

**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

Revised broad development parameters in view of
the further information received on 29.9.2023
因應於 2023 年 9 月 29 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/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 12,742 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,435 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 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 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 及天水圍分區計劃大綱核准圖編號 S/TSW/16		
Zoning 地帶	"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 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	2 Social Welfare Facility and Club House (社福設施及會所)		
	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 Club House(1) 會所(1) 2	Storey(s) 層 Storey(s) 層	
	Non-domestic 非住用	-	m 米	
		-	mPD 米(主水平基準上)	
		Social Welfare Facility 1	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		182	
	Motorcycle Parking Spaces 電單車車位		9	
	Bicycle Parking Spaces 單車泊位		112	
	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。

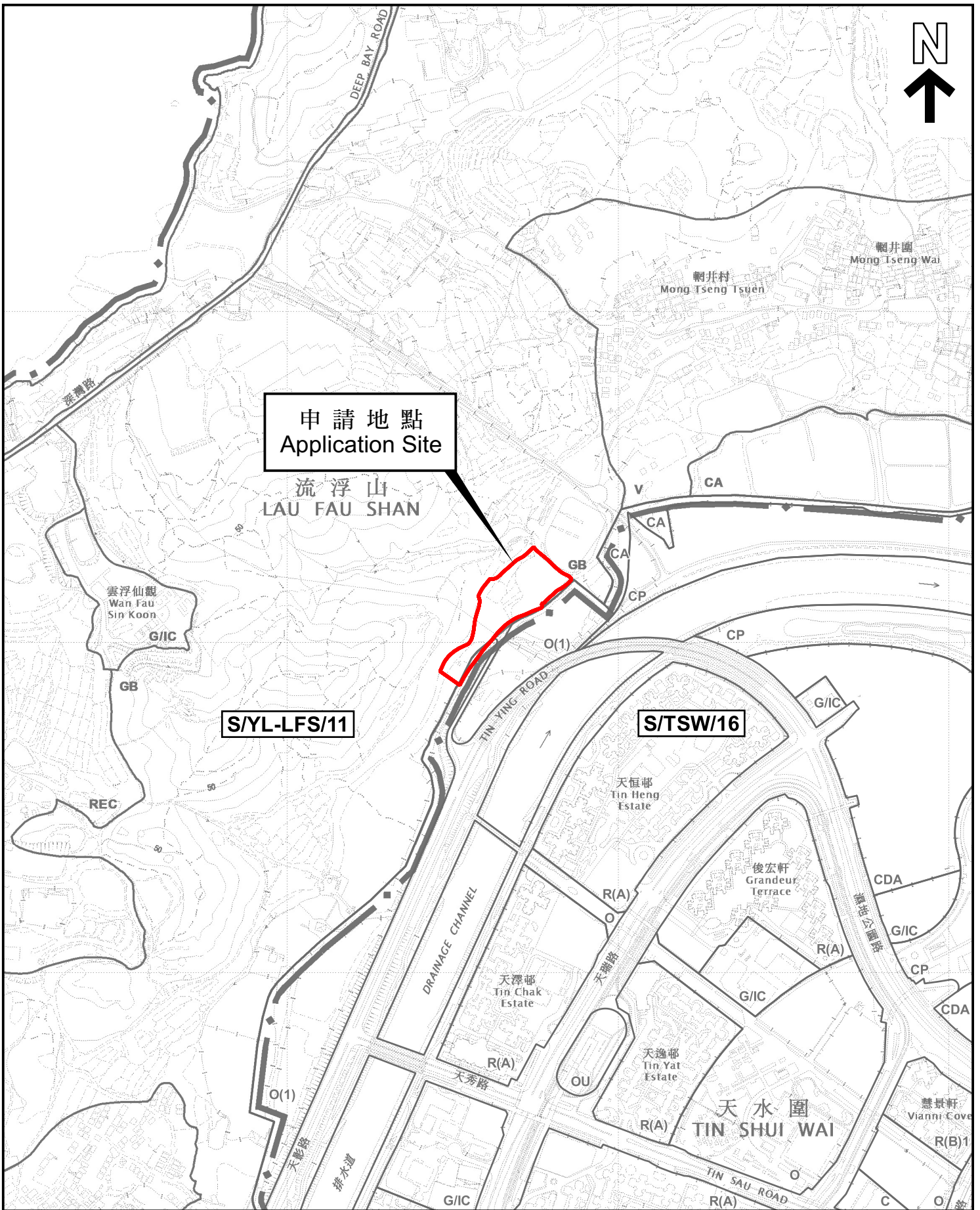
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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 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 交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual appraisal 視覺評核	<input type="checkbox"/>	<input type="checkbox"/>
Landscape design proposal 園境設計建議	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Indicative development parameters</u>		
<u>只作指示用途發展參數</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

