

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-ST/1**
關乎申請編號 Y/YL-ST/1 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-ST/1		
Location/address 位置／地址	Lot Nos. 768 RP (Part), 769 RP (Part) in D.D. 99, Lot No. 1889A (Part) in D.D. 105 and Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long 元朗新田練板村丈量約份第 99 約地段第 768 號餘段(部分)、第 769 號餘段(部分)、丈量約份第 105 約地段第 1889A 號(部分)和毗連政府土地		
Site area 地盤面積	About 約 170,106 sq. m 平方米 (Includes Government Land of about 包括政府土地約 16,576 sq. m 平方米) ⁽¹⁾		
Plan 圖則	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 新田分區計劃大綱核准圖編號 S/YL-ST/8		
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」註明「綜合發展包括濕地修復區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area(1)" and amend the Notes of the zone applicable to the site 把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」改劃為「其他指定用途」註明「綜合發展包括濕地修復區(1)」地帶並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	Not more than 不多於 213,765	Not more than 不多於 1.5
	Non-domestic 非住用	About 約 4,275 ⁽²⁾	Not more than 不多於 0.03
No. of block 幢數	Domestic 住用	29	
	Non-domestic 非住用	4 ⁽³⁾	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	10 - 57.9	m 米	
		27.75 - 62.4	mPD 米(主水平基準上)	
		7 - 18	Storey(s) 層 Exclude 不包括 Basement 地庫	
	Non-domestic 非住用	2		
		10	m 米	
		14.5	mPD 米(主水平基準上)	
		2	Storey(s) 層 Exclude 不包括 Basement 地庫	
	Composite 綜合用途	2		
		-	m 米	
-		mPD 米(主水平基準上)		
Site coverage 上蓋面積	-		Storey(s) 層	
	About 約 20 %			
	No. of units 單位數目			
4,176 Flats 住宅單位 100-place Child Care Centre 幼兒中心名額				
Open space 休憩用地	Private 私人	Not less than 不少於 11,693	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		1533	
	Private Car Parking Spaces 私家車車位		1490	
	Motorcycle Parking Spaces 電單車車位		43	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		35	
	Taxi Spaces 的士車位		2	
	Coach Spaces 旅遊巴車位		2	
	Light Goods Vehicle Spaces 輕型貨車車位		2	
Heavy Goods Vehicle Spaces 重型貨車車位		29		

- (1) Includes Rezoning Site of 142,510 m² and the proposed wetland restoration area at adjoining "Conservation Area" zone of about 27,596 m² 包括 142,510 平方米的改劃地點及位於毗連「自然保育區」約 27,596 平方米的擬議濕地修復區
- (2) Including 6-classroom kindergarten and a 100-place child care centre with GFA of about 2,200m², and retail/dining facilities with GFA of about 2,075m² 包括總樓面面積約 2,200 平方米作幼稚園(6 個課室)和幼兒中心(100 個名額)以及總樓面面積約 2,075 平方米作零售/餐飲設施
- (3) Including 1 GIC & Retail block and 3 clubhouse blocks 包括 1 幢作社會福利及零售設施以及 3 幢作會所設施

