

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-LFS/463**

**關乎申請編號 A/YL-LFS/463 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-LFS/463		
Location/address 位置/地址	Lots 1435, 1439, 1442 and 1446 in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long, New Territories 新界元朗流浮山輞井村丈量約份第 129 約地段第 1435 號、第 1439 號、第 1442 號及第 1446 號		
Site area 地盤面積	About 約 2,317 sq. m 平方米		
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Filling of Pond and Filling of Land for Permitted Houses (New Territories Exempted Houses - Small Houses) 擬議填塘及填土工程，以興建准許的屋宇（新界豁免管制屋宇 – 小型屋宇）		
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	-	-
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	-	
	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
		-	mPD 米(主水平基準上)
		-	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		
No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- 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	-	

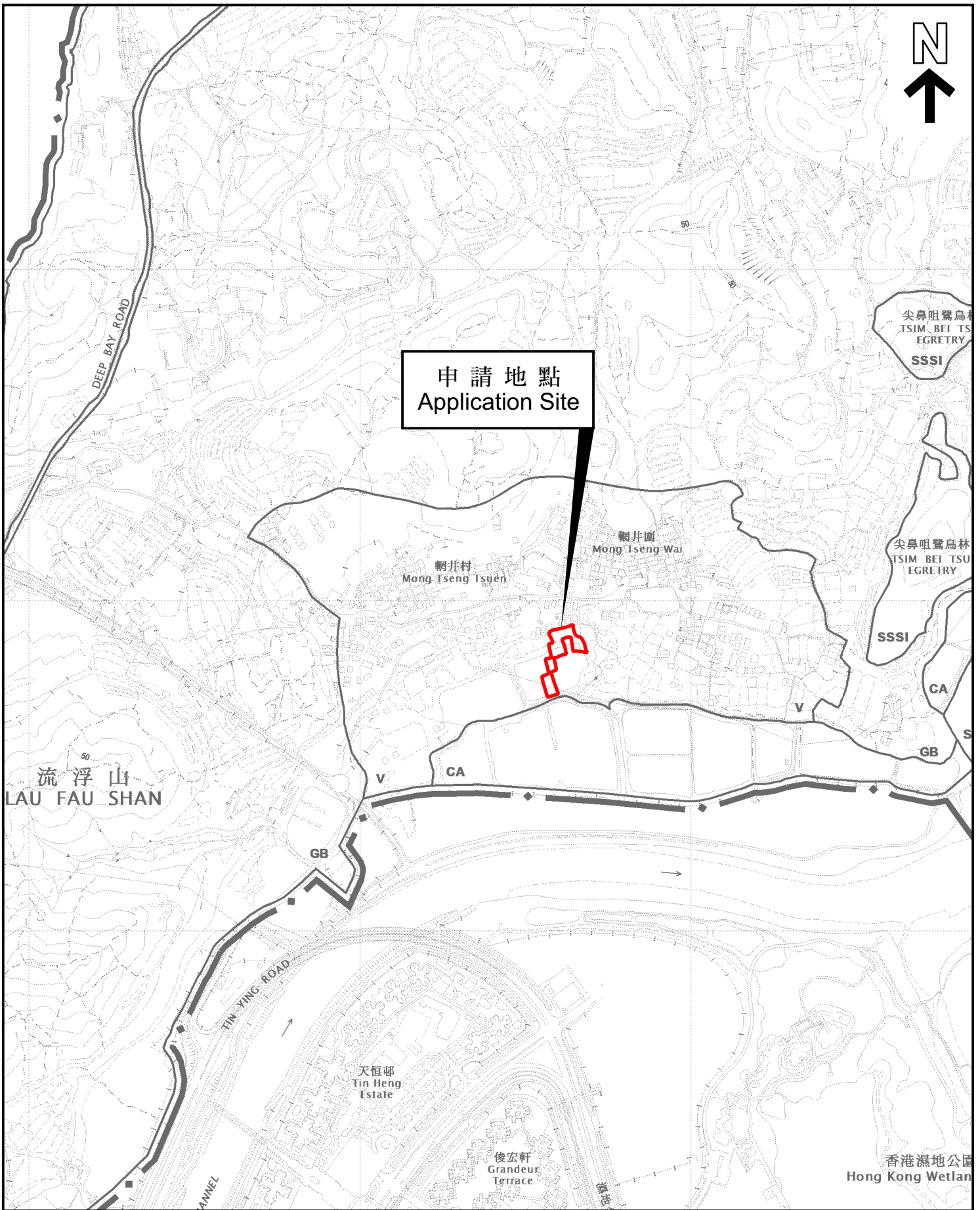
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Pond filling and land filling plan 填塘及填土圖、Vehicular access plan 車輛通道圖、Block plan of the proposed houses 擬議屋宇位置圖、Proposed drainage plan 擬議排水圖</u></b>		
<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>Estimated traffic generation during construction period 工程期間的預計交通流量</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。



