

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-LFS/13**
關乎申請編號 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 7.3.2022 and 8.3.2022
因應於 2022 年 3 月 7 日及 3 月 8 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 12,742 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,435 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" 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 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 T3, T5 and T6: Not more than 不多於 22.65 | mPD 米(主水平基準上) | |
| | | 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) | |
| | | 1 | Exclude 不包括 Refuge Floor 防火層 | |
| | | T3, T5 and T6: Not more than 不多於 5 | Storey(s) 層 | |
| | Non-domestic 非住用 | - | m 米 | |
| | | | mPD 米(主水平基準上) | |
| | | | Storey(s) 層 | |
| | 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 | | 166 | |
| | Motorcycle Parking Spaces 電單車車位 | | 9 | |
| | Bicycle Parking Spaces 單車泊位 | | 56 | |
| | 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。

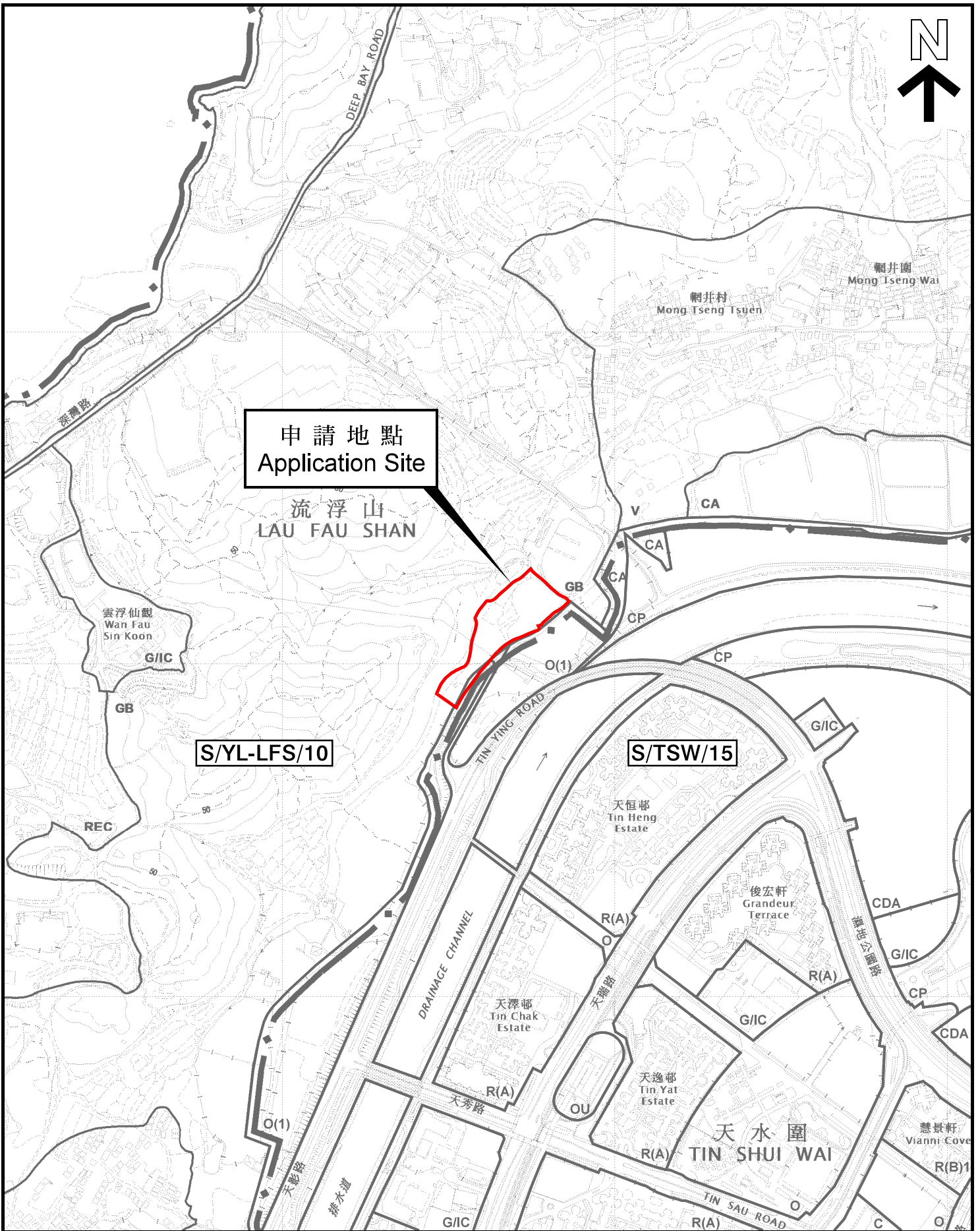
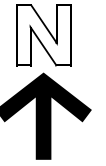
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" 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"/> |
| <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 checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input checked="" 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 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>Revised Water Supply Impact Assessment and new Geotechnical Planning Review Report</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。



