

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-ST/1**
关于申请编号 Y/YL-ST/1 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 31.12.2021
因应於 2021 年 12 月 31 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	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 元朗新田练板村丈量约份第 99 约地段第 768 号余段(部分)、第 769 号余段(部分)、丈量约份第 105 约地段第 1889A 号 (部分)和毗连政府土地		
Site area 地盘面积	About 约 170,106 sq. m 平方米 (Includes Government Land of about 包括政府土地约 16,576 sq. m 平方米) ⁽¹⁾		
Plan 图则	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 新田分区计划大纲核准图编号 S/YL-ST/8		
Zoning 地带	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」注明「综合发展包括湿地修复区」		
Proposed Amendment(s) 拟议修订	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 把申请地点由「其他指定用途」注明「综合发展包括湿地修复区」改划为「其他指定用途」注明「综合发展包括湿地修复区(1)」地带并修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	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 约 4,275 ⁽²⁾	Not more than 不多於 0.03
No. of block 幢数	Domestic 住用	29	
	Non-domestic 非住用	4 ⁽³⁾	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	10 - 57.9	m 米	
		27.75 - 62.4	mPD 米(主水平基准上)	
		7 - 18	Storey(s) 层 Exclude 不包括 Basement 地库	
	Non-domestic 非住用	2		
		10	m 米	
		14.5	mPD 米(主水平基准上)	
		2	Storey(s) 层 Exclude 不包括 Basement 地库	
	Composite 综合用途	2		
		-	m 米	
		-	mPD 米(主水平基准上)	
Site coverage 上盖面积	-			
	-	mPD 米(主水平基准上)		
	-	Storey(s) 层		
Site coverage 上盖面积	About 约 20 %			
No. of units 单位数目	4,176 Flats 住宅单位 100 Child Care Centre (place) 幼儿中心(名额)			
Open space 休憩用地	Private 私人	Not less than 不少於 11,693	sq. m 平方米	
	Public 公众	-	sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		1533	
	Private Car Parking Spaces 私家车车位		1490	
	Motorcycle Parking Spaces 电单车车位		43	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		35	
	Taxi Spaces 的士车位		2	
	Coach Spaces 旅游巴车位		2	
	Light Goods Vehicle Spaces 轻型货车车位		2	
Heavy Goods Vehicle Spaces 重型货车车位		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 平方米的改划地点及位於毗连「自然保育区」约 27,596 平方米的拟议湿地修复区
- (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
包括总楼面面积约 2,200 平方米作幼稚园(6 个课室)和幼儿中心(100 个名额)以及总楼面面积约 2,075 平方米作零售/餐饮设施
- (3) Including 1 GIC & Retail block and 3 clubhouse blocks
包括 1 幢作社会福利及零售设施以及 3 幢作会所设施

