

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/10**
关于申请编号 Y/YL-TYST/10 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/YL-TYST/10		
Location/address 位置/地址	Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long 元朗唐人新村丈量约份第 121 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 38,822 sq. m 平方米 (Includes Government Land of about 包括政府土地约 2,539 sq. m 平方米)		
Plan 图则	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分区计划大纲核准图编号 S/YL-TYST/14		
Zoning 地带	"Green Belt", "Residential (Group B) 1", "Residential (Group C)", "Residential (Group D)" and "Open Space" 「绿化地带」、「住宅(乙类)1」、「住宅(丙类)」、「住宅(丁类)」及「休憩用地」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt", "Residential (Group B) 1", "Residential (Group C)", "Residential (Group D)" and "Open Space" to "Residential (Group B) 4" and area shown as 'Road' and to Amend the Notes of the zone applicable to the site 把申请地点由「绿化地带」、「住宅(乙类)1」、「住宅(丙类)」、「住宅(丁类)」及「休憩用地」地带改划为「住宅(乙类)4」地带和显示为「道路」的地方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 131,688	Not more than 不多於 3.6
	Non-domestic 非住用	Not more than 不多於 6,585	Not more than 不多於 0.2
No. of block 幢数	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 综合用途	2	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米	
		Not more than 不多於 180	mPD 米(主水平基准上)	
		Not more than 不多於 38	Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层	
	Non-domestic 非住用	-	m 米	
		-	mPD 米(主水平基准上)	
		-	Storey(s) 层	
	Composite 综合用途	-	m 米	
		Not more than 不多於 160	mPD 米(主水平基准上)	
		Not more than 不多於 32	Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台	
		2 1 2		
	Site coverage 上盖面积	Domestic 住用	Not more than 不多於 33.33 %	
		Non-domestic 非住用	Not more than 不多於 100 %	
No. of units 单位数目	About 约 2,634 Flats 住宅单位			
Open space 休憩用地	Private 私人	Not less than 不少於 6,848	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	Private Car Parking Spaces 私家车车位		862	
	Motorcycle Parking Spaces 电单车车位		31	
	Loading/unloading Spaces 上落客货车位		13	
	Taxi and Private Car Lay-by 的士及私家车停车处		2	
	School Bus Lay-by 校巴停车处 or Mini-bus Lay-by 或 小巴停车处		2 5	
	Bus Lay-by 巴士停车处		2	

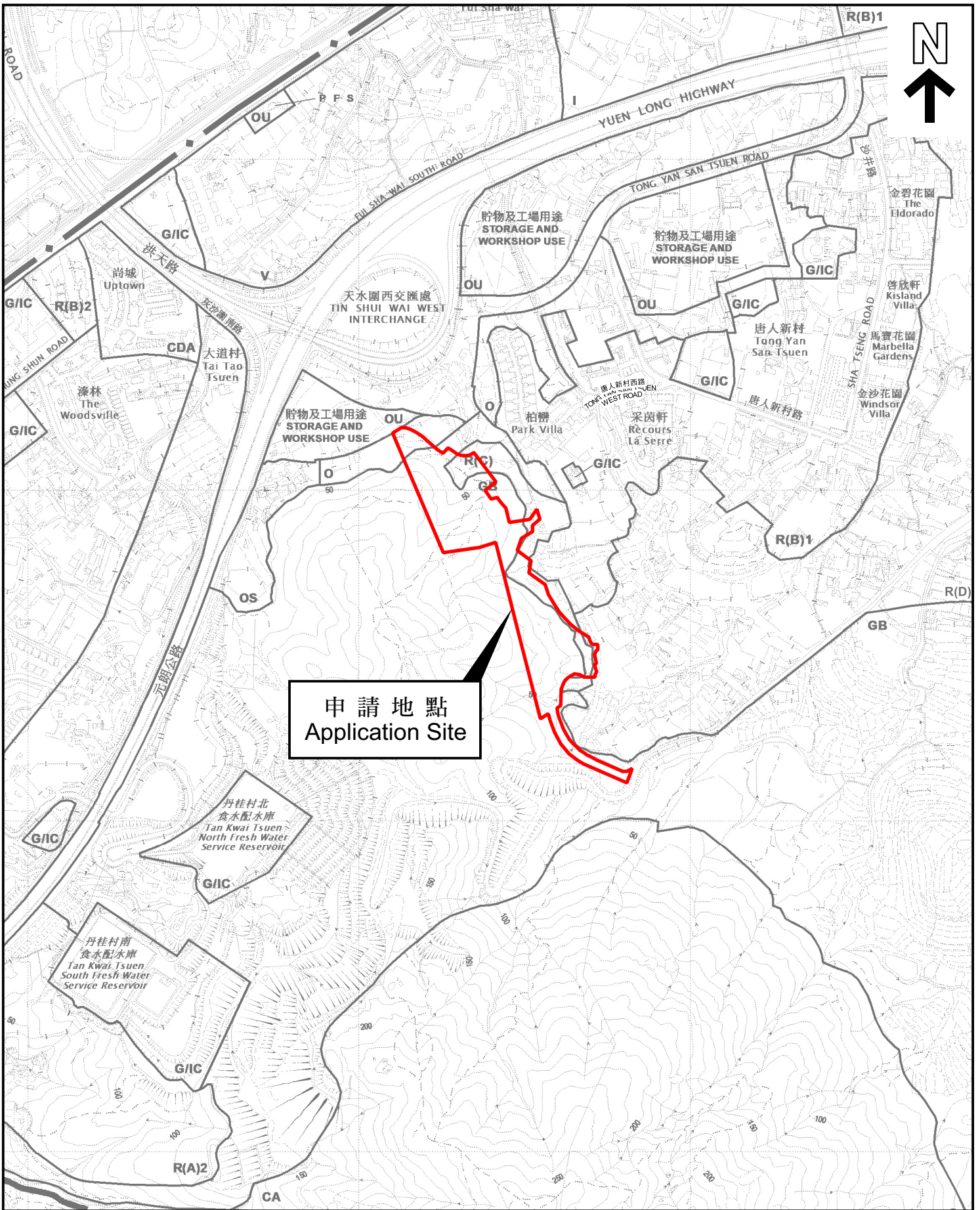
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 checked="" 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 checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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"/>
<u>Reports 报告书</u>		
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 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 checked="" 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 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>Air Ventilation Assessment (Expert Evaluation) 空气流通影响评估（专家评估报告）</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.

