

**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 6.9.2024
因应于 2024 年 9 月 6 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	<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 流浮山及尖鼻咀分区计划大纲草图编号 S/YL-LFS/10
	<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 流浮山及尖鼻咀分区计划大纲核准图编号 S/YL-LFS/11
Zoning 地带	<u>Section 12A application 第 12A 条申请</u> "Residential (Group C)" and "Residential (Group D)" 「住宅(丙类)」及「住宅(丁类)」
	<u>Further information received 接获进一步资料</u> "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 - 26	Storey(s) 层
		3	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)
		25	Storey(s) 层
		3	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	5
	Lay-by (11m x 3.5m) 停车处 (11m x 3.5m)	1
	Lay-by (5m x 2.5m) 停车处 (5m x 2.5m)	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>		
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 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 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 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 type="checkbox"/>

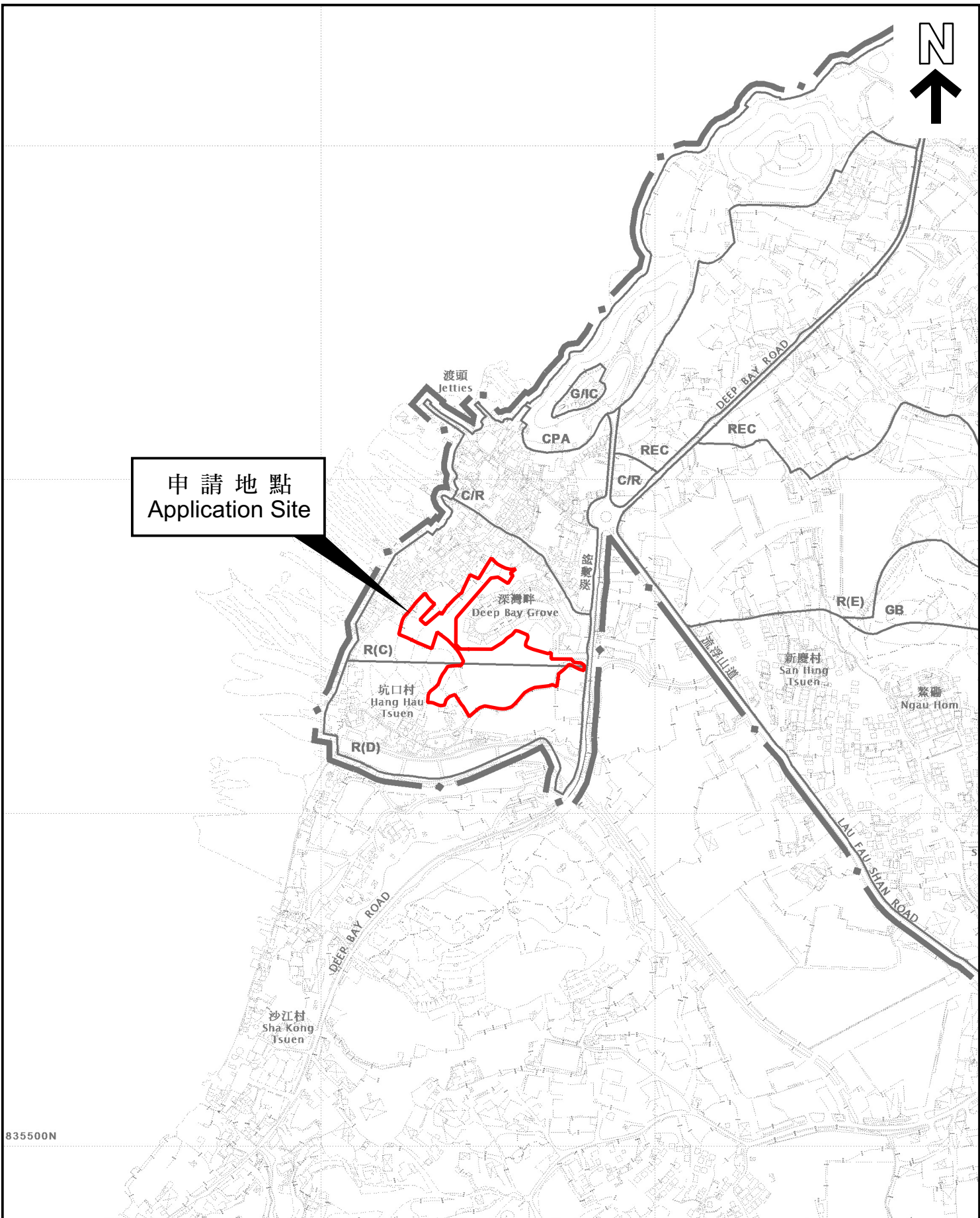
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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。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

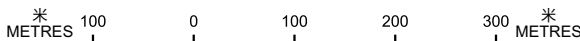


835500N

本摘要圖於2024年9月16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 16.9.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/11 APPROVED ON 12.4.2022

位置圖 LOCATION PLAN

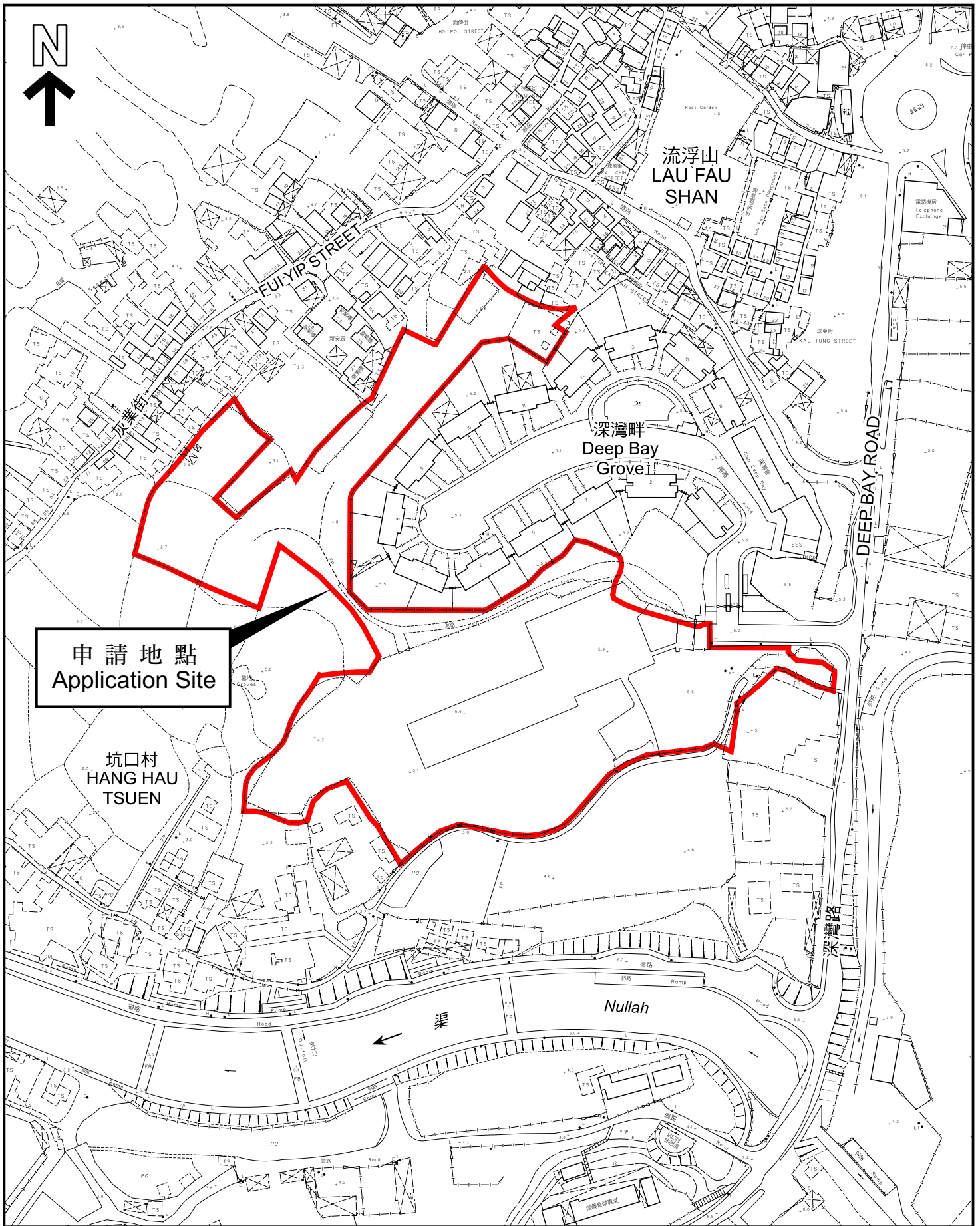
SCALE 1:7 500 比例尺



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

坑口村
HANG HAU
TSUEN

流浮山
LAU FAU
SHAN

深灣畔
Deep Bay
Grove

渠
Nullah

DEEP BAY ROAD

深灣村路

本摘要圖於2024年9月16日擬備，
所根據的資料為測量圖編號
2-SW-21D
EXTRACT PLAN PREPARED ON 16.9.2024
BASED ON SURVEY SHEET No.
2-SW-21D

平面圖 SITE PLAN

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

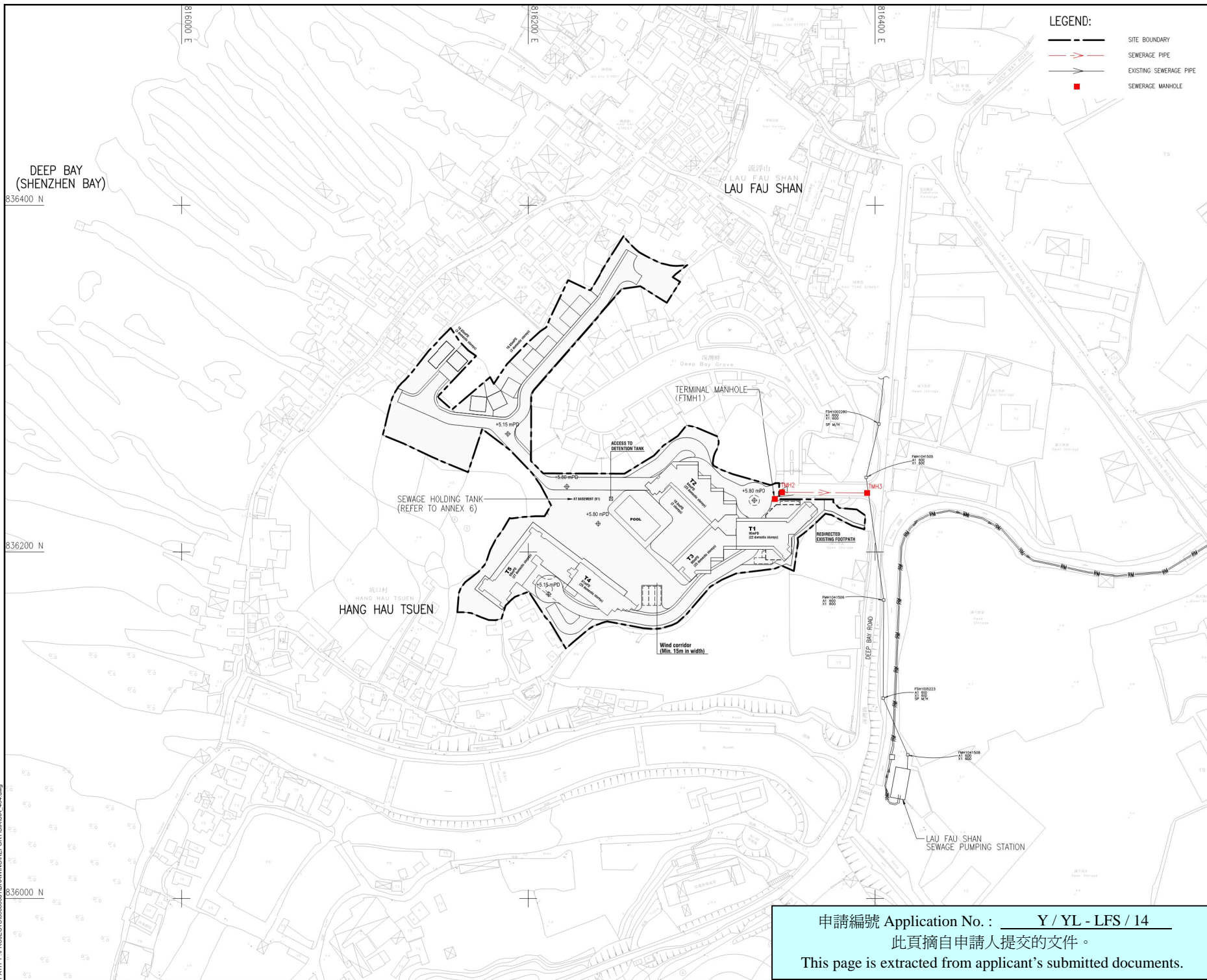
申請編號 Application No. : Y/YL-LFS/14

備註 Remarks

申請人提交進一步資料，以回應部門意見，並附上經修訂的排污影響評估、環境評估的替換頁、經修訂的園境設計總圖、經修訂的視覺影響評估。

The applicant submitted Further Information in response to departmental comments, and enclosed revised sewerage impact assessment, as well as replacement pages of environmental assessment, revised landscape master plan and revised visual 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.