申請地點
Application Site

流浮山
LAU FAU SHAN

S/YL-LFS/10

S/TSW/15

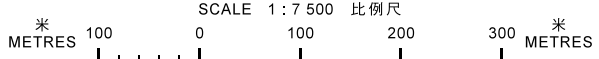
位置圖 LOCATION PLAN

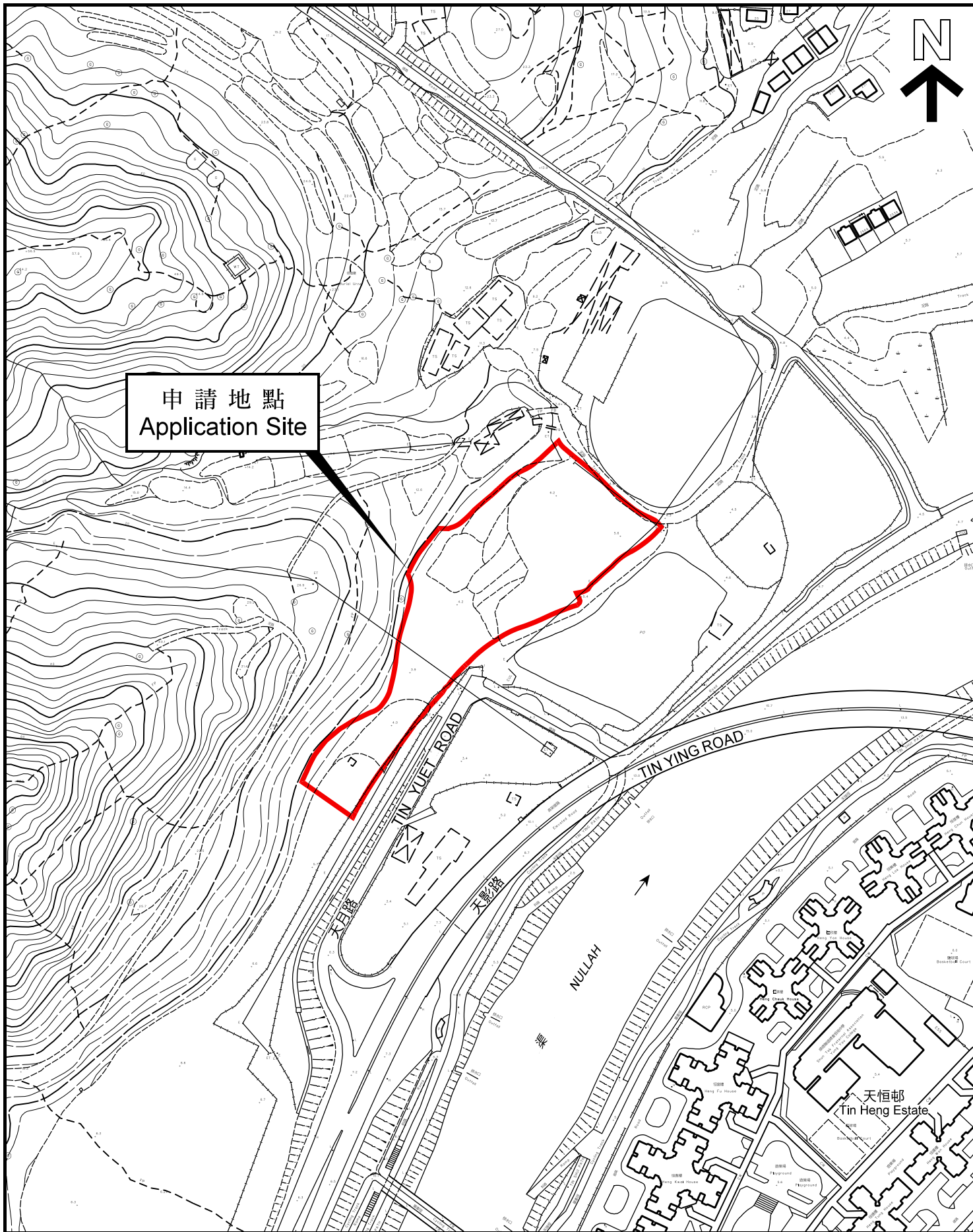
本摘要圖於2022年3月16日擬備，
所根據的資料為於2021年5月7日
展示的分區計劃大綱圖編號
S/YL-LFS/10 及 S/TSW/15
EXTRACT PLAN PREPARED ON 16.3.2022
BASED ON OUTLINE ZONING PLAN N60.
S/YL-LFS/10 & S/TSW/15
EXHIBITED ON 7.5.2021

因應於2022年3月7日接獲的進一步資料而修訂的位置圖
REVISED LOCATION PLAN
IN VIEW OF FURTHER INFORMATION
RECEIVED ON 7.3.2022

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/13





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年3月16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 16.3.2022
BASED ON SURVEY SHEETS No.
2-SW-17D, 18C, 22B & 23A

因應於2022年3月7日接獲的進一步資料而修訂的平面圖
REVISED SITE PLAN
IN VIEW OF FURTHER INFORMATION
RECEIVED ON 7.3.2022

