

**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 4.3.2022
因應於 2022 年 3 月 4 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	Lots 768 RP (Part), 769 RP (Part) in D.D. 99, Lot 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	-			
	-	m 米		
	-	mPD 米(主水平基準上)		
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

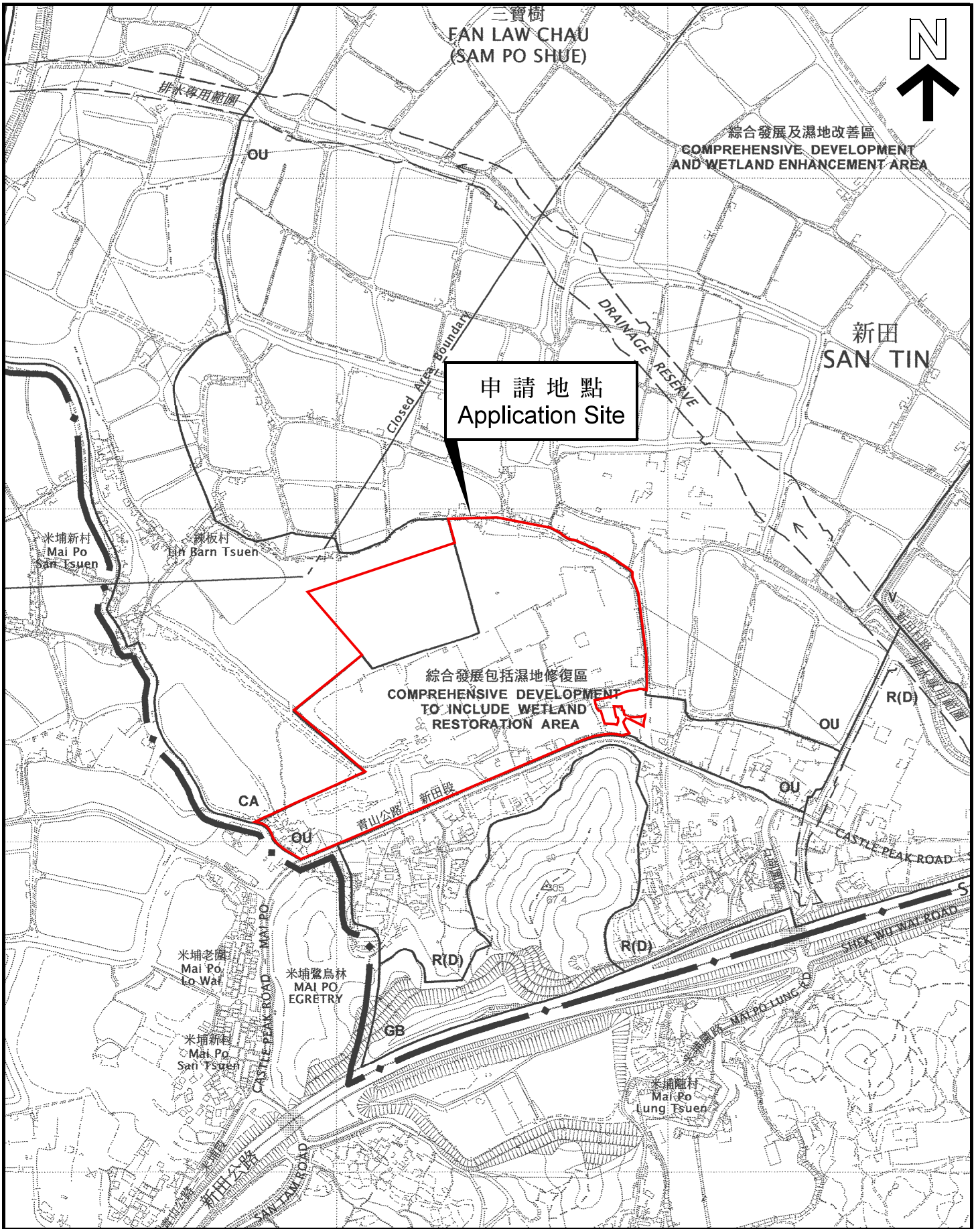
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 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 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 and Tree preservation proposal 樹木調查及樹木保育建議	<input type="checkbox"/>	<input checked="" 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>Ecological Impact Assessment 生態影響評估</u>		
<u>Wetland restoration and creation scheme (fishpond operation plan)</u>		
<u>濕地修復及創造計劃（漁塘運作計劃）</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。

