

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-LFS/12**  
**关于申请编号 Y/YL-LFS/12 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 21.10.2021 and 22.10.2021  
因应于 2021 年 10 月 21 日及 2021 年 10 月 22 日接获的进一步资料而修订的概  
括发展规范

|                                       |   |              |                    |
|---------------------------------------|---|--------------|--------------------|
| Application No.<br>申请编号               | Y/YL-LFS/12   |              |                    |
| Location/address<br>位置／地址             | Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long,<br>New Territories<br>新界元朗流浮山丈量约份第 129 约多个地段及毗连政府土地  |              |                    |
| Site area<br>地盘面积                     | About 约 51,619 sq. m 平方米 (Includes Government Land of about 包括政府土地<br>约 11,368 sq. m 平方米)   |              |                    |
| Plan<br>图则                            | <u>Section 12A application 第 12A 条申请</u><br>Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 and Draft<br>Tin Shui Wai Outline Zoning Plan No. S/TSW/15<br>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<br>编号 S/TSW/15  |              |                    |
|                                       | <u>Further information received 接获进一步资料</u><br>Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 and Draft<br>Tin Shui Wai Outline Zoning Plan No. S/TSW/15<br>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<br>编号 S/TSW/15   |              |                    |
| Zoning<br>地带                          | <u>Section 12A application 第 12A 条申请</u><br>"Green Belt" and "Open Space (1)"<br>「绿化地带」及「休憩用地(1)」   |              |                    |
|                                       | <u>Further information received 接获进一步资料</u><br>"Green Belt" and "Open Space (1)"<br>「绿化地带」及「休憩用地(1)」  |              |                    |
| Proposed<br>Amendment(s)<br>拟议修订      | To rezone the application site from "Green Belt" to "Residential (Group A)1" on the<br>Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) and from "Open Space<br>(1)" to "Residential (Group A)2" and an area shown as 'Road' on the Tin Shui Wai OZP<br>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(甲<br>类)1」地带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<br>(甲类)2」地带和显示为「道路」的地方 |              |                    |
| Gross floor area<br>and/or plot ratio |   | sq. m<br>平方米 | Plot ratio<br>地积比率 |

|  |  |  |   |
|--|--|--|---|
| 总楼面面积及／<br>或地积比率                                     | Domestic<br>住用                               | About 约 205,064                                    | About 约 4   |
|  | Non-domestic<br>非住用                          | About 约 8,000                                      | About 约 0.156   |
| No. of block<br>幢数                                   | Domestic<br>住用                               | 11   |   |
|  | Non-domestic<br>非住用                          | 1  |   |
|  | Composite<br>综合用途                            | 2  |   |
| Building<br>height/No. of<br>storeys<br>建筑物高度／<br>层数 | Domestic<br>住用                               | -  | m 米   |
|  |  | Not more than 不多於 120                              | mPD 米(主水平基准上)   |
|  |  | 5 - 31<br><i>1</i><br><i>1</i><br><i>1</i>         | Storey(s) 层<br><i>Exclude 不包括</i><br><i>Basement 地库</i><br><i>Refuge Floor 防火层</i><br><i>Transfer Plates and E&amp;M Zone 结构转换层及机电区</i>                     |
|  | Non-domestic<br>非住用                          | -  | m 米   |
|  |  | Not more than 不多於 17.5                             | mPD 米(主水平基准上)   |
|  |  | Not more than 不多於 2<br><i>1</i>                    | Storey(s) 层<br><i>Exclude 不包括</i><br><i>Basement 地库</i>   |
|  | Composite<br>综合用途                            | -  | m 米   |
|  |  | Not more than 不多於 120                              | mPD 米(主水平基准上)   |
|  |  | 28<br><i>1</i><br><i>1</i><br><i>1</i><br><i>1</i> | Storey(s) 层<br><i>Exclude 不包括</i><br><i>Basement 地库</i><br><i>Refuge Floor 防火层</i><br><i>Podium 平台</i><br><i>Transfer Plates and E&amp;M Zone 结构转换层及机电区</i> |
| Site coverage<br>上盖面积                                | Below 低於 15 m 米 >30%<br>Above 高於 15 m 米 <30% |  |   |
|  | 4,829 Flats 住宅单位                             |  |   |
| No. of units<br>单位数目                                 |  |  |   |
|  |  |  |   |
| Open space<br>休憩用地                                   | Private 私人                                   | Not less than 不少於 13,521                           | sq. m 平方米   |
|  | Public 公众                                    | -  | sq. m 平方米   |

