

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-TYST/8**  
**关于申请编号 Y/YL-TYST/8 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 3.10.2022  
因应於 2022 年 10 月 3 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/8		
Location/address 位置／地址	Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories 新界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 19,185 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,690 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	"Residential (Group B) 1" and "Residential (Group C)" 「住宅(乙类)1」及「住宅(丙类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group B) 1" and "Residential (Group C)" to "Residential (Group B) 4" and to Amend the Notes of the zone applicable to the site 把申请地点由「住宅(乙类)1」及「住宅(丙类)」地带改划为「住宅(乙类)4」地带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 69,066	Not more than 不多於 3.6
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	6	
	Non-domestic 非住用	-	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	Not more than 不多於 100	m 米
		Not more than 不多於 125	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
	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
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 33 %		
No. of units 单位数目	1,381 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,867	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	Total no. of vehicle spaces 停车位总数		505
	Private Car Parking Spaces 私家车车位		398
	Motorcycle Parking Spaces 电单车车位		14
	Bicycle Parking Spaces 单车泊车位		93
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		6
	Heavy Goods Vehicle Spaces 重型货车车位		6

\* 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。

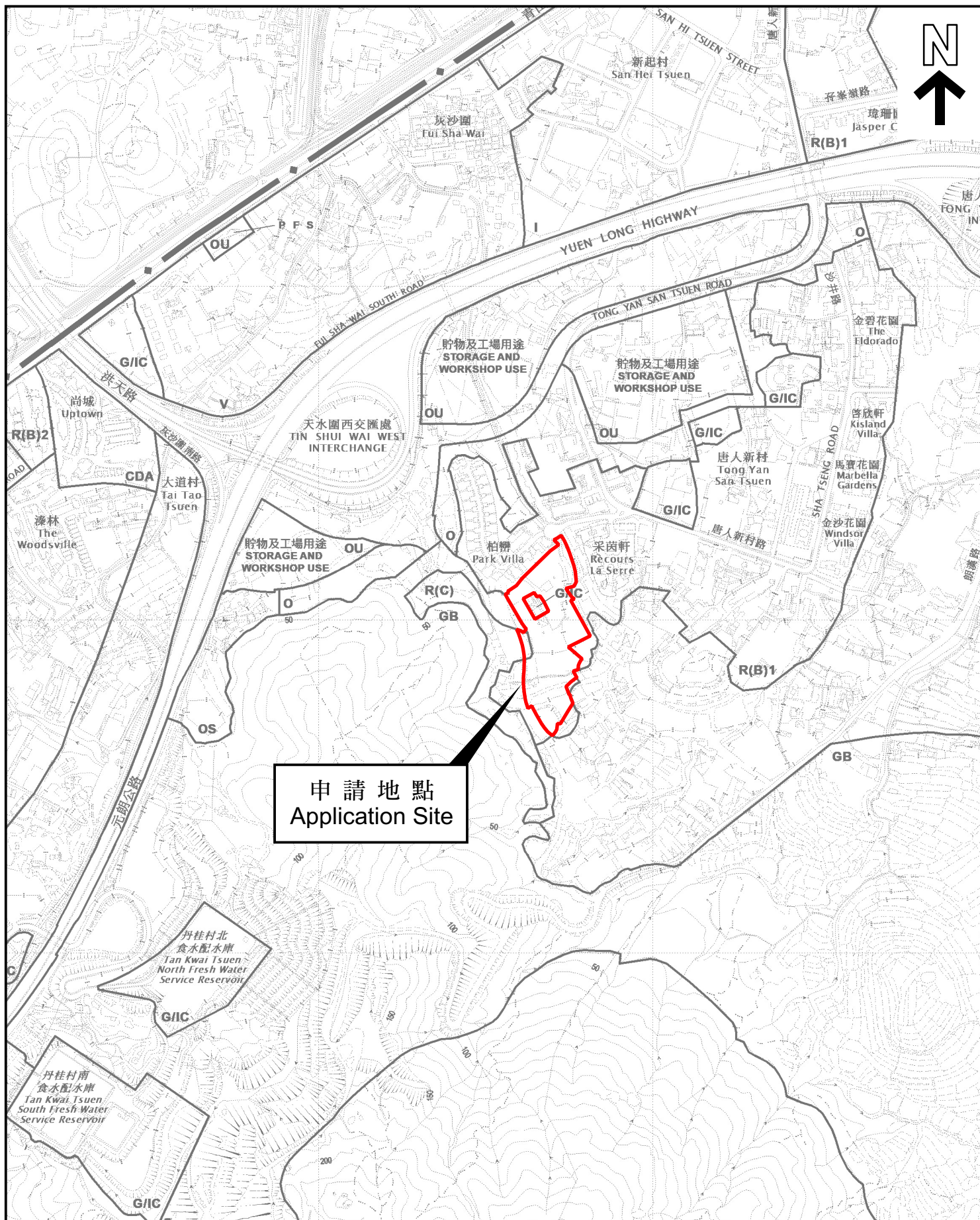
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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
<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 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 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 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"/>
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"/>
<b><u>Table of responses to departmental comments 回应部门意见表</u></b>		
<b><u>Water Supply Impact Assessment 供水影响评估</u></b>		
<b><u>Air Ventilation Assessment 空气流通评估</u></b>		
<b><u>Tree Preservation and Removal Proposal 树木保育及移除建议</u></b>		
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。



