

**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 27.3.2026
因應於 2026 年 3 月 27 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 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 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 Club House(1) 會所(1) 2 Storey(s) 層	
	Non-domestic 非住用	- m 米	
		- mPD 米(主水平基準上)	
		Club House(1) 會所(1) 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

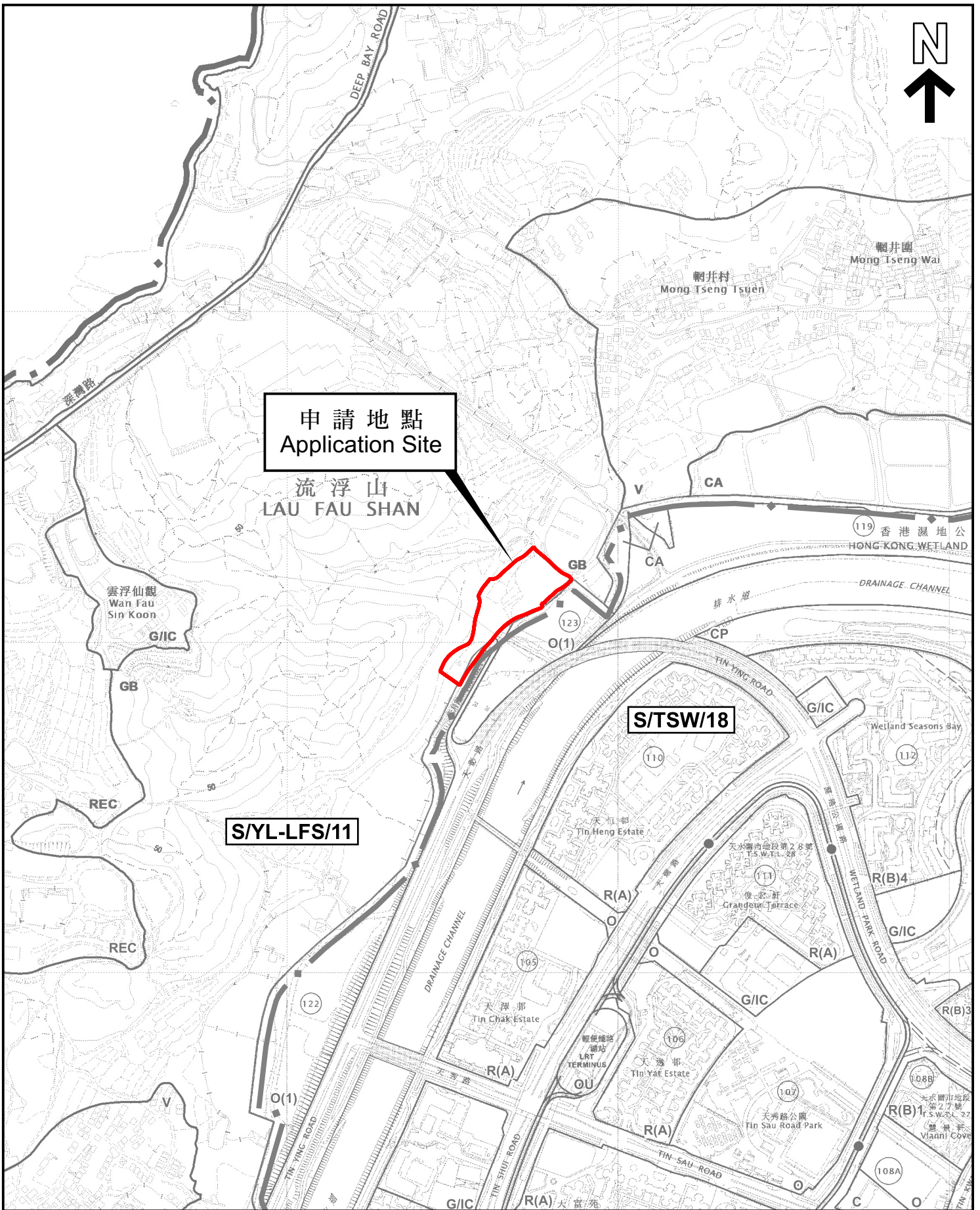
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 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 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 交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual appraisal 視覺評核	<input type="checkbox"/>	<input type="checkbox"/>
Landscape design proposal 園境設計建議	<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.

