

**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 5.9.2025
因应于 2025 年 9 月 5 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 第 12A 条申请</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 接获进一步资料</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/18 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/18		
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		
	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	Storey(s) 层
		Club House(1) 会所(1) 2	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		Club House(1) 会所(1) 2	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

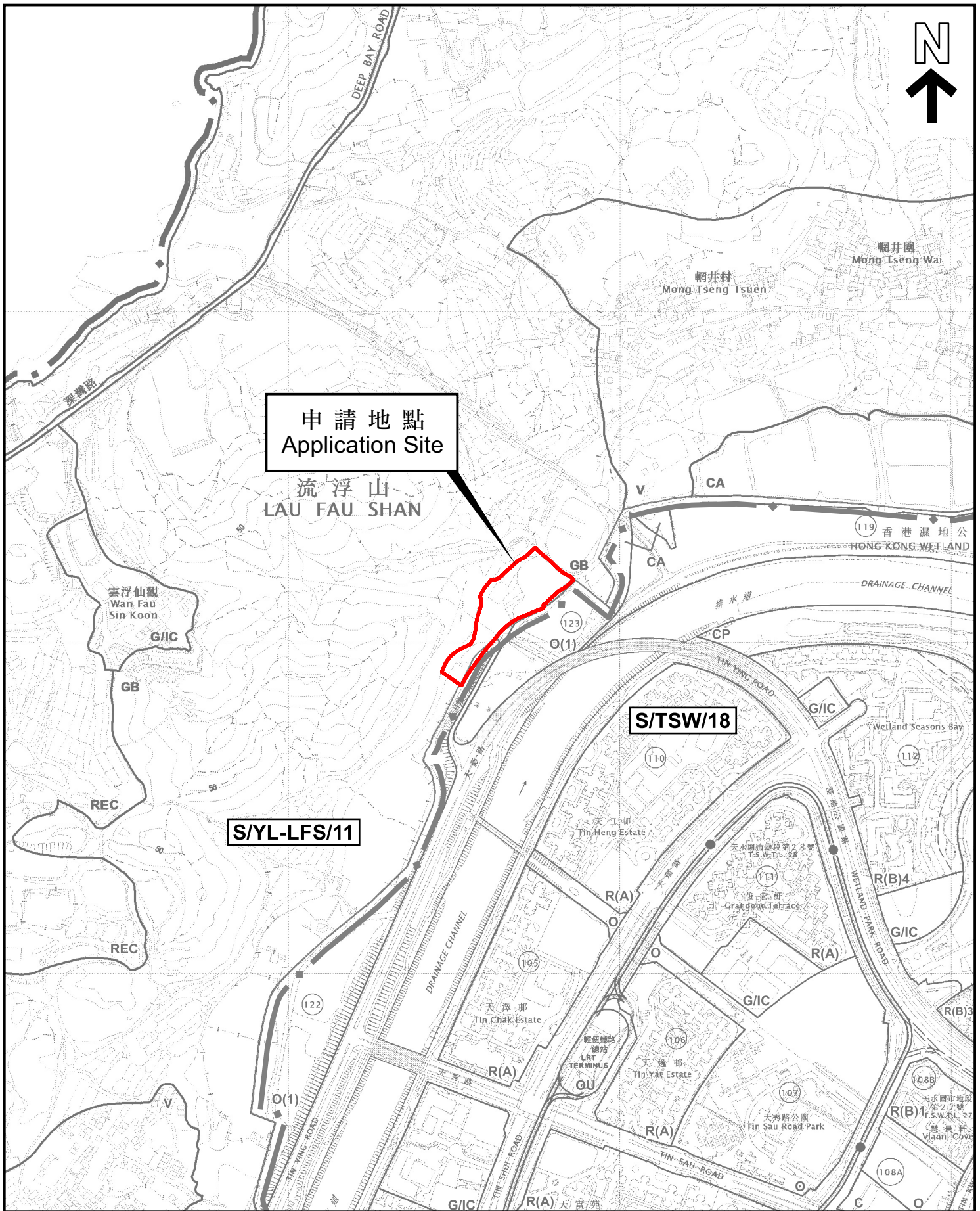
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	Chinese 中文	English 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 type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input 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 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 交通影响评估	<input type="checkbox"/>	<input 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 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"/>
<u>Response-to-Comment Table 回应部门意见表</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.