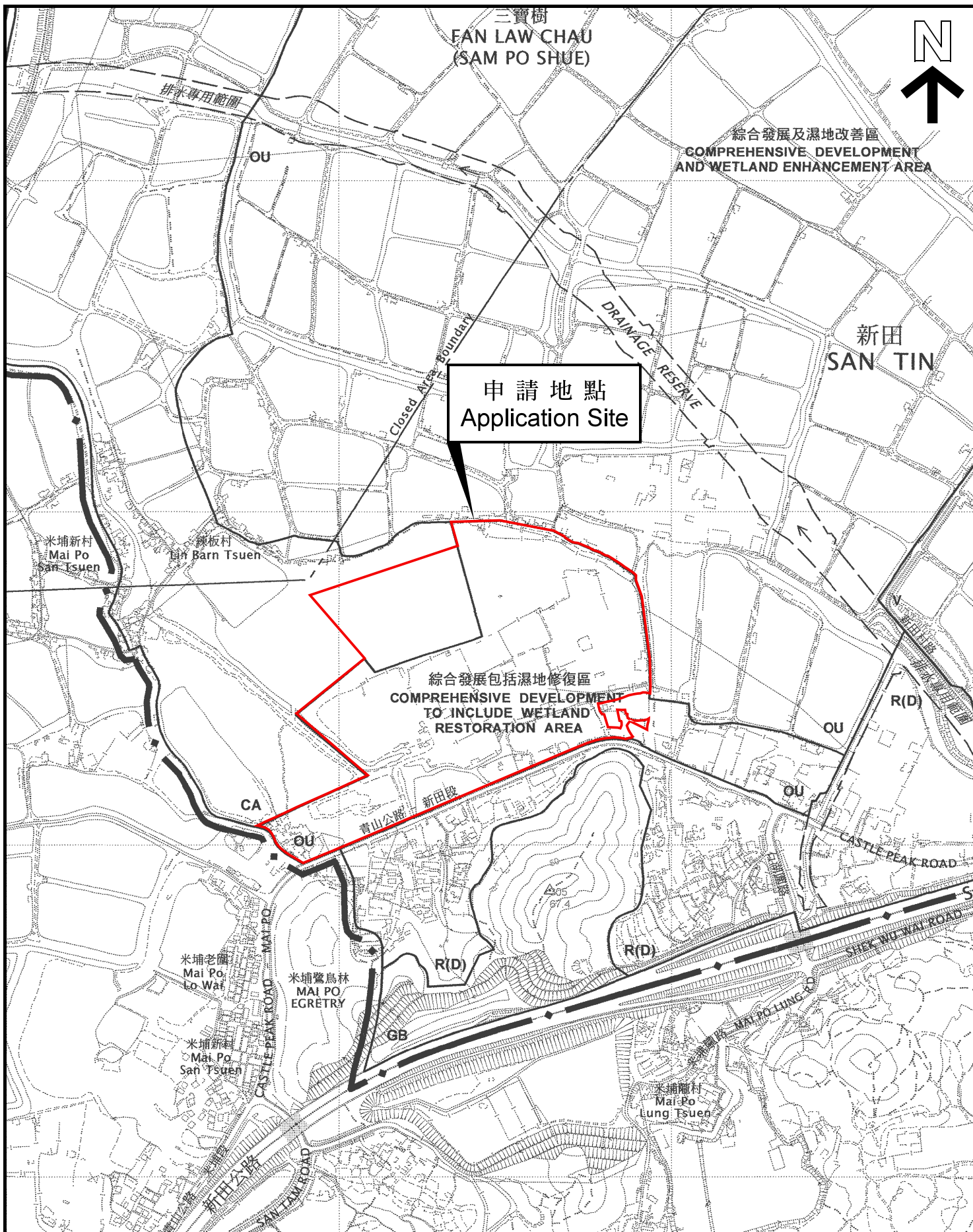
* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
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 checked="" type="checkbox"/>
<u>Updated indicative development scheme and sections 更新的指示性发展计划及截视图</u>		
<u>Reports 报告书</u>		
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 checked="" 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 