

**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 28.2.2022
因應於 2022 年 2 月 28 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&</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&</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	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	

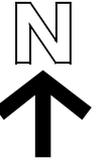
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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) 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 checked="" 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 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"/>
<u>Response with Departmental Comment Table 回應部門意見表, Air Ventilation Assessment 空氣流通評估</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.

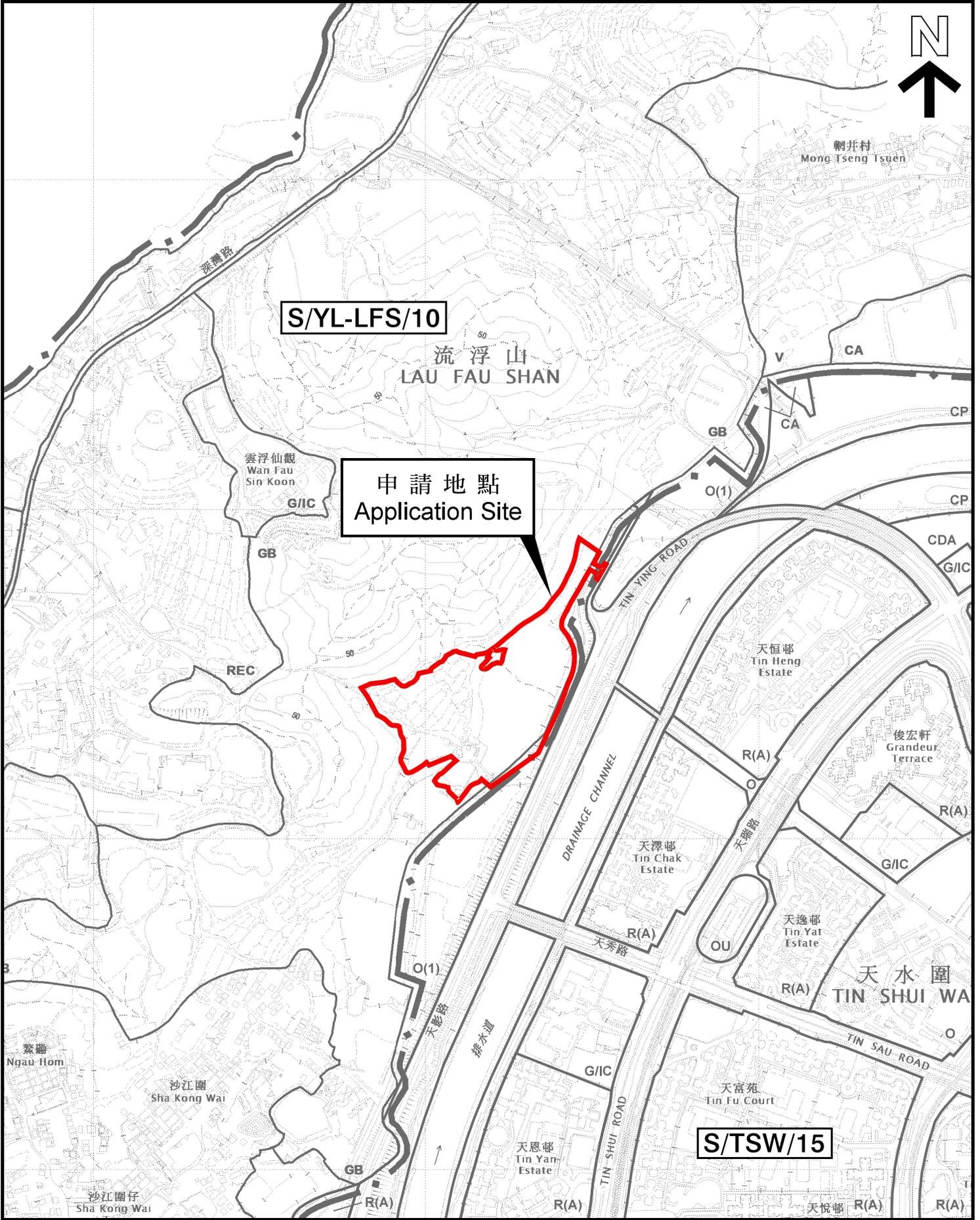
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



