

**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

Revised broad development parameters in view of
the further information received on 9.12.2022
因应于 2022 年 12 月 9 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/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 12 号余段、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	<p style="text-align: center;"><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 流浮山及尖鼻咀分区计划大纲草图编号 S/YL-LFS/10</p>
	<p style="text-align: center;"><u>Further information received</u> 接获进一步资料 Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分区计划大纲核准图编号 S/YL-LFS/11</p>
Zoning 地带	<p style="text-align: center;"><u>Section 12A application</u> 第 12A 条申请 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙类)」及「住宅(丁类)」</p>
	<p style="text-align: center;"><u>Further information received</u> 接获进一步资料 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙类)」及「住宅(丁类)」</p>
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		595	
	Private Car Parking Spaces 私家车车位		417	
	Motorcycle Parking Spaces 电单车车位		13	
	Bicycle Parking Spaces 单车停泊位		165	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		7	
	Heavy Goods Vehicle Spaces 重型货车车位 Lay-by 停车处		5 2	

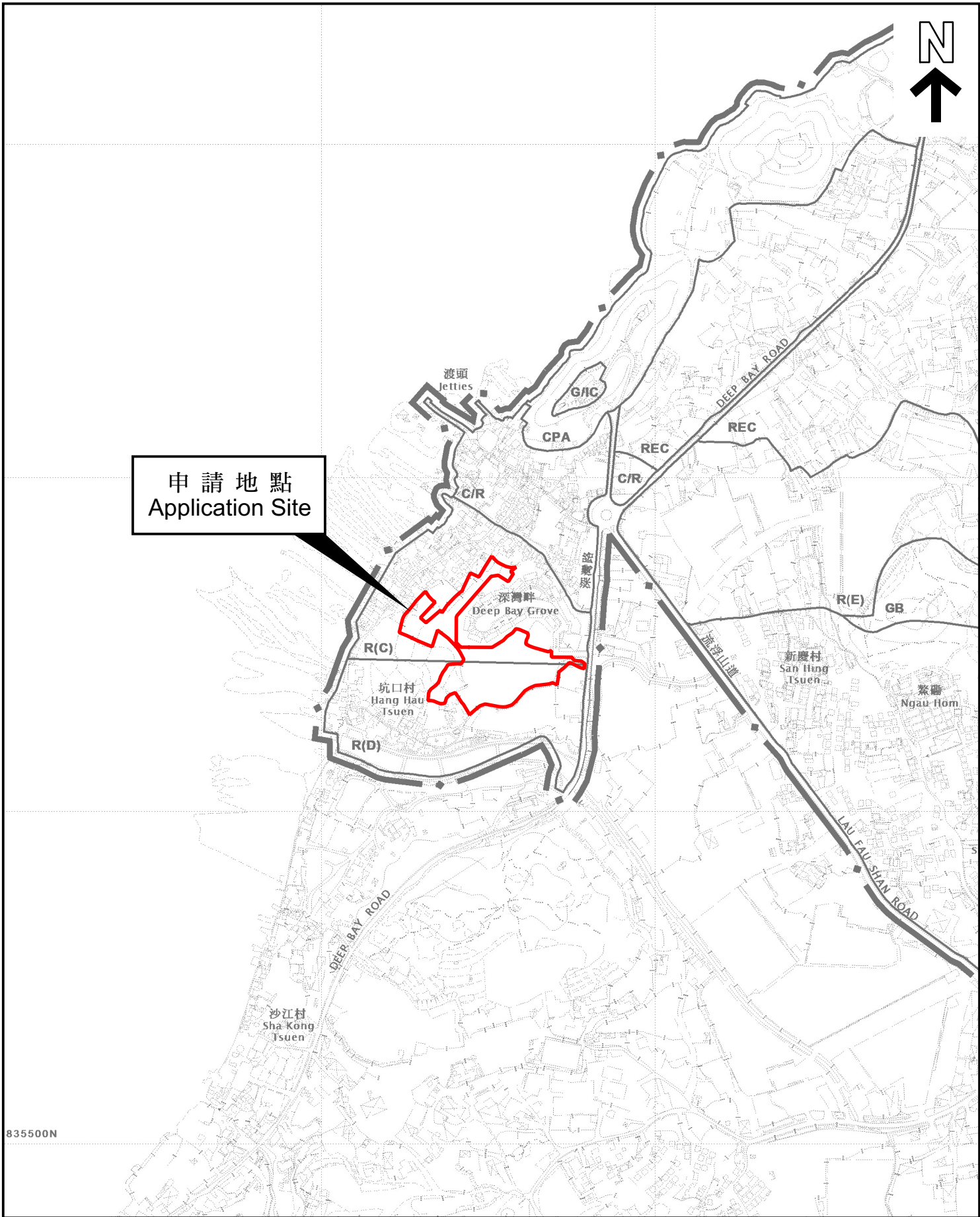
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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>		
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 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>Internal traffic management scheme 内部交通管理计划</u>		
<u>Tree treatment plan 树木处理图</u>		
<u>Tree planting plan 树木种植图</u>		
<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 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 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 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.

