

**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

Revised broad development parameters in view of
the further information received on 30.12.2021
因应于 2021 年 12 月 30 日接获的进一步资料而修订的概括发展规范

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 51,619 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 11,368 sq. m 平方米)		
Plan 图则	<u>Section 12A application 第 12A 条申请</u> 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		
	<u>Further information received 接获进一步资料</u> 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	<u>Section 12A application 第 12A 条申请</u> "Green Belt" and "Open Space (1)" 「绿化地带」及「休憩用地(1)」		
	<u>Further information received 接获进一步资料</u> "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/		sq. m 平方米	Plot ratio 地积比率
	Domestic	About 约 205,064	About 约 4

或地积比率	住用			
	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 >30% 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	sq. m 平方米
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	1,282
	Private Car Parking Spaces 私家车车位	751
	Motorcycle Parking Spaces 电单车车位	51
	Bicycle Parking Spaces 单车泊位	480
	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	

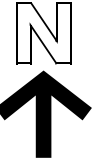
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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>		
Revised Master layout plan(s)/Layout plan(s) 修订的总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 的环境评估（噪音、空气及/或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment 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 type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Response with Departmental Comment Table 回应部门意见表, Air Quality Impact Assessment 空气质素影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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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S/YL-LFS/10

流浮山
LAU FAU SHAN

鵬井村
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

寮鄉
Ngau Hom

沙江圍
Sha Kong Wai

天恩邨
Tin Yan
Estate

S/TSW/15

天富苑
Tin Fu Court

沙江圍仔
Sha Kong Wai

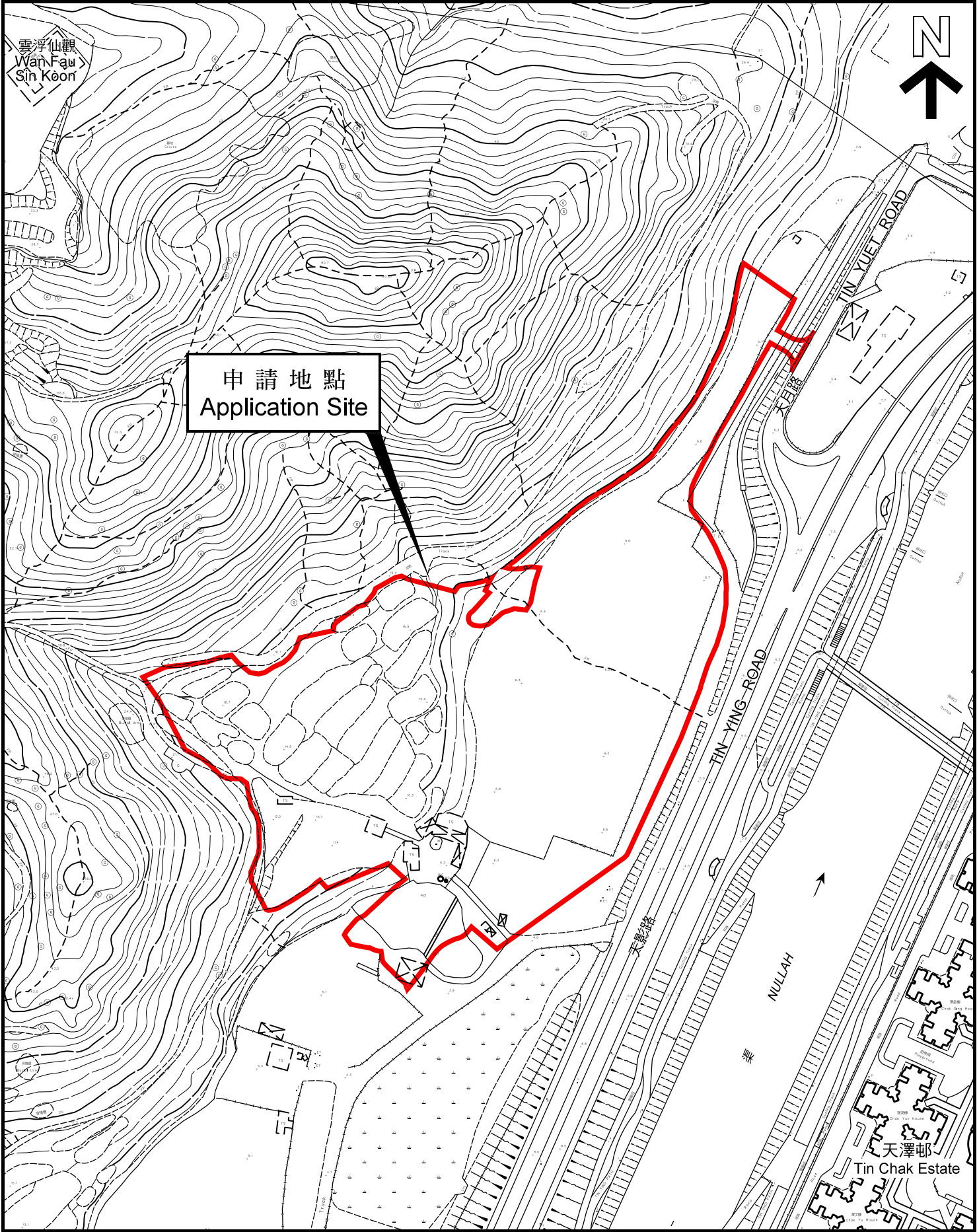
位置圖 LOCATION PLAN

本摘要圖於2022年1月4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 4.1.2022
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/10 AND 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2022年1月4日擬備，
所根據的資料為測量圖編號
2-SW-22B 及 22D
EXTRACT PLAN PREPARED ON 4.1.2022
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.
Y/YL-LFS/12

申請編號 Application No. : Y/YL-LFS/12

備註 Remarks

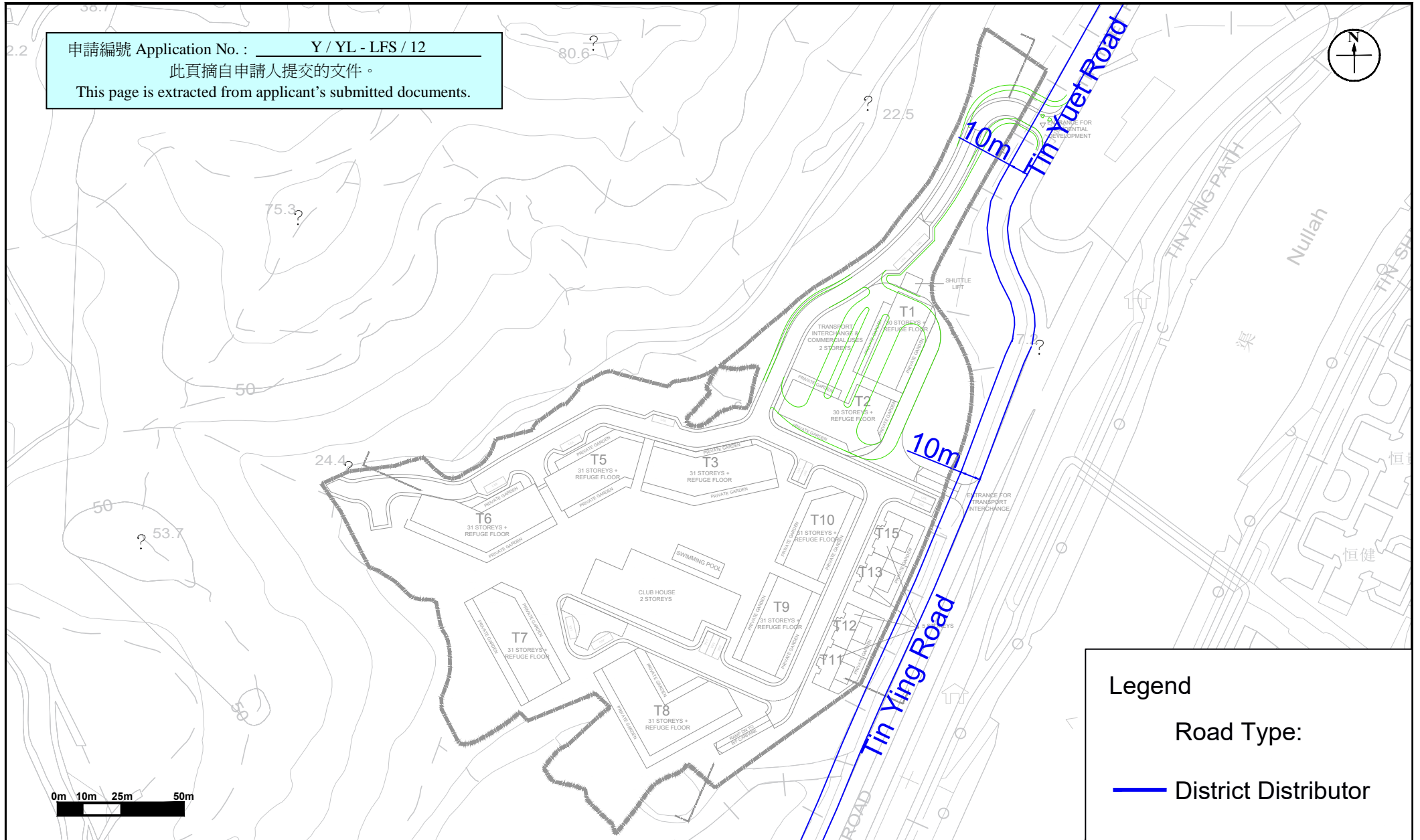
申請人提交進一步資料回應部門意見，並提供經修訂的園境設計總圖以及新的空氣質素影響評估。

The applicant submitted further information in response to departmental comments with revised Landscape Master Plan and a new Air Quality Impact Assessment.

