

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/9**
关于申请编号 Y/YL-TYST/9 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 3.2.2026
因应于 2026 年 2 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/9 | | |
| Location/address 位置／地址 | Lot 1829 S.A ss.3 RP (part) 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 约地段第 1829 号 A 分段第 3 小分段余段(部分)和毗连政府土地 | | |
| Site area 地盘面积 | About 约 46,560 sq. m 平方米 (Includes Government Land of about 包括政府土地约 5,358 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" 「绿化地带」 | | |
| Proposed Amendment(s) 拟议修订 | 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 把申请地点由「绿化地带」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 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 幢数 | Domestic 住用 | 5 | |
| | 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) |
| | | 19 - 22 2 1 | 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 169 | mPD 米(主水平基准上) |
| | | Not more than 不多於 27 2 1 3 | Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台 |
| | | | |
| Site coverage 上盖面积 | 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 单位数目 | About 约 2,893 Flats 住宅单位 | | |
| 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 | | 972 |
| | Motorcycle Parking Spaces 电单车车位 | | 41 |
| | Loading/unloading Spaces 上落客货车位 | | 16 |
| | 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 |
| | Covered Transport Lay-by 有盖交通停车处 | | 1 |

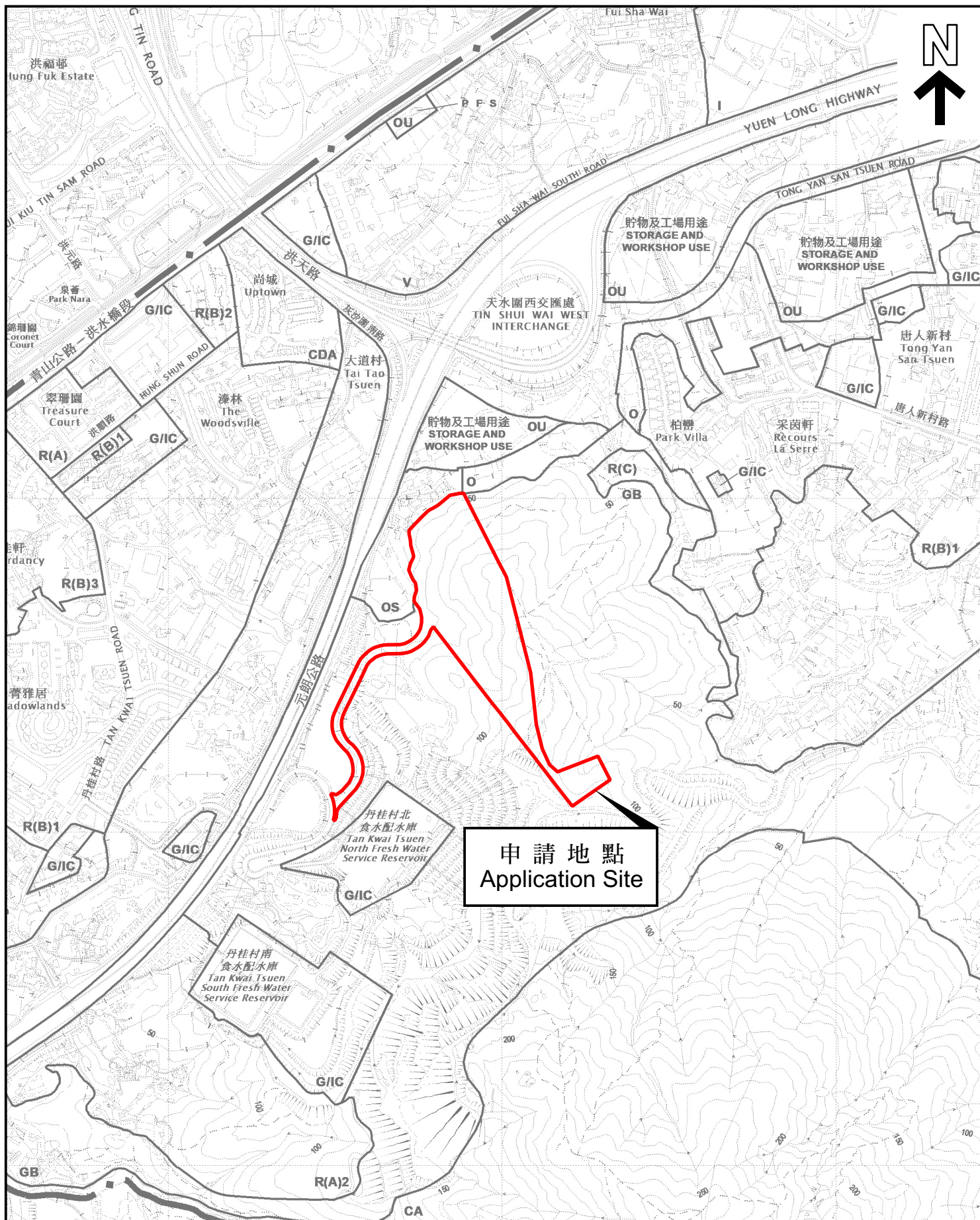
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 | <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 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 checked="" type="checkbox"/> |
| <u>Revised proposed amendment to plans 经修订的拟议修订图则</u> | | |
| <u>Plan and photos illustrating the latest site and surrounding context 显示最新地盘及周边环境的图则及照片</u> | | |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Visual impact assessment 视觉影响评估 | <input type="checkbox"/> | <input 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 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>Revised proposed amendment to Notes and Explanatory Statement 经修订的拟议修订注释及说明书</u> | | |
| <u>Information note for technical assumptions adopted in traffic and sewerage impact assessments 交通及污水影响评估所采纳技术假设的资料备忘</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.

