

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/8**
關乎申請編號 Y/YL-TYST/8 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	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約份第 121 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 19,185 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,690 sq. m 平方米)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14		
Zoning 地帶	"Residential (Group B) 1" and "Residential (Group C)" 「住宅(乙類)1」及「住宅(丙類)」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「住宅(乙類)1」及「住宅(丙類)」地帶改劃為「住宅(乙類)4」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	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 幢數	Domestic 住用	6	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not more than 不多於 100	m 米
		Not more than 不多於 125	mPD 米(主水平基準上)
		Not more than 不多於 29 <i>l</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33 %		
No. of units 單位數目	About 約 1,381 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,867	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		505
	Private Car Parking Spaces 私家車車位		398
	Motorcycle Parking Spaces 電單車車位		14
	Bicycle Parking Spaces 單車泊車位		93
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
Heavy Goods Vehicle Spaces 重型貨車車位		6	

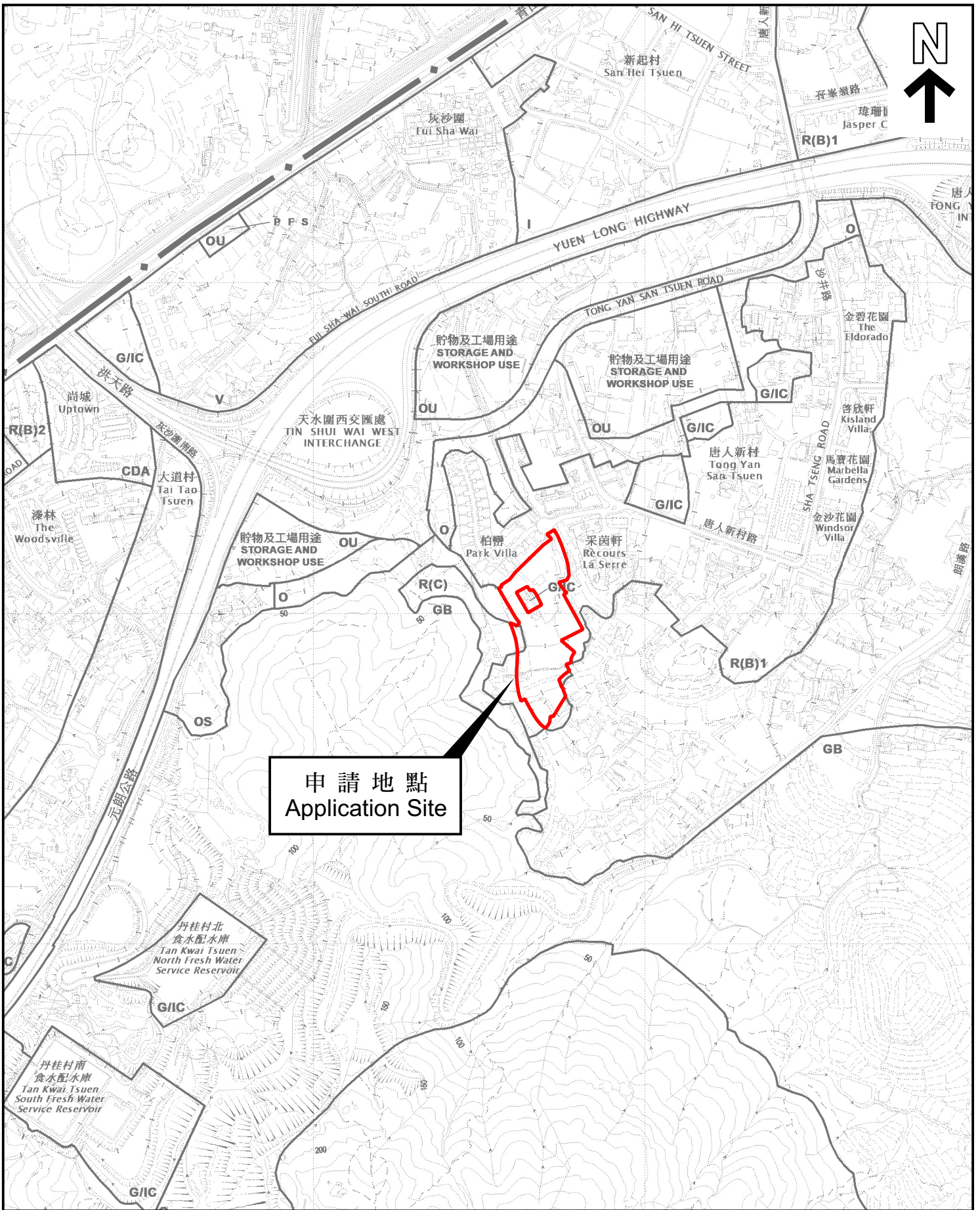
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