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。



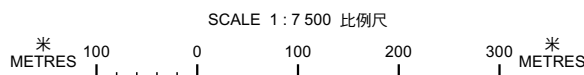
申請地點
Application Site

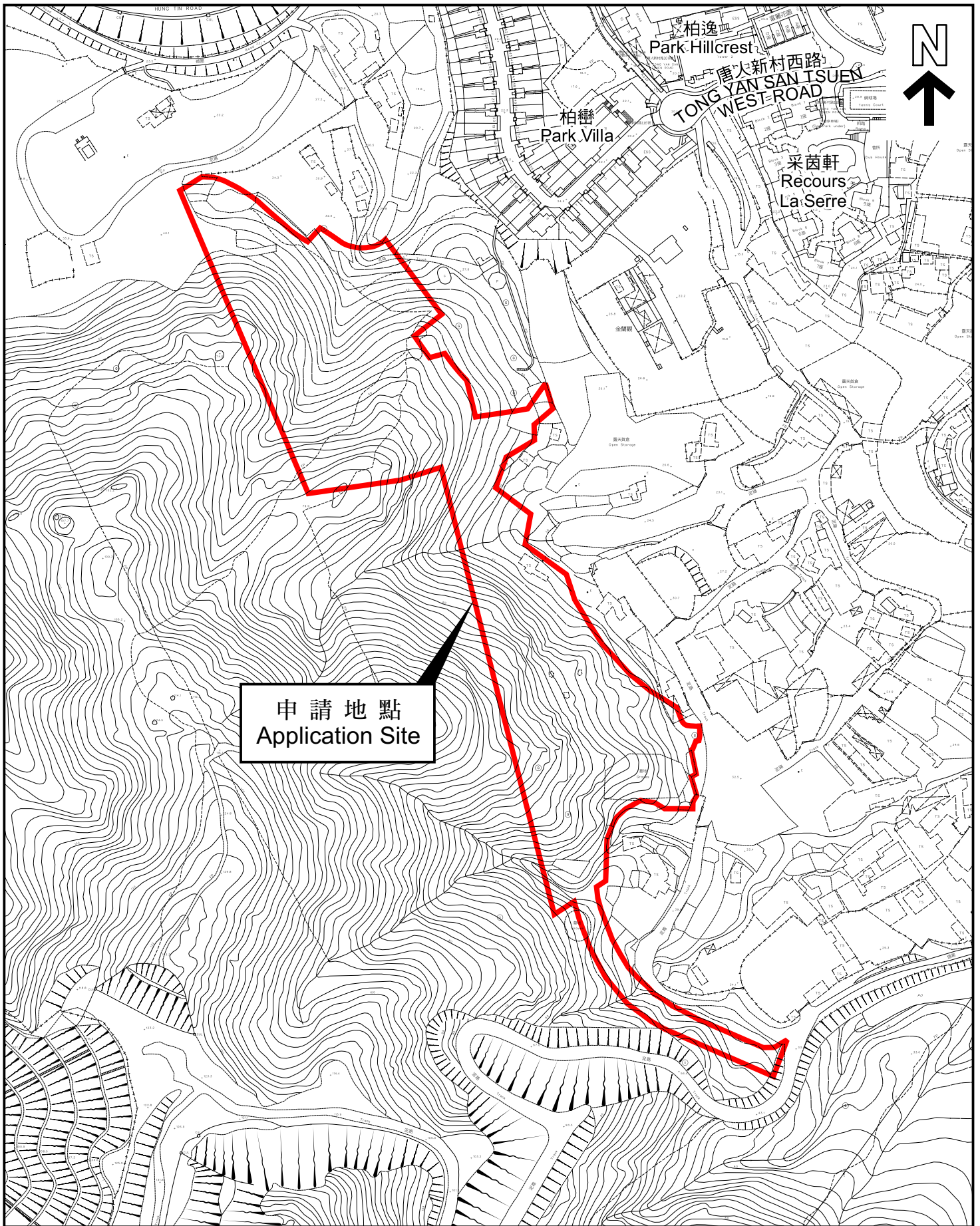
位置圖 LOCATION PLAN

本摘要圖於2023年1月27日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 27.1.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

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-TYST/10





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年1月27日擬備，
所根據的資料為測量圖編號
6-NW-13C、13D、18A 及 18B
EXTRACT PLAN PREPARED ON 27.1.2023
BASED ON SURVEY SHEETS No.
6-NW-13C, 13D, 18A & 18B

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-TYST/10

EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This rezoning application is submitted to the Town Planning Board (the Board) in support of a medium-density development (the Proposed Development) at various lots in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long (the Application Site) under Section 12A of the Town Planning Ordinance. The application is to propose amendments to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) by rezoning an area largely in the "Green Belt" ("GB") zone (with minor portions in "Residential (Group B)1", "Residential (Group C)", "Residential (Group D)" and "Open Space" zones) to "Residential (Group B)4" and "Road" zones. The Notes of "R(B)" zone under the OZP is proposed to be amended correspondingly.

The Application Site is conveniently located between the Hung Shui Kiu New Development Area and the Yuen Long South Development Area, and is in an area under redefinition of the spatial development pattern brought by the Northern Metropolis Development Strategy. With the on-going changing development context, the Application Site presents an invaluable opportunity of increasing housing supply in developable land in a timely manner to meet the dire housing need, whilst complementing with the Government's continuous initiative to holistically develop Northwest New Territories and synergising with the various planned/committed developments in the proximity as a whole.

INDICATIVE DEVELOPMENT SCHEME

In support of the subject rezoning request, an indicative development proposal has been prepared. With a Development Site area of about 36,580m² and a total plot ratio of not more than 3.8¹ (i.e. domestic plot ratio of not more than 3.6 and non-domestic plot ratio of not more than 0.2), the Proposed Development consists of 6 residential towers, ranging from 30 to 36 residential storeys² over 2 storeys of podium at Towers 1 and 2 (i.e. 160mPD to 180mPD) and 2 storeys of basement car park, yielding a total of about 2,634 residential units. To create a balanced and self-sustained community upon completion of the Proposed Development, commercial and supporting facilities³ of about 6,585m² are also proposed to serve the future community.

¹ Based on Development Site Area of about 36,580m² – proposed to be rezoned to "R(B)4".

² Excluding storeys for lobby/clubhouse.

³ Include uses for 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses to be provided in the Proposed Development. Reserve about 1,000m² for kindergarten use.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

申請目的

申請編號 Application No. : Y/YL - TYST / 10

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

根據城市規劃條例第 12A 條，申請人現向城市規劃委員會（下稱「城規會」）遞交改劃申請，以在元朗唐人新村丈量約份第 121 約內多個地段及毗鄰政府土地（下稱「申請地點」）作中等密度住宅發展用途（下稱「擬議發展」）。是次申請擬議對唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14（下稱「大綱圖」）作出修訂，將主要位於「綠化地帶」（並包括少量「住宅(乙類)1」、「住宅(丙類)」、「住宅(丁類)」及「休憩用地」地帶）的申請地點改劃為「住宅(乙類)4」和「道路」地帶，並相應修訂大綱圖內「住宅(乙類)」的《註釋》。

申請地點位於洪水橋新發展區及元朗南發展區之間的便利位置，並處於由《北部都會區發展策略》重新定義空間發展格局的區域當中。隨著發展環境不斷更新，申請地點提供寶貴發展潛力，可以適時增加可發展土地與房屋供應，以滿足迫切的房屋需求；同時亦與政府持續全面發展新界西北的舉措相輔相成，並與附近各項已規劃和承諾發展項目產生整體協同效應。

