

**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

Revised broad development parameters in view of
the further information received on 18.5.2023
因应於 2023 年 5 月 18 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-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	

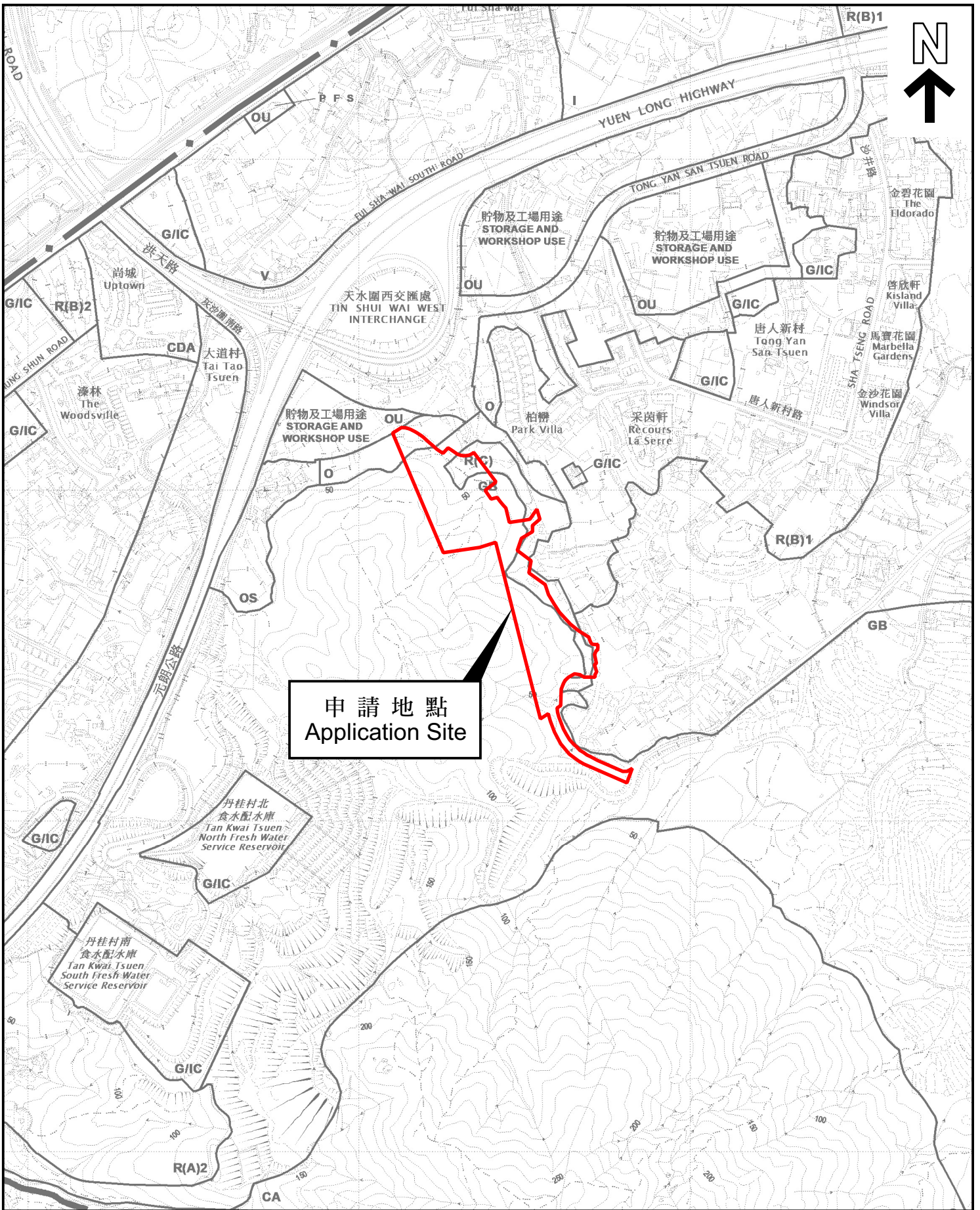
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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"/>
<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 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"/>
ssDrainage impact assessment 排水影响评估	<input type="checkbox"/>	<input 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>Table of responses to departmental comments 回应部门意见表</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空气流通影响评估（专家评估报告）</u>		
<u>Geotechnical Planning and Review Report 土力规划检讨报告</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.

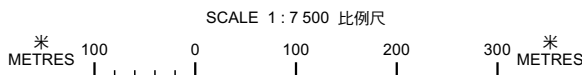
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

本摘要圖於2023年5月29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 29.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