type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
<u>Responses-to-Comment Table 回应部门意见表</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空气流通评估（专家评估）</u>		
<u>Water Supply Impact Assessment 供水影响评估</u>		
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.

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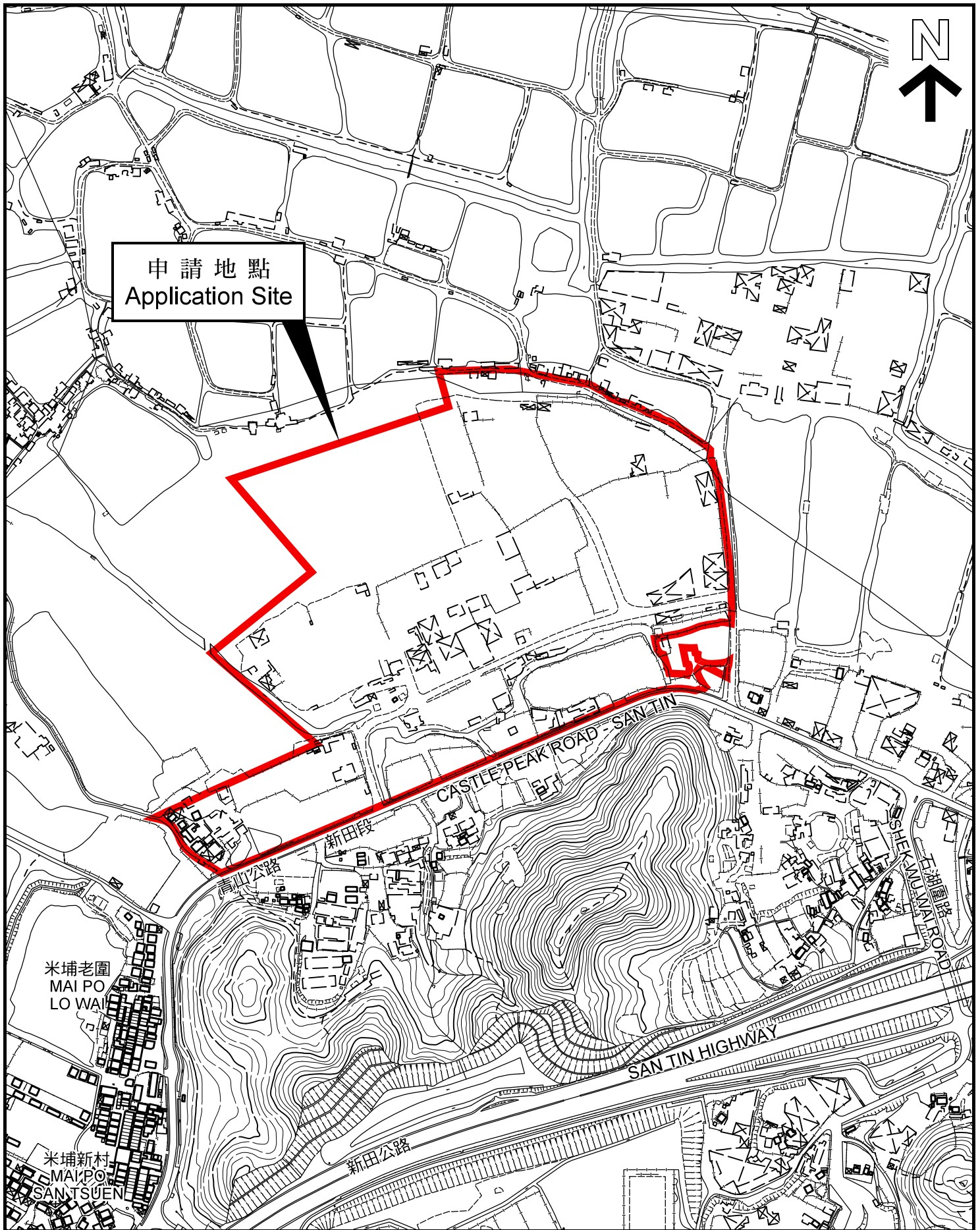
位置圖 LOCATION PLAN

