

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/13**
關於申請編號 Y/YL-LFS/13 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/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約份第 129 約地段第 1595 號、第 1597 號、第 1598 號、第 1599 號、第 1600 號、第 1601 號(部分)及毗連政府土地		
Site area 地盤面積	About 約 12,977 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,669 sq. m 平方米)		
Plan 圖則	<u>Section 12A application</u> 第 12A 條申請 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</u> 接獲進一步資料 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	"Green Belt", "Open Space (1)" and area shown as 'Road' 「綠化地帶」、「休憩用地(1)」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	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)” and area shown as 'Road' to “Residential (Group B) 3” on the Tin Shui Wai OZP and amend the Notes of the zone applicable to the site 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(乙類)」地帶，以及由《天水圍分區計劃大綱圖》上的「休憩用地 (1)」地帶及顯示為「道路」的地方改劃為「住宅(乙類)3」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 38,226	About 約 3
	Non-domestic 非住用	-	-

No. of block 幢數	Domestic 住用	5 Residential Blocks 住宅樓宇		
	Non-domestic 非住用			
	Composite 綜合用途	-		
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米	
		T1 and T2: Not more than 不多於 95	mPD 米(主水平基準上)	
		T3, T5 and T6: Not more than 不多於 22.65		
		T1: 25 1	Storey(s) 層 Exclude 不包括 Refuge Floor 防火層	
		T2: 25 2	Storey(s) 層 Include 包括 Clubhouse (1) 會所(1)	
	Non-domestic 非住用	1	Exclude 不包括 Refuge Floor 防火層	
		T3, T5 and T6: Not more than 不多於 5	Storey(s) 層	
		-	m 米	
	Composite 綜合用途	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	Site coverage 上蓋面積	Below 低於 15 m 米 <100% Above 高於 15 m 米 <30%		
No. of units 單位數目	840 Flats 住宅單位			
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	Private Car Parking Spaces 私家車車位		134	
	Motorcycle Parking Spaces 電單車車位		9	
	Bicycle Parking Spaces 單車泊位		28	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		3	
	For Residential Use 供住宅用途		3	

