

**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 9.7.2025
因应于 2025 年 7 月 9 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 174	mPD 米(主水平基准上)
		Not more than 不多於 37 <i>1</i> 3 – 5	Storey(s) 层 <i>Exclude 不包括</i> <i>Refuge Floor 防火层</i> <i>Podium 平台 /</i> <i>Carpark 停车场</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
		Not more than 不多於 174	mPD 米(主水平基准上)
		Not more than 不多於 32 <i>1</i> 5	Storey(s) 层 <i>Exclude 不包括</i> <i>Refuge Floor 防火层</i> <i>Podium 平台 /</i> <i>Carpark 停车场</i>
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 89 %
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		36
	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		2
	Bus Lay-by 巴士停车处		2

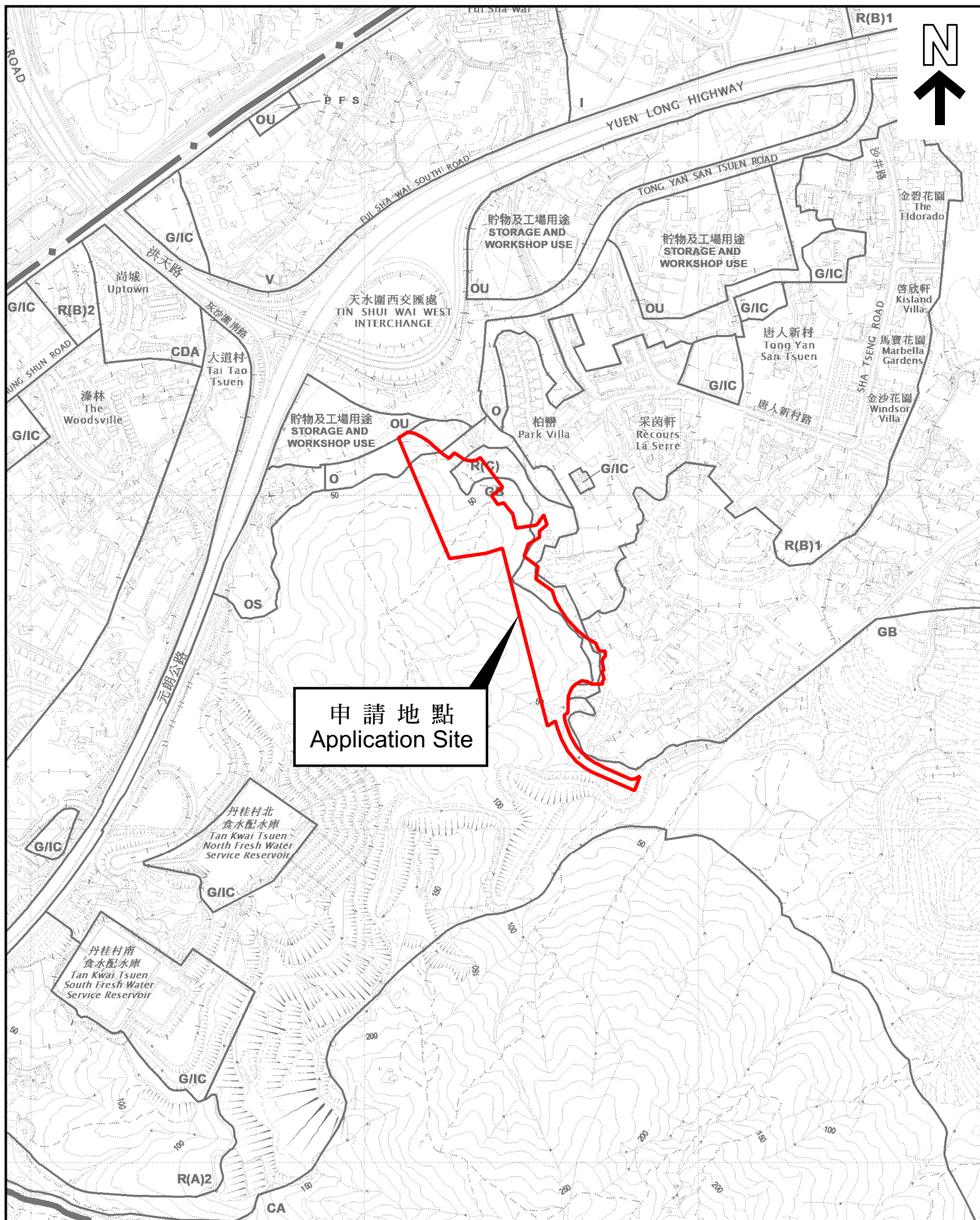
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 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	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☒
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☒
Others (please specify) 其他（请注明）	☐	☐
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☒
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Air Ventilation Assessment (Expert Evaluation) 空气流通影响评估（专家评估报告）</u>		
<u>Table of responses to departmental comments 回应部门意见表</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

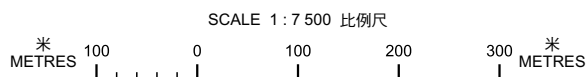
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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