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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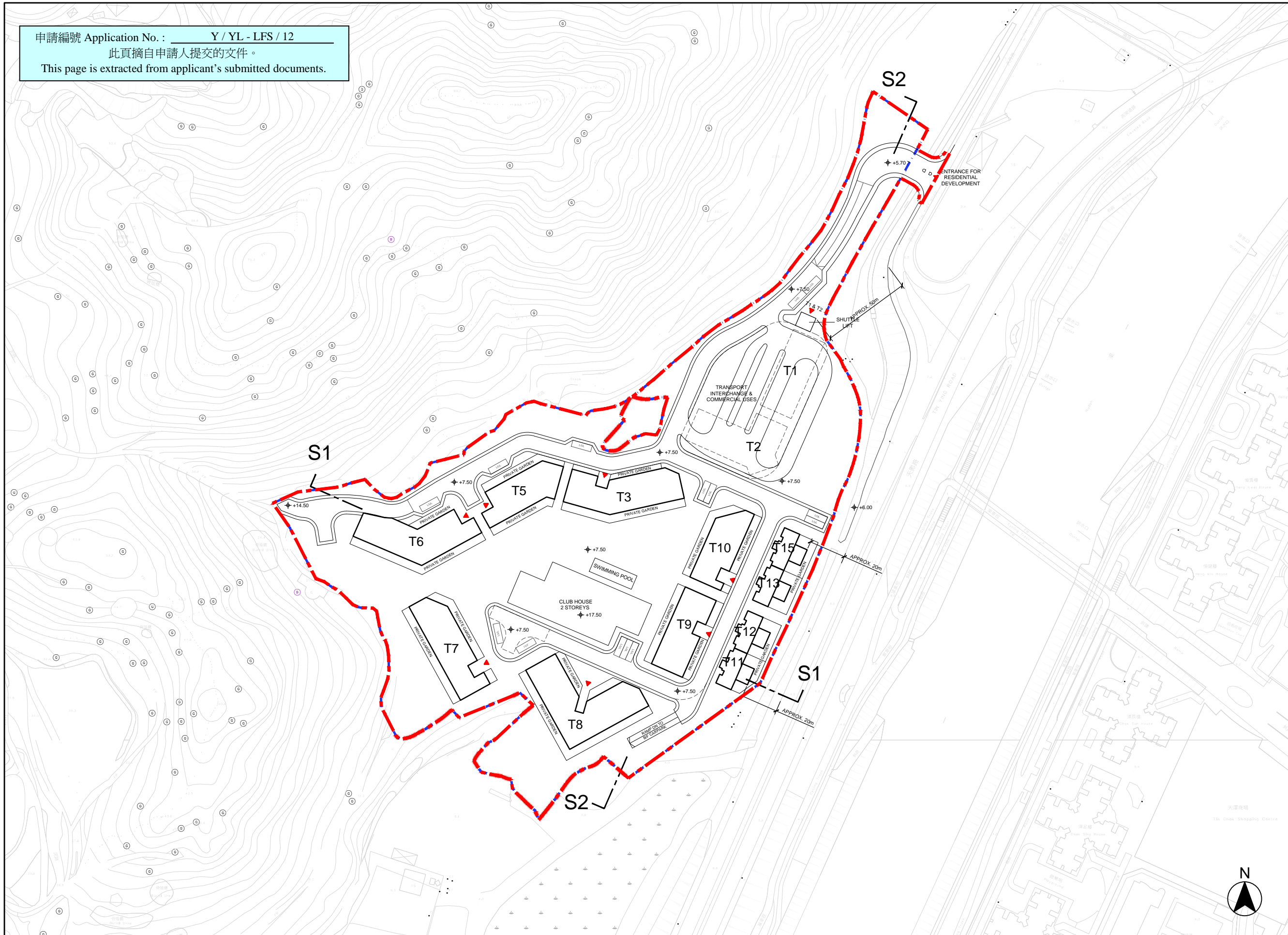
Legend

Road Type:

— District Distributor

Figure: 2	Title: Buffer Distance between the Proposed Development and the Kerb Side of the Nearest Carriageways	RAMBOLL
		Drawn by: VC
Project: Section 12A Planning Application for Proposed Amendments to the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan to Rezone "Green Belt" and "Open Space (1)" Zones to "Residential (Group A)" Zone at Various Lots in D.D. 129, Tin Yuet Road, NT		Checked by: TC
		Rev.: 1.0
		Date: Dec 2021

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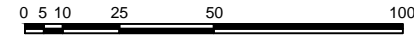
PROJECT :
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP A)1" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP A)2" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 INDICATIVE
 GROUND FLOOR PLAN

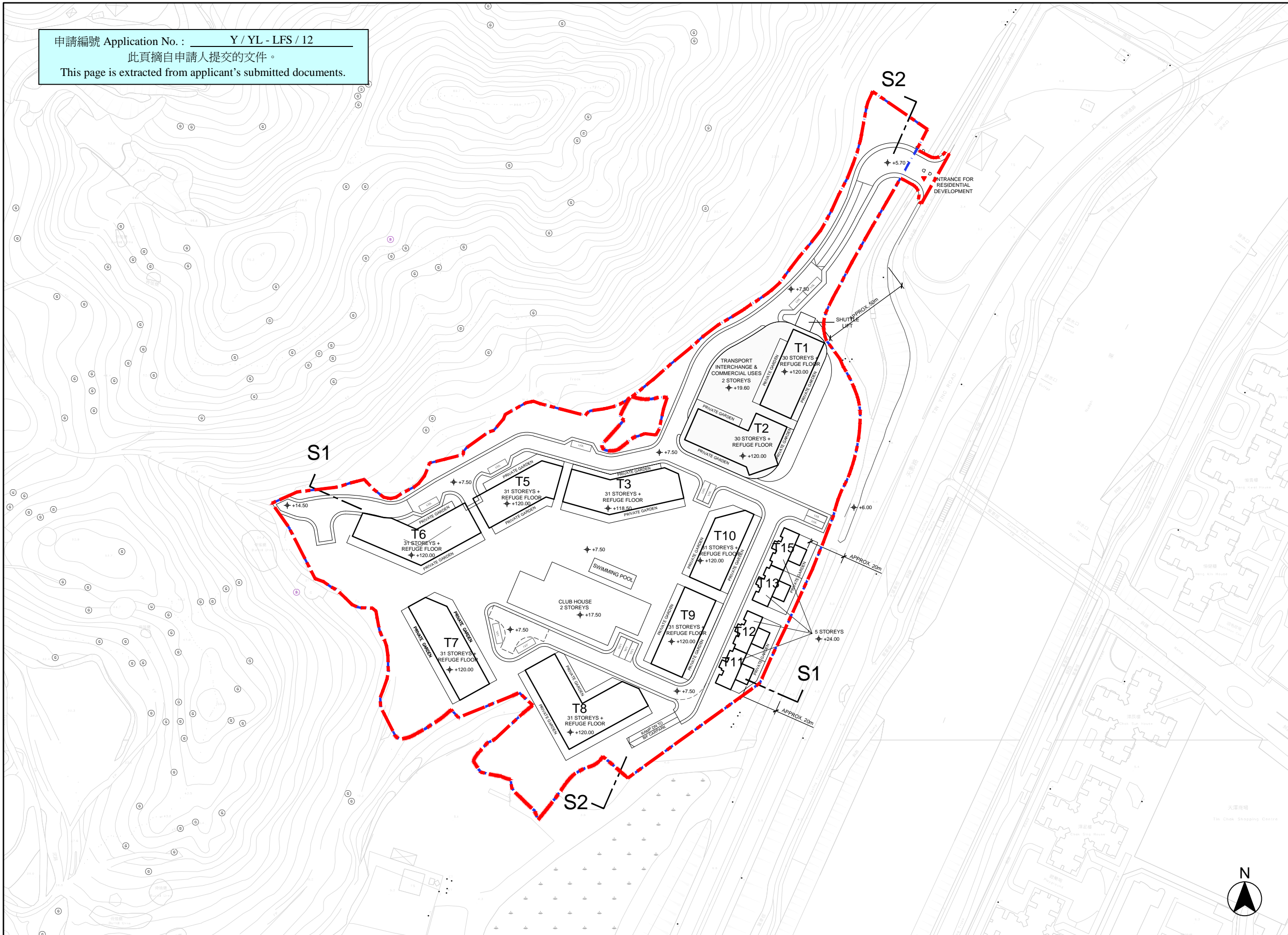
DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P1-A-02	

