

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/9**
關於申請編號 Y/YL-TYST/9 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 9.12.2024
因應於 2024 年 12 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/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 元朗唐人新村丈量約份第 121 約地段第 1829 號 A 分段第 3 小分段（部分）和毗連政府土地		
Site area 地盤面積	About 約 47,580 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 6,378 sq. m 平方米)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14		
Zoning 地帶	"Green Belt" 「綠化地帶」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「綠化地帶」改劃為「住宅(乙類)4」地帶和顯示為「道路」的地方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 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 幢數	Domestic 住用	5	
	Non-domestic 非住用	-	
	Composite 綜合用途	2	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 174	mPD 米(主水平基準上)
		19 - 22	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 169	mPD 米(主水平基準上)
		Not more than 不多於 27	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層 Podium 平台
2 1 3			
Site coverage 上蓋面積	Domestic 住用	Not more than 不多於 33 %	
	Non-domestic 非住用	Not more than 不多於 100 %	
No. of units 單位數目	About 約 2,893 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 7,522	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	Private Car Parking Spaces 私家車車位		972
	Motorcycle Parking Spaces 電單車車位		41
	Loading/unloading Spaces 上落客貨車位		16
	Taxi and Private Car Lay-by 的士及私家車停車處		2
	School Bus Lay-by 校巴停車處		2
	Covered Transport Lay-by 有蓋交通停車處		1

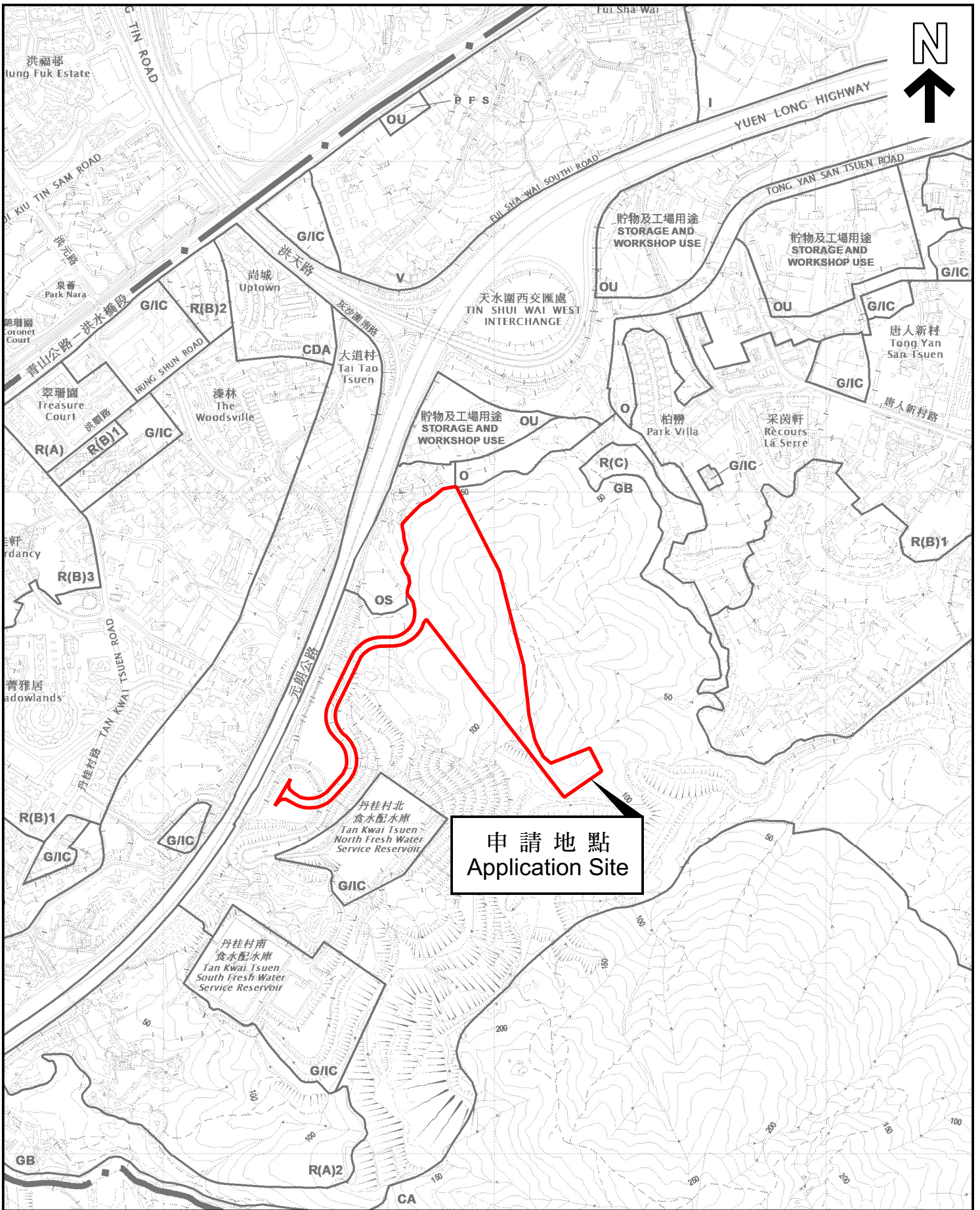
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 checked="" 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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<u>Open Space Demarcation Plan 休憩用地劃分圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 checked="" 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>Table of responses to departmental comments 回應部門意見表</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空氣流通影響評估(專家評估報告)</u>		
<u>Water Supply Impact Assessment 供水影響評估</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。

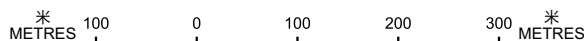


申請地點
Application Site

本摘要圖於2024年12月18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 18.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

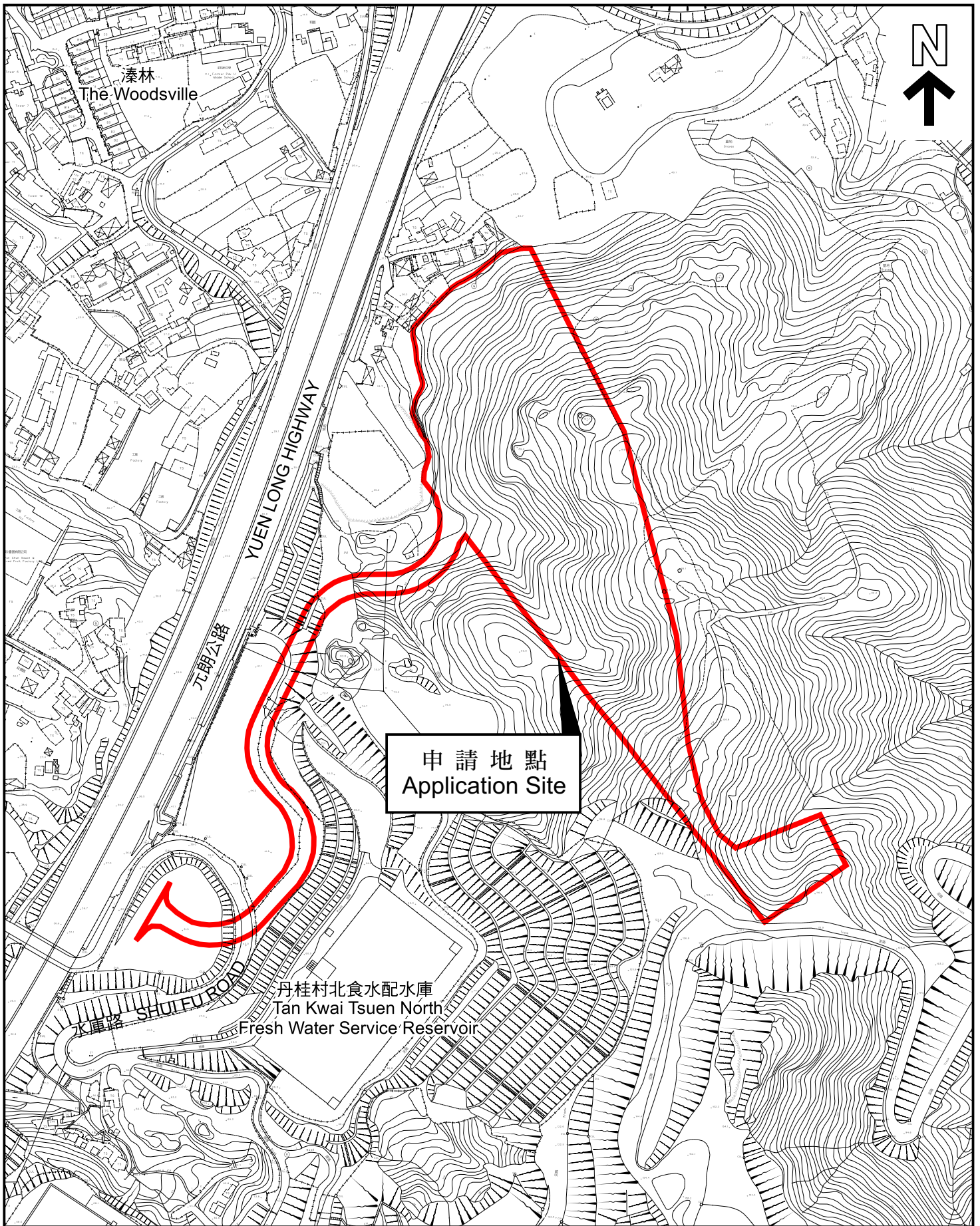
SCALE 1:7 500 比例尺



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



申請地點
Application Site

本摘要圖於2024年12月18日擬備，
所根據的資料為測量圖編號
6-NW-13C 及 18A
EXTRACT PLAN PREPARED ON 18.12.2024
BASED ON SURVEY SHEETS No.
6-NW-13C & 18A

平面圖 SITE PLAN

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APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/YL-TYST/9