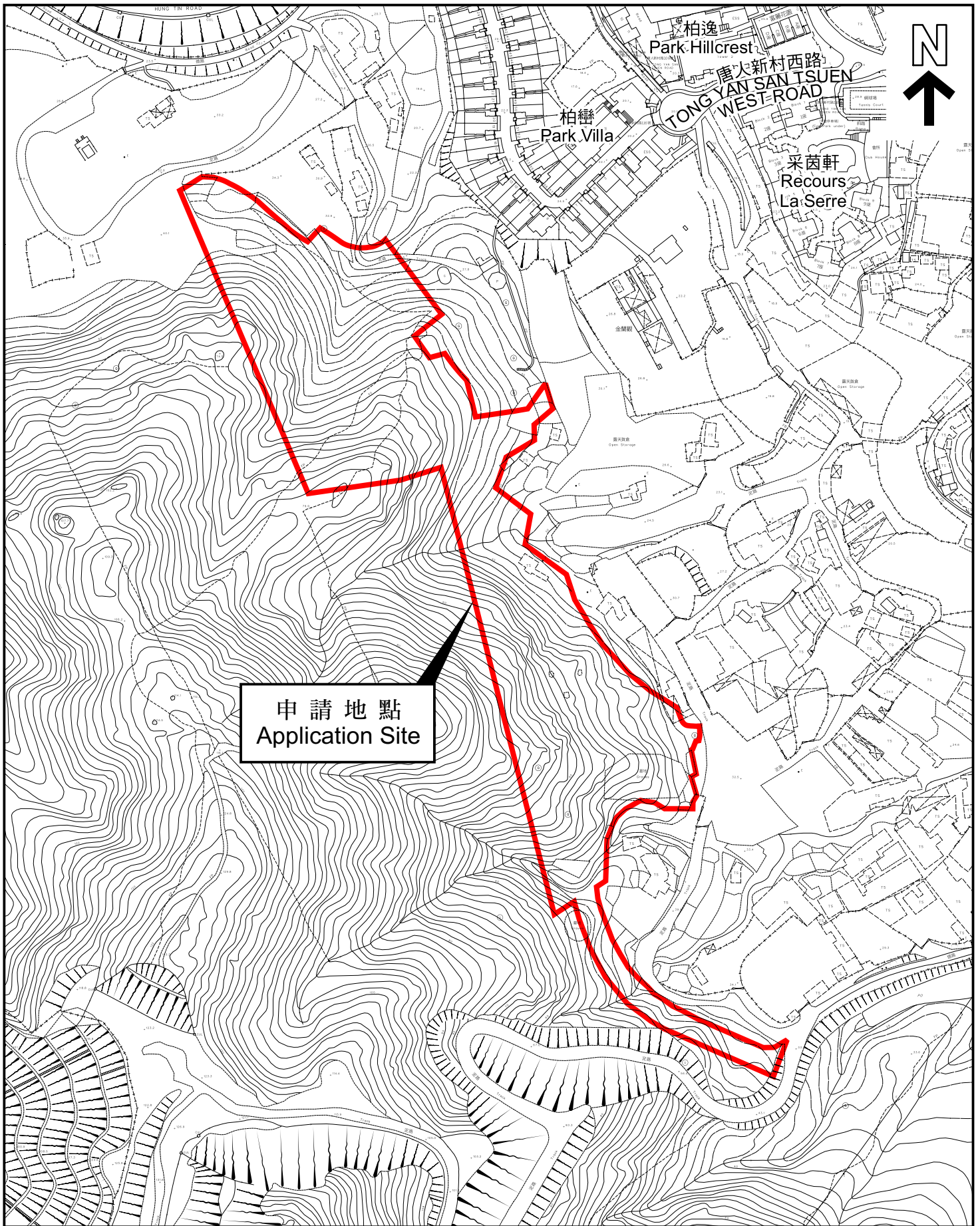
位置圖 LOCATION PLAN



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

本摘要圖於2023年5月29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 29.5.2023
BASED ON SURVEY SHEETS No.
6-NW-13C, 13D, 18A & 18B

平面圖 **SITE PLAN**

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

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

備註 Remarks

申請人提交進一步資料回應部門的意見，並呈交經修訂的排污影響評估和視覺影響評估，以及經修訂的園境設計總圖、空氣流通影響評估（專家評估報告）、土力規劃檢討報告和規劃綱領的替換頁。

The applicant submitted further information in response to departmental comments and submitted revised Sewerage Impact Assessment and Visual Impact Assessment, as well as replacement pages of the Revised Landscape Master Plan, Air Ventilation Assessment (Expert Evaluation), Geotechnical Planning and Review Report and planning statement.

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.

LEGEND:

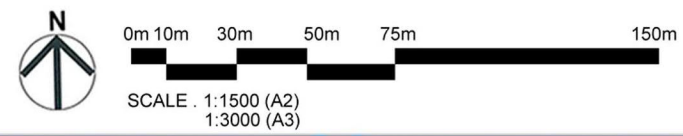
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED CLIMBERS
- EXISTING SLOPE
- PROPOSED RETAINED TREE GROUP (84nos.)
- PROPOSED RETAINED TREE (2nos.)
- PROPOSED TRANSPLANTED TREE (1nos.)
- PROPOSED NEW TREES (529nos.)
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- HARD LANDSCAPE 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.



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.



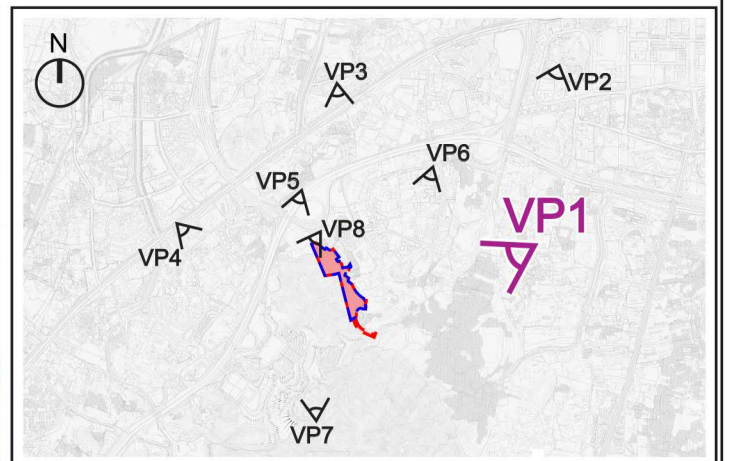
S12A Planning Application for Proposed Amendments to the Tong Yan San Tsuen Outline Zoning Plan to Rezone "Green Belt" Zone with Minor Portions of "Residential (Group B)1", "Residential (Group C)", "Residential (Group D)" and "Open Space" Zones to "Residential (Group B)4" and "Road" Zones at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Master Plan - Site B
 Dwg. No. : 2022211-SB-LMP-01b
 Date: APR 2023
 (A2-size)

Y:\0-Accagroup\Project\2022\202211_Tong Yan San Tsuen_NWD\Graphic Storage\3. Conceptual Design\2023-04-21 LMP\2022211-SB-LMP-01b



