

**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 21.11.2025
因應於 2025 年 11 月 21 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 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	"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 <i>1</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Refuge Floor 防火層</i>
		T2: 25 <i>2</i>	Storey(s) 層 <i>Include 包括</i> <i>Clubhouse (1) 會所(1)</i>
		<i>1</i>	<i>Exclude 不包括</i> <i>Refuge Floor 防火層</i>
		T3, T5 and T6: Not more than 不多於 5	Storey(s) 層
		Club House(<i>1</i>) 會所(<i>1</i>) 2	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		Club House(<i>1</i>) 會所(<i>1</i>) 2	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		182
	Motorcycle Parking Spaces 電單車車位		9
	Bicycle Parking Spaces 單車泊位		112
	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

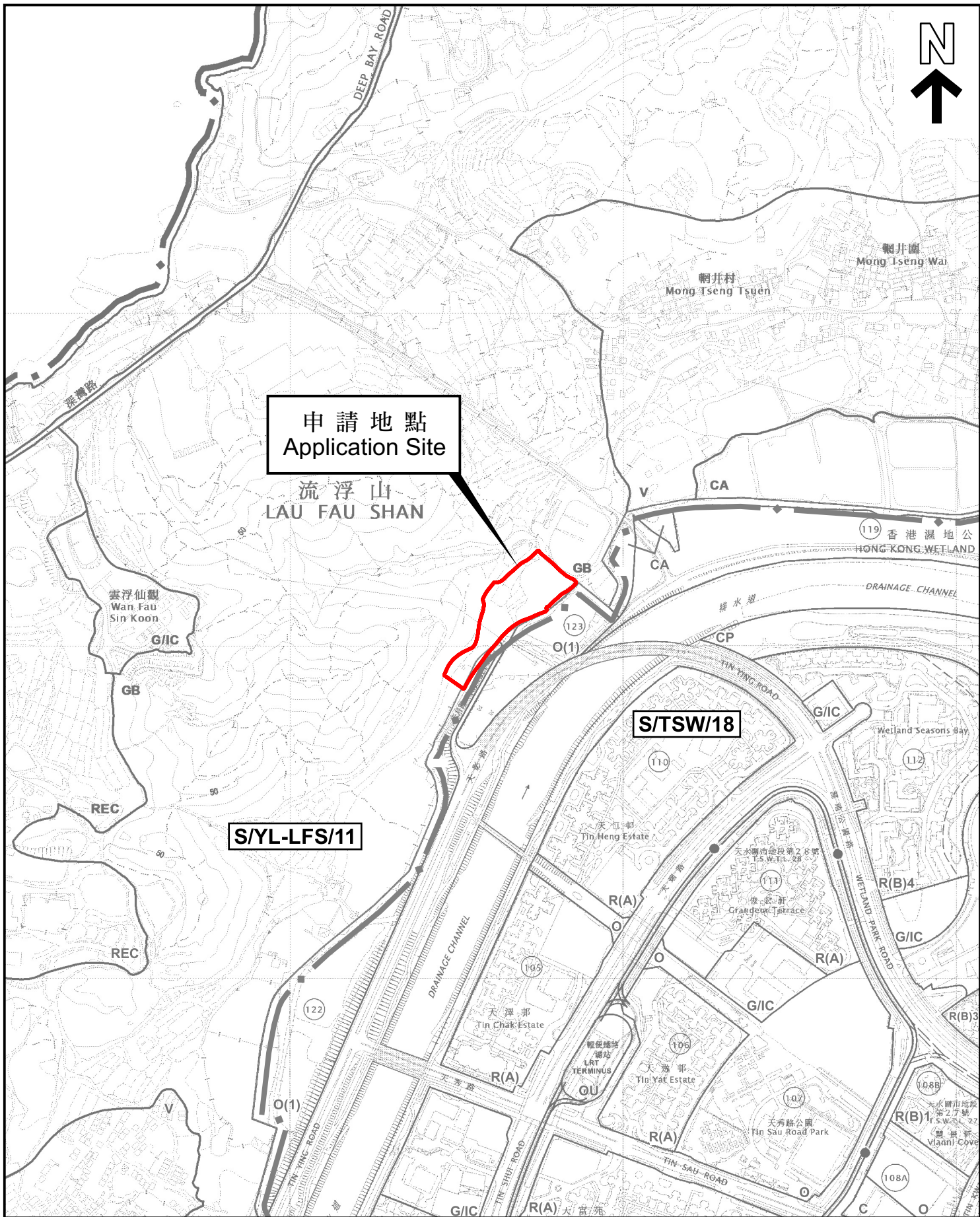
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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		
	Chinese 中文	English 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment 交通影響評估	☐	☐
Visual appraisal 視覺評核	☐	☐
Landscape design proposal 園境設計建議	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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11月28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 18.11.2025
BASED ON OUTLINE ZONING PLANS No.
S/YL-LFS/11 APPROVED ON 12.4.2022 AND
S/TSW/18 APPROVED ON 14.1.2025