申請編號 **Application No. : Y/YL-TYST/9**

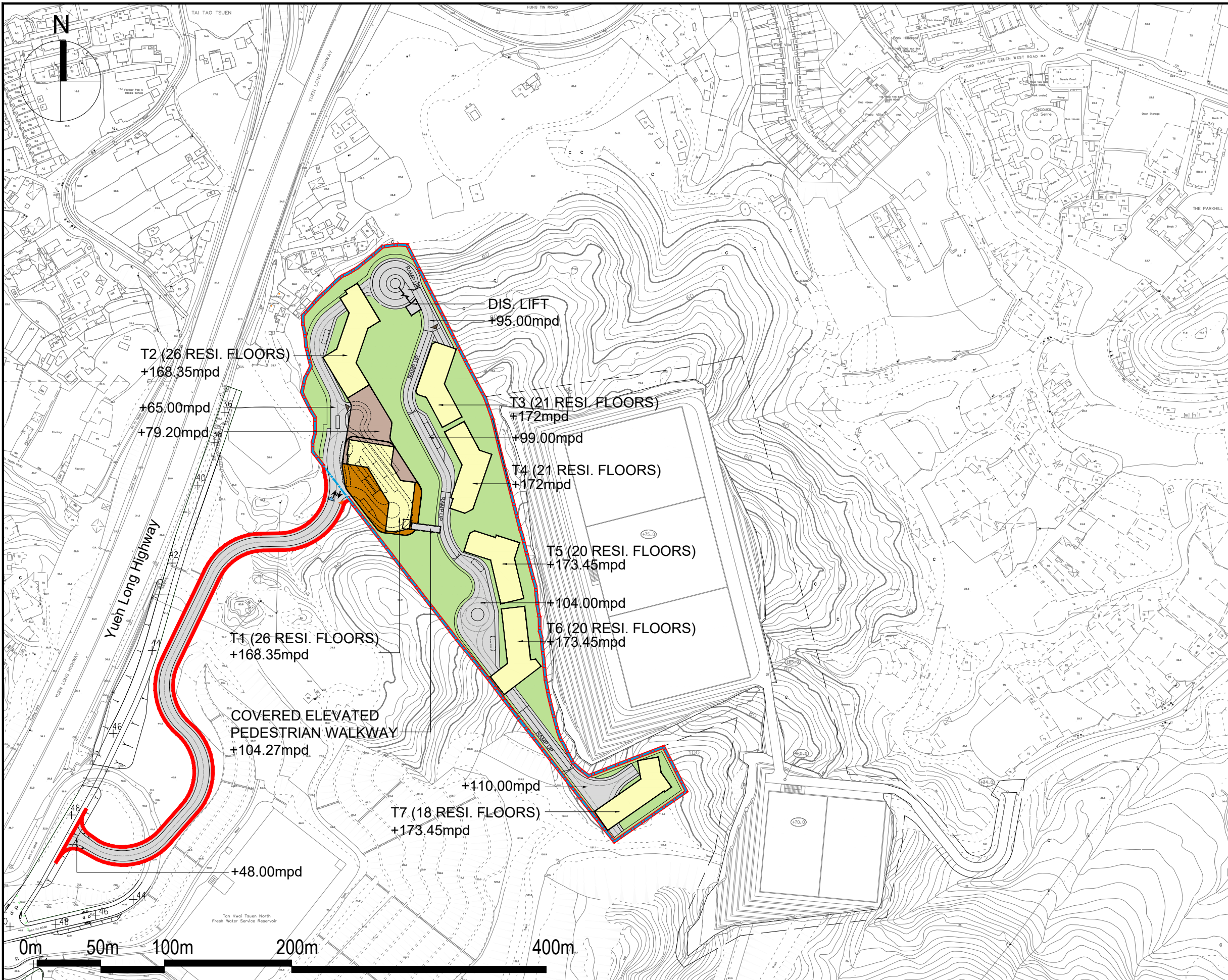
備註 Remarks

申請人提交進一步資料回應部門的意見，並呈交經修訂的布局設計圖、樓宇平面圖、截視圖、顯示擬議發展的合成照片、園境設計總圖及休憩用地劃分圖。申請人亦呈交經修訂的環境評估、空氣流通影響評估（專家評估報告）、排污影響評估、供水影響評估及排水影響評估。

The applicant submitted further information in response to departmental comments and submitted revised site layout plan, floor plans, sectional plans, photomontages, Landscape Master Plan and Open Space Demarcation Plan. The applicant also submitted revised Environmental Assessment, Air Ventilation Assessment (Expert Evaluation), Sewerage Impact Assessment, Water Supply Impact Assessment and Drainage Impact 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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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.

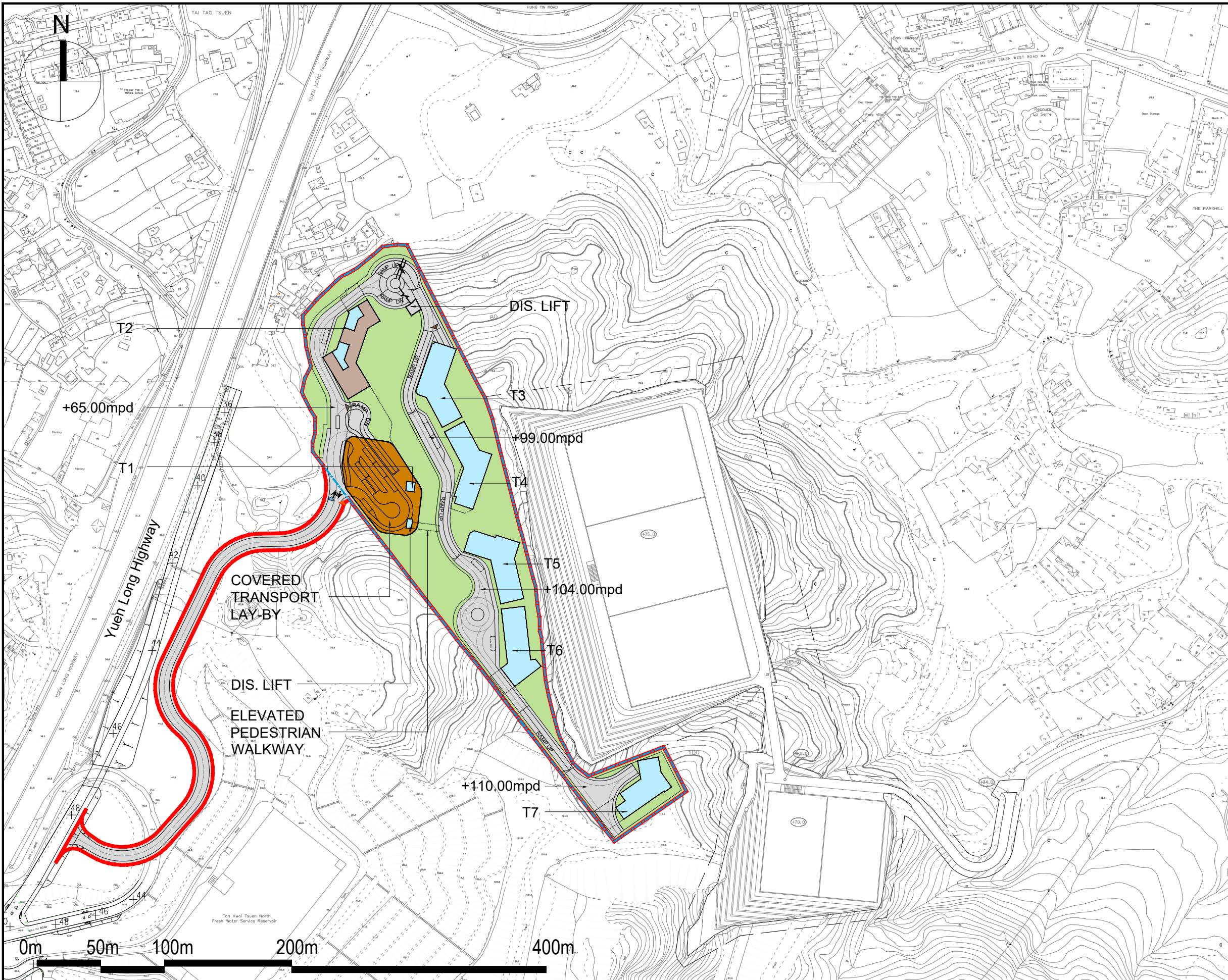
Proposed Residential Development, Tong Yan San Tsuen, Yuen Long, N.T.
 - S12A Planning Application

申請編號 Application No. : Y / YL - TYST / 9
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Indicative Layout Plan

Nov 2024
 1:3000 (A3)





Legend:

- Application Site Boundary
- Development Site Boundary
- 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**
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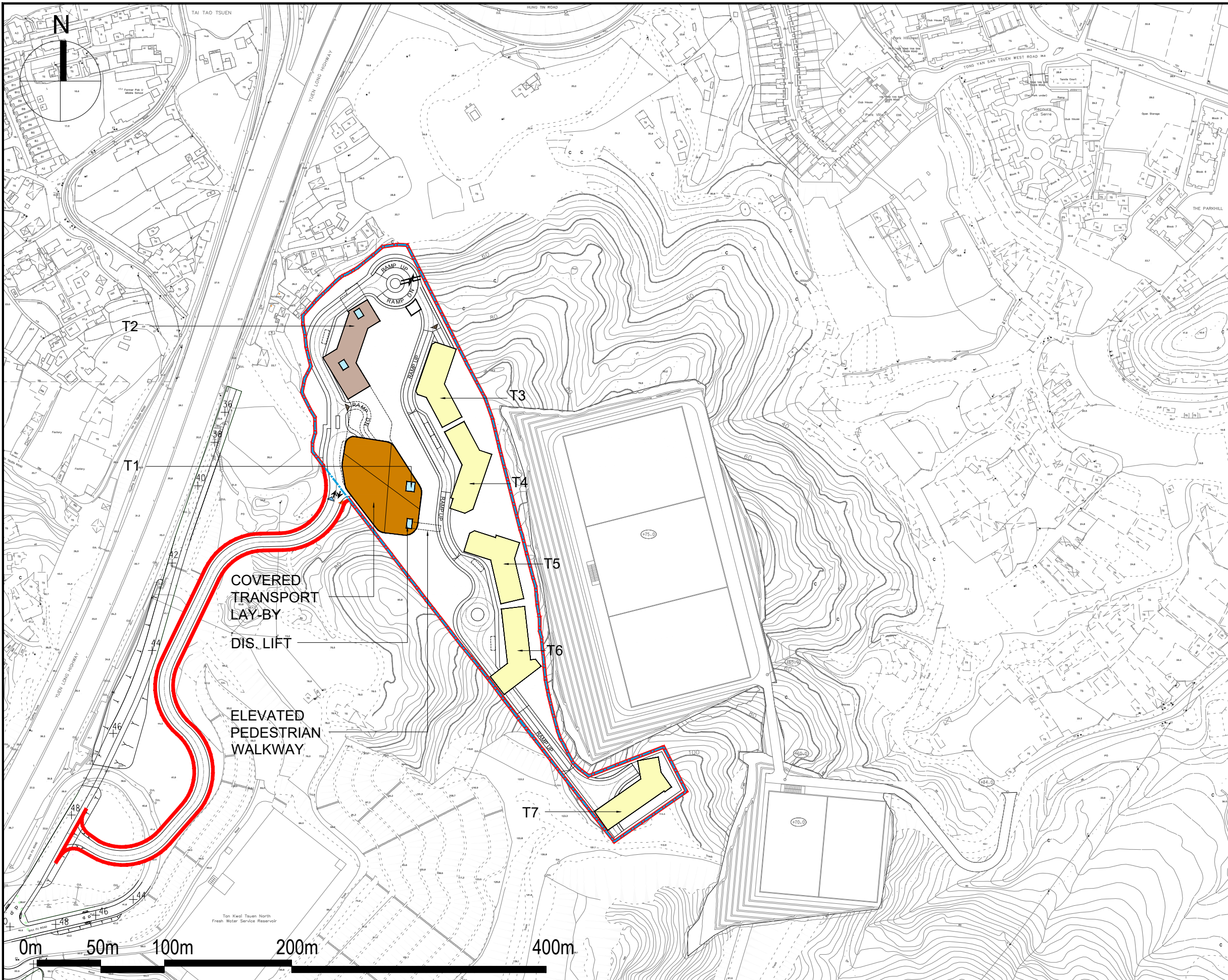
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Indicative Ground Floor Plan

Nov 2024
 1:3000 (A3)





