

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-LFS/14**  
**关于申请编号 Y/YL-LFS/14 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 6.6.2025  
因应于 2025 年 6 月 6 日接获的进一步资料而修订的概括发展规范

|                           |   |
|---------------------------|---|
| Application No.<br>申请编号   | Y/YL-LFS/14   |
| Location/address<br>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约份第 128 约地段第 3 号 A 分段第 1 小分段、第 3 号 B 分段、第 4 号、第 5 号 A 分段余段、第 9 号、第 10 号余段、第 12 号 A 分段、第 12 号余段、第 13 号、第 14 号 A 分段第 1 小分段 A 分段、第 14 号 A 分段第 1 小分段余段、第 14 号 A 分段第 2 小分段、第 14 号 A 分段余段、第 14 号 B 分段第 1 小分段 A 分段、第 14 号 B 分段第 1 小分段余段、第 14 号 B 分段余段、第 14 号余段、第 15 号 A 分段第 1 小分段、第 15 号 A 分段余段、第 15 号 B 分段、第 15 号余段、第 16 号 A 分段、第 16 号 B 分段、第 16 号余段、第 17 号 A 分段第 1 小分段、第 17 号 A 分段余段、第 17 号 B 分段、第 17 号 C 分段及第 17 号余段、第 129 约地段第 2128 号、第 2129 号、第 2136 号余段、第 2138 号余段、第 2148 号、第 2153 号 A 分段及第 2388 号 A 分段第 2 小分段（部分）和毗连政府土地</p> |
| Site area<br>地盘面积         | About 约 20,455 sq. m 平方米 (Includes Government Land of about 包括政府土地约 4,594 sq. m 平方米)  |
| Plan<br>图则                | <p><u>Section 12A application 第 12A 条申请</u></p> <p>Draft Lau Fau Shan &amp; Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10<br/>流浮山及尖鼻咀分区计划大纲草图编号 S/YL-LFS/10</p>   |
|                           | <p><u>Further information received 接获进一步资料</u></p> <p>Approved Lau Fau Shan &amp; Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11<br/>流浮山及尖鼻咀分区计划大纲核准图编号 S/YL-LFS/11</p>  |
| Zoning<br>地带              | <p><u>Section 12A application 第 12A 条申请</u></p> <p>"Residential (Group C)" and "Residential (Group D)"<br/>「住宅(丙类)」及「住宅(丁类)」</p>  |
|                           | <p><u>Further information received 接获进一步资料</u></p> <p>"Residential (Group C)" and "Residential (Group D)"<br/>「住宅(丙类)」及「住宅(丁类)」</p>   |

|  |  |                         |                        |
|--|--|-------------------------|------------------------|
| Proposed Amendment(s)<br>拟议修订                      | To rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Residential (Group B)"<br>把申请地点由「住宅(丙类)」及「住宅(丁类)」地带改划为「住宅(乙类)」地带 |                         |                        |
| Gross floor area and/or plot ratio<br>总楼面面积及／或地积比率 |  | sq. m<br>平方米            | Plot ratio<br>地积比率     |
|  | Domestic<br>住用   | About 约 61,365          | Not more than 不多於 3    |
|  | Non-domestic<br>非住用  | About 约 1,166           | About 约 0.057          |
| No. of block<br>幢数                                 | Domestic<br>住用   | 13                      |                        |
|  | Non-domestic<br>非住用  | -                       |                        |
|  | Composite<br>综合用途  | 1                       |                        |
| Building height/No. of storeys<br>建筑物高度／层数         | Domestic<br>住用   | -                       | m 米                    |
|  |  | Not more than 不多於 90    | mPD 米(主水平基准上)          |
|  |  | 3 - 26                  | Storey(s) 层            |
|  |  | 3                       | Exclude Basement 不包括地库 |
|  | Non-domestic<br>非住用  | -                       | m 米                    |
|  |  | -                       | mPD 米(主水平基准上)          |
|  |  | -                       | Storey(s) 层            |
|  | Composite<br>综合用途  | -                       | m 米                    |
|  |  | Not more than 不多於 90    | mPD 米(主水平基准上)          |
|  |  | 25                      | Storey(s) 层            |
| Site coverage<br>上盖面积                              | Private 私人   | Not less than 不少於 3,489 | sq. m 平方米              |
|  |  | -                       | sq. m 平方米              |