LEGEND:

- SITE BOUNDARY
- SEWERAGE PIPE
- EXISTING SEWERAGE PIPE
- SEWERAGE MANHOLE

AECOM

PROJECT
 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. 128, AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

CLIENT
 [Redacted]

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS
 [Redacted]

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
 A3 1 : 2000

DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 6066681

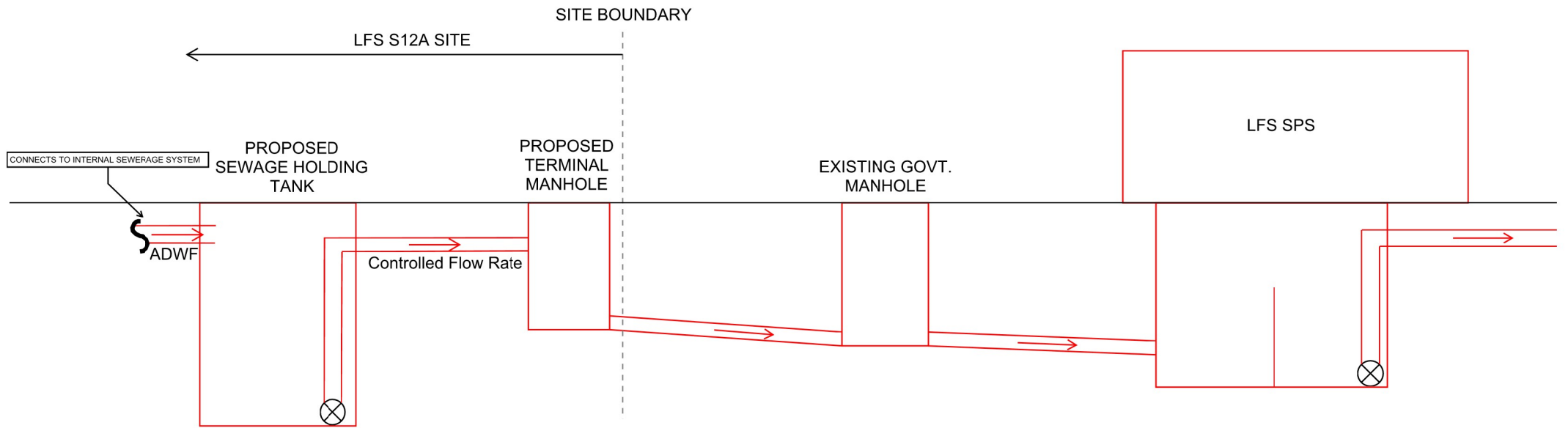
AGREEMENT NO.
 [Redacted]

SHEET TITLE
 PROPOSED SEWERAGE LAYOUT PLAN

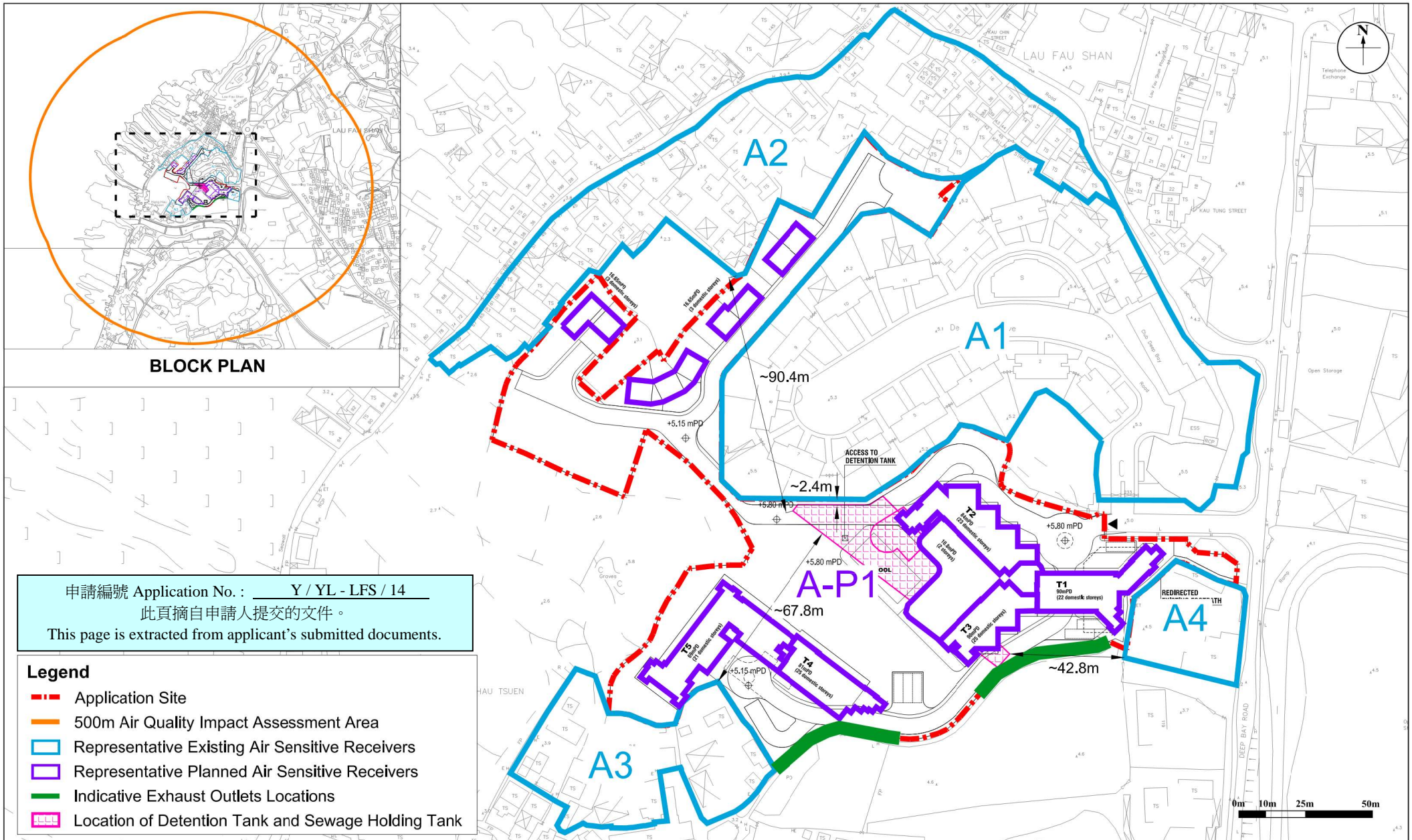
SHEET NUMBER
 6066681/SIA/FIGURE 4

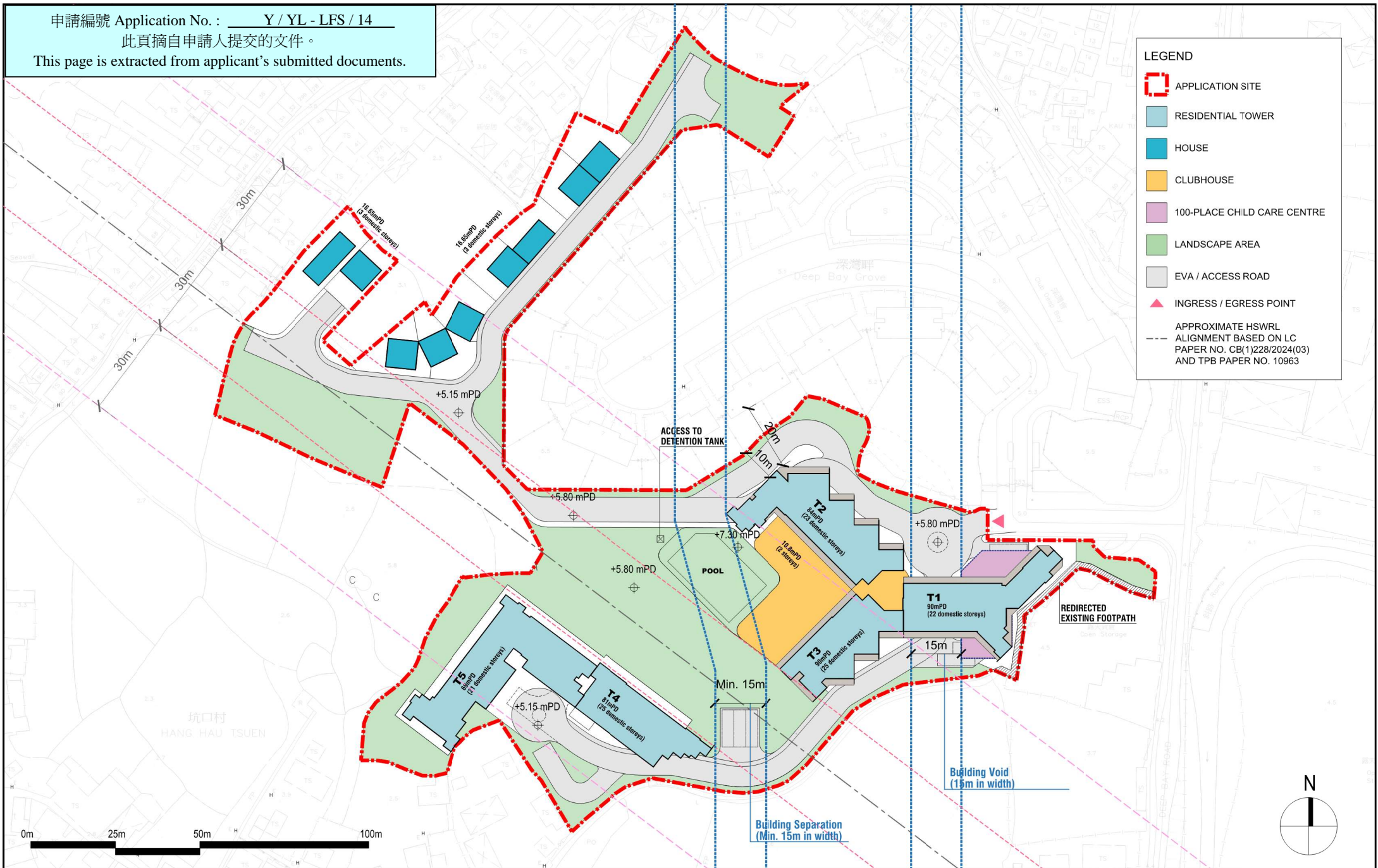
申請編號 Application No. : Y / YL - LFS / 14
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DISCHARGE SCHEMATIC





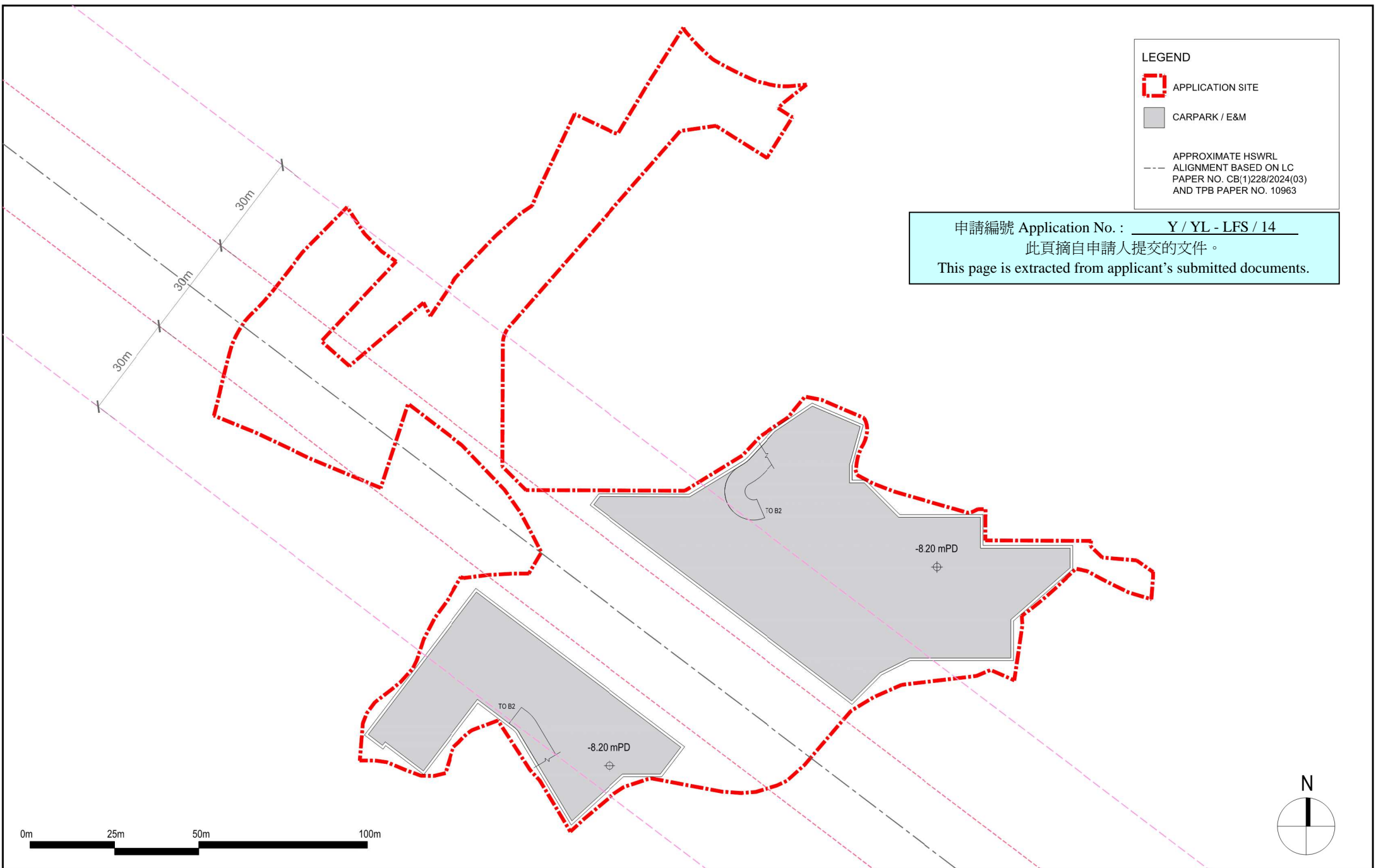
LEGEND

-  APPLICATION SITE
-  CARPARK / E&M
-  APPROXIMATE HSWRL ALIGNMENT BASED ON LC PAPER NO. CB(1)228/2024(03) AND TPB PAPER NO. 10963