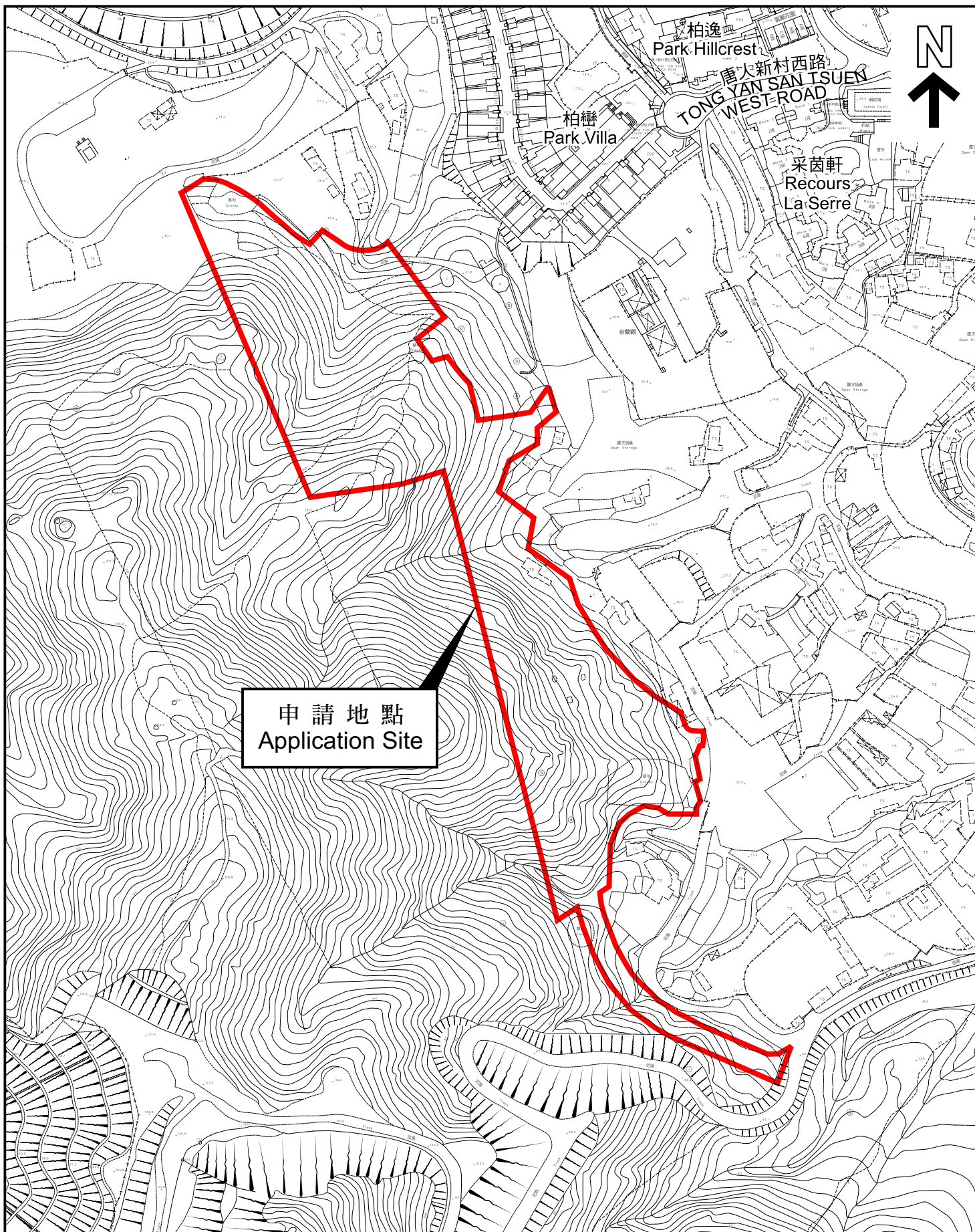


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/YL-TYST/10

本摘要圖於2025年7月16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 16.7.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021



本摘要圖於2025年7月16日擬備，
所根據的資料為測量圖編號
6-NW-13C及D 和 6-NW-18A及B
EXTRACT PLAN PREPARED ON 16.7.2025
BASED ON SURVEY SHEETS No.
6-NW-13C&D and 6-NW-18A&B