|  |   |     |
|--|---|-----|
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数                                   | 595 |
|  | Private Car Parking Spaces 私家车车位                                    | 417 |
|  | Motorcycle Parking Spaces 电单车车位                                     | 13  |
|  | Bicycle Parking Spaces 单车停泊位  | 165 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 | 7   |
|  | Heavy Goods Vehicle Spaces 重型货车车位                                   | 5   |
|  | Lay-by (11m x 3.5m) 停车处 (11m x 3.5m)                                | 1   |
|  | Lay-by (5m x 2.5m) 停车处 (5m x 2.5m)                                  | 1   |

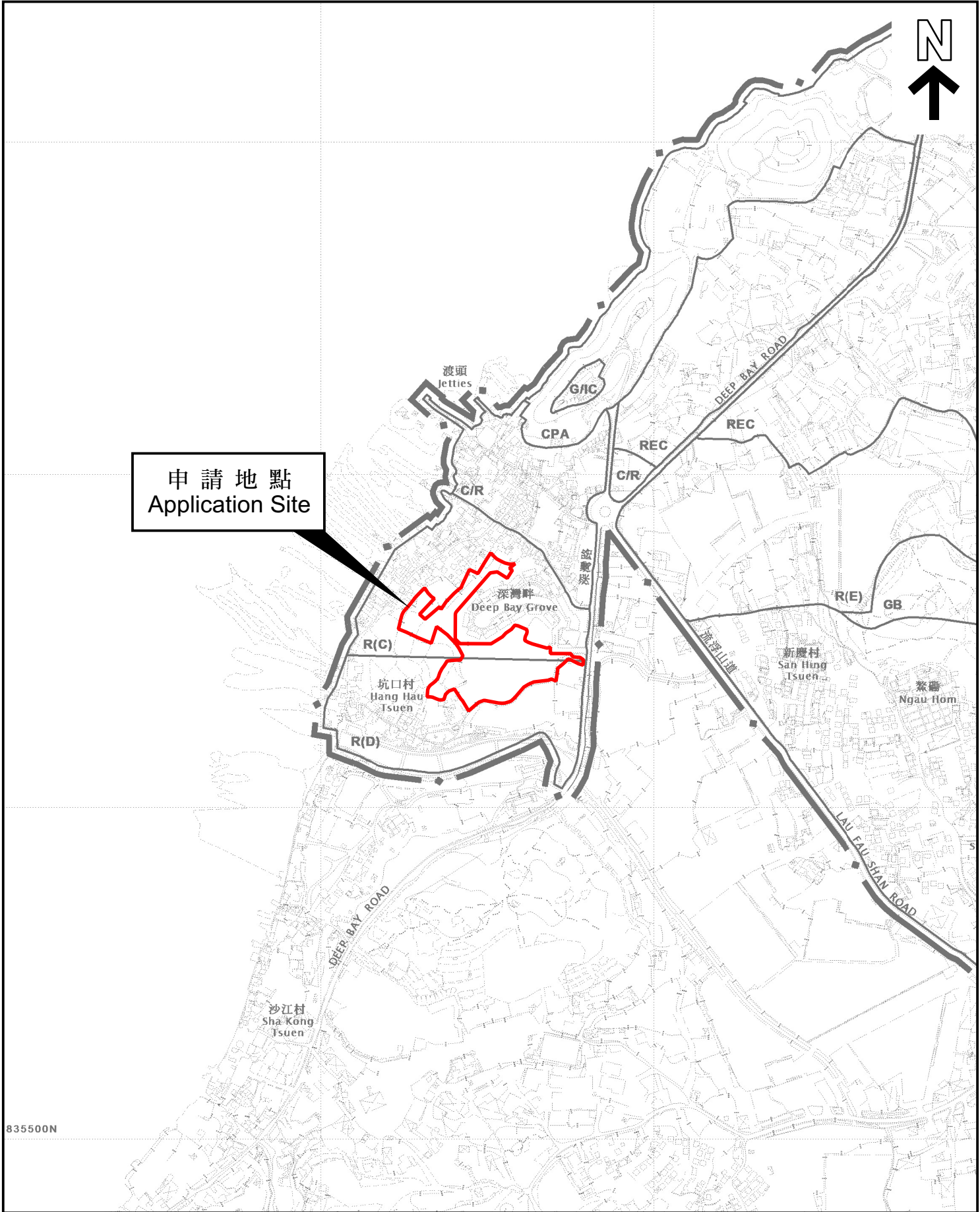
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 提交的图则、绘图及文件                              |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 楼宇位置图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截视图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立视图   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Visual impact assessment 视觉影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Response-to-Comment Table 回应部门意见表</u></b>                                  |                          |                                     |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                            |                          |                                     |