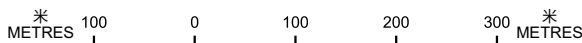
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本摘要圖於2026年4月2日擬備，
 所根據的資料為：
 於2022年4月12日核准的分區計劃大綱圖
 編號 S/YL-LFS/11 及
 於2025年1月14日核准的分區計劃大綱圖
 編號 S/TSW/18
 EXTRACT PLAN PREPARED ON 2.4.2026
 BASED ON OUTLINE ZONING PLANS No.
 S/YL-LFS/11 APPROVED ON 12.4.2022 AND
 S/TSW/18 APPROVED ON 14.1.2025

位置圖 LOCATION PLAN

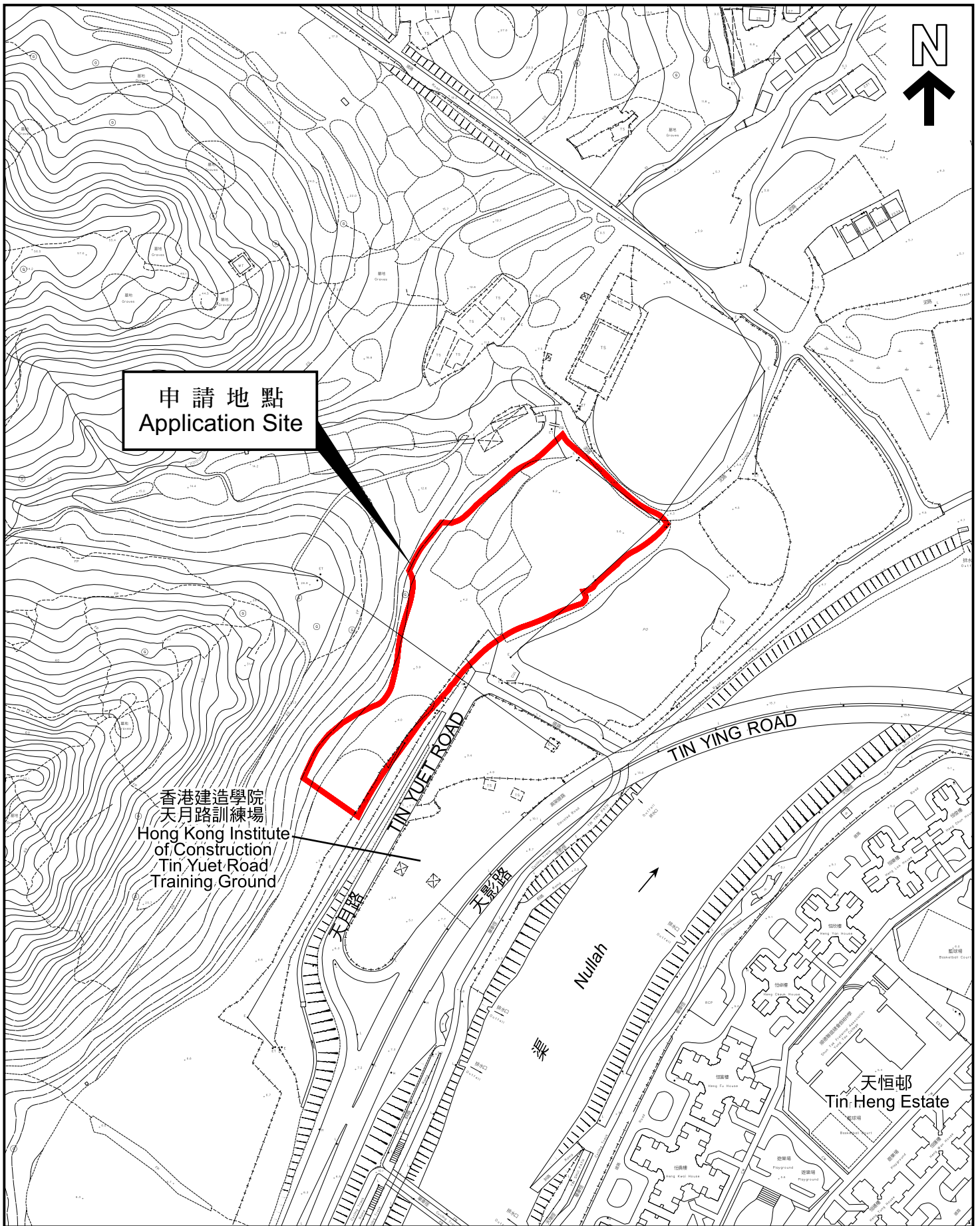
SCALE 1 : 7 500 比例尺



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/13



申請地點
Application Site

香港建造學院
天月路訓練場
Hong Kong Institute
of Construction
Tin Yuet Road
Training Ground

天恒邨
Tin Heng Estate

本摘要圖於2026年4月2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 2.4.2026
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

