

**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 17.2.2023
因应於 2023 年 2 月 17 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 <i>1</i> | Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i> |
| | 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 | |

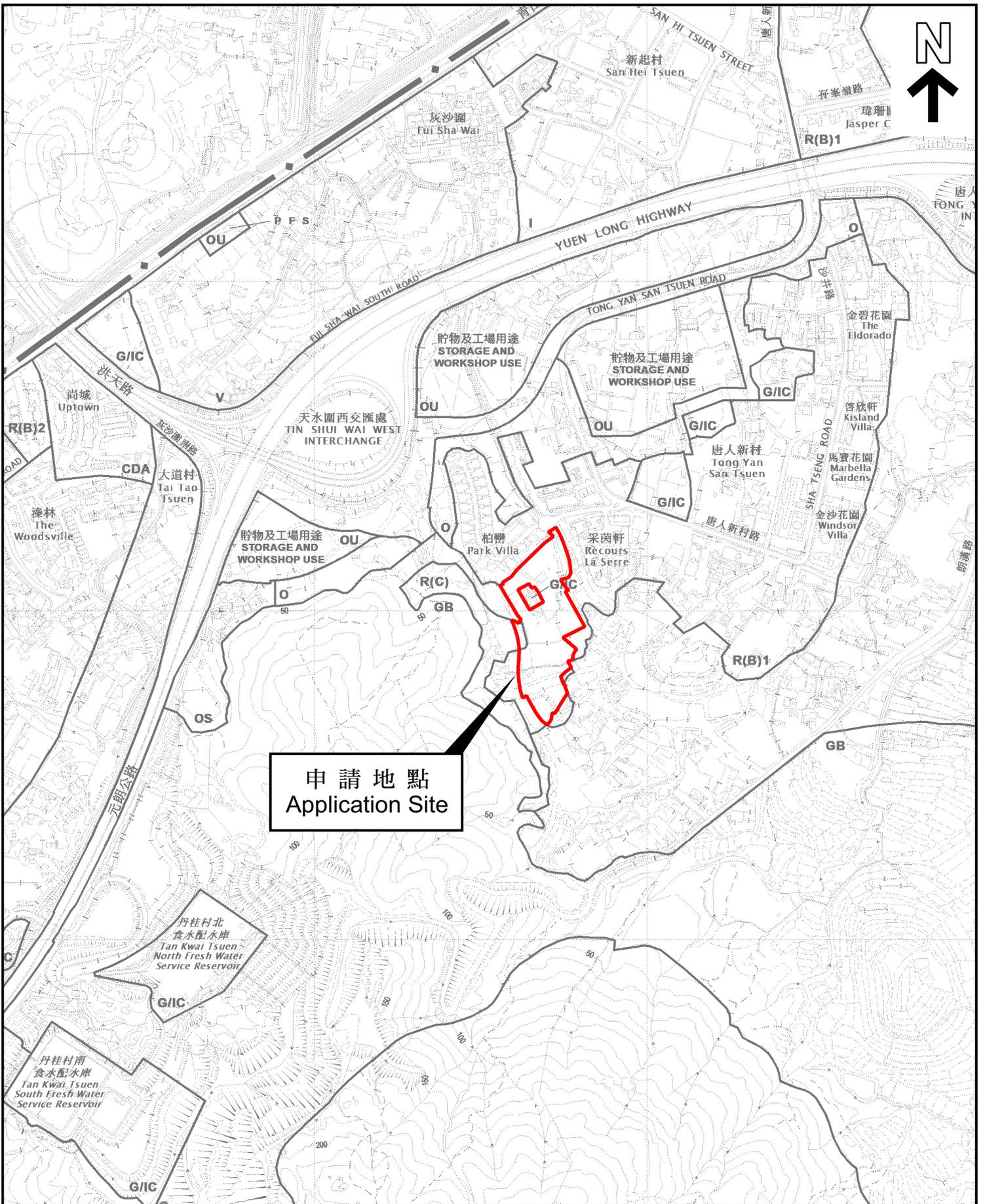
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| 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 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 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 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 空气流通评估</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

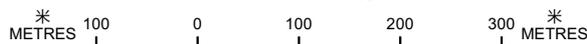
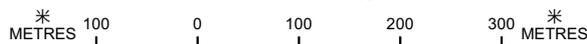
本摘要圖於2023年2月23日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 23.2.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