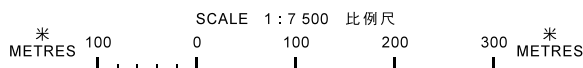


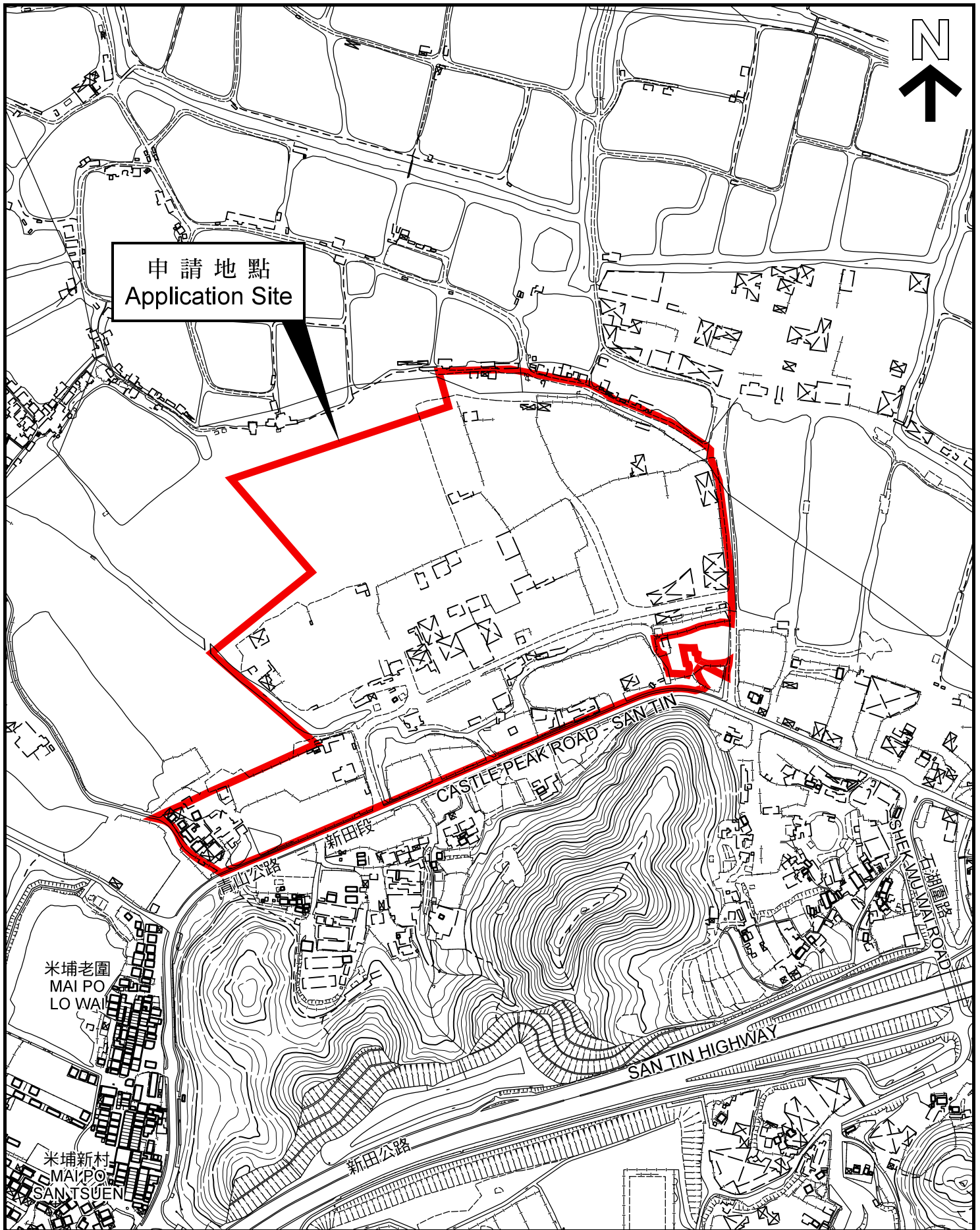
位置圖 LOCATION PLAN

本摘要圖於2022年3月16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 16.3.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-ST/8 APPROVED ON 5.12.2006

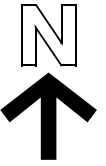
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/YL-ST/1





申請地點
Application Site



平面圖 SITE PLAN

本摘要圖於2022年3月16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 16.3.2022
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
