

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/13**
關乎申請編號 Y/YL-LFS/13 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	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約份第 129 約地段第 1595 號、第 1597 號、第 1598 號、第 1599 號、第 1600 號、第 1601 號(部分)及毗連政府土地		
Site area 地盤面積	About 約 12,977 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,669 sq. m 平方米)		
Plan 圖則	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	"Green Belt", "Open Space (1)" and area shown as 'Road' 「綠化地帶」、「休憩用地(1)」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	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)” and area shown as 'Road' to “Residential (Group B) 3” on the Tin Shui Wai OZP and amend the Notes of the zone applicable to the site 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(乙類)」地帶，以及由《天水圍分區計劃大綱圖》上的「休憩用地 (1)」地帶及顯示為「道路」的地方改劃為「住宅(乙類)3」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	About 約 38,226	About 約 3
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	5 Residential Blocks 住宅樓宇	
	Non-domestic 非住用		
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	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(主水平基準上)
		T1: 25 1	Storey(s) 層 Exclude 不包括 Refuge Floor 防火層
		T2: 25 2	Storey(s) 層 Include 包括 Clubhouse (1) 會所(1)
		1	Exclude 不包括 Refuge Floor 防火層
	T3, T5 and T6: Not more than 不多於 5	Storey(s) 層	
	Non-domestic 非住用	-	m 米
			mPD 米(主水平基準上)
			Storey(s) 層
	Composite 綜合用途	-	m 米
-		mPD 米(主水平基準上)	
-		Storey(s) 層	
Site coverage 上蓋面積	Below 低於 15 m 米 <100% Above 高於 15 m 米 <30%		
No. of units 單位數目	840 Flats 住宅單位		
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	Private Car Parking Spaces 私家車車位		134
	Motorcycle Parking Spaces 電單車車位		9
	Bicycle Parking Spaces 單車泊位		28
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	For Residential Use 供住宅用途		3

(1) Proposed to be exempted from GFA calculation 擬議豁免計入總樓面面積

* 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。

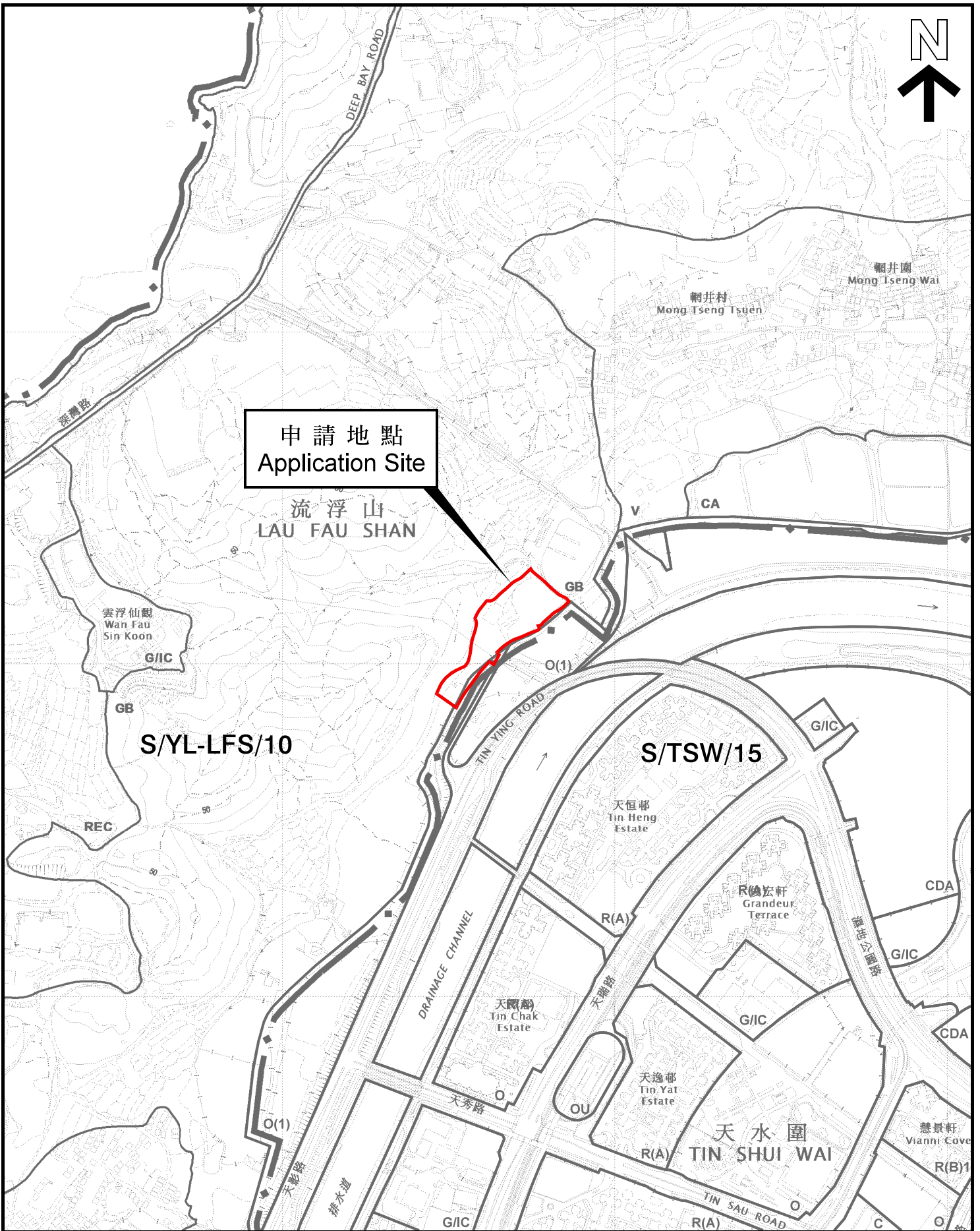
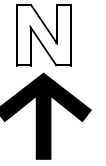
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" 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 checked="" 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 checked="" 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 (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 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 checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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 checked="" 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>Water Supply Impact Assessment 供水影響評估, Air Ventilation Assessment – Expert Evaluation 空氣流通評估, Ecological Review 生態檢討</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.

