

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/NE-LYT/15**
關乎申請編號 Y/NE-LYT/15 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 9.6.2023
因應於 2023 年 6 月 9 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/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. 新界粉嶺龍躍頭丈量約份第 83 約地段第 926 號、第 934 號、第 936 號 B 分段、第 937 號餘段、第 947 號餘段、第 948 號餘段、第 949 號、第 950 號、第 951 號、第 952 號、第 955 號 A 分段及第 2435 號和毗連政府土地		
Site area 地盤面積	About 約 36,806.4 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,302.4 sq. m 平方米)		
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19		
Zoning 地帶	"Agriculture" and "Residential (Group C)" 「農業」及「住宅(丙類)」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「農業」及「住宅(丙類)」地帶改劃為「住宅(甲類)2」地帶及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 184,032	Not more than 不多於 5
	Non-domestic 非住用	Not more than 不多於 18,403.2 ⁽¹⁾	Not more than 不多於 0.5 ⁽¹⁾
No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	-	
	Composite 綜合用途	2	

(1) 非住用樓面面積包括擬議六間課室幼稚園、100 個服務名額幼兒中心、100 個服務名額老人日間護理中心及安老院舍的樓面面積。
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 建築物高度／層數	Domestic 住用	Not more than 不多於 -	m 米
		Not more than 不多於 146	mPD 米(主水平基準上)
		39 - 40 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	Not more than 不多於 -	m 米
		Not more than 不多於 149	mPD 米(主水平基準上)
		Not more than 不多於 36 3 3	Storey(s) 層 Exclude 不包括 Basement 地庫 Podium 平台
Site coverage 上蓋面積	33 %		
No. of units 單位數目	4,091 Flats 住宅單位 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		1348
	Private Car Parking Spaces 私家車車位		1153
	Motorcycle Parking Spaces 電單車車位		55
	Bicycle Parking Space 單車位		137
	Light Bus Parking Space 小型巴士泊車位		3
	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		1
Heavy Goods Vehicle Spaces 重型貨車車位		31	
School Bus Lay-by 學校巴士停車處		2	
Ambulance Lay-by 救護車停車處		1	

* 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。

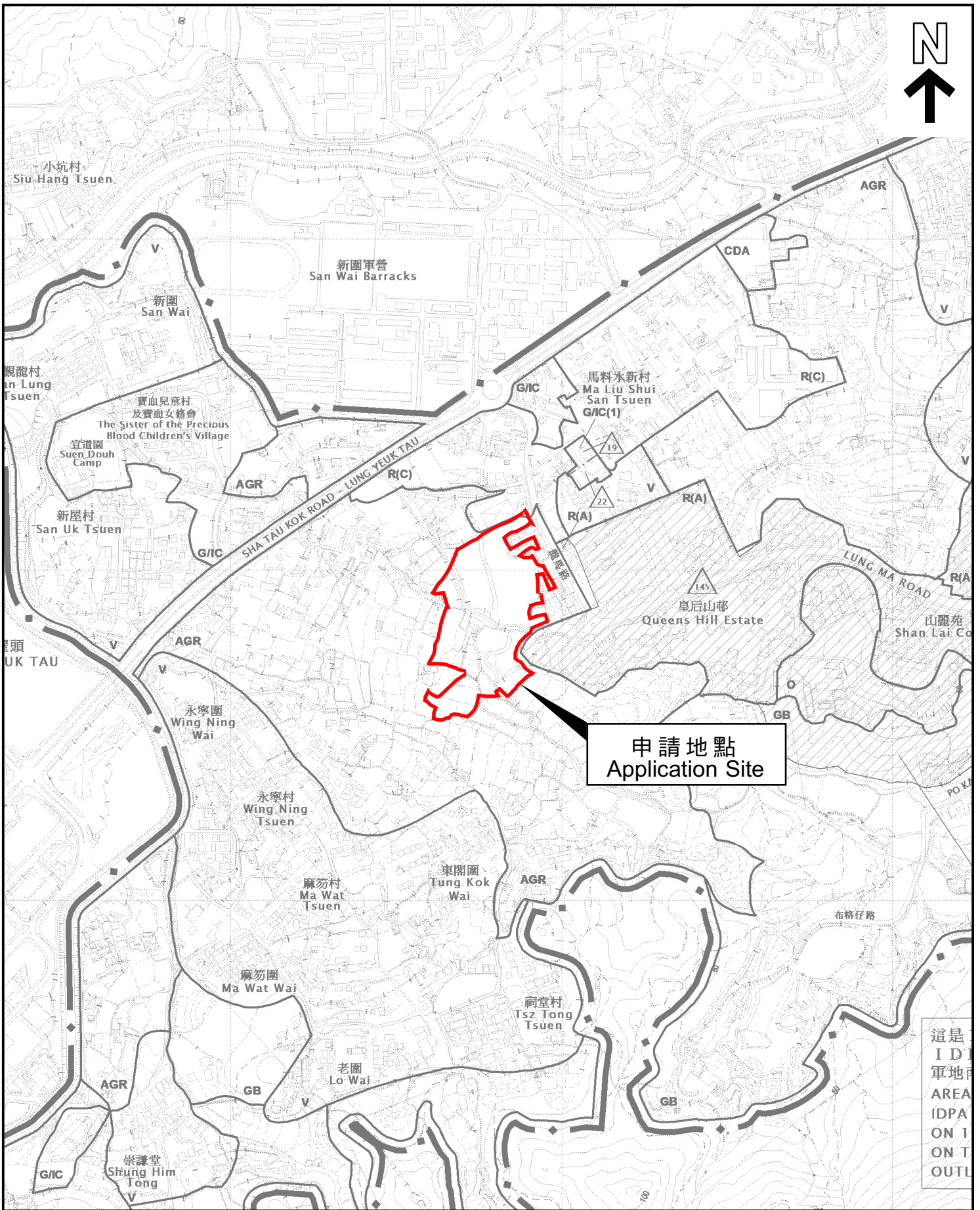
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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 checked="" 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 checked="" 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 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 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>Impact Assessment on Heritage Conservation, Tree Preservation and Removal Proposal, and Air Ventilation Impact Assessment</u>		
文物影響評估、樹木保育及移除建議及空氣流通影響評估		
<u>Response-to-Comment Table to the departments 回應部門的意見表</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