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。對於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。



申請地點
Application Site

位置圖 LOCATION PLAN

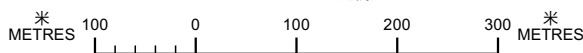
本摘要圖於2022年12月22日擬備，
所根據的資料為於2022年4月12日
核准的分區計劃大綱圖編號 S/YL-LFS/11
EXTRACT PLAN PREPARED ON 22.12.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/11 APPROVED ON 12.4.2022

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

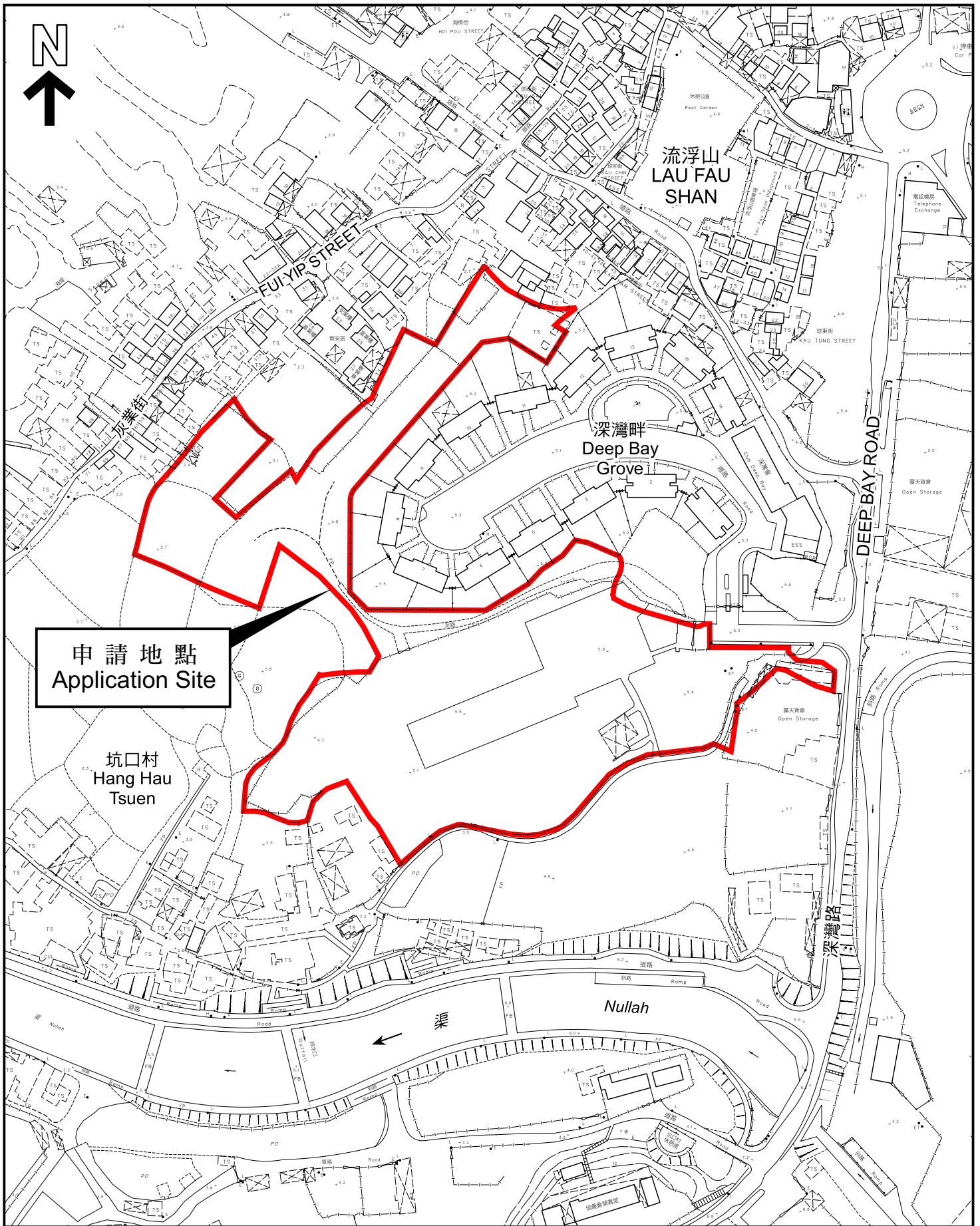
參考編號
REFERENCE No.

