

**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 10.4.2026  
因应於 2026 年 4 月 10 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

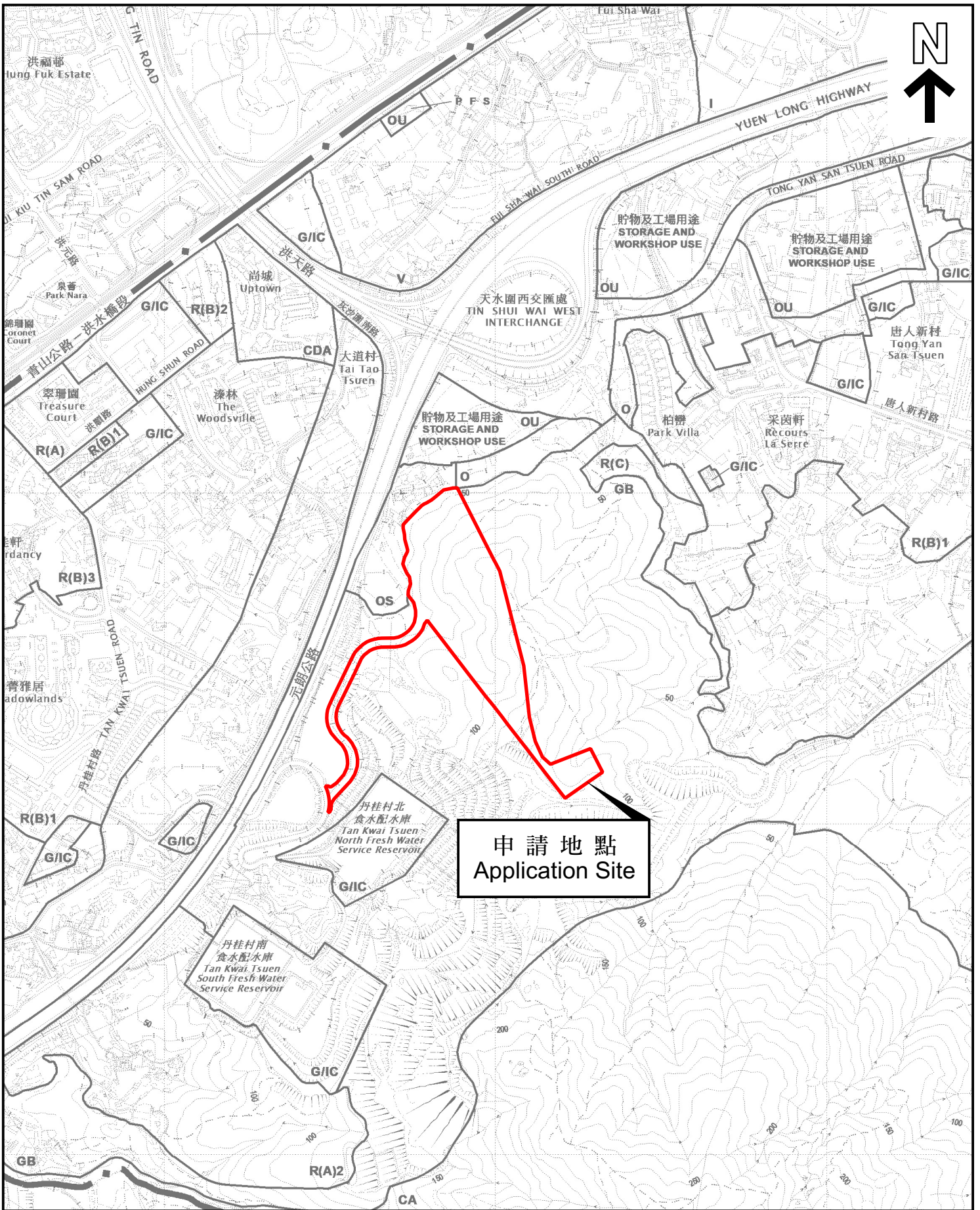
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<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 checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Visual illustrations of proposed access road 拟议通道的图解</u>		
<u>Plans illustrating the surrounding context and landscape compatibility of the proposed development 显示周边环境与景观协调性的图则</u>		
<b><u>Reports 报告书</u></b>		
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 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 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>Ecological impact assessment 生态影响评估</u>		
<u>Air ventilation assessment (expert evaluation) 空气流通影响评估（专家评估报告）</u>		
<u>Geotechnical planning review report 岩土规划检讨报告</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.