**位置圖 LOCATION PLAN**

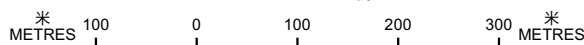
本摘要圖於2023年3月13日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號 S/YL-LFS/11  
EXTRACT PLAN PREPARED ON 13.3.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/11 APPROVED ON 12.4.2022

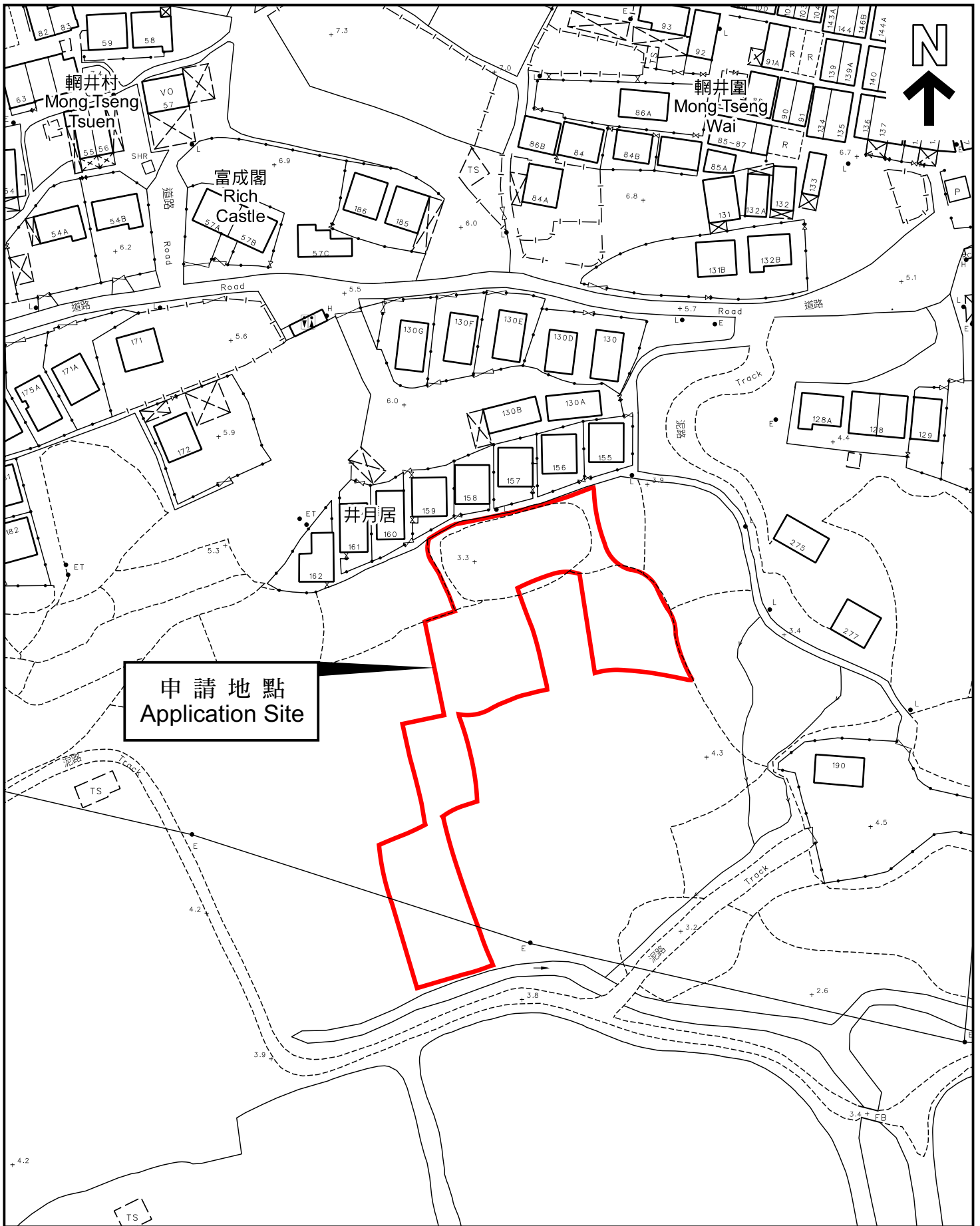
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