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

流浮山
LAU FAU SHAN

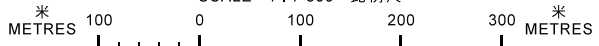
S/YL-LFS/10

S/TSW/15

天水圍
TIN SHUI WAI

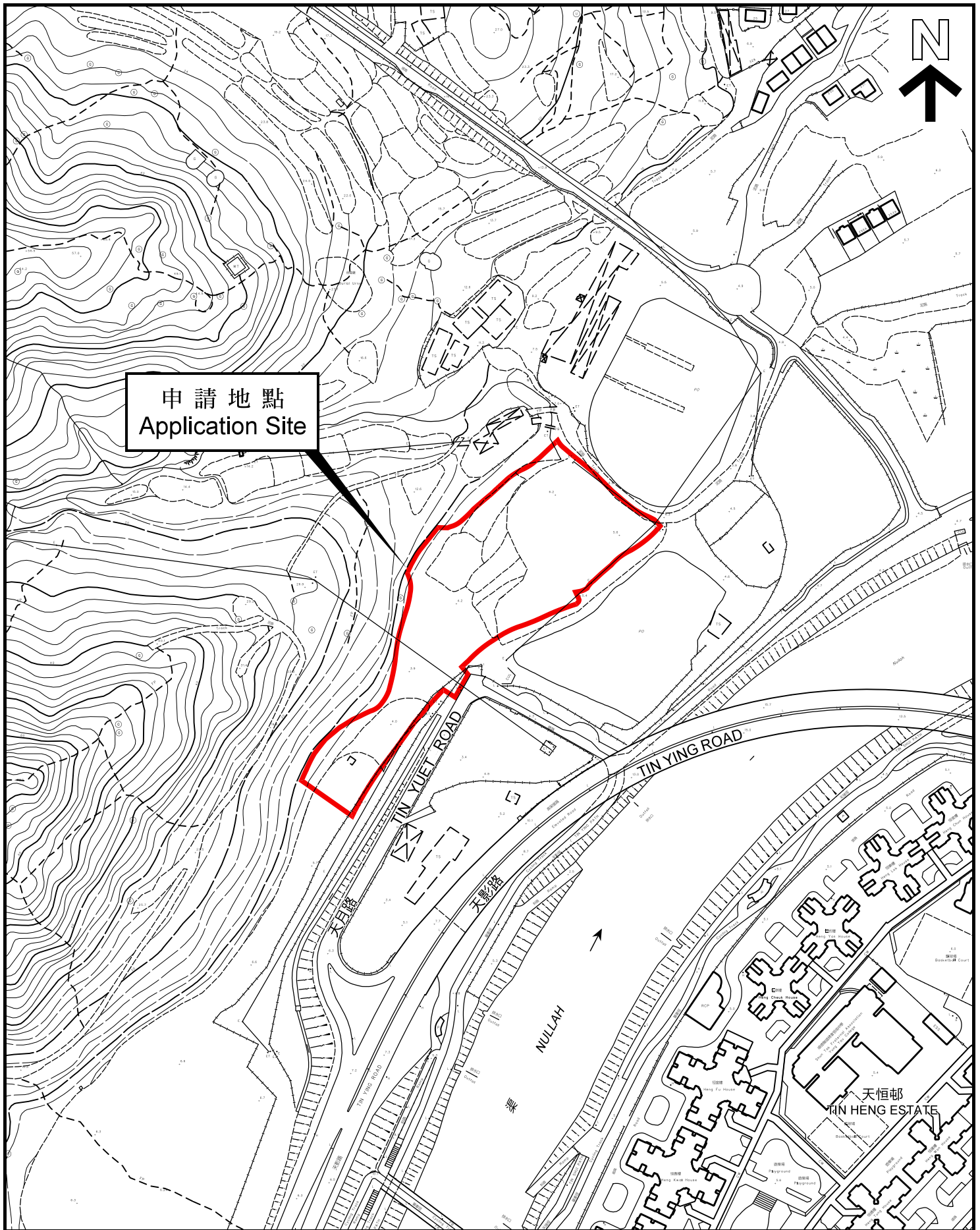
位置圖 LOCATION PLAN

本摘要圖於2021年11月1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 及 S/TSW/15
EXTRACT PLAN PREPARED ON 1.11.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/10 & S/TSW/15
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/13



平面圖 SITE PLAN

本摘要圖於2021年11月1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 1.11.2021
BASED ON SURVEY SHEETS No.
2-SW-17D, 18C, 22B & 23A

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

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

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申請目的

申請人現根據《城市規劃條例》第 12A 條 (第 131 章)，向城市規劃委員會 (下稱「城規會」) 遞交改劃申請 (下稱「本申請」)，擬議對流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 作出修訂，把位於新界天月路丈量約份第 129 約內多個地段及毗鄰政府土地 (下稱「申請地點」) 由「綠化地帶」地帶改劃為「住宅 (乙類)」地帶；並對天水圍分區計劃大綱草圖編號 S/TSW/15 作出修訂，將申請地點內的「休憩用地 (1)」及「道路」改劃為「住宅 (乙類) 3」地帶。

增加住宅供應刻不容緩

早在 2014 年施政報告，政府已承諾增加住房供應以滿足社會上對置業的需求。然而，儘管近年來政府多管齊下增加供應，房屋短缺的問題依然嚴峻。考慮到最近的施政方針側重持之以恆地開拓土地，因此任何一個能新增、善用土地的方法都不容錯失。

政府進行「綠化地帶」及棕地檢討

政府採用了一系列開拓房屋用地的策略。政府於 2014 年所開展的兩個階段的「綠化地帶」檢討顯示位處市區和新發展區旁邊已平整、荒廢或沒有植被的「綠化地帶」而保育價值又較低的「綠化地帶」是具潛力可作房屋發展的。

而政府於 2019 年完成的《新界棕地使用及作業現況研究》(下稱《棕地研究》)，探討將合適的棕地改作住宅用途。在研究所涵蓋的棕地群中，有 12 幅現時劃作「綠化地帶」及「休憩用地」地帶之棕地基於其鄰近現

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有新市鎮、現有的交通連接以及其較大的地盤面積而被物色作高密度公營房屋發展。而土木工程拓展署已就該 12 幅棕地展開工程可行性研究，以最終決定有關土地發展房屋的可行性。

回應轉變中的規劃狀況

流浮山，特別是貼近天水圍新市鎮一帶的土地，其規劃意向及整體環境一直在改變。早在 2011 年，規劃署的《改善流浮山鄉鎮及鄰近地區研究》中已認定申請地點可作房屋發展並附帶康樂設施。

沿天影路一帶最近也被政府認定可作房屋發展，其中一個例子就是位於天華路和天影路交界，由「住宅（丙類）」、「綠化地帶」、「政府、機構或社區」地帶及顯示為「道路」的土地，改劃為「住宅（甲類）」及「住宅（甲類）1」地帶，以發展高層、高密度的公營房屋發展。另一個例子就是位於申請地點以南，沙江圍以北（天影路以西）的棕土群，也被政府認定可作房屋發展。

最近落成的住宅發展（包括位處天水圍，在濕地緩衝區內靠向陸地方向的 Wetland Seasons Park 和 Wetland Seasons Bay），特別是那些面向天水圍新市鎮的住宅發展，與及最近社會上有聲音希望政府放寬濕地緩衝區內靠向陸地方向的地塊的發展密度，以平衡環境保育及增加房屋供應的需要。以上種種均支持在新市鎮旁，濕地緩衝區朝陸地方向的土地作房屋發展。

以上轉變中的規劃狀況（主要集中在天水圍新市鎮天影路以西一帶）顯示應檢討有關範圍內，包括面向天月路而與天影路相連的申請地點及其周邊土地的發展潛力以釋放有關土地作中密度住宅發展。

發展計劃概覽

鑑於香港房屋短缺的問題，申請人提交此一改劃申請藉以增加房屋供應。申請地點大部分曾被平整，現為一幅荒地，主要劃為「綠化地帶」。

為了善用珍貴土地資源，並顧及項目之設計概念及基建的承載力，申請人建議提高申請地點的最大住用地積比率至 3 倍，這有助以公營房屋發展為主的天水圍新市鎮附近提供 840 個私人住宅單位，容納約 2,352 人。參考鄰近天水圍新市鎮現時的住宅發展及天華路已規劃的房屋發展，本