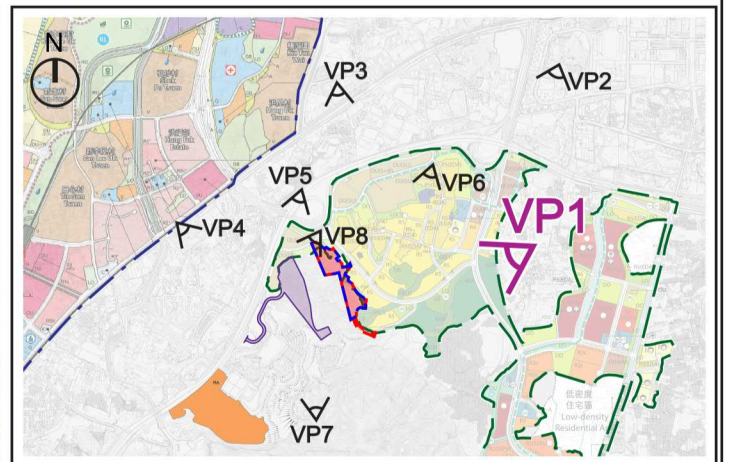
Existing Condition



KEYPLAN (Interim Scenario)



Proposed Scheme - Interim Scenario

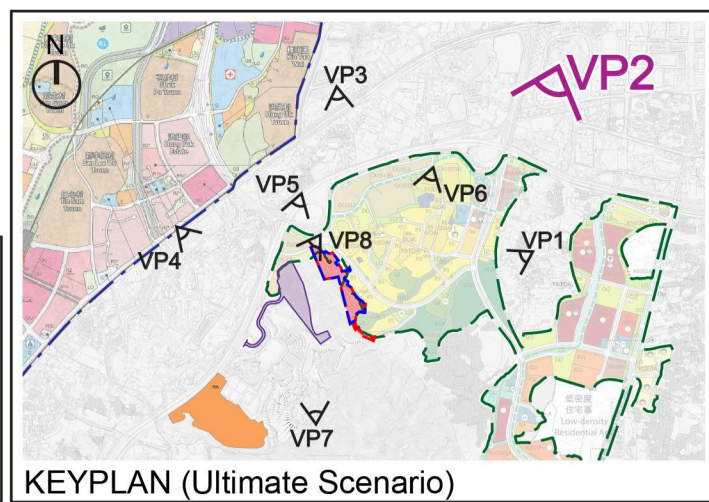
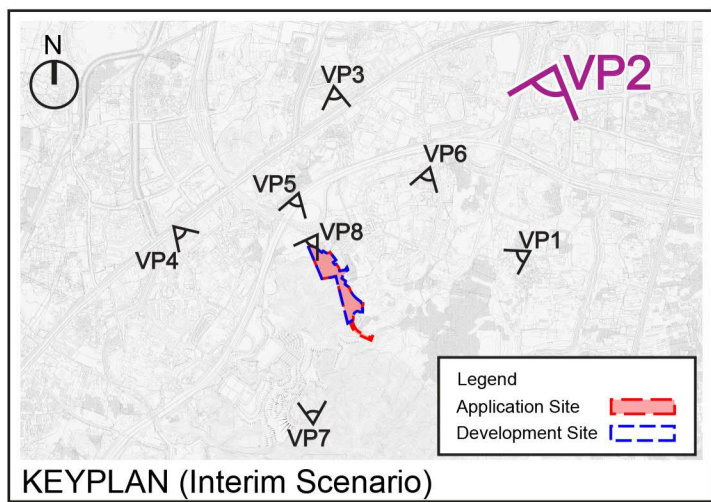


KEYPLAN (Ultimate Scenario)



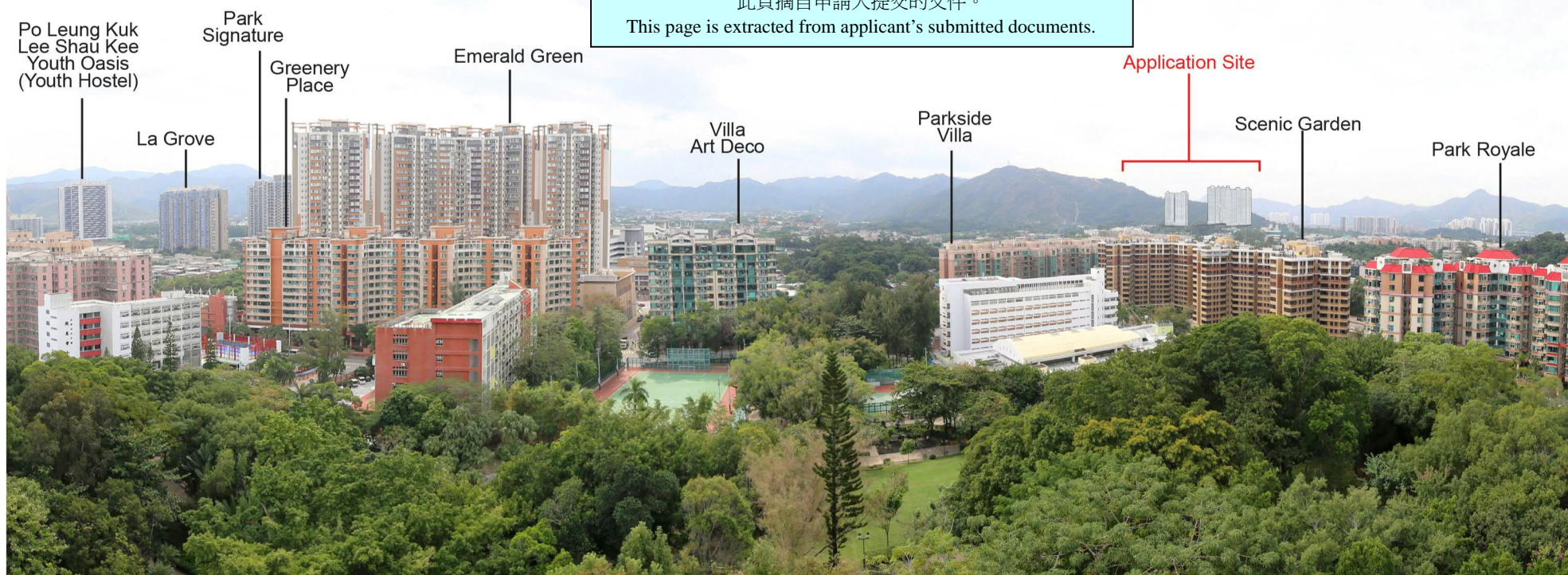
Proposed Scheme - Ultimate Scenario

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.