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.
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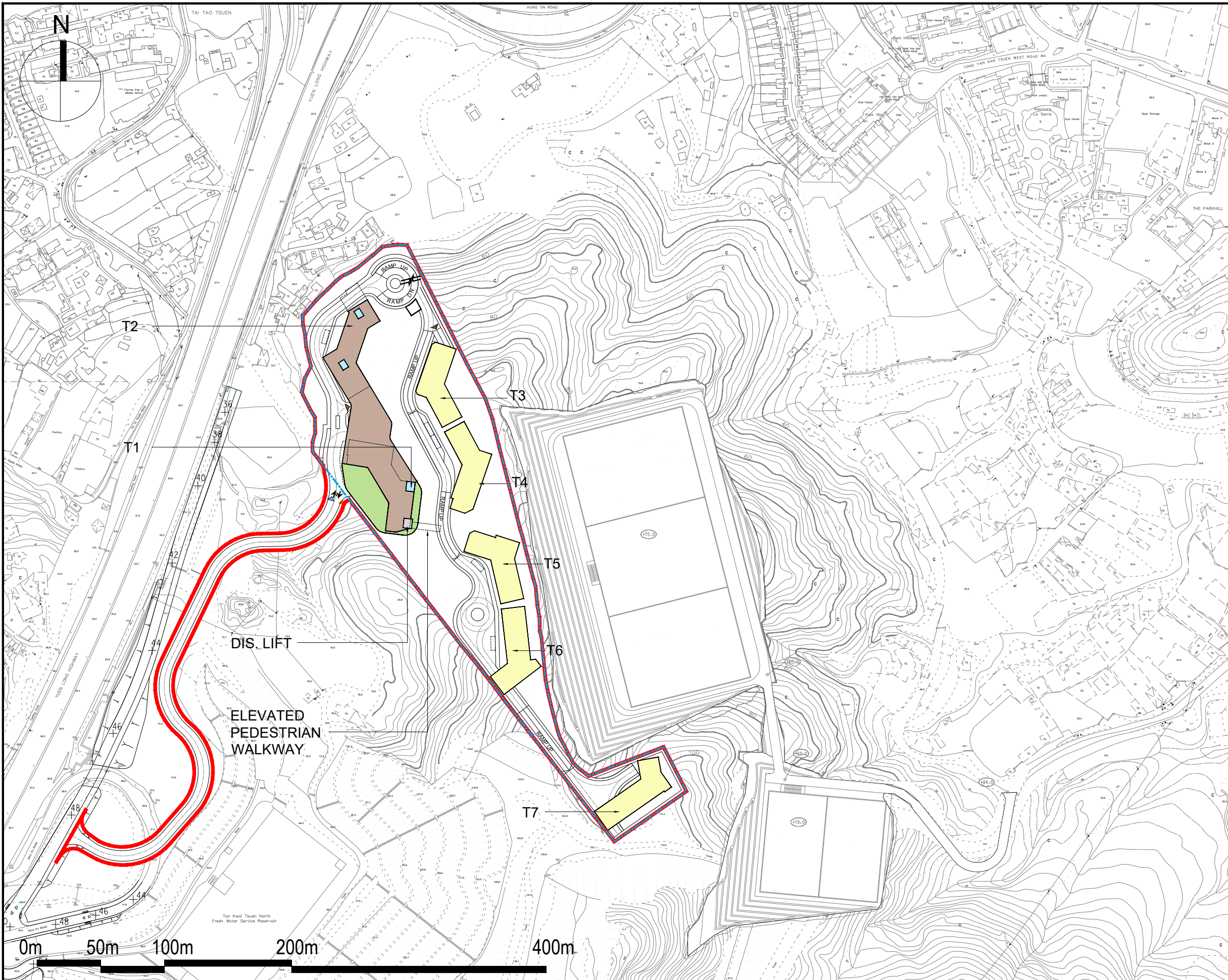
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Indicative 1st Floor Plan

Nov 2024
 1:3000 (A3)





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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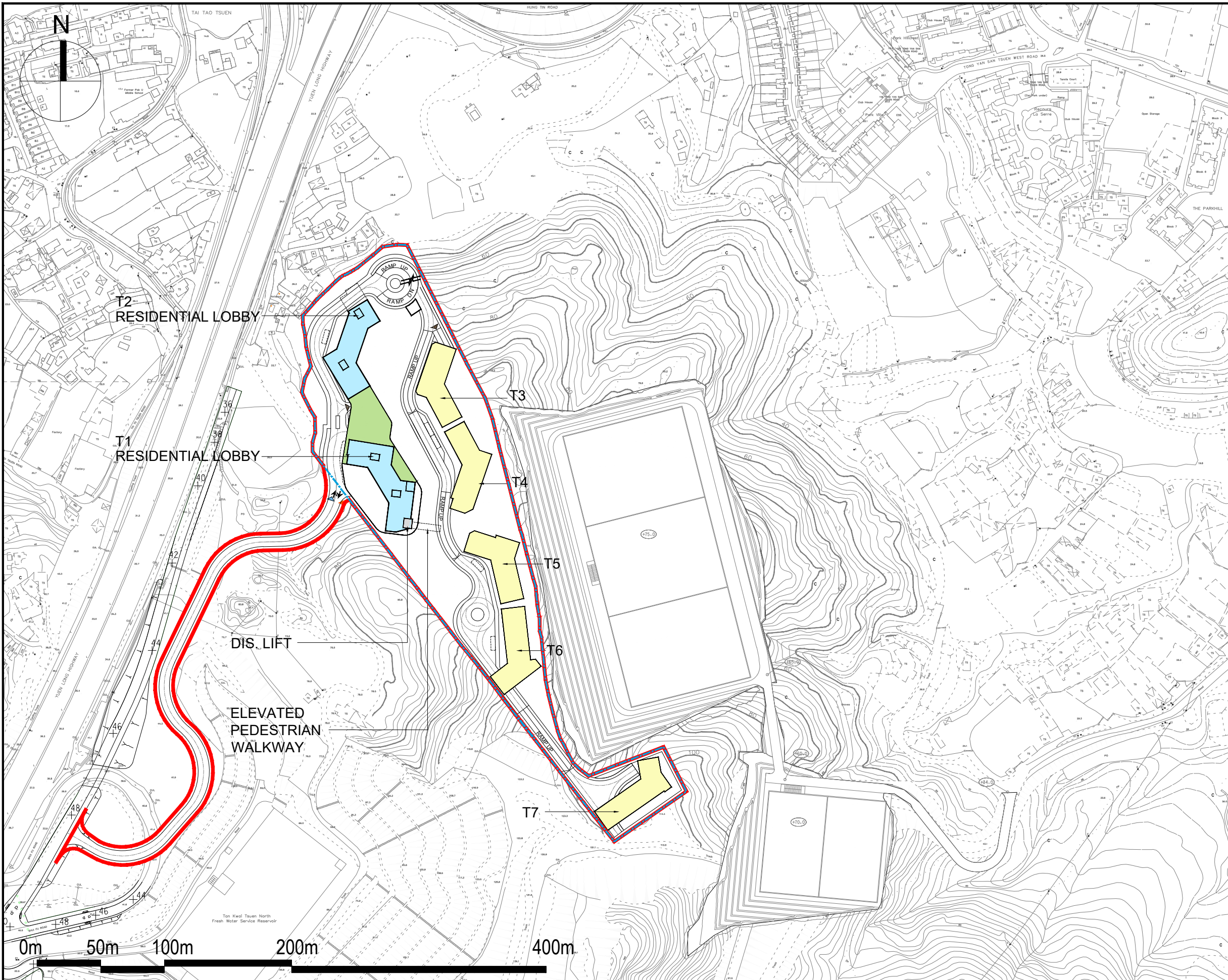
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Indicative 2nd Floor Plan

Nov 2024
 1:3000 (A3)





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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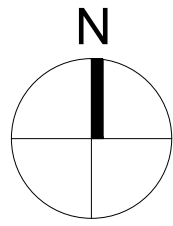
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Indicative 3rd Floor Plan

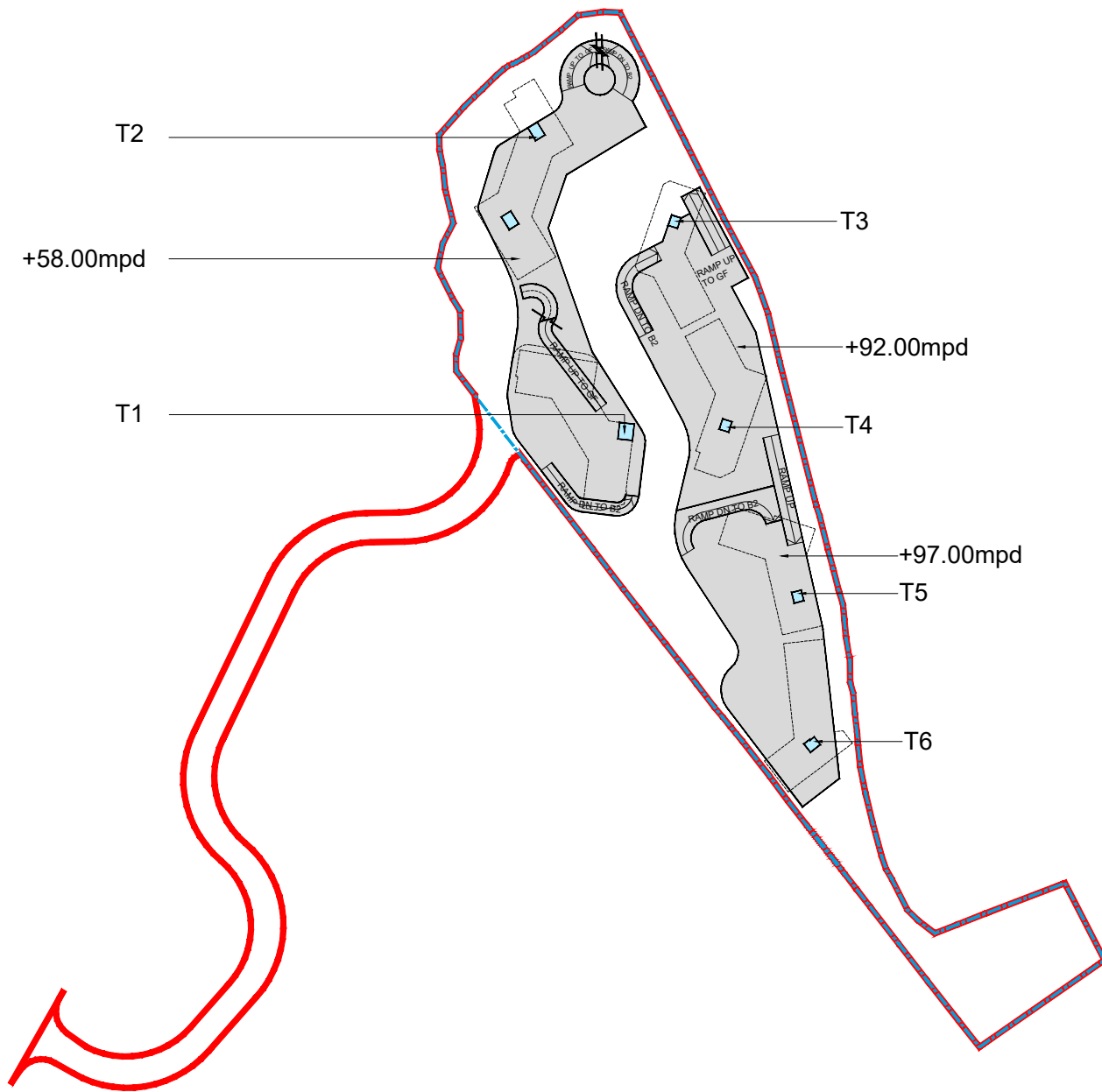
Nov 2024
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Legend:

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



0m 50m 100m 200m 400m

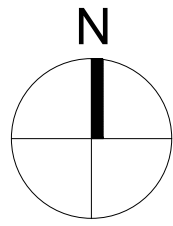
- Remarks
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- S12A Planning Application