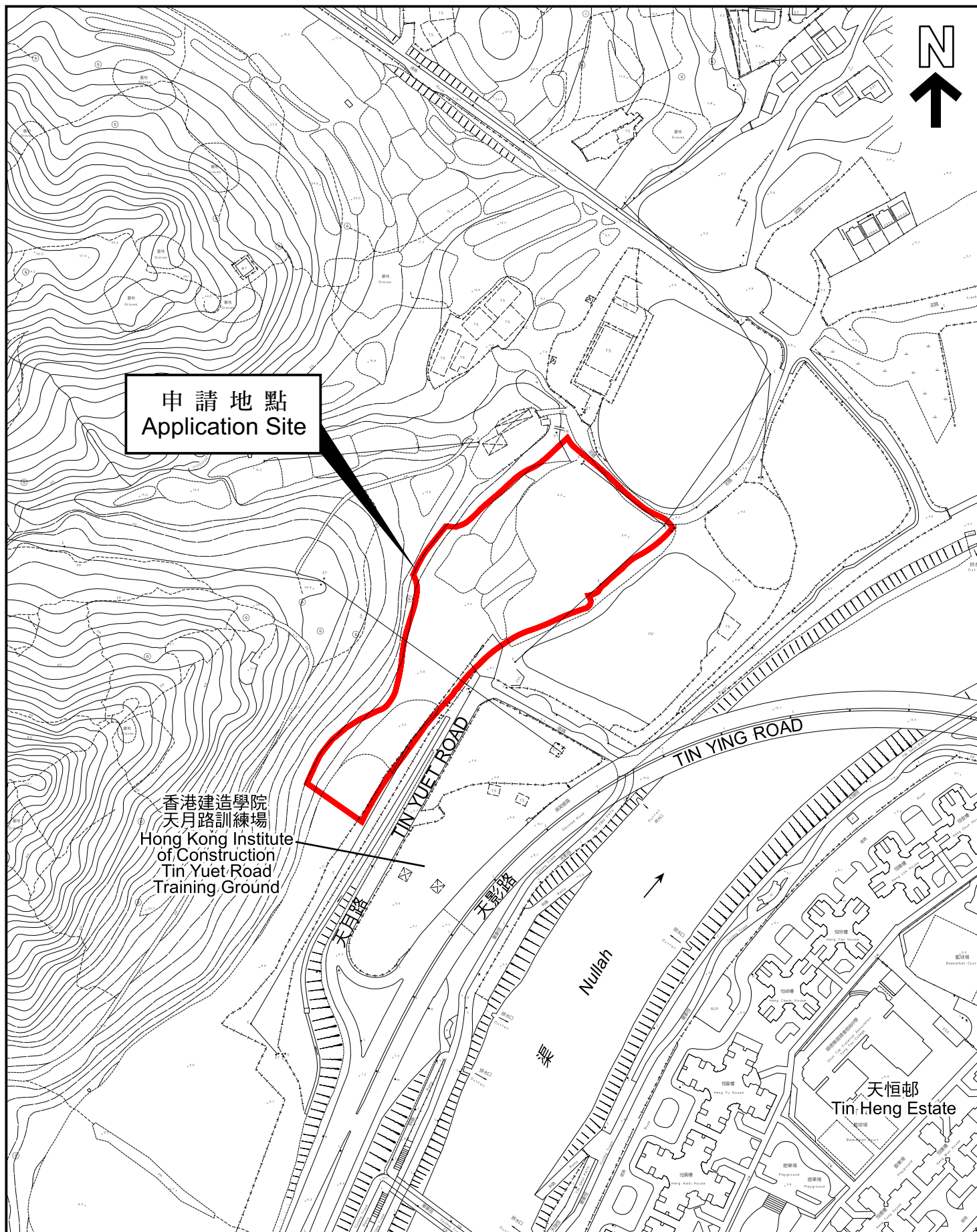
位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