* 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

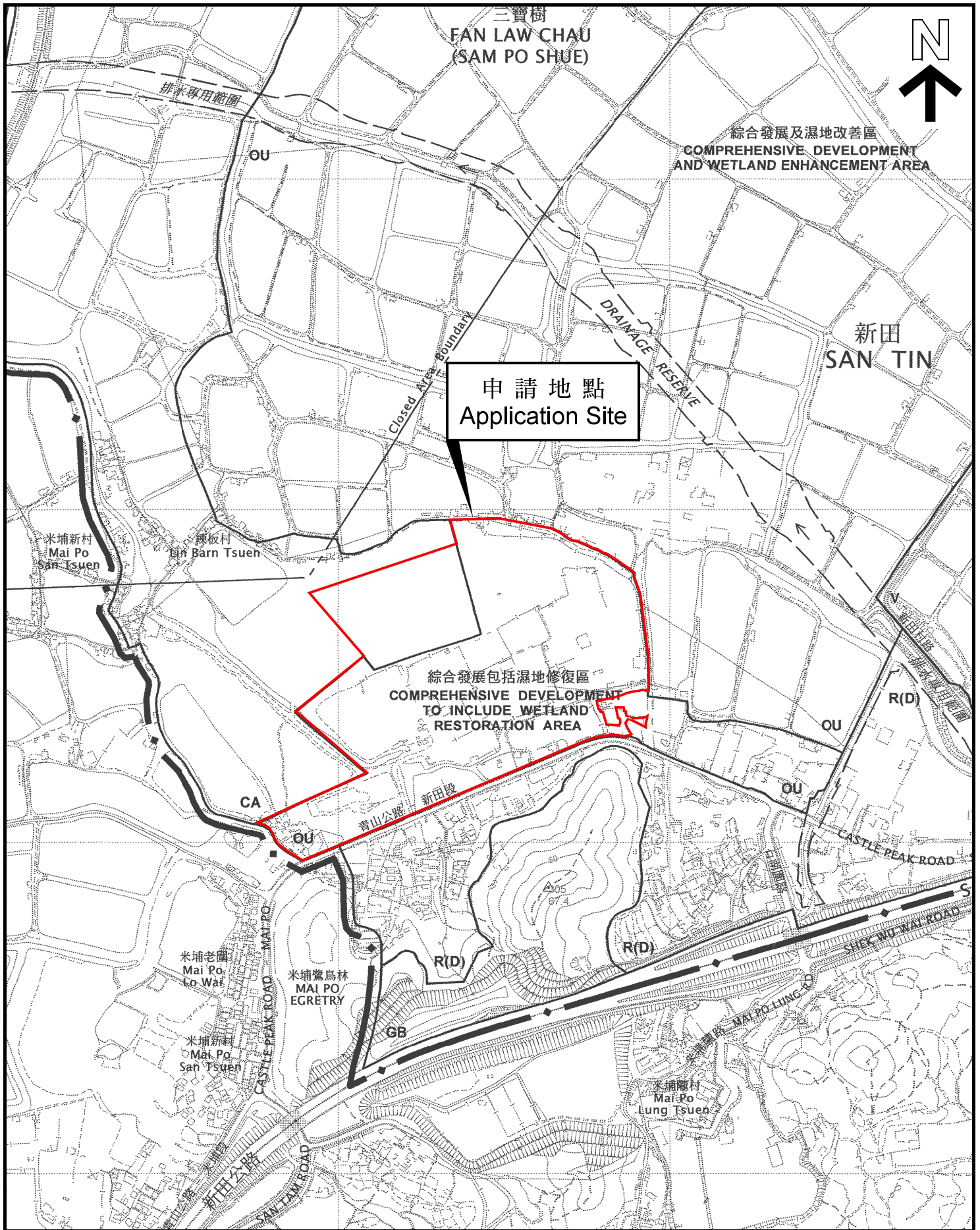
should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<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 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>Proposed Method Statement for Air Ventilation Assessment 空氣流通評估的建議方法</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

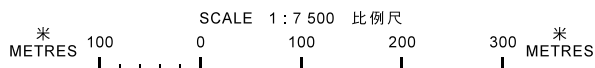
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



