

**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

Revised broad development parameters in view of
the further information received on 31.12.2021
因應於 2021 年 12 月 31 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-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	-			
	-	mPD 米(主水平基準上)		
	-	Storey(s) 層		
Site coverage 上蓋面積	About 約 20 %			
No. of units 單位數目	4,176 Flats 住宅單位 100 Child Care Centre (place) 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 2,200 m², and retail/dining facilities with GFA of about 2,075 m²
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

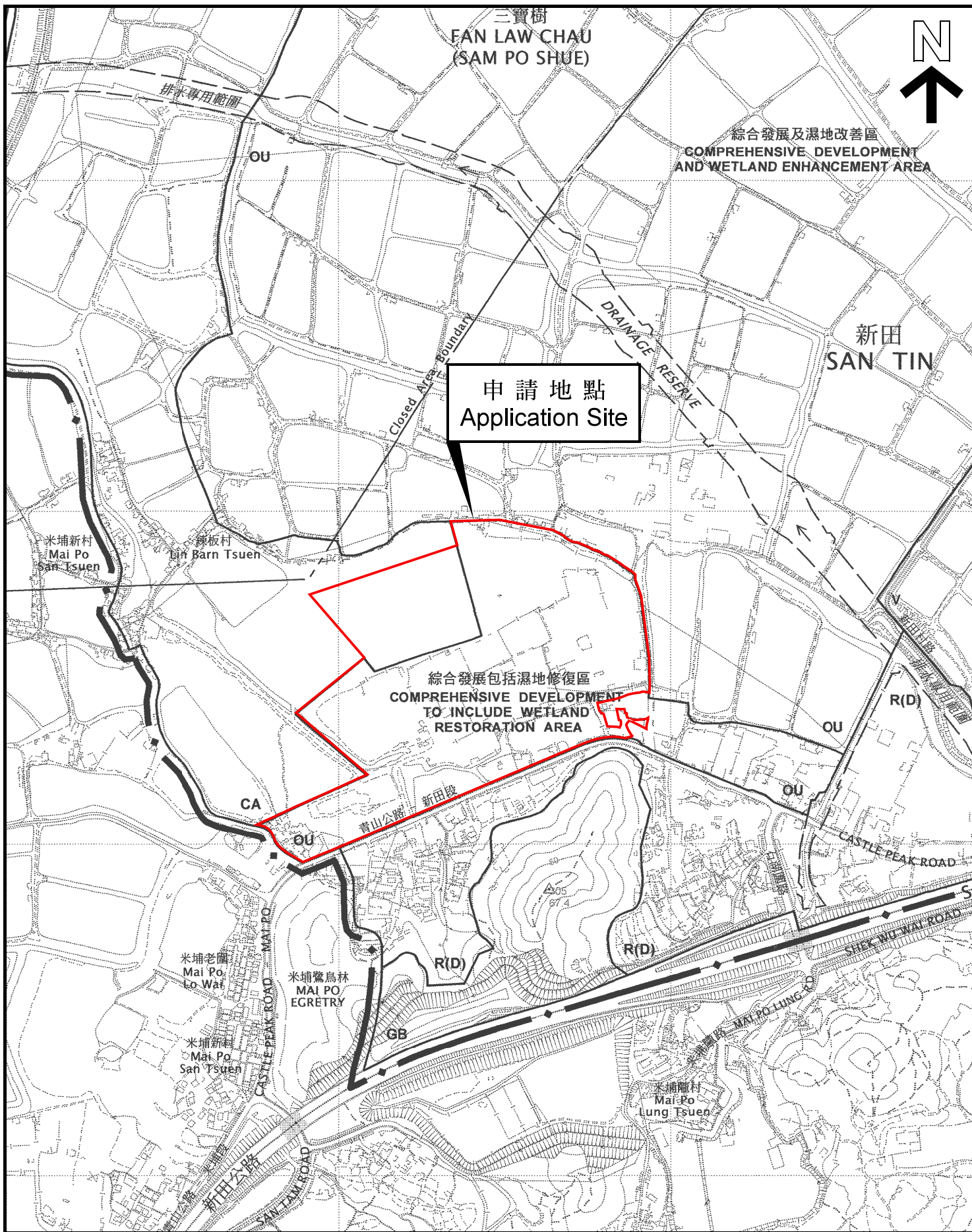
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 checked="" type="checkbox"/>
<u>Updated indicative development scheme and sections 更新的指示性發展計劃及截視圖</u>		
<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 (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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>Responses-to-Comment Table 回應部門意見表</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空氣流通評估（專家評估）</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

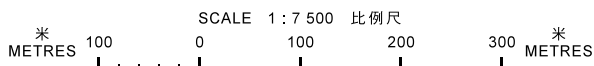
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