流浮山
LAU FAU SHAN

S/YL-LFS/11

S/TSW/16

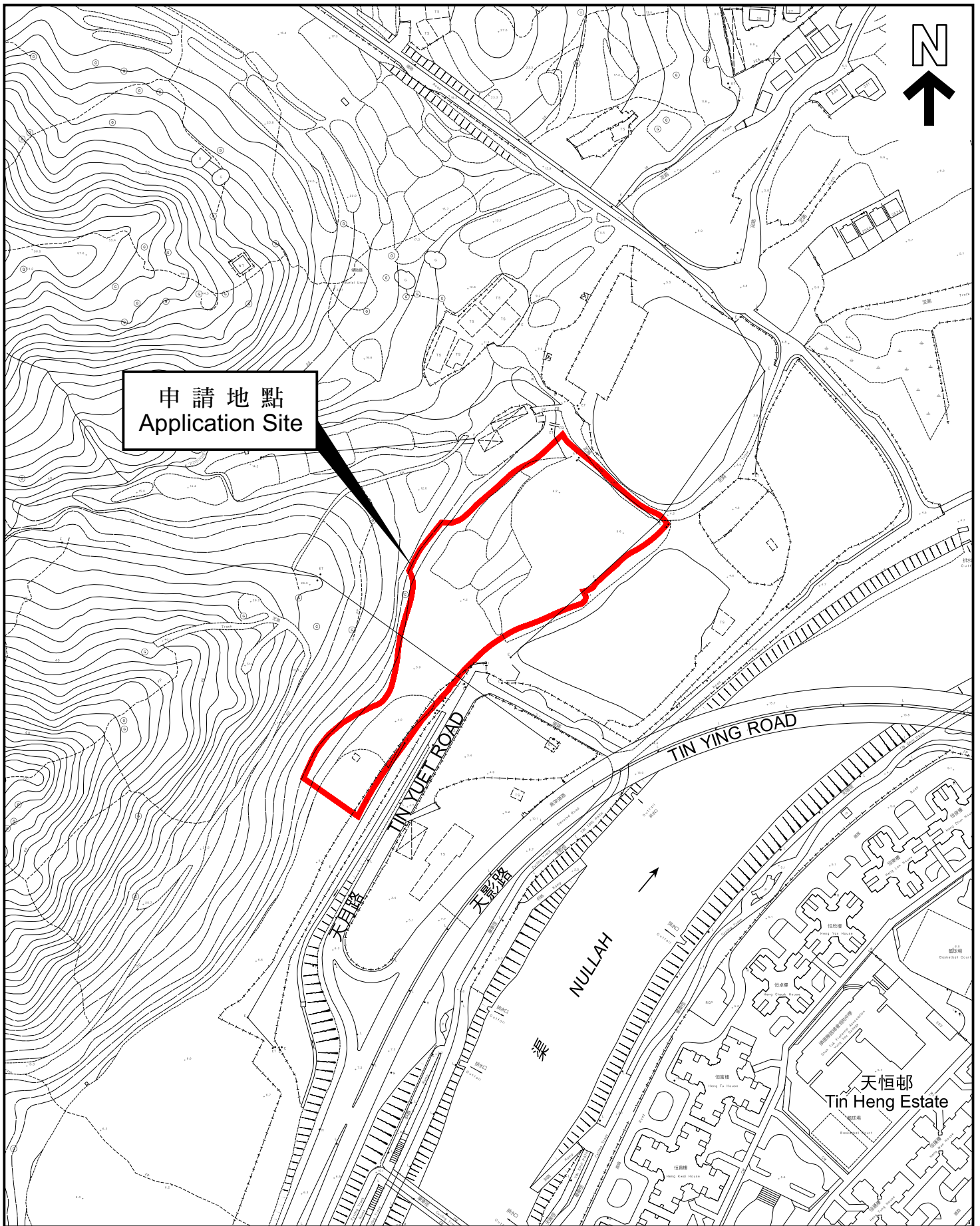
位置圖 LOCATION PLAN

本摘要圖於2023年10月6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 6.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/11 AND S/TSW/16
APPROVED ON 12.4.2022

