

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-LFS/14**  
**關乎申請編號 Y/YL-LFS/14 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 6.5.2022  
因應於 2022 年 5 月 6 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/14
Location/address 位置／地址	<p>Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 (Part) in D.D. 129, and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories</p> <p>新界元朗流浮山丈量約份第 128 約地段第 3 號 A 分段第 1 小分段、第 3 號 B 分段、第 4 號、第 5 號 A 分段餘段、第 9 號、第 10 號餘段、第 12 號 A 分段、第 12 號餘段、第 13 號、第 14 號 A 分段第 1 小分段 A 分段、第 14 號 A 分段第 1 小分段餘段、第 14 號 A 分段第 2 小分段、第 14 號 A 分段餘段、第 14 號 B 分段第 1 小分段 A 分段、第 14 號 B 分段第 1 小分段餘段、第 14 號 B 分段餘段、第 14 號餘段、第 15 號 A 分段第 1 小分段、第 15 號 A 分段餘段、第 15 號 B 分段、第 15 號餘段、第 16 號 A 分段、第 16 號 B 分段、第 16 號餘段、第 17 號 A 分段第 1 小分段、第 17 號 A 分段餘段、第 17 號 B 分段、第 17 號 C 分段及第 17 號餘段，第 129 約地段第 2128 號、第 2129 號、第 2136 號餘段、第 2138 號餘段、第 2148 號、第 2153 號 A 分段及第 2388 號 A 分段第 2 小分段(部分)和毗連政府土地</p>
Site area 地盤面積	About 約 20,455 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 4,594 sq. m 平方米)
Plan 圖則	<p style="text-align: center;"><u>Section 12A application</u> 第 12A 條申請 Draft Lau Fau Shan &amp; Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10</p> <hr/> <p style="text-align: center;"><u>Further information received</u> 接獲進一步資料 Approved Lau Fau Shan &amp; Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11</p>
Zoning 地帶	<p style="text-align: center;"><u>Section 12A application</u> 第 12A 條申請 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙類)」及「住宅(丁類)」</p> <hr/> <p style="text-align: center;"><u>Further information received</u> 接獲進一步資料 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙類)」及「住宅(丁類)」</p>
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Residential (Group B)" 把申請地點由「住宅(丙類)」及「住宅(丁類)」地帶改劃為「住宅(乙類)」地帶

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 61,365	Not more than 不多於 3	
	Non-domestic 非住用	About 約 1,166	About 約 0.057	
No. of block 幢數	Domestic 住用	13		
	Non-domestic 非住用	-		
	Composite 綜合用途	1		
Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米	
		Not more than 不多於 90	mPD 米(主水平基準上)	
		3 - 25 2	Storey(s) 層 Exclude 不包括 Basement 地庫	
	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	
		Not more than 不多於 90	mPD 米(主水平基準上)	
		24 2	Storey(s) 層 Exclude 不包括 Basement 地庫	
	Site coverage 上蓋面積	-		
	No. of units 單位數目	1,246 Flats 住宅單位		
	Open space 休憩用地	Private 私人	Not less than 不少於 3,489	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	Total no. of vehicle spaces 停車位總數		595	
	Private Car Parking Spaces 私家車車位		417	
	Motorcycle Parking Spaces 電單車車位		13	
	Bicycle Parking Spaces 單車停泊位		165	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6	
Heavy Goods Vehicle Spaces 重型貨車車位		5		
Lay-by 停車處		1		

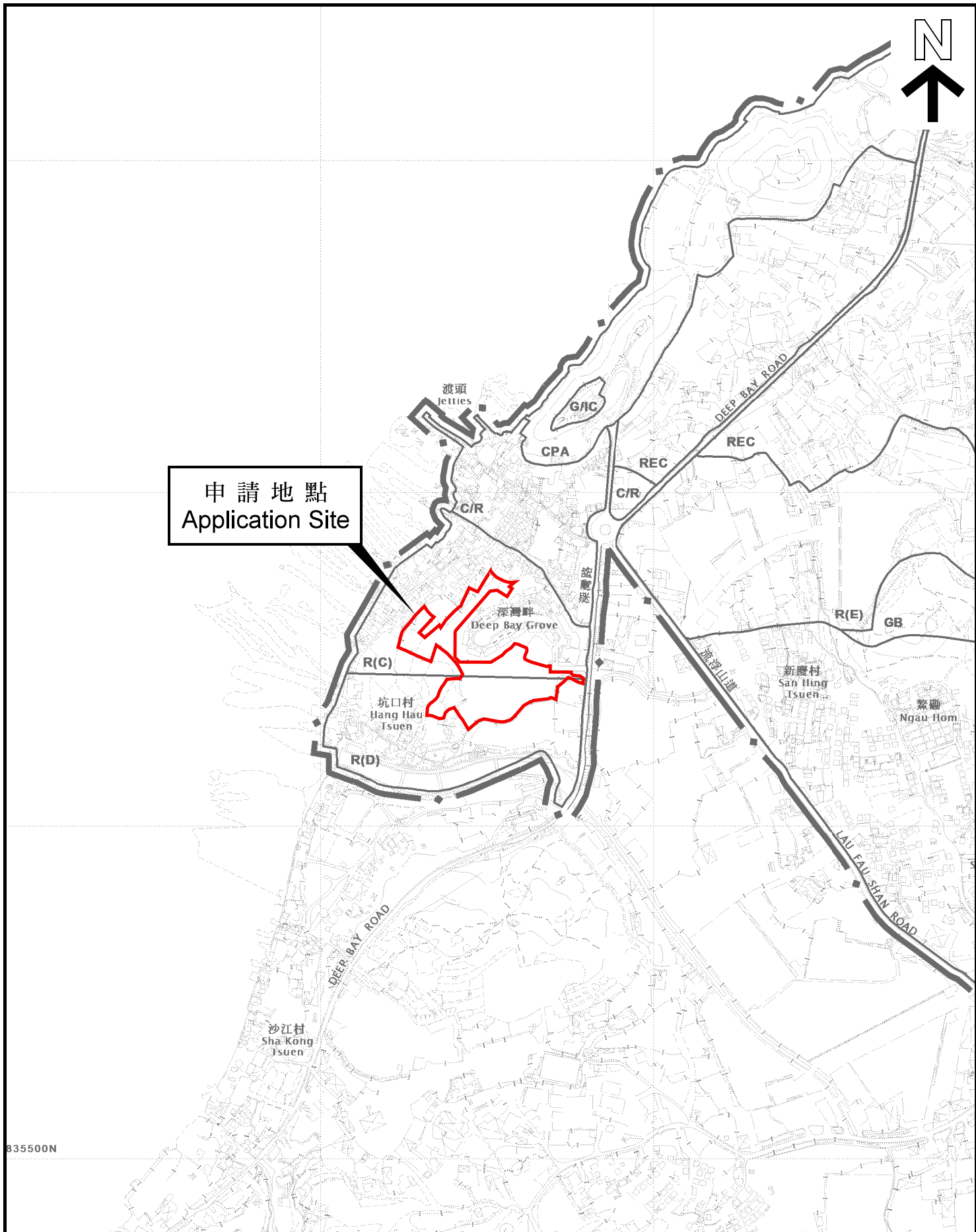
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 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 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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 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 checked="" 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 checked="" 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"/>
<b><u>Table of responses to departmental and public comments 回應部門及公眾意見表</u></b>		
<b><u>Water supply impact assessment 供水影響評估</u></b>		
<b><u>Landscape master plan 園境設計總圖</u></b>		
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.

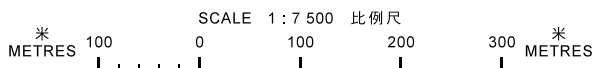
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

位置圖 LOCATION PLAN

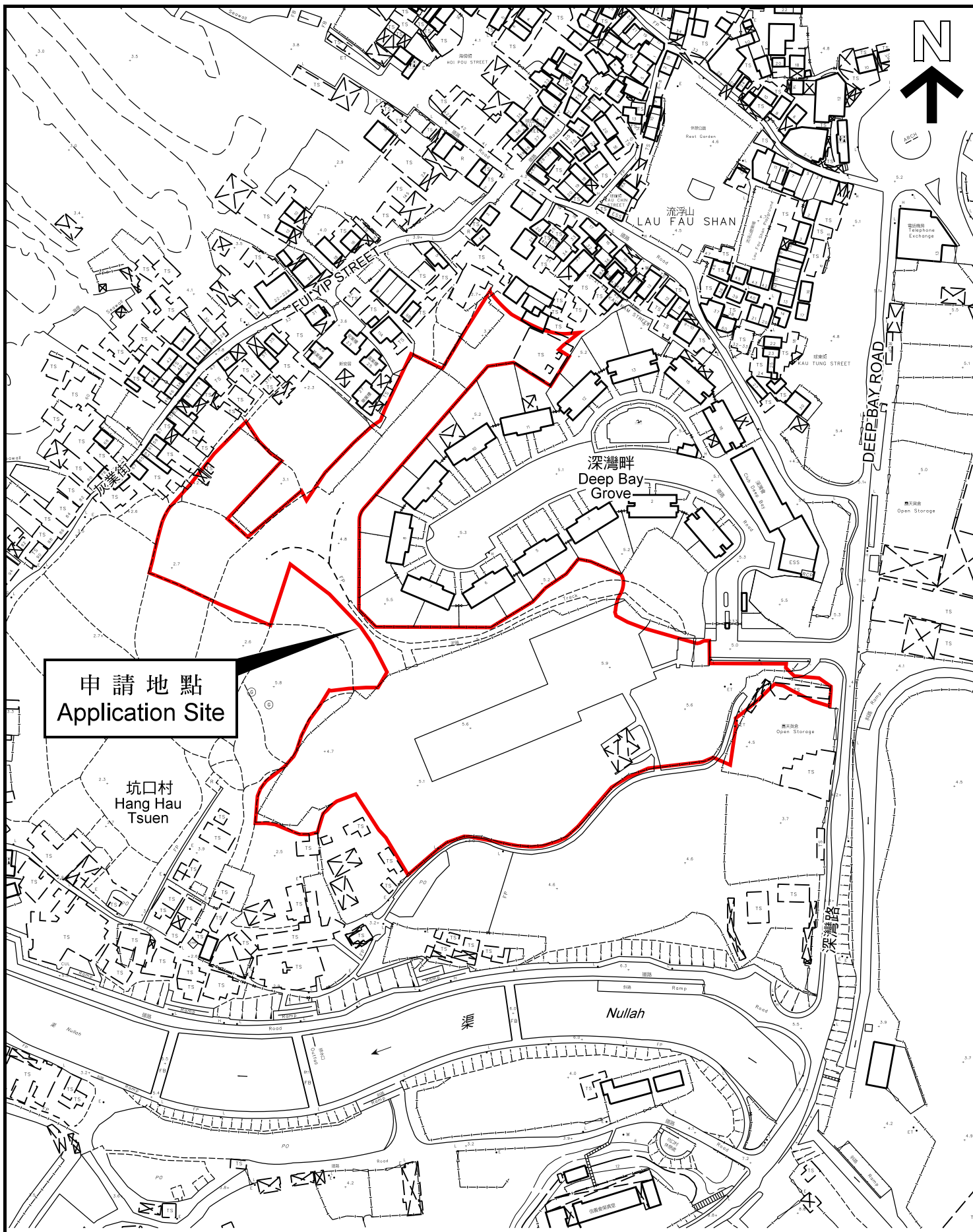
本摘要圖於2022年5月17日擬備，  
所根據的資料為於2022年4月12日  
核准的分區計劃大綱圖編號 S/YL-LFS/11  
EXTRACT PLAN PREPARED ON 17.5.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/11 APPROVED ON 12.4.2022



