

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/NE-LYT/15**  
**关于申请编号 Y/NE-LYT/15 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 9.6.2023  
因应於 2023 年 6 月 9 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/NE-LYT/15		
Location/address 位置/地址	Lots 926, 934, 936 S.B, 937 RP, 947 RP, 948 RP, 949, 950, 951, 952, 955 S.A and 2435 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, N.T. 新界粉岭龙跃头丈量约份第 83 约地段第 926 号、第 934 号、第 936 号 B 分段、第 937 号余段、第 947 号余段、第 948 号余段、第 949 号、第 950 号、第 951 号、第 952 号、第 955 号 A 分段及第 2435 号和毗连政府土地		
Site area 地盘面积	About 约 36,806.4 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,302.4 sq. m 平方米)		
Plan 图则	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龙跃头及军地南分区计划大纲核准图编号 S/NE-LYT/19		
Zoning 地带	"Agriculture" and "Residential (Group C)" 「农业」及「住宅(丙类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Agriculture" and "Residential (Group C)" to "Residential (Group A) 2" and amend the Notes of the zone applicable to the site 把申请地点由「农业」及「住宅(丙类)」地带改划为「住宅(甲类)2」地带及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 184,032	Not more than 不多於 5
	Non-domestic 非住用	Not more than 不多於 18,403.2 <sup>(1)</sup>	Not more than 不多於 0.5 <sup>(1)</sup>
No. of block 幢数	Domestic 住用	3	
	Non-domestic 非住用	-	
	Composite 综合用途	2	

(1) 非住用楼面面积包括拟议六间课室幼稚园、100 个服务名额幼儿中心、100 个服务名额老人日间护理中心及安老院舍的楼面面积。GFA of the proposed 6-classrooms kindergarten, 100-places Child Care Centre, 100-places Day Care Centre for the Elderly and Residential Care Home for the Elderly are included into non-domestic GFA calculation.

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	Not more than 不多於 -	m 米
		Not more than 不多於 146	mPD 米(主水平基准上)
		39 - 40 2	Storey(s) 层 Exclude 不包括 Basement 地库
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	Not more than 不多於 -	m 米
		Not more than 不多於 149	mPD 米(主水平基准上)
		Not more than 不多於 36 3 3	Storey(s) 层 Exclude 不包括 Basement 地库 Podium 平台
Site coverage 上盖面积	33 %		
No. of units 单位数目	4,091 Flats 住宅单位 100 Beds in Residential Care Home for the Elderly 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 11,455	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		1348
	Private Car Parking Spaces 私家车车位		1153
	Motorcycle Parking Spaces 电单车车位		55
	Bicycle Parking Space 单车位		137
	Light Bus Parking Space 小型巴士泊车位		3
	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		1
Heavy Goods Vehicle Spaces 重型货车车位		31	
School Bus Lay-by 学校巴士停车处		2	
Ambulance Lay-by 救护车停车处		1	