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



本摘要圖於2025年11月28日擬備，所根據的資料為測量圖編號 2-SW-17D, 2-SW-18C, 2-SW-22B 和 2-SW-23A
EXTRACT PLAN PREPARED ON 28.11.2025
BASED ON SURVEY SHEETS No.
2-SW-17D, 2-SW-18C, 2-SW-22B and
2-SW-23A

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/13

申請編號 Application No. : Y/YL-LFS/13

備註 Remarks

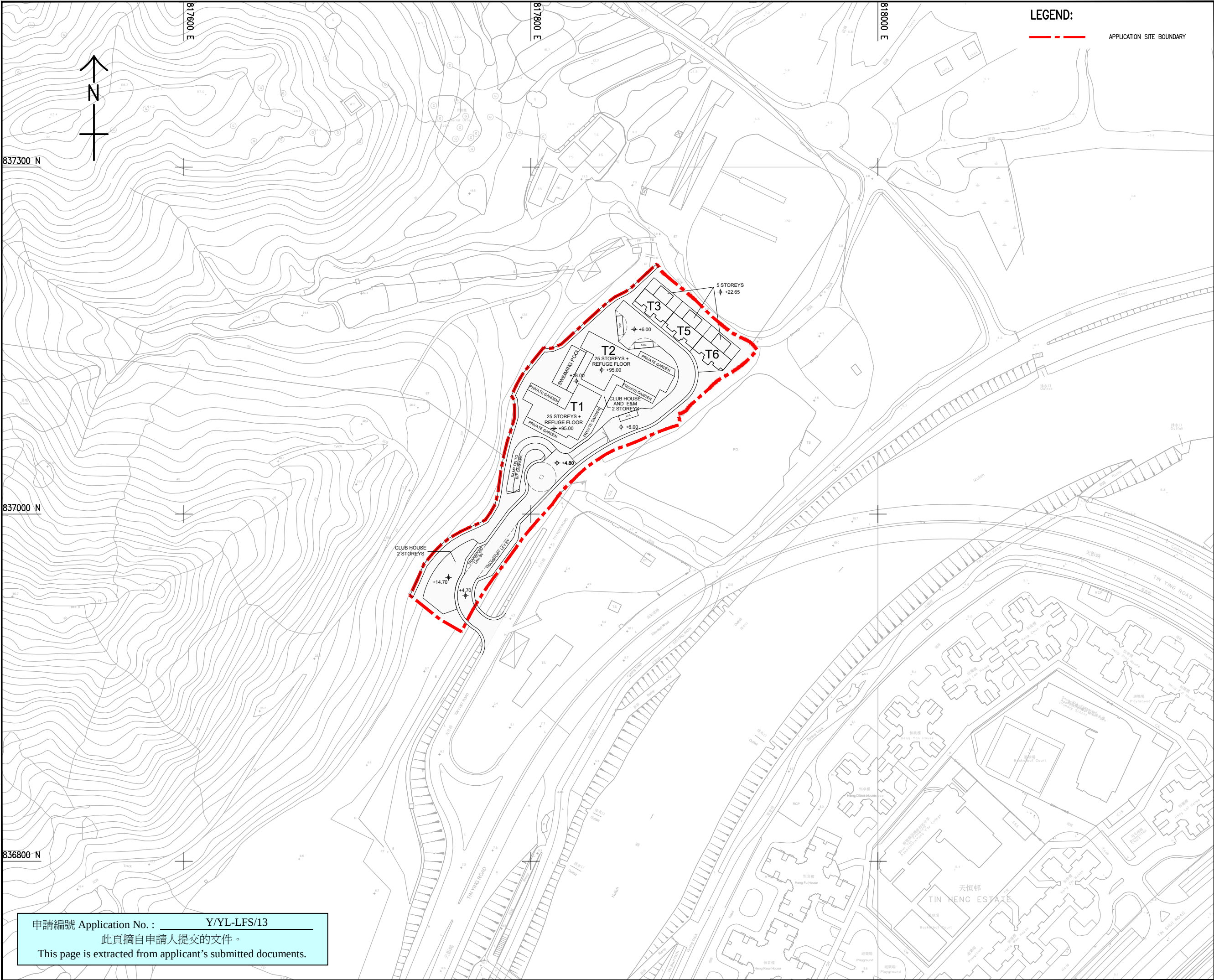
申請人提交進一步資料，並提交經修訂後的污水影響評估報告。

The applicant submitted further information with revised Sewerage 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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02/02/2024
PATH P:\PROJECTS\60691671\DRAWING\REPORTS\SIA_402.dwg
Plot File by: Vicky Xia1
Project Management Initials: Approved: Checked: Designer: ISO A1 594mm x 841mm



LEGEND:
APPLICATION SITE BOUNDARY

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" ZONE AT VARIOUS
LOTS IN D.D. 129 AND ADJOINING
GOVERNMENT LAND,
TIN YUET ROAD, NEW
TERRITORIES
(APPLICATION NO. Y/YL-LFS/13)

CLIENT
SUN HUNG KAI REAL ESTATE AGENCY LTD.

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION			
NO.			
IR	DATE	DESCRIPTION	CHK
NO.	DATE	REVISION	NO.