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

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2023年10月6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 6.10.2023
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

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。

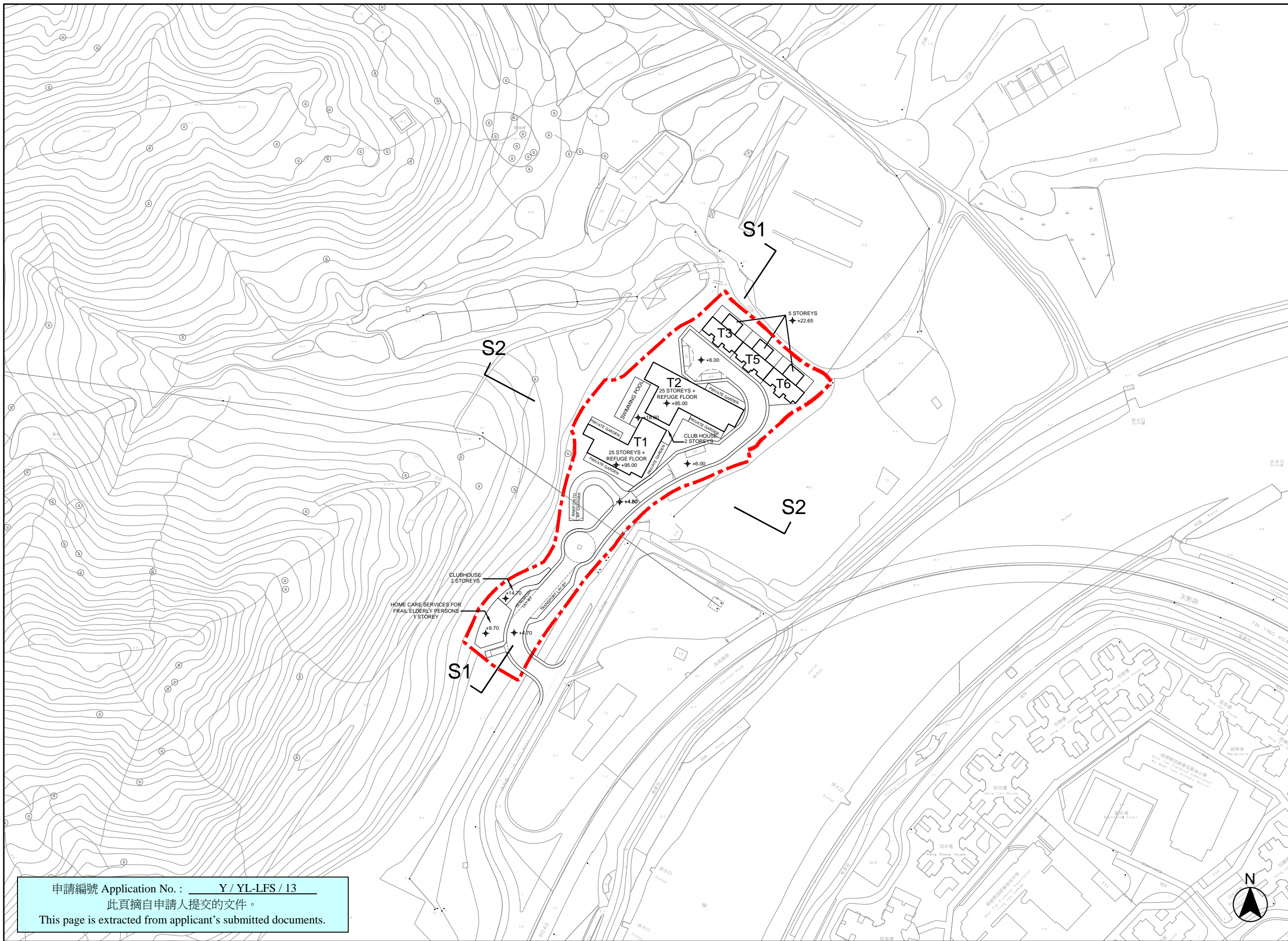
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Indicative Development Schedule