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

SCALE 1 : 7 500 比例尺
 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-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
 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
 -  16 STOREYS RESIDENTIAL
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 -  7 STOREYS RESIDENTIAL
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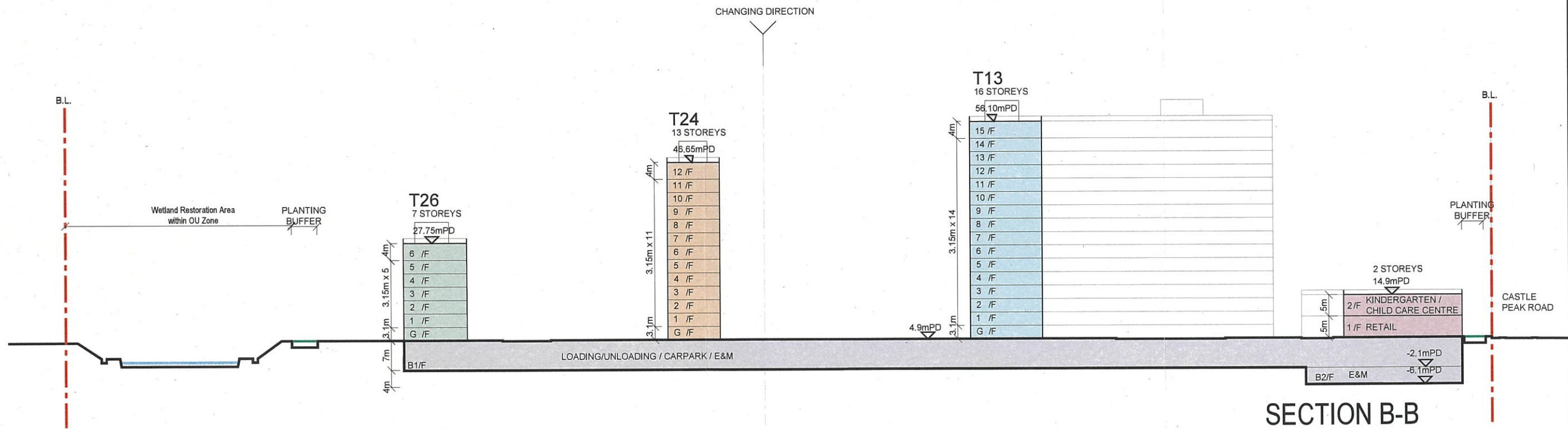
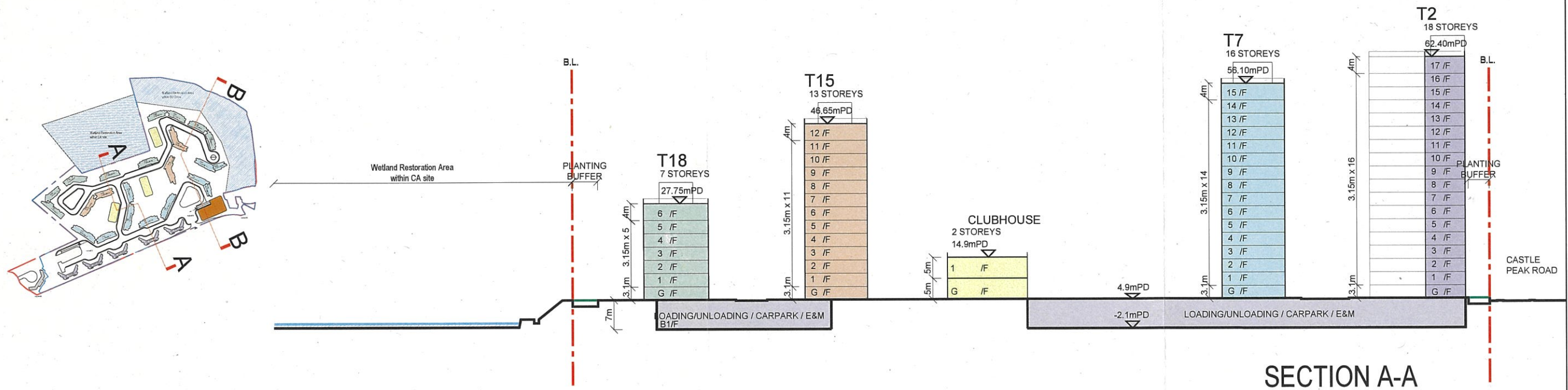
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Proposed Comprehensive Residential Development to include Wetland Restoration Area
 at Lin Barn Tsuen, San Tin, Yuen Long