Existing Condition

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.



Proposed Scheme - Interim Scenario



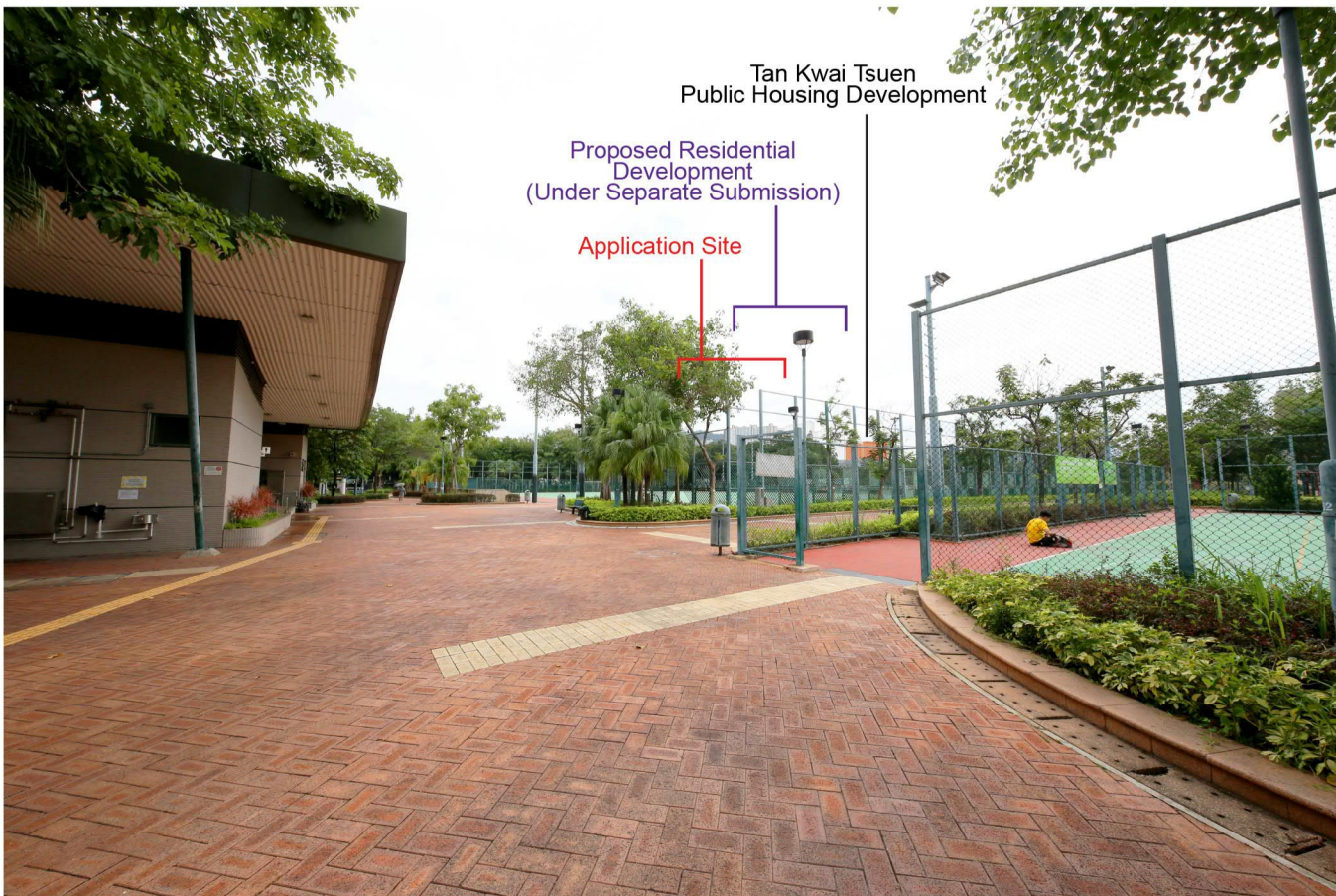
Proposed Scheme - Ultimate Scenario



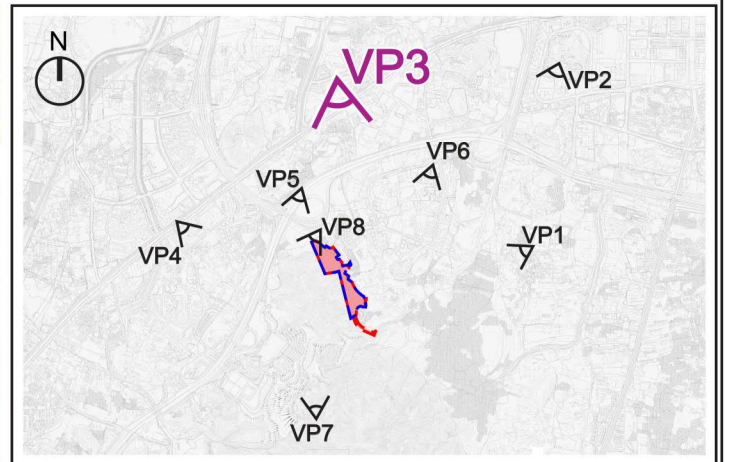
Existing Condition



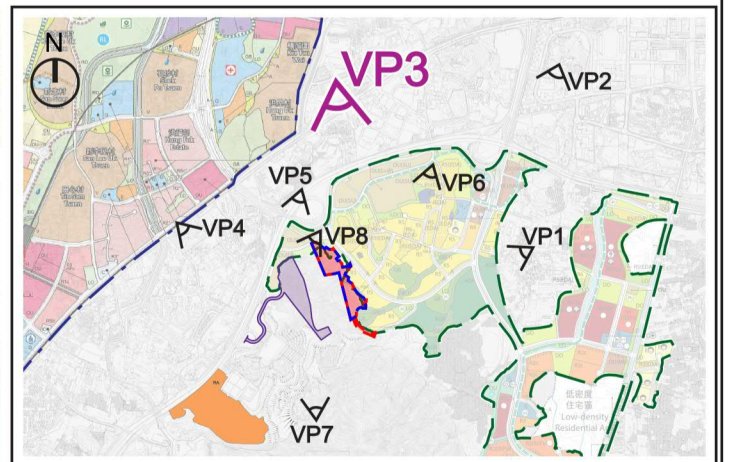
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