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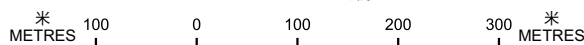


申請地點  
Application Site

本摘要圖於2026年4月15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 15.4.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

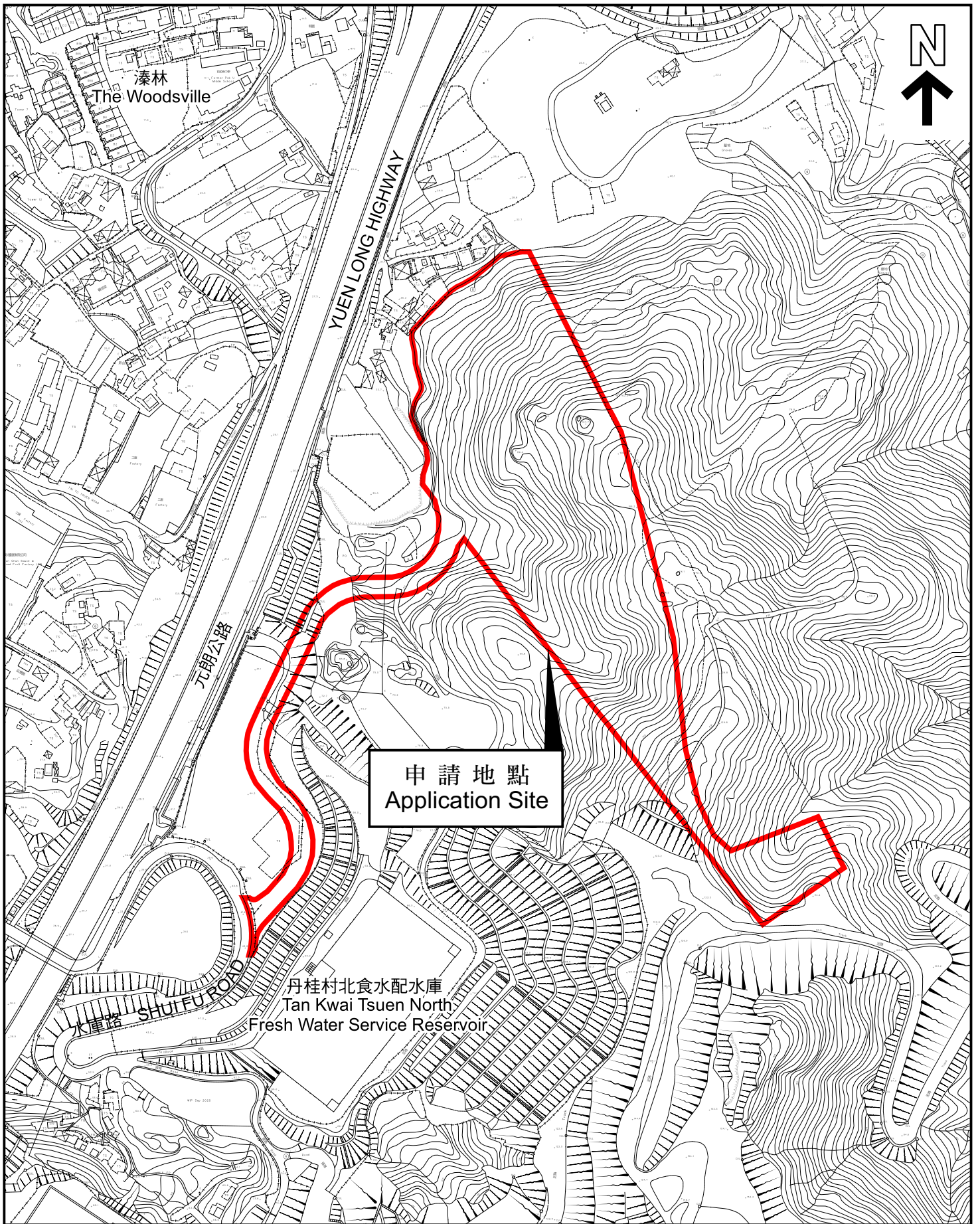
SCALE 1:7 500 比例尺



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



本摘要圖於2026年4月15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 15.4.2026  
 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**

