

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/13**
关于申请编号 Y/YL-LFS/13 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/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约份第 129 约地段第 1595 号、第 1597 号、第 1598 号、第 1599 号、第 1600 号、第 1601 号(部分)及毗连政府土地		
Site area 地盘面积	About 约 12,977 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,669 sq. m 平方米)		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 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</u> 接获进一步资料 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", "Open Space (1)" and area shown as 'Road' 「绿化地带」、「休憩用地(1)」及显示为「道路」的地方		
Proposed Amendment(s) 拟议修订	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(乙类)」地带，以及由《天水围分区计划大纲图》上的「休憩用地 (1)」地带及显示为「道路」的地方改划为「住宅(乙类)3」地带及修订适用于申请地点土地用途地带的《注释》		
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 38,226	About 约 3
	Non-domestic 非住用	-	-

No. of block 幢数	Domestic 住用	5 Residential Blocks 住宅楼宇	
	Non-domestic 非住用		
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度/ 层数	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(主水平基准上)
		T1: 25 1	Storey(s) 层 Exclude 不包括 Refuge Floor 防火层
		T2: 25 2	Storey(s) 层 Include 包括 Clubhouse (1) 会所(1)
		1	Exclude 不包括 Refuge Floor 防火层
	T3, T5 and T6: Not more than 不多於 5	Storey(s) 层	
	Non-domestic 非住用	-	m 米
			mPD 米(主水平基准上)
			Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
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	840 Flats 住宅单位		
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	Private Car Parking Spaces 私家车车位		134
	Motorcycle Parking Spaces 电单车车位		9
	Bicycle Parking Spaces 单车泊位		28
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		3
	For Residential Use 供住宅用途		3

(1) Proposed to be exempted from GFA calculation 拟议豁免计入总楼面面积

* 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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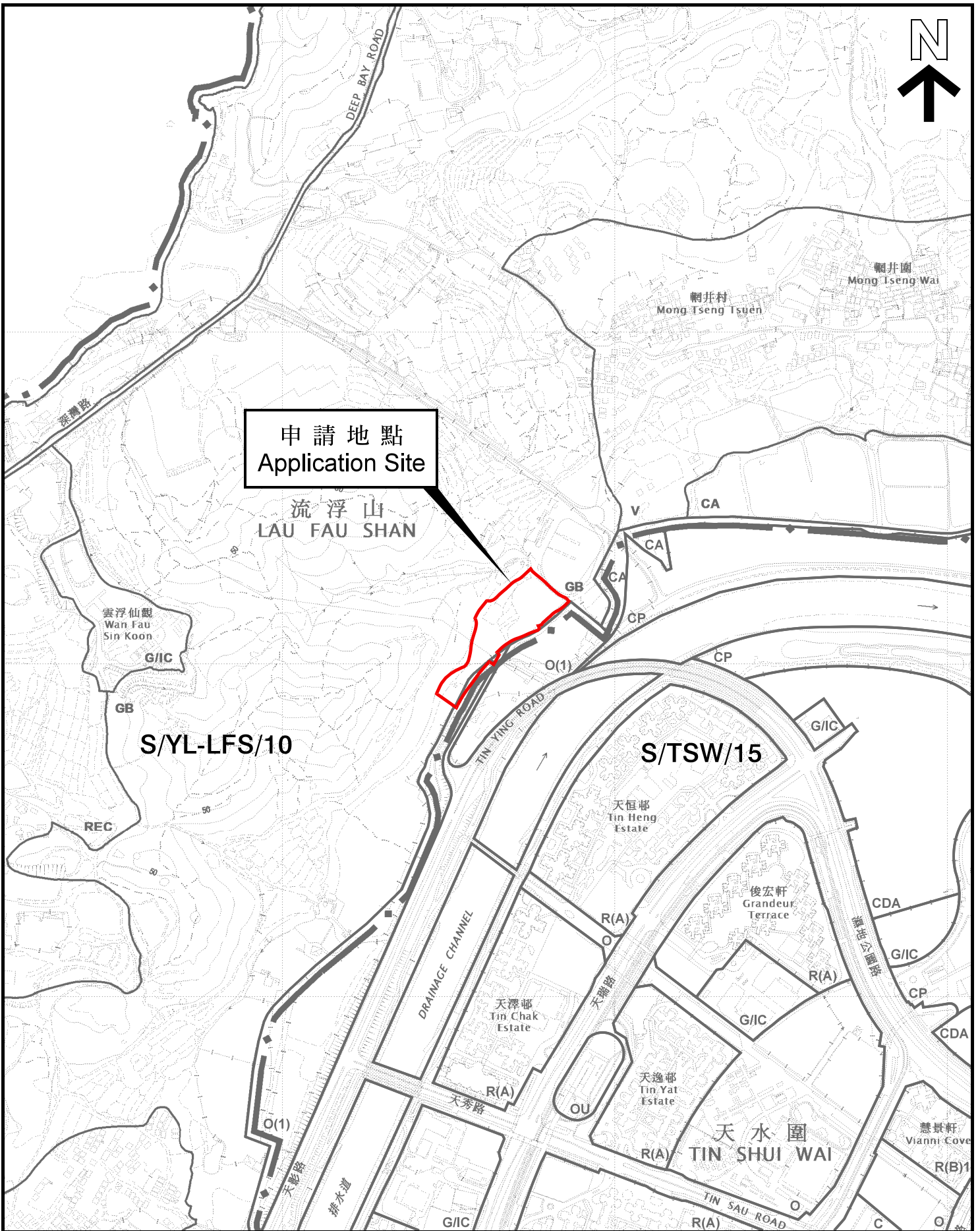
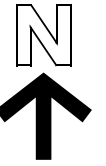
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<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 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 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 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) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 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 type="checkbox"/>