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申請所涉及的擬議發展包括 5 座低至中層高的住宅樓宇，其最高建築物高度將不多於 25 層(即主樓頂於主水平基準上 95 米)。擬議發展的發展密度與規模能與毗鄰正在改變的環境相容。

發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益：

- 擬議之改劃與政府現行善用土地資源（特別是政府近期審視「綠化地帶」/ 棕地與及打算檢討濕地緩衝區之規劃）以增加房屋及土地供應量的政策相符；
- 自 2011 年規劃署的《改善流浮山鄉鎮及鄰近地區研究》已確定申請地點整體而言是適合興建住宅發展。而近年申請地點附近的規劃及發展狀況亦不斷變化(如位於申請地點小於 1 公里內的「住宅(丙類)」、「綠化地帶」、「政府、機構或社區」地帶及顯示為「道路」的土地之改劃行動，與及申請地點以南的棕地群被物色作房屋發展)，均反映鄰近天水圍新市鎮的申請地點具潛力改劃作中密度住宅發展用途；
- 憑藉其鄰近天水圍新市鎮並緊貼天影路，申請地點此等特質證明該地點具發展潛力而未被釋放；
- 擬議的改劃能提供 840 個私人住宅單位，有助應付現時香港對私人房屋急切的需求；
- 擬議私人住宅發展有助平衡公私營房屋的比例；
- 擬議的改劃與天水圍新市鎮及周邊環境相容；
- 改劃方案經小心制定，在城市設計、空氣流通及園景方面具規劃增益及設計優點：
 - 採用階梯式建築物高度設計；
 - 樓宇從地盤界線後移以減少由鄰近交通網絡所引致的潛在空氣及噪音影響；

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- 合理的樓宇佈局以助通風；
 - 提供樓宇間距以減低樓宇的視覺影響；及
 - 提供全面的園景設計
-
- 從規劃角度而言，擬議改劃之定界合理；及

 - 是次改劃申請已進行全面的技術評估，證明項目在景觀、視覺、交通、環境、排水、排污、供水、空氣流通及生態方面均是可行的。

基於以上理據，現懇請城規會接納是次改劃申請。

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EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This rezoning application is submitted to the Town Planning Board (the Board) to rezone an area from "Green Belt" ("GB") on the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (LFS OZP) No. S/YL-LFS/10 to "Residential (Group B)" ("R(B)") zone, as well as rezoning minor portions falling within an area zoned "Open Space (1)" ("O(1)") and 'Road' on the Draft Tin Shui Wai OZP (TSW OZP) No. S/TSW/15 to "R(B)3" zone, at various lots in D.D.129 and adjoining Government Land, Tin Yuet Road, New Territories (hereafter referred to as the "Application Site") under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

IMMINENT NEED FOR INCREASING HOUSING SUPPLY

As early as the 2014 Policy Address, the Government had pledged to increase housing supply to enhance home ownership. However, despite the Government's continuous efforts over the subsequent years to increase housing supply, the challenge of housing supply shortage remains acute. Taking into consideration the latest policy direction which lays much importance on land creation for housing development in a continuous manner, it is important to seize every opportunity to create / utilize land resources for housing purposes.

GOVERNMENT'S REVIEW ON "GB" AND BROWNFIELD SITES

A series of housing land creation strategies have been adopted and put forth by the Government. The two-stage "GB" review kick-started by the Government in 2014, highlighted that formed, deserted or de-vegetated "GB" sites with lower conservation value, located at the fringe of built-up areas close to existing urban areas and new towns, possessed the potential for residential development.

The "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" ("the Brownfield Study") to explore the feasibility of converting suitable brownfield clusters for residential use was completed in 2019. Among the brownfield clusters covered under the Brownfield Study, a total of 12 nos. of brownfield clusters covering areas currently zoned "GB" and "O", have been identified for high-density housing development due to their close proximity to existing new towns, transport linkages and sizable land area. These

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12 sites are currently undergoing Engineering Feasibility Studies conducted by the Civil Engineering and Development Department to determine their feasibility for housing development.

A RESPONSE TO CHANGING PLANNING CIRCUMSTANCES

The planning intention and development setting in Lau Fau Shan (LFS) area, particularly the area near TSW New Town, has been undergoing changes. Back in 2011, the Application Site was identified as housing development with recreational facilities under the Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Area by the Planning Department.

Recently, potential housing developments along Tin Ying Road have also been identified by the Government. One example is the housing site at the junction of Tin Wah Road and Tin Ying Road rezoned from "R(C)", "GB", "G/IC" and 'Road' to "R(A)" and "R(A)1" for high-rise, high-density public housing development. Another example would be the shortlisted brownfield cluster situated in Sha Kong Wai North (West of Tin Ying Road) to the south of the Application Site recently identified by Government for housing development.

The recently completed residential developments (including the Wetland Seasons Park and Wetland Seasons Bay in Tin Shui Wai at the landward fringe of Wetland Buffer Area (WBA)), particularly those facing towards Tin Shui Wai New Town, together with the recent call for the review of development density within the WBA on the premise of balancing the needs for conservation and increase of housing land supply, are desirable precedents of having housing developments situated at the landward fringe of WBA in close proximity to existing new towns.

These recent changing planning circumstances, mainly concentrated in LFS area to the west of Tin Ying Road near Tin Shui Wai (TSW) New Town, indicate that **the development potential of this area, which includes the Application Site abutting Tin Yuet Road branching off from Tin Ying Road and its surroundings, should be reviewed in order to unleash for future medium-density residential development, where appropriate.**

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INDICATIVE DEVELOPMENT PROPOSAL

Understanding the acute housing supply shortage in Hong Kong, the Applicant submits this rezoning application to increase housing supply. The Application Site, which is mostly paved and is a wasteland, is mainly zoned as "GB" at present.

With a view to optimising valuable land resources and taking into account relevant design concepts and infrastructural capacity, a total domestic plot ratio allowed at the Application Site is proposed to be not more than 3, which will help provide 840 nos. of private housing units, accommodating about 2,352 persons near TSW New Town which is mainly occupied by public housing developments.

Making reference to the existing residential developments in the nearby TSW New Town, as well as the planned housing developments at Tin Wah Road, the Proposed Development under this application will comprise 5 nos. of low- to medium-rise residential blocks with a maximum building height of only 25 residential storeys (i.e. not more than 95mPD at main roof). The development intensity and scale of Proposed Development will be compatible with the changing neighbourhood.

