

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/12**
關乎申請編號 Y/YL-LFS/12 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 30.12.2021
因應於 2021 年 12 月 30 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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約份第 129 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 51,619 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 11,368 sq. m 平方米)		
Plan 圖則	<u>Section 12A application 第 12A 條申請</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 流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 及天水圍分區計劃大綱草圖 編號 S/TSW/15		
	<u>Further information received 接獲進一步資料</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 流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 及天水圍分區計劃大綱草圖 編號 S/TSW/15		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Green Belt" and "Open Space (1)" 「綠化地帶」及「休憩用地(1)」		
	<u>Further information received 接獲進一步資料</u> "Green Belt" and "Open Space (1)" 「綠化地帶」及「休憩用地(1)」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由流浮山及尖鼻咀分區計劃大綱圖上的「綠化地帶」改劃為「住宅(甲 類)1」地帶及由天水圍分區計劃大綱圖上的「休憩用地 (1)」地帶改劃為「住宅 (甲類)2」地帶和顯示為「道路」的地方		
Gross floor area and/or plot ratio 總樓面面積及／		sq. m 平方米	Plot ratio 地積比率
	Domestic	About 約 205,064	About 約 4

或地積比率	住用		
	Non-domestic 非住用	About 約 8,000	About 約 0.156
No. of block 幢數	Domestic 住用	11	
	Non-domestic 非住用	1	
	Composite 綜合用途	2	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		5 - 31 <i>1</i> <i>1</i> <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i> <i>Refuge Floor 防火層</i> <i>Transfer Plates and E&M Zone 結構轉換層及機電區</i>
	Non-domestic 非住用	-	m 米
		Not more than 不多於 17.5	mPD 米(主水平基準上)
		Not more than 不多於 2 <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i>
	Composite 綜合用途	-	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		28 <i>1</i> <i>1</i> <i>1</i> <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i> <i>Refuge Floor 防火層</i> <i>Podium 平台</i> <i>Transfer Plates and E&M Zone 結構轉換層及機電區</i>
	Site coverage 上蓋面積	Below 低於 15 m 米 >30% Above 高於 15 m 米 <30%	
	No. of units 單位數目	4,829 Flats 住宅單位	
	Open space 休憩用地	Private 私人	Not less than 不少於 13,521
Public 公眾		-	sq. m 平方米

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	1,282
	Private Car Parking Spaces 私家車車位	751
	Motorcycle Parking Spaces 電單車車位	51
	Bicycle Parking Spaces 單車泊位	480
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	14
	For Residential Use 供住宅用途	10
	For Commercial Use 供商業用途	4
Covered Transport Interchange 有蓋運輸交匯處	1	

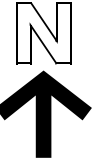
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Revised Master layout plan(s)/Layout plan(s) 修訂的總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 的環境評估（噪音、空氣及/或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment 交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Response with Departmental Comment Table 回應部門意見表, Air Quality Impact Assessment 空氣質素影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



S/YL-LFS/10

流浮山
LAU FAU SHAN

鵬井村
Mong Tseng Tsuen

雲浮仙觀
Wan Fau
Sin Koon

申請地點
Application Site

CA
CP

G/IC

O(1)

REC

TIN YING ROAD

天恒邨
Tin Heng
Estate

俊宏軒
Grandeur
Terrace

DRAINAGE CHANNEL

天澤邨
Tin Chak
Estate

天逸邨
Tin Yat
Estate

天水圍
TIN SHUI WA

天秀路

O(1)

排水道

G/IC

天富苑
Tin Fu Court

S/TSW/15

天恩邨
Tin Yan
Estate

寮鄉
Ngau Hom

沙江圍
Sha Kong Wai

沙江圍仔
Sha Kong Wai

位置圖 LOCATION PLAN

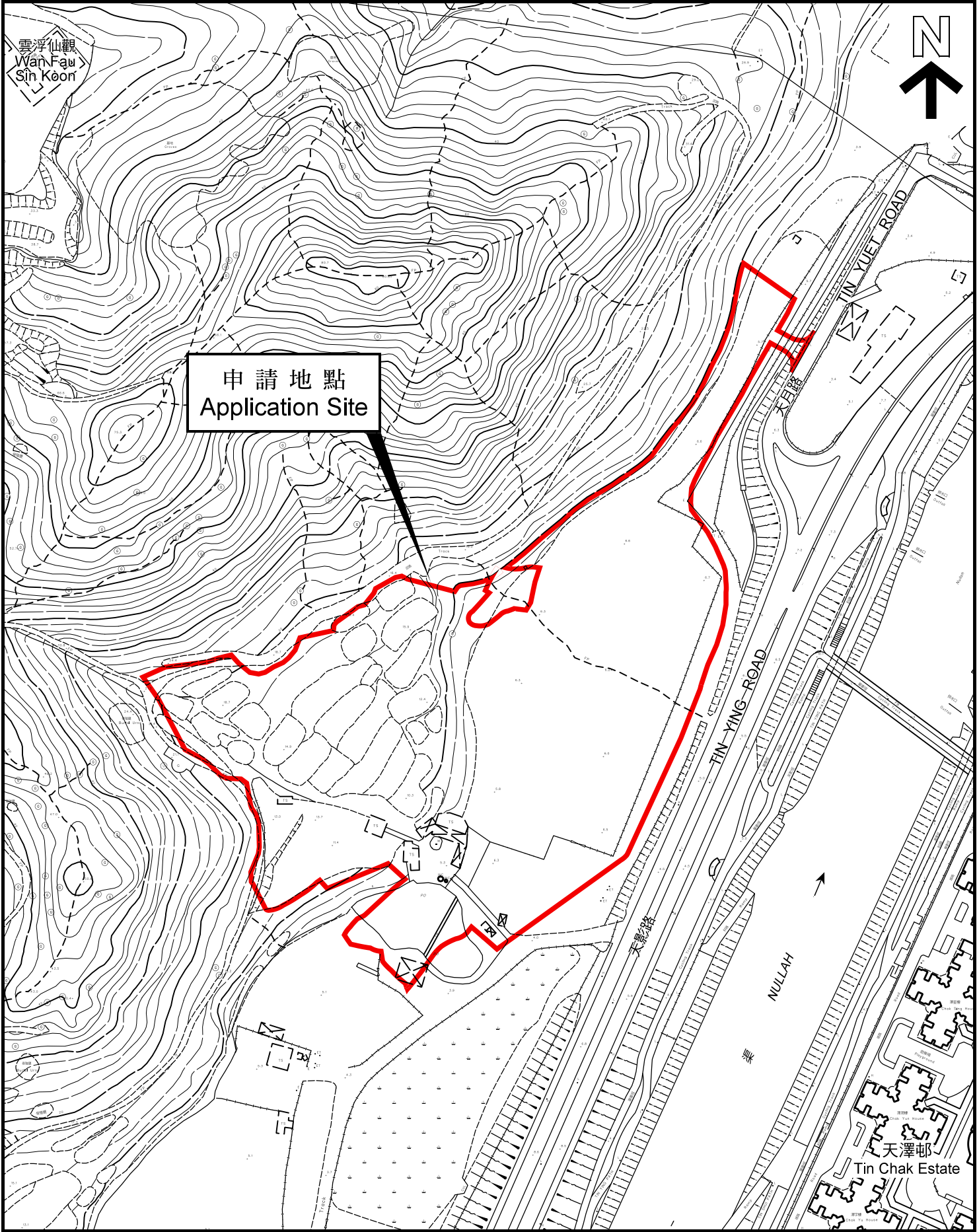
本摘要圖於2022年1月4日擬備，
所根據的資料為於2021年5月7日
展示的分區計劃大綱圖編號
S/YL-LFS/10 及 S/TSW/15
EXTRACT PLAN PREPARED ON 4.1.2022
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/10 AND S/TSW/15
EXHIBITED ON 7.5.2021

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1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 4.1.2022
BASED ON SURVEY SHEETS No.
2-SW-22B & 22D

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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，並提供經修訂的園境設計總圖以及新的空氣質素影響評估。

The applicant submitted further information in response to departmental comments with revised Landscape Master Plan and a new Air Quality 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。