# 位置圖 LOCATION PLAN

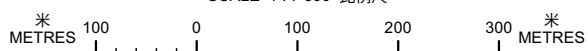
本摘要圖於2022年10月12日擬備，  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/YL-TYST/14  
EXTRACT PLAN PREPARED ON 12.10.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021

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

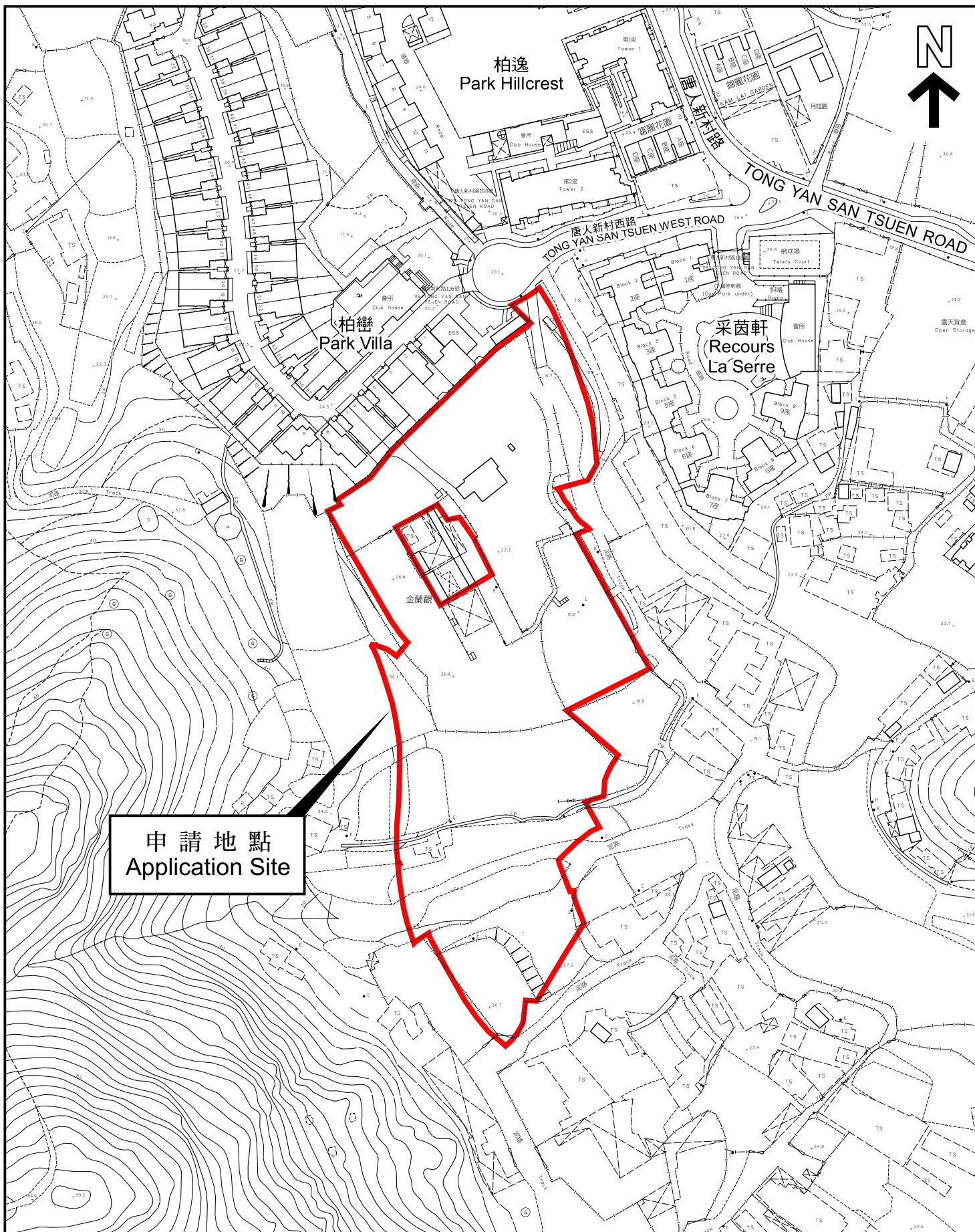
參考編號  
REFERENCE No.