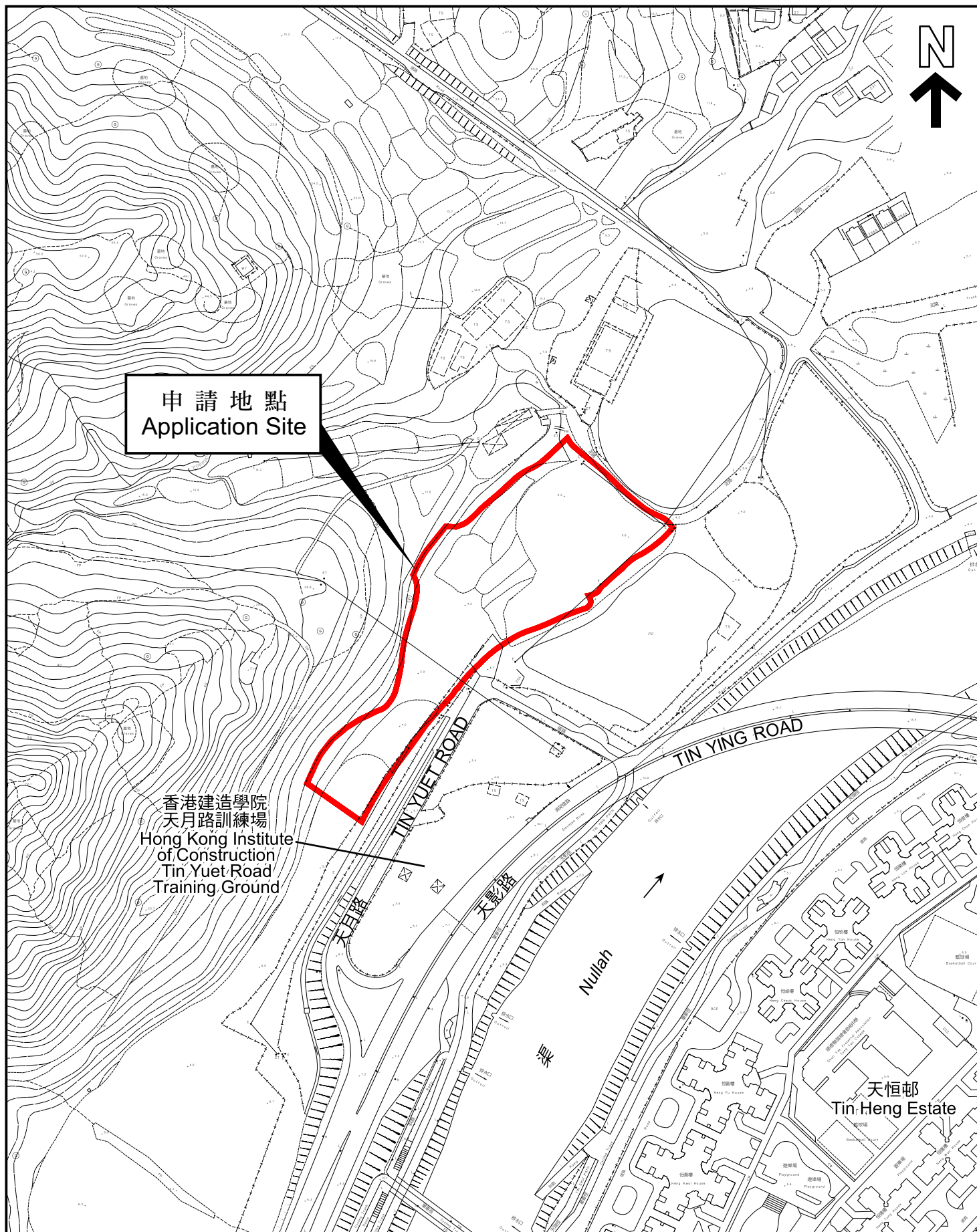
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



EXTRACT PLAN PREPARED ON 15.9.2025
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/11 APPROVED ON 12.4.2022 AND
S/TSW/18 APPROVED ON 14.1.2025