|  |   |       |
|--|---|-------|
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数                                   | 1,282 |
|  | Private Car Parking Spaces 私家车车位                                    | 751   |
|  | Motorcycle Parking Spaces 电单车车位                                     | 51    |
|  | Bicycle Parking Spaces 单车泊位   | 480   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 | 14    |
|  | For Residential Use 供住宅用途   | 10    |
|  | For Commercial Use 供商业用途  | 4     |
|  | Covered Transport Interchange 有盖运输交汇处                               | 1     |

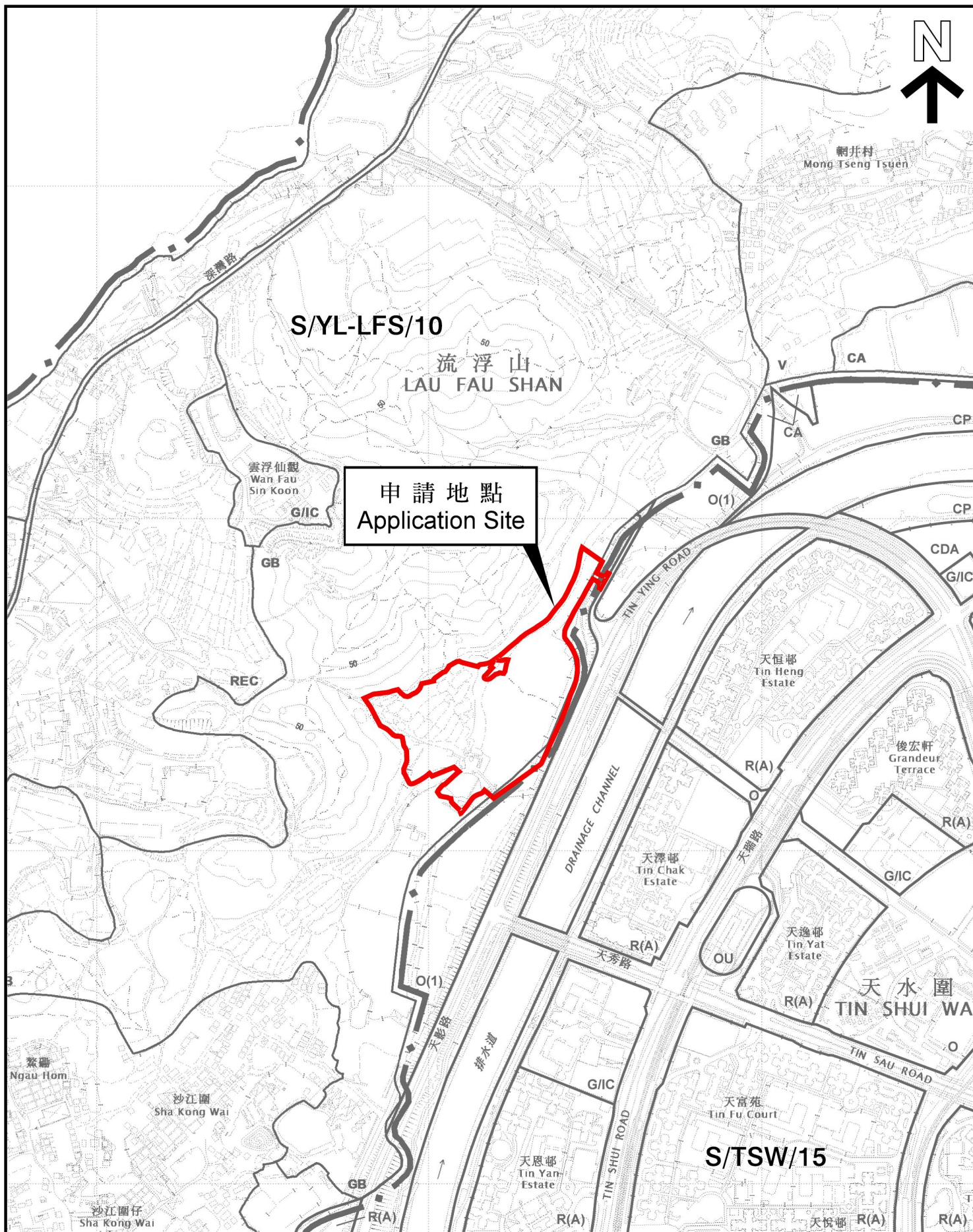
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>英文                       |
| <b><u>Plans and Drawings 图则及绘图</u></b>  |                          |                                     |
| Revised Master layout plan(s)/Layout plan(s) 修订的总纲发展蓝图／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 type="checkbox"/>            |
| Others (please specify) 其他（请注明）   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>   |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 的环境评估（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 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 checked="" type="checkbox"/> |
| <b><u>Response with Departmental Comment Table 回应部门意见表, Air Ventilation Assessment 空气流通评估</u></b> |                          |                                     |
| 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。