Schematic Design G/F

Dec 2021



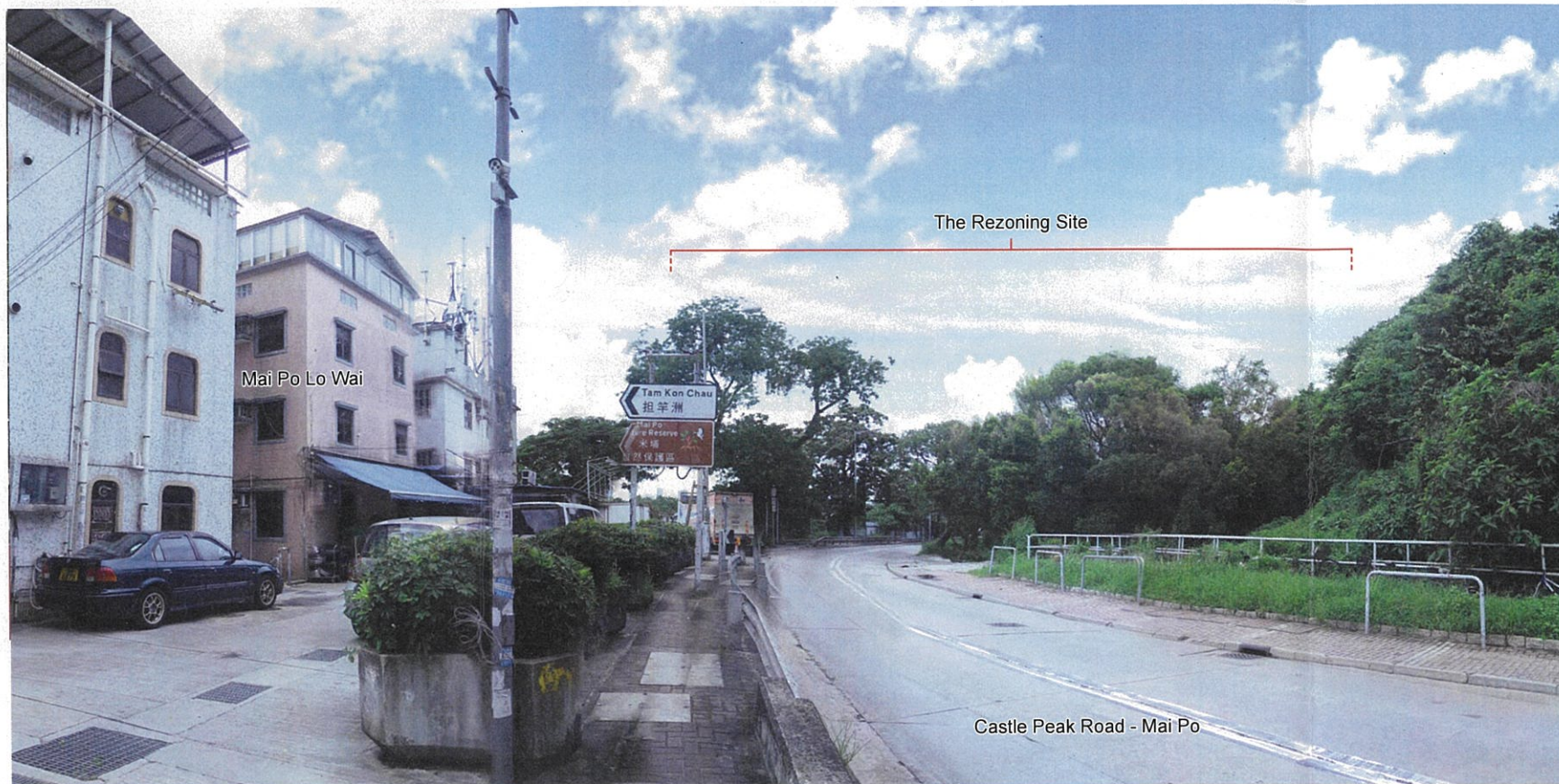


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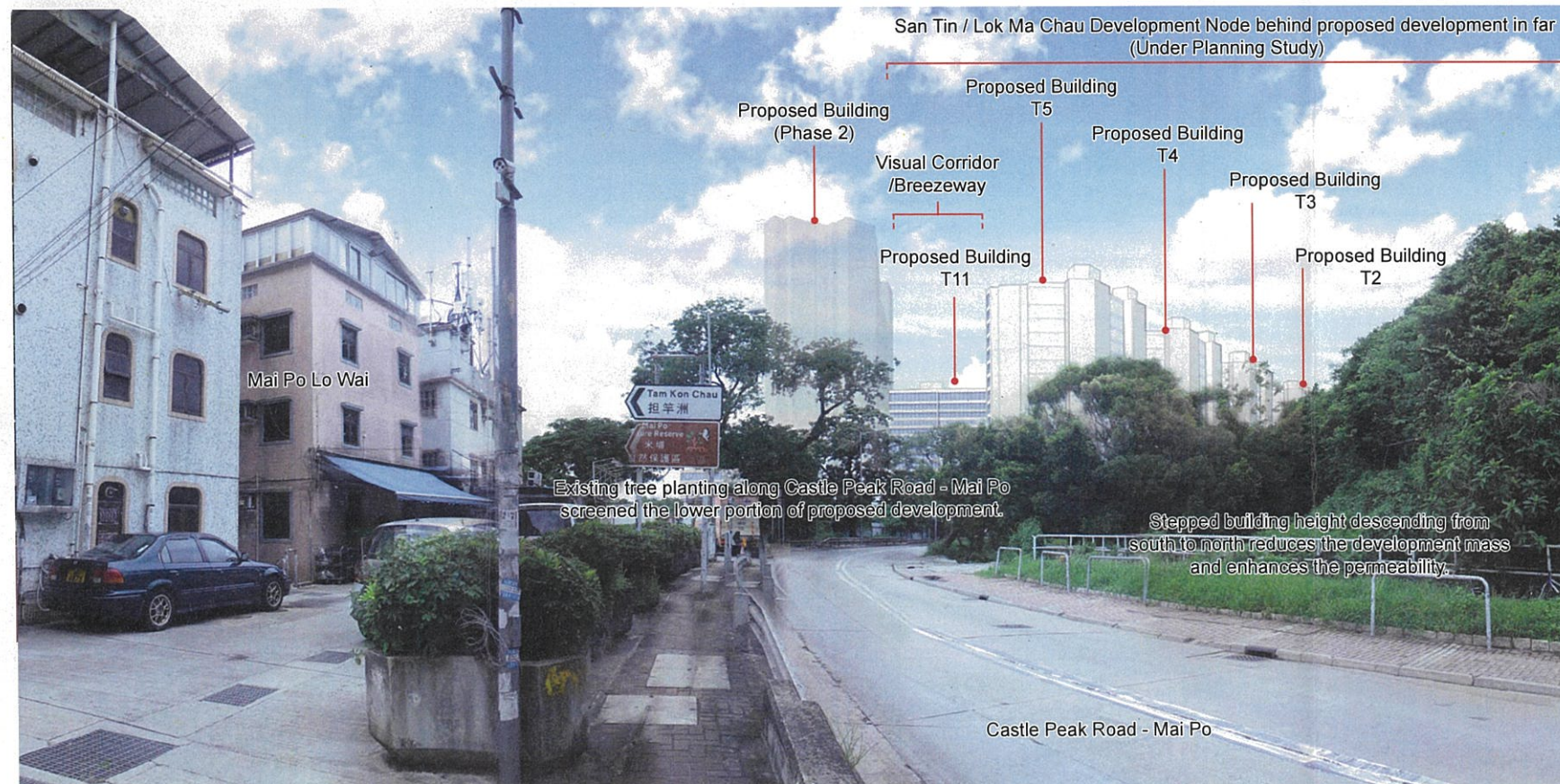
Proposed Comprehensive Residential Development to include Wetland Restoration Area
 at Lin Barn Tsuen, San Tin, Yuen Long