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/13

申請編號 Application No. : Y/YL-LFS/13

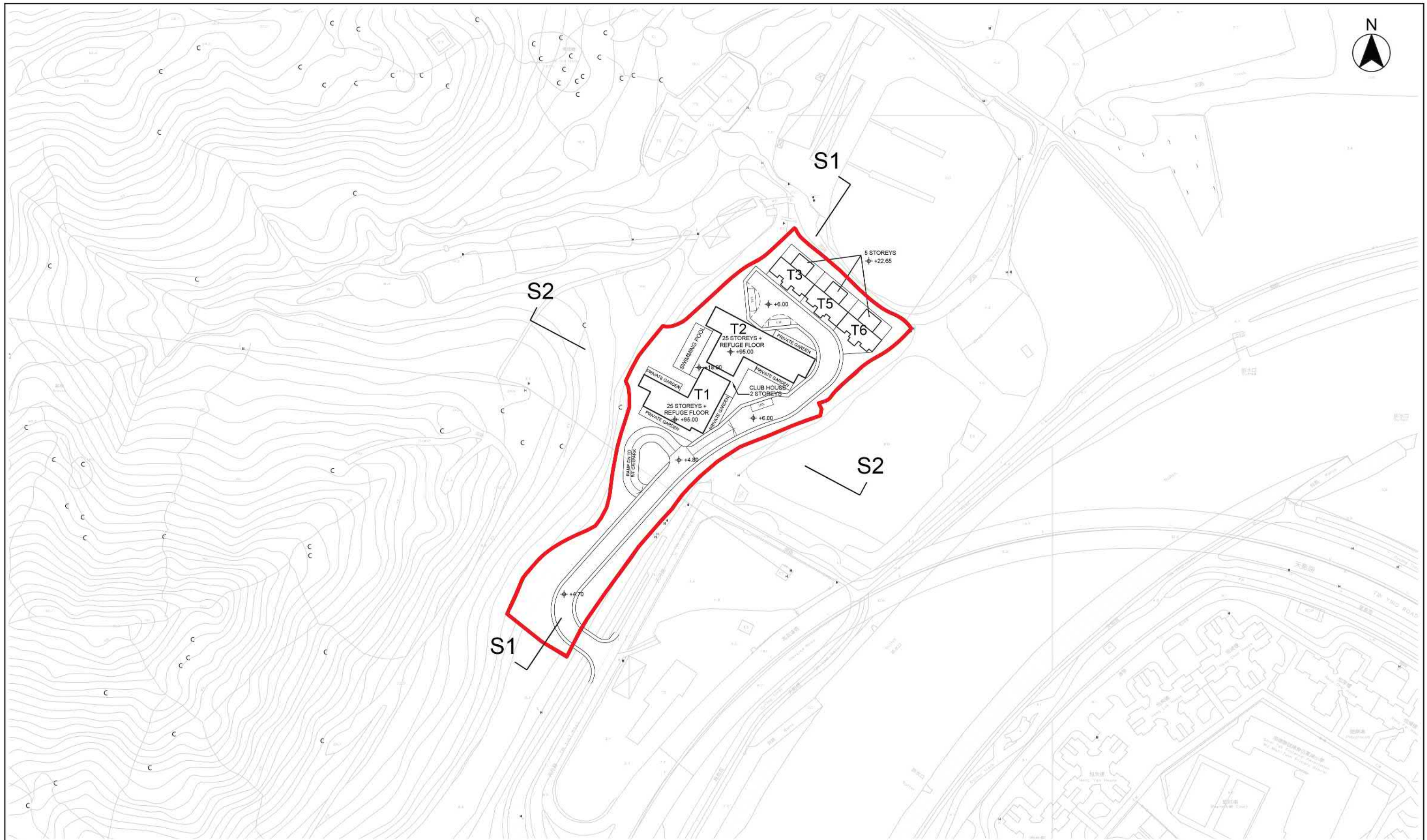
備註 Remarks

申請人提交進一步資料回應部門意見，並提供經修訂的交通影響評估、排污影響評估、環境影響評估、供水影響評估、總綱發展藍圖、平面圖、截視圖和新的岩土工程規劃檢討報告，以及澄清申請地點的面積、界線和政府土地的面積。

The applicant submitted further information in response to departmental comments with revised Traffic Impact Assessment, Sewerage Impact Assessment, Environmental Impact Assessment, Water Supply Impact Assessment, Master Layout Plan, Floor Plan, Section Plans, and a new Geotechnical Planning Review Report and clarified the total area, boundary and area of the Government Land of 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。

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.



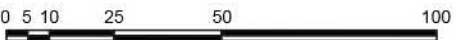
LEGEND

APPLICATION SITE BOUNDARY

L/U/L 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'.

申請編號 Application No. : Y / YL - LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



| | | | |
|---------|--------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Feb 2022 |
| Scale | Figure | | 3.1 |



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.
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'.

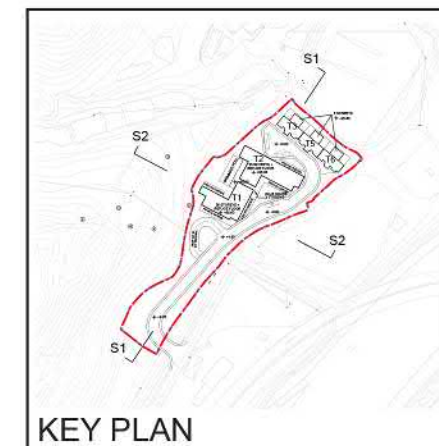
L/UL LOADING / UNLOADING BAY

申請編號 Application No. : Y / YL - LFS /13
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