S/YL-LFS/10

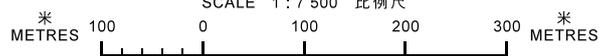
流浮山
LAU FAU SHAN

申請地點
Application Site



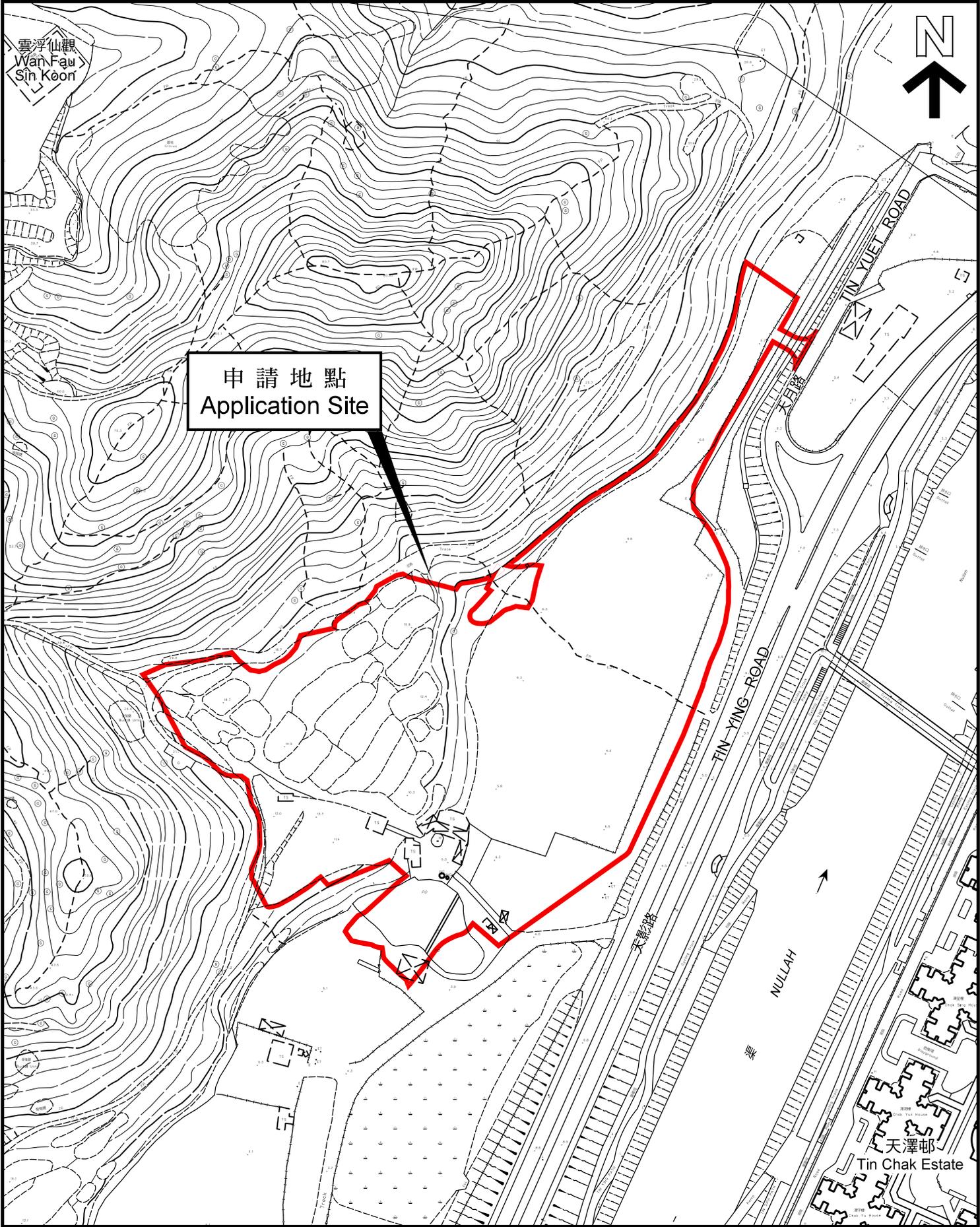
位置圖 LOCATION PLAN

本摘要圖於2022年3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 4.3.2022
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