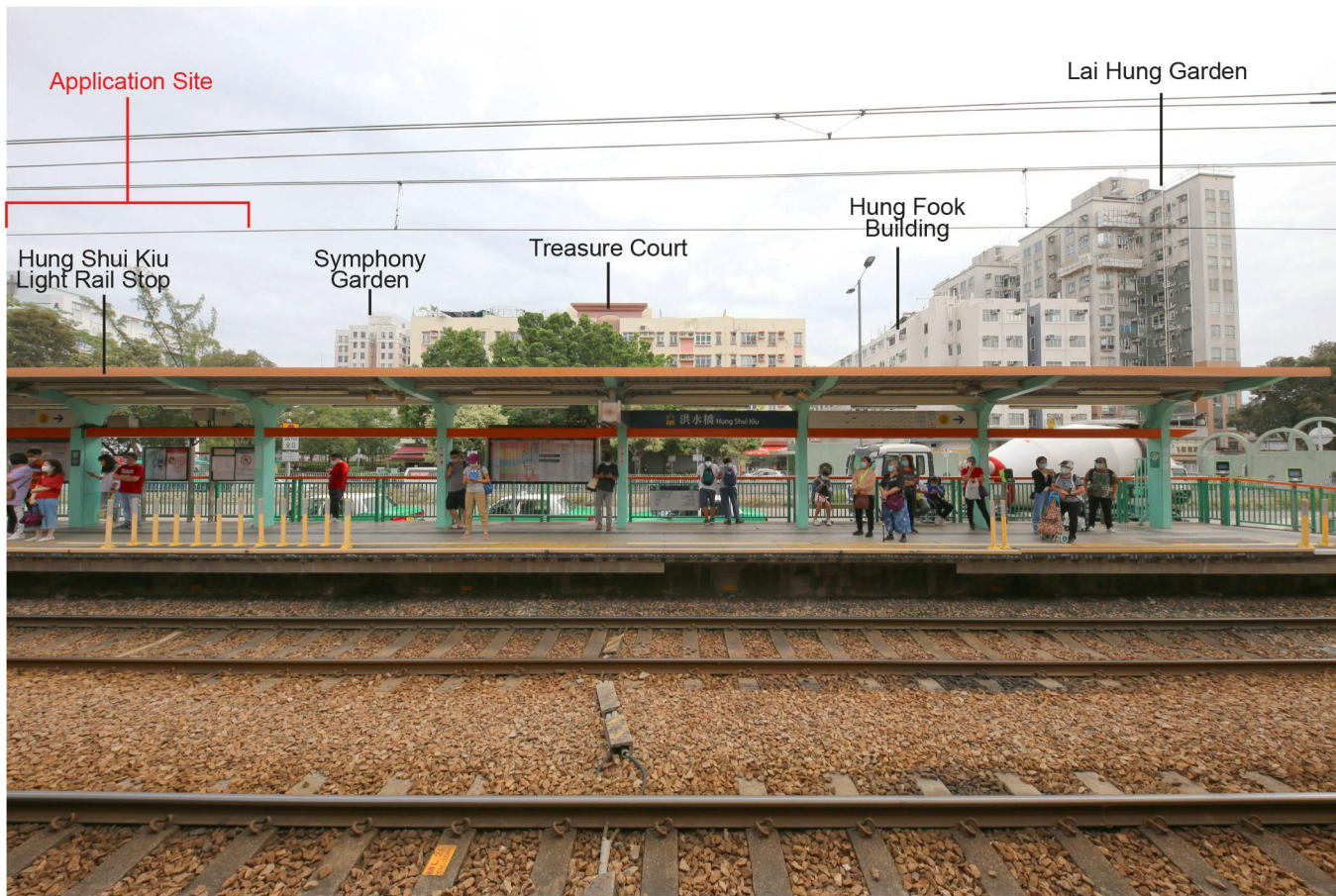
KEYPLAN (Interim Scenario)