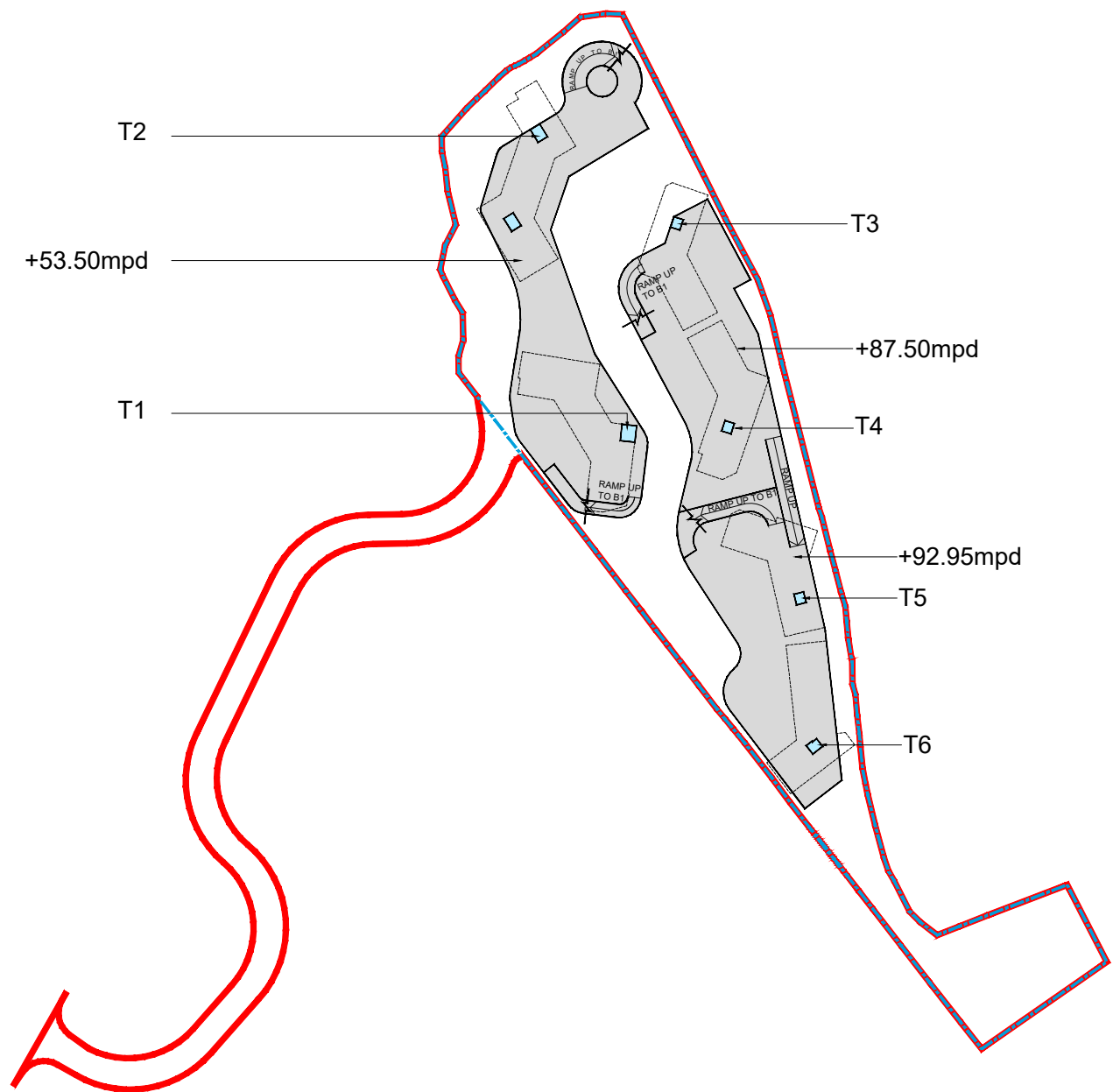
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Indicative B1 Floor Plan





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



0m 50m 100m 200m 400m

- Remarks**
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Indicative B2 Floor Plan

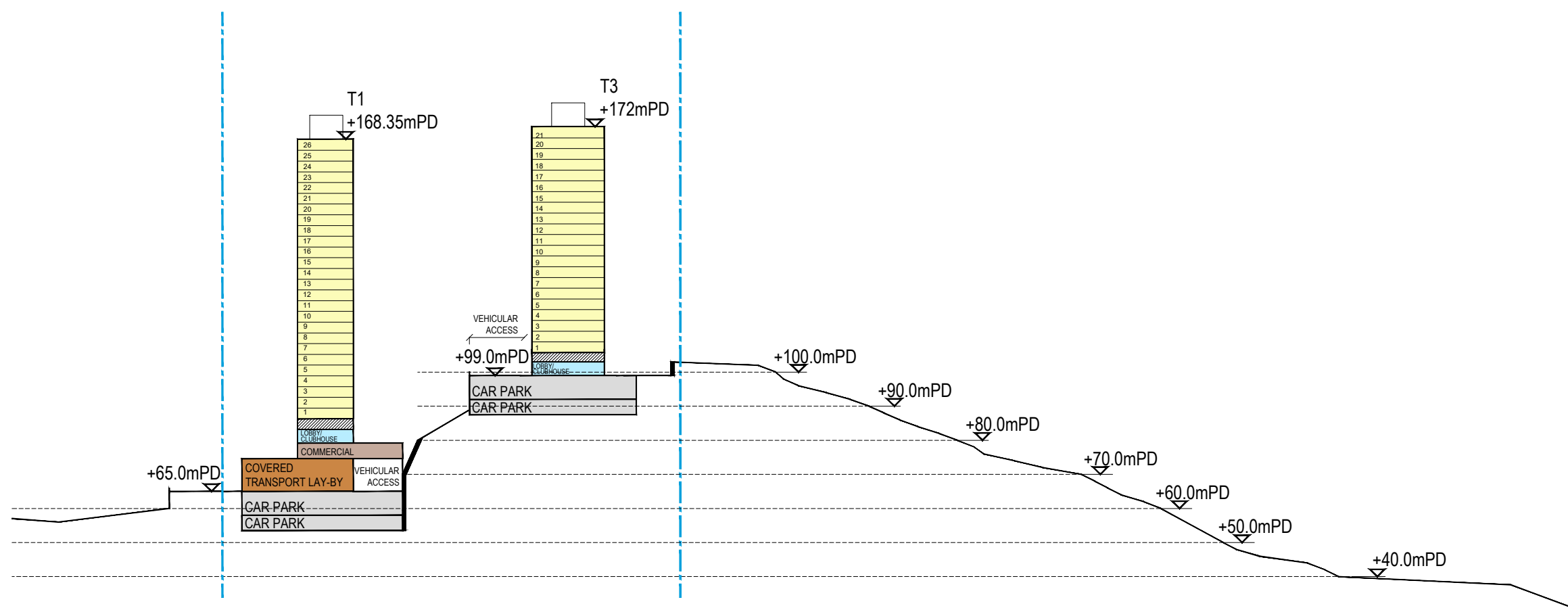
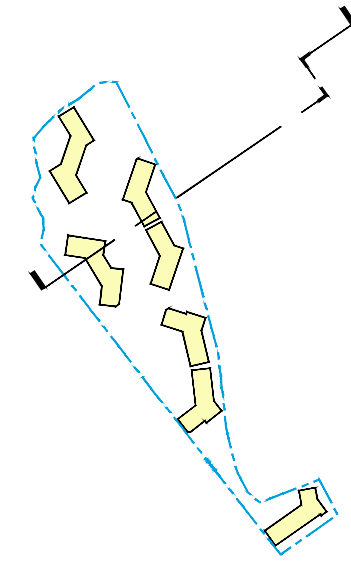
Nov 2024
 1:3000 (A3)



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

Remarks

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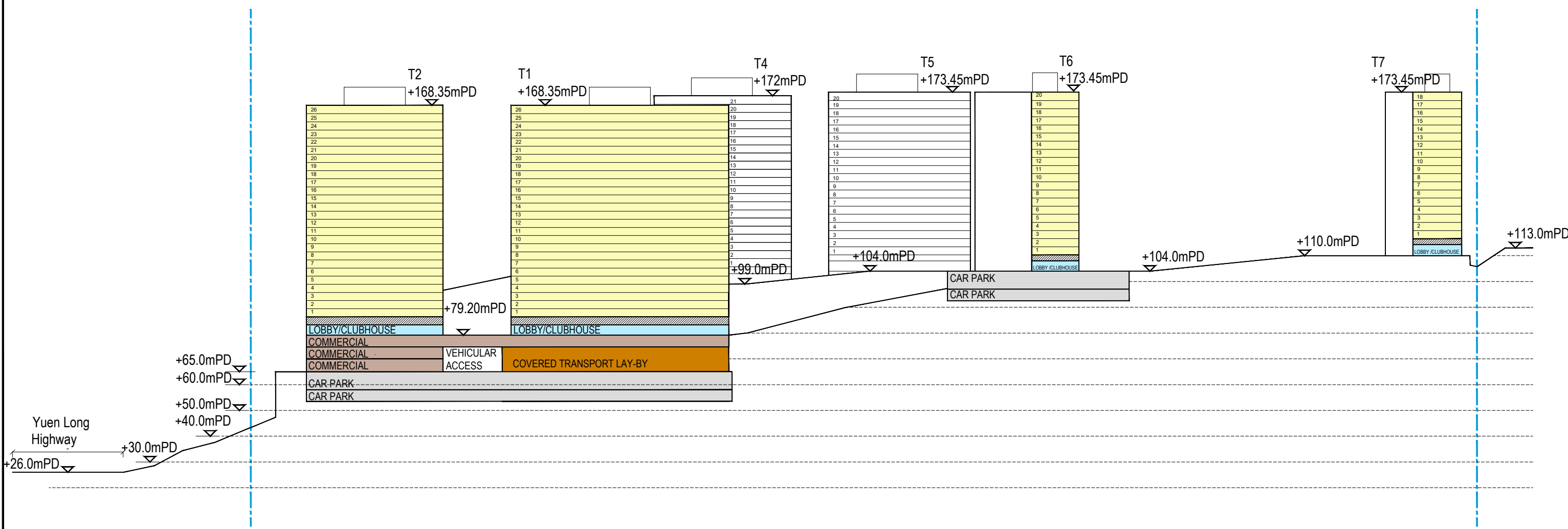
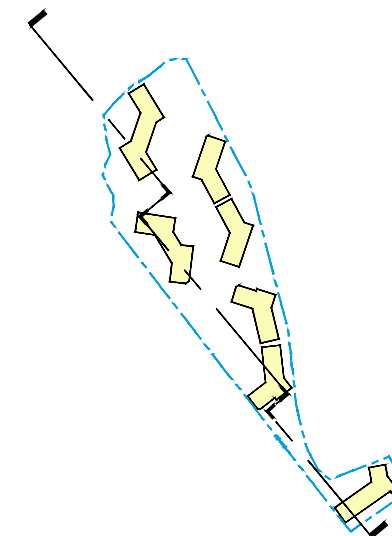
Indicative Section A



