

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/12**
关于申请编号 Y/YL-LFS/12 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	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约份第 129 约多个地段及毗连政府土地		
Site area 地盘面积	About 约 51,640 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 11,389 sq. m 平方米)		
Plan 图则	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		
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 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(甲 类)1」地带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 (甲类)2」地带和显示为「道路」的地方		
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 205,064	About 约 4
	Non-domestic 非住用	About 约 8,000	About 约 0.156
No. of block 幢数	Domestic 住用	11	
	Non-domestic 非住用	1	
	Composite 综合用途	2	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 120	mPD 米(主水平基准上)
		5 - 31 <i>1</i> <i>1</i> <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i> <i>Refuge Floor 防火层</i> <i>Transfer Plates and E&M Zone 结构转换层及机电区</i>
	Non-domestic 非住用	-	m 米
		Not more than 不多於 17.5	mPD 米(主水平基准上)
		Not more than 不多於 2 <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Composite 综合用途	-	m 米
		Not more than 不多於 120	mPD 米(主水平基准上)
		28 <i>1</i> <i>1</i> <i>1</i> <i>1</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i> <i>Refuge Floor 防火层</i> <i>Podium 平台</i> <i>Transfer Plates and E&M Zone 结构转换层及机电区</i>
	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	4,829 Flats 住宅单位	
	Open space 休憩用地	Private 私人	Not less than 不少於 13,521
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	Total no. of vehicle spaces 停车位总数		914
	Private Car Parking Spaces 私家车车位		703
	Motorcycle Parking Spaces 电单车车位		51
	Bicycle Parking Spaces 单车泊位		160
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		14
	For Residential Use 供住宅用途		10
	For Commercial Use 供商业用途		4
Covered Transport Interchange 有盖运输交汇处		1	

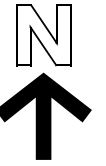
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
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 checked="" 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"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" 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"/>
<u>Water Impact Assessment 供水影响评估, Air Ventilation Assessment 空气流通评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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S/YL-LFS/10

流浮山
LAU FAU SHAN

網耳村
Mong Tseng Tsuen

雲浮仙觀
Wan Fau
Sin Koon

申請地點
Application Site

REC

天恒邨
Tin Heng
Estate

俊宏軒
Grandeur
Terrace

天澤邨
Tin Chak
Estate

天逸邨
Tin Yat
Estate

天水圍
TIN SHUI WA

葵涌
Ngau Hong

沙江圍
Sha Kong Wai

沙江圍仔
Sha Kong Wai

天恩邨
Tin Yan
Estate

天富苑
Tin Fu Court

S/TSW/15

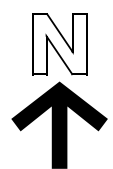
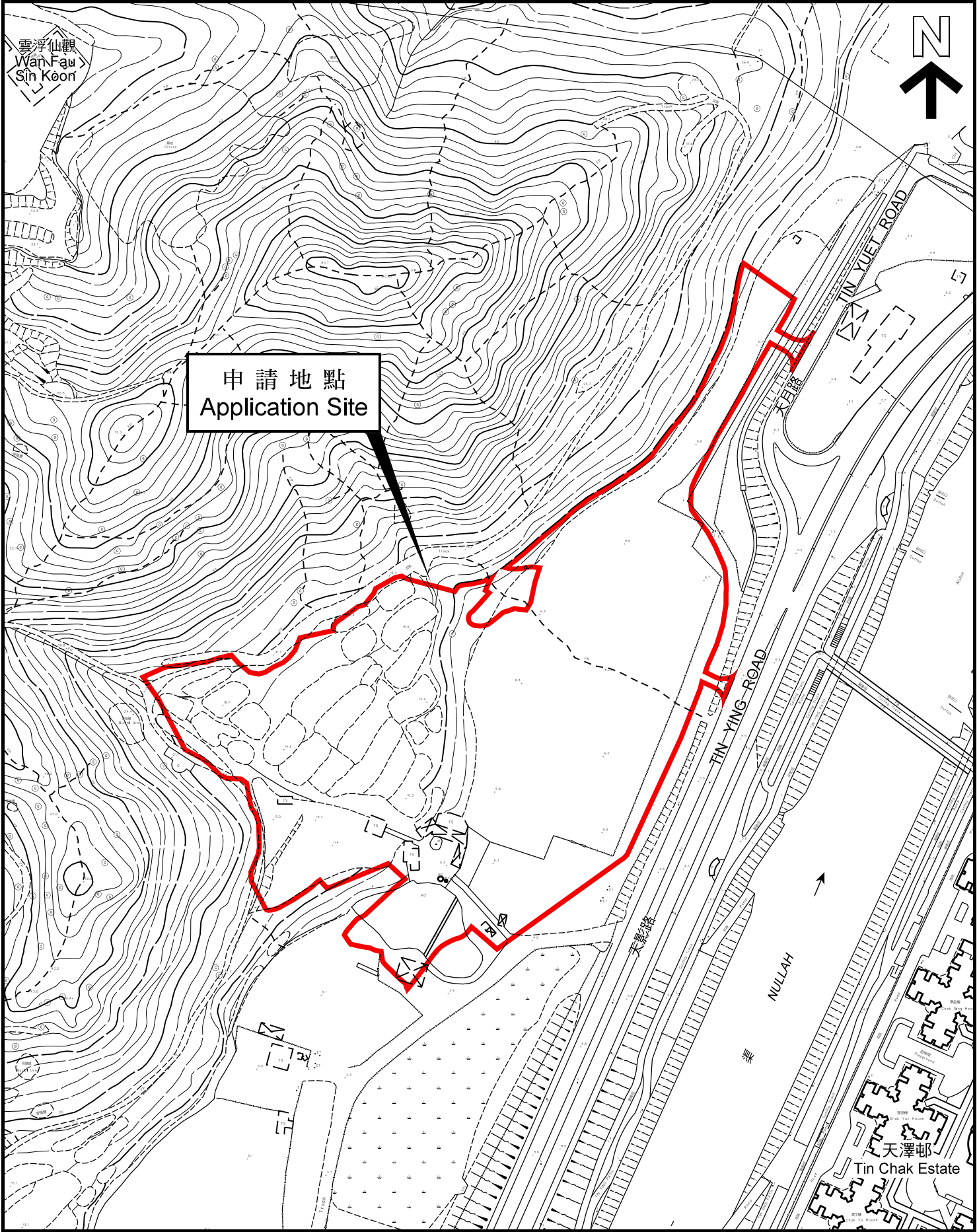
位置圖 LOCATION PLAN

本摘要圖於2021年6月22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 22.6.2021
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/12

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



平面圖 SITE PLAN

本摘要圖於2021年6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 21.6.2021
BASED ON SURVEY SHEETS No.
2-SW-22B & 22D

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

參考編號
REFERENCE No.
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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。)