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

INDICATIVE BASEMENT PLAN (B3)



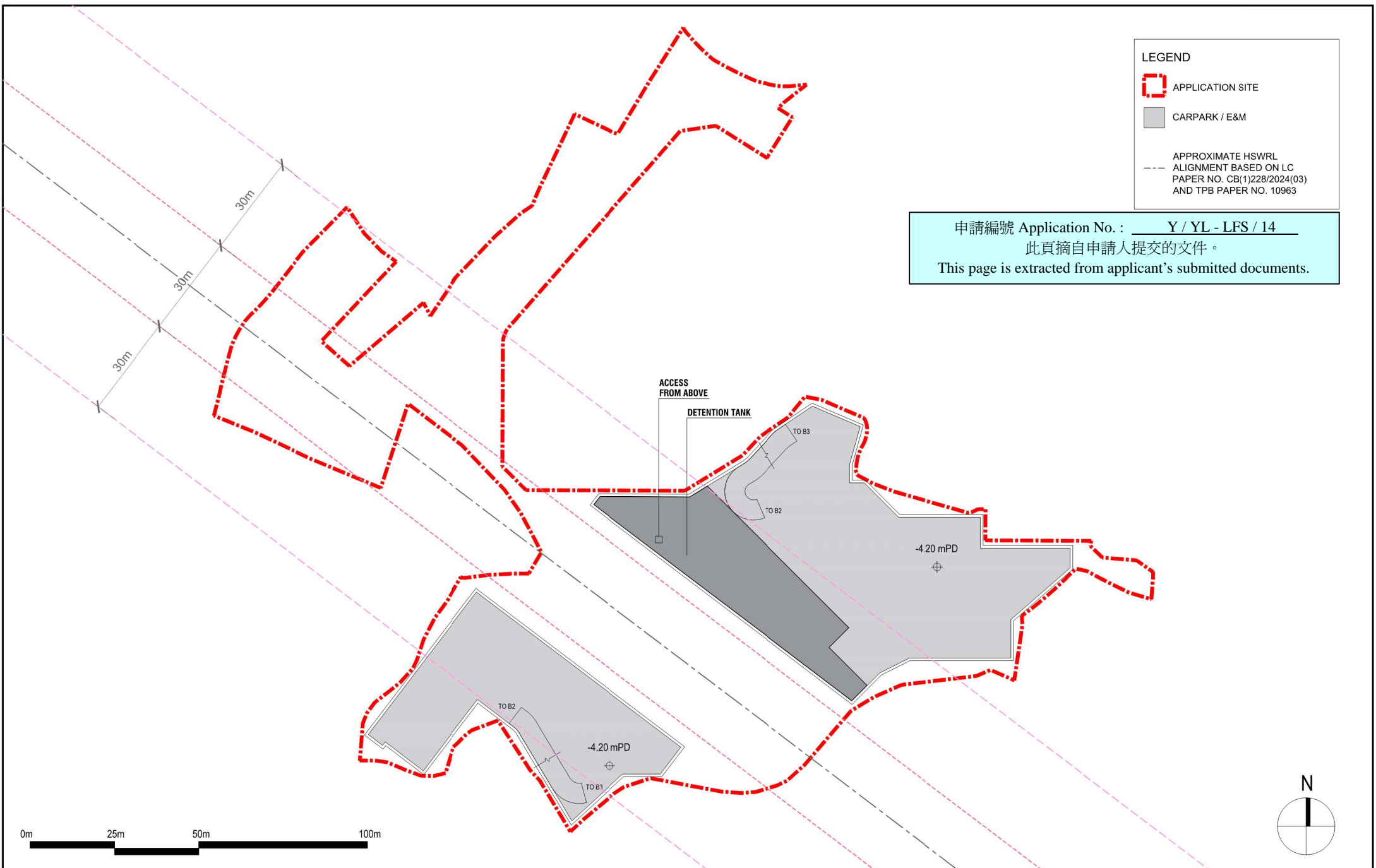
LEGEND

-  APPLICATION SITE
-  CARPARK / E&M
- APPROXIMATE HSWRL ALIGNMENT BASED ON LC PAPER NO. CB(1)228/2024(03) AND TPB PAPER NO. 10963

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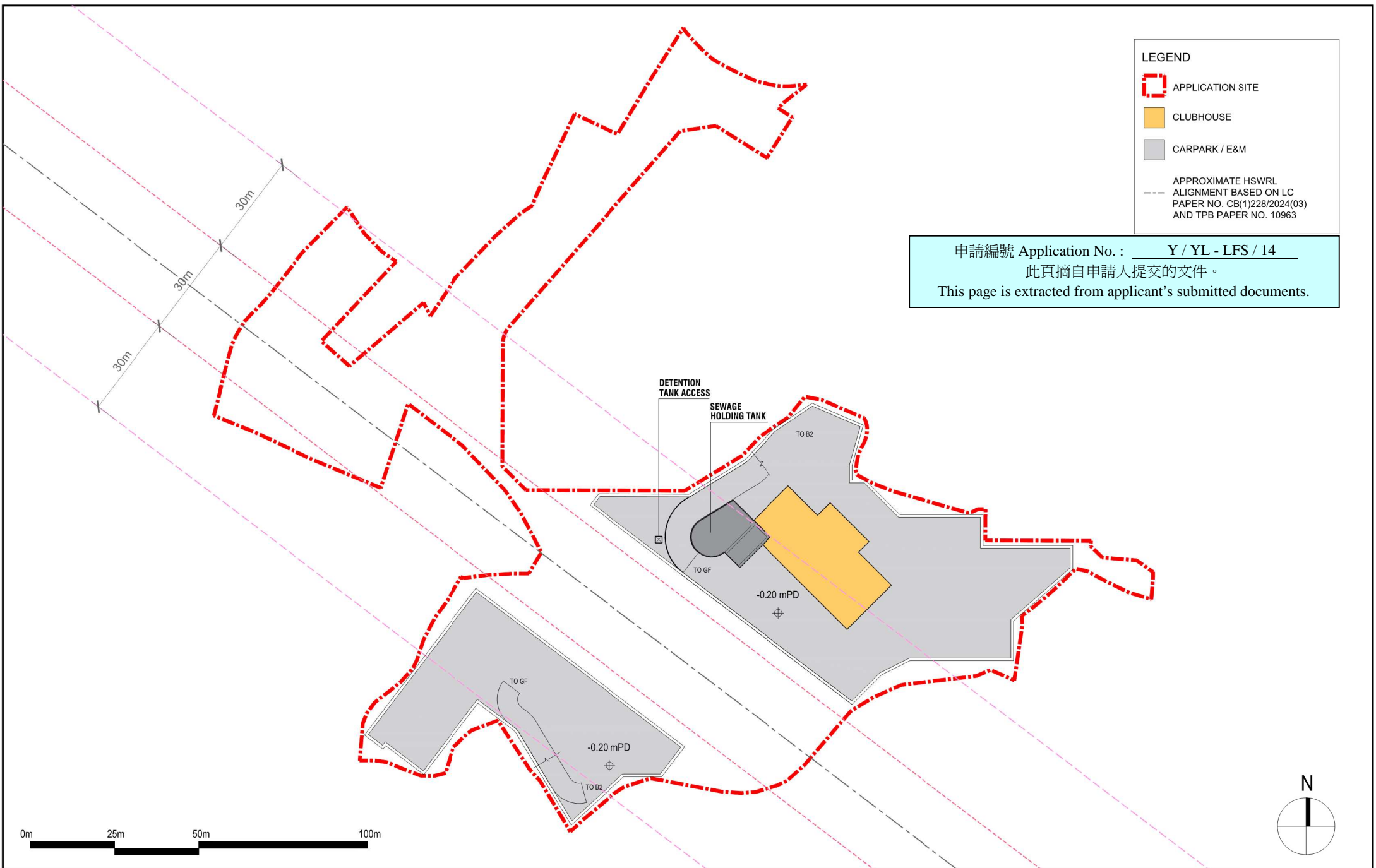
INDICATIVE BASEMENT PLAN (B2)

LWK
+PARTNERS

LEGEND

-  APPLICATION SITE
-  CLUBHOUSE
-  CARPARK / E&M
- APPROXIMATE HSWRL ALIGNMENT BASED ON LC PAPER NO. CB(1)228/2024(03) AND TPB PAPER NO. 10963

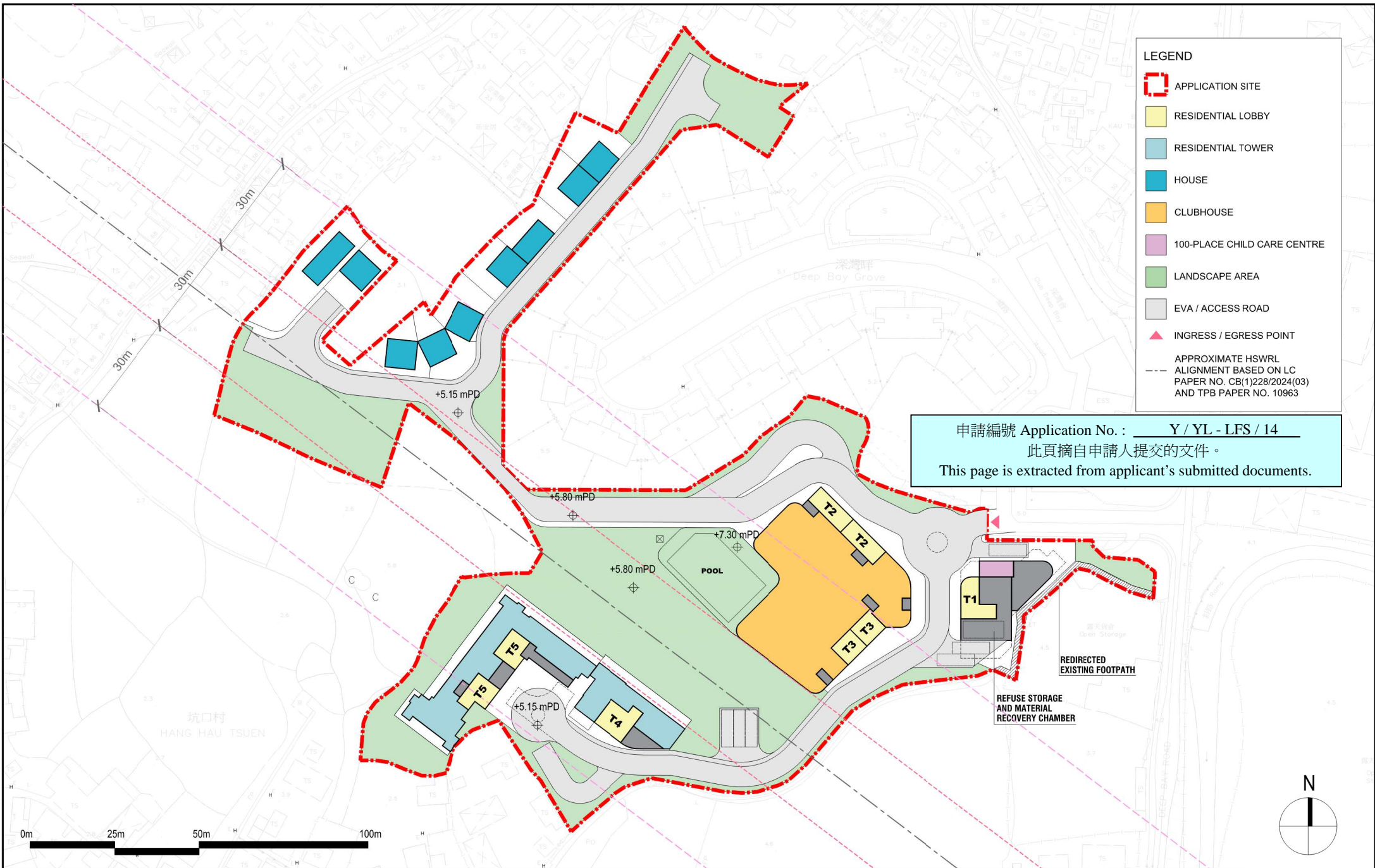
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INDICATIVE BASEMENT PLAN (B1)