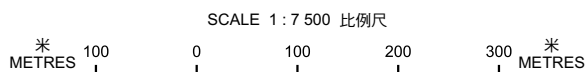
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

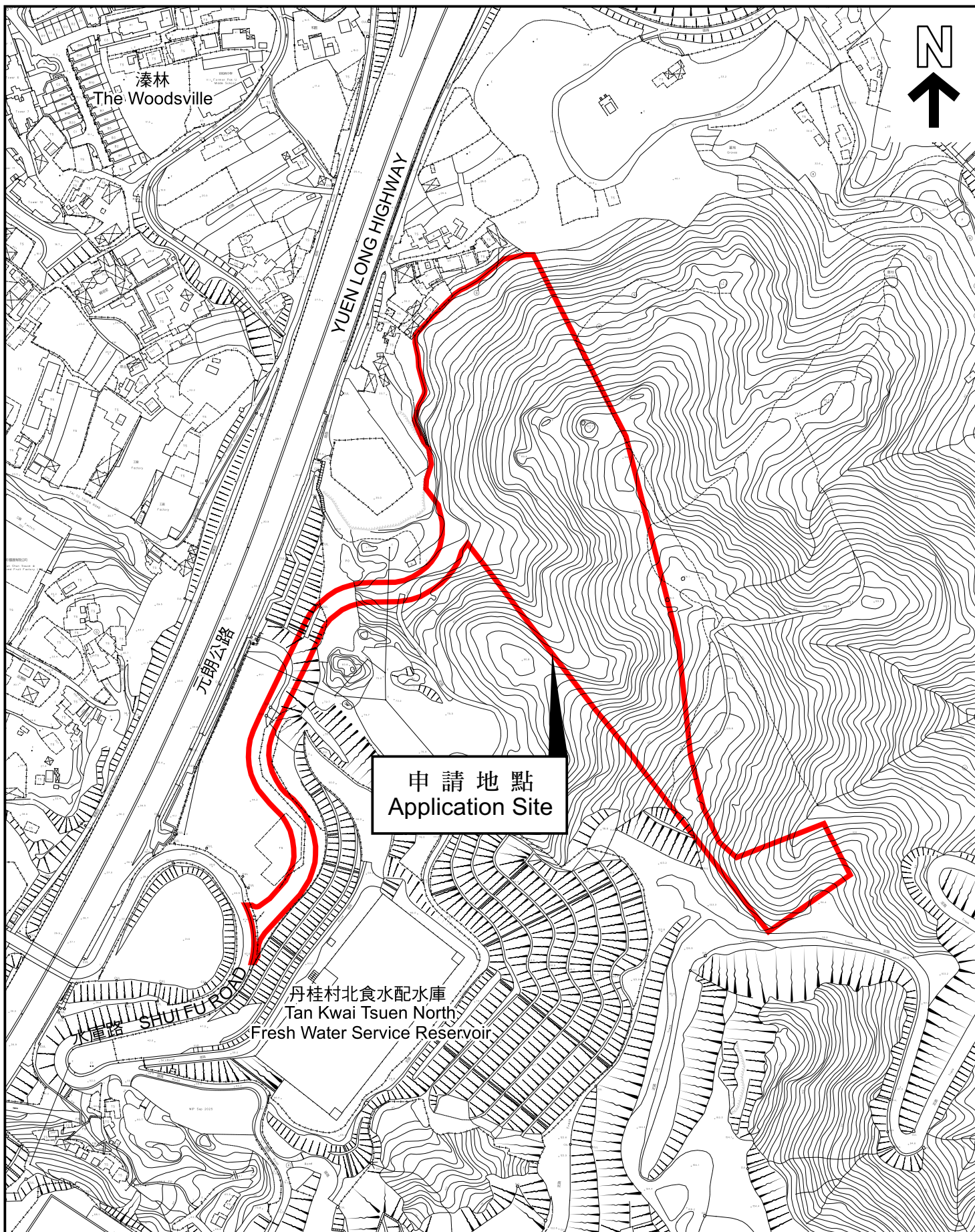
本摘要圖於2026年2月10日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 10.2.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