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 (甲類) 1」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)」改劃為「住宅 (甲類) 2」地帶以及將劃作前述「休憩用地 (1)」的運輸交匯處入口和住宅車輛入口的一少部分改劃為「道路」。

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

政府採用了一連串尋土覓地的策略。政府於 2014 年開展了兩個階段的「綠化地帶」檢討，證明已平整的、荒廢或沒有植被的「綠化地帶」以及位於市區和新發展區邊緣、緩衝和保育價值較低的「綠化地帶」，的確有潛力可供進一步的房屋發展。

而於 2019 年完成的《新界棕地使用及作業現況研究》(下稱《棕地研究》) 探討將合適的棕土用地改作房屋用途。經過政府兩輪的篩選，棕地研究所涵蓋的棕地群中，一共有 12 幅棕地包括劃作「綠化地帶」及「休憩用地」地帶的土地，基於其鄰近現有新市鎮、現有的交通連接以及可觀的面積而被視為適合作高密度房屋發展。

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回應轉變中的規劃狀況

流浮山特別是鄰近天水圍新市鎮一帶的發展意向及環境一直在改變。早在 2011 年，規劃署提出的《改善流浮山鄉鎮及鄰近地區研究》已經指定申請地點作房屋用途附康樂設施。

沿天影路一帶也將會有不少的公營房屋發展。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」的地方改劃為「住宅（甲類）」及「住宅（甲類）1」地帶的公營房屋用地。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，也被政府視為發展公營房屋的合適地點。

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。這代表這個範圍內包括面向天影路的申請地點及其周邊的發展潛力，需要進行檢討及進一步釋放作高密度房屋發展。

發展計劃概覽

有鑑於香港房屋短缺的問題，本改劃申請是一項增加房屋供應的私人倡議。現時申請地點大部分已平整，主要位於「綠化地帶」。

為了善用珍貴土地資源，並顧及城市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地積比率至 4.2 倍，可在水圍新市鎮附近提供 4,829 個住宅單位，可容納約 13,521 人。

參考鄰近天水圍新市鎮已規劃的住宅發展，以及天華路的公營房屋發展，擬議發展將興建 13 座住宅，其最高建築物高度將不多於主水平基準上 120 米（至主樓頂），其發展密度與規模能與毗鄰的發展相容。

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發展理據及規劃增益

以下為支持是次規劃申請的發展理據及增益：

- 是次改劃申請與政府現行地盡其用以增加土地房屋供應量的政策相符；
- 由 2011 年《改善流浮山鄉鎮及鄰近地區研究》開始，申請地點一直被指定作住宅發展。近期轉變中的規劃及發展狀況，包括位於申請地點約 650 米以外的「住宅（丙類）」、「綠化地帶」、「政府、機構或社區」地帶及顯示為「道路」的地方的改劃建議和申請地點以南即將作公營房屋發展的棕地群，都反映出同樣鄰近天水圍新市鎮的申請地點也有潛力發展高密度住宅用途；
- 申請地點的特點在於其鄰近天水圍新市鎮，緊貼天影路。加上先前獲得的規劃許可，證明此地點的發展潛力未被釋放；
- 擬議發展能提供約 4,830 個私人住宅單位，有助改善香港房屋短缺的問題；
- 擬議私人房屋發展能平衡公營和私營房屋的比例；
- 擬議發展與天水圍新市鎮及周邊環境相容；
- 擬議發展會帶來規劃增益以及在城市設計、空氣流通及園景方面的設計優點：
 - 擬議發展採用階梯式建築物高度；
 - 擬議樓宇後移和緩解措施例如減音窗有助舒緩由鄰近交通網絡所引起的空氣及噪音影響；
 - 擬議發展的樓宇佈局有利空氣流通；
 - 樓宇間距能減低樓宇的視覺影響；
 - 擬議發展提供規劃增益以滿足未來居民對交通和購物的需求；以及
 - 擬議發展提供全面的園景設計

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- 從規劃角度而言，申請地點的劃分可令改劃後的各地帶保持完整性；以及
- 是次改劃申請已進行全面的技術評估，結果顯示在景觀、視覺、交通、環境、排水、污水、供水及空氣流通方面是可行的。

基於以上發展理據及規劃增益，現懇請城規會接納是次規劃申請。

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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 A)1” (“R(A)1”), as well as to rezone minor portions falling within an area zoned “Open Space (1)” (“O(1)”) on the Draft Tin Shui Wai OZP (TSW OZP) No. S/TSW/15 to “R(A)2”, and to rezone the small section of the development site access and Transport Interchange access that fall within the aforesaid “O(1)” zone into ‘Road’, at various lots in D.D.129, 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 already pledged to increase housing supply to enhance home ownership. However, despite the Government’s continuous efforts over the subsequent years, 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 has been adopted and put forth by the Government. The two-stage “GB” review kick-started by the Government in 2014, highlights that formed, deserted or devegetated “GB” sites with lower conservation value, located at the fringe of built-up areas close to existing urban areas and new towns, do possess the potential for residential development.

“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 Study, a total of 12 nos. of brownfield clusters including some sites currently zoned “GB” and “O”, have been shortlisted for high-density public housing development due to their

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close proximity to existing new towns, transport linkage and sizable area, upon two phases of review by the Government.

A RESPONSE TO CHANGING PLANNING CIRCUMSTANCES

The planning intention and development setting in 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 public housing development. Another example would be the brownfield cluster situated in Sha Kong Wai North (West of Tin Ying Road) to the south of the Application Site recently shortlisted for public housing development.

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, including the Application Site abutting Tin Ying Road and its surroundings, should be reviewed and unleashed for future high-density residential development where appropriate.**

INDICATIVE DEVELOPMENT PROPOSAL

Understanding the acute housing supply shortage in Hong Kong, the Applicant intends to submit this rezoning application as a private initiative to increase housing supply. The Application Site which is mostly paved and disturbed already, 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 maximum plot ratio allowed at the Application Site to be not more than 4.2, which will help provide 4,829 nos. of private housing units, accommodating about 13,521 persons near TSW New Town which is mainly occupied by public housing developments.

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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 13 nos. of residential blocks with a maximum building height (to the main roof) of 120mPD. 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;
- 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 Planning Department since 2011. Recent changing planning and development circumstances including the rezoning exercise at the “R(C)”, “GB”, “G/IC” and ‘Road’ site some 650m away from the Application Site, and the identification of a brownfield cluster for public housing development to the south of the Application Site, reveal the opportunities to rezone the Application Site near TSW New Town for high-density residential use;
- The unique attributes of the Application Site in terms of its location being close to TSW New Town, its close proximity to Tin Ying Road and its previous planning approvals, prove that there is indeed development potential yet to be released within the Application Site;
- The proposed rezoning would offer about 4,830 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 housing mix between public and private housing developments;
- The proposed rezoning is compatible with the development setting of TSW New Town and the surrounding areas;
- 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 and proposed mitigation measures such as acoustic windows would minimize potential air and noise impacts from nearby traffic networks;

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- Sensible building disposition to facilitate wind penetration;
 - Building gaps between buildings would be provided to break up the visual mass;
 - Planning gains to the locality by catering for future residents’ transport and shopping needs would be offered; 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 is proven to be technically feasible from landscape, visual, traffic, environmental, drainage, sewerage, water supply and air ventilation aspects.

