

**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 18.2.2025
因應於 2025 年 2 月 18 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> 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 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 及天水圍分區計劃大綱核准 圖編號 S/TSW/18		
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&M Zone 結構轉換層及機電區</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&M Zone 結構轉換層及機電區</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	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	1,245
	Private Car Parking Spaces 私家車車位	872
	Motorcycle Parking Spaces 電單車車位	51
	Bicycle Parking Spaces 單車泊位	644
	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

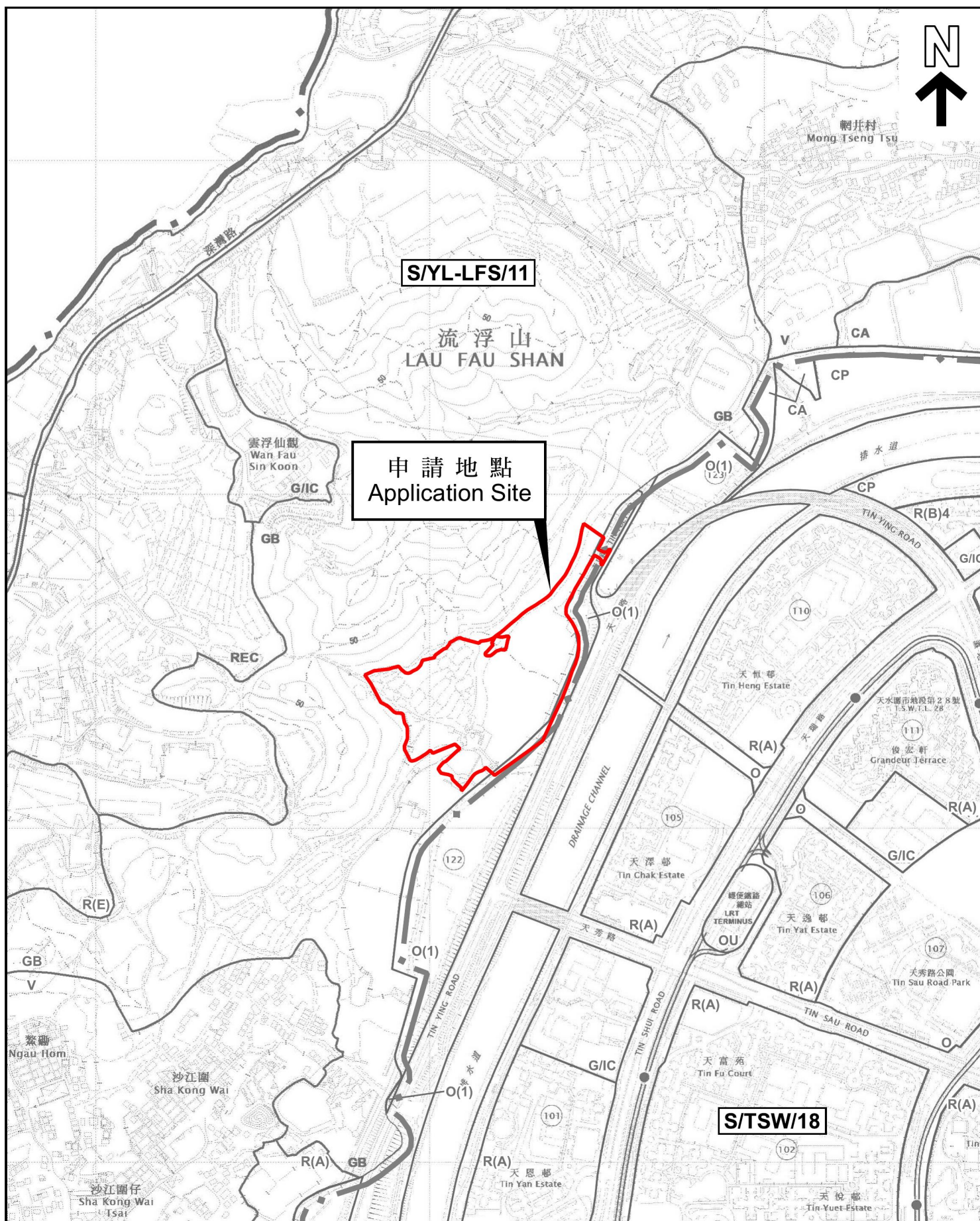
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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 checked="" 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 checked="" type="checkbox"/>
<u>Response-to-Comment Table 回應部門意見表</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.