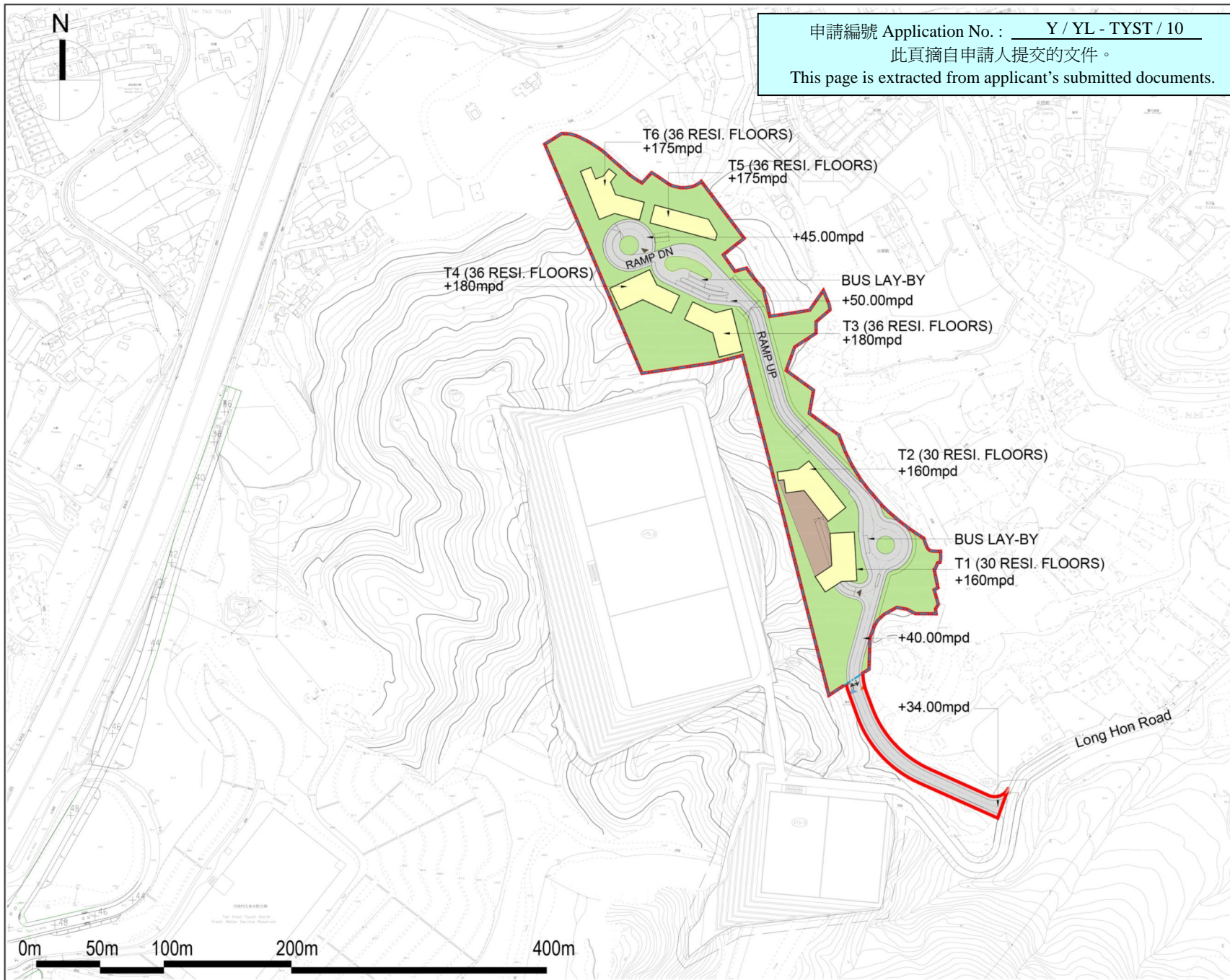
擬議發展計劃

為確保是次改劃申請的可行性，申請人預備了相應的指示性發展計劃方案。發展用地總佔地面積約 36,580 平方米，擬議發展的總容積率將不超過 3.8⁴（即住宅容積率不超過 3.6，非住宅容積率則不多於 0.2），提供 6 座由 30 至 36 層住宅樓層⁵的住宅樓宇（主水平基準以上約 160 米至 180 米），亦在第一及第二座樓宇下設 2 層平台層，附以 2 層地庫停車場，合共提供約 2,634 個住宅單位。擬議發展亦建議提供約 6,585 平方米的商業和配套設施⁶，以打造一個均衡及自給自足的社區服務未來居民。

⁴ 根據發展用地總佔地面積約 36,580 平方米 – 擬議改劃為「住宅(乙類)4」地帶。

⁵ 不包括作大堂/會所用途的樓層。

⁶ 包括於擬議發展內提供的「商店及服務行業」、「食肆」、「學校」（包括幼兒園、幼稚園、電腦學校、商科學校、補習學校、工業學院、藝術學校、芭蕾舞、其他開辦興趣班或休閒課程的學校）、「娛樂場所」及「康體文娛場所」用途。預留約 1,000 平方米作幼稚園用途。



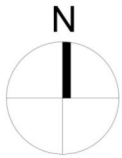
申請編號 Application No. : Y / YL - TYST / 10
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Commercial
- EVA / Access Road / Ramp
- Landscape Area
- ▲ Vehicular entrance
- ▲ Pedestrian entrance
- ▲ To B/F
- Future water reservoir under approved planning application (A/YL-TYST/1146)

- Remarks**
1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
 2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
 3. *Commercial uses* include 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses to be provided in the Proposed Development.

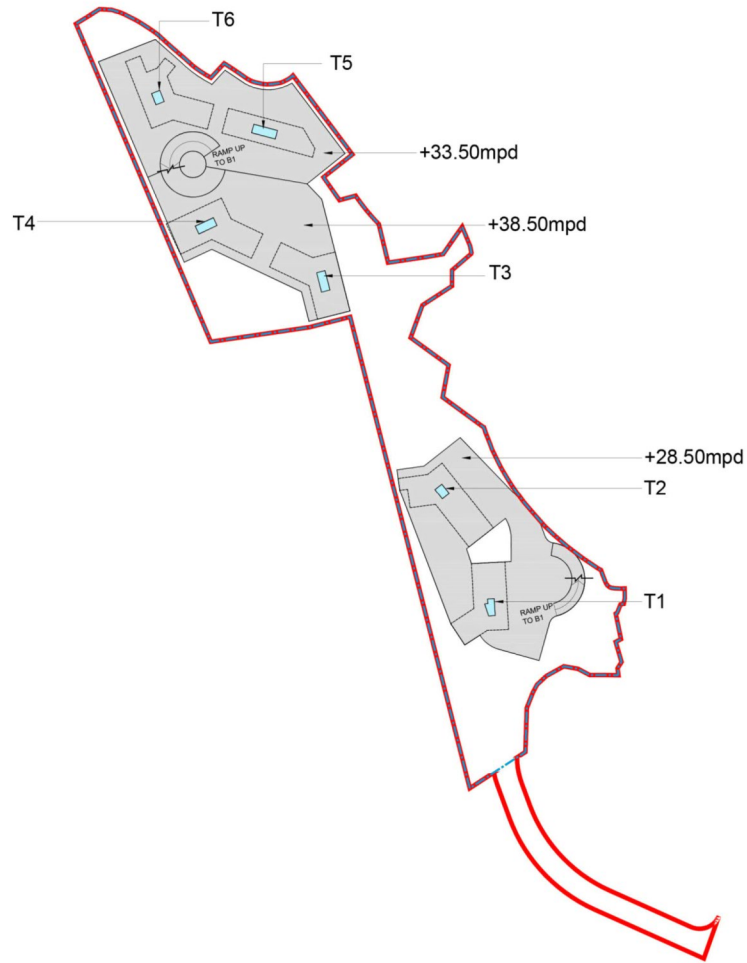
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Rev	0	Date	Dec 2022
Scale		Figure 3.1	



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Legend:

- Application Site Boundary
- Development Site Boundary
- Lobby / Clubhouse
- Car park / Ramp

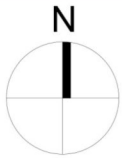


- Remarks
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Title
 Indicative B2/F Plan

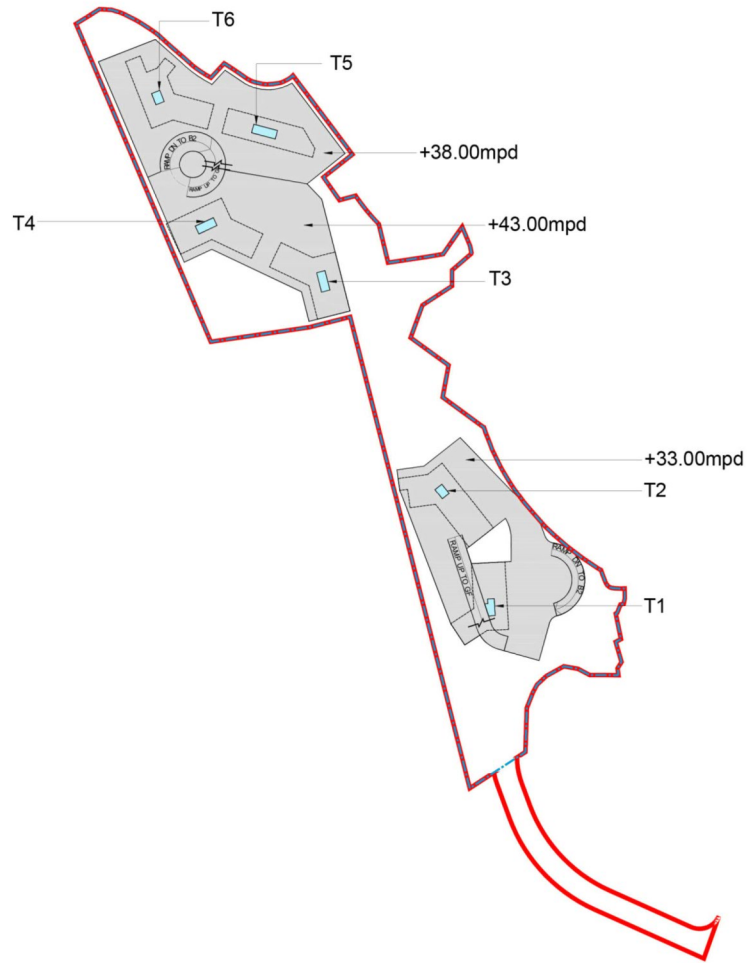
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Legend:

- Application Site Boundary
- Development Site Boundary
- Lobby / Clubhouse
- Car park / Ramp