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

Remarks

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Indicative Section B






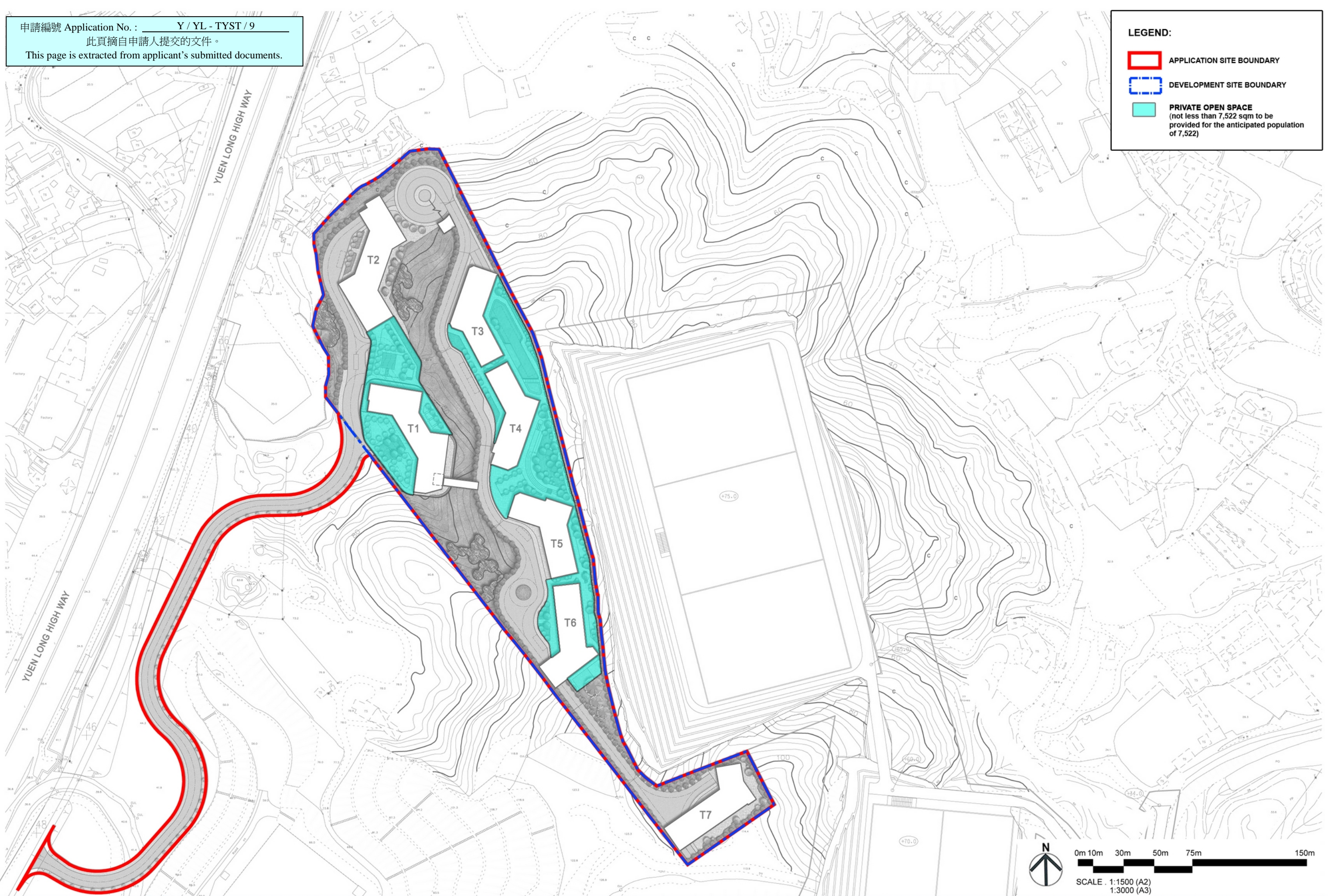


- LEGEND:**
- APPLICATION SITE BOUNDARY
 - DEVELOPMENT SITE BOUNDARY
 - PROPOSED CLIMBERS
 - EXISTING SLOPE
 - PROPOSED RETAINED TREE GROUP (56nos.)
 - PROPOSED RETAINED TREE (5nos.)
 - PROPOSED TRANSPLANTED TREE (3nos.)
 - PROPOSED NEW TREES (448nos.)
 - PROPOSED WOODLAND MIX (170nos.)
 - PROPOSED SHRUBS 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.

LEGEND:

-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  PRIVATE OPEN SPACE
(not less than 7,522 sqm to be provided for the anticipated population of 7,522)

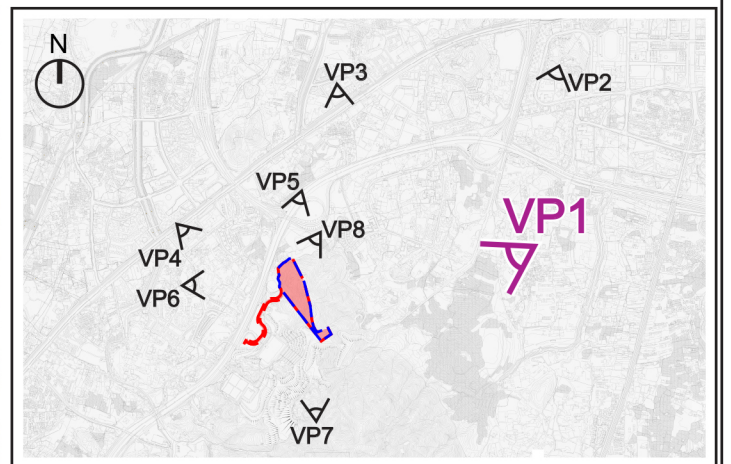


S12A Planning Application for Proposed Amendments to the Tong Yan San Tsuen Outline Zoning Plan to Rezone from “Green Belt” Zone to “Residential (Group B)4” and “Road” Zones at Lot No. 1829 S.A ss.3 (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

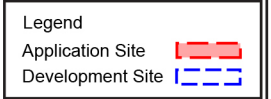
Private Open Space Demarcation Plan - Site A
Dwg. No. : 2022211-SA-OSP-01b
Date : DEC 2024
(A2-size)



Existing Condition



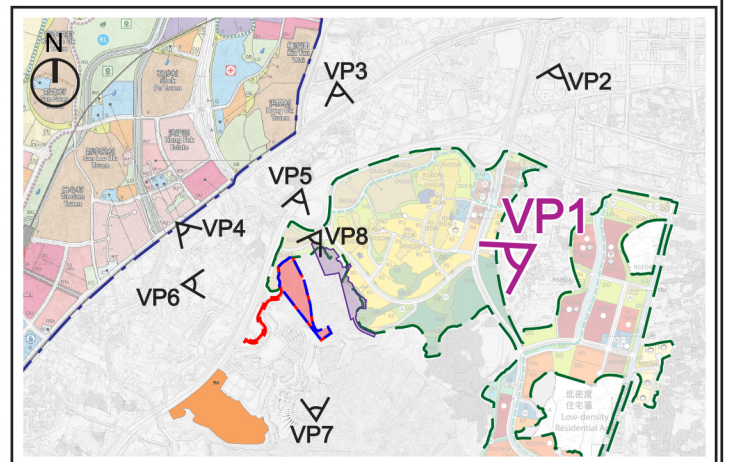
KEYPLAN (Interim Scenario)



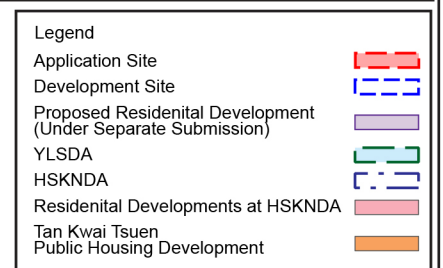
Proposed Scheme - Interim Scenario



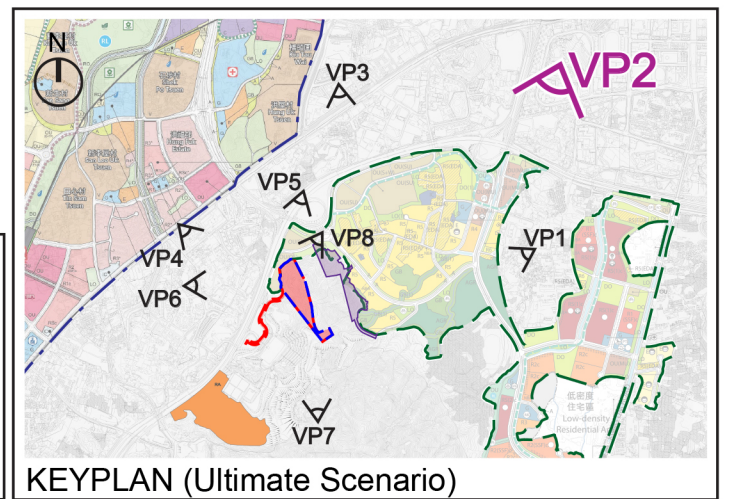
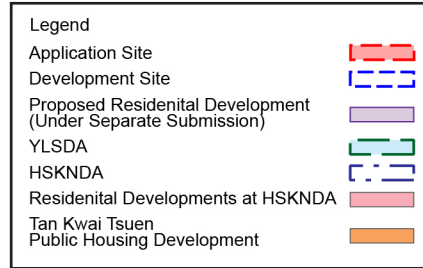
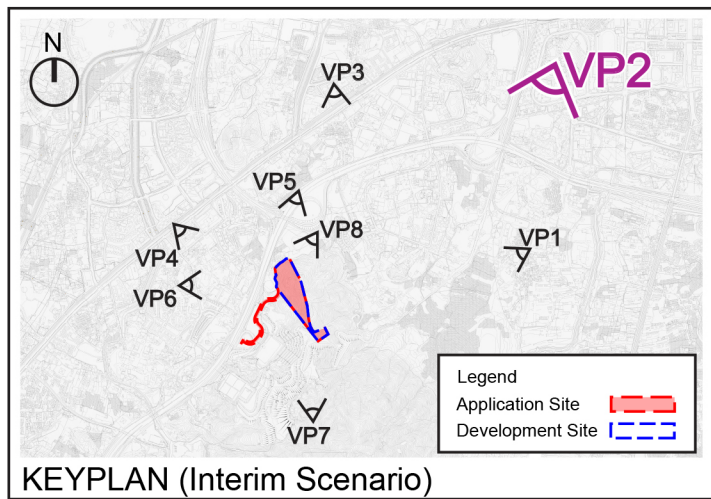
Proposed Scheme - Ultimate Scenario



KEYPLAN (Ultimate Scenario)

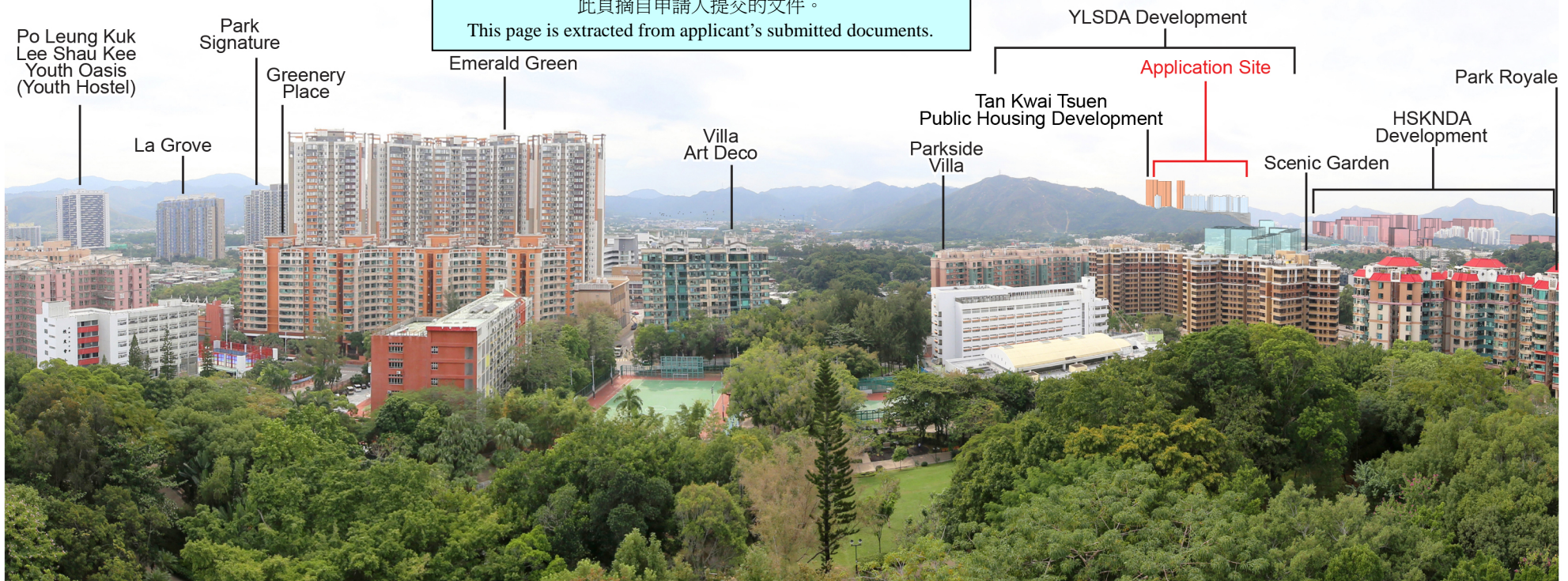


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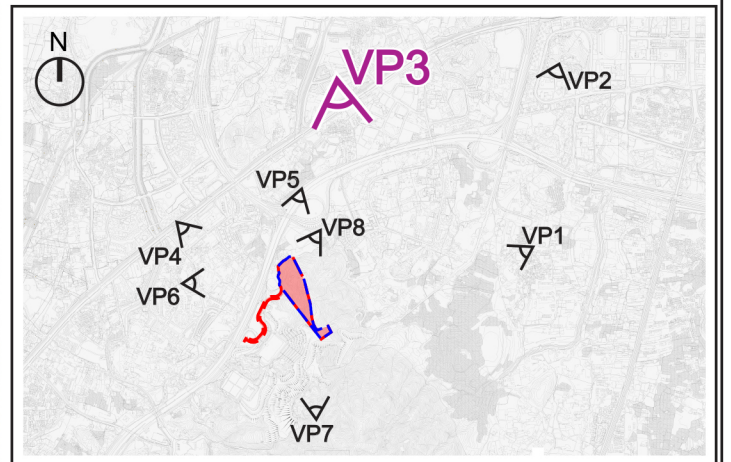
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