STATUS

SCALE
A1 1:1000
DIMENSION UNIT
METRES

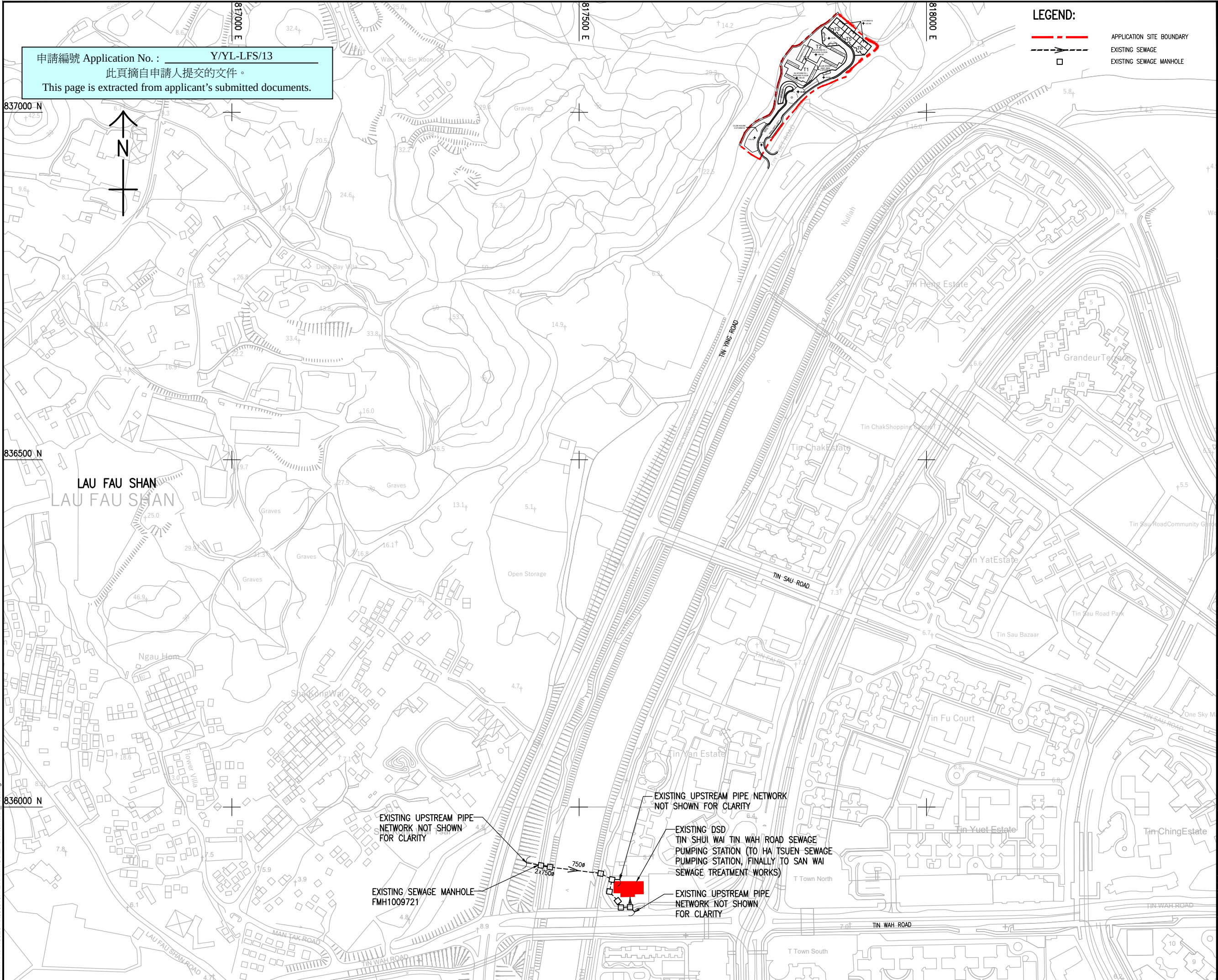
KEY PLAN

PROJECT NO.
60691671
CONTRACT NO.
SIA/402

SHEET TITLE
MASTER LAYOUT PLAN

SHEET NUMBER
60691671/SIA/402

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.

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PROJECT 項目

SECTION 12A PLANNING
APPLICATION FOR PROPOSED
AMENDMENTS TO THE
LAU FAU SHAN AND
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(APPLICATION NO. Y/YL-LFS/13)