LEGEND
 ——— APPLICATION SITE BOUNDARY ——— DEVELOPMENT 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.
 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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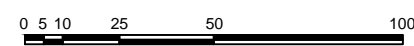
PROJECT :
 SECTION 12A PLANNING APPLICATION
 FOR PROPOSED AMENDMENTS TO THE
 LAU FAU SHAN AND TSIM BEI TSUI
 OUTLINE ZONING PLAN TO REZONE
 "GREEN BELT" ZONE TO "RESIDENTIAL
 (GROUP A)1" ZONE AND TO THE TIN SHUI
 WAI OUTLINE ZONING PLAN TO REZONE
 "OPEN SPACE (1)" ZONE TO
 "RESIDENTIAL (GROUP A)2" AND
 "ROAD" ZONES AT VARIOUS LOTS IN D.D.
 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 INDICATIVE
 MASTER LAYOUT PLAN

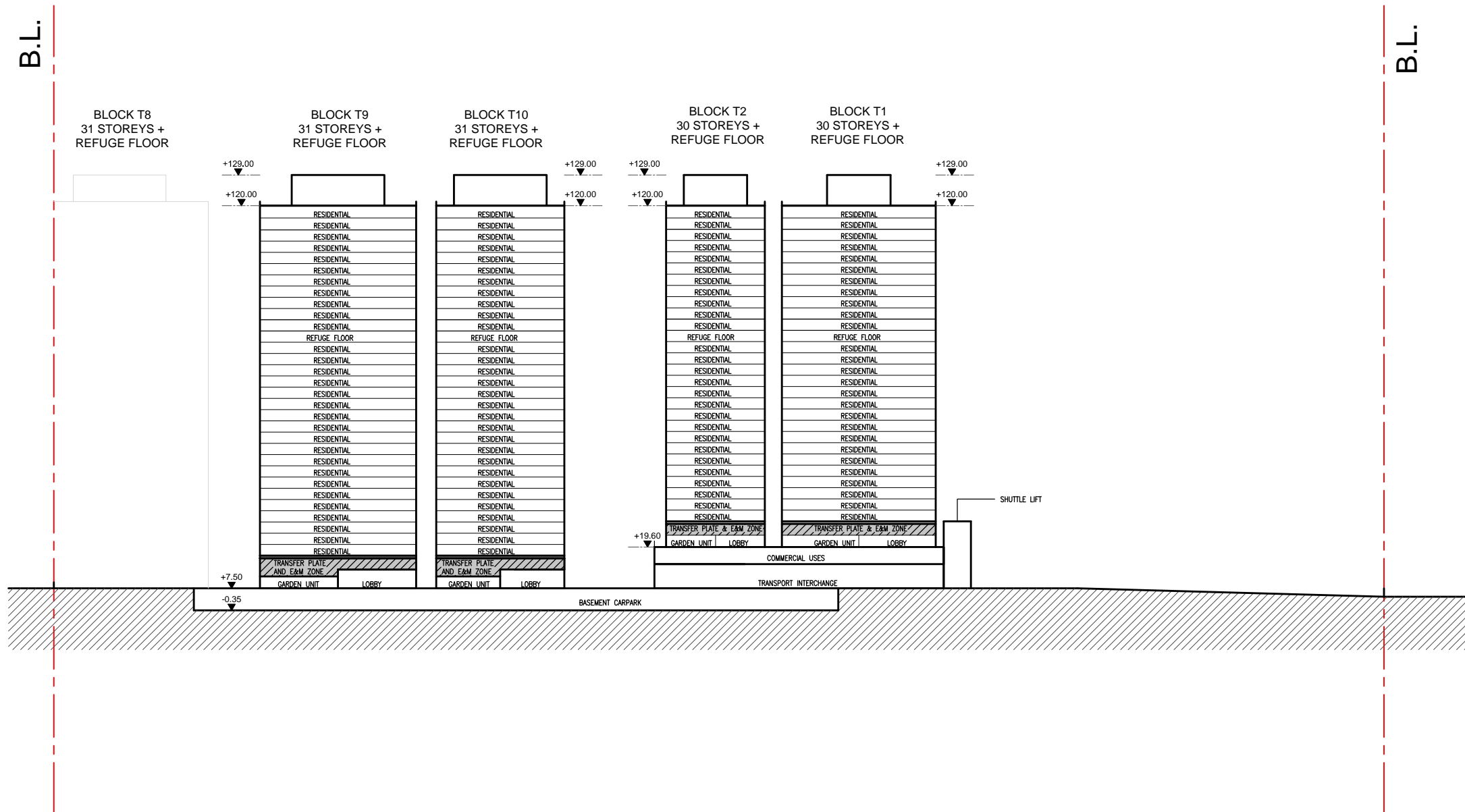
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SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P1-A-01	

LEGEND
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SCHEMATIC SECTION S2

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
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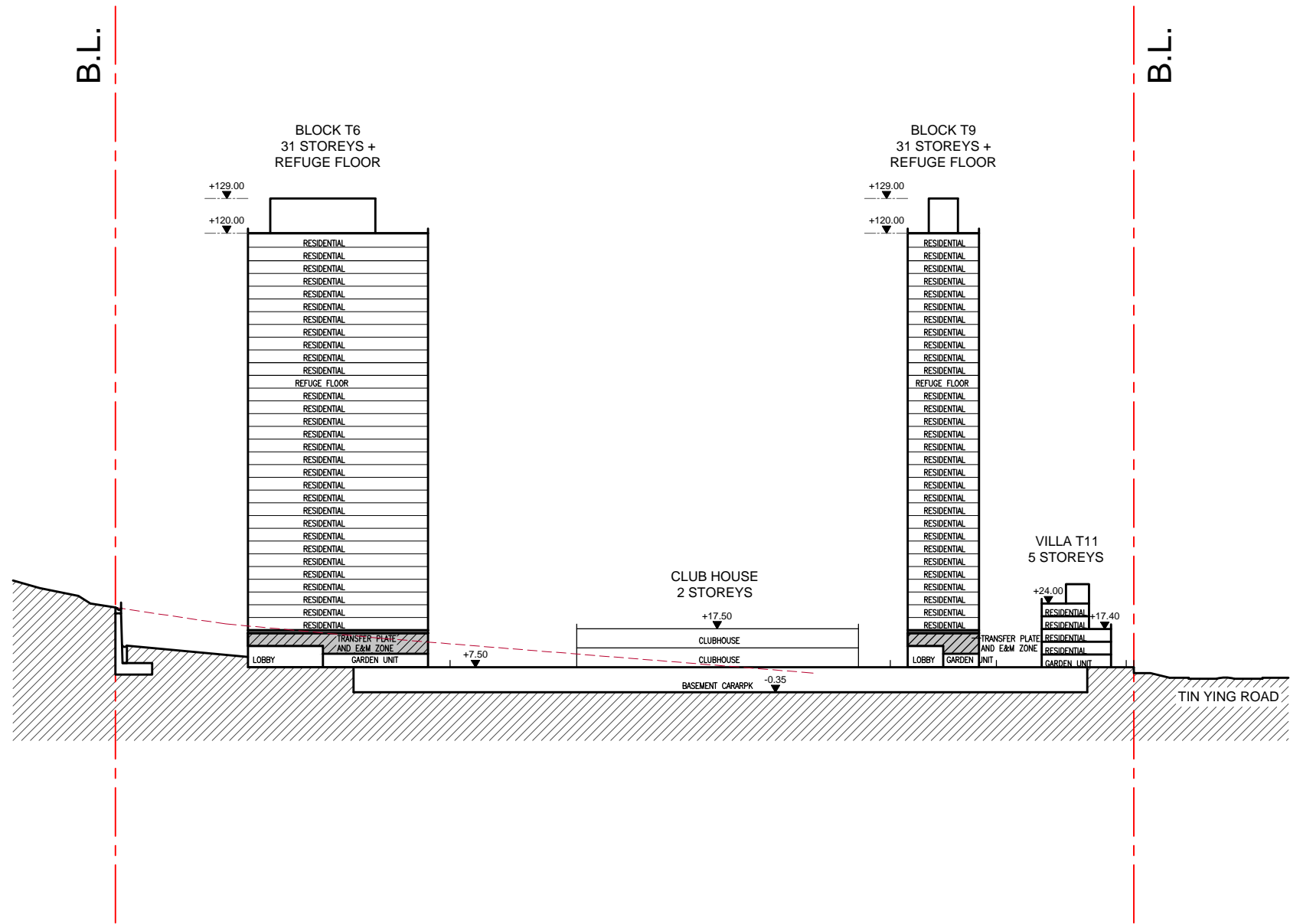
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PROJECT :
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP A)1" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP A)2" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 SCHEMATIC SECTION S2

