

**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 4.3.2022
因应於 2022 年 3 月 4 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	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	-			
	-	m 米		
	-	mPD 米(主水平基准上)		
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

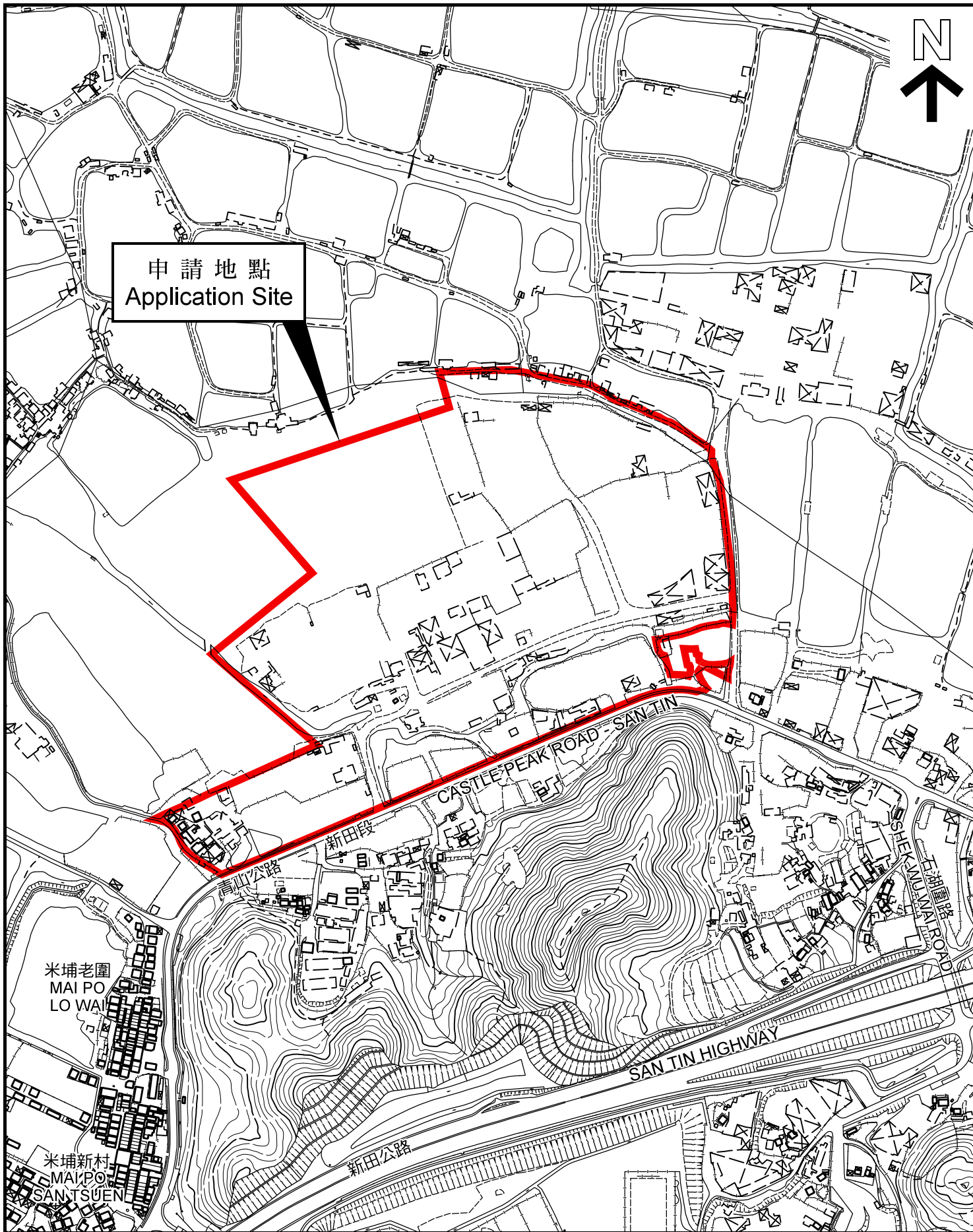
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey and Tree preservation proposal 树木调查及树木保育建议	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Ecological Impact Assessment 生态影响评估</u>		
<u>Wetland restoration and creation scheme (fishpond operation plan)</u>		
<u>湿地修复及创造计划（渔塘运作计划）</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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。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。



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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Legend

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

- 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)