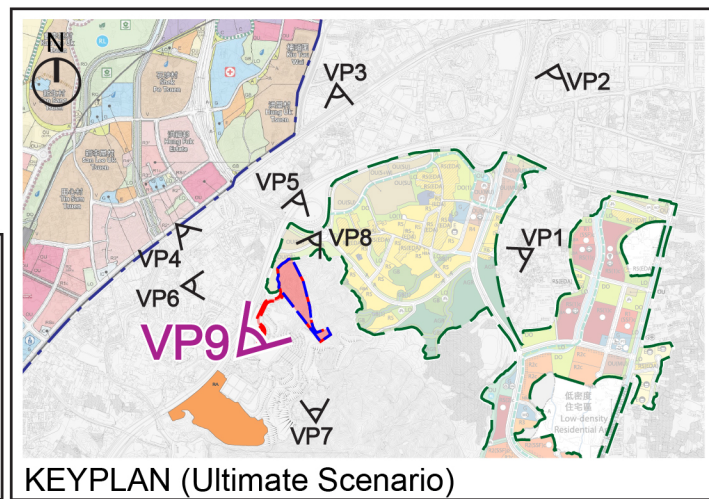
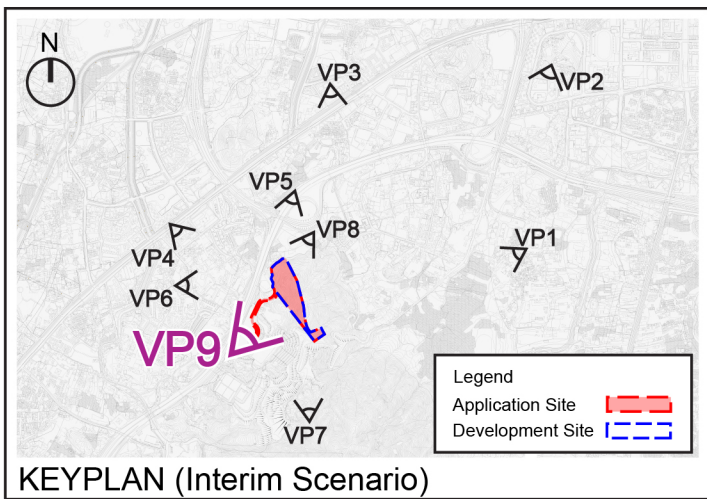
**備註 Remarks**

申請人呈交經修訂的視覺及生態影響評估、園境設計總圖、空氣流通影響評估（專家評估報告）、岩土規劃檢討報告、擬議通道的圖解，以及顯示周邊環境與景觀協調性的圖則。

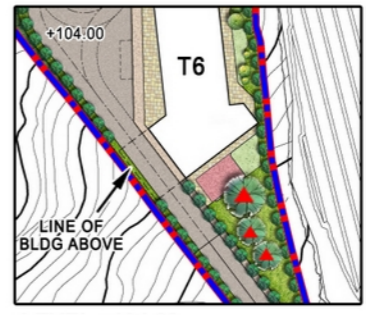
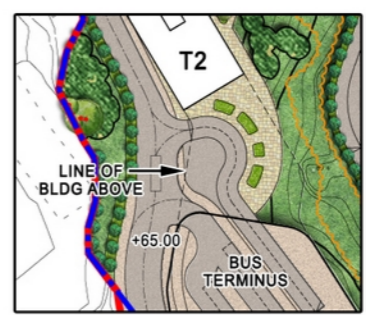
The applicant submitted revised visual and ecological impact assessments, landscape master plan, air ventilation assessment (expert evaluation), geotechnical planning review report, visual illustrations of proposed access road, and plans illustrating the surrounding context and landscape compatibility of the proposed development.

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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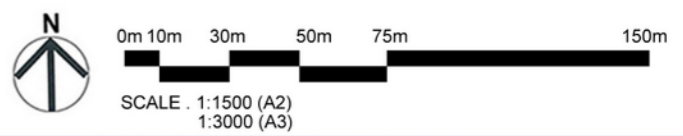


申請編號 Application No. : Y / YL - TYST / 9  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



- 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.