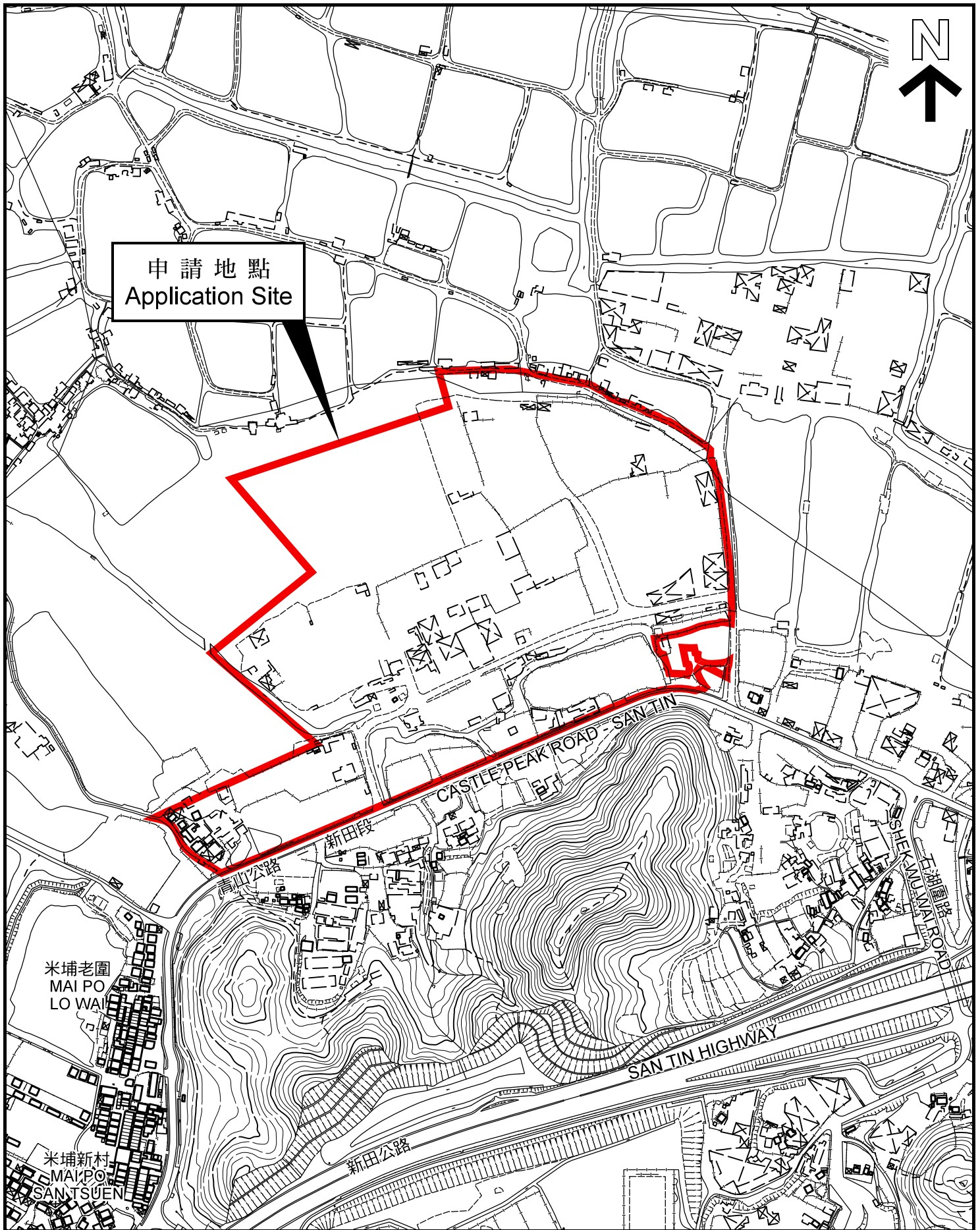
位置圖 LOCATION PLAN

本摘要圖於2022年1月10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 10.1.2022
 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2022年1月10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 10.1.2022
 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
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參考編號
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申請編號 Application No. : Y/YL-ST/1

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、更新的指示性發展計劃及截視圖、交通影響評估、視覺影響評估、環境評估、空氣流通評估（專家評估）、污水影響評估及供水影響評估。

The applicant provided further information which includes a table of response to departmental comments, updated indicative development scheme and sections, Traffic Impact Assessment, Visual Impact Assessment, Environmental Assessment, Air Ventilation Assessment (Expert Evaluation), Sewage Impact Assessment and Water Supply 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。