Y/YL-TYST/8

SCALE 1:7 500 比例尺







# 平面圖 SITE PLAN

本摘要圖於2022年10月12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 12.10.2022  
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/8

申請編號 Application No. : Y/YL-TYST/8

**備註 Remarks**

申請人回應部門的意見，並呈交經修訂的技術評估，包括環境評估、排污影響評估、排水影響評估、空氣流通評估及供水影響評估。申請人亦呈交新的視覺影響評估、園境設計總圖、樹木保育和移除建議及規劃綱領的替換頁。

The applicant responded to departmental comments and submitted revised technical assessments, including Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Air Ventilation Assessment and Water Supply Impact Assessment. The applicant also submitted a new Visual Impact Assessment, landscape master plan, tree preservation and removal proposal, and replacement pages of the 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。

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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

JOGGING PATH

The tree-lined jogging path that goes around the western periphery of the site offers about half- kilometers of pleasant passive recreational enjoyment for the 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

BBQ AREA

It is framed and shaded by new tree plantings that would provide passive recreational facilities 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

BADMINTON COURT

It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 7

SWIMMING POOL

It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 8

WATER FEATURE

It is design as a landscape enhancement that uses water and other materials to bring beauty and tranquility to the environment ,which provide a harmony visual impact to the design.
- 9

TRELLIS

It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 10

Cycling Track

A cycle track is an exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane.

LEGEND

- SITE BOUNDARY
- BOUNDARY FENCE WALL  
(DETAIL REFER TO DWG. LD\_001)
- +X.XX

PROPOSED LEVEL
- PROPOSED NEW TREES
- RETAINED TREES
- PLANTING AREA
- EVA / VEHICLE ACCESS
- SAFETY MAT
- HARD PAVED AREA
- IRRIGATION POINT (20M RADIUS)

Drawing Purposes

GOVERNMENT DRAWING

No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers

Do not take measurements directly from this drawing.

Check and verify all dimensions on site.

Developer

BENSON INTERNATIONAL LIMITED

Project

PROPOSED REZONING FROM  
"RESIDENTIAL (GROUP B)1" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP B)4" ZONE  
AT VARIOUS LOTS IN D.D. 121 AND ADJOINING  
GOVERNMENT LAND, TONG YAN SAN TSUEN,  
YUEN LONG

