

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/14**
关于申请编号 Y/YL-LFS/14 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/14		
Location/address 位置/地址	<p>Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 (Part) in D.D. 129, and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories</p> <p>新界元朗流浮山丈量约份第 128 约地段第 3 号 A 分段第 1 小分段、第 3 号 B 分段、第 4 号、第 5 号 A 分段余段、第 9 号、第 10 号余段、第 12 号 A 分段、第 13 号、第 14 号 A 分段第 1 小分段 A 分段、第 14 号 A 分段第 1 小分段余段、第 14 号 A 分段第 2 小分段、第 14 号 A 分段余段、第 14 号 B 分段第 1 小分段 A 分段、第 14 号 B 分段第 1 小分段余段、第 14 号 B 分段余段、第 14 号余段、第 15 号 A 分段第 1 小分段、第 15 号 A 分段余段、第 15 号 B 分段、第 15 号余段、第 16 号 A 分段、第 16 号 B 分段、第 16 号余段、第 17 号 A 分段第 1 小分段、第 17 号 A 分段余段、第 17 号 B 分段、第 17 号 C 分段及第 17 号余段、第 129 约地段第 2128 号、第 2129 号、第 2136 号余段、第 2138 号余段、第 2148 号、第 2153 号 A 分段及第 2388 号 A 分段第 2 小分段(部分)和毗连政府土地</p>		
Site area 地盘面积	About 约 20,455 sq. m 平方米 (Includes Government Land of about 包括政府土地约 4,594 sq. m 平方米)		
Plan 图则	Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 流浮山及尖鼻咀分区计划大纲草图编号 S/YL-LFS/10		
Zoning 地带	"Residential (Group C)" and "Residential (Group D)" 「住宅(丙类)」及「住宅(丁类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Residential (Group B)" 把申请地点由「住宅(丙类)」及「住宅(丁类)」地带改划为「住宅(乙类)」地带		
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 61,365	Not more than 不多於 3
	Non-domestic 非住用	About 约 1,166	About 约 0.057
No. of block 幢数	Domestic 住用	13	
	Non-domestic 非住用	-	
	Composite 综合用途	1	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 90	mPD 米(主水平基准上)
		3 - 25 2	Storey(s) 层 Exclude 不包括 Basement 地库
	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
		Not more than 不多於 90	mPD 米(主水平基准上)
		24 2	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	-		
No. of units 单位数目	1,246 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,489	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		470
	Private Car Parking Spaces 私家车车位		415
	Motorcycle Parking Spaces 电单车车位		13
	Bicycle Parking Spaces 单车停泊位		42
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		6
Heavy Goods Vehicle Spaces 重型货车车位		5	
Lay-by 停车处		1	

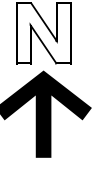
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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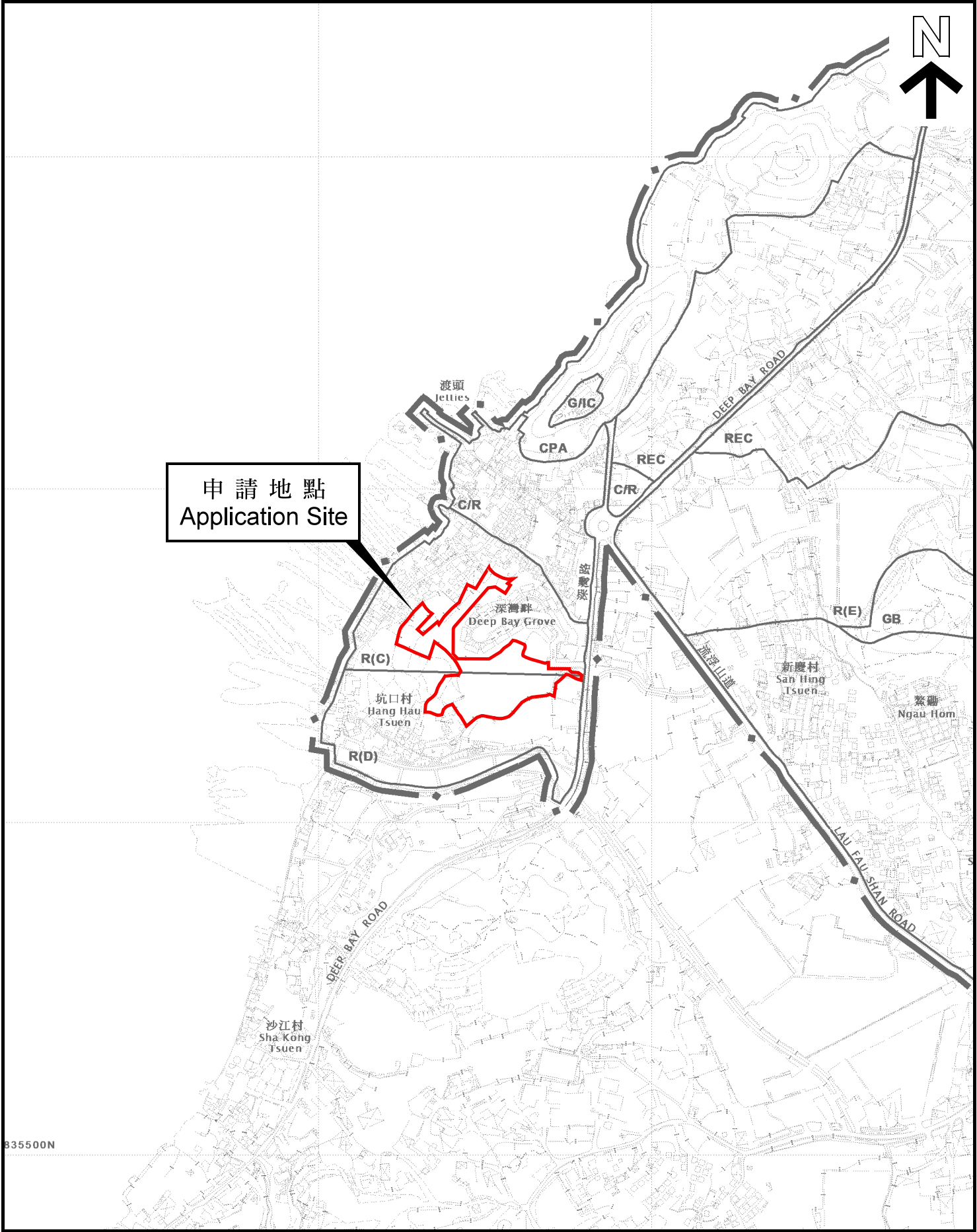
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>
<u>Location plan 位置图</u>		
<u>Site plan 平面图</u>		
<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 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 supply impact assessment 供水影响评估</u>		
<u>Landscape master plan 园境设计总图</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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申請地點
Application Site

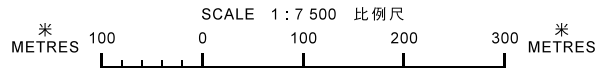


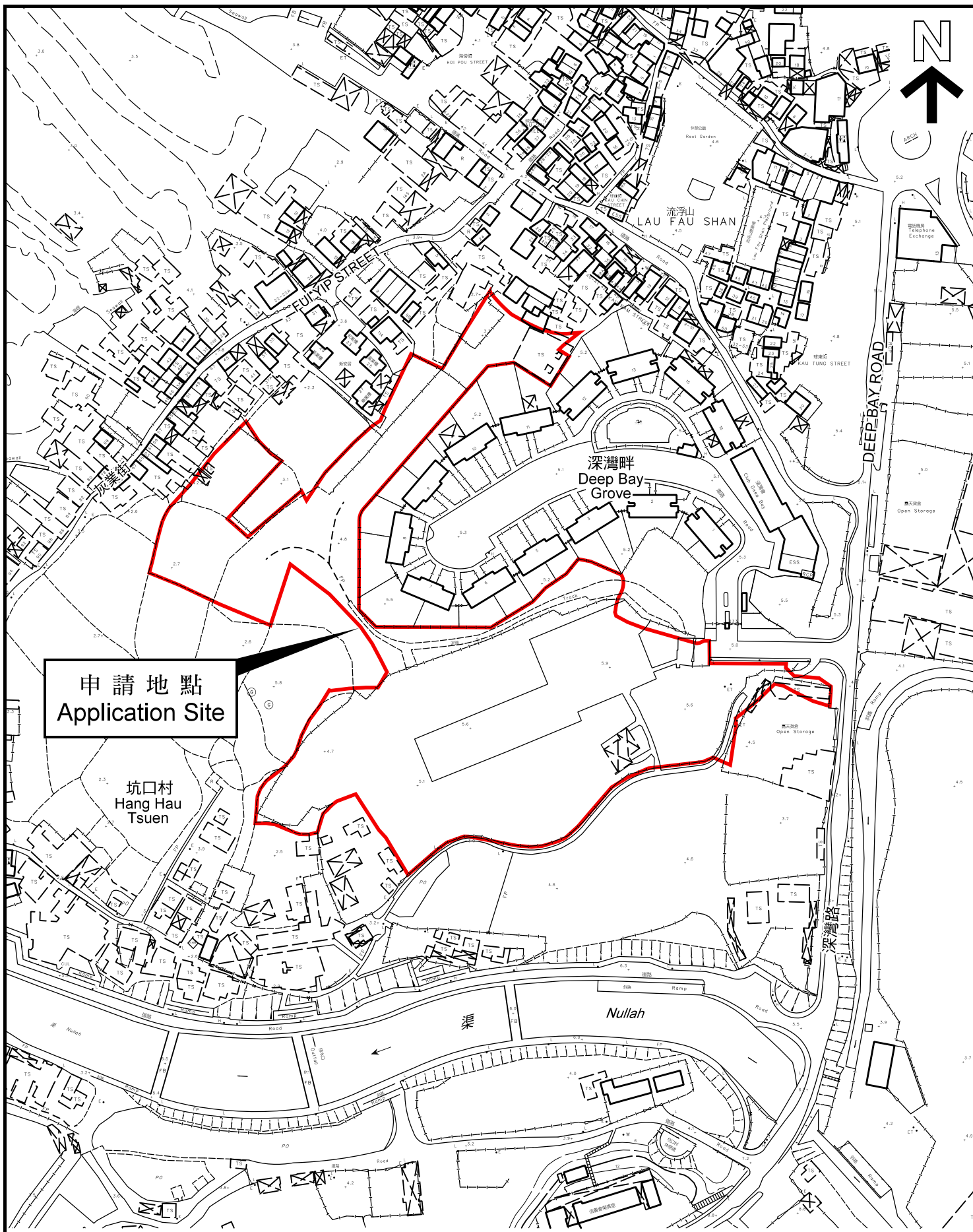
位置圖 LOCATION PLAN

本摘要圖於2022年3月7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
EXTRACT PLAN PREPARED ON 7.3.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/10 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/14





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年3月7日擬備，
所根據的資料為測量圖編號
2-SW-21D
EXTRACT PLAN PREPARED ON 7.3.2022
BASED ON SURVEY SHEET No.
2-SW-21D

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/14

EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 (“the OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Residential (Group C)” (“R(C)”) and “Residential (Group D)” (“R(D)”) zones to a tailor-made “(Residential (Group B))” (“R(B)”) zone at various lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories (“the Application Site”) to facilitate a residential development and social welfare facility (Child Care Centre) (“the Proposed Amendment”).

The Government has endeavoured efforts to increase housing supply where private initiative is regarded as an important support. In line with the Government’s aspiration, the Proposed Amendment will capitalise the land resources and thrive on the opportunities brought by the nearby Hung Shui Kiu/Ha Tsuen New Development Area (“HSK/HT NDA”). An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. A maximum domestic plot ratio of 3 and a non-domestic gross floor area (“GFA”) of not less than 1,166 m² for a 100-place Child Centre Centre is proposed with a stepped building height profile from 90mPD to 16.65mPD from east to west. A total of 1,246 units will be provided housing approximately 3,489 population. Environmentally sensitive design is also incorporated into the Indicative Scheme to demonstrate its environmental acceptability. The Proposed Amendment is generally in line with the planning intentions of the original “R(C)” and “R(D)” zones for residential development, yet with an optimised development intensity at a highly convenient location near to existing and future new town. Most importantly, the Proposed Amendment can flourish on the development of the HSK/HT NDA and correspond to the development directions of the Northern Metropolis advocated in the Chief Executive’s 2021 Policy Address, serving the future population in the area.

The following planning merits could be achieved with the Proposed Amendment:

- Responding to the Changing Planning Circumstances Through Optimisation of Development Potential at The Vicinity of The Hung Shui Kiu/ Ha Tsuen New Development Area;
- In Line with the Planning Intention for Residential Development;
- Echoing with the Government’s Prevailing Policy to Increase the Housing Supply at the Extension of a New Development Area;
- Rationalising the Fragmented Private Lots and Government Land for Comprehensive Development;
- Improving the Overall Landscape Amenity and Neighbourhood Safety;
- Supporting Community Needs and Improving Quality of Life of the Lau Fau Shan Neighbourhood;
- Being Compatible with the Surrounding Neighbourhood for a Quality Living Environment;
- Resulting in NO Adverse Impacts to Surrounding Environment; and
- Setting a Desirable Precedent for Optimising the Development Opportunities for Comprehensive Development.

The Application has demonstrated Applicant's genuine intention and commitment in taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異, 應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條, 就位於新界元朗流浮山丈量約份第 128 約及第 129 約內多個地段和毗連政府土地(「申請地點」), 擬議修訂流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10, 將申請地點由「住宅(丙類)」及「住宅(丁類)」地帶改劃為特製的「住宅(乙類)」地帶, 以作住宅發展及社會福利設施(幼兒中心)(「擬議修訂」)。

政府一直致力提高房屋供應, 而私人發展項目尤為重要。配合政府的願景, 擬議修訂將善用申請地點的土地資源及承接洪水橋/厦村新發展區的發展機遇。本規劃綱領提供一個指示性方案, 以展示擬議修訂的可行性。設計將採納最高住用地積比率 3 倍及非住用總樓面面積不少於 1,166 平方米, 作幼兒中心(100 個服務名額), 並採用階梯式高度設計, 由東面的主水平基準 90 米伸延至西面的主水平基準 16.65 米。指示性方案將帶來 1,246 個住宅單位以容納約 3,489 人口。指示性方案已考慮到周邊環境並確認了在環境方面的可行性。擬議修訂大致符合現時「住宅(丙類)」及「住宅(丁類)」地帶作住宅發展的規劃意向, 但同時在這個鄰近現時及未來新市鎮的地方增加發展密度, 以便更有效地發揮土地的發展潛力。最重要的是, 擬議修訂可以配合洪水橋/厦村新發展區及以及行政長官 2021 年施政報告提出北部都會區的發展方向, 服務未來人口。









擬議修訂將帶來以下規劃增益：

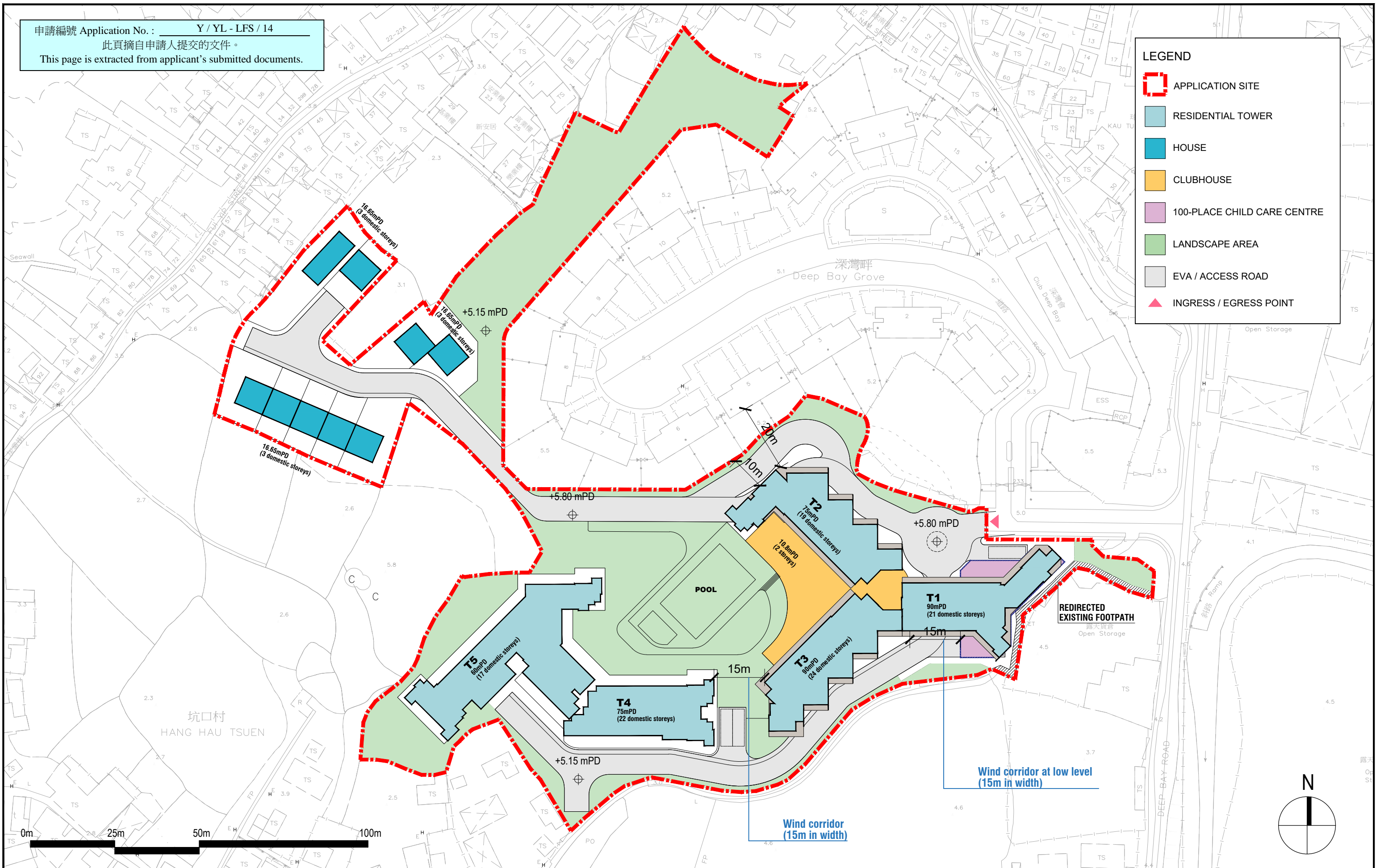
- 透過加大發展潛力以回應鄰近洪水橋/厦村新發展區的最新規劃；
- 符合住宅發展的規劃意向；
- 配合政府現行政策, 在新發展區的延伸部分增加房屋供應；
- 整合零碎私人土地及政府土地作綜合發展；
- 改善整體景觀設施及地區安全；
- 應對流浮山的社區需求及改善生活質素；
- 與周邊社區兼容, 營造優質生活環境；
- 不會周邊環境帶來負面影響；及
- 為優化發展潛力作綜合發展創立良好先例。