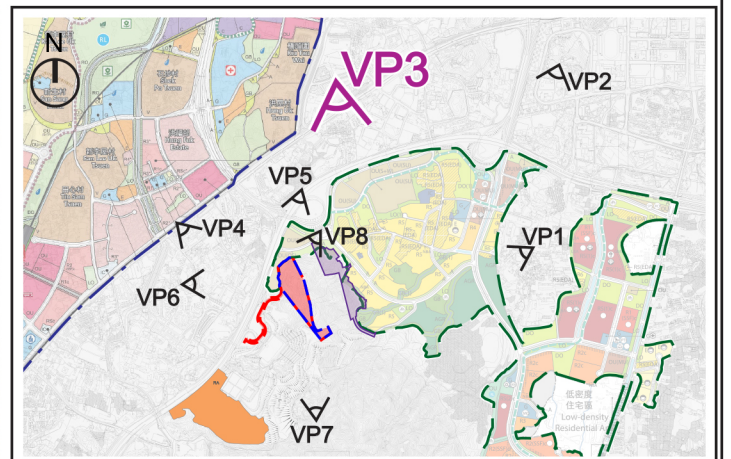
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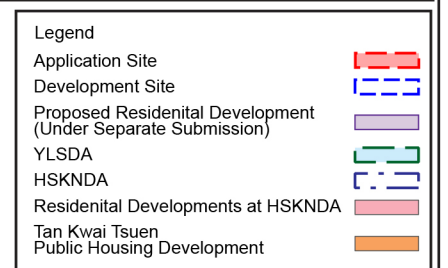
KEYPLAN (Interim Scenario)



Proposed Scheme - Interim Scenario

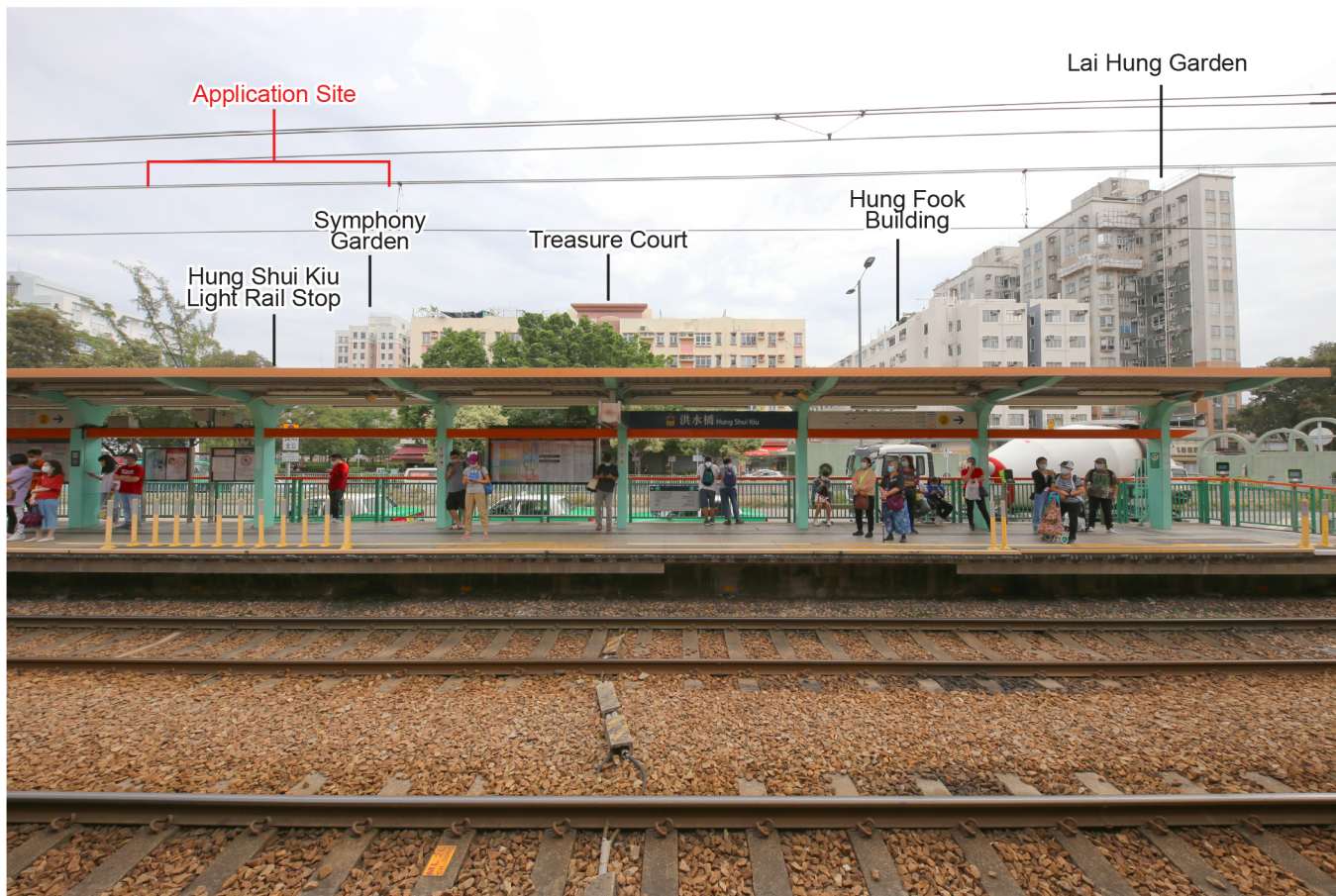


KEYPLAN (Ultimate Scenario)