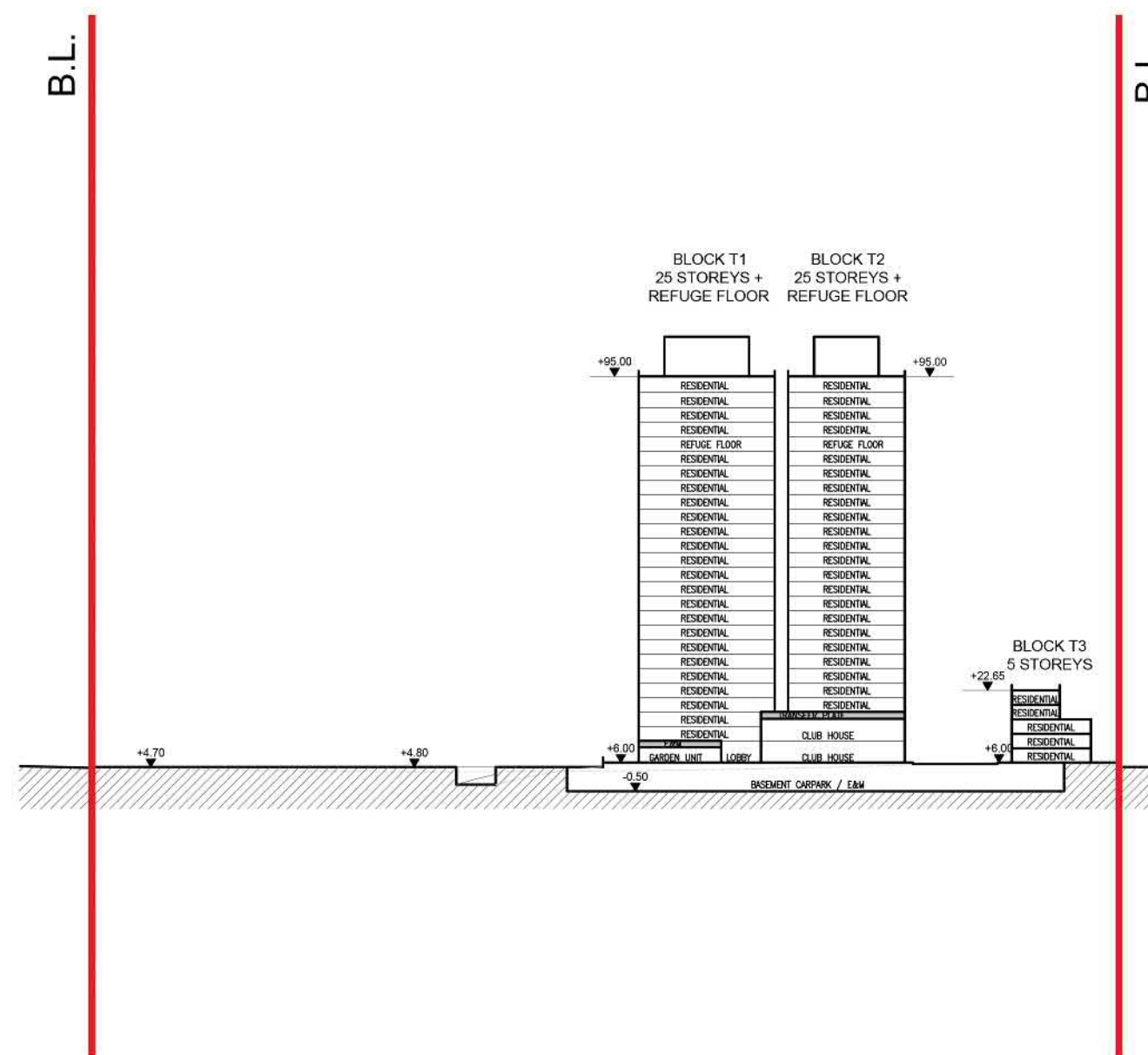


Title
Indicative Ground Floor Plan

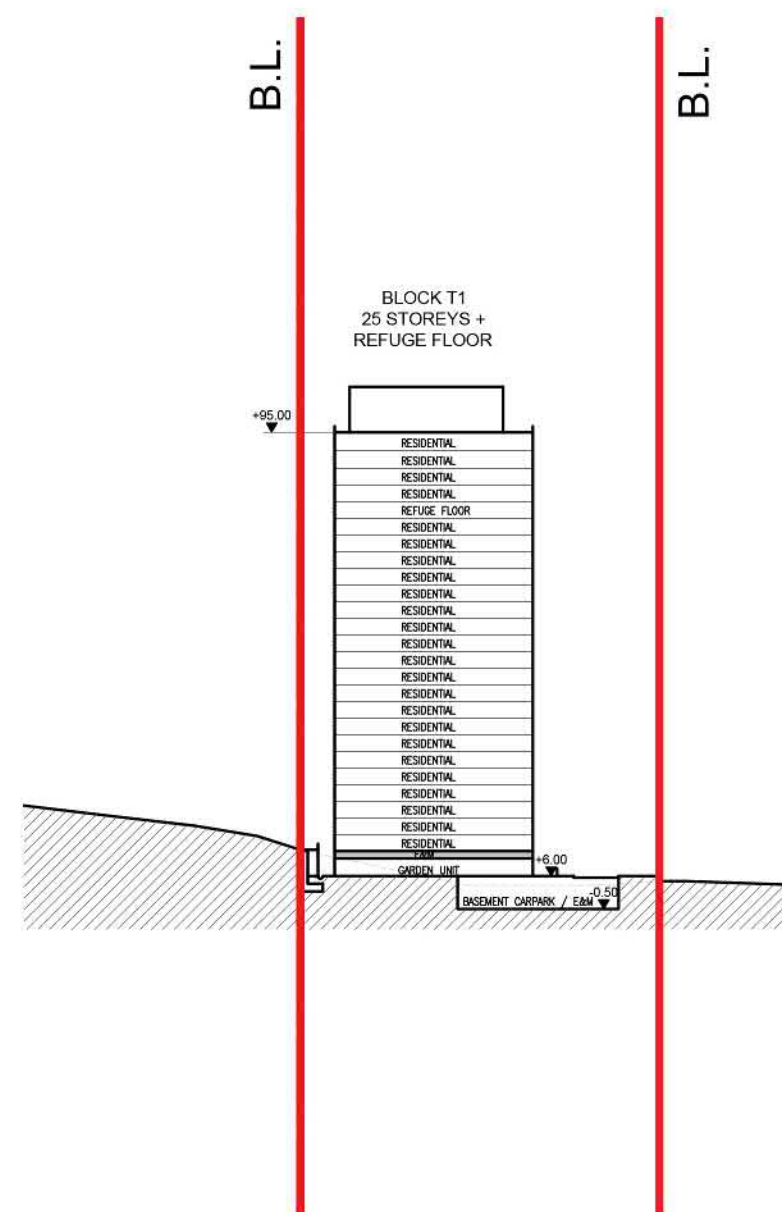
| | | | |
|---------|------------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Feb 2022 |
| Scale | Figure 3.2 | | |