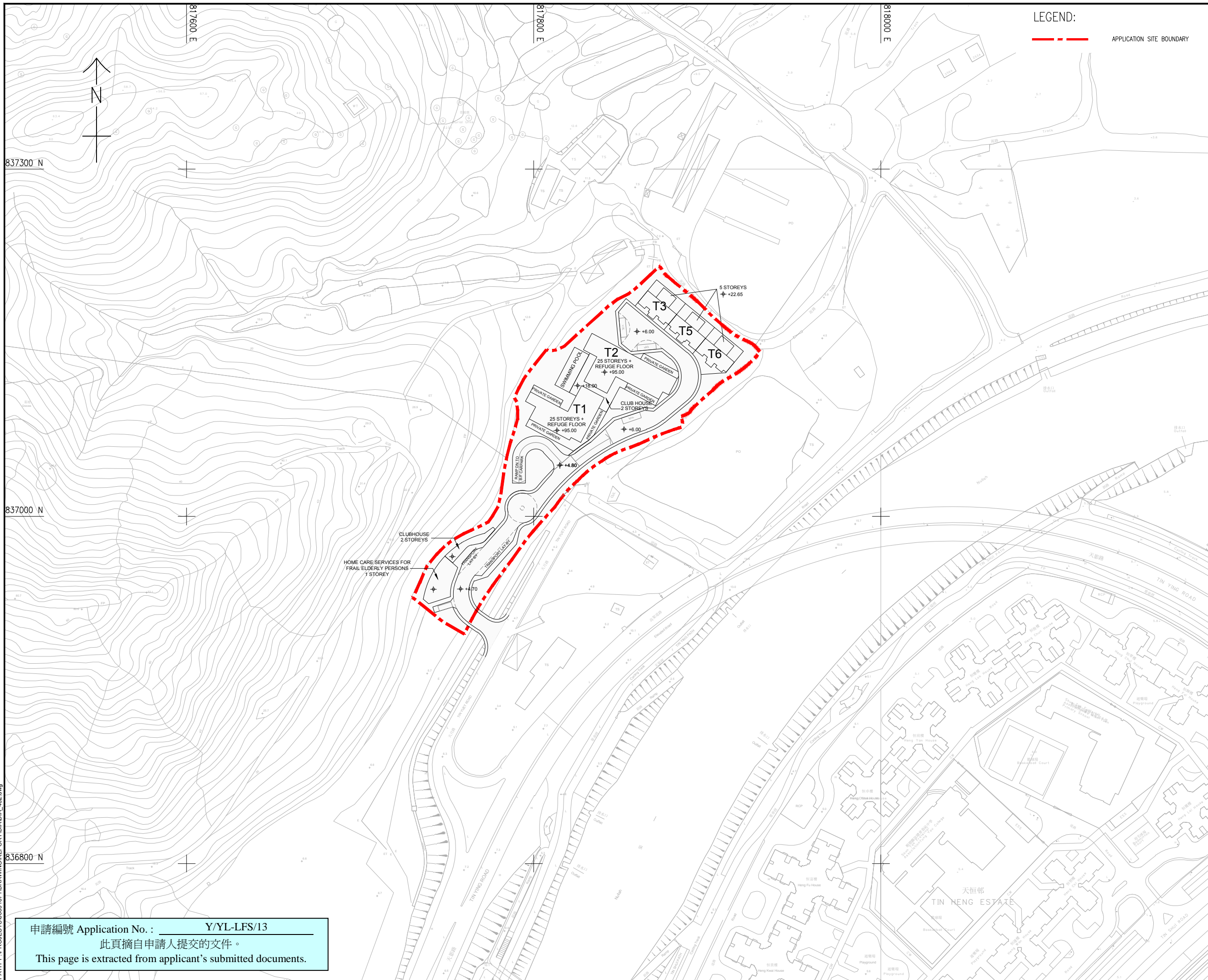
備註 Remarks

回應部門意見，及提交經修訂的排水影響評估報告和環境評估報告。

Responses to departmental comments, revised Drainage Impact Assessment Report and Environment 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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LEGEND:
 - - - - - APPLICATION SITE BOUNDARY



PROJECT
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSM 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

CLIENT

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ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK

SCALE
 A1 1:1000

DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 60691671

CONTRACT NO.