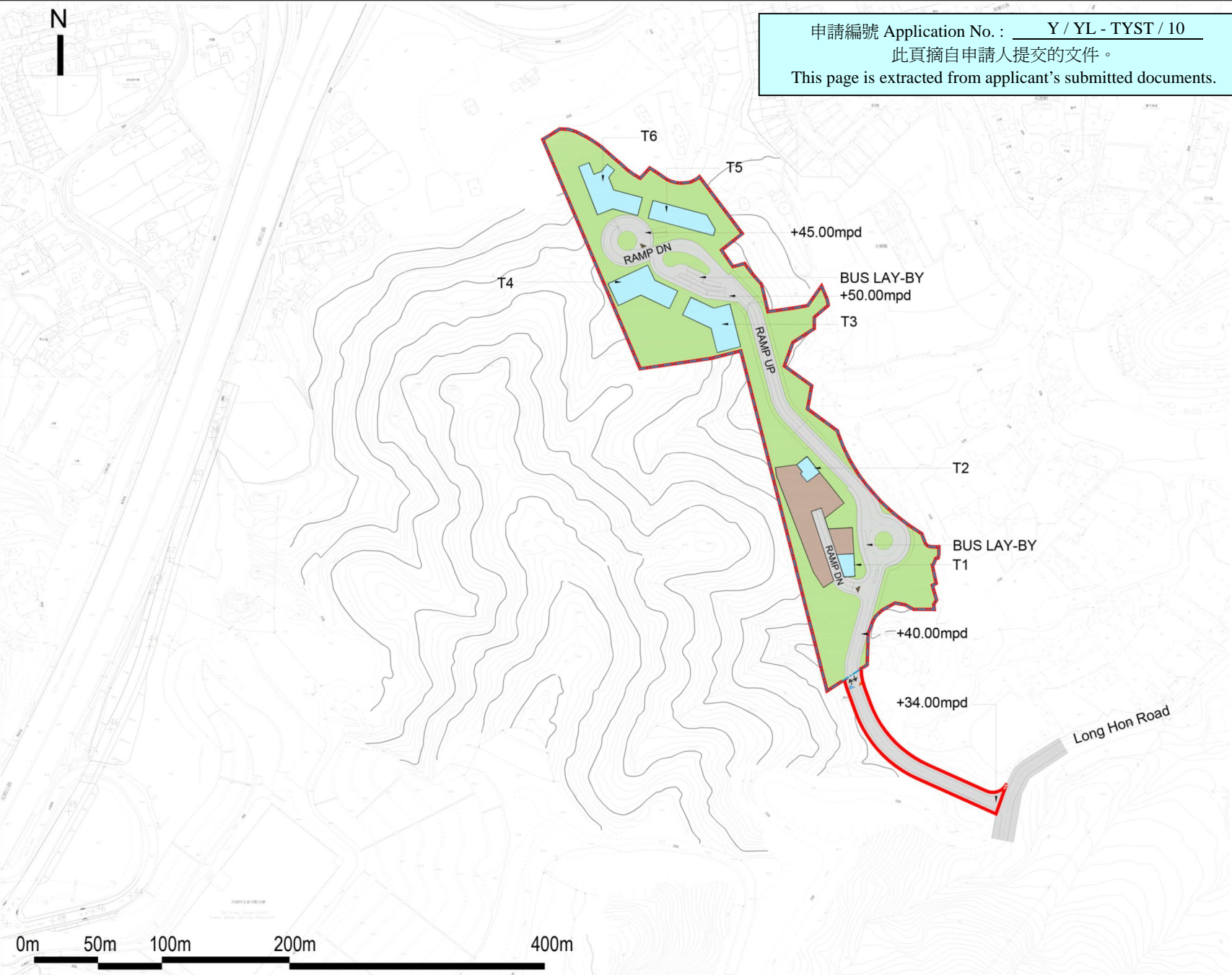
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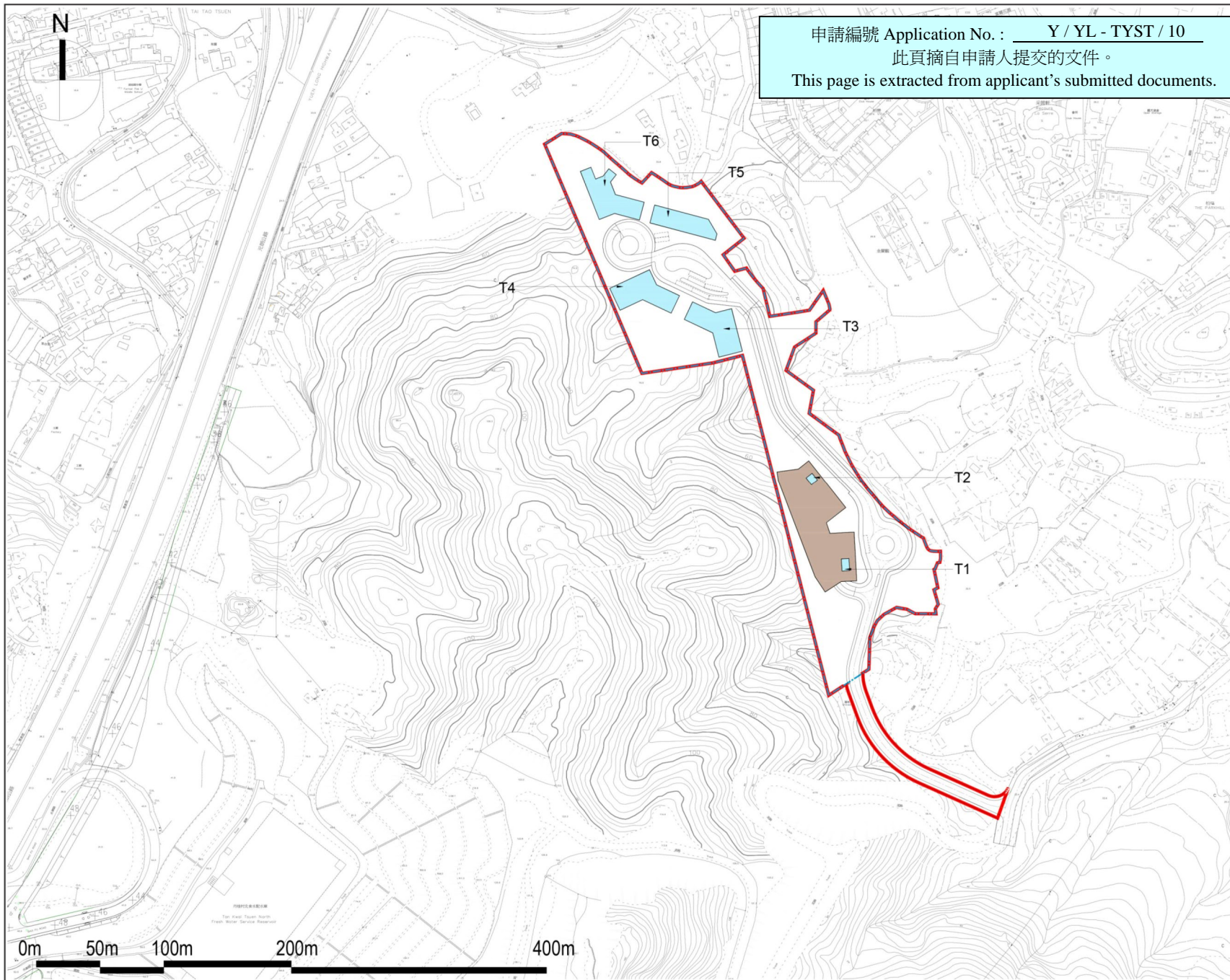
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Rev	0	Date	Dec 2022
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- Legend:**
-  Application Site Boundary
 -  Development Site Boundary
 -  Lobby / Clubhouse
 -  Commercial
 -  EVA / Access Road / Ramp
 -  Landscape Area
 -  Vehicular entrance
 -  Pedestrian entrance
 -  To B/F