申請人對推進此項目持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據, 我們懇請城市規劃委員會支持是次規劃申請。

申請編號 Application No. : Y / YL - LFS / 14
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LEGEND

-  APPLICATION SITE
-  RESIDENTIAL TOWER
-  HOUSE
-  CLUBHOUSE
-  100-PLACE CHILD CARE CENTRE
-  LANDSCAPE AREA
-  EVA / ACCESS ROAD
-  INGRESS / EGRESS POINT



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

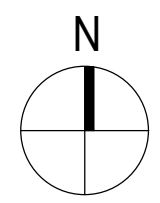
LFS-20220215
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SCHEMATIC DESIGN




LWK
+PARTNERS

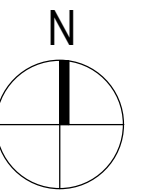
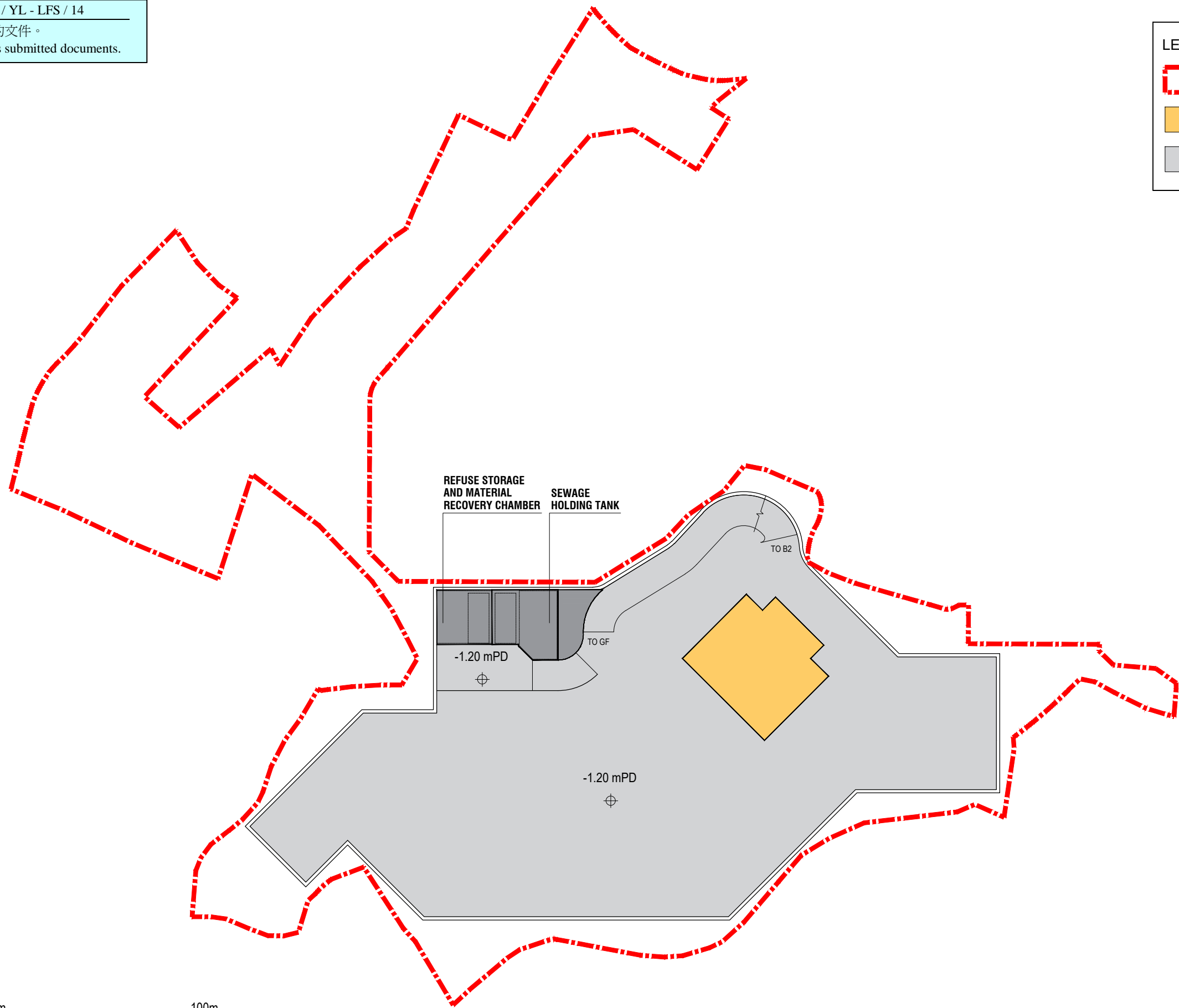
LEGEND

- APPLICATION SITE
- CARPARK / E&M

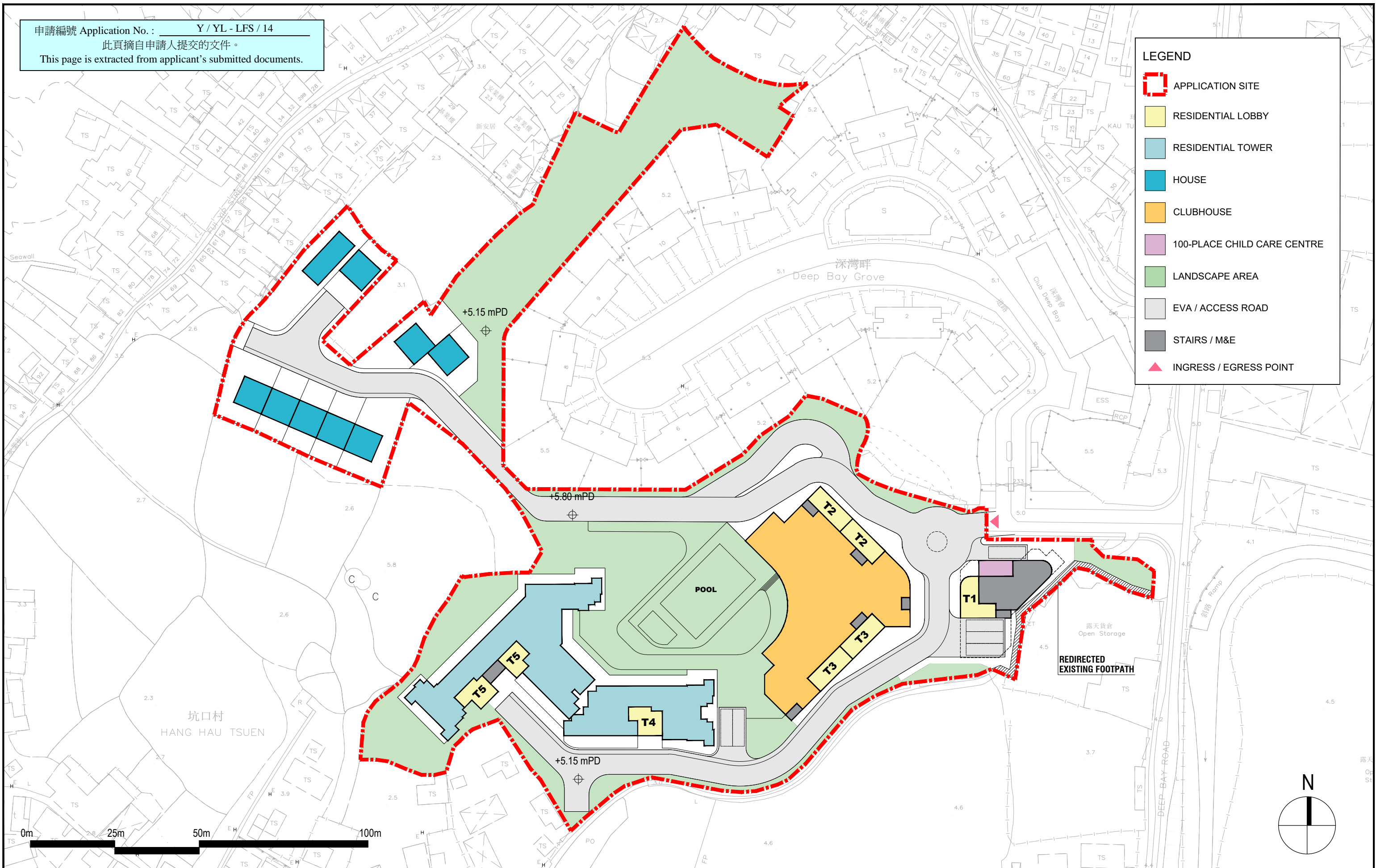


LEGEND

-  APPLICATION SITE
-  CLUBHOUSE
-  CARPARK / E&M



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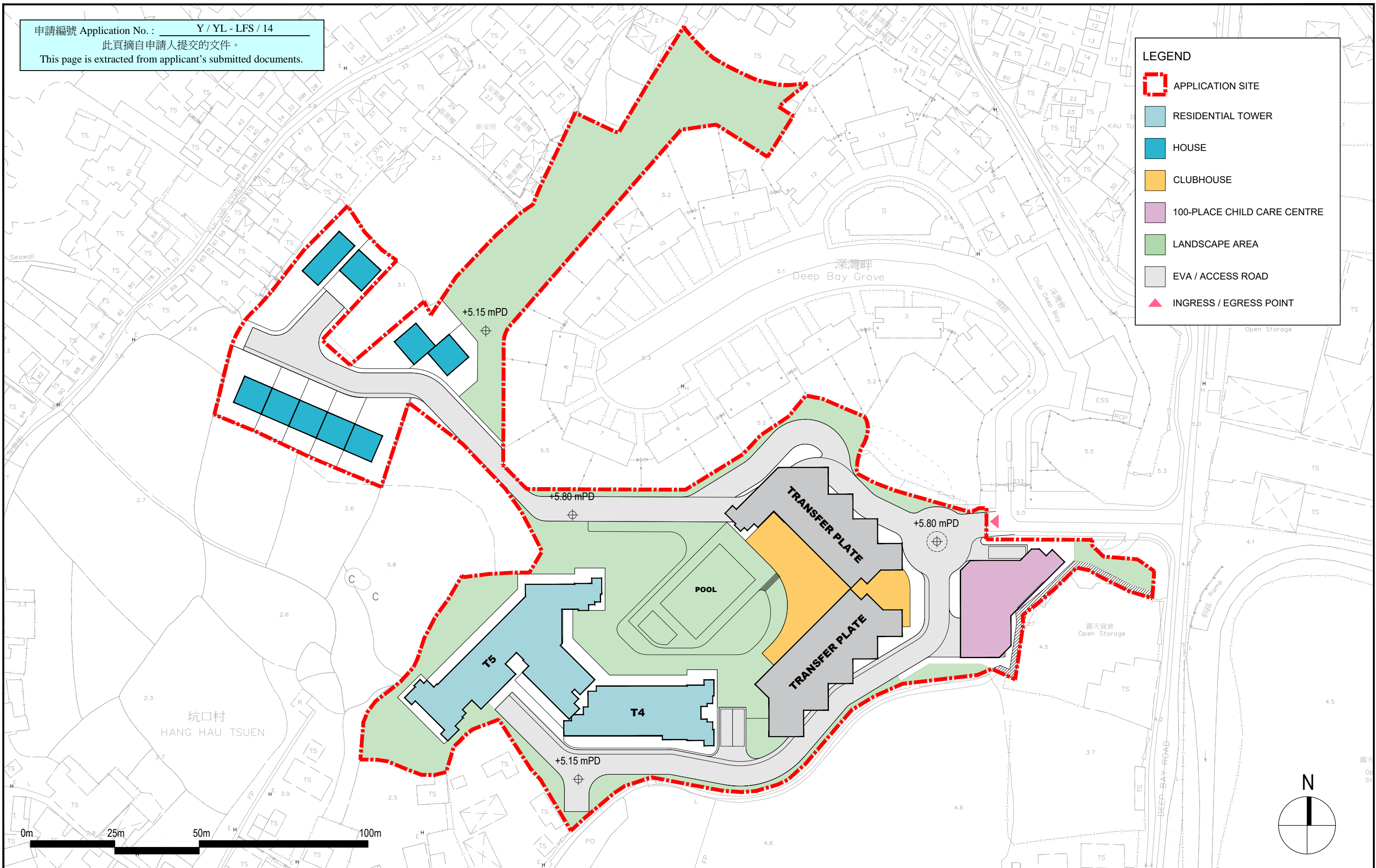
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INDICATIVE GROUND FLOOR LAYOUT PLAN

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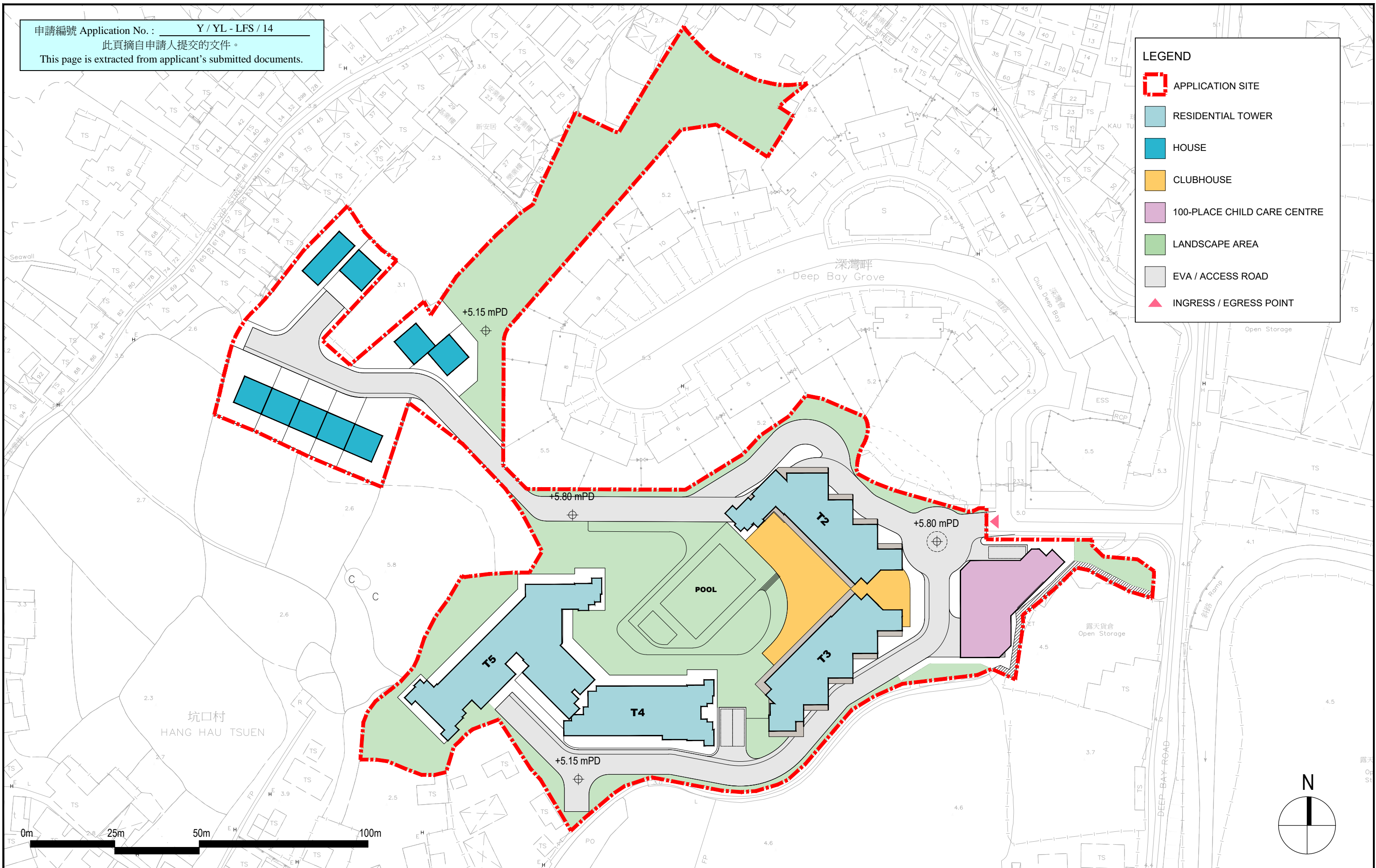
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LFS-20220215
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INDICATIVE FIRST FLOOR PLAN

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LEGEND

- APPLICATION SITE
- RESIDENTIAL TOWER
- HOUSE
- CLUBHOUSE
- 100-PLACE CHILD CARE CENTRE
- LANDSCAPE AREA
- EVA / ACCESS ROAD
- ▲ INGRESS / EGRESS POINT