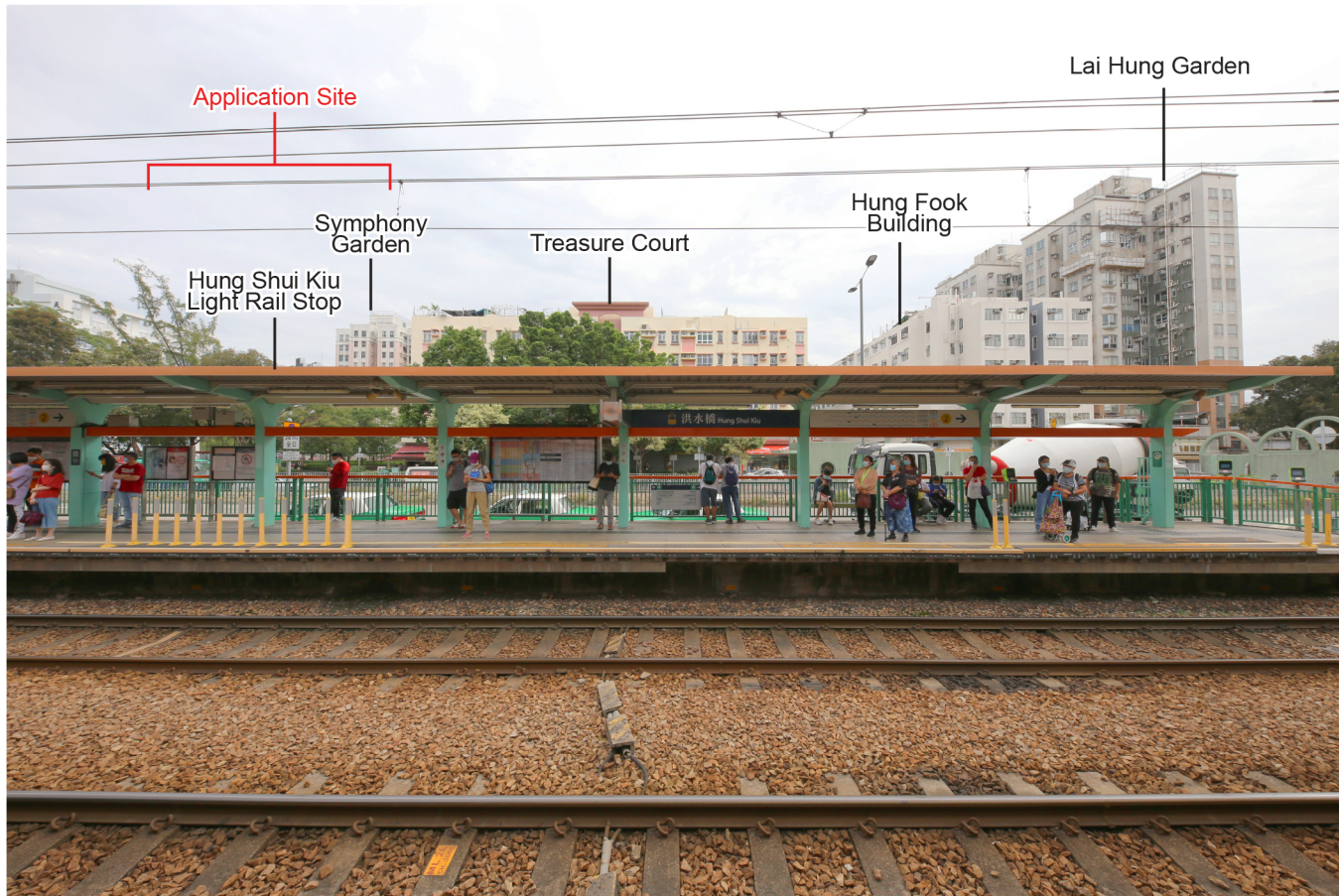


Proposed Scheme - Ultimate Scenario

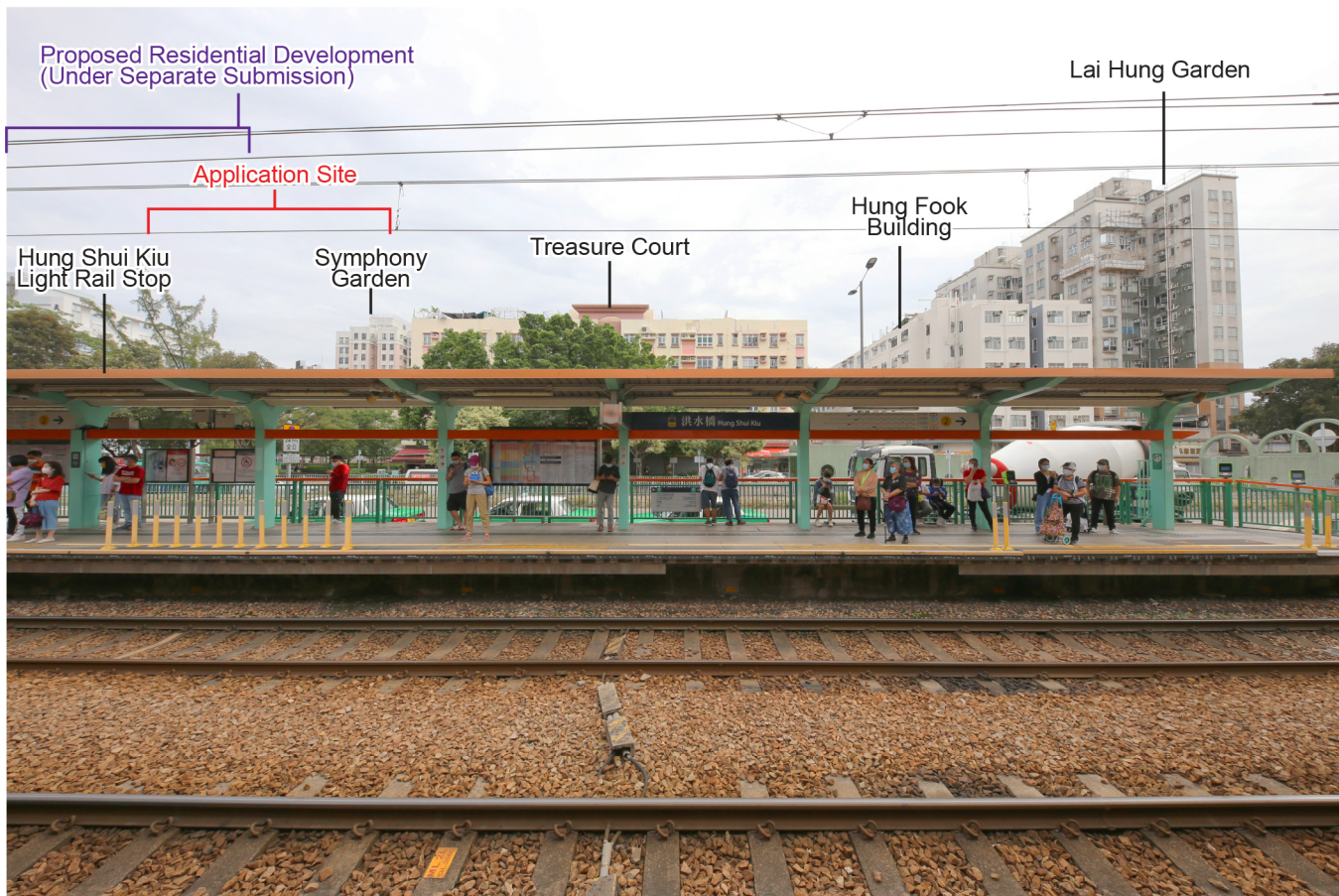
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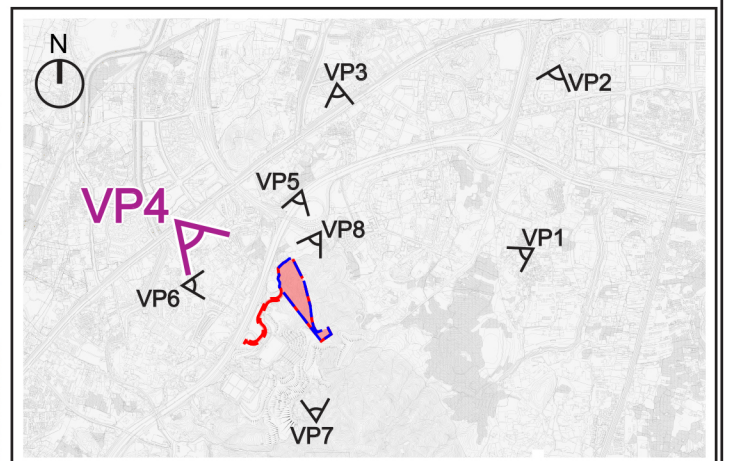
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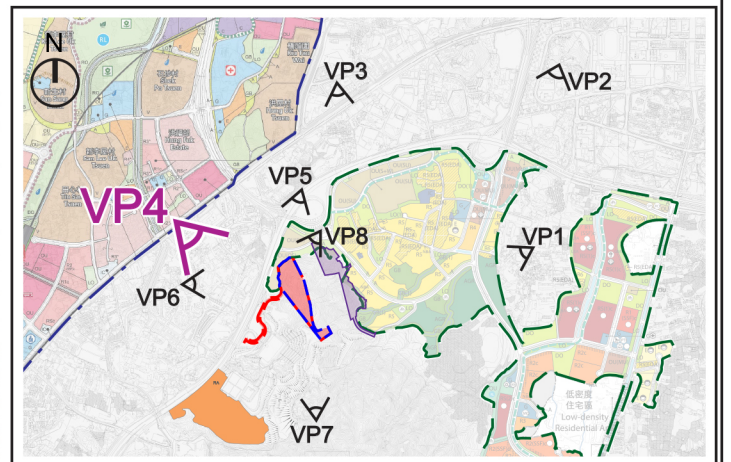
Proposed Scheme - Interim Scenario



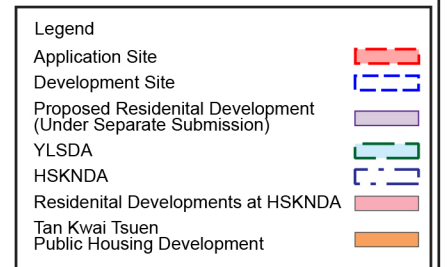
Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



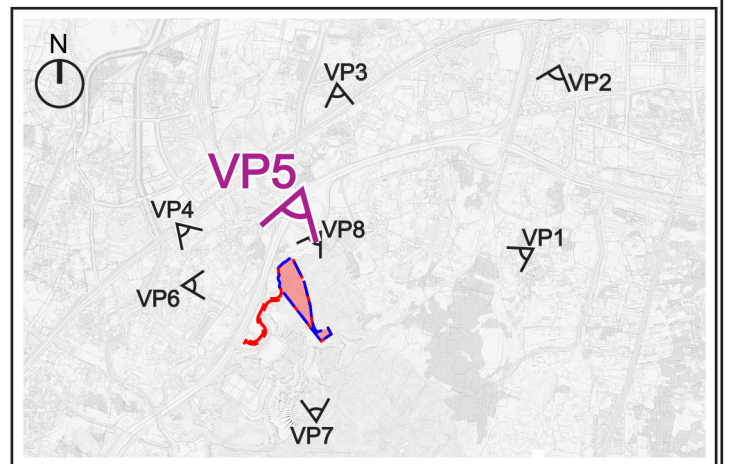
KEYPLAN (Ultimate Scenario)



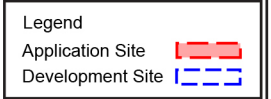
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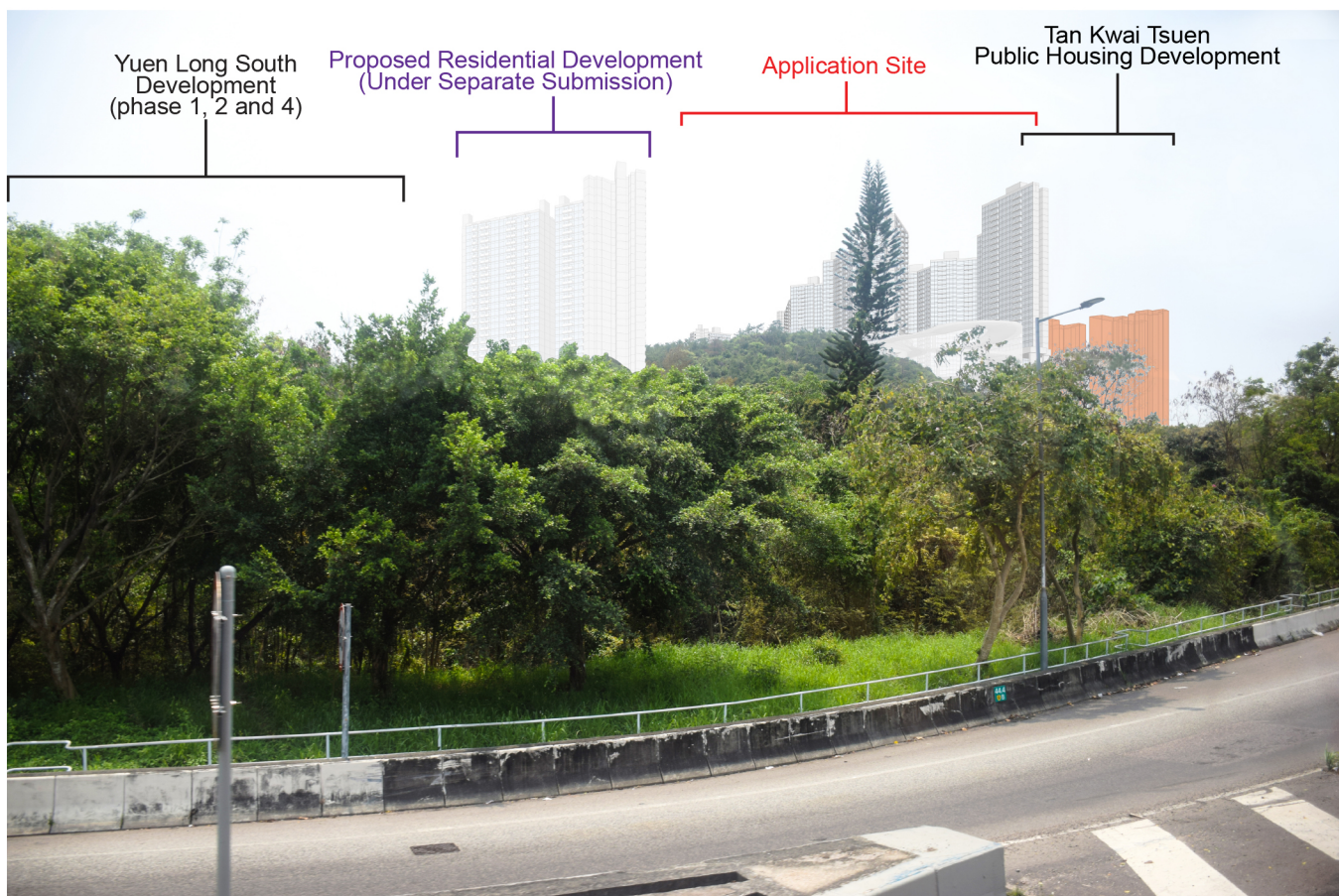
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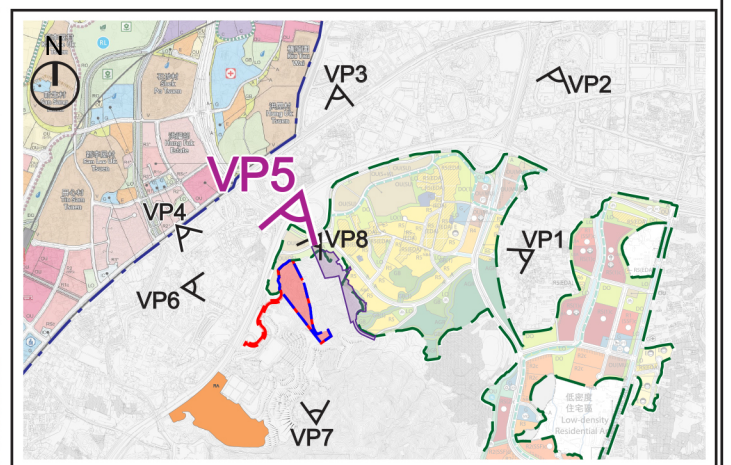
KEYPLAN (Interim Scenario)