Drawing Title

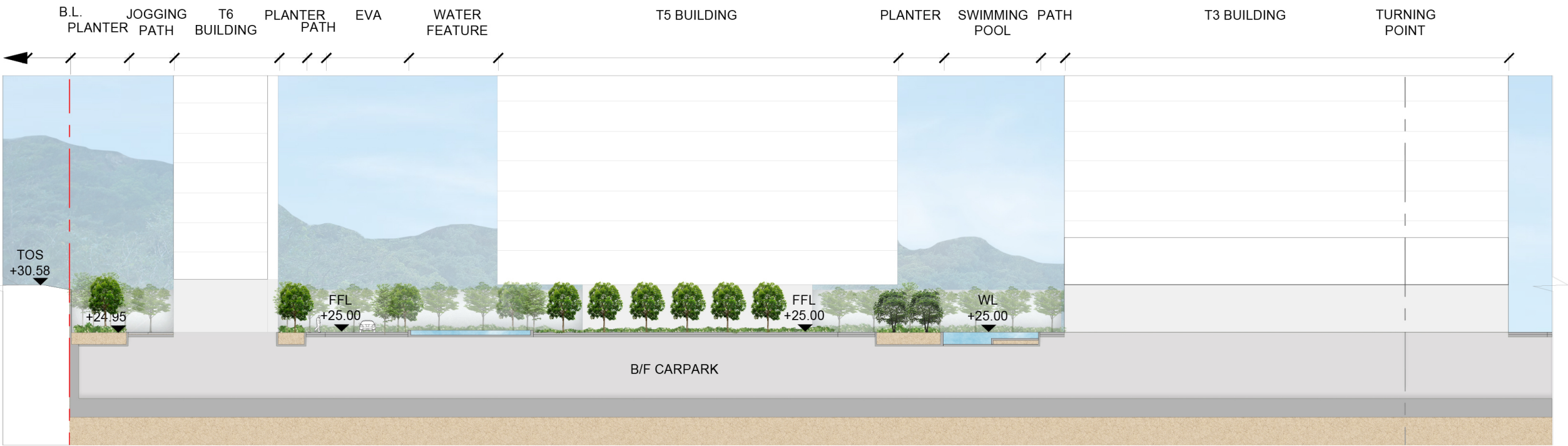
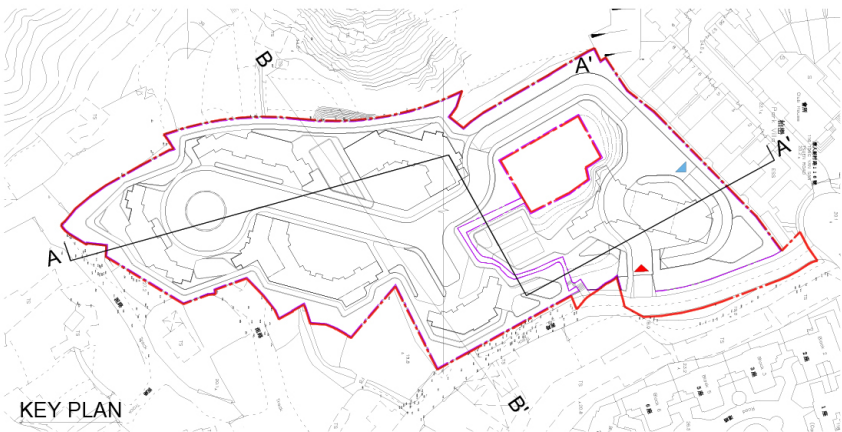
LANDSCAPE MASTER PLAN

Job No.	Drawing No.	Revision No.
HKA-01119	LMP_001	-
Scale	Date	CAD Ref.
AS	MAY 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL

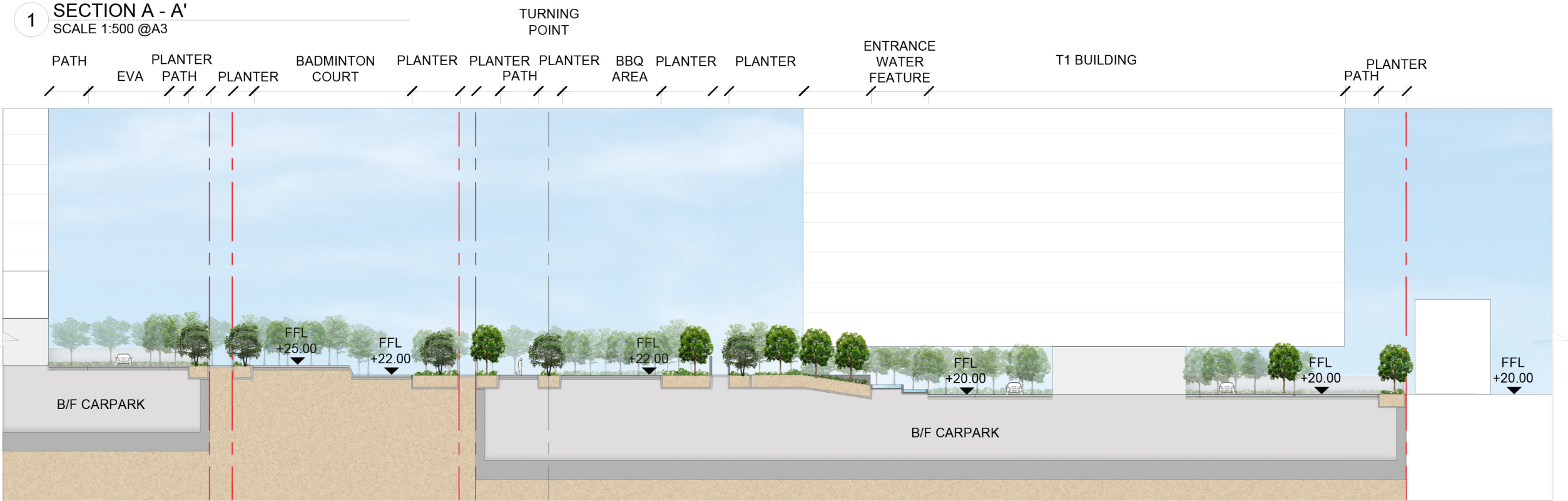
Authorized Person - Architect







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



2 SECTION A - A' (CONT.)  
SCALE 1:500 @A3

Rev. Date Amendment Purpose

Drawing Purposes  
**GOVERNMENT DRAWING**

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Developer  
BENSON INTERNATIONAL LIMITED