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/9



本摘要圖於2026年2月10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 10.2.2026
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/9

申請編號 Application No. : Y/YL-TYST/9

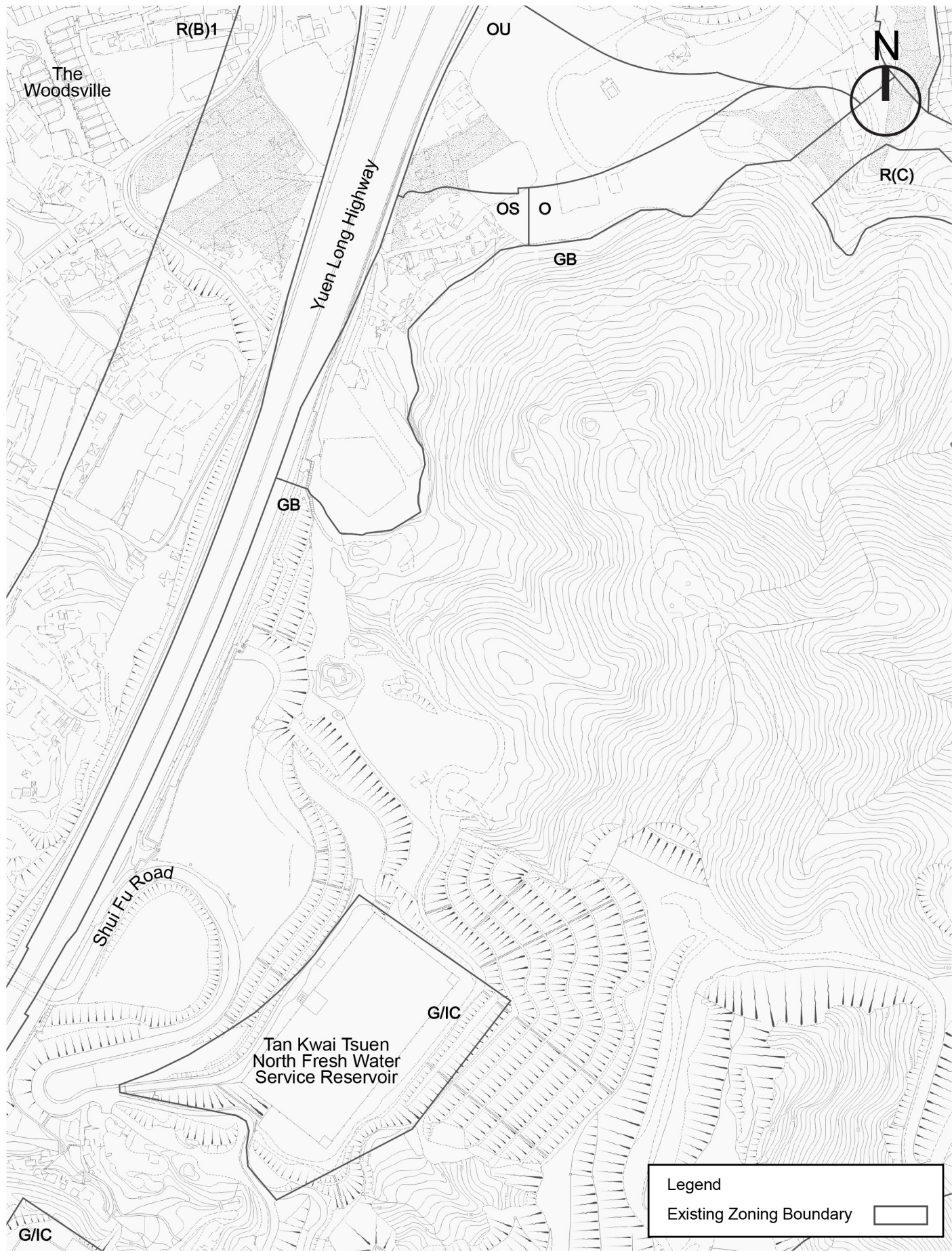
備註 Remarks

申請人呈交進一步資料回應部門的意見，並呈交經修訂的擬議修訂圖則、註釋及說明書、顯示最新地盤及周邊環境的圖則及照片、交通及污水影響評估所採納技術假設的資料備忘，以及環境及交通影響評估的替代頁。