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.

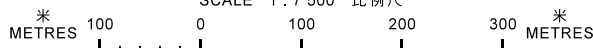
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申請地點
Application Site

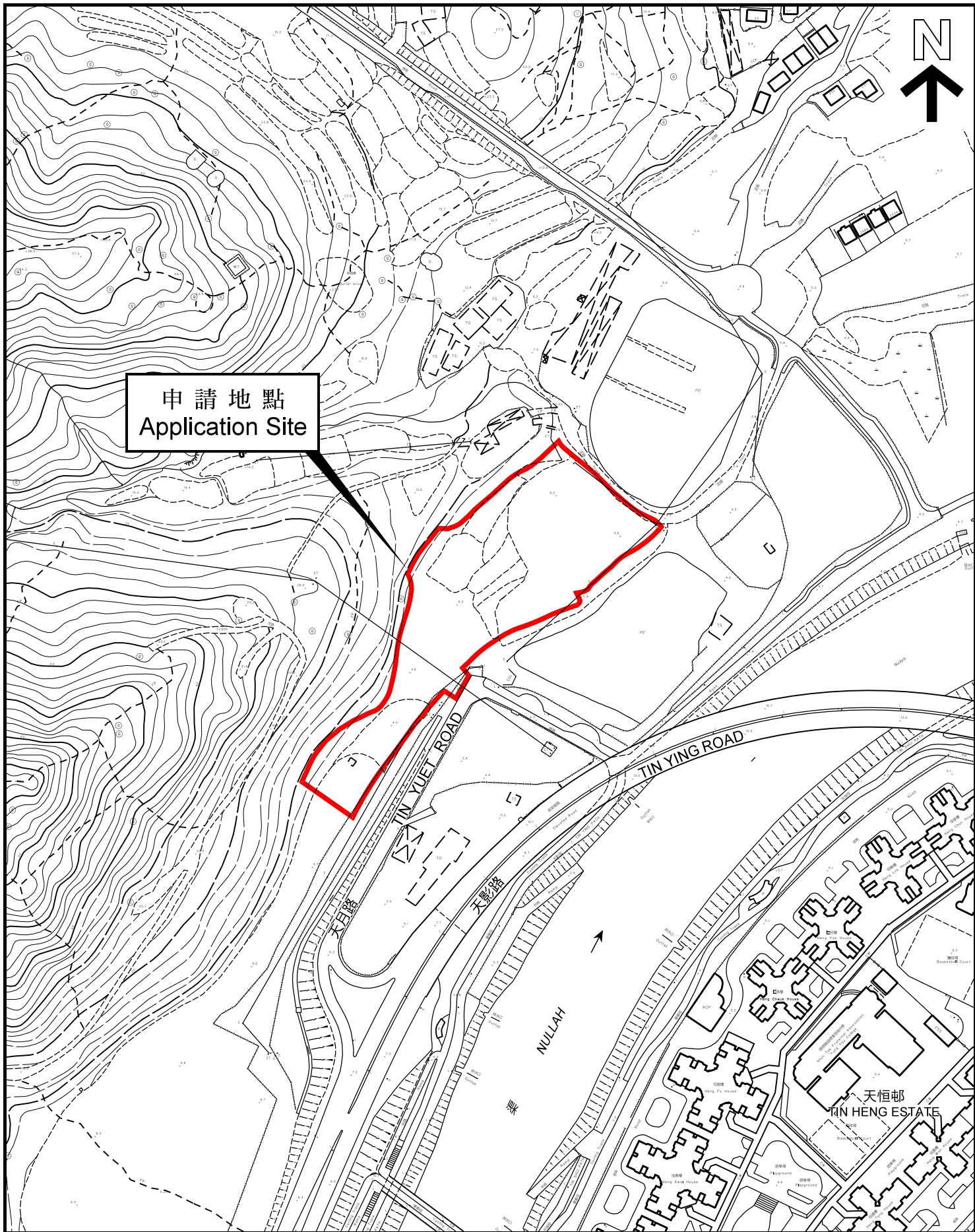
位置圖 LOCATION PLAN

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 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2022年1月4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 4.1.2022
BASED ON SURVEY SHEETS No.
2-SW-17D, 18C, 22B & 23A

