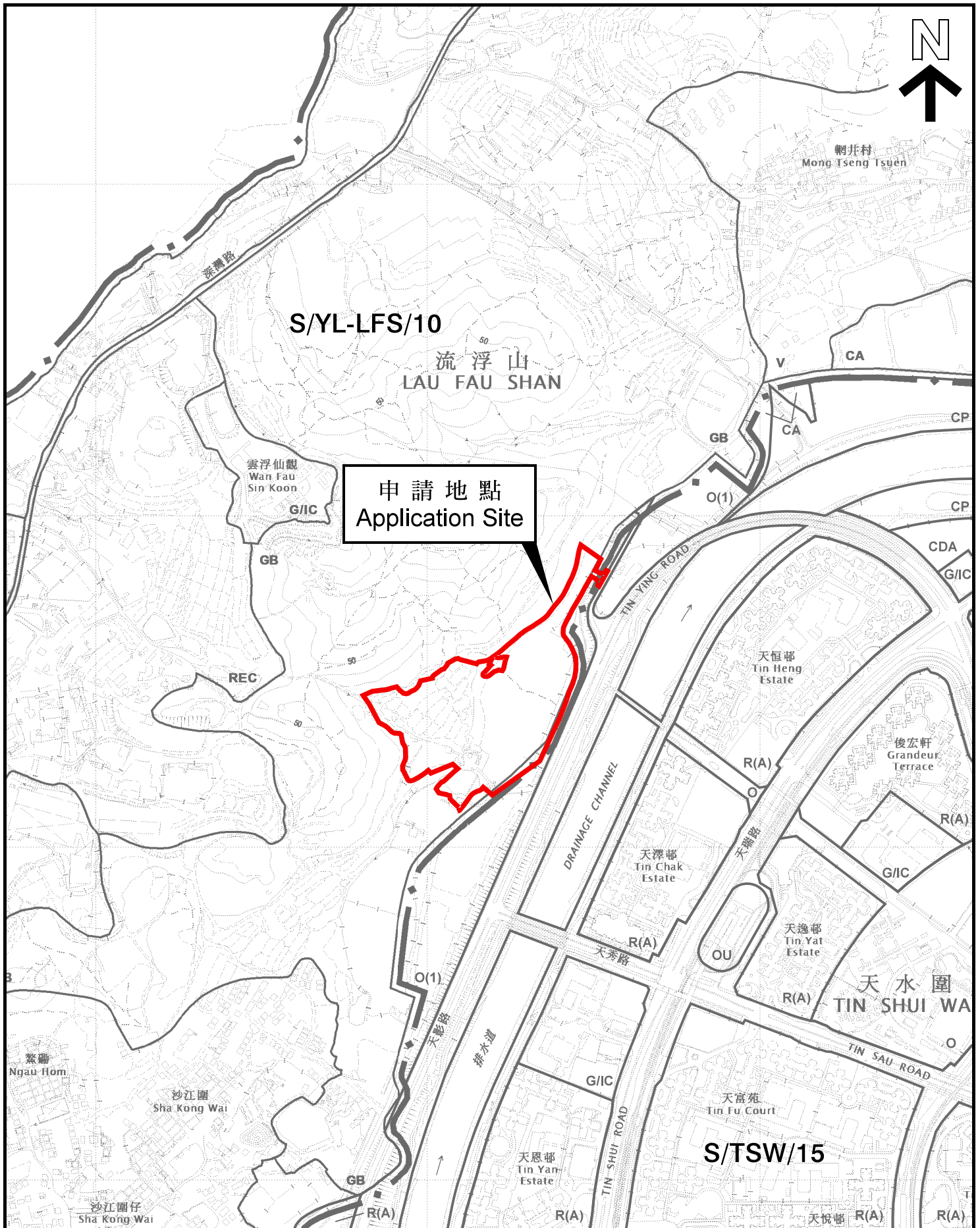
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Revised Master layout plan(s)/Layout plan(s) 修訂的總綱發展藍圖／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"/>
<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) 的環境評估（噪音、空氣及/或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment 交通影響評估	<input type="checkbox"/>	<input 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 checked="" 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>Response with Departmental Comment Table 回應部門意見表, Air Ventilation Assessment 空氣流通評估</u>		
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.

