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 6.11.2026
因應於 2026 年 11 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	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 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
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	Section 12A application 第 12A 條申請 Draft Lau Fau Shan & 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
	Further information received 接獲進一步資料 Approved Lau Fau Shan & 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
Zoning 地帶	Section 12A application 第 12A 條申請 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙類)」及「住宅(丁類)」
	Further information received 接獲進一步資料 "Residential (Group C)" and "Residential (Group D)" 「住宅(丙類)」及「住宅(丁類)」

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 - 26	Storey(s) 層
		3	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)
		25	Storey(s) 層
		3	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	7
	Heavy Goods Vehicle Spaces 重型貨車車位	5
	Lay-by (11m x 3.5m) 停車處 (11m x 3.5m)	1
	Lay-by (5m x 2.5m) 停車處 (5m x 2.5m)	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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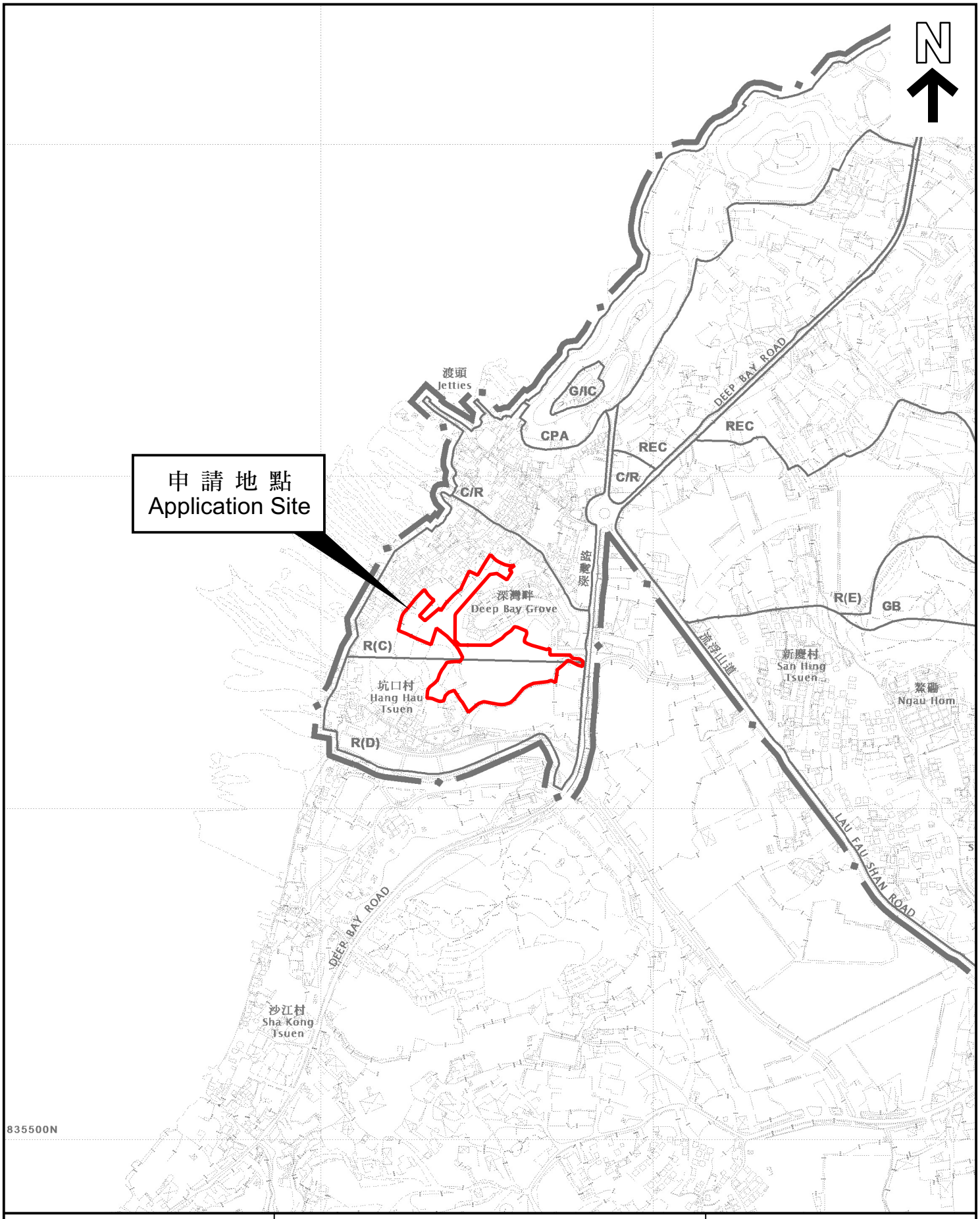
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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）	☐	☐
Reports 報告書		
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 (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☑
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
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）	☐	☑
Response-to-Comment Table 回應部門意見表		