**A/YL-LFS/463**

SCALE 1:7 500 比例尺





平面圖 SITE PLAN

本摘要圖於2023年3月13日擬備，  
 所根據的資料為測量圖編號  
 2-SW-18C  
 EXTRACT PLAN PREPARED ON 13.3.2023  
 BASED ON SURVEY SHEET No.  
 2-SW-18C

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

參考編號  
 REFERENCE No.

**A/YL-LFS/463**

## 申請編號 Application No. : A/YL-LFS/463

### 備註 Remarks

申請人要求批給規劃許可，在申請地點進行擬議填塘及填土工程，以興建八幢准許的屋宇（新界豁免管制屋宇 - 小型屋宇）。申請地點位於城市規劃委員會規劃指引編號 12C 指定的「濕地緩衝區」內。地盤面積約 2,317 平方米。申請人將在涉及填塘工程的位置（面積約為 1,173 平方米）鋪設厚度約為 2 米的泥土，並在涉及填土工程的位置（面積約為 1,144 平方米）鋪設厚度約為 1 米的泥土。申請地點的擬議平整高度為主水平基準以上 4.3 米。申請地點可經由一條連接深灣路及天月路的未命名道路，以及地區小路到達。

The applicant seeks planning permission for proposed filling of pond and land for 8 permitted houses (New Territories Exempted House – Small House) at the application site (the Site). The Site falls within the Wetland Buffer Area under the Town Planning Board Guidelines No. 12C. The Site area is about 2,317m<sup>2</sup>. The applicant proposed to fill the pond portion (about 1,173m<sup>2</sup>) with soil of about 2m in depth, and proposed to fill the land portion (about 1,144m<sup>2</sup>) with soil of about 1m in depth. The proposed formation level of the Site would be at +4.3mPD. The site can be accessed via an unnamed road connecting Deep Bay Road and Tin Yue Road, as well as a local track.