Development Parameters	Application Site
Application Site Area (m ²) (about)	12,742
Development Site Area (m ²) (about) ⁽¹⁾	12,742
Domestic Accommodation	
Domestic Plot Ratio	3
Domestic GFA (m ²) (about)	38,226
No. of Residential Blocks	5
No. of Units	840
Average Flat Size (m ²) (about)	45.5
Maximum Building Height (to the main roof)	Not more than 95mPD
No. of Domestic Storeys ^{(2) (3)}	5 - 25
Maximum Site Coverage (above ground)	
Below 15m(H)	<100%
Above 15m(H)	<30%
Anticipated Population ⁽⁴⁾	2,352
Private Open Space and Private Recreational Facilities	
Private Open Space Provision (m ²) ⁽⁵⁾	2,352
Clubhouse Facilities	
GFA (m ²) (about) ⁽⁶⁾	1720
No. of Blocks	2
No. of Storeys	2
G/IC Facility	
Home Care Services for Frail Elderly Persons (2-team size non-kitchen based) (GFA)	About 312.4m ² ⁽⁷⁾
No. of storeys	1
Shared parking and loading and unloading bay for private light bus	1

Remarks:

- (1) Exclude a part of the Application Site for vehicular access of about 235m².
- (2) Include Garden Units on G/F.
- (3) Exclude basement, E&M floor, transfer plates and refuge floor.
- (4) The anticipated population is based on an assumption of 2.8 occupants per unit, according to the average household size in Yuen Long District Council District from Census and Statistics Department in 2020.
- (5) Not less than 1m² per person according to Hong Kong Planning Standards and Guidelines (HKPSG).
- (6) Exempted from plot ratio calculation, the provision of the clubhouse GFA will be provided in accordance with the sliding scale under PNAP APP-104.
- (7) Equivalent to a NOFA of about 142m² as required by the Social Welfare Department, disregarded from GFA / PR calculations.



B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE

NOTE:
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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	

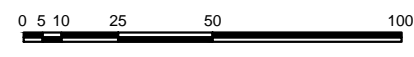
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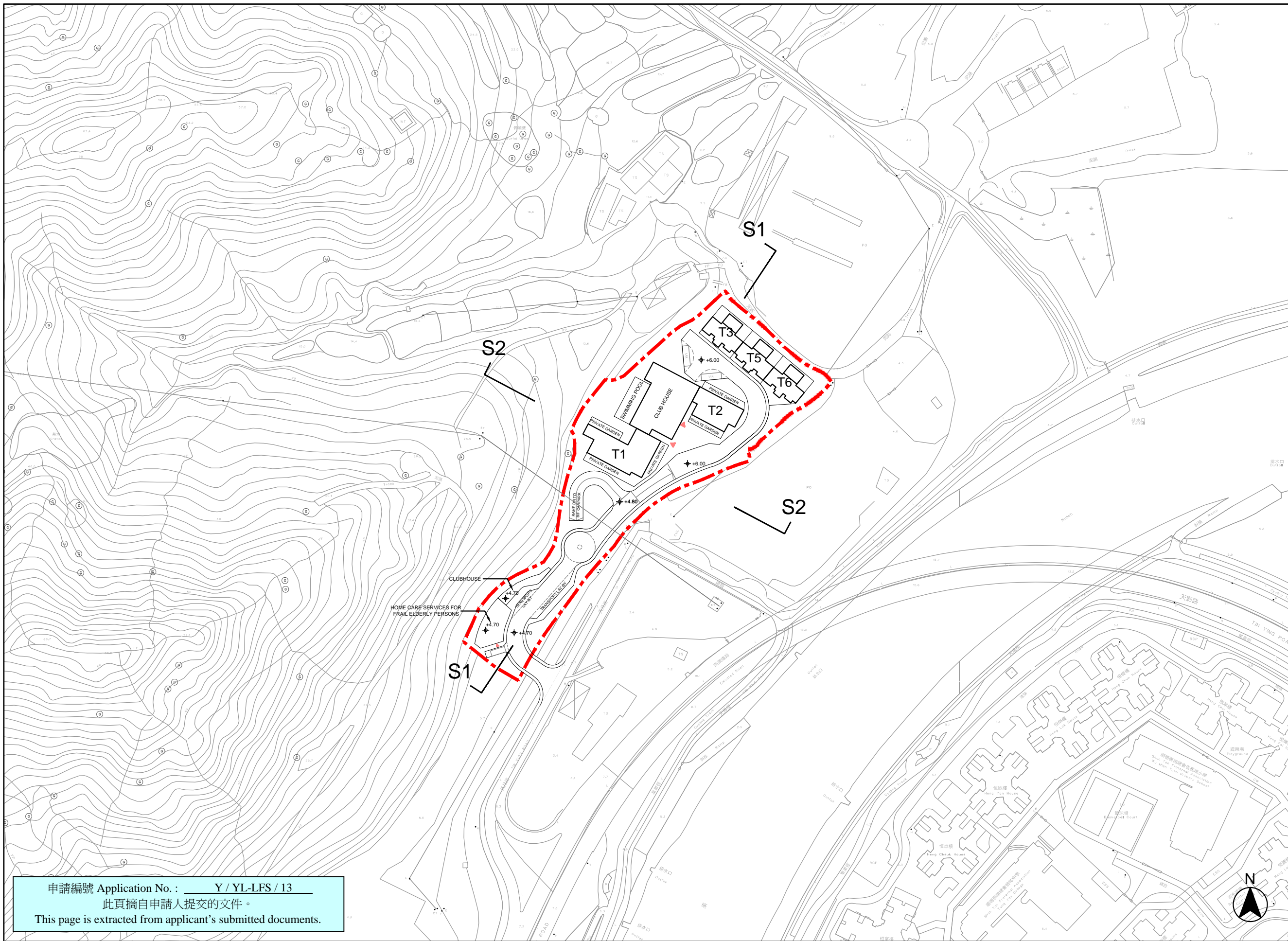
LEGEND