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2026年11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 17.11.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-LFS/11 APPROVED ON 12.4.2022

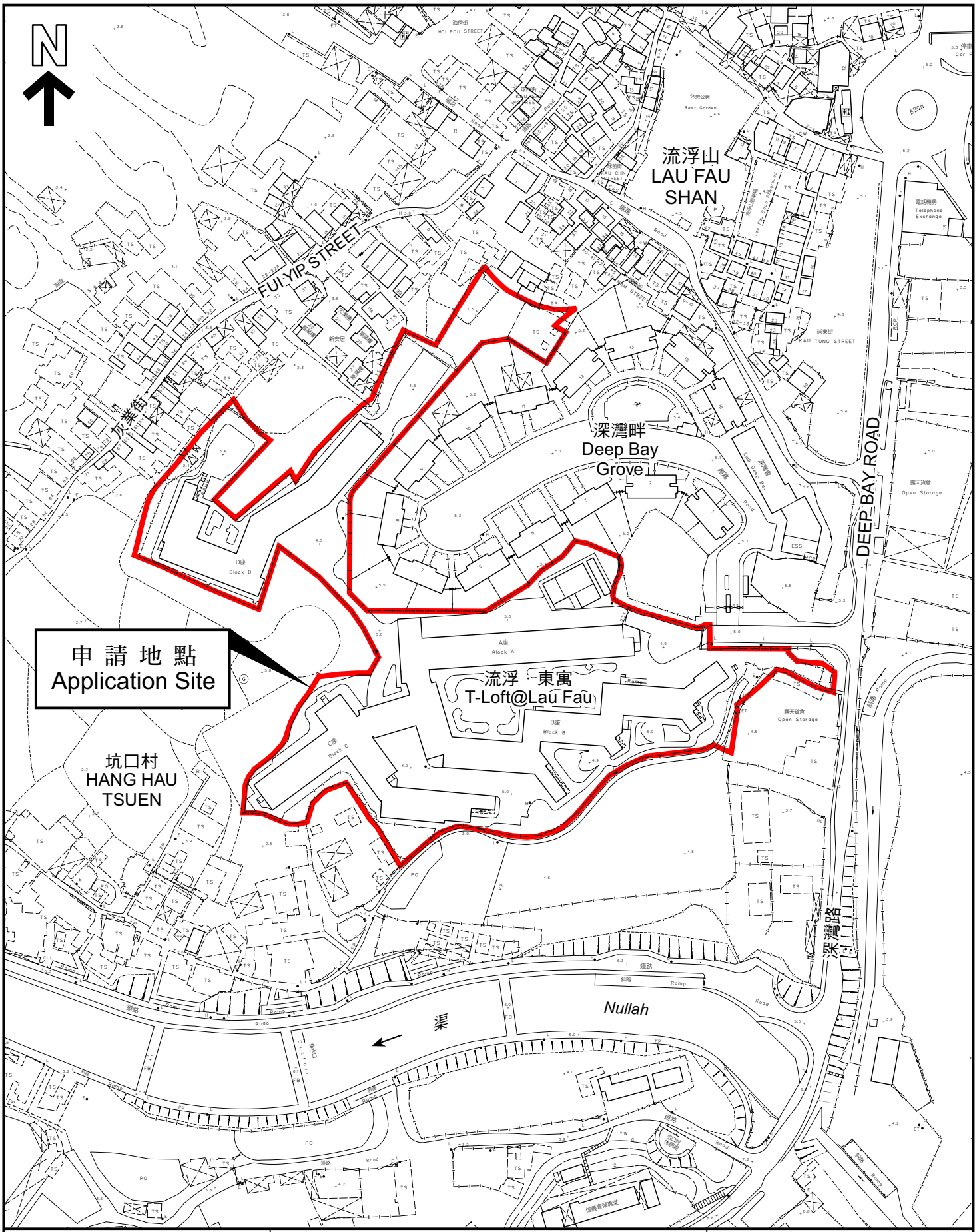
位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 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/14