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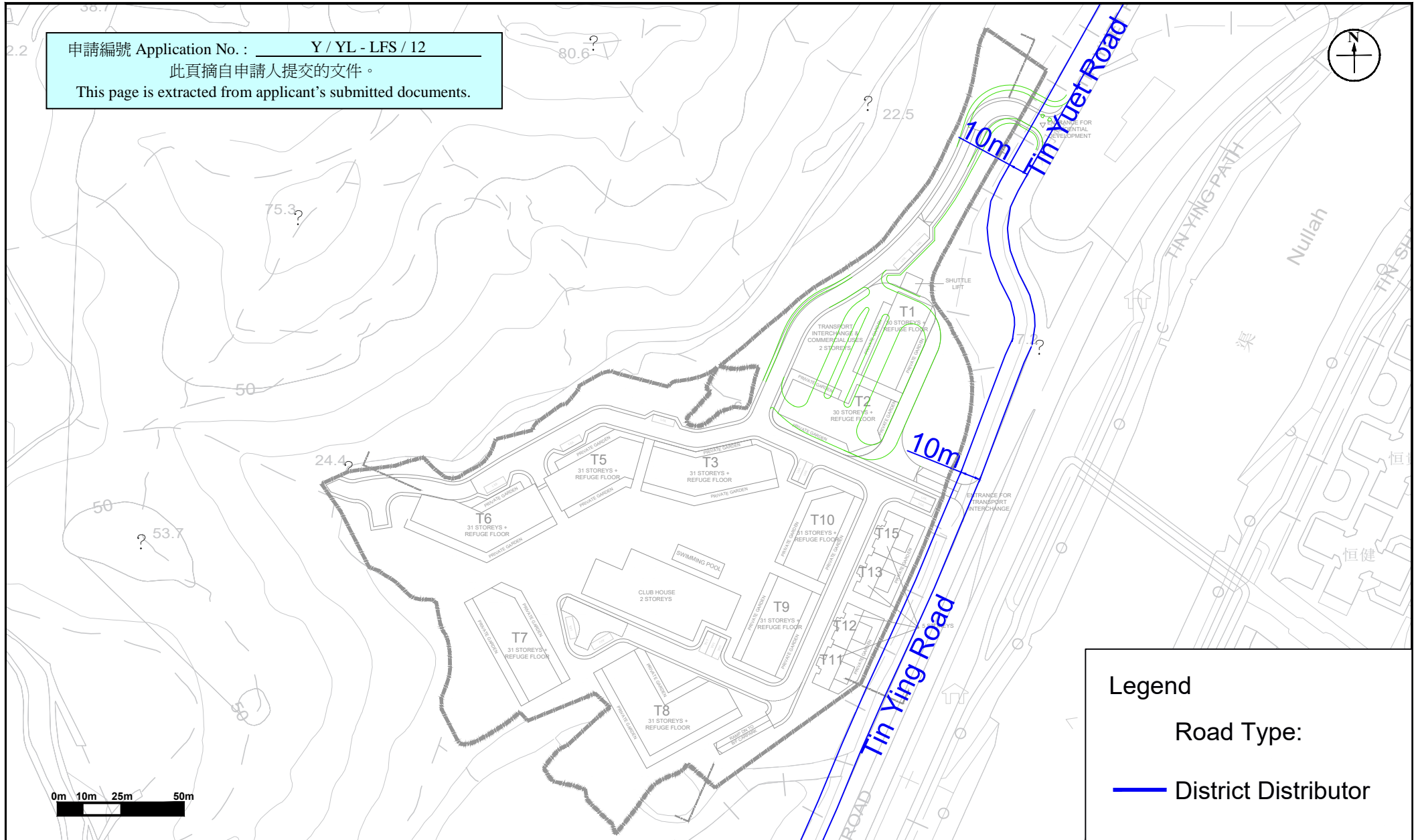


Figure: 2

Title: Buffer Distance between the Proposed Development and the Kerb Side of the Nearest Carriageways

Project: Section 12A Planning Application for Proposed Amendments to the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan to Rezone "Green Belt" and "Open Space (1)" Zones to "Residential (Group A)" Zone at Various Lots in D.D. 129, Tin Yuet Road, NT

RAMBOLL

Drawn by: VC

Checked by: TC

Rev.: 1.0

Date: Dec 2021

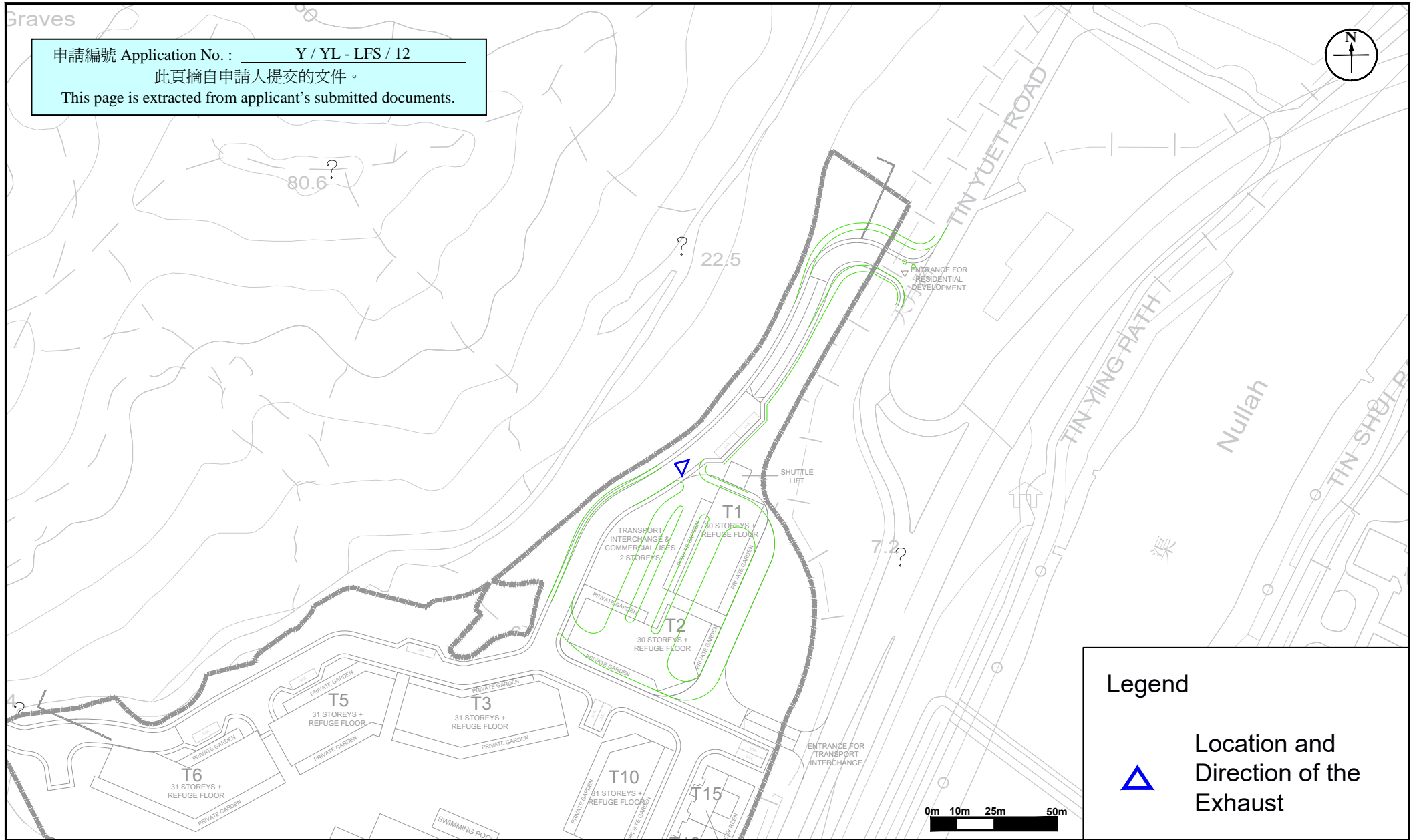


Figure: 3

Title: Location and Direction of the Proposed Transport Interchange Ventilation System Exhaust

Project: Section 12A Planning Application for Proposed Amendments to the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan to Rezone "Green Belt" and "Open Space (1)" Zones to "Residential (Group A)" Zone at Various Lots in D.D. 129, Tin Yuet Road, NT

RAMBOLL

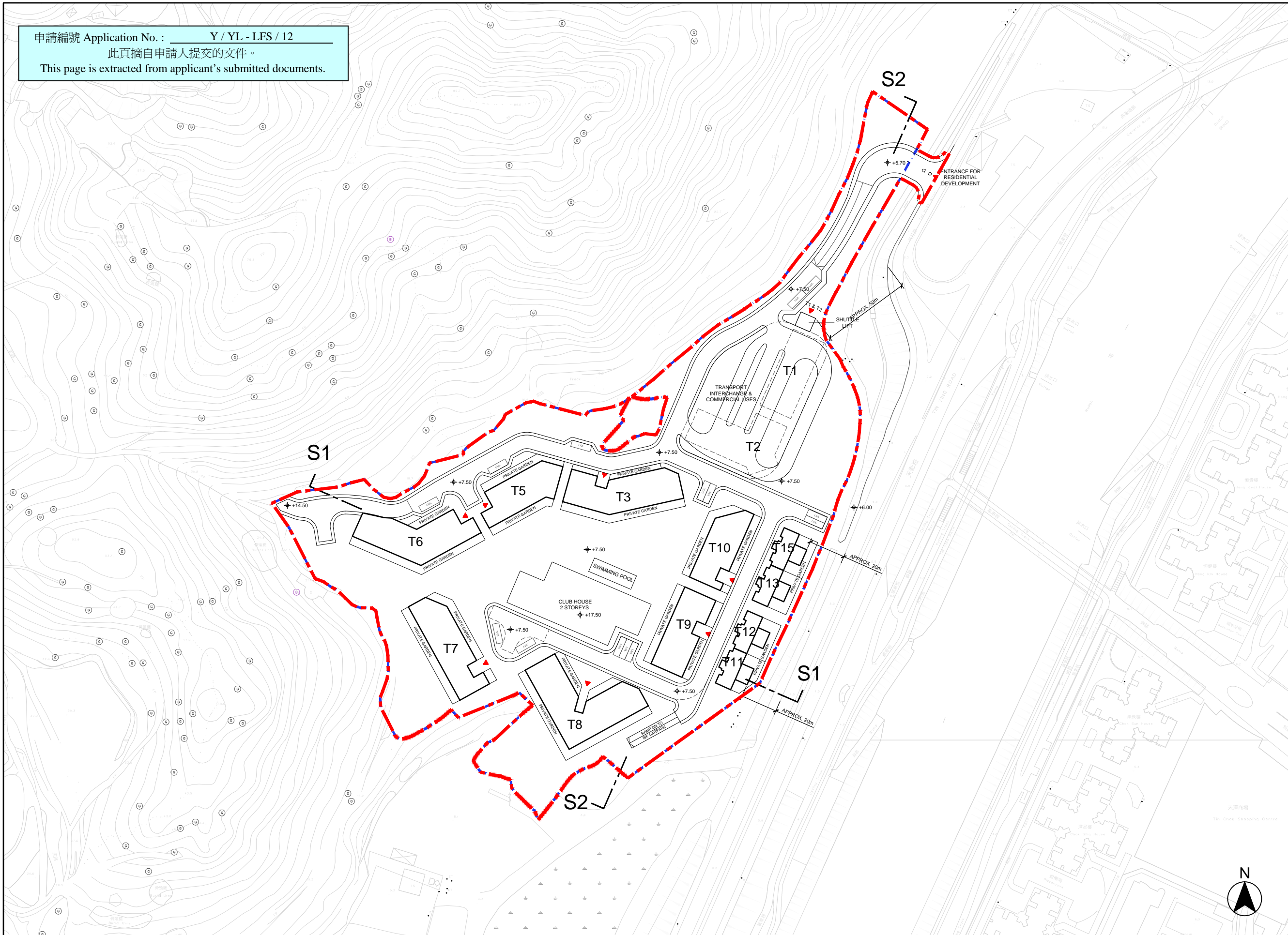
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Rev.: 1.0