Y/YL-LFS/14

SCALE 1 : 7 500 比例尺



835500N



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年12月22日擬備，
所根據的資料為測量圖編號
2-SW-21D
EXTRACT PLAN PREPARED ON 22.12.2022
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

申請編號 Application No. : Y/YL-LFS/14

備註 Remarks

申請人提交進一步資料，以回應渠務署、消防處、規劃署及運輸署的意見，並提交新的內部交通管理計劃，以及經修訂的交通影響評估、園景設計總圖、樹木處理圖和樹木種植圖。

The applicant submitted Further Information in response to comments of Drainage Services Department, Fire Services Department, Planning Department and Transport Department, and submitted a new internal traffic management scheme, as well as revised traffic impact assessment, landscape master plan, tree treatment plan and tree planting plan.

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.

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- Legend**
- The Rezoning Site Boundary
 - Vertical Greening
 - Lawn
 - Shrub
 - Green Roof
 - Bench
 - Children's Play Area
 - Elderly Fitness Court
 - Trellis
 - Swimming Pool
 - Water Feature
 - Footpath
 - New Tree Planting (60 nos.)
 - Transplanted Tree (2 nos.)
 - +4.825 Proposed Level
 - Pedestrian Entrance/Exit
 - Vehicular Entrance/Exit