本摘要圖於2026年11月17日擬備，
所根據的資料為測量圖編號
2-SW-21D
EXTRACT PLAN PREPARED ON 17.11.2026
BASED ON SURVEY SHEET No.
2-SW-21D

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/14

申請編號 Application No. : Y/YL-LFS/14

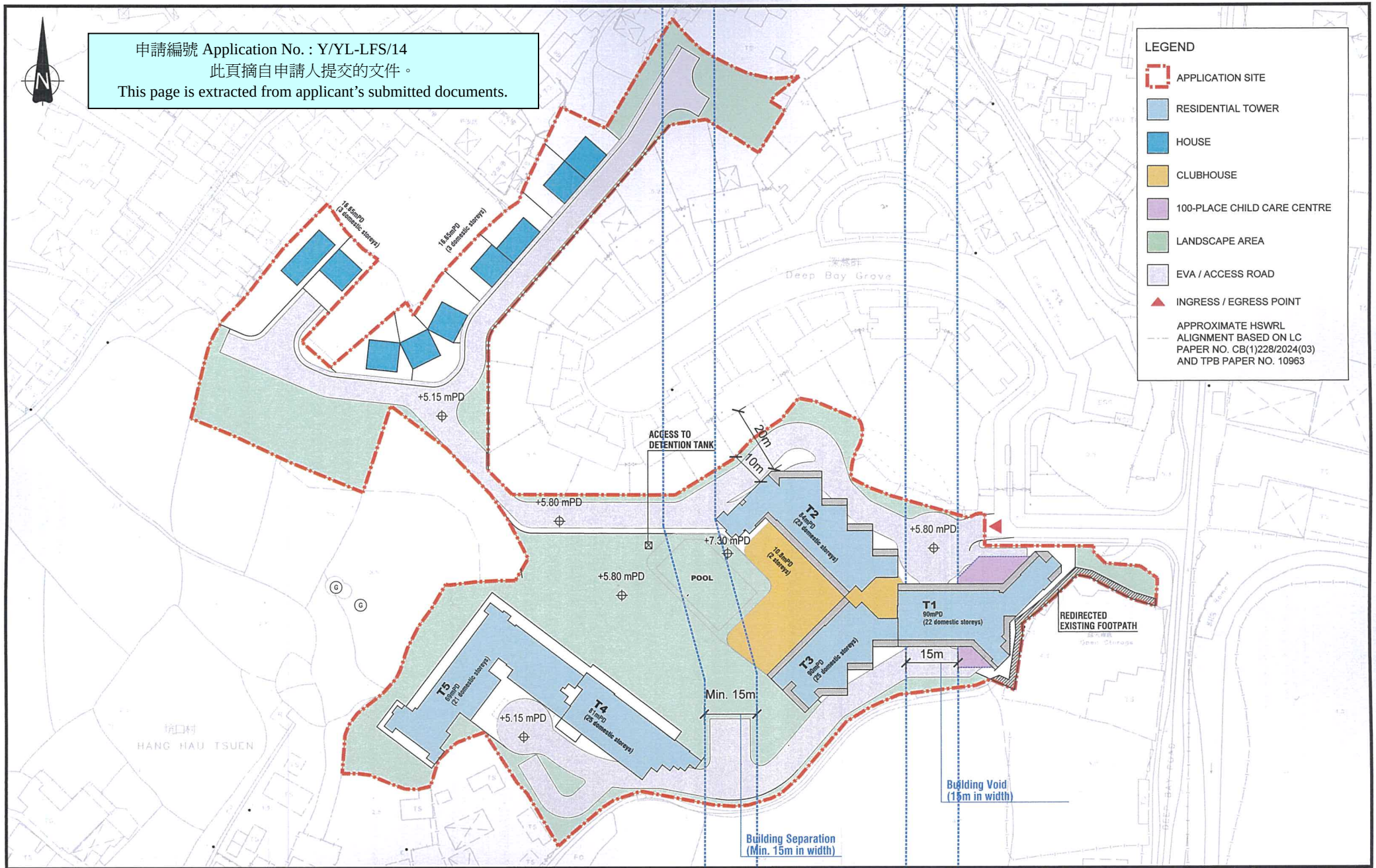
備註 Remarks

回應部門意見及經修訂的交通影響評估報告。

Responses to departmental comments and revised Traffic 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。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.

