

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-TYST/9**  
关于申请编号 Y/YL-TYST/9 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/9		
Location/address 位置/地址	Lot 1829 S.A ss.3 (part) 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 约地段第 1829 号 A 分段第 3 小分段(部分)和毗连政府土地		
Site area 地盘面积	About 约 47,580 sq. m 平方米 (Includes Government Land of about 包括政府土地约 6,378 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" 「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" 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」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 148,327	Not more than 不多於 3.6
	Non-domestic 非住用	Not more than 不多於 11,540	Not more than 不多於 0.3
No. of block 幢数	Domestic 住用	5	
	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 200	mPD 米(主水平基准上)
		17 - 30	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 180	mPD 米(主水平基准上)
		Not more than 不多於 29	Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台
		2 1 3	
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 2,967 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 7,714	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		972
	Motorcycle Parking Spaces 电单车车位		35
	Loading/unloading Spaces 上落客货车位		16
	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
	Covered Transport Lay-by 有盖交通停车处		1

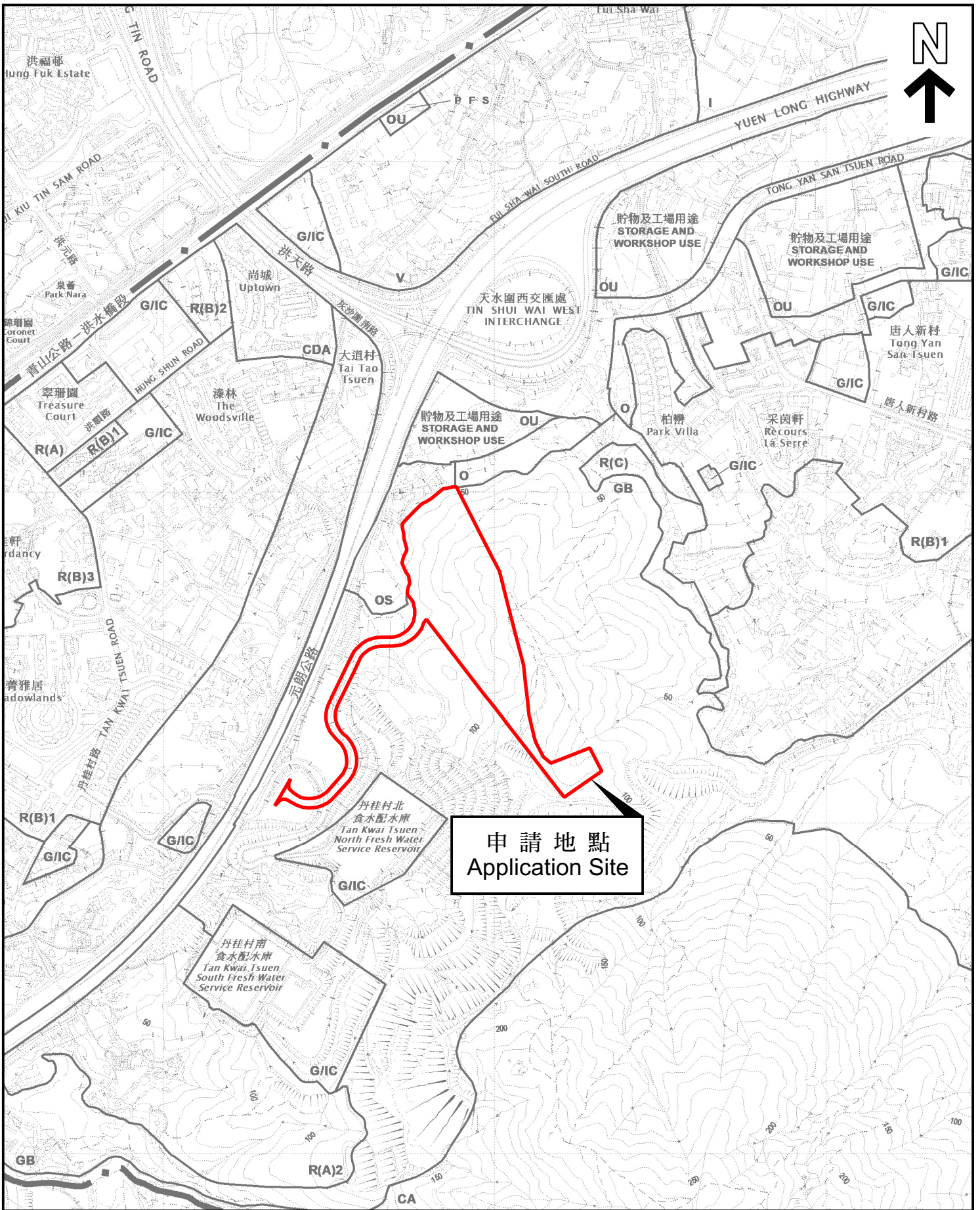
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

<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 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"/>
<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 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。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。



申請地點  
Application Site

位置圖 LOCATION PLAN

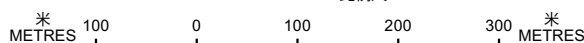
本摘要圖於2023年1月20日擬備，  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/YL-TYST/14  
EXTRACT PLAN PREPARED ON 20.1.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021

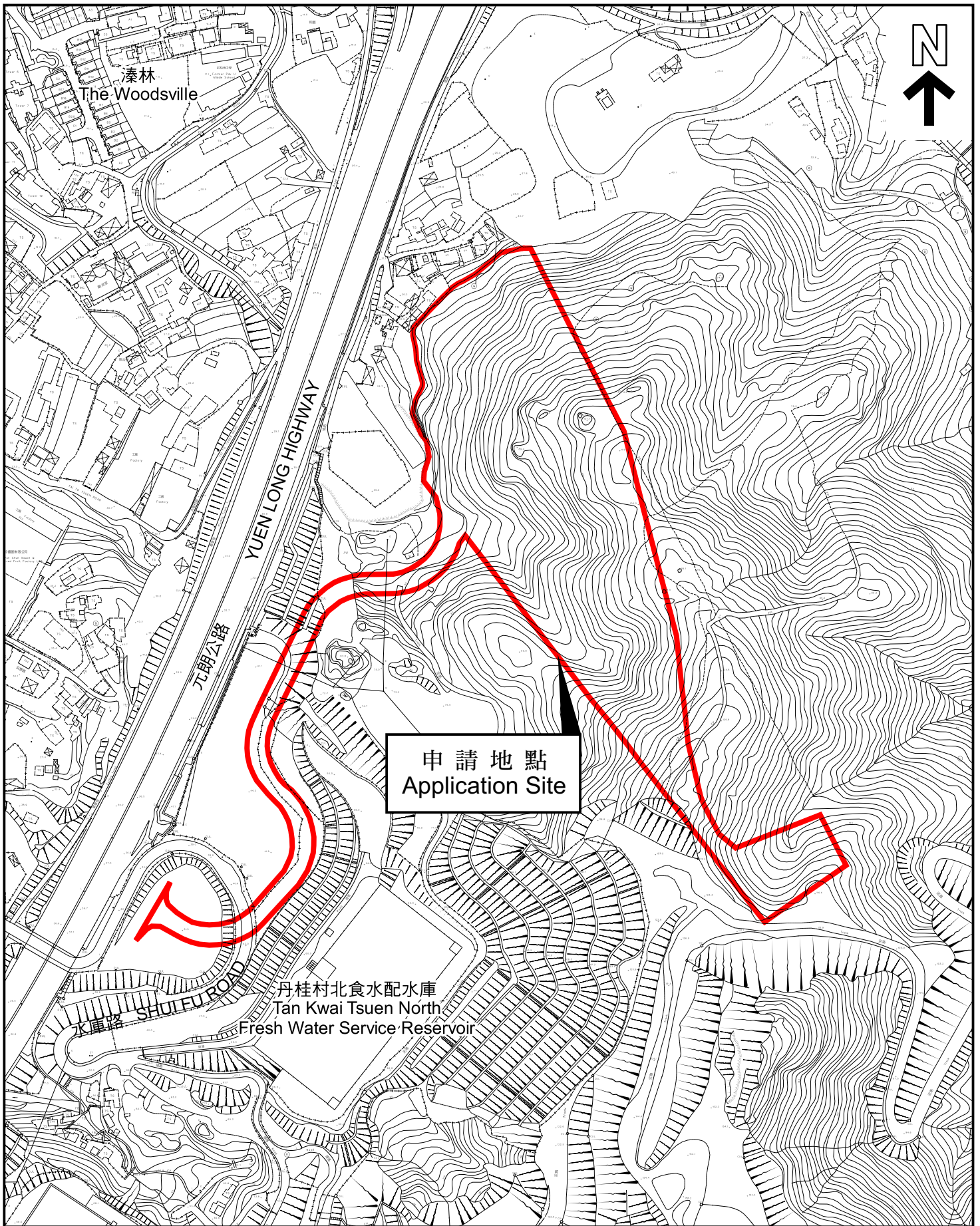
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

**Y/YL-TYST/9**

SCALE 1:7 500 比例尺





平面圖 SITE PLAN

本摘要圖於2023年1月20日擬備，  
 所根據的資料為測量圖編號  
 6-NW-13C 及 18A  
 EXTRACT PLAN PREPARED ON 20.1.2023  
 BASED ON SURVEY SHEETS No.  
 6-NW-13C & 18A

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/9

## 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 Lot No. 1829 S.A ss.3 (part) 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 in the "Green Belt" ("GB") zone 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. Specifically, unleashing the development potential at Application Site could synergise with the various planned/committed developments in the proximity e.g. the Tan Kwai Tsuen public housing development which is only around 450m from the Application Site with improved infrastructure.