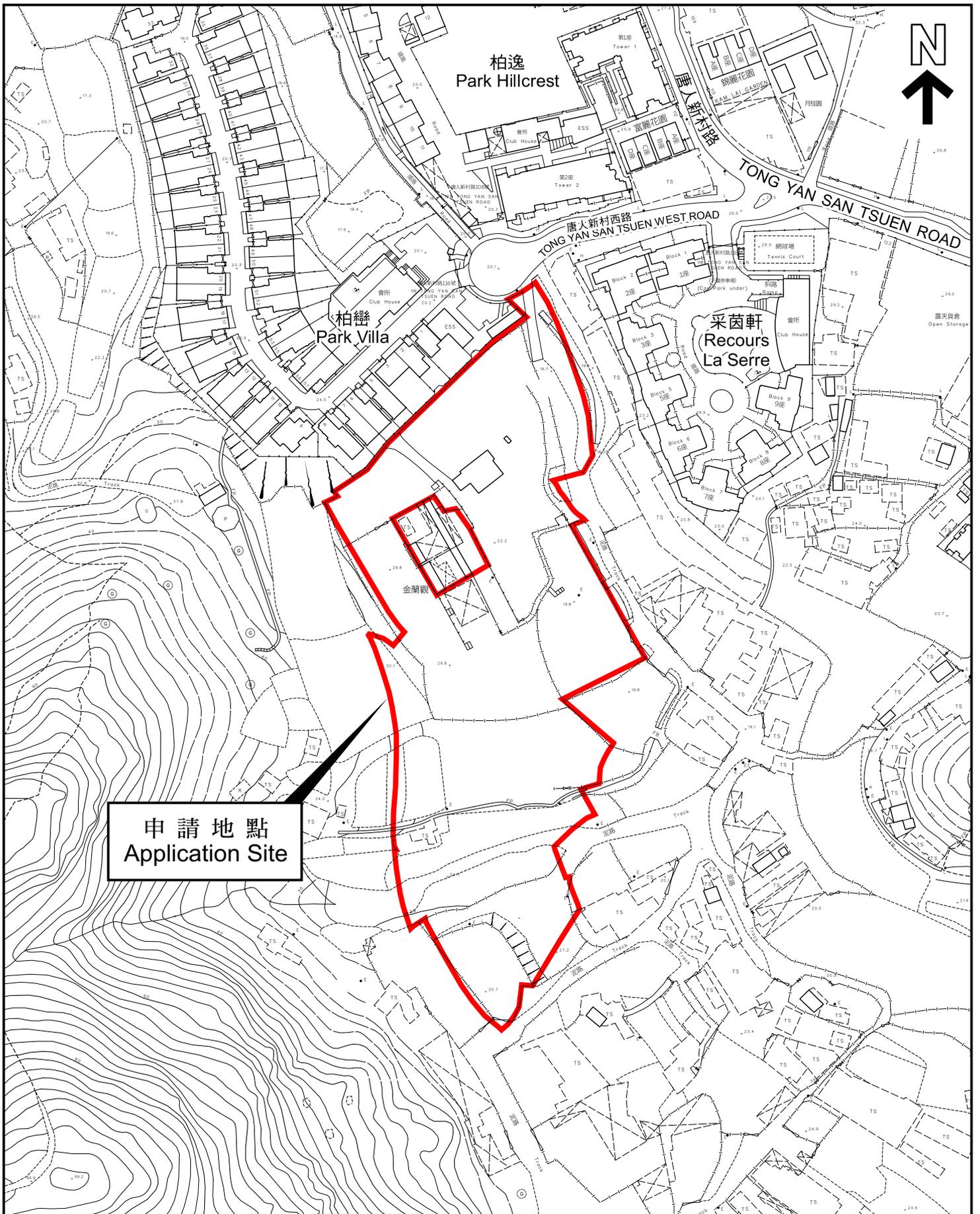
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/YL-TYST/8

SCALE 1:7 500 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年2月23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 23.2.2023
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/8