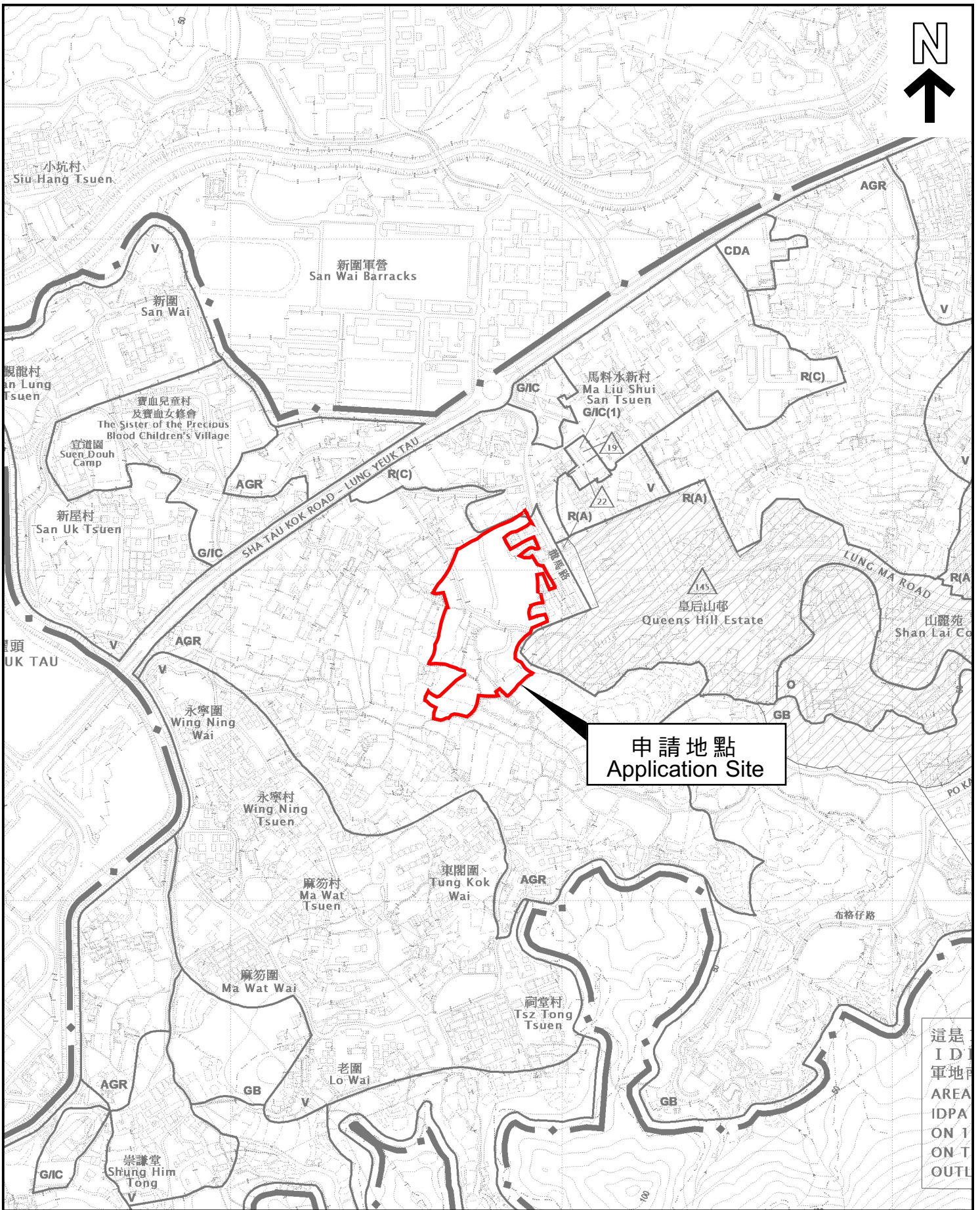
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
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 checked="" 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"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" 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 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 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"/>
<b><u>Impact Assessment on Heritage Conservation, Tree Preservation and Removal Proposal, and Air Ventilation Impact Assessment</u></b>		
文物影响评估、树木保育及移除建议及空气流通影响评估		
<b><u>Response-to-Comment Table to the departments 回应部门的意见表</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