平面圖 SITE PLAN

本摘要圖於2022年3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 4.3.2022
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、空氣流通評估、視覺影響評估和交通影響評估。

The applicant submitted further information in response to departmental comments with revised Sewerage Impact Assessment, Air Ventilation Assessment, Visual Impact Assessment and Traffic 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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VP 1 - Promenade outside Tin Wah Estate

3.4.2 Located about 1km south from the Application Site, this long-range VP is selected because it is a popular leisure node in Tin Shui Wai (TSW) New Town for residents of nearby public housing estates. It is also close to the “G/IC” cluster also frequently visited by the local residents of TSW. Due to the frequent visits by nearby residents, this VP has been selected. The visually sensitive receivers (VSRs) at this public viewpoint are mainly visitors taking a stroll along the promenade.

3.4.3 The quality of the existing view is good. The existing view at this VP is characterised by an open sky view, decorated with trees along the promenade, with the existing Tin Wah Estate occupying part of the background.



**Existing View from 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 – Mong Tseng Tsuen

3.4.4 VP 2 is situated some 200m away from the Application Site and is within the nearest village settlement from the Application Site, namely Mong Tseng Tsuen zoned “Village Type Development” (“V”). As this location is where the villagers mainly travel in and out of Mong Tseng Tsuen, the VSRs are predominantly the villagers of Mong Tseng Tsuen.

3.4.5 The quality of the existing view is fair. Much of the background view is currently composed of roadside trees intermixed with abandoned construction materials, with the existing public housing cluster contributing a portion of the sky backdrop. This existing view fully represents a mix of urban context and rural environment in the TSW area.



Existing View from Mong Tseng Tsuen

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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 3 – Entrance Gate of Sha Kong Wai Village

3.4.6 VP 3 is situated about 600m away from the Application Site. The village is within the nearest recognised village settlement to the south of the Application Site, currently zoned “V” on the extant OZP. As this location is where the villagers mainly travel in and out of Sha Kong Wai, the VSRs are predominantly the villagers of Sha Kong Wai.

3.4.7 The quality of the existing view is fair. Much of the background view is currently occupied by the built environment represented by the village houses and the existing cluster of TSW public housing developments against the open sky backdrop. Together with the paved area with vegetation alongside, this existing view is yet again a vivid example of a mix of urban context and rural environment in the TSW area.



Existing View from the Entrance Gate of Sha Kong Wai Village

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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 – Footbridge at the Open Space Spine within TSW Public Housing Developments

3.4.8 VP 4 is about 300m away from the Application Site, which is situated on a footbridge overlooking a portion of the open space spine in between Tin Heng Estate and Tin Chak Estate. As this pedestrian footbridge is utilised by TSW residents on a daily basis, the VSRs are mainly the residents of the surrounding TSW public housing estates.

3.4.9 The quality of the existing view at this VP is fair. The existing public housing estates dominate much of the view from this VP, with a few number of trees and building facades at the foreground. The existing view essentially illustrates the typical urbanised development setting in TSW New Town.



Existing View from the Footbridge at the Open Space Spine within TSW Public Housing Estates

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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 5 – Promenade outside Tin Heng Estate

3.4.10 Located about 150m from the Application Site, this short-range VP is located at the northern section of the promenade which is a popular leisure node in TSW New Town for residents of the nearby public housing estates. The VSRs at this public viewpoint are mainly persons taking a stroll along the promenade of TSW Drainage Channel.

3.4.11 The quality of the existing view at this VP is fair. The existing view is mainly characterised by man-made features such as the TSW Drainage Channel, the fences along pedestrian walkway, the walkway itself and cycling tracks, together with trees along the promenade and sky view.