### INDICATIVE DEVELOPMENT SCHEME

In support of the subject rezoning request, an indicative development proposal has been prepared. With a Development Site area of about 41,202m<sup>2</sup> and a total plot ratio of not more than 3.9<sup>1</sup> (i.e. domestic plot ratio of not more than 3.6 and non-domestic plot ratio of not more than 0.3), the Proposed Development consists of 7 residential towers, ranging from 16 to 29 residential storeys<sup>2</sup> over 3 storeys of podium at Towers 1 and 2 (i.e. around 170mPD to not more than 200mPD) and 2 storeys of basement car park, yielding a total of about 2,967 residential units. To create a balanced and self-sustained community upon completion of the Proposed Development, commercial and supporting facilities<sup>3</sup> and a covered transport lay-by of about 7,420m<sup>2</sup> and 4,120m<sup>2</sup> respectively are also proposed to serve the future community.

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

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<sup>1</sup> Based on Development Site Area of about 41,202m<sup>2</sup> – proposed to be rezoned to "R(B)4".

<sup>2</sup> Excluding storey for lobby/clubhouse.

<sup>3</sup> 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 1,000m<sup>2</sup> for kindergarten use.

## DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject planning application is fully supported by the following justifications and planning merits:

- The rezoning proposal is complementary to the strategic and regional planning directions;
- With a compatible domestic plot ratio of 3.6, the rezoning proposal is compatible with the changing land use planning context in the vicinity;
- With an anticipated completion by around 2035, the rezoning proposal can enhance housing supply with a development programme in line with adjacent committed developments;
- The Proposed Development can serve as an anchor housing development to complement the sustainable growth of Northwest New Territories;
- The rezoning proposal is in line with recent endeavours of the Government in enhancing housing supply through optimisation of suitable land resources in "GB" areas. In particular, part of the same "GB" zone has already been rezoned for public housing development;
- The subject rezoning application is carefully formulated with planning gains and design merits, e.g. stepped building height, sensible building disposition, provision of building separations, generous provision of landscaping features, etc.;
- Largely secured land-holding status can warrant timely implementation of the Proposed Development; and
- There is no insurmountable problem due to the Proposed Development from technical aspects.

In light of the justifications presented in this Planning Statement, the Board is requested to consider this rezoning application favourably.

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## 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

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 約地段第 1829 號 A 分段第三小分段（部分）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，將位於「綠化地帶」內的申請地點改劃為「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（如位處附近並僅距離 450 米之丹桂村房屋發展項目及周邊道路改善工程）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 41,202 平方米，擬議發展的總容積率將不超過 3.9<sup>4</sup>（即住宅容積率不超過 3.6，非住宅容積率則不多於 0.3），提供 7 座由 16 至 29 層住宅樓層<sup>5</sup>的住宅樓宇（主水平基準以上約 170 米至不多於 200 米），亦在第一及第二座樓宇下設 3 層平台層，附以 2 層地庫停車場，合共提供約 2,967 個住宅單位。擬議發展亦建議提供約 7,420 平方米的商業和配套設施<sup>6</sup>及 4,120 平方米的有蓋交通停車處，以打造一個均衡及自給自足的社區服務未來居民。

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<sup>4</sup> 根據發展用地總佔地面積約 41,202 平方米 – 擬議改劃為「住宅(乙類)4」地帶。

<sup>5</sup> 不包括作大堂/會所用途的樓層。

<sup>6</sup> 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。



## 發展理由和規劃增益

是次規劃申請包含下列的發展理據及規劃增益：

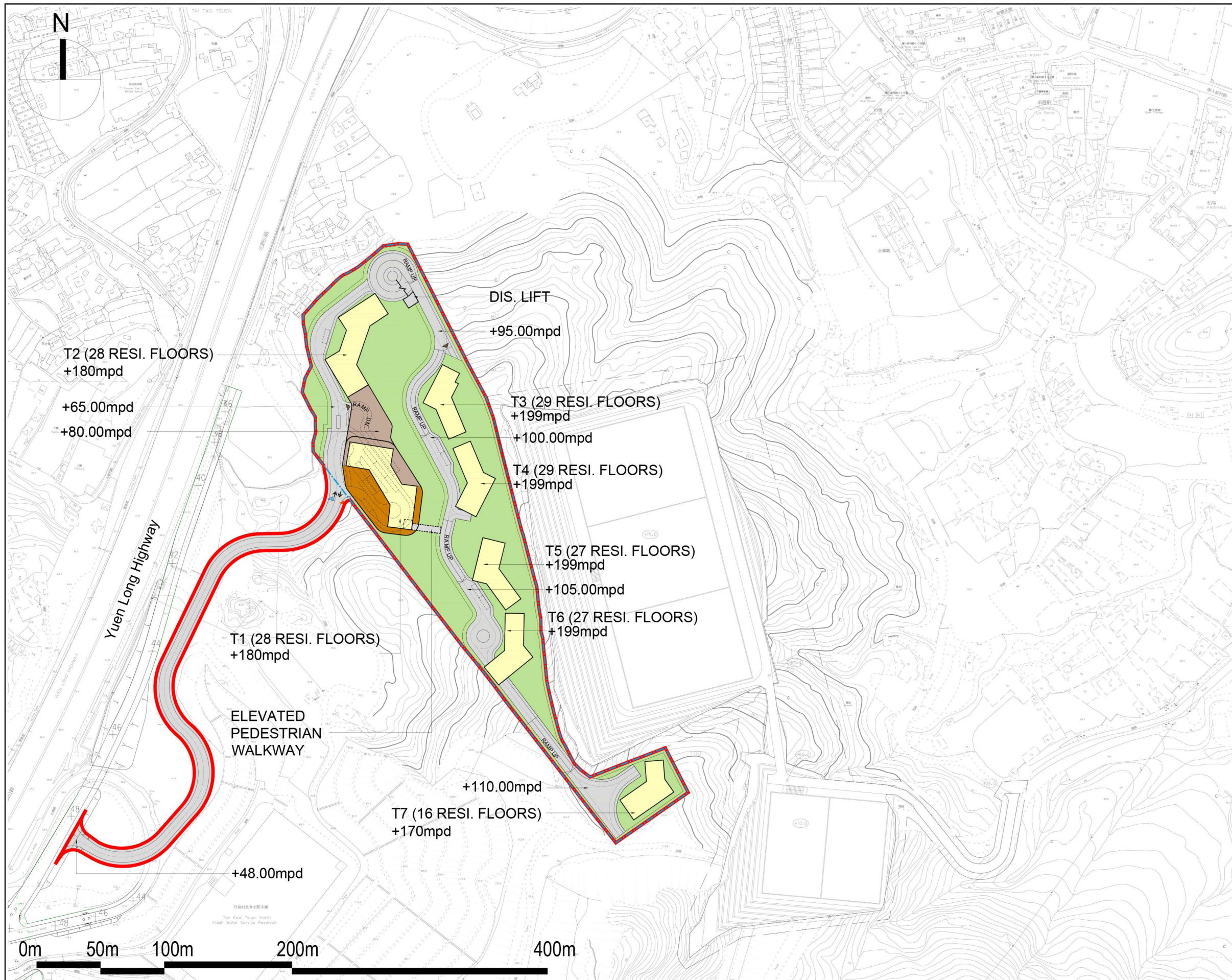
- 擬議改劃申請能響應和配合區域和策略層面的規劃和發展方向；
- 擬議改劃申請的住宅容積率不超過 3.6，與附近正在不斷更新的土地規劃相符；
- 擬議改劃申請預期於約 2035 年落成，能增加房屋供應。其發展時間表亦能夠配合周邊已落實的發展項目的進程；
- 擬議發展可作為重點房屋發展項目以配合新界西北的可持續發展；
- 擬議改劃申請能夠積極回應政府近期審視「綠化地帶」用地以作房屋發展的政策承諾，尤其是當政府亦已改劃同一「綠化地帶」內的部分地方作公營房屋發展；
- 擬議發展計劃經過仔細制訂，具備設計上的優點和規劃增益，例如階梯式建築物高度、合理的建築佈局、提供樓宇間距、提供大量園景設施等；
- 申請地點內私人土地的業權皆屬申請人擁有，有利項目早日落成；及
- 擬議發展在技術上不會對周邊環境造成負面影響。