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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回應部門意見，並提供經修訂的視覺影響評估以及擬議發展的合成照片。

The applicant submitted further information in response to departmental comments with revised Visual Impact Assessment and Photomontages showing the proposed development.

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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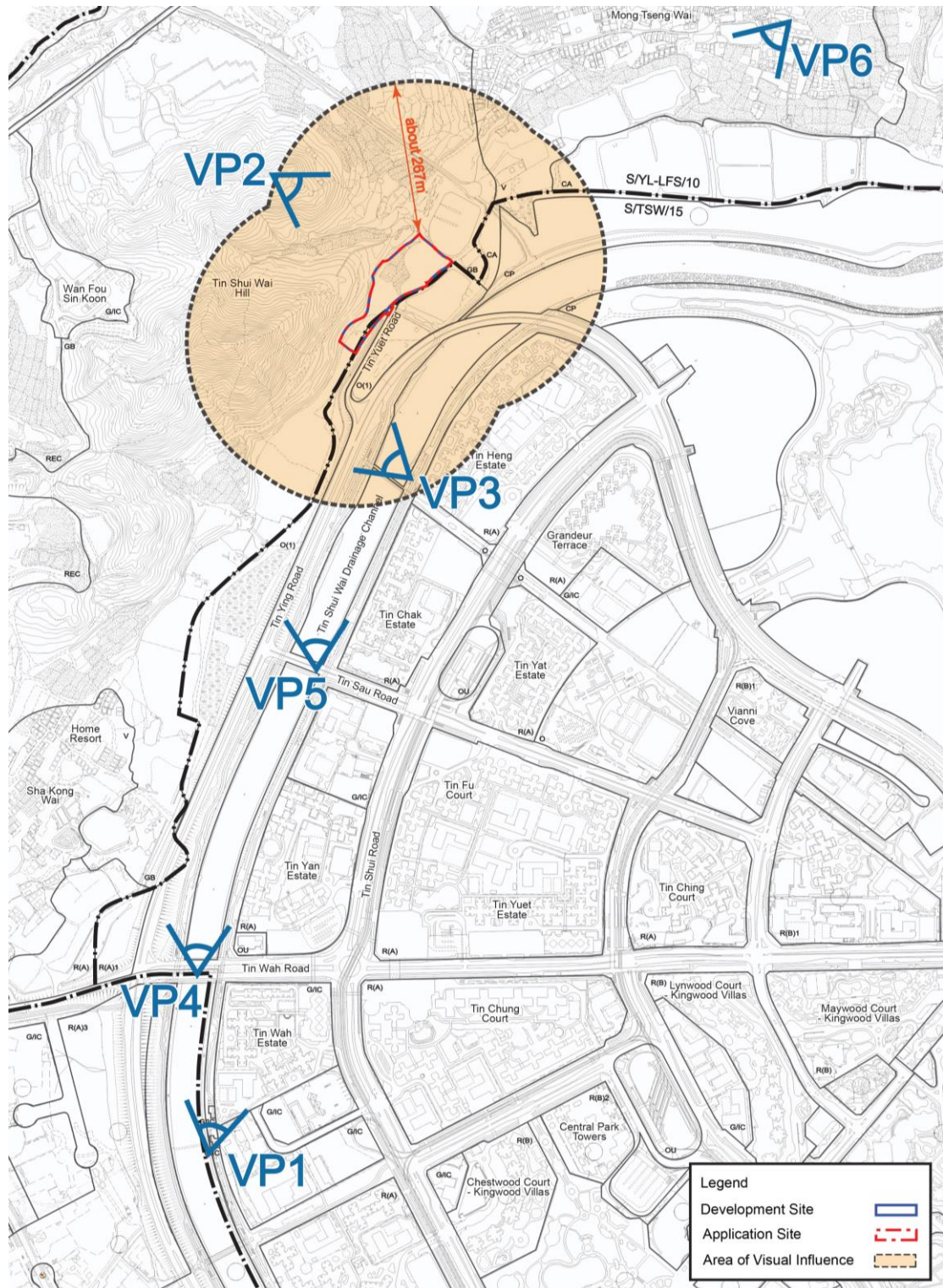
3.3 Visual Conditions of Vantage Points

