

**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 18.7.2022  
因應於 2022 年 7 月 18 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> 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 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 及天水圍分區計劃大綱核准 圖編號 S/TSW/16		
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&amp;</i> <i>M Zone 結構轉換層及</i> <i>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&amp;</i> <i>M Zone 結構轉換層及</i> <i>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	322
	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	

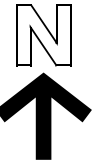
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 checked="" 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 checked="" 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"/>
<b><u>Response with Departmental Comment Table 回應部門意見表, replacement page of Traffic Impact Assessment 交通影響評估的替代頁</u></b>		
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/11

流浮山  
LAU FAU SHAN

申請地點  
Application Site

雲浮仙觀  
Wan Fau  
Sin Koon

G/IC

GB

REC

O(1)

V

CA

GB

CA

CP

CP

CDA

G/IC

天恒邨  
Tin Heng  
Estate

R(A)

俊宏軒  
Grandeur  
Terrace

R(A)

天逸邨  
Tin Yat  
Estate

OU

R(A)

天水圍  
TIN SHUI WA

O

TIN SAU ROAD

S/TSW/16

天富苑  
Tin Fu Court

R(A)

R(A)

繁壩  
Ngau Hom

沙江圍  
Sha Kong Wai

沙江圍仔  
Sha Kong Wai

位置圖 LOCATION PLAN

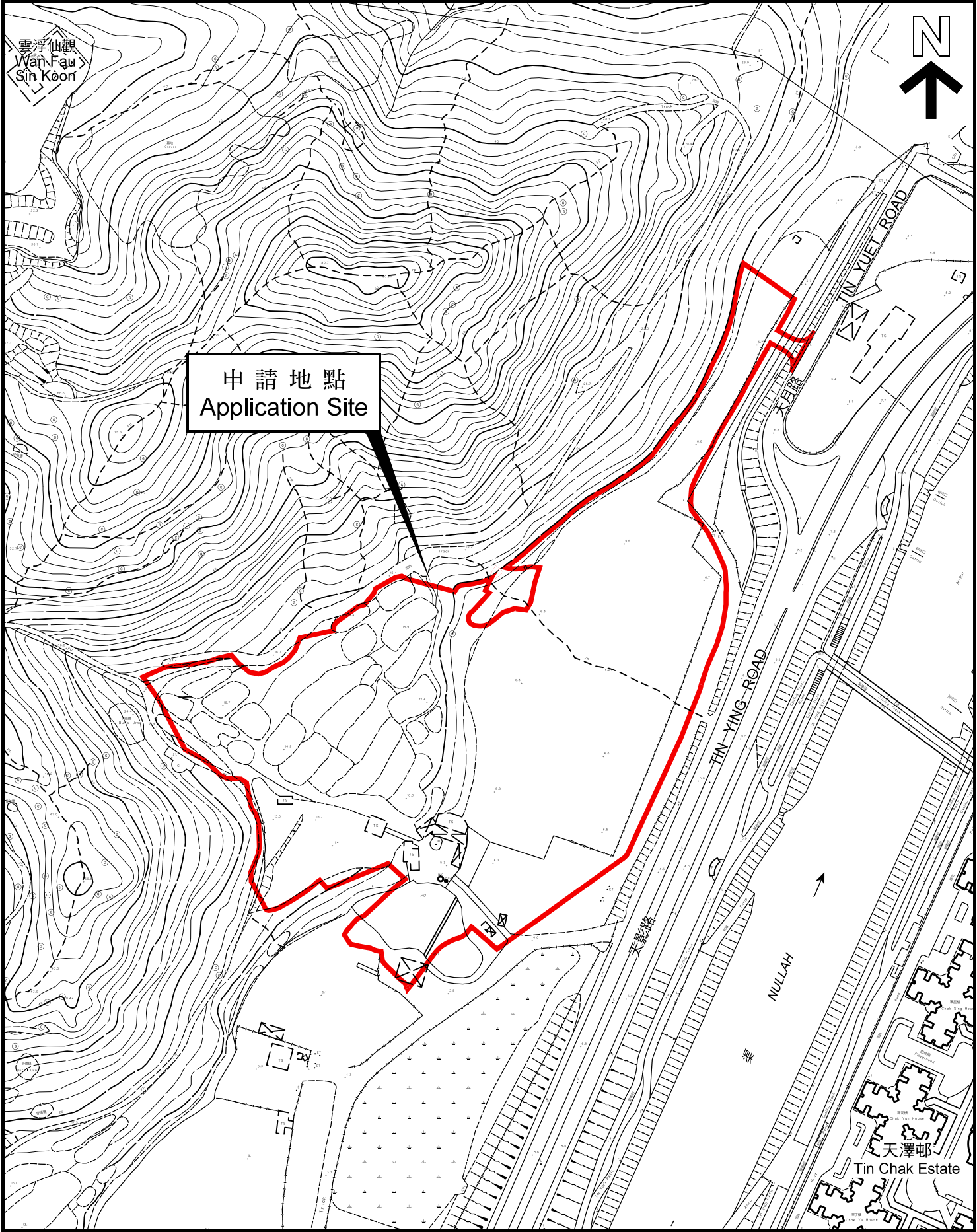
本摘要圖於2022年7月20日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號  
S/YL-LFS/11 及 S/TSW/16  
EXTRACT PLAN PREPARED ON 20.7.2022  
BASED ON OUTLINE ZONING PLANS No.  
S/YL-LFS/11 AND S/TSW/16  
APPROVED ON 12.4.2022