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DEVELOPMENT JUSTIFICATIONS AND MERITS

Major development justifications and merits in support of this planning application are listed as follows:

- The proposed rezoning is in line with the prevailing policy on enhancing housing and land supply through optimisation of the existing land resources, particularly recent reviews on "GB" / brownfield sites and Government's recent intention to review the planning of WBA;
- The general suitability of providing residential development at the Application Site has long been confirmed under the Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Area by the Planning Department since 2011. Recent changing planning and development circumstances including the rezoning exercise at the "R(C)", "GB", "G/IC" and 'Road' site less than 1km away from the Application Site, and the identification of a brownfield cluster for housing development to the south of the Application Site, reveal opportunities to rezone the Application Site near TSW New Town for medium residential use;
- The unique attributes of the Application Site in terms of its location being close to TSW New Town and its close proximity to Tin Ying Road, prove that there is indeed development potential yet to be released within the Application Site;
- The proposed rezoning would offer 840 nos. of private housing units, which could help meet the acute demand for private housing in Hong Kong;
- The proposed private residential development would help achieve a more balanced public-private housing mix;
- The proposed rezoning is compatible with the development setting of TSW New Town and the surrounding areas;

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- The rezoning proposal is carefully formulated with planning gains and design merits from urban design, air ventilation and landscape aspects:-
 - A stepped building height profile would be adopted;
 - Building setbacks from the site boundary would minimize potential air and noise impacts from nearby traffic networks;
 - Sensible building disposition to facilitate wind penetration;
 - Building gaps between buildings would be provided to break up the visual mass; and
 - Comprehensive landscape treatment would be explored;

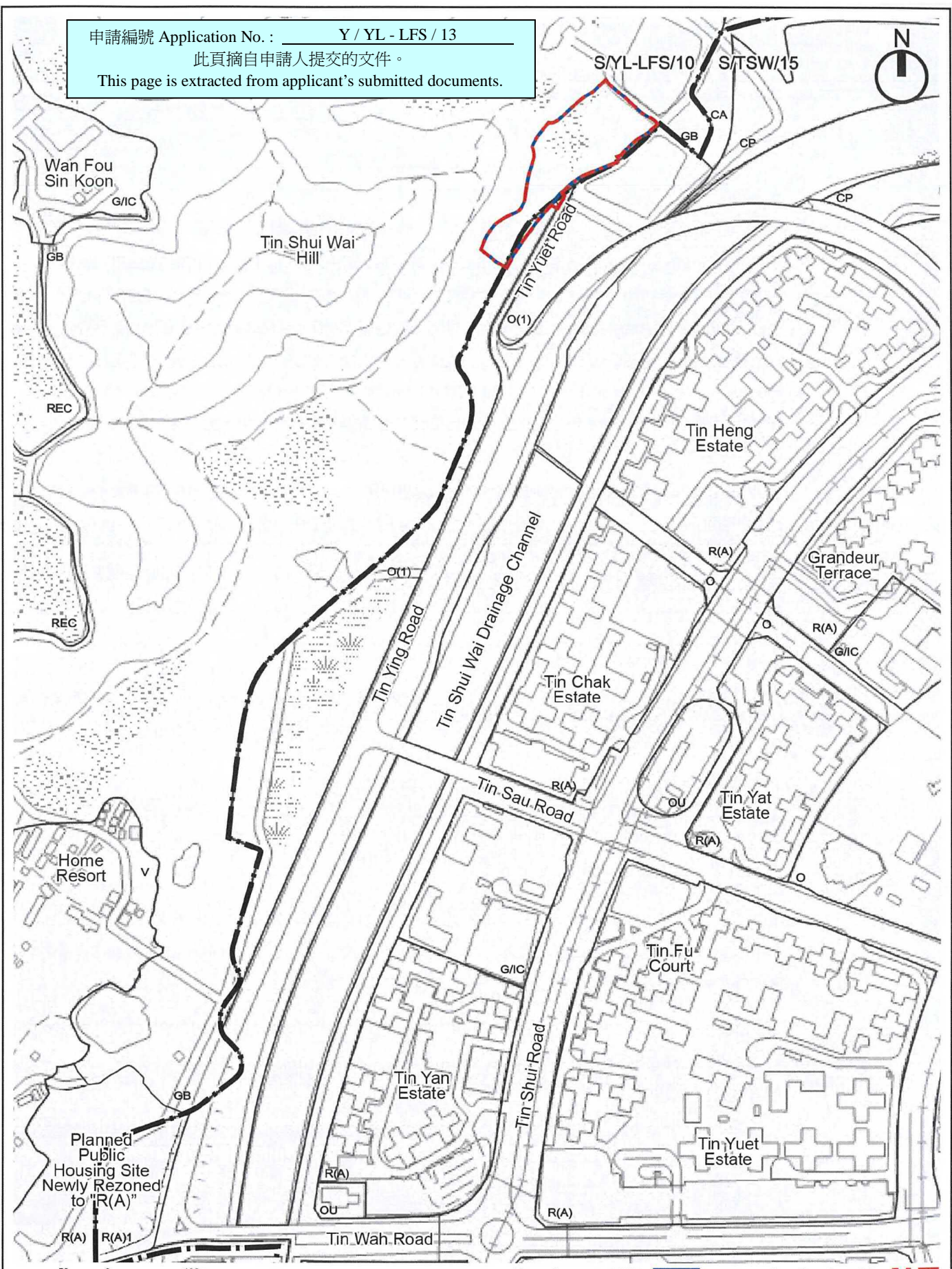
- The proposed rezoning boundary is rationalised from planning perspective and;

- Comprehensive technical assessments have been conducted for this rezoning application, which has proven to be technically feasible from landscape, visual, traffic, environmental, drainage, sewerage, water supply, air ventilation and ecological aspects.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider favourably this rezoning application.

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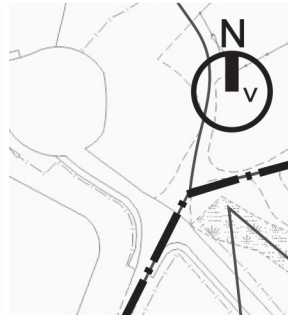
Development Site Application Site