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

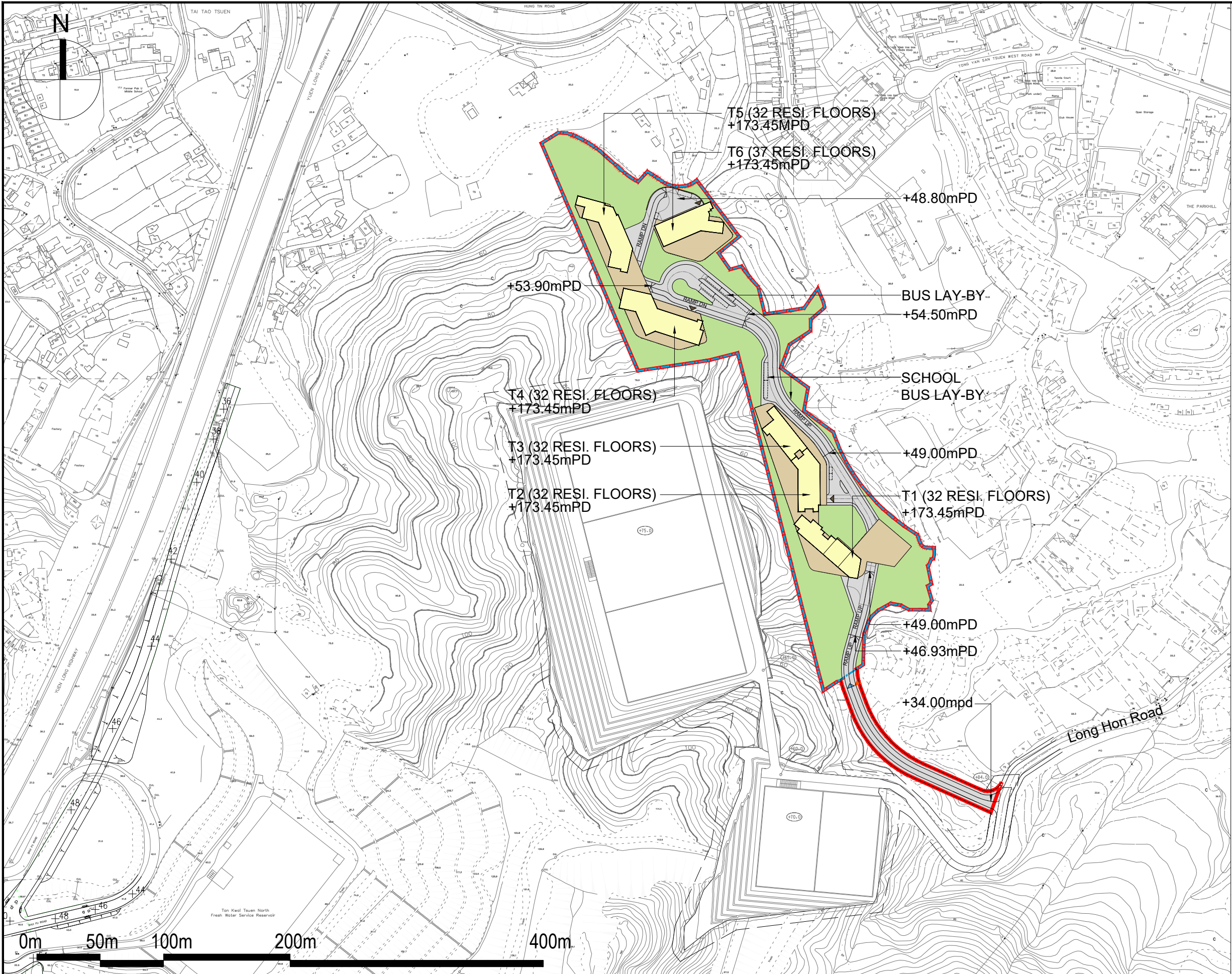
備註 Remarks

申請人提交進一步資料回應部門的意見，並呈交經修訂的布局設計圖、樓宇平面圖、截視圖及園境設計總圖。申請人亦呈交經修訂的空氣流通影響評估（專家評估報告）、排污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 plans, floor plans, sectional plans and Landscape Master Plan. The applicant also submitted revised Air Ventilation Assessment (Expert Evaluation), Sewerage 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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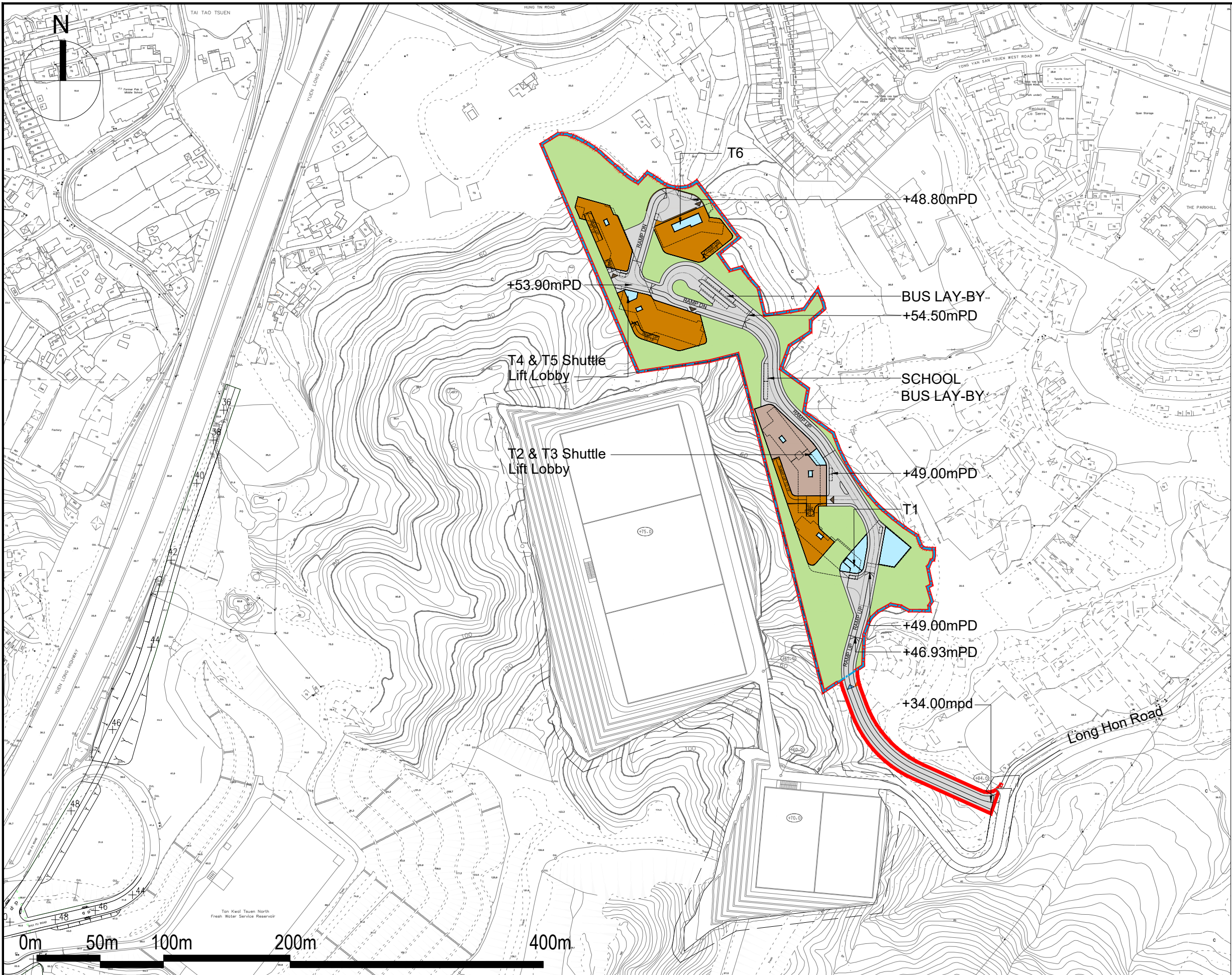
Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Car Park/ Commercial
- EVA / Access Road / Ramp
- Landscape Area
- Vehicular Entrance
- Pedestrian Entrance
- Car Park Entrance
- Future water reservoir under approved planning application (A/YL-TYST/1146)

- Remarks**
- All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
 - No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
 - "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.

Indicative Layout Plan





Legend:

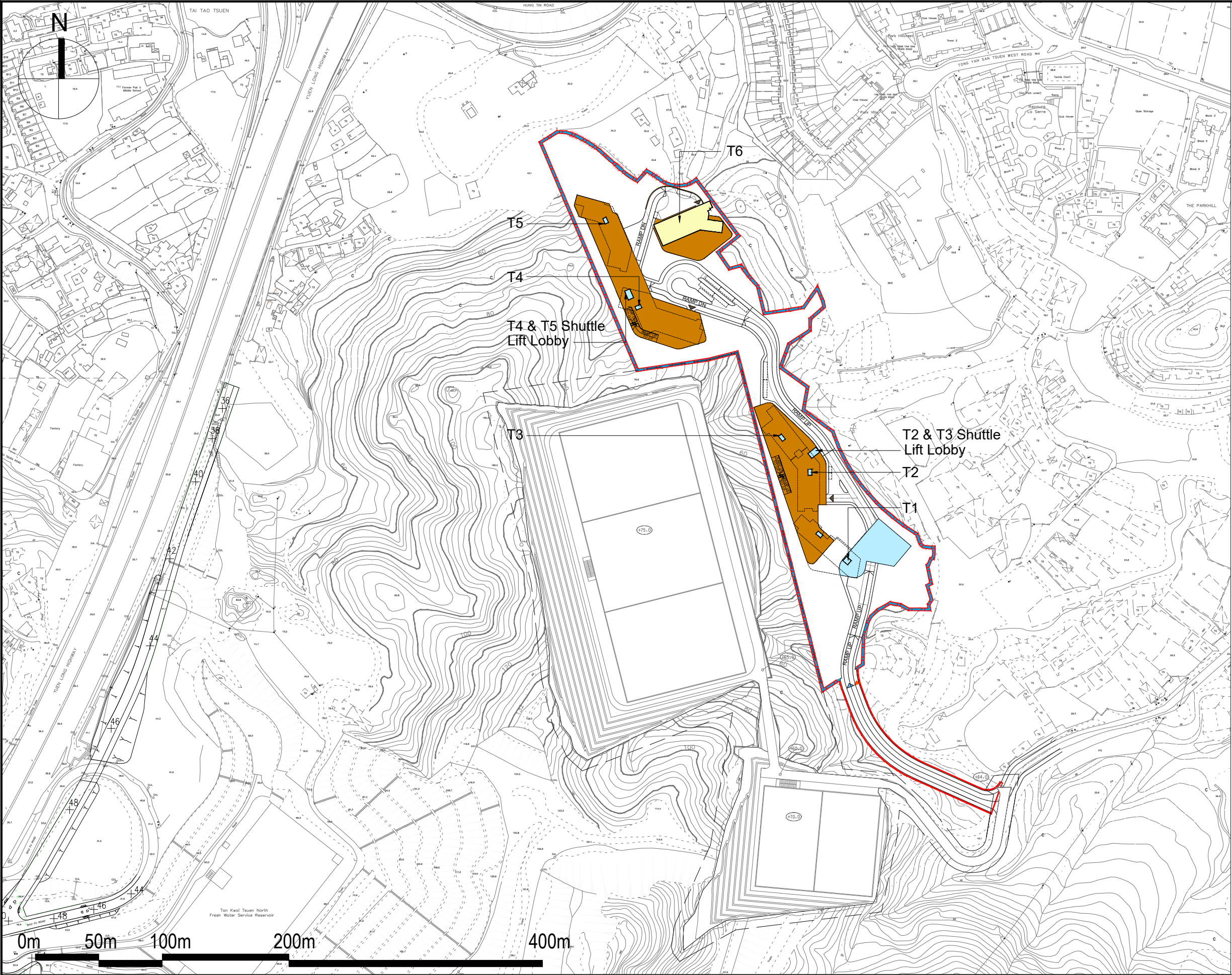
- Application Site Boundary
- Development Site Boundary
- Lobby / Clubhouse
- Car Park
- Commercial
- EVA / Access Road / Ramp
- Landscape Area
- Vehicular entrance
- Pedestrian entrance
- Car Park Entrance

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

申請編號 Application No. : Y / YL - TYST / 10
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This page is extracted from applicant's submitted documents.

Indicative Ground Floor Plan

LWK
+PARTNERS



Legend:

Application Site Boundary

Development Site Boundary

Residential

Lobby / Clubhouse

Car Park

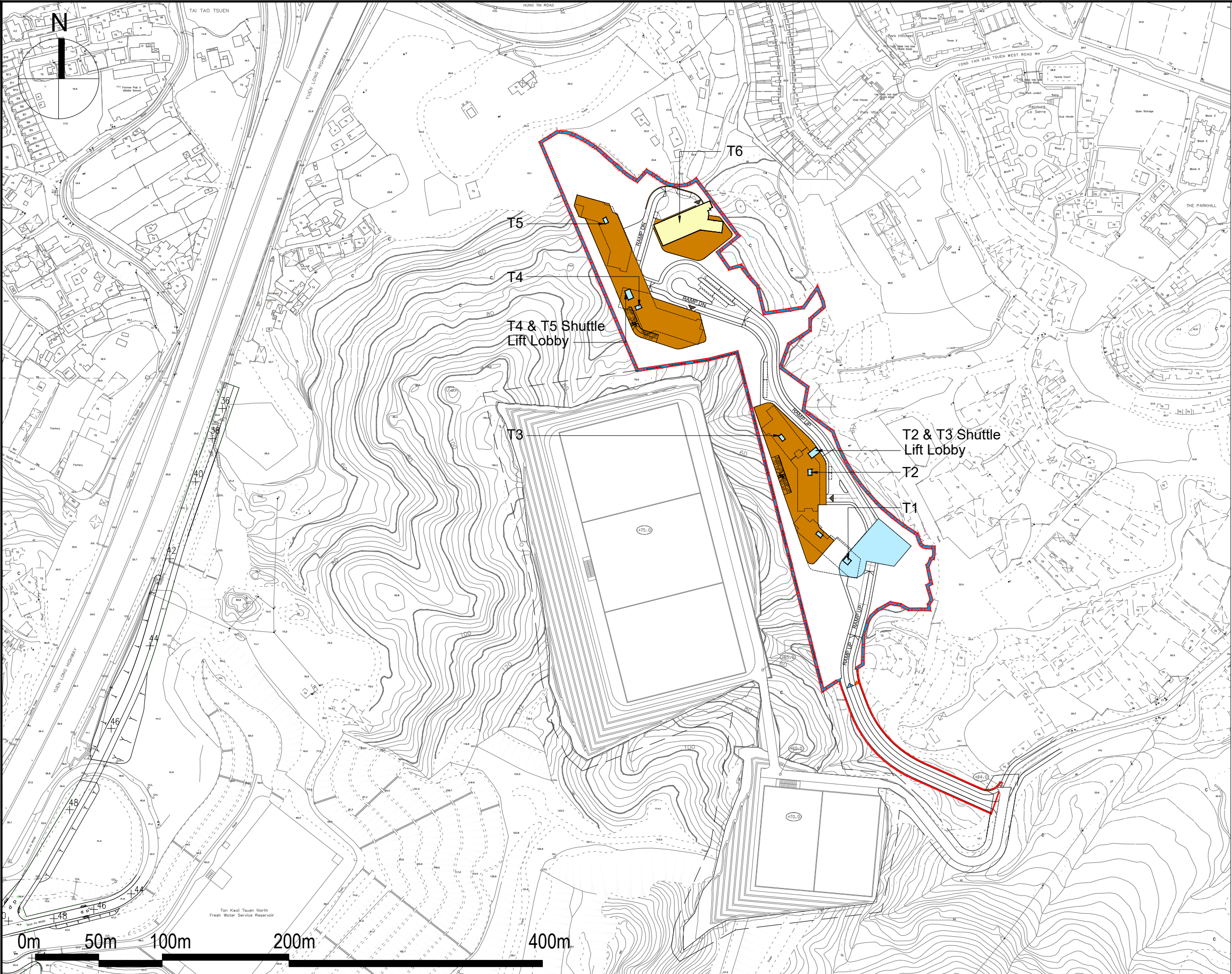
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Indicative 1st Floor Plan





Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

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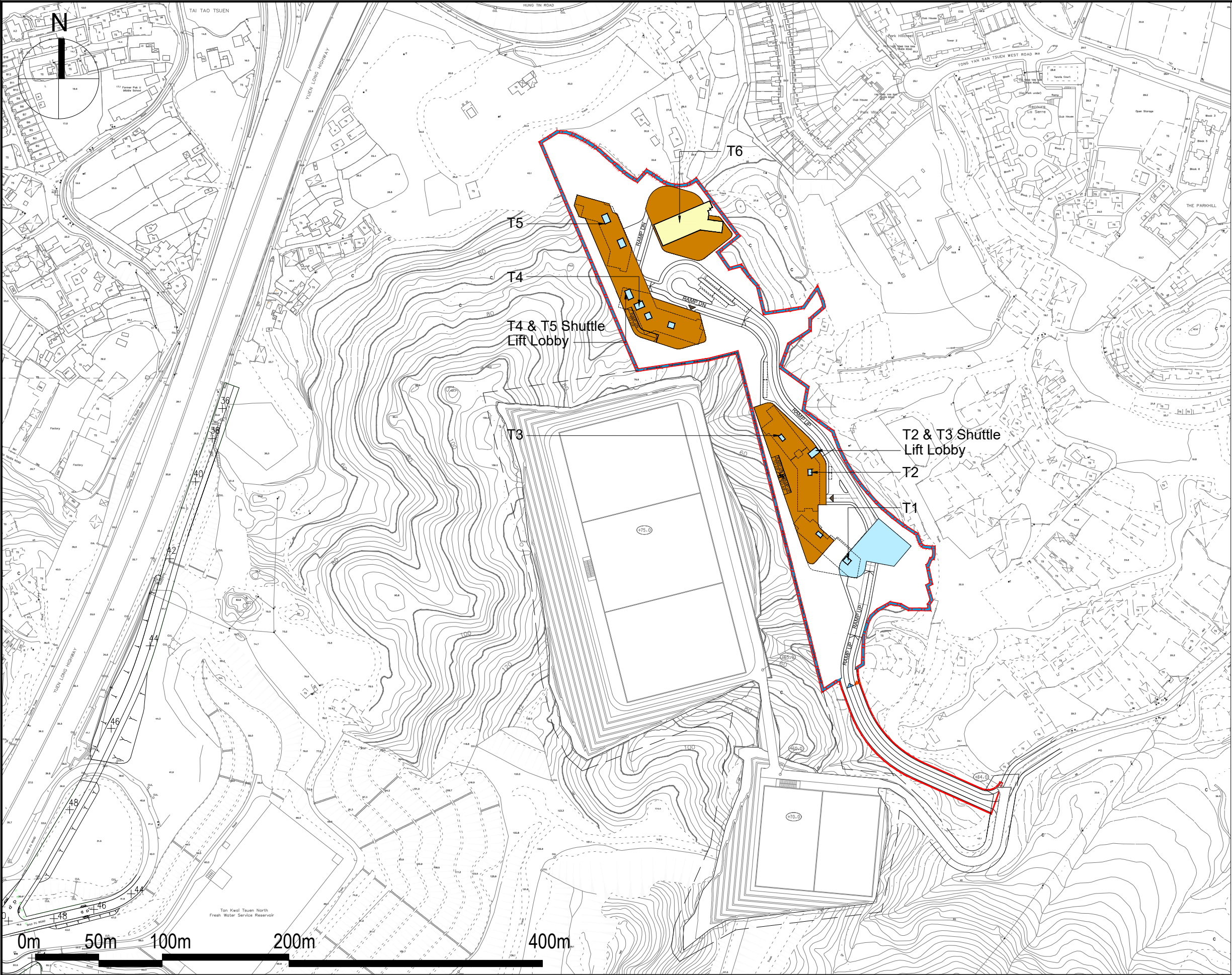
Proposed Residential Development ,Tong Yan San Tsuen, Yuen Long, N.T.
- S12A Planning Application

JUN 2025
1:3000 (A3)

申請編號 Application No. : Y / YL - TYST / 10
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Indicative 2nd Floor Plan