位置圖 LOCATION PLAN

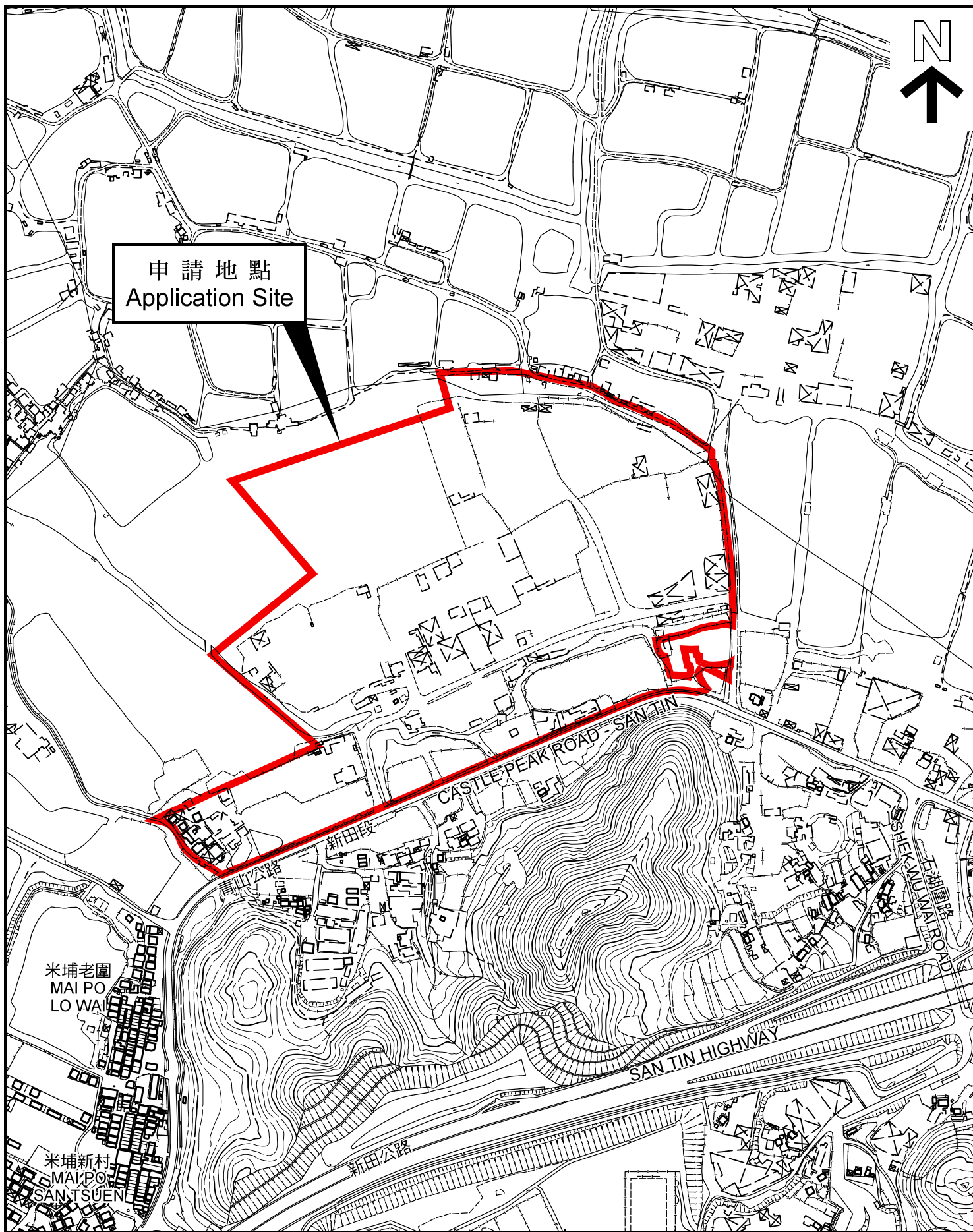
本摘要圖於2021年10月29日擬備，
 所根據的資料為於2006年12月5日
 核准的分區計劃大綱圖編號 S/YL-ST/8
 EXTRACT PLAN PREPARED ON 29.10.2021
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-ST/8 APPROVED ON 5.12.2006



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-ST/1



平面圖 SITE PLAN

本摘要圖於2021年10月29日擬備，
所根據的資料為測量圖編號
2-SE-7A, 7B, 7C, 7D, 12A 及 12B
EXTRACT PLAN PREPARED ON 29.10.2021
BASED ON SURVEY SHEETS No.
2-SE-7A, 7B, 7C, 7D, 12A & 12B

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-ST/1

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表 Birkenhead Properties and Investment Limited (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂新田分區計劃核准圖編號 S/YL-ST/8(下稱「核准圖」)，把位於丈量約份第 99 約地段第 768 號餘段(部分)、第 769 號餘段(部分)、丈量約份第 105 約地段第 1889A 號(部分)及毗連政府土地的用地(下稱「改劃地點」)，由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區(1)」地帶。

為了進一步改善區內的生態環境，申請人致力修復位於改劃地點西北面丈量約份第 99 約地段第 769 號餘段內，「自然保育區」地帶內一幅已受破壞的濕地(下稱「自然保育區用地」)。擬於濕地修復建議的本質，這部分地段現時的土地用途地帶將維持不變，並不會包括在改劃地點之內。

申請人為擬議之綜合住宅發展及濕地修復計劃特別制定了一個「其他指定用途」註明「綜合發展包括濕地修復區(1)」地帶。其最高住用地積比率為 1.5 倍，最高非住用地積比率為 0.03 倍及最高建築物高度為 18 層(不包括地庫)。擬議修訂項目將涉及修復不少於 27,596 平方米(即不少於發展地盤面積的百分之二十)的濕地。連同位於「自然保育區用地」的濕地修復區，修復濕地的總面積約為 55,192 平方米，以符合「不會有濕地淨減少」的原則。申請人建議租予養魚戶的魚塘將在日後得到妥善的長期保養和管理，有助於提升濕地生態價值和濕地緩衝區的功能。

擬議綜合發展及濕地修復計劃理據如下：

- 擬議修訂申請將符合「其他指定用途」註明「綜合發展包括濕地修復區」地帶的規劃意向；
- 擬議發展嚴格按照城規會規劃指引第 12C 號，以達致后海灣濕地生態系統內「防患未然」和「不會有濕地淨減少」的原則；
- 擬議發展與政府現時推行的增加房屋土地供應的政策相符合，在基礎設施能力允許的情況下增加房屋用地供應和有效地利用珍貴的土地資源；
- 擬議發展及濕地修復區並不涉及土地業權分散和零碎發展的問題，故此可以迅速落實發展；
- 目前的發展方案適當增加發展密度，藉以提供經濟上的誘因為濕地作出長遠的保育和管理；