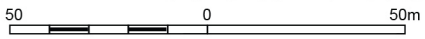
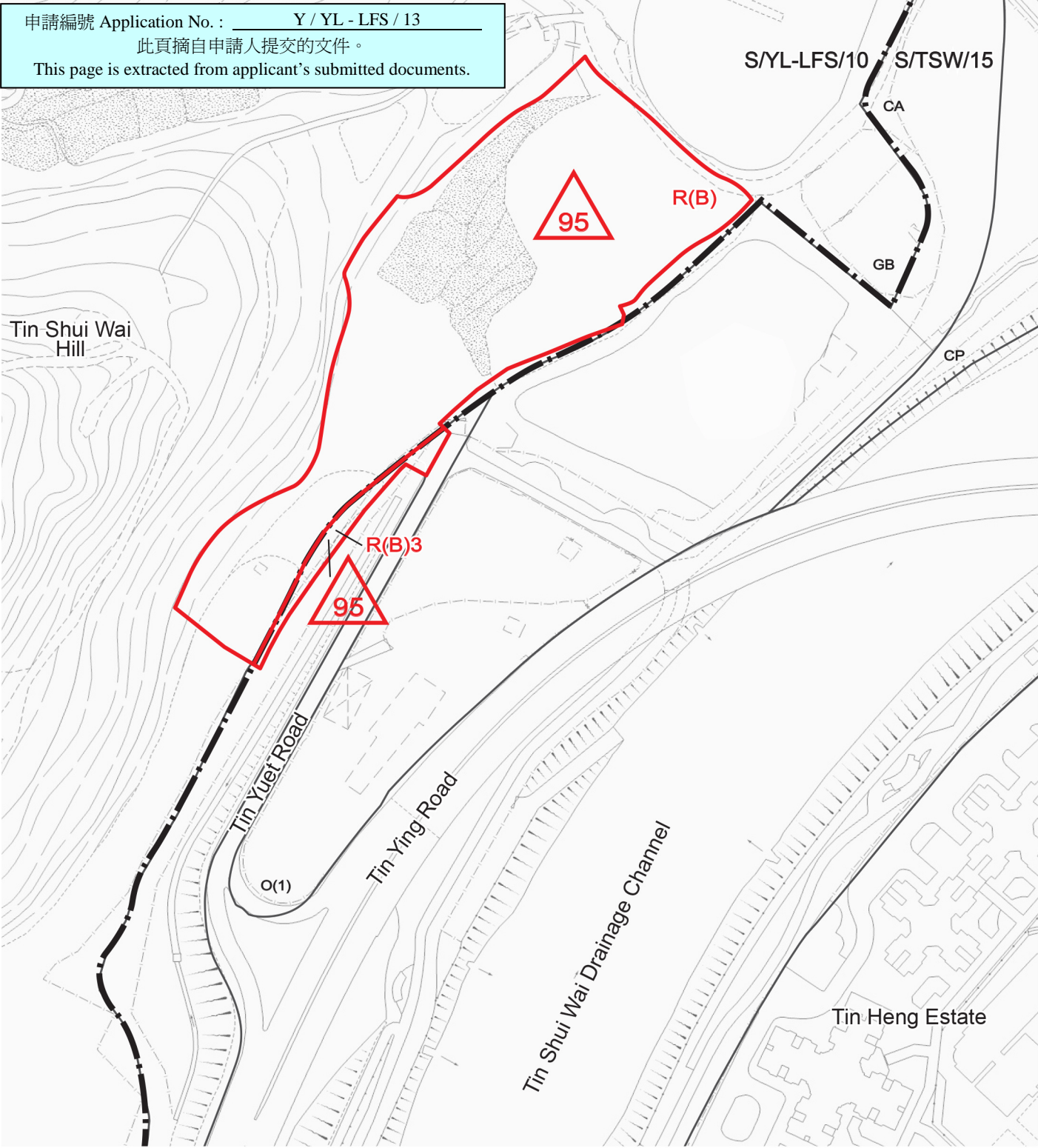
Title
 Extract of the Draft
 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
 No. S/YL-LFS/10 and Draft Tin Shui Wai
 Outline Zoning Plan No. S/TSW/15

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale	Figure		
NA	1.1		

Proposed Zonings	Proposed Development Restrictions	
	Maximum Plot Ratio	Maximum Building Height
Proposed "R(B)" on LFS OZP	Not more than 3	Not more than 95mPD
Proposed "R(B)3" on TSW OZP		

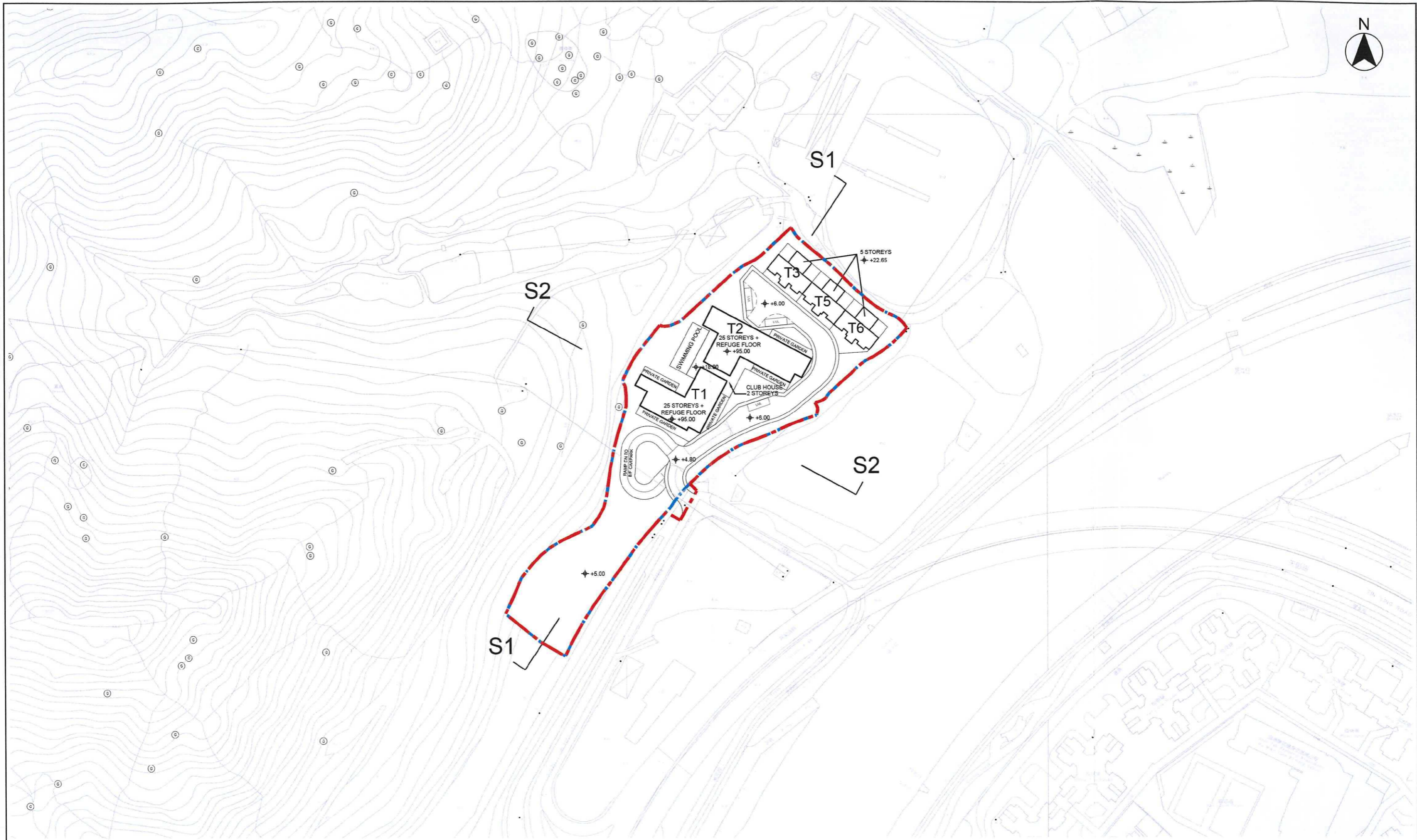


申請編號 Application No. : Y / YL - LFS / 13
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Title Proposed Amendments to Draft
 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
 No. S/YL-LFS/10 and Draft Tin Shui Wai
 Outline Zoning Plan No. S/TSW/15