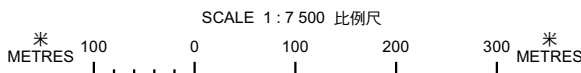
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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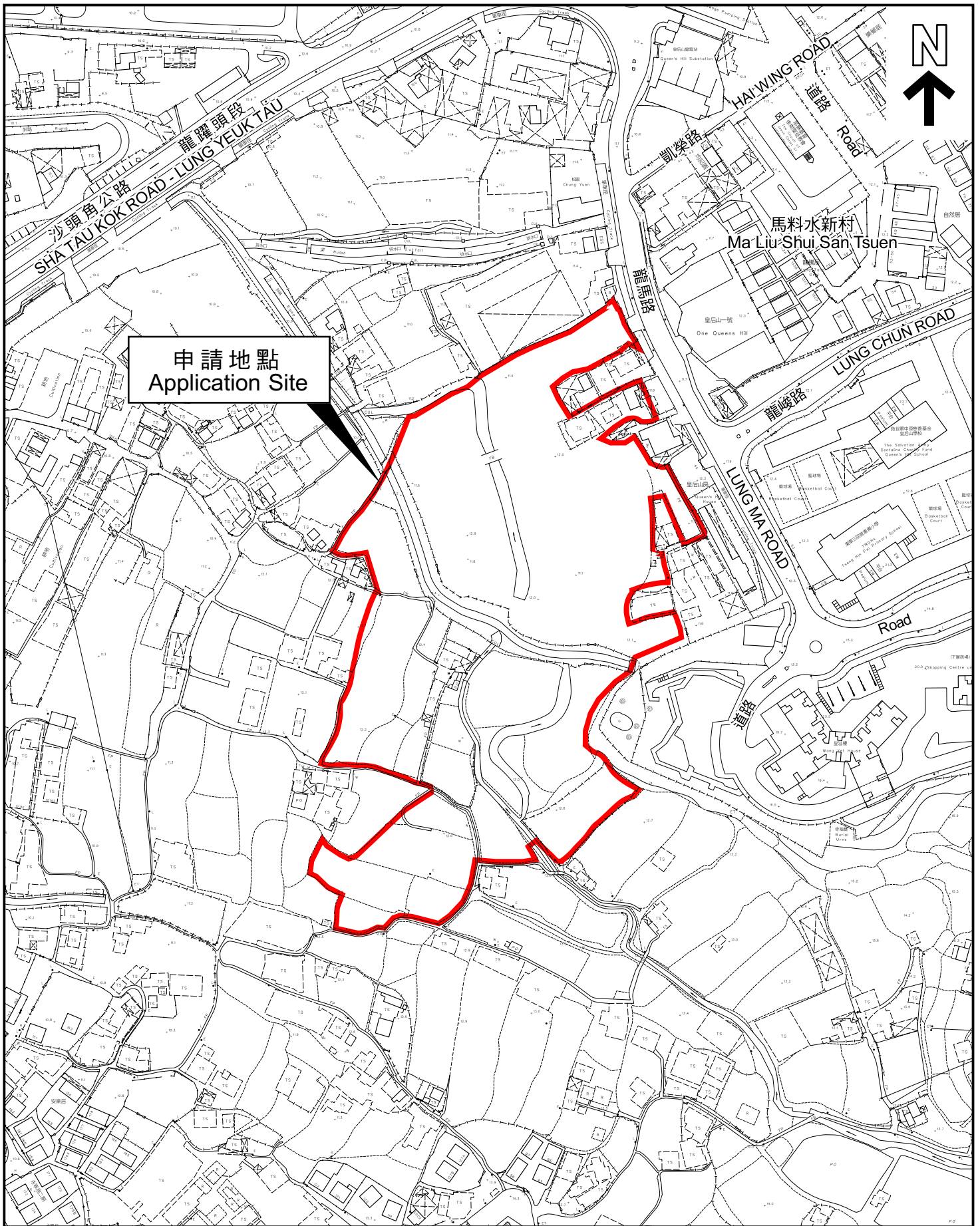
**位置圖 LOCATION PLAN**

本摘要圖於2023年2月2日擬備，  
 所根據的資料為於2022年12月6日  
 核准的分區計劃大綱圖編號S/NE-LYT/19  
 EXTRACT PLAN PREPARED ON 2.2.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/NE-LYT/19 APPROVED ON 6.12.2022



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/NE-LYT/15**



申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2023年2月3日擬備，  
所根據的資料為測量圖編號  
3-SW-8A、8B、8C及8D  
EXTRACT PLAN PREPARED ON 3.2.2023  
BASED ON SURVEY SHEETS No.  
3-SW-8A, 8B, 8C & 8D

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/NE-LYT/15

申請編號 Application No. : Y/NE-LYT/15

**(進一步資料 Further Information)**

**備註 Remarks**

申請人提交進一步資料，包括回應部門意見表、文物影響評估、經修訂的園境設計總圖、樹木保育及移除建議和排水影響評估、以及規劃綱領、視覺影響評估、空氣流通影響評估和環境評估的替代頁。

The applicant submitted further information including a table of responses to departmental comments with Impact Assessment on Heritage Conservation, revised Master Landscape Plan and Tree Preservation and Removal Proposal and Drainage Impact Assessment, and replacement pages of the Supporting Planning Statement, Visual Impact Assessment, Air Ventilation Assessment and Environmental 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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Rev.	Date	Amendment	Purpose
A	5 APR 23	GENERAL REVISION	FI NO.1