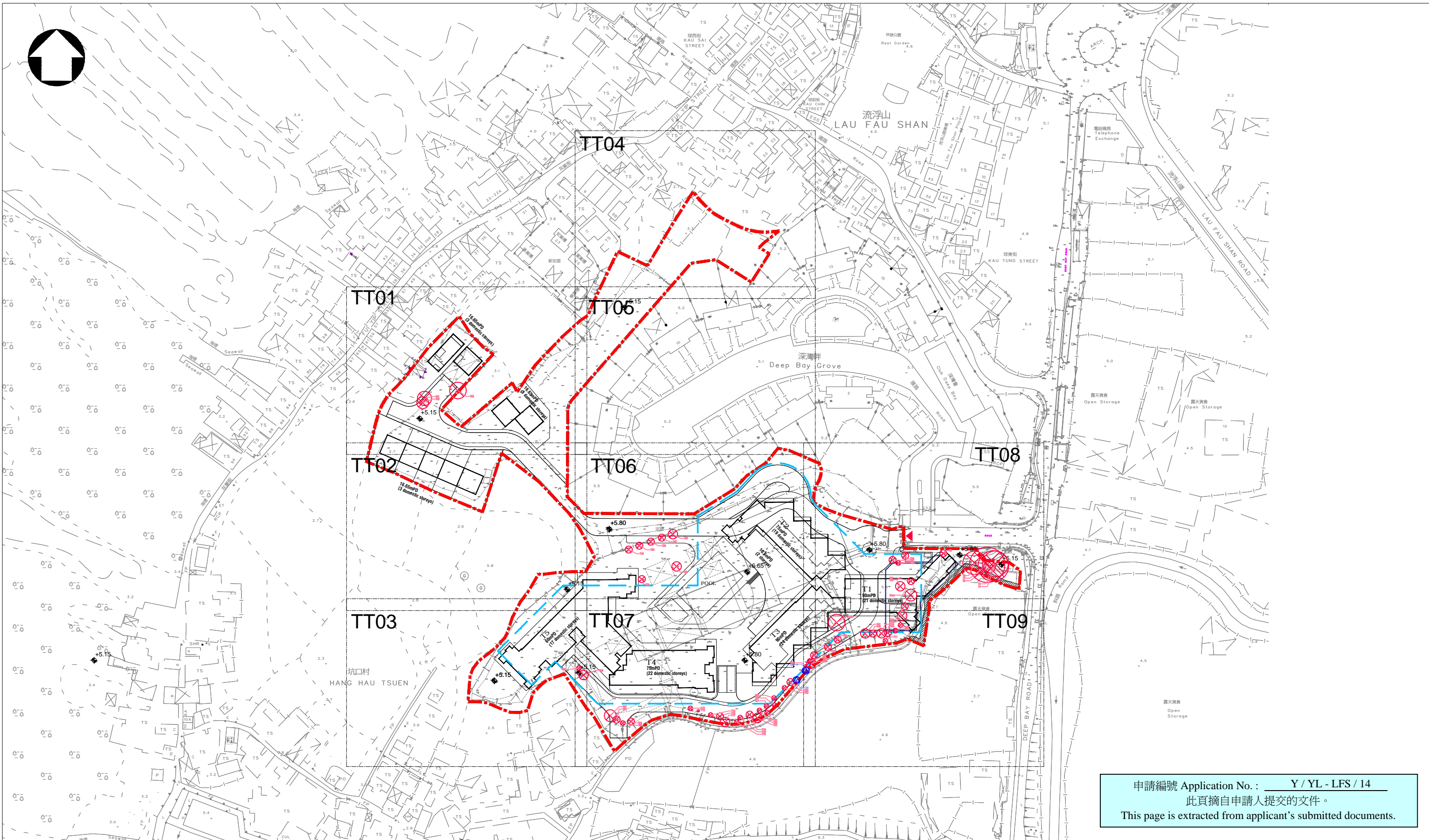
- 1 Tree and shrub planting is designed at the entrance threshold of the site from Deep Bay Road to create a welcoming entrance to the development. Reinstated roadside planting will contribute to the streetscape amenity of Deep Bay Road and the redirected public footpath for access to the adjacent lots.
- 2 Continuous planting area with tree/shrub and vertical greening on fence wall along the development edge provides greenery amenity to the neighbourhoods.
- 3 Water feature highlights the entrance threshold of residential lobby.
- 4 Landscape core at the centre of the development provides key recreational facilities including an outdoor swimming pool for the residents' enjoyment.
- 5 Courtyard garden with leisure lawn and sitting-out area framed by tree and shrub plantings adjacent to the residential blocks provides passive recreational facilities.
- 6 Strolling/jogging trail/landscape path shaded by trees connects the activity areas. A section of shared footpath/EVA is designed with traffic calming measure connecting the landscape core in the centre and the Northern Garden.
- 7 The Northern Garden provides another landscape and recreational focus for the residents' enjoyment comprising trellis and sitting-out area, and various activity zones from the north to the south including children's play area, tai-chi lawn, leisure lawn and elderly fitness court etc..
- 8 Private garden of villas with lawn

The Rezoning Site Area: 20,455m²
 Private Open Space for residents: Total not less than 3,489m²
 (For estimated population of 3,489 people)

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	NOV 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV C