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/YL-ST/1

申請編號 Application No. : Y/YL-ST/1

備註 Remarks

申請人呈交進一步資料，包括排水影響評估、生態影響評估、濕地修復及創造計劃（漁塘運作計劃）、園境設計總圖及樹木調查及樹木保育建議。

The applicant provided further information which includes Drainage Impact Assessment, Ecological Impact Assessment, Wetland Restoration and Creation Scheme (Fishpond Operation Plan), Landscape Master Plan and Tree Survey and Tree Preservation Proposal.

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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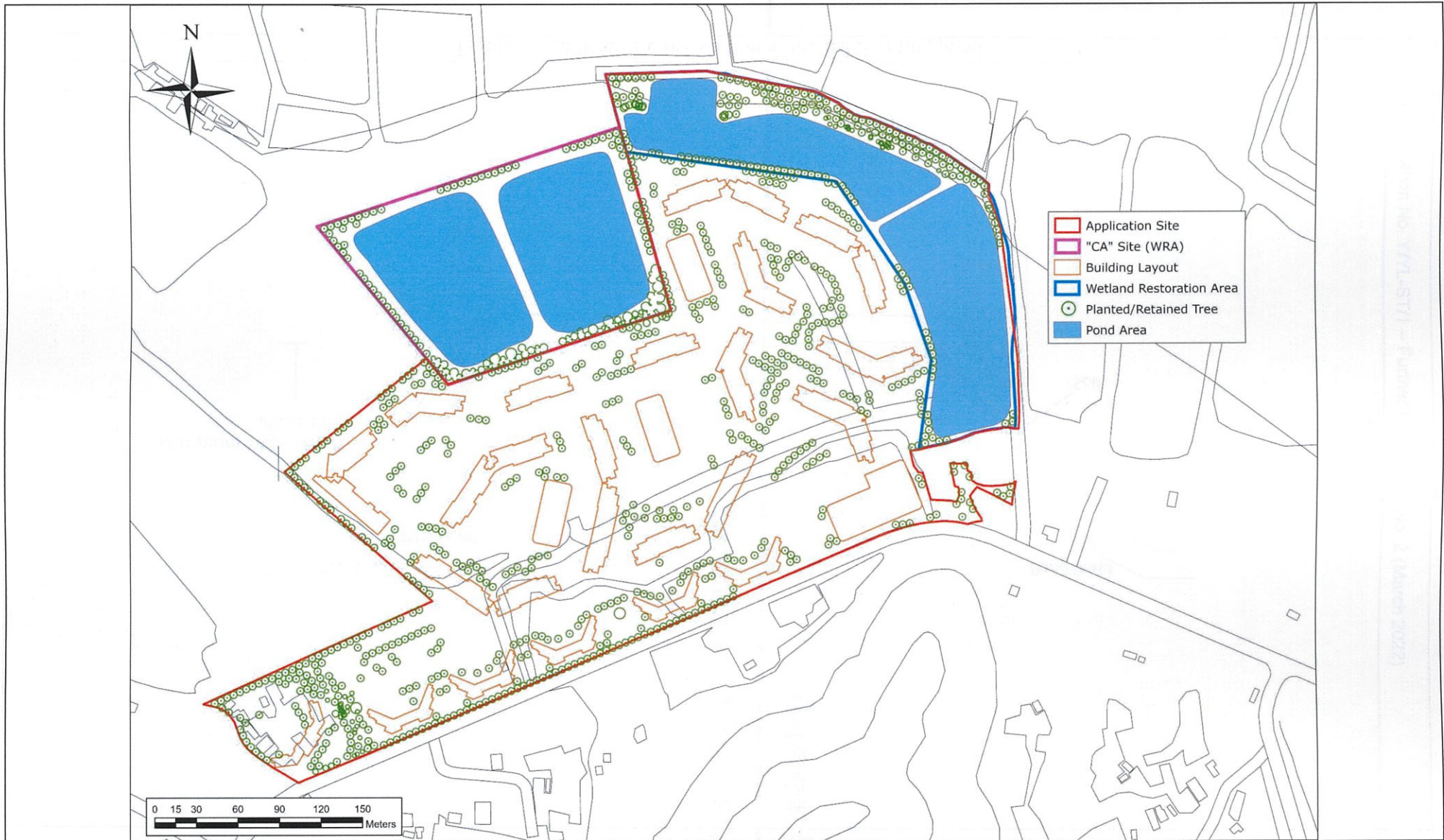