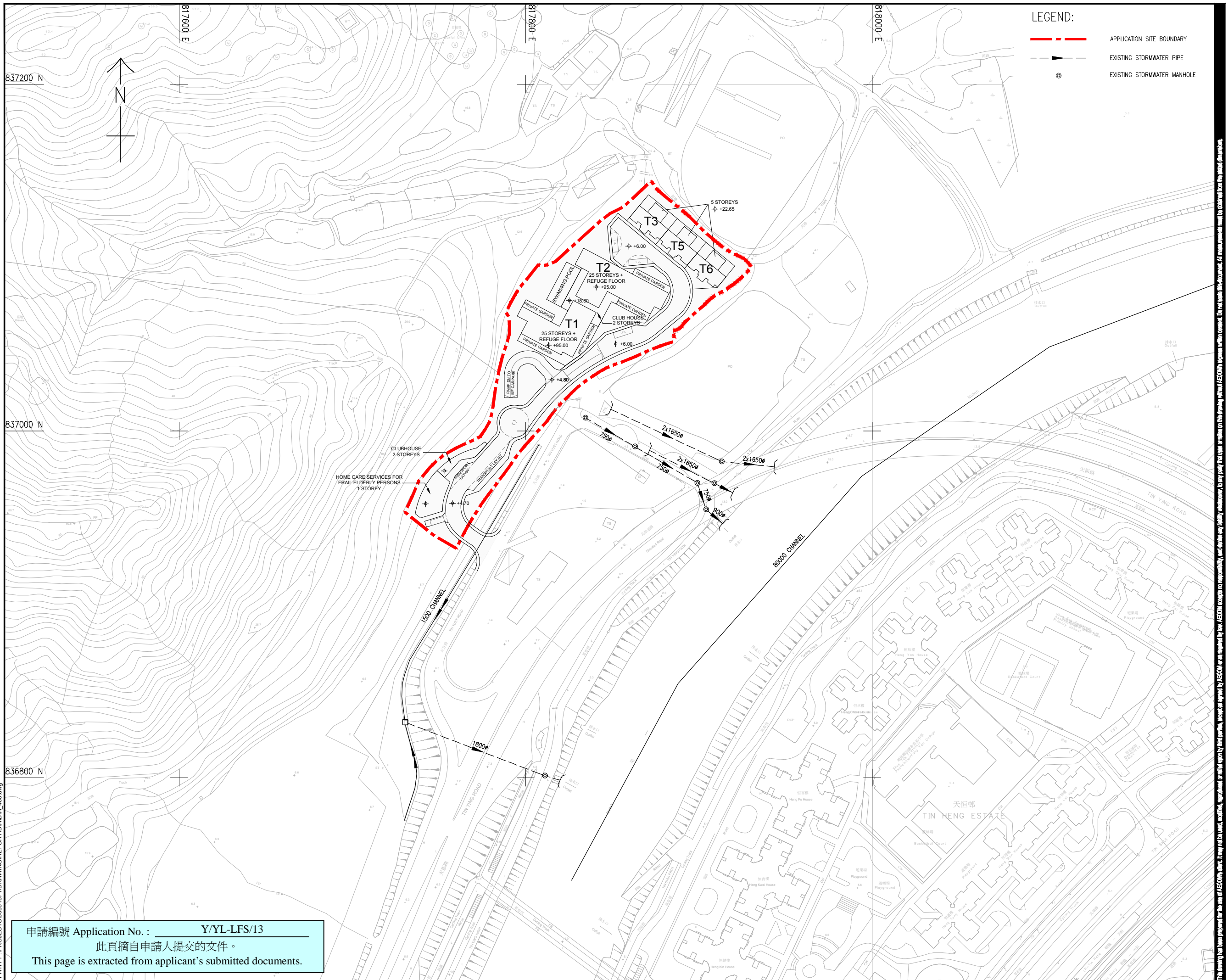
SHEET TITLE
 MASTER LAYOUT PLAN

SHEET NUMBER
 MONG TSENG/DIA/402

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ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 18/09/2023
 PATH: P:\PROJECTS\6069167\DRAWING\REPORT\DIADIA_403.dwg



LEGEND:

- - - APPLICATION SITE BOUNDARY
- EXISTING STORMWATER PIPE
- ⊙ EXISTING 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 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

CLIENT

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STATUS
 PRELIMINARY

SCALE
 A1 1:1000

DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 60691671

CONTRACT NO.
 230000

SHEET TITLE
 EXISTING DRAINAGE LAYOUT PLAN

SHEET NUMBER
 MONG TSENG/DIA/403

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837200 N

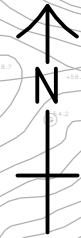
837000 N

836800 N

817600 E

817800 E

818000 E



LEGEND:

- DEVELOPMENT SITE BOUNDARY
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER MANHOLE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER MANHOLE
- PROPOSED PERIMETER DRAIN
- PROPOSED DRAIN PIT

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 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSMI 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

CLIENT

 SUN HUNG KAI REAL ESTATE AGENCY LTD.

