

**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 29.9.2023
因应於 2023 年 9 月 29 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 12,742 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,435 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 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	"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 B)" on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP), and from "Open Space (1)" 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	2 Social Welfare Facility and Club House (社福设施及会所)		
	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 Club House(1) 会所(1) 2	Storey(s) 层 Storey(s) 层	
	Non-domestic 非住用	-	m 米	
		-	mPD 米(主水平基准上)	
		Social Welfare Facility 1	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		182	
	Motorcycle Parking Spaces 电单车车位		9	
	Bicycle Parking Spaces 单车泊位		112	
	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

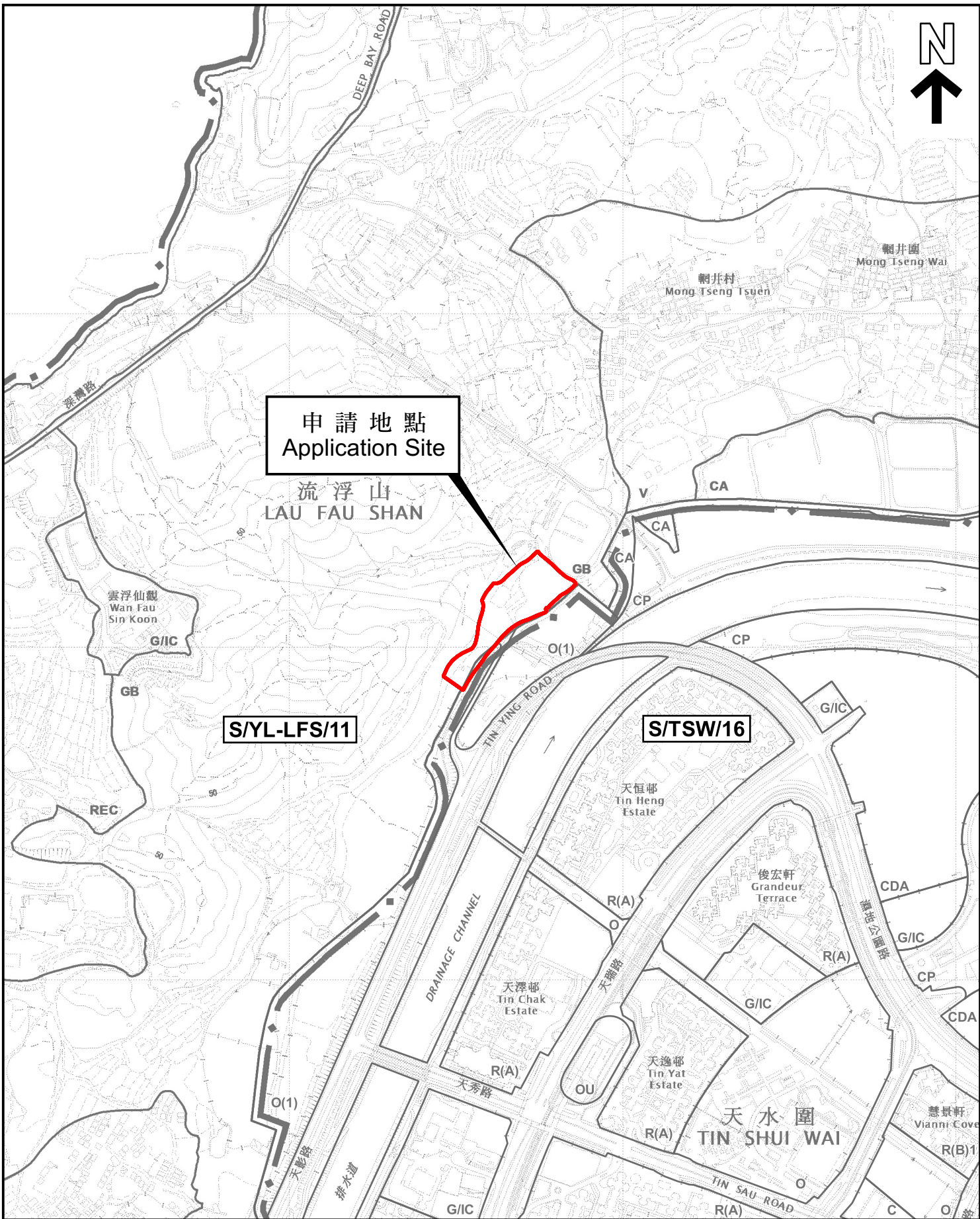
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 checked="" 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 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 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 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 交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual appraisal 视觉评核	<input type="checkbox"/>	<input type="checkbox"/>
Landscape design proposal 园境设计建议	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<u>Indicative development parameters</u>		
<u>只作指示用途发展参数</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。