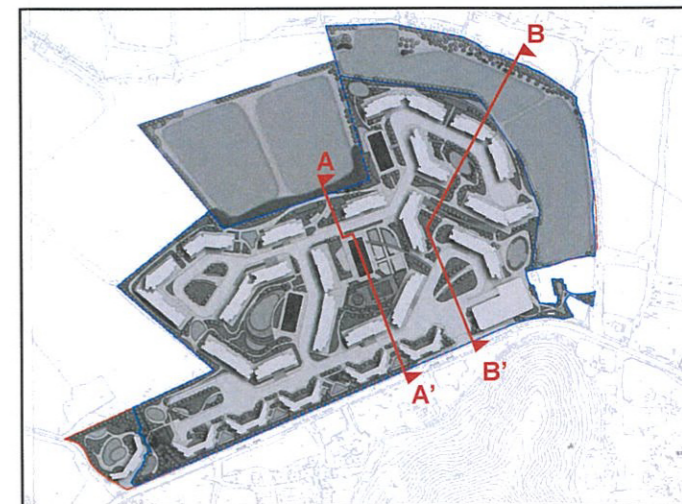
Phase 1 Wetland Restoration Area in "CA" : 27,596m²



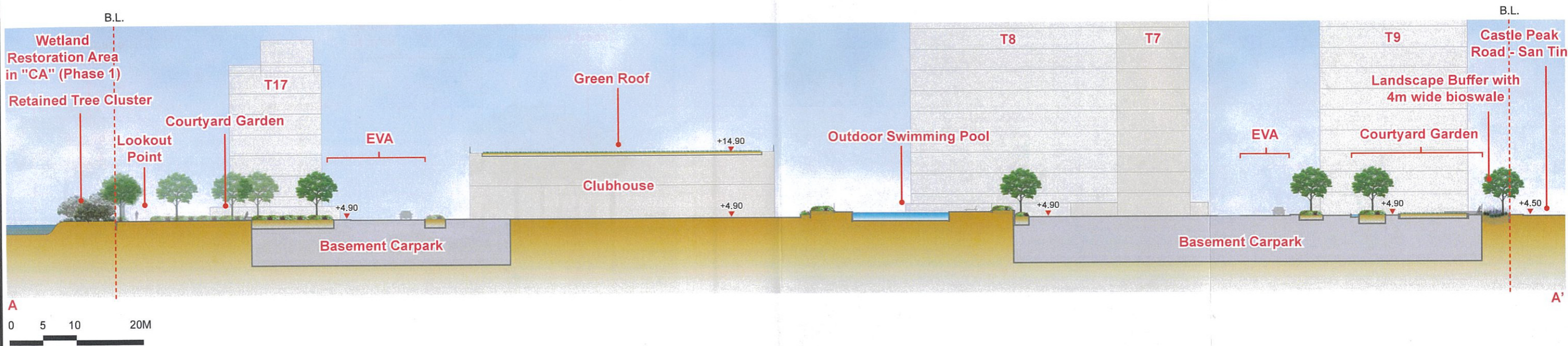
Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area and Proposed Wetland Restoration Area in "CA" Zone, Lot Nos. 768 RP (Part) and 769 RP (Part) in DD99 and Lot No. 1889A(Part) in DD105 and Adjoining Government Land, Lin Barn Tsuen, 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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KEY PLAN

