

**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 18.7.2022  
因应於 2022 年 7 月 18 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> Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 and Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16 流浮山及尖鼻咀分区计划大纲核准图编号 S/YL-LFS/11 及天水围分区计划大纲核准 图编号 S/TSW/16		
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&amp;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&amp;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	322
	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	

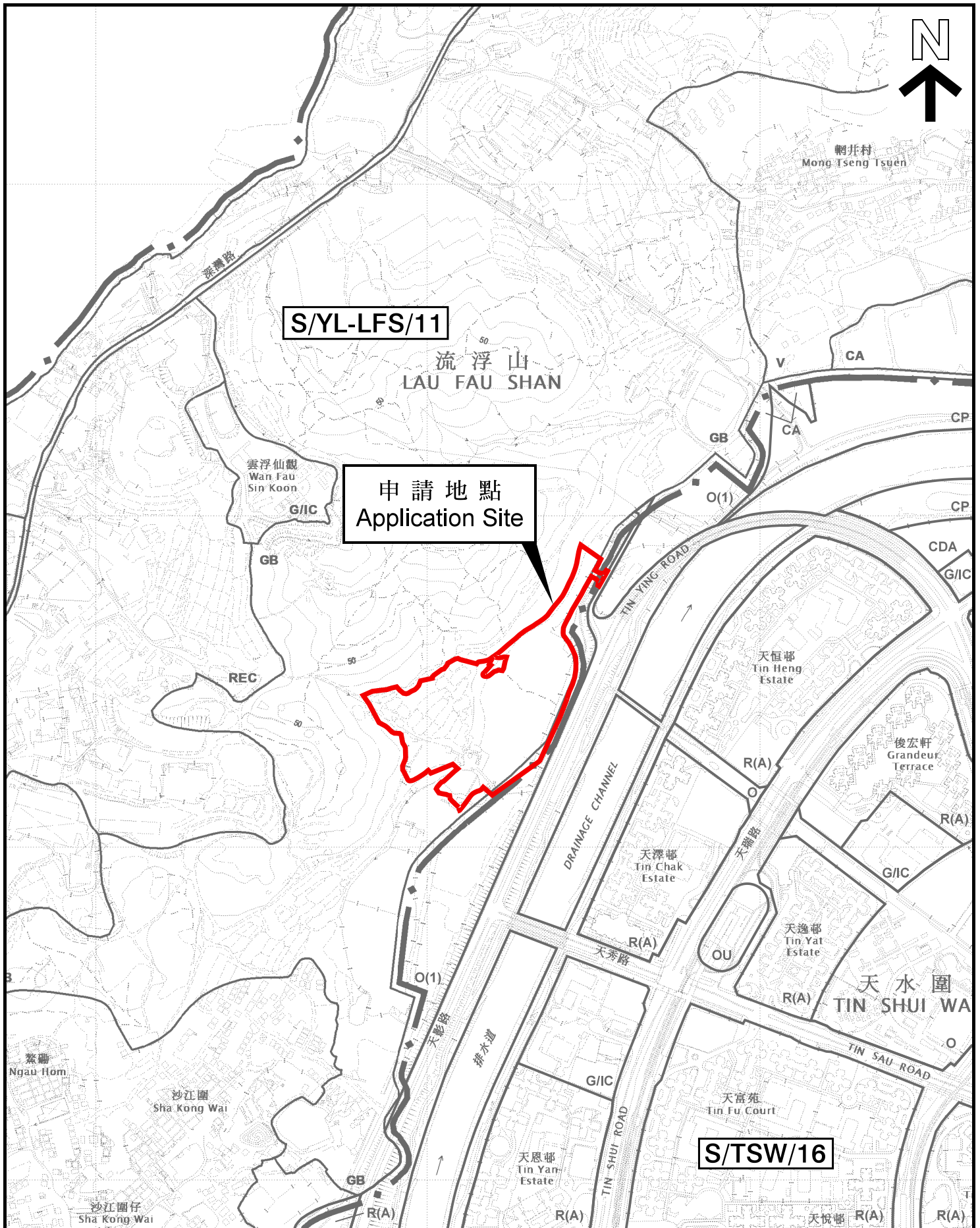
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
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 type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
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 checked="" 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 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"/>
<b><u>Response with Departmental Comment Table 回应部门意见表, replacement page of Traffic Impact Assessment 交通影响评估的替代页</u></b>		
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/11**