Figure 2 Locations and layout of the Wetland Restoration Area (WRA)



Legend

- Proposed "OU (CDWRA) (1)" Zoning Boundary
- Development Site Boundary
- Wetland Restoration Area
- Lawn
- Shrub
- Bench
- Children's Play Area
- Elderly Fitness Court/ Fitness Station
- Retained Tree / Tree Cluster
DRA (Phase 1): 41 nos.
WRA in "OU (CDWRA) (1)" (Phase 1): 42 nos.
WRA in "CA" (Phase 1): 56 nos.
- New Tree Planting
DRA (Phase 1): 571nos.
WRA in "OU (CDWRA) (1)" (Phase 1): 158nos.
WRA in "CA" (Phase 1): 66nos.
- Green Roof
- Trellis
- Swimming Pool
- Water Feature
- Fish Pond
- Wood Deck
- Proposed Level
- Pedestrian Entrance/Exit
- Vehicular Entrance/Exit

- 1 Entrance Plaza designed with ornamental planting and water feature creates 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 4m wide bioswale with tree and shrub plantings above the stormdrain channel at the edge of proposal development forms a landscape buffer to Castle Peak Road - San Tin and contributes 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 Three landscape cores designed with grand lawn, water feature and sitting-out area provide 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 New trees, retained trees, grass/reed planting proposed at selected location 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 trees 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, events and gatherings.
- 13 BBQ Places & Play Courts extend recreational facilities from the clubhouse interior to exterior.
- 14 Wetland Restoration Area reinstates and maintains 70% of waterbody and 30% of planting area/preserved trees and operational spaces on pond bunds.
- 15 Future Phase 2 Development Residential Area

Development Area for the Proposed "OU (CDWRA)(1)" : 142,510m²
Phase 1 Development Area: 137,982m²
 Development Residential Area (DRA): 110,386m²
 Wetland Restoration Area in "OU (CDWRA)(1)": 27,596m²
Private Open Space for residents: Total not less than 11,312m²
 (For estimated population of 11,312 people)

Phase 2 Development Residential Area (DRA) (Hop Shing Wai): 4,528m²
Private Open Space for residents: Total not less than 381m²
 (For estimated population of 381 people)