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。

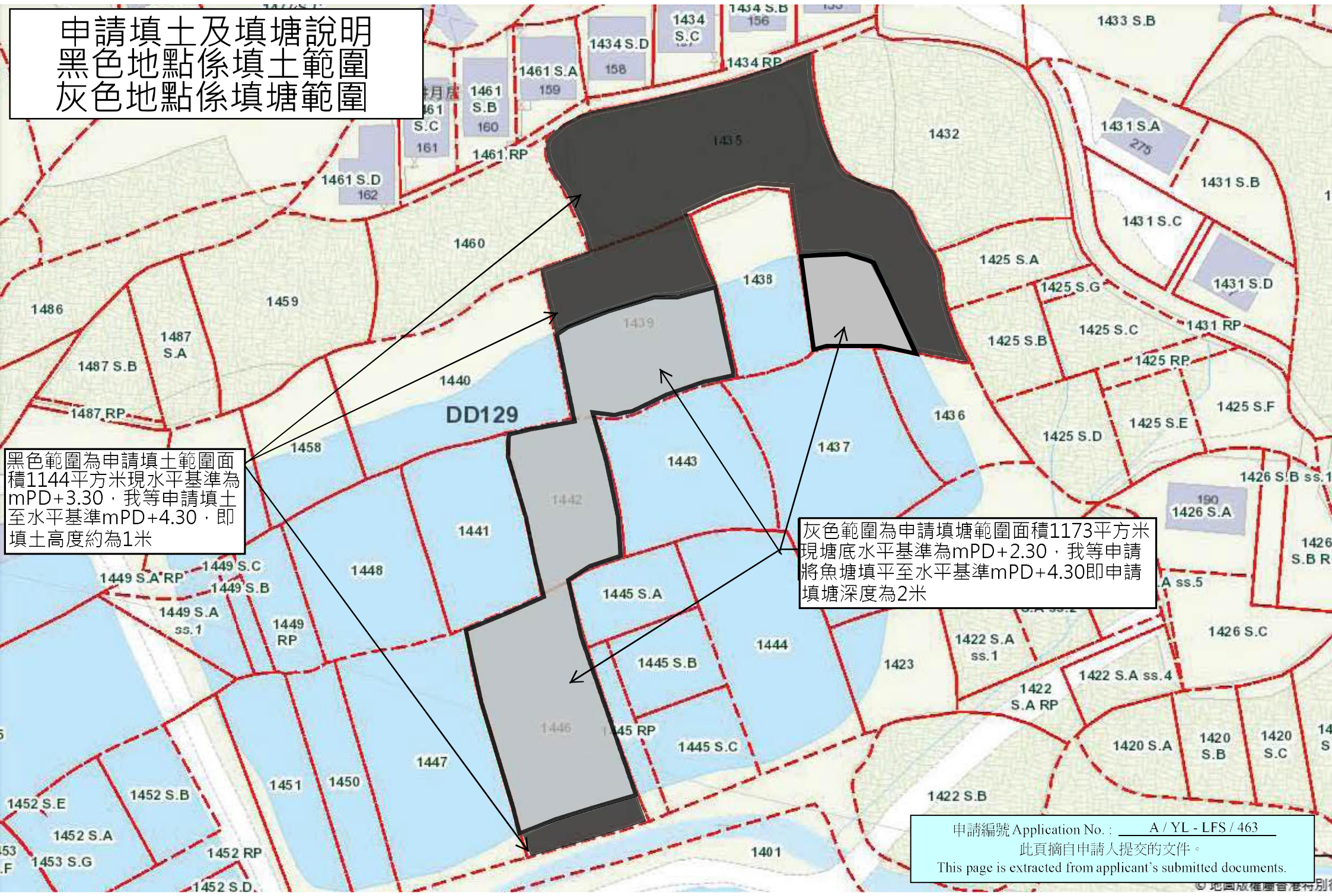
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申請填土及填塘說明  
黑色地點係填土範圍  
灰色地點係填塘範圍

黑色範圍為申請填土範圍面積1144平方米現水平基準為mPD+3.30，我等申請填土至水平基準mPD+4.30，即填土高度約為1米

灰色範圍為申請填塘範圍面積1173平方米現塘底水平基準為mPD+2.30，我等申請將魚塘填平至水平基準mPD+4.30即申請填塘深度為2米

申請編號 Application No. : \_\_\_\_\_ A / YL - LFS / 463  
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A/YL-LFS/463