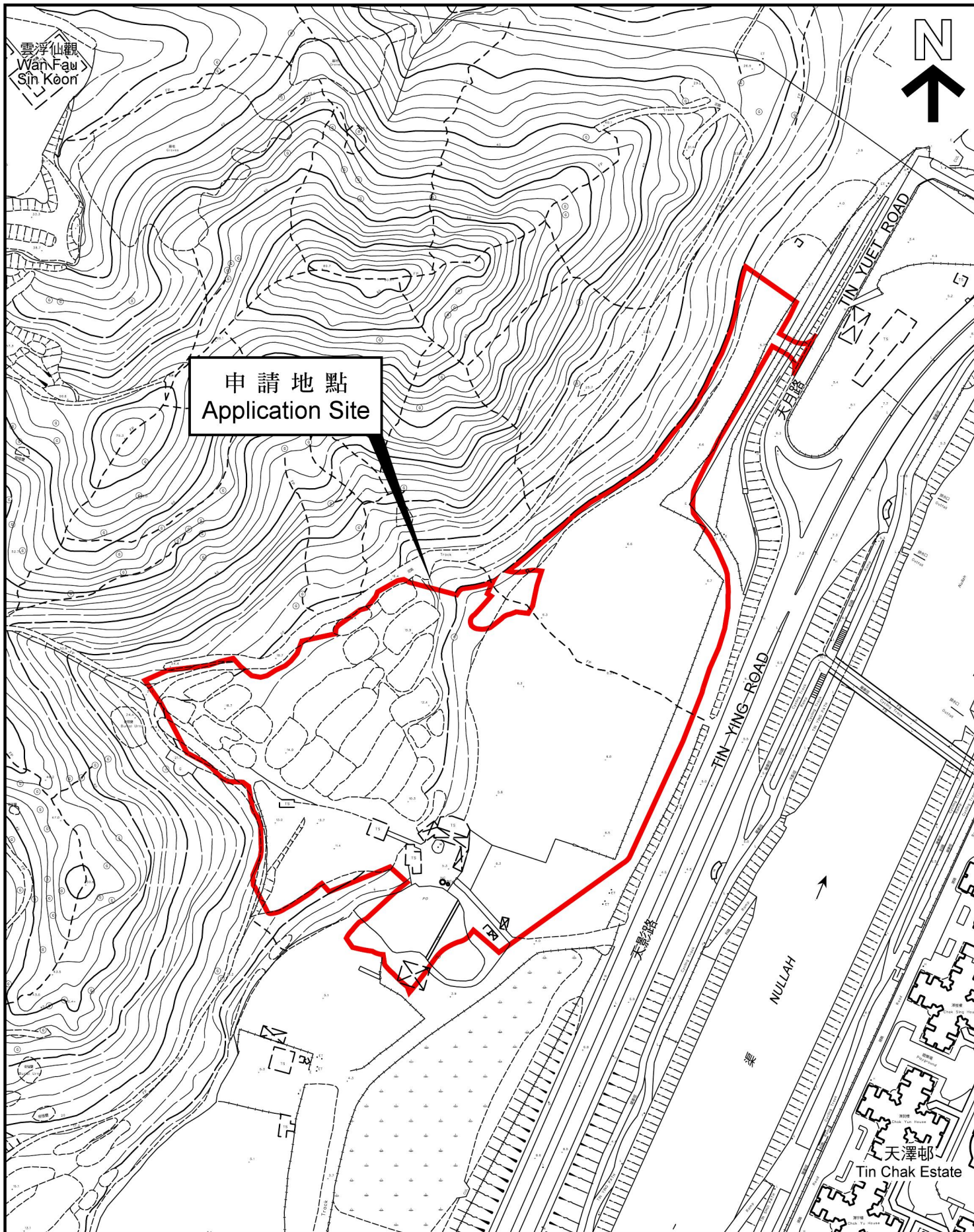
位置圖 LOCATION PLAN

本摘要圖於2021年10月21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  
EXTRACT PLAN PREPARED ON 21.10.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/10 EXHIBITED ON 7.5.2021

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
METRES

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**



平面圖 SITE PLAN

本摘要圖於2021年10月21日擬備，  
所根據的資料為測量圖編號  
2-SW-22B 及 22D  
EXTRACT PLAN PREPARED ON 21.10.2021  
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**