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- LEGEND**
-  REZONING BOUNDARY
 -  DEVELOPMENT BOUNDARY
 -  WETLAND RESTORATION AREA
 -  18 STOREYS RESIDENTIAL
 -  16 STOREYS RESIDENTIAL
 -  13 STOREYS RESIDENTIAL
 -  7 STOREYS RESIDENTIAL
 -  CLUBHOUSE
 -  GIC / RETAIL
 -  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



Dec 2021



- LEGEND**
-  REZONING BOUNDARY
 -  DEVELOPMENT BOUNDARY
 -  WETLAND RESTORATION AREA
 -  18 STOREYS RESIDENTIAL
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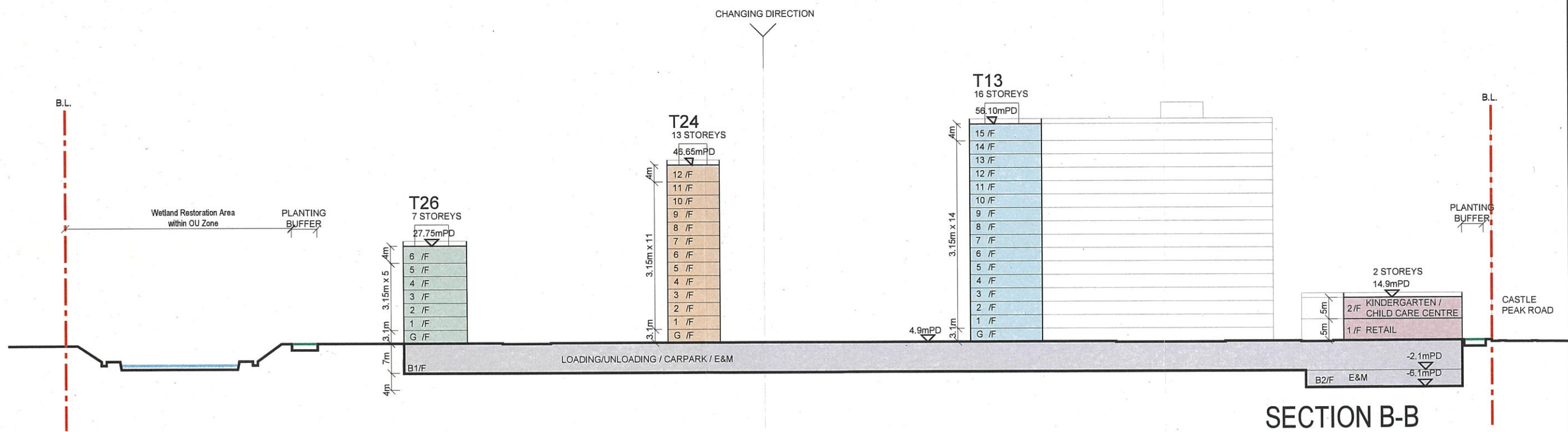
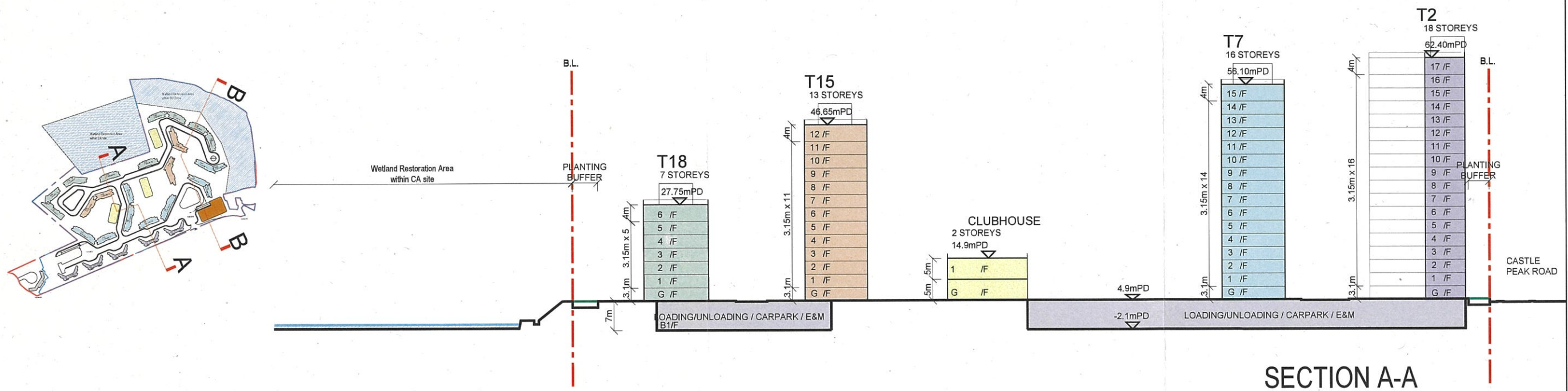
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Proposed Comprehensive Residential Development to include Wetland Restoration Area
 at Lin Barn Tsuen, San Tin, Yuen Long