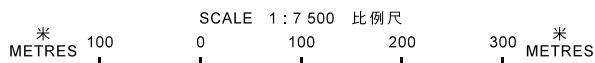
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申請地點
Application Site

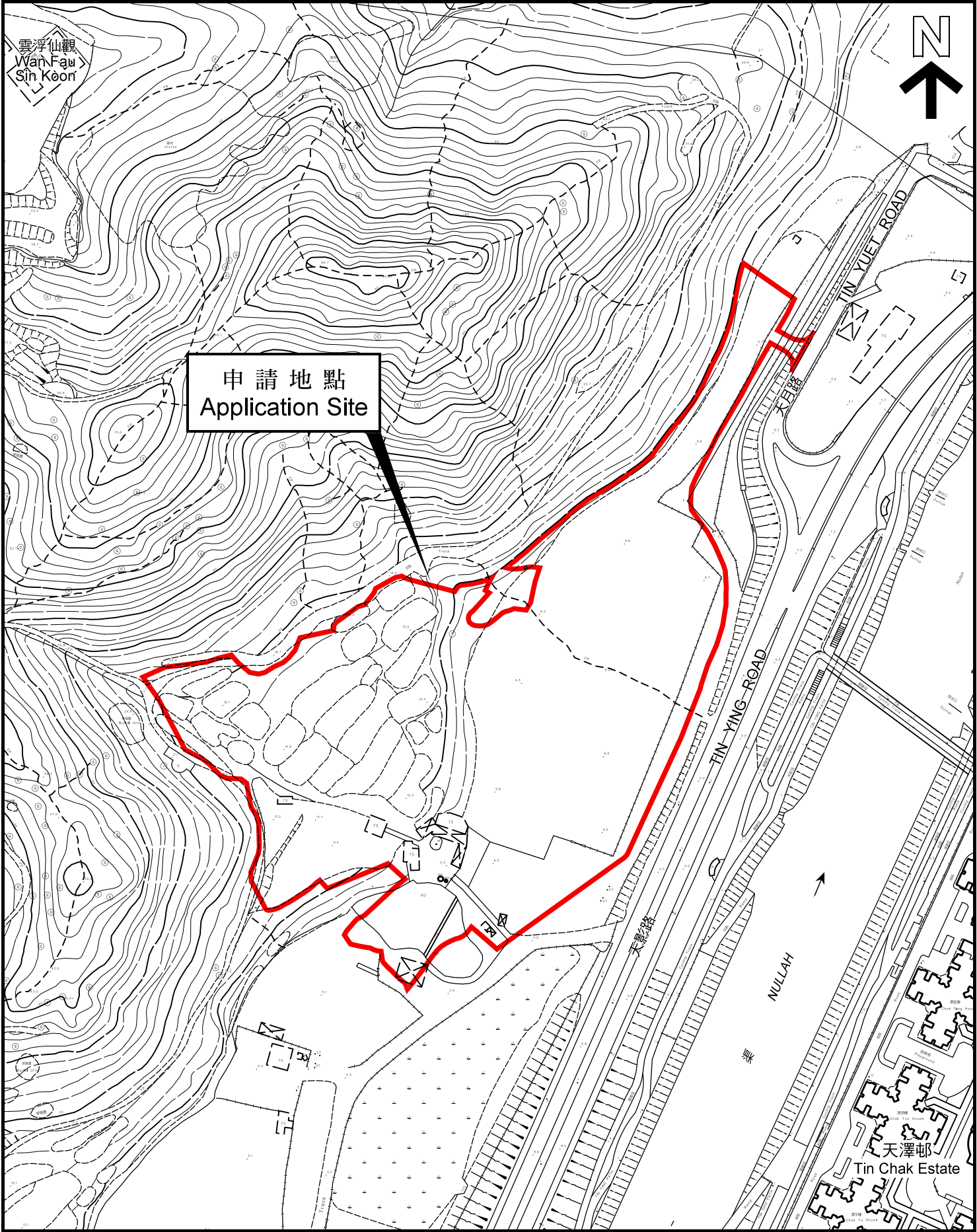
位置圖 LOCATION PLAN

本摘要圖於2021年10月21日擬備，
所根據的資料為於2021年5月7日
展示的分區計劃大綱圖編號 S/YL-LFS/10
EXTRACT PLAN PREPARED ON 21.10.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/10 EXHIBITED ON 7.5.2021



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

參考編號
REFERENCE No.
Y/YL-LFS/12



平面圖 SITE PLAN

本摘要圖於2021年10月21日擬備，
所根據的資料為測量圖編號
2-SW-22B 及 22D
EXTRACT PLAN PREPARED ON 21.10.2021
BASED ON SURVEY SHEETS No.
2-SW-22B & 22D

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APPLICATION SITE BOUNDARY
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參考編號
REFERENCE No.
Y/YL-LFS/12