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2021
Scale	NA	Figure	A1

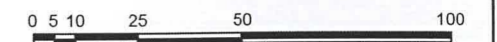


LEGEND

—— DEVELOPMENT SITE BOUNDARY
 —— APPLICATION SITE BOUNDARY
 LUL 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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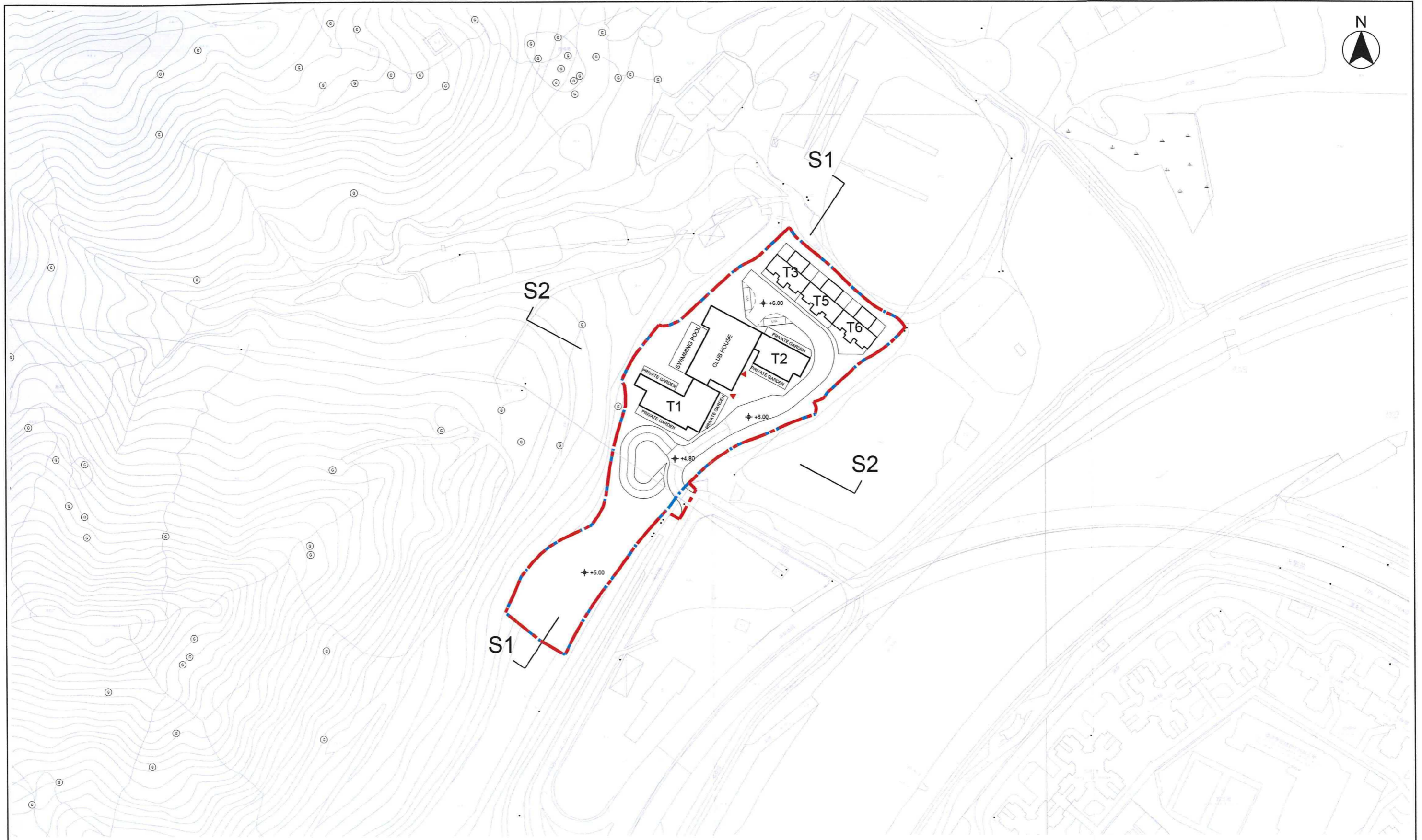


ARCHI+
ARCHIPLUS INTERNATIONAL (HK) LIMITED

Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale	Figure		3.1

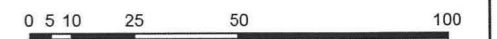


LEGEND

 DEVELOPMENT SITE BOUNDARY
 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.

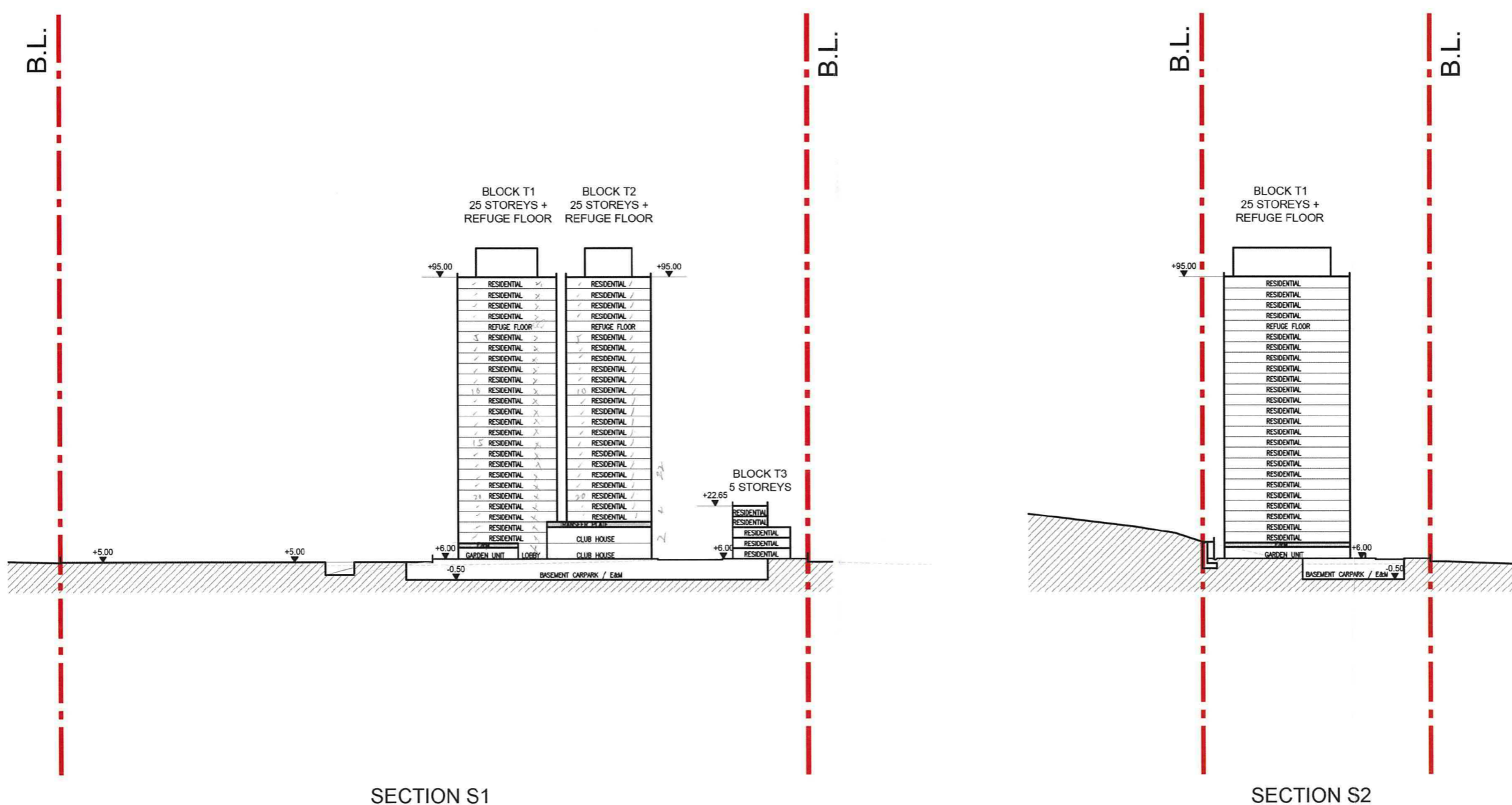
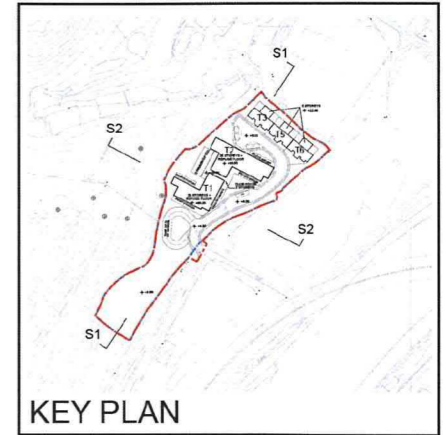
申請編號 Application No. : Y / YL - LFS / 13
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Title

Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale	Figure		3.2



LEGEND
 - - - - - DEVELOPMENT SITE BOUNDARY

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.

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2021
Scale		Figure	3.3

LEGEND

-  APPLICATION SITE BOUNDARY
-  PROPOSED BUFFER PLANTING (TREES & SHRUBS)
-  PROPOSED NEW TREES
-  RETAINED TREES
-  SHRUBS & GROUNDCOVER
-  LAWN AREA
-  PRIVATE GARDEN
-  PROPOSED PAVING
-  TIMBER DECK
-  CHILDREN'S PLAYGROUND



TIN SHUI WAI HILL

TIN YUET ROAD

TIN YING ROAD

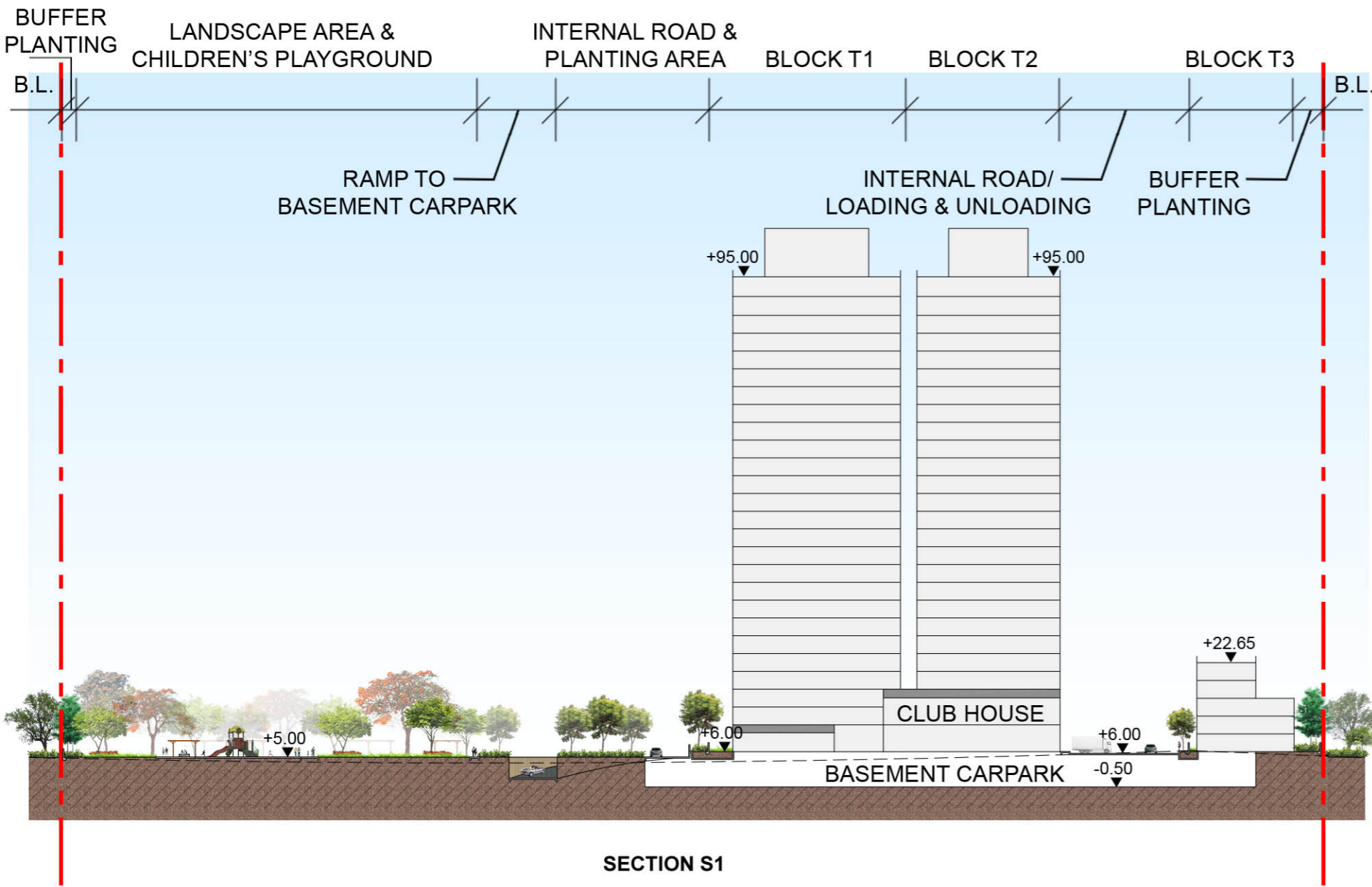
DRAINAGE CHANNEL



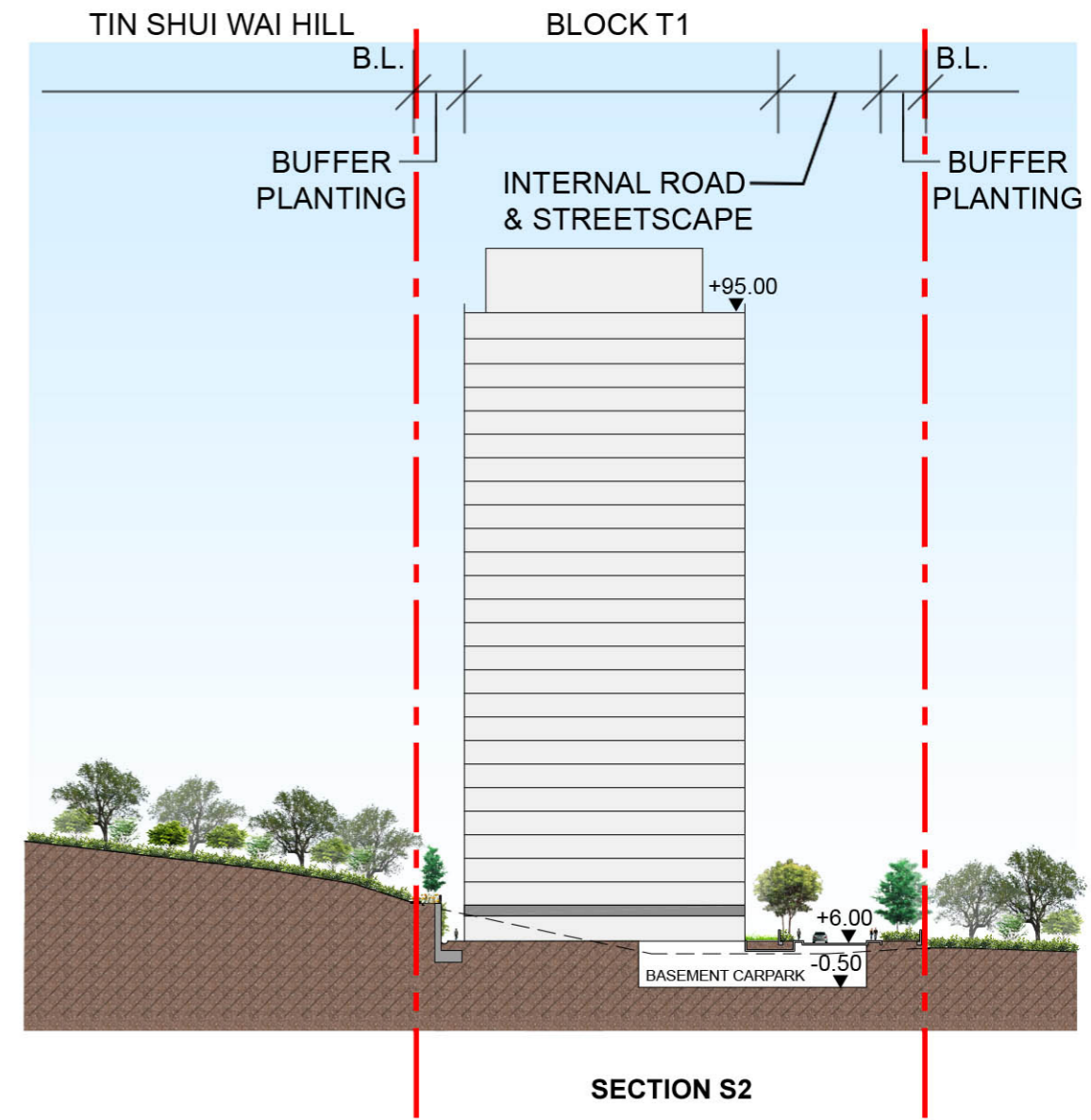
SCALE 1 : 1,000
 0 10 20 30 40 50m



KEY PLAN



SECTION S1



SECTION S2



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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