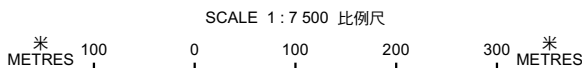
申請地點
Application Site

S/YL-LFS/11

S/TSW/16

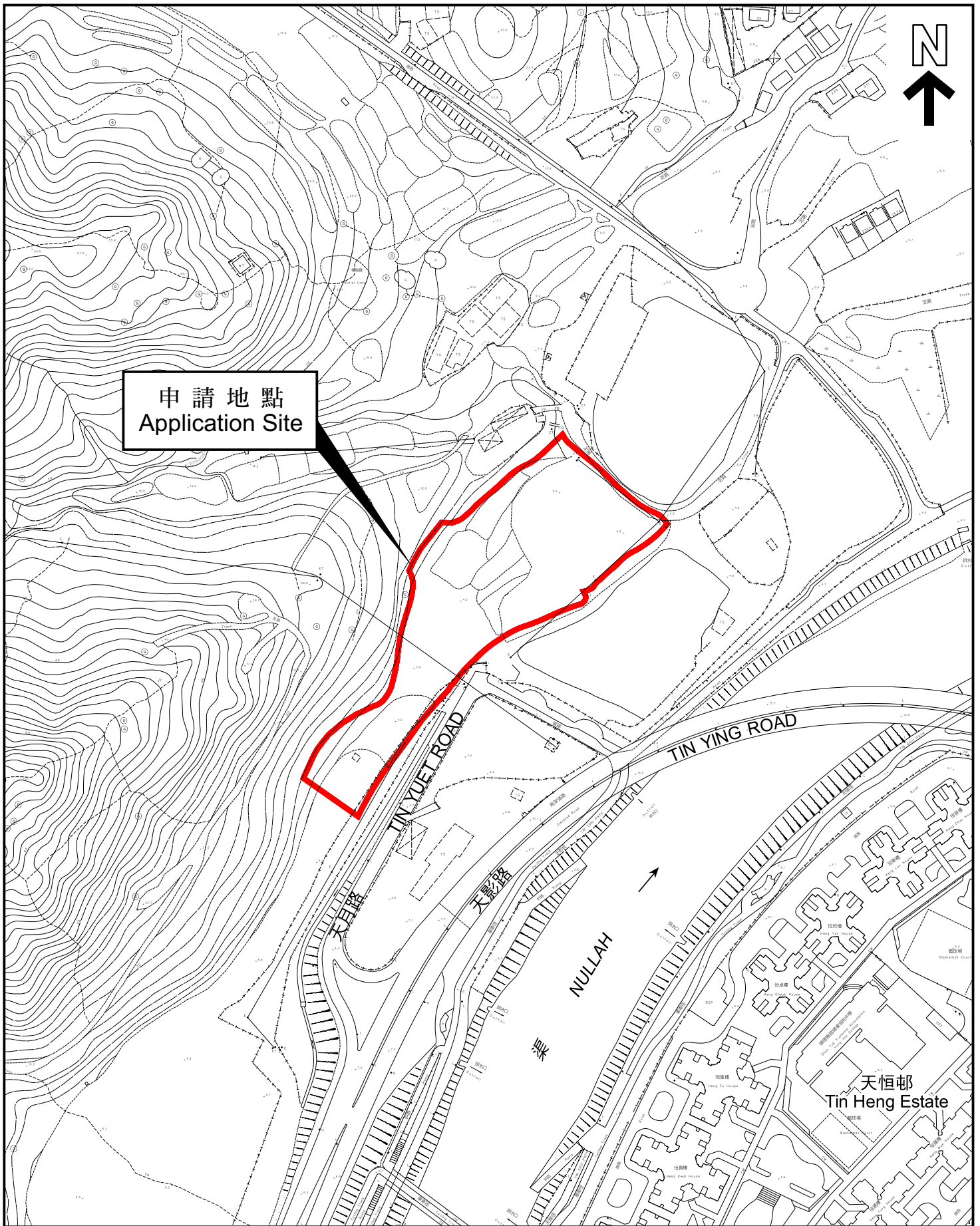
位置圖 LOCATION PLAN

本摘要圖於2023年10月6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 6.10.2023
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/13



平面圖 SITE PLAN

本摘要圖於2023年10月6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 6.10.2023
BASED ON SURVEY SHEETS No.
2-SW-17D, 18C, 22B & 23A

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

申請編號 Application No. : Y/YL-LFS/13

備註 Remarks

申請人提交進一步資料,包括經修訂的交通影響評估、園境設計建議、總綱發展藍圖、平面圖、截視圖及只作指示用途發展參數。

The applicant submitted further information with revised Traffic Impact Assessment, Landscape Design Proposal, Master Layout Plan, Floor Plan, Section Plans and indicative development parameters.