Project  
PROPOSED REZONING FROM  
"RESIDENTIAL (GROUP B)1" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP B)4" ZONE  
AT VARIOUS LOTS IN D.D. 121 AND ADJOINING  
GOVERNMENT LAND, TONG YAN SAN TSUEN,  
YUEN LONG

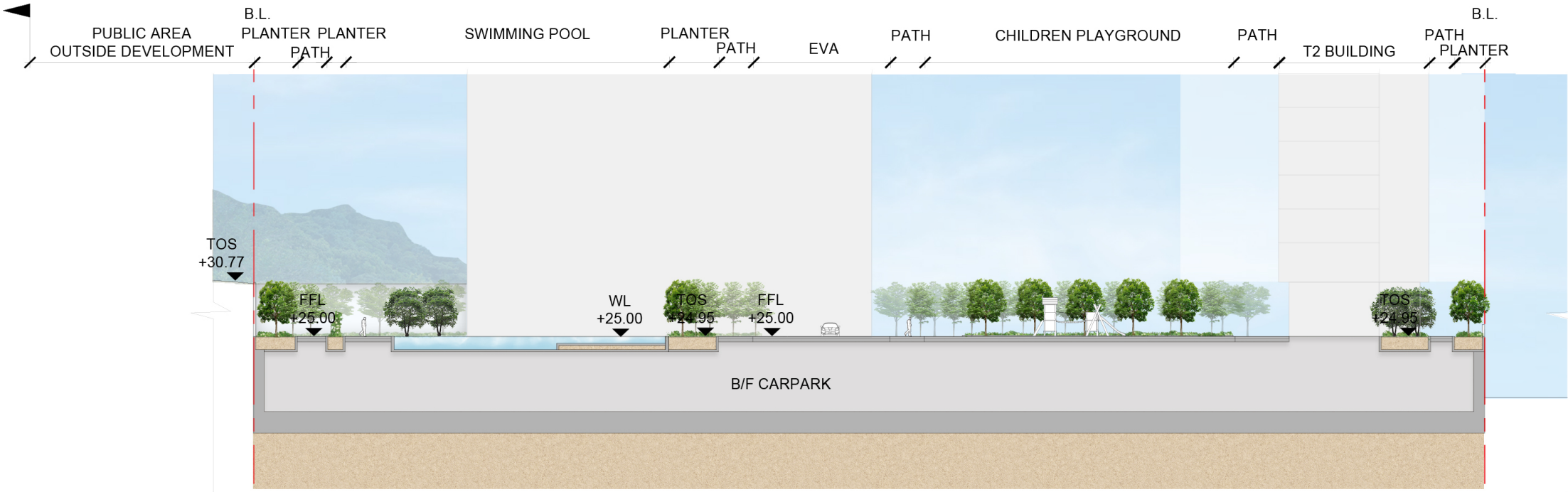
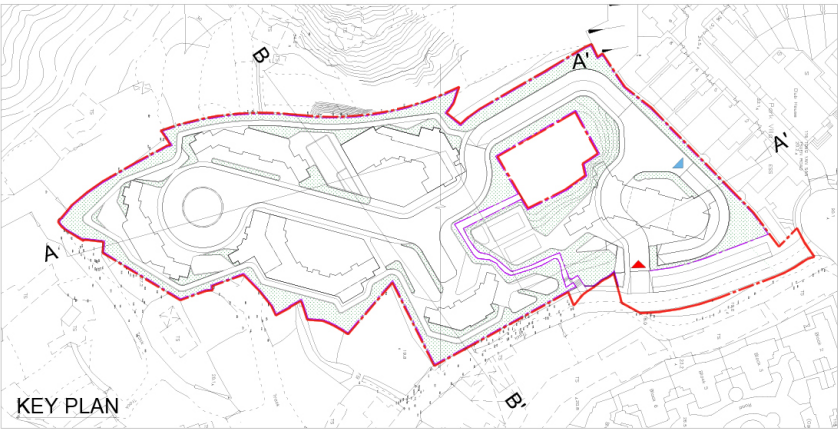
Drawing Title  
LANDSCAPE SECTIONS 01