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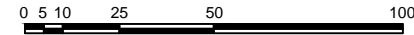
PROJECT :
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP A)1" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP A)2" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES

DRAWING TITLE :
 INDICATIVE
 GROUND FLOOR PLAN

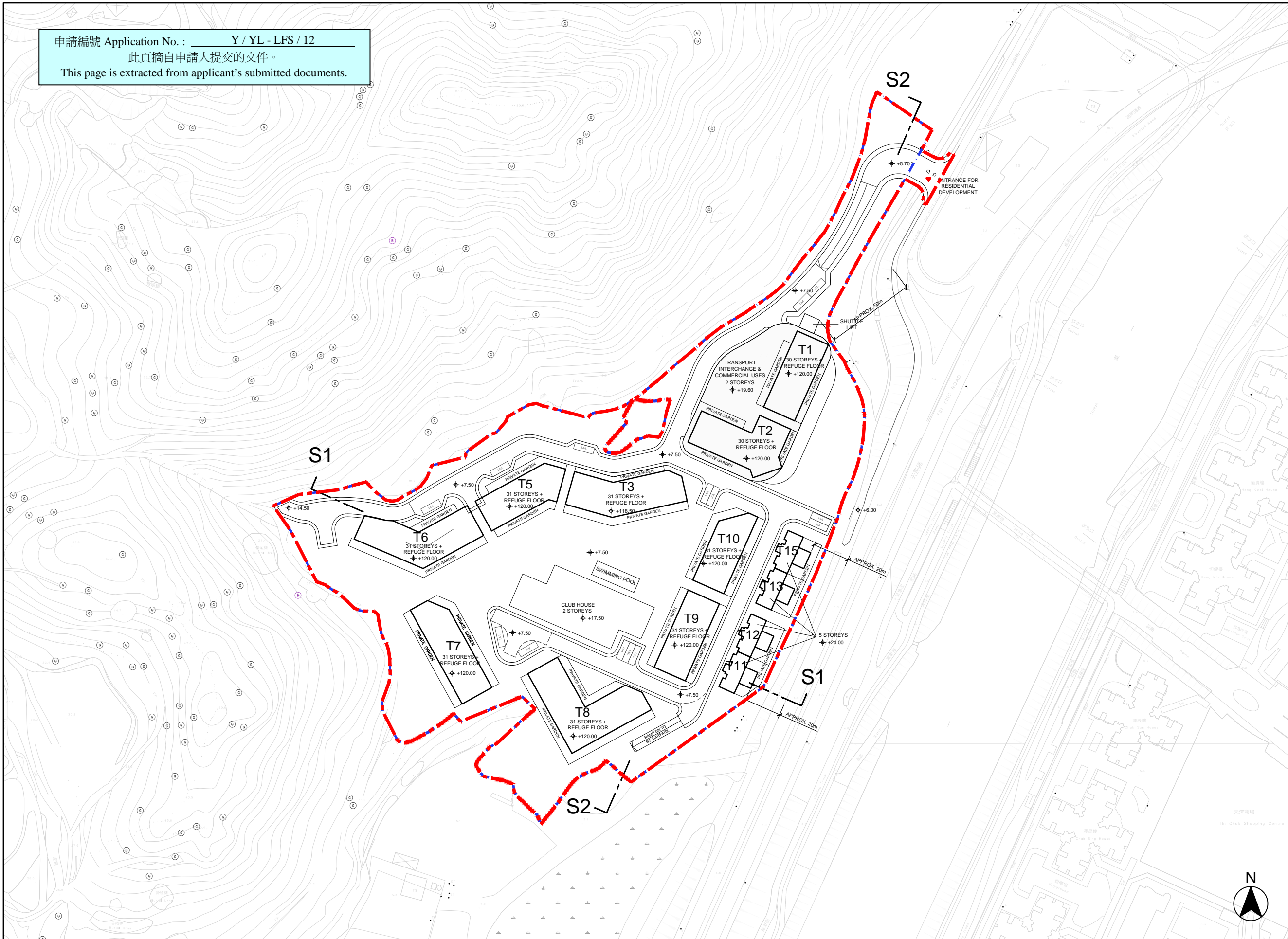
DATE : APR 2021	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P1-A-02	

LEGEND
 ——— APPLICATION SITE BOUNDARY ——— DEVELOPMENT SITE BOUNDARY L/U/L 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'.



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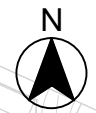
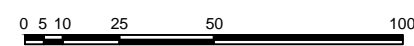
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 INDICATIVE
 MASTER LAYOUT PLAN

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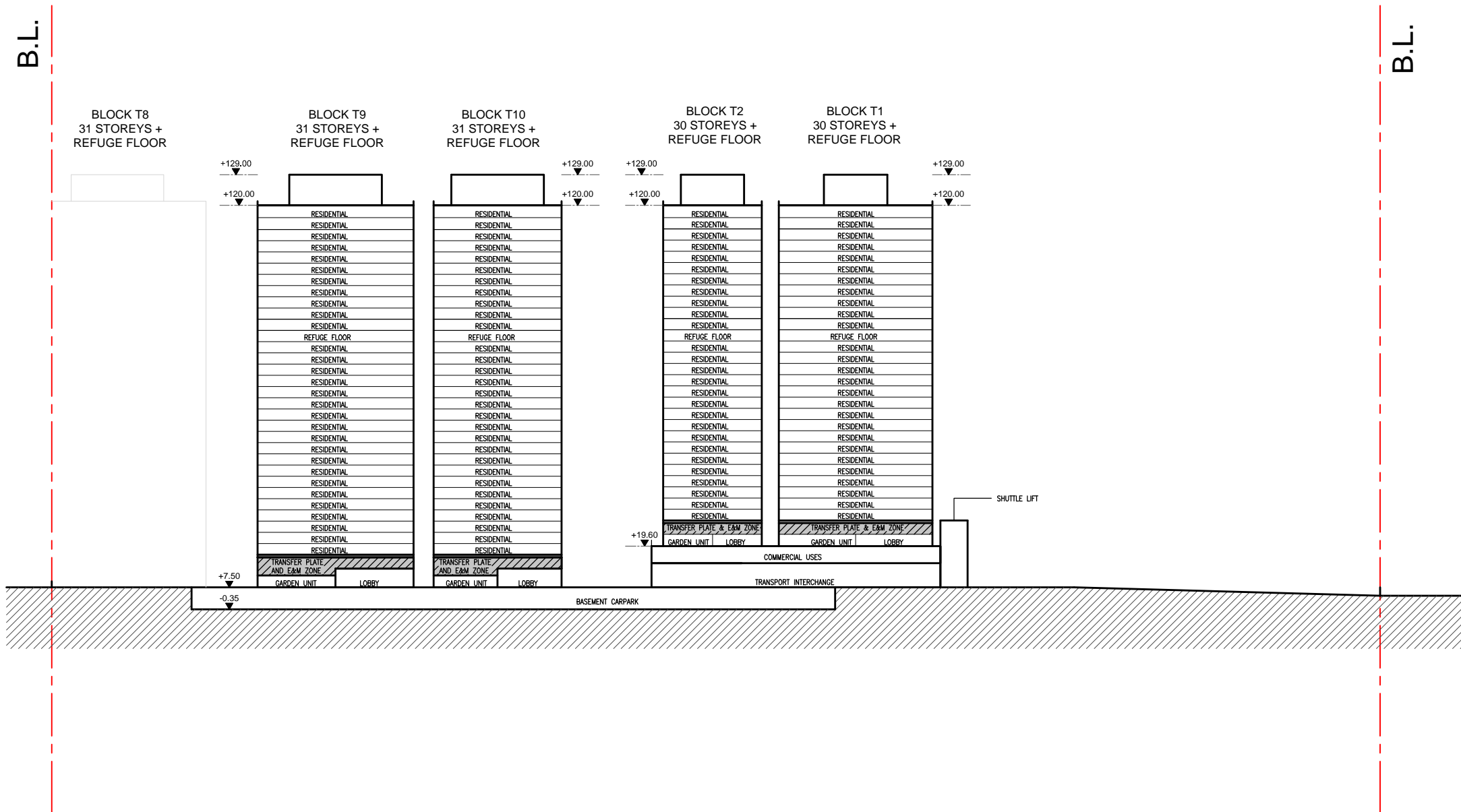
LEGEND