- LEGEND**
- SITE BOUNDARY
  - METAL FENCING
  - SOLID FENCE WALL
  - UNDERGROUND BOX CULVERT
  - DRAINAGE RESERVED AREA
  - TOS+XX.XX PROPOSED TOP OF SOIL
  - FFL+XX.XX PROPOSED FLOOR LEVEL
  - PLANTING AREA
  - LAWN AREA
  - EVA / VEHICLE ACCESS
  - SAFETY MAT
  - SWIMMING POOL
  - HARD PAVED AREA
  - ▼ RESIDENTIAL ENTRANCE
  - ▼ CARPARK ENTRANCE
  - ▼ VEHICULAR ENTRANCE / EXIT
  - ▼ PEDESTRIAN ENTRANCE / EXIT
  - \* WATER POINT (20M RADIUS)
  - PROPOSED NEW TREE IN CLOSED-BOTTOM PLANTER WITHIN DRAINAGE RESERVE AREA & ABOVE BOX CULVERT AREA
  - PROPOSED NEW TREE
  - EXISTING TREE CODE(RETAIN) TREE BOTTOM LEVEL

**LEGEND**

- 1** CHILDREN PLAY AREA  
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
- 2** BBQ AREA  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 3** SITTING-OUT AREA  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 4** URBAN FARMING AREA  
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
- 5** ELDERLY FITNESS AREA  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 6** LAWN AREA  
It is framed and surrounded by new tree plantings that would provide a natural and harmony environment for the enjoyment of the future residents.
- 7** SWIMMING POOL  
It is provided as a passive recreational facilities for the enjoyment of the future residents.

Developer  
**GOOD SMART CONSULTANTS LIMITED**

Project  
PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C)' TO 'RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION

Drawing Title  
**LANDSCAPE MASTER PLAN 01**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_001	A
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect  
**LWK + PARTNERS**

Consultant Logo  
**SLSL**

**1** LANDSCAPE MASTER PLAN 01  
1:600 (A1) / 1:1200 (A3)

申請編號 Application No. : Y/NE-LYT/15  
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**LEGEND**

TOTAL SITE COVERAGE OF GREENERY = NOT LESS THAN 11,042 SQM

PLANTING AREA  
MIN. 1200MM SOIL DEPTH  
EXCLUDING DRAINAGE LAYER

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 - Check and verify all dimensions on site.

Developer  
**GOOD SMART CONSULTANTS LIMITED**

Project  
 PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C)' TO 'RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJOINING GOVERNMENT LAND, LUNG YEUK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION

Drawing Title  
**SITE COVERAGE OF GREENERY FIGURE**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_004	A
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_004
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