- 目前的方案將逐步淘汰區內現有的零星露天儲存和港口後備用途，並提前促進后海灣的生態價值和周邊地區的整體環境；
- 擬議發展將提供有迫切需要的社會福利和零售餐飲設施，以滿足未來居民和附近社區的需要；
- 擬議發展採用了各種特別的設計以切合周邊環境，同時增強濕地緩衝區的生態功能； 及
- 申請人已進行了各種技術評估，結果均證明該發展方案將不會對附近環境帶來不良影響。

根據以上各點，申請人希望是次的修訂圖則申請能獲得城規會支持。

Executive Summary

This Planning Application is prepared and submitted on behalf of Birkenhead Properties & Investments Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”/the “Board”) under section 12A of the Town Planning Ordinance for the rezoning of the Site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)” (“OU(CDWRA)1”) to enable the Proposed Comprehensive Residential Development with Wetland Restoration Area (“WRA”) at Lot Nos. 768 RP (Part) and 769 RP (Part) in DD99 and Lot 1889A (Part) in DD105 and Adjoining Government Land near Lin Barn Tsuen, Yuen Long (“Rezoning Site”).

The Applicant is also endeavoured to restore the degraded wetland of about 27,596 sq.m adjoining the Proposed Development in its northwest within Lot No. 769RP falling within an area zoned “Conservation Area” (“CA”) zone. Due to the nature of the restoration proposal, this portion of the lot is therefore excluded from the rezoning site boundary and will remain status quo as “CA” zone.

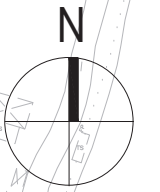
With the unique site characteristics and planning context, a site-specific zone i.e. “OU(CDWRA)1” is proposed to cater for the proposed Comprehensive Residential Development with Wetland Restoration Area with domestic plot ratio of 1.5, a non-domestic plot ratio of 0.03 and a building height of 18 storeys excluding basement carpark. The Proposed Development under the rezoning would involve the restoration of not less than 27,596 sq.m (i.e. not less than 20% of the development site area) of wetland. Together with the WRA within “CA” Site, the total area of restored wetland would be about 55,192 sq.m to uphold the “no-net-loss in wetland” principle. The commercial fish ponds proposed by the Applicants for renting to fish farmers will receive proper long-term maintenance and management that would certainly contribute to the enhancement in ecological value of the wetland and ecological function of the WBA.

The proposal is fully justified based on the following reasons:

- The Proposal will be in-line with the planning intention of the “OU(CDWRA)” zone;
- The Proposed Development will be developed strictly in accordance with the TPB Guidelines No. 12C in devising a “precautionary approach” and “no-net-loss in wetland” principles to restore lost fish pond and replace existing undesirable uses by wetland habitats within the Rezoning Site and “CA” Site;
- The sizable site area of the Rezoning Site held by the Applicant would depart from “piecemeal” development. This would ensure that an optimal medium-density residential development with Wetland Restoration Area is readily implementable;