KEY PLAN



SECTION S1



SECTION S2

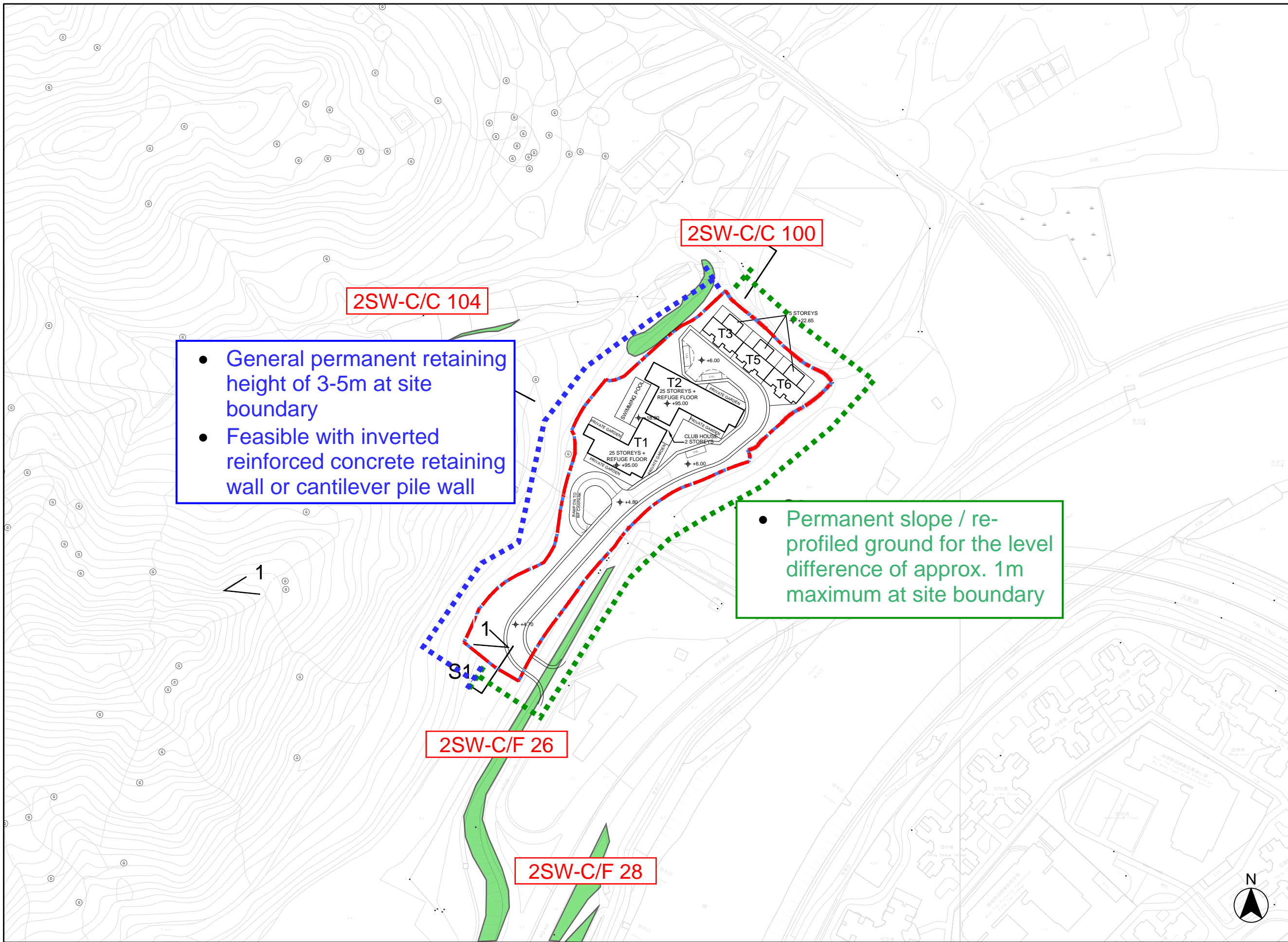
LEGEND

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.

申請編號 Application No. : Y / YL - LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

| | | | |
|---------|------------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Feb 2022 |
| Scale | Figure 3.3 | | |



- General permanent retaining height of 3-5m at site boundary
- Feasible with inverted reinforced concrete retaining wall or cantilever pile wall

- Permanent slope / re-profiled ground for the level difference of approx. 1m maximum at site boundary

B.D. REF. :

F.S.D. REF. :

REVISIONS :

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |



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 :

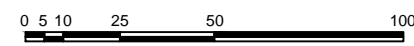
Site Formation Layout Plan

| | |
|-----------------------|-----------------|
| DATE : JAN 2022 | PAPER SIZE : A3 |
| SCALE : 1:2000 | DRAWN : AIL |
| PROJECT NO. : 1108 | |
| DWG. NO. : Appendix E | |