申請地點
Application Site

位置圖 LOCATION PLAN

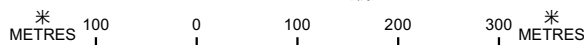
本摘要圖於2022年7月26日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 26.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

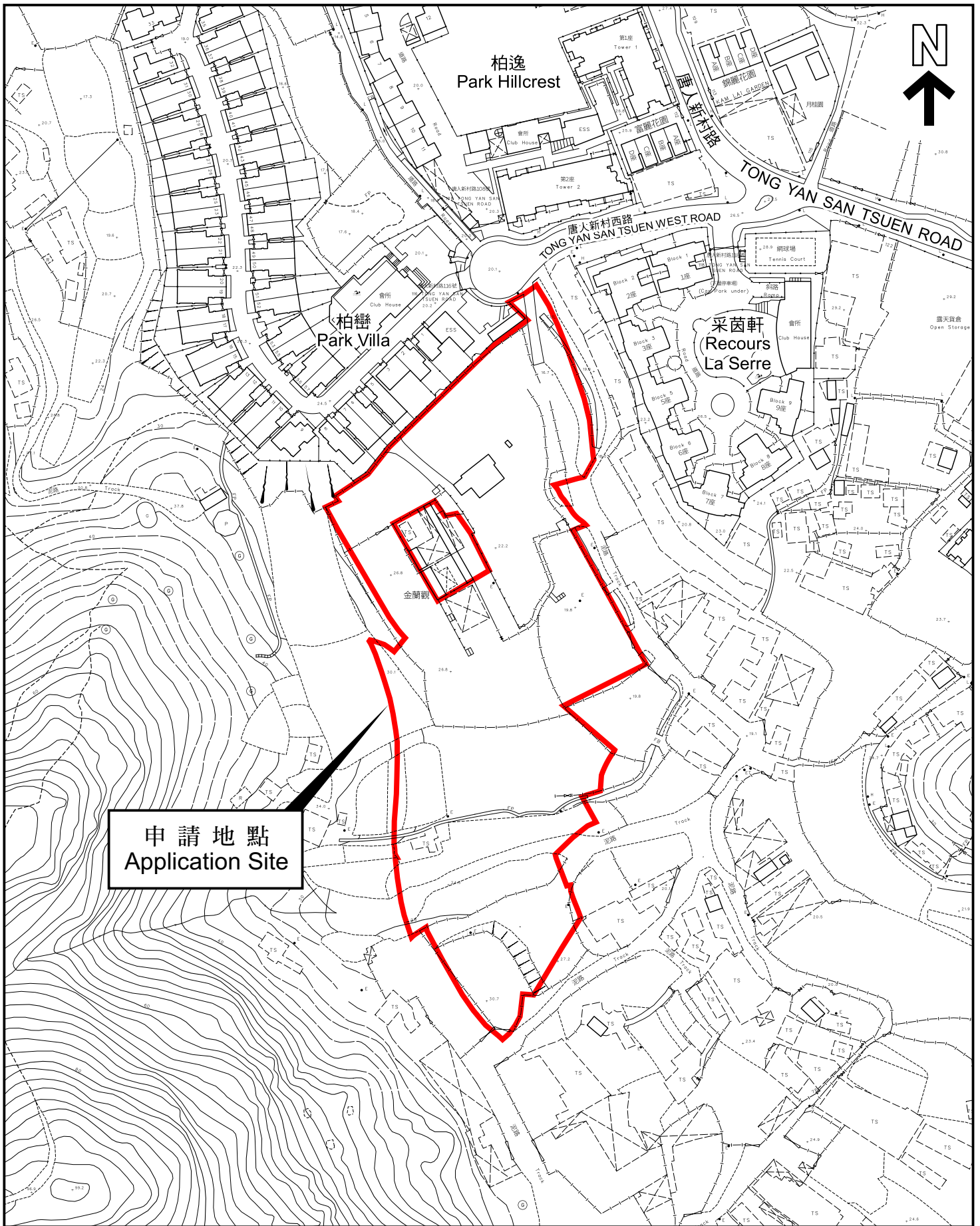
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/YL-TYST/8