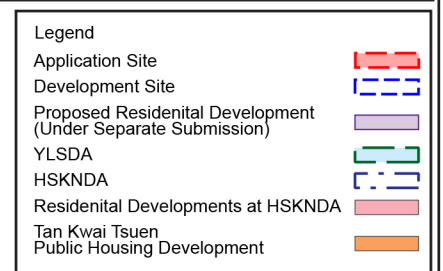
Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



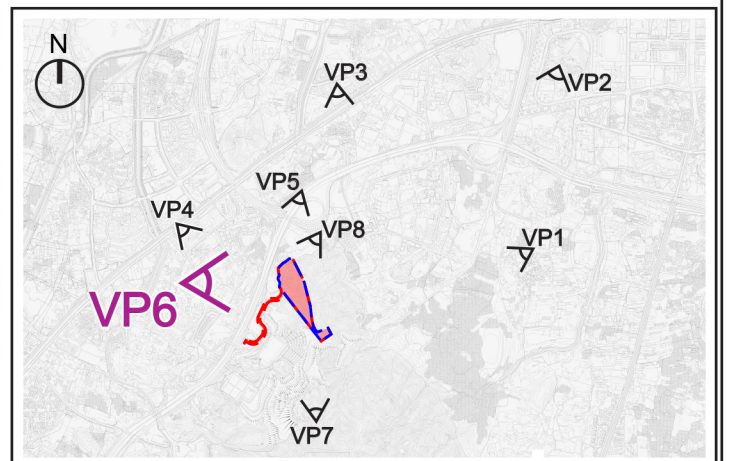
KEYPLAN (Ultimate Scenario)



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Existing Condition



KEYPLAN (Interim Scenario)

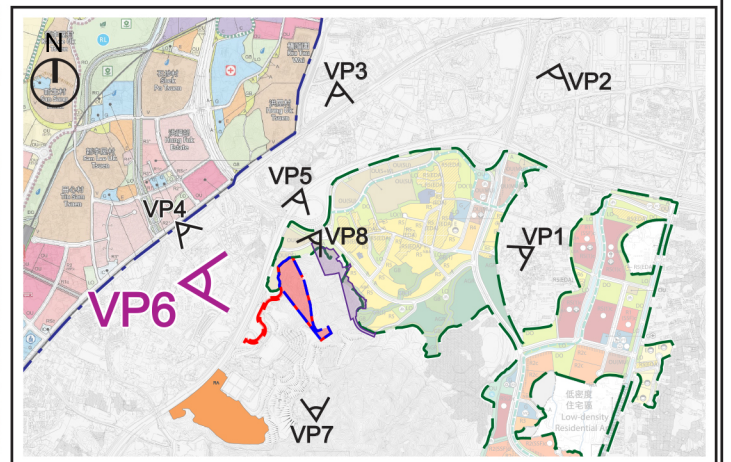
Legend	
Application Site	
Development Site	



Proposed Scheme - Interim Scenario



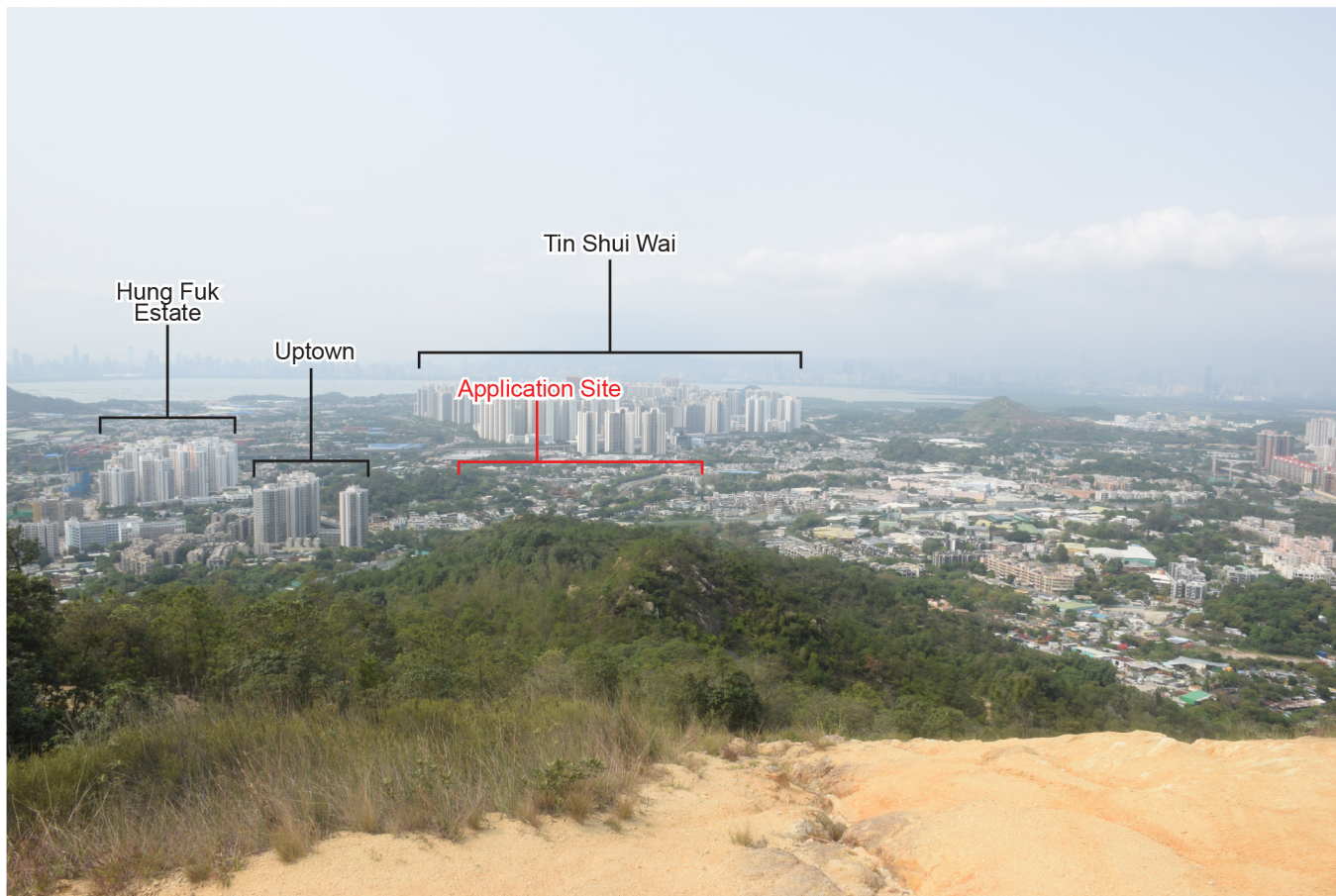
Proposed Scheme - Ultimate Scenario



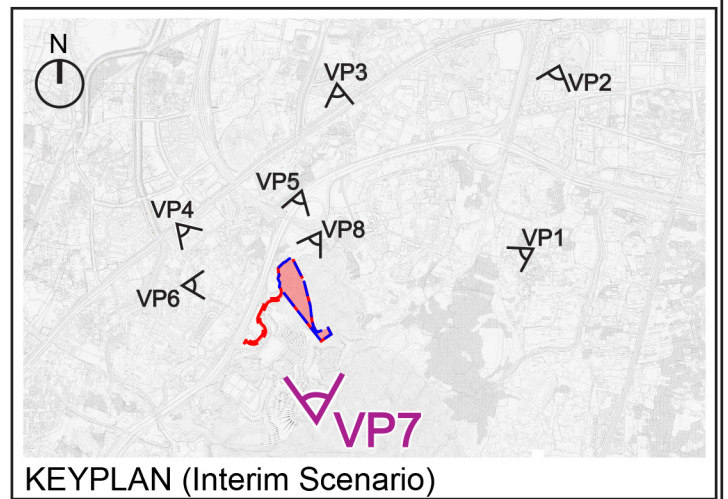
KEYPLAN (Ultimate Scenario)

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

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Existing Condition



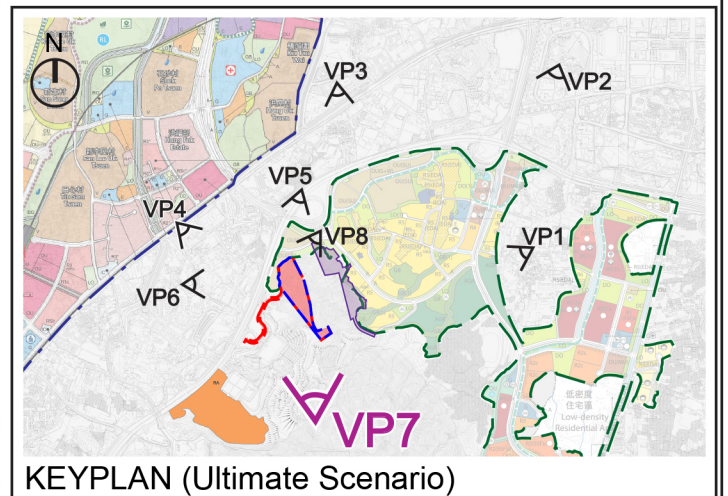
KEYPLAN (Interim Scenario)

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

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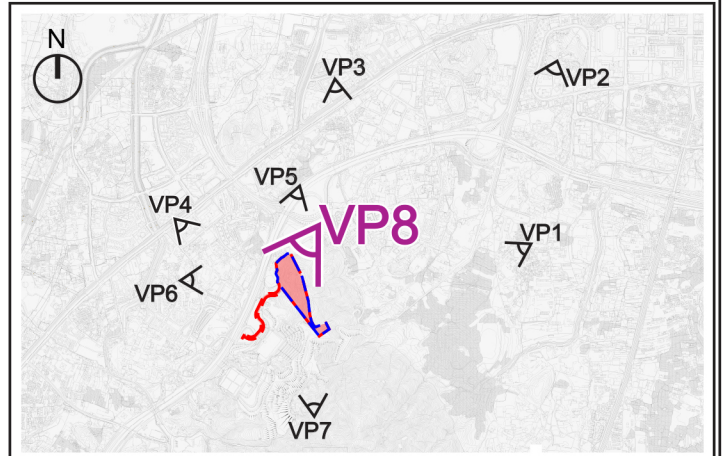
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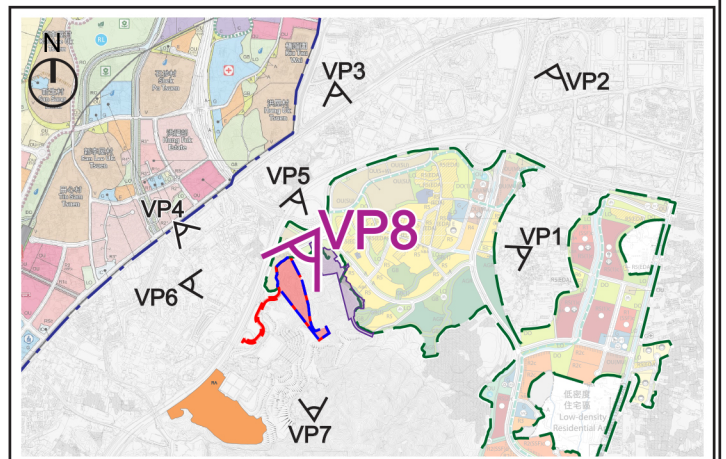
Proposed Scheme - Interim Scenario



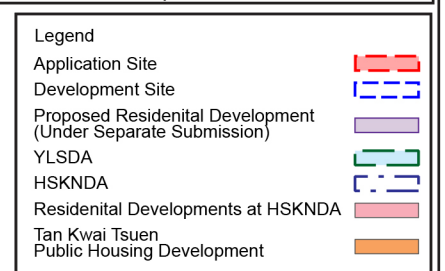
Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)



KEYPLAN (Ultimate Scenario)



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