申請編號 Application No. : Y/YL-LFS/14
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Rev.	Description	Checked	Date
-	-	-	-
C	MINOR AMENDMENT	PTC	05NOV24
B	MINOR AMENDMENT	PTC	11JUN24
A	MINOR AMENDMENT	PTC	28JAN22

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

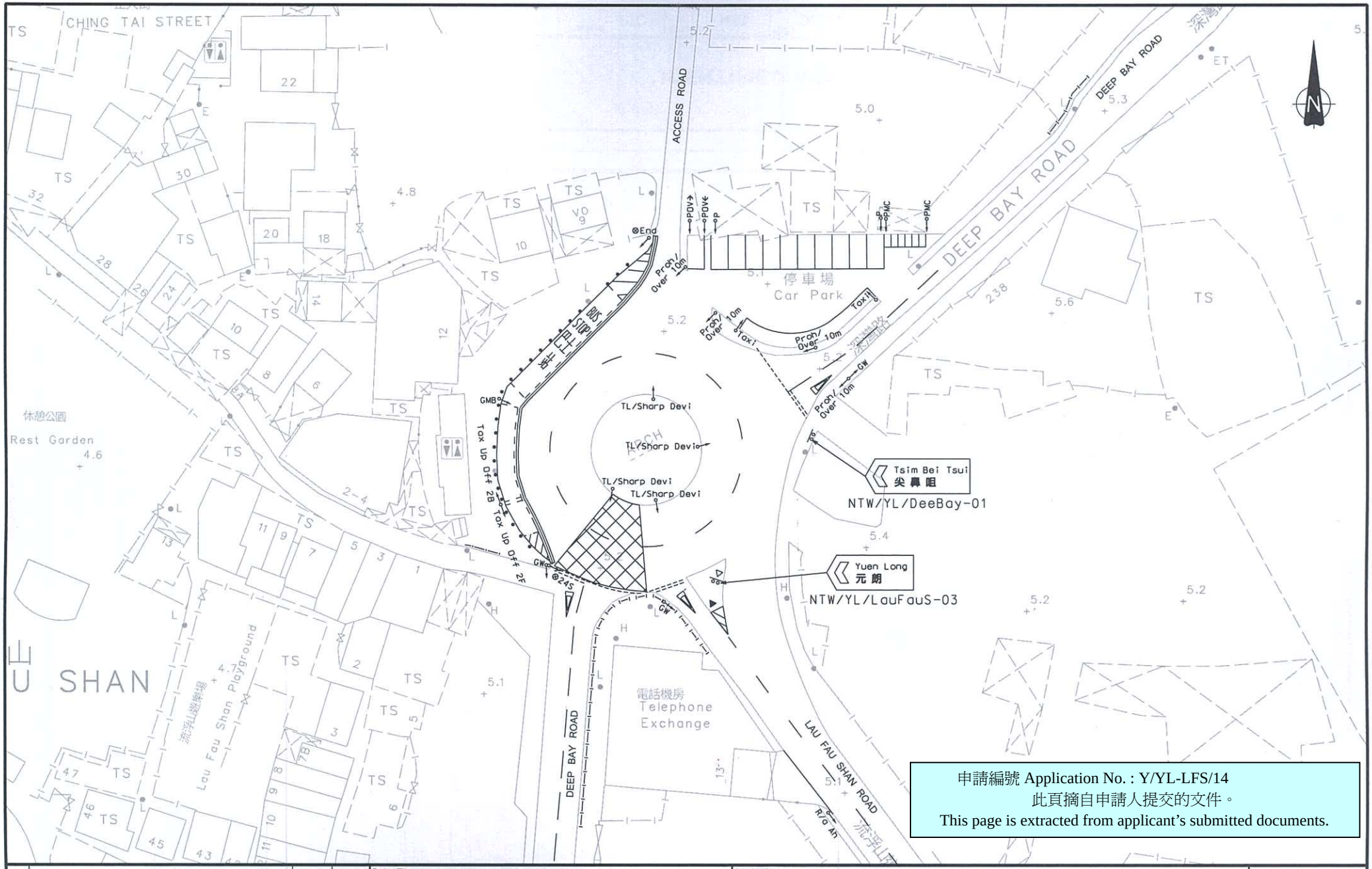
Drawing Title
MASTER LAYOUT PLAN

Designed	Checked	Scale	Date	Drawing No.	Rev.
LIB	PTC	1:1000(A3)	OCT 2021	2.1	C

SYSTRA MVA