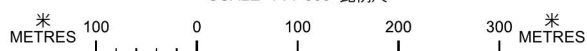
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2025年2月25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 及
於2025年1月14日核准的分區計劃大綱圖
編號 S/TSW/18
EXTRACT PLAN PREPARED ON 25.2.2025
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

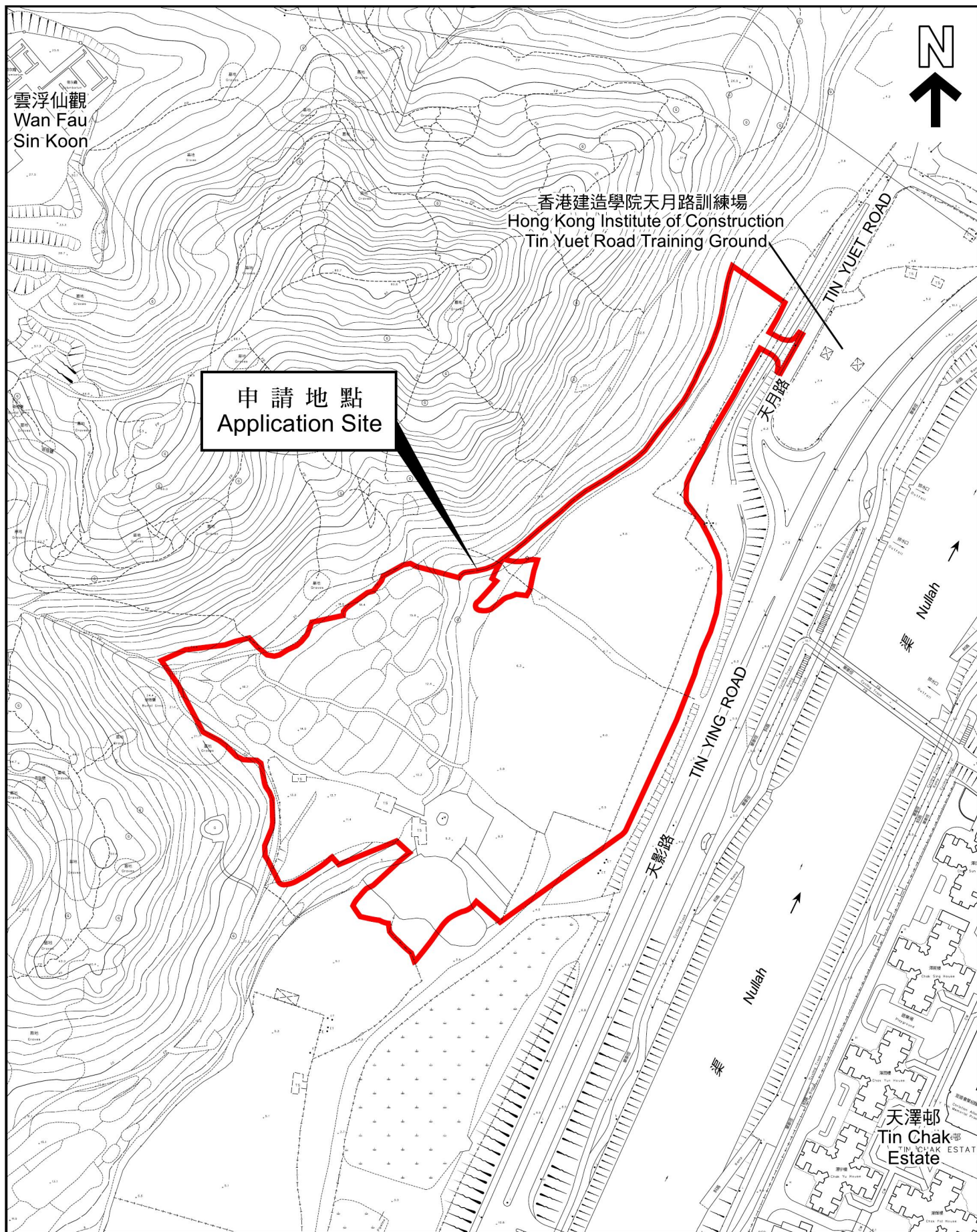
SCALE 1 : 7 500 比例尺



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



本摘要圖於2025年2月25日擬備，
所根據的資料為測量圖編號
2-SW-22B 及 22D
EXTRACT PLAN PREPARED ON 25.2.2025
BASED ON SURVEY SHEETS No.
2-SW-22B & 22D