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/14



申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2022年5月17日擬備，  
所根據的資料為測量圖編號  
2-SW-21D  
EXTRACT PLAN PREPARED ON 17.5.2022  
BASED ON SURVEY SHEET No.  
2-SW-21D

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/14

**申請編號 Application No. : Y/YL-LFS/14**

**備註 Remarks**





申請人提交進一步資料，包括回應部門及公眾意見表，以及經修訂的概念性方案（修訂 T3 轉換層的布局）、排水影響評估、排污影響評估、環境評估、園境設計總圖、視覺影響評估、交通影響評估及供水影響評估，以回應相關政府部門及公眾的意見。

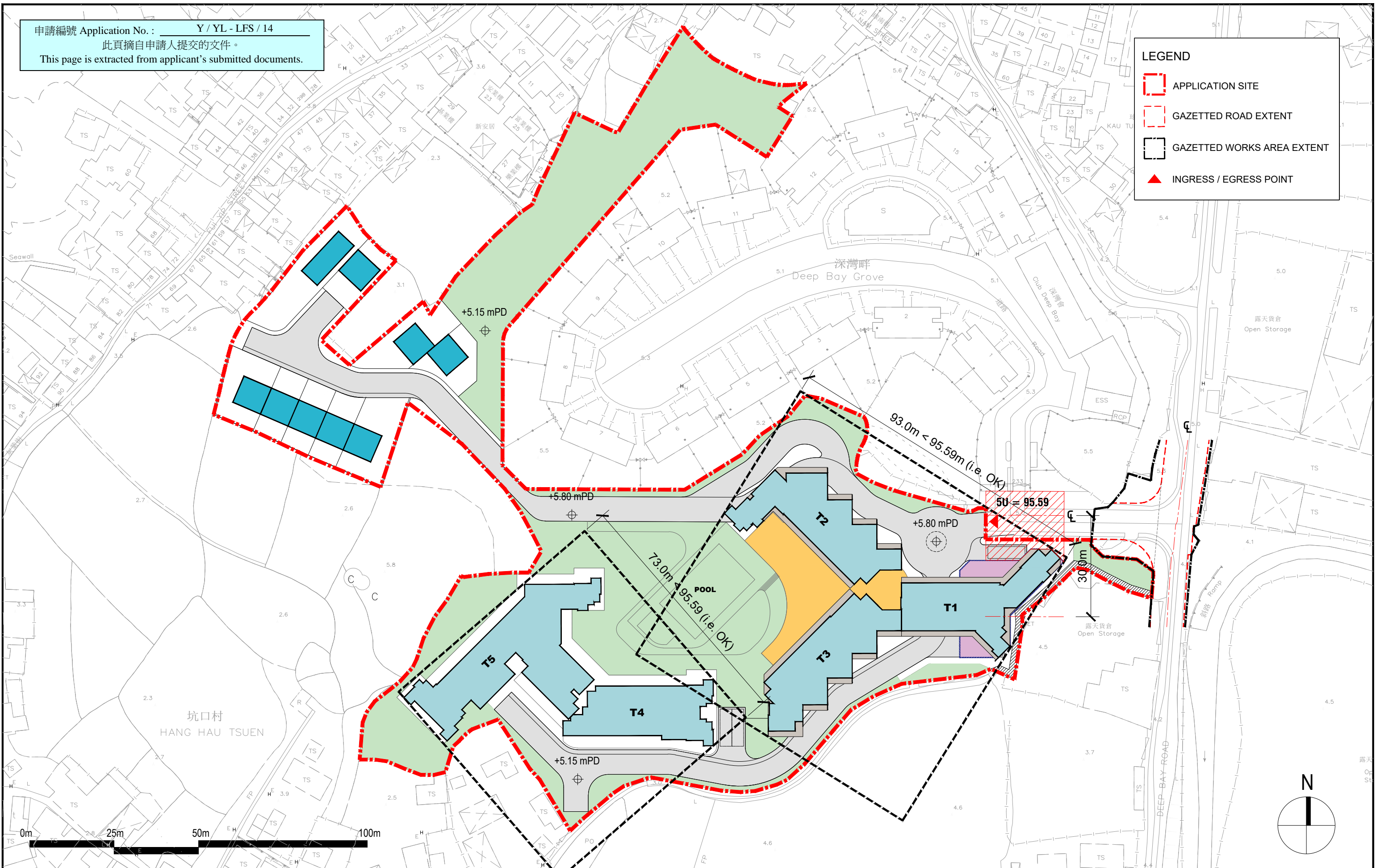
The applicant submitted a table of responses to departmental and public comments, revised indicative scheme (with the disposition of the transfer plate of T3 amended), and a set of revised technical assessments including Drainage Impact Assessment, Sewerage Impact Assessment, Environmental Assessment, Landscape Master Plan, Visual Impact Assessment, Traffic Impact Assessment and Water Supply Impact Assessment, in order to respond to the comments of relevant government departments and the public.

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.

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**LEGEND**

-  APPLICATION SITE
-  GAZETTED ROAD EXTENT
-  GAZETTED WORKS AREA EXTENT
-  INGRESS / EGRESS POINT



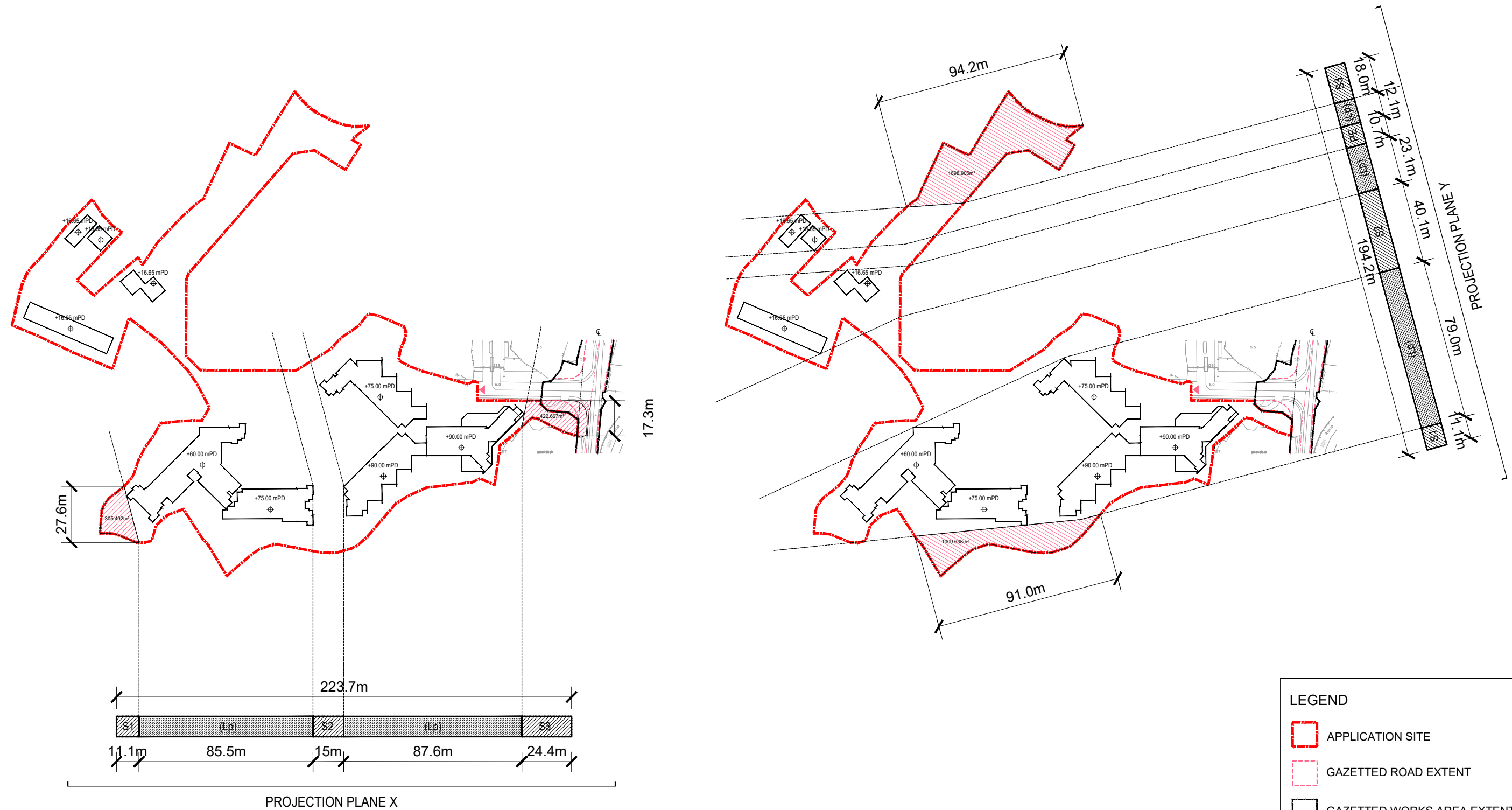
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

LFS-20220411  
 11-04-2022  
 1:1000 (A3)