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SCHEMATIC SECTION S2

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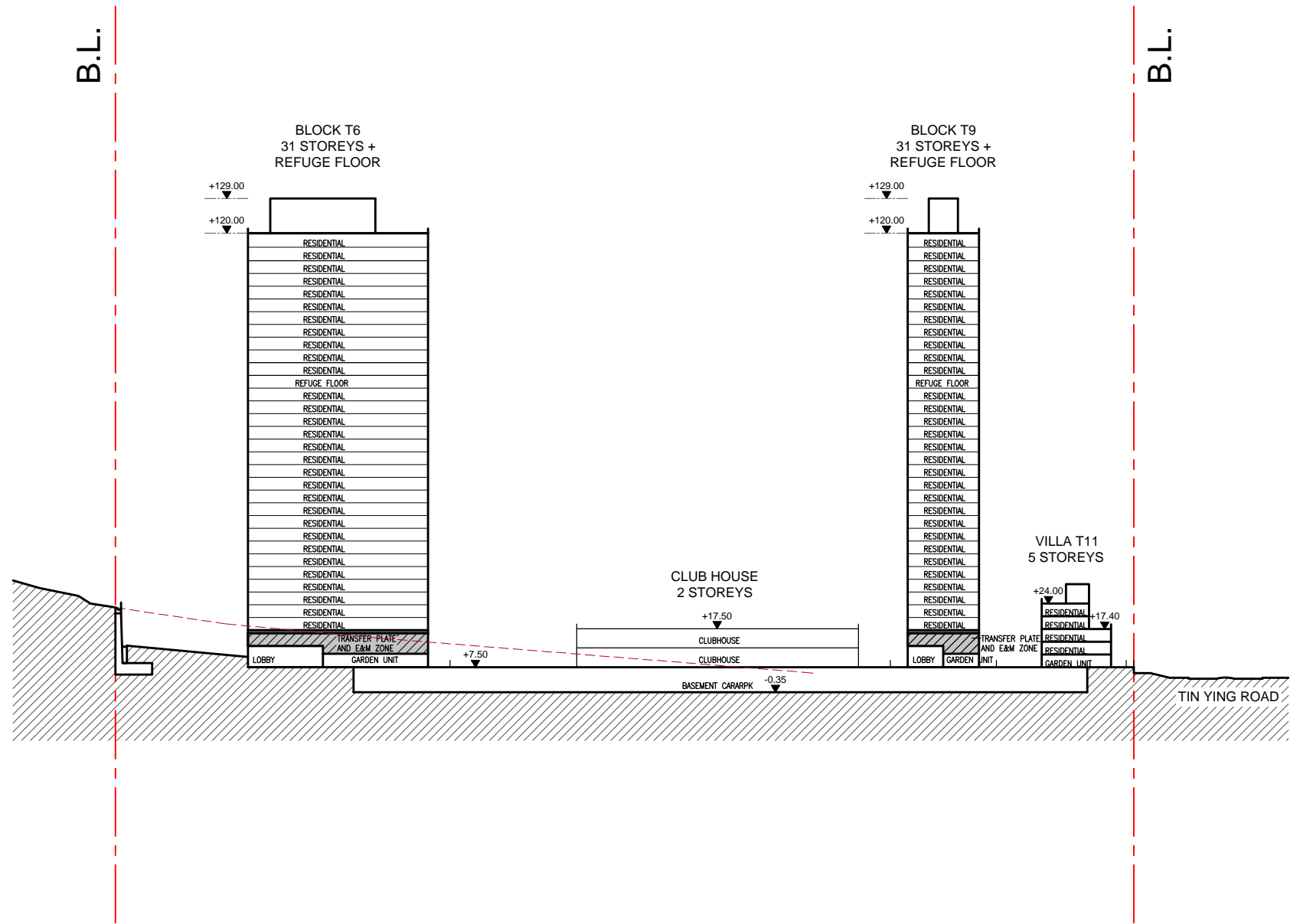
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DRAWING TITLE :
 SCHEMATIC SECTION S2

DATE : OCT 2015	PAPER SIZE : A3
SCALE : 1:1500	DRAWN : AIL
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DWG. NO. : 1108-S16-P1-S-02	

申請編號 Application No. : Y / YL - LFS / 12
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SCHEMATIC SECTION S1

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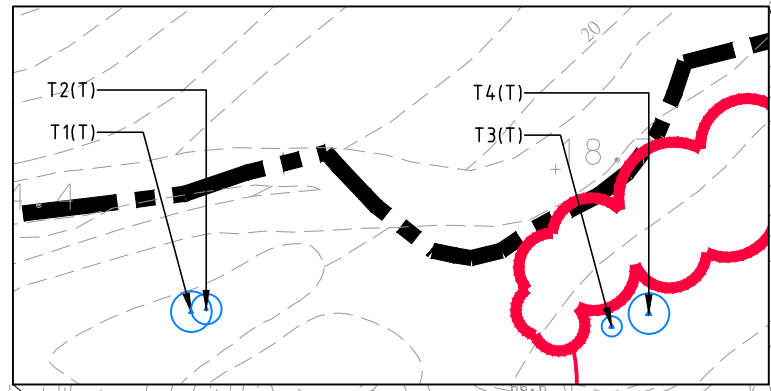
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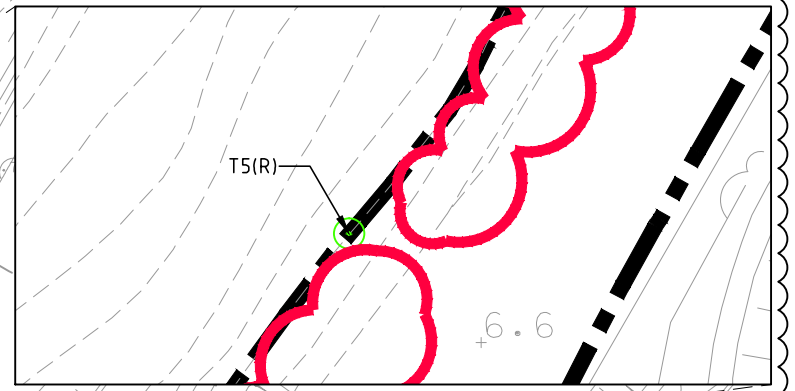
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DRAWING TITLE :
 SCHEMATIC SECTION S1

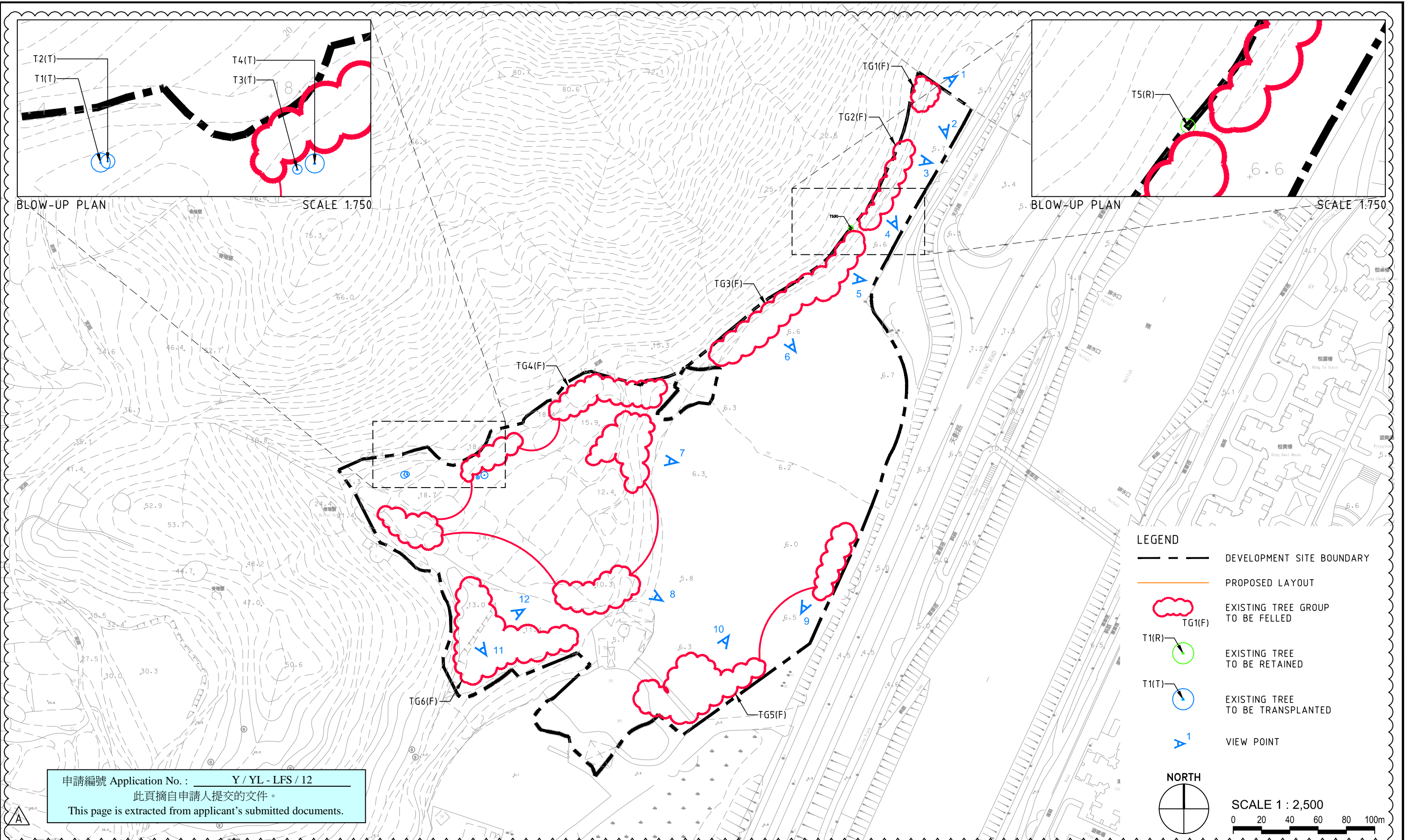
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PROJECT NO. : 1108	
DWG. NO. : 1108-S16-P1-S-01	



BLOW-UP PLAN SCALE 1:750



BLOW-UP PLAN SCALE 1:750



LEGEND

- DEVELOPMENT SITE BOUNDARY
- PROPOSED LAYOUT
- EXISTING TREE GROUP TO BE FELLED
TG1(F)
- EXISTING TREE TO BE RETAINED
T1(R)
- EXISTING TREE TO BE TRANSPLANTED
T1(T)
- VIEW POINT
A1