DATE : OCT 2015	PAPER SIZE : A3
SCALE : 1:1500	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P1-S-02	

申請編號 Application No. : Y / YL - LFS / 12
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SCHEMATIC SECTION S1

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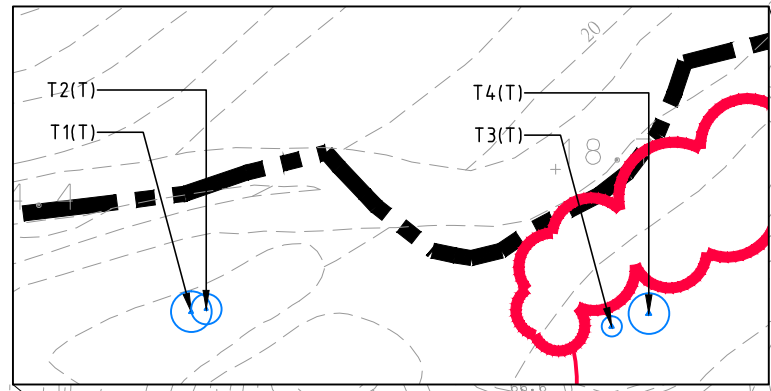
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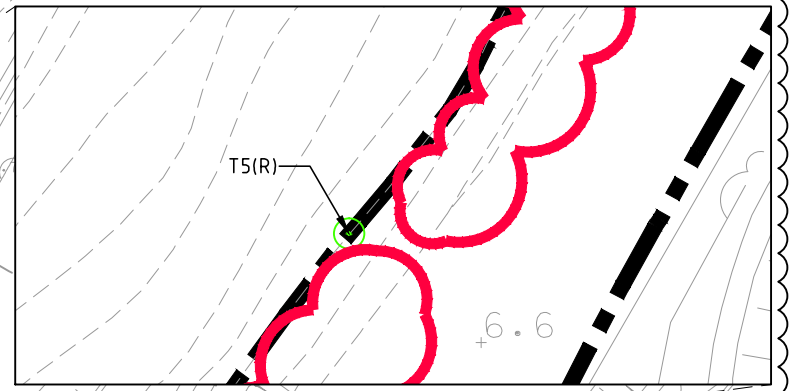
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DRAWING TITLE :
 SCHEMATIC SECTION S1

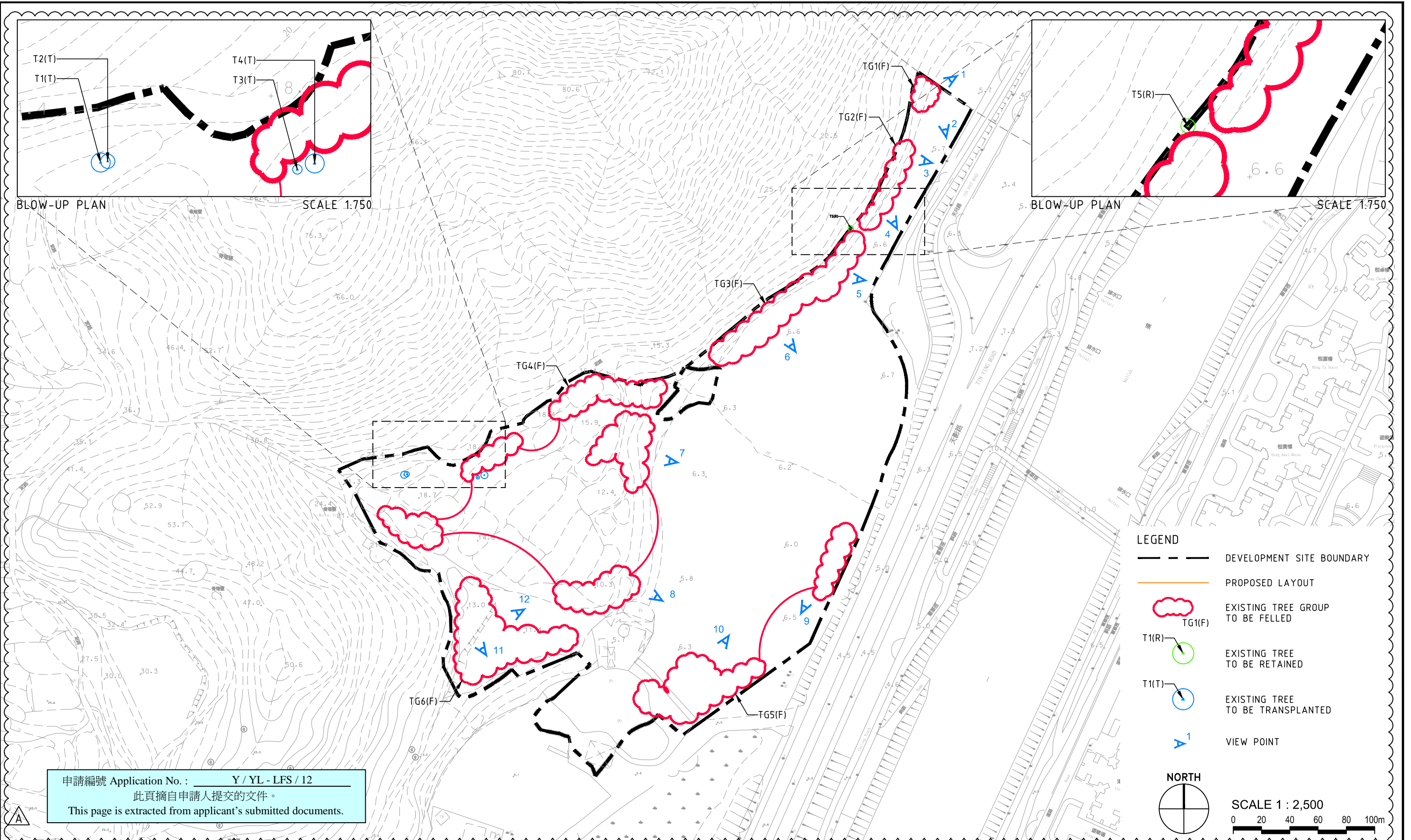
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BLOW-UP PLAN SCALE 1:750



BLOW-UP PLAN SCALE 1:750



LEGEND

- DEVELOPMENT SITE BOUNDARY
- PROPOSED LAYOUT
- EXISTING TREE GROUP TO BE FELLED
TG1(F)
- EXISTING TREE TO BE RETAINED
T1(R)
- EXISTING TREE TO BE TRANSPLANTED
T1(T)
- VIEW POINT
A1

NORTH

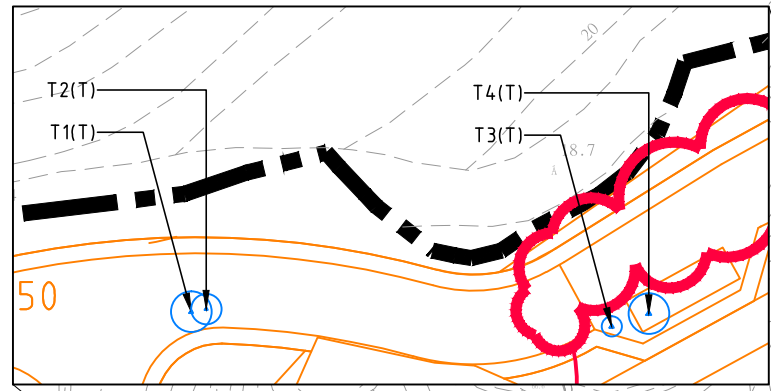
SCALE 1 : 2,500

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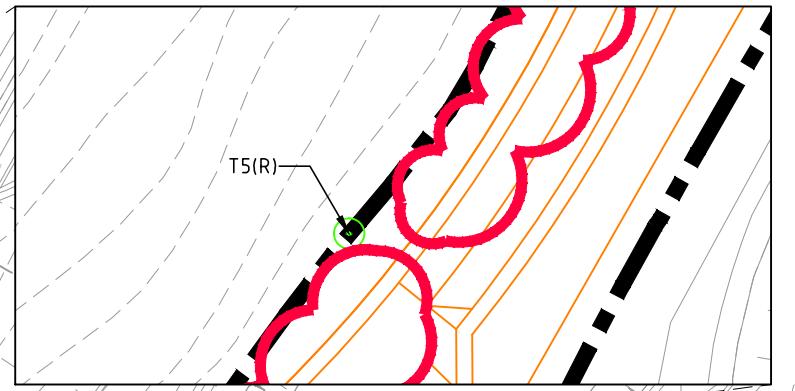
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						Job Title SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES			Drawing No. A2/T0/TS01						
						Drawing Title TREE SURVEY PLAN 01 (EXISTING TOPOGRAPHY)			Scale 1:2000@A3						
A	2021-12-23	RESPOND TO GOVERNMENT COMMENT	EI	DK	TO	Drawn by	EI	Checked by	DK	Approved by	TO	Date	2021-07-08	Job. No.	SHK66