擬議行車路線圖

深灣路

萬家圍

未有道路名稱

富成閣

興怡花園

水田花園  
碧翠華庭

荳蔻

玄關帝廟

擬議行車路線

申請填土及填塘位置

鄉村泥路

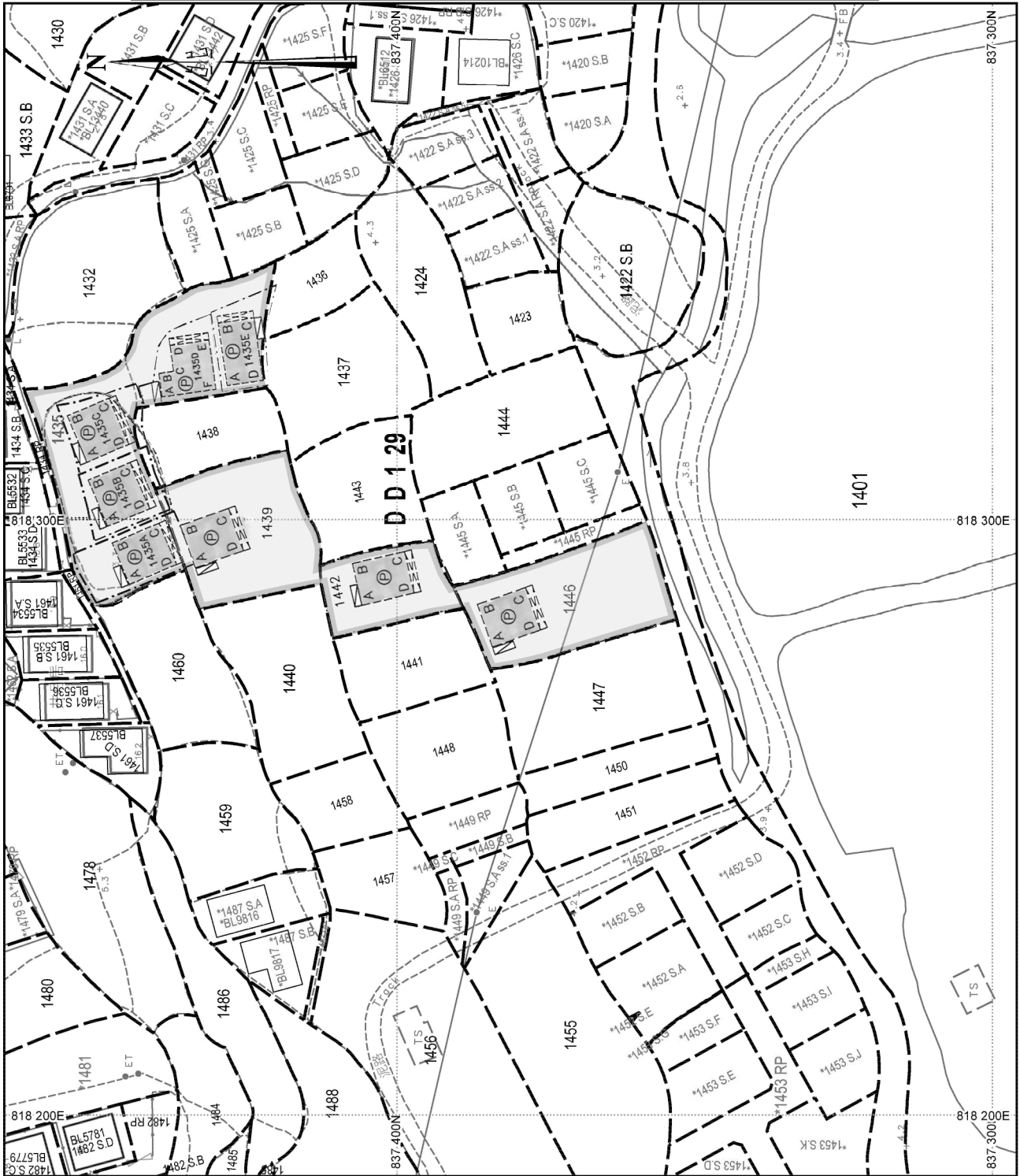
申請編號 Application No. : A / YL - LFS / 463

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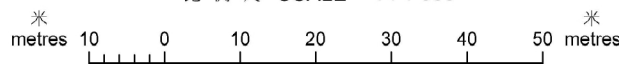
# 屋位布局設計圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : \_\_\_\_\_