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NO.	DATE	DESCRIPTION	CHK

SCALE
 A1 1:1000

DIMENSION UNIT
 METRES

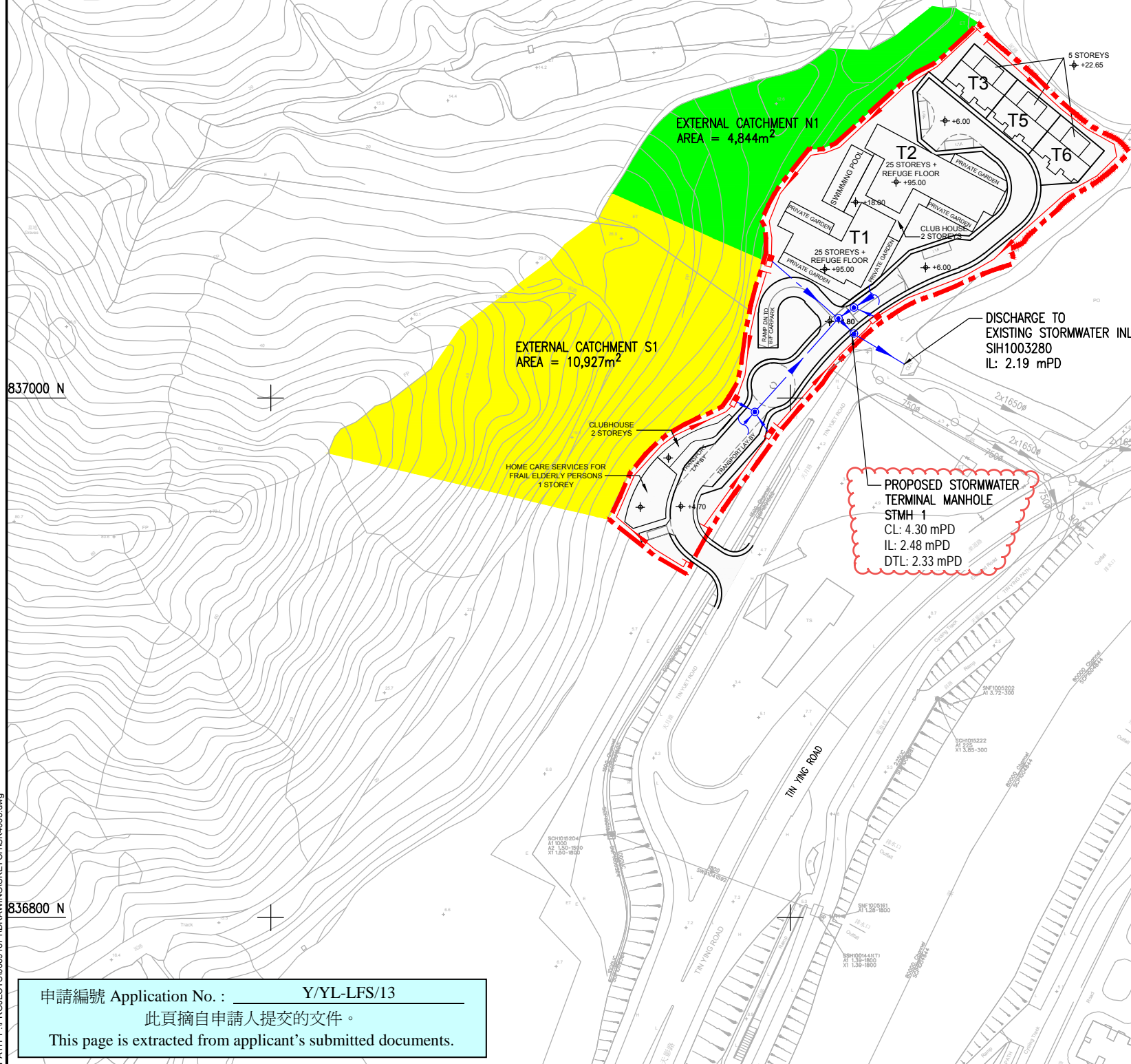
KEY PLAN

PROJECT NO.
 60691671

CONTRACT NO.