申請編號 Application No. : Y/YL-LFS/12

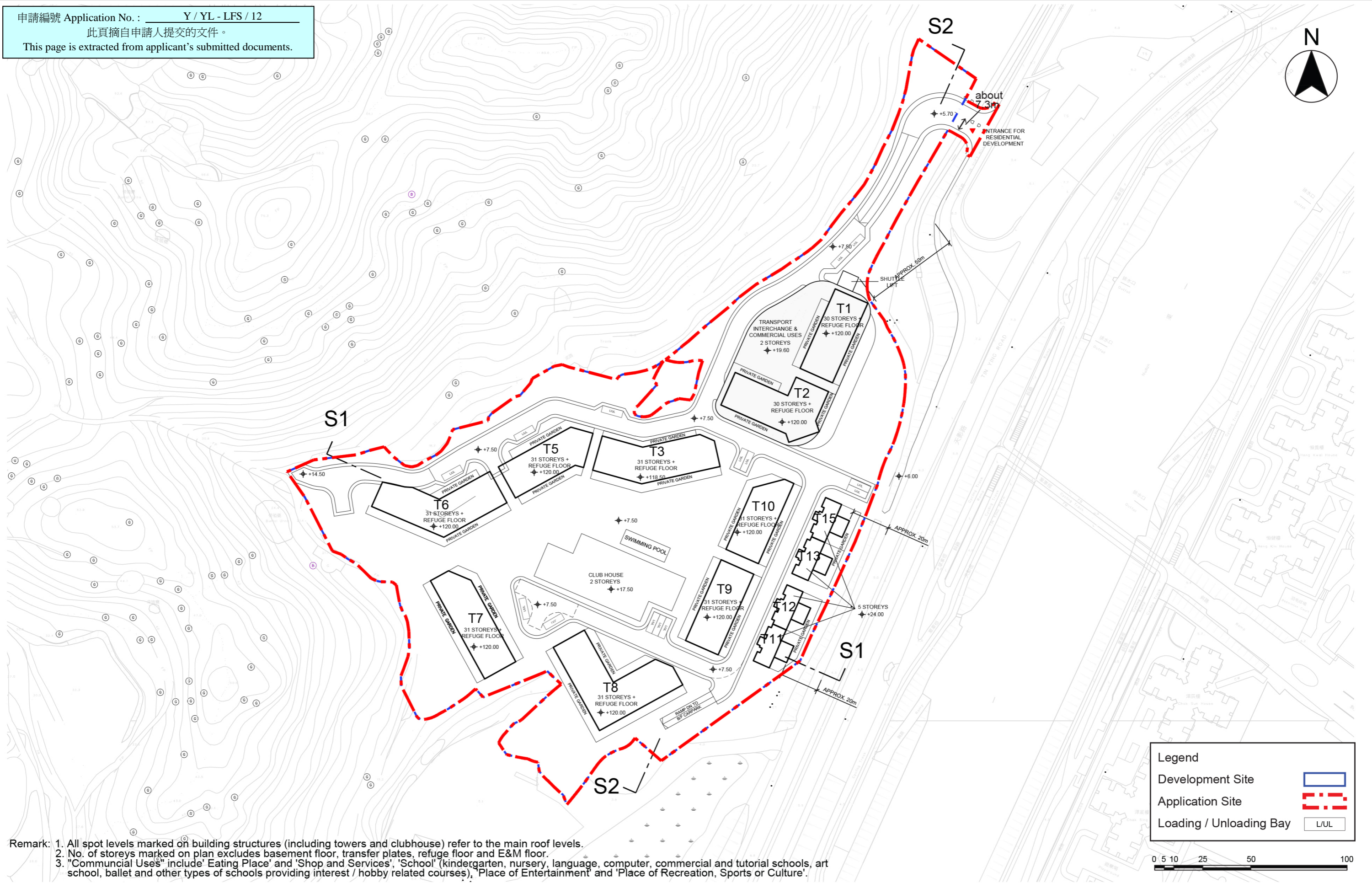
備註 Remarks

申請人提交進一步資料回應部門意見，並提供經修訂的視覺影響評估、排污影響評估、空氣流通評估、總綱發展藍圖、平面圖和截視圖，以及澄清申請地點內政府土地的面積。

The applicant submitted further information in response to departmental comments with revised Visual Impact Assessment, Sewerage Impact Assessment, Air Ventilation Assessment, Master Layout Plan, Floor Plan and Section Plans, and clarified the total area of Government Land within the application site.