基於以上理由及優點，懇請城規會對本修訂圖則申請予以贊同。

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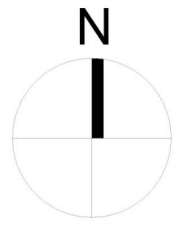
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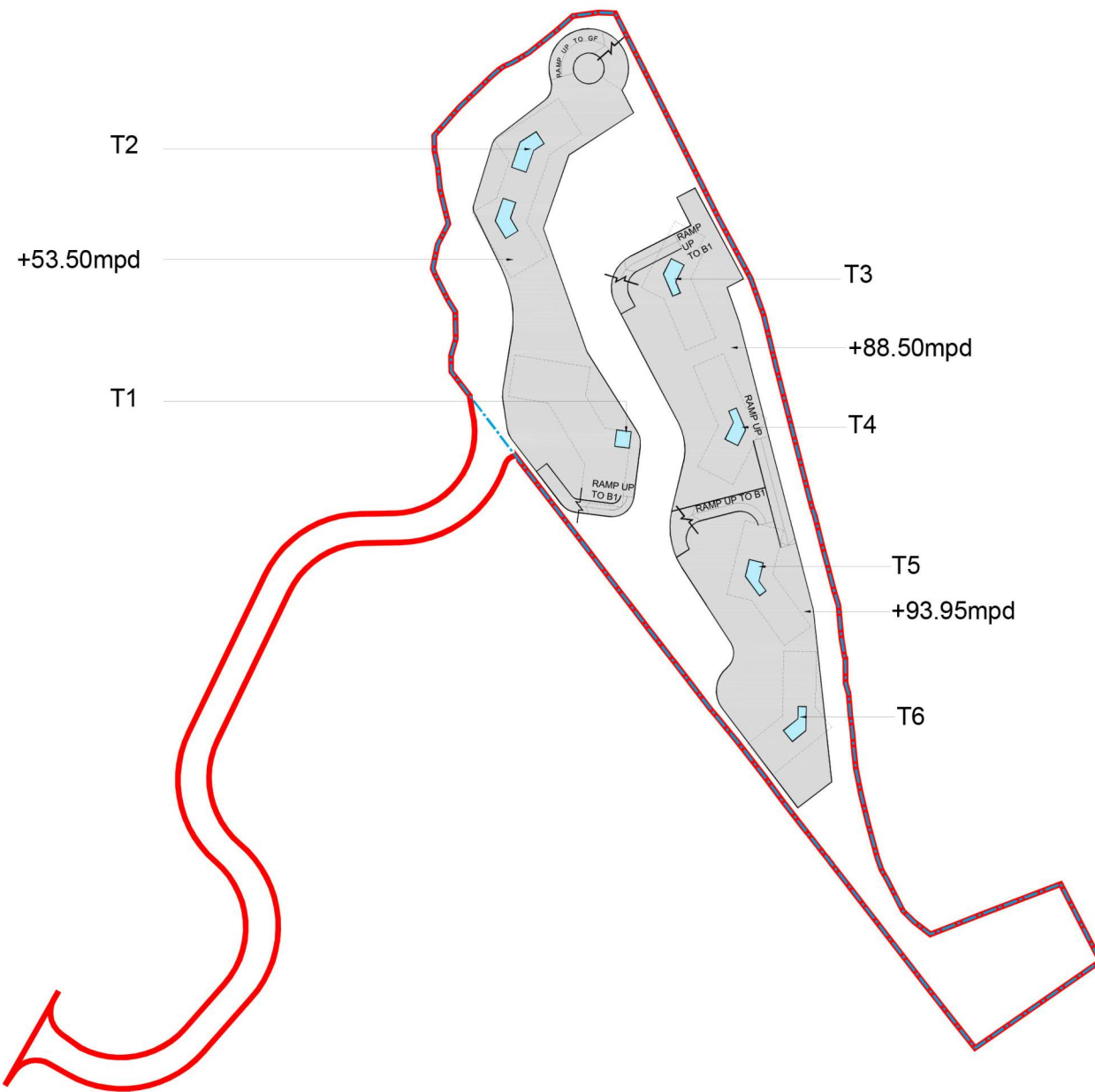
- Legend:**
- Application Site Boundary
  - Development Site Boundary
  - Residential
  - Commercial
  - Covered Transport Lay-by
  - EVA / Access Road / Ramp
  - Landscape Area
  - ▲ Vehicular entrance
  - ▲ Pedestrian entrance
  - ▲ To B/F
  - Future water reservoir under approved planning application (AYL-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.



**Legend:**

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

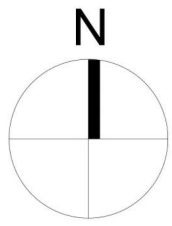


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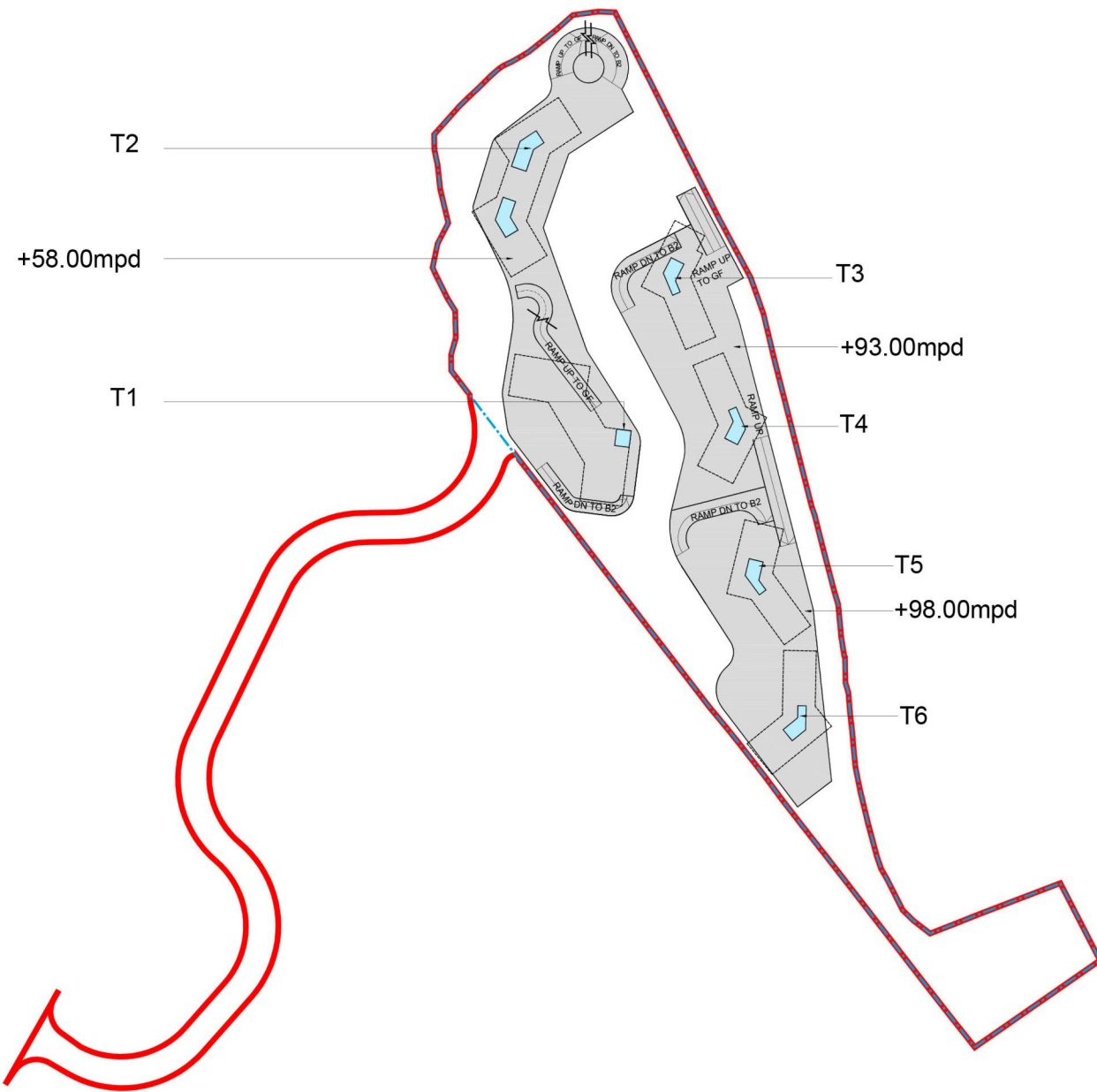
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<b>LWK +PARTNERS</b>	Title	Indicative B2/F Plan			
		Checked	DH	Drawn	PW
		Rev	0	Date	Dec 2022
		Scale		Figure 3.2	



- Legend:**
- Application Site Boundary
  - Development Site Boundary
  - Lobby / Clubhouse
  - Car park / Ramp



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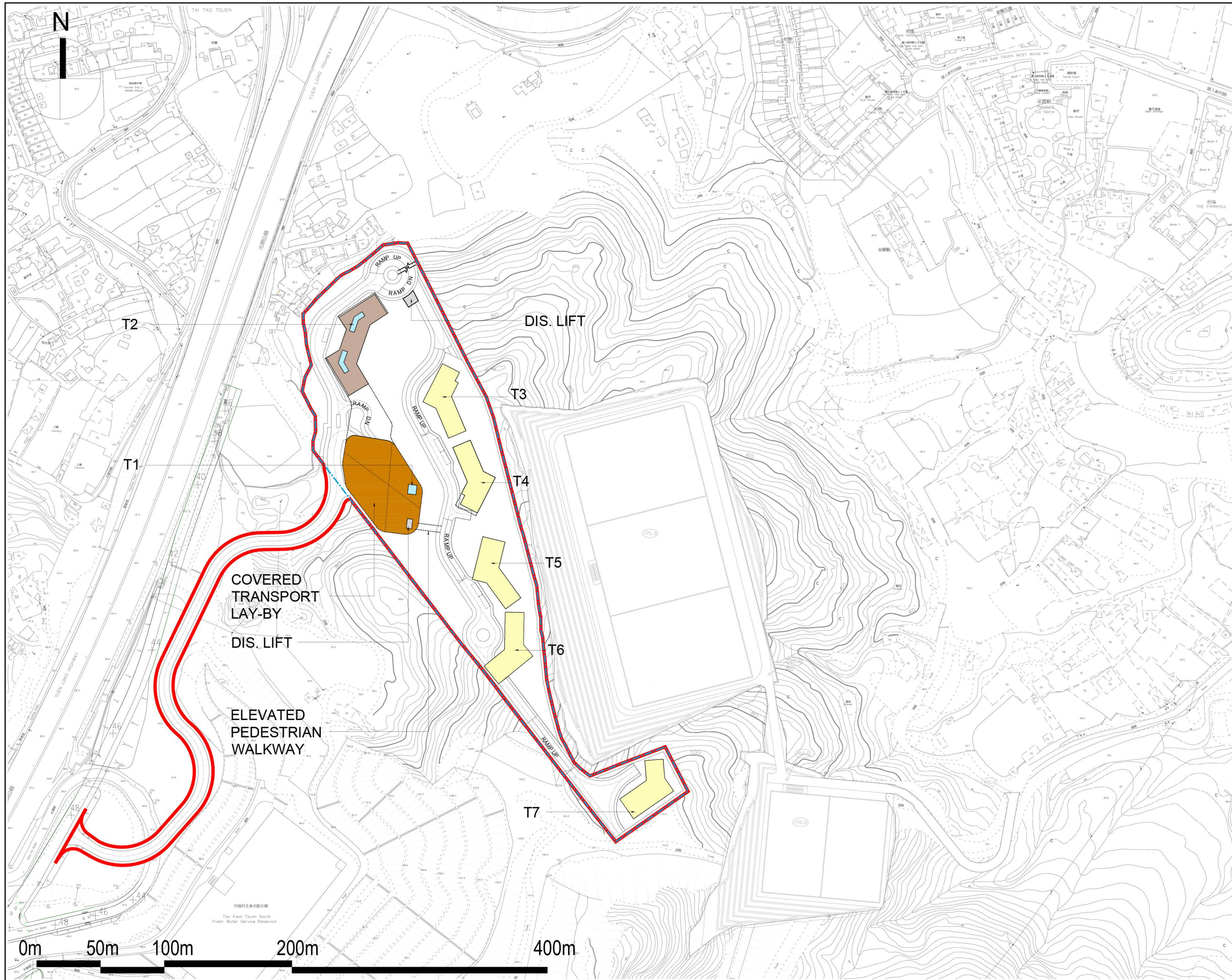
<b>LWK +PARTNERS</b>	Title	Indicative B1/F Plan			
		Checked	DH	Drawn	PW
		Rev	0	Date	Dec 2022
	Scale	Figure 3.3			