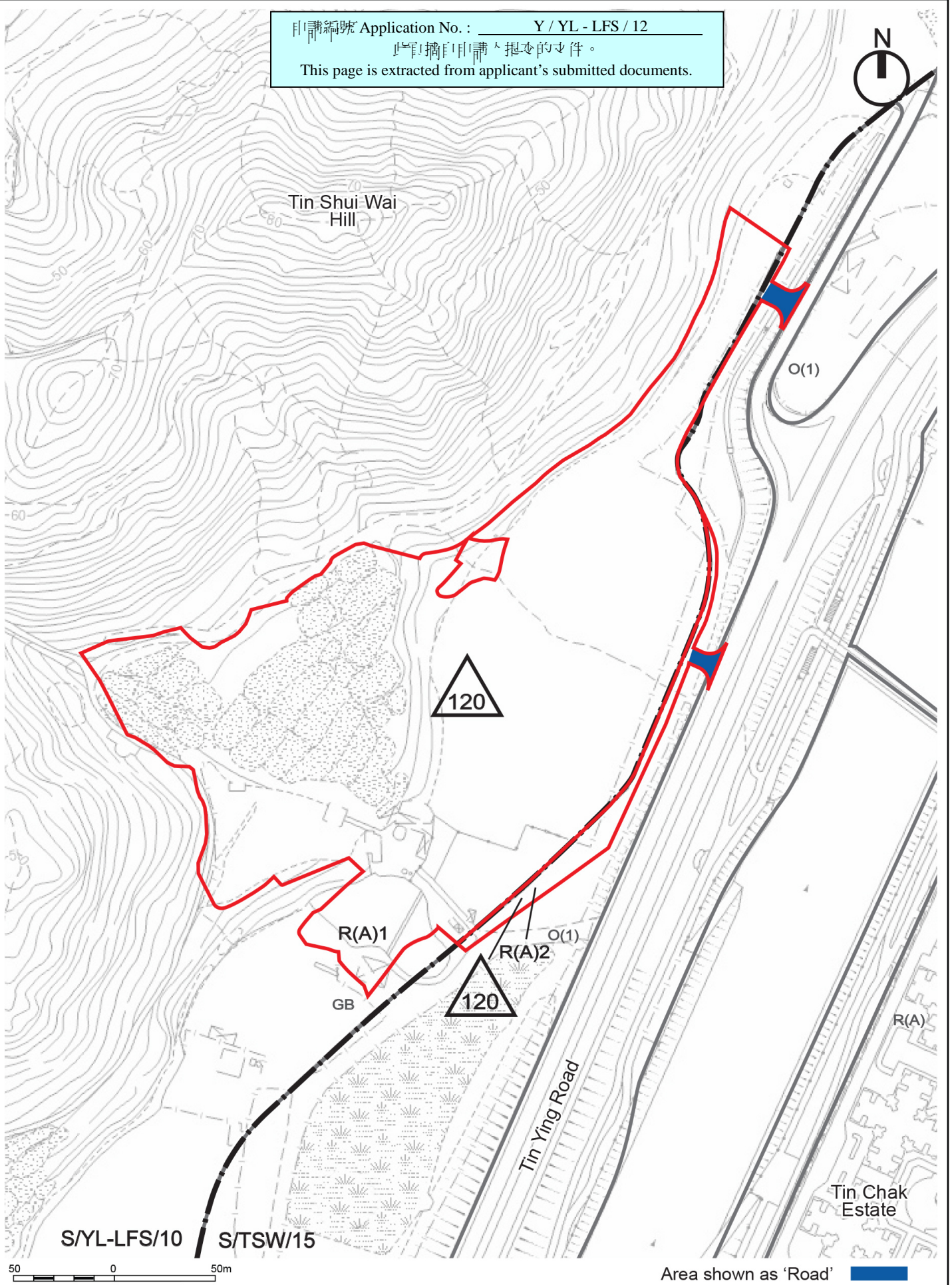
In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider the rezoning application favourably.

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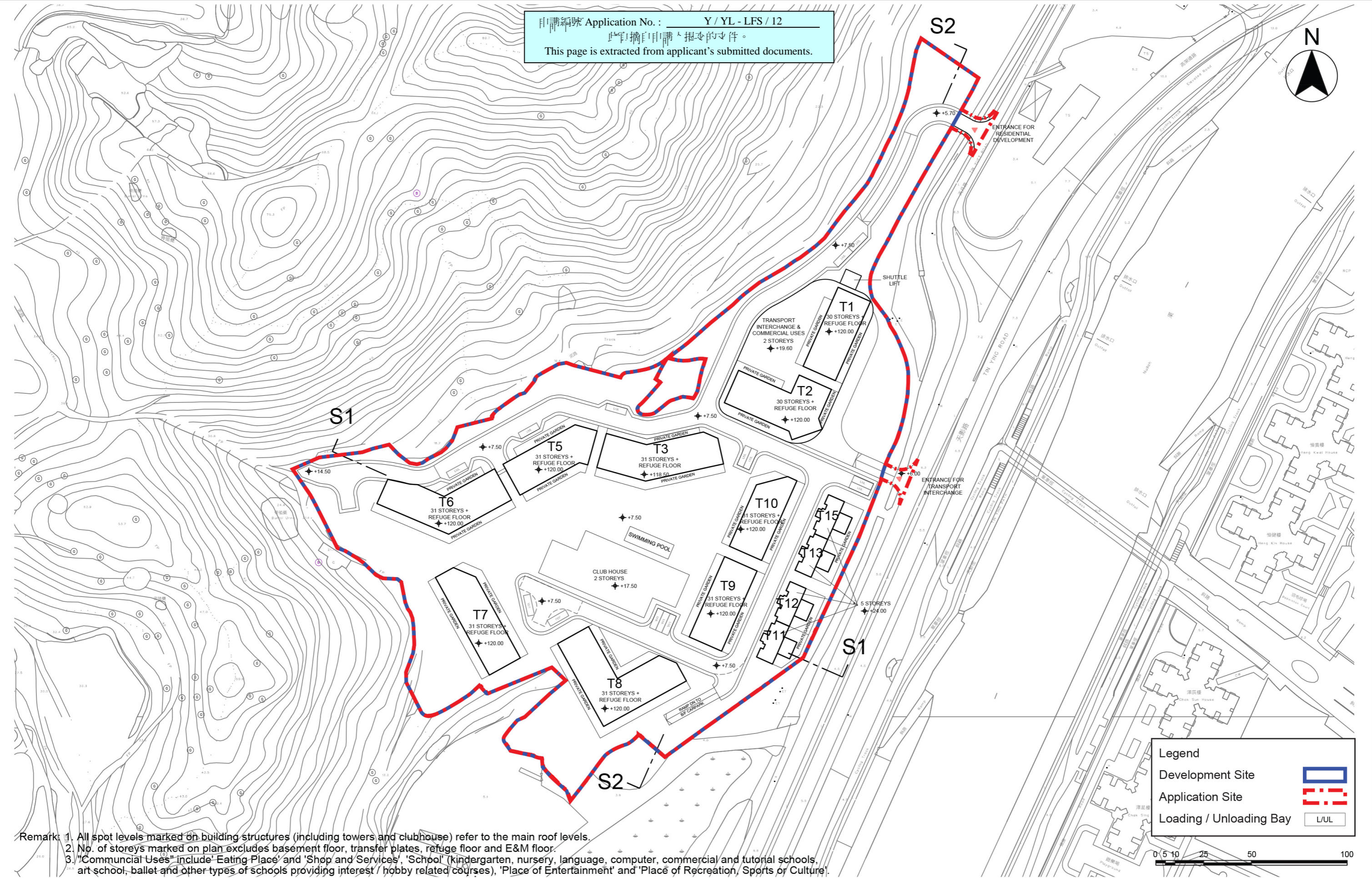
Area shown as 'Road' 