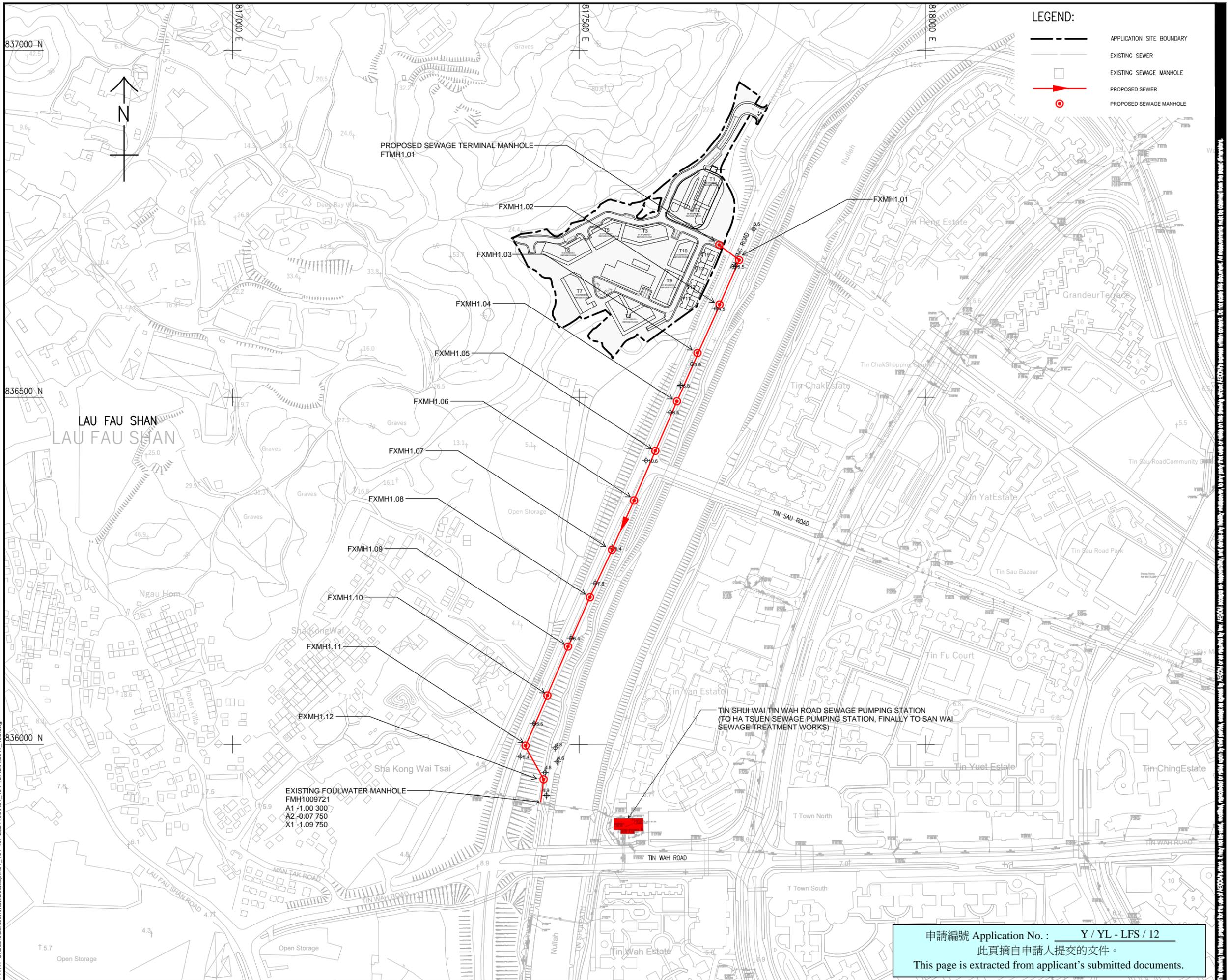
Existing View from Promenade outside Tin Heng Estate

VP 6 – Pedestrian Footbridge at Tin Wah Road

3.4.12 Located about 750m from the Application Site, this long-range VP is selected to represent the public’s transient view of the users of the pedestrian bridge, who are mainly nearby residents.

3.4.13 The quality of the existing view is fair, and is primarily characterised by the cluster of public housing developments (i.e. Tin Yan Estate) and views towards natural resources including the TSW Drainage Channel, vegetation along the Channel and the sky view.

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

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

SCALE
 A1 1:2500

DIMENSION UNIT
 METRES

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
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