**Legend:**

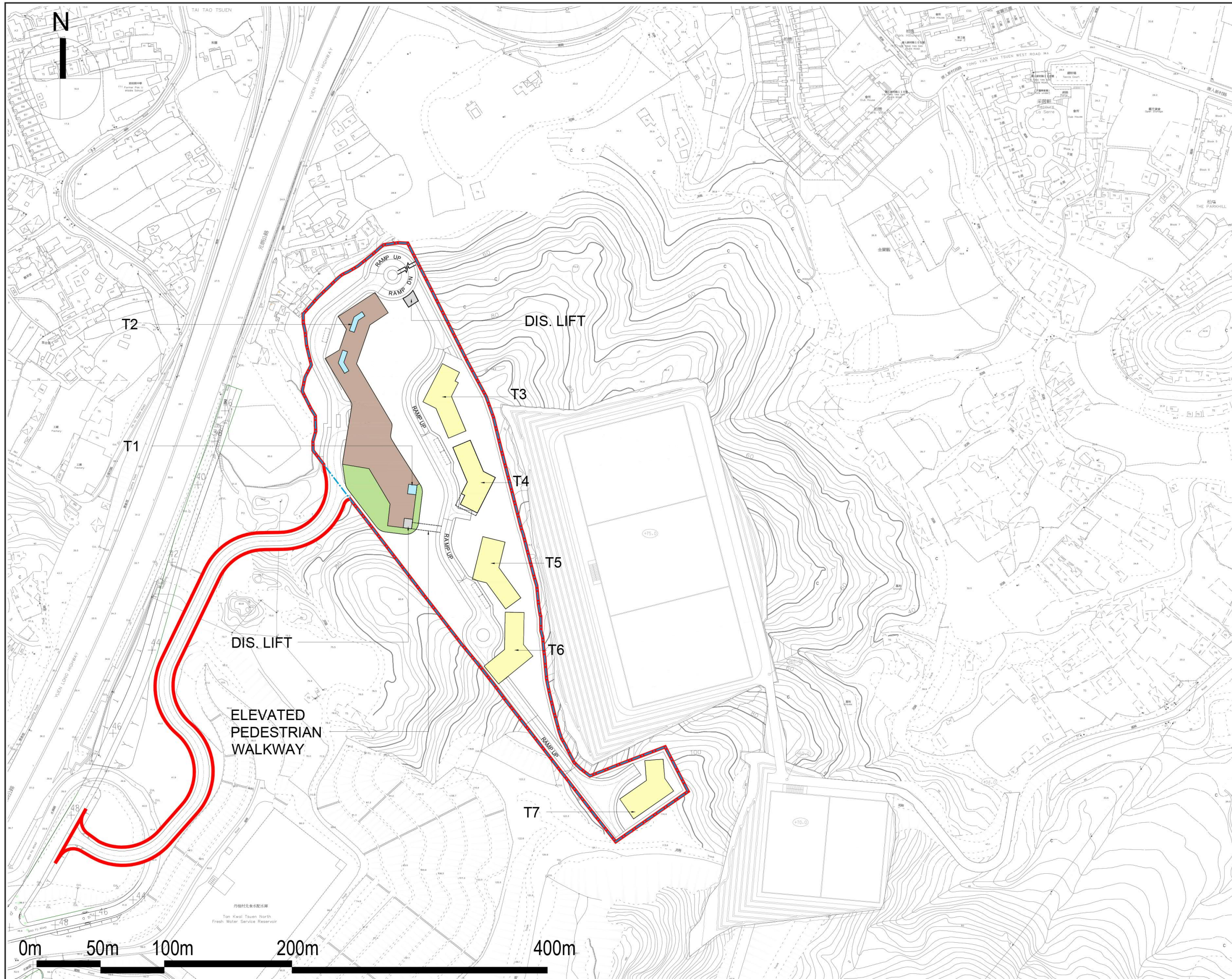
- Application Site Boundary
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- Lobby / Clubhouse
- Commercial
- Covered Transport Lay-by
- EVA / Access Road / Ramp
- Landscape Area
- ▲ Vehicular entrance
- ▲ Pedestrian entrance
- ▲ To B/F
- Proposed water reservoir under planning application A/YL-TYST/1146

- 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.



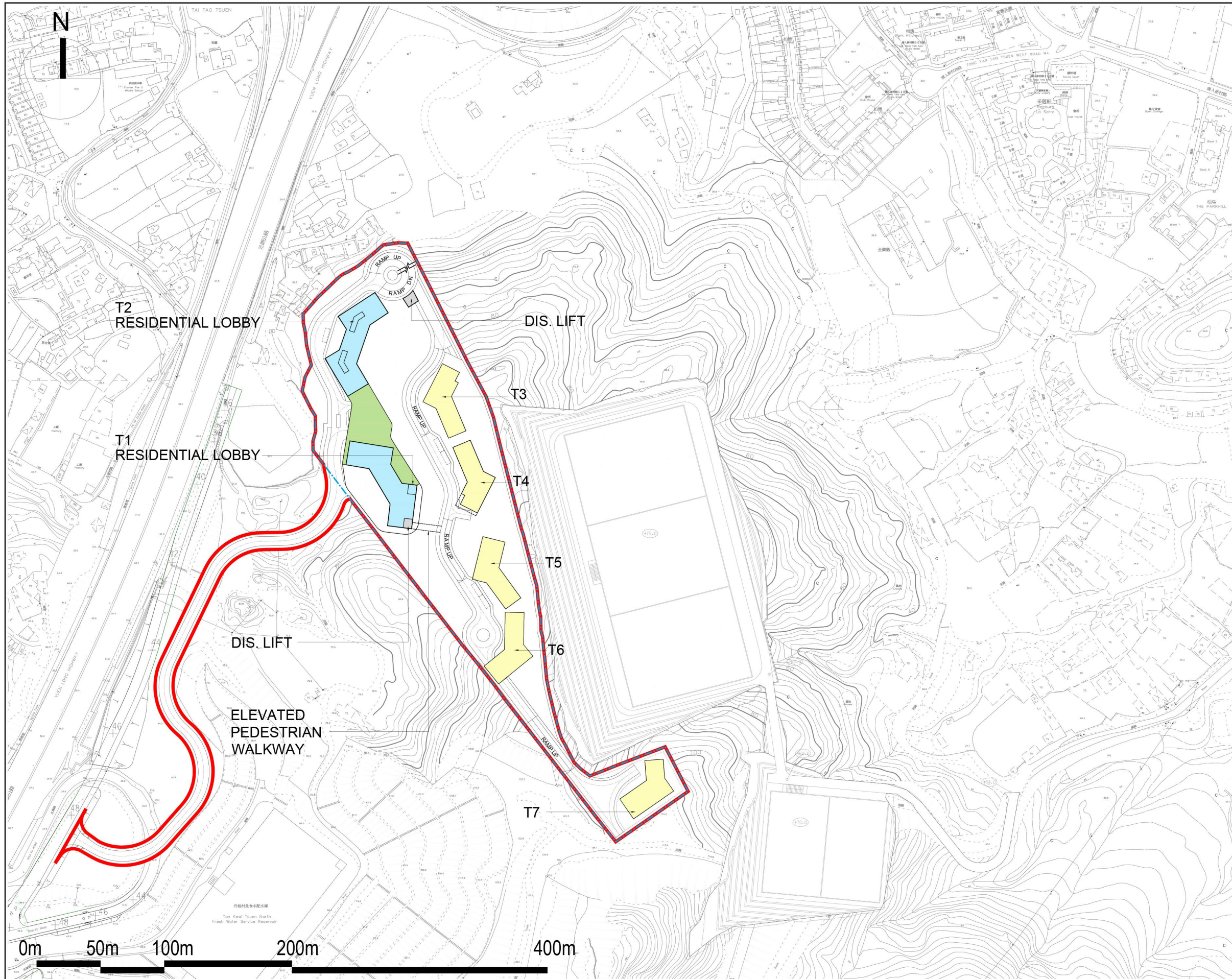
- Legend:**
- Application Site Boundary
  - Development Site Boundary
  - Residential
  - Lobby / Clubhouse
  - Commercial
  - Covered Transport Lay-by
  - Disable Lift