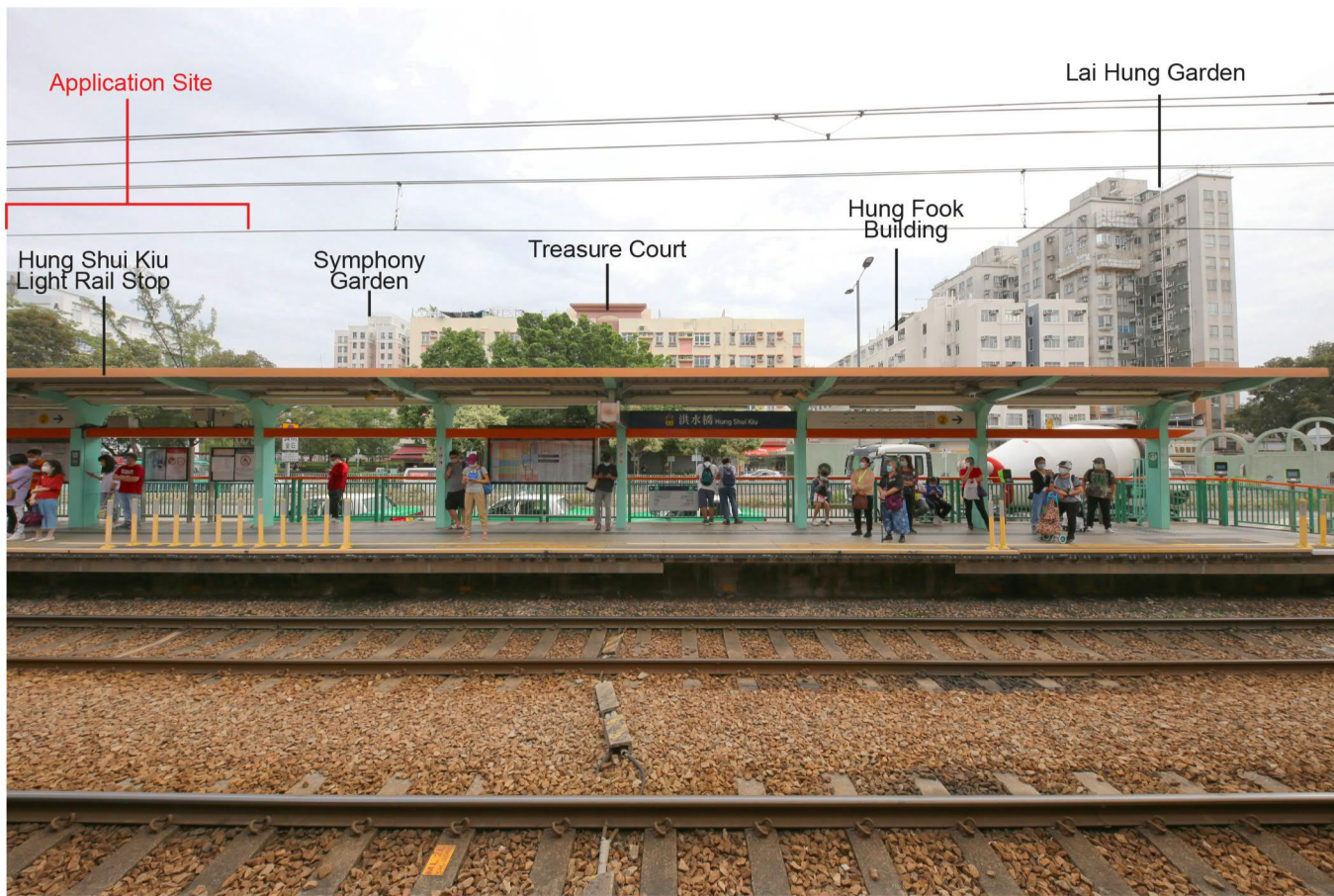
KEYPLAN (Ultimate Scenario)



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.



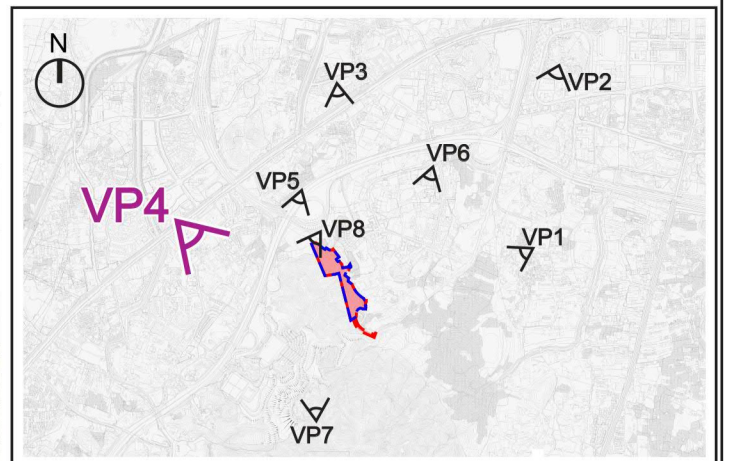
Existing Condition



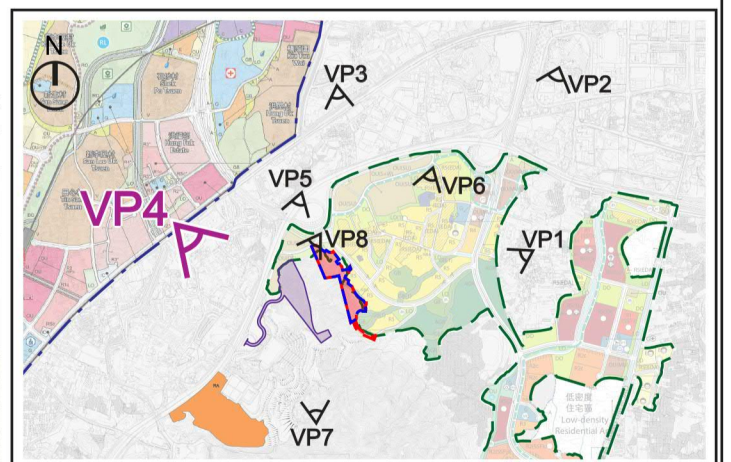
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)



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.



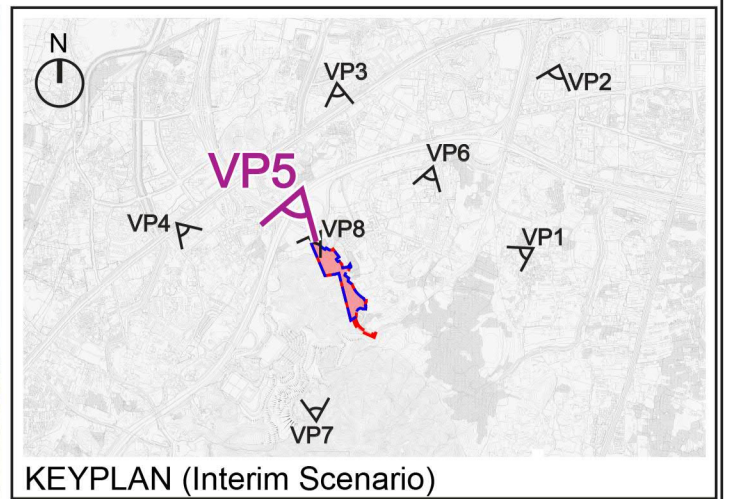
Existing Condition



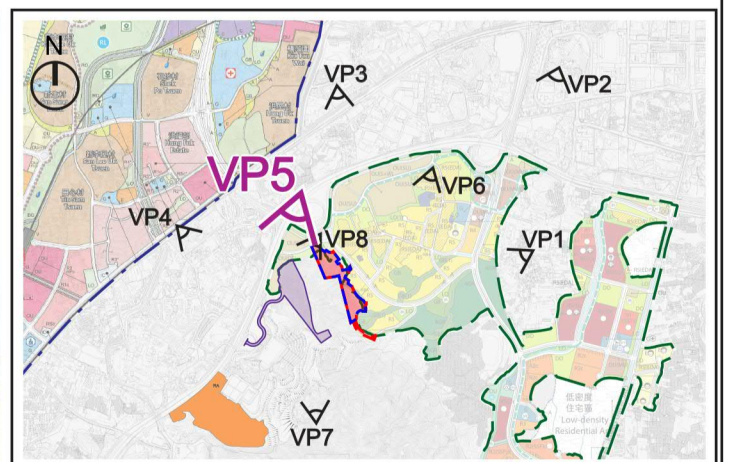
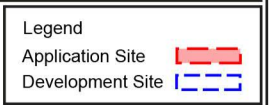
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)



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.