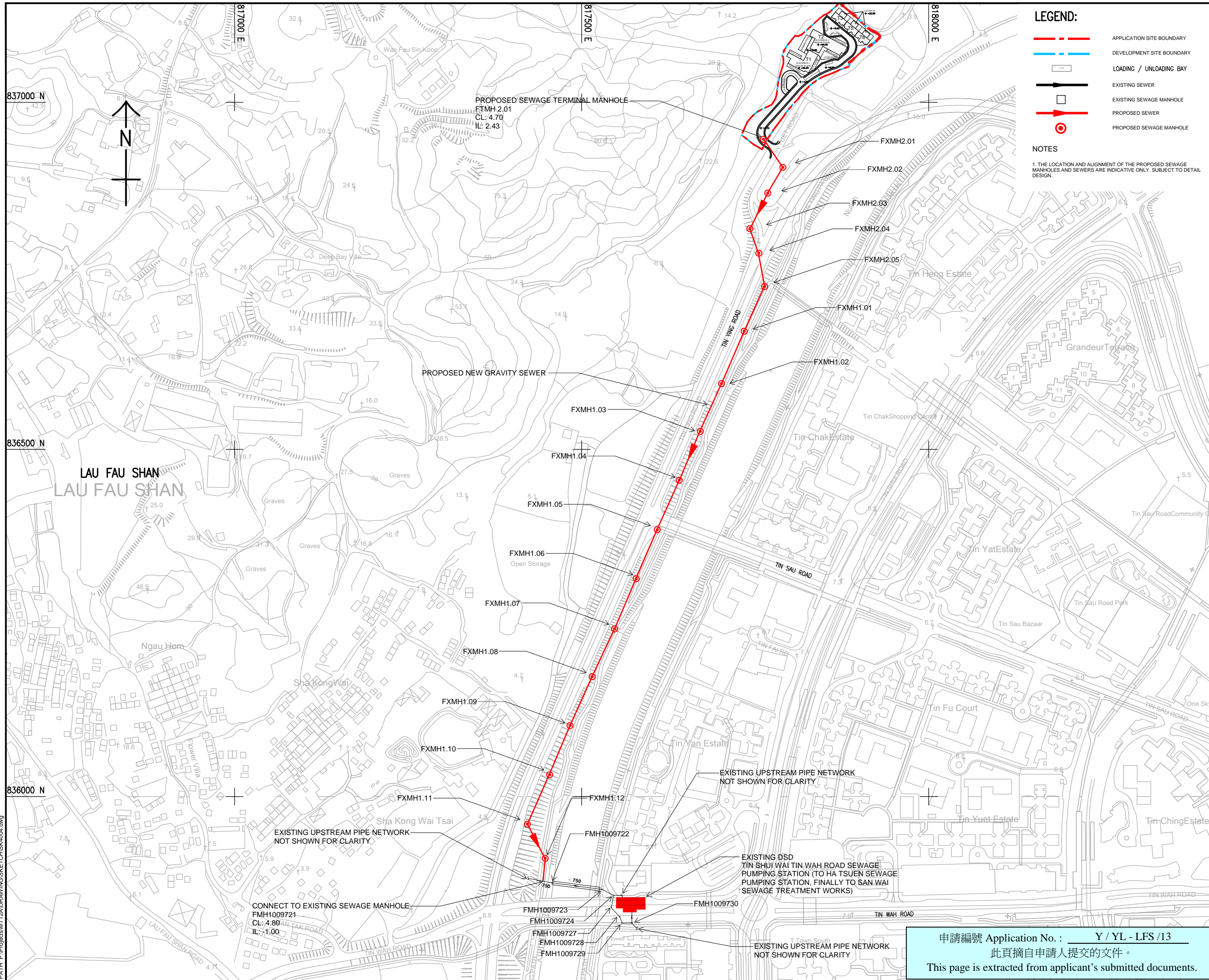
LEGEND

| | | |
|--------------------------|------------------------------|-------------------------|
| APPLICATION SITE BOUNDAR | EXISTING REGISTERED FEATURES | LOADING / UNLOADING BAY |
|--------------------------|------------------------------|-------------------------|

申請編號 Application No. : Y / YL - LFS /13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 Pld File By: Samson.msk
 01/03/2022
 PATH: P:\Projects\MT12A\DRAWING\SKETCH\SK4004.dwg



LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- LOADING / UNLOADING BAY
- EXISTING SEWER
- EXISTING SEWAGE MANHOLE
- PROPOSED SEWER
- PROPOSED SEWAGE MANHOLE

NOTES

1. THE LOCATION AND ALIGNMENT OF THE PROPOSED SEWAGE MANHOLES AND SEWERS ARE INDICATIVE ONLY. SUBJECT TO DETAIL DESIGN.

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

KEY PLAN

PROJECT NO.
 318888

CONTRACT NO.
 248888

MONG TSENG

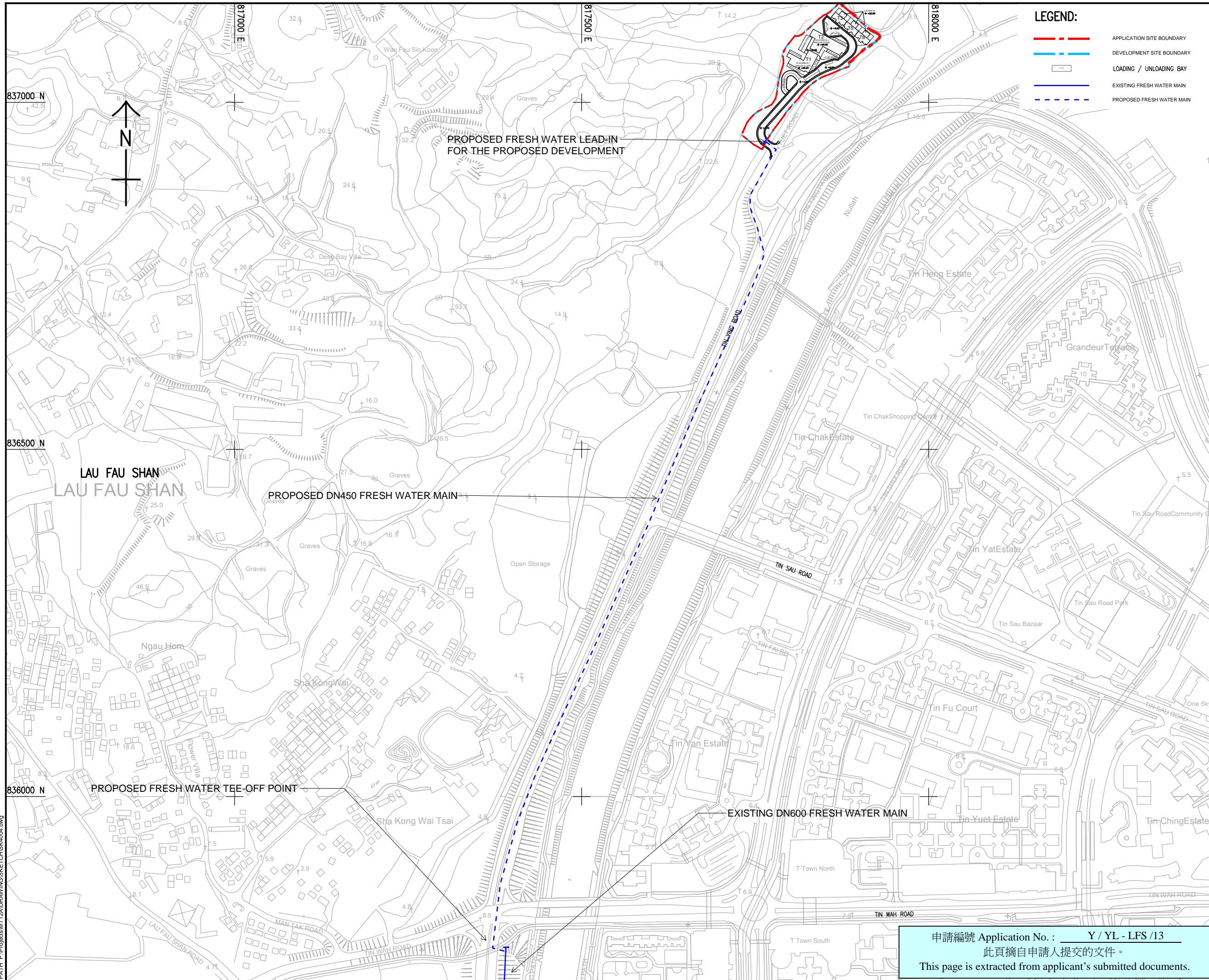
SHEET TITLE
 SEWERAGE PLAN

SHEET NUMBER
 SK4004

申請編號 Application No. : Y / YL - LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