**Section 12A 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**

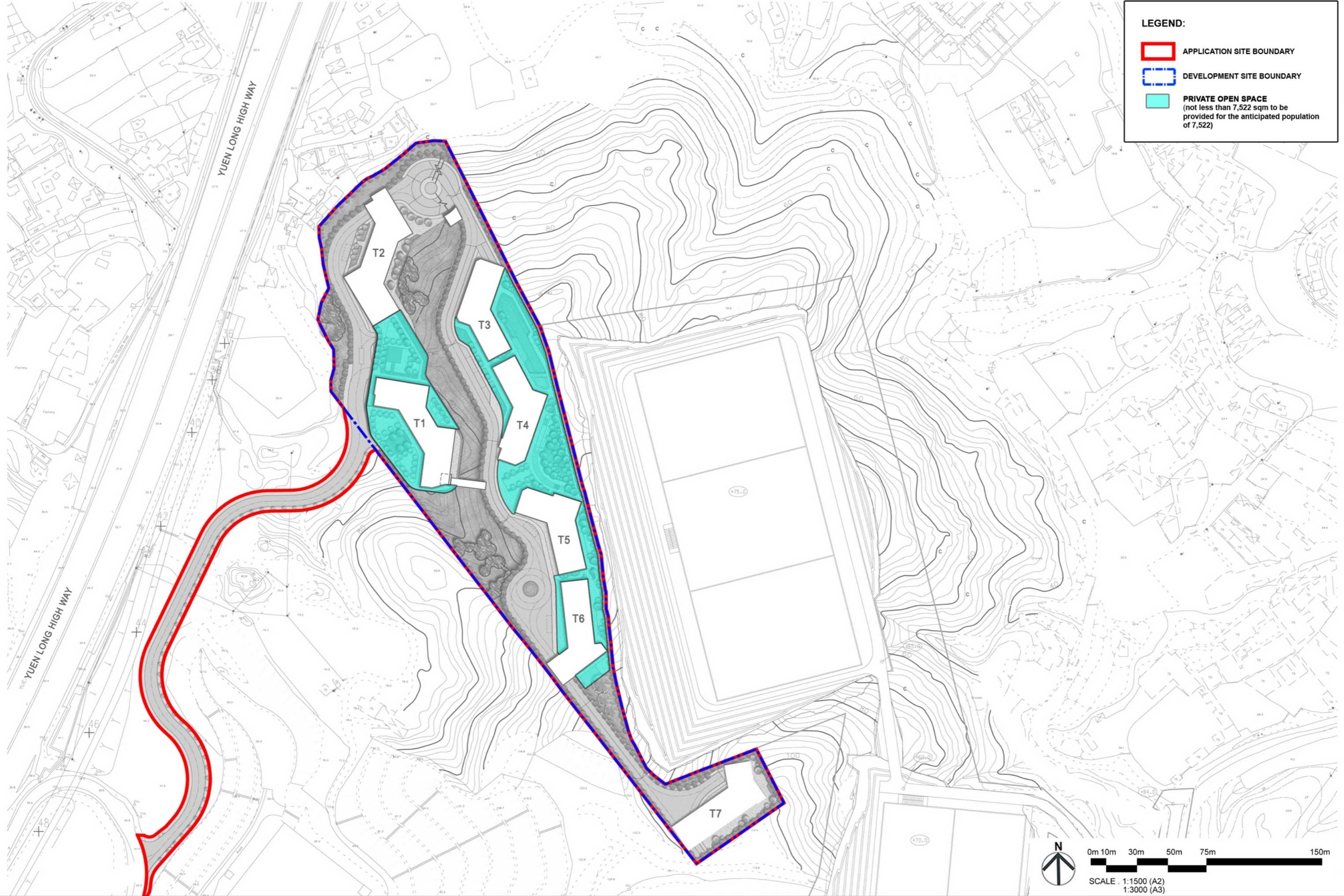
at Lot No. 1829 S.A ss.3 RP (part) in D.D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Master Plan - Site A  
 Dwg. No. : 2022211-SA-LMP-01c  
 Date : NOV 2023  
 (A2-6/24)