LWK
+PARTNERS



Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

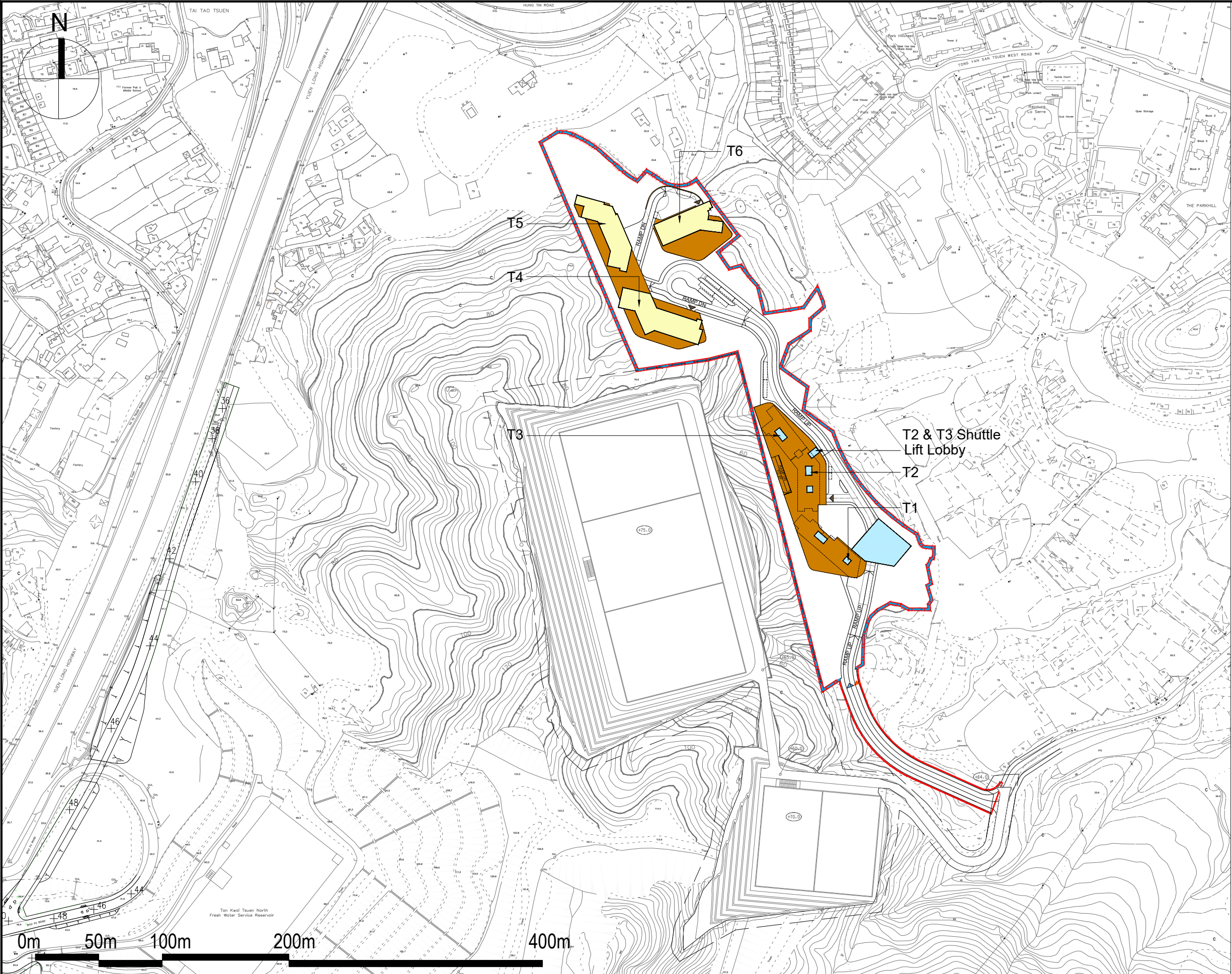
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Proposed Residential Development ,Tong Yan San Tsuen, Yuen Long, N.T.
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Indicative 3rd Floor Plan

LWK
+PARTNERS



Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

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

JUN 2025
1:3000 (A3)

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Indicative 4th Floor Plan

LWK
+PARTNERS

Legend:

Development Site Boundary

Residential

Lobby / Clubhouse

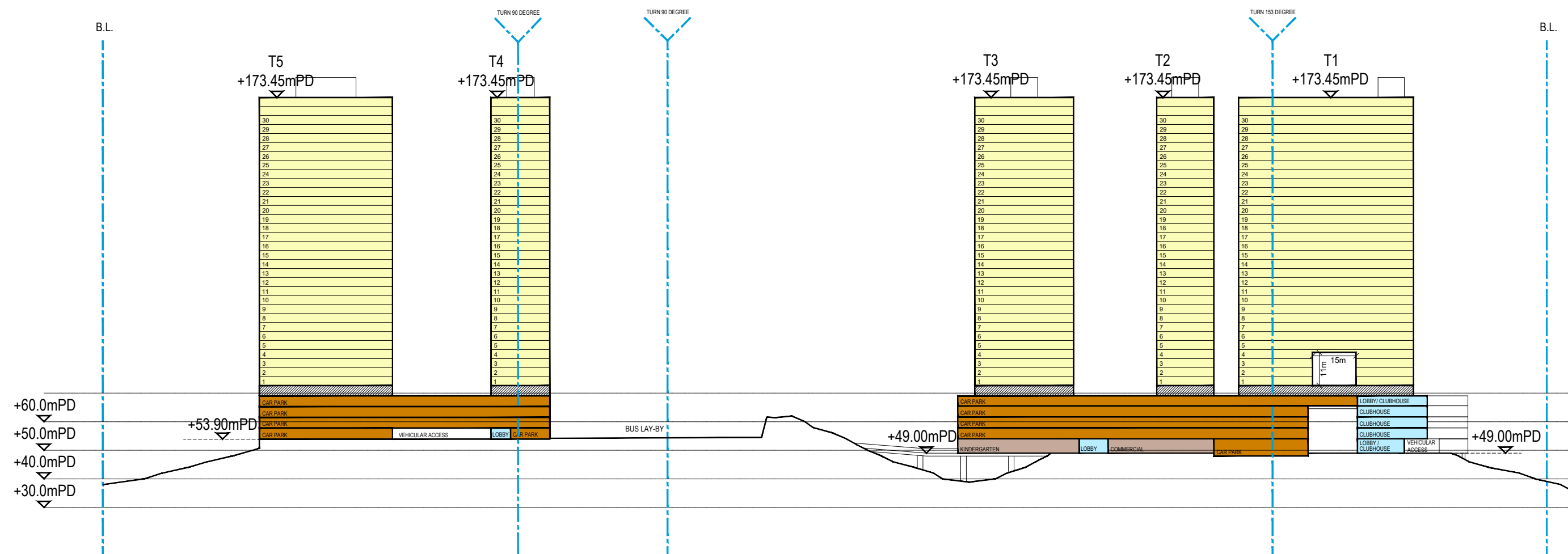
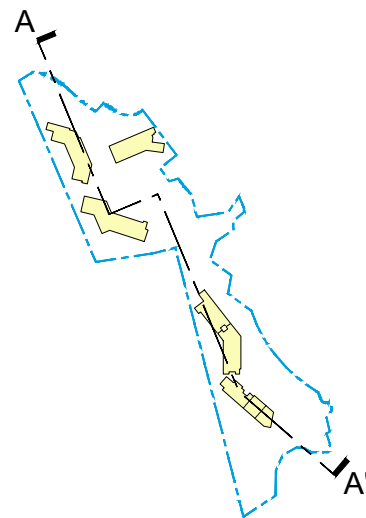
Commercial