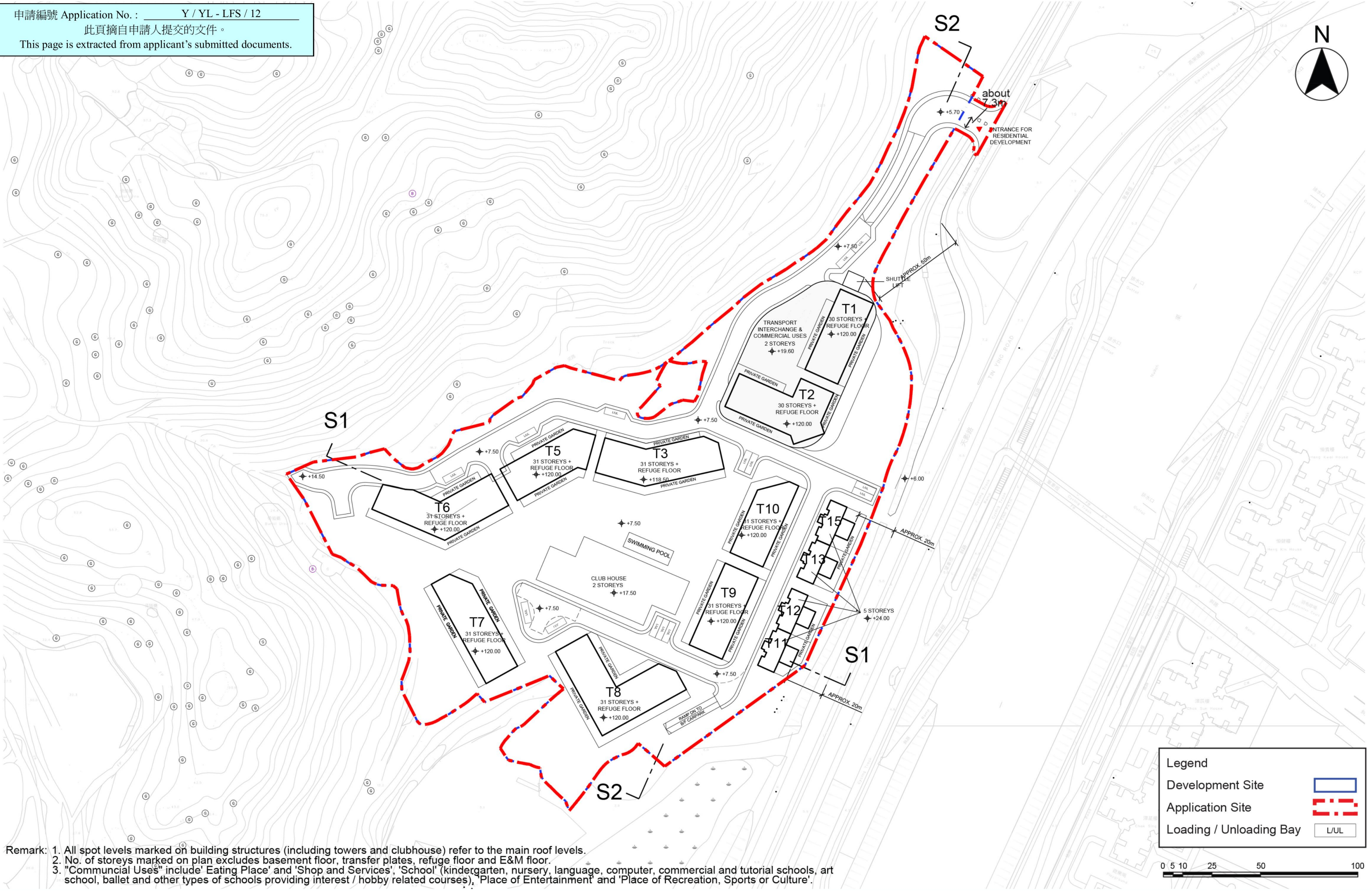
**備註 Remarks**

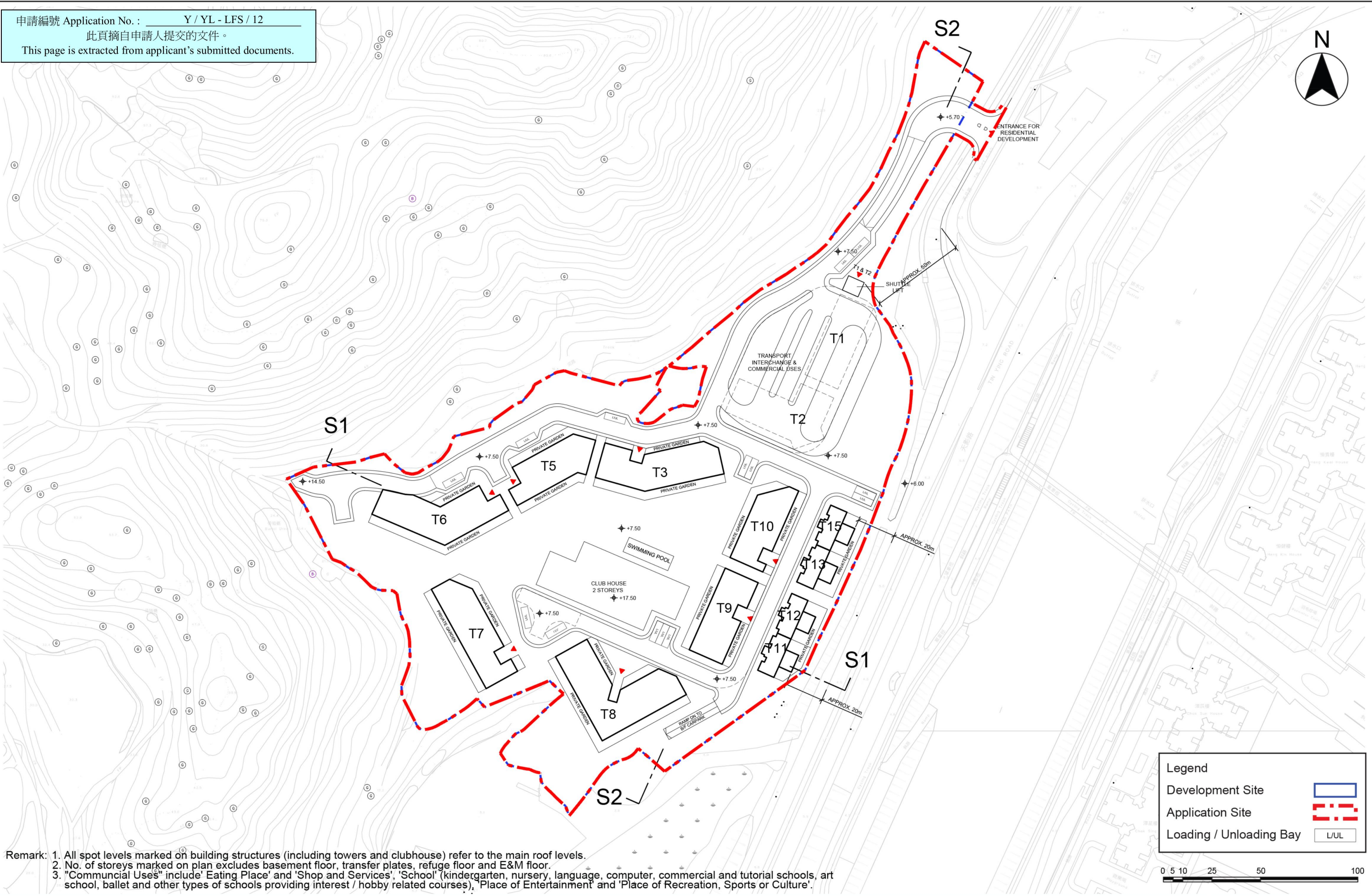
申請人提交進一步資料回應部門意見，並提供經修訂的視覺影響評估、排污影響評估、空氣流通評估、總綱發展藍圖、平面圖和截視圖，以及澄清申請地點內政府土地的面積。