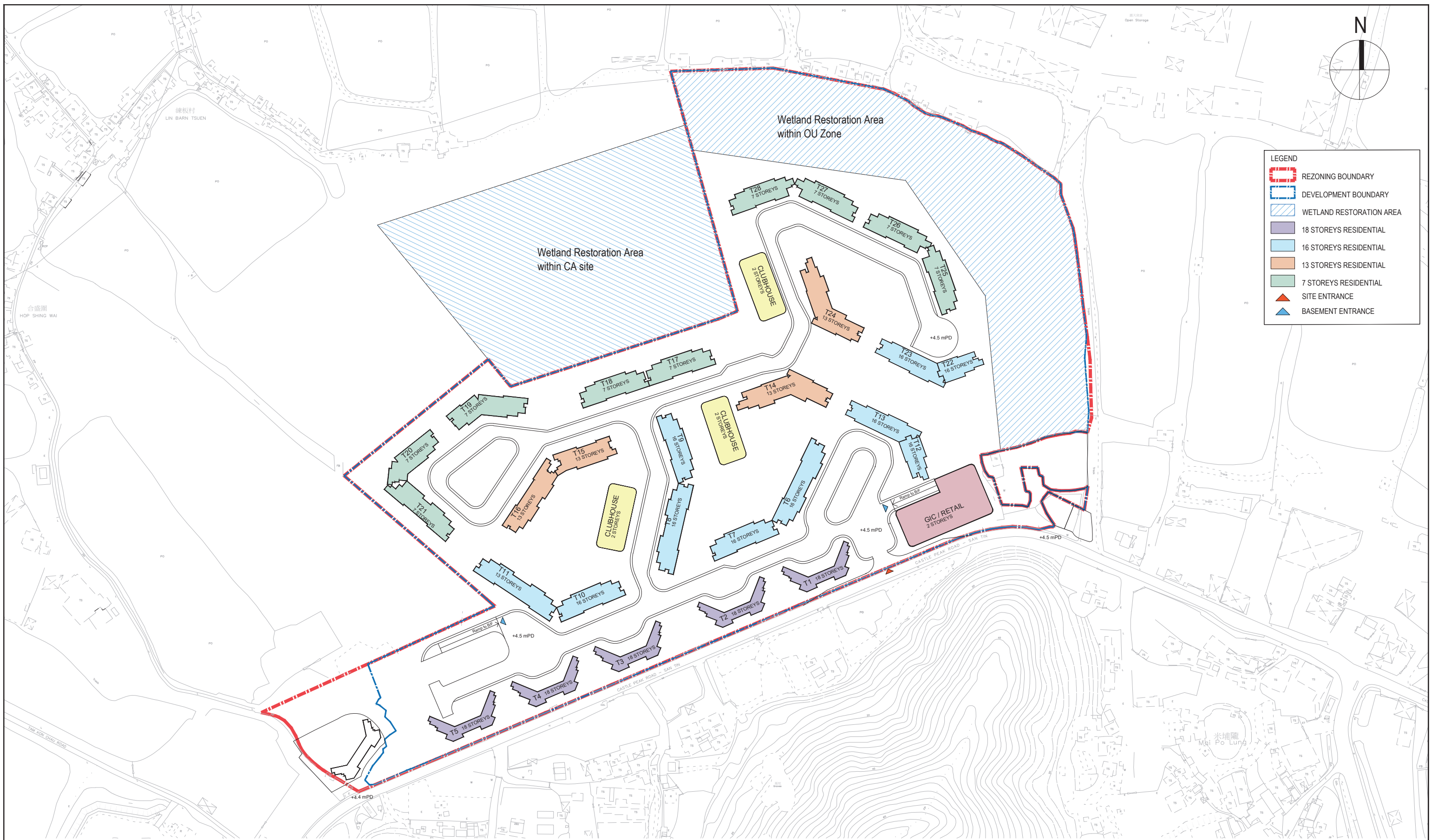
- With the enhancement in development intensity, the development proposal is totally in-line with the Government’s policy to increase housing land supply and optimizing the utilization of scarce land resources while infrastructure capacity permits;
- The current rezoning with the Proposed Development intensity would provide incentives for implementation of residential developments with long-term wetland conservation efforts;
- With the attempt to phase out existing sporadic open storage and port back-up uses in the area, the current proposal will serve as a catalyst to bring early improvement to the ecological value of Deep Bay and the general environment in the surrounding area;
- The Proposed Development would provide much needed social welfare and retail facilities to meet the need of the future residents as well as other residents in the neighbourhood;
- The Proposed Development has incorporated various sensitive design measures in responding positively to the setting while enhance the ecological function of the WBA; and
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible.

In light of the above, support on this planning application from the members of the TPB is respectfully requested.



LEGEND

- REZONING BOUNDARY
- DEVELOPMENT BOUNDARY
- WETLAND RESTORATION AREA
- 18 STOREYS RESIDENTIAL
- 16 STOREYS RESIDENTIAL
- 13 STOREYS RESIDENTIAL
- 7 STOREYS RESIDENTIAL
- SITE ENTRANCE
- BASEMENT ENTRANCE