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

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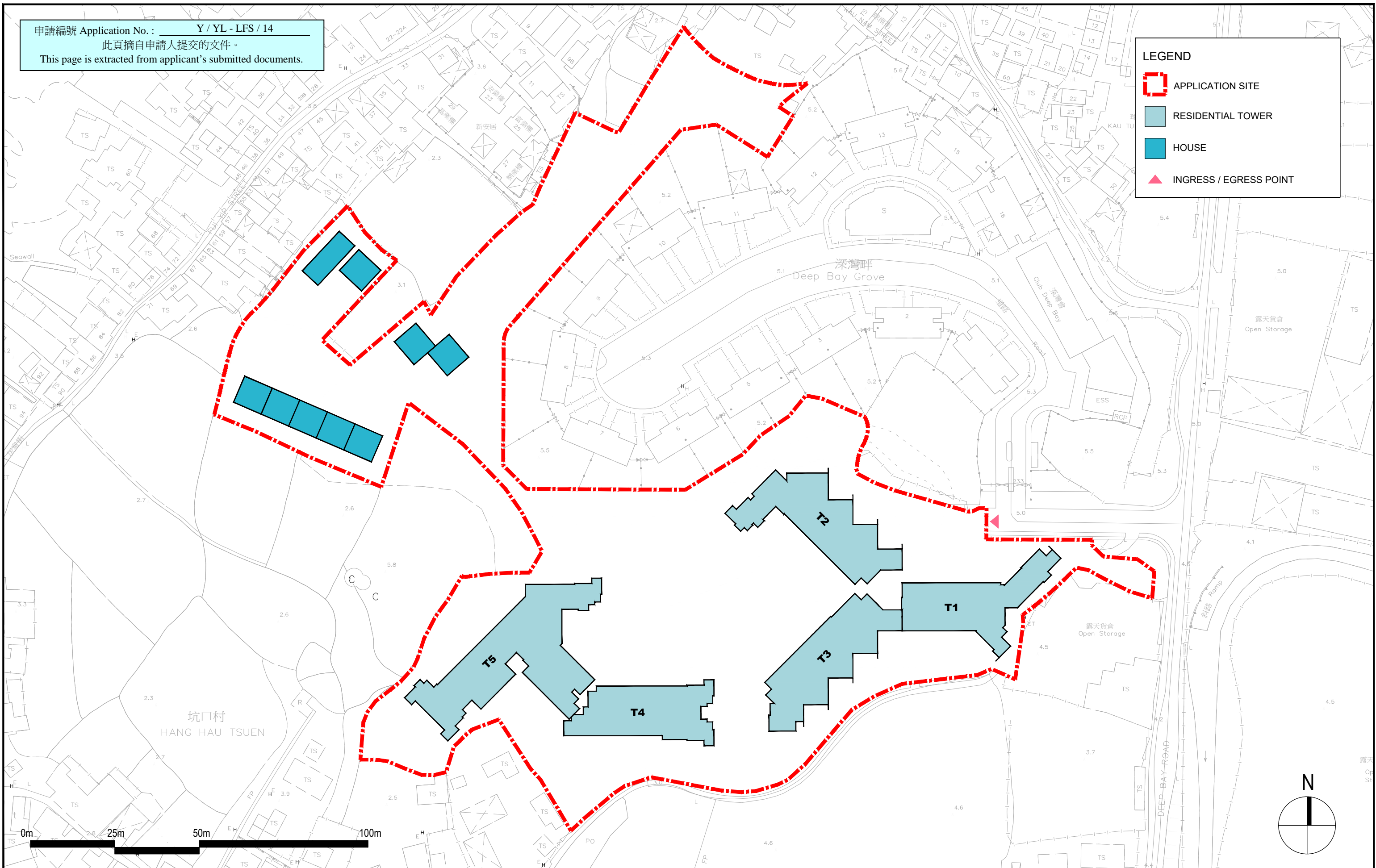
INDICATIVE SECOND FLOOR PLAN

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LEGEND

- APPLICATION SITE
- RESIDENTIAL TOWER
- HOUSE
- INGRESS / EGRESS POINT

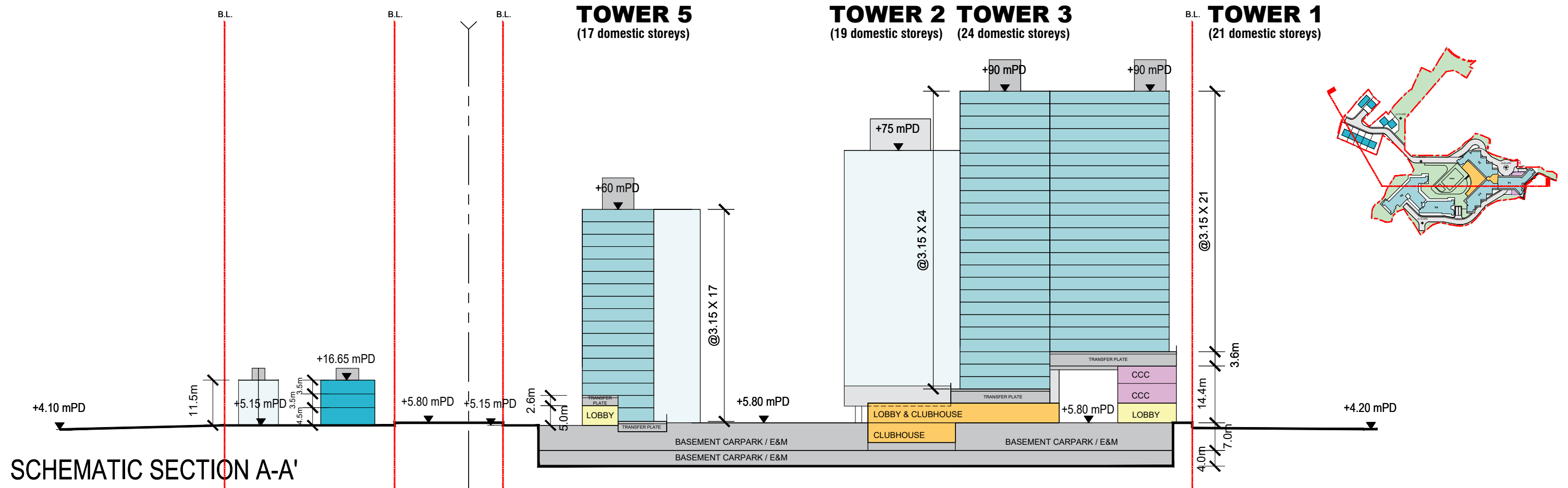


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

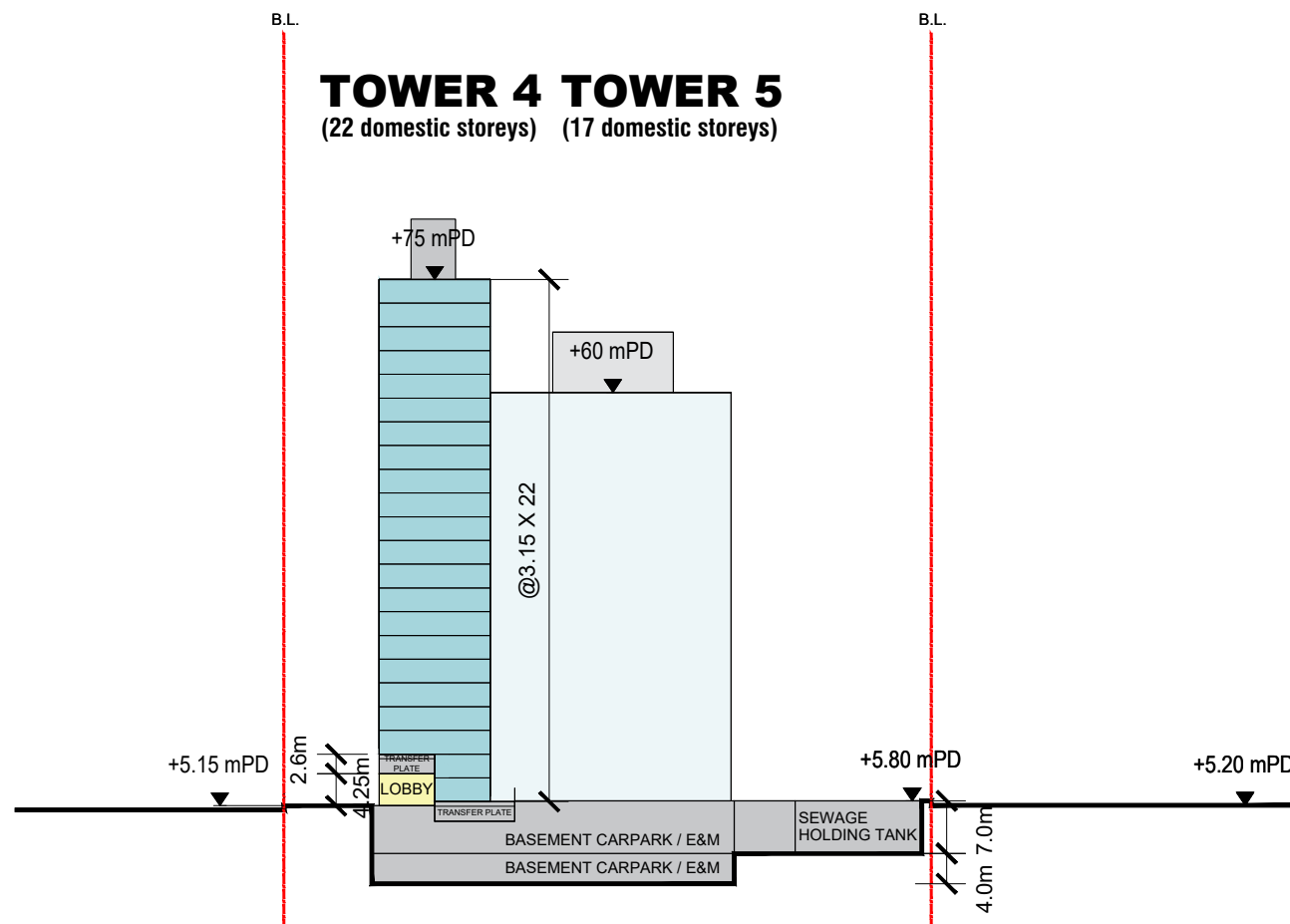
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INDICATIVE TYPICAL FLOOR PLAN





SCHEMATIC SECTION A-A'



SCHEMATIC SECTION B-B'

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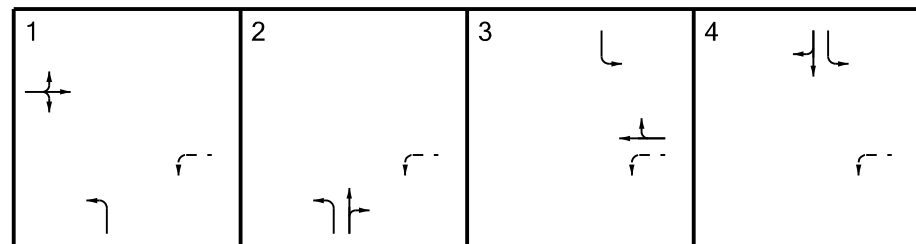
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

LFS-20220215
 15-02-2021
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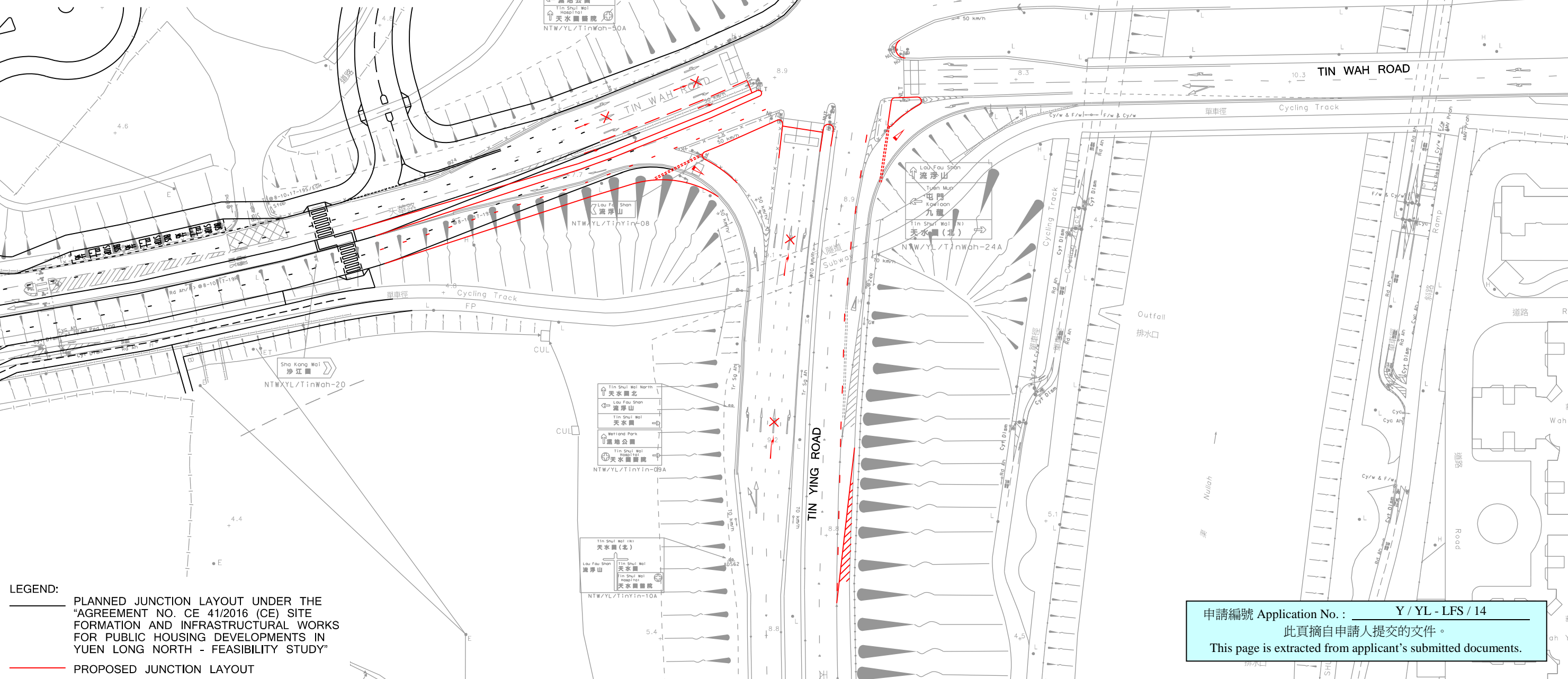
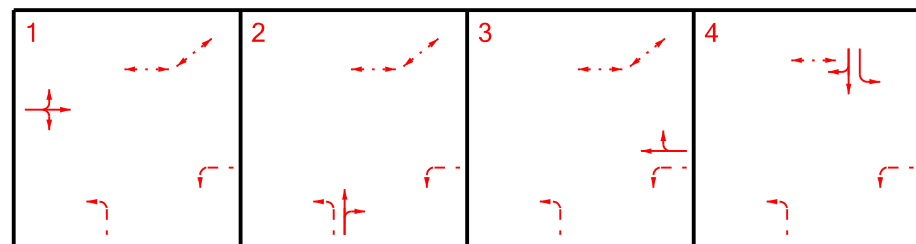
SCHEMATIC SECTIONS

LWK
+PARTNERS

EXISTING METHOD OF CONTROL



PROPOSED METHOD OF CONTROL



LEGEND:
 PLANNED JUNCTION LAYOUT UNDER THE "AGREEMENT NO. CE 41/2016 (CE) SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PUBLIC HOUSING DEVELOPMENTS IN YUEN LONG NORTH - FEASIBILITY STUDY"
 PROPOSED JUNCTION LAYOUT

申請編號 Application No. : Y / YL - LFS / 14
 此頁摘自申請人提交的文件。
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Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP.131) FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) AT VARIOUS LOTS IN D.D.128 AND D.D.129, AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title
PROPOSED JUNCTION IMPROVEMENT OF TIN WAH ROAD / TIN YING ROAD (J3)

Designed	LIB	Checked	PTC	Scale	1:1000(A3)	Date	JAN 2022	Drawing No.	5.4	Rev.	-
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DEEP BAY GROVE