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	May 2021
Scale	NA	Figure	A1

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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'.

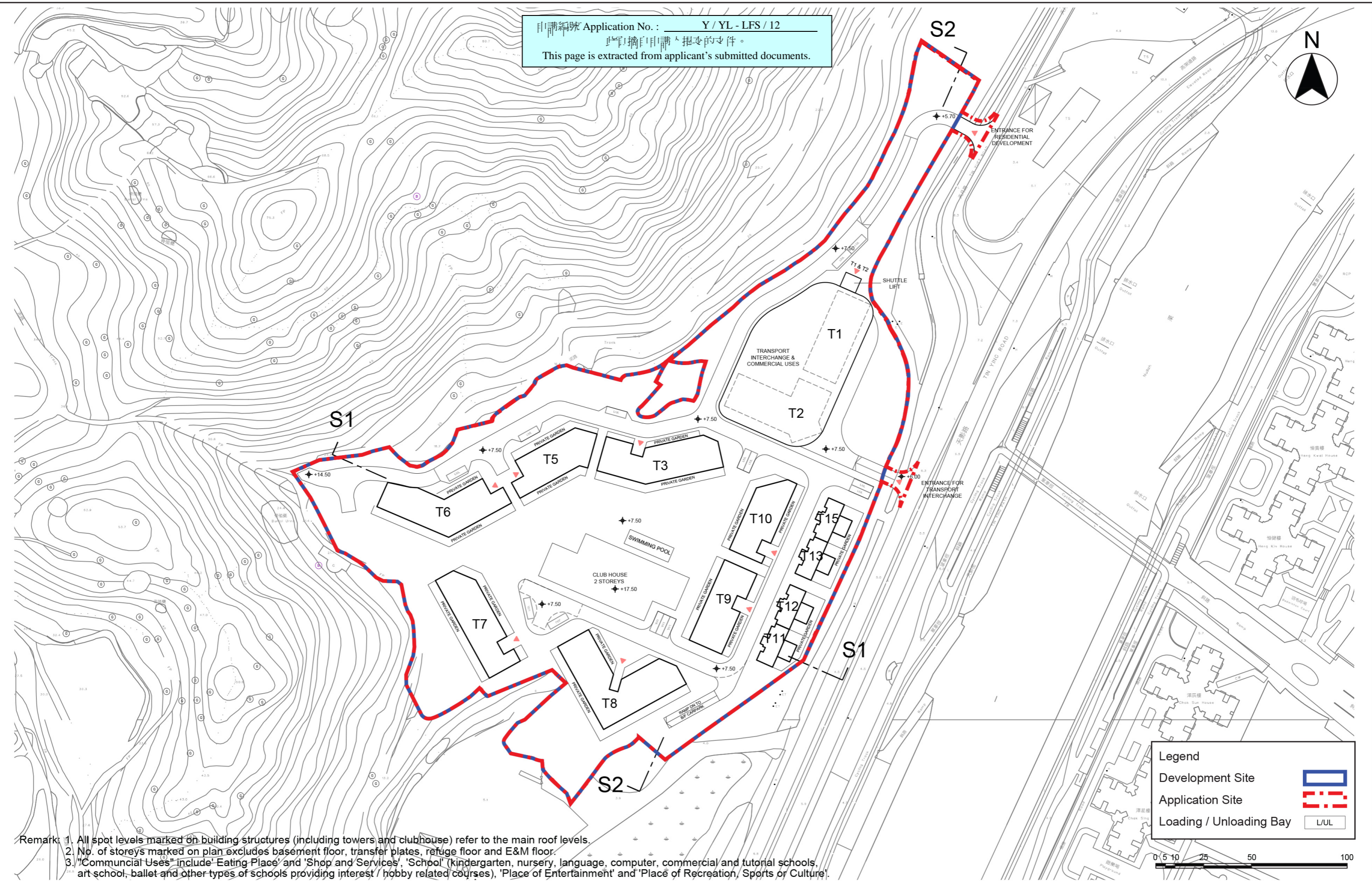


Title

Indicative Master Layout Plan

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

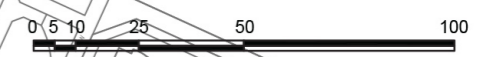
申請編號 Application No. : Y / YL - LFS / 12
 此圖摘自申請人提交的文件。
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Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
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Legend