Schematic Design G/F

Dec 2021

LWK
+PARTNERS

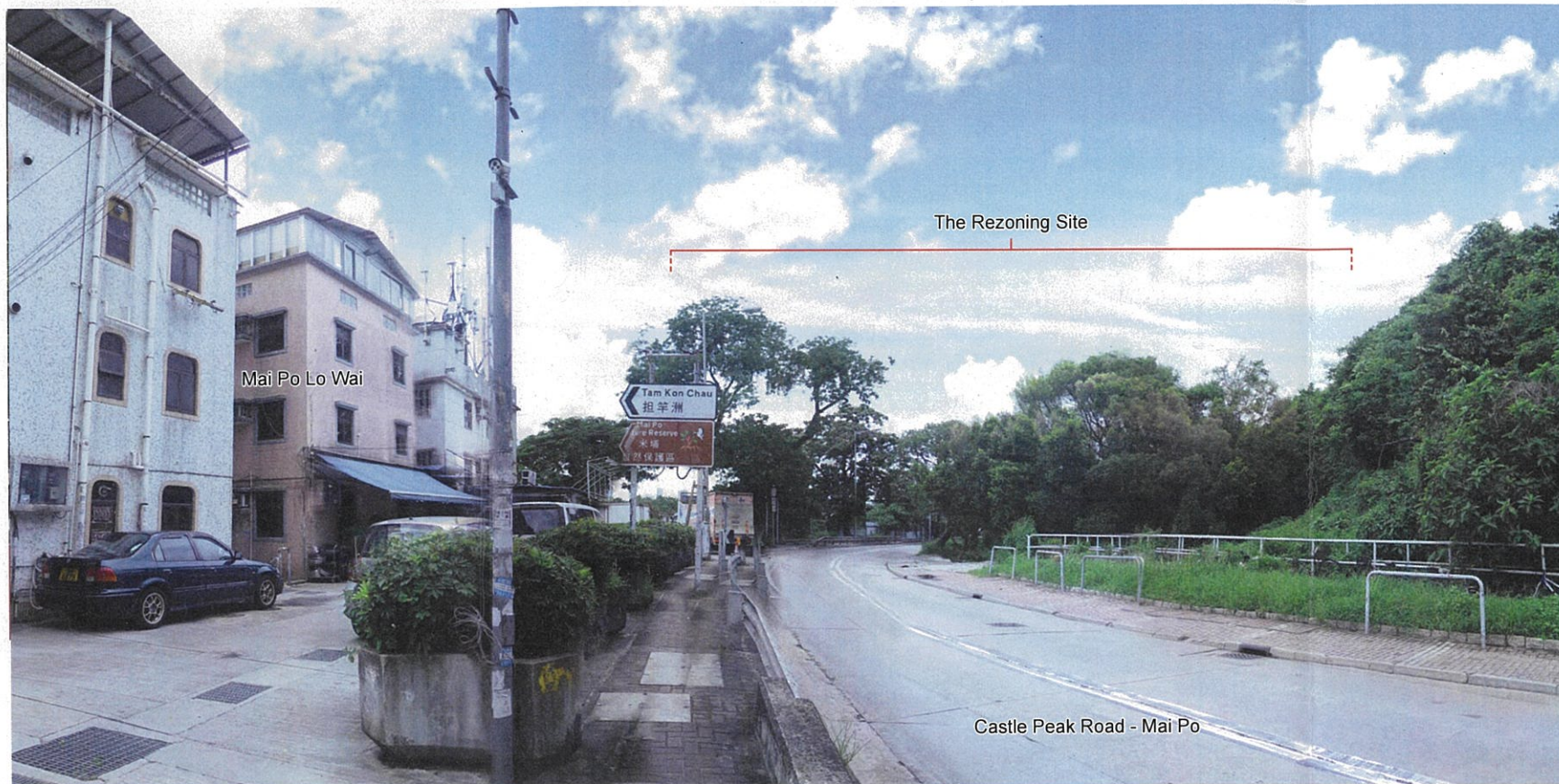


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