## BUILDING SEPARATION

**LWK**  
**+PARTNERS**



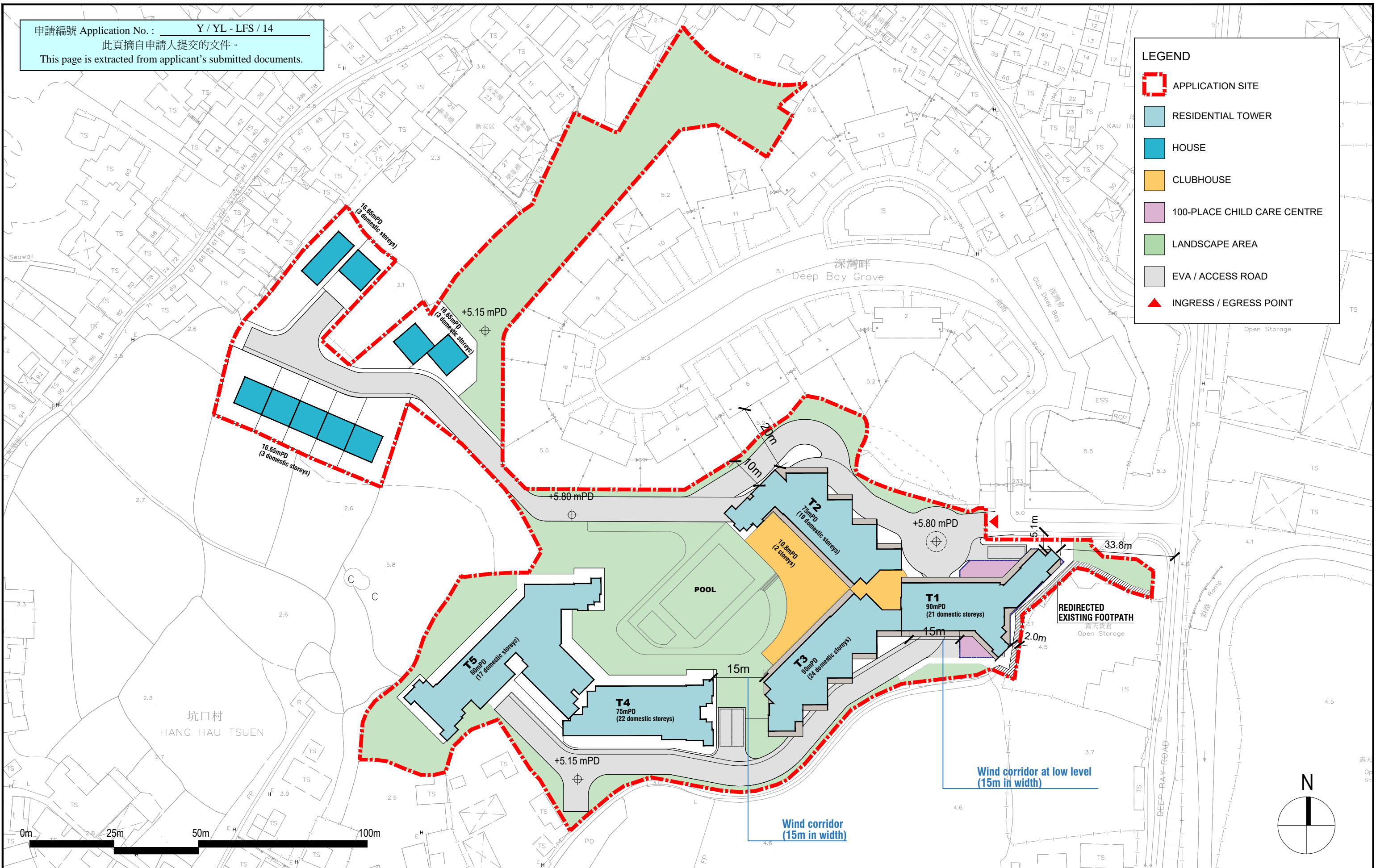


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**LEGEND**

- APPLICATION SITE
- RESIDENTIAL TOWER
- HOUSE
- CLUBHOUSE
- 100-PLACE CHILD CARE CENTRE
- LANDSCAPE AREA
- EVA / ACCESS ROAD
- ▲ INGRESS / EGRESS POINT

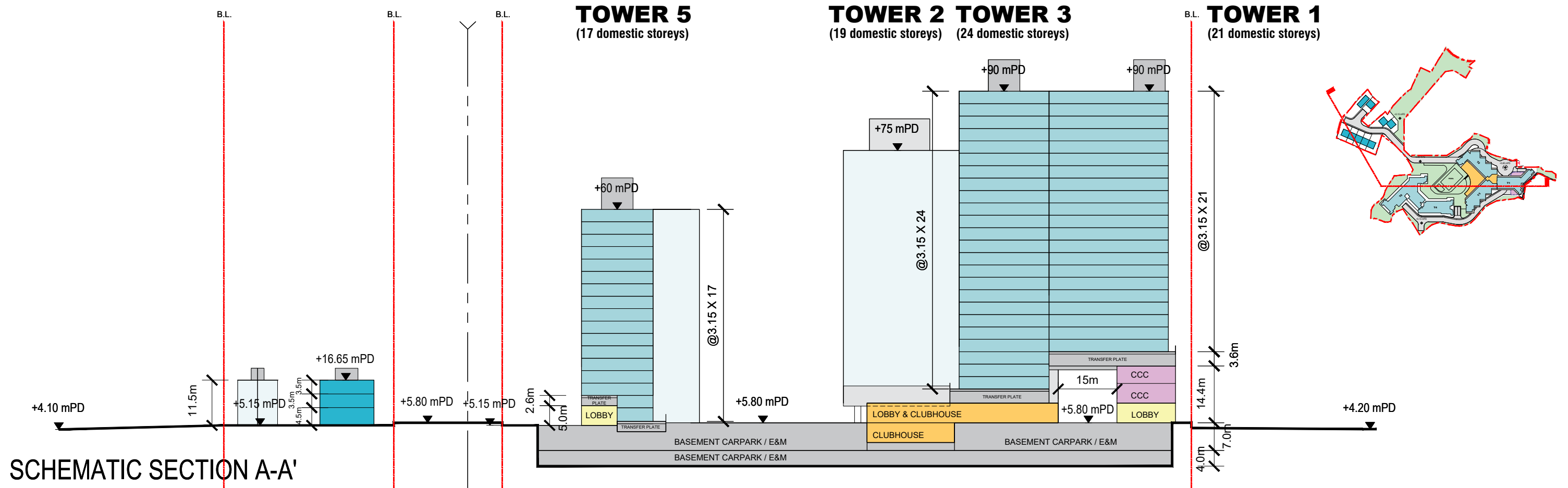


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

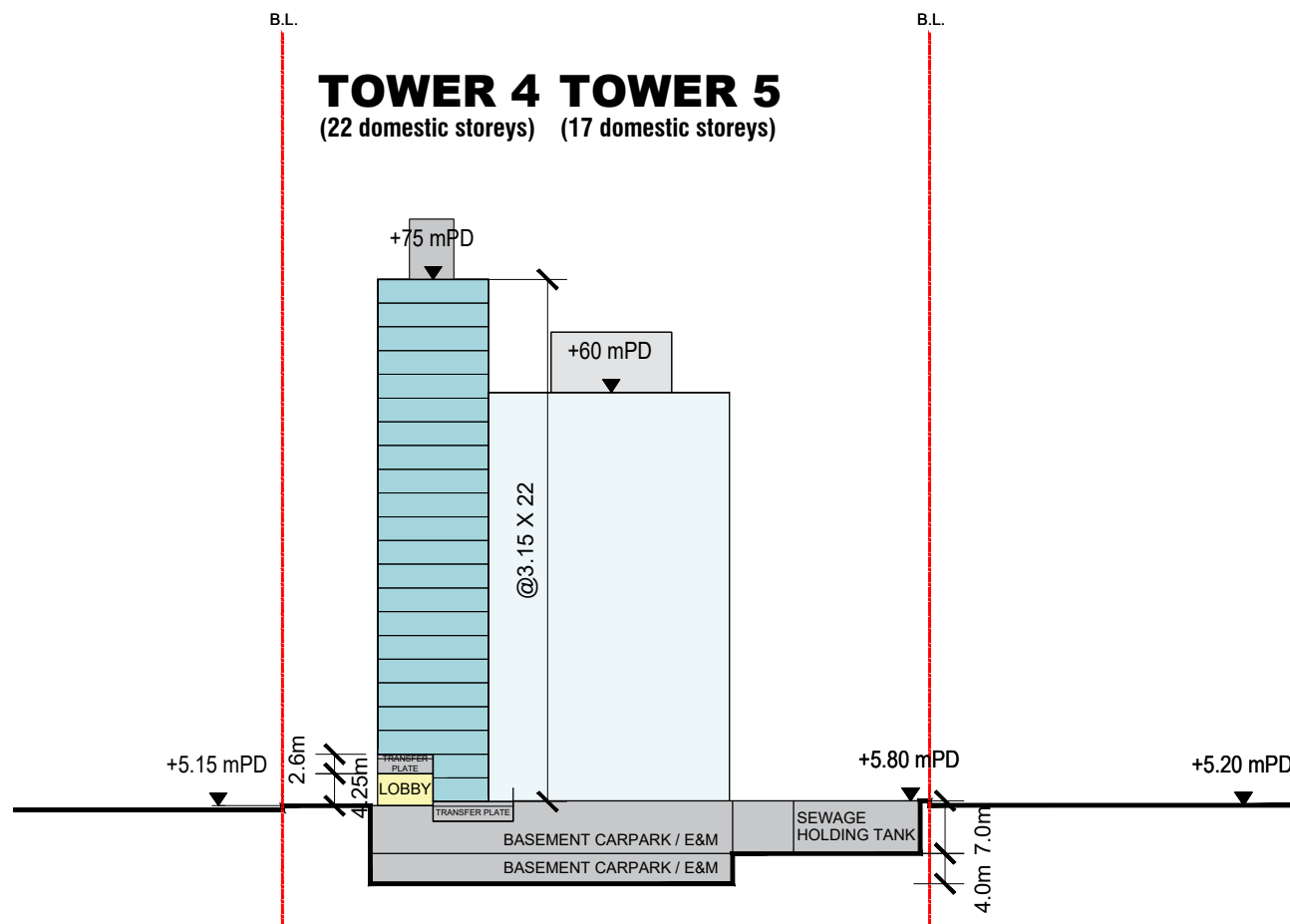
LFS-20220411  
 11-04-2022  
 1:1000 (A3)

## SCHEMATIC DESIGN

**LWK**  
**+PARTNERS**



SCHMATIC SECTION A-A'



SCHMATIC SECTION B-B'