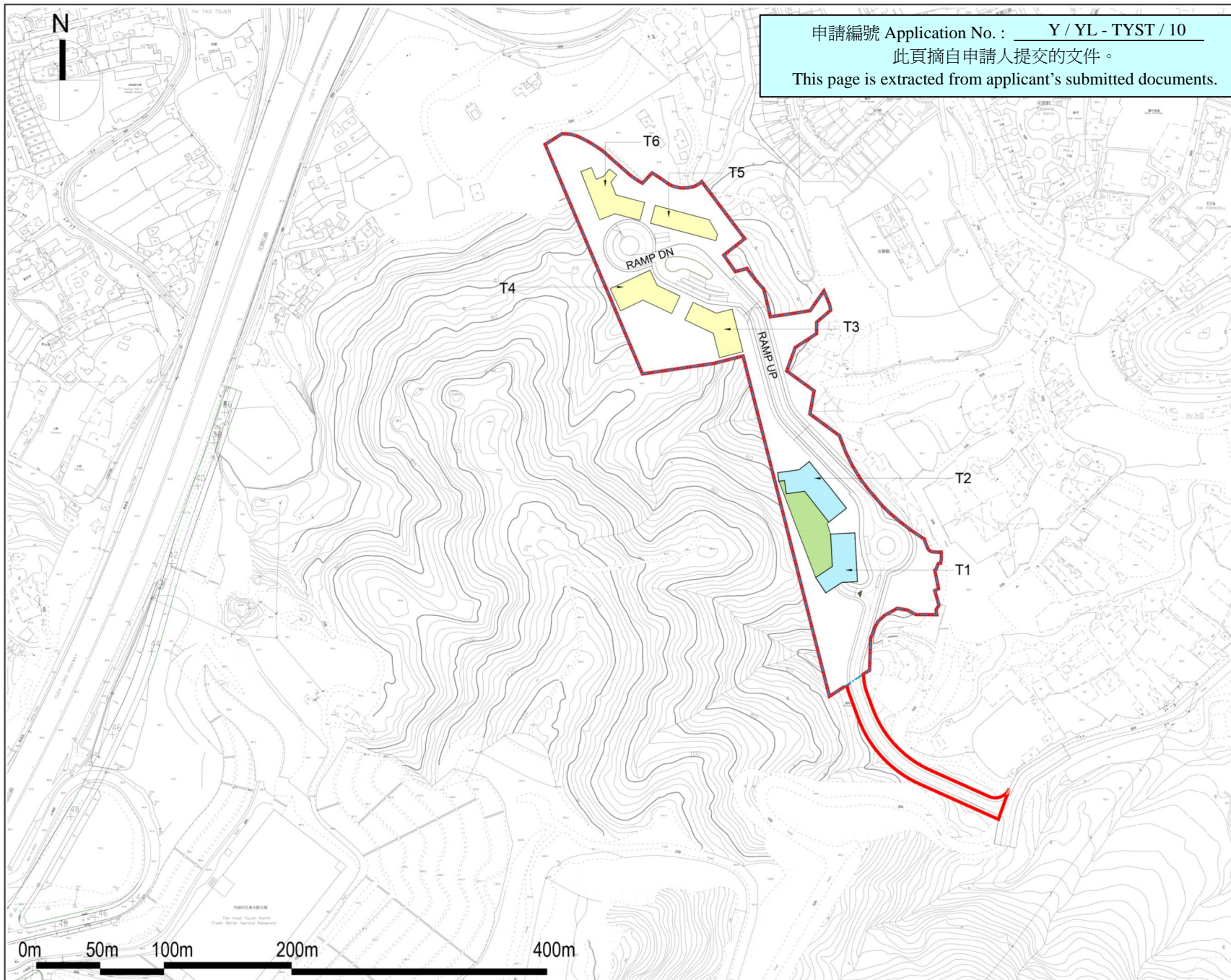
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Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Commercial

- Remarks**
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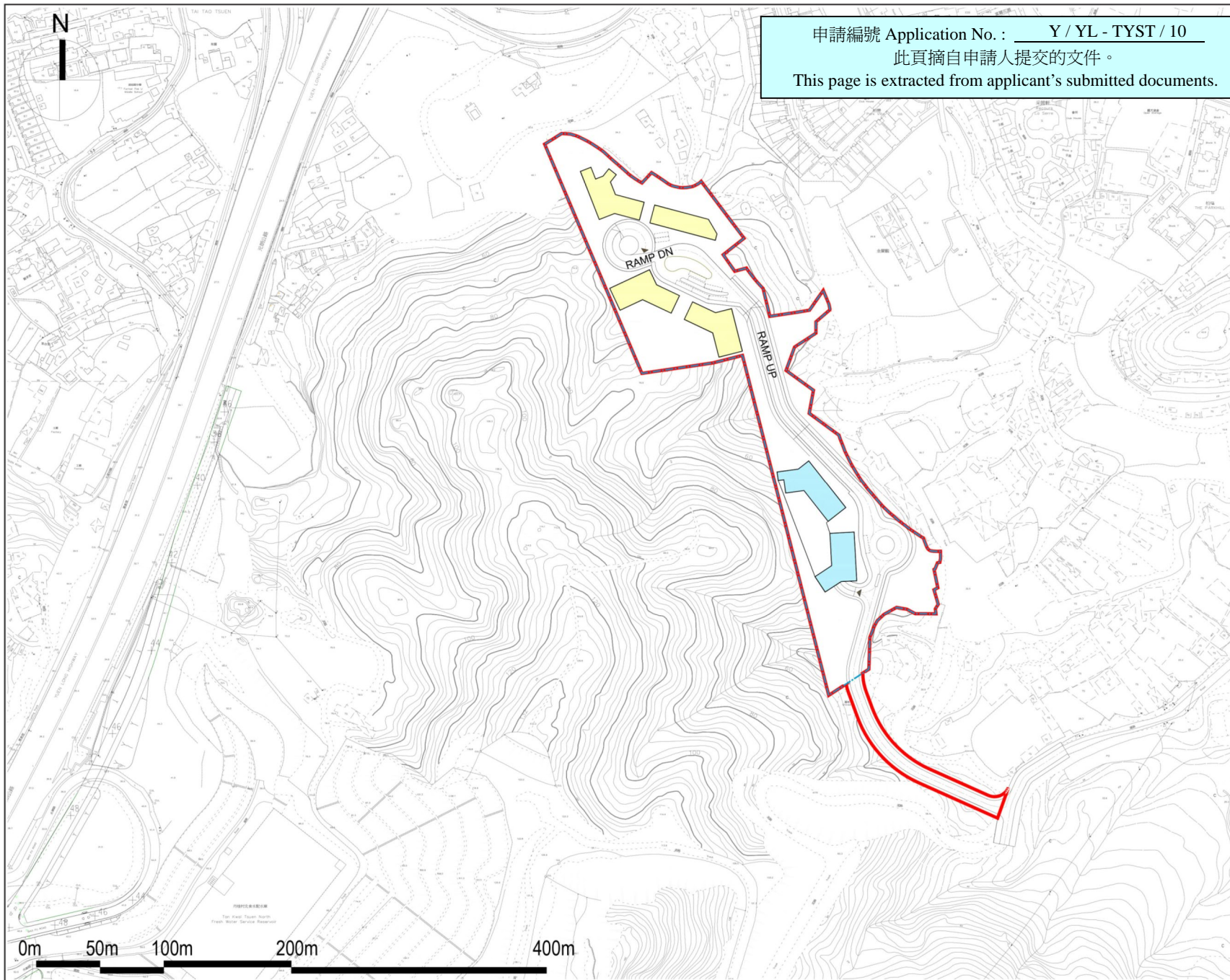
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Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Landscape Area

- Remarks
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Rev	0	Date	Dec 2022
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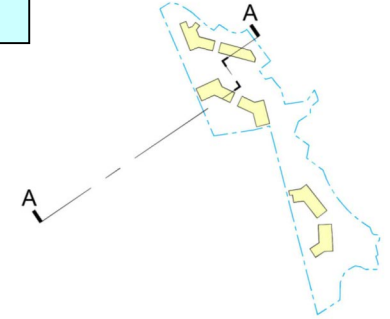
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- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse

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Checked	DH	Drawn	PW
Rev	0	Date	Dec 2022
Scale		Figure 3.7	