位置圖 LOCATION PLAN

Y/YL-LFS/13



本摘要圖於2025年9月15日擬備，所根據的資料為測量圖編號 2-SW-17D, 2-SW-18C, 2-SW-22B 和 2-SW-23A
EXTRACT PLAN PREPARED ON 15.9.2025
BASED ON SURVEY SHEETS No.
2-SW-17D, 2-SW-18C, 2-SW-22B and
2-SW-23A

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/13

申請編號 Application No. : Y/YL-LFS/13

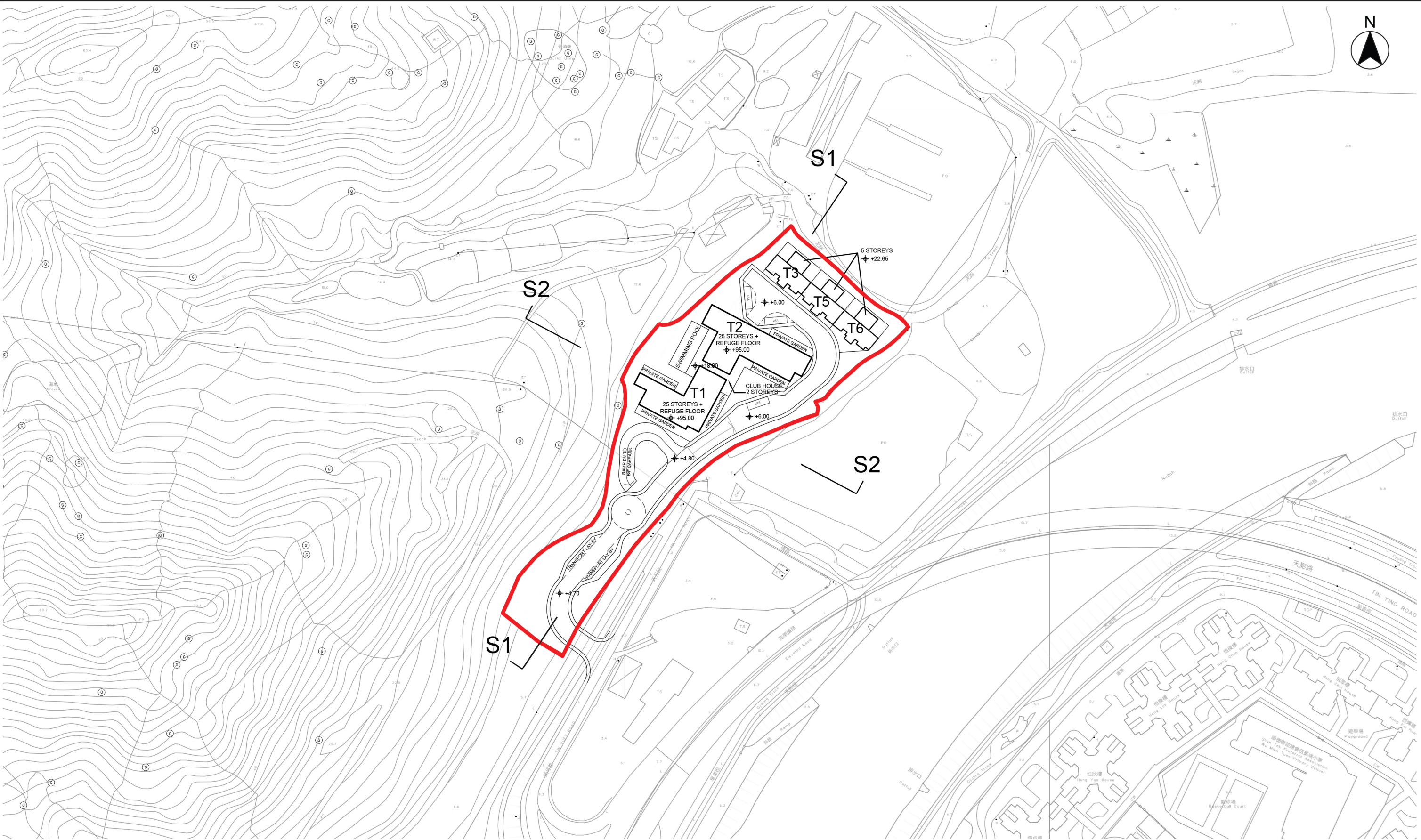
備註 Remarks

申請人提交進一步資料，隨附已提交的總綱發展藍圖，並提交經修訂後的環境評估報告和經修訂後的污水影響評估報告。

The applicant submitted further information with submitted Master Layout Plans, revised Environment Assessment Report and revised Sewerage Impact Assessment Report.