SHEET TITLE
 DIVERSION DRAIN CATCHMENT PLAN

SHEET NUMBER
 MONG TSENG/DIA/405



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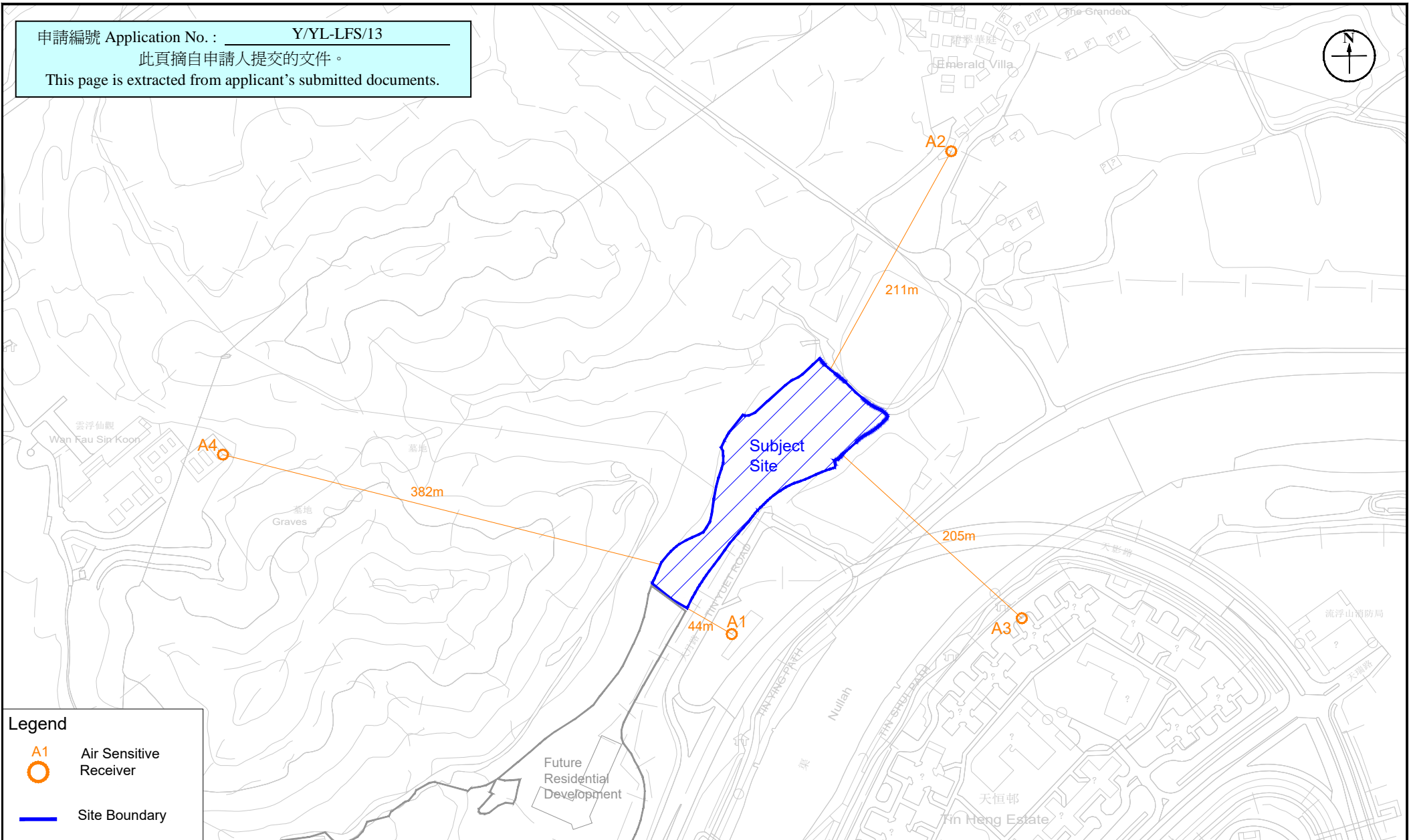


Figure: 2.2

Title: Location of Representative Air Sensitive Receivers for Air Quality Impact Assessment