CHK50605510/TIA/F21-C.DWG/CKC/05NOV24

Original Size : A3



申請編號 Application No. : Y/YL-LFS/14
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Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
B	MINOR AMENDMENT	PTC	21JAN26
A	MINOR AMENDMENT	PTC	27APR22

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

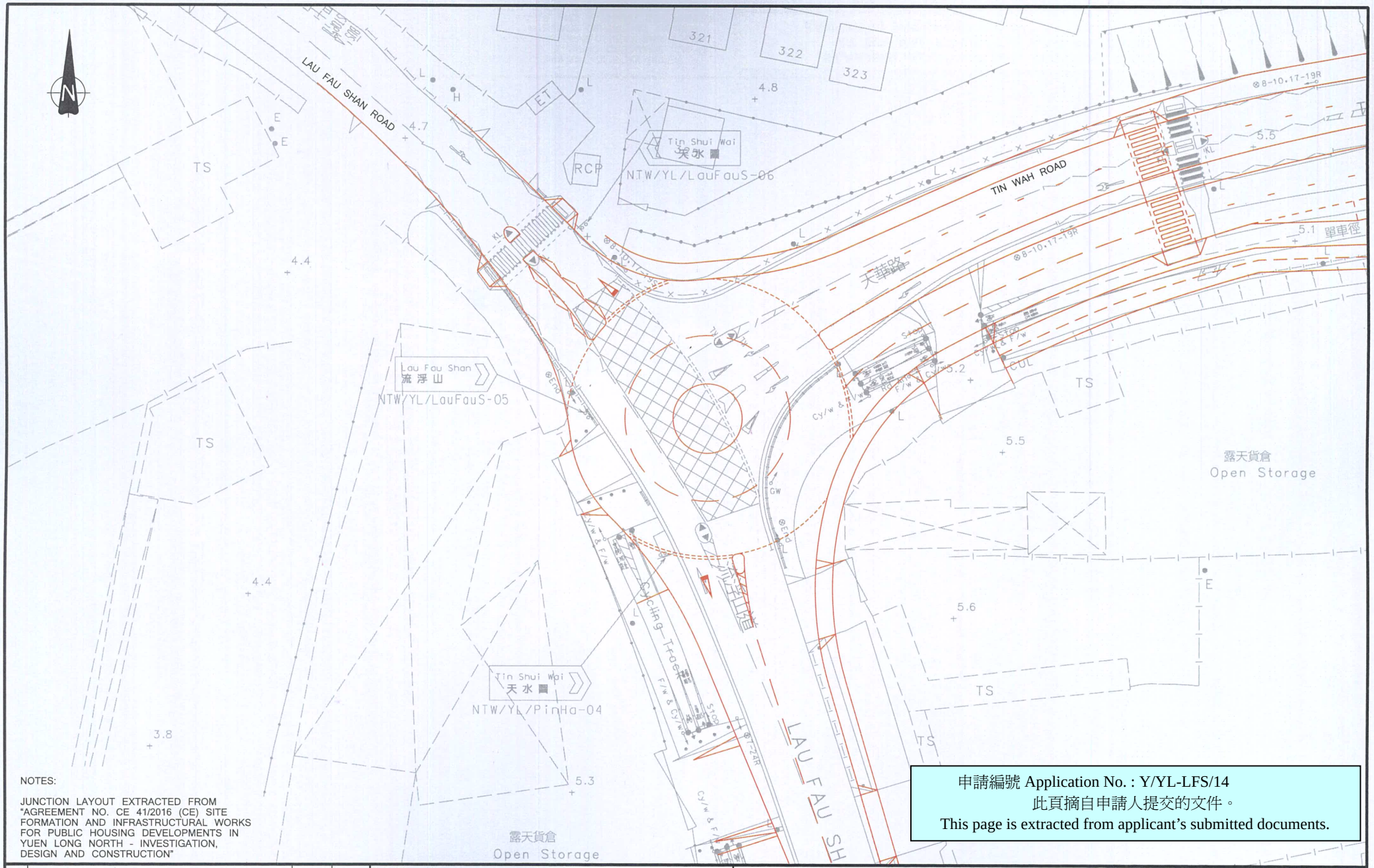
Drawing Title
EXISTING JUNCTION LAYOUT OF LAU FAU SHAN ROAD / DEEP BAY ROAD (J1)