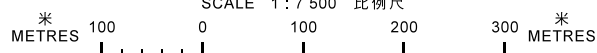
流浮山  
LAU FAU SHAN

申請地點  
Application Site

**S/TSW/16**

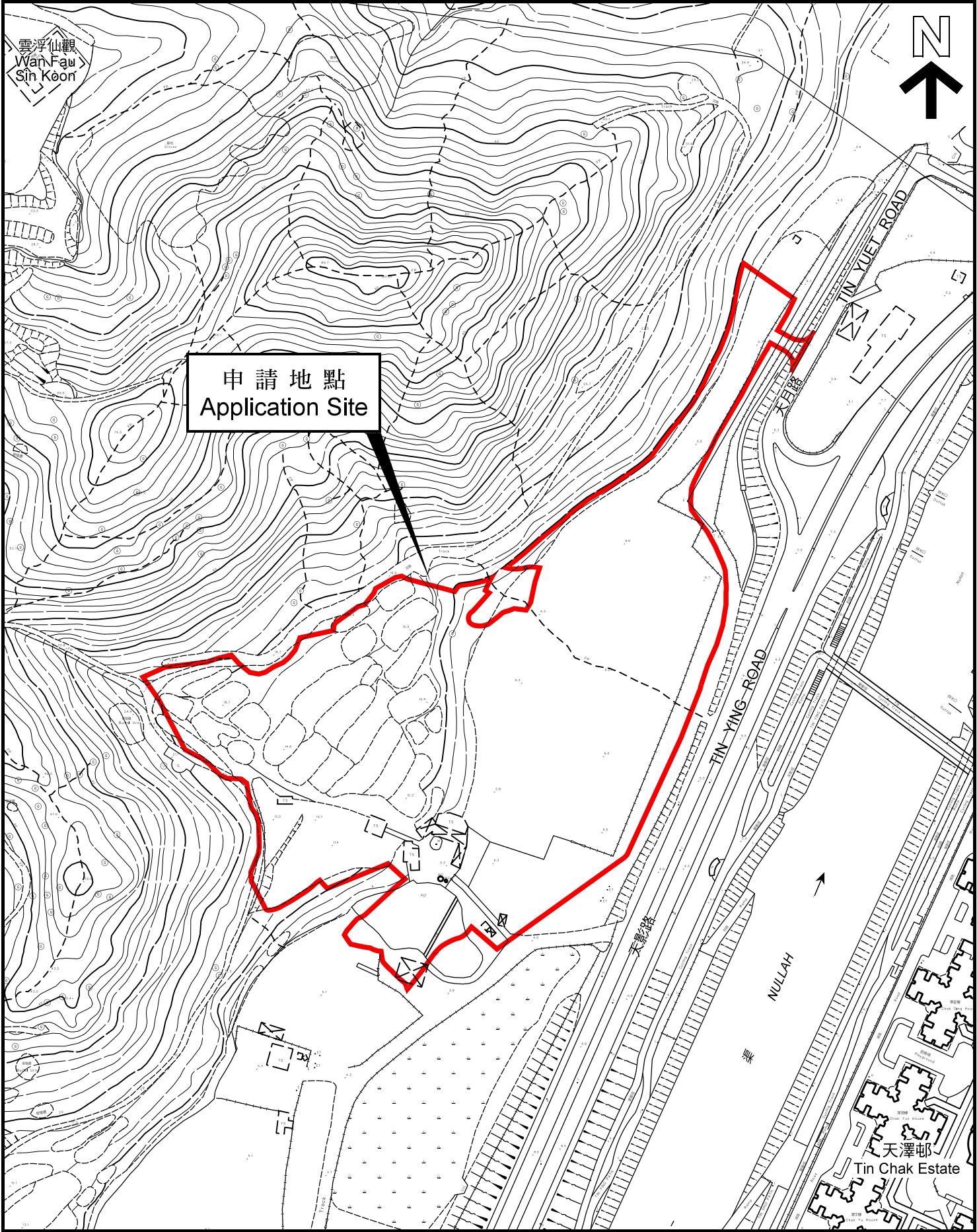
位置圖 LOCATION PLAN

本摘要圖於2022年7月20日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號  
S/YL-LFS/11 及 S/TSW/16  
EXTRACT PLAN PREPARED ON 20.7.2022  
BASED ON OUTLINE ZONING PLANS No.  
S/YL-LFS/11 AND S/TSW/16  
APPROVED ON 12.4.2022



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**



平面圖 SITE PLAN

本摘要圖於2022年7月20日擬備，  
所根據的資料為測量圖編號  
2-SW-22B 及 22D  
EXTRACT PLAN PREPARED ON 20.7.2022  
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**