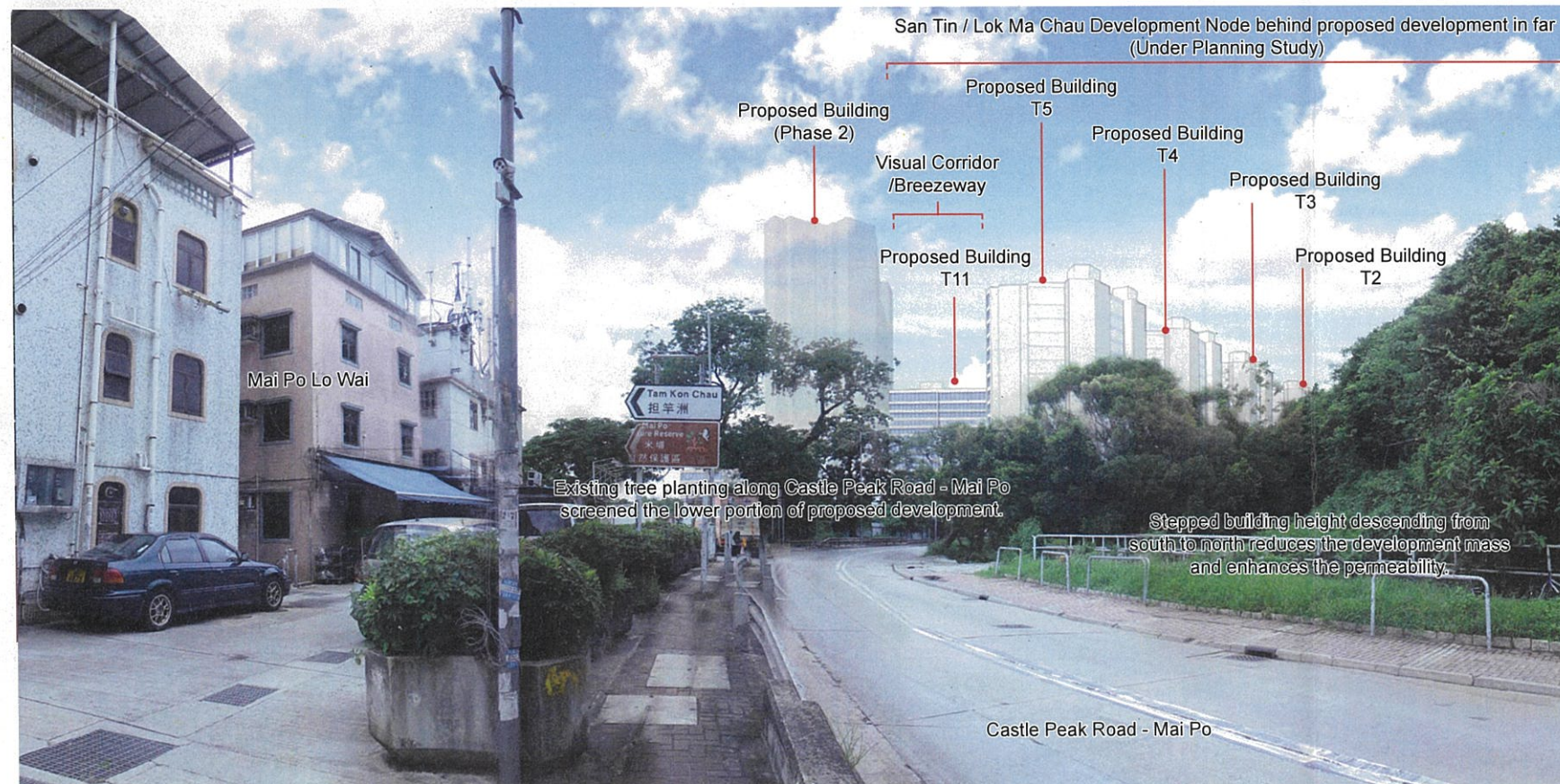
Proposed Comprehensive Residential Development to include Wetland Restoration Area
 at Lin Barn Tsuen, San Tin, Yuen Long