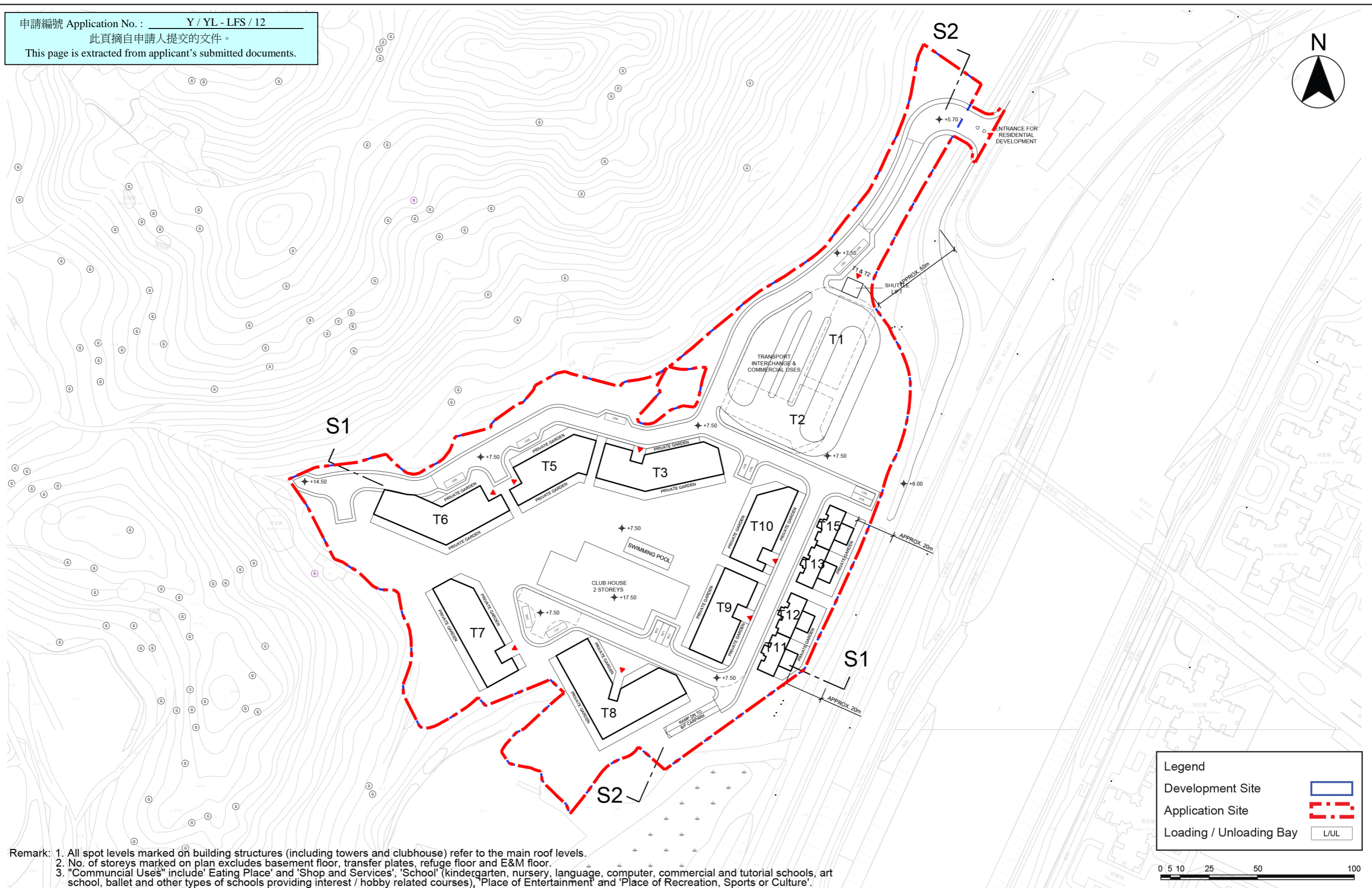
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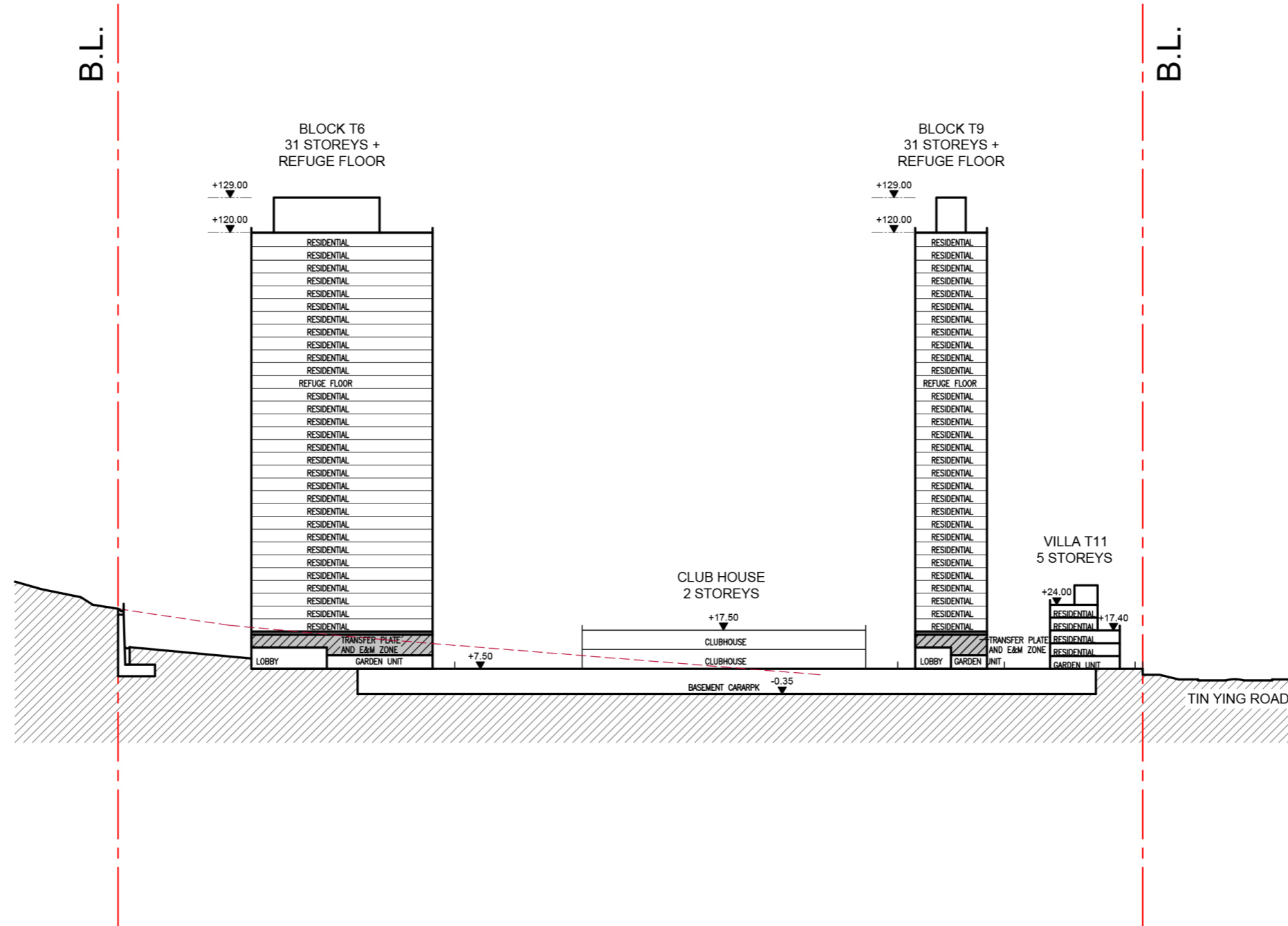
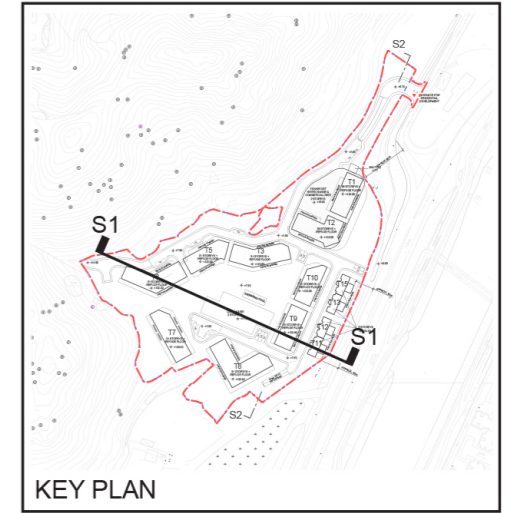
- Remark:
1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.
 3. "Communcial Uses" include 'Eating Place' and 'Shop and Services', 'School' (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'.