--- 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.
 3. "Commercial 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'.





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DRAWING TITLE :
 INDICATIVE
 GROUND FLOOR PLAN

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SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P3-A-02	

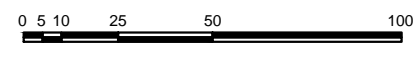
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LEGEND

--- APPLICATION SITE BOUNDARY

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ETC. TO BE DETERMINED
IN GBP STAGE.

B.L.

B.L.

B.L.

B.L.

BLOCK T1
25 STOREYS +
REFUGE FLOOR

BLOCK T2
25 STOREYS +
REFUGE FLOOR

BLOCK T1
25 STOREYS +
REFUGE FLOOR

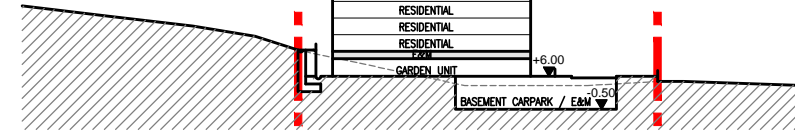
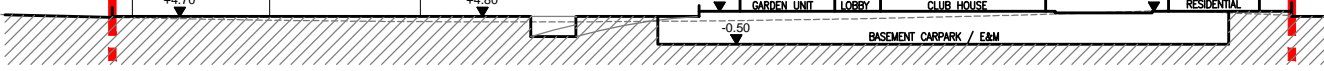
BLOCK T3
5 STOREYS