**EXISTING AT-GRADE FOOTPATH
TO BE TEMPORARILY CLOSED
AND RECONSTRUCTED AS
SHOWN ON GAZETTE PLAN**

D.D.129

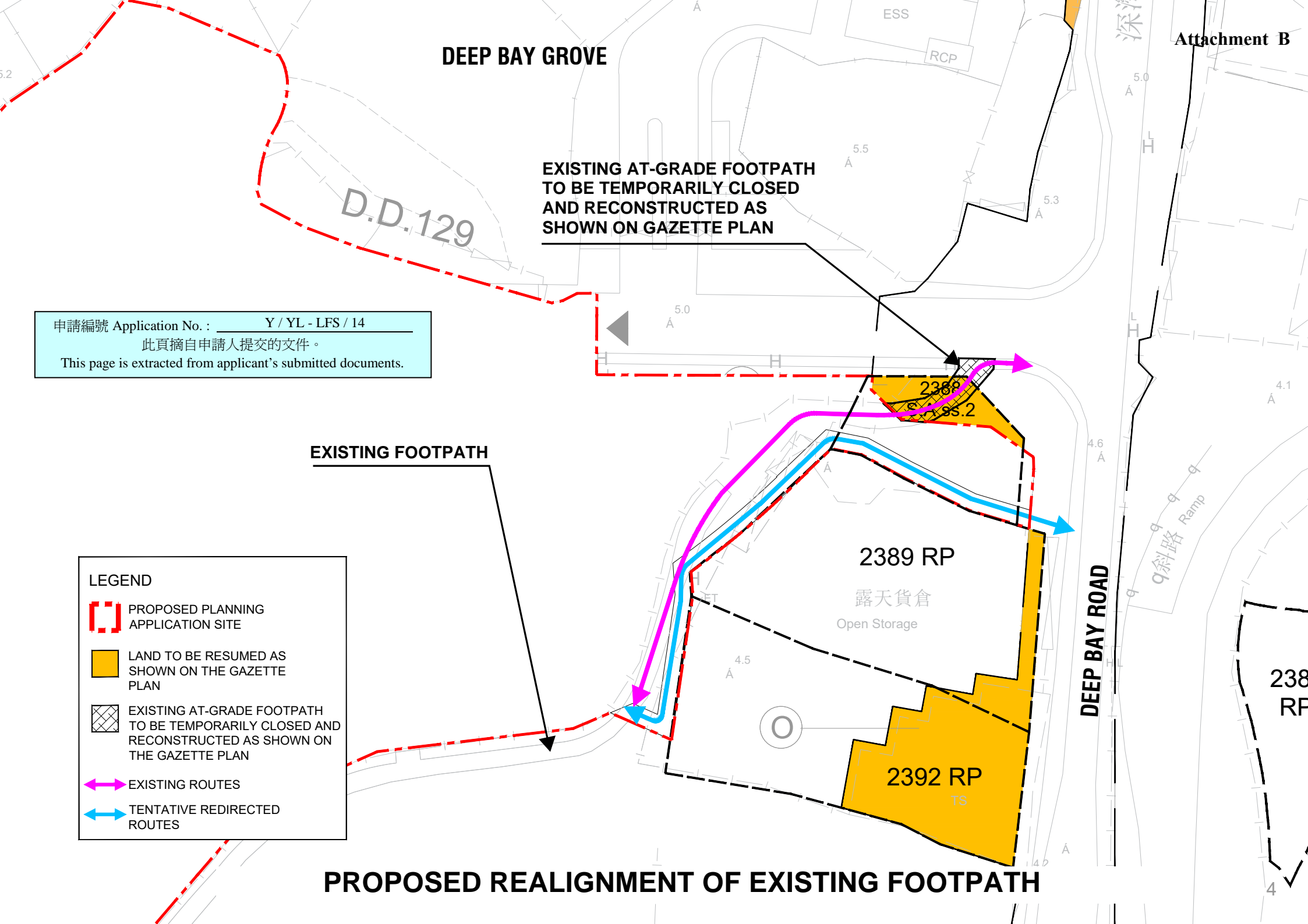
申請編號 Application No. : Y / YL - LFS / 14
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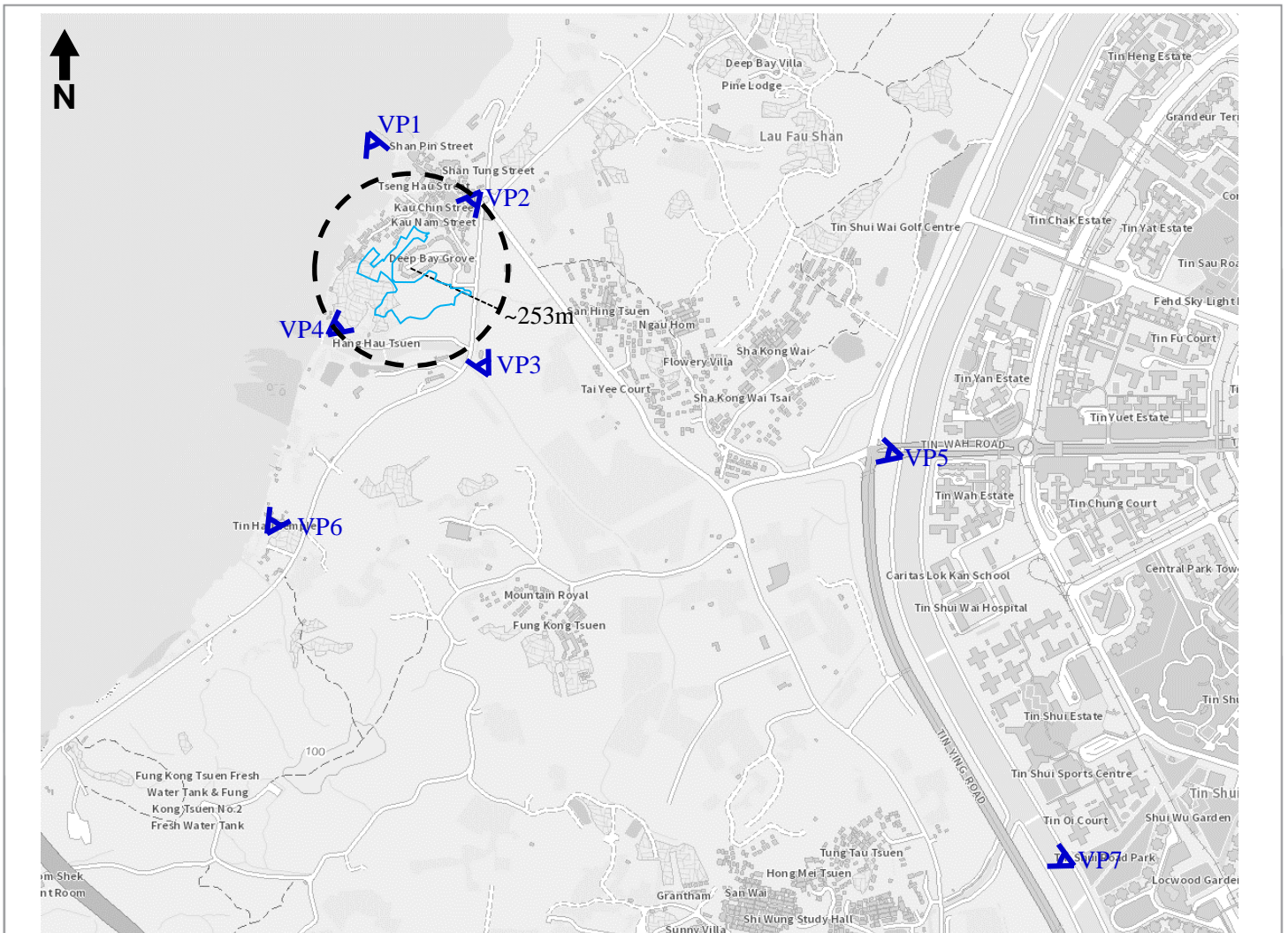
EXISTING FOOTPATH

LEGEND

-  PROPOSED PLANNING APPLICATION SITE
-  LAND TO BE RESUMED AS SHOWN ON THE GAZETTE PLAN
-  EXISTING AT-GRADE FOOTPATH TO BE TEMPORARILY CLOSED AND RECONSTRUCTED AS SHOWN ON THE GAZETTE PLAN
-  EXISTING ROUTES
-  TENTATIVE REDIRECTED ROUTES

PROPOSED REALIGNMENT OF EXISTING FOOTPATH

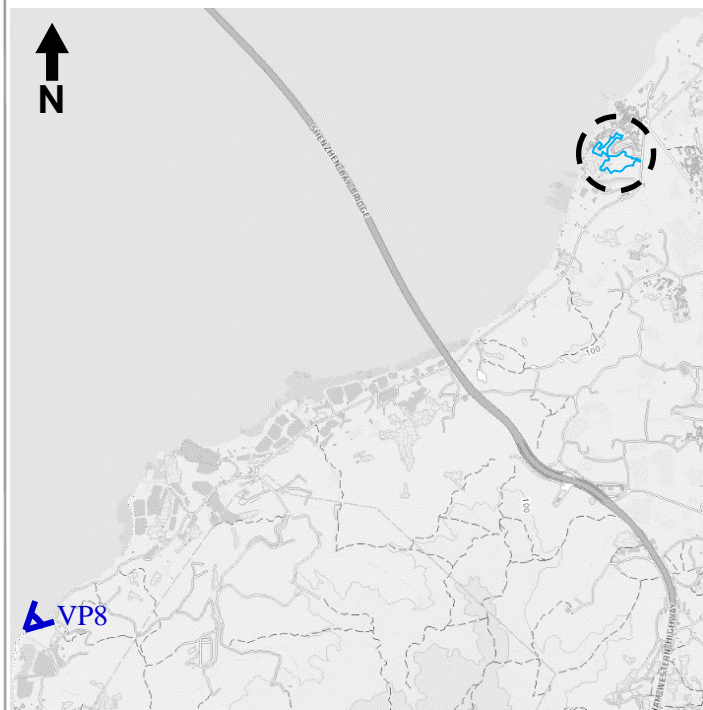




LEGEND

- Application Site
- Initial Assessment Area (3H = about 253m)

0 100 200 300 400 500 metres

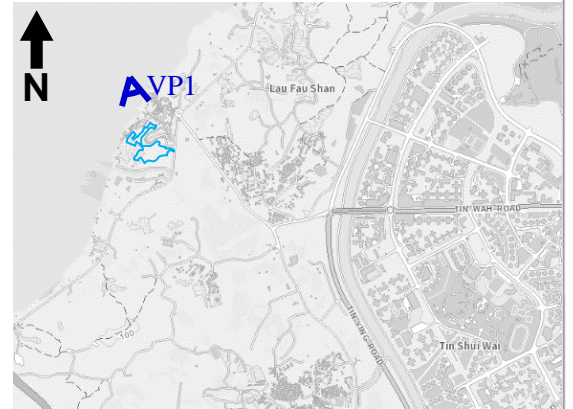


▲ Viewing Point (VP)

- VP1: Lau Fau Shan Pier
- VP2: Lau Fau Shan Seafood Village
- VP3: Planned Open Space in Area 67 of HSK/HT NDA
- VP4: Nullah near Hang Hau Tsuen
- VP5: Tin Ying Path near Ting Wah Road
- VP6: Tin Hau Temple, Sha Kong Tsuen
- VP7: Tin Shui Path Jogging Trail
- VP8: Ap Chai Wan, Ha Pak Nai

申請編號 Application No. : Y / YL - LFS / 14
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Existing View



Key Plan

Baseline Condition

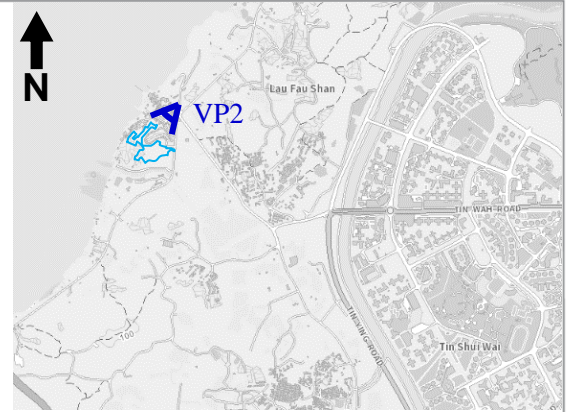


Baseline Condition with Indicative Scheme



申請編號 Application No. : Y / YL - LFS / 14
 此頁摘自申請人提交的文件。
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Existing View



Key Plan

Baseline Condition

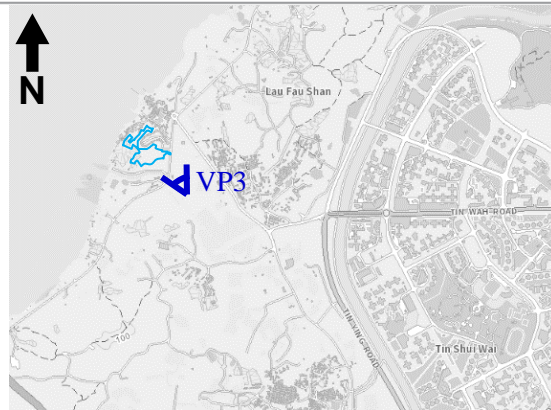


Baseline Condition with Indicative Scheme



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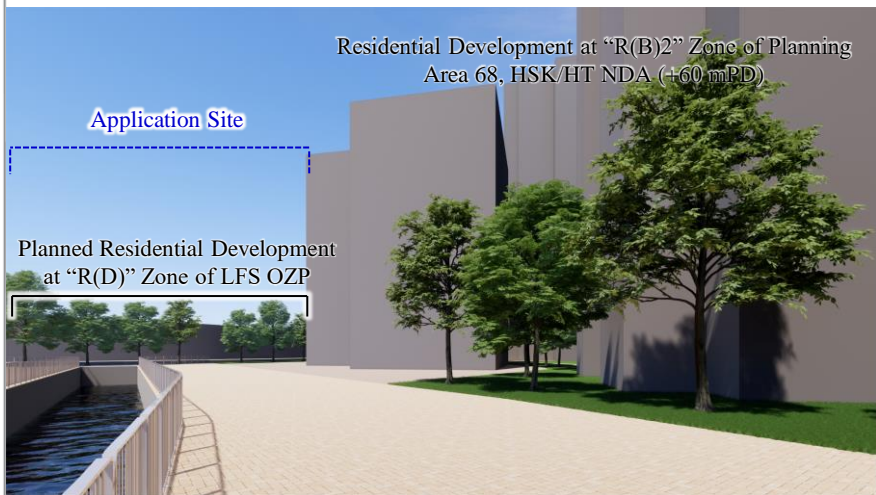
Existing View



Key Plan

申請編號 Application No. : Y / YL - LFS / 14
 此頁摘自申請人提交的文件。
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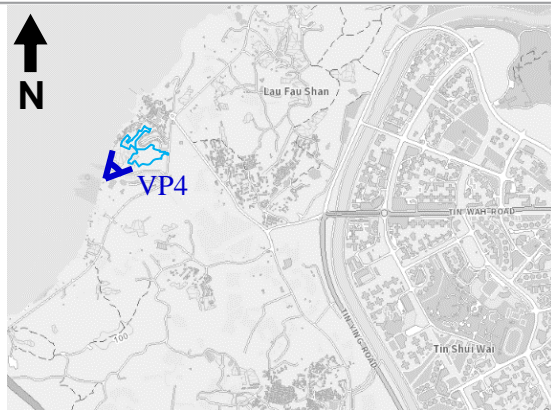
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



申請編號 Application No. : Y / YL - LFS / 14
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Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



申請編號 Application No. : Y / YL - LFS / 14
 此頁摘自申請人提交的文件。
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Existing View



Key Plan

Baseline Condition

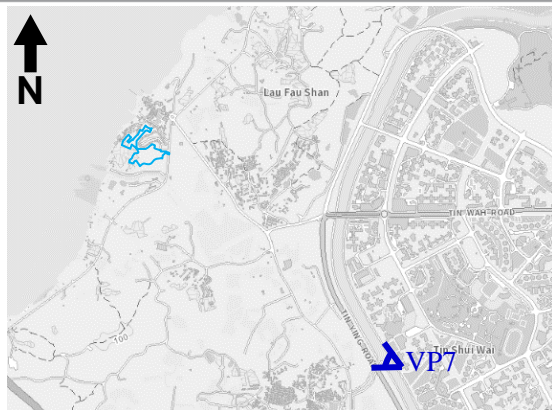


Baseline Condition with Indicative Scheme



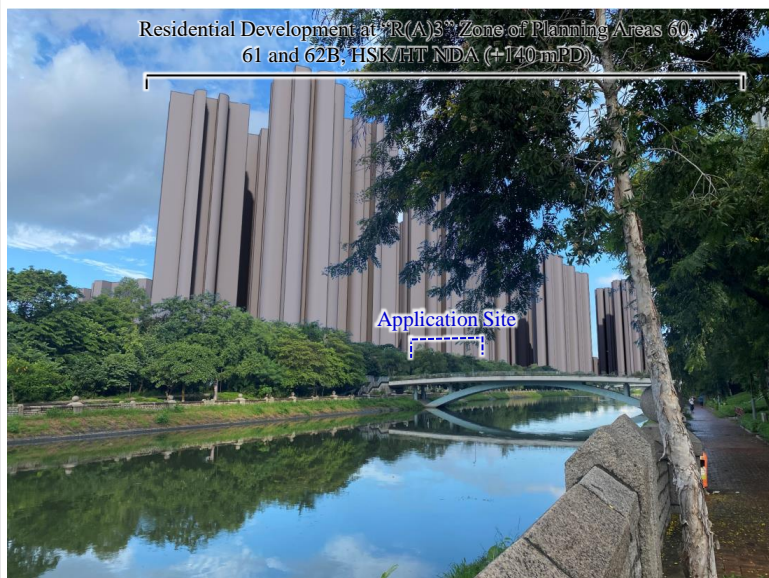
申請編號 Application No. : Y / YL - LFS / 14
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



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 此頁摘自申請人提交的文件。
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Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



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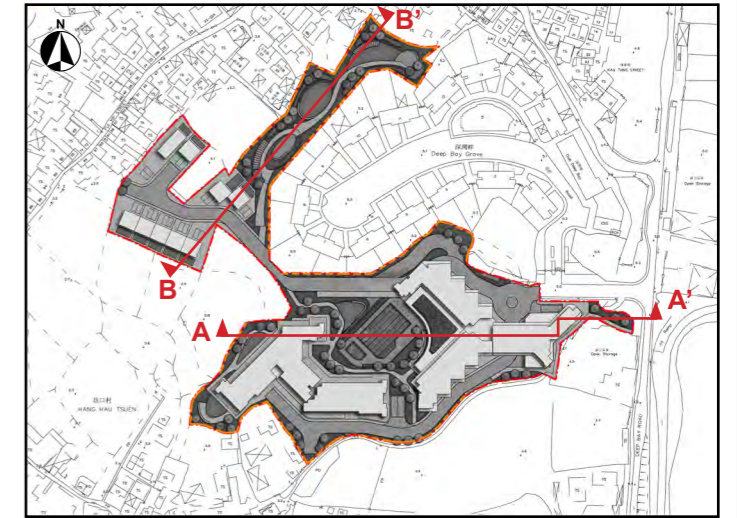
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Landscape Master Plan

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV
			A

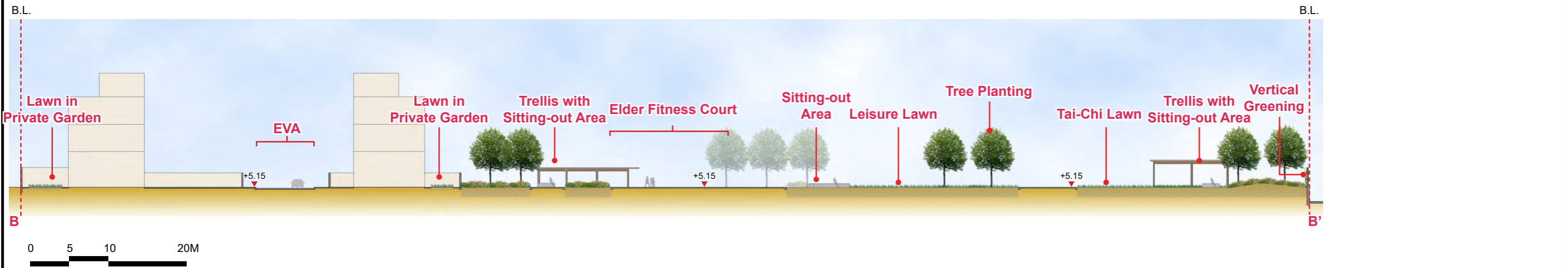
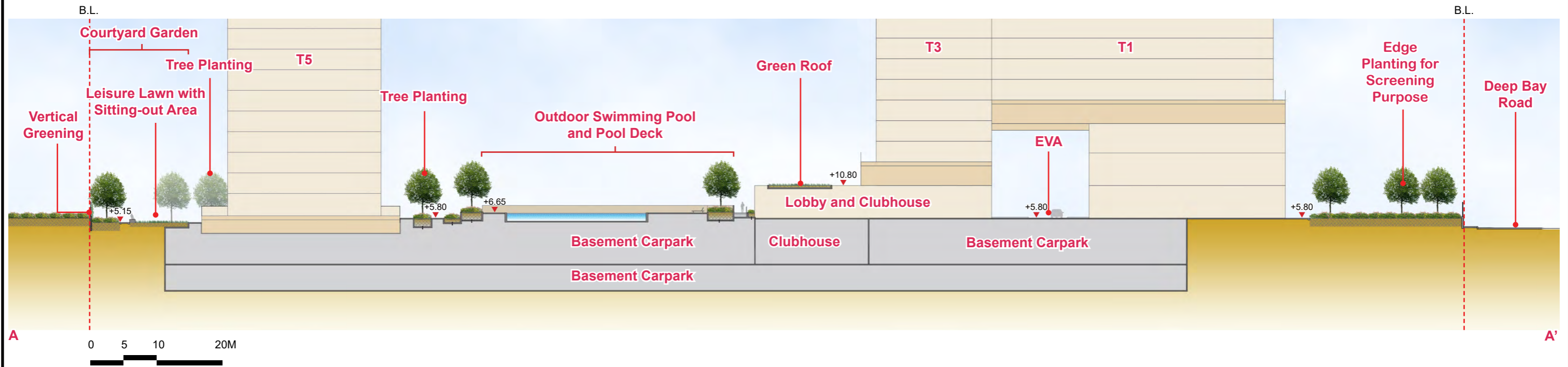
ADI

