

**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 28.2.2022
因应於 2022 年 2 月 28 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
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	

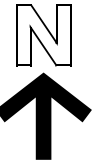
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

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 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) 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 checked="" 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 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>Response with Departmental Comment Table 回应部门意见表, 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		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。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。



S/YL-LFS/10

流浮山
LAU FAU SHAN

雲浮仙觀
Wan Fau
Sin Koon

申請地點
Application Site

鵬井村
Mong Tseng Tsuen

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

S/TSW/15

天富苑
Tin Fu Court

天恩邨
Tin Yan
Estate

沙江圍仔
Sha Kong Wai

位置圖 LOCATION PLAN

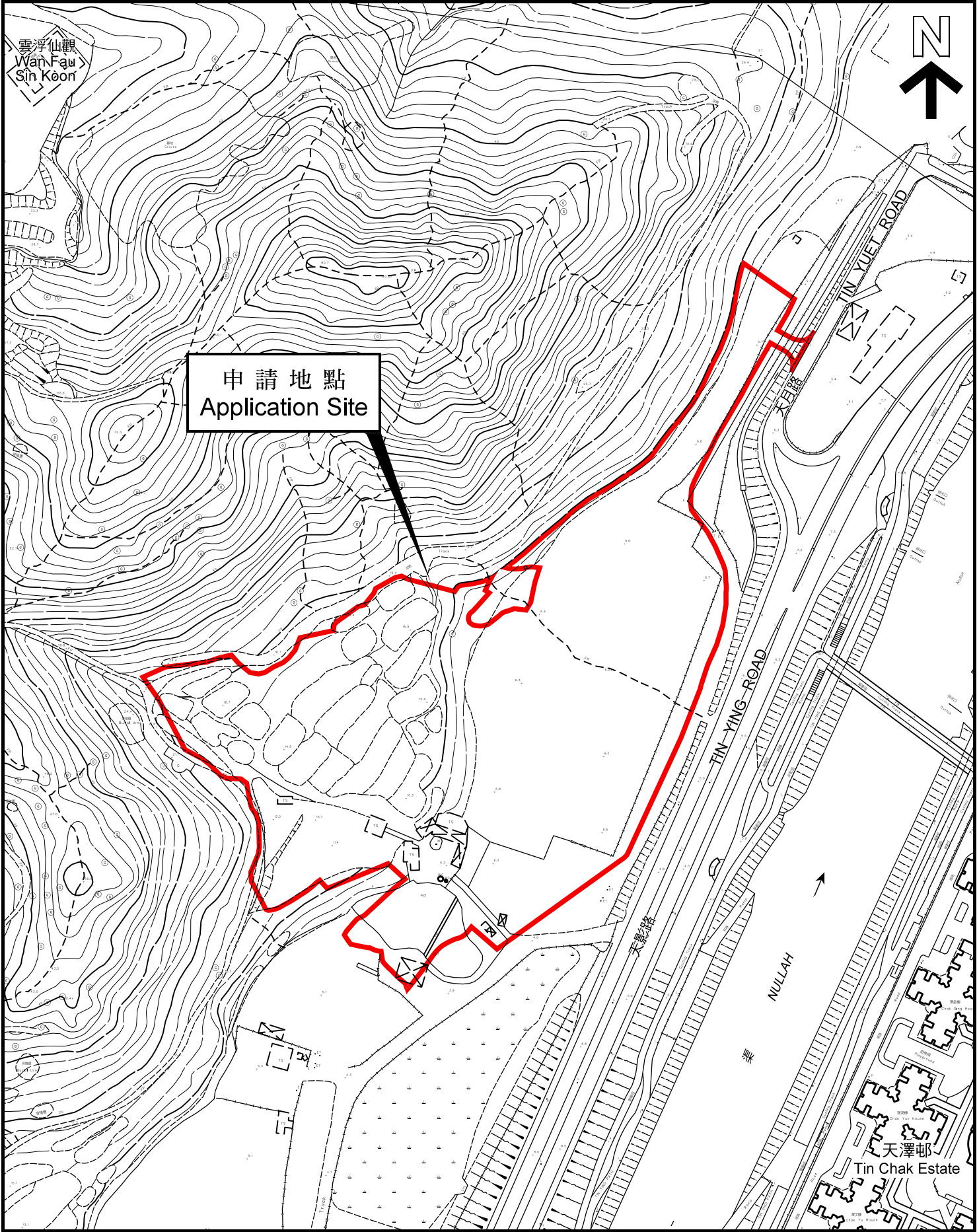
本摘要圖於2022年3月4日擬備，
所根據的資料為於2021年5月7日
展示的分區計劃大綱圖編號
S/YL-LFS/10 及 S/TSW/15
EXTRACT PLAN PREPARED ON 4.3.2022
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/10 AND S/TSW/15
EXHIBITED ON 7.5.2021

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3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 4.3.2022
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，並提供經修訂的排污影響評估、空氣流通評估、視覺影響評估和交通影響評估。

The applicant submitted further information in response to departmental comments with revised Sewerage Impact Assessment, Air Ventilation Assessment, Visual Impact Assessment and Traffic 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。

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.