- 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).
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- Legend:**
- Application Site Boundary
  - Development Site Boundary
  - Residential
  - Lobby / Clubhouse
  - Commercial
  - Disable Lift
  - Landscape Area

- Remarks**
1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
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**Legend:**

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

**Remarks**

1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
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Rev	0	Date	Dec 2022
Scale	Figure 3.7		

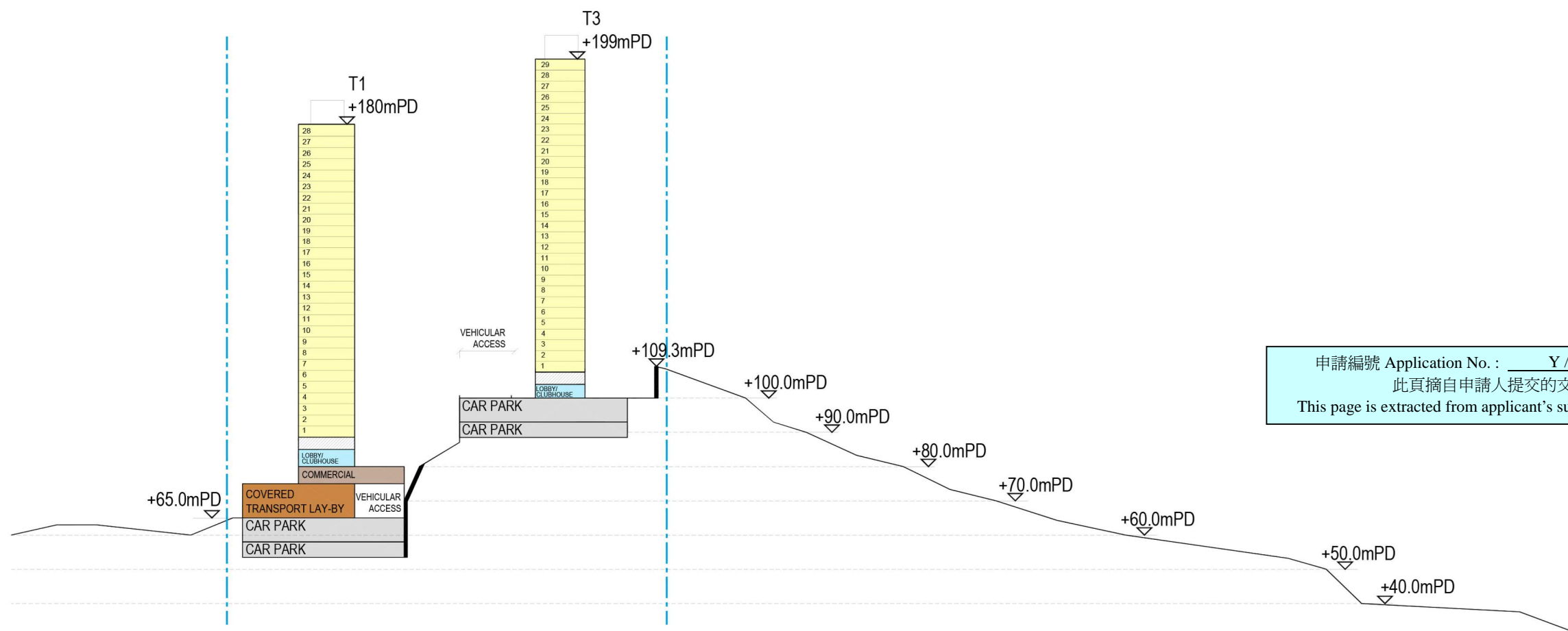
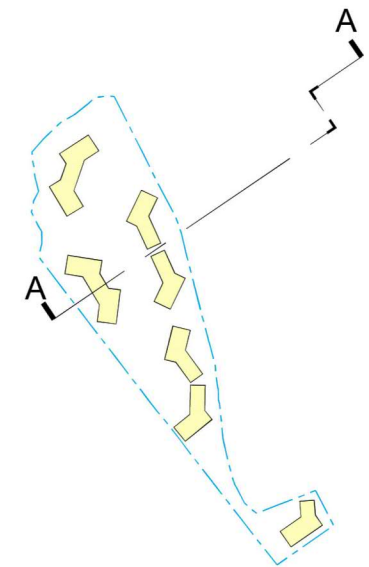


**Legend:**

- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Commercial
- Covered Transport Lay-by
- 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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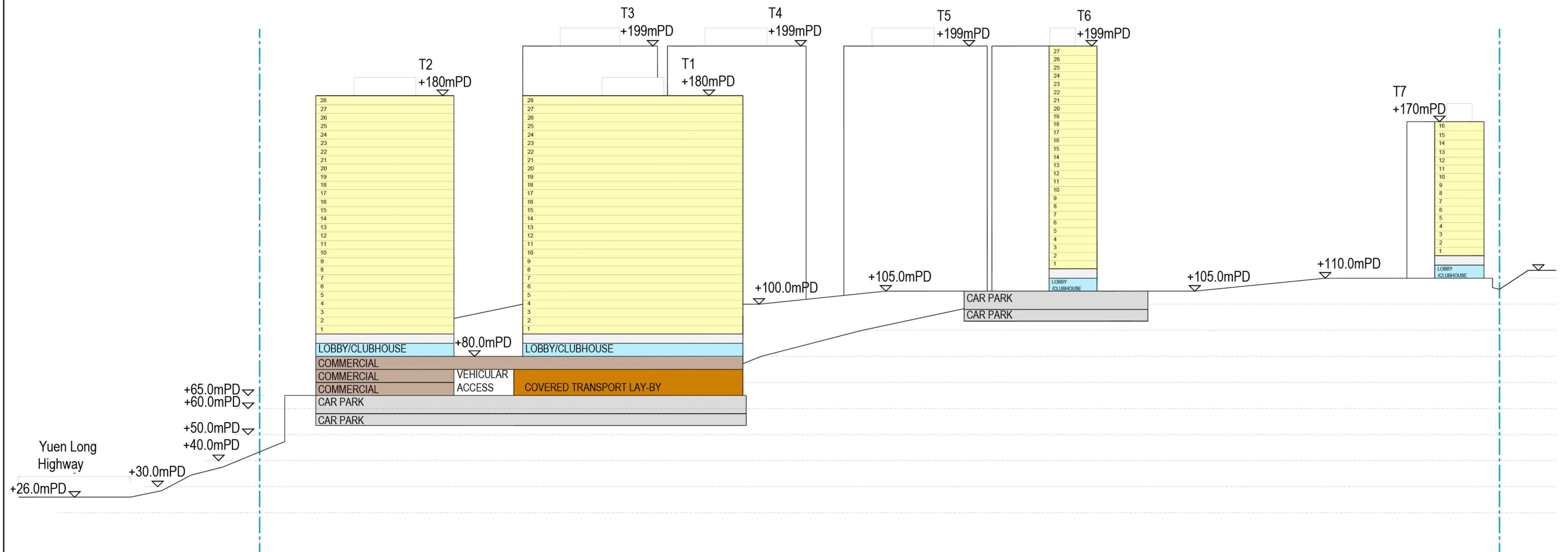
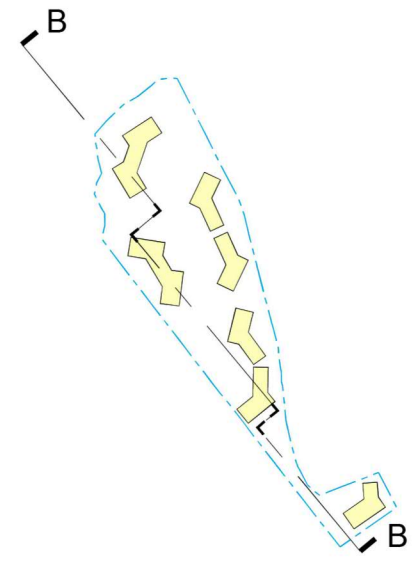
**Legend:**

- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Commercial
- Covered Transport Lay-by
- Carpark

**Remarks**

1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
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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