This drawing has been prepared by the staff of AECOM (USA) Inc. and is the property of AECOM (USA) Inc. It is not to be used, copied, reproduced or made public in any form without the written consent of AECOM (USA) Inc. AECOM (USA) Inc. is not responsible for any errors or omissions in this drawing without AECOM (USA) Inc. being notified in writing.

ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 Picked File by: Samson.msk
 01/03/2022
 PATH: P:\Projects\MT12A\DRAWING\SKETCH\4004.dwg



AECOM

PROJECT
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSI 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" AND "ROAD" ZONES AT VARIOUS LOTS IN D.D 129 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

CLIENT

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

| NO. | DATE | DESCRIPTION | CHK. |
|-----|------|-------------|------|
| | | | |
| | | | |
| | | | |

SCALE
 1:2500
DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 MONG TSENG

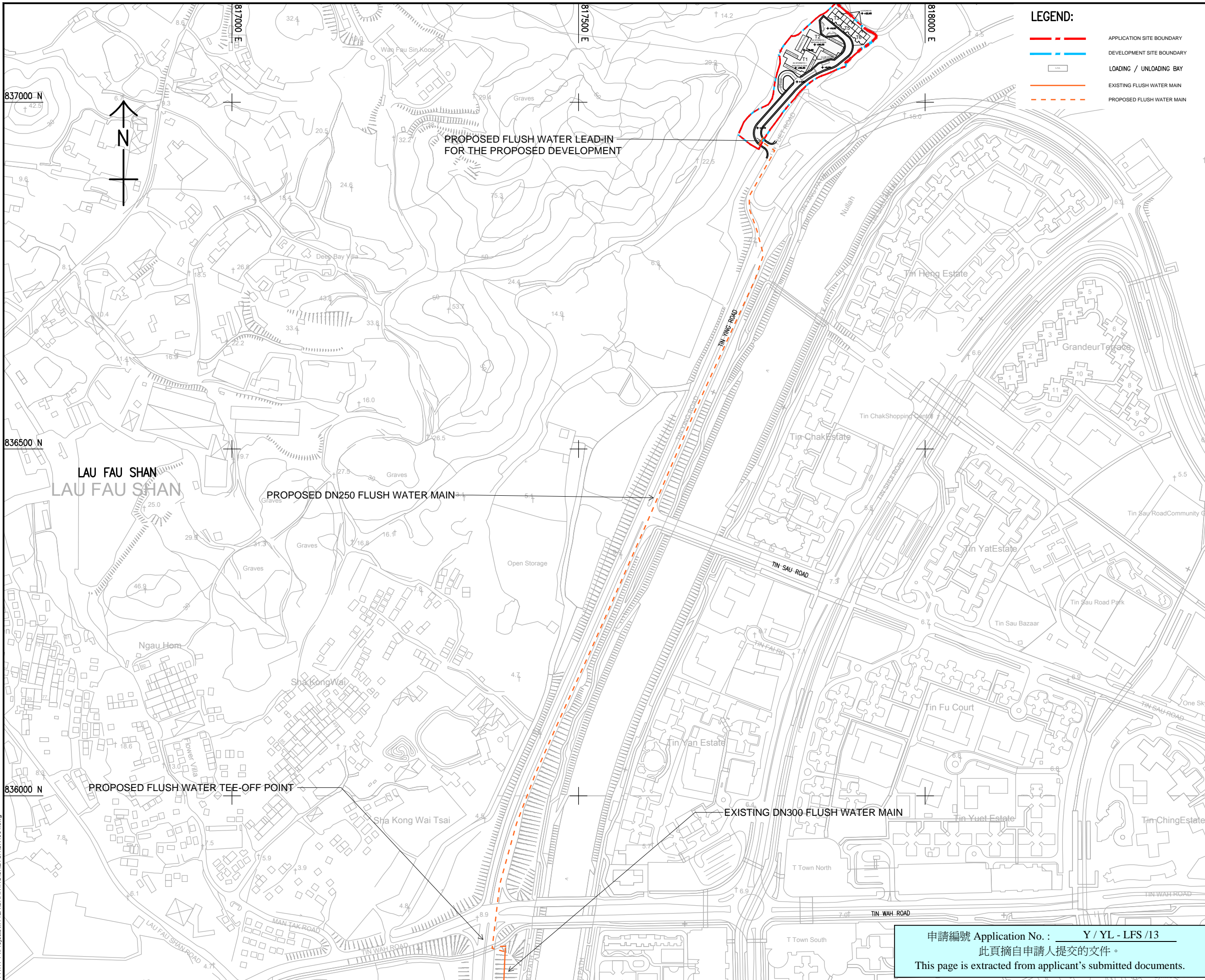
SHEET TITLE
 PROPOSED FRESH WATER LAYOUT

SHEET NUMBER
 WSIA/404

申請編號 Application No. : Y / YL - LFS /13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

This drawing has been prepared by the staff of AECOM (USA) Inc. and is the property of AECOM (USA) Inc. It is not to be used, copied, reproduced or made public in any form without the written consent of AECOM (USA) Inc. AECOM (USA) Inc. is not responsible for any errors or omissions in this drawing without AECOM (USA) Inc. being notified in writing. AECOM (USA) Inc. is not responsible for any errors or omissions in this drawing without AECOM (USA) Inc. being notified in writing. AECOM (USA) Inc. is not responsible for any errors or omissions in this drawing without AECOM (USA) Inc. being notified in writing.

ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 Pick File by: Samson.msk
 01/03/2022
 PATH: P:\Projects\MT12A\DRAWING\SKETCH\4004.dwg



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 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 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

CLIENT

 SUN HUNG KAI REAL ESTATE AGENCY LTD.

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS
 AECOM

ISSUE/REVISION

| NO. | DATE | DESCRIPTION | CHK. |
|-----|------|-------------|------|
| | | | |
| | | | |
| | | | |

STATUS
 PRELIMINARY

SCALE
 1:2500

DIMENSION UNIT
 METRES

KEY PLAN
 AREA

PROJECT NO.
 318000

CONTRACT NO.
 318000

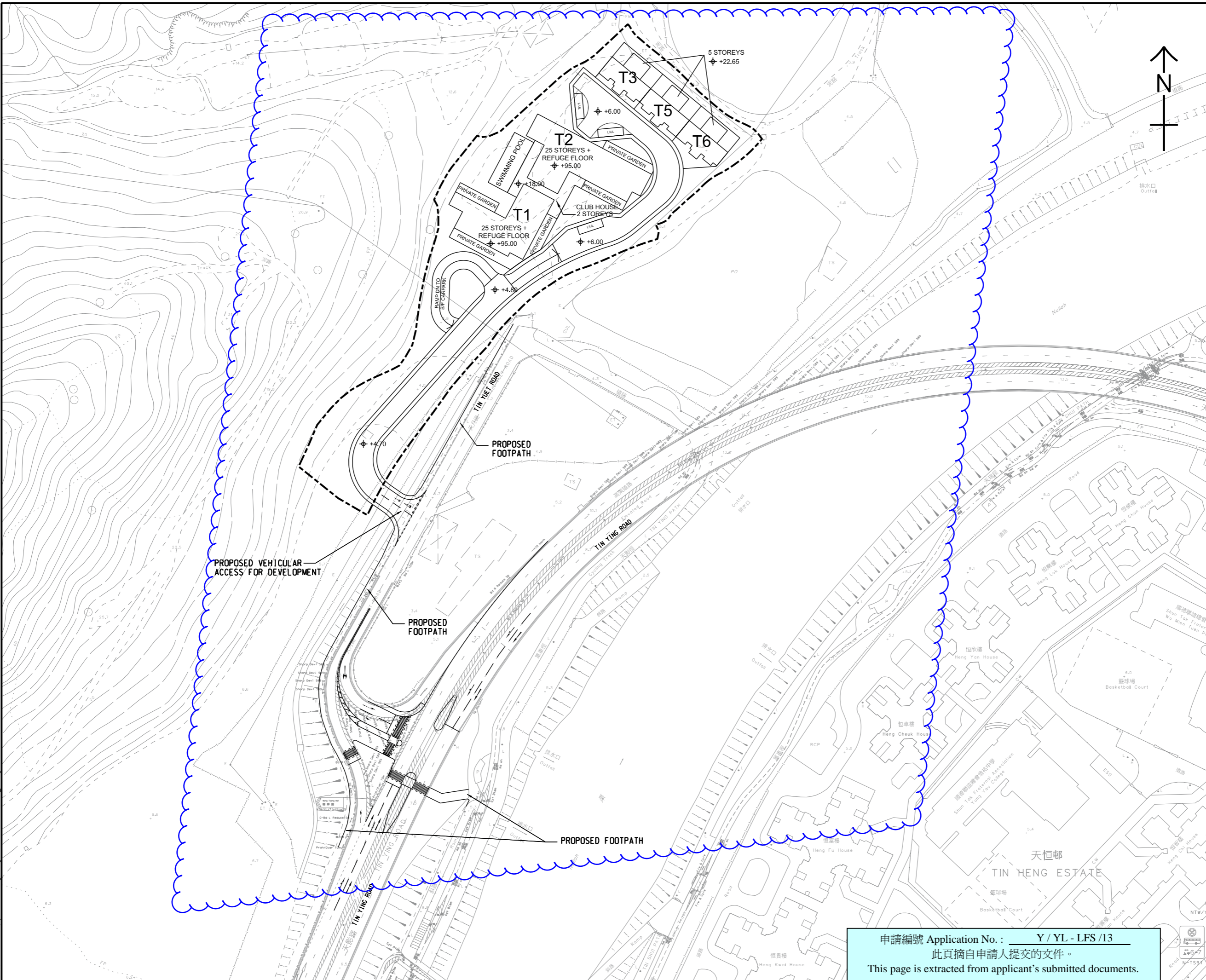
MONG TSENG

SHEET TITLE
 PROPOSED FLUSH WATER LAYOUT

SHEET NUMBER
 WSIA/405

申請編號 Application No. : Y / YL - LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

This drawing has been prepared by the staff of AECOM/ASA and is intended for use by the client only. It is not to be used for any other purpose without the prior written consent of AECOM/ASA. AECOM/ASA shall not be held responsible for any errors or omissions in this drawing. All measurements must be checked from the field.



PROJECT

S12A PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D,D 129, TIN YUET ROAD AND LAU FAU SHAN

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

| I/R | DATE | DESCRIPTION | CHK. |
|-----|-------|----------------|------|
| A | JAN22 | LAYOUT REVISED | WDB |

STATUS

SCALE **DIMENSION UNIT**

A3 1: 1500 METRES

KEY PLAN

PROJECT NO.

CONTRACT NO.

SHEET TITLE

INDICATIVE MASTER LAYOUT PLAN AND PROPOSED PEDESTRIAN AND TRAFFIC IMPROVEMENT

SHEET NUMBER

P2_FIGURE 3.1

申請編號 Application No. : Y / YL - LFS / 13
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, for any part, that less or more on this drawing without AECOM's express written consent. All measurements must be obtained from the stated dimensions.