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。

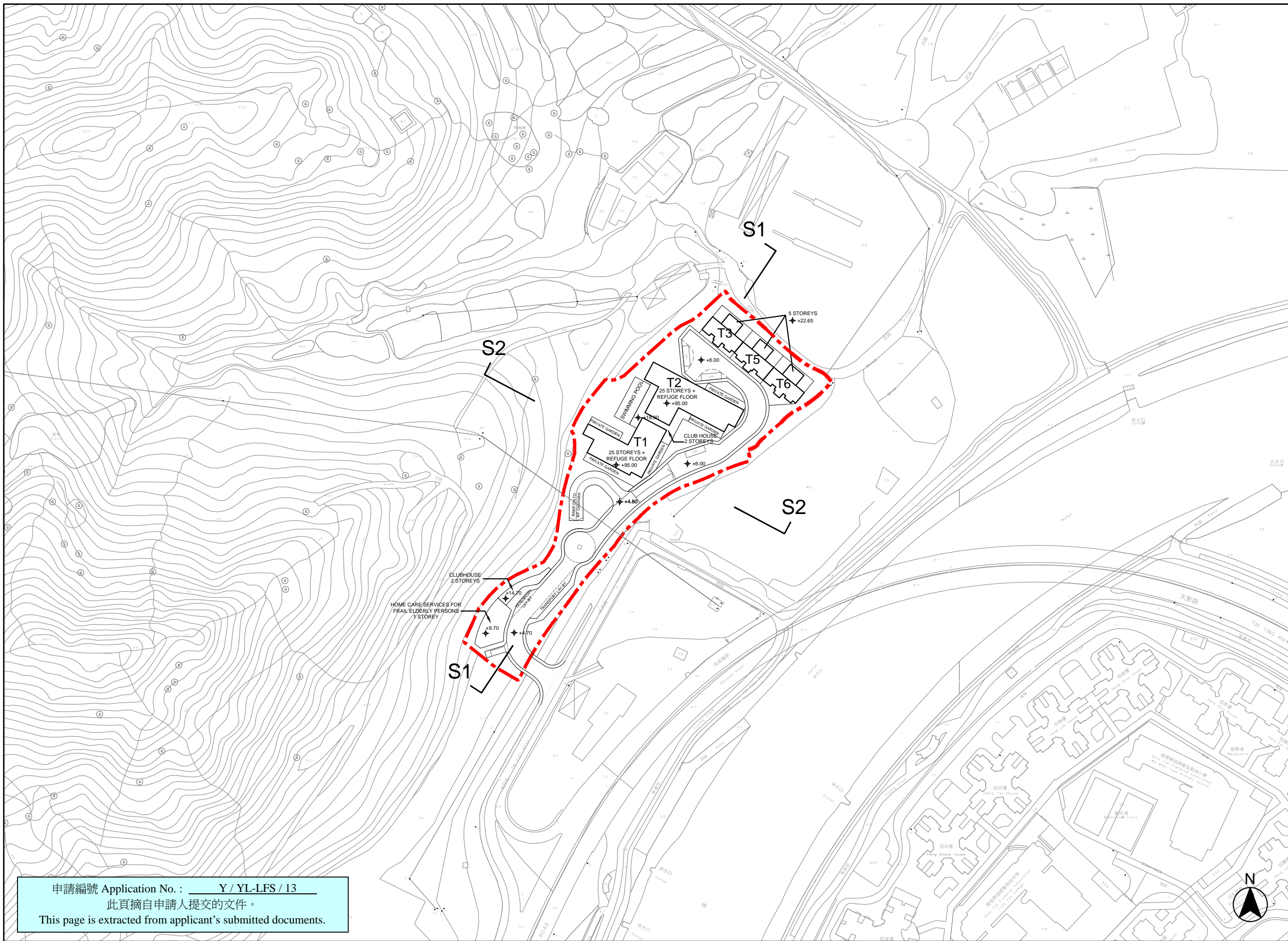
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Indicative Development Schedule

Development Parameters	Application Site
Application Site Area (m ²) (about)	12,742
Development Site Area (m ²) (about) ⁽¹⁾	12,742
Domestic Accommodation	
Domestic Plot Ratio	3
Domestic GFA (m ²) (about)	38,226
No. of Residential Blocks	5
No. of Units	840
Average Flat Size (m ²) (about)	45.5
Maximum Building Height (to the main roof)	Not more than 95mPD
No. of Domestic Storeys ^{(2) (3)}	5 - 25
Maximum Site Coverage (above ground)	
Below 15m(H)	<100%
Above 15m(H)	<30%
Anticipated Population ⁽⁴⁾	2,352
Private Open Space and Private Recreational Facilities	
Private Open Space Provision (m ²) ⁽⁵⁾	2,352
Clubhouse Facilities	
GFA (m ²) (about) ⁽⁶⁾	1720
No. of Blocks	2
No. of Storeys	2
G/IC Facility	
Home Care Services for Frail Elderly Persons (2-team size non-kitchen based) (GFA)	About 312.4m ² ⁽⁷⁾
No. of storeys	1
Shared parking and loading and unloading bay for private light bus	1

Remarks:

- (1) Exclude a part of the Application Site for vehicular access of about 235m².
- (2) Include Garden Units on G/F.
- (3) Exclude basement, E&M floor, transfer plates and refuge floor.
- (4) The anticipated population is based on an assumption of 2.8 occupants per unit, according to the average household size in Yuen Long District Council District from Census and Statistics Department in 2020.
- (5) Not less than 1m² per person according to Hong Kong Planning Standards and Guidelines (HKPSG).
- (6) Exempted from plot ratio calculation, the provision of the clubhouse GFA will be provided in accordance with the sliding scale under PNAP APP-104.
- (7) Equivalent to a NOFA of about 142m² as required by the Social Welfare Department, disregarded from GFA / PR calculations.



B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE

NOTE:
 DETAIL DESIGN INCLUDING
 BARRIER FREE ACCESS,
 F.S. REQUIREMENT,
 STRUCTURAL REQUIREMENT,
 ETC. TO BE DETERMINED
 IN GBP STAGE.

ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

THE COPYRIGHT IN THIS DRAWING IS RETAINED BY ARCHI+ WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION IN WHOLE OR IN PART CAN BE MADE. DO NOT SCALE DRAWING. ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED.

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 (GROUND B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 INDICATIVE
 MASTER LAYOUT PLAN

DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P3-A-01	

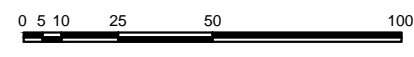
申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