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 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609

雅博奧頓國際設計有限公司
 園藝景觀設計、城市規劃及設計、園藝建築師事務所
 香港上環文咸西街十八號廣生銀行大廈十樓
 電話：(八五二) 二一三一八六三零 傳真：(八五二) 二一三一八六零九



KEY PLAN



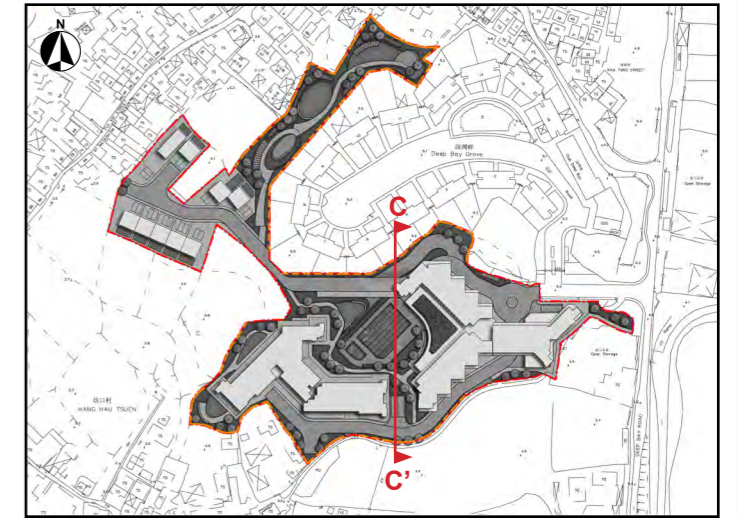
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
 Landscape Sections A-A' and B-B'

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		REV A

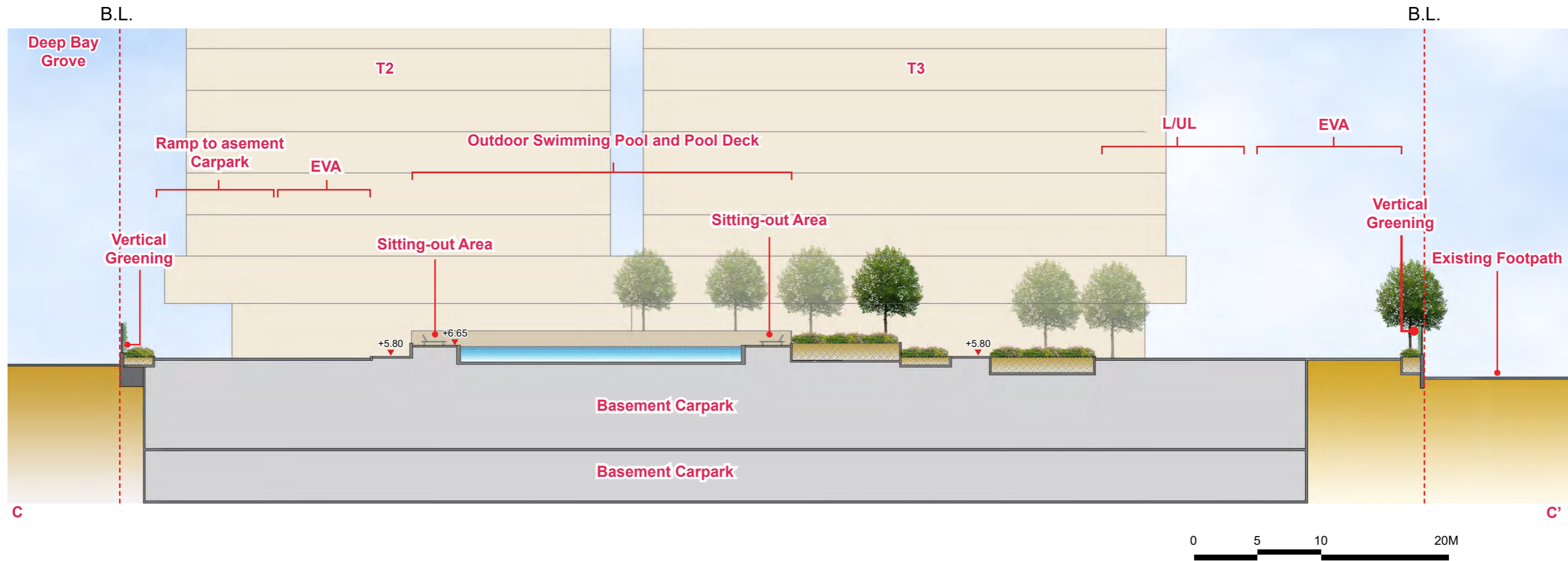
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申請編號 Application No. : Y / YL - LFS / 14
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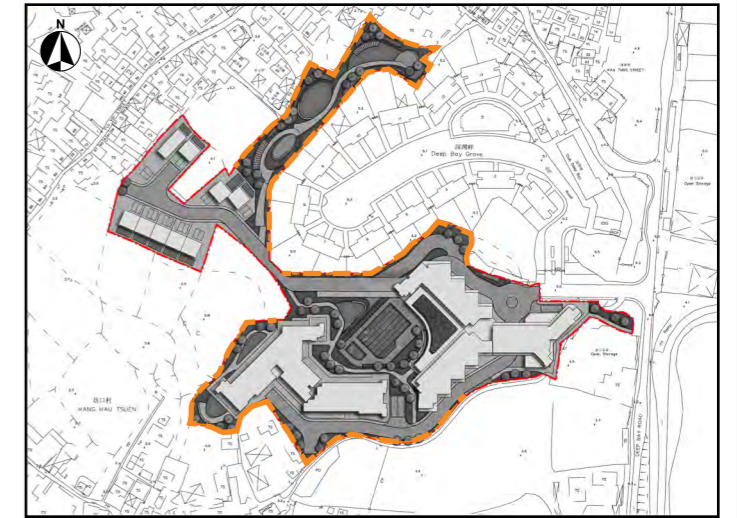
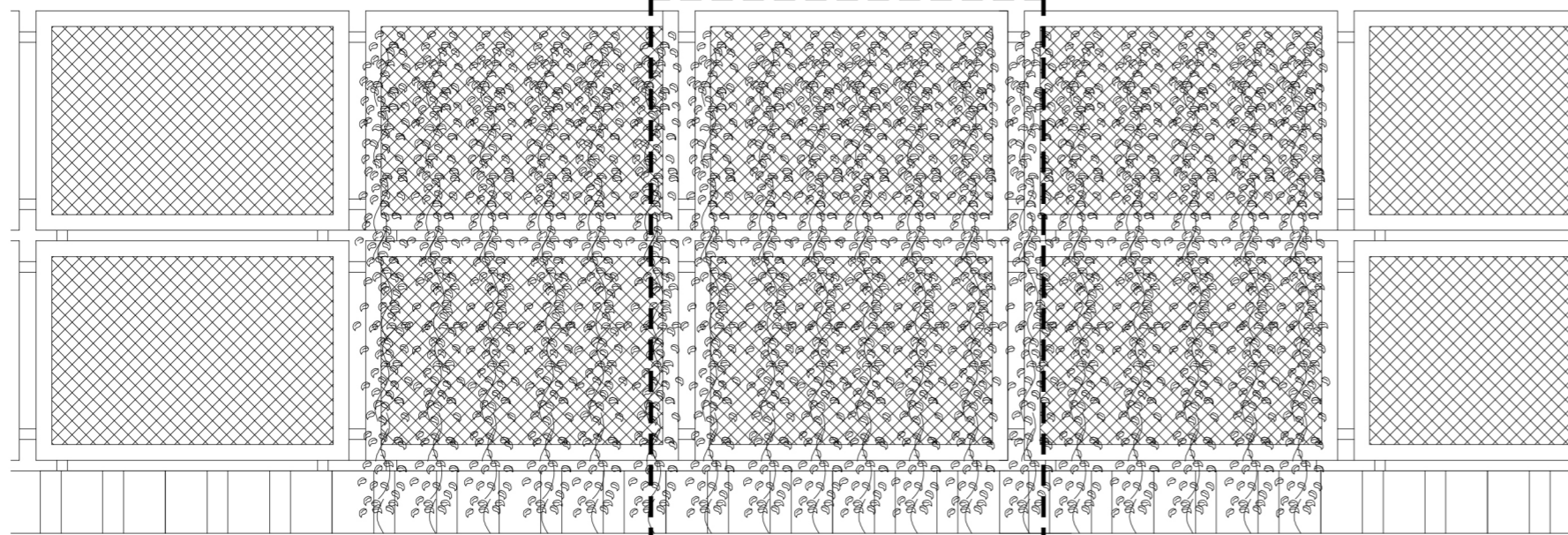
KEY PLAN



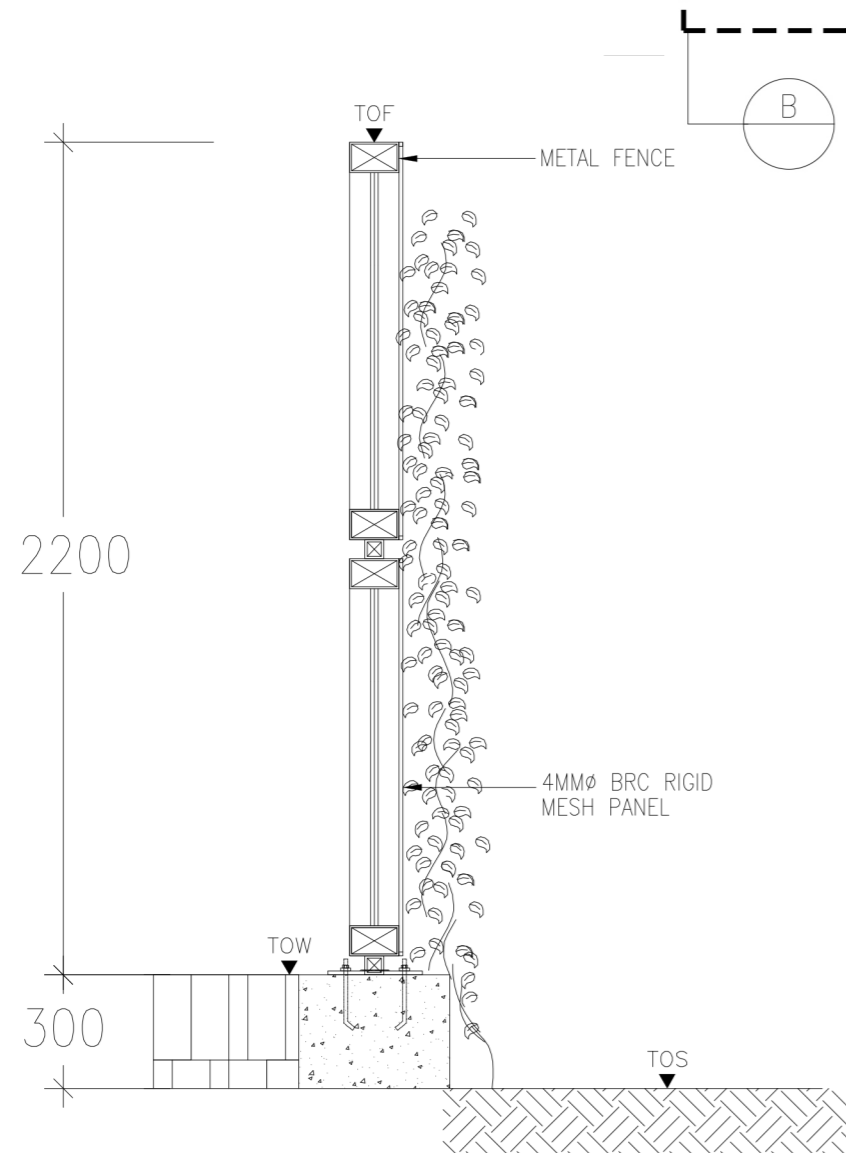
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
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 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
 Landscape Sections C-C'

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.2		REV A

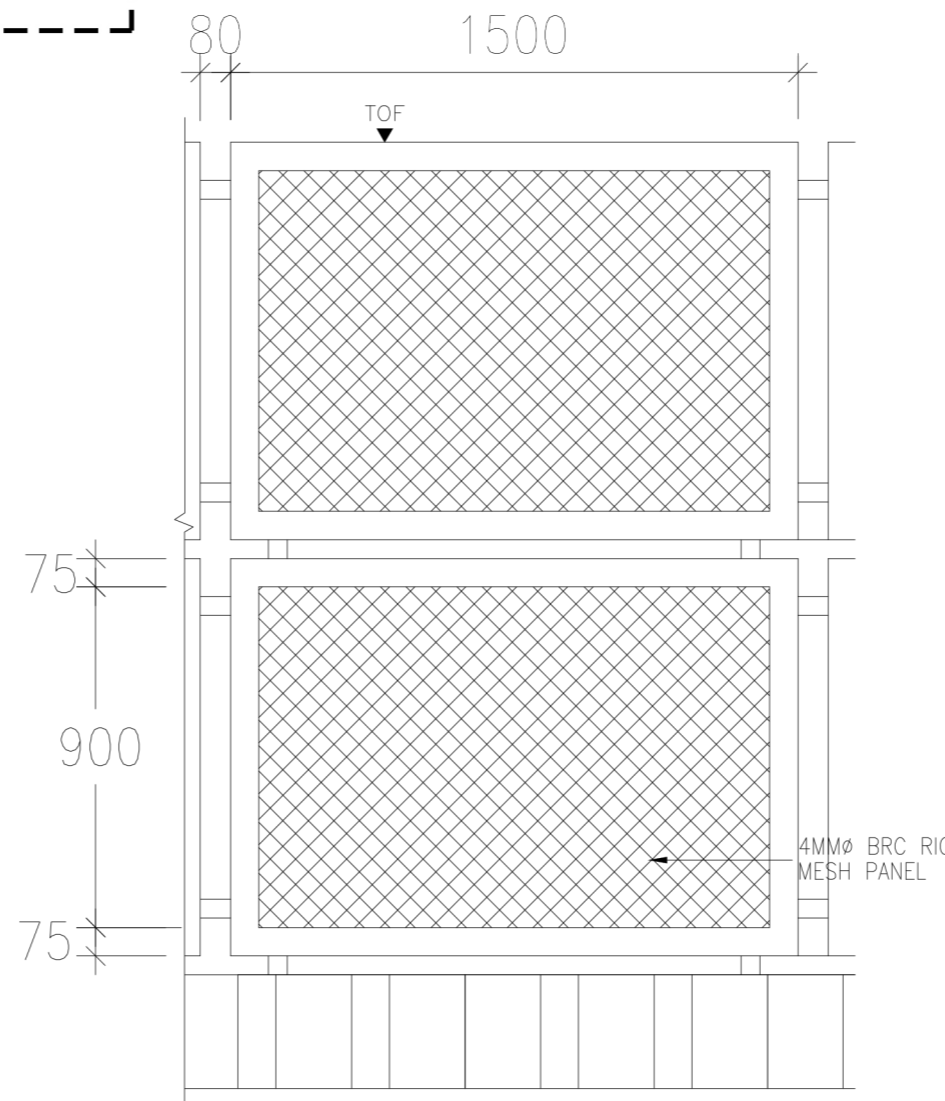
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 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



KEY PLAN

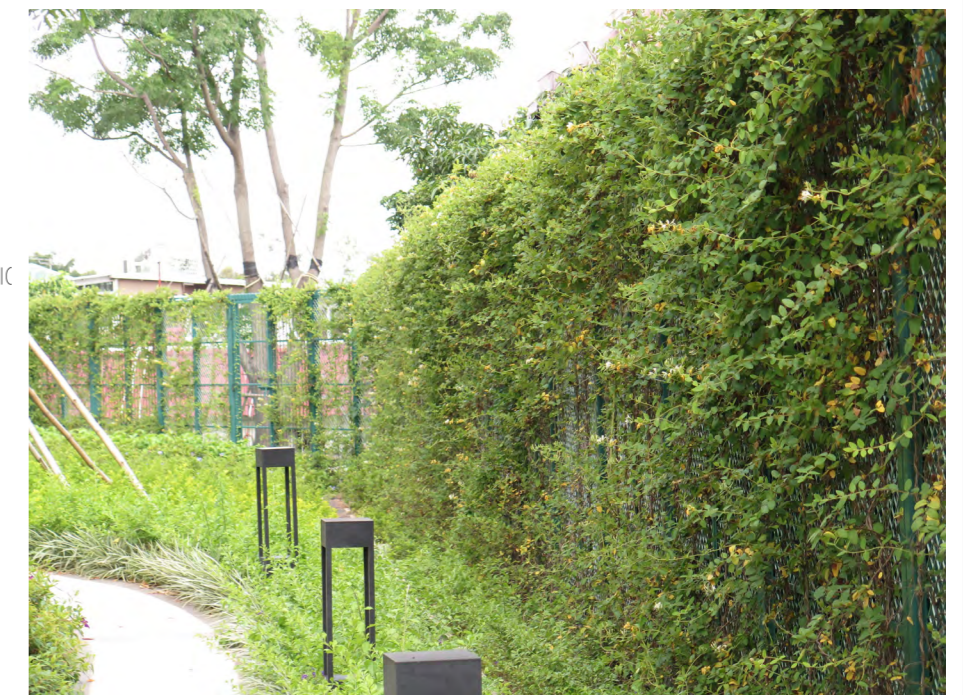


A SECTION
SCALE 1:20



B ELEVATION
SCALE 1:20

申請編號 Application No. : Y / YL - LFS / 14
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Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
 Typical Landscape Detail – Vertical Greening

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 3.0		REV A

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 TELEPHONE 2131 8630 FACSIMILE 2131 8609
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 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