VP 1 - Promenade outside Tin Wah Estate

3.4.2 Located about 1km south from the Application Site, this long-range VP is selected because it is a popular leisure node in Tin Shui Wai (TSW) New Town for residents of nearby public housing estates. It is also close to the “G/IC” cluster also frequently visited by the local residents of TSW. Due to the frequent visits by nearby residents, this VP has been selected. The visually sensitive receivers (VSRs) at this public viewpoint are mainly visitors taking a stroll along the promenade.

3.4.3 The quality of the existing view is good. The existing view at this VP is characterised by an open sky view, decorated with trees along the promenade, with the existing Tin Wah Estate occupying part of the background.



**Existing View from Promenade outside Tin Wah Estate
along TSW Drainage Channel**

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 2 – Mong Tseng Tsuen

3.4.4 VP 2 is situated some 200m away from the Application Site and is within the nearest village settlement from the Application Site, namely Mong Tseng Tsuen zoned “Village Type Development” (“V”). As this location is where the villagers mainly travel in and out of Mong Tseng Tsuen, the VSRs are predominantly the villagers of Mong Tseng Tsuen.

3.4.5 The quality of the existing view is fair. Much of the background view is currently composed of roadside trees intermixed with abandoned construction materials, with the existing public housing cluster contributing a portion of the sky backdrop. This existing view fully represents a mix of urban context and rural environment in the TSW area.



Existing View from Mong Tseng Tsuen

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 3 – Entrance Gate of Sha Kong Wai Village

3.4.6 VP 3 is situated about 600m away from the Application Site. The village is within the nearest recognised village settlement to the south of the Application Site, currently zoned “V” on the extant OZP. As this location is where the villagers mainly travel in and out of Sha Kong Wai, the VSRs are predominantly the villagers of Sha Kong Wai.

3.4.7 The quality of the existing view is fair. Much of the background view is currently occupied by the built environment represented by the village houses and the existing cluster of TSW public housing developments against the open sky backdrop. Together with the paved area with vegetation alongside, this existing view is yet again a vivid example of a mix of urban context and rural environment in the TSW area.



Existing View from the Entrance Gate of Sha Kong Wai Village

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 4 – Footbridge at the Open Space Spine within TSW Public Housing Developments

3.4.8 VP 4 is about 300m away from the Application Site, which is situated on a footbridge overlooking a portion of the open space spine in between Tin Heng Estate and Tin Chak Estate. As this pedestrian footbridge is utilised by TSW residents on a daily basis, the VSRs are mainly the residents of the surrounding TSW public housing estates.

3.4.9 The quality of the existing view at this VP is fair. The existing public housing estates dominate much of the view from this VP, with a few number of trees and building facades at the foreground. The existing view essentially illustrates the typical urbanised development setting in TSW New Town.



Existing View from the Footbridge at the Open Space Spine within TSW Public Housing Estates

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 5 – Promenade outside Tin Heng Estate

3.4.10 Located about 150m from the Application Site, this short-range VP is located at the northern section of the promenade which is a popular leisure node in TSW New Town for residents of the nearby public housing estates. The VSRs at this public viewpoint are mainly persons taking a stroll along the promenade of TSW Drainage Channel.

3.4.11 The quality of the existing view at this VP is fair. The existing view is mainly characterised by man-made features such as the TSW Drainage Channel, the fences along pedestrian walkway, the walkway itself and cycling tracks, together with trees along the promenade and sky view.



Existing View from Promenade outside Tin Heng Estate

VP 6 – Pedestrian Footbridge at Tin Wah Road

3.4.12 Located about 750m from the Application Site, this long-range VP is selected to represent the public’s transient view of the users of the pedestrian bridge, who are mainly nearby residents.