RAMBOLL

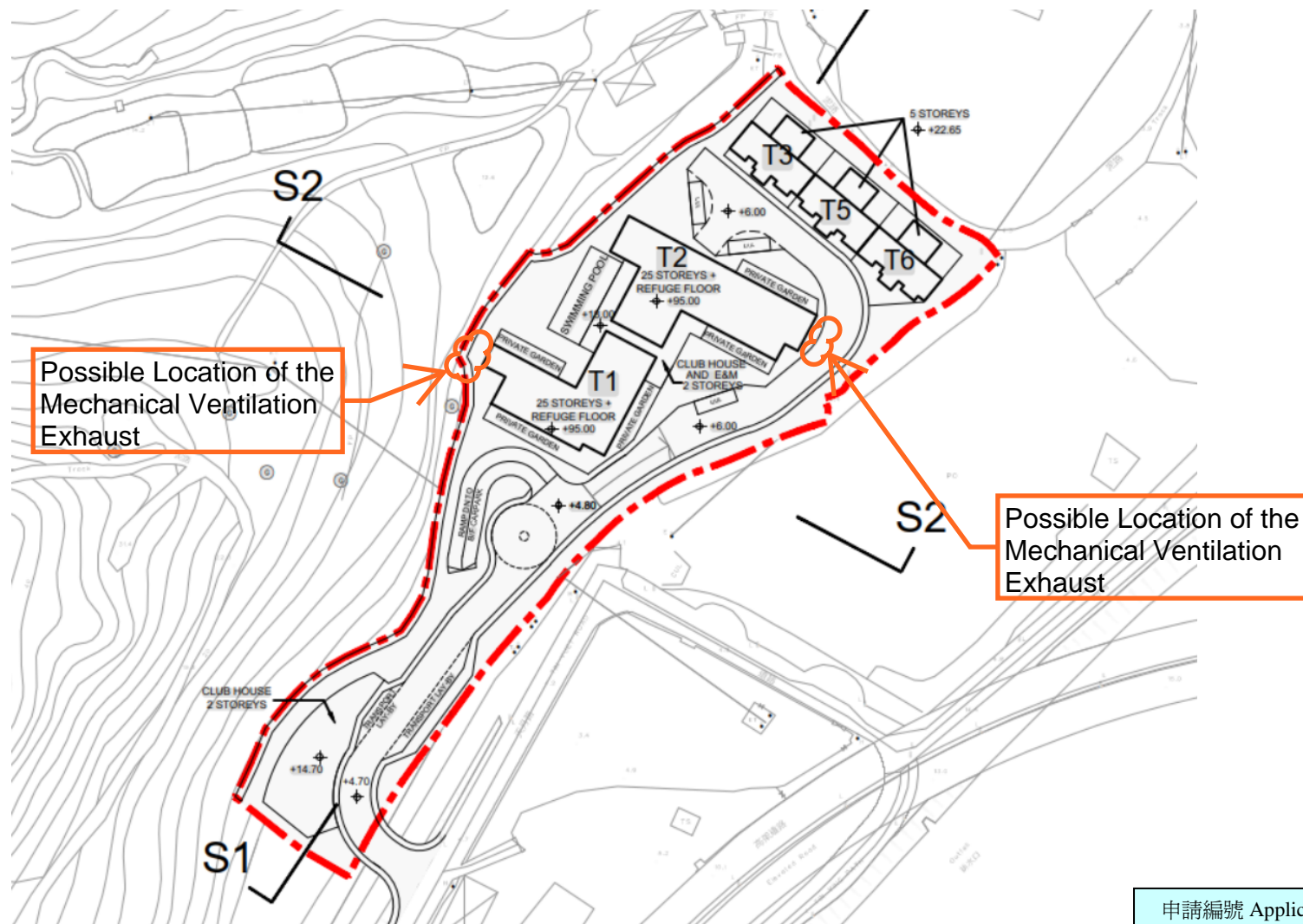
Drawn by: VC

Checked by: TC

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, TINYUET ROAD, NEW TERRITORIES