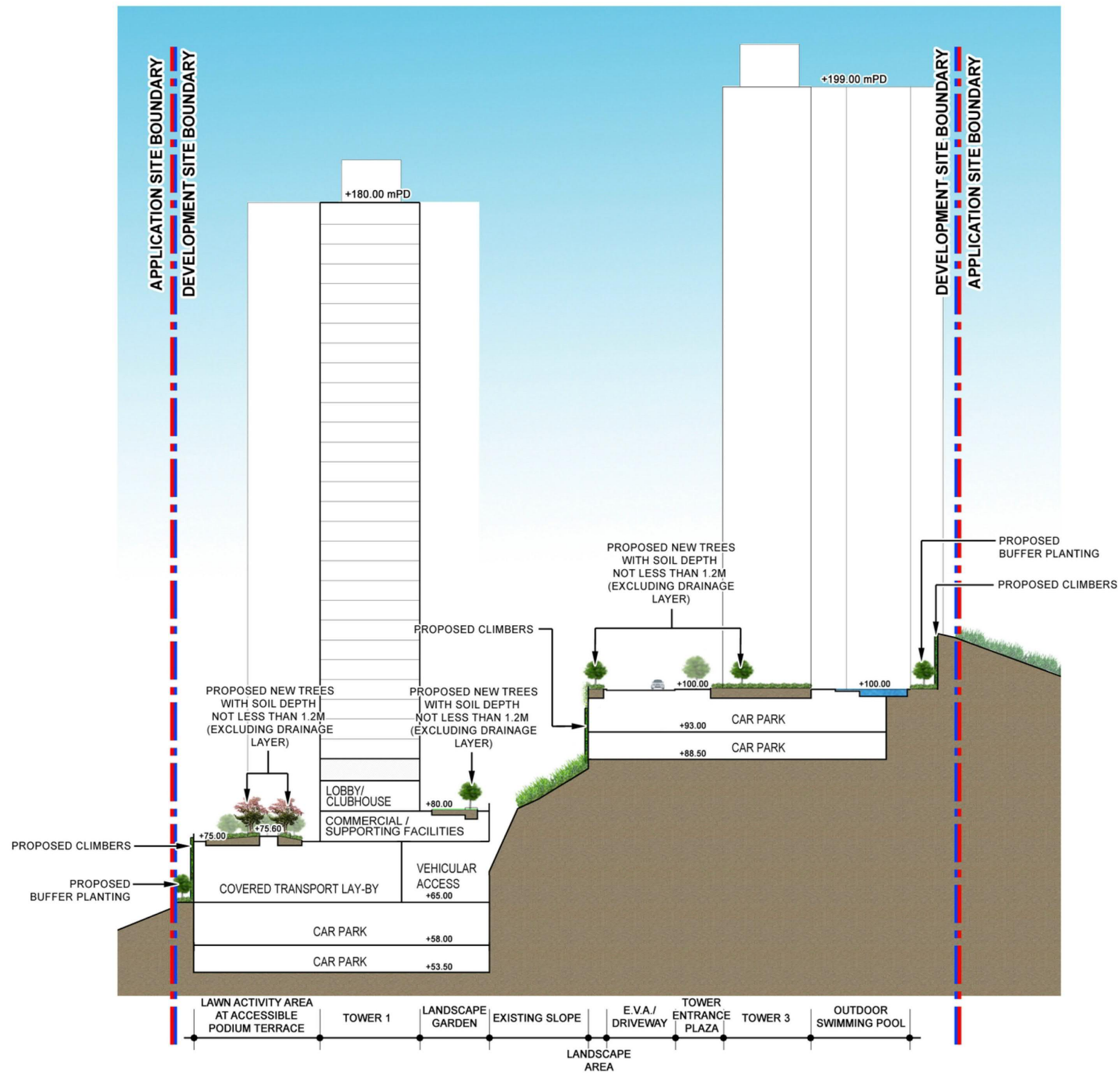
**REMARKS:**  
 Include uses for 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place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

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Title  
 Indicative Landscape Master Plan

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Scale	Figure 3.10		



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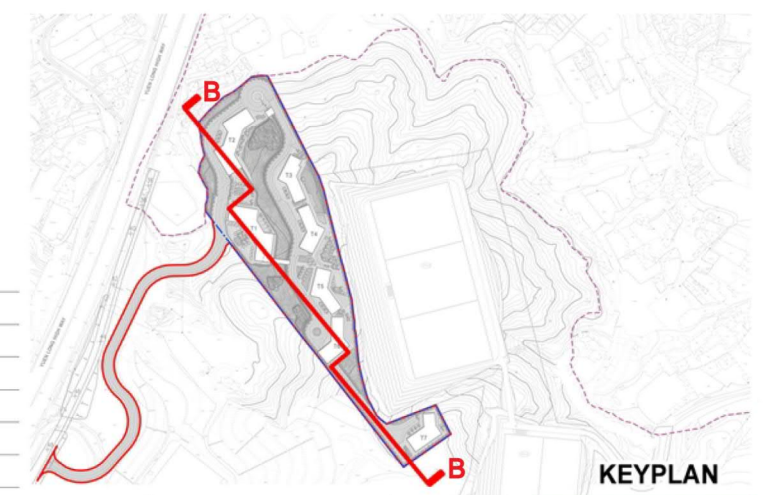
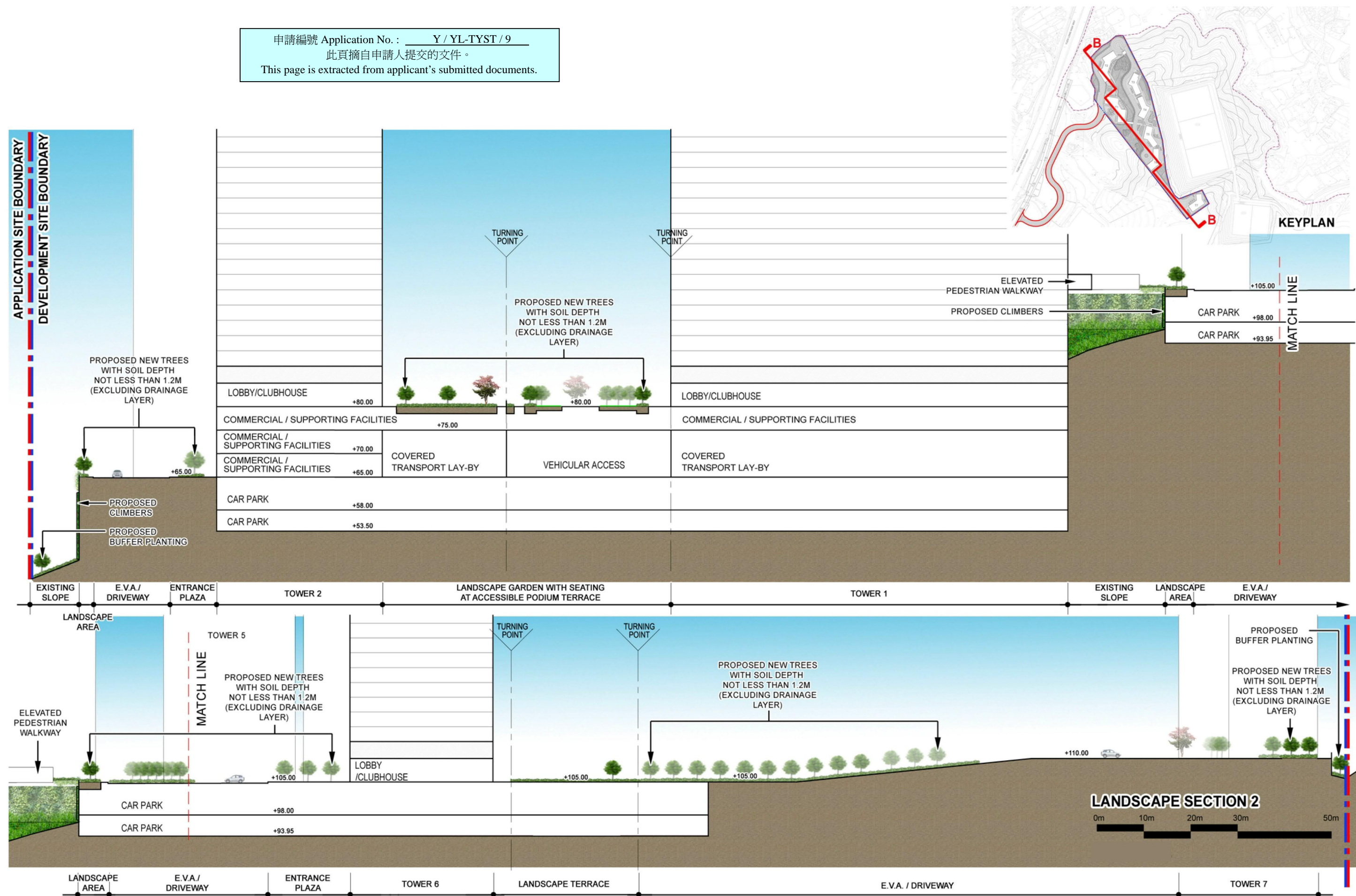


Title

Indicative Landscape Section A-A Plan

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Scale	Figure 3.11		

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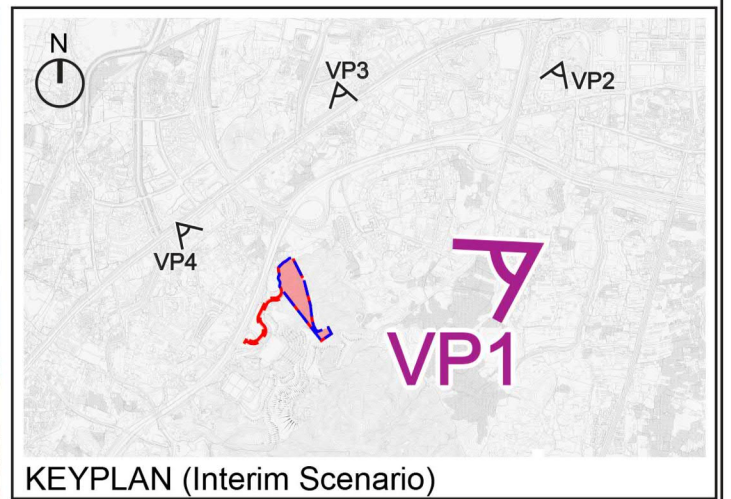
Title

Indicative Landscape Section B-B Plan

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Rev	0	Date	Dec 2022
Scale	Figure 3.12		