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Scale	Date	CAD Ref.
AS	SEP 2022	LP_006
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

Consultant Logo

SLSL



1

SECTION B - B'  
SCALE 1:500 @A3

Rev.	Date	Amendment	Purpose
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Drawing Purposes

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Developer

BENSON INTERNATIONAL LIMITED

Project

PROPOSED REZONING FROM  
"RESIDENTIAL (GROUP B)1" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP B)4" ZONE AT VARIOUS LOTS IN D.D. 121 AND ADJOINING GOVERNMENT LAND, TONG YAN SAN TSUEN, YUEN LONG

Drawing Title

LANDSCAPE SECTIONS 02

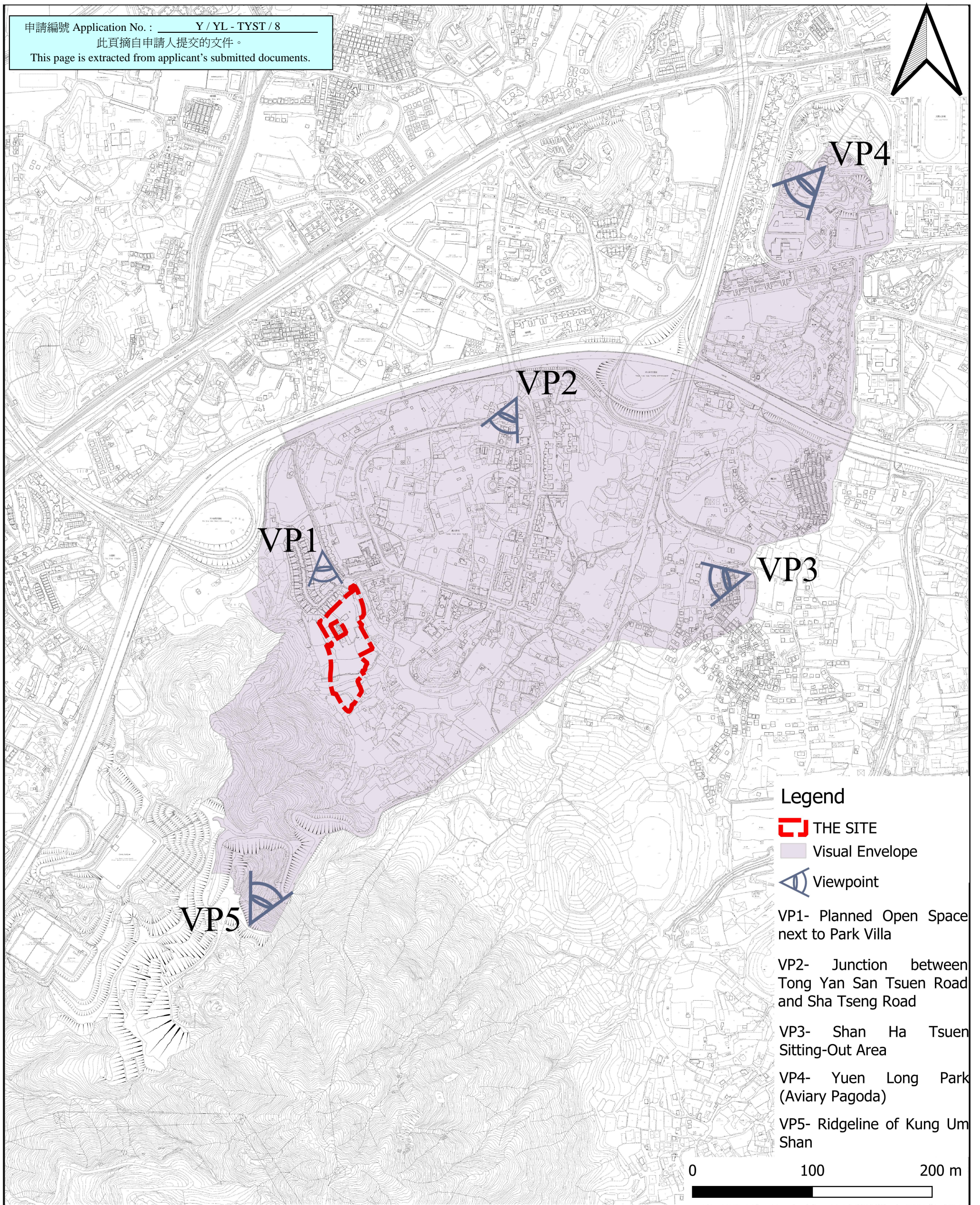
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HKA-01119	LP_007	-
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AS	SEP 2022	LP_007
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