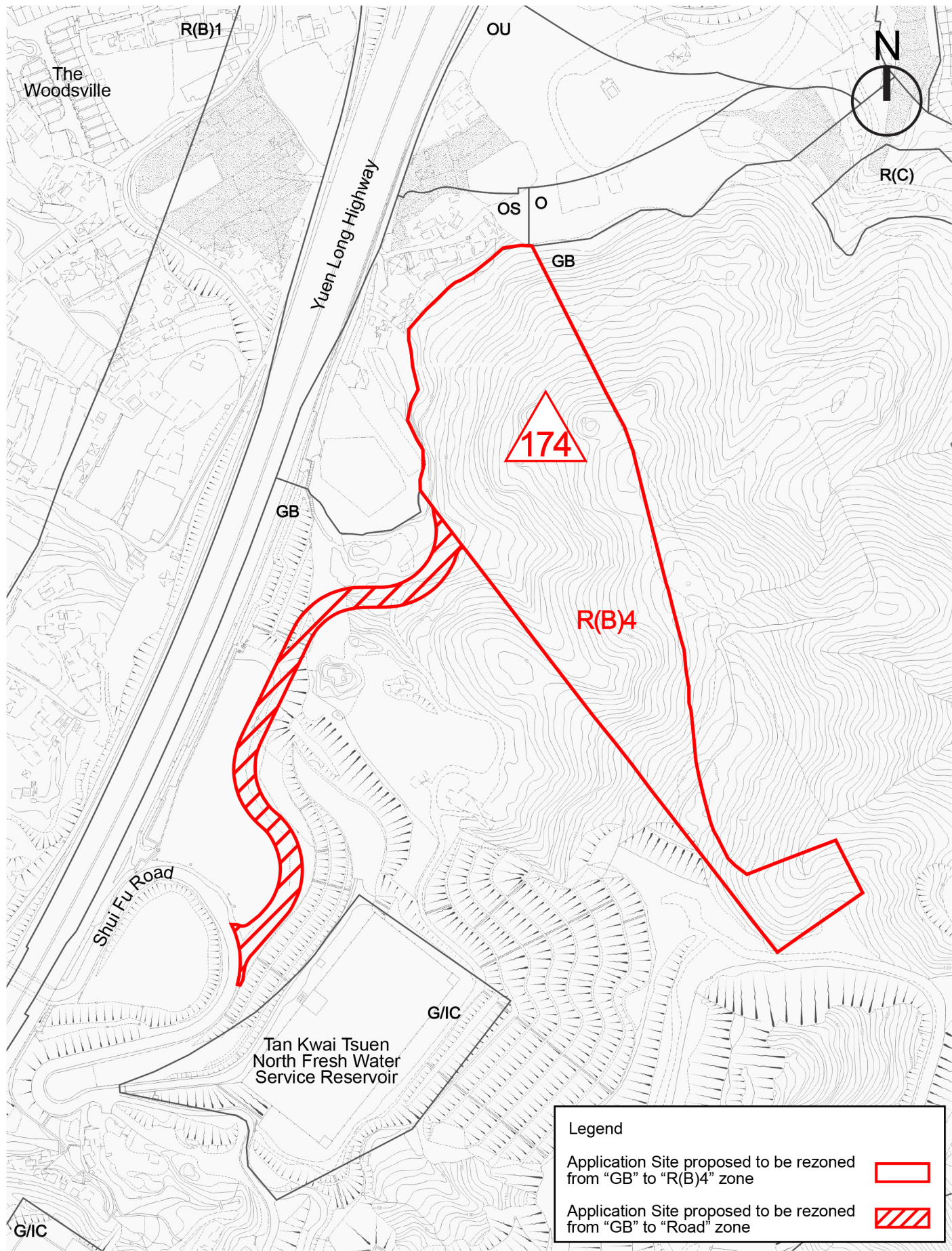
The applicant submitted further information in response to departmental comments and submitted a revised set of proposed amendment to plans, Notes and Explanatory Statement, plan and photos illustrating the latest site and surrounding context, information note for technical assumptions adopted in traffic and sewerage impact assessments, and replacement pages of environmental and traffic 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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Original Zoning



Proposed Zoning

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

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Proposed Amendments to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

**llewelyn
davies**

Title

| | | | |
|---------|-----------|-------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Jan 2026 |
| Scale | Figure A1 | | |