(1) Proposed to be exempted from GFA calculation 擬議豁免計入總樓面面積

* 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。

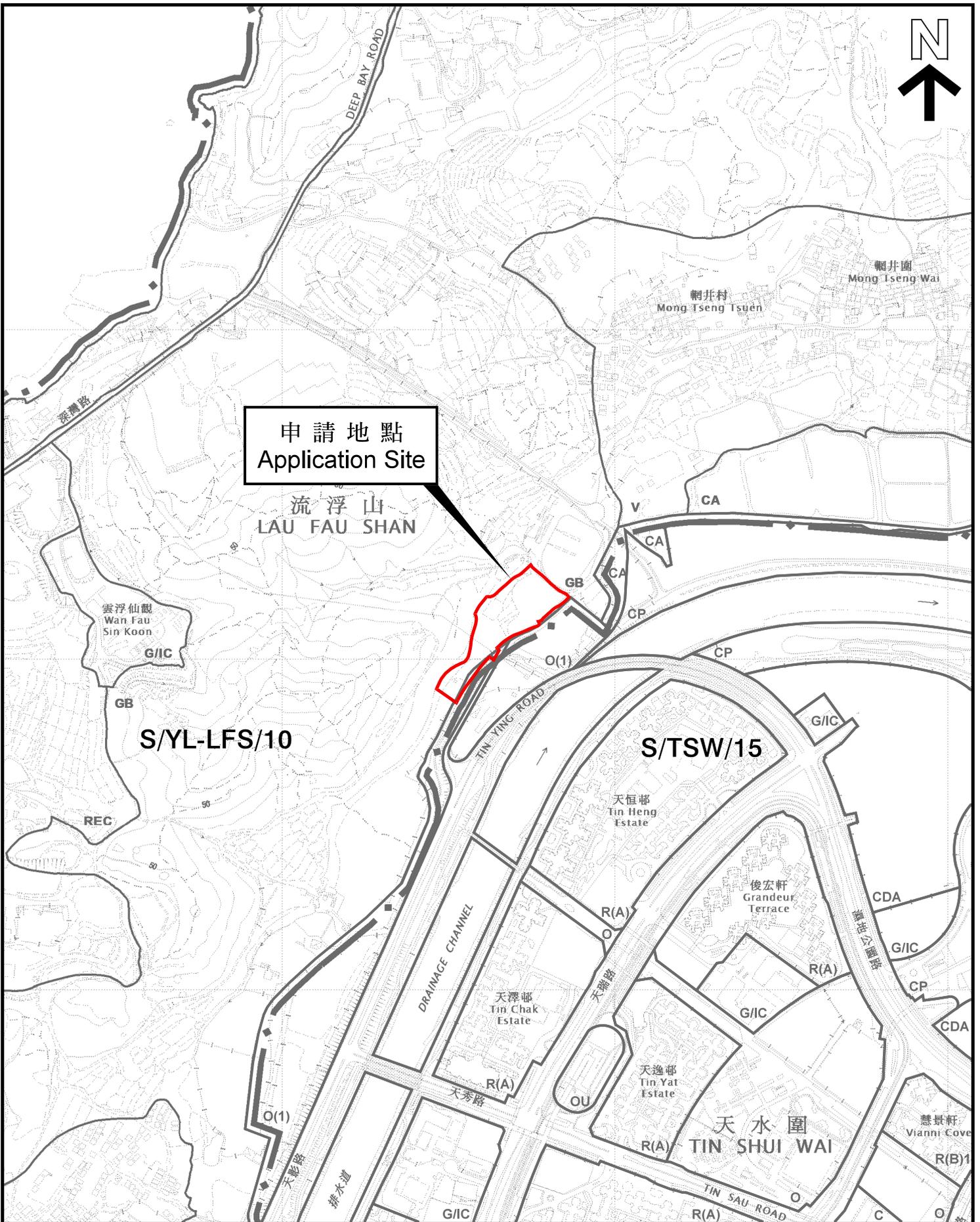
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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>		
Master layout plan(s)/Layout plan(s) 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 checked="" 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"/>
<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) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
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。