SCHEMATIC SECTION

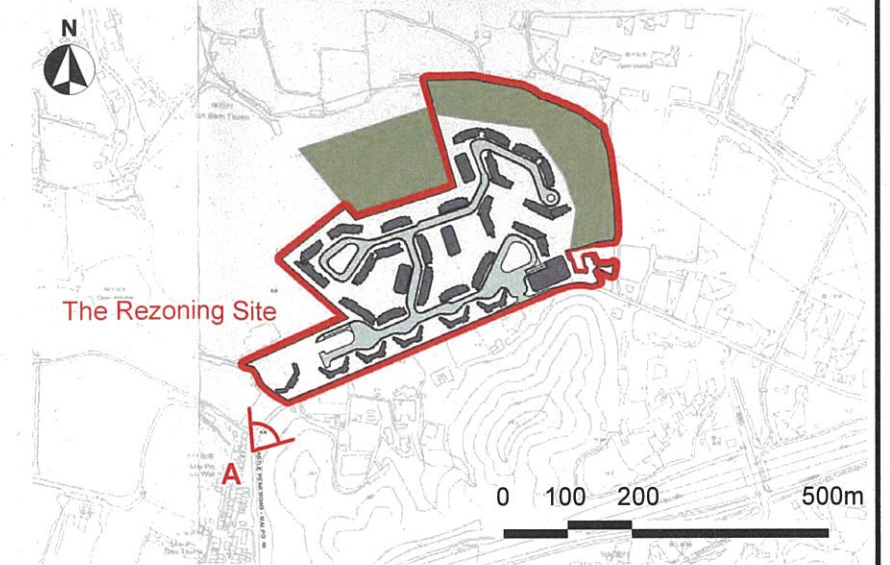




Existing View
View northeast from Mai Po Lo Wai at Castle Peak Road - Mai Po



Proposed Development



Key Plan

Viewpoint A

Viewpoint Elevation: +4.4mPD

Viewing Distance: 102m

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

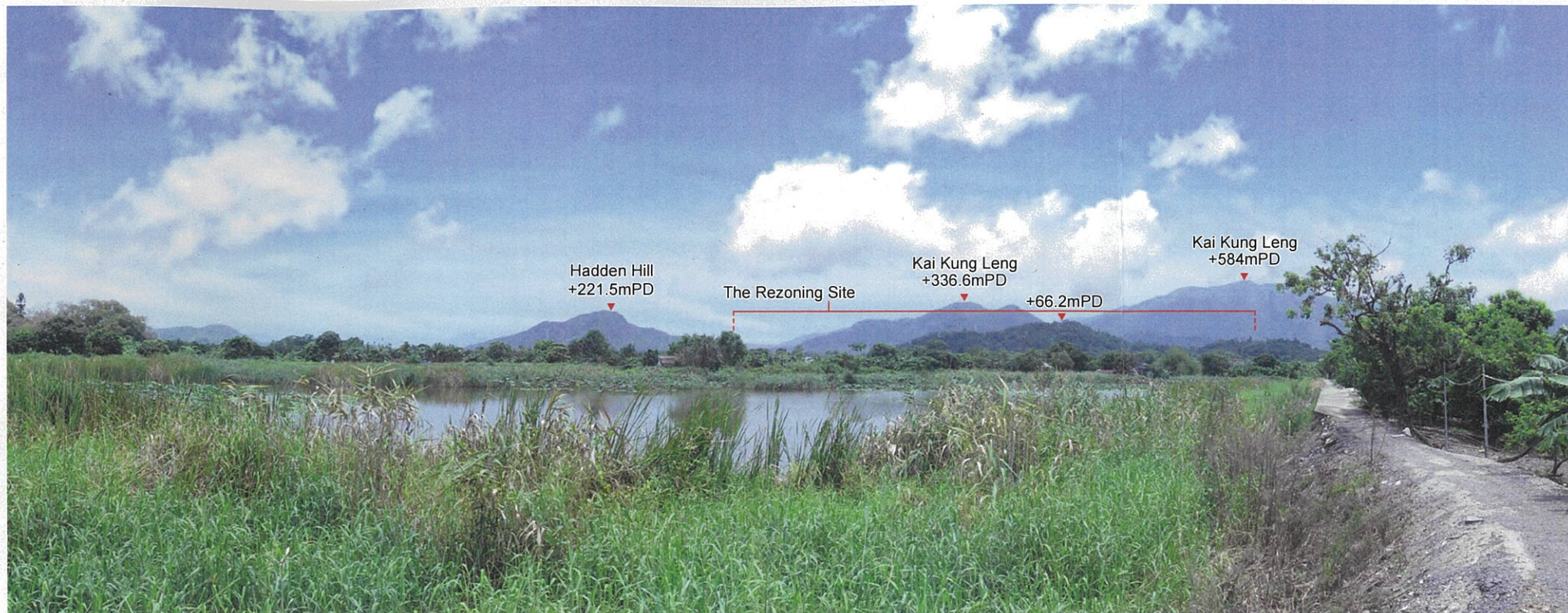
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Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area and Proposed Wetland Restoration Area in "CA" Zone, Lot Nos. 768 RP (Part) and 769 RP (Part) in DD99 and Lot No. 1889A(Part) in DD105 and Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long – S12A Amendment of Plan Application
 Photomontage - Viewpoint A