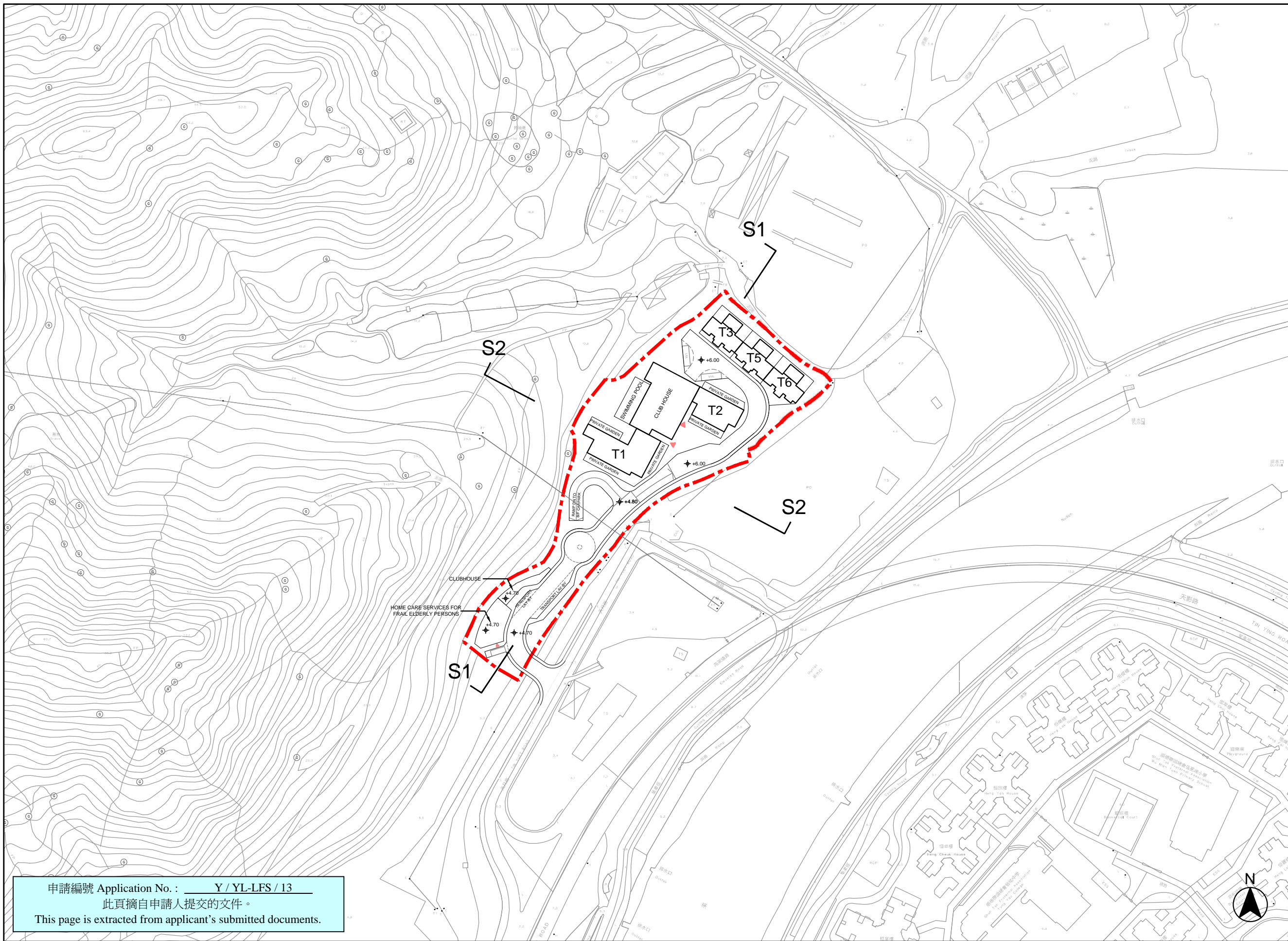
LEGEND

--- APPLICATION SITE BOUNDARY

[LUL] LOADING / UNLOADING BAY

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.
 3. "Commercial Uses" include 'Eating Place' and 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.





B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE

NOTE:
 DETAIL DESIGN INCLUDING
 BARRIER FREE ACCESS,
 F. S. REQUIREMENT,
 STRUCTURAL REQUIREMENT,
 ETC. TO BE DETERMINED
 IN GBP STAGE.

ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

THE COPYRIGHT IN THIS DRAWING IS RETAINED BY ARCHI+ WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION IN WHOLE OR IN PART CAN BE MADE. DO NOT SCALE DRAWING. ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED.

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 AND TO "RESIDENTIAL (GROUND B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 INDICATIVE
 GROUND FLOOR PLAN

DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P3-A-02	

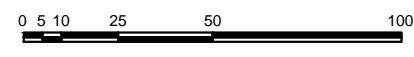
申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND

--- APPLICATION SITE BOUNDARY

[LUL] LOADING / UNLOADING BAY

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.
 3. "Commercial Uses" include 'Eating Place' and 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.