SCALE 1 : 1,000
0 10 20 30 40 50m

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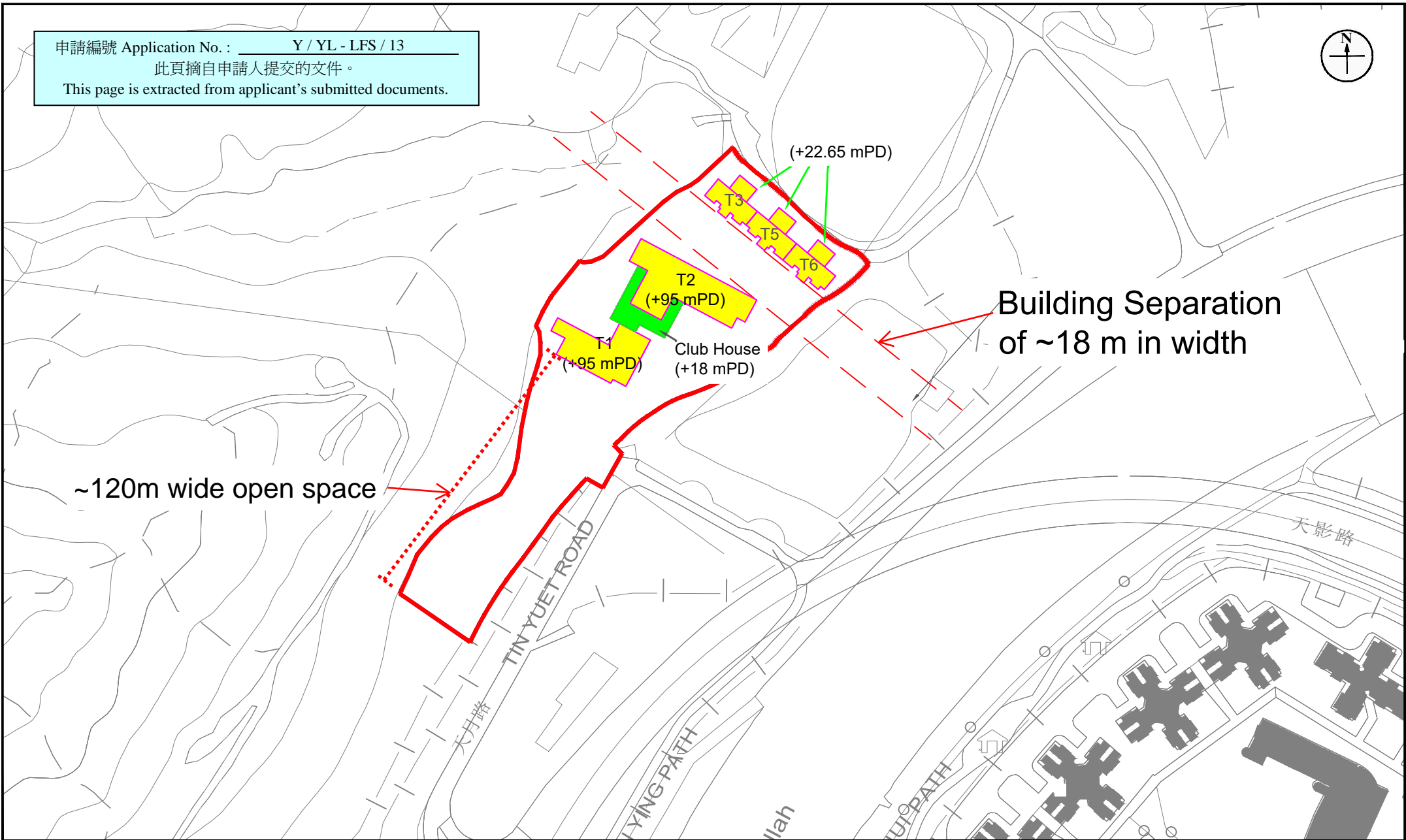


Figure: 2	Title: Indicative Master Layout Plan	Project: Section 12A Planning Application for Proposed Amendments to the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan to Rezone "Green Belt" Zone to "Residential (Group B)" Zone and to the Tin Shui Wai Outline Zoning Plan to Rezone "Open Space (1)" and "Road" Zones to "Residential (Group B)3" Zone at Various Lots in D.D. 129, Tin Yuet Road, New Territories	RAMBOLL
			Drawn by: AL
			Checked by: SLO
			Rev.: 1.2
			Date: July 2021

申請編號 Application No. : Y/YL-LFS/13

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	

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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