NORTH

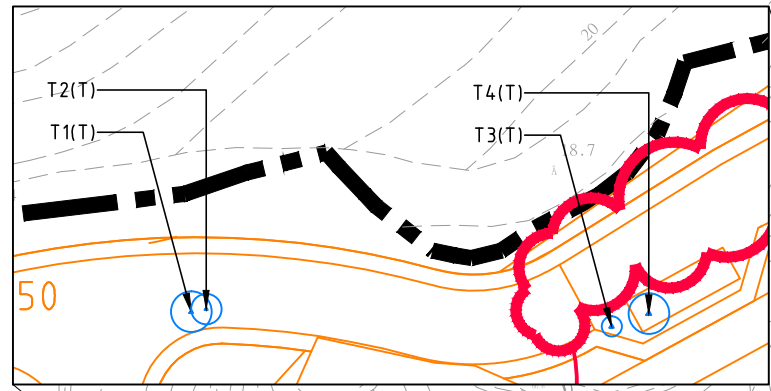
SCALE 1 : 2,500

申請編號 Application No. : Y / YL - LFS / 12
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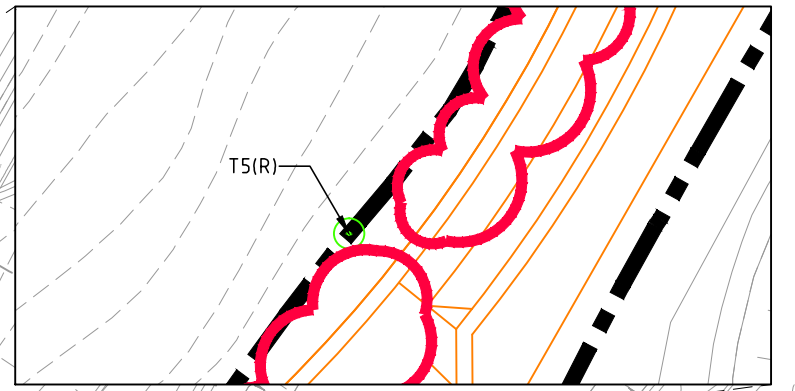
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						Job Title SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN TO REZONE "GREEN BELT" ZONE TO "RESIDENTIAL (GROUP B)" ZONE AND TO THE TIN SHUI WAI OUTLINE ZONING PLAN TO REZONE "OPEN SPACE (1)" ZONE TO "RESIDENTIAL (GROUP B)3" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES			Drawing No. A2/T0/TS01						
						Drawing Title TREE SURVEY PLAN 01 (EXISTING TOPOGRAPHY)			Scale 1:2000@A3						
A	2021-12-23	RESPOND TO GOVERNMENT COMMENT	EI	DK	TO	Drawn by	EI	Checked by	DK	Approved by	TO	Date	2021-07-08	Job. No.	SHK66

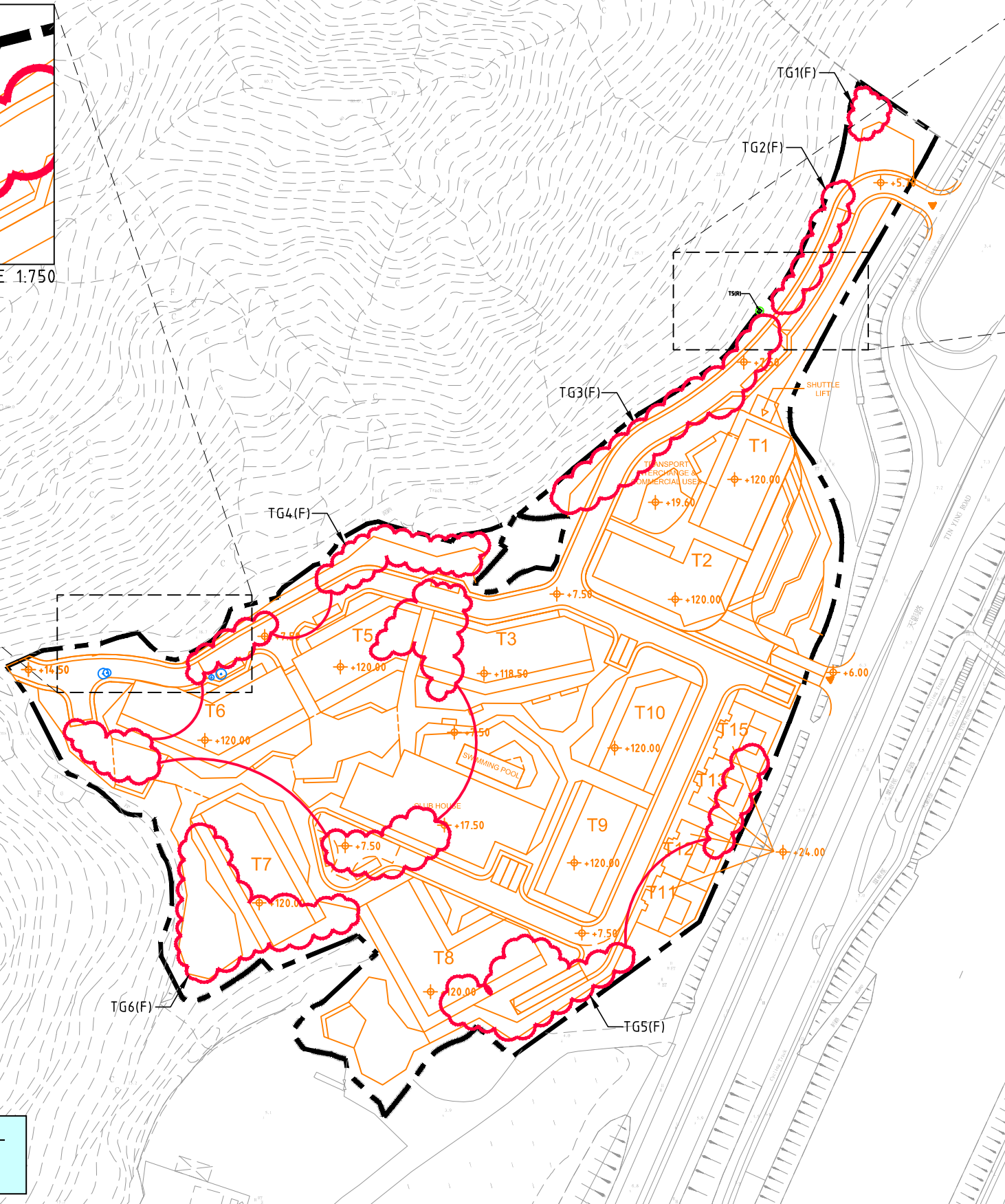
Urbis Limited
 Planning, Urban Design, Landscape, Golf & Environmental Consultants
 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



BLOW-UP PLAN SCALE 1:750



BLOW-UP PLAN SCALE 1:750



LEGEND

- DEVELOPMENT SITE BOUNDARY
- PROPOSED LAYOUT
- EXISTING TREE GROUP TO BE FELLED
TG1(F)
- EXISTING TREE TO BE RETAINED
T1(R)
- EXISTING TREE TO BE TRANSPLANTED
T1(T)