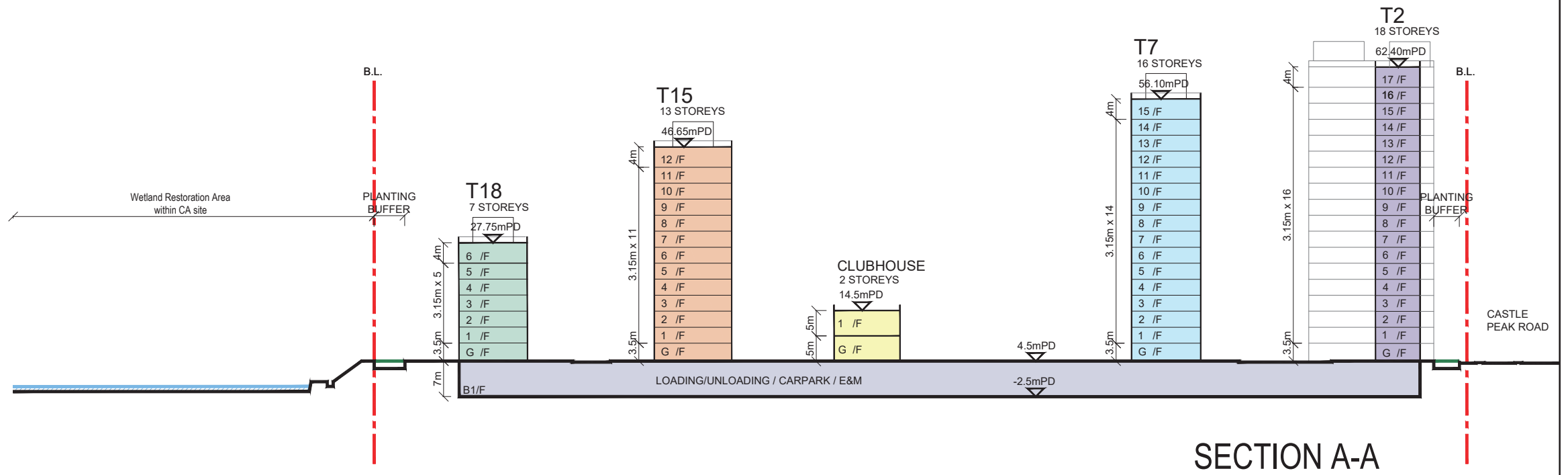
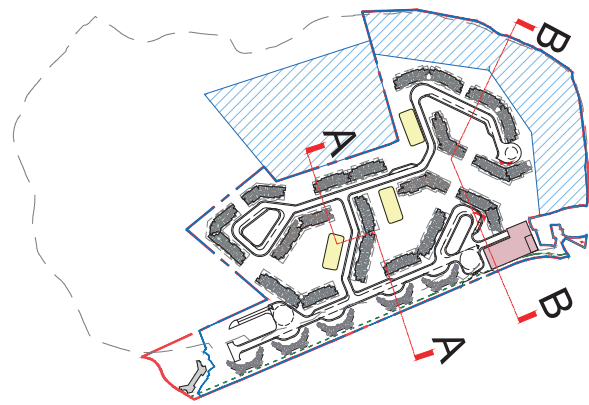
申請編號 Application No. : Y/YL-ST/1
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Proposed Comprehensive Residential Development to include Wetland Restoration Area
 at Lin Barn Tsuen, San Tin, Yuen Long

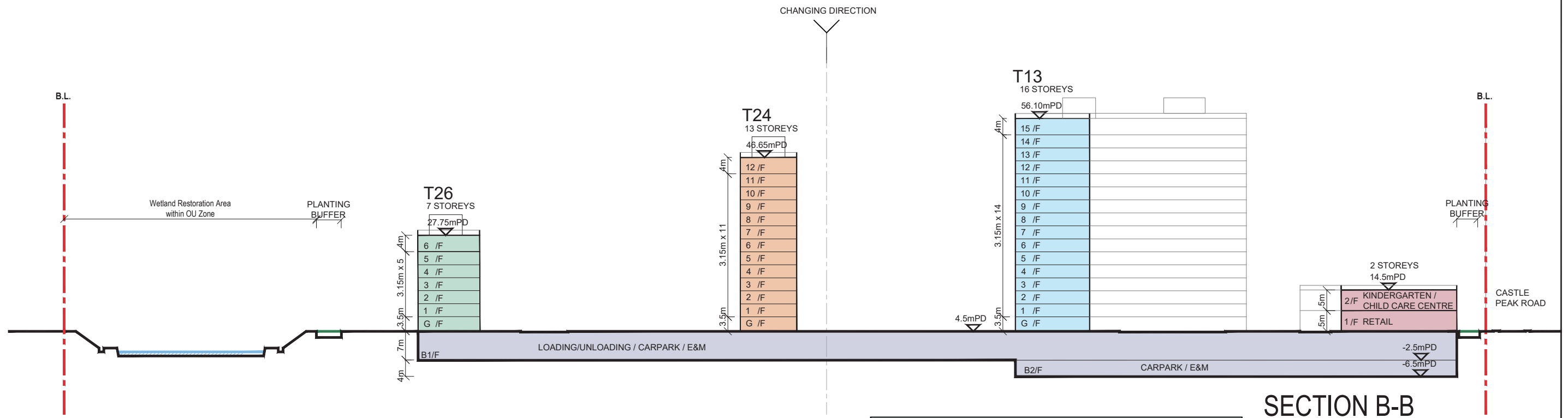
Schematic Design

SEP 2021





SECTION A-A



SECTION B-B

申請編號 Application No. : Y/YL-ST/1
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Existing View
View north-east from Mai Po Lo Wai at Castle Peak Road - Mai Po