HOME CARE
SERVICES FOR
FRAIL ELDERLY
PERSONS
1 STOREY

CLUBHOUSE
2 STOREYS

CLUB HOUSE
CLUB HOUSE
BASEMENT CARPARK / E&M

GARDEN UNIT
BASEMENT CARPARK / E&M



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

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SCHEMATIC SECTION S1

SCHEMATIC SECTION S2

LEGEND

--- APPLICATION SITE BOUNDARY

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

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PROJECT :
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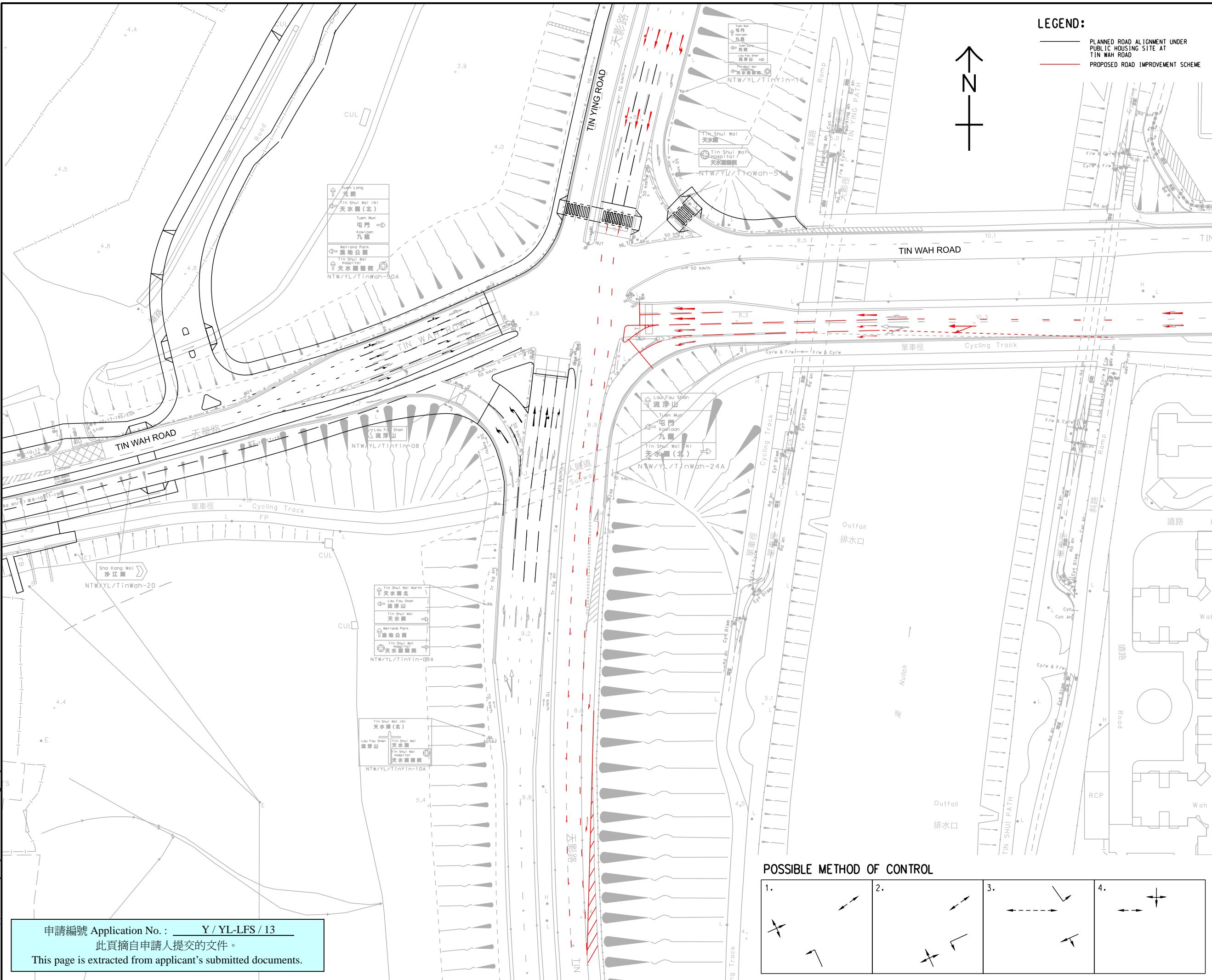
DRAWING TITLE :
SCHEMATIC SECTION S1 & S2

DATE : APR 2021 PAPER SIZE : A3

SCALE : 1:1500 DRAWN : AIL

PROJECT NO. : 1108

DWG. NO. : 1108-S16-P3-S-01



LEGEND:
 — PLANNED ROAD ALIGNMENT UNDER PUBLIC HOUSING SITE AT TIN WAH ROAD
 — PROPOSED ROAD IMPROVEMENT SCHEME



PROJECT
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIH 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

NO.	DATE	DESCRIPTION	CHK.

STATUS
 狀態

SCALE
 A3 1: 1000

DIMENSION UNIT
 METRES

KEY PLAN
 索引圖

PROJECT NO.
 項目編號

CONTRACT NO.
 合約編號

SHEET TITLE
 圖紙名稱

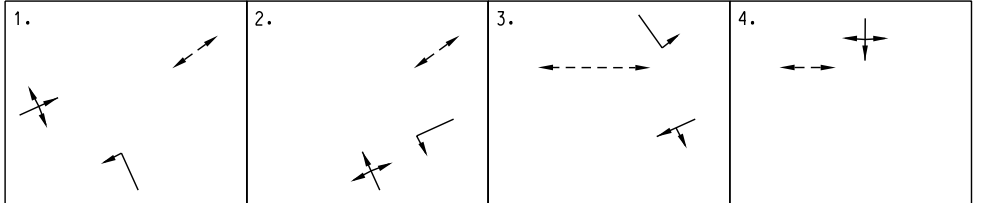
POSSIBLE SCHEMATIC LAYOUT FOR JUNCTION OF TIN WAH ROAD / TIN YING ROAD (J1)