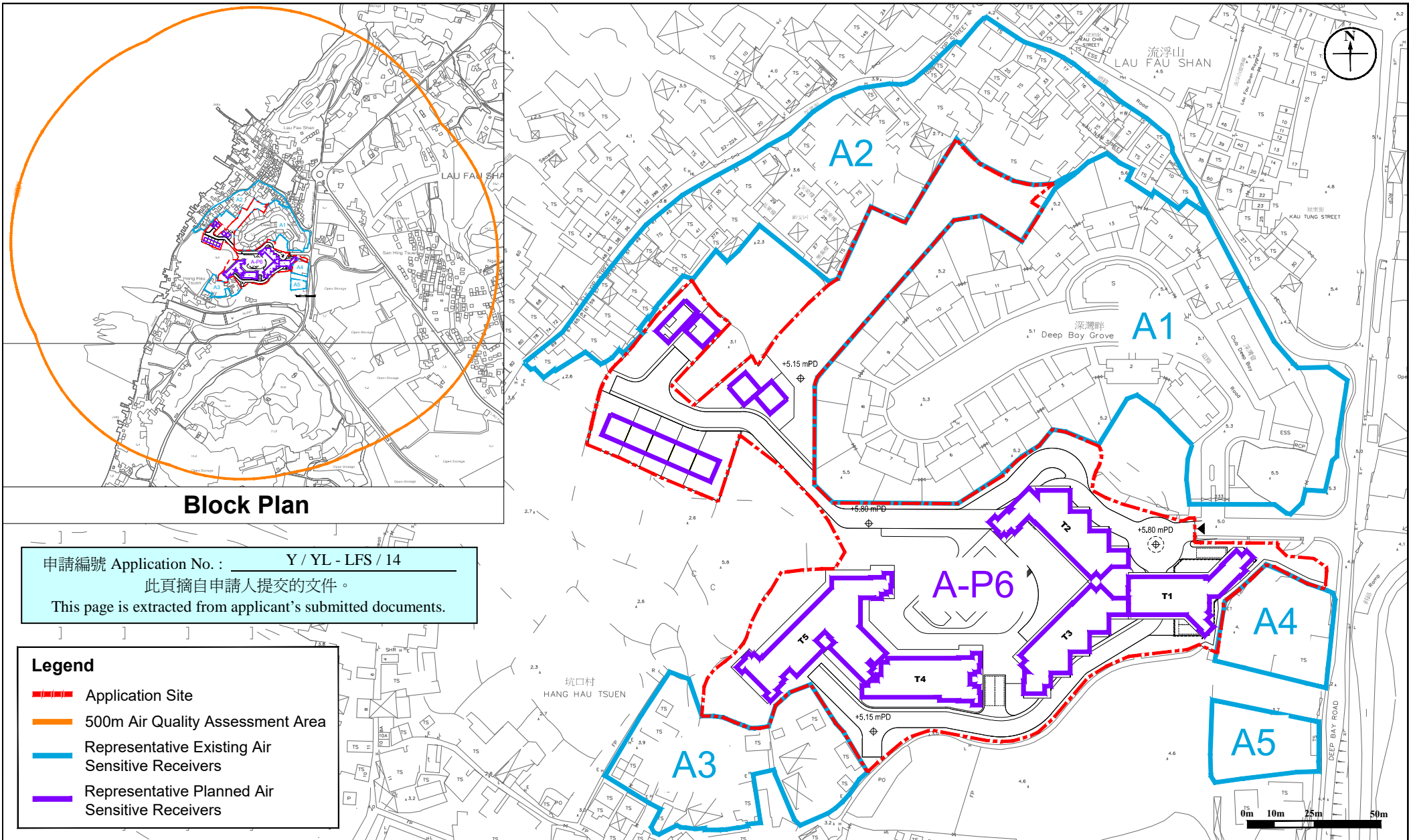
申請編號 Application No. : Y / YL - LFS / 14  
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Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

LFS-20220411  
 11-04-2022  
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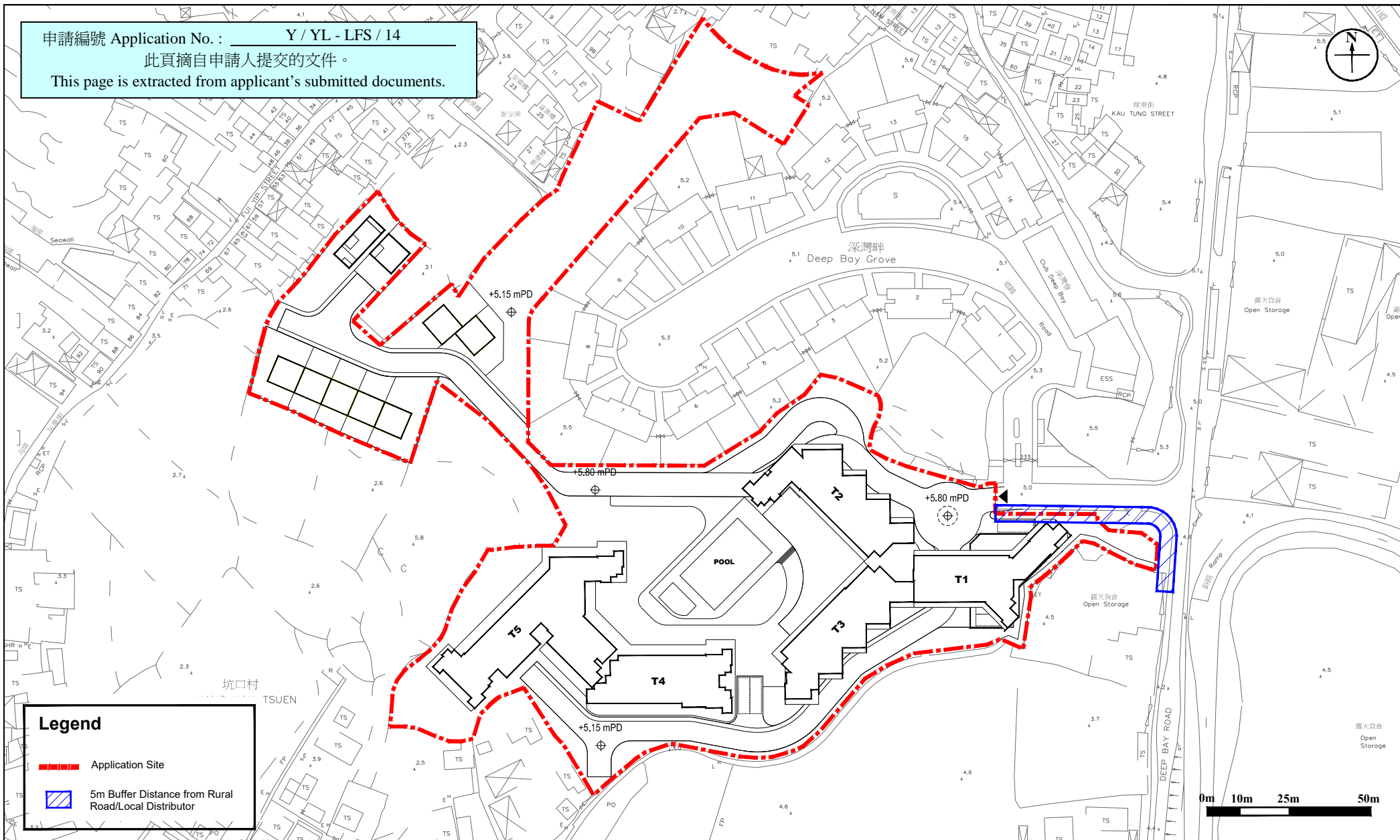
SCHMATIC SECTIONS

**LWK**  
**+PARTNERS**



<b>Figure:</b> 2.1	<b>RAMBOLL</b>
<b>Title:</b> Location of Representative Air Sensitive Receivers	Drawn by: YM
	Checked by: KY
<b>Project:</b> Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	Rev.: 3.0
	Date: Apr 2022

申請編號 Application No. : Y / YL - LFS / 14  
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**Figure: 2.2**