Lot Index Plan No. : ags\_S0000098188\_0002

District Survey Office : Lands Information Center

Date : 02-Aug-2022

Reference No. : 2-sw-18c

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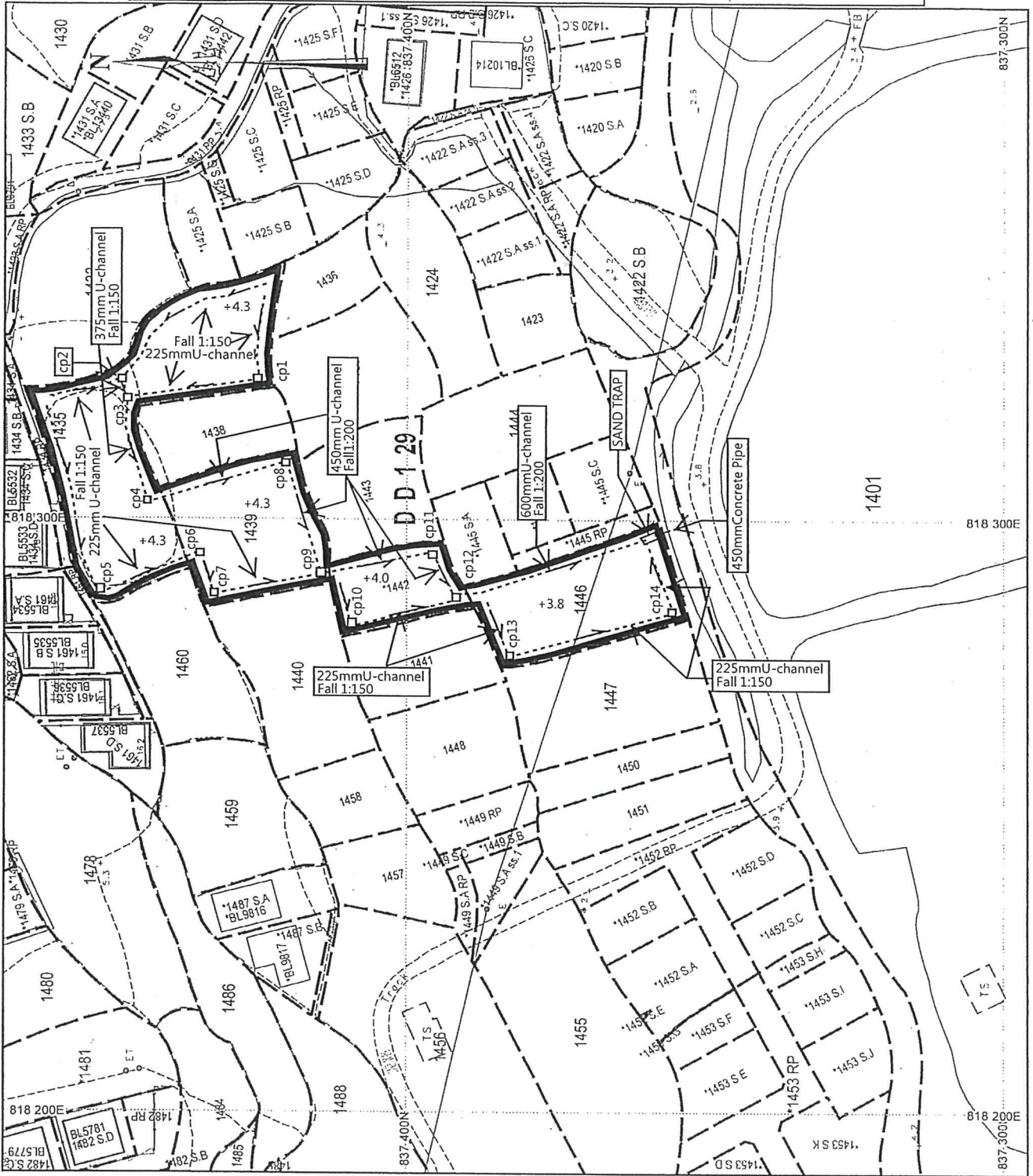
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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