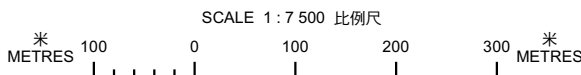
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

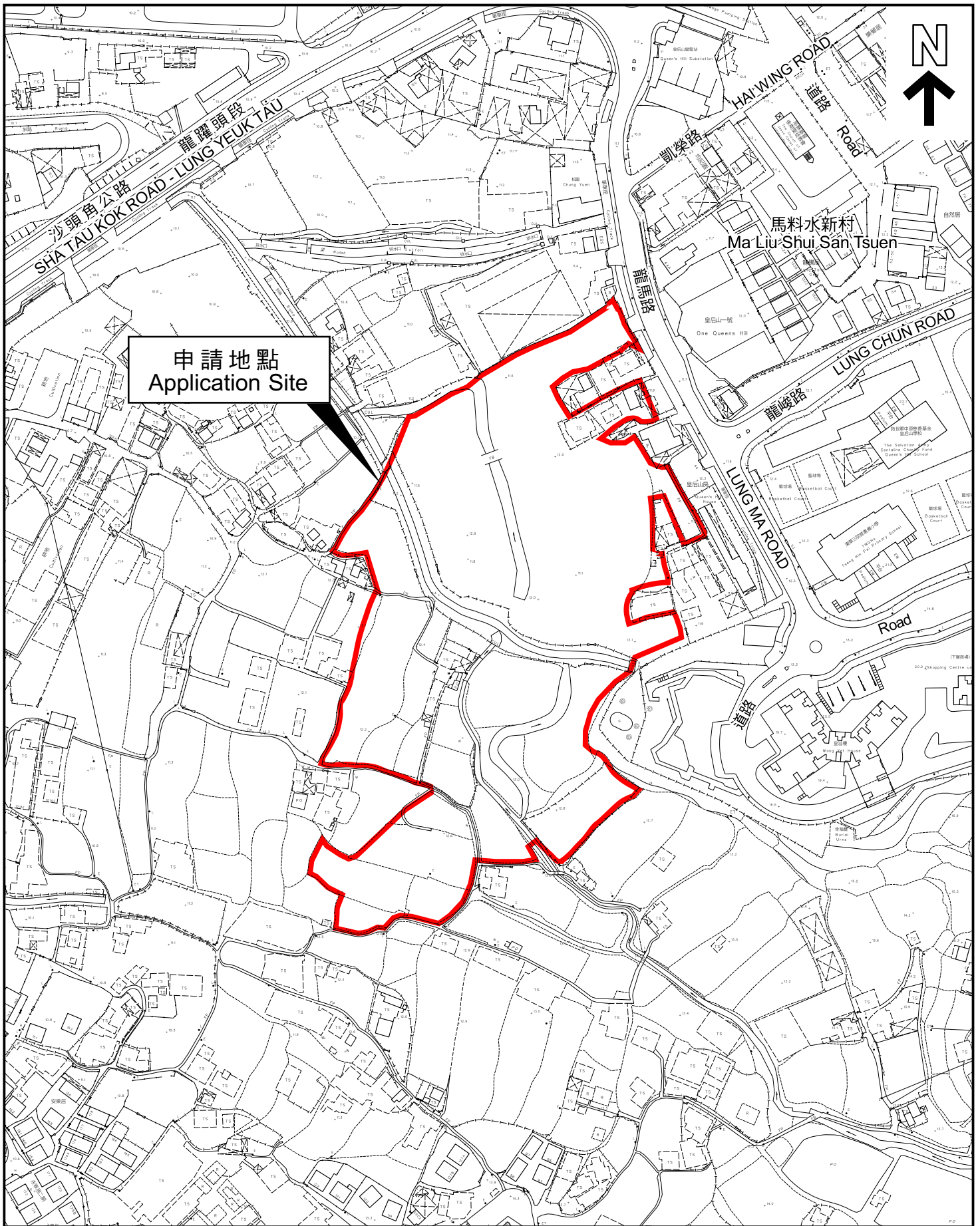
本摘要圖於2023年2月2日擬備，
 所根據的資料為於2022年12月6日
 核准的分區計劃大綱圖編號S/NE-LYT/19
 EXTRACT PLAN PREPARED ON 2.2.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/NE-LYT/19 APPROVED ON 6.12.2022