Designed	Checked	Scale	Date	Drawing No.	Rev.
LIB	PTC	1:500(A3)	OCT 2021	3.3	B

SYSTRA MVA

CHK50605510/TIA/F33-B DGN/KCM/21JAN26

Original Size : A3



NOTES:

JUNCTION LAYOUT EXTRACTED FROM "AGREEMENT NO. CE 41/2016 (CE) SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PUBLIC HOUSING DEVELOPMENTS IN YUEN LONG NORTH - INVESTIGATION, DESIGN AND CONSTRUCTION"

申請編號 Application No. : Y/YL-LFS/14
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Rev.	Description	Checked	Date
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-	-	-	-
B	MINOR AMENDMENT	PTC	20OCT26
A	MINOR AMENDMENT	PTC	21JAN22

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

PLANNED JUNCTION IMPROVEMENT WORK AT TIN WAH ROAD / LAU FAU SHAN ROAD / PING HA ROAD (J2) AND ROAD WIDENING WORKS AT TIN WAH ROAD

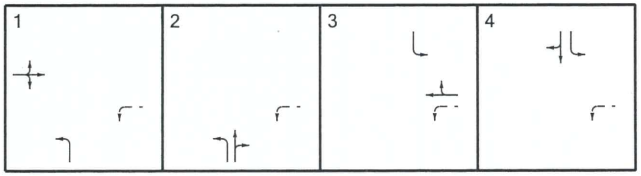
Designed	Checked	Scale	Date	Drawing No.	Rev.
LIB	PTC	1:500(A3)	OCT 2021	5.1	B

SYSTRA MVA

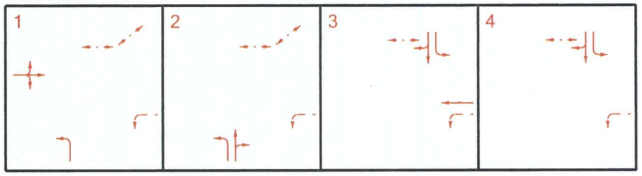
CHK50605510/TIA/F51-B.DGN/KCM/20OCT26

Original Size : A3

EXISTING METHOD OF CONTROL



PLANNED METHOD OF CONTROL



NOTES:

JUNCTION LAYOUT EXTRACTED FROM "AGREEMENT NO. CE 41/2016 (CE) SITE FORMATION AND INFRASTRUCTURAL WORKS FOR PUBLIC HOUSING DEVELOPMENTS IN YUEN LONG NORTH - INVESTIGATION, DESIGN AND CONSTRUCTION"

申請編號 Application No. : Y/YL-LFS/14
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Rev.	Description	Checked	Date
-	-	-	-
C	MINOR AMENDMENT	PTC	12OCT26
B	MINOR AMENDMENT	PTC	11JUN24
A	MINOR AMENDMENT	PTC	28JAN22