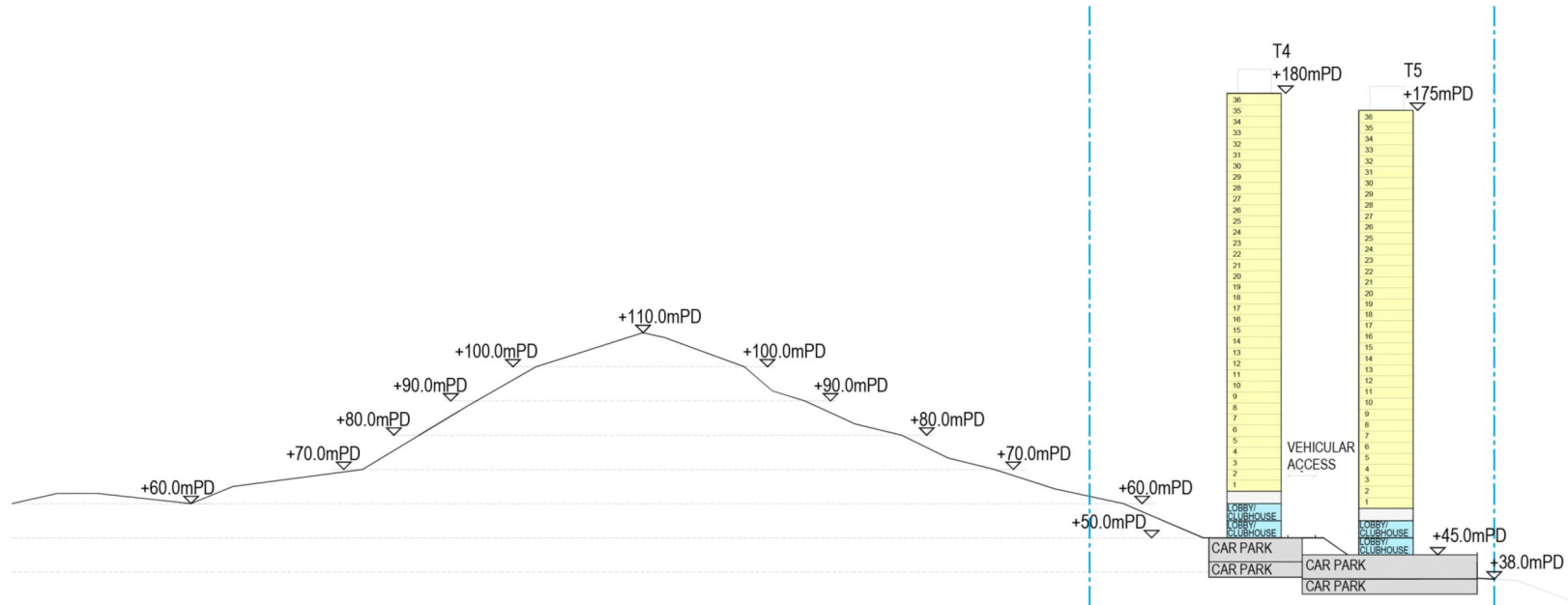


Legend:

- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Carpark

Remarks

1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
3. "Commercial uses" include 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses to be provided in the Proposed Development.



Checked	DH	Drawn	PW
Rev	0	Date	Dec 2022
Scale		Figure 3.8	

Legend:

- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Commercial
- Carpark

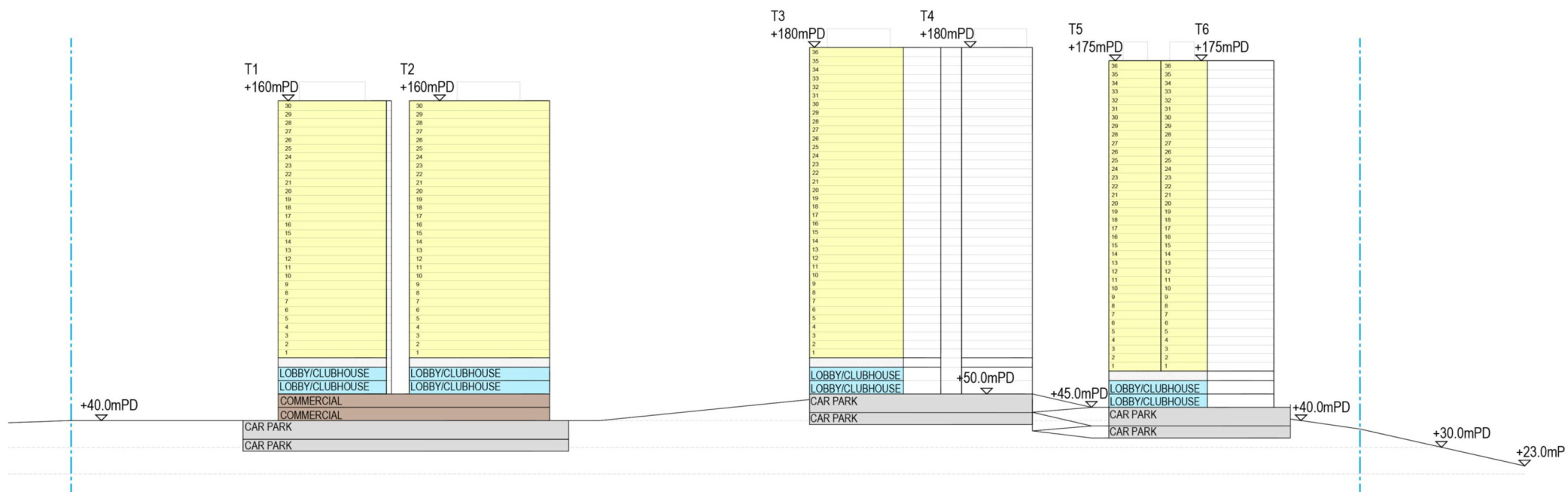
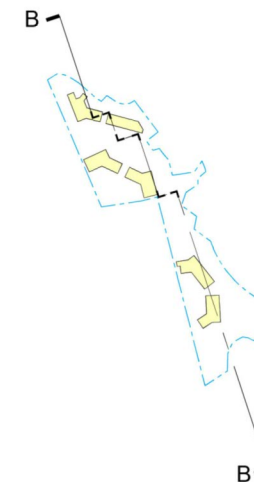
Remarks

1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
3. "Commercial uses" include 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses to be provided in the Proposed Development.

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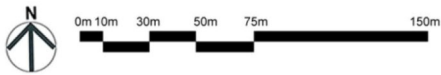
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Rev	0	Date	Dec 2022
Scale		Figure 3.9	

LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED CLIMBERS
- EXISTING SLOPE
- PROPOSED RETAINED TREE GROUP
- PROPOSED NEW TREES
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- HARD LANDSCAPE AREA
- VEHICULAR ACCESS
- CHILDREN'S PLAYGROUND / FITNESS AREA
- WATER FEATURE
- SWIMMING POOL
- +12.60 HEIGHT IN mPD (TO MAIN ROOF LEVEL)
- ▲ PEDESTRIAN ACCESS/EXIT
- ▲ VEHICULAR ACCESS/EXIT

REMARKS:

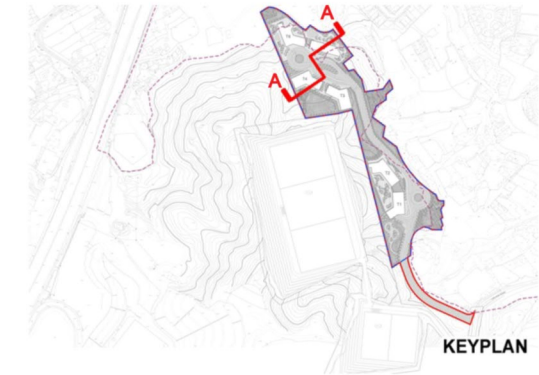
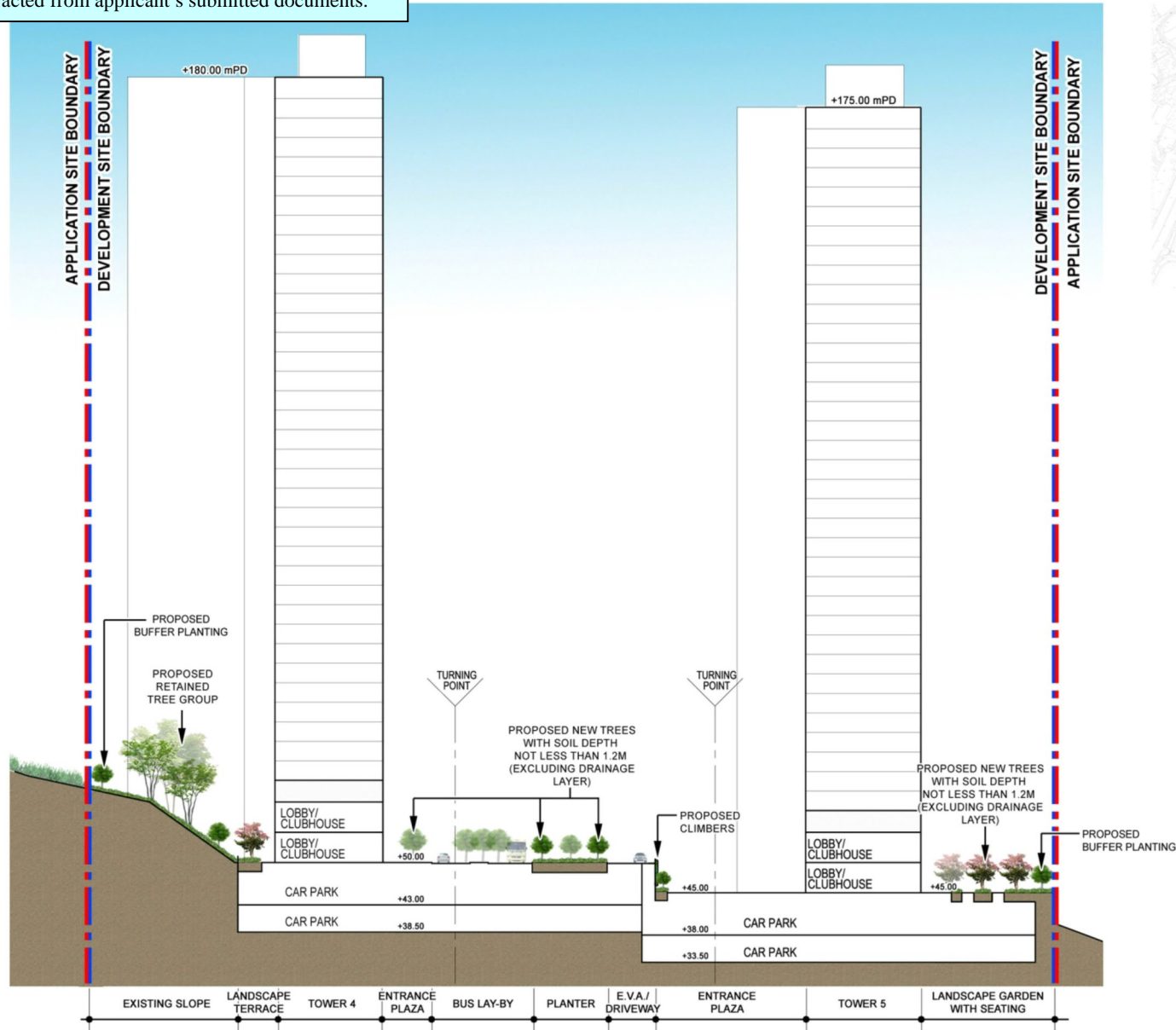
Include uses for 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses to be provided in the Proposed Development.



Title

Indicative Landscape Master Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2022
Scale	Figure 3.10		



LANDSCAPE SECTION 1



Title

Indicative Landscape Section A-A Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2022
Scale	Figure 3.11		



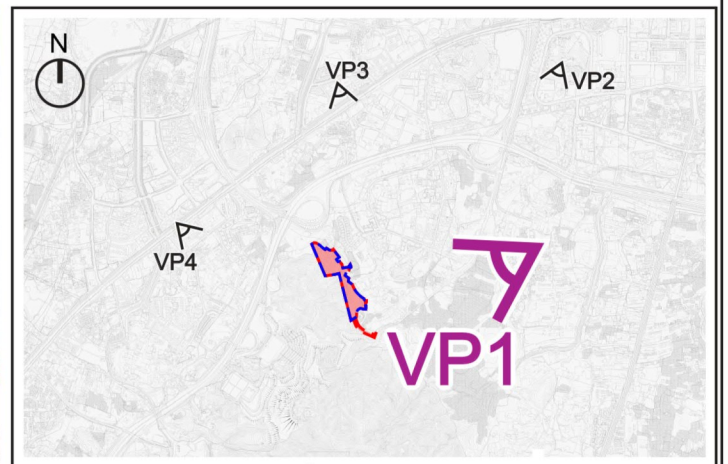
Existing Condition



Proposed Scheme - Interim Scenario

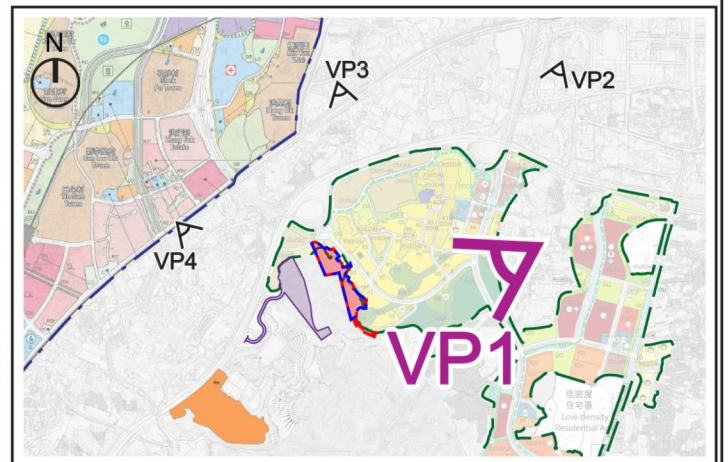


Proposed Scheme - Ultimate Scenario



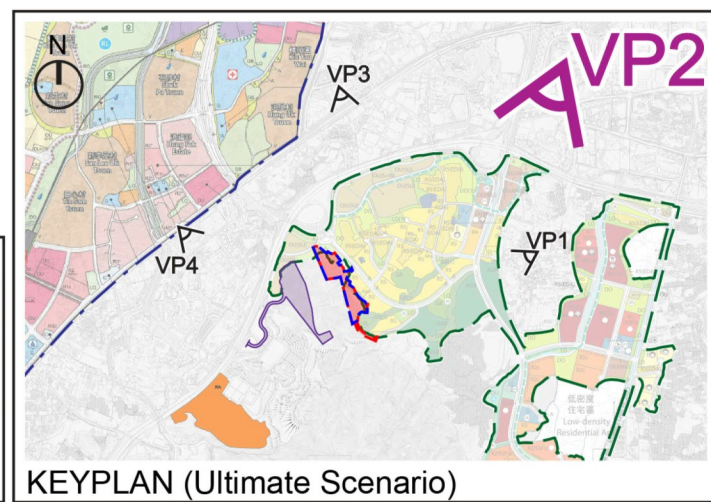
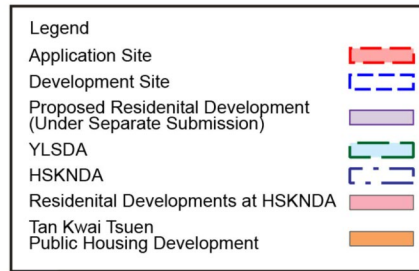
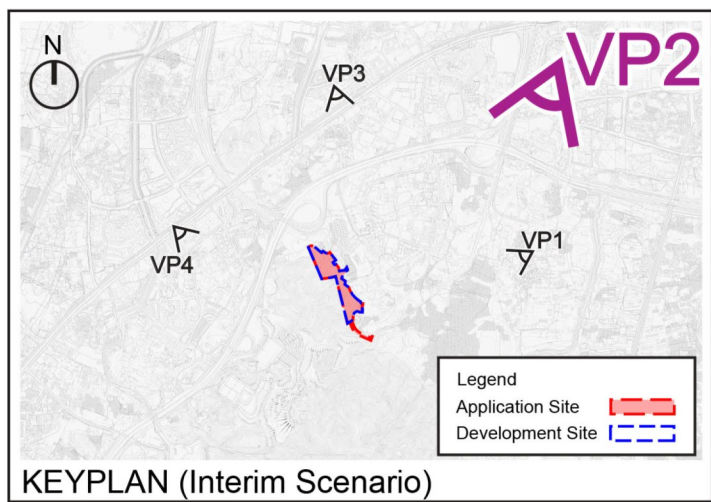
KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	



KEYPLAN (Ultimate Scenario)

Legend	
Application Site	
Development Site	
Proposed Residental Development (Under Separate Submission)	
YLSDA	
HSKNDA	
Residencial Developments at HSKNDA	
Tan Kwai Tsuen Public Housing Development	