Consultant Logo

SLSL





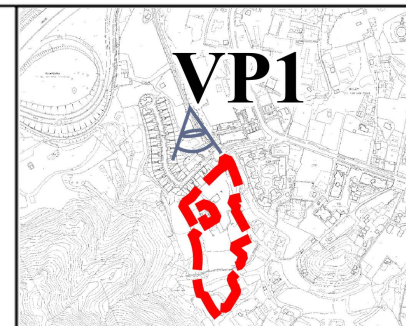
## VISUAL ENVELOPE

Proposed Rezoning from "Residential (Group B)1" and "Residential (Group C)" to "Residential (Group B)4" zone at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Figure 5.1

Date: 17/08/2022



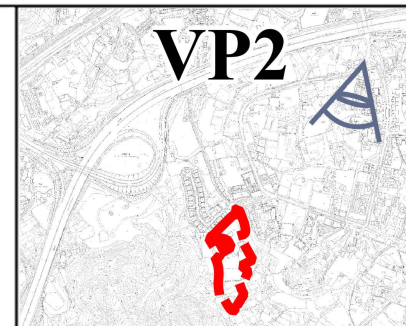


Existing Condition



Proposed Development





Existing Condition



Proposed Development

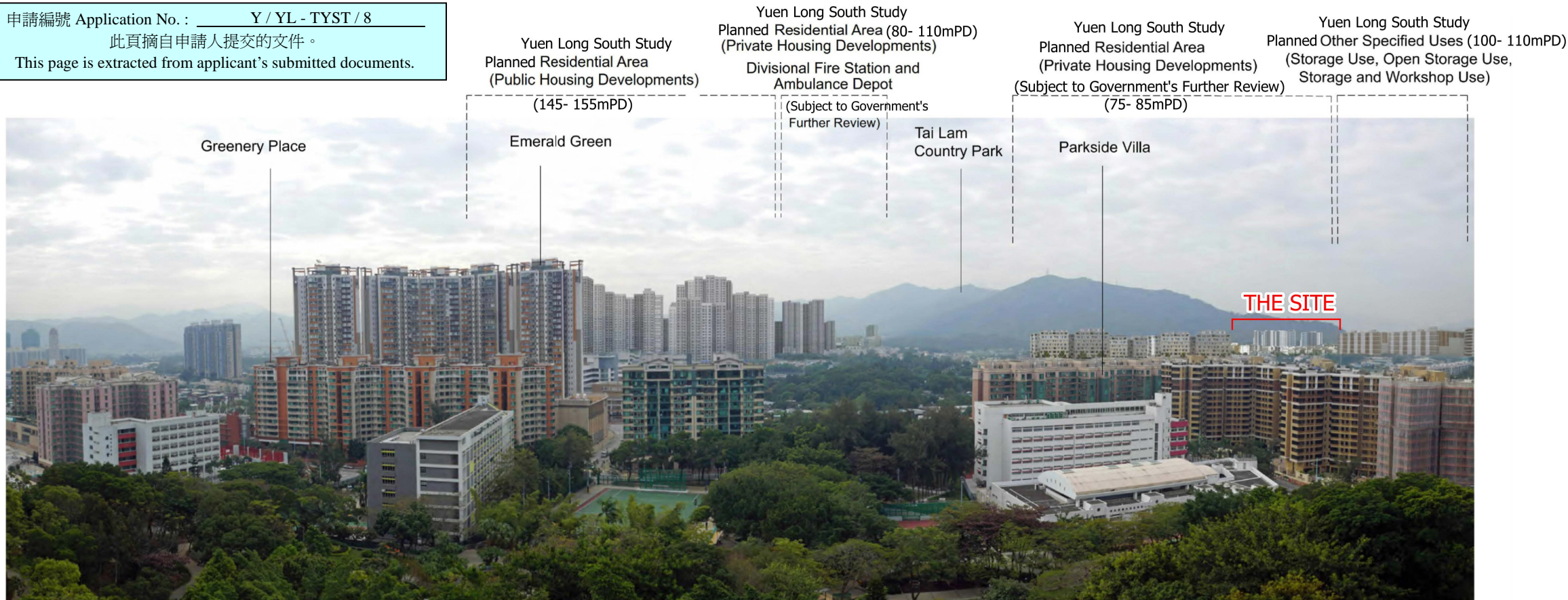




Yuen Long Park Tower - Existing View (Approx. 540m)

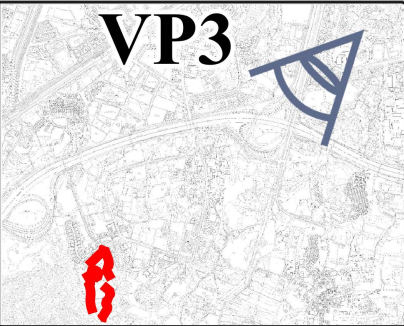
Existing Condition

申請編號 Application No. : Y / YL - TYST / 8  
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This page is extracted from applicant's submitted documents.



Yuen Long Park Aviary Pagoda - Photomontage (With mitigation at Year 10)

Proposed Development



VP3



**VP3- YUEN LONG PARK (AVIARY PAGODA)**  
(Images were extracted from RNTPC Paper No. 3/20)

Proposed Rezoning from "Residential (Group B)1" and "Residential (Group C)" to "Residential (Group B)4" zone at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Visual Impact Assessment

Figure 6.3





Existing Condition



Proposed Development

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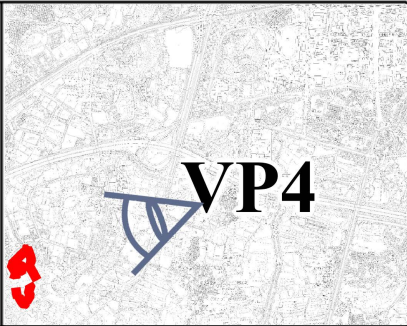


# VP4- SHAN HA TSUEN SITTING-OUT AREA

Proposed Rezoning from "Residential (Group B)1" and "Residential (Group C)" to "Residential (Group B)4" zone at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Visual Impact Assessment

Figure 6.4



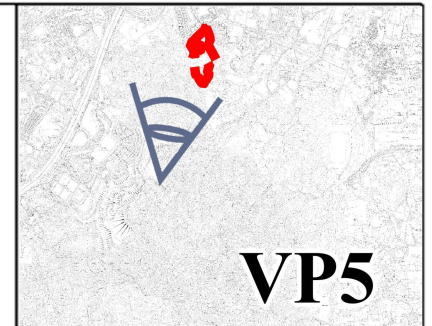




Existing Condition



Proposed Development



VP5

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