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

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3.3.1 Views from popular local vantage points (VPs) in the surroundings of the Application Site should be taken into account when assessing potential visual impact induced by the Proposed Development. Taking into account some popular spots in the adjacent neighbourhood area, the following VPs were selected.



Location Plan of Selected VPs

4 Discussion on Visual Impacts from Vantage Points

VP 1 - Promenade outside Tin Wah Estate

- 4.1 Views of the Proposed Development at the Application Site would not be available at this viewpoint.
- 4.2 Same as the existing view, the visual components which are the cycling track, open sky view, trees on both sides of the Drainage Channel at the foreground and middle-ground of this VP, would remain unchanged.
- 4.3 The resultant overall visual impact at this VP is therefore negligible.



VP 1 – Photomontage at Promenade outside Tin Wah Estate along TSW Drainage Channel

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

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VP 2 – Tin Shui Wai Hill

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

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- 4.4 The Proposed Development would be partially visible at this VP. Major visual elements from the existing view can still be seen, including the sky view, trees, and the existing public housing cluster in TSW.
- 4.5 Upon completion, the Proposed Development of not more than 95mPD would blend in well with the existing public housing cluster of about 136mPD, which can also be perceived as an extension of the existing surrounding residential clusters. As illustrated in the photomontage below, the introduction of the residential development at the Application Site could strengthen the visual character (i.e. the urban-rural form) from this viewpoint. Moreover, as compared to the massing and disposition of the existing public housing cluster at the background of this view (i.e. TSW New Town), the Proposed Development is less bulky, and could be considered well integrated with the existing setting.
- 4.6 A stepped building height could also be viewed clearly at this VP, bringing visual interests to the area where the towers at the public housing sites lack much building height variation. Moreover, the Proposed Development would not affect the existing building gaps functioning as air / visual corridors in TSW.
- 4.7 The overall visual openness from this VP remains largely unchanged. Due to the short stay of viewers at this VP, the effect to public viewers is low. However, given the close distance from the Proposed Development, the resultant overall visual impact is therefore slightly adverse.



VP 2 – Photomontage at Tin Shui Wai Hill

VP 3 – Promenade outside Tin Heng Estate

- 4.8 Views of the Proposed Development at the Application Site would not be available at this viewpoint.
- 4.9 Same as the existing view, the visual components which are the cycling track, sky view, trees along the Drainage Channel at the foreground and middle-ground of this VP, would remain unchanged.
- 4.10 The resultant overall visual impact at this VP is therefore negligible.



VP 3 – Photomontage at Promenade outside Tin Heng Estate

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

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VP 4 – Pedestrian Bridge at Tin Wah Road

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

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- 4.11 Only the upper portion of the two towers at the Application Site would be partially visible at this VP. Views towards the low-rise residential blocks of the Proposed Development would be completely blocked by the existing vegetation.
- 4.12 Upon completion, the Proposed Development would integrate well with the visual setting in this area. Major visual elements from the existing view can still be clearly seen and remain largely unaffected, including the relatively open sky view, trees, the Drainage Channel and the existing public housing cluster in TSW.
- 4.13 Upon completion, the Proposed Development would blend in well with the existing residential cluster. As captured in the photomontage below, the Proposed Development has adopted a site-sensitive design where the massing and disposition of the residential blocks have been carefully designed with due consideration given to its immediate rural setting and fully urbanised character just across the Channel. As a result, the Proposed Development is less bulky when compared with the existing public housing cluster of this view (i.e. TSW New Town).
- 4.14 The overall visual openness from this VP remains largely unchanged. Due to the short stay of viewers at this VP, and that the view is a transient one, the effect to public viewers is low. The resultant overall visual impact is therefore negligible.