SCHEMATIC SECTION

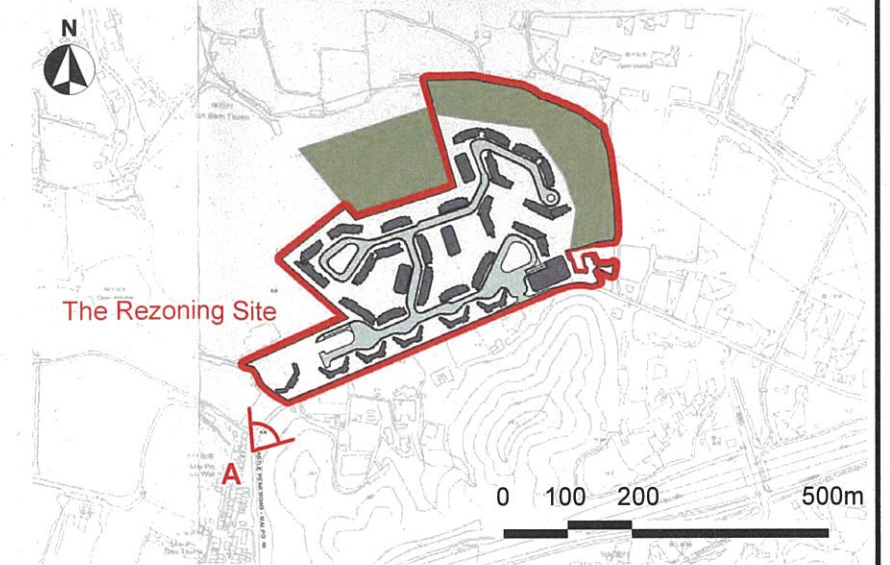




Existing View
View northeast from Mai Po Lo Wai at Castle Peak Road - Mai Po



Proposed Development



Key Plan

Viewpoint A

Viewpoint Elevation: +4.4mPD

Viewing Distance: 102m

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

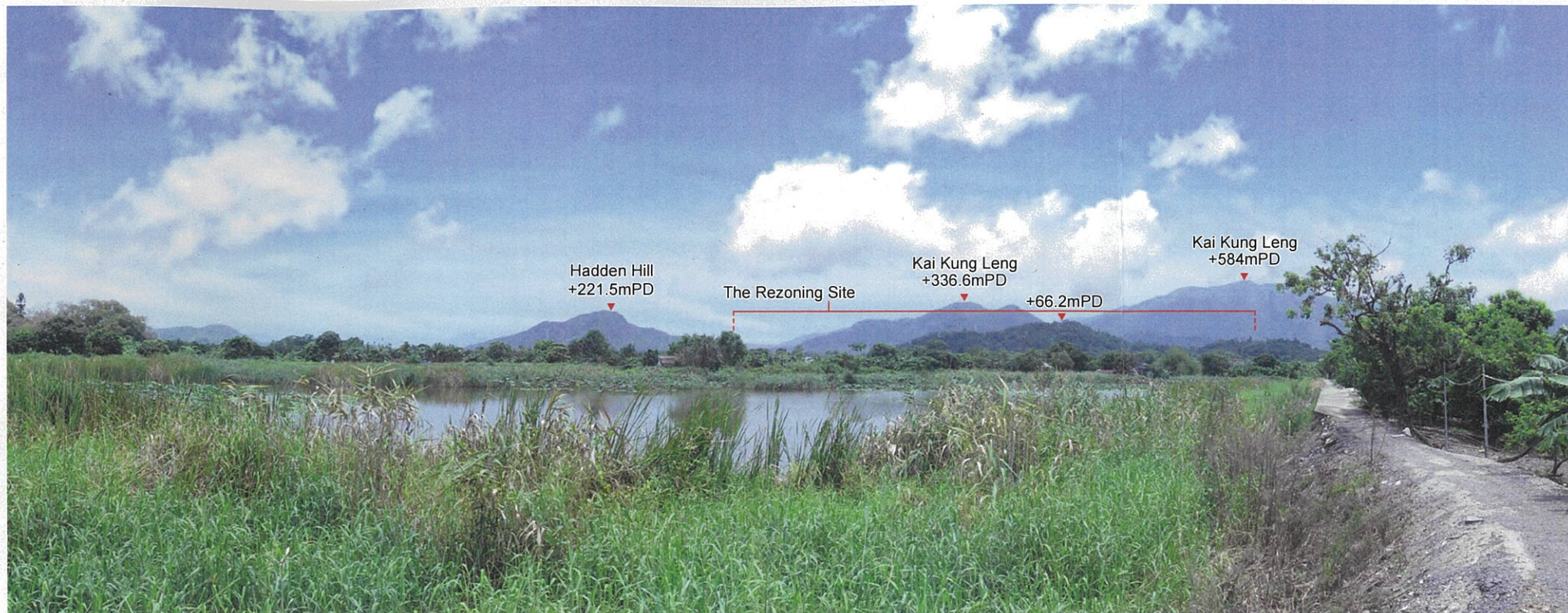
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 Photomontage - Viewpoint A