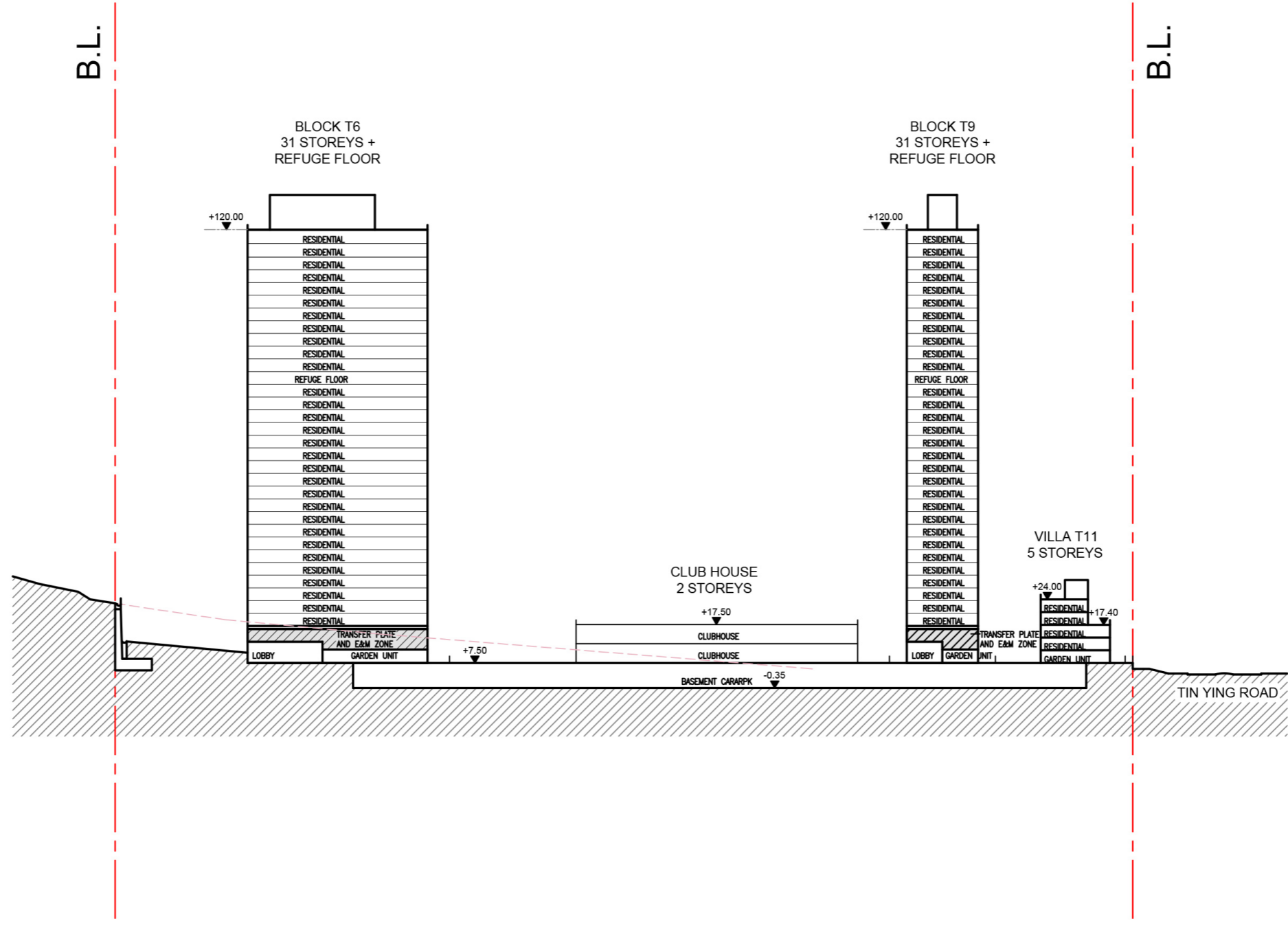
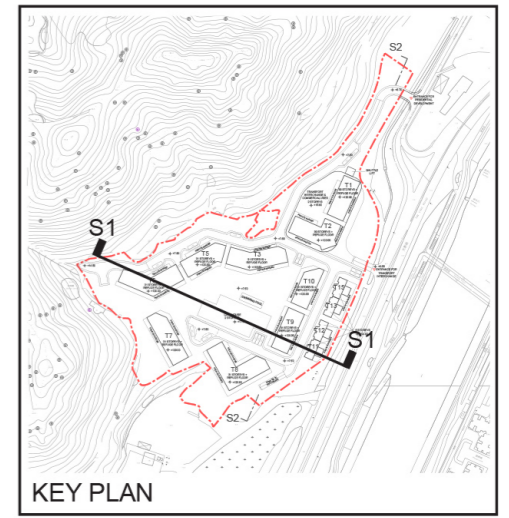
- Development Site
- Application Site
- Loading / Unloading Bay




Title

Indicative Ground Floor Plan

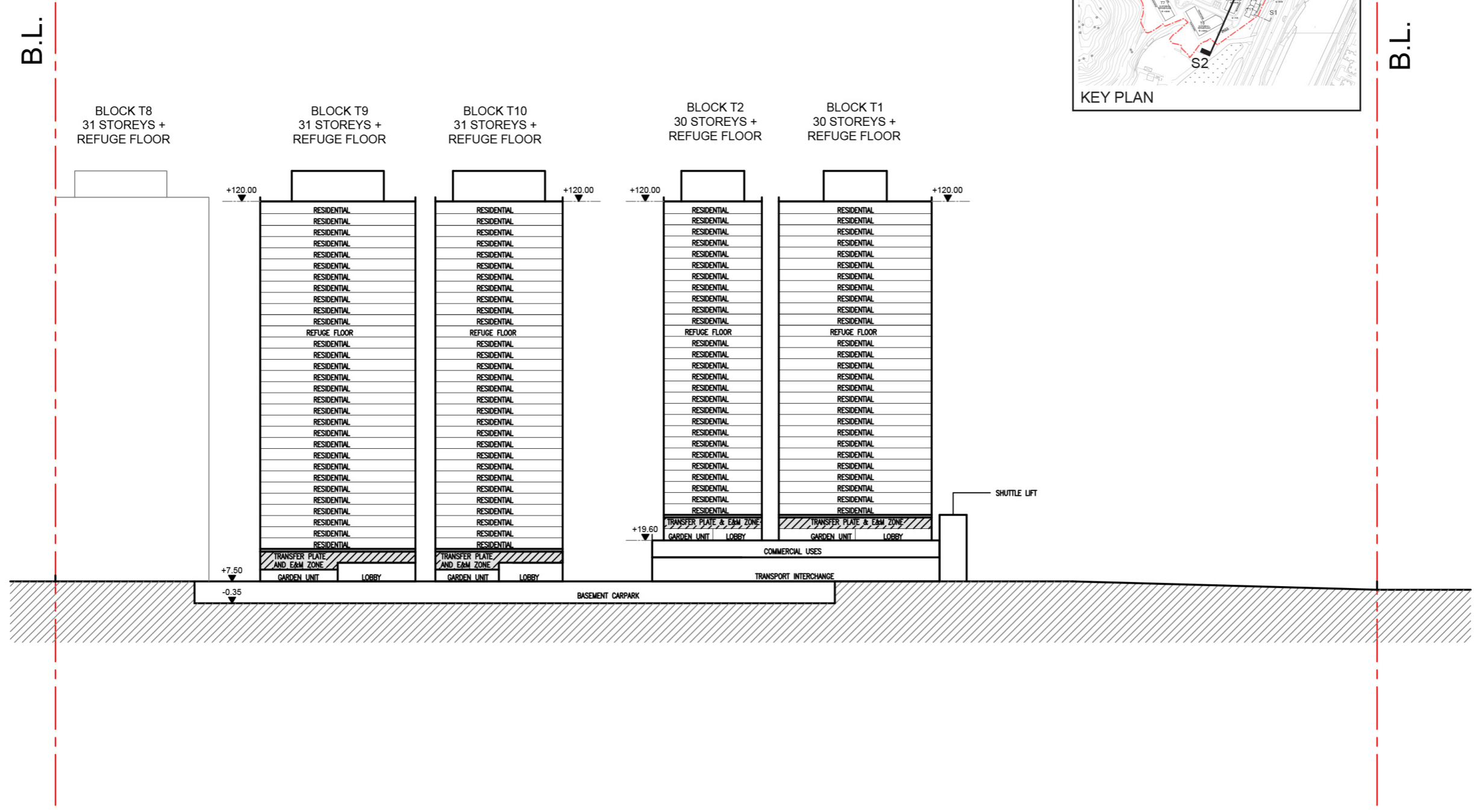
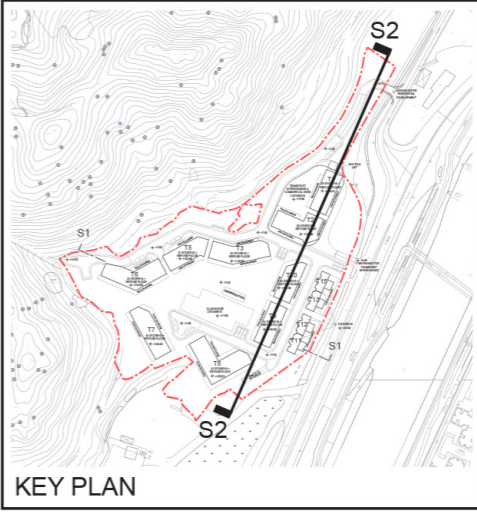
Checked	DH	Drawn	PW
Rev	0	Date	May 2021
Scale	Figure 3.2		