- Legend**
- The Rezoning Site Boundary
 - Vertical Greening
 - Uncovered Green Coverage

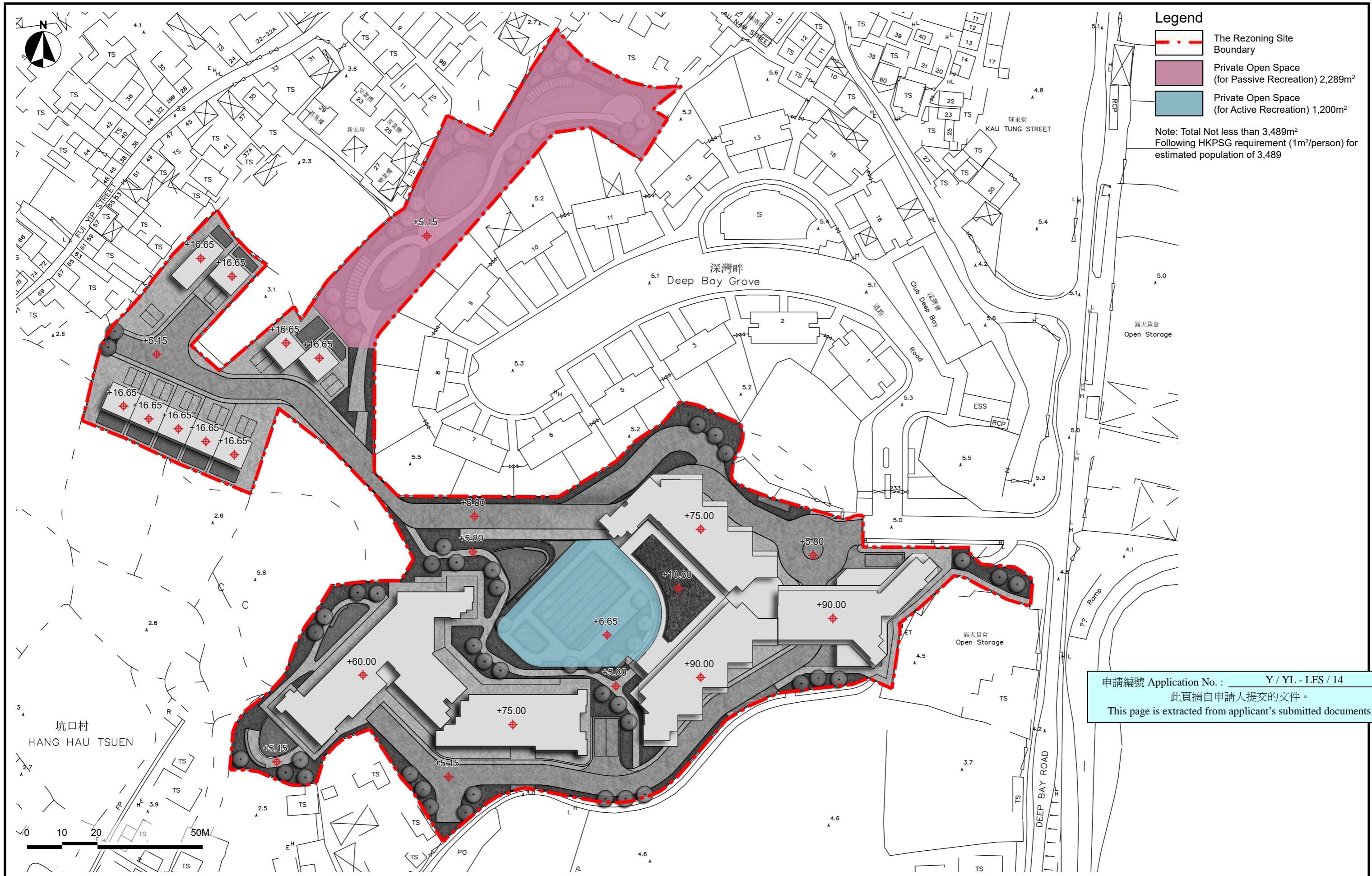
Note:
The Rezoning Site:
Total not less than 6,136.5m²
(30% of the Site Area)

申請編號 Application No. : Y / YL - LFS / 14
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Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Greenery Coverage

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 4.0		REV A

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香港上環文咸西街十八號香港銀行大廈十樓
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



- Legend**
- The Rezoning Site Boundary
 - Private Open Space (for Passive Recreation) 2,289m²
 - Private Open Space (for Active Recreation) 1,200m²

Note: Total Not less than 3,489m²
Following HKPSG requirement (1m²/person) for
estimated population of 3,489

申請編號 Application No. : Y / YL - LFS / 14
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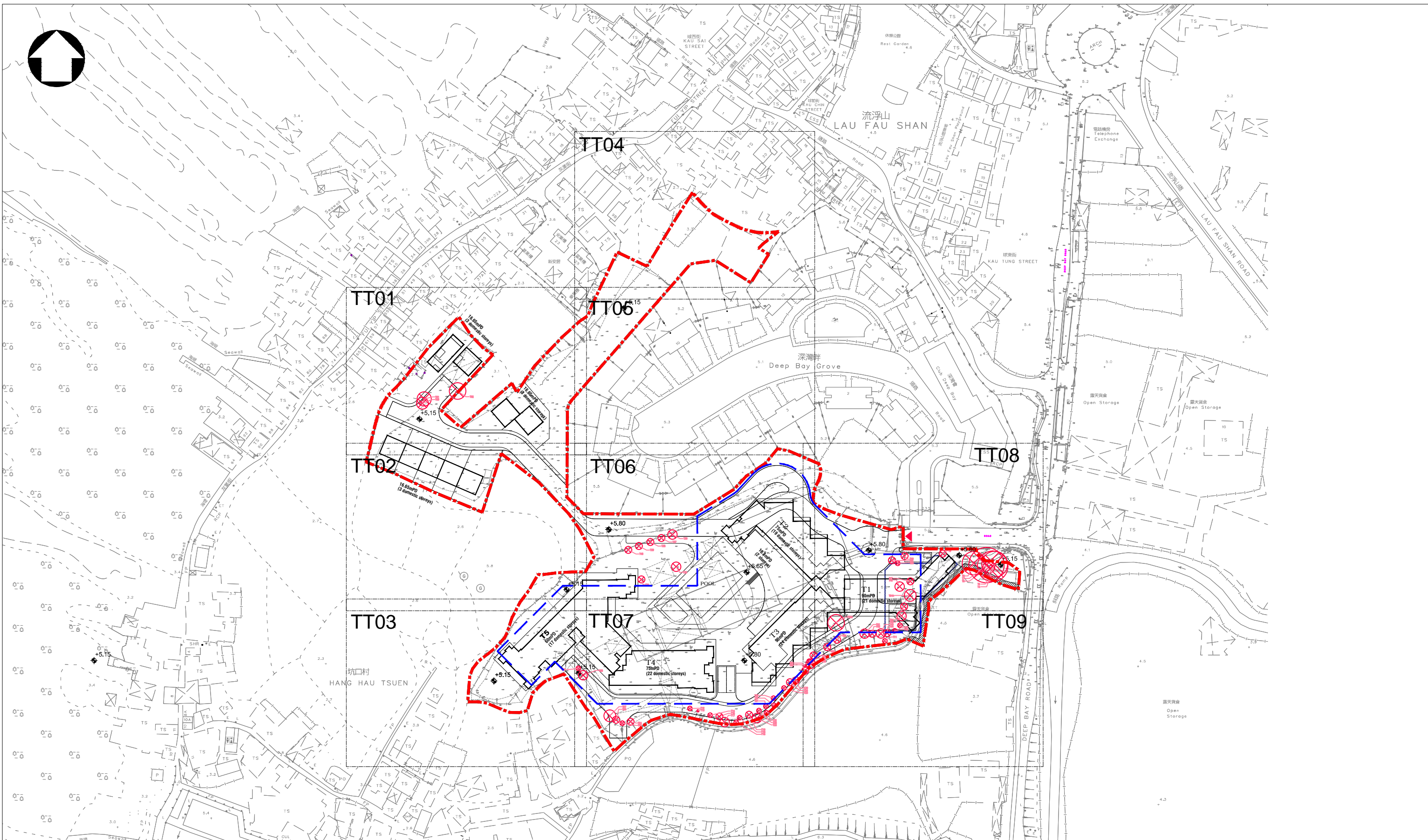
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
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Open Space Framework

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 5.0		REV A

ADI

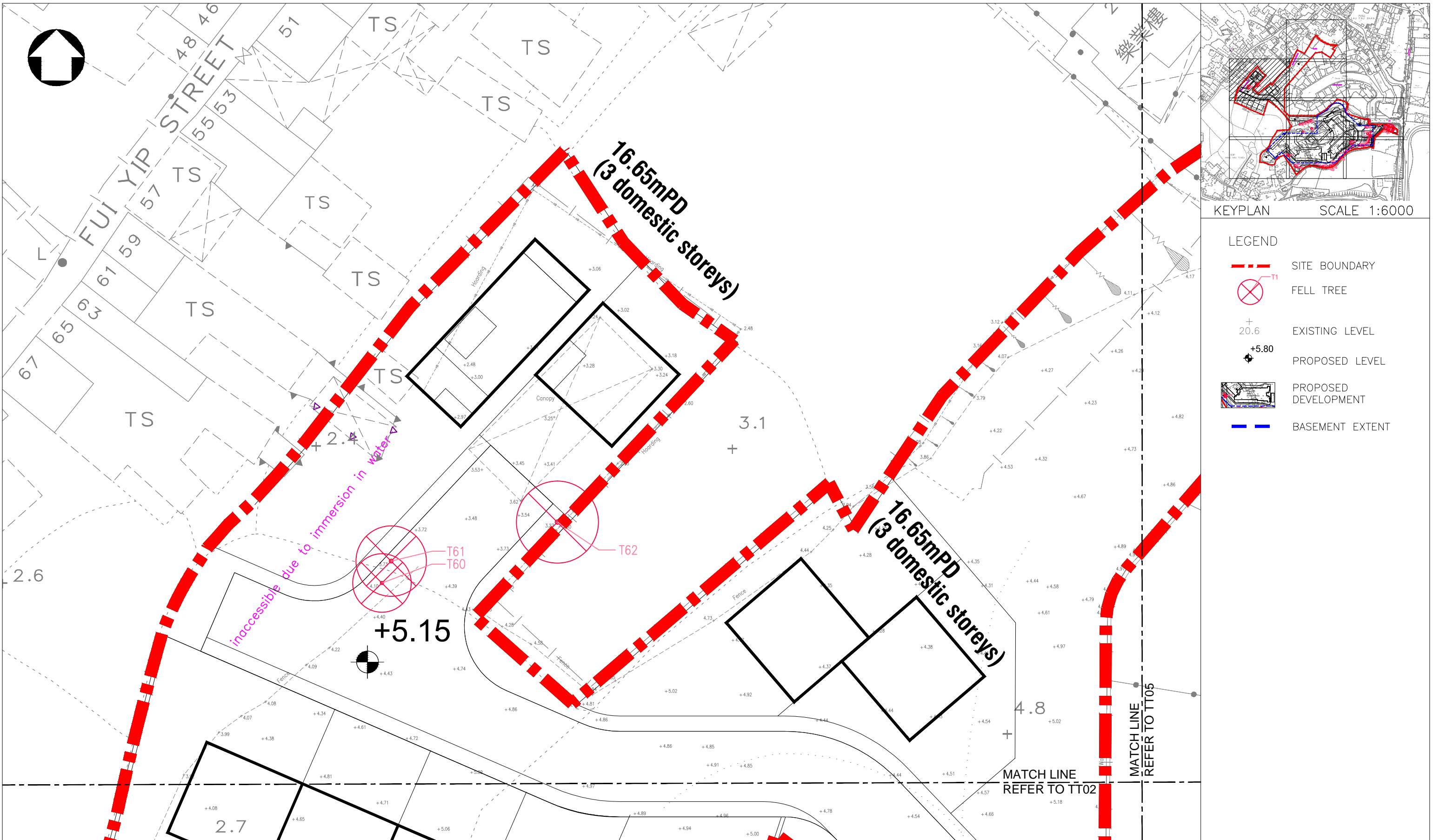
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10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
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電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH	PROJECT 工程項目	SCALE 比例	DESIGNED 設計
						Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	1:1500 @ A3	TEAM
						DRAWING TITLE 圖紙名稱	DATE 日期	DRAWN 繪圖
						TREE TREATMENT PLAN (1 OF 10)	SEPT 2021	CADD
							REVISION 校訂	CHECKED 審核
								ELK
							DRAWING NUMBER 圖號	APPROVED 審批
							NWCL13A-TT00	CCH
申請編號 Application No. : <u>Y / YL - LFS / 14</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.						ADI LIMITED 雅博奧頓國際設計有限公司 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理, 城市規劃及設計, 園境建築顧問服務 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號盤谷銀行大廈十樓 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六零九		
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REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

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PROJECT 工程項目: Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

DRAWING TITLE 圖紙名稱: TREE TREATMENT PLAN (2 OF 10)

SCALE 比例: 1:1500 @ A3

DATE 日期: SEPT 2021

REVISION 校訂: -

DRAWING NUMBER 圖號: NWCL13A-TT01

DESIGNED 設計 TEAM: ADI

DRAWN 繪圖: CADD

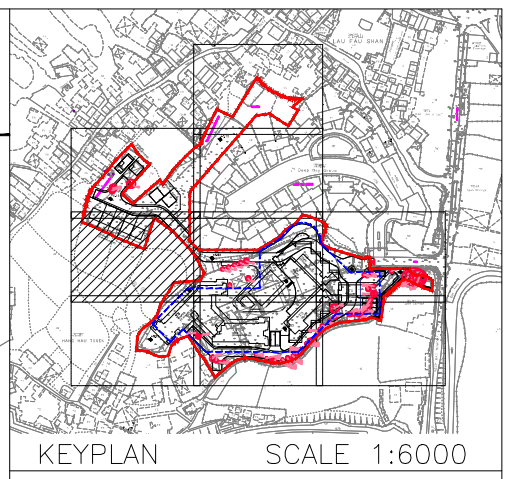
CHECKED 審核: ELK

APPROVED 審批: CCH

ADI LIMITED 雅博奧頓國際設計有限公司
 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理, 城市規劃及設計, 園境建築顧問服務
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號盤谷銀行大廈十樓
 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

CAD FILENAME: TT_20220104.dwg

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LEGEND

- SITE BOUNDARY
- FELL TREE
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED DEVELOPMENT
- BASEMENT EXTENT

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

申請編號 Application No. : Y / YL - LFS / 14
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PROJECT 工程項目: Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

DRAWING TITLE 圖紙名稱: TREE TREATMENT PLAN (3 OF 10)

SCALE 比例: 1:1500 @ A3

DATE 日期: SEPT 2021

REVISION 校訂: -

DRAWING NUMBER 圖號: NWCL13A-TT02

DESIGNED 設計 TEAM: _____

DRAWN 繪圖 CADD: _____

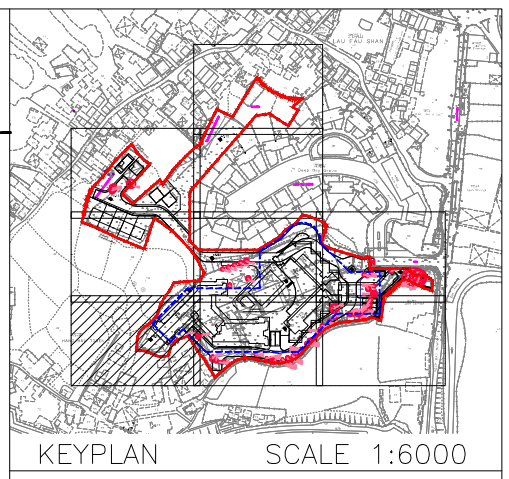
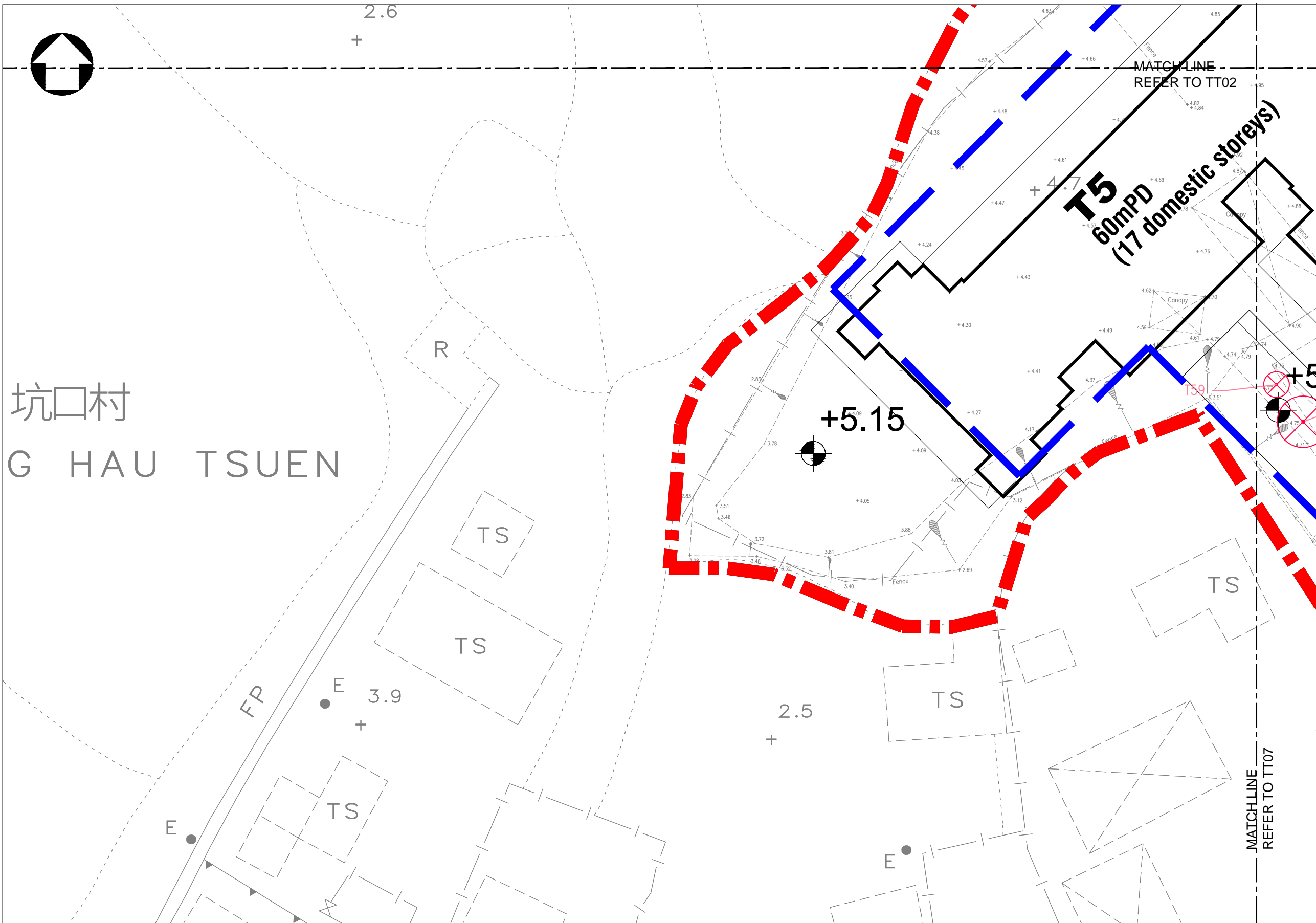
CHECKED 審核 ELK: _____