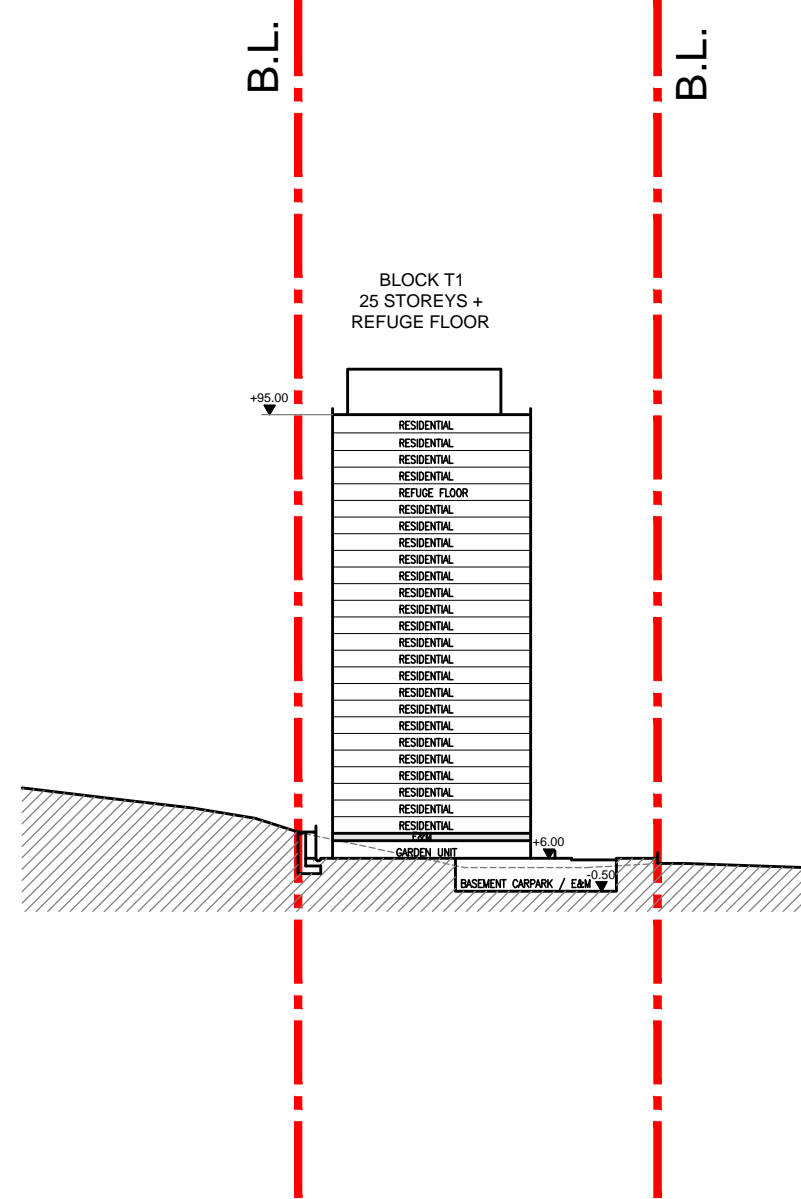
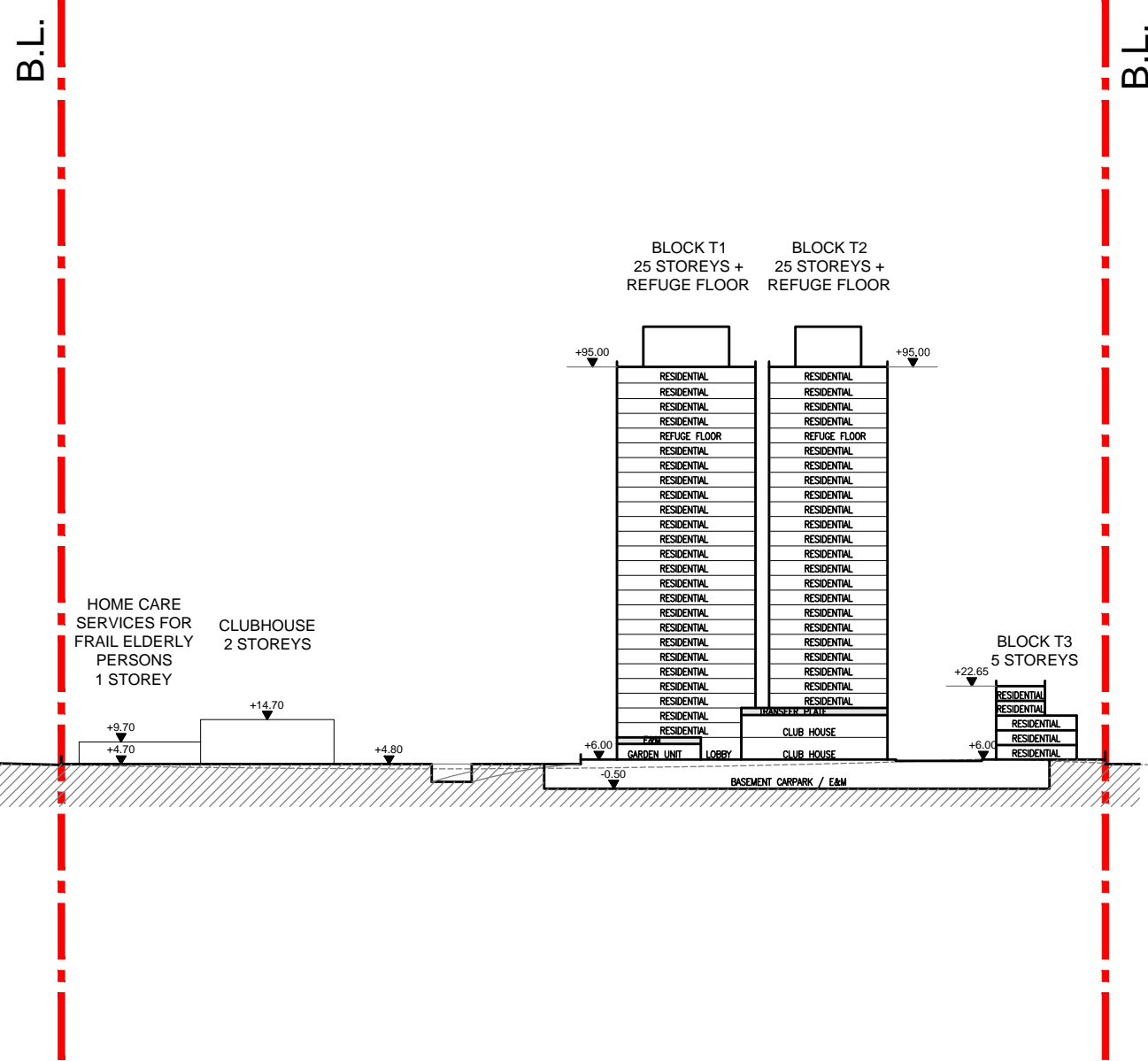
B.D. REF. :

F.S.D. REF. :

REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:
DETAIL DESIGN INCLUDING
BARRIER FREE ACCESS,
F.S. REQUIREMENT,
STRUCTURAL REQUIREMENT,
ETC. TO BE DETERMINED
IN GBP STAGE.