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**LEGEND:**

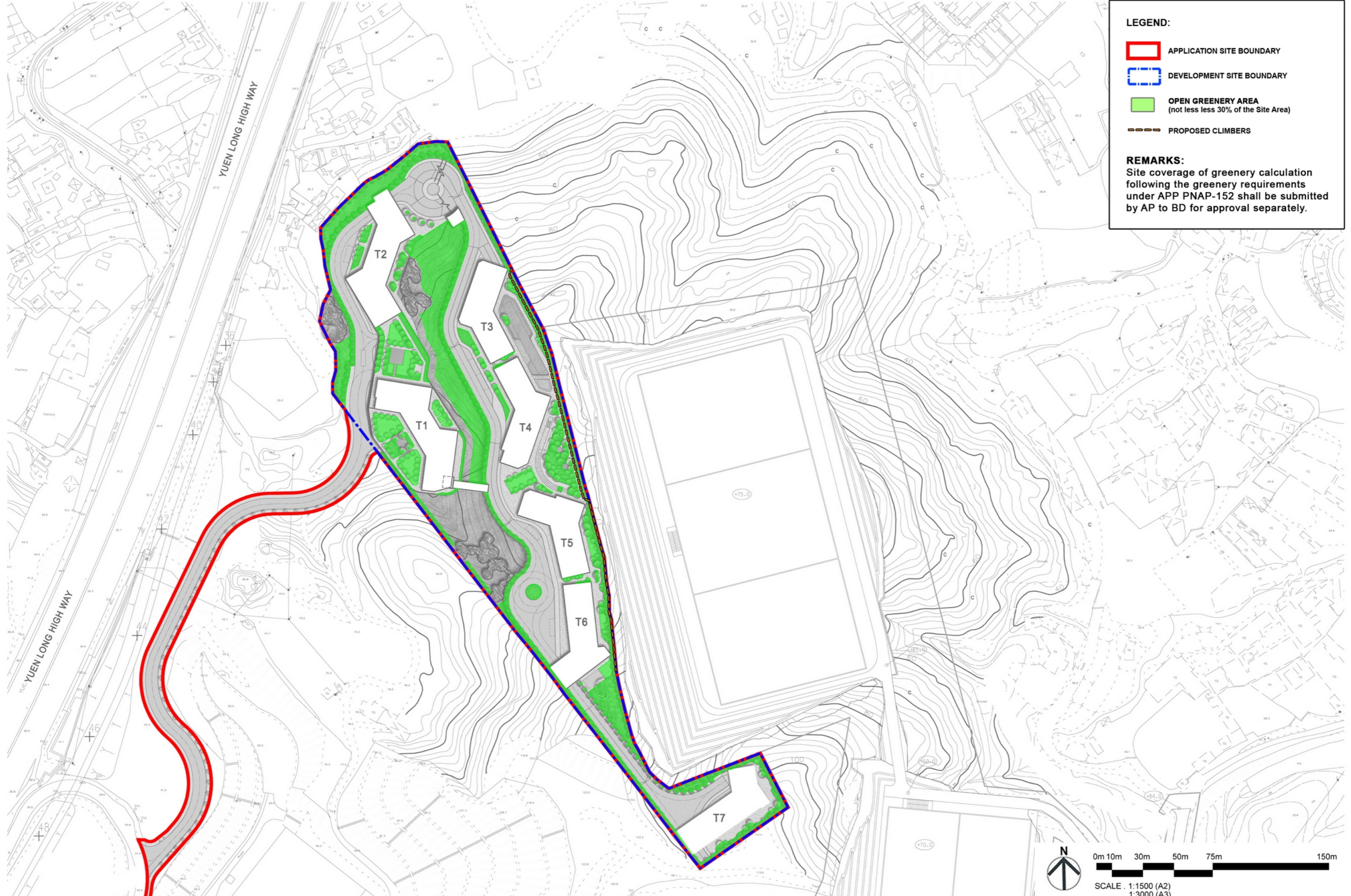
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PRIVATE OPEN SPACE  
(not less than 7,522 sqm to be provided for the anticipated population of 7,522)



**Section 12A 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 RP (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-01c  
 Date : NOV 2025  
 (A2-size)

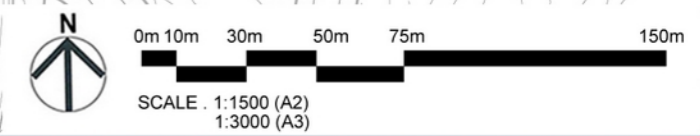
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**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- OPEN GREENERY AREA  
(not less less 30% of the Site Area)
- PROPOSED CLIMBERS

**REMARKS:**  
Site coverage of greenery calculation following the greenery requirements under APP PNAP-152 shall be submitted by AP to BD for approval separately.



Y:\0-Axxagroup Project 2022\2022211\_Tong Yan San Tsuen\_NWD\Graphic Storage\5. Submission Drawing\2025-11-04 Site A\2022211-SA-GDP-01a