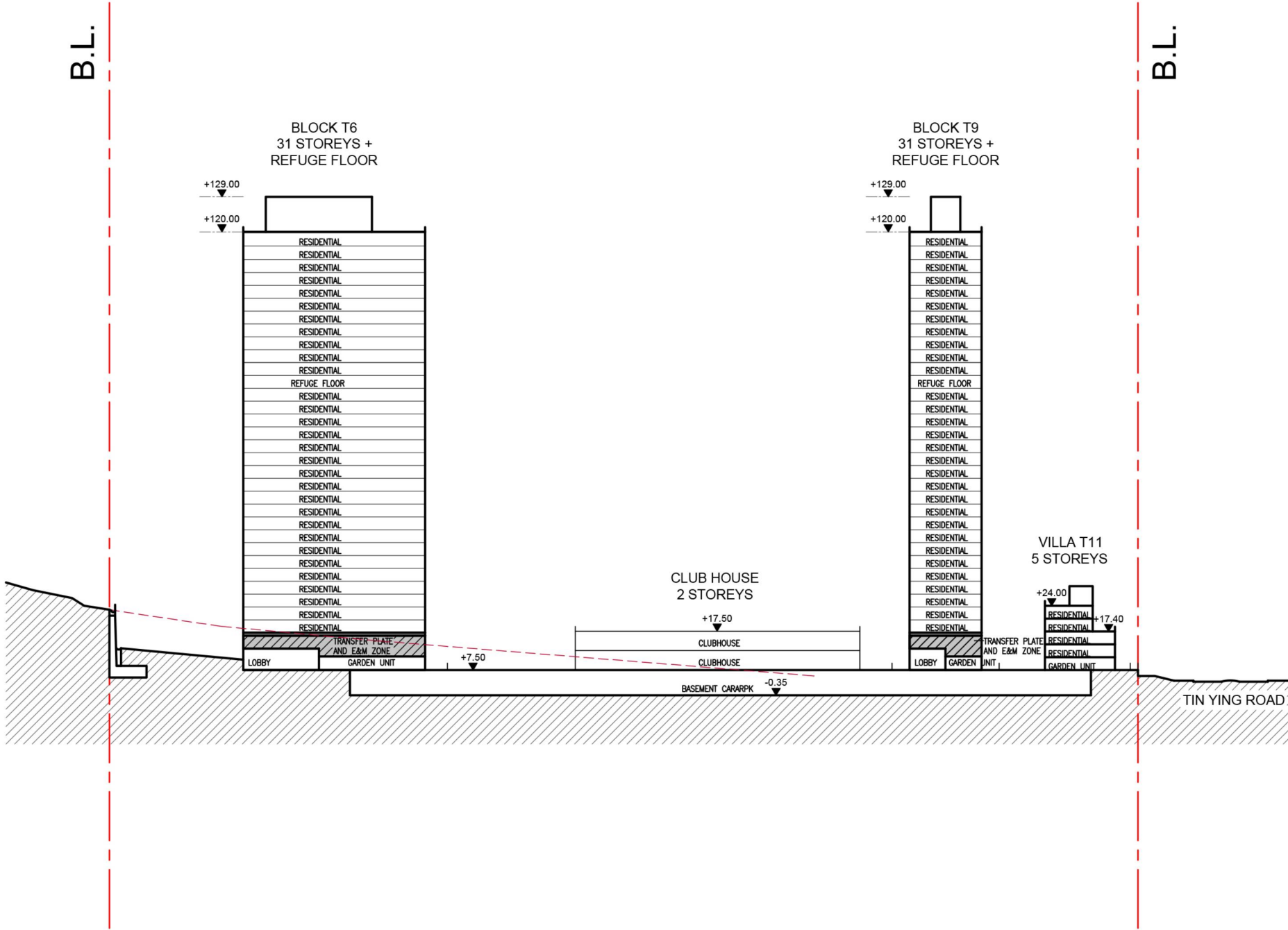
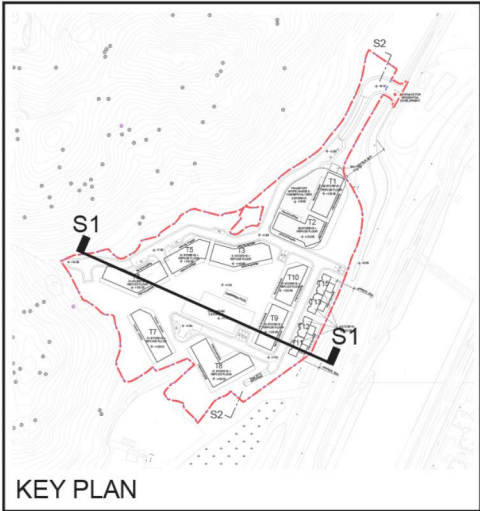
The applicant submitted further information in response to departmental comments with revised Visual Impact Assessment, Sewerage Impact Assessment, Air Ventilation Assessment, Master Layout Plan, Floor Plan and Section Plans, and clarified the total area of Government Land within the application site.