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

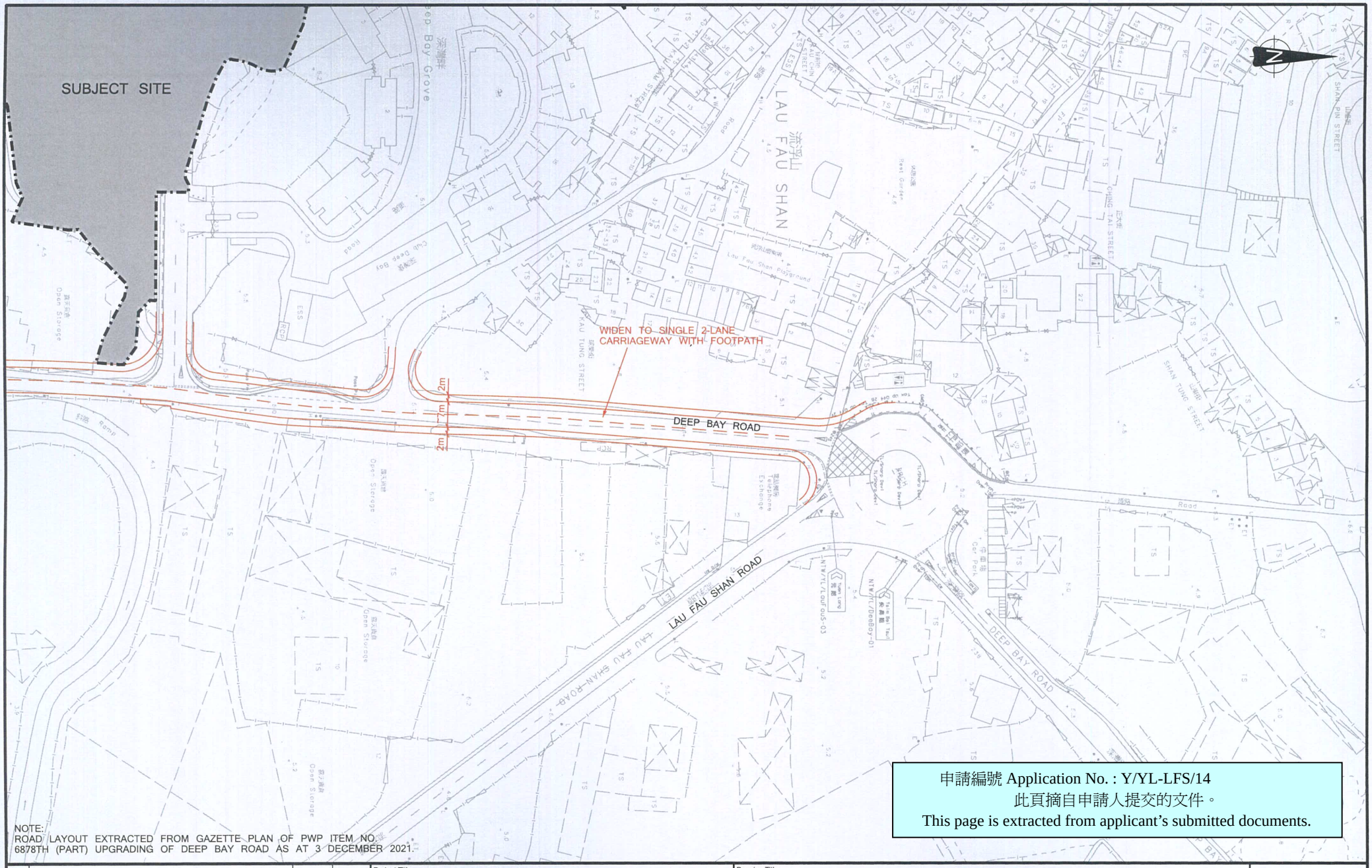
Drawing Title
PLANNED JUNCTION IMPROVEMENT WORK AT TIN WAH ROAD / TIN YING ROAD (J3) AND ROAD WIDENING WORKS AT TIN WAH ROAD

Designed	Checked	Scale	Date	Drawing No.	Rev.
LIB	PTC	1:1000(A3)	OCT 2021	5.2	C

SYSTRA MVA

CHK220F5510/TIA/F52-C-DGN/KCM/12OCT26

Original Size : A3



NOTE:
ROAD LAYOUT EXTRACTED FROM GAZETTE PLAN OF PWP ITEM NO. 6878TH (PART) UPGRADING OF DEEP BAY ROAD AS AT 3 DECEMBER 2021.