SCALE 1:7 500 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年7月26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 26.7.2022
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

Executive Summary

This planning application is submitted to seek approval from the Town Planning Board (TPB) for proposed amendments to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 under Section 12A of the Town Planning Ordinance. While maintaining the residential use, this application is to rezone the Site from “Residential (Group B)1” and “Residential (Group C)” to “Residential (Group B)4” at various lots in D.D. 121 and adjoining Government Land at Tong Yan San Tsuen, Yuen Long (the Site).

The Site is in fact readily available for immediate implementation for housing supply. Nonetheless, the Site became bisected into fragmented portions by a planned Road L20 under the revised Recommended Outline Development Plan of the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation”. By only a slight adjustment to the proposed alignment of Road L20, the completeness of the Site can be ensured with an early materialization of potential flat supply of about 1,381 units (with an average unit size of 50m²), whilst not jeopardizing the implementation of other planned developments in Yuen Long South.

The proposed rezoning is fully justified for the following reasons:

- (a) The proposed rezoning responds to the changing planning circumstances and is in line with Government’s Policy to increase housing supply. Specifically, the Site is within the Yuen Long South development which is one of the major committed areas for housing supply under various Policy Addresses. It also falls within the area of Northern Metropolis, which will be the economic driver of Hong Kong for the next 20 years with highly concentrated residential and working population.
- (b) The proposed development subject of this application facilitates early implementation of more flat supply, as compared to the revised Recommended Outline Development Plan, to meet urgent housing demand.
- (c) The proposed development will support the employment belt in Yuen Long South and Hung Shui Kiu New Development Area with the inherent nature of industrial cum residential uses.
- (d) The proposed development demonstrates appropriate development quantum by referencing other “Residential (Group B)” zones and the residential densities of Residential Zone 3 for New Towns under the Hong Kong Planning Standards and Guidelines and adopting a plot ratio of 3.6.
- (e) The proposed development has incorporated significant planning and design merits, including podium-free design, stepping building height, building setback, and paying due respect to the existing Kam Lan Koon Temple, etc.

- (f) Technical Assessments have demonstrated that the proposed development will not result in insurmountable technical impacts with the proposed mitigation measures taken in place.

In consideration of the above, we sincerely request that the TPB to support this rezoning application from planning and technical perspectives.

行政摘要

(內文如有差異，應以英文版本為準)

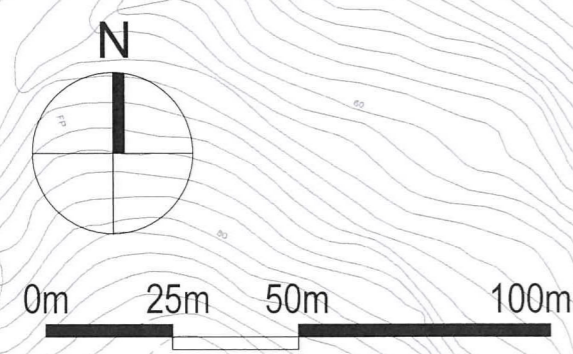
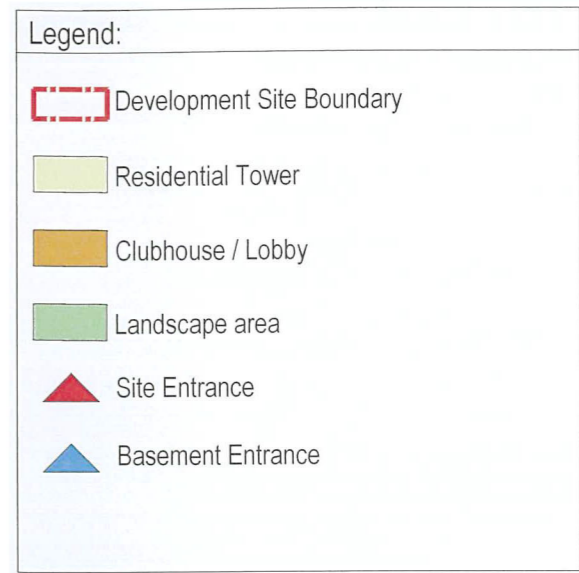
本規劃申請擬就城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)申請修訂唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14(下稱「大綱圖」)。擬議修訂包括將位於元朗唐人新村丈量約份第 121 約多個地段及毗連政府土地(下稱「申請地點」)，由「住宅(乙類)1」及「住宅(丙類)」地帶改劃為「住宅(乙類)4」地帶。