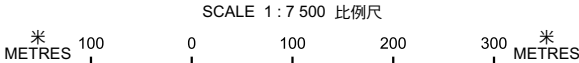
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



本摘要圖於2025年6月11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 11.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-LFS/11 APPROVED ON 12.4.2022

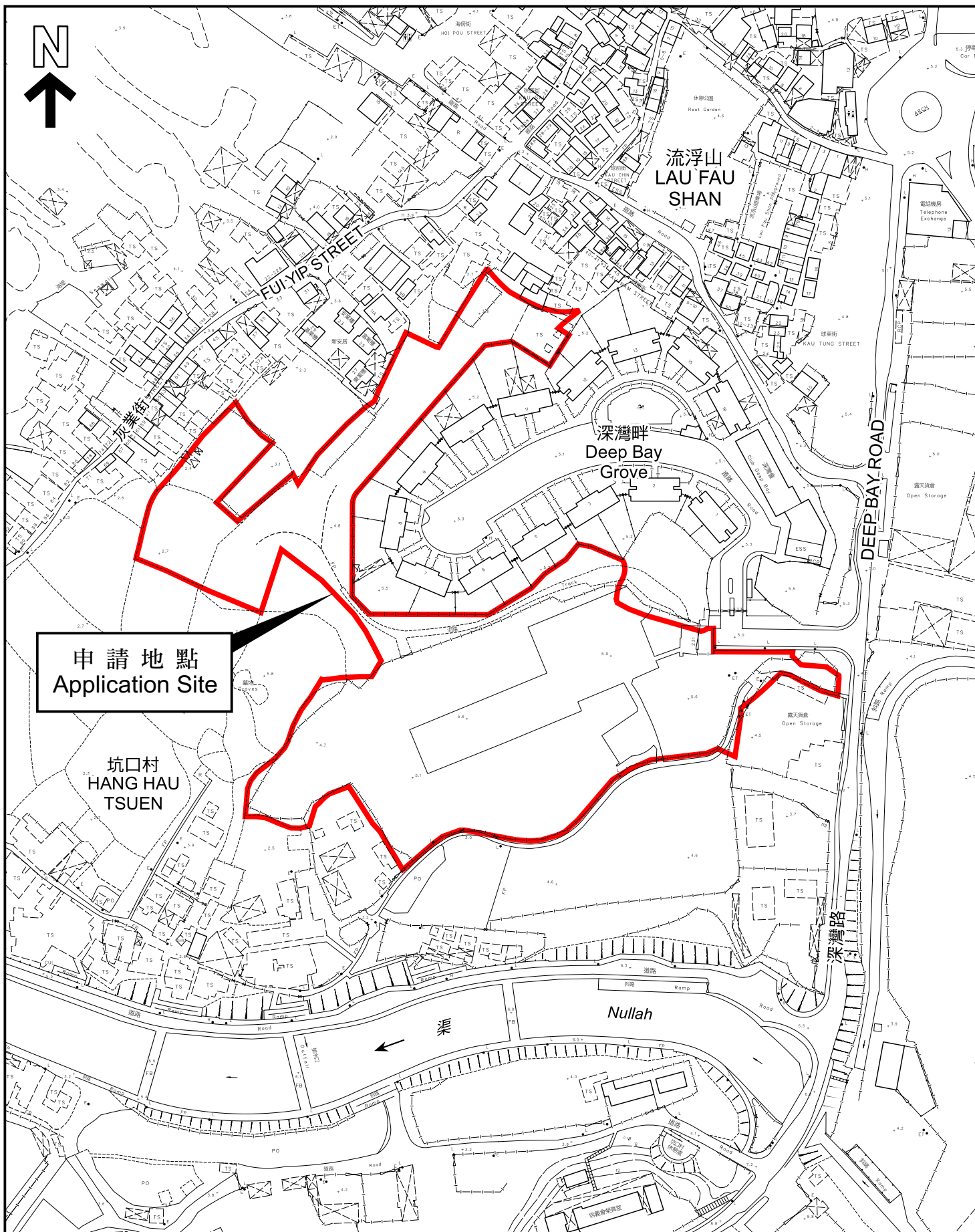
位置圖 LOCATION PLAN



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/14





## 平面圖 SITE PLAN

參考編號  
REFERENCE No.  
Y/YL-LFS/14

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

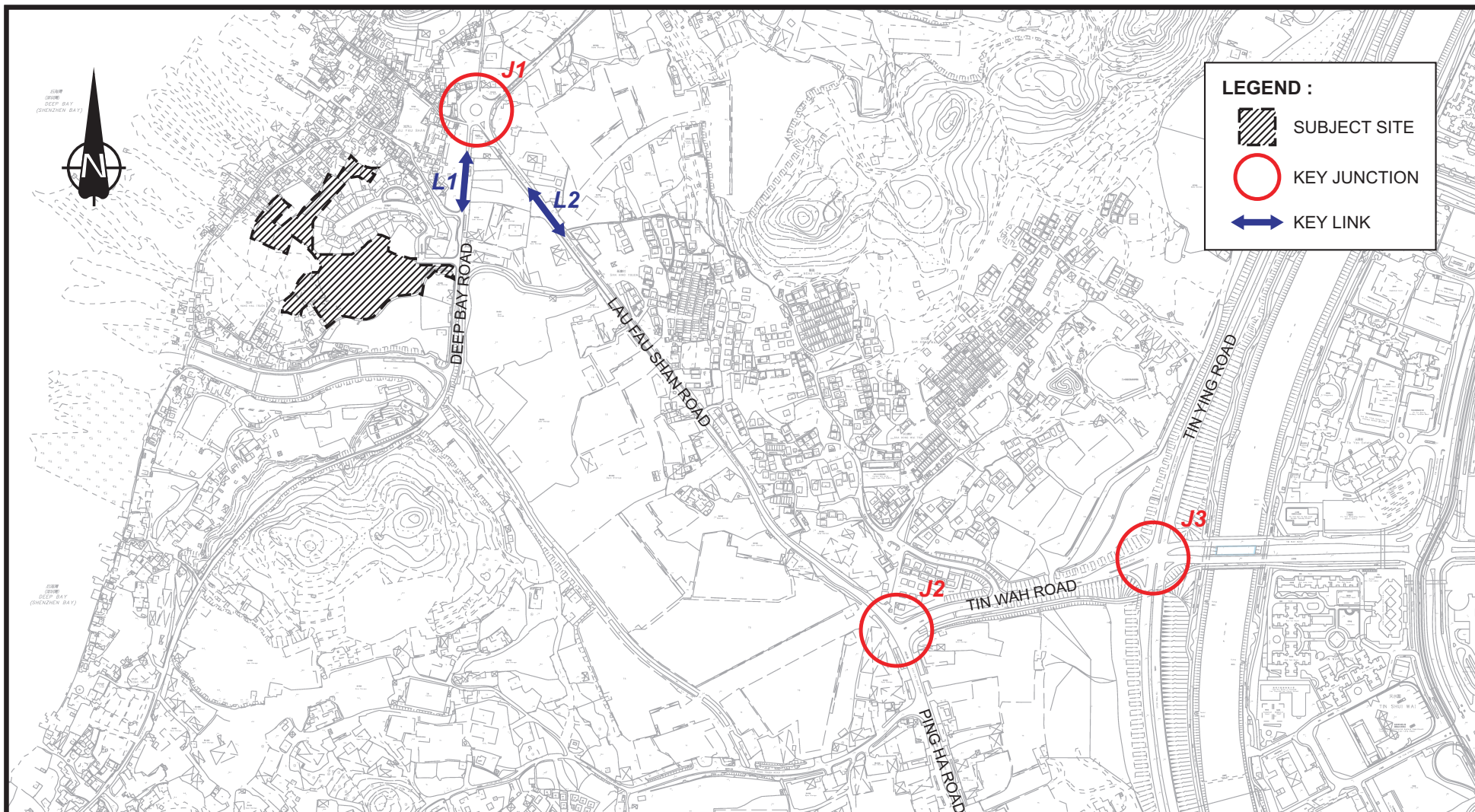
申請人提交進一步資料，以回應部門意見，並附上經修訂的交通影響評估。