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

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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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1F
2F
3F

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

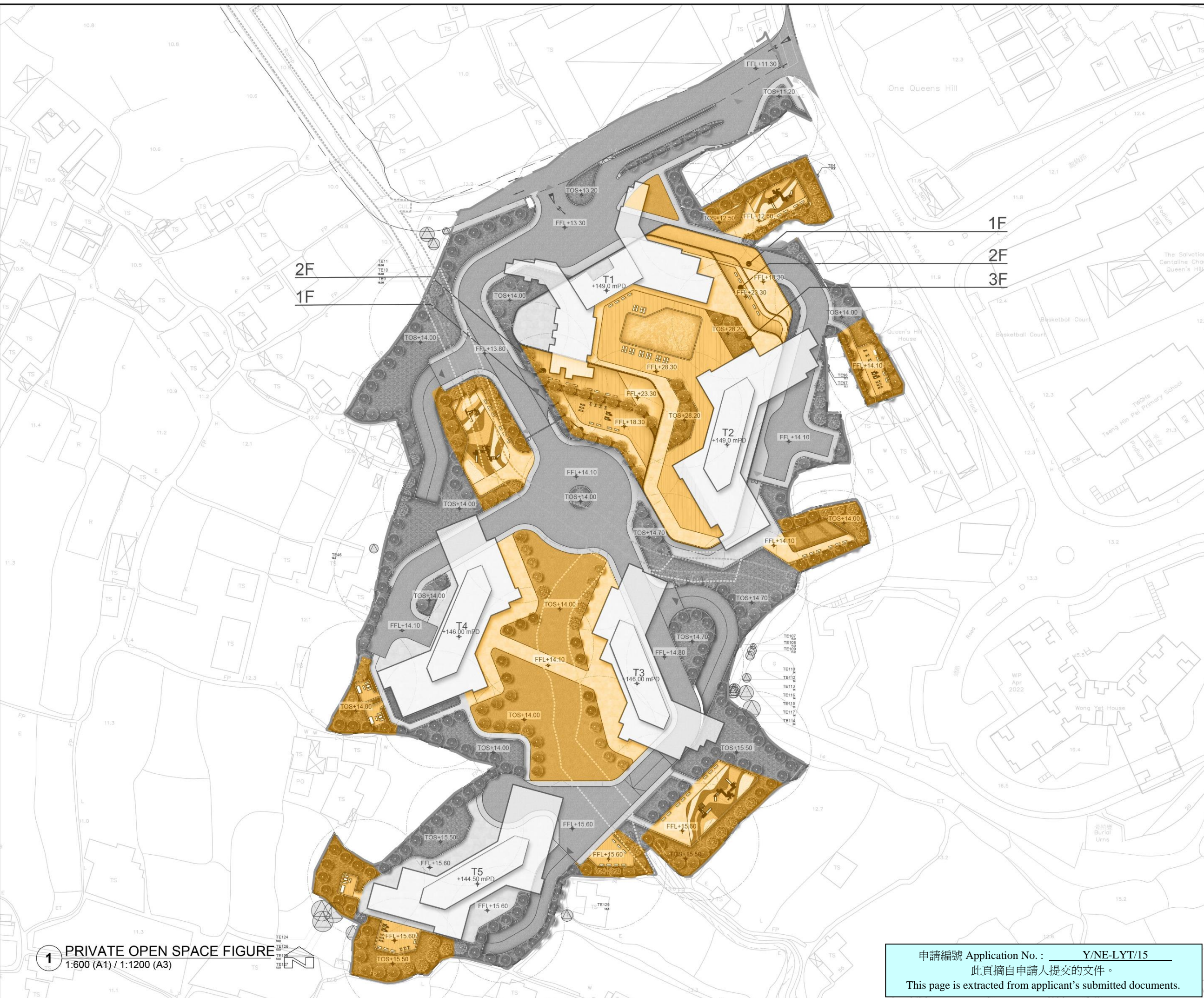
LWK + PARTNERS

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

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

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