申請地點
Application Site

流浮山
LAU FAU SHAN

S/YL-LFS/10

S/TSW/15

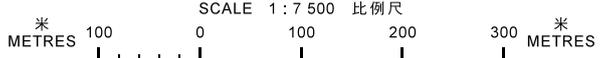
天水圍
TIN SHUI WAI

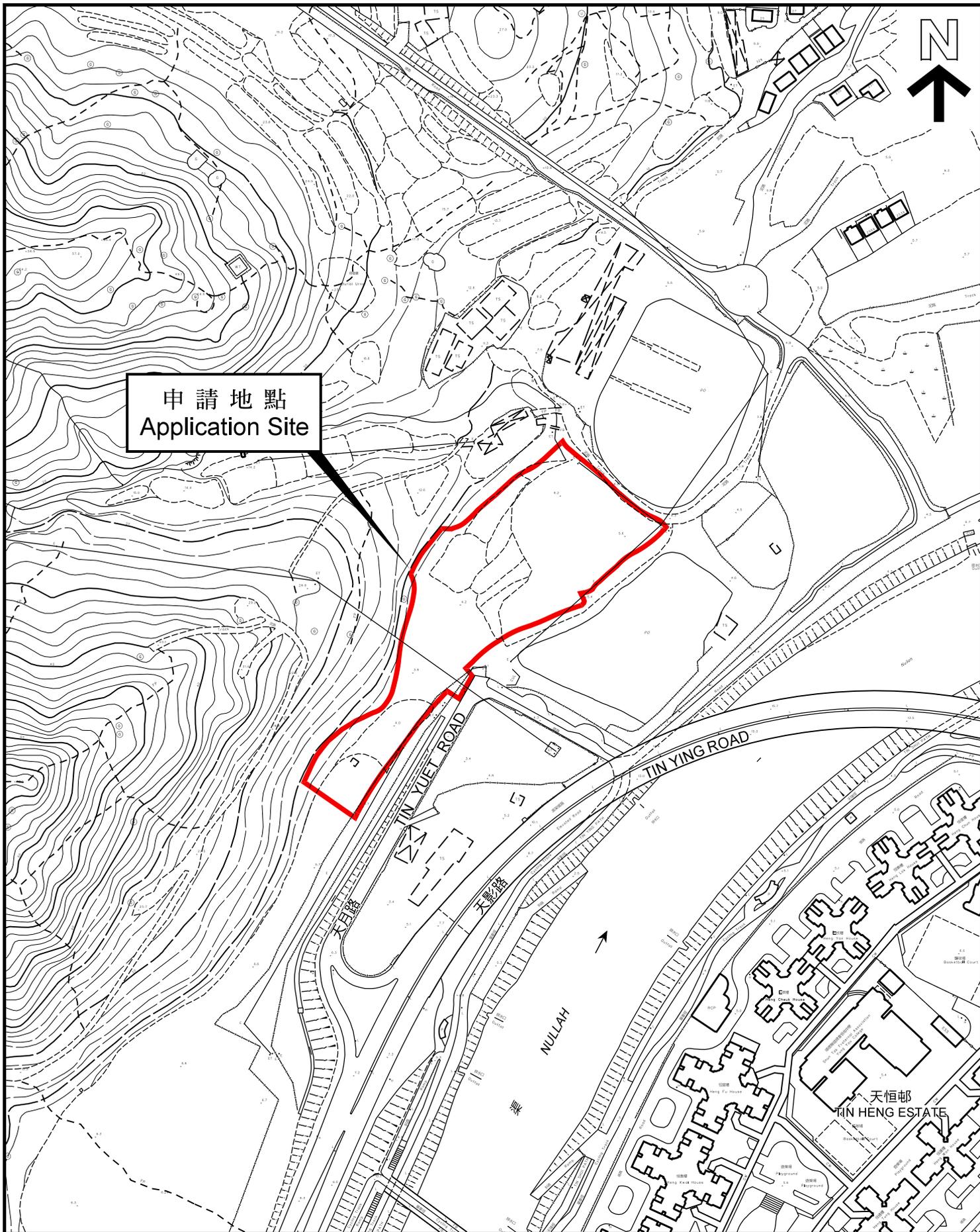
位置圖 LOCATION PLAN

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 PLAN No.
S/YL-LFS/10 & 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/13





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-17D、18C、22B 及 23A
EXTRACT PLAN PREPARED ON 4.1.2022
BASED ON SURVEY SHEETS No.
2-SW-17D, 18C, 22B & 23A

申請地點界線只作識別用
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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回應部門意見，並提供經修訂的視覺影響評估以及擬議發展的合成照片。

The applicant submitted further information in response to departmental comments with revised Visual Impact Assessment and Photomontages showing the proposed development.

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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4 Discussion on Visual Impacts from Vantage Points

VP 1 - Promenade outside Tin Wah Estate

- 4.1 Views of the Proposed Development at the Application Site would not be available at this viewpoint.
- 4.2 Same as the existing view, the visual components which are the cycling track, open sky view, trees on both sides of the Drainage Channel at the foreground and middle-ground of this VP, would remain unchanged.
- 4.3 The resultant overall visual impact at this VP is therefore negligible.



VP 1 – Photomontage at Promenade outside Tin Wah Estate along TSW Drainage Channel

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 2 – Tin Shui Wai Hill

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

- 4.4 The Proposed Development would be partially visible at this VP. Major visual elements from the existing view can still be seen, including the sky view, trees, and the existing public housing cluster in TSW.
- 4.5 Upon completion, the Proposed Development of not more than 95mPD would blend in well with the existing public housing cluster of about 136mPD, which can also be perceived as an extension of the existing surrounding residential clusters. As illustrated in the photomontage below, the introduction of the residential development at the Application Site could strengthen the visual character (i.e. the urban-rural form) from this viewpoint. Moreover, as compared to the massing and disposition of the existing public housing cluster at the background of this view (i.e. TSW New Town), the Proposed Development is less bulky, and could be considered well integrated with the existing setting.
- 4.6 A stepped building height could also be viewed clearly at this VP, bringing visual interests to the area where the towers at the public housing sites lack much building height variation. Moreover, the Proposed Development would not affect the existing building gaps functioning as air / visual corridors in TSW.
- 4.7 The overall visual openness from this VP remains largely unchanged. Due to the short stay of viewers at this VP, the effect to public viewers is low. However, given the close distance from the Proposed Development, the resultant overall visual impact is therefore slightly adverse.