Rev.: 1.2

Date: Dec 2022



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Figure: 2.4

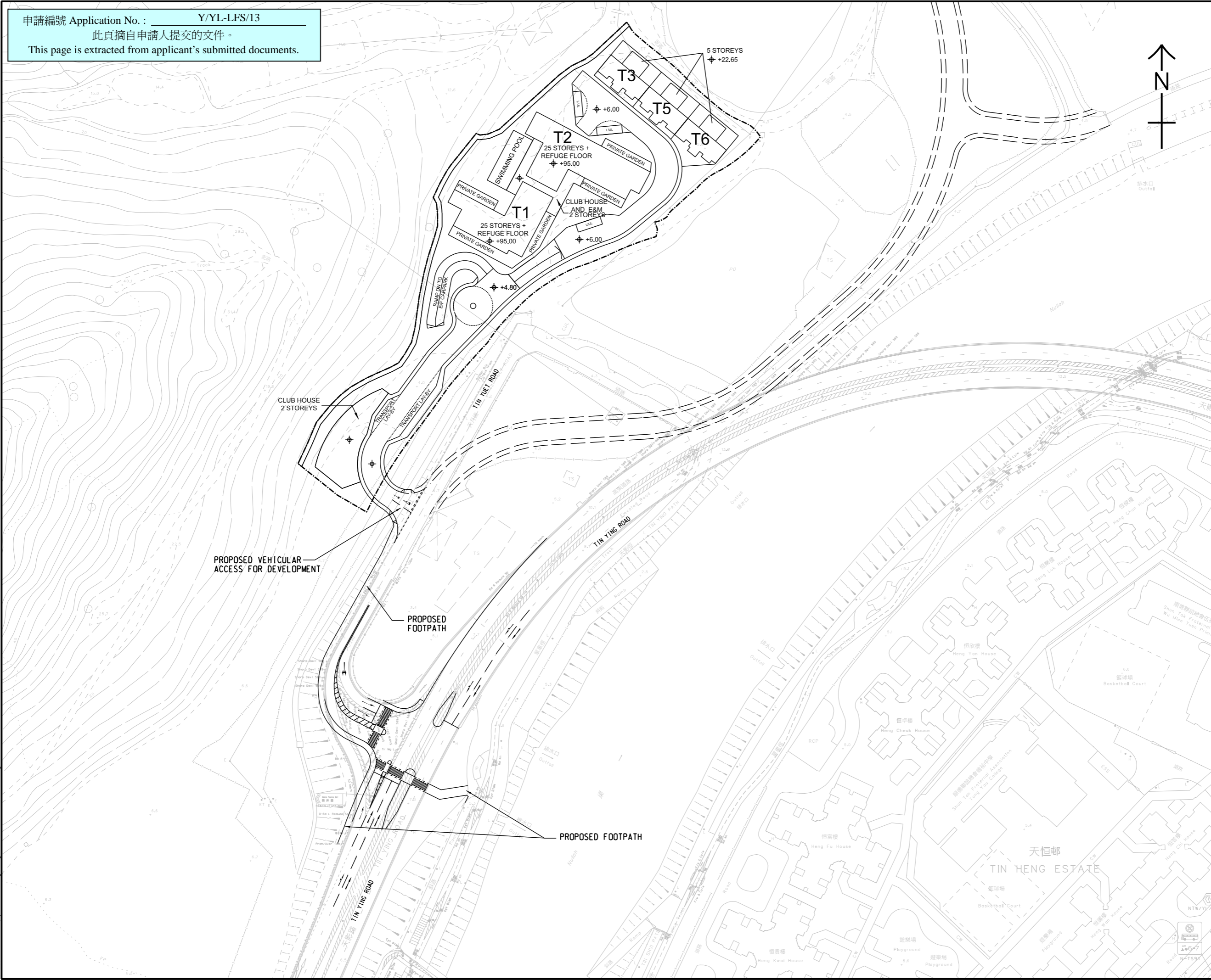
Title: Location of the Mechanical Ventilation Exhaust of the Basement Carpark

Project: SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE LAU FAU SHAN AND TSIM BEI TSU I 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" AT VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, TIN YUET ROAD, NEW TERRITORIES

RAMBOLL	
Drawn by:	VC
Checked by:	TC
Rev.:	1.0
Date:	Jun 2025

ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 5/2/2024
 PLOT FILE BY: CHANOWA
 PATH: F:\BACK UP (E:\DAMON\Mong Tseng)\DRAWING\PHASE 2\SK5001.dgn

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PROJECT
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CLIENT
 (Client name and details)

CONSULTANT
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SUB-CONSULTANTS
 (Sub-consultant details)

ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.
B	SEP23	LAYOUT REVISED	TC
A	JUN22	LAYOUT REVISED	WDB

STATUS
 (Status details)

SCALE
 A3 1: 1500
DIMENSION UNIT
 METRES

KEY PLAN
 (Key plan details)

PROJECT NO.
 (Project number)

SHEET TITLE
 INDICATIVE MASTER LAYOUT PLAN AND PROPOSED PEDESTRIAN AND TRAFFIC IMPROVEMENT

SHEET NUMBER
 P2_FIGURE 3.1

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