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/12

申請編號 Application No. : Y/YL-LFS/12

備註 Remarks

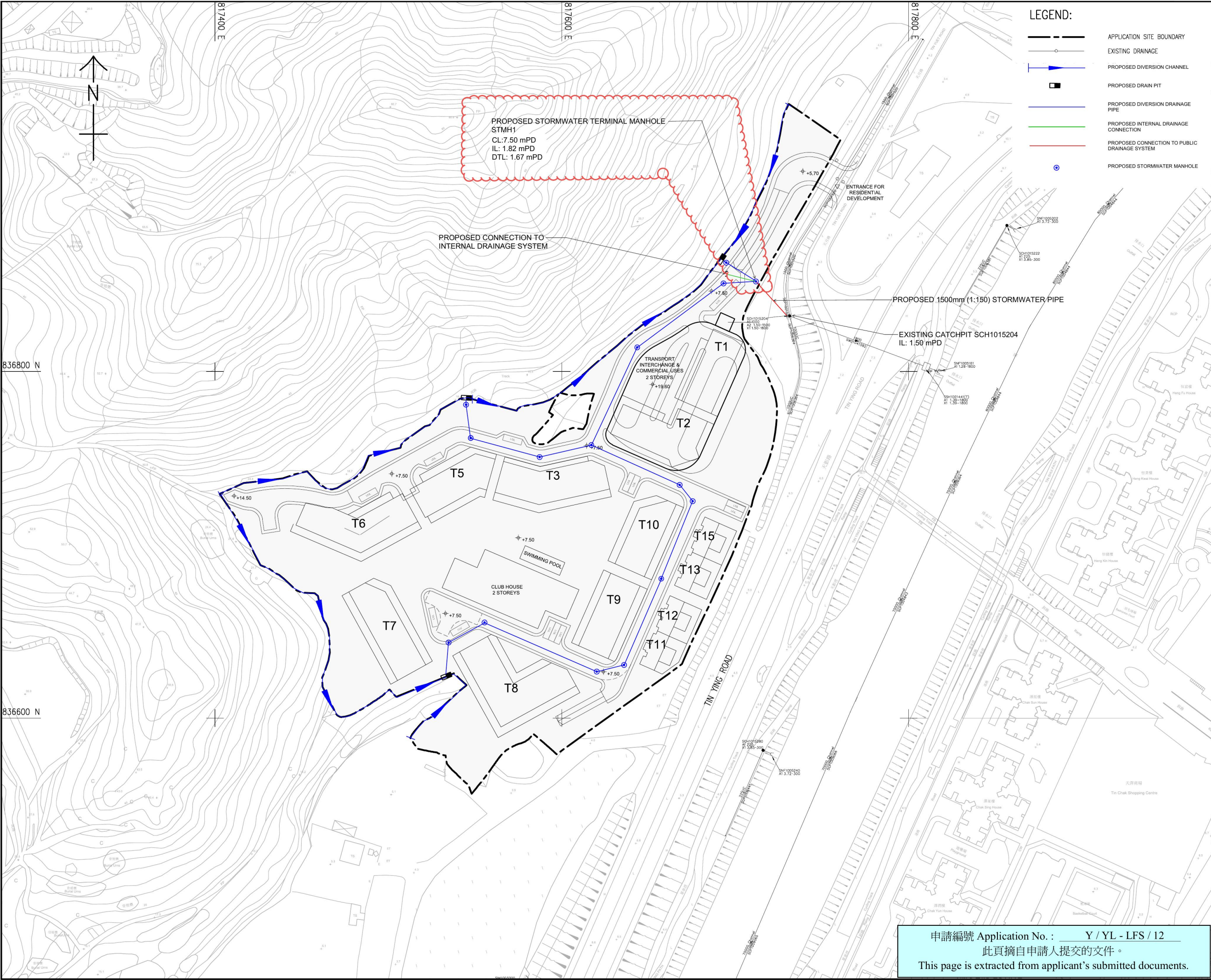
申請人提交進一步資料, 包括回應渠務署的意見及提交一份經修訂的排水影響評估。

The applicant submitted further information with responses to comments of the Drainage Services Department and enclosing a revised Drainage 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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Pic File by: Samson mak 16/09/2021
PATH C:\Users\samson.mak\Desktop\RO1_401-407\DA1_403.dwg
ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management initials:



LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING DRAINAGE
- PROPOSED DIVERSION CHANNEL
- PROPOSED DRAIN PIT
- PROPOSED DIVERSION DRAINAGE PIPE
- PROPOSED INTERNAL DRAINAGE CONNECTION
- PROPOSED CONNECTION TO PUBLIC DRAINAGE SYSTEM
- PROPOSED STORMWATER 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

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SUB-CONSULTANTS

分判工程顧問公司

ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	校核

STATUS

階段

SCALE

比例

A1 1:1000

DIMENSION UNIT

尺寸單位

METRES

KEY PLAN

索引圖

PROJECT NO.

項目編號

SHEET TITLE

圖紙名稱

PROPOSED DRAINAGE LAYOUT PLAN

SHEET NUMBER

圖紙編號

MONG TSENG/DIA1/404

CONTRACT NO.

合約編號

SHEET TITLE

圖紙名稱

PROPOSED DRAINAGE LAYOUT PLAN

SHEET NUMBER

圖紙編號

MONG TSENG/DIA1/404

申請編號 Application No. : Y / YL - LFS / 12

此頁摘自申請人提交的文件。

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