SHEET NUMBER
 圖紙編號

P2_FIGURE 4.6

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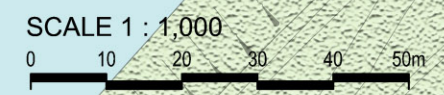


LEGEND

- - - APPLICATION SITE BOUNDARY
- PROPOSED BUFFER PLANTING
- PROPOSED NEW TREES
- FEATURE PAVING
- OUTDOOR SEATING
- SHRUBS & GROUNDCOVER
- LAWN AREA
- PRIVATE GARDEN
- PROPOSED PAVING
- TIMBER DECK

CONTRIBUTING TO 74 NOS. HEAVY STANDARD TREES

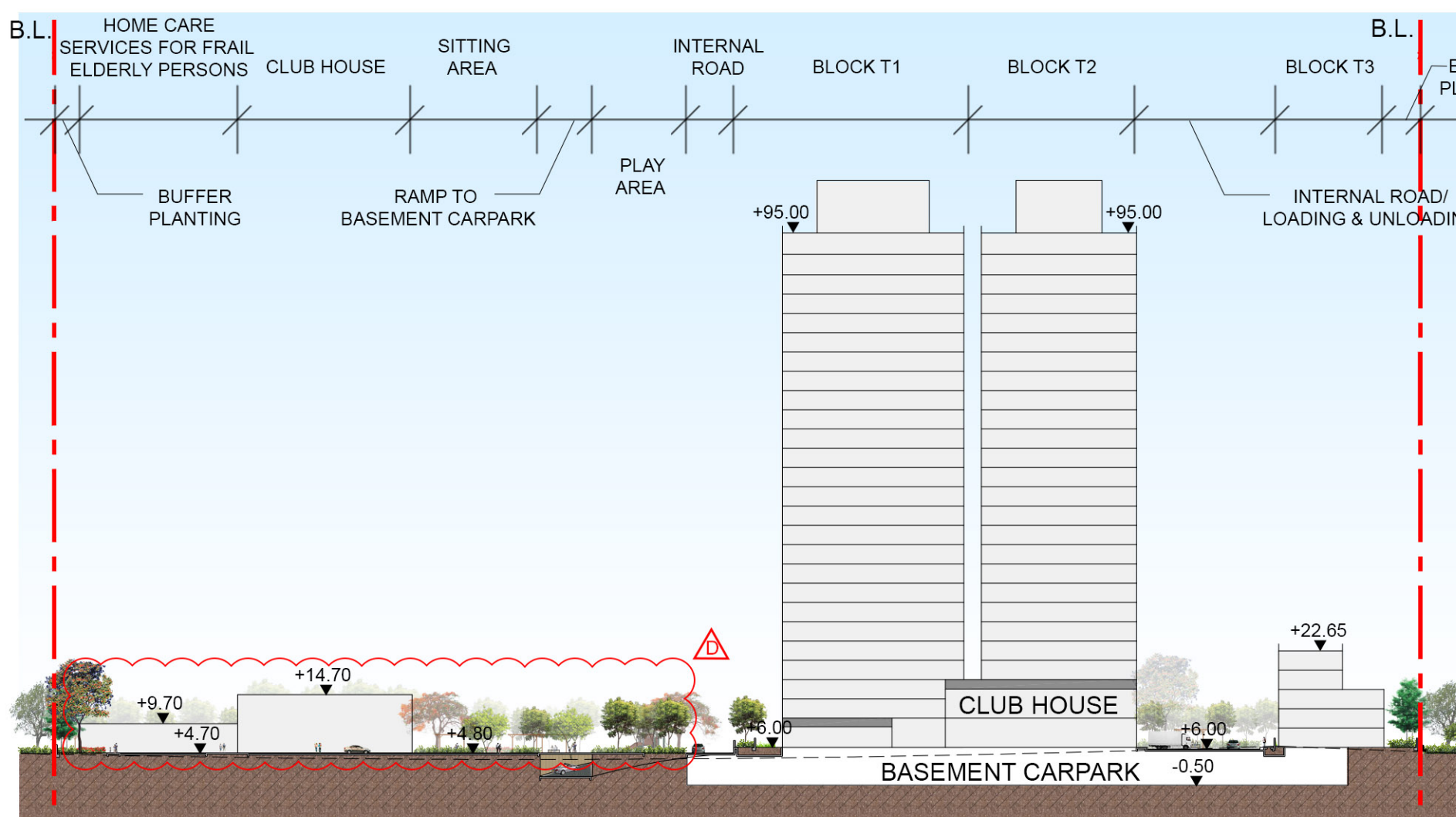