The applicant submitted Further Information in response to departmental comments, and enclosed revised traffic impact assessment.

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.







|  |             |         |      |  |             |         |          |   |             |         |      |
|--|-------------|---------|------|--|-------------|---------|----------|---|-------------|---------|------|
| Rev.   | Description | Checked | Date | Rev.   | Description | Checked | Date     | Rev.  | Description | Checked | Date |
| <b>Project Title</b><br>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 |             |         |      | <b>Drawing Title</b><br><div style="text-align: center;"><b>IDENTIFIED KEY JUNCTIONS</b></div> |             |         |          | <div style="text-align: right;"><b>SYSTRA</b><br/>MVA</div> |             |         |      |
| Designed   | FSC         | Checked | PTC  | Scale  | NTS         | Date    | NOV 2023 | Drawing No.   | 2.1         | Rev.    | -    |

CHK50605510/TN/F21.CDR/LLH/13NOV23

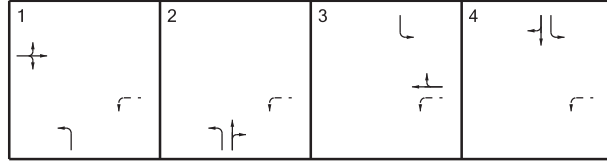
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申請編號 Application No. : Y / YL - LFS / 14