Existing Condition



KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	

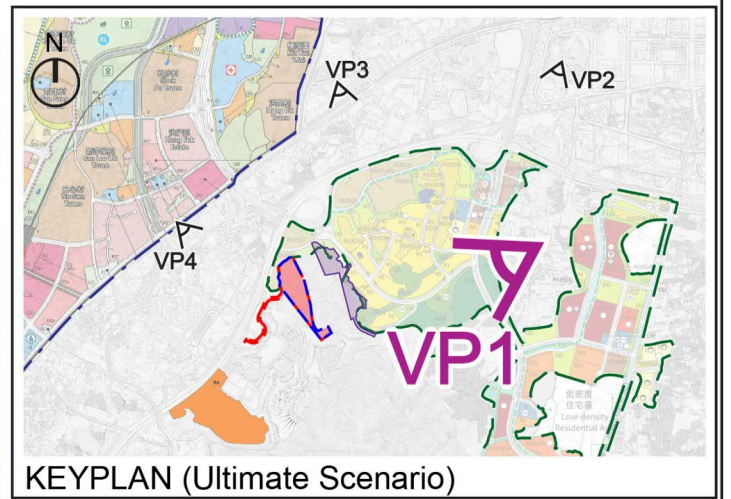


Proposed Scheme - Interim Scenario

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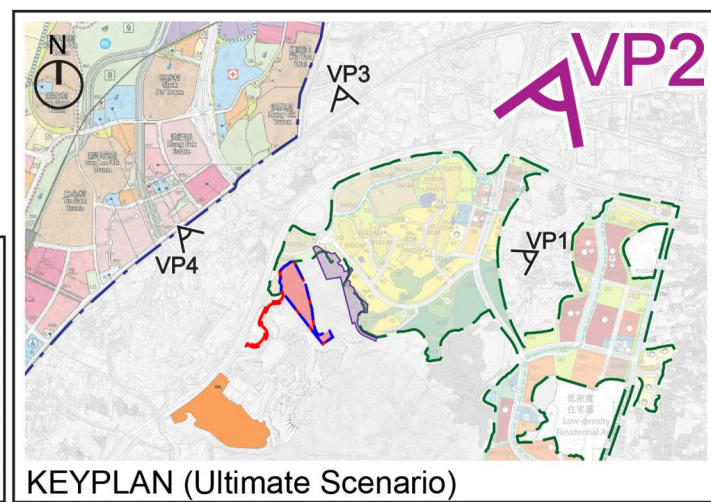
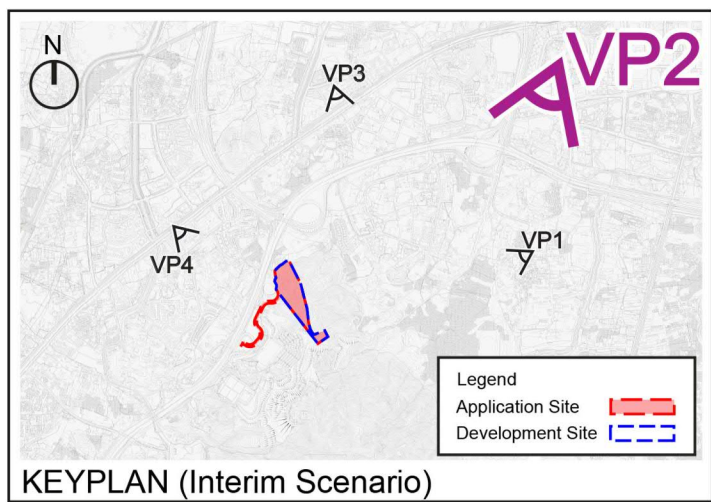


Proposed Scheme - Ultimate Scenario



KEYPLAN (Ultimate Scenario)

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



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

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Existing Condition



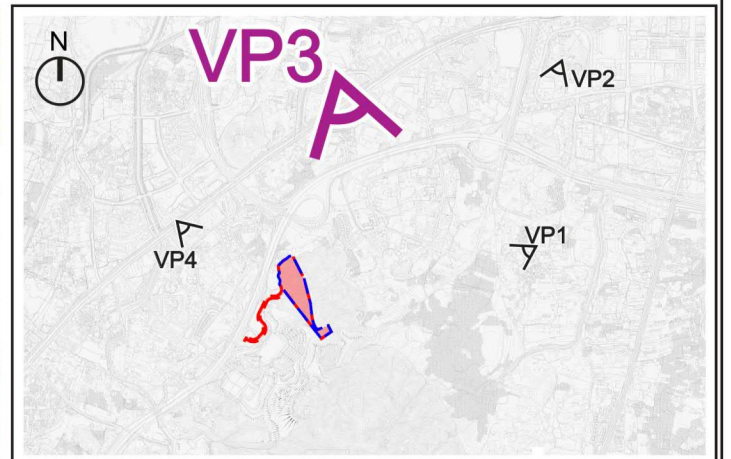
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



Existing Condition



KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	

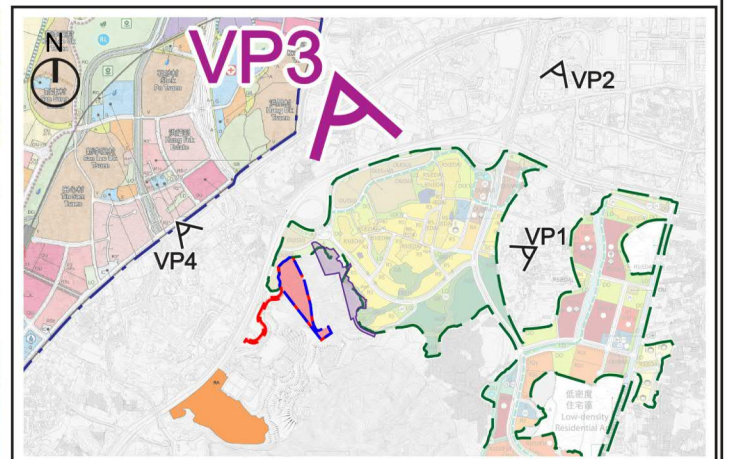


Proposed Scheme - Interim Scenario

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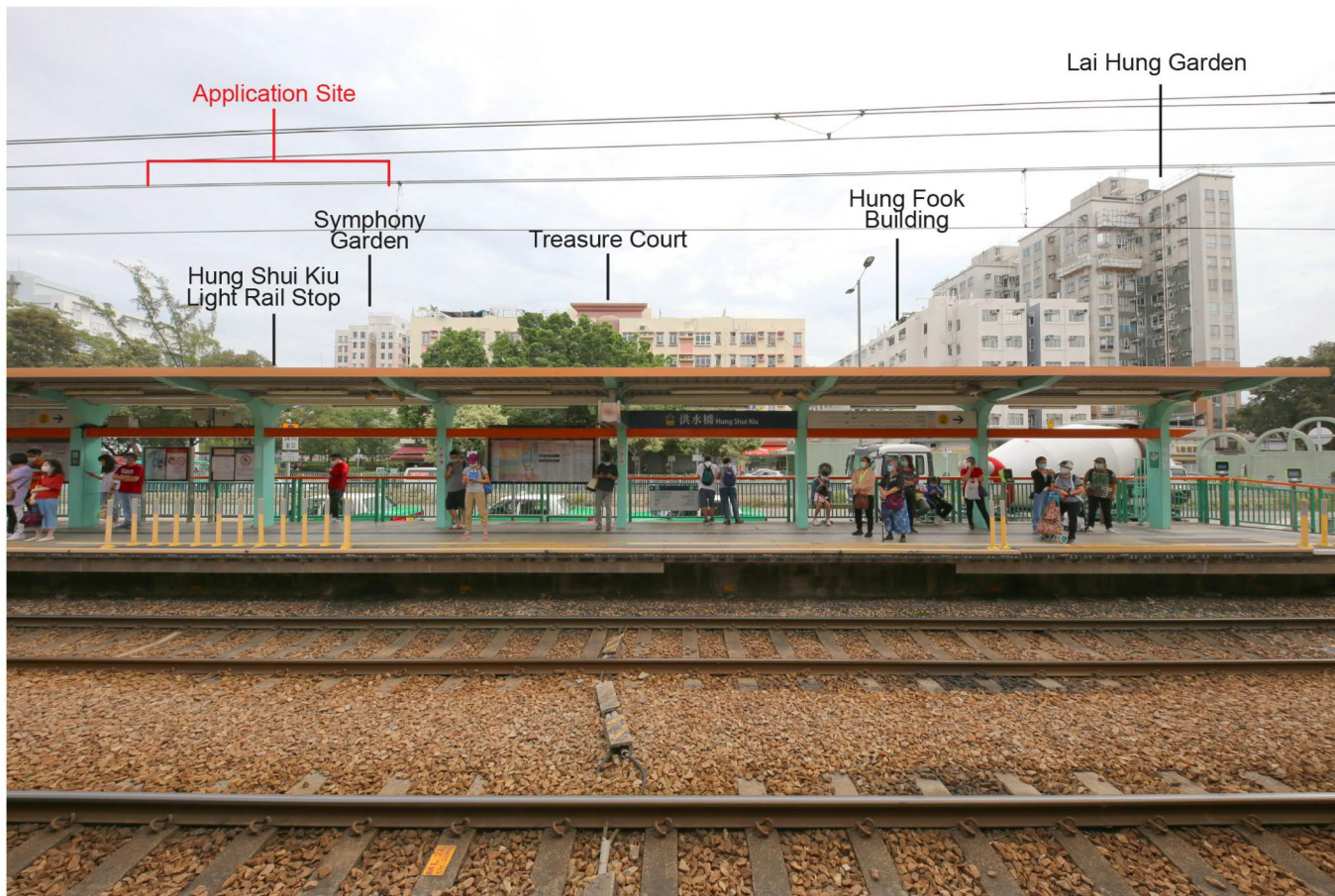
Proposed Scheme - Ultimate Scenario