TIN SHUI WAI HILL



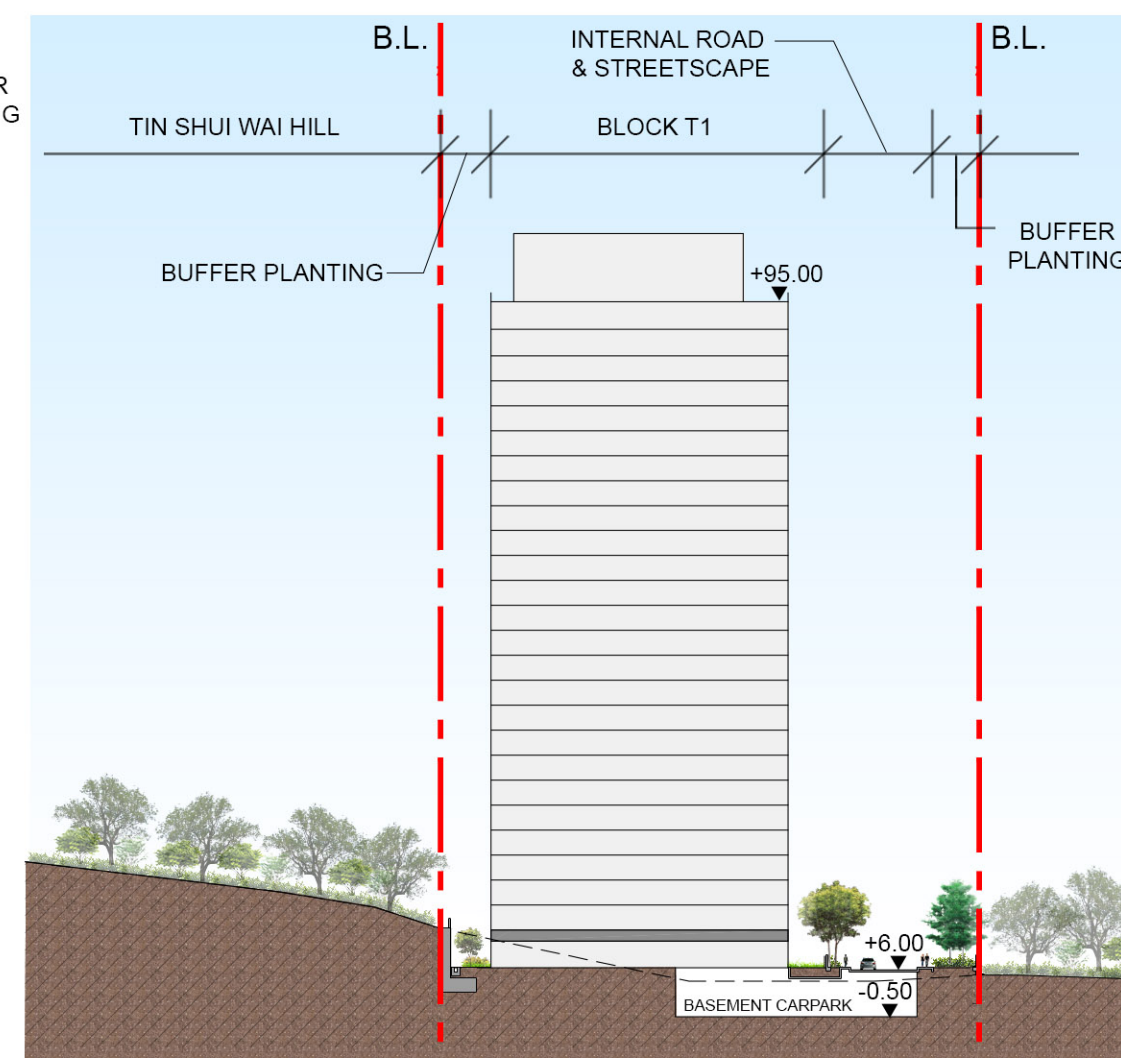
申請編號 Application No. : Y / YL-LFS / 13
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KEY PLAN



SECTION S1

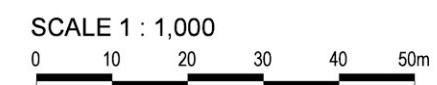


SECTION S2

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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



DRAINAGE CHANNEL



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