PRIVATE OPEN SPACE

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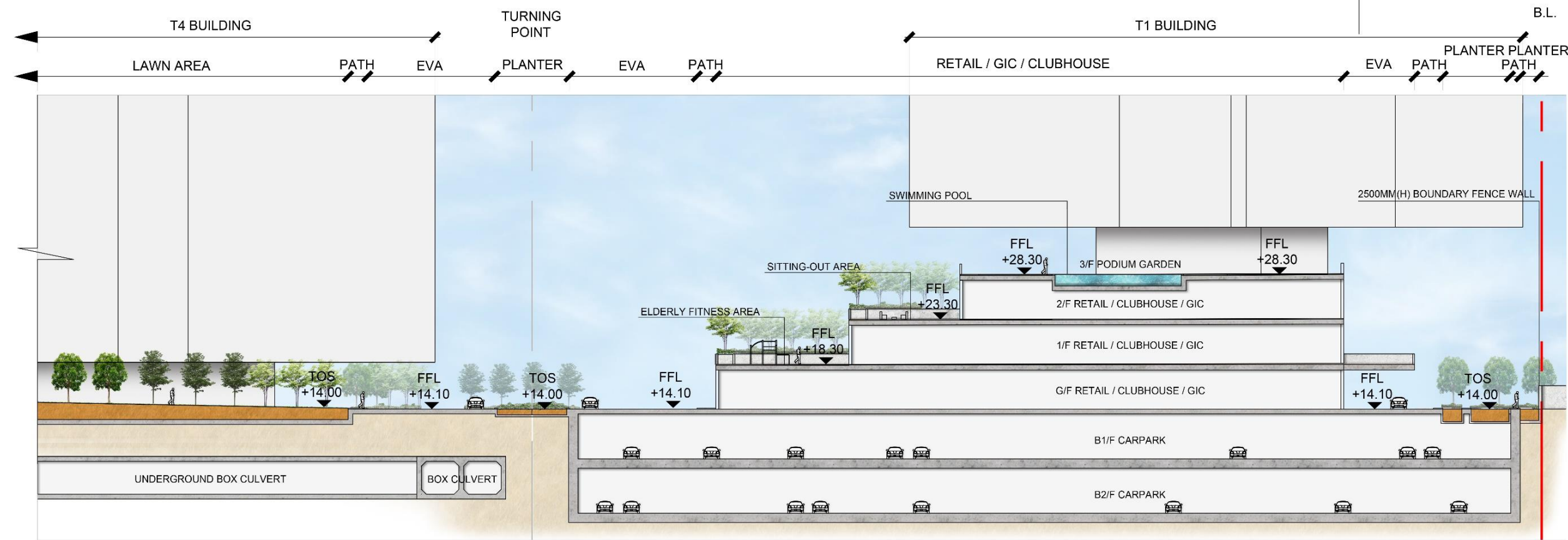
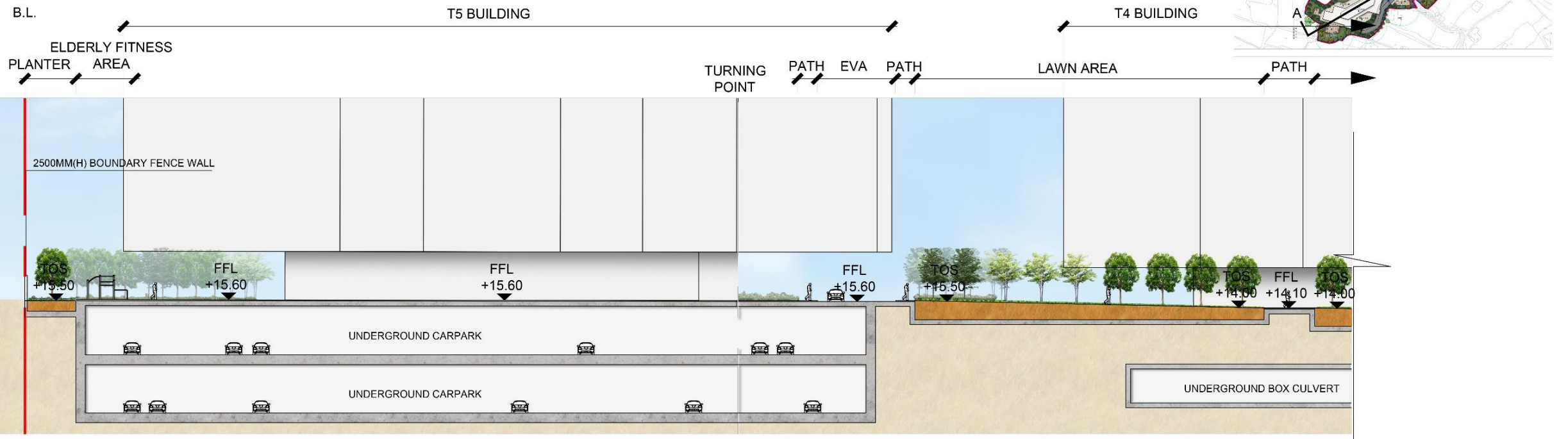
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1 PRIVATE OPEN SPACE FIGURE
1:600 (A1) / 1:1200 (A3)

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Developer
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Project
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Drawing Title
 LANDSCAPE SECTIONS 01