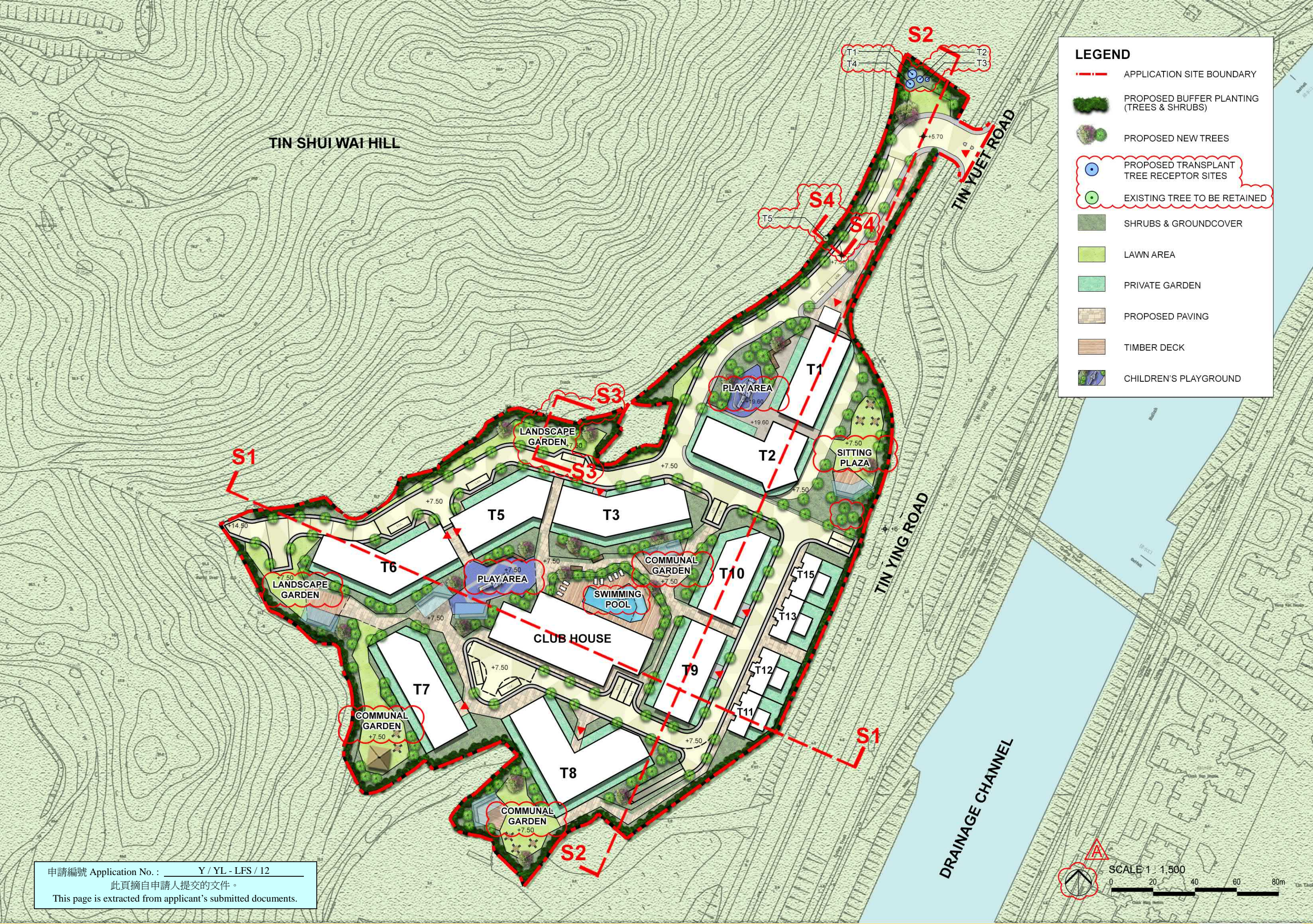
NORTH

SCALE 1 : 2,500

申請編號 Application No. : Y / YL - LFS / 12
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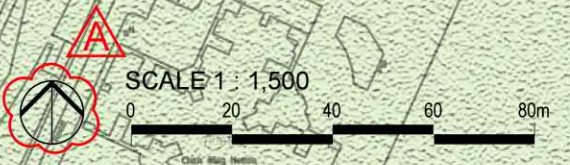
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Amendment No.			Date			Description			Drawn by	Checked by	Approved by	Job Title	Drawing No.	 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662
												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" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D. 129, TIN YUET ROAD, NEW TERRITORIES	A2/T0/TS02	
												Drawing Title	Scale	
												TREE SURVEY PLAN 02 (PROPOSED DEVELOPMENT)	1:2000@A3	
Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by	Date	2021-12-23	Job. No.	SHK66					

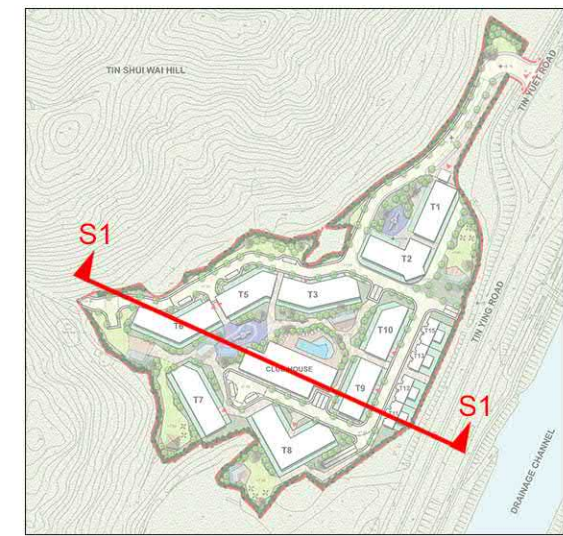


LEGEND	
	APPLICATION SITE BOUNDARY
	PROPOSED BUFFER PLANTING (TREES & SHRUBS)
	PROPOSED NEW TREES
	PROPOSED TRANSPLANT TREE RECEPTOR SITES
	EXISTING TREE TO BE RETAINED
	SHRUBS & GROUNDCOVER
	LAWN AREA
	PRIVATE GARDEN
	PROPOSED PAVING
	TIMBER DECK
	CHILDREN'S PLAYGROUND

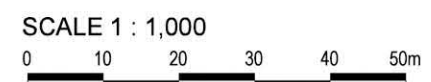
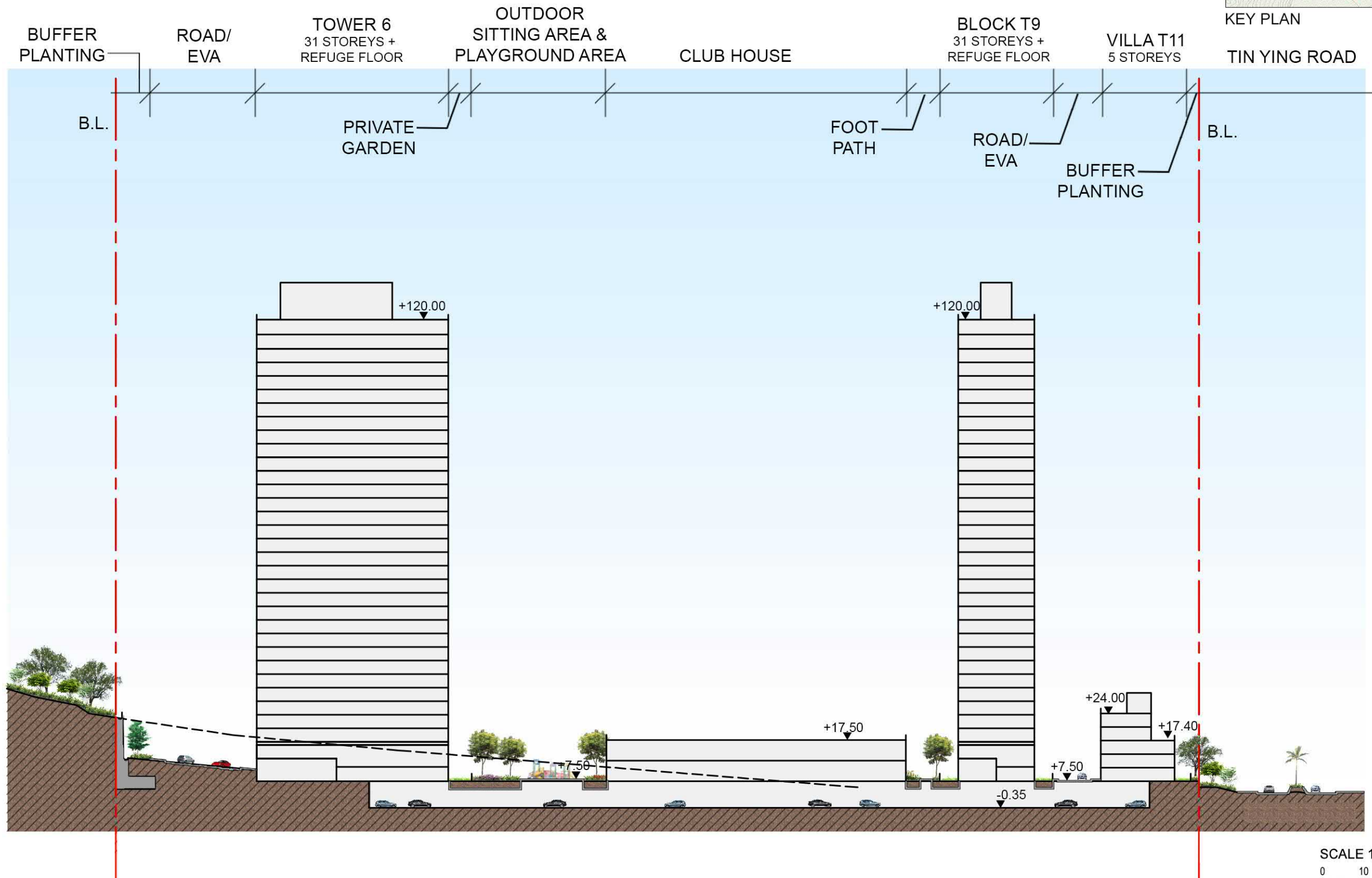
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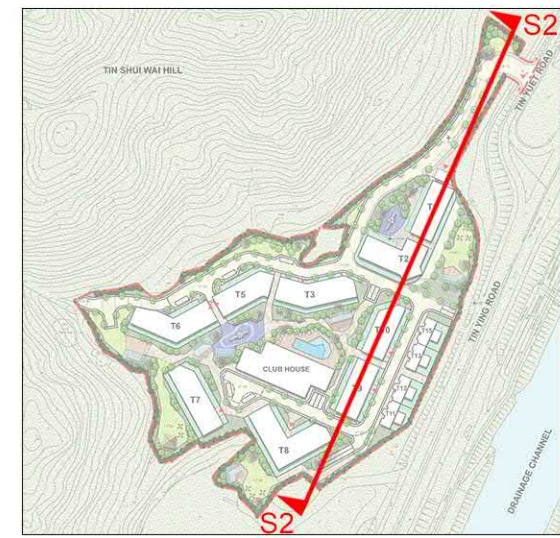
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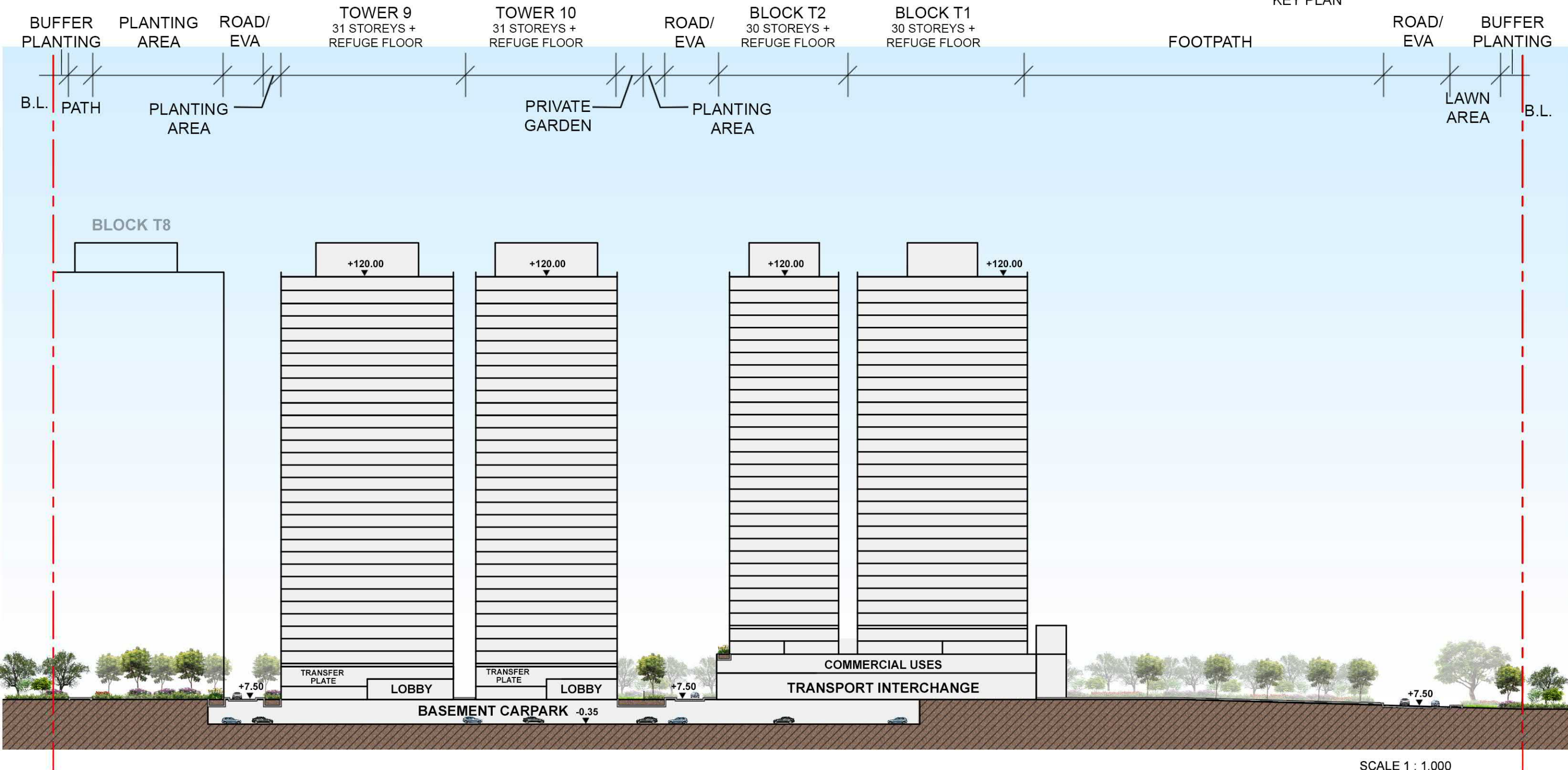
KEY PLAN