申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SCHEMATIC SECTION S1

SCHEMATIC SECTION S2

LEGEND
 - - - - - APPLICATION SITE BOUNDARY

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.
 3. "Commercial Uses" include 'Eating Place' and 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.

ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

THE COPYRIGHT IN THIS DRAWING IS RETAINED BY ARCHI+ WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION IN WHOLE OR IN PART CAN BE MADE. DO NOT SCALE DRAWING. ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED.

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 (GROUND B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

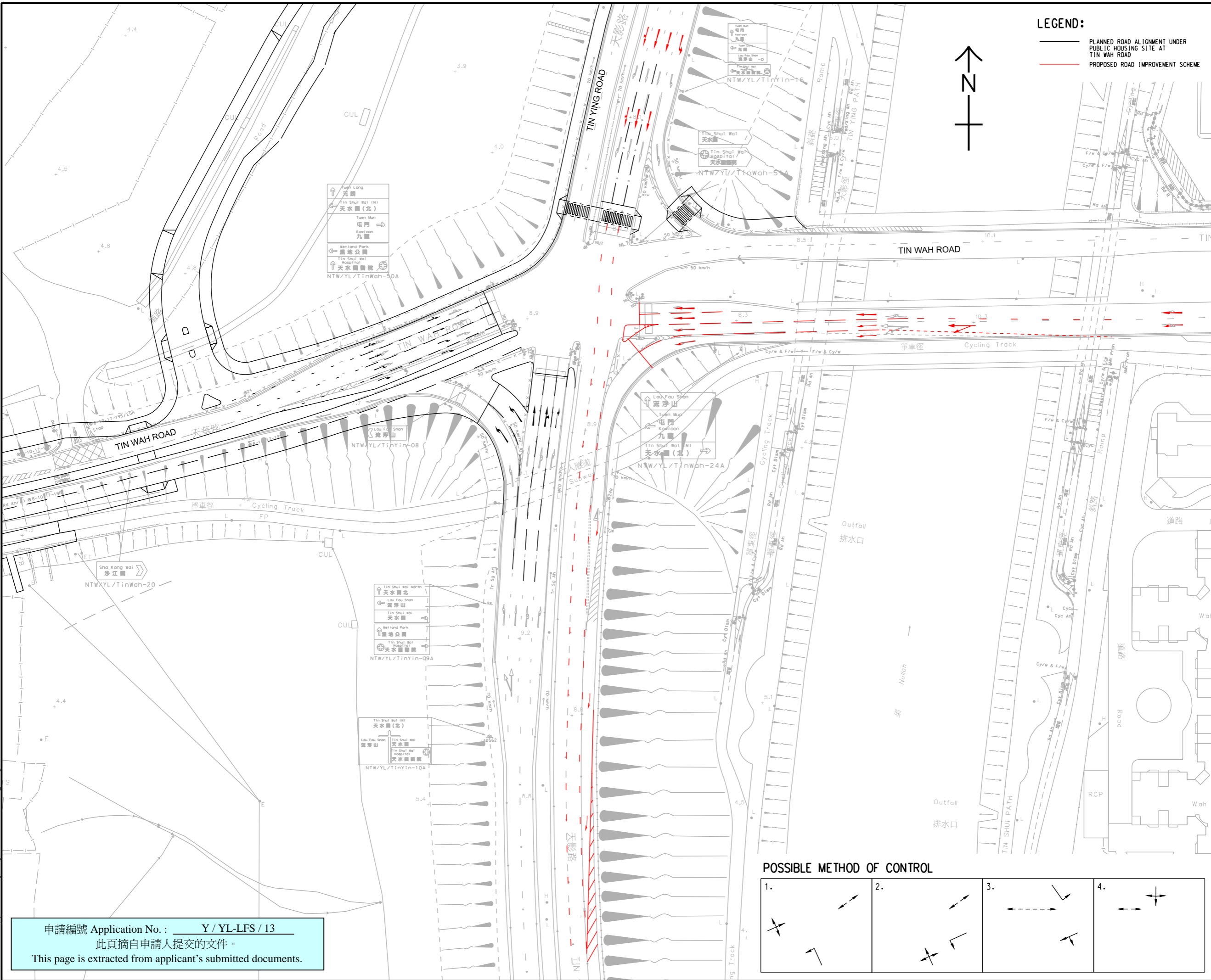
DRAWING TITLE :
 SCHEMATIC SECTION S1 & S2

DATE : APR 2021 PAPER SIZE : A3

SCALE : 1:1500 DRAWN : AIL

PROJECT NO. : 1108

DWG. NO. : 1108-S16-P3-S-01



LEGEND:
 — PLANNED ROAD ALIGNMENT UNDER PUBLIC HOUSING SITE AT TIN WAH ROAD
 — PROPOSED ROAD IMPROVEMENT SCHEME



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 B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" ZONE AT VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

CLIENT

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS
 分列工程顧問公司

ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.