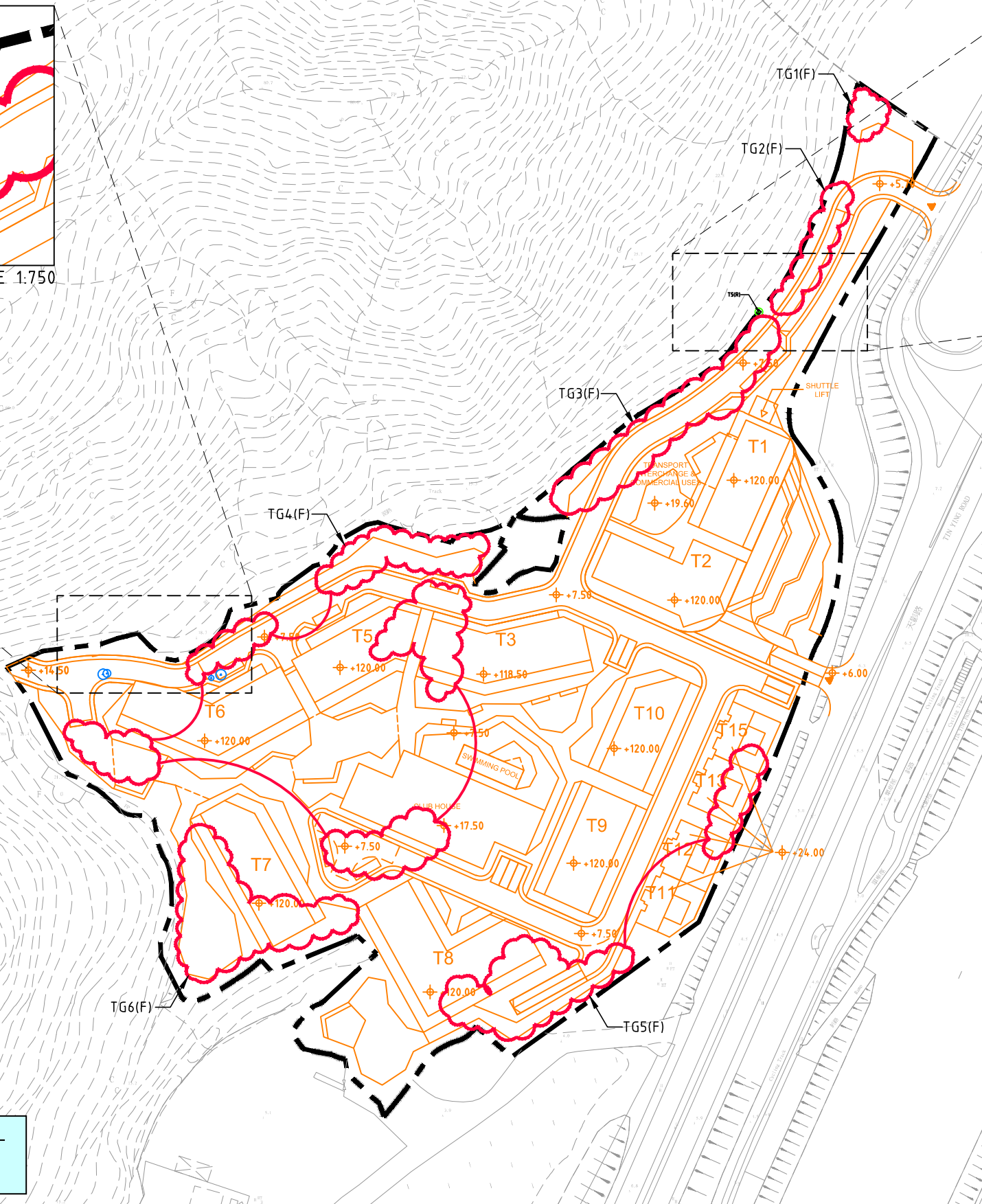
Urbis Limited
 Planning, Urban Design, Landscape, Golf & Environmental Consultants
 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



BLOW-UP PLAN SCALE 1:750



BLOW-UP PLAN SCALE 1:750



LEGEND

- DEVELOPMENT SITE BOUNDARY
- PROPOSED LAYOUT
- EXISTING TREE GROUP TO BE FELLED
TG1(F)
- EXISTING TREE TO BE RETAINED
T1(R)
- EXISTING TREE TO BE TRANSPLANTED
T1(T)

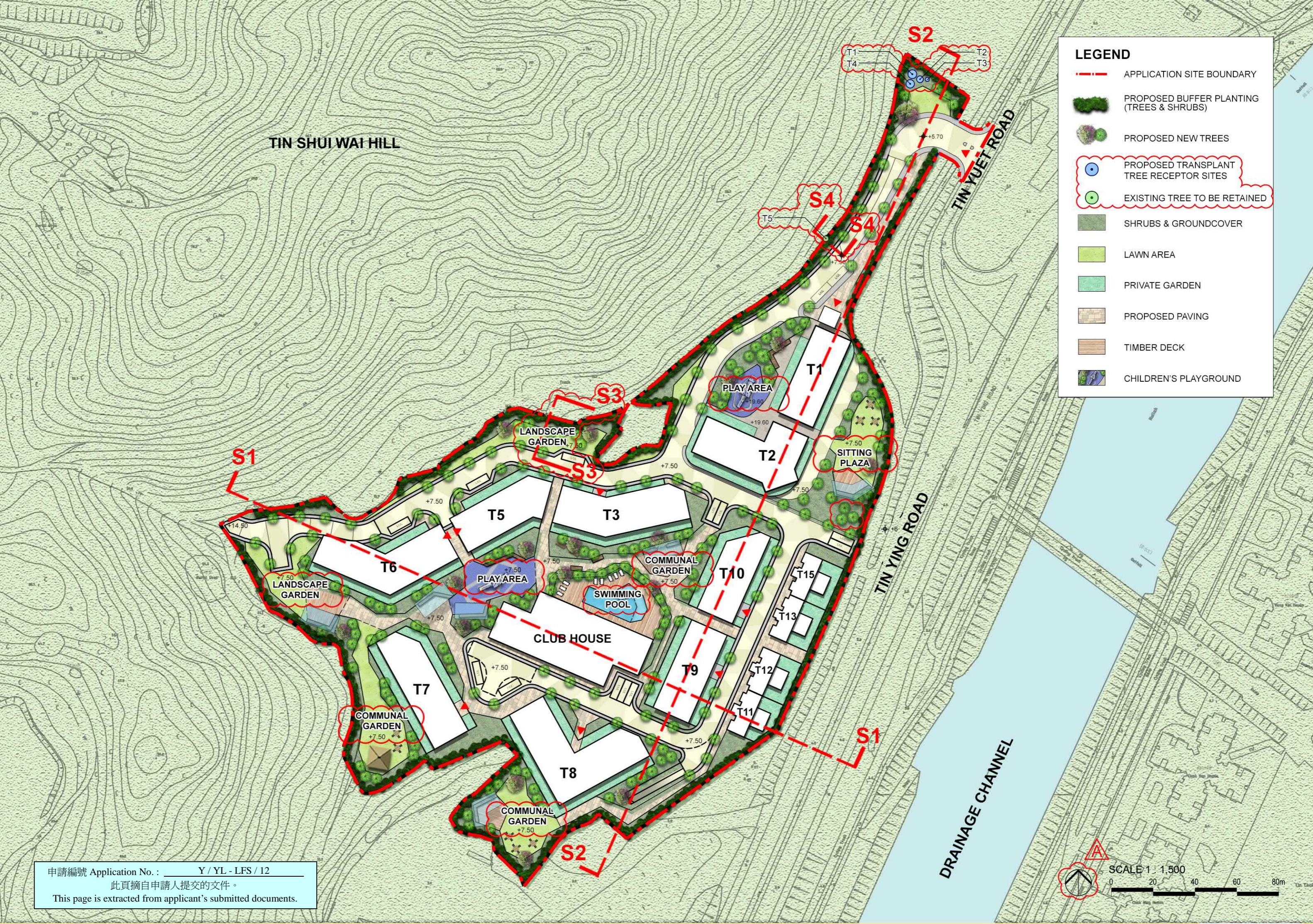
NORTH

SCALE 1 : 2,500

申請編號 Application No. : Y / YL - LFS / 12
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Amendment No.			Date			Description			Drawn by	Checked by	Approved by	Job Title	Drawing No.	 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662
												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)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES	A2/T0/TS02	
												Drawing Title	Scale	
												TREE SURVEY PLAN 02 (PROPOSED DEVELOPMENT)	1:2000@A3	
Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by	Job No.	Date		2021-12-23		Job. No.	SHK66		