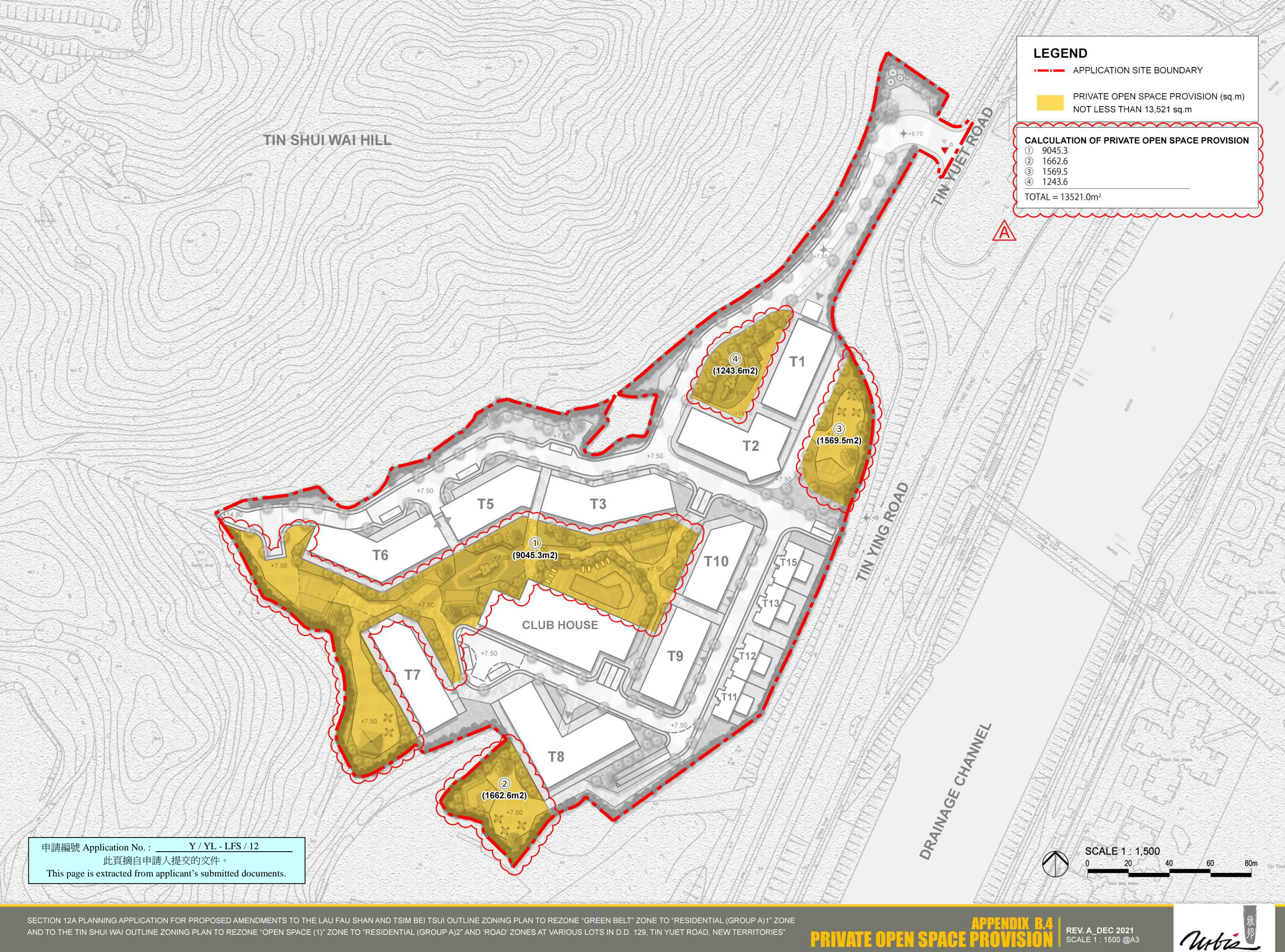
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KEY PLAN



SCALE 1 : 1,000
 0 10 20 30 40 50m



LEGEND

- APPLICATION SITE BOUNDARY
- PRIVATE OPEN SPACE PROVISION (sq.m)
NOT LESS THAN 13,521 sq.m

CALCULATION OF PRIVATE OPEN SPACE PROVISION

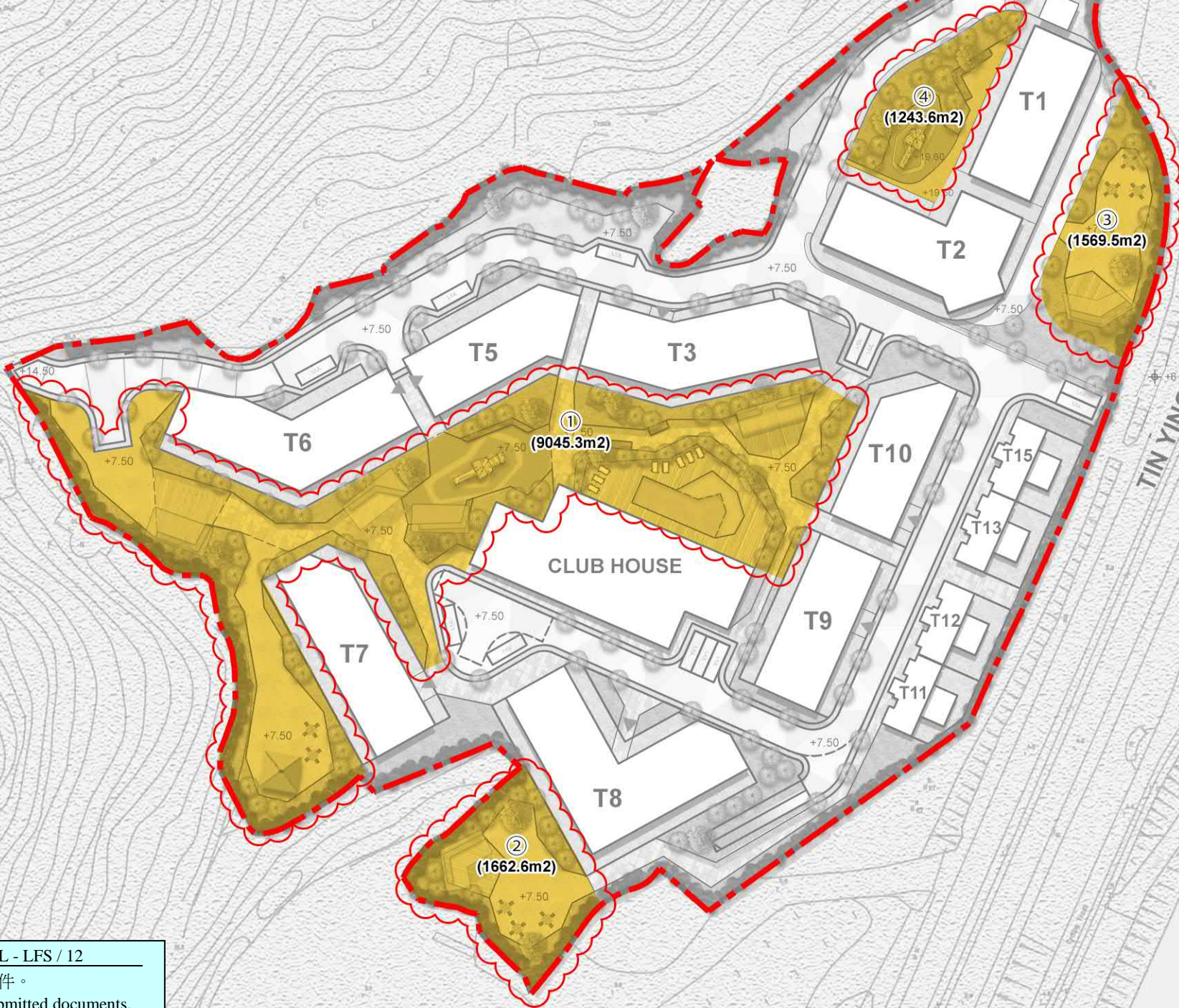
①	9045.3
②	1662.6
③	1569.5
④	1243.6
TOTAL = 13521.0m²	