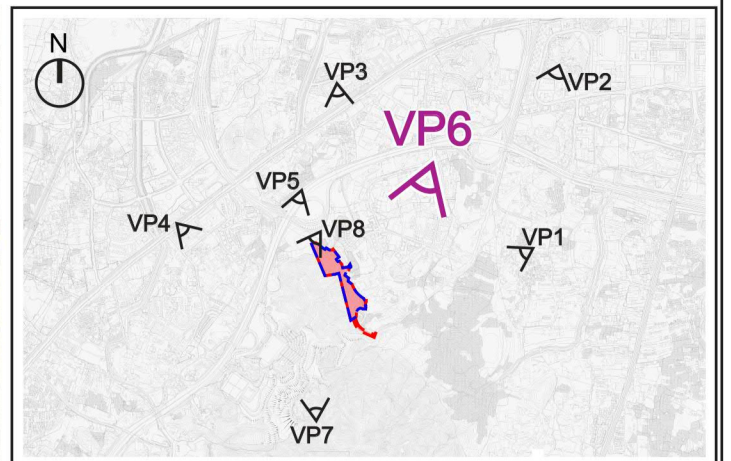
Existing Condition



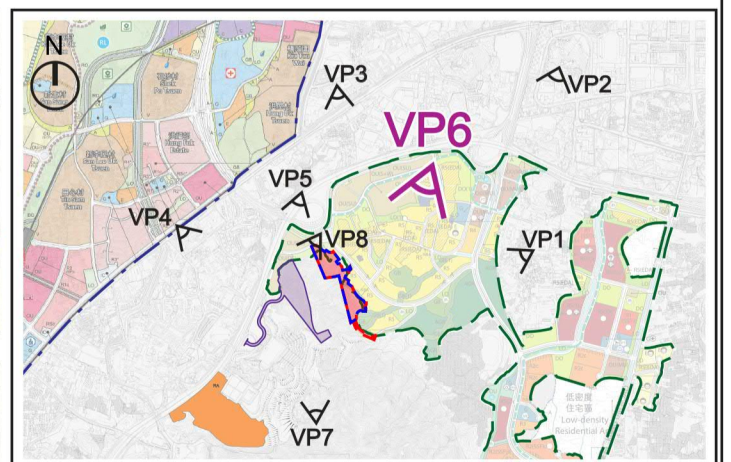
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



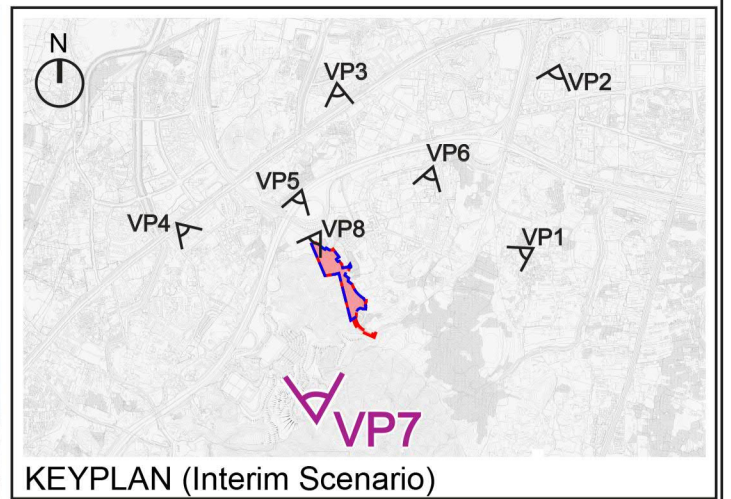
KEYPLAN (Ultimate Scenario)



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.



Existing Condition

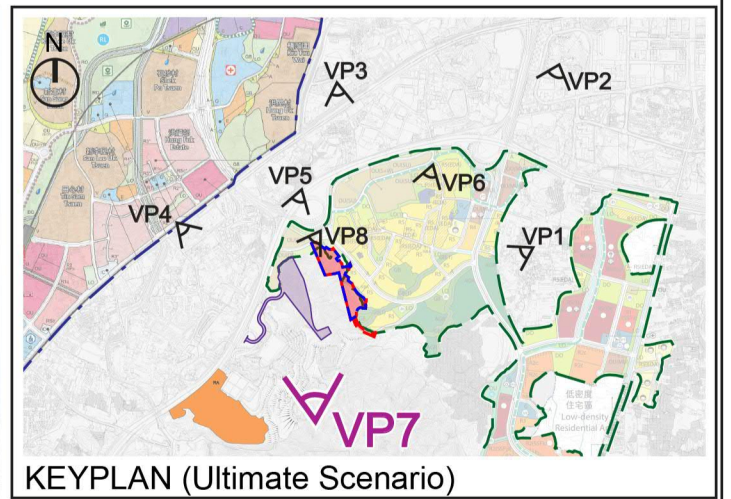


KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	



Proposed Scheme - Interim 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	



Proposed Scheme - Ultimate Scenario

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.