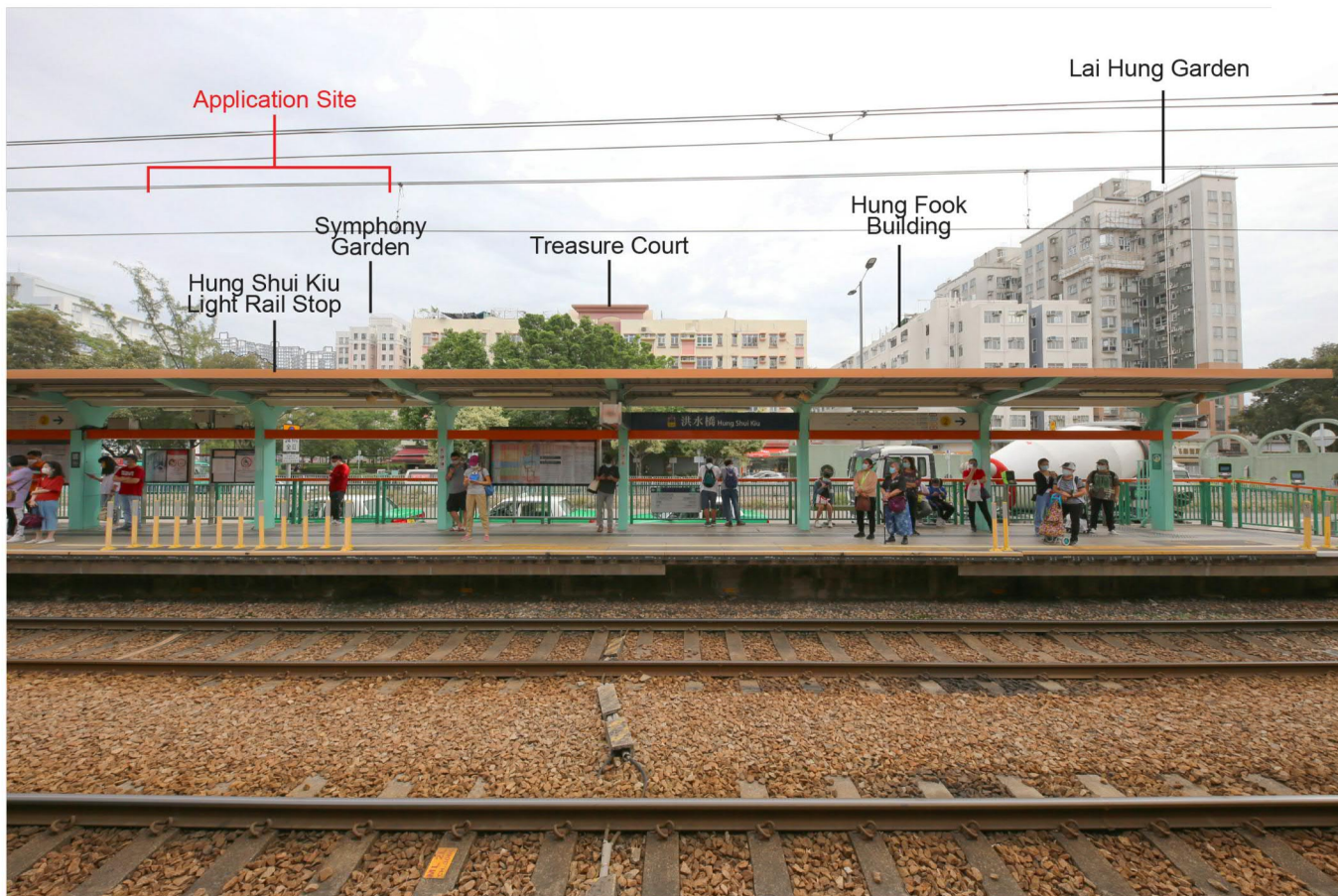
KEYPLAN (Ultimate Scenario)

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

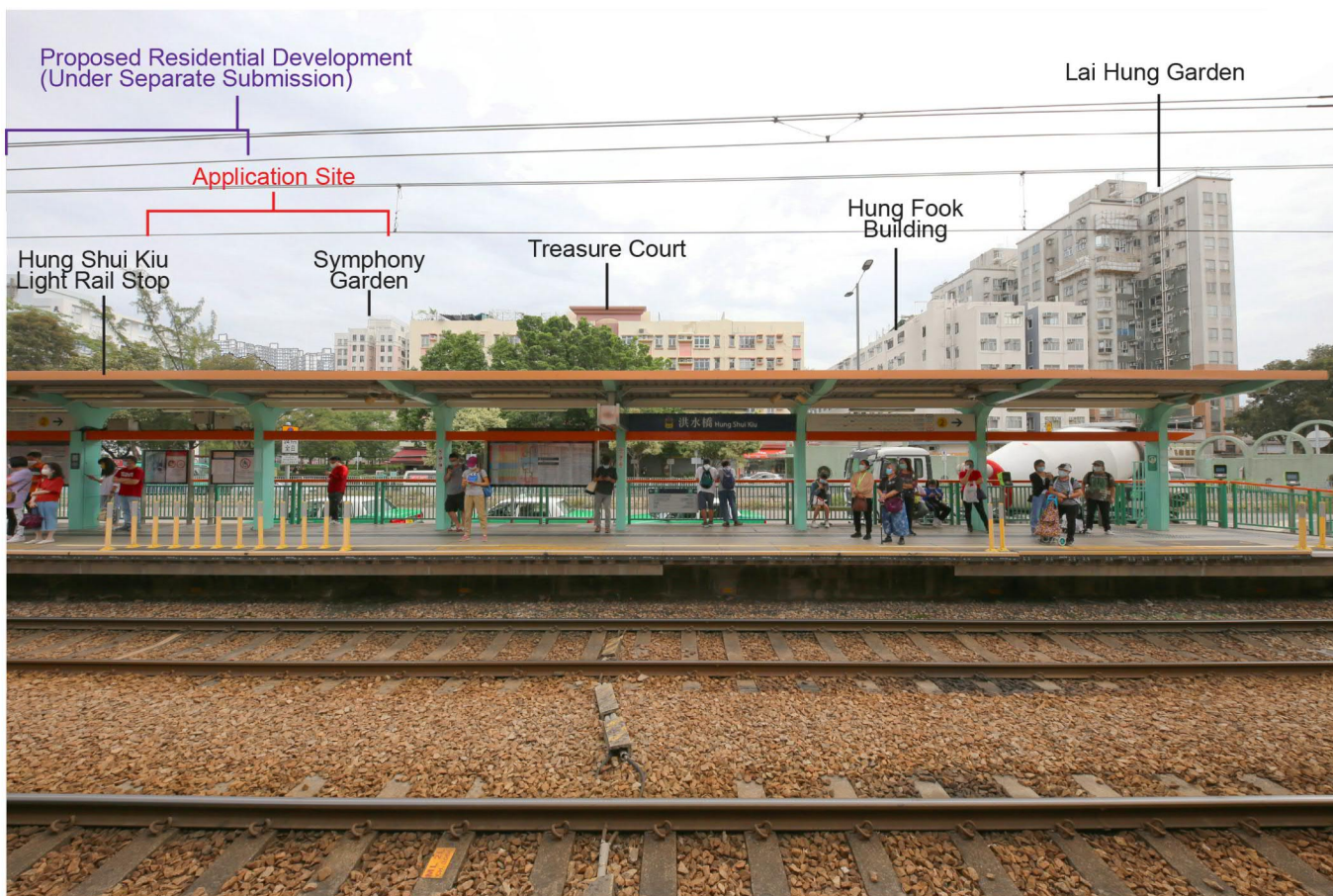




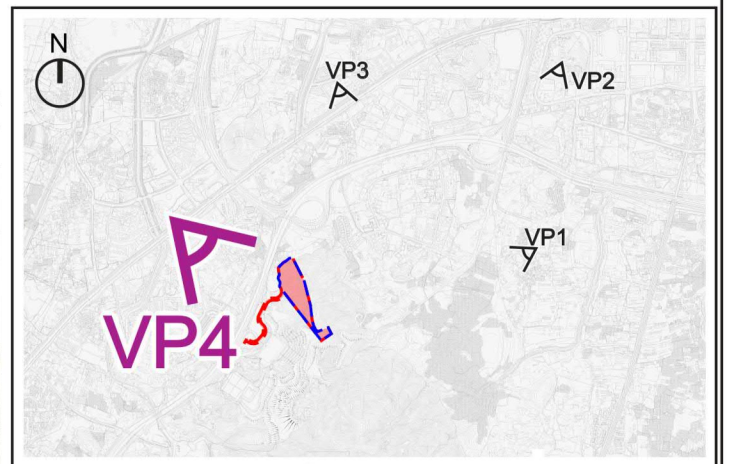
Existing Condition



Proposed Scheme - Interim Scenario



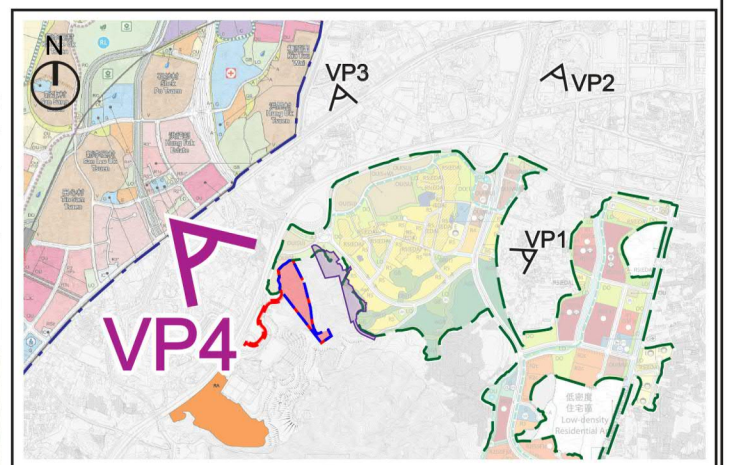
Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	

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KEYPLAN (Ultimate Scenario)

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