STATUS

SCALE **DIMENSION UNIT**
 A3 1: 1000 METRES

KEY PLAN

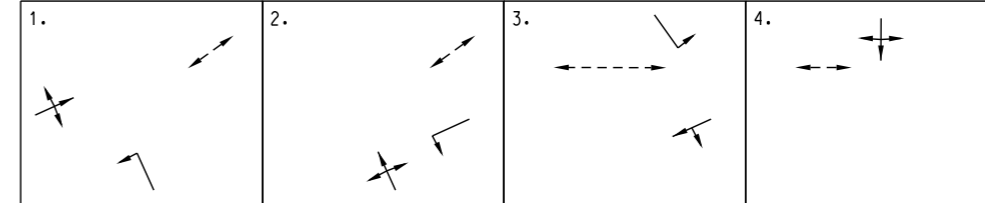
PROJECT NO. **CONTRACT NO.**

SHEET TITLE
 POSSIBLE SCHEMATIC LAYOUT FOR JUNCTION OF TIN WAH ROAD / TIN YING ROAD (J1)

SHEET NUMBER
 P2_FIGURE 4.6

申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

POSSIBLE METHOD OF CONTROL



This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, for any part that is less or relies on this drawing without AECOM's express written consent. All measurements must be obtained from the stated dimensions.

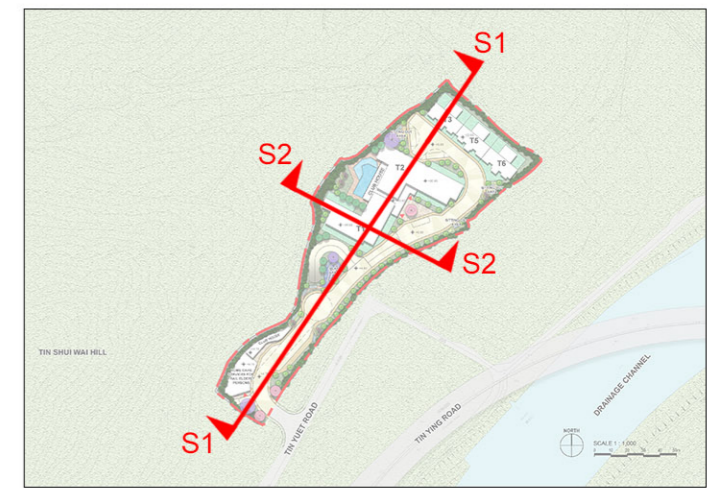


LEGEND		
	APPLICATION SITE BOUNDARY	
	PROPOSED BUFFER PLANTING	CONTRIBUTING TO 74 NOS. HEAVY STANDARD TREES
	PROPOSED NEW TREES	
	FEATURE PAVING	
	OUTDOOR SEATING	
	SHRUBS & GROUNDCOVER	
	LAWN AREA	
	PRIVATE GARDEN	
	PROPOSED PAVING	
	TIMBER DECK	