申請編號 **Application No. : Y/YL-TYST/8**

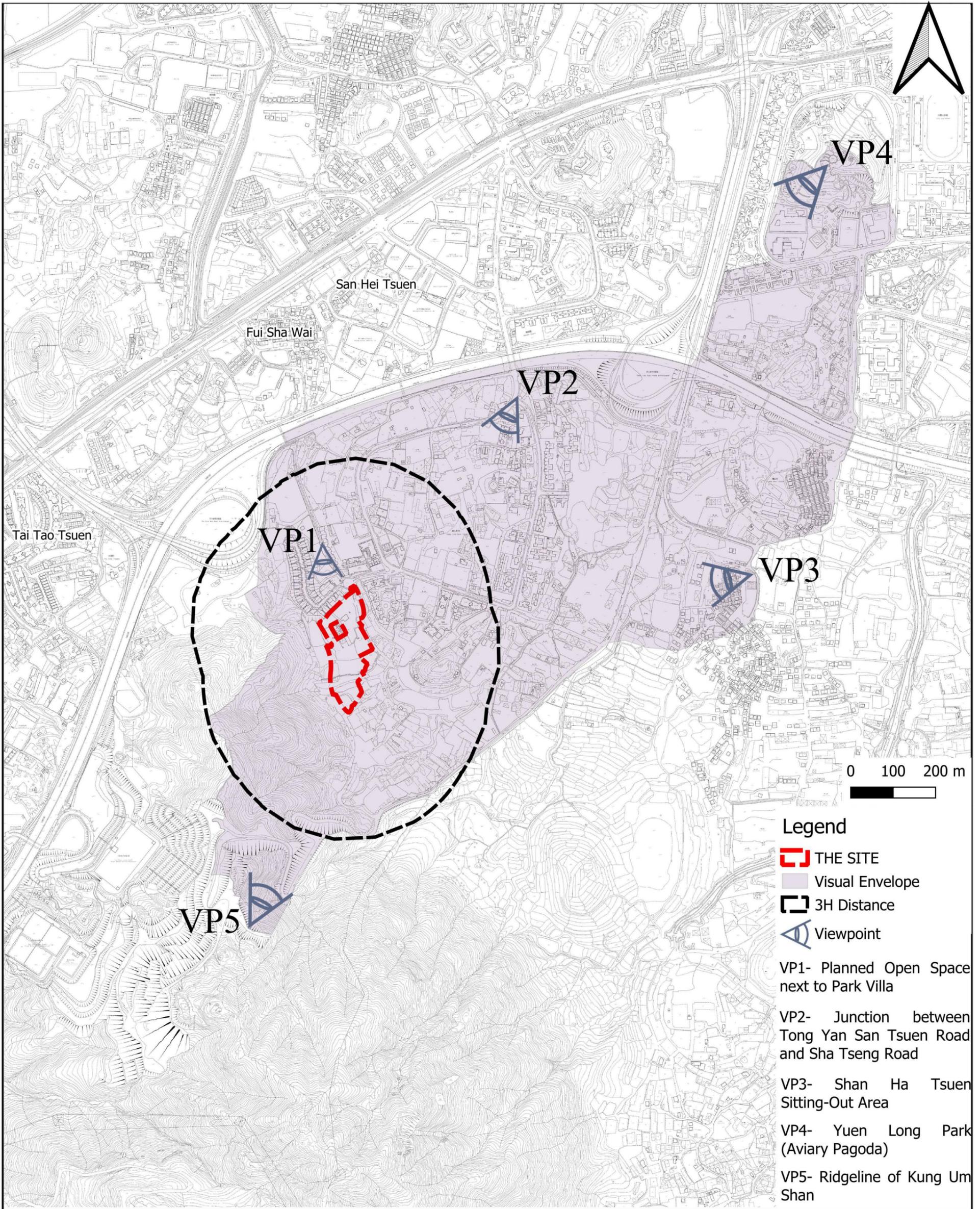
備註 Remarks

申請人回應部門的意見，並呈交經修訂的視覺影響評估，以及規劃綱領、空氣流通評估、環境評估和排污影響評估的替換頁。

The applicant responded to departmental comments and submitted a revised Visual Impact Assessment, and replacement pages of the planning statement and Air Ventilation, Environmental and Sewerage Impact Assessments.