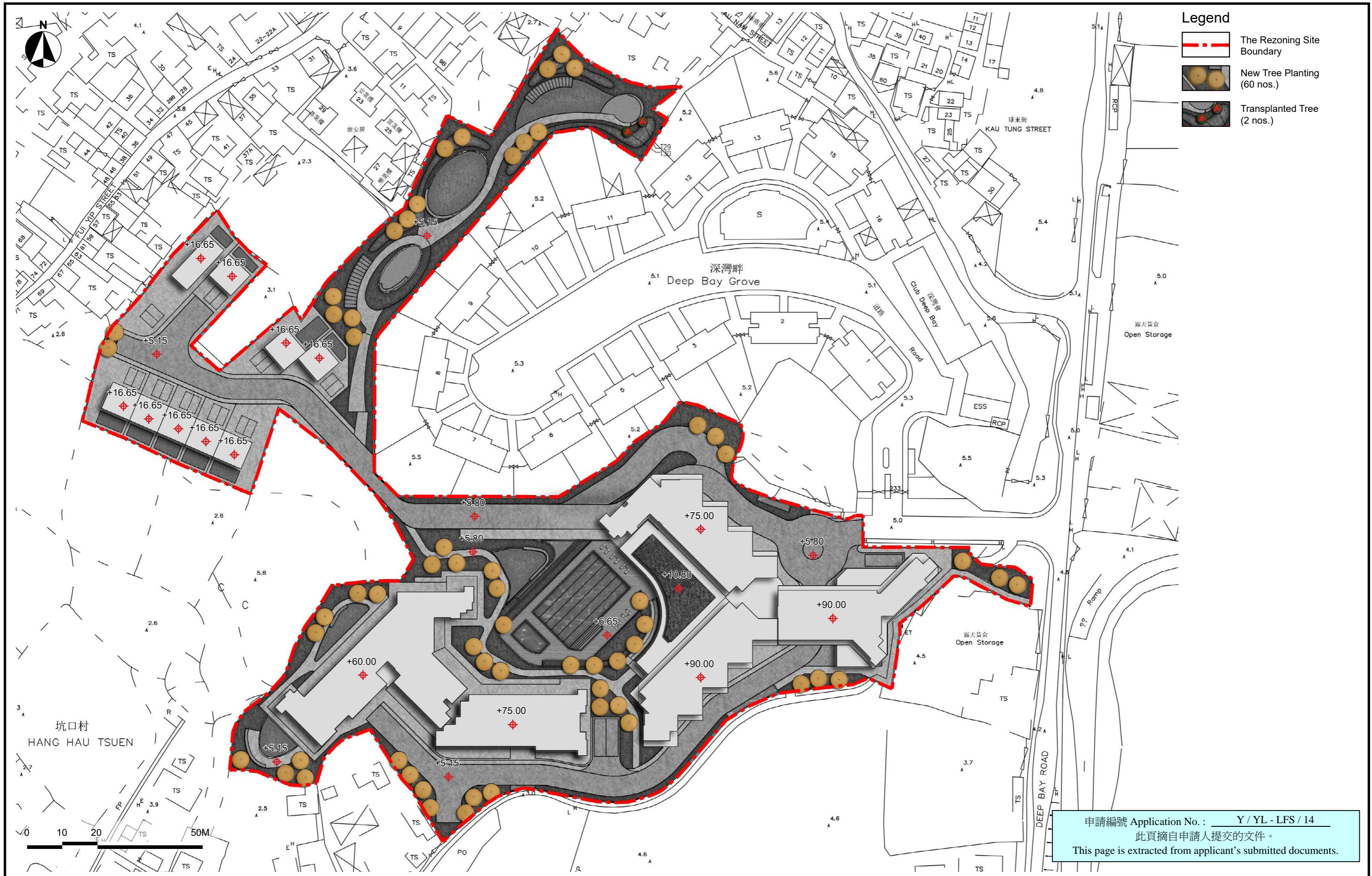
ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHOM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 雅博奧頓國際設計有限公司
 園藝景觀設計、城市規劃及設計、建築師事務所
 香港上環文咸西街十八號廣合銀行大廈十樓
 電話：(八五二) 二一三一八六三零 傳真：(八五二) 二一三一八六零九



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 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

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
B	GENERAL REVISION	CAD	NOV 2022	ELK	CCH	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)	NOV 2022	CADD
							REVISION 校訂	CHECKED 審核
							A B	ELK
							DRAWING NUMBER 圖號	APPROVED 審批
							NWCL13A-TT00	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 八六三零 傳真: (八五二) 二一三一 八六零九		