LEGEND

- APPLICATION SITE
- RESIDENTIAL LOBBY
- RESIDENTIAL TOWER
- HOUSE
- CLUBHOUSE
- 100-PLACE CHILD CARE CENTRE
- LANDSCAPE AREA
- EVA / ACCESS ROAD
- INGRESS / EGRESS POINT
- APPROXIMATE HSWRL ALIGNMENT BASED ON LC PAPER NO. CB(1)228/2024(03) AND TPB PAPER NO. 10963

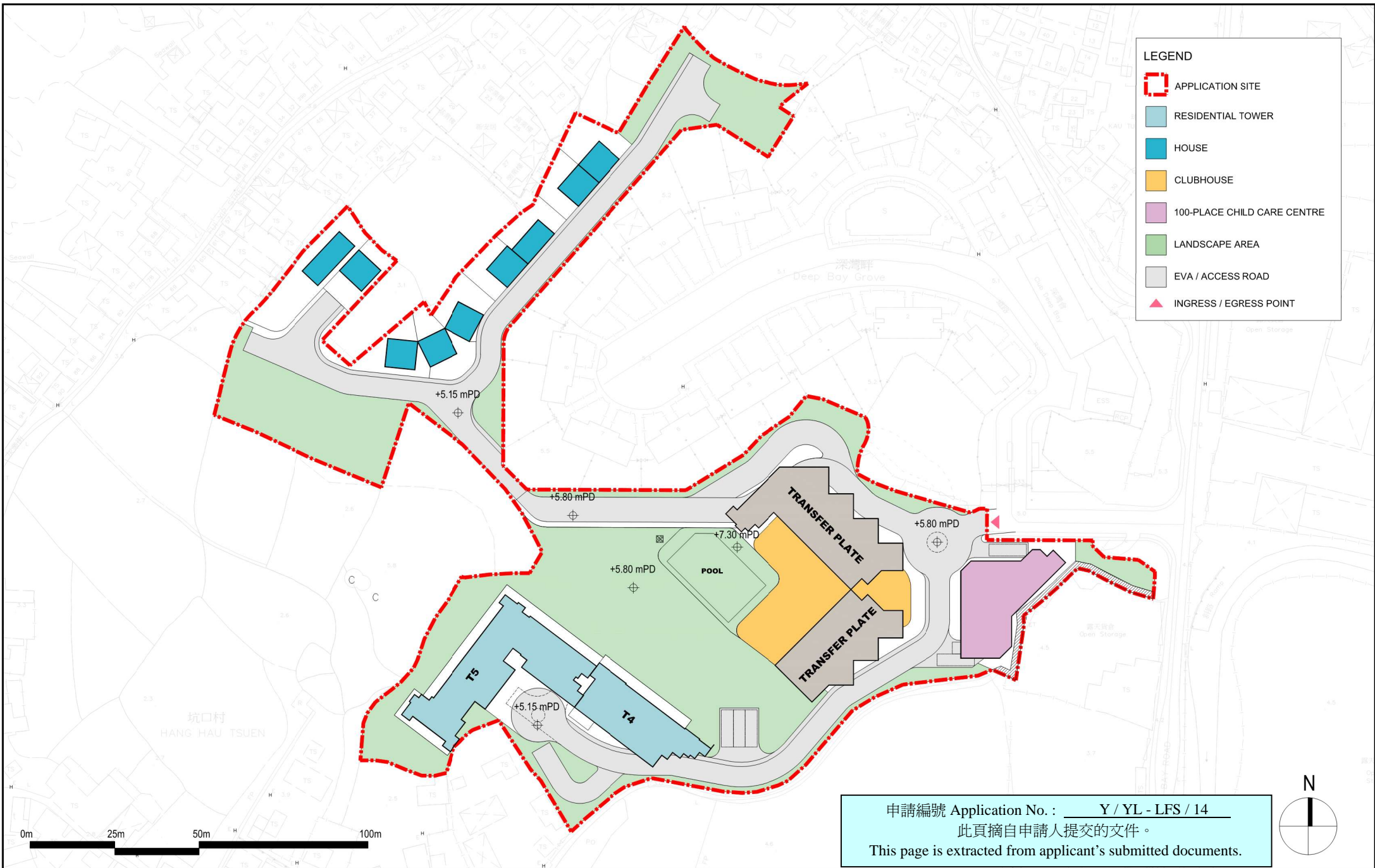
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INDICATIVE GROUND FLOOR PLAN

AUG 2024
1:1000 (A3)



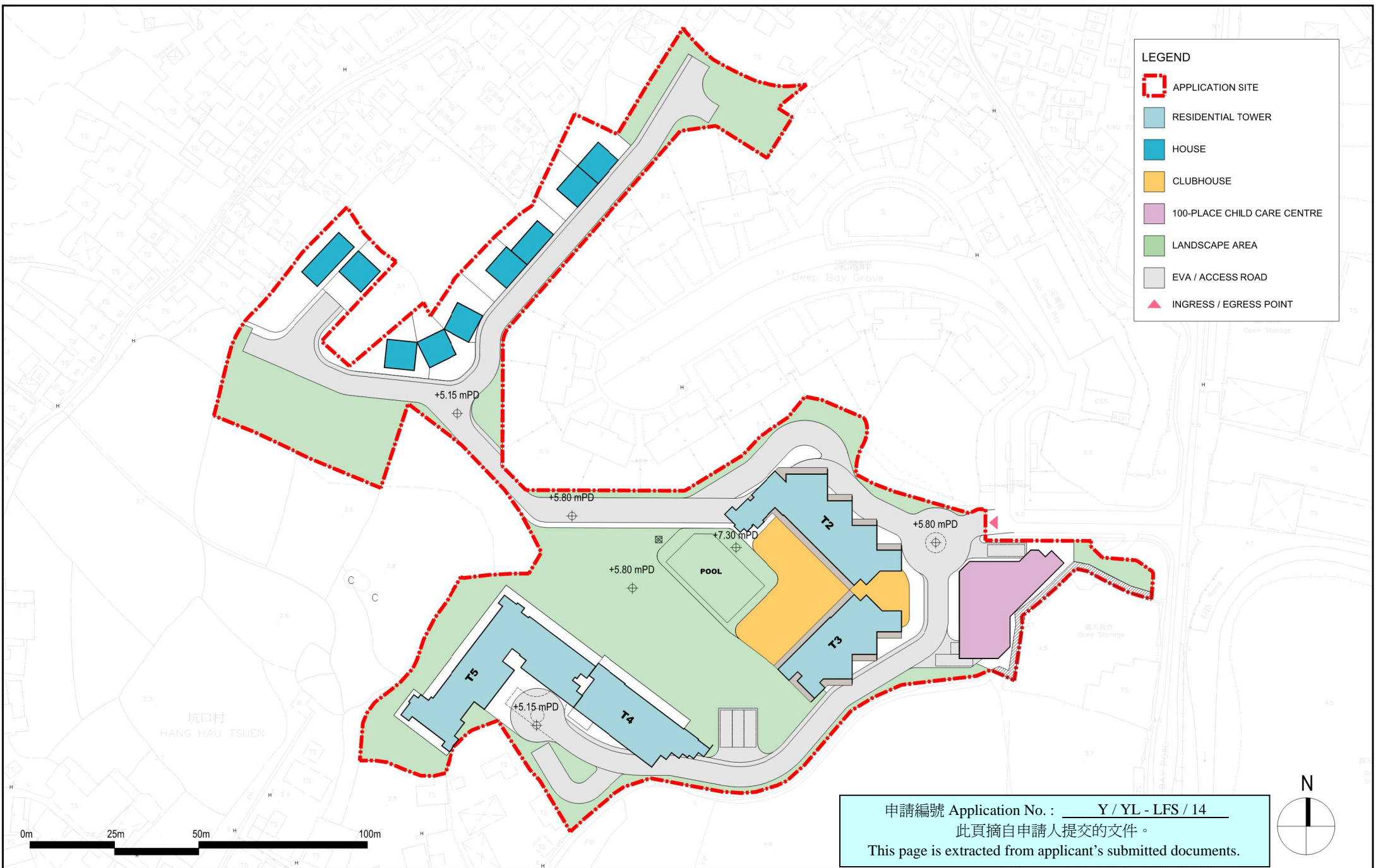


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

INDICATIVE FIRST FLOOR PLAN

AUG 2024
1:1000 (A3)



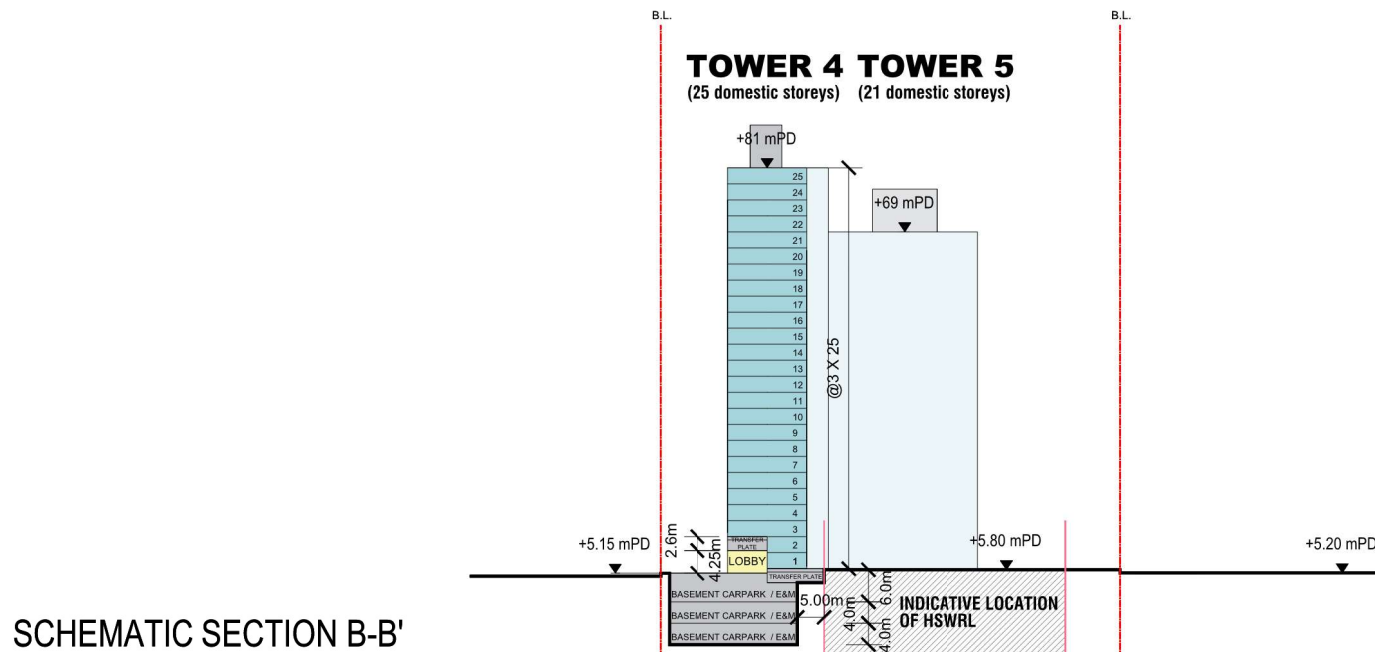
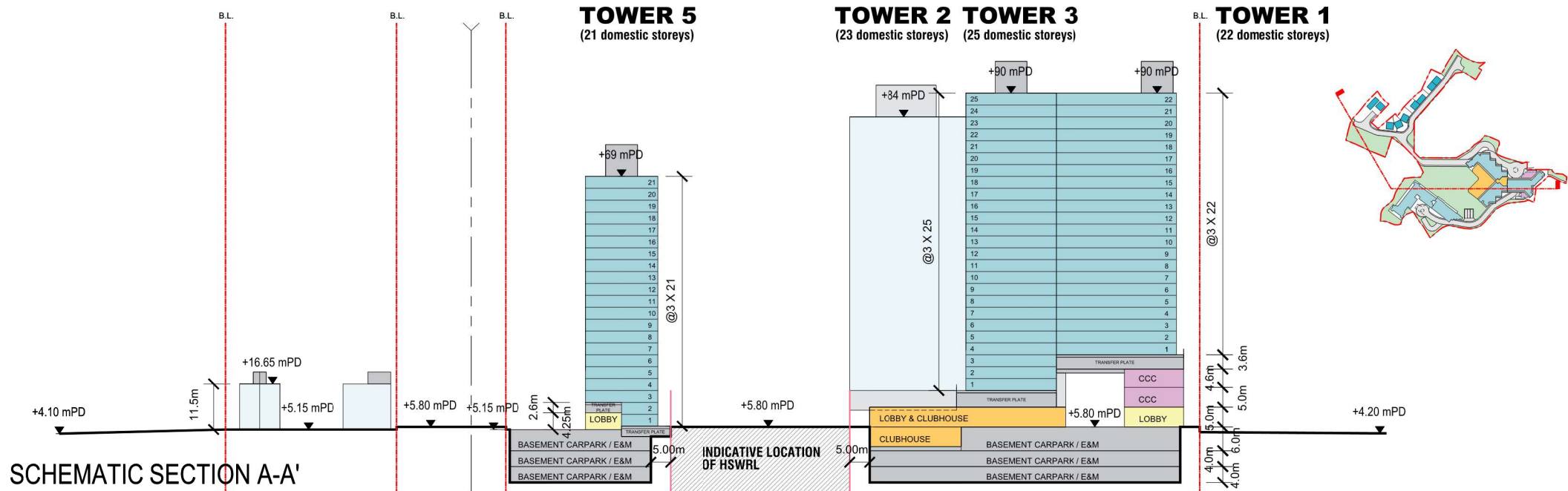