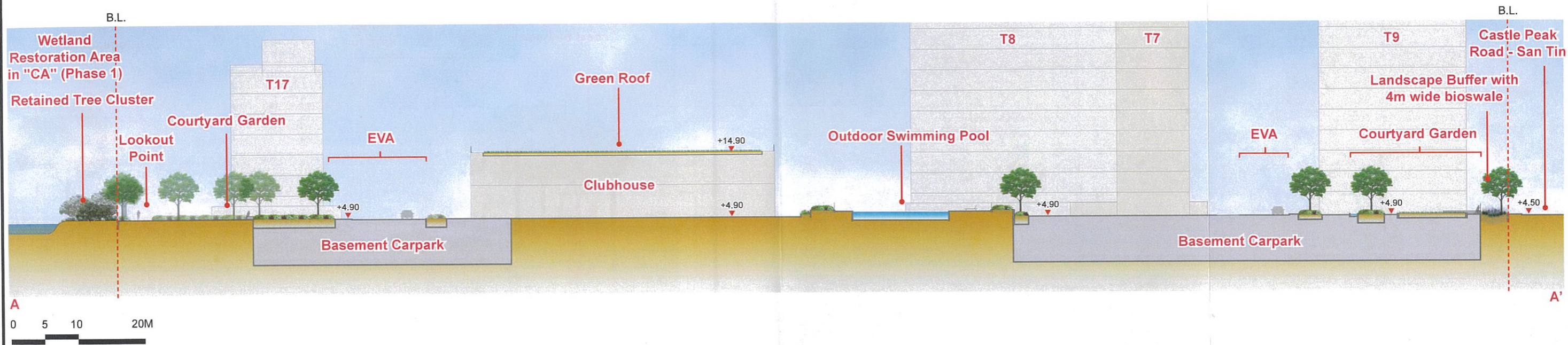
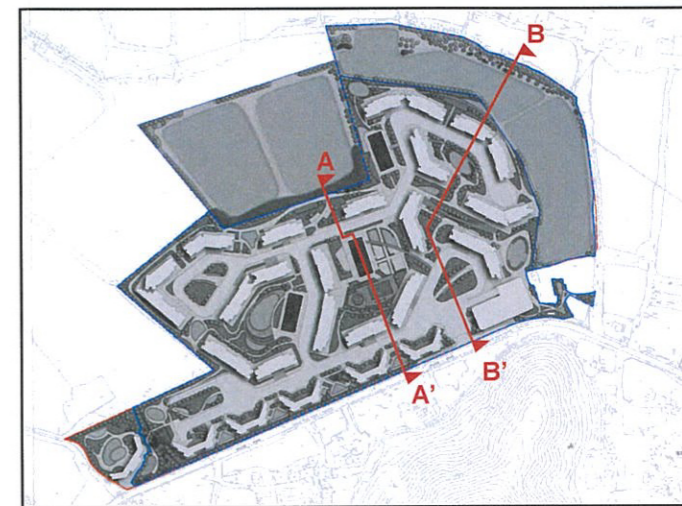
Phase 1 Wetland Restoration Area in "CA" : 27,596m²



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
 Landscape Master Plan

SCALE	AS SHOWN	DATE	MAR 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV
			B

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 電話 (八五三) 二一三一 八八三三 傳真 (八五三) 二一三一 八八三三