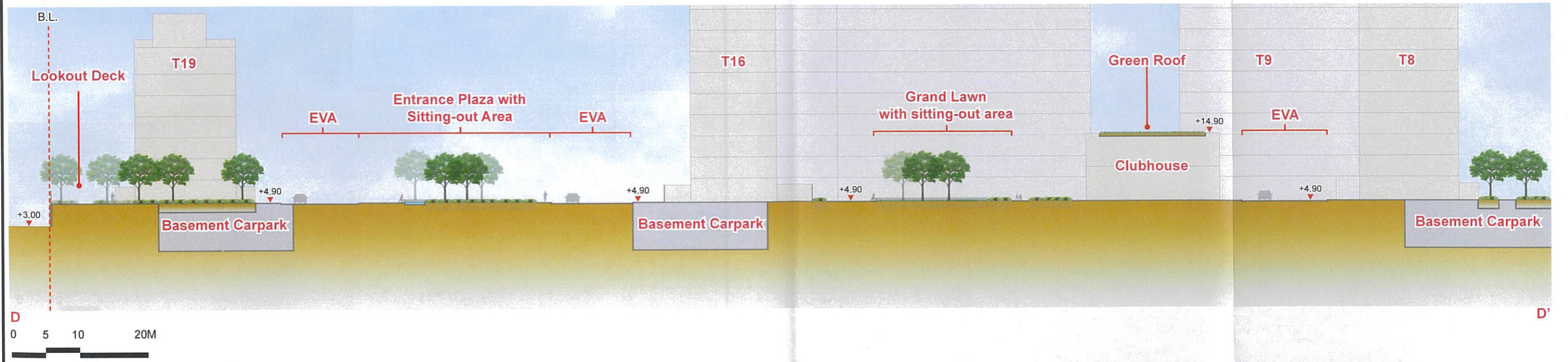
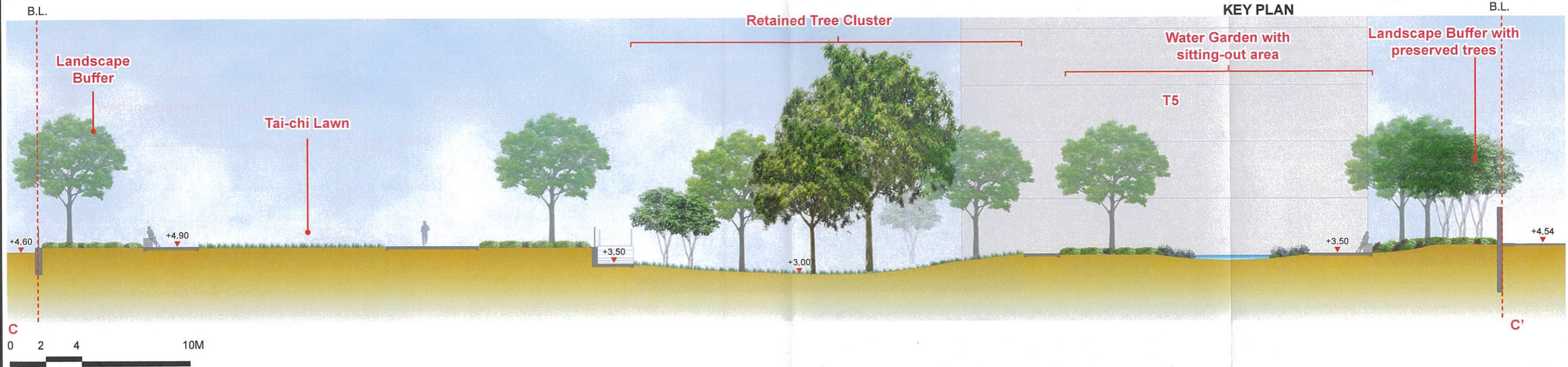
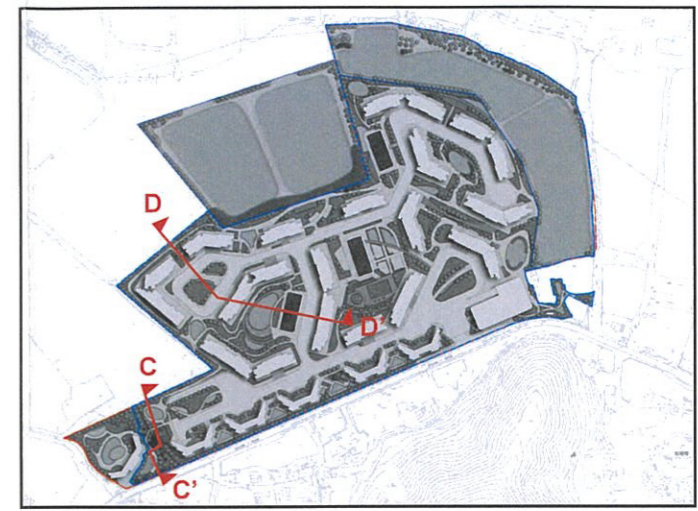


Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area and Proposed Wetland Restoration Area in "CA" Zone, Lot Nos. 768 RP (Part) and 769 RP (Part) in DD99 and Lot No. 1889A(Part) in DD105 and Adjoining Government Land, Lin Barn Tsuen,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

SCALE	AS SHOWN	DATE	MAR 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		
REV	B		

ADI

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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 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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