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale		Figure	1

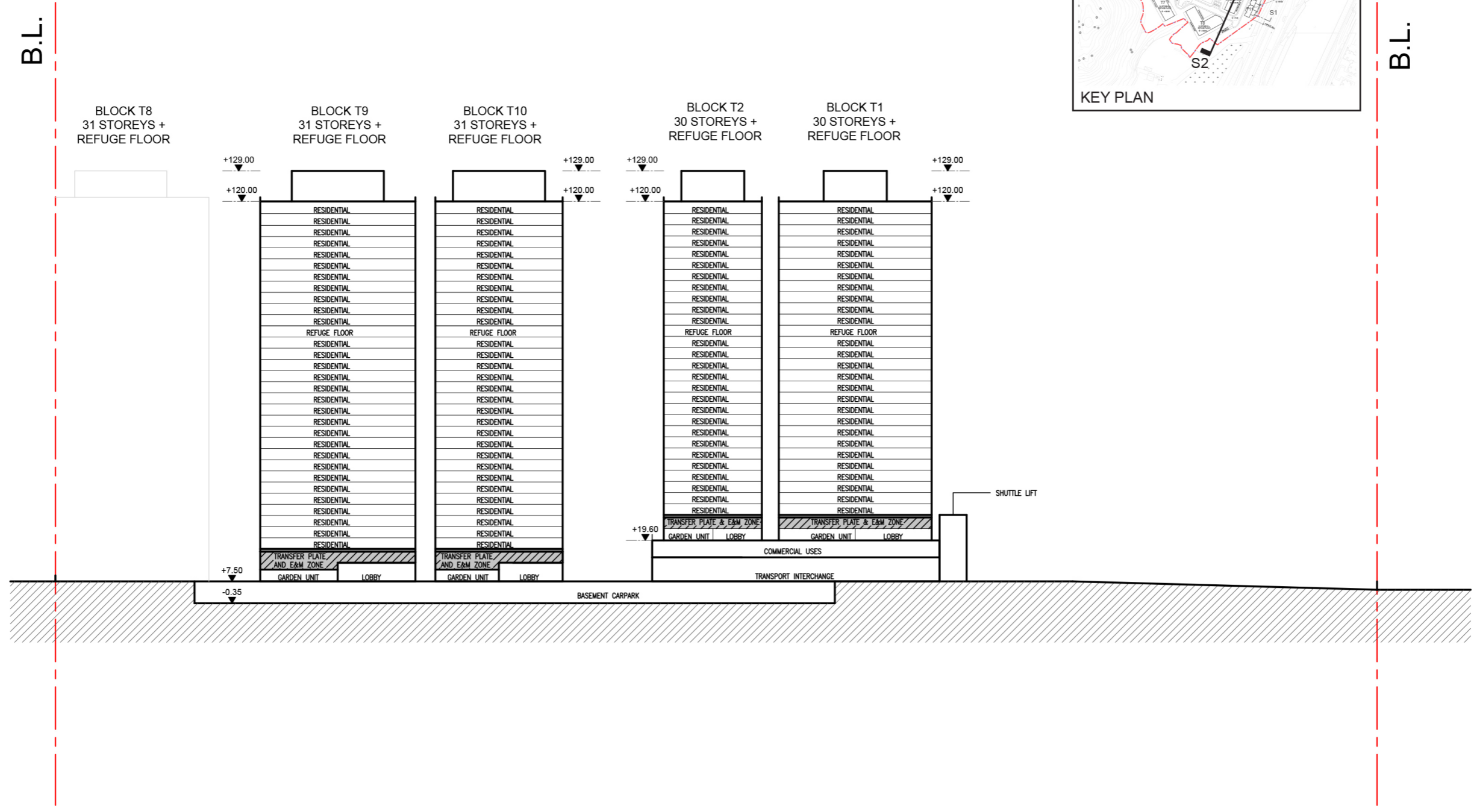
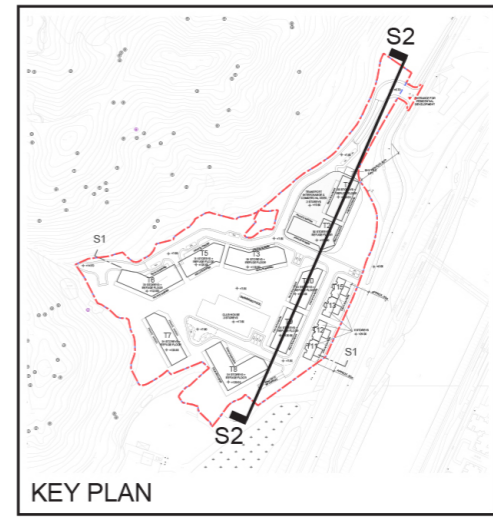


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Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale	Figure 2		



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Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale	Figure 4		

申請編號 Application No. : Y/YL-LFS/12

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)
	Nil 沒有	

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