**Title:** Buffer Distance from Surrounding Road Networks

**Project:** Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

**RAMBOLL**

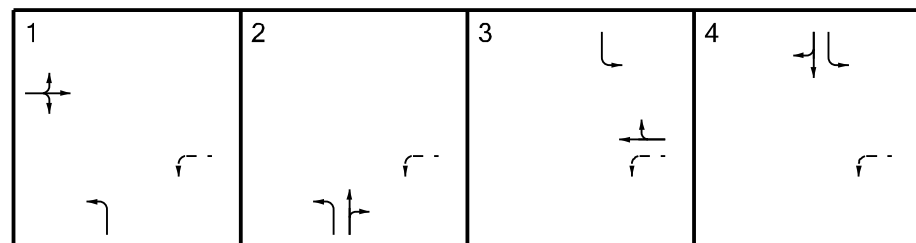
Drawn by: YM

Checked by: KY

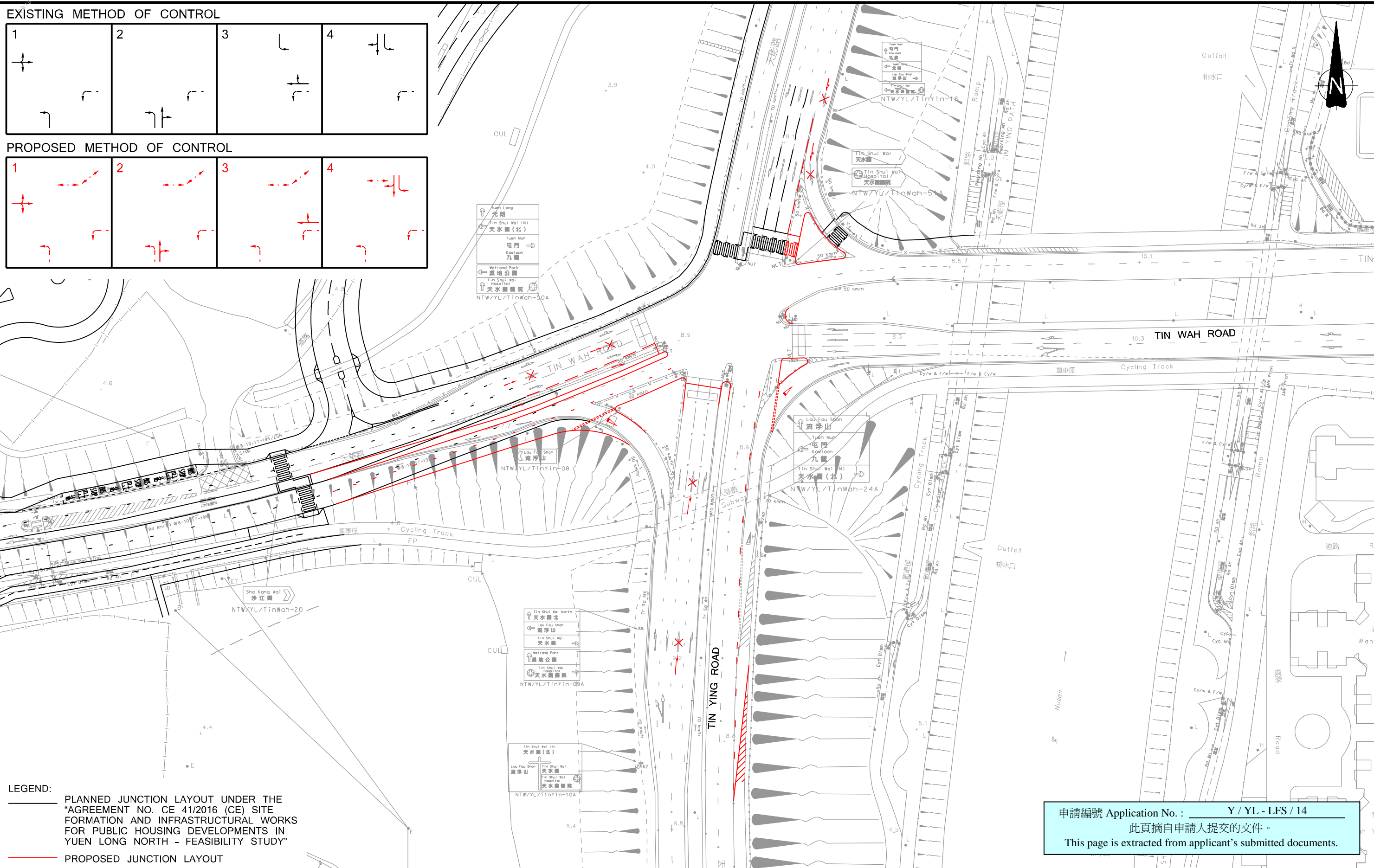
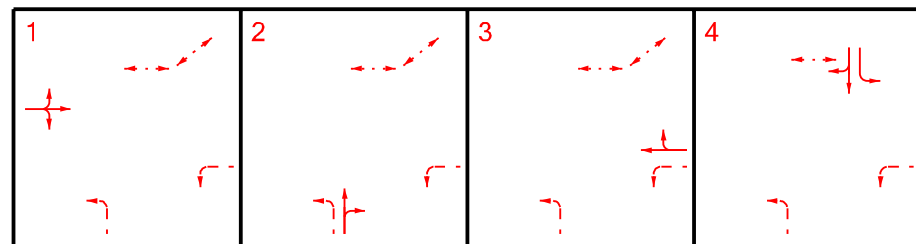
Rev.: 3.0

Date: Apr 2022

EXISTING METHOD OF CONTROL



PROPOSED METHOD OF CONTROL



LEGEND:  
 PLANNED JUNCTION LAYOUT UNDER THE "AGREEMENT NO. CE 41/2016 (CE) SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PUBLIC HOUSING DEVELOPMENTS IN YUEN LONG NORTH - FEASIBILITY STUDY"  
 PROPOSED JUNCTION LAYOUT

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Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title  
 APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP.131) FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) AT VARIOUS LOTS IN D.D.128 AND D.D.129, AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title  
**PROPOSED JUNCTION IMPROVEMENT OF TIN WAH ROAD / TIN YING ROAD (J3)**

Designed LIB Checked PTC Scale 1:1000(A3) Date JAN 2022 Drawing No. 5.4 Rev. -





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- Legend**
- The Rezoning Site Boundary
  - Vertical Greening
  - Lawn
  - Shrub
  - Green Roof
  - Bench
  - Children's Play Area
  - Elderly Fitness Court
  - Trellis
  - Swimming Pool
  - Water Feature
  - Footpath
  - New Tree Planting (62 nos.)
  - +4.825 Proposed Level
  - Pedestrian Entrance/Exit
  - Vehicular Entrance/Exit



- 1 Tree and shrub planting is designed at the entrance threshold of the site from Deep Bay Road to create a welcoming entrance to the development. Reinstated roadside planting will contribute to the streetscape amenity of Deep Bay Road and the redirected public footpath for access to the adjacent lots.
- 2 Continuous planting area with tree/shrub and vertical greening on fence wall along the development edge provides greenery amenity to the neighbourhoods.
- 3 Water feature highlights the entrance threshold of residential lobby.
- 4 Landscape core at the centre of the development provides key recreational facilities including an outdoor swimming pool for the residents' enjoyment.
- 5 Courtyard garden with leisure lawn and sitting-out area framed by tree and shrub plantings adjacent to the residential blocks provides passive recreational facilities.
- 6 Strolling/jogging trail/landscape path shaded by trees connects the activity areas. A section of shared footpath/ EVA is designed with traffic calming measure connecting the landscape core in the centre and the Northern Garden.
- 7 The Northern Garden provides another landscape and recreational focus for the residents' enjoyment comprising trellis and sitting-out area, and various activity zones from the north to the south including children's play area, tai-chi lawn, leisure lawn and elderly fitness court etc..
- 8 Private garden of villas with lawn

**The Rezoning Site Area: 20,455m<sup>2</sup>**  
**Private Open Space for residents: Total not less than 3,489m<sup>2</sup>**  
 (For estimated population of 3,489 people)

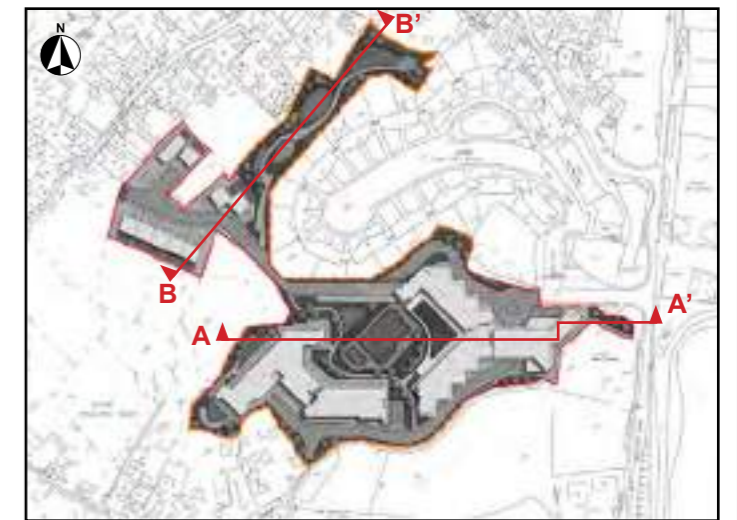


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 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and  
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories  
**Landscape Master Plan**

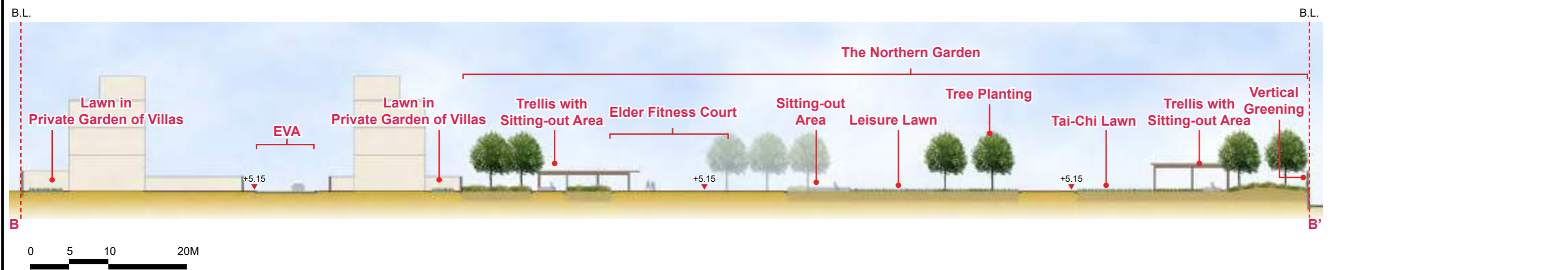
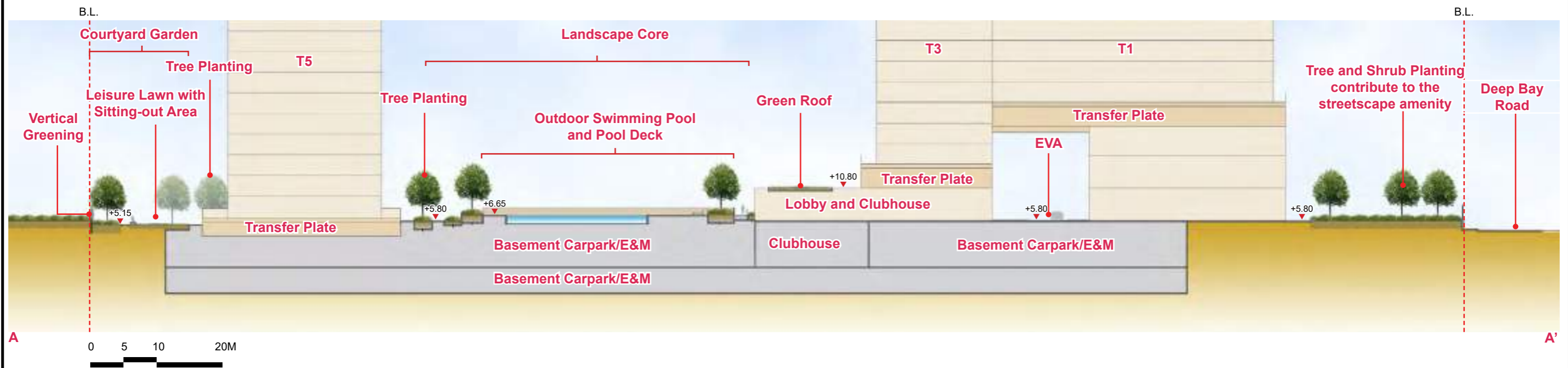
SCALE	AS SHOWN	DATE	MAY 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV B

ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 雅博奧頓國際設計有限公司  
 專業園境管理、城市規劃及設計、園境建築與園藝  
 香港上環文咸東街十八號新華銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九