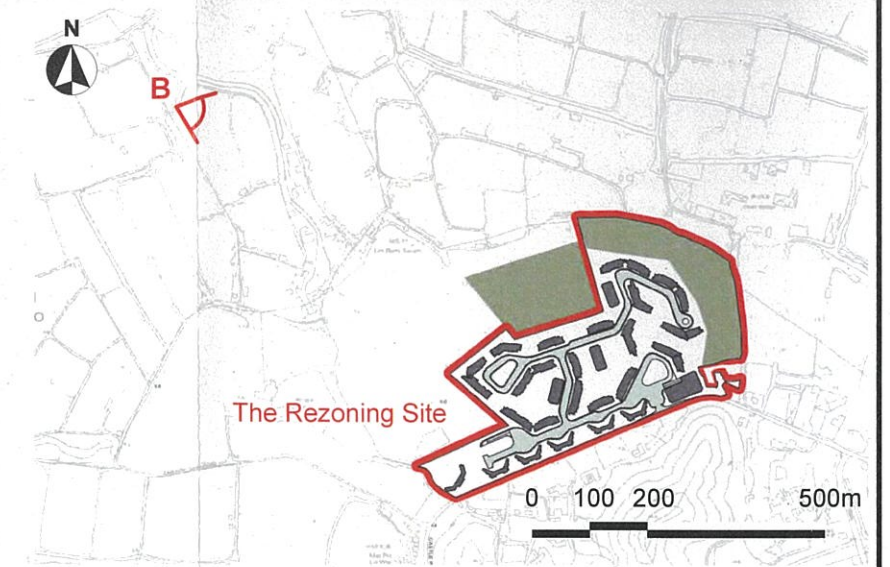
SCALE	As Shown	DATE	DEC 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV



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
 雅博奧德國際設計有限公司
 總行: 香港中環皇后大道中18號香港銀行大廈十樓
 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