Key Plan

Viewpoint A
Viewpoint Elevation: +4.4mPD
Viewing Distance: 102m
Proposed Building Height: Approx. +27.75mPD to +62.4mPD

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Proposed Comprehensive Residential Development at Lin Barn Tsuen

Photomontage - Viewpoint A

SCALE	As Shown	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV
			-



ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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香港上環文咸東街十八號匯豐銀行大廈十樓
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Existing View
View south-east from Lin Bam Tsuen Fish Pond Area



Key Plan

Viewpoint B
Viewpoint Elevation: +3.7mPD
Viewing Distance: 697m
Proposed Building Height: Approx. +27.75mPD to +62.4mPD

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Proposed Comprehensive Residential Development at Lin Barn Tsuen

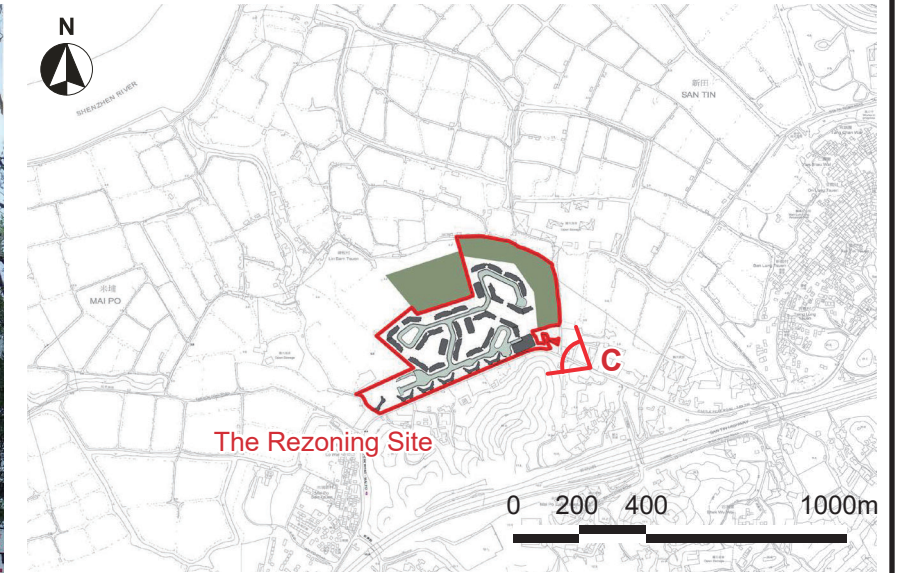
Photomontage - Viewpoint B

SCALE	As Shown	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV
			-

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Existing View
View north-west from Castle Peak Road - San Tin



Key Plan

Viewpoint C

Viewpoint Elevation: +4.3mPD

Viewing Distance: 109m

Proposed Building Height: Approx. +27.75mPD to +62.4mPD

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Proposed Comprehensive Residential Development at Lin Barn Tsuen

Photomontage - Viewpoint C

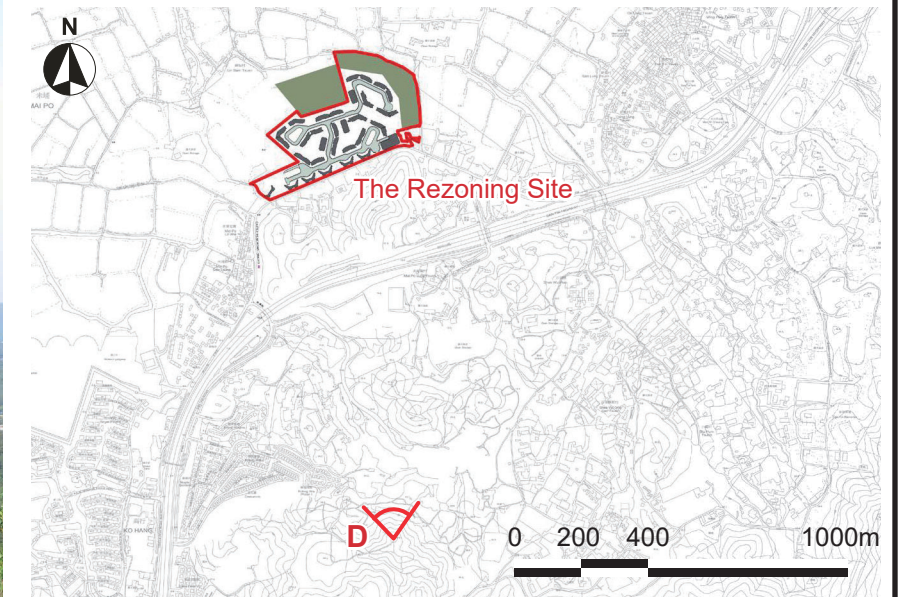
SCALE	As Shown	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV
			-



ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8600 FACSIMILE 2131 8609
 亞博奧頓國際設計有限公司
 園林景觀、城市規劃及設計、建築師事務所
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六五零 傳真：(八五二) 二一三一 八六零九



Existing View
View north from Kai Kung Leng



Key Plan

Viewpoint D
Viewpoint Elevation: +103.9 mPD
Viewing Distance: 1255 m
Proposed Building Height: Approx. +27.75mPD to +62.4mPD

申請編號 Application No. : Y / YL - ST / 1
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Proposed Comprehensive Residential Development at Lin Barn Tsuen

Photomontage - Viewpoint D

SCALE	As Shown	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV
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











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Legend

-  Proposed "OU (CDWRA) (1)" Zoning Boundary
-  Phase 1 Development Boundary
-  Wetland Restoration Area
-  Lawn
-  Shrub
-  Bench
-  Children's Play Area
-  Elderly Fitness Court/ Fitness Station
-  New Tree Planting
-  Retained Tree
-  Green Roof
-  Trellis
-  Swimming Pool
-  Water Feature
-  Fish Pond
-  Proposed Level
-  Pedestrian Entrance/Exit
-  Vehicular Entrance/Exit
-  Footpath



- 1 Entrance Plaza designed with ornamental planting and water feature to create sense of arrival and character of development.
- 2 Landscape buffer provides landscape and visual integration with surrounding wetland/fishpond character and soften the development edge.
- 3 5M wide Bio-wale with tree and shrub planting above stormdrain channel at the edge of proposal development forms a landscape buffer to Castle Peak Road - San Tin and contribute to the roadside landscape.
- 4 Outdoor swimming pool adjacent to the clubhouse provides active recreational facilities for the residents and establishes a social focus and landscape core in combination with other sitting-out areas and passive recreational facilities in the centre of proposed development.
- 5 Another three landscape cores designed with grand lawns, water features, sitting-out area and grand lawn provides passive recreational facilities for residents. These areas are designed with a water theme borrowing from the surrounding fishpond character.
- 6 Lookout point designed for residents to appreciate the surrounding wetland/fishpond areas.
- 7 Retained mature tree and tree clusters continue their contribution to the landscape context.
- 8 Water Garden with preserved trees responds to the character of Mai Po SSSI and wooded areas in the south of the development site.
- 9 Courtyard Garden designed with leisure lawn and sitting-out area provides passive recreational facilities for residents and contributes greening to landscape buffer.
- 10 Crescent Walk designed with avenue tree planting and grand lawn provides shaded sitting-out area for residents.
- 11 Leisure Lawn allows flexible green space for relaxing, picnic and family games.
- 12 Tai-Chi Lawn allows flexible green space for morning exercises, event and gatherings.
- 13 BBQ Places & Play Courts extend recreational facilities from clubhouse interior to exterior.
- 14 Wetland Restoration Area reinstates and maintains 70% of waterbody and 30% planting area/preserved trees and operational spaces on pond bunds.
- 15 Future Phase 2 Development Area (Hop Shing Wai)

Development Area for the Proposed "OU (CDWRA)(1)" : 142,510m²
Phase 1 Development Area: 137,982m²
 Development Area (Residential Portion): 110,385.6m²
 Wetland Restoration Area within phase 1 development site: 27,596.4m²
Private Open Space for residents: Total not less than 11,312m²
 (For estimated population of 11,312 people)
Future Phase 2 Development Area (Hop Shing Wai): 4,528m²
Private Open Space for residents: Total not less than 381m²
 (For estimated population of 381 people)
Wetland Restoration Area within CA Zone: 27,596.4m²
 Not less than 30% greenery coverage in Development Area.



Proposed Comprehensive Residential Development with
 Wetland Restoration Proposal at Lin Barn Tsuen
 Landscape Master Plan

SCALE	AS SHOWN	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV

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申請編號 Application No. : Y/YL-ST/1

與申請地點/處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Z/YL-ST/1	Request for Amendment to the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 and Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6 from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Conservation Area" to "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"	拒絕 Rejected (21.11.2008)

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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