APPROVED 審批 CCH: _____

ADI LIMITED 雅博奧頓國際設計有限公司
 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號盤谷銀行大廈十樓
 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

CAD FILENAME : TT_20220104.dwg





- LEGEND
- SITE BOUNDARY
 - FELL TREE
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - PROPOSED DEVELOPMENT
 - BASEMENT EXTENT

坑口村
G HAU TSUEN

T5
60MPD
(17 domestic storeys)

+5.15

+5

2.6
+

2.5
+

E 3.9
+

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

申請編號 Application No. : Y / YL - LFS / 14
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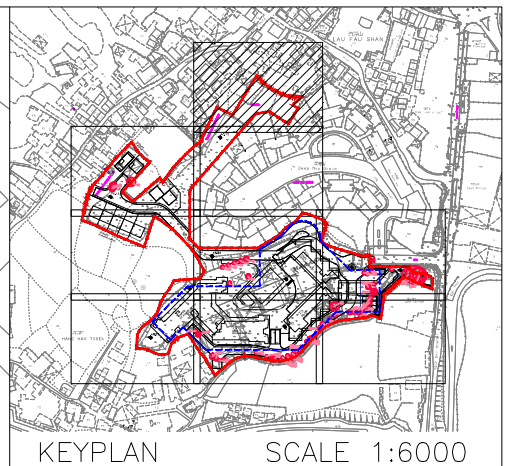
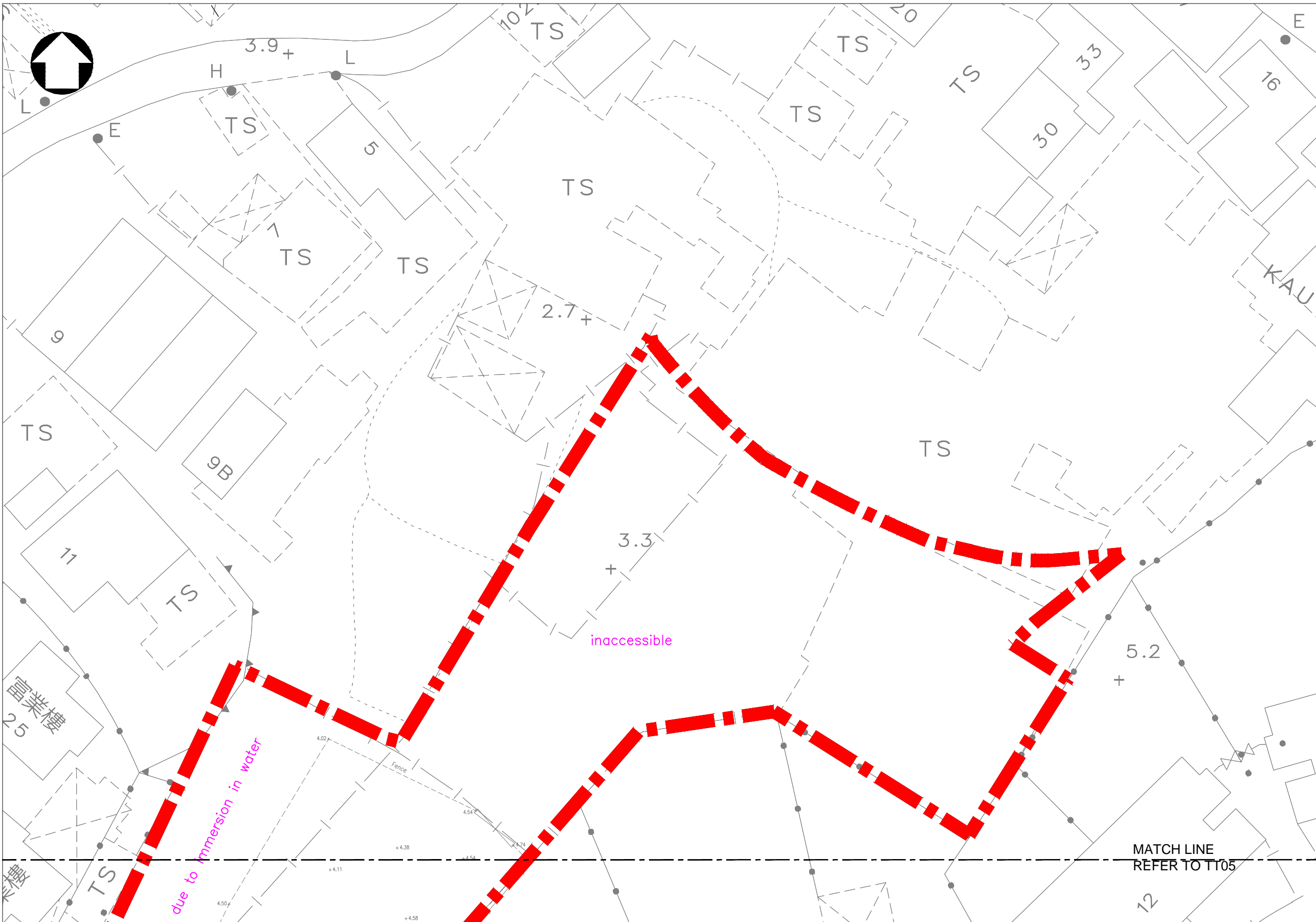
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	SCALE 比例 1:1500 @ A3	DESIGNED 設計 TEAM
DRAWING TITLE 圖紙名稱 TREE TREATMENT PLAN (4 OF 10)	DATE 日期 SEPT 2021	DRAWN 繪圖 CADD
	REVISION 校訂 -	CHECKED 審核 ELK
	DRAWING NUMBER 圖號 NWCL13A-TT03	APPROVED 審批 CCH

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INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
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TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

CAD FILENAME : TT_20220104.dwg





- LEGEND
- SITE BOUNDARY
 - FELL TREE
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - PROPOSED DEVELOPMENT
 - BASEMENT EXTENT

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

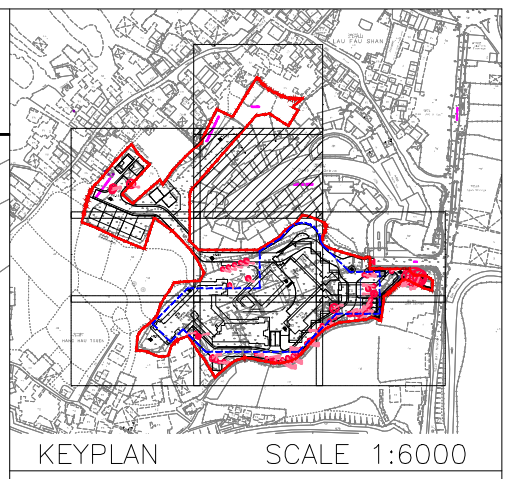
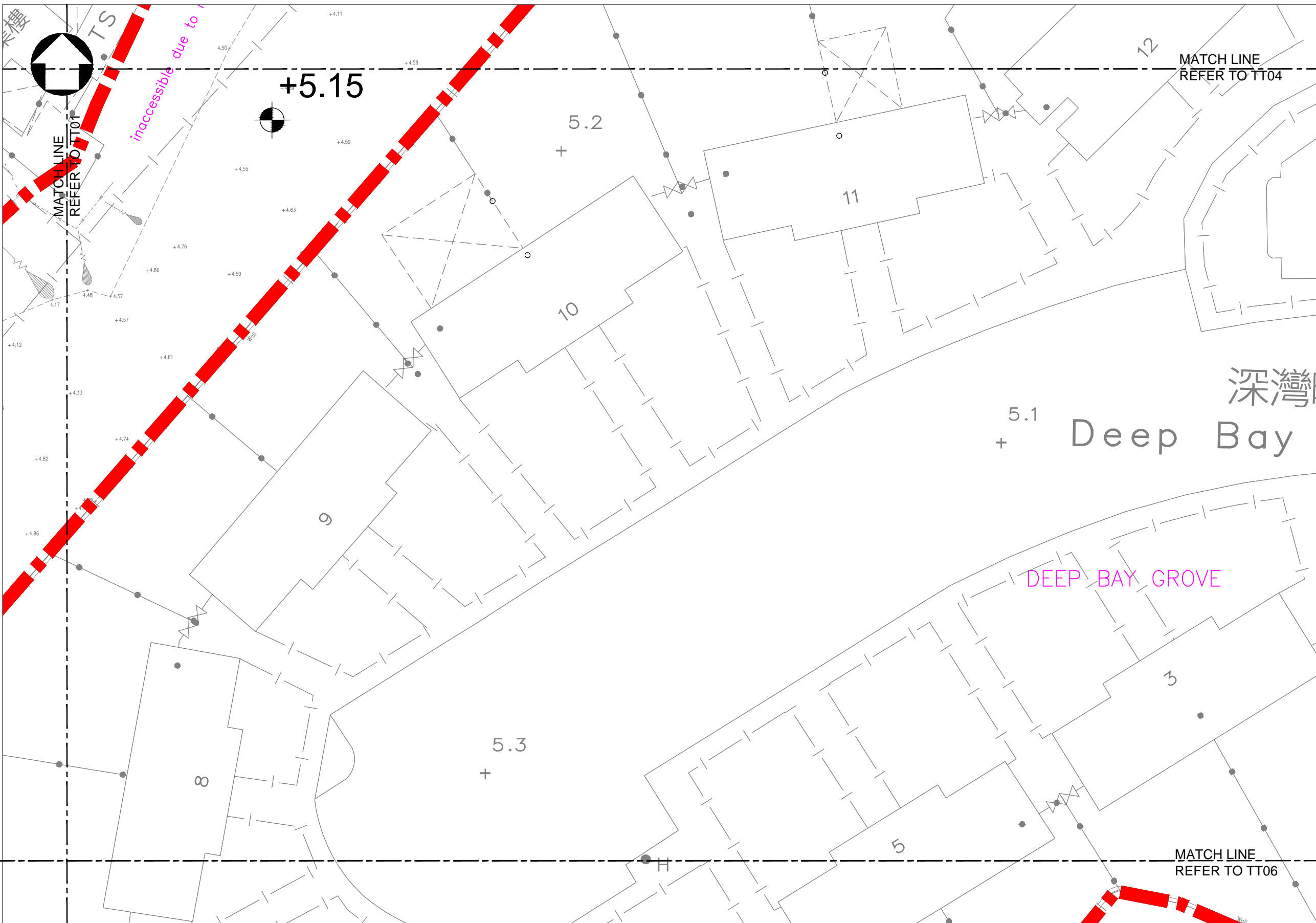
PROJECT 工程項目 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	SCALE 比例 1:1500 @ A3	DESIGNED 設計 TEAM
DRAWING TITLE 圖紙名稱 TREE TREATMENT PLAN (5 OF 10)	DATE 日期 SEPT 2021	DRAWN 繪圖 CADD
	REVISION 校訂 -	CHECKED 審核 ELK
	DRAWING NUMBER 圖號 NWCL13A-TT04	APPROVED 審批 CCH

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INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號盈谷銀行大廈十樓
TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

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- LEGEND
- SITE BOUNDARY
 - FELL TREE
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - PROPOSED DEVELOPMENT
 - BASEMENT EXTENT

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

申請編號 Application No. : Y / YL - LFS / 14
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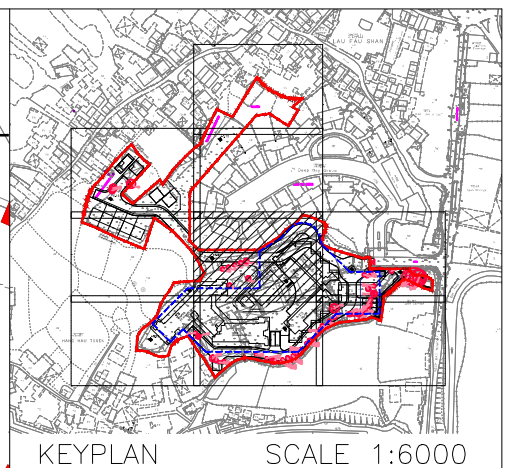
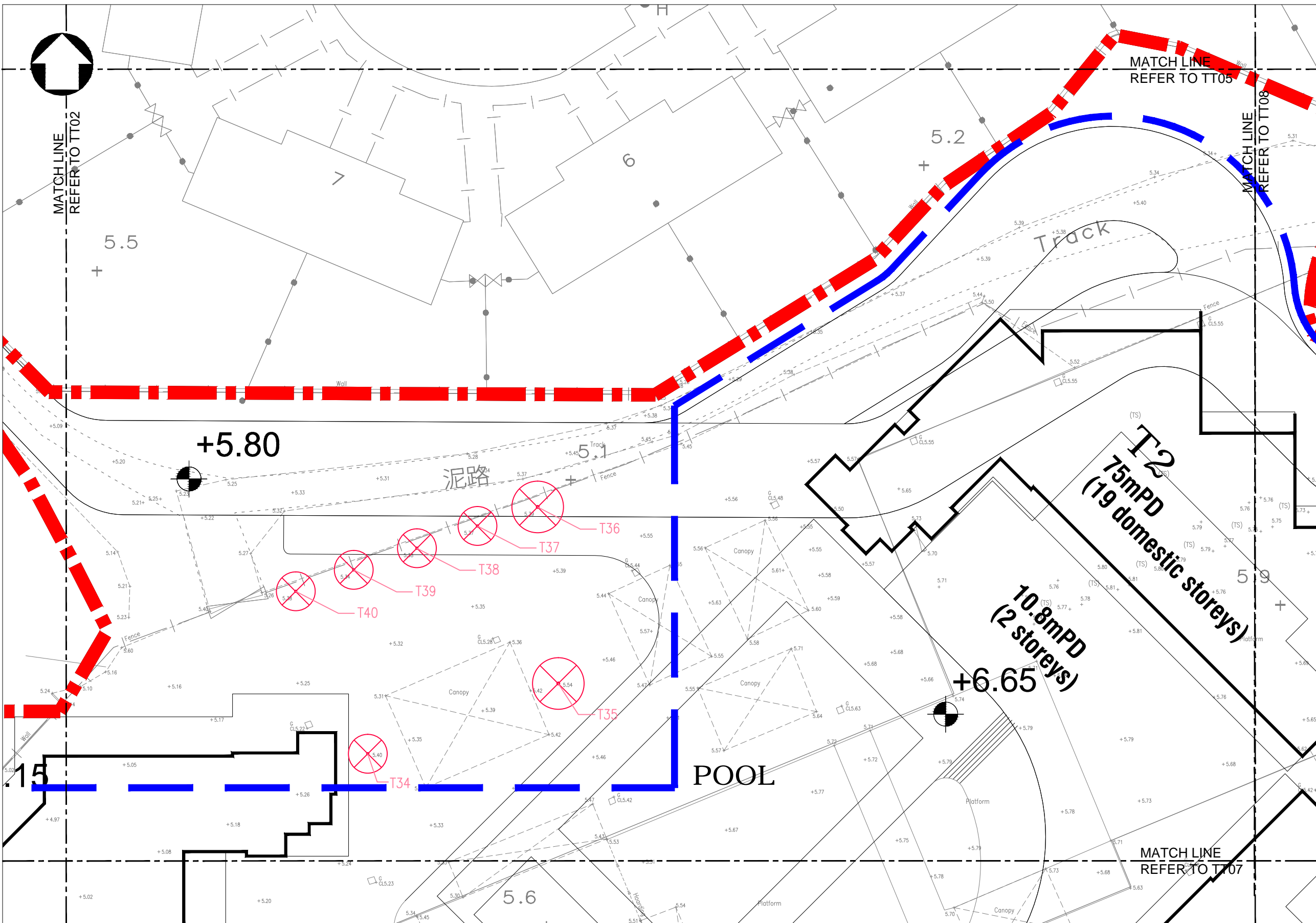
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	SCALE 比例 1:1500 @ A3	DESIGNED 設計 TEAM
DRAWING TITLE 圖紙名稱 TREE TREATMENT PLAN (6 OF 10)	DATE 日期 SEPT 2021	DRAWN 繪圖 CADD
DRAWING NUMBER 圖號 NWCL13A-TT05	REVISION 校訂 -	CHECKED 審核 ELK
		APPROVED 審批 CCH

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CAD FILENAME : TT_20220104.dwg





- LEGEND**
- SITE BOUNDARY
 - FELL TREE
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - PROPOSED DEVELOPMENT
 - BASEMENT EXTENT

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

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PROJECT 工程項目: Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

DRAWING TITLE 圖紙名稱: TREE TREATMENT PLAN (7 OF 10)