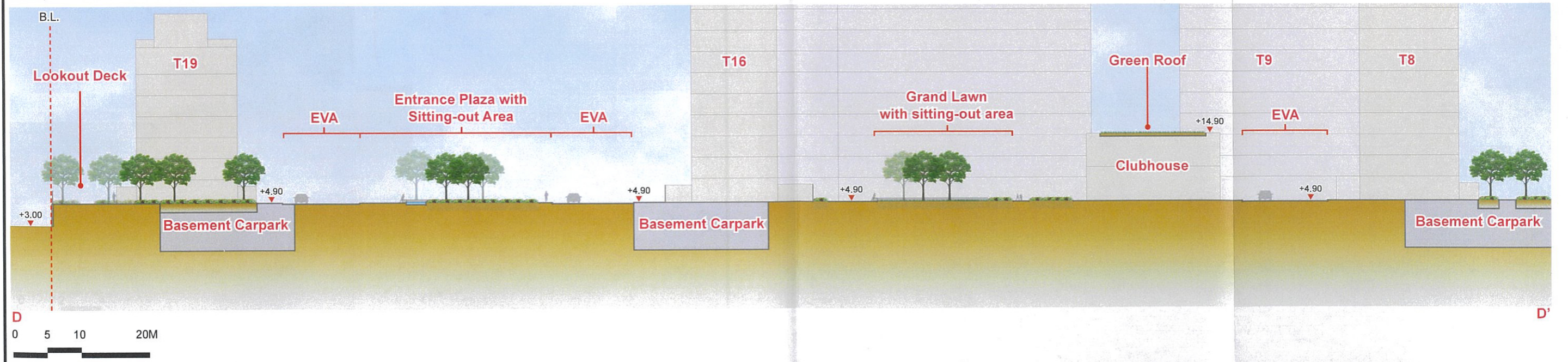
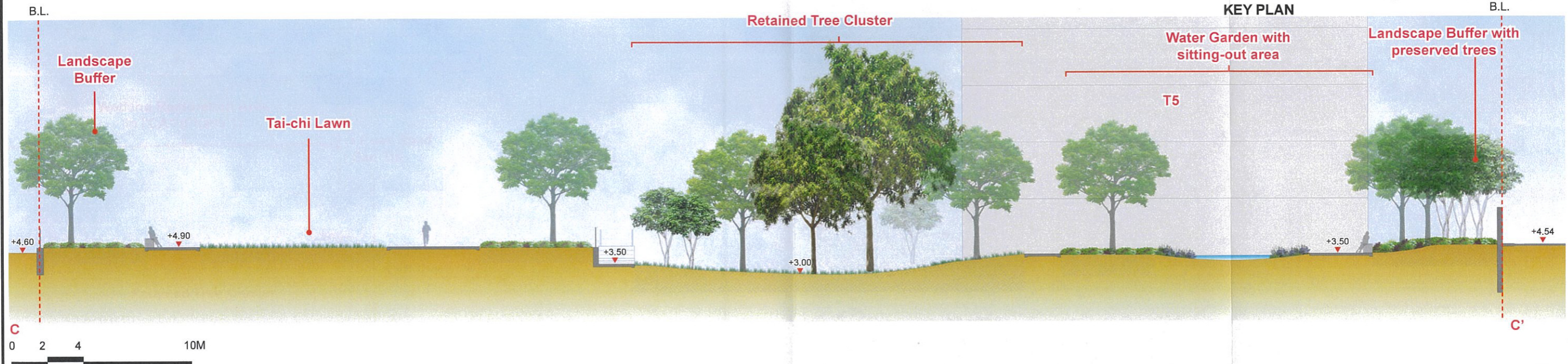
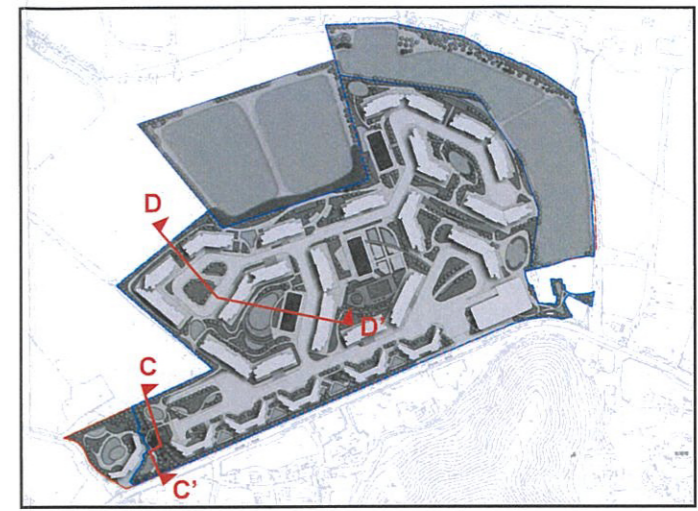


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SCALE	AS SHOWN	DATE	MAR 2022
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FIGURE NO.	Figure 2.1		
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Landscape Section C-C' and D-D'

SCALE	AS SHOWN	DATE	MAR 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.2		
	REV	B	

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