LEGEND

- - - APPLICATION SITE BOUNDARY
- PROPOSED BUFFER PLANTING (TREES & SHRUBS)
- PROPOSED NEW TREES
- PROPOSED TRANSPLANT TREE RECEPTOR SITES
- EXISTING TREE TO BE RETAINED
- SHRUBS & GROUNDCOVER
- LAWN AREA
- PRIVATE GARDEN
- PROPOSED PAVING
- TIMBER DECK
- CHILDREN'S PLAYGROUND

TIN SHUI WAI HILL

TIN YUET ROAD

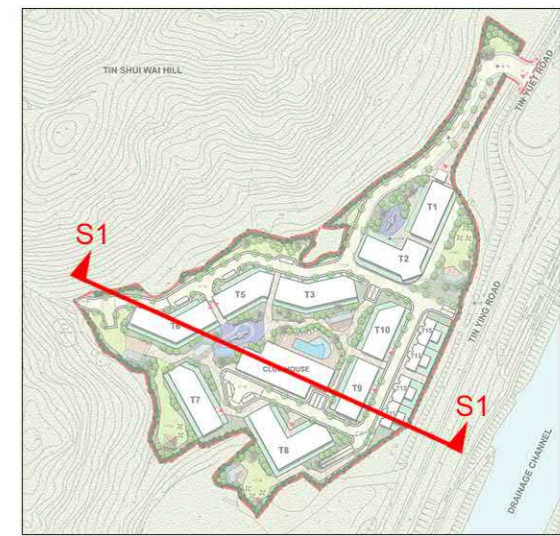
TIN YING ROAD

DRAINAGE CHANNEL

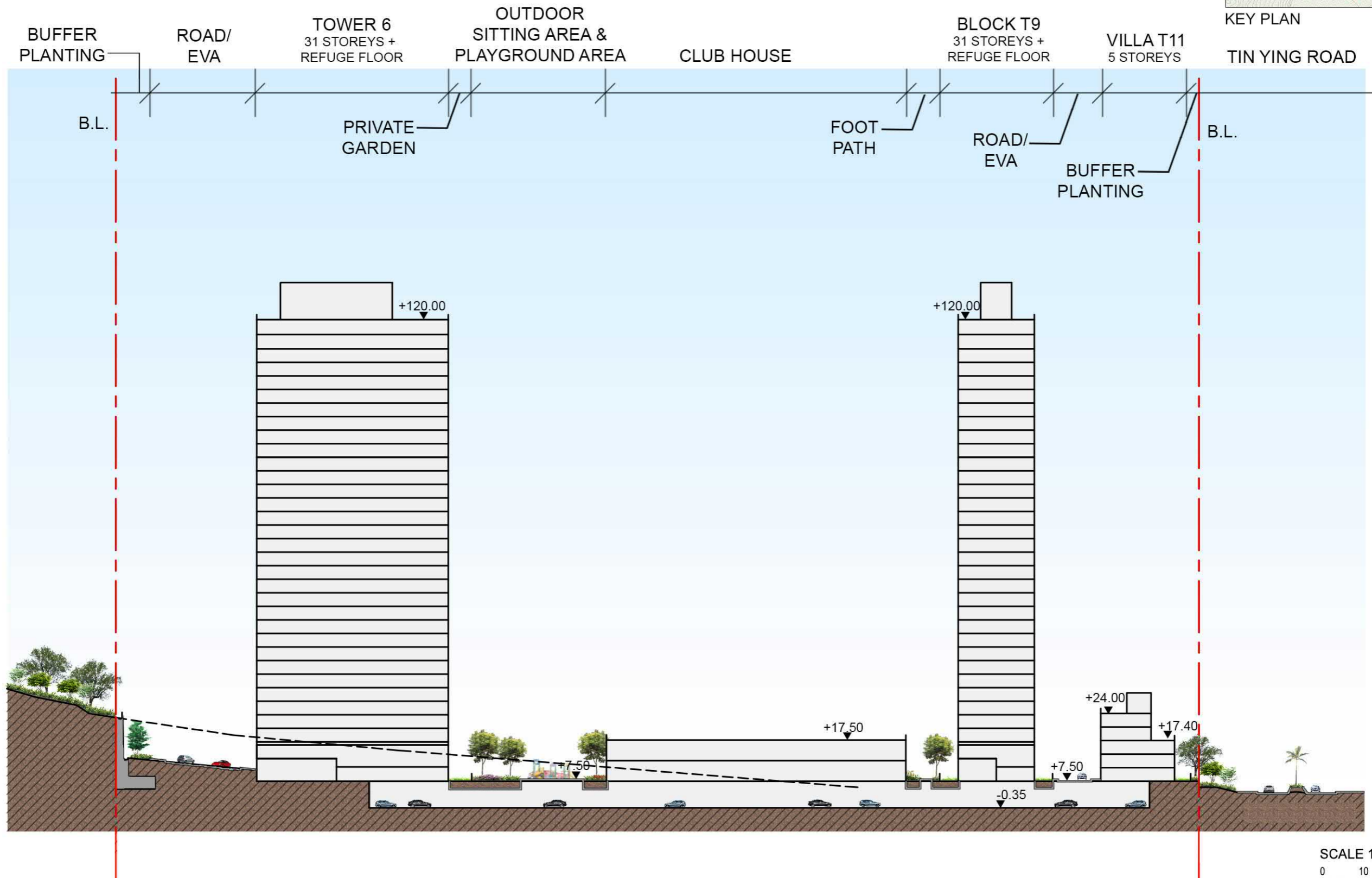
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SCALE 1 : 1,500
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申請編號 Application No. : Y / YL - LFS / 12
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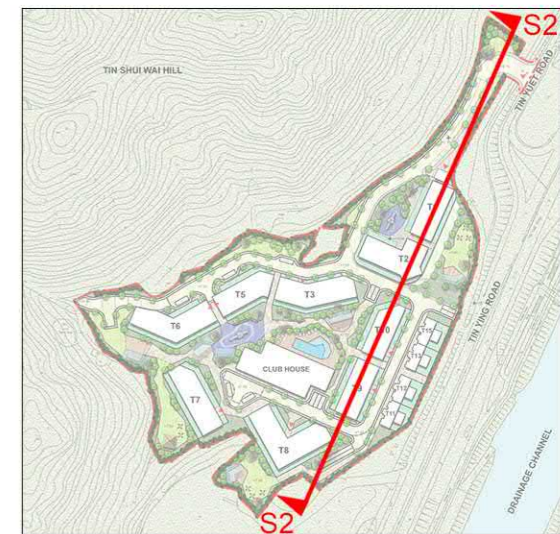


KEY PLAN

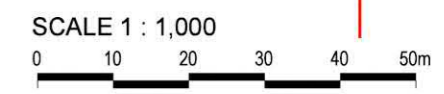
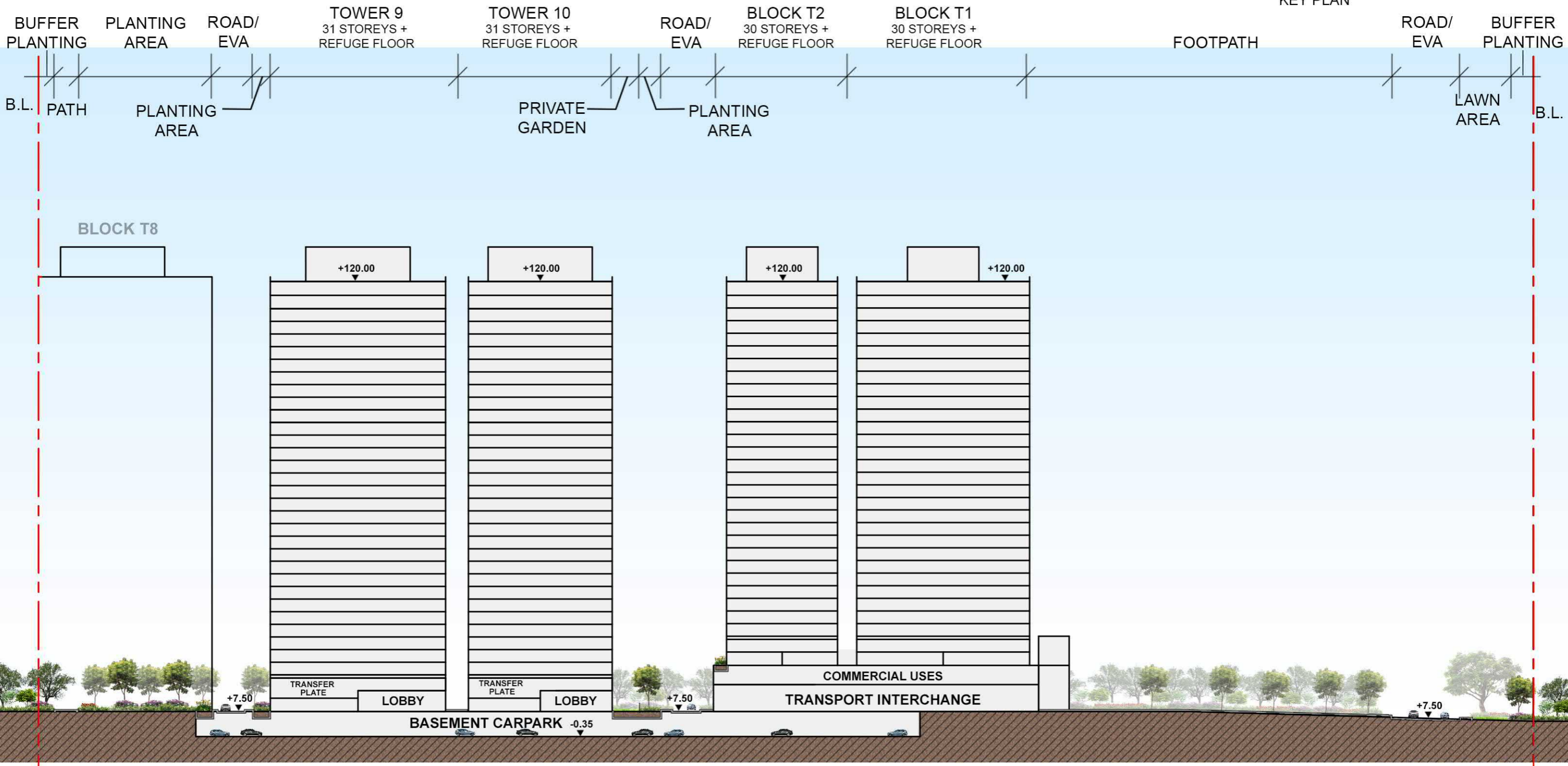