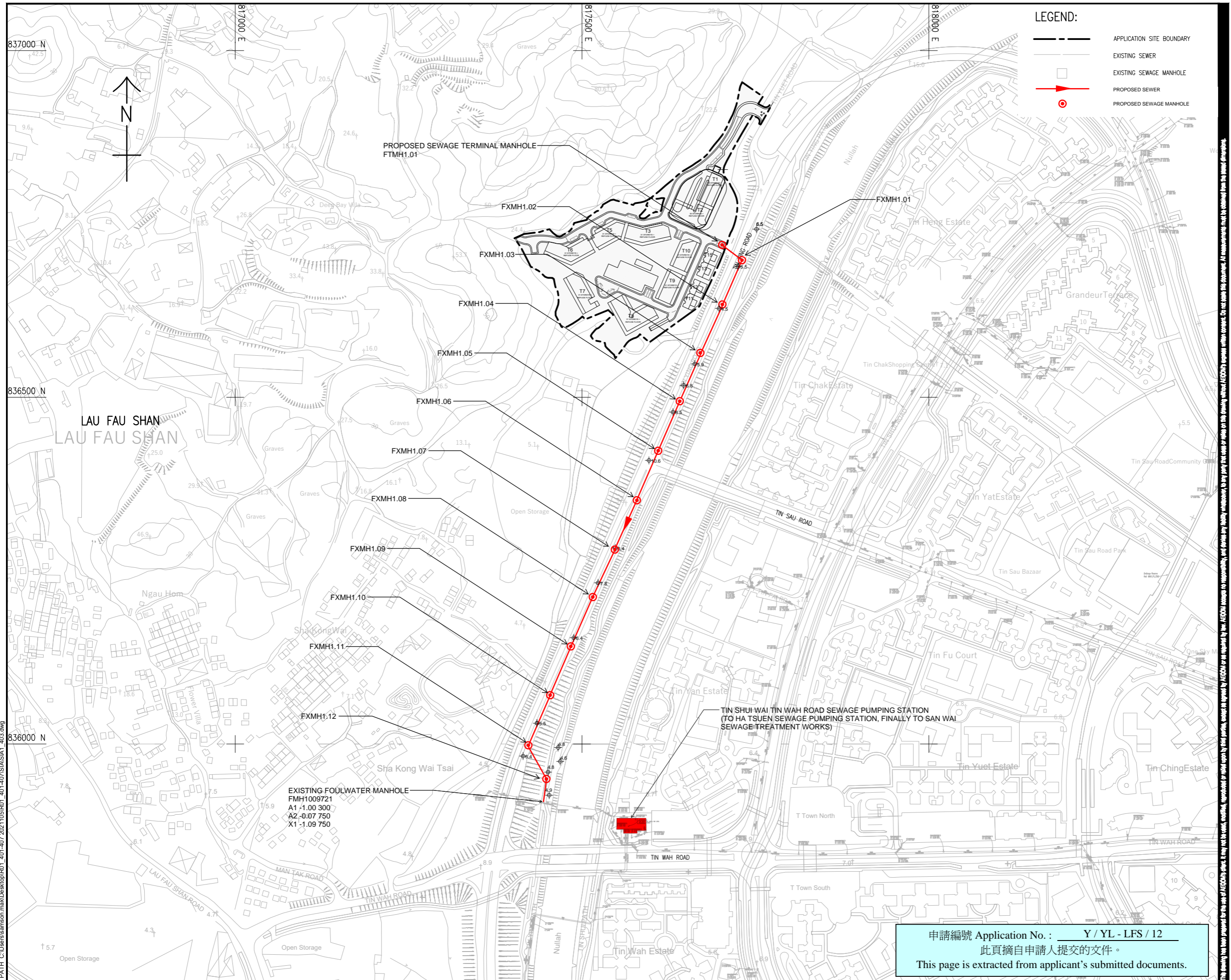
3.4.13 The quality of the existing view is fair, and is primarily characterised by the cluster of public housing developments (i.e. Tin Yan Estate) and views towards natural resources including the TSW Drainage Channel, vegetation along the Channel and the sky view.

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

此頁摘自申請人提交的文件。

This page is extracted from applicant’s submitted documents.

ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 Pch File by: Samson.mak 05/10/2021
 PATH: C:\Users\samson.mak\Desktop\RO1_401-407_20211005\RO1_401-407_20211005\SIASIA1_403.dwg



LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING SEWER
- EXISTING SEWAGE MANHOLE
- PROPOSED SEWER
- PROPOSED SEWAGE MANHOLE

AECOM

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

CLIENT
 SUN HUNG KAI REAL ESTATE AGENCY LTD.

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
 A1 1:2500

DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 MONG TSENG

CONTRACT NO.
 MONG TSENG

SHEET TITLE
 PROPOSED SEWERAGE LAYOUT PLAN

SHEET NUMBER
 MONG TSENG/SIA1/404

申請編號 Application No. : Y / YL - LFS / 12
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

This drawing has been prepared for the use of AECOM's clients. It may not be used, modified, reproduced or made public in any form without the prior written consent of AECOM. AECOM makes no representation, warranty or guarantee, expressed or implied, as to the accuracy, completeness, or reliability of the information contained herein. AECOM shall not be liable for any damages, including consequential damages, arising from the use of this drawing.