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

INDICATIVE SECOND FLOOR PLAN

AUG 2024
1:1000 (A3)





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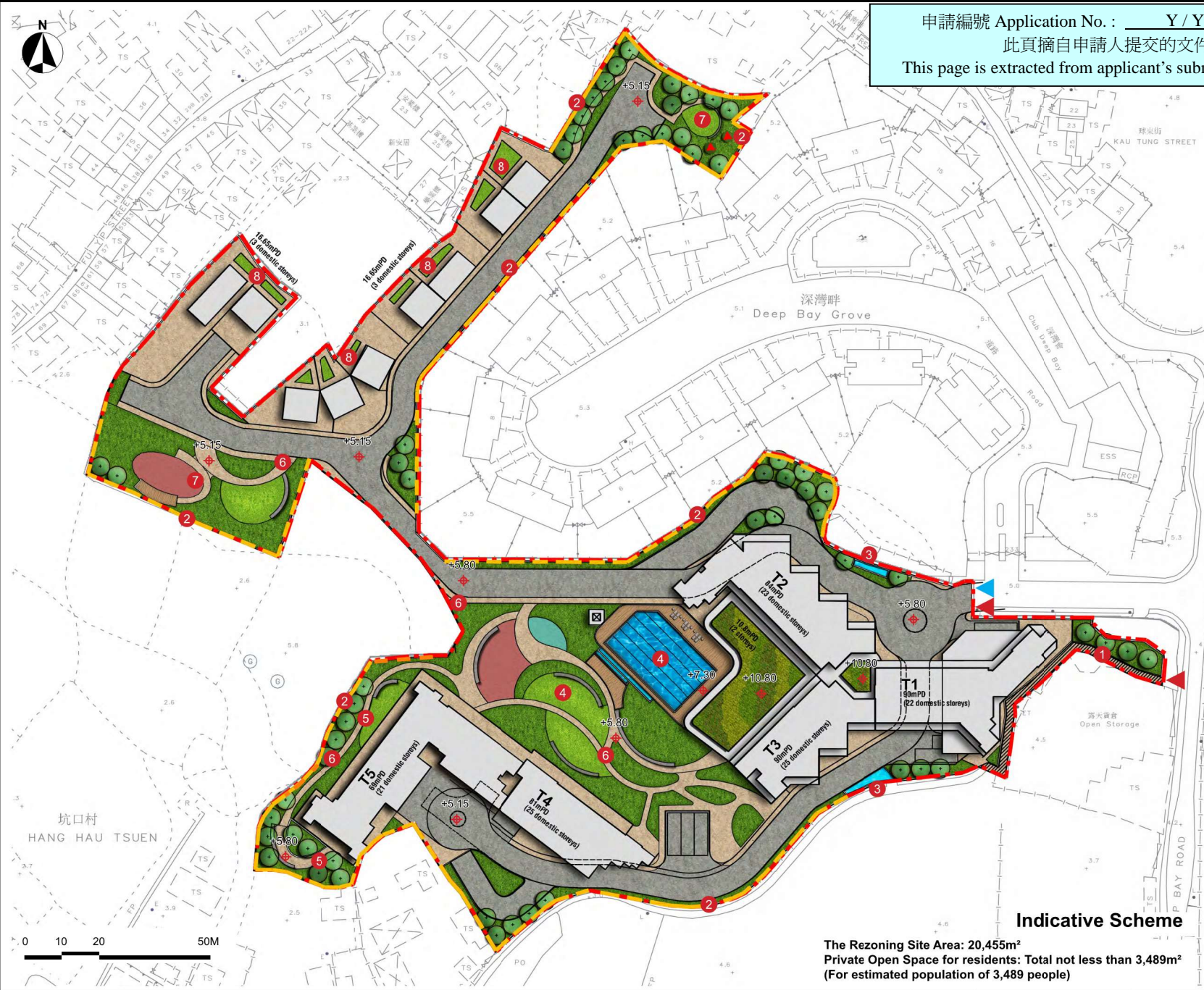
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

SCHMATIC SECTIONS



申請編號 Application No. : Y / YL - LFS / 14
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- Legend**
- The Rezoning Site Boundary
 - Vertical Greening
 - Lawn
 - Shrub
 - Green Roof
 - Bench
 - Children's Play Area
 - Elderly Fitness Court
 - Trellis / Wooddeck
 - Swimming Pool
 - Water Feature
 - Footpath/ Jogging Trail
 - New Tree Planting (60 nos.)
 - Transplanted Tree (2 nos.)
 - +5.80 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, leisure lawns, children's play area, elderly fitness court and sitting-out area for the residents' enjoyment.
- 5 More intimate recreational spaces with leisure lawns and sitting-out area are provided connecting with strolling/ jogging trail.
- 6 Strolling/jogging trail/landscape path connecting the landscape core in the centre and the gardens adjacent to the villas.
- 7 Gardens adjacent to the villas provide another landscape and recreational focus for the residents' enjoyment comprising trellis and sitting-out area, children's play area, tai-chi lawn and leisure lawn.
- 8 Private garden of villas with lawn

Indicative Scheme

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

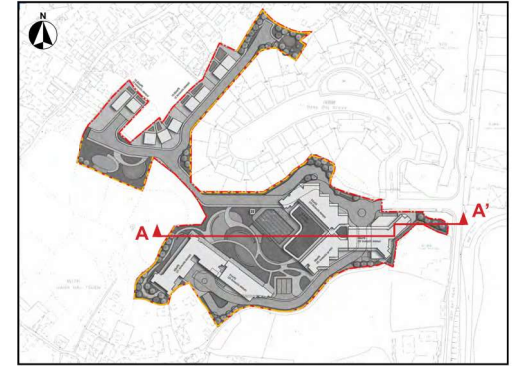


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 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Landscape Master Plan

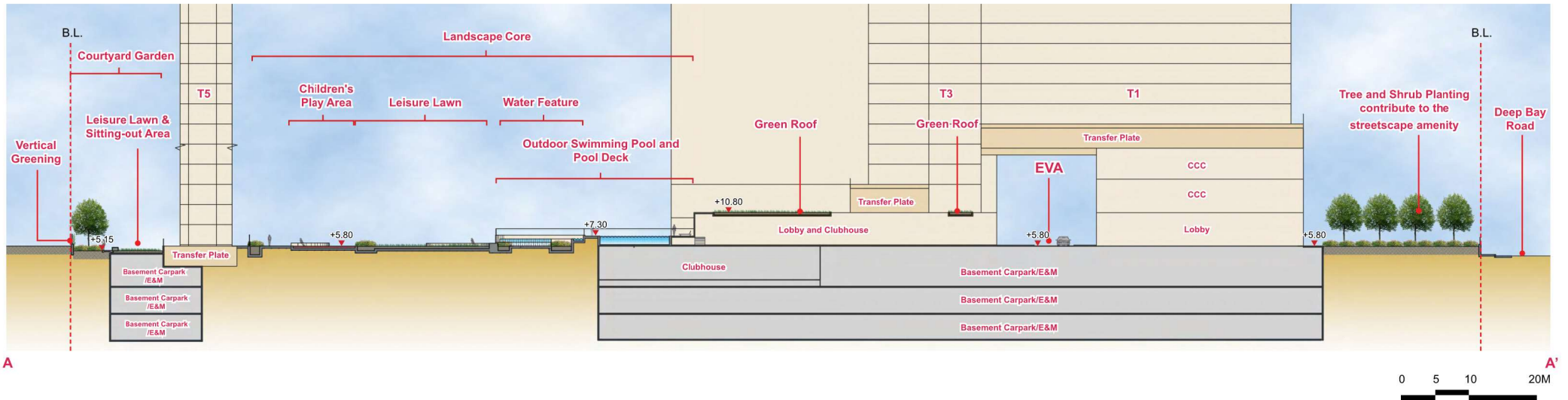
SCALE	AS SHOWN	DATE	SEPT 2024
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV
			D

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 15/F BANGKOK BANK BUILDING, 18 BERNHAM STREET WEST, HONG KONG
 TELEPHONE 2131 8620 FACSIMILE 2131 8629

景博建築園藝設計有限公司
 香港中環皇后大道西十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一八三零 傳真：(八五二) 二一三一八三九



KEY PLAN



A

A'

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

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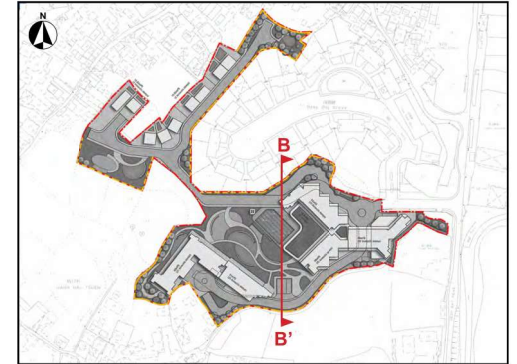
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Indicative Scheme

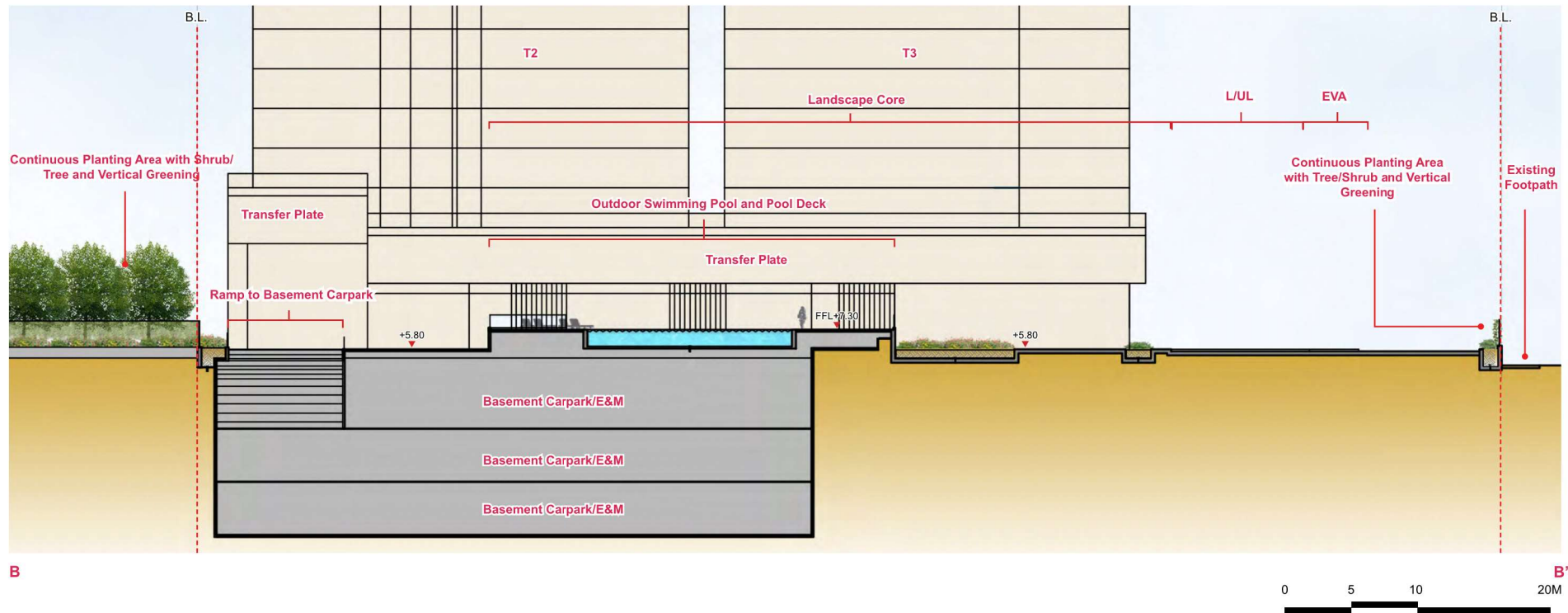
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and
Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Landscape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