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

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。

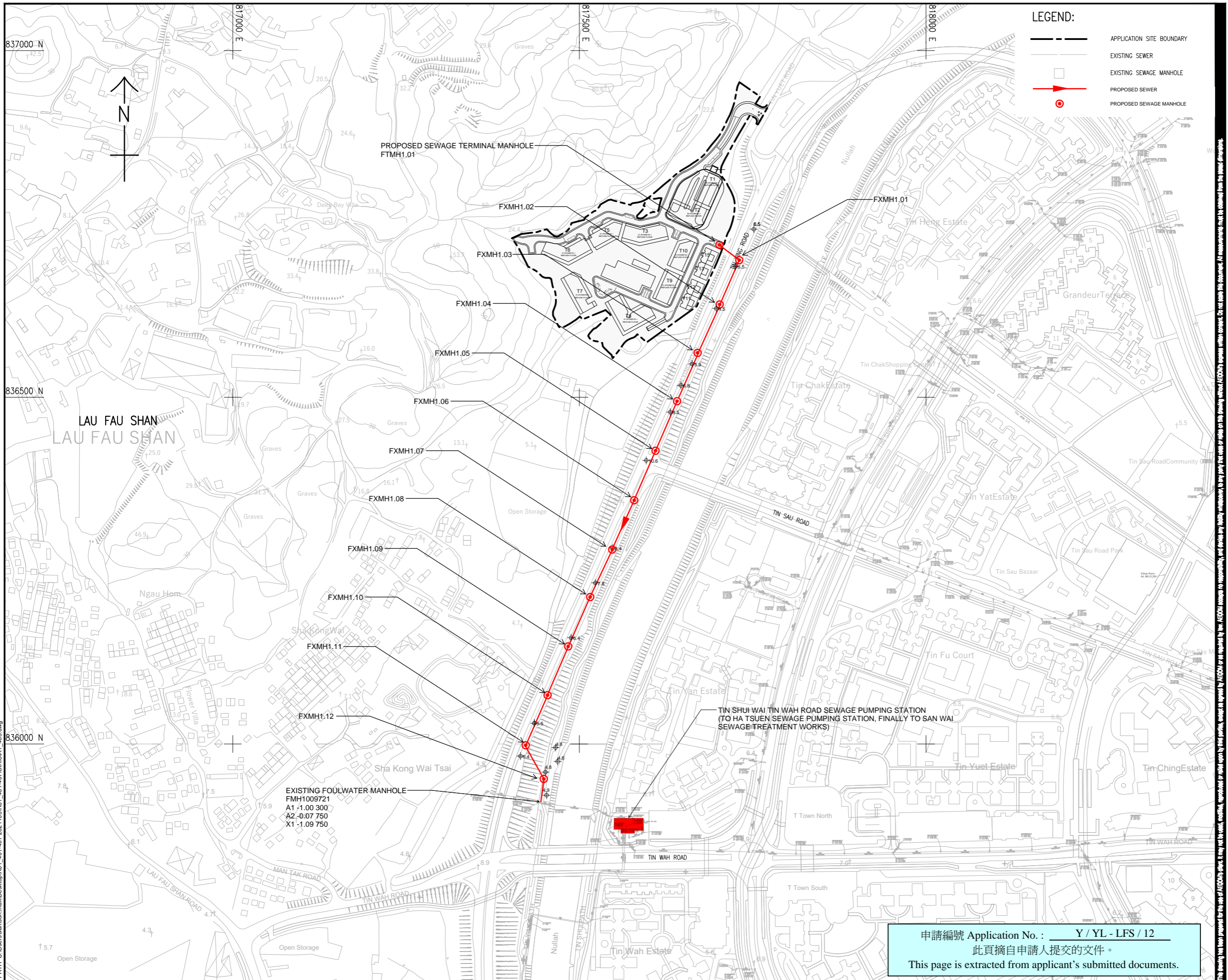
The applicant submitted further information in response to departmental comments with revised Sewerage Impact Assessment and Environmental Assessment.

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。

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ISO A1 594mm x 841mm  
 Approved:  
 Checked:  
 Designer:  
 Project Management Initials:  
 Pch File by: Samson.mak 05/10/2021  
 PATH: C:\Users\samson.mak\Desktop\RO1\_401-407\_20211005\RO1\_401-407\_20211005\SIASIA1\_403.dwg



**LEGEND:**

- APPLICATION SITE BOUNDARY
- EXISTING SEWER
- EXISTING SEWAGE MANHOLE
- PROPOSED SEWER
- PROPOSED SEWAGE MANHOLE

**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 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.

**STATUS**

**SCALE**  
 A1 1:2500

**DIMENSION UNIT**  
 METRES

**KEY PLAN**

**PROJECT NO.**  
 MONG TSENG

**CONTRACT NO.**  
 MONG TSENG

**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.

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