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'.

 ARCHIPLUS INTERNATIONAL (HK) LIMITED	Title	Indicative Section S1 Plan				Checked	DH	Drawn	PW
						Rev	0	Date	May 2021
						Scale	Figure 3.3		

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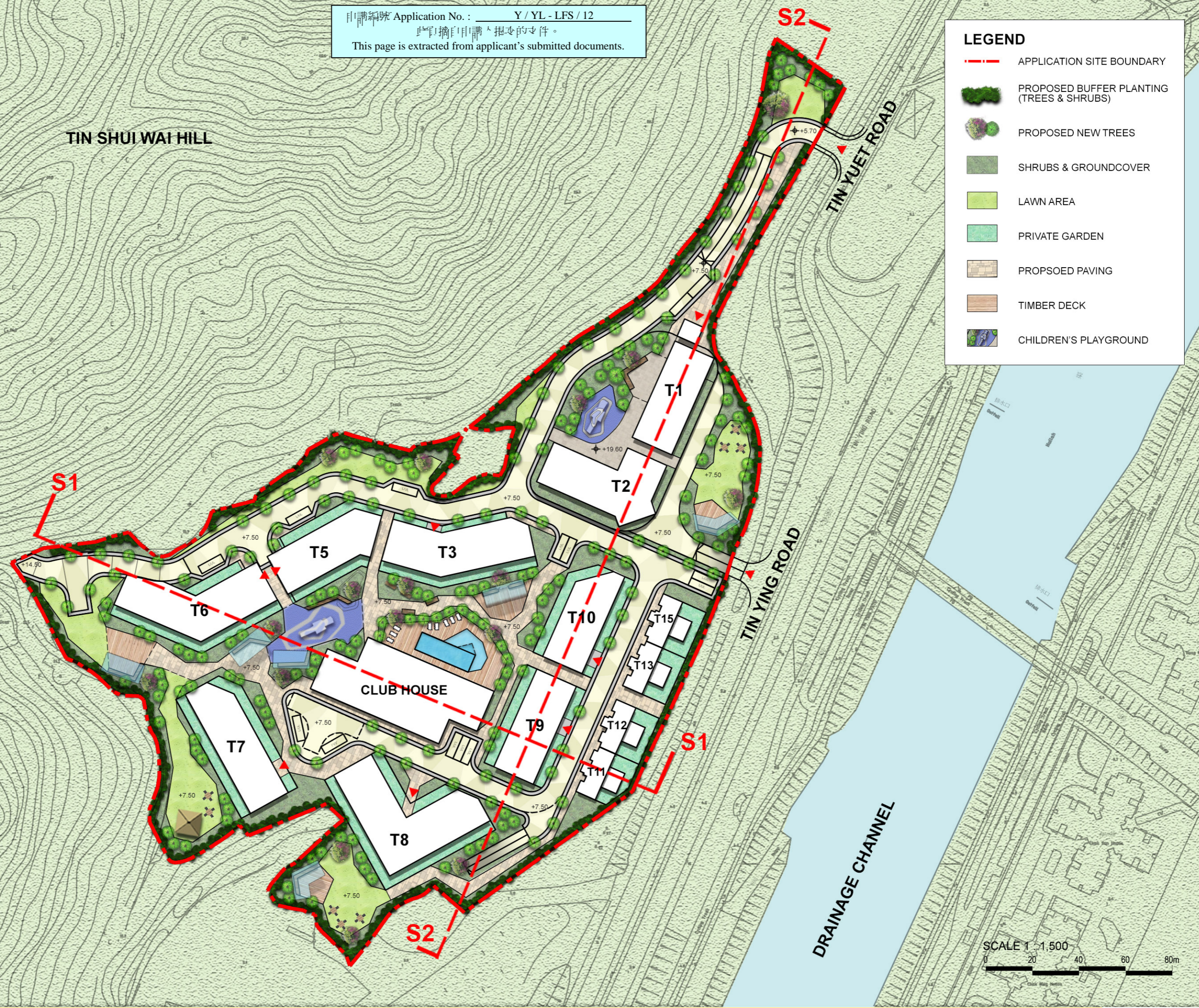


Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.
 3. "Communcial Uses" include 'Eating Place' and 'Shop and Services', 'School'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



Title: Indicative Section S2 Plan

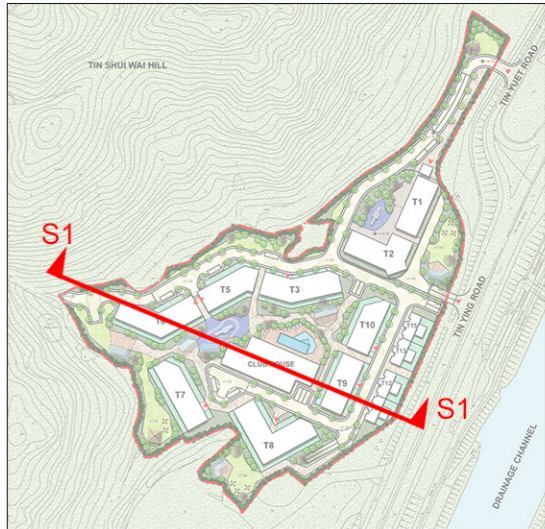
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Rev	0	Date	May 2021
Scale	Figure 3.4		