SCALE	AS SHOWN	DATE	SEPT 2024
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		REV
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ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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TEL: (852) 2131 8630 FAX: (852) 2131 8639
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電話: (八五二) 二一三一八六三零 傳真: (八五二) 二一三一八六三九



KEY PLAN



B

B'

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

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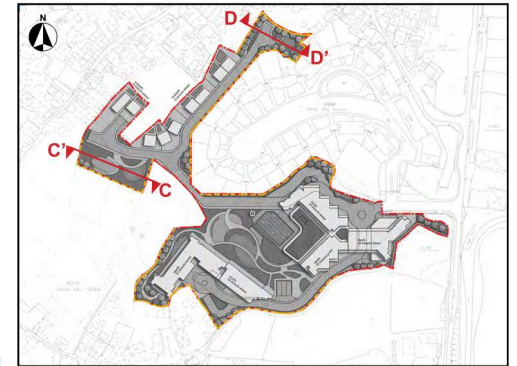
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Indicative Scheme

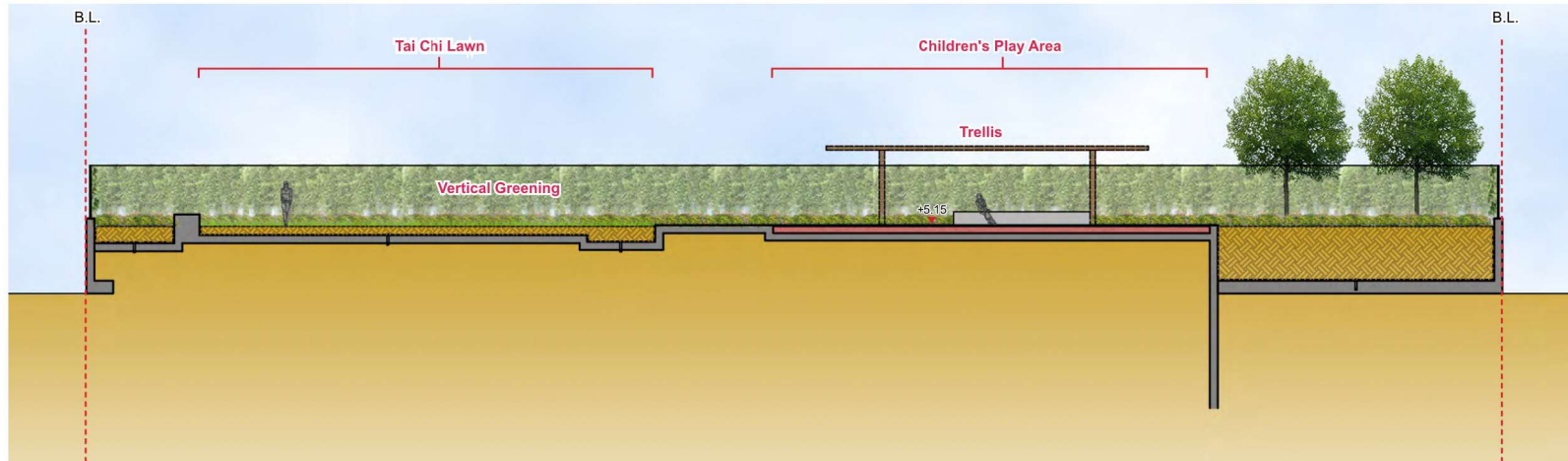
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Landscape Sections B-B'

SCALE	AS SHOWN	DATE	SEPT 2024
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FIGURE NO.	Figure 2.2		REV
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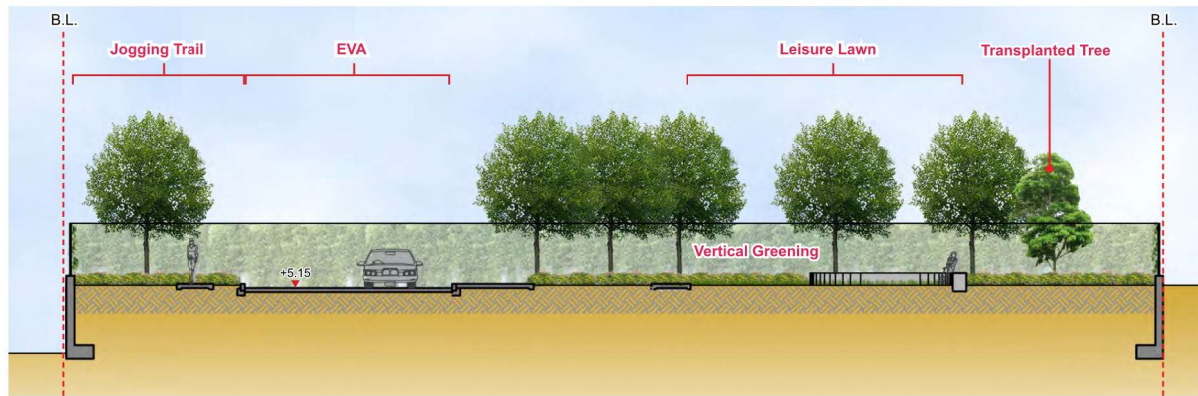
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10/F, BANGKOK BANK BUILDING, 18 BERNHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8630 FACSIMILE 2131 8689
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電話：(八五二) 2131-8630 傳真：(八五二) 2131-8689



KEY PLAN



C



D



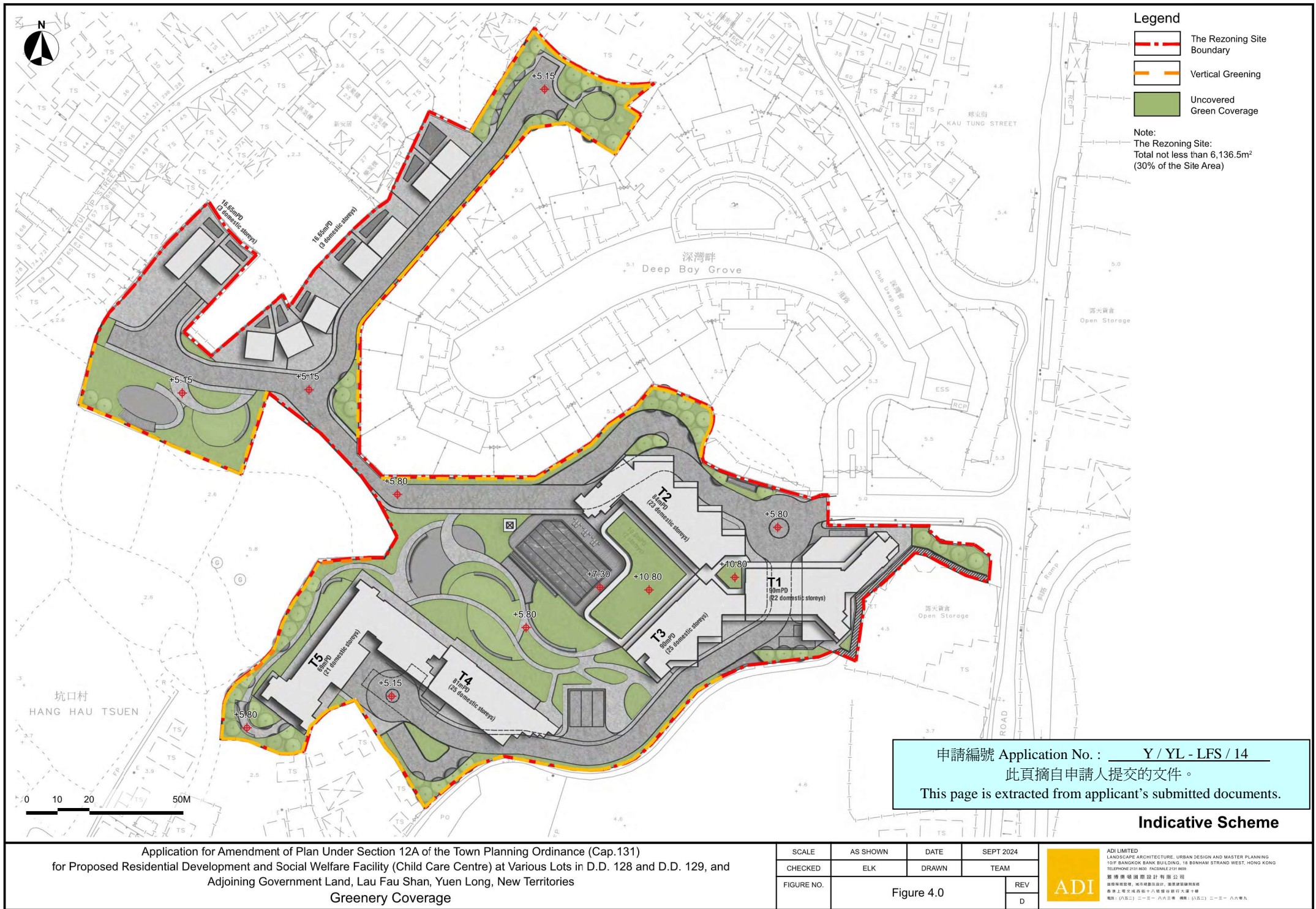
申請編號 Application No. : Y / YL - LFS / 14
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Indicative Scheme

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)
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Landscape Sections C-C'

SCALE	AS SHOWN	DATE	SEPT 2024
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.3		REV
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 香港中環皇后大道西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) 二一三一八六八九



- 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)

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Indicative Scheme

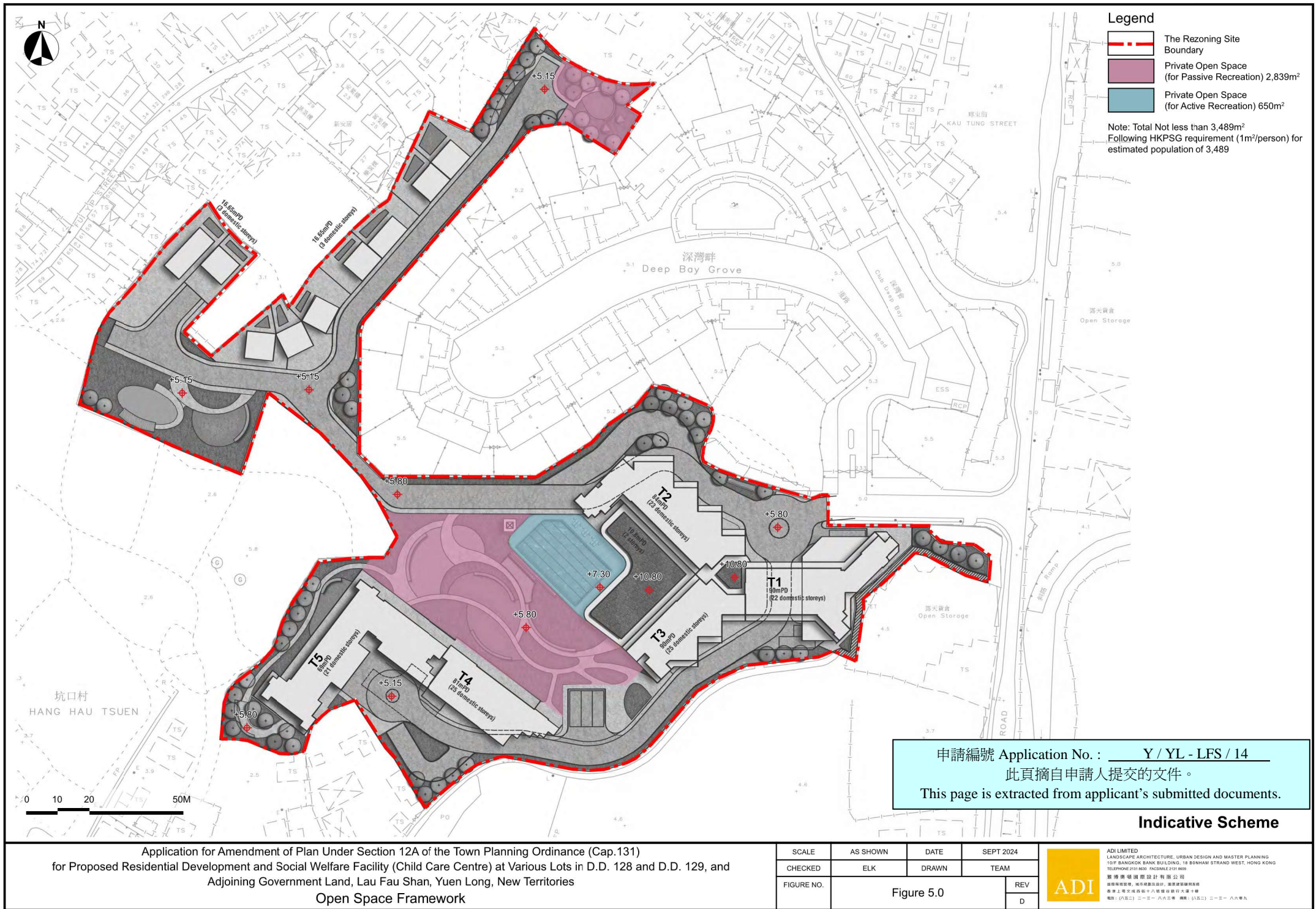
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Greenery Coverage