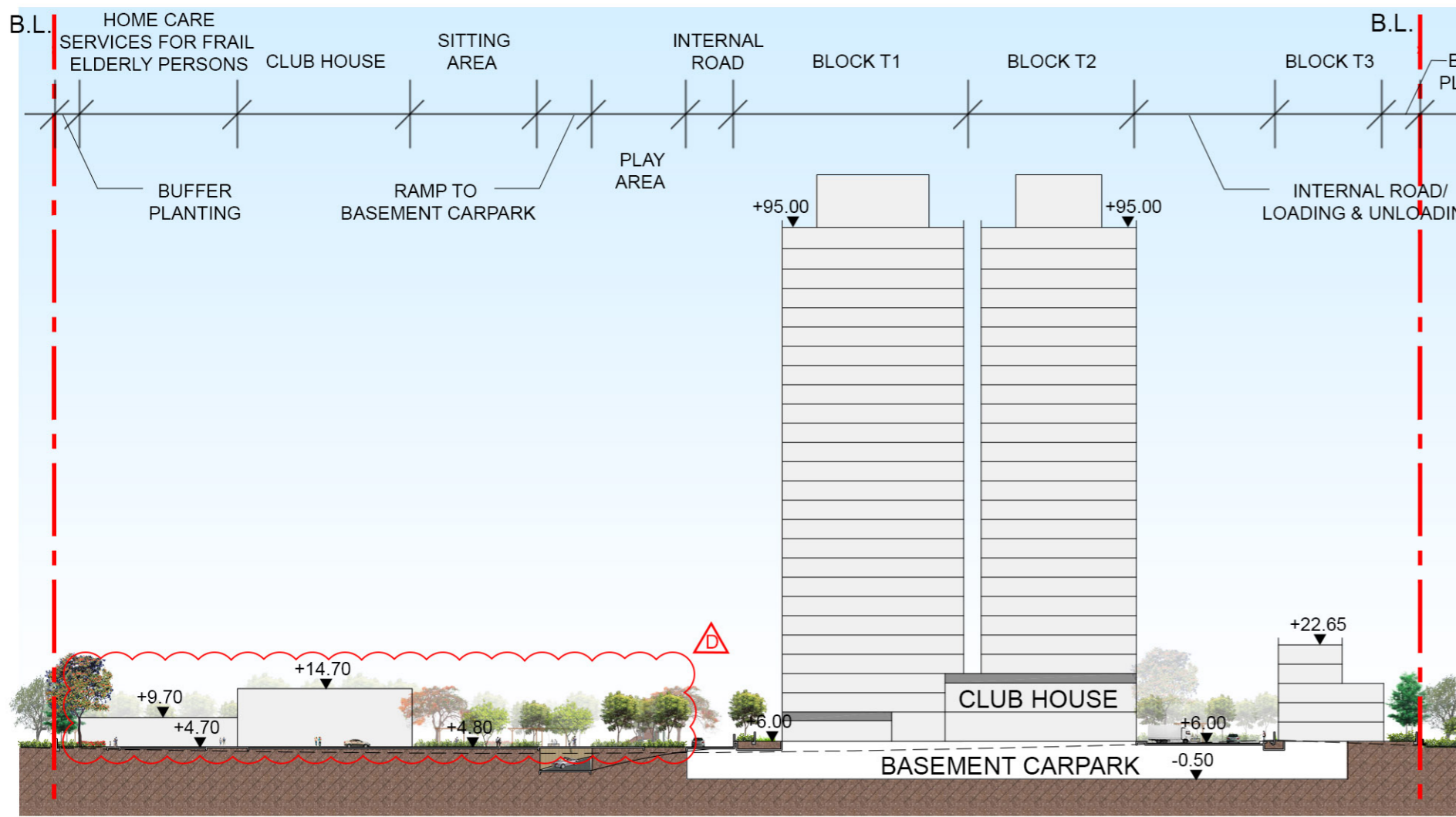
TIN SHUI WAI HILL



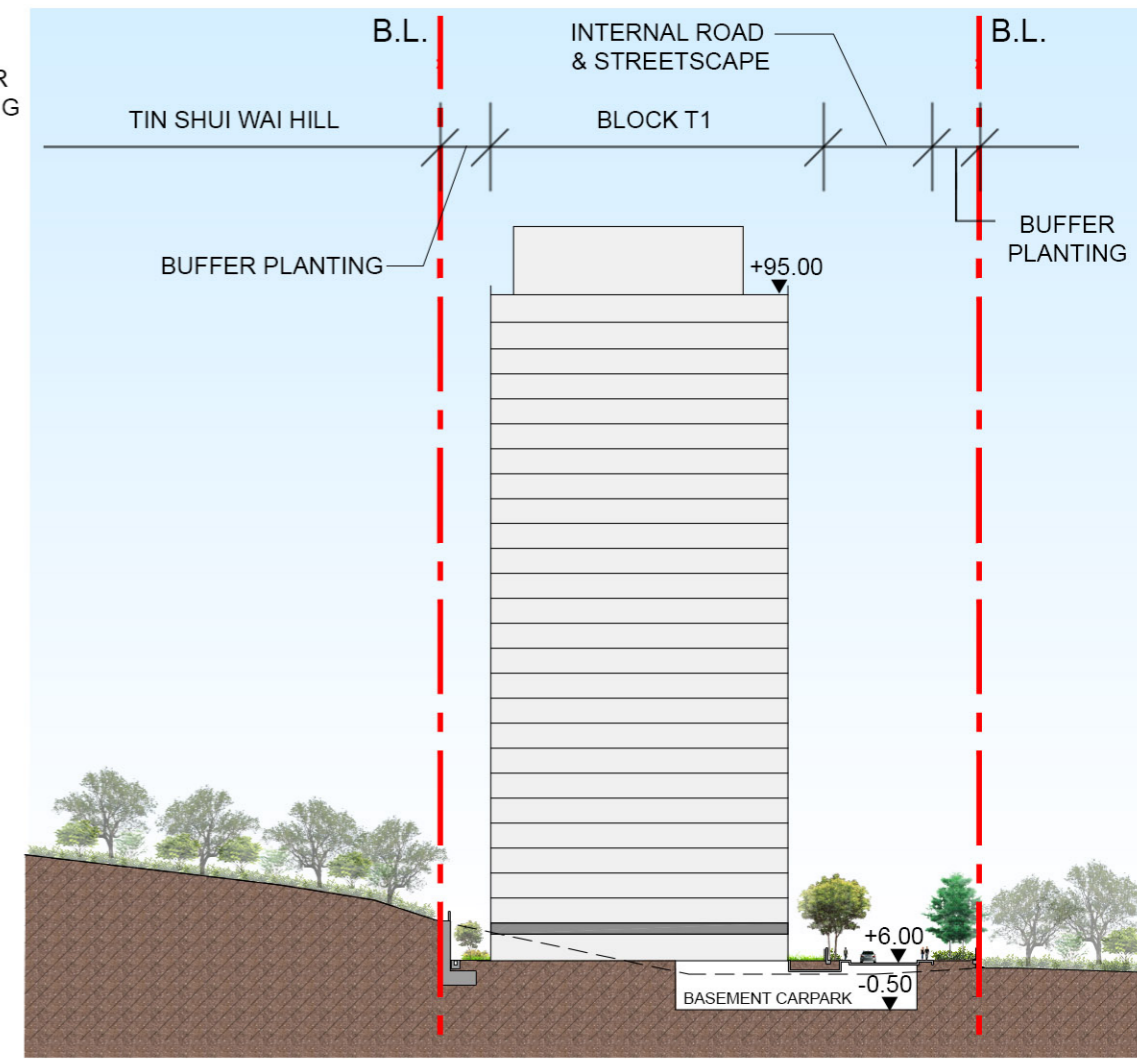
申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



KEY PLAN



SECTION S1



SECTION S2

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

SCALE 1 : 1,000



LEGEND

- APPLICATION SITE BOUNDARY
- PRIVATE OPEN SPACE FOR THE EXCLUSIVE USE OF THE ESTATE = NOT LESS THAN 2,352 SQM



TIN SHUI WAI HILL

TIN YUET ROAD

TIN YING ROAD

DRAINAGE CHANNEL



申請編號 Application No. : Y / YL-LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