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KEY PLAN



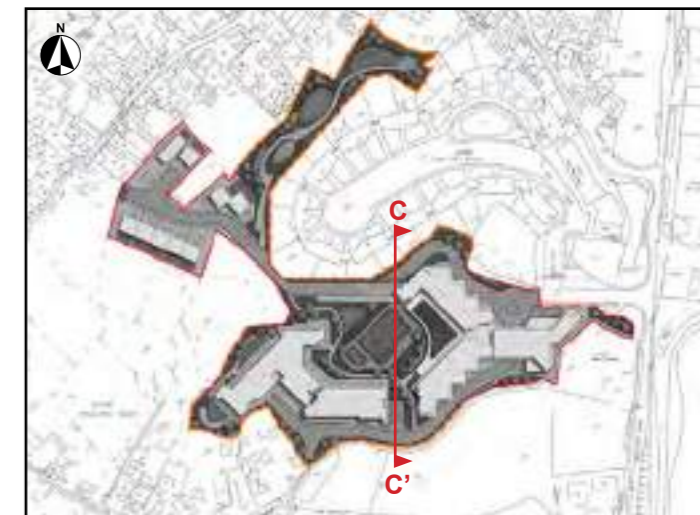
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131)  
 for Proposed Residential Development and Social Welfare Facility (Child Care Centre) at Various Lots in D.D. 128 and D.D. 129, and  
 Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories  
 Landscape Sections A-A' and B-B'

SCALE	AS SHOWN	DATE	MAY 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		REV B

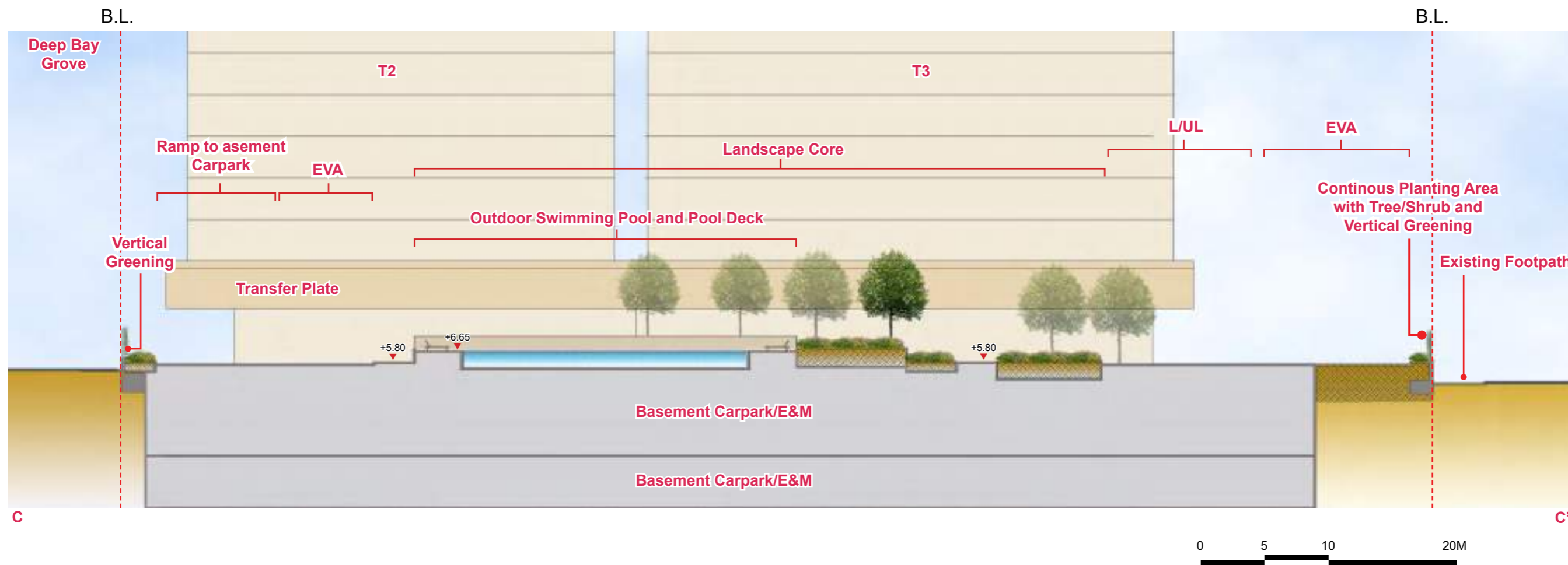
**ADI**  
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 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 雅博奧頓國際設計有限公司  
 園藝景觀設計、城市規劃及設計、園藝建築與園藝師  
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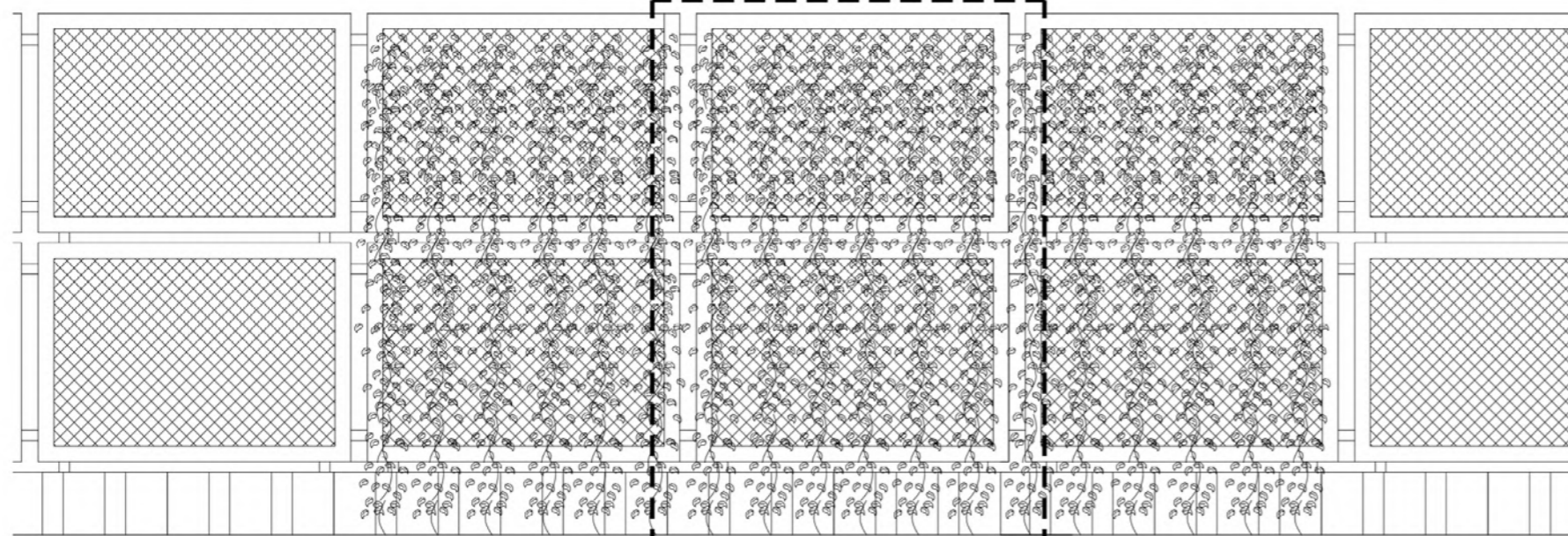
KEY PLAN