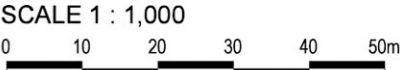
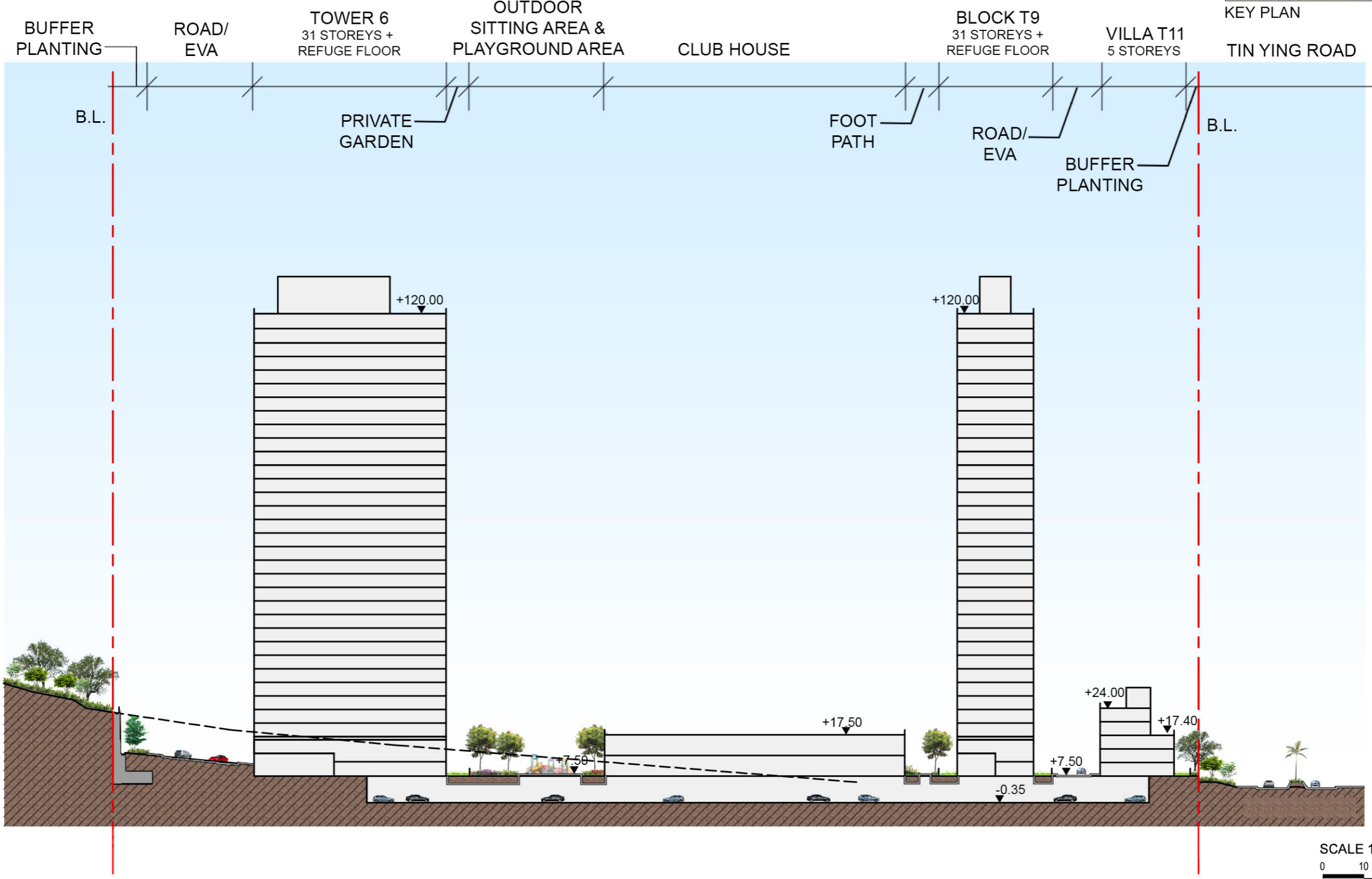
LEGEND

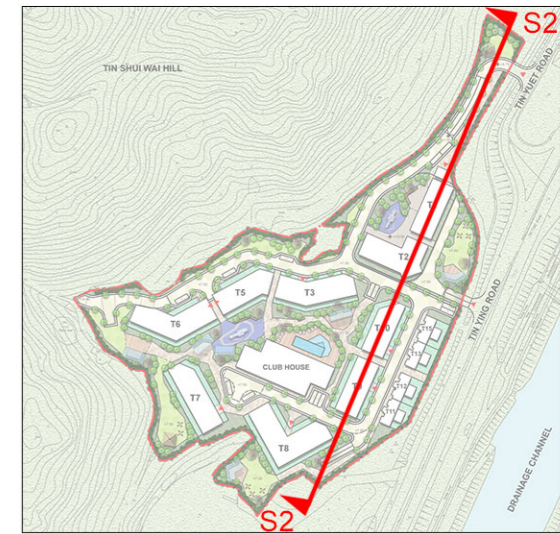
- APPLICATION SITE BOUNDARY
- PROPOSED BUFFER PLANTING (TREES & SHRUBS)
- PROPOSED NEW TREES
- SHRUBS & GROUNDCOVER
- LAWN AREA
- PRIVATE GARDEN
- PROPOSED PAVING
- TIMBER DECK
- CHILDREN'S PLAYGROUND