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ISSUE/REVISION

I/R 日期	DATE 日期	DESCRIPTION 内容摘要	CHK 复核

STATUS
INDEX

SCALE
點

A1 1 : 2500

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN

PROJECT NO.
YEAR

60691671

CONTRACT NO.
合約編號

EXISTING SEWERAGE LAYOUT

SHEET NUMBER

60691671/SIA/403

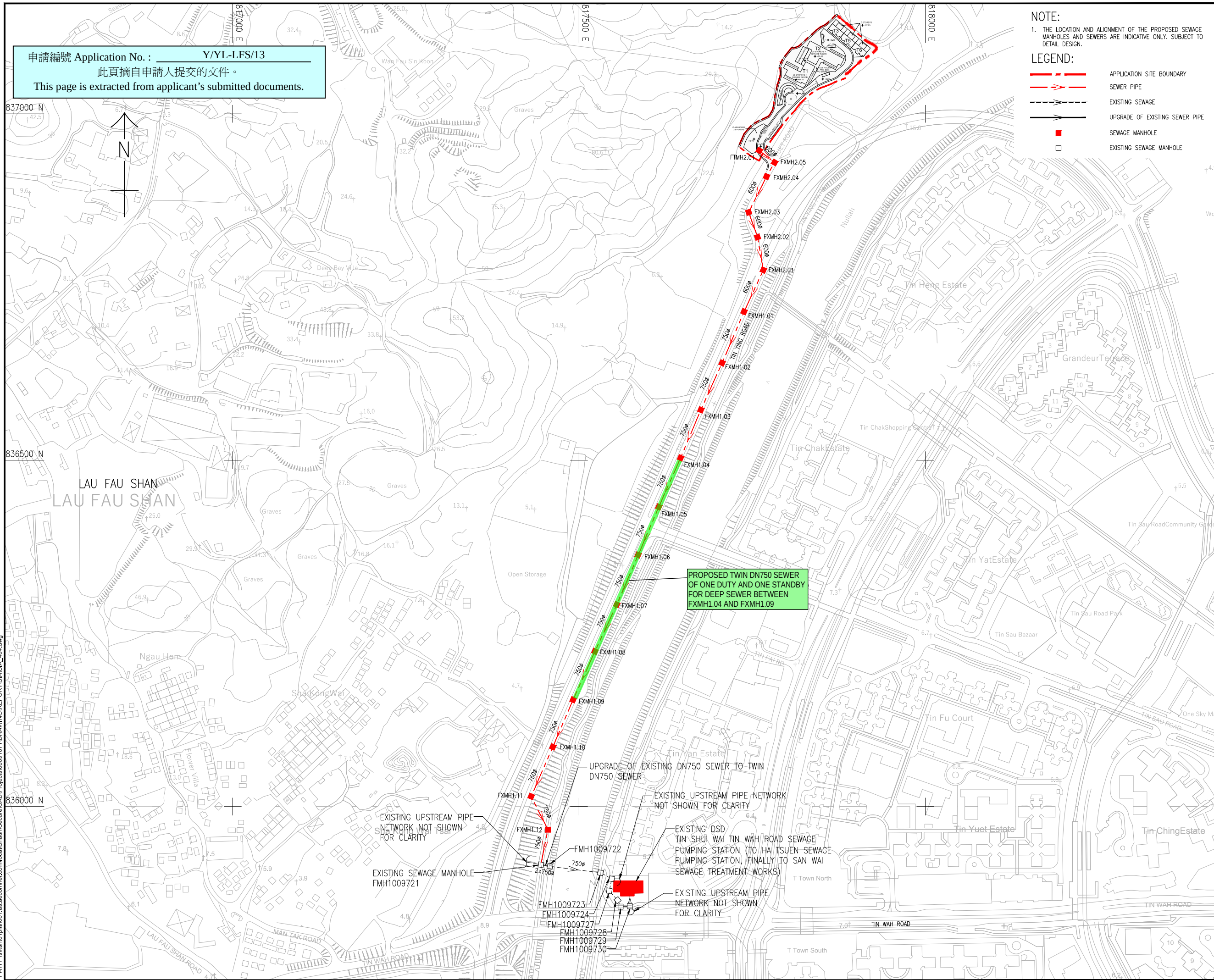
This page is extracted from applicant's submitted documents.

NOTE:

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

LEGEND:

	APPLICATION SITE BOUNDARY
	SEWER PIPE
	EXISTING SEWAGE
	UPGRADE OF EXISTING SEWER PIPE
	SEWAGE MANHOLE
	EXISTING SEWAGE MANHOLE



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PROJECT

SECTION 12A PLANNING
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ISSUE/REVISION

W/R DATE	DATE 日/月	DESCRIPTION 内容	CHK 印

STATUS
MR

SCALE
比例

DIMENSION UNIT
尺寸單位

A1 1:2500 METRES

KEY PLAN

PROJECT NO. _____ **CONTRACT NO.** _____

60691671

SHEET TITLE

SEWERAGE LAYOUT

SHEET NUMBER

60691671/SIA/404