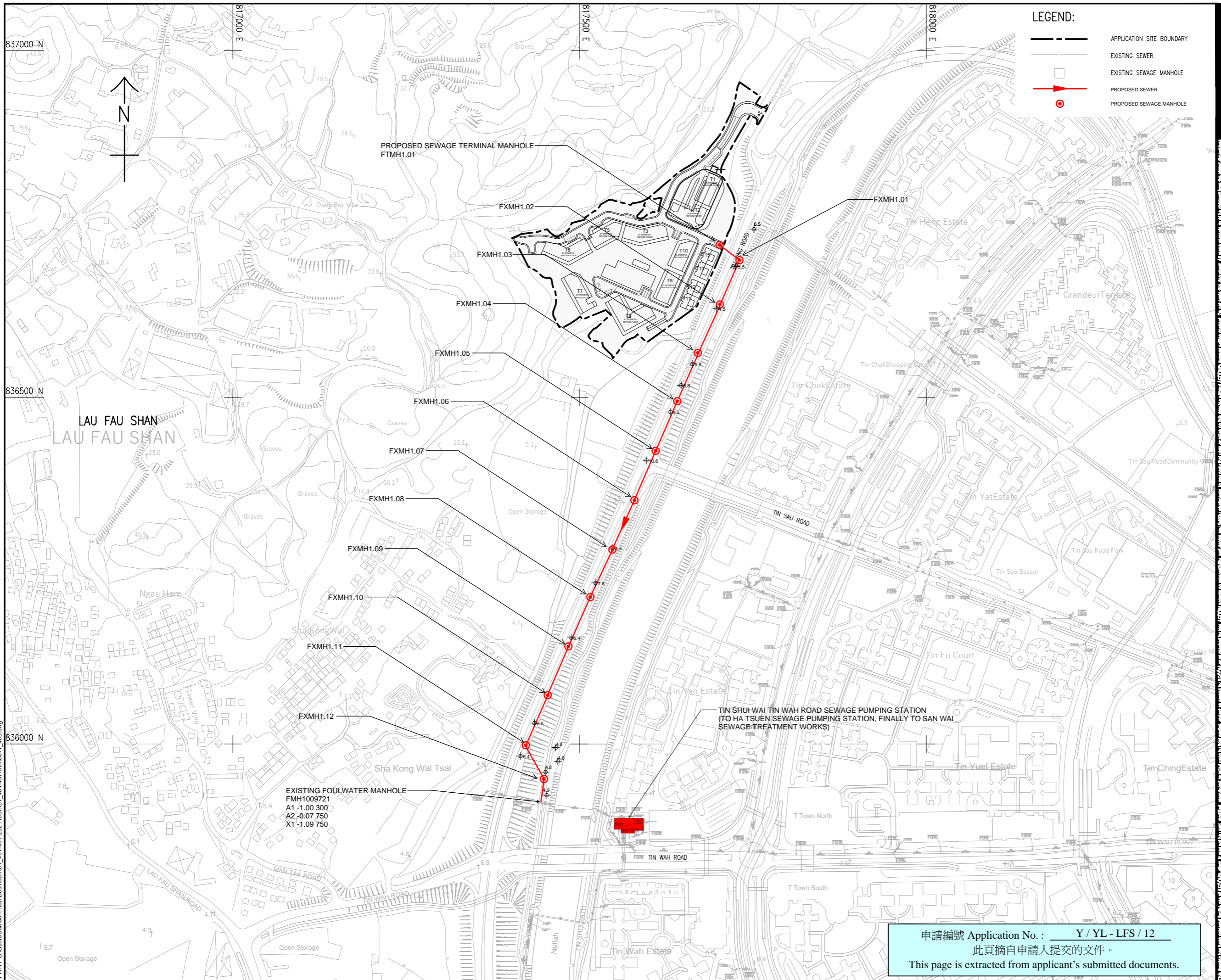
申請人提交進一步資料回應部門意見，並提供經修訂的排污影響評估和環境評估。

The applicant submitted further information in response to departmental comments with revised Sewerage Impact Assessment and Environmental 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.

ISO A1 594mm x 841mm  
 Approved:  
 Checked:  
 Designer:  
 Project Management Initials:



**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.

**SCALE**  
 A1 1:2500

**DIMENSION UNIT**  
 METRES

**KEY PLAN**

**PROJECT NO.**  
 MONG TSENG

**CONTRACT NO.**

**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 written consent of AECOM. AECOM makes no representation, warranty or guarantee as to the accuracy, completeness or reliability of the information contained herein. AECOM shall not be liable for any loss or damage, whether direct or indirect, arising from the use of this drawing.