申請編號 Application No. : Y/YL-LFS/14
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Rev.	Description	Checked	Date
-	-		
-	-	-	-
B	MINOR AMENDMENT	PTC	21JAN26
A	MINOR AMENDMENT	PTC	28JAN22

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

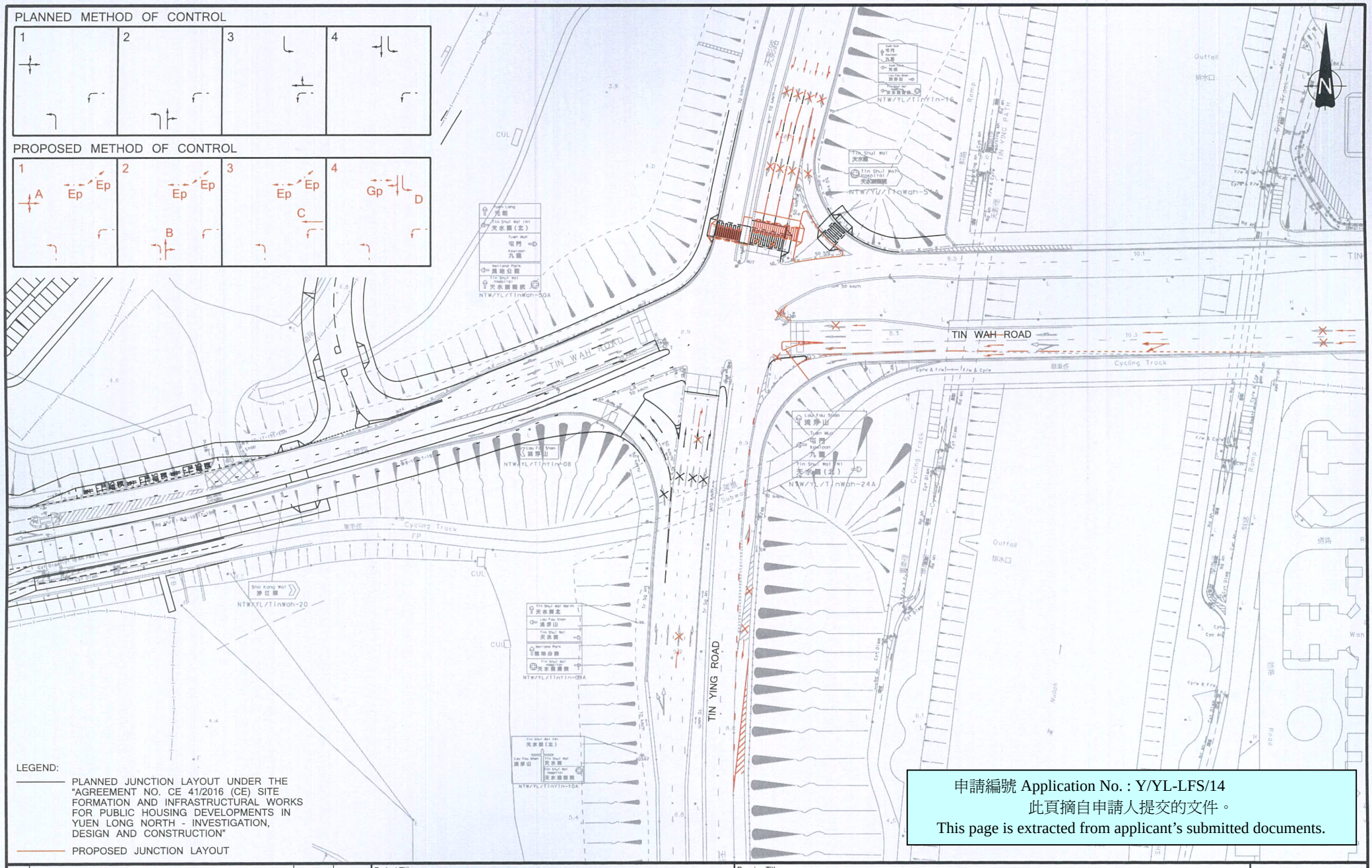
Drawing Title
PLANNED UPGARDING WORKS AT DEEP BAY ROAD

Designed	Checked	Scale	Date	Drawing No.	Rev.
LIB	PTC	1:1000(A3)	OCT 2021	5.3	B

SYSTRA MVA

CHK50605510/TIA/F53-B.DGN/KCM/21JAN26

Original Size : A3



申請編號 Application No. : Y/YL-LFS/14
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A	MINOR AMENDMENT	PTC	20CT26

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	Checked	Scale	Date	Drawing No.	Rev.
HZF	PTC	1:1000(A3)	JAN 2022	5.5	A

SYSTRA MVA

CHK50605510/TIA/F55-A.DGN/KCM/20OCT26

Original Size : A3