**LWK + PARTNERS**

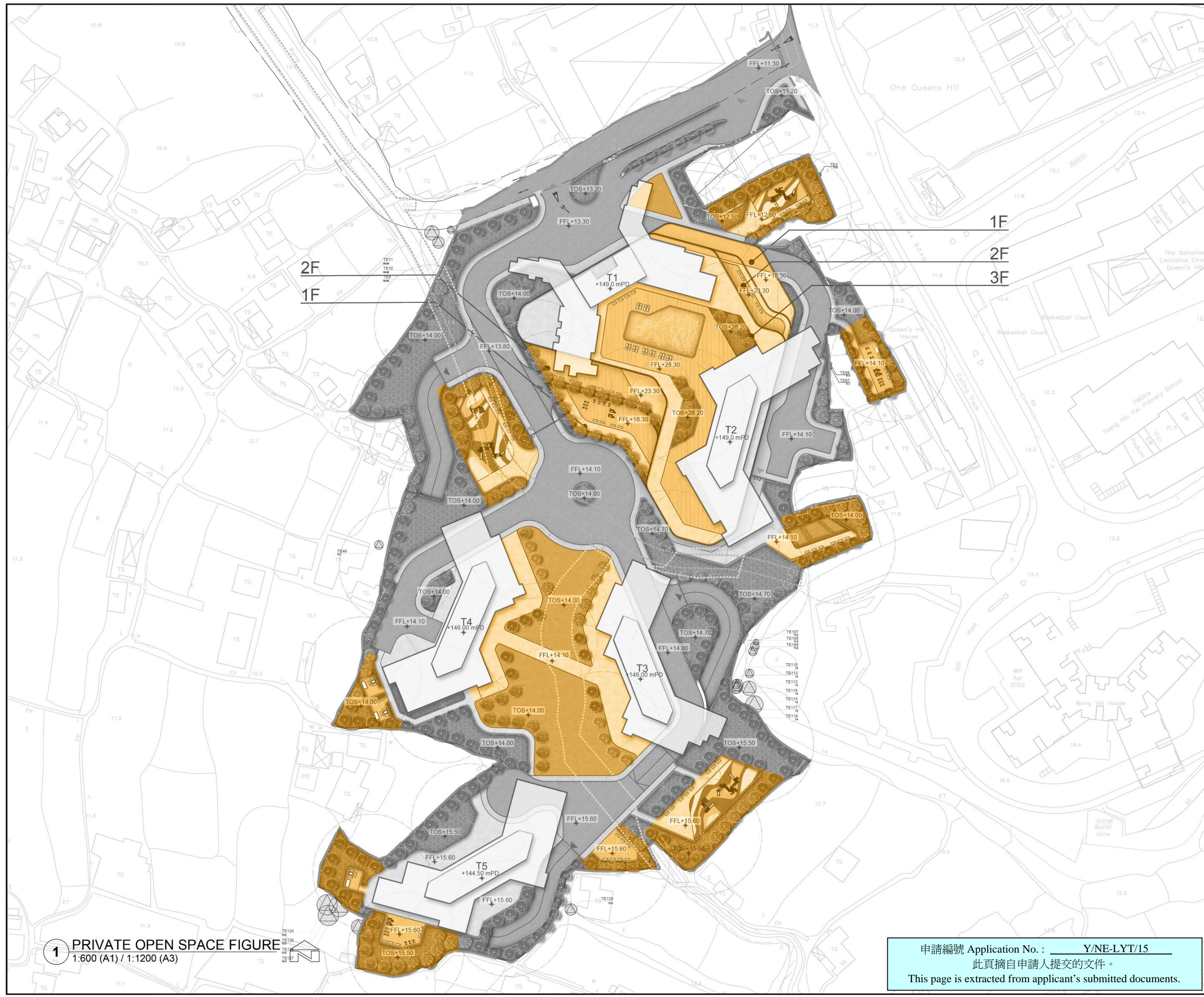
Consultant Logo

**SLSL**

**1 SITE COVERAGE OF GREENERY FIGURE**  
 1:600 (A1) / 1:1200 (A3)

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1F  
2F  
3F

2F  
1F

**LEGEND**

TOTAL PRIVATE OPEN SPACE AREA  
= NOT LESS THAN 11,455 SQM

PRIVATE OPEN SPACE

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Developer  
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Project  
PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C)' TO 'RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJOINING GOVERNMENT LAND, LUNG YEUK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION

Drawing Title  
**PRIVATE OPEN SPACE FIGURE**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_005	A
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_005
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

**LWK + PARTNERS**

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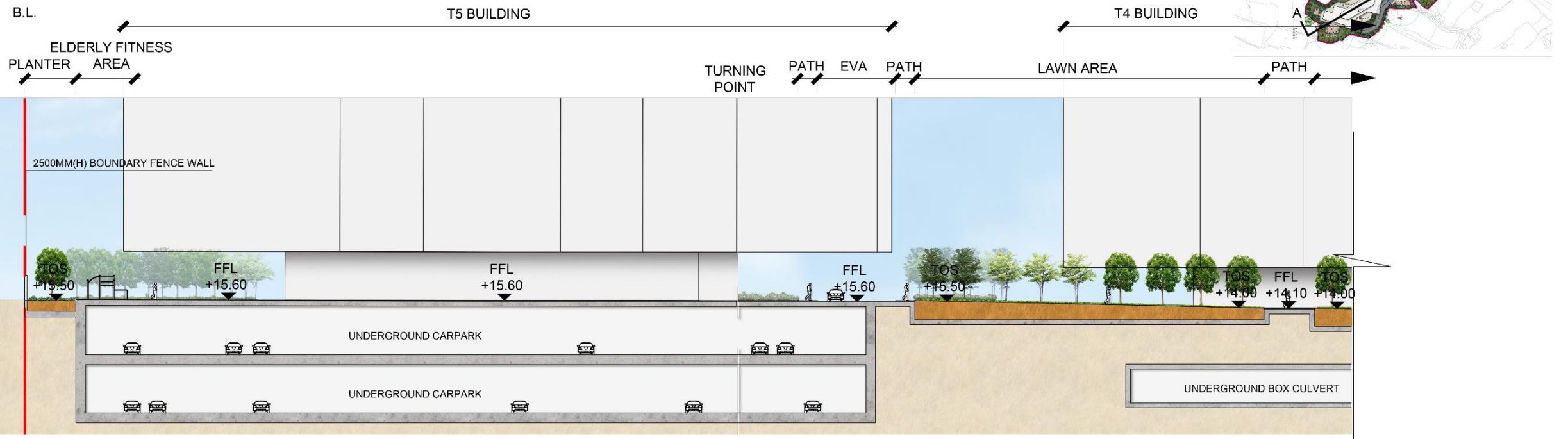
**SLSL**