SCALE	AS SHOWN	DATE	SEPT 2024
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 4.0		REV D

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華博奧城園設計有限公司
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Legend

- The Rezoning Site Boundary
- Private Open Space (for Passive Recreation) 2,839m²
- Private Open Space (for Active Recreation) 650m²

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

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Indicative Scheme

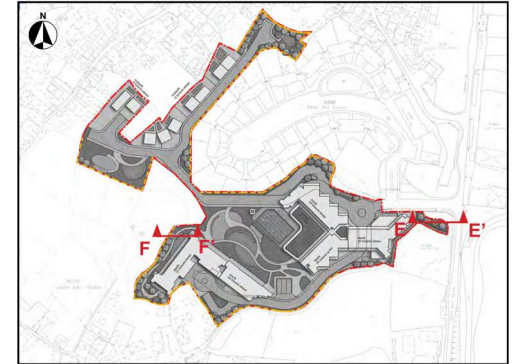
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Open Space Framework

SCALE	AS SHOWN	DATE	SEPT 2024
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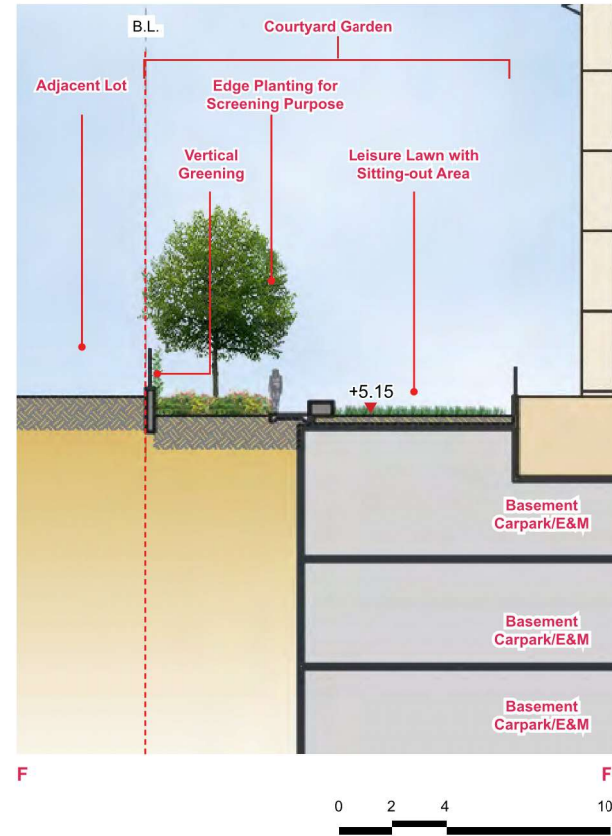
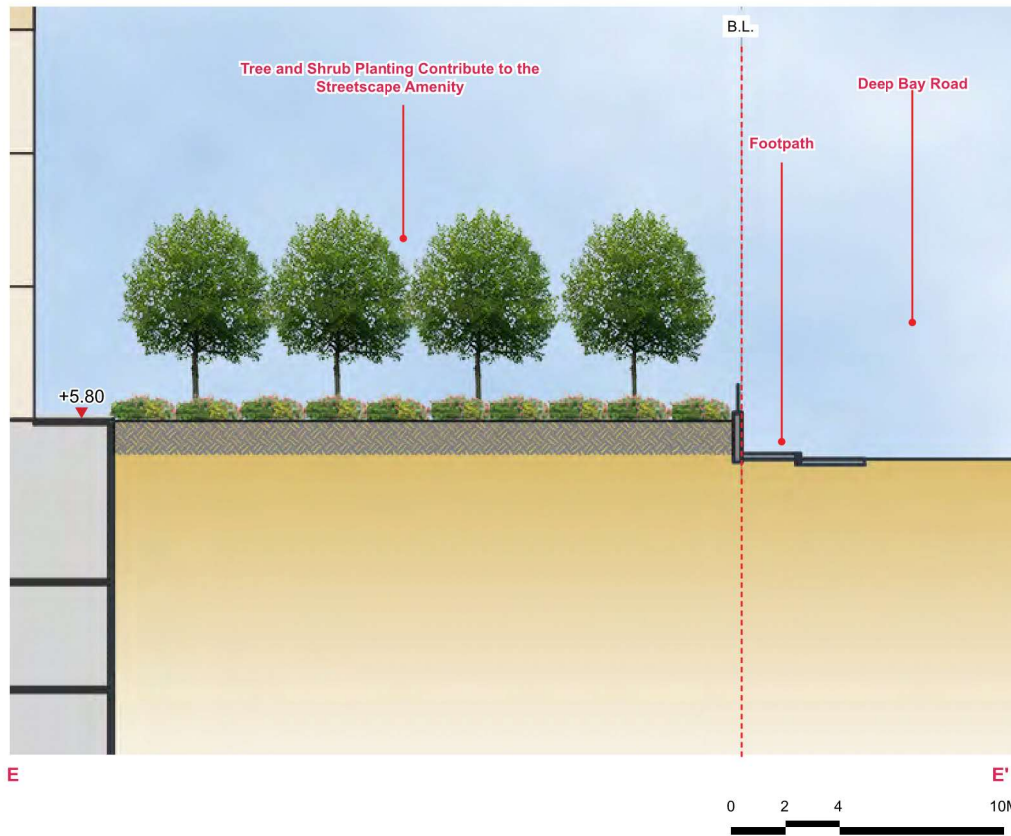
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KEY PLAN

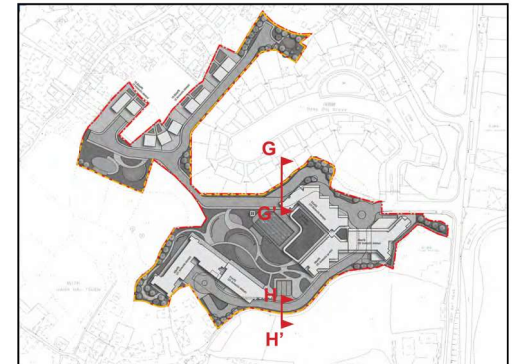


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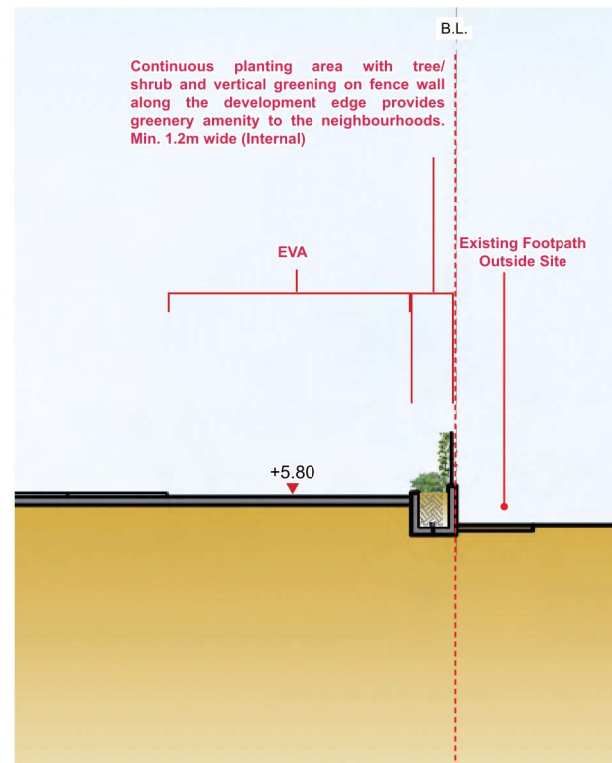
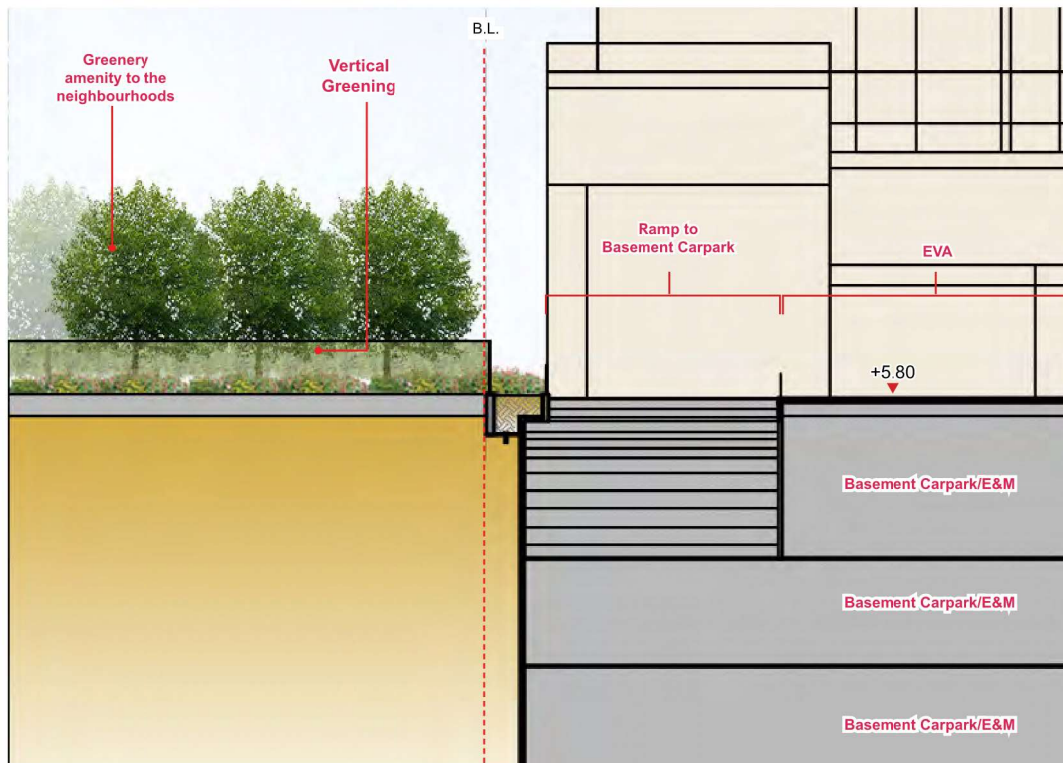
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FIGURE NO.	Figure 6.1		REV D