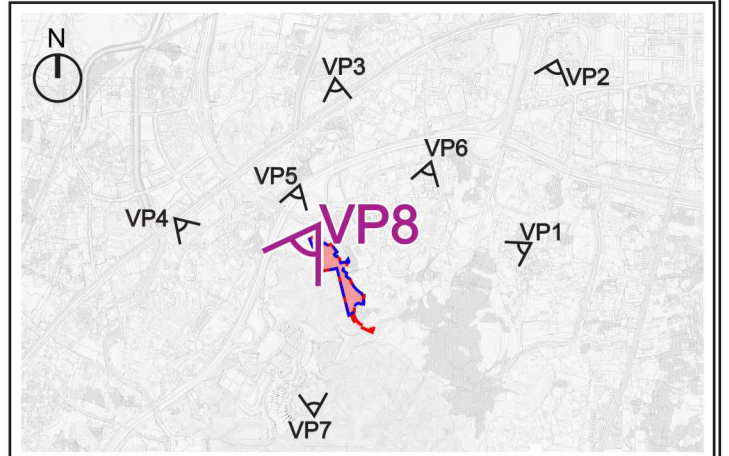
Existing Condition



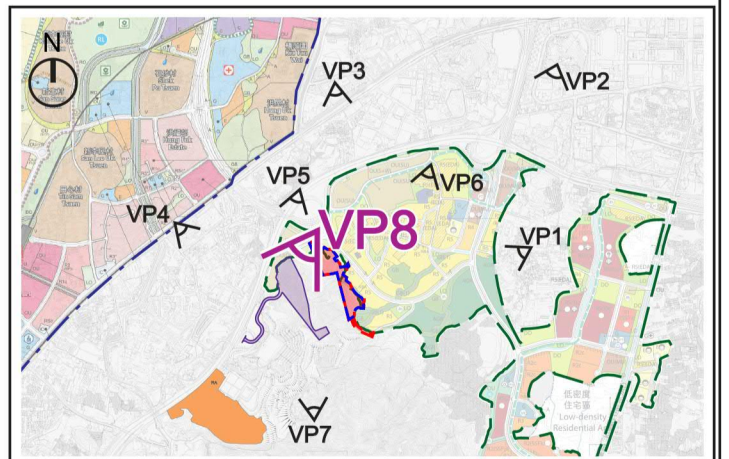
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



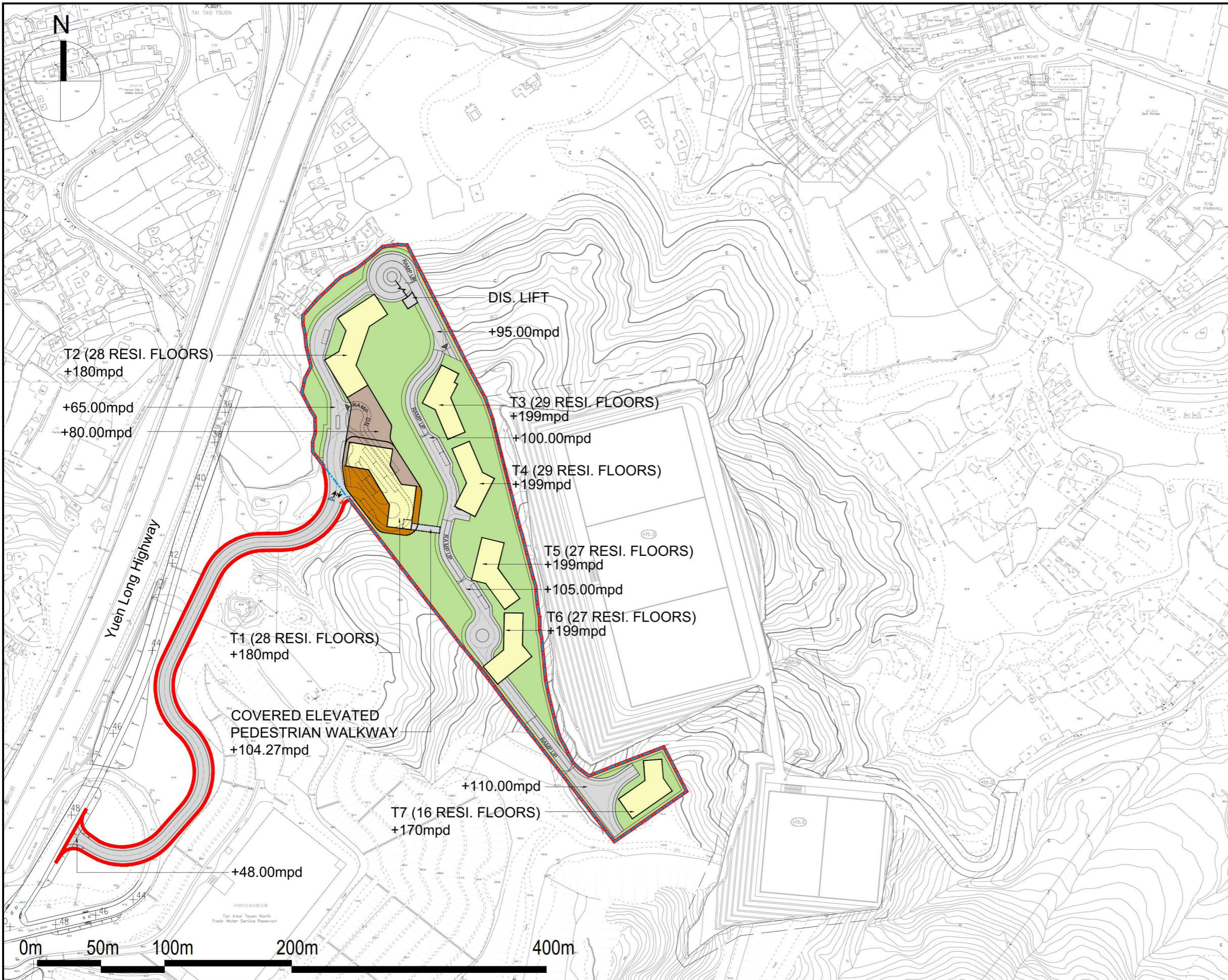
KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)



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
- Covered Transport Lay-by
- 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.

Proposed Residential Development, Tong Yan San Tsuen, Yuen Long, N.T.
 - S12A Planning Application

DEC 2022
 1:3000 (A3)

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.

Indicative Layout Plan