**1 PRIVATE OPEN SPACE FIGURE**  
1:600 (A1) / 1:1200 (A3)

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Developer  
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Project  
 PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C) TO' RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJOINING GOVERNMENT LAND, LUNG YEUK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION

Drawing Title  
 LANDSCAPE SECTIONS 01

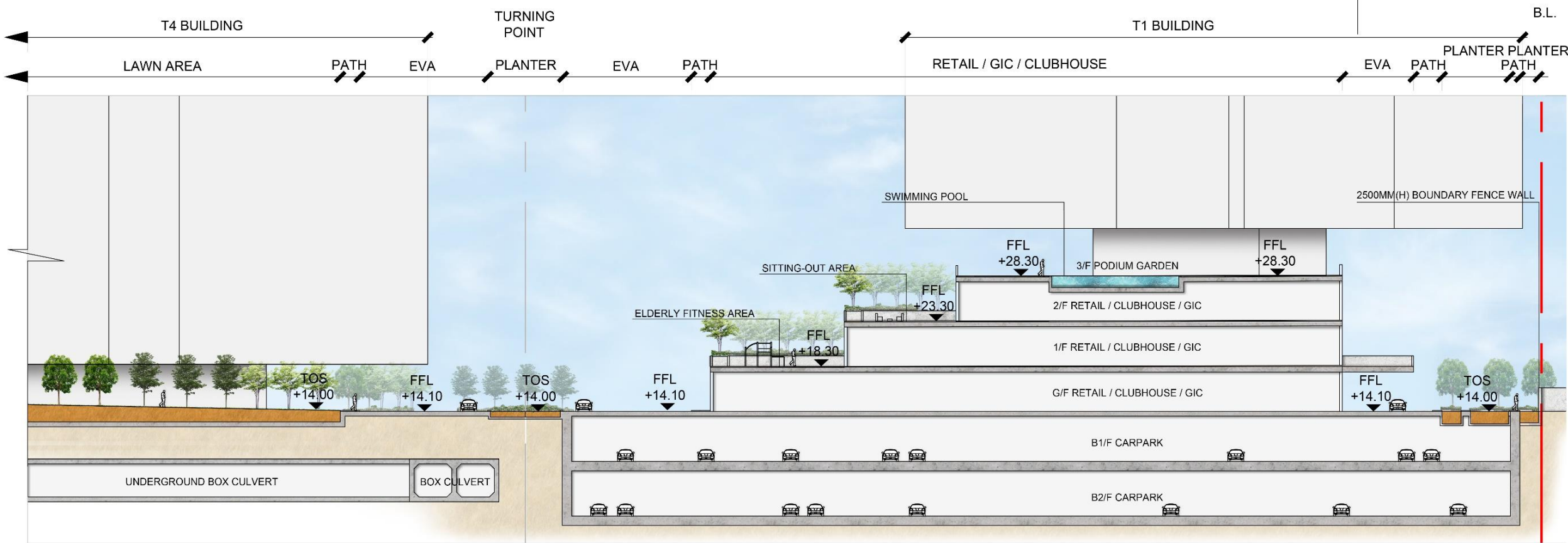
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HKA-01047	LMP_006	A
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_006
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