Carpark

- Remarks
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Indicative Section A



Legend:

Development Site Boundary

Residential

Lobby / Clubhouse

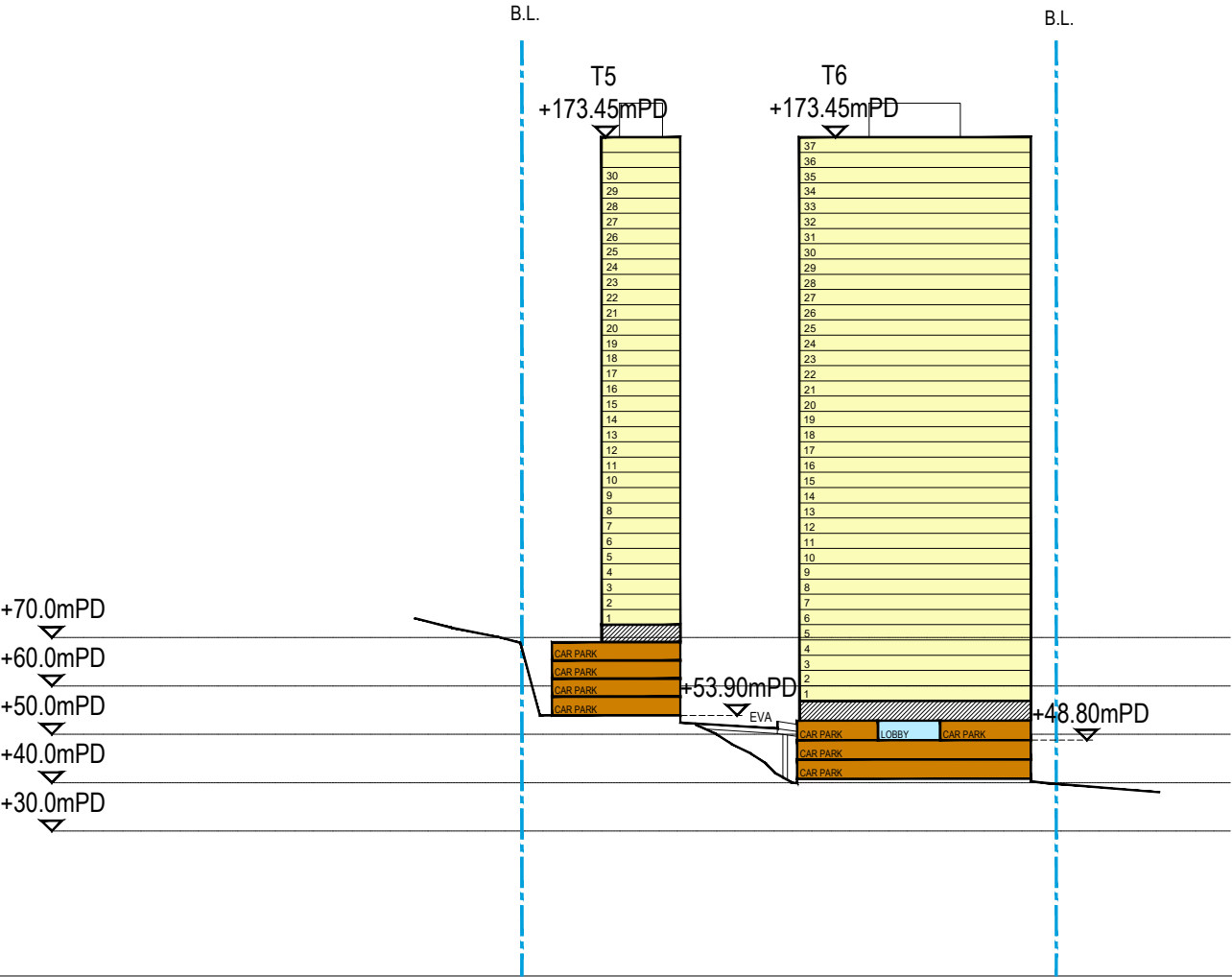
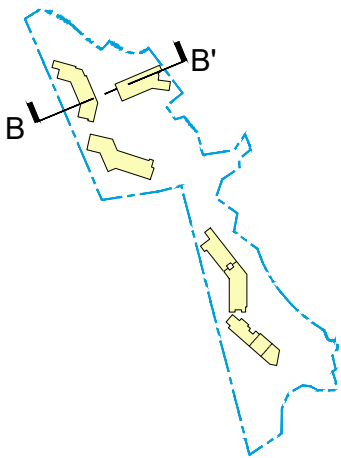
Commercial

Carpark

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

JUN 2025
1:1500 (A3)