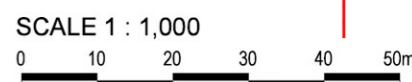
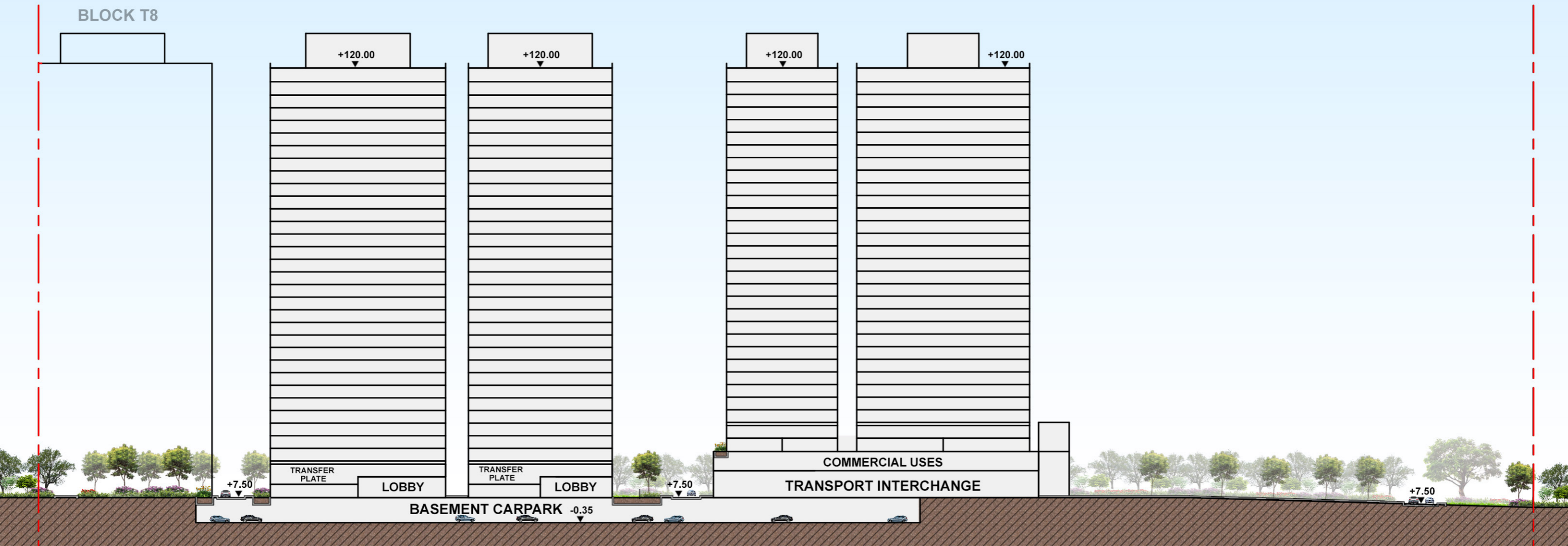
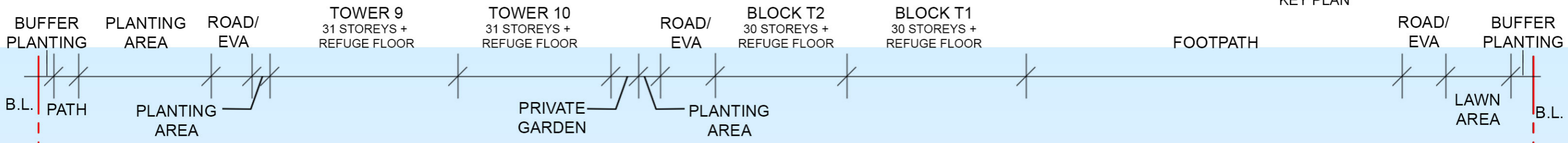


KEY PLAN







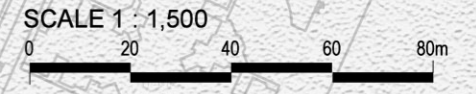
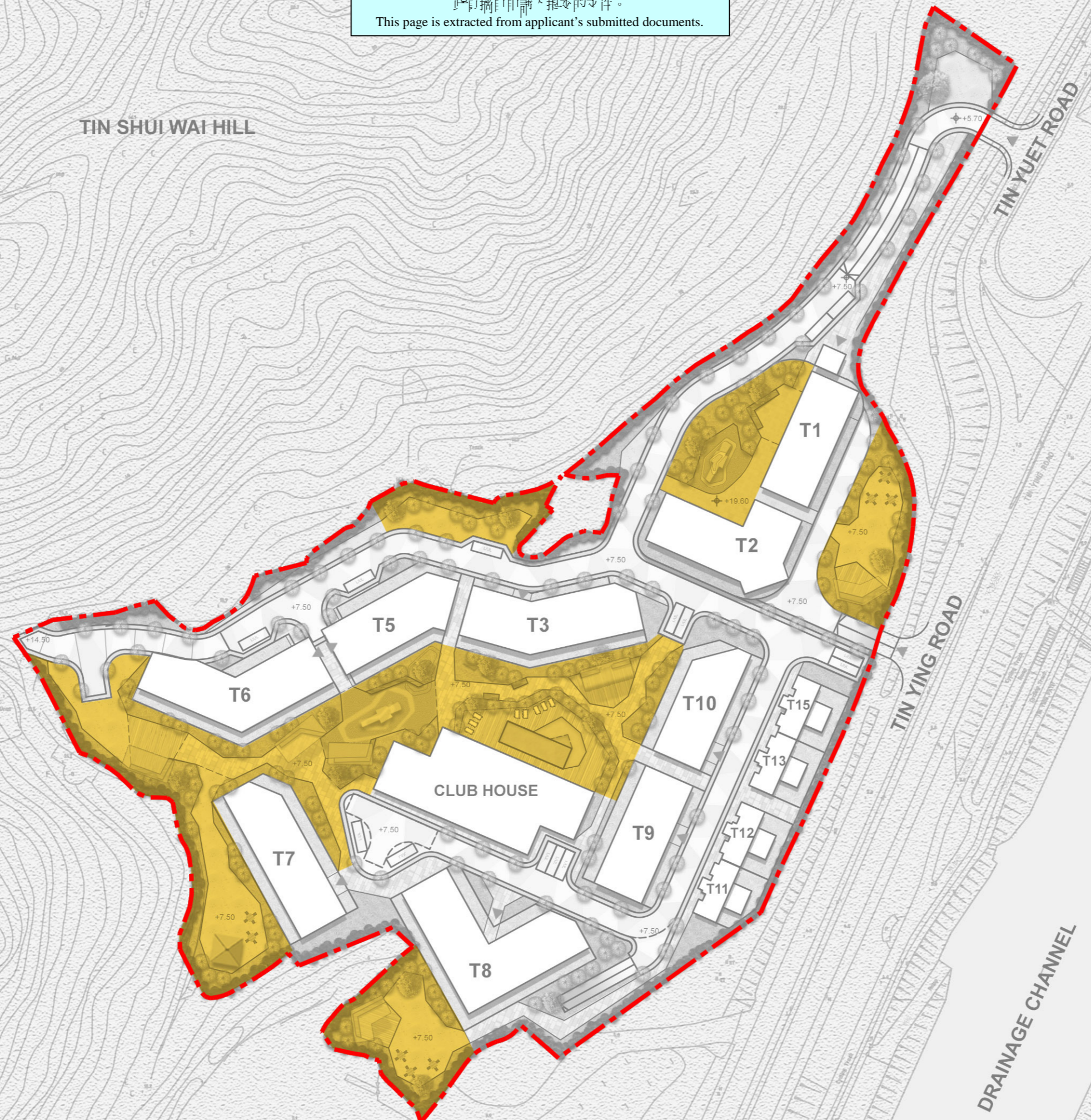
KEY PLAN



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LEGEND

-  APPLICATION SITE BOUNDARY
-  PRIVATE OPEN SPACE PROVISION (sq.m)
NOT LESS THAN 13,521 sq.m



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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