VP 2 – Photomontage at Tin Shui Wai Hill

VP 3 – Promenade outside Tin Heng Estate

- 4.8 Views of the Proposed Development at the Application Site would not be available at this viewpoint.
- 4.9 Same as the existing view, the visual components which are the cycling track, sky view, trees along the Drainage Channel at the foreground and middle-ground of this VP, would remain unchanged.
- 4.10 The resultant overall visual impact at this VP is therefore negligible.



VP 3 – Photomontage at Promenade outside Tin Heng Estate

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

VP 4 – Pedestrian Bridge at Tin Wah Road

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

- 4.11 Only the upper portion of the two towers at the Application Site would be partially visible at this VP. Views towards the low-rise residential blocks of the Proposed Development would be completely blocked by the existing vegetation.
- 4.12 Upon completion, the Proposed Development would integrate well with the visual setting in this area. Major visual elements from the existing view can still be clearly seen and remain largely unaffected, including the relatively open sky view, trees, the Drainage Channel and the existing public housing cluster in TSW.
- 4.13 Upon completion, the Proposed Development would blend in well with the existing residential cluster. As captured in the photomontage below, the Proposed Development has adopted a site-sensitive design where the massing and disposition of the residential blocks have been carefully designed with due consideration given to its immediate rural setting and fully urbanised character just across the Channel. As a result, the Proposed Development is less bulky when compared with the existing public housing cluster of this view (i.e. TSW New Town).
- 4.14 The overall visual openness from this VP remains largely unchanged. Due to the short stay of viewers at this VP, and that the view is a transient one, the effect to public viewers is low. The resultant overall visual impact is therefore negligible.



VP 4 – Photomontage at Pedestrian Bridge at Tin Wah Road

VP 5 – Pedestrian Bridge at Tin Sau Road

- 4.15 The Proposed Development would be partially visible at this VP. The existing visual composition characterised by the vehicular bridge at the foreground, the Drainage Channel and its trees along at the middle-ground, and the cluster of the public housing developments against the sky view at the background, would remain largely intact after the Proposed Development is completed.
- 4.16 The Proposed Development will only introduce residential blocks with a smaller scale in building height and mass to the surrounding developments at the far background. The visual character at this VP will therefore be similar.
- 4.17 The overall visual openness from this VP remain largely unaffected. The Proposed Development would not cause any changes to the existing visual resources. Due to the short stay of viewers at this VP, and that the view is a transient one, the effect to public viewers is low. The resultant overall visual impact is therefore negligible.



VP 5 – Photomontage at Pedestrian Bridge at Tin Sau Road

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VP 6 – Mong Tseng Wai Basketball Court

- 4.18 Only a glimpsed view of the Proposed Development would be available at this VP given that views towards Proposed Development would be intercepted by man-made features at the basketball court such as the fences and the existing built environment in Mong Tseng Wai.
- 4.19 The Proposed Development with a maximum building height of not more than 95mPD, would fit into the existing visual composition dominated by a mix of public and private residential developments (i.e. 136mPD to 178mPD) at the background. The introduction of the Proposed Development could also add visual variation in this area.
- 4.20 No major visual resources could be found except the sky view. As the Proposed Development would only occupy a small portion of the background, the overall visual openness would remain similar. No obstruction to nor effect on the visual resources is found.
- 4.21 Villagers at the basketball court are largely engaged in recreational activities. The urban environment in the immediate proximity to the court distracts their views towards the Proposed Development. Owing to the temporary stay of viewers in this place, the effect to public viewers is low under the Proposed Development. The resultant overall visual impact is therefore negligible.



VP 6 – Photomontage at Mong Tseng Wai Basketball Court

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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	

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