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。

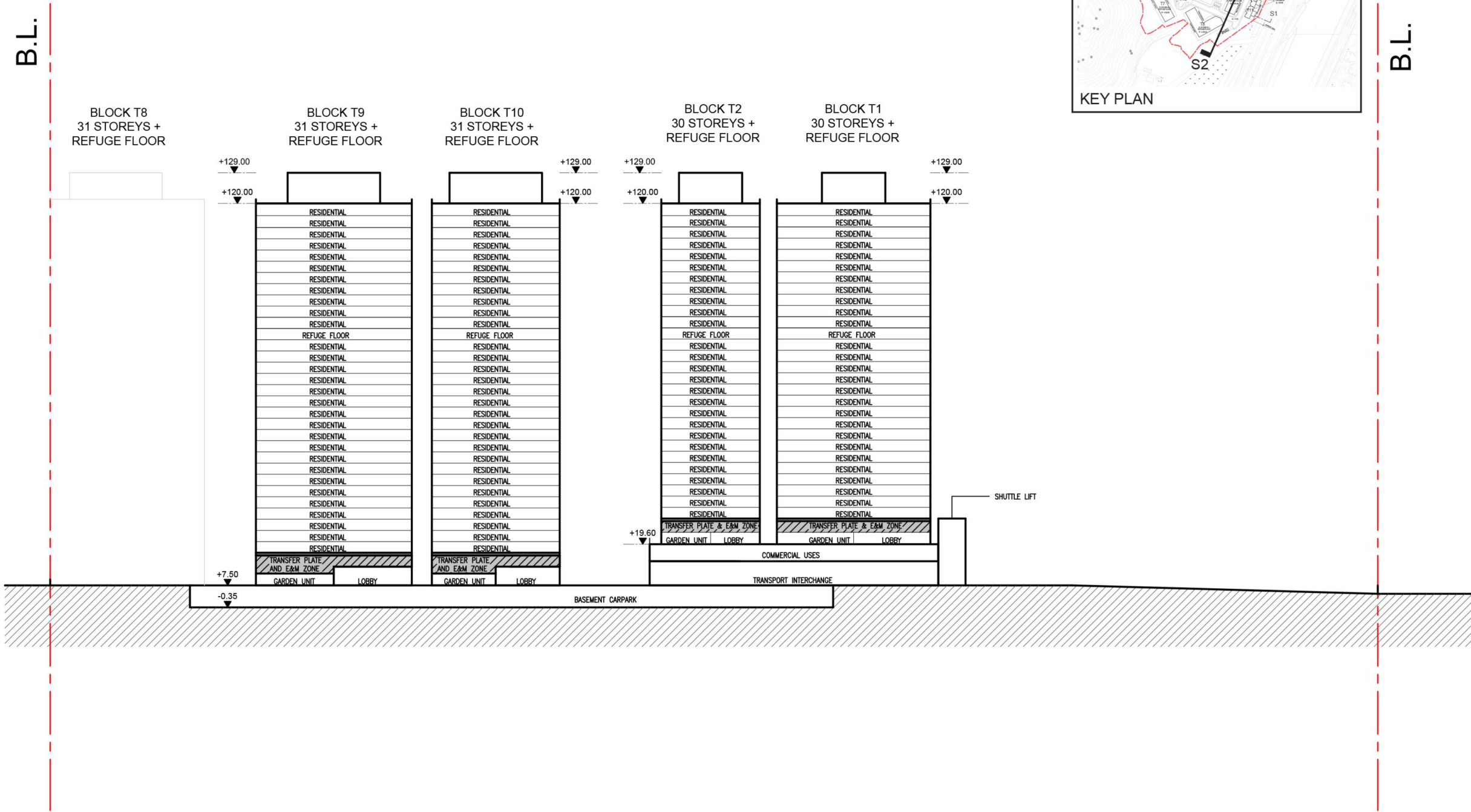
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Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
2. No. of storeys marked on plan excludes basement floor, transfer plates, refuge floor and E&M floor.  
3. "Communcial Uses" 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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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<br>Application No. | 擬議用途／發展<br>Proposed Use/Development | 城市規劃委員會的決定(日期)<br>Decision of<br>Town Planning Board (Date) |
|-------------------------|-------------------------------------|---|
|                         | Nil 沒有                              |   |

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