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KEY PLAN

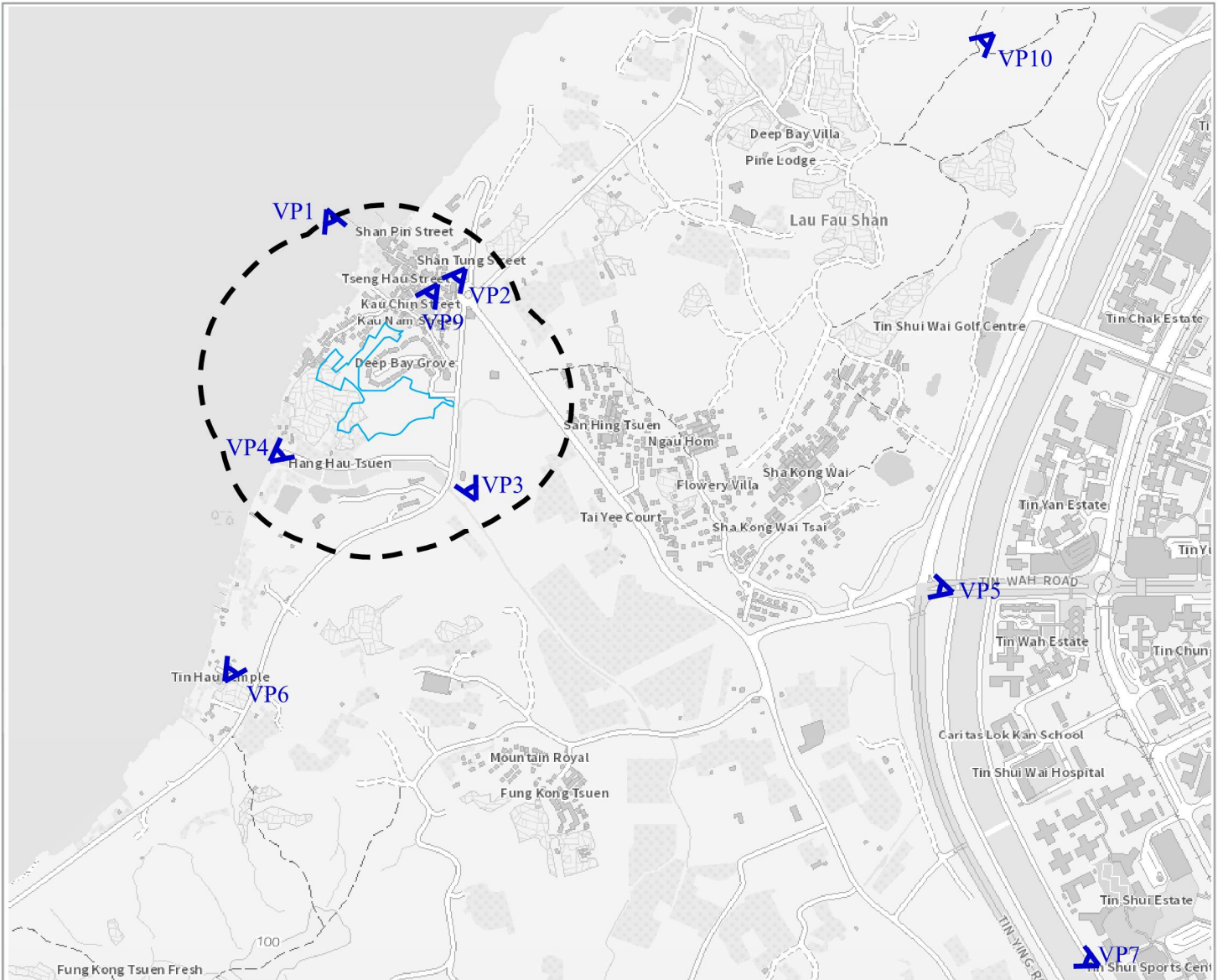


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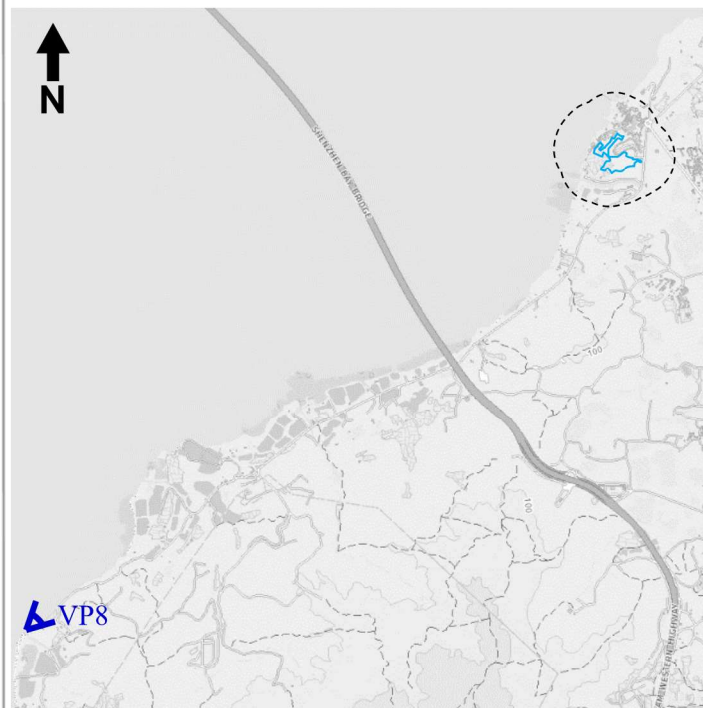
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0 125 250 375 500 625 metres

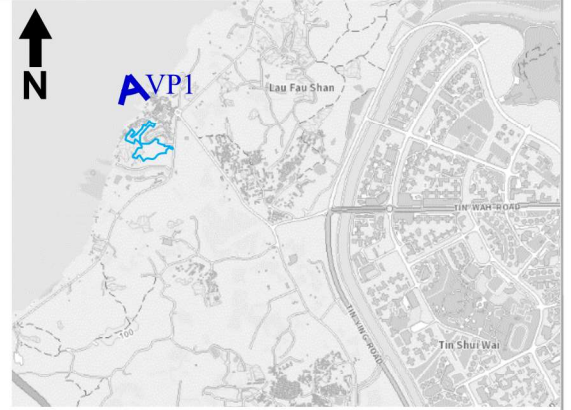


LEGEND

- Application Site
- Initial Assessment Area (3H = about 253m)
- ▲ 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
- VP9: Lau Fau Shan Rest Garden
- VP10: Hiking Trail at Lam Hang Shan

Existing View



Key Plan

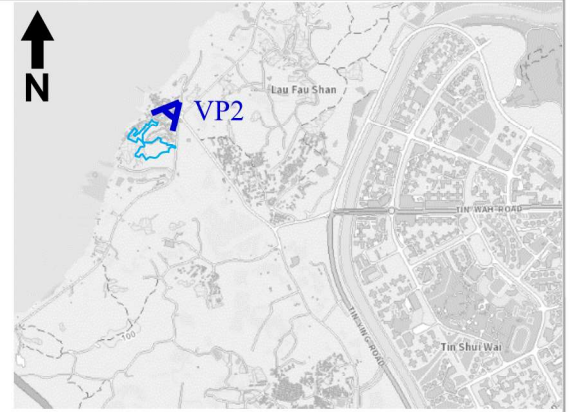
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View

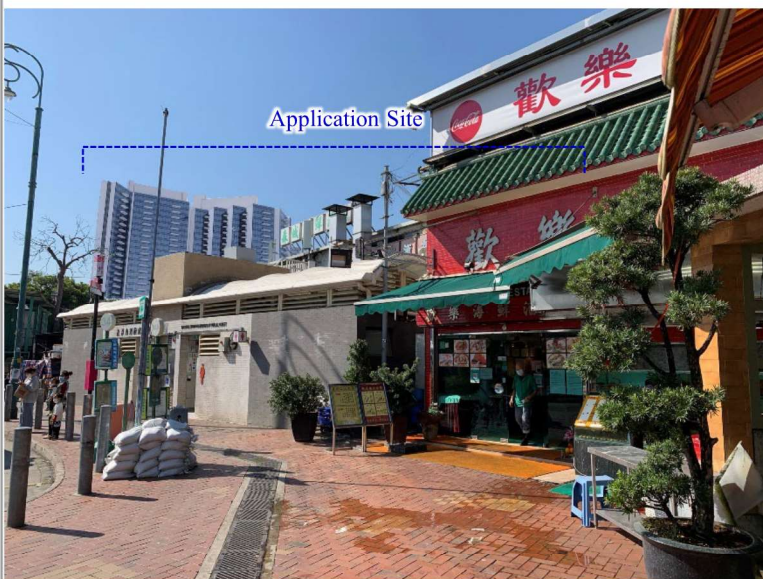


Key Plan

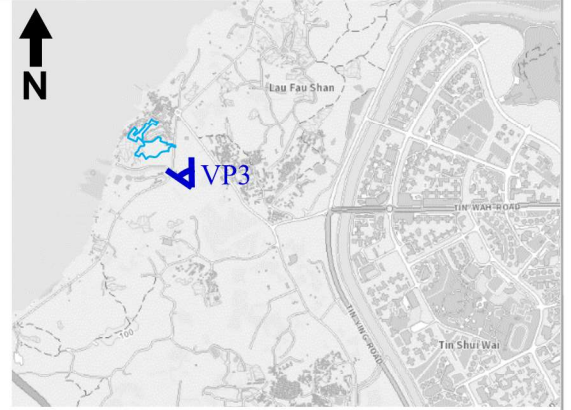
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

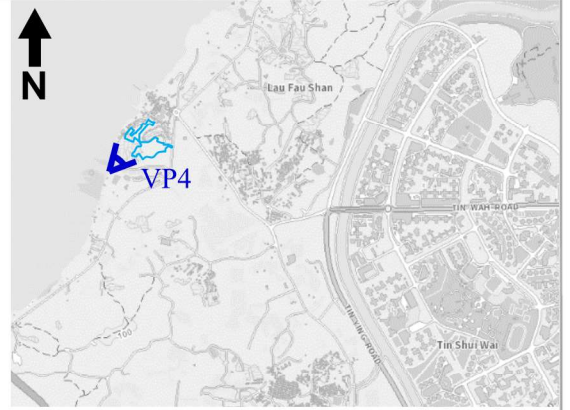
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View

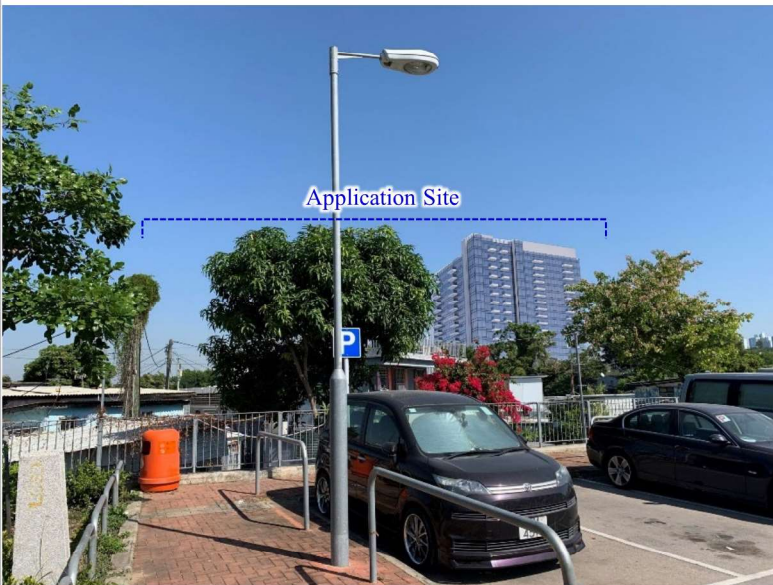


Key Plan

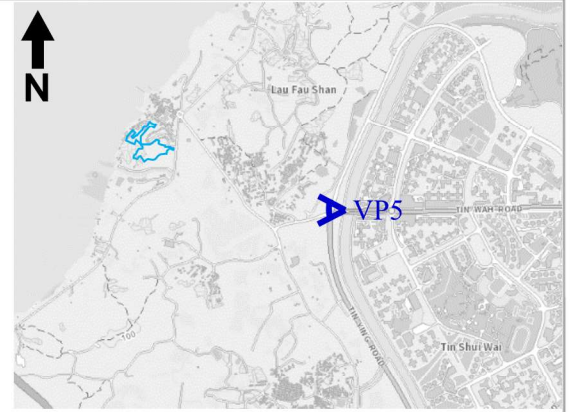
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

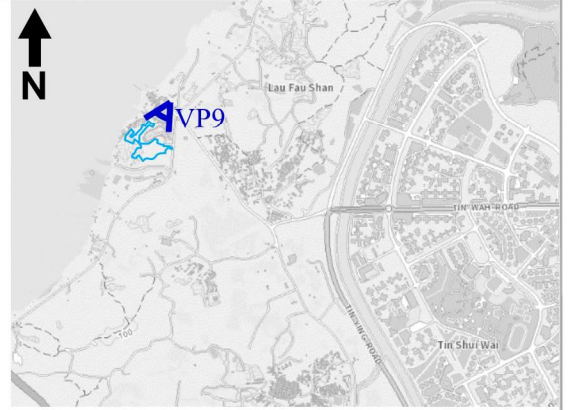
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View

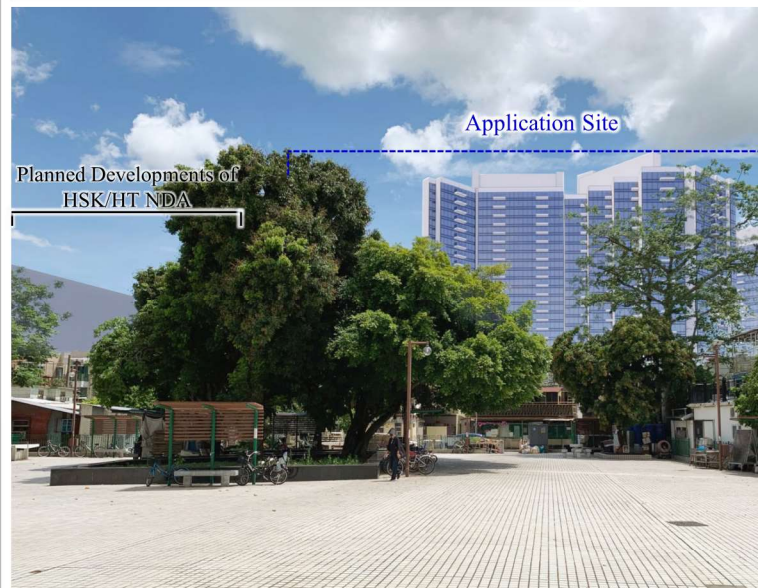


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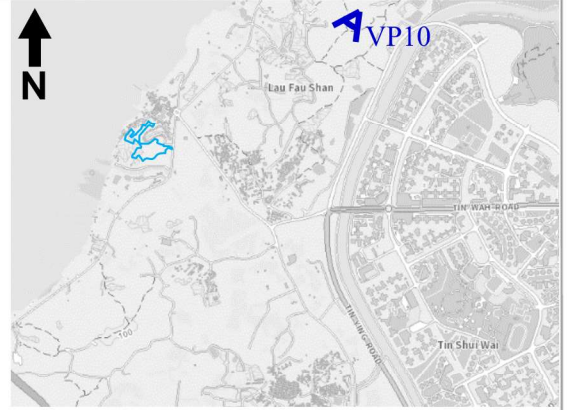
Baseline Condition



Baseline Condition with Indicative Scheme



Existing View



Key Plan

Baseline Condition



Baseline Condition with Indicative Scheme