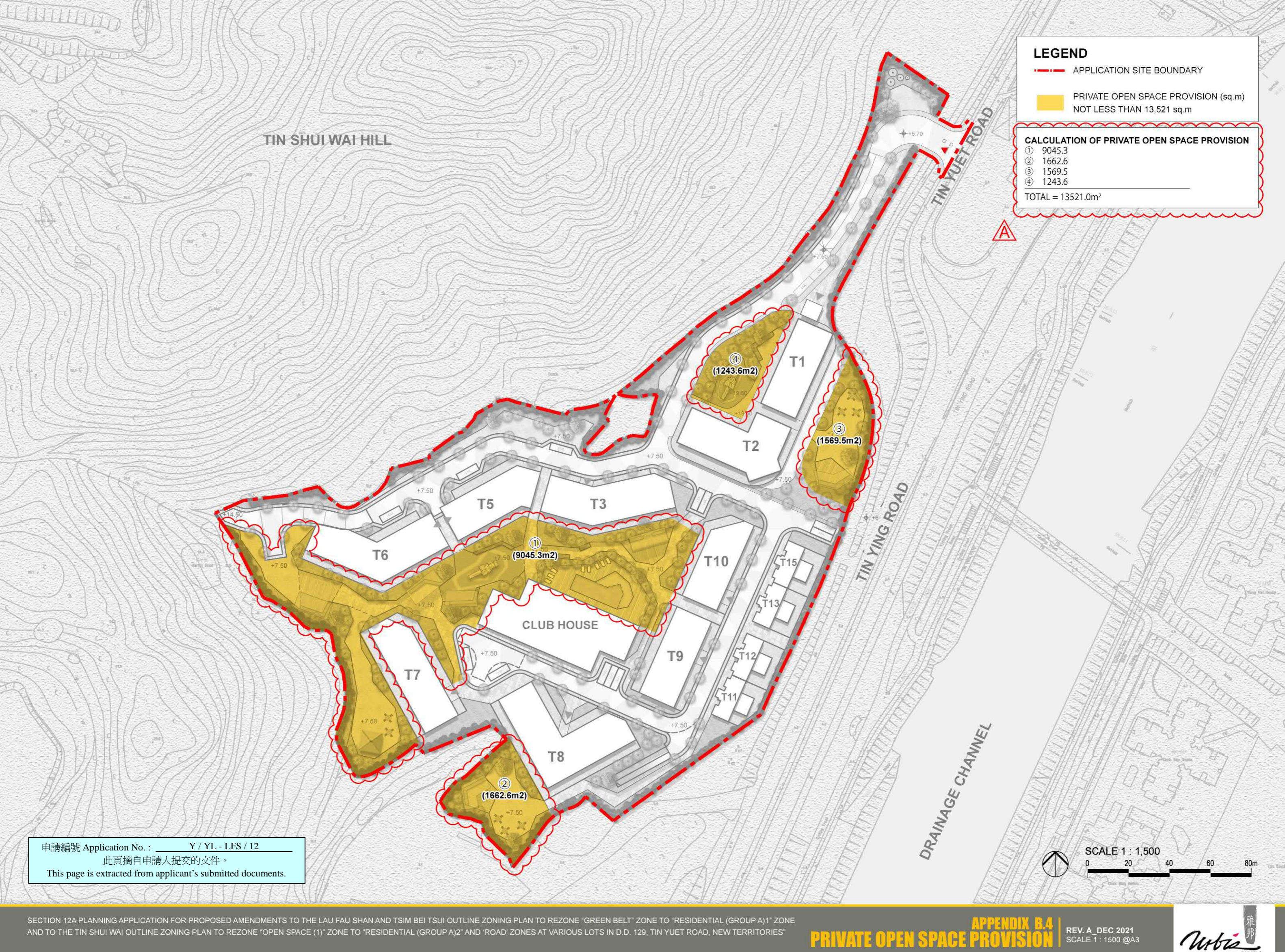
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KEY PLAN





LEGEND

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

CALCULATION OF PRIVATE OPEN SPACE PROVISION

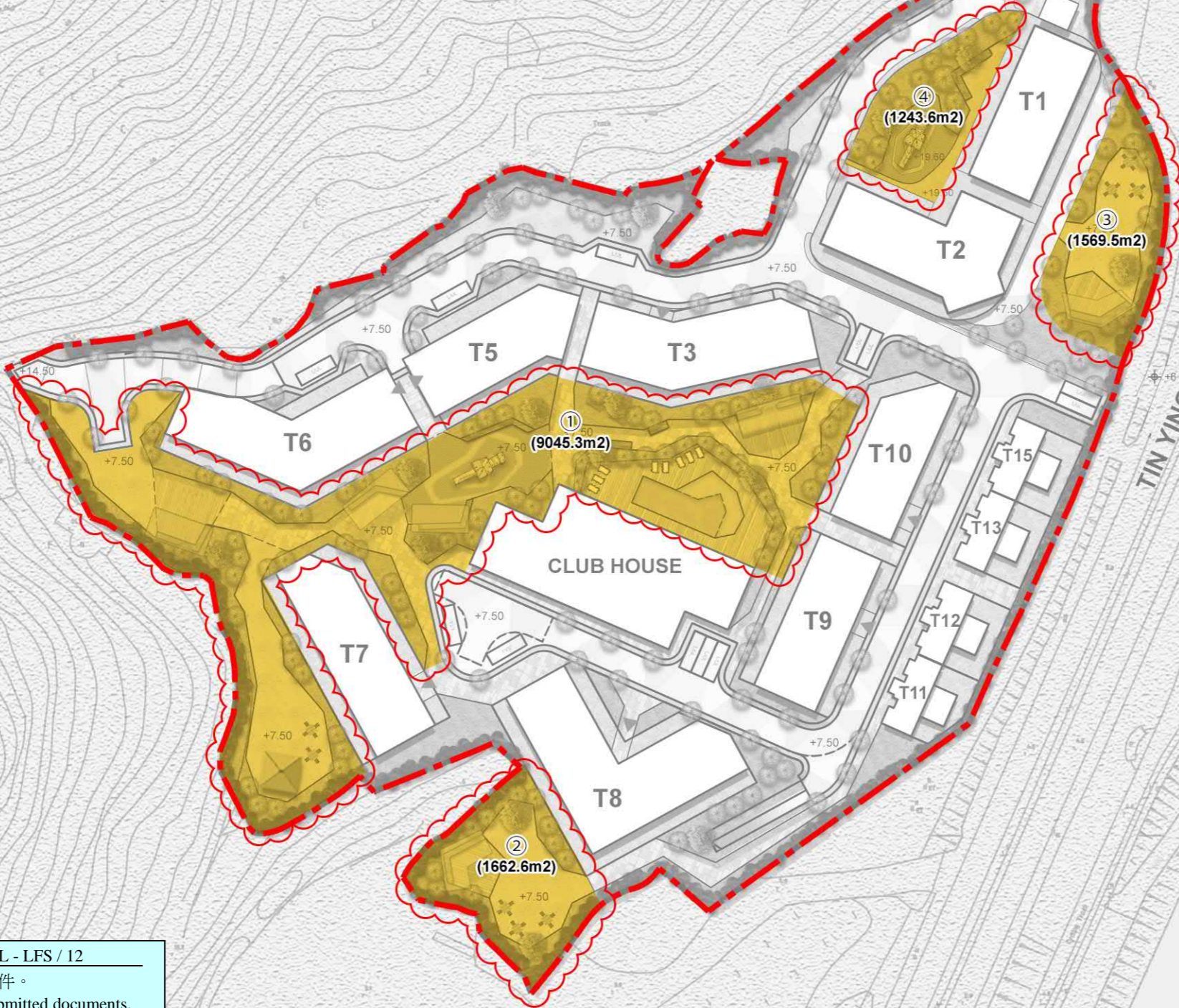
①	9045.3
②	1662.6
③	1569.5
④	1243.6
TOTAL = 13521.0m²	