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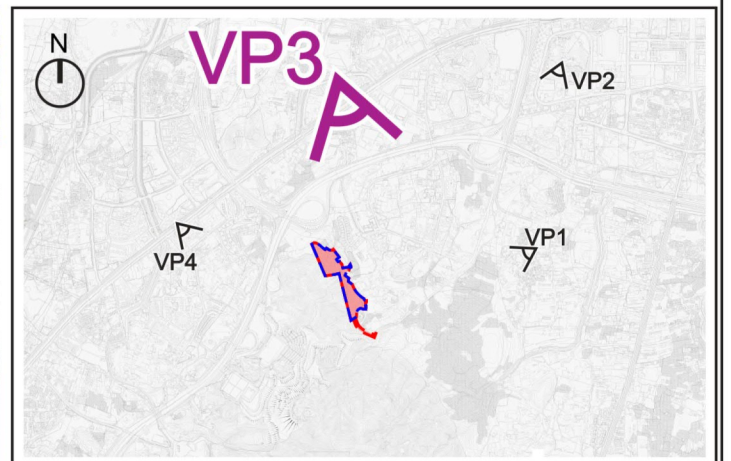
Existing Condition



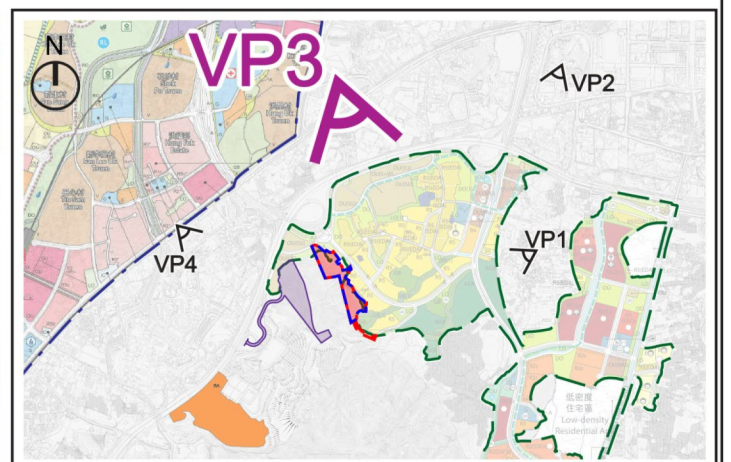
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

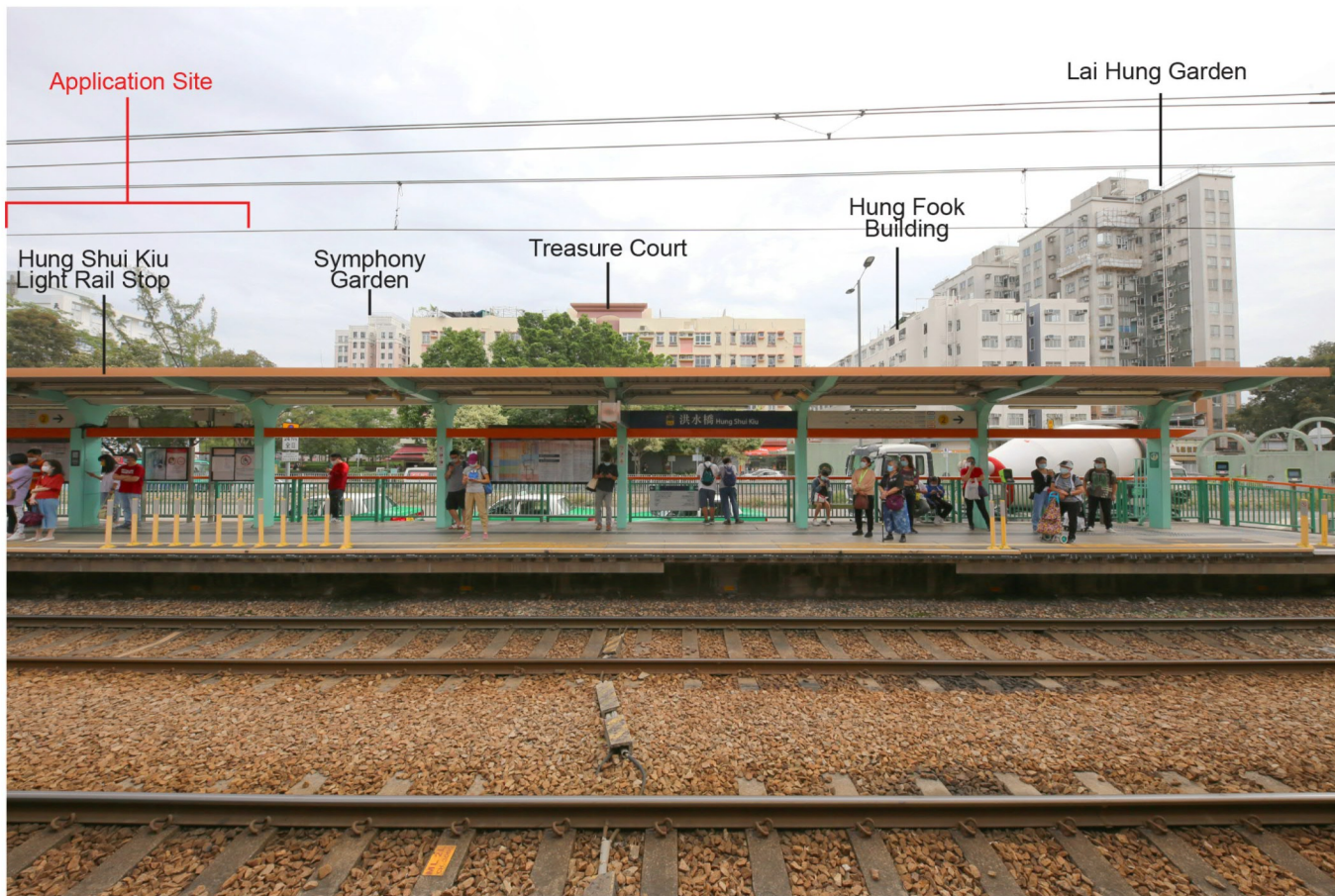


KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)





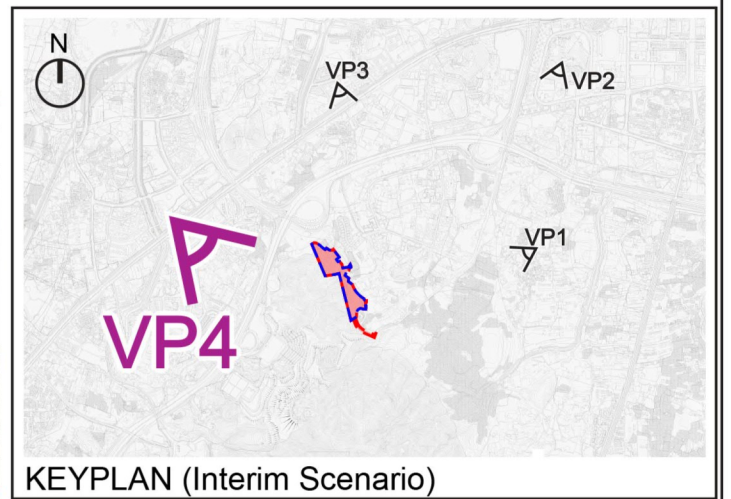
Existing Condition



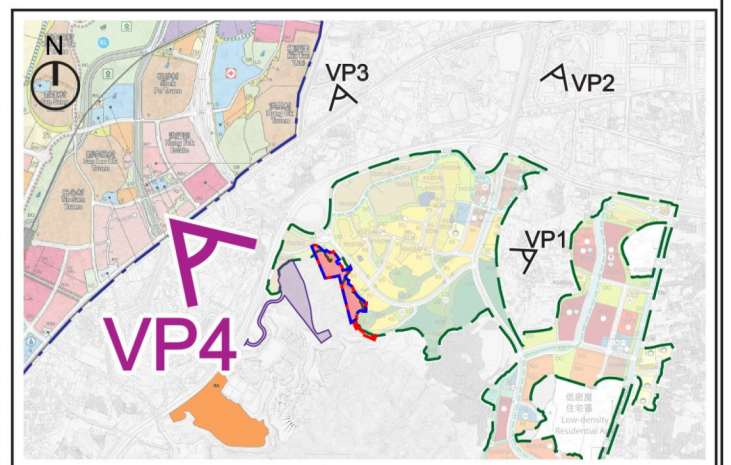
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)



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