事實上，該申請地點是一塊能即時提供房屋供應的土地。儘管如此，其後修訂的「元朗南建議發展大綱圖」的 L20 公路仍然把申請地點分割多個部分。改劃方案建議稍微調整 L20 的走線，以確保申請地點的完整性，同時亦能夠較早落實提供約 1,381 個住宅單位(平均單位面積為 50 平方米)。改劃方案將不會妨礙其他元朗南發展計劃。

擬議之圖則修訂理據如下：

- (a) 因應不斷變化的規劃環境，改劃方案能完全配合政府現時推行的房屋政策，並能提供房屋供應。申請地點坐落於多年的施政報告中提及能提供房屋供應地區之一的元朗南發展區。元朗南發展亦位於北部都會區內，該區於未來 20 年將成為一個高居住和工作人口的地區，以支持香港經濟增長；
- (b) 與修訂的「元朗南建議發展大綱圖」相比，擬議發展計劃能夠促進較早實現住宅發展以滿足急切的房屋需求；
- (c) 擬議發展計劃將支持元朗南和洪水橋新發展區的就業帶，與該區的工業及住宅歷史背景相符；
- (d) 擬議發展參數參照其他「住宅(乙類)」地帶的地積比率和《香港規劃標準與準則》建議新市鎮住宅發展密度第 3 區的最高住用地積比率，因此認為擬議的地積比率 3.6 倍是一個適合的發展密度；
- (e) 擬議發展計劃包含規劃及設計優點，如沒有平台的建築設計、階梯式的建築物高度、建築物退及減少對金蘭觀廟的影響；及
- (f) 技術評估報告等均證明該擬議發展計劃在緩解措施底下帶來不會無法克服/不可以接受的影響。

基於以上各項規劃及技術性上的理據，申請人懇請城規會批准是次修訂圖則申請。



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-
 S12A Amendment of Plan Application

JUN 2022
 1:1500 (A3)

INDICATIVE MASTER LAYOUT PLAN

LWK
+PARTNERS



Legend:

 Development Site Boundary

NO. OF PRIVATE CARPARK = 368
(incl. 5 no. accessible parking)

NO. OF VISITOR CARPARK = 30
(incl. 1 no. accessible parking)

NO. OF MOTORCYCLE = 14

NO. OF LOADING UNLOADING = 6

CYCLE PARKING = 93

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-
S12A Amendment of Plan Application

JUN 2022
1:1500 (A3)

INDICATIVE BASEMENT LAYOUT PLAN

LWK
+PARTNERS

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

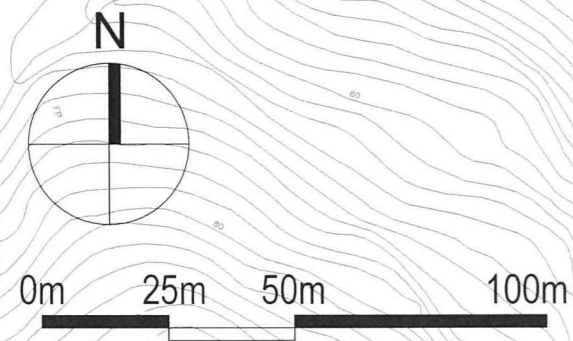
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Legend:

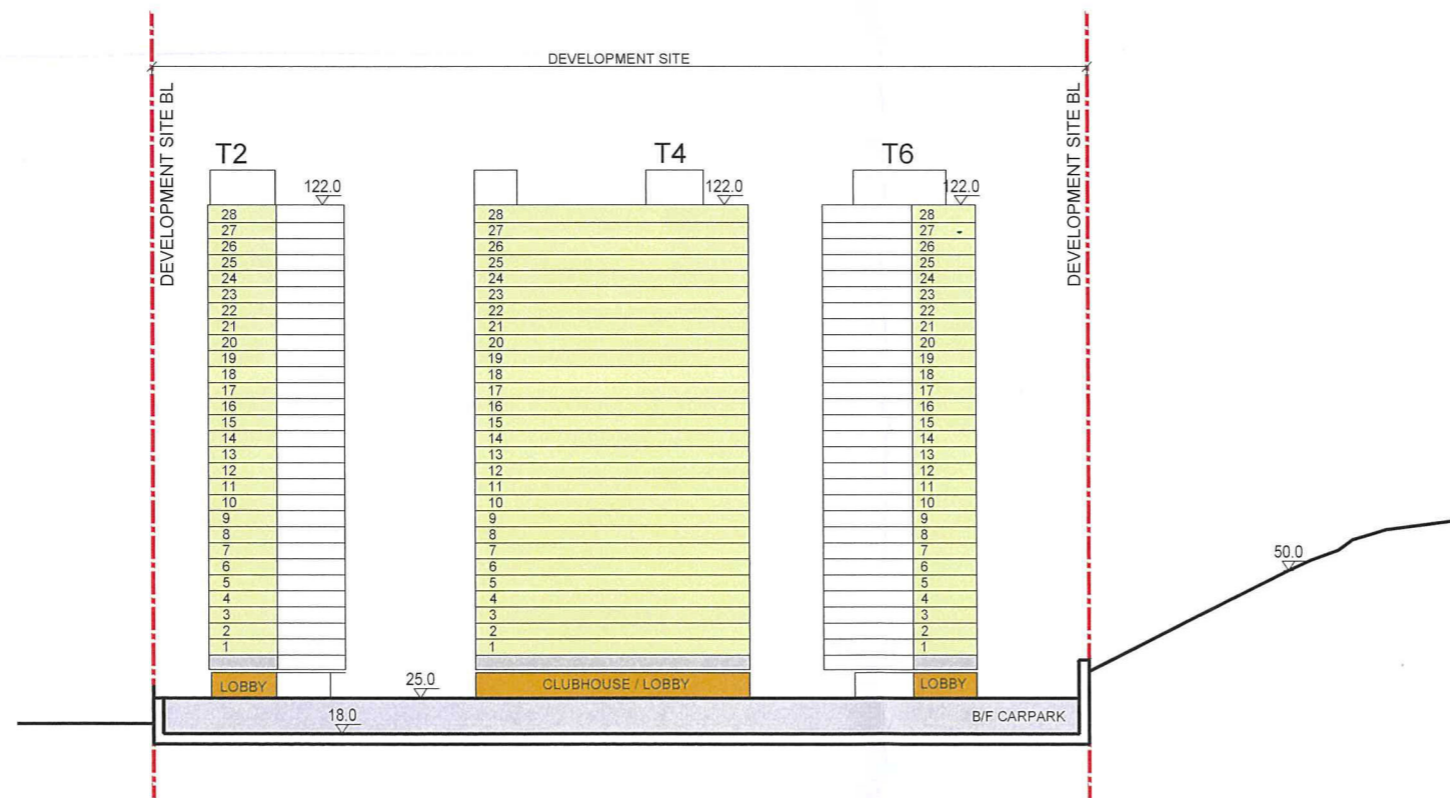
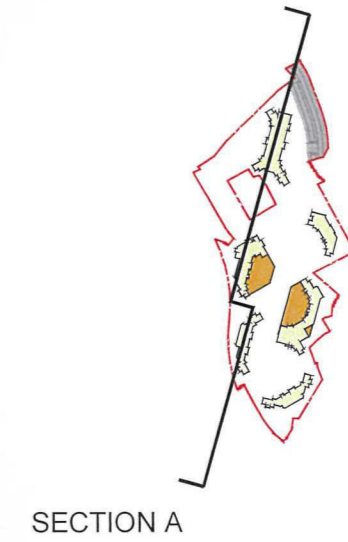