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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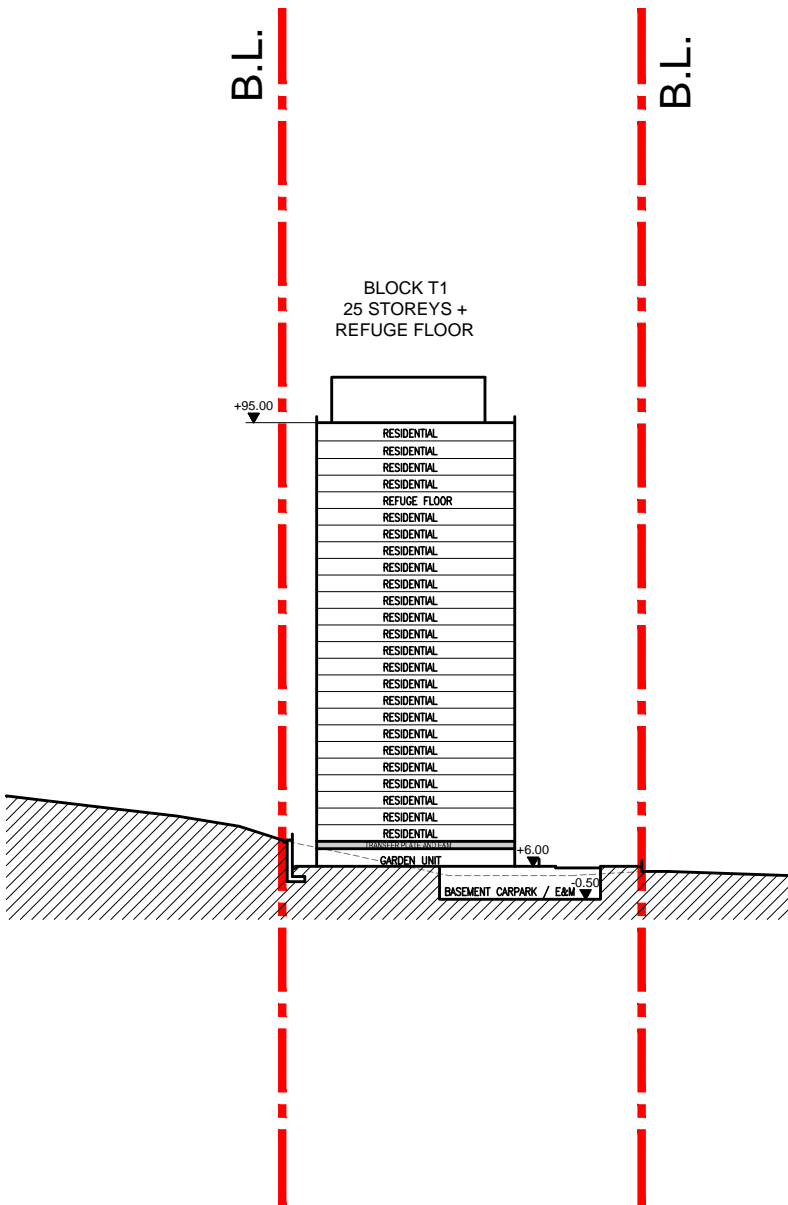
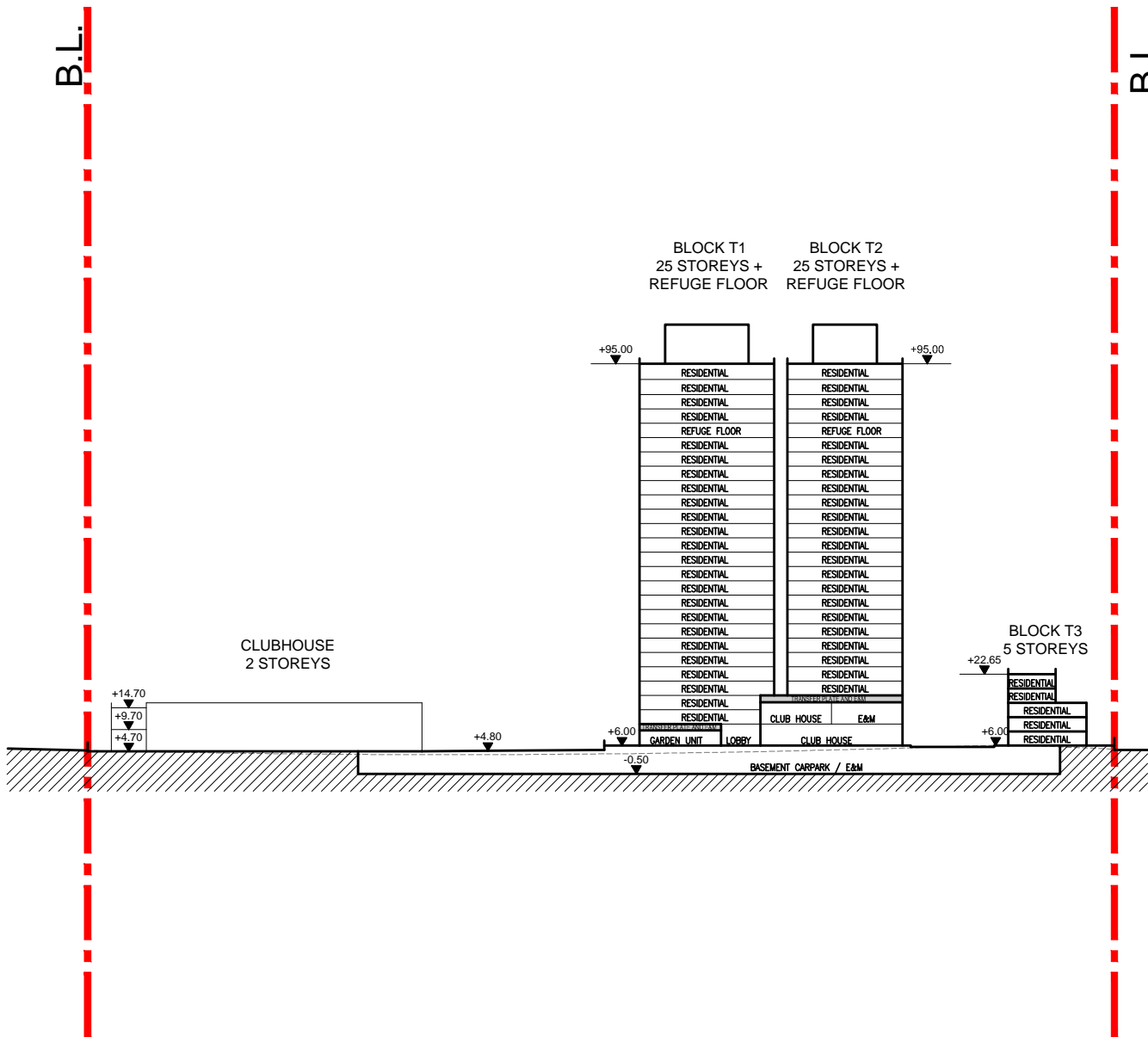
LEGEND

— APPLICATION SITE BOUNDARY

L/UL 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. "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'.

0 5 10 25 50 100



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.
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申請編號 Application No. : Y/YL-LFS/13
 此頁摘自申請人提交的文件。
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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.

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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 (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	

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	APPLICATION SITE BOUNDARY
	SEWER PIPE
	EXISTING SEWAGE
	UPGRADE OF EXISTING SEWER PIPE
	SEWAGE MANHOLE
	EXISTING SEWAGE MANHOLE

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
(APPLICATION NO. Y/YL-LFS/13)

SUN HUNG KAI
REAL ESTATE AGENCY LTD.

AECOM Asia Company Ltd.
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IR 日期	DATE 日期	DESCRIPTION 描述	CHK 检查
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A1 1:2500

METRES

60691671

SEWERAGE LAYOUT

60691671/SIA/404