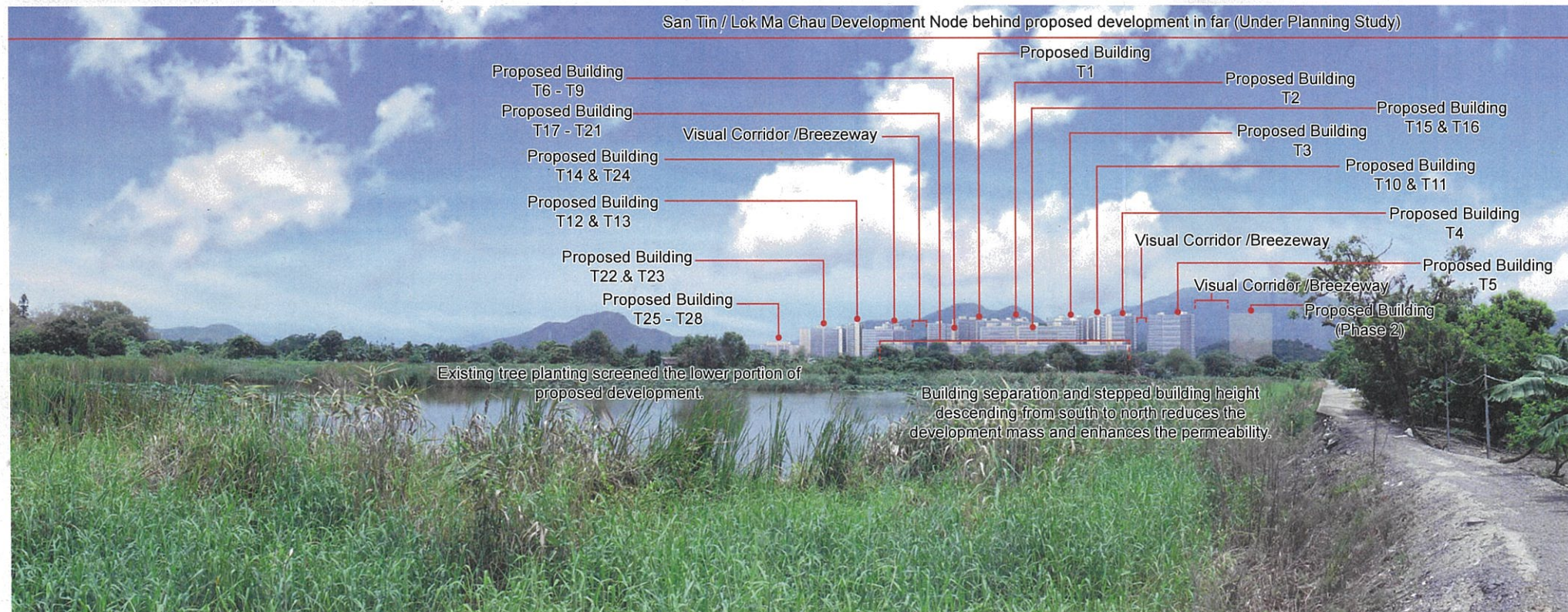


Existing View
View southeast from Lin Barn Tsuen Fish Pond Area



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

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

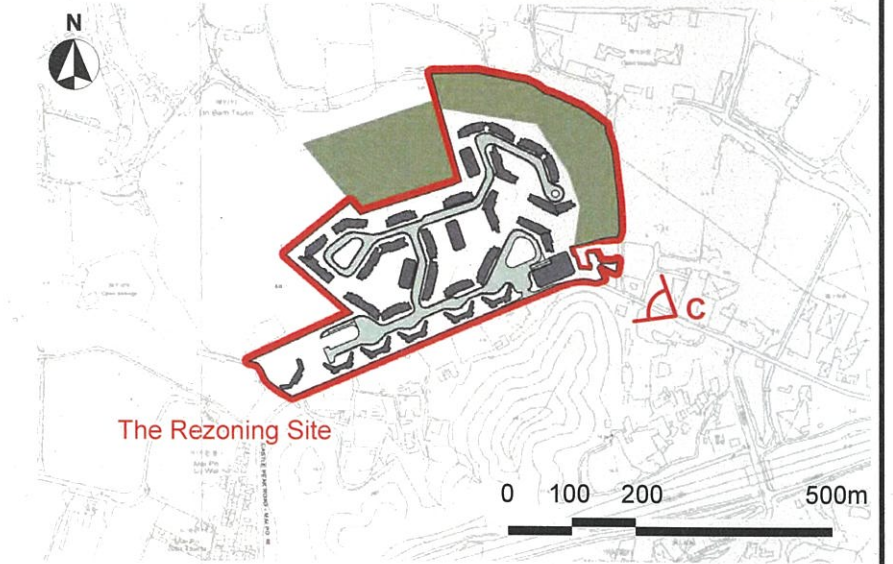
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Existing View
View northwest from Castle Peak Road - San Tin



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
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV



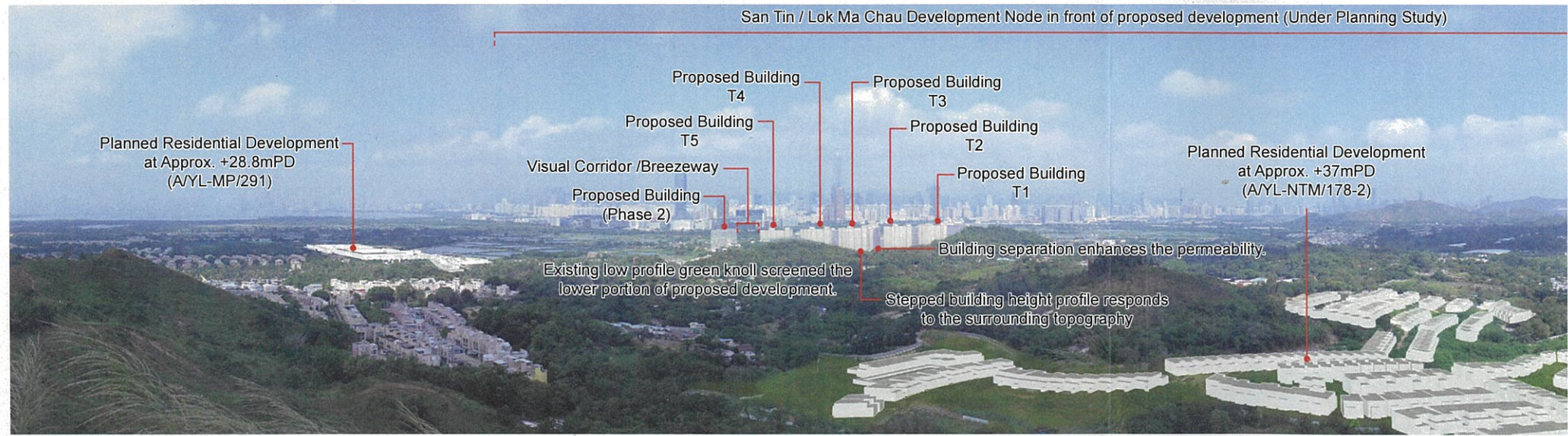
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Existing View
View north from Kai Kung Leng



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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匯博奧國際設計有限公司
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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)

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