SCALE 比例: 1:1500 @ A3

DATE 日期: SEPT 2021

REVISION 校訂: -

DRAWING NUMBER 圖號: NWCL13A-TT06

DESIGNED 設計: TEAM

DRAWN 繪圖: CADD

CHECKED 審核: ELK

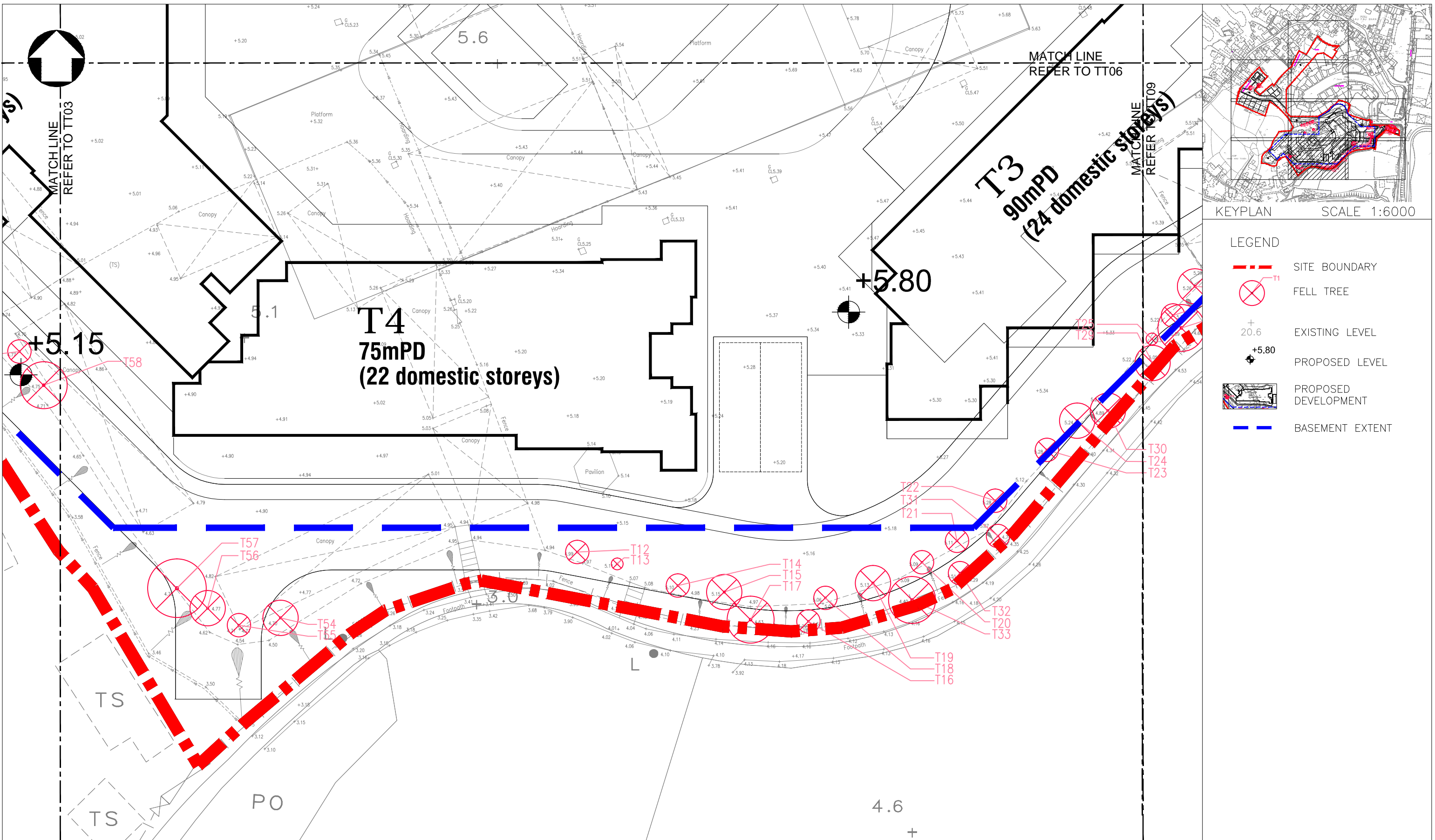
APPROVED 審批: CCH

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 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號龍谷銀行大廈十樓
 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六零九

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A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

申請編號 Application No. : Y / YL - LFS / 14
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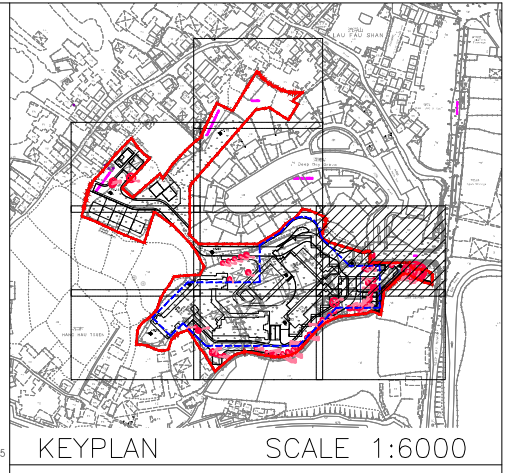
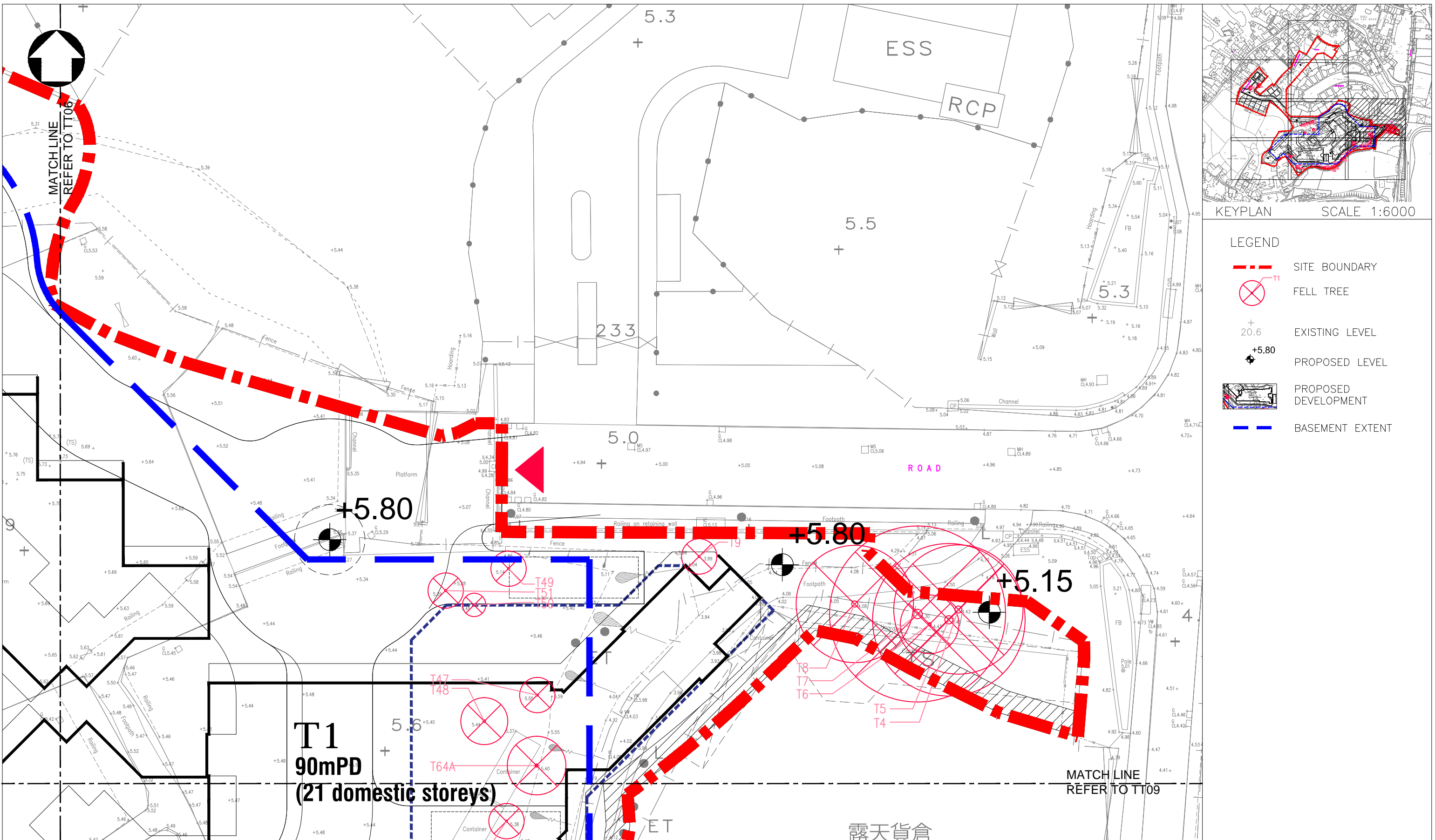
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	SCALE 比例 1:1500 @ A3	DESIGNED 設計 TEAM
DRAWING TITLE 圖紙名稱 TREE TREATMENT PLAN (8 OF 10)	DATE 日期 SEPT 2021	DRAWN 繪圖 CADD
	REVISION 校訂 -	CHECKED 審核 ELK
	DRAWING NUMBER 圖號 NWCL13A-TT07	APPROVED 審批 CCH

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 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號銀谷銀行大廈十樓
 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六零九

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- LEGEND**
- - - SITE BOUNDARY
 - ⊗ FELL TREE
 - + 20.6 EXISTING LEVEL
 - +5.80 PROPOSED LEVEL
 - - - PROPOSED DEVELOPMENT
 - - - BASEMENT EXTENT

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH

申請編號 Application No. : Y / YL - LFS / 14
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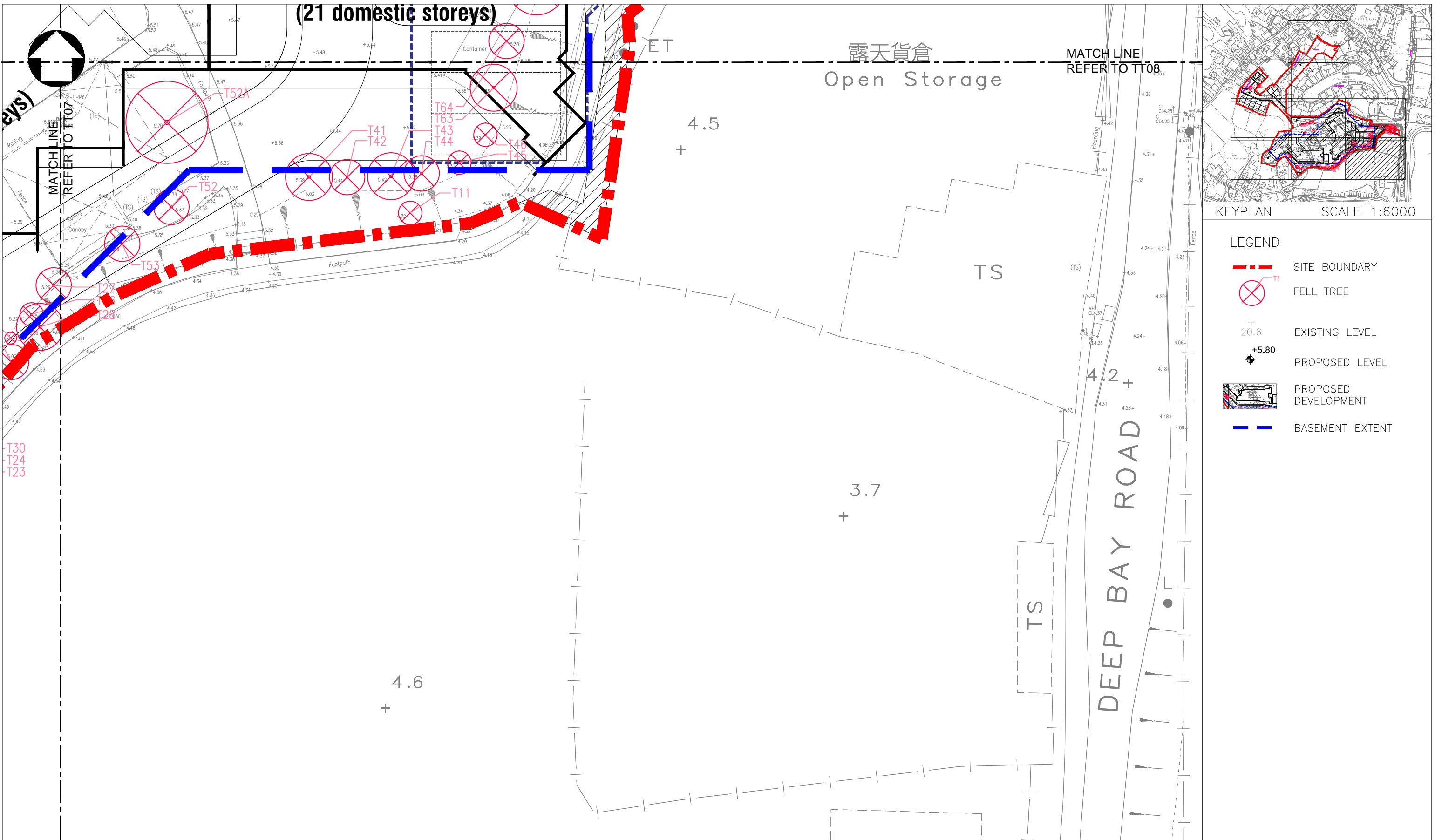
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 12B and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	SCALE 比例 1:1500 @ A3	DESIGNED 設計 TEAM
DRAWING TITLE 圖紙名稱 TREE TREATMENT PLAN (9 OF 10)	DATE 日期 SEPT 2021	DRAWN 繪圖 CADD
	REVISION 校訂 -	CHECKED 審核 ELK
	DRAWING NUMBER 圖號 NWCL13A-TT08	APPROVED 審批 CCH

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 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號盤谷銀行大廈十樓
 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話：(八五二) 二一三一 八六零九

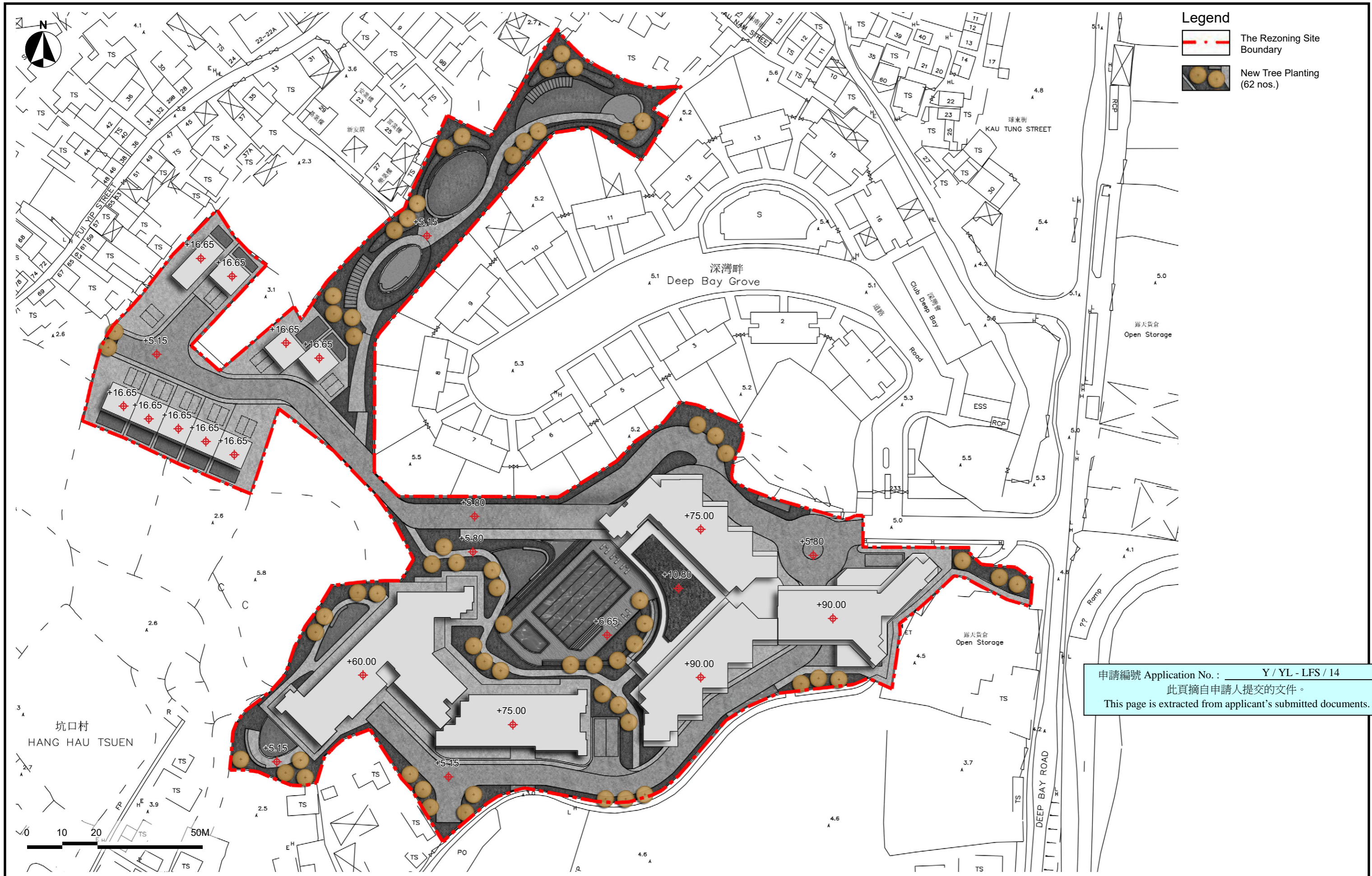
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REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		
A	GENERAL REVISION	CAD	JAN 2022	ELK	CCH	PROJECT 工程項目	SCALE 比例	DESIGNED 設計
						Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	1:1500 @ A3	TEAM
						DRAWING TITLE 圖紙名稱	DATE 日期	DRAWN 繪圖
						TREE TREATMENT PLAN (10 OF 10)	SEPT 2021	CADD
							REVISION 校訂	CHECKED 審核
								ELK
							DRAWING NUMBER 圖號	APPROVED 審批
							NWCL13A-TT09	CCH
<div data-bbox="94 1864 730 1976" data-label="Text" style="border: 1px solid black; padding: 5px;"> 申請編號 Application No. : <u>Y / YL - LFS / 14</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents. </div>						ADI LIMITED 雅博奧頓國際設計有限公司 INTERNATIONAL SERVICES IN ENVIRONMENTAL MANAGEMENT, PLANNING, URBAN DESIGN AND LANDSCAPE ARCHITECTURE 國際環境管理、城市規劃及設計、園境建築顧問服務 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG 香港上環文咸西街十八號豐谷銀行大廈十樓 TELEPHONE 2131 8630 FACSIMILE 2131 8609 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九		
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Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
New Tree Planting Concept

SCALE	AS SHOWN	DATE	JAN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Appendix V		REV A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧頓國際設計有限公司
 園林景觀設計、城市規劃及設計、建築師事務所
 香港上環文咸西街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九