Job No.	Drawing No.	Revision No.
HKA-01047	LMP_006	A
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_006
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

LWK + PARTNERS

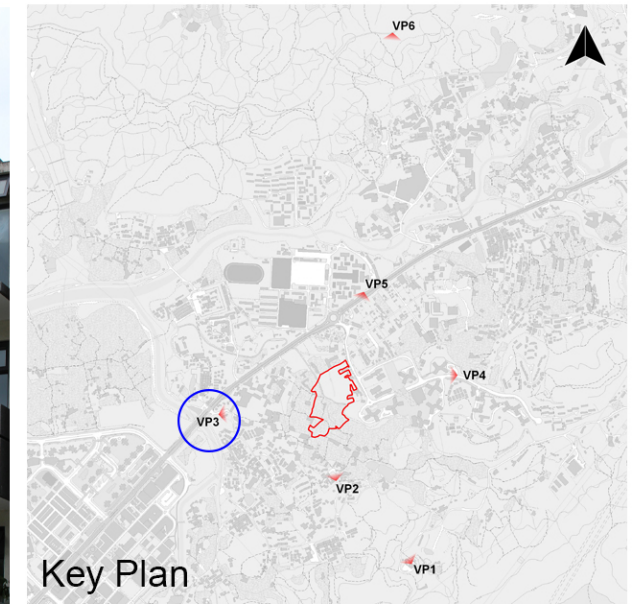
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1 SECTION A - A'
 SCALE 1:500 @A3



Existing Condition



Key Plan



Proposed Development

申請編號 Application No. : Y/NE-LYT/15
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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