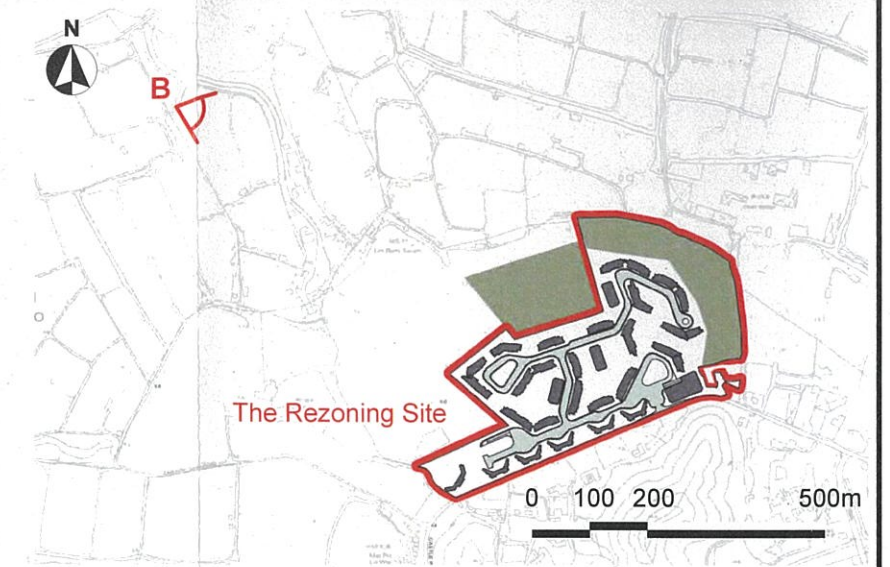
SCALE	As Shown	DATE	DEC 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV



ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
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 電話：(八五二) 2131 8630 傳真：(八五二) 2131 8609

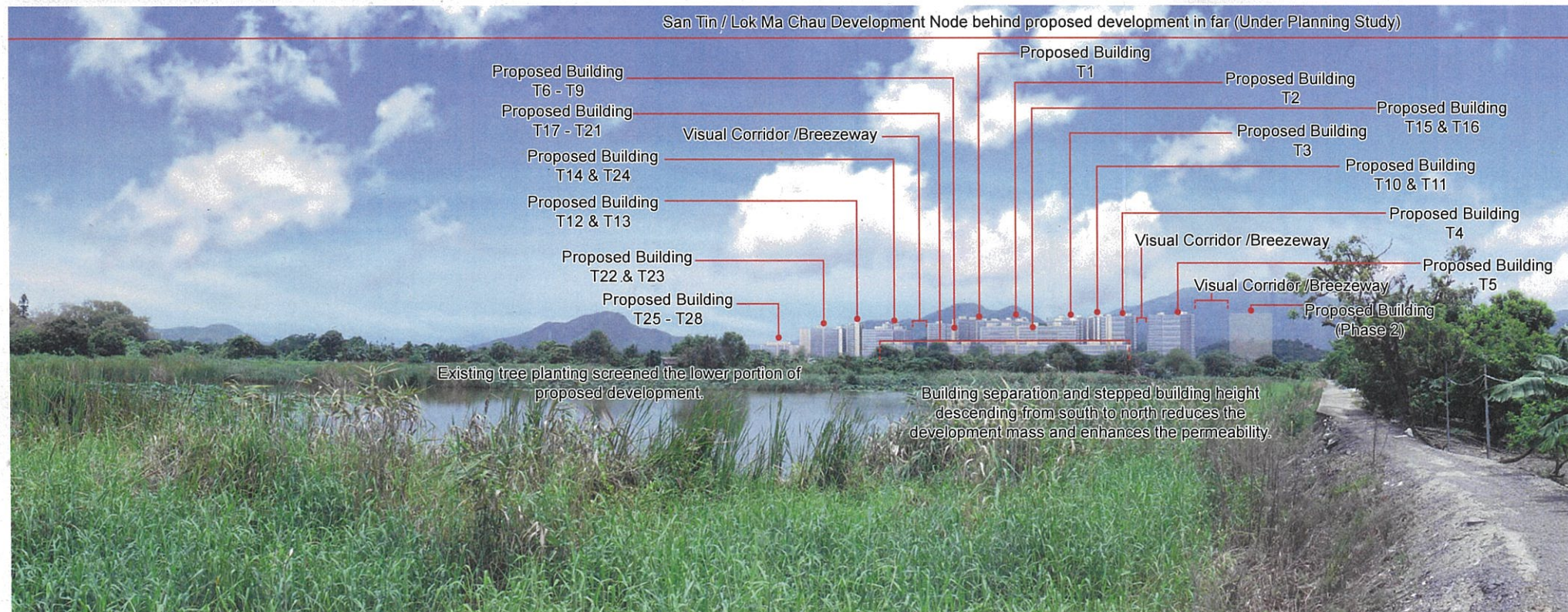


Existing View
View southeast from Lin Barn Tsuen Fish Pond Area



Key Plan

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



Proposed Development

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Photomontage - Viewpoint B

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CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV

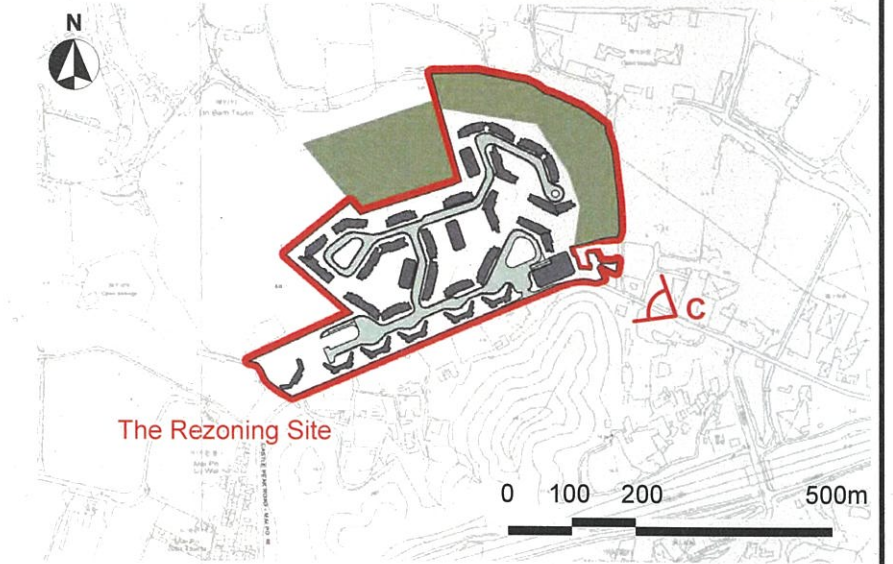
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Existing View
View northwest from Castle Peak Road - San Tin



Proposed Development



Key Plan

Viewpoint C

Viewpoint Elevation: +4.3mPD

Viewing Distance: 109m

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

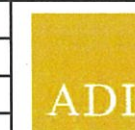
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Photomontage - Viewpoint C

SCALE	As Shown	DATE	DEC 2021
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FIGURE NO.	FIGURE V3.3		REV



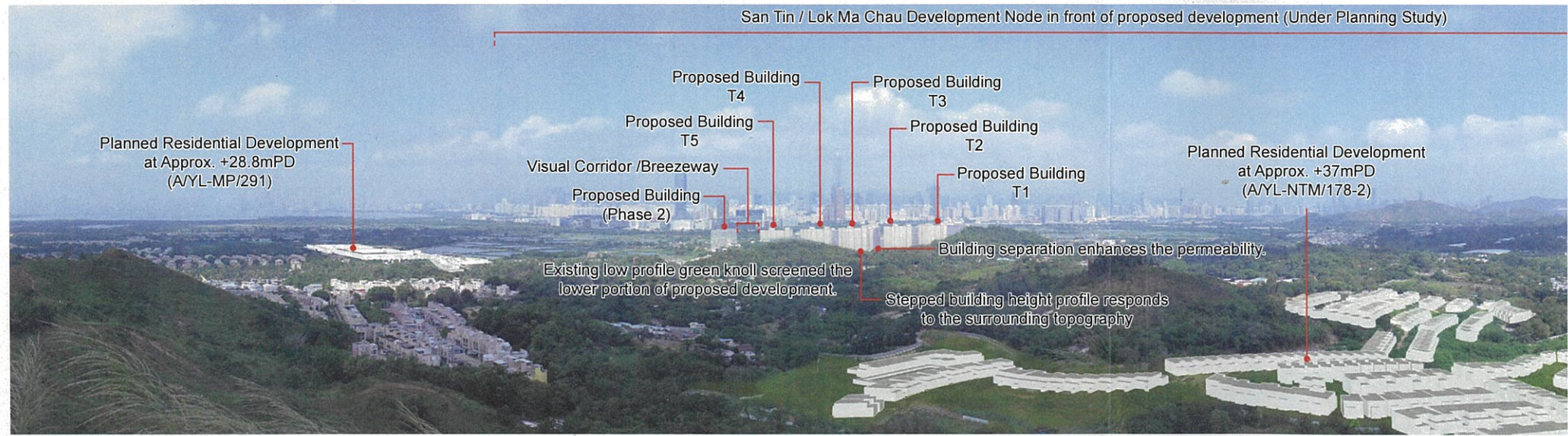
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Existing View
View north from Kai Kung Leng



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



Proposed Development with surrounding planned residential developments

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Photomontage - Viewpoint D

SCALE	As Shown	DATE	DEC 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		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	要求修訂《新田分區計劃大綱核准圖編號 S/YL-ST/8》及《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-ST/6》，由「其他指定用途」註明「綜合發展包括濕地修復區」地帶及「自然保育區」地帶改劃為「綜合發展及濕地改善區」地帶 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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