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

- ▭ THE SITE
- Visual Envelope
- 3H Distance
- ▲ Viewpoint

- VP1- Planned Open Space next to Park Villa
- VP2- Junction between Tong Yan San Tsuen Road and Sha Tseng Road
- VP3- Shan Ha Tsuen Sitting-Out Area
- VP4- Yuen Long Park (Aviary Pagoda)
- VP5- Ridgeline of Kung Um Shan



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VISUAL ENVELOPE

申請編號 Application No. : Y/YL - TYST / 8

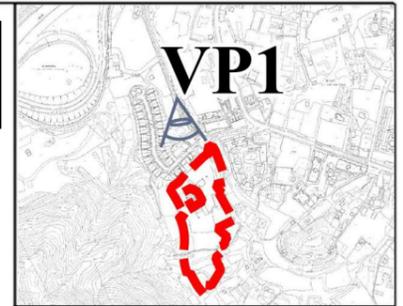
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

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



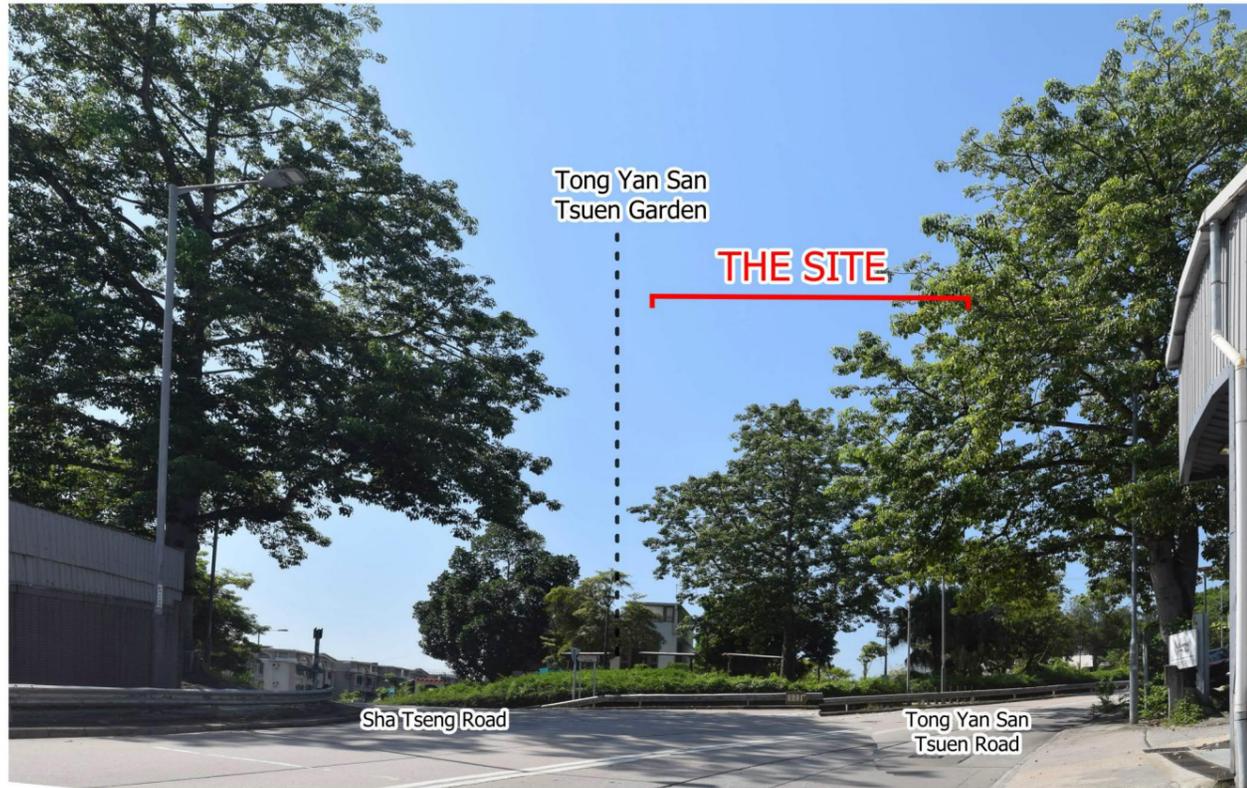
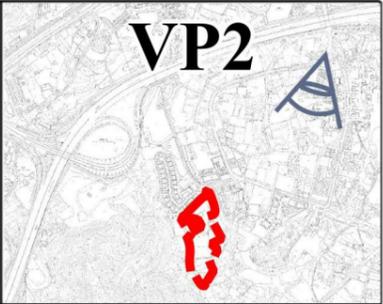
VP1- PLANNED OPEN SPACE NEXT TO PARK VILLA