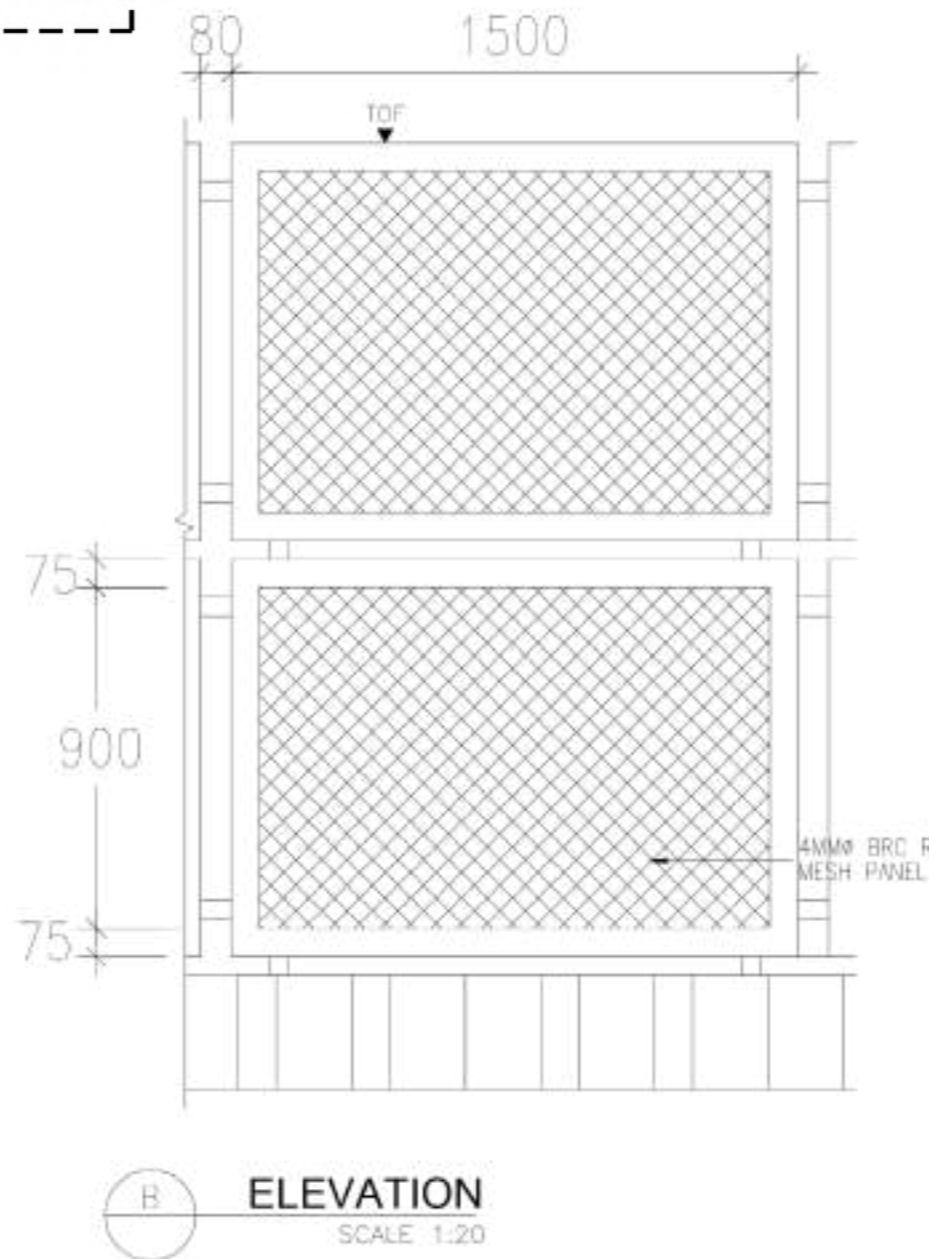
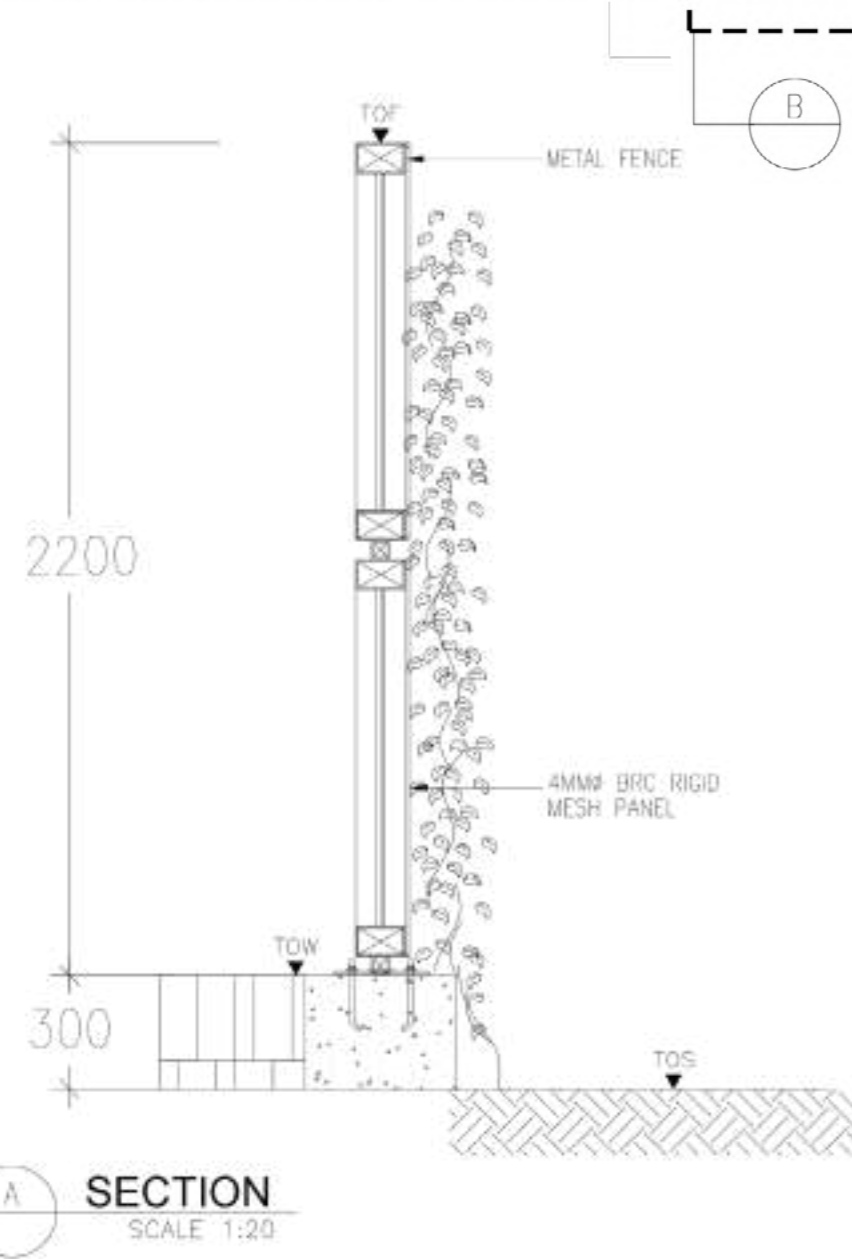
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 Landscape Sections C-C'

SCALE	AS SHOWN	DATE	MAY 2022
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FIGURE NO.	Figure 2.2		REV B

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**KEY PLAN**  
 Vertical Greening



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**Typical Landscape Detail – Vertical Greening**

SCALE	AS SHOWN	DATE	MAY 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 3.0		REV
			B



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- Legend**
-  The Rezoning Site Boundary
  -  Vertical Greening
  -  Uncovered Green Coverage

**Note:**  
The Rezoning Site:  
Total not less than 6,136.5m<sup>2</sup>  
(30% of the Site Area)



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**Greenery Coverage**

SCALE	AS SHOWN	DATE	MAY 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 4.0		REV B



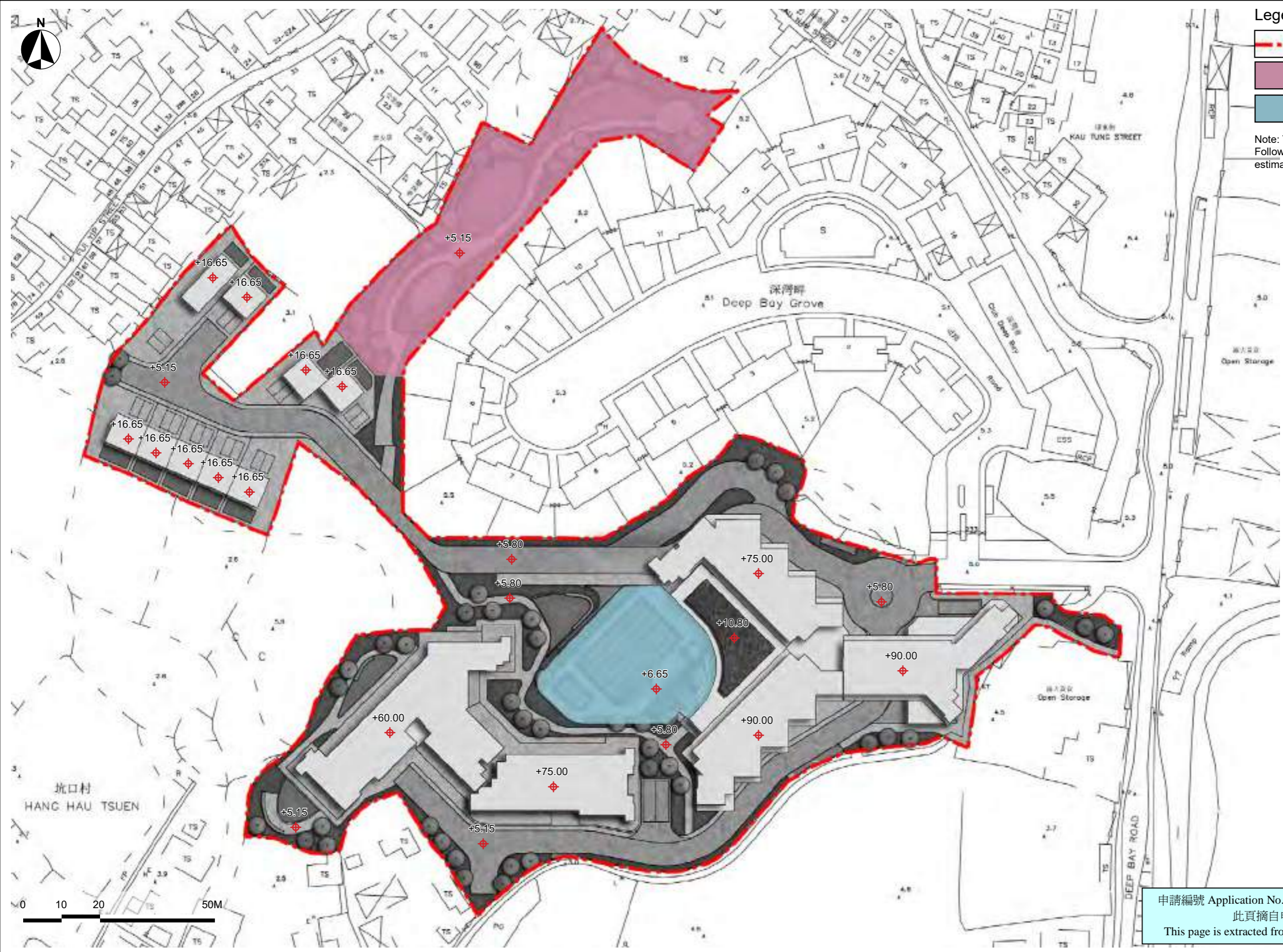
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Legend

- The Rezoning Site Boundary
- Private Open Space (for Passive Recreation) 2,289m<sup>2</sup>
- Private Open Space (for Active Recreation) 1,200m<sup>2</sup>

Note: Total Not less than 3,489m<sup>2</sup>  
Following HKPSG requirement (1m<sup>2</sup>/person) for  
estimated population of 3,489