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Indicative Section B

LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- EXISTING SLOPE
- PROPOSED RETAINED TREE GROUP (84nos.)
- PROPOSED RETAINED TREE (2nos.)
- PROPOSED TRANSPLANTED TREE (1nos.)
- PROPOSED NEW TREES (529nos.)
- PROPOSED ROADSIDE TREES ALONG ACCESS ROAD OUTSIDE DEVELOPMENT SITE BOUNDARY BUT WITHIN APPLICATION SITE BOUNDARY (24nos., subject to TD's comments)
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- HARD LANDSCAPE AREA
- VEHICULAR ACCESS
- CHILDREN'S PLAYGROUND / FITNESS AREA
- WATER FEATURE
- +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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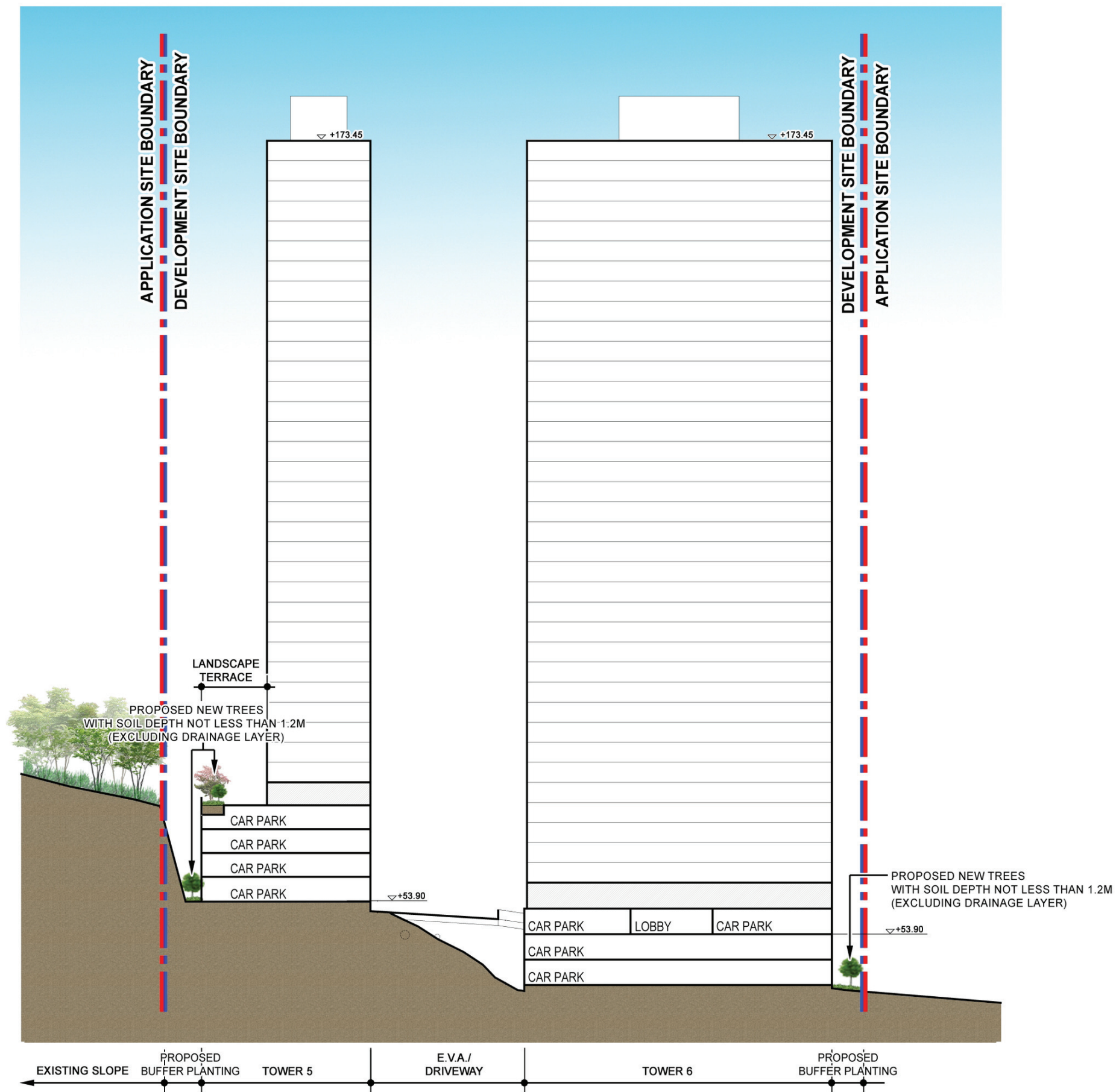


0m 10m 30m 50m 75m 150m
 SCALE : 1:1500 (A2)
 1:3000 (A3)



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-01d
 Date : JUL 2025
 (A2-size)

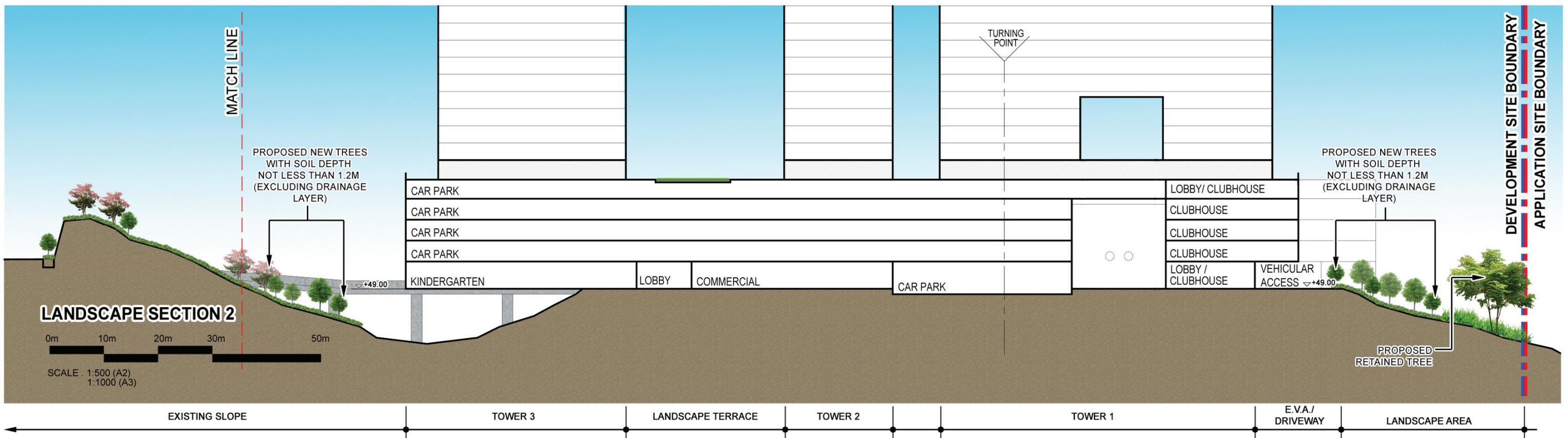


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LANDSCAPE SECTION 1
 0m 10m 20m 30m 50m
 SCALE : 1:500 (A2)
 1:1000 (A3)

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 Section 1 - Site B
 Dwg. No. : 2022211-SB-SEC-01b
 Date : JUL 2025
 (A2-size)



Date : JUL 2025
(A2-size)