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 6.1

Date: 29/9/2022



Existing Condition



Proposed Development



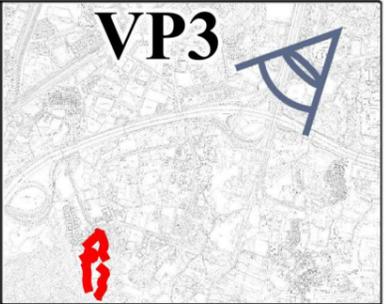
VP2- JUNCTION BETWEEN TONG YAN SAN TSUEN ROAD AND SHA TSENG ROAD

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 6.2

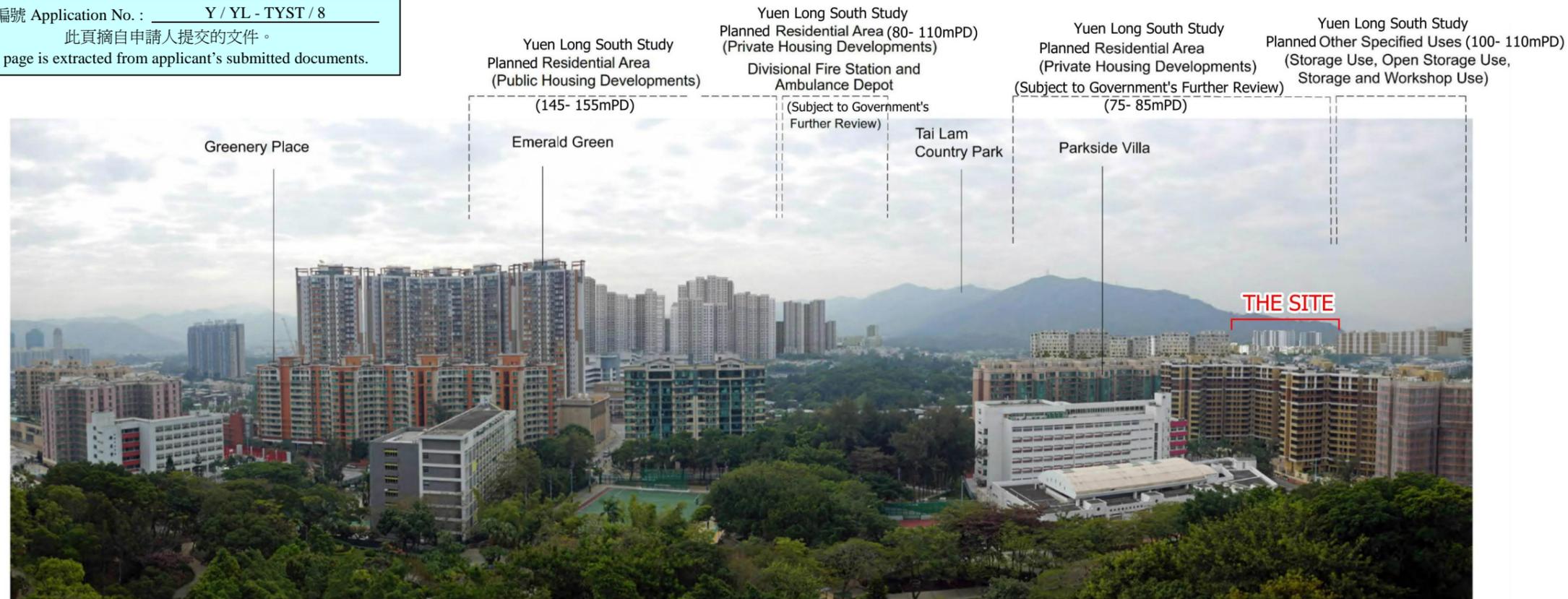
Date: 29/9/22



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

Existing Condition

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

Proposed Development



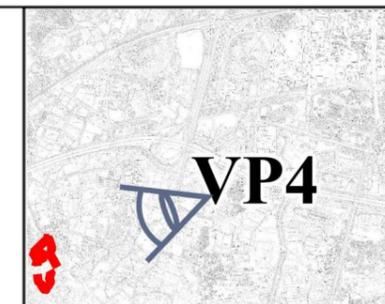
VP3- YUEN LONG PARK (AVIARY PAGODA)

(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

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Proposed Development



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

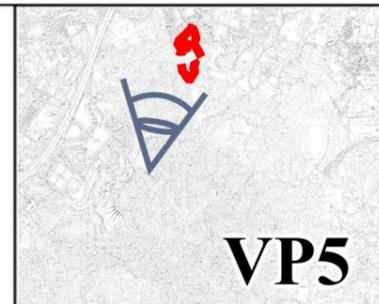


Figure 6.5



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VP5- RIDGELINE OF KUNG UM SHAN

申請編號 Application No. : Y / YL - TYST / 8

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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