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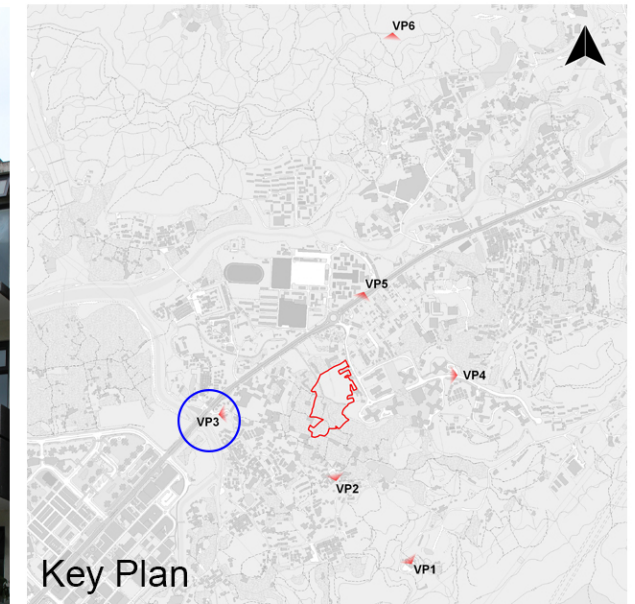
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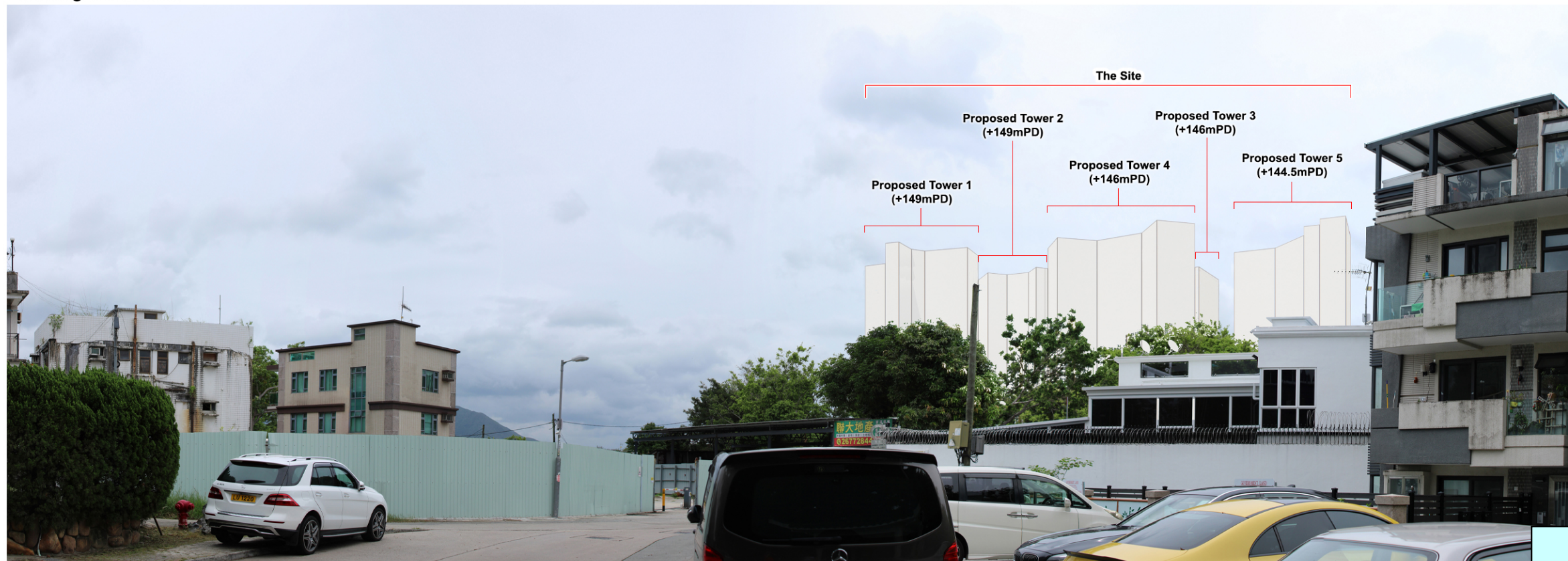
1 SECTION A - A'  
 SCALE 1:500 @A3



Existing Condition



Key Plan



Proposed Development

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Viewpoint 3 – Pavilion at Sui Wan Road

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Visual Impact Assessment

Figure 6.3

Date: 16 May 2023