TIN SHUI WAI HILL

TIN YUET ROAD

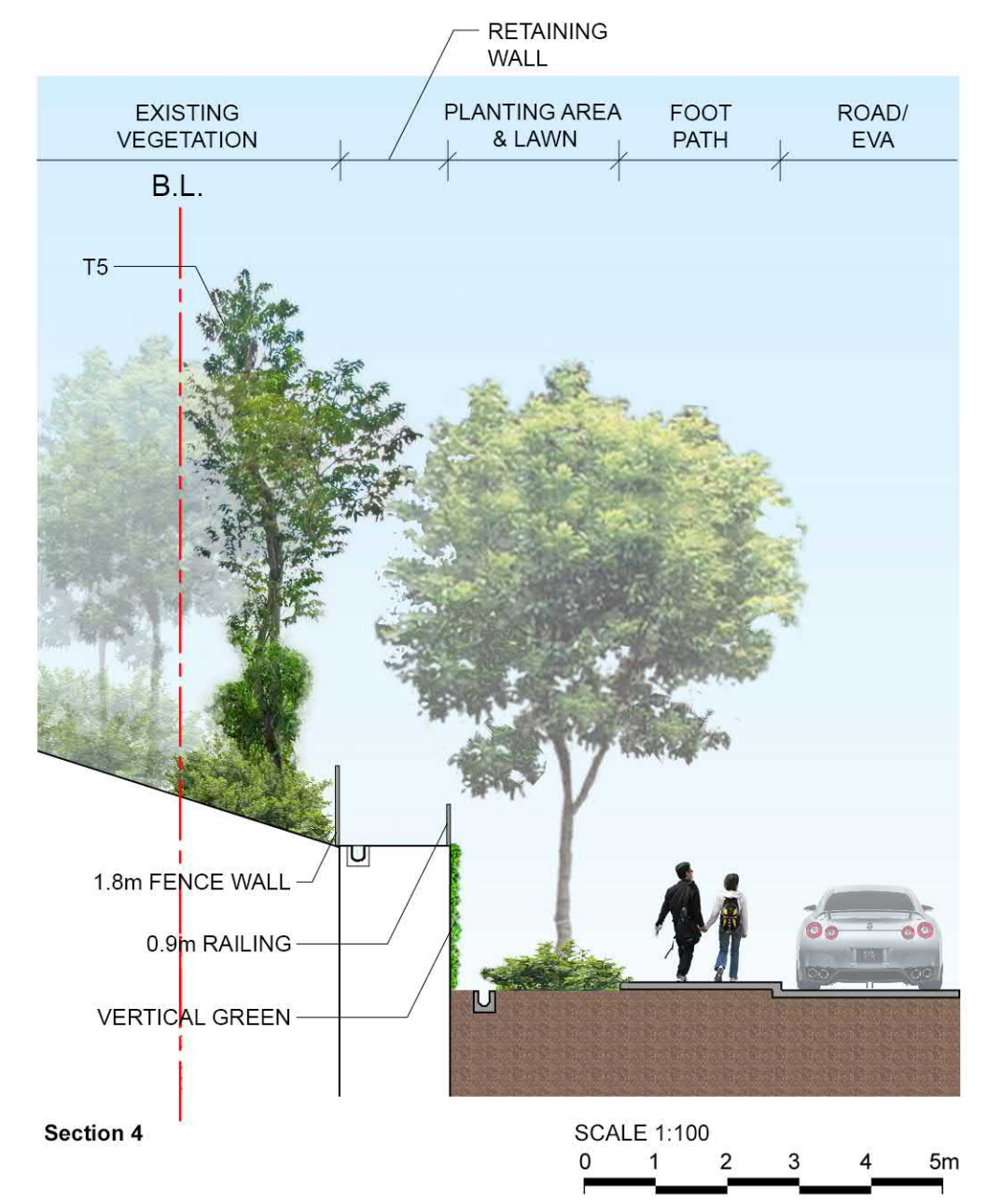
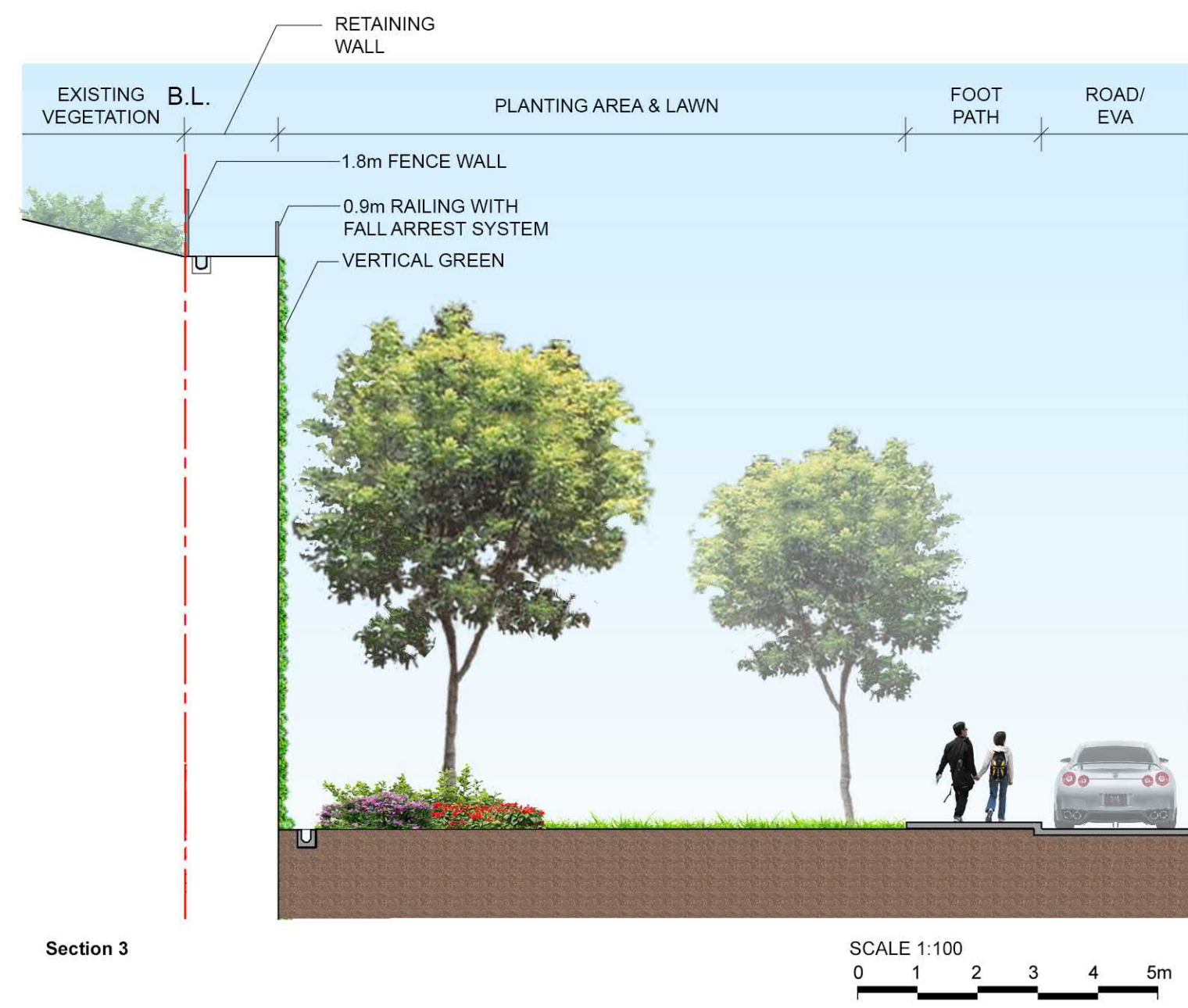
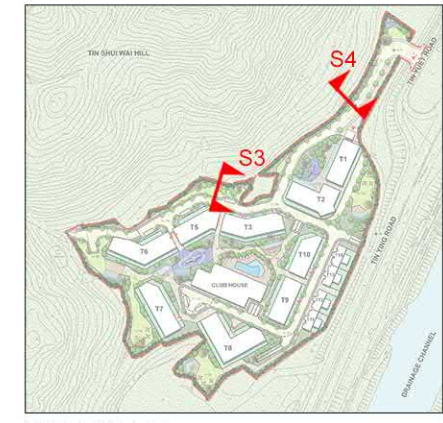
TIN YING ROAD

DRAINAGE CHANNEL



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SCALE 1 : 1,500
 0 20 40 60 80m



申請編號 Application No. : Y/YL-LFS/12

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
	Nil 沒有	

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.