TIN SHUI WAI HILL

TIN YUET ROAD

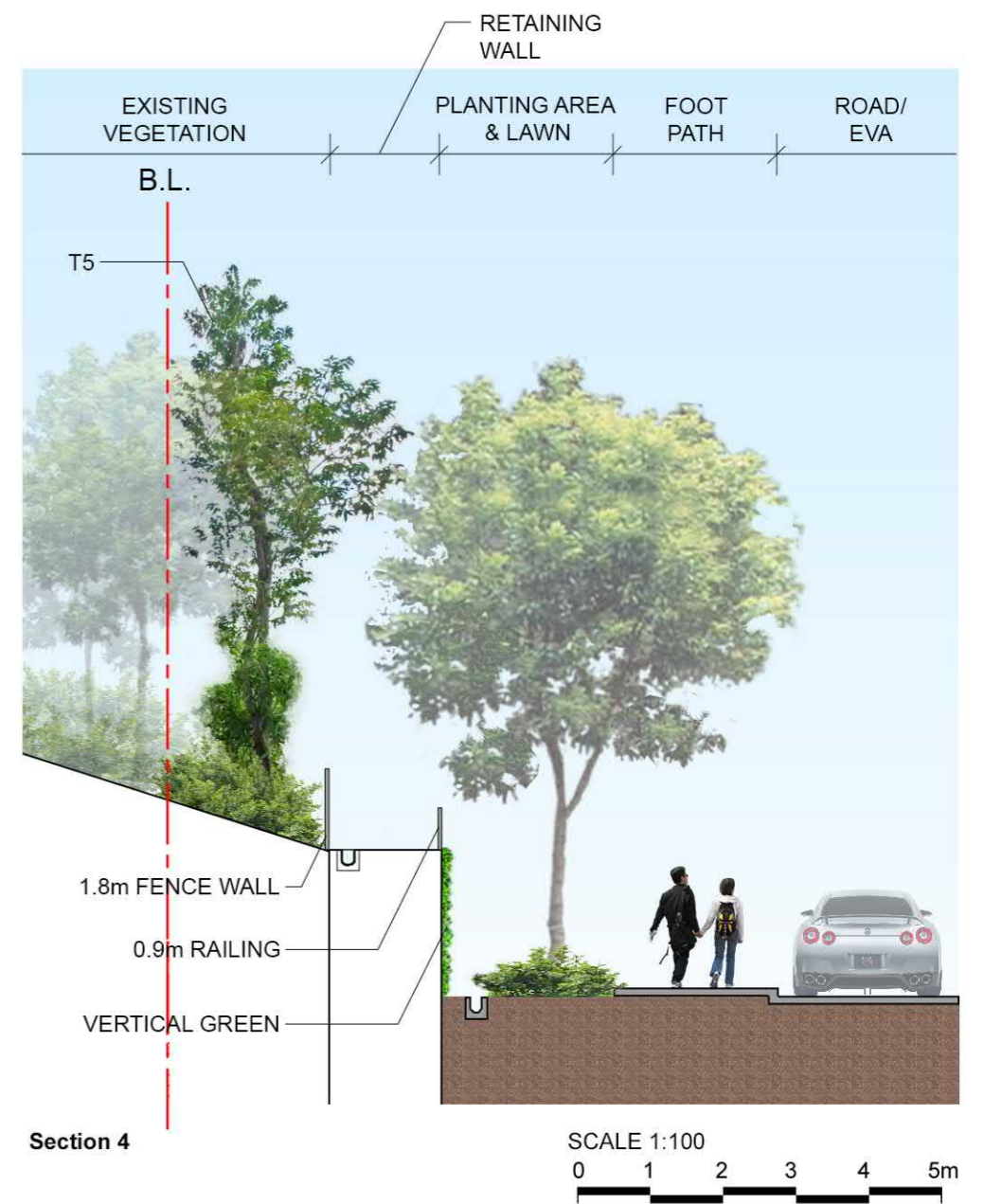
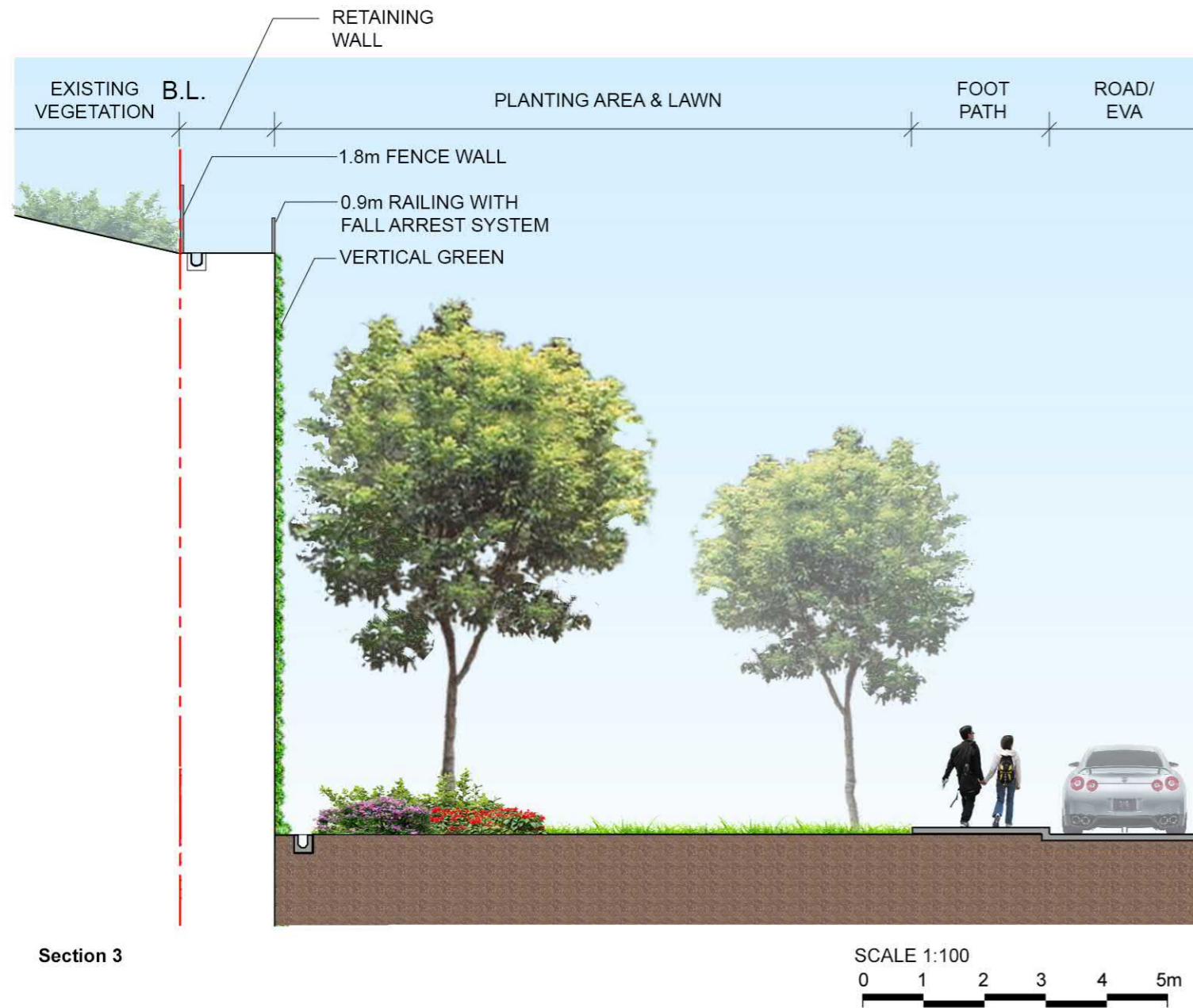
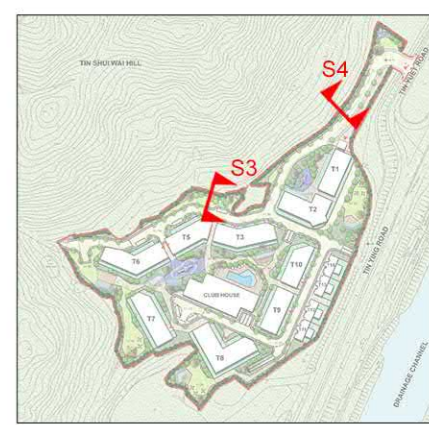
TIN YING ROAD

DRAINAGE CHANNEL



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SCALE 1 : 1,500
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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	

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.