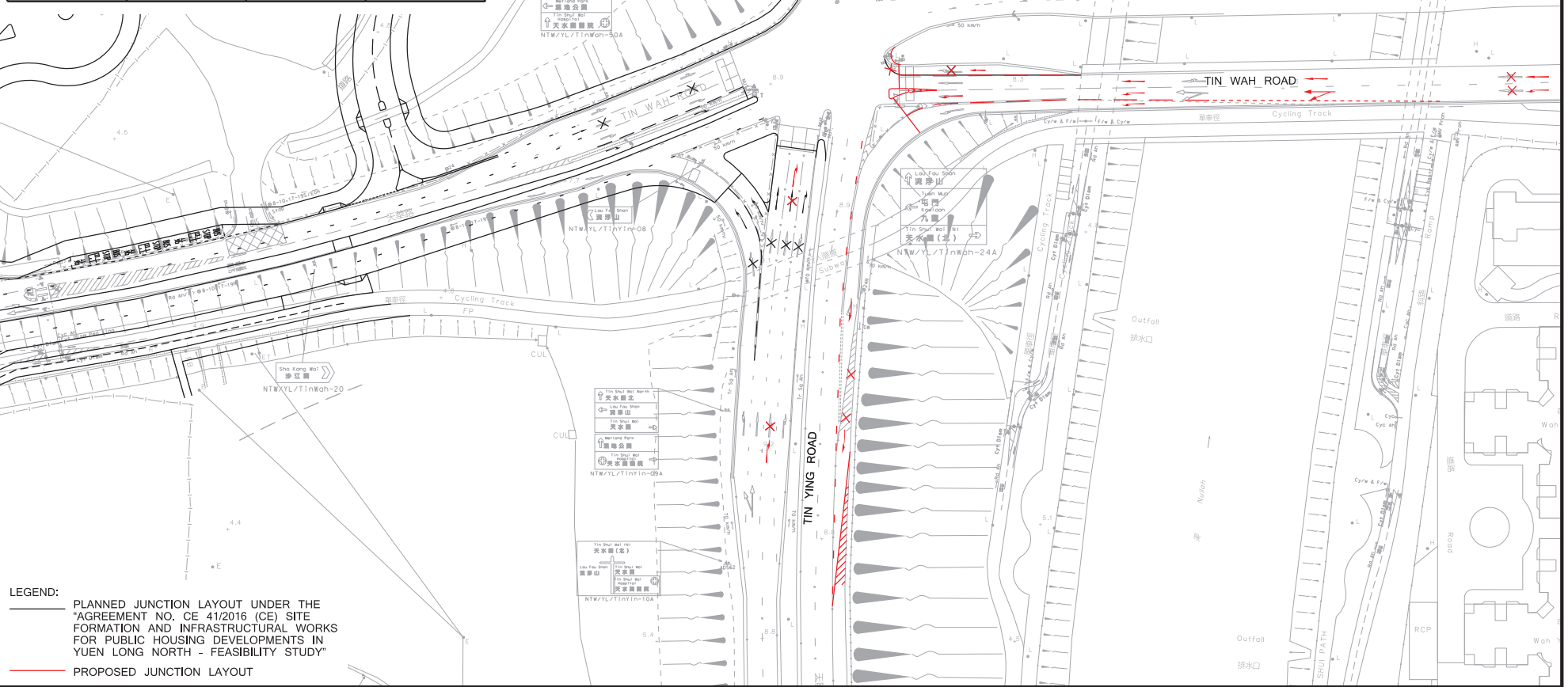
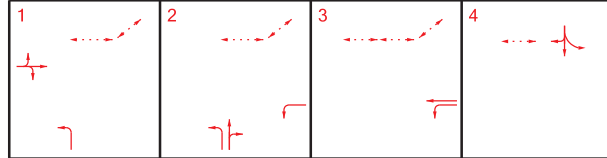
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EXISTING METHOD OF CONTROL



PROPOSED METHOD OF CONTROL



| Rev. | Description     | Checked | Date    |
|------|-----------------|---------|---------|
| -    | -               | -       | -       |
| B    | MINOR AMENDMENT | PTC     | 25MAR24 |
| A    | MINOR AMENDMENT | PTC     | 03JAN24 |

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   | WHC        | Checked | PTC      |
| Scale  | 1:1000(A3) | Date    | JAN 2024 |
| Drawing No.  | 3.4        | Rev.    | B        |

SYSTRA  
MVA

CHK50605510/TN/F34-B.DGN/TKH/27MAR24

Original Size : A3

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