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Open Space Framework

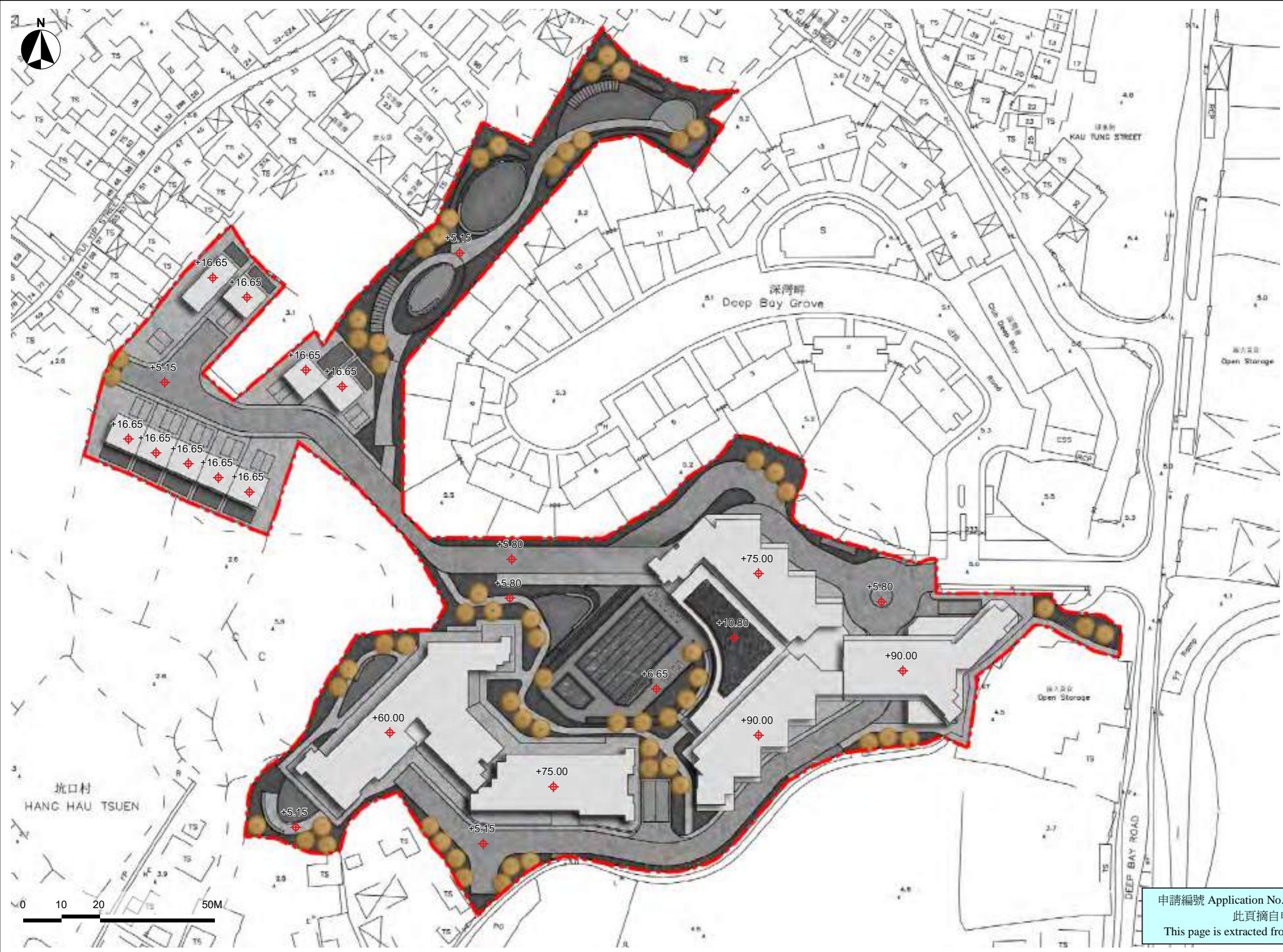
SCALE	AS SHOWN	DATE	MAY 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 5.0		REV B

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**Legend**

-  The Rezoning Site Boundary
-  New Tree Planting (62 nos.)



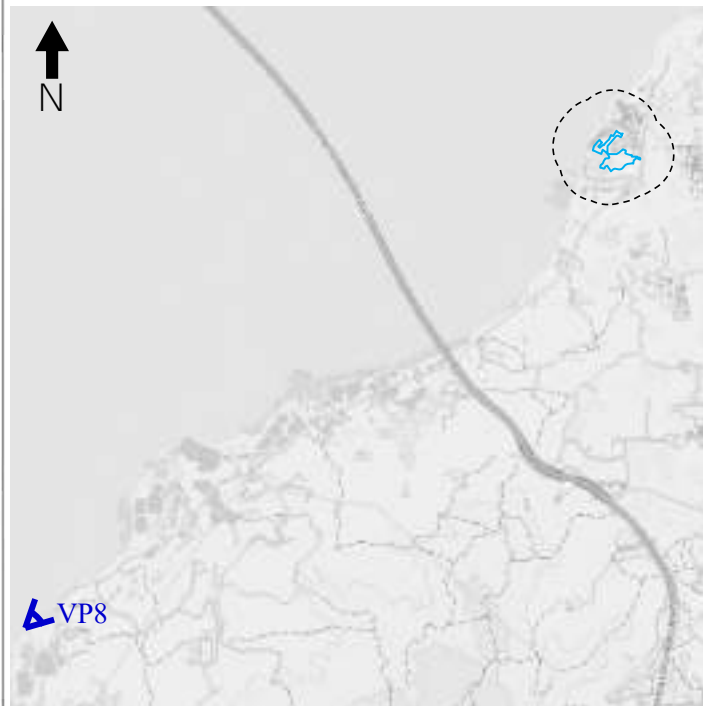
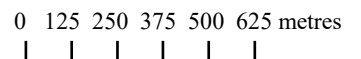
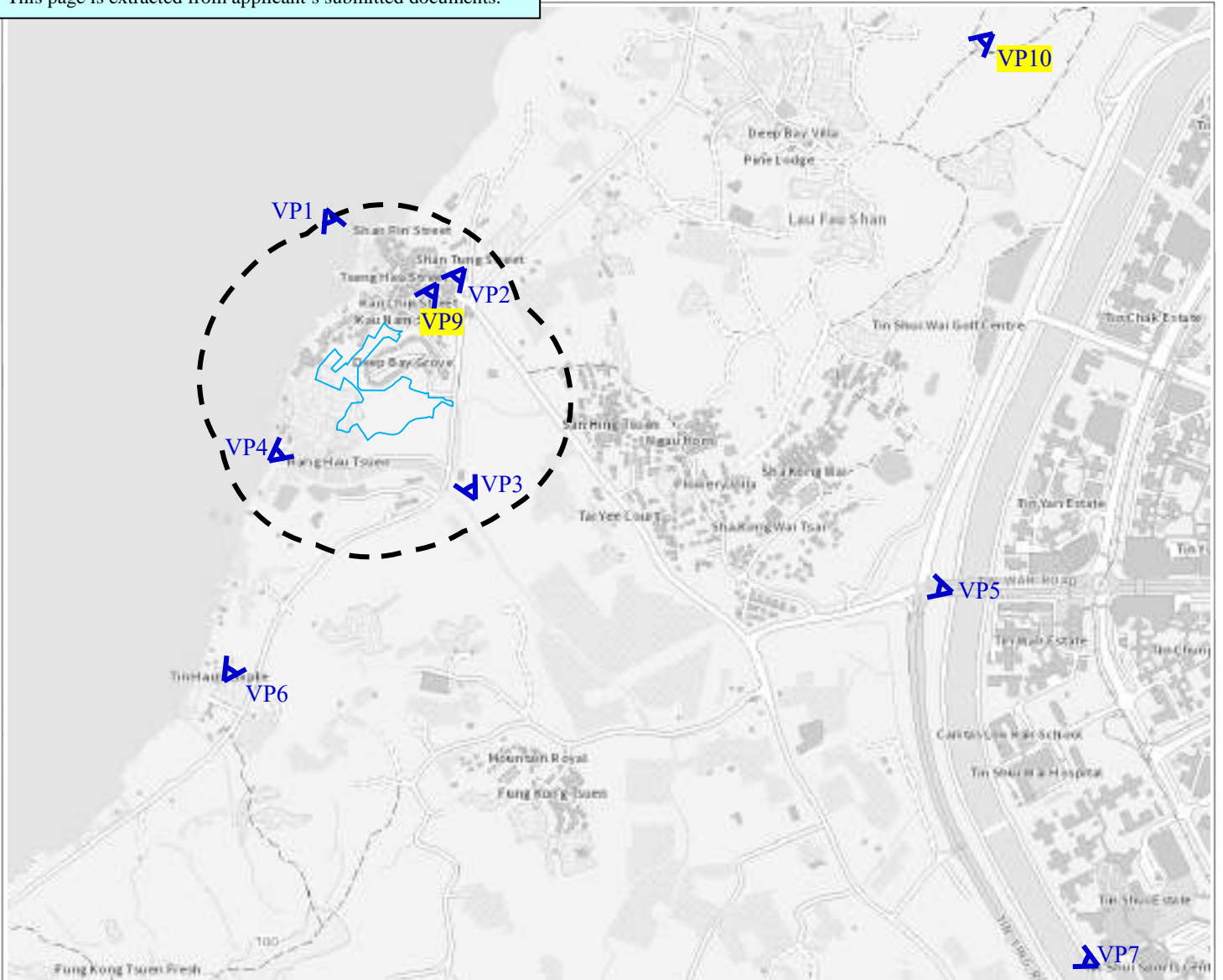
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**New Tree Planting Concept**




SCALE	AS SHOWN	DATE	MAY 2022
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FIGURE NO.	Appendix V		REV B



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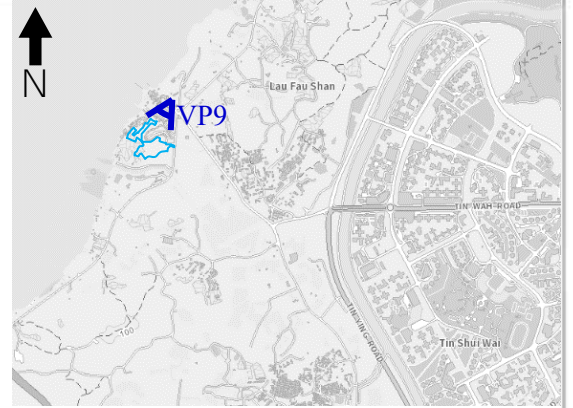


**LEGEND**

-  Application Site
-  Initial Assessment Area  
(3H = about 253m)
-  Viewing Point (VP)

- VP1: Lau Fau Shan Pier
- VP2: Lau Fau Shan Seafood Village
- VP3: Planned Open Space in Area 67 of HSK/HT NDA
- VP4: Nullah near Hang Hau Tsuen
- VP5: Tin Ying Path near Ting Wah Road
- VP6: Tin Hau Temple, Sha Kong Tsuen
- VP7: Tin Shui Path Jogging Trail
- VP8: Ap Chai Wan, Ha Pak Nai
- VP9: Lau Fau Shan Rest Garden**
- VP10: Hiking Trail at Lam Hang Shan**

## Existing View



**Key Plan**

## Baseline Condition



## Baseline Condition with Indicative Scheme

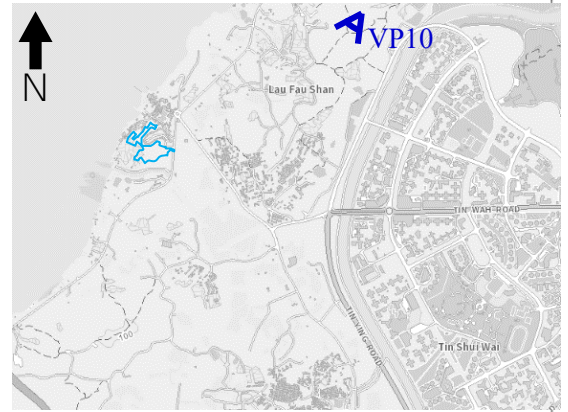


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**Existing View**



**Key Plan**

**Baseline Condition**



**Baseline Condition with Indicative Scheme**



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