VP 4 – Photomontage at Pedestrian Bridge at Tin Wah Road

VP 5 – Pedestrian Bridge at Tin Sau Road

- 4.15 The Proposed Development would be partially visible at this VP. The existing visual composition characterised by the vehicular bridge at the foreground, the Drainage Channel and its trees along at the middle-ground, and the cluster of the public housing developments against the sky view at the background, would remain largely intact after the Proposed Development is completed.
- 4.16 The Proposed Development will only introduce residential blocks with a smaller scale in building height and mass to the surrounding developments at the far background. The visual character at this VP will therefore be similar.
- 4.17 The overall visual openness from this VP remain largely unaffected. The Proposed Development would not cause any changes to the existing visual resources. Due to the short stay of viewers at this VP, and that the view is a transient one, the effect to public viewers is low. The resultant overall visual impact is therefore negligible.

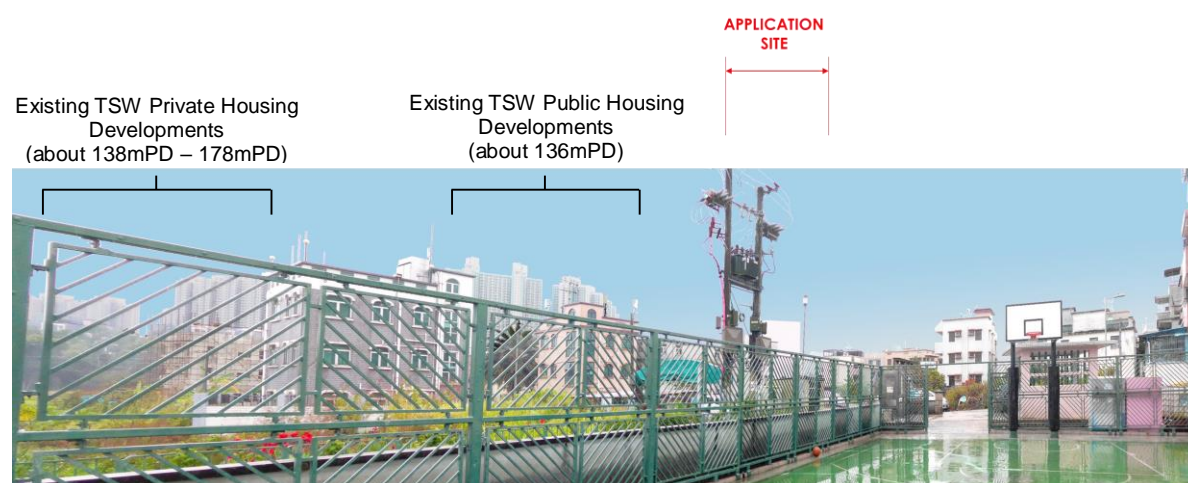


VP 5 – Photomontage at Pedestrian Bridge at Tin Sau Road

申請編號 Application No. : Y / YL - LFS / 13
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VP 6 – Mong Tseng Wai Basketball Court

- 4.18 Only a glimpsed view of the Proposed Development would be available at this VP given that views towards Proposed Development would be intercepted by man-made features at the basketball court such as the fences and the existing built environment in Mong Tseng Wai.
- 4.19 The Proposed Development with a maximum building height of not more than 95mPD, would fit into the existing visual composition dominated by a mix of public and private residential developments (i.e. 136mPD to 178mPD) at the background. The introduction of the Proposed Development could also add visual variation in this area.
- 4.20 No major visual resources could be found except the sky view. As the Proposed Development would only occupy a small portion of the background, the overall visual openness would remain similar. No obstruction to nor effect on the visual resources is found.
- 4.21 Villagers at the basketball court are largely engaged in recreational activities. The urban environment in the immediate proximity to the court distracts their views towards the Proposed Development. Owing to the temporary stay of viewers in this place, the effect to public viewers is low under the Proposed Development. The resultant overall visual impact is therefore negligible.



VP 6 – Photomontage at Mong Tseng Wai Basketball Court

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

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