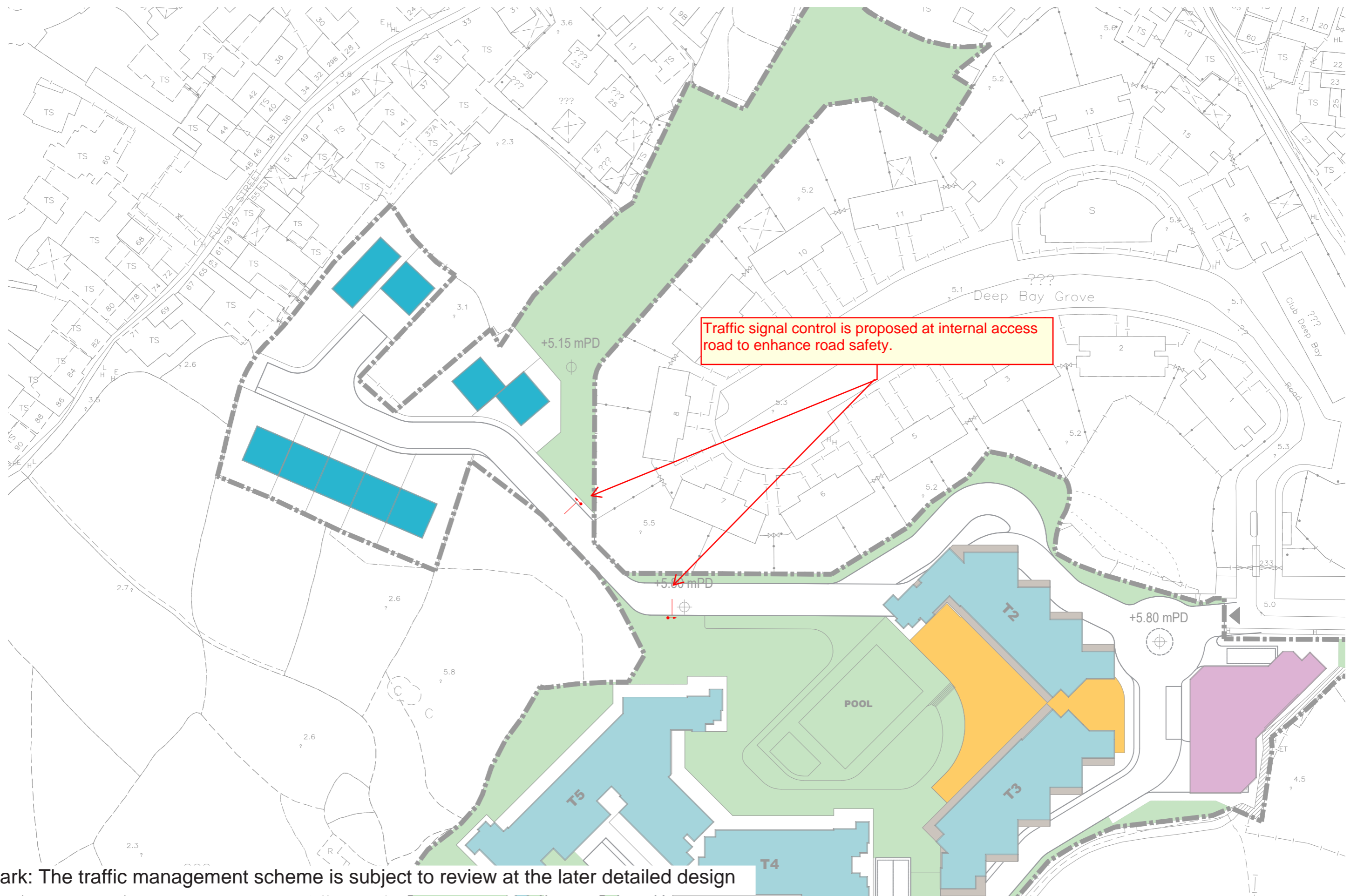


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 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
New Tree Planting Concept

SCALE	AS SHOWN	DATE	NOV 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Appendix V		REV C

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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 TELEPHONE 2131 8630 FACSIMILE 2131 8609
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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



Remark: The traffic management scheme is subject to review at the later detailed design

Schematic Traffic Management Scheme