# 雨水排放建議圖



Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

600mm  
 CP cp1,2,5,6,7,10,13,14 600mm X 600mm

1000mm  
 CP cp3,4,8,9,11,12 1000mm X 1000mm

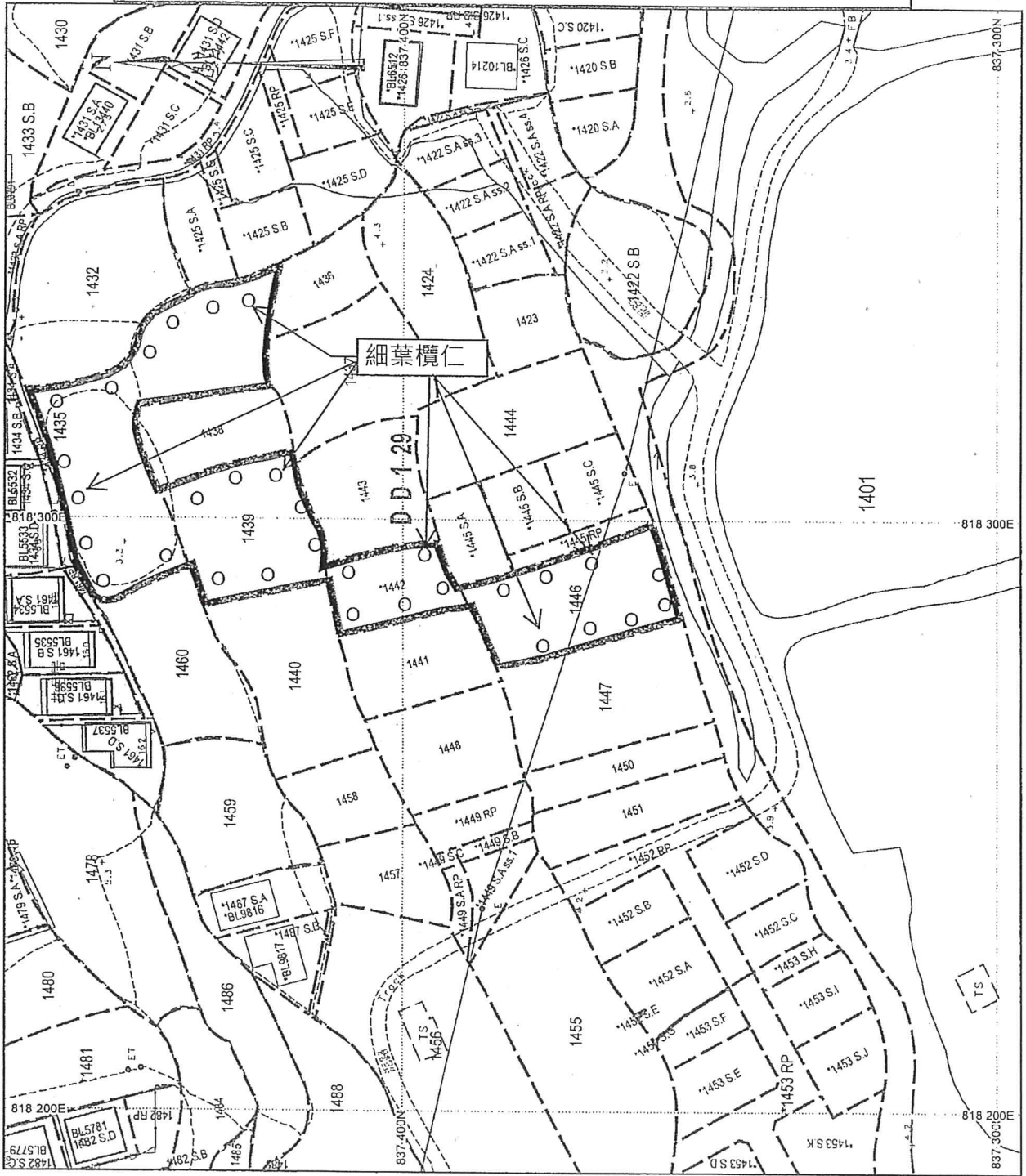
1500mm  
 SAND TRAP  
 450mm concrete pipe

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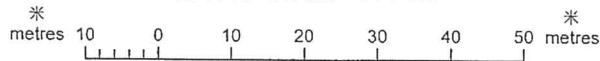
# 美化環境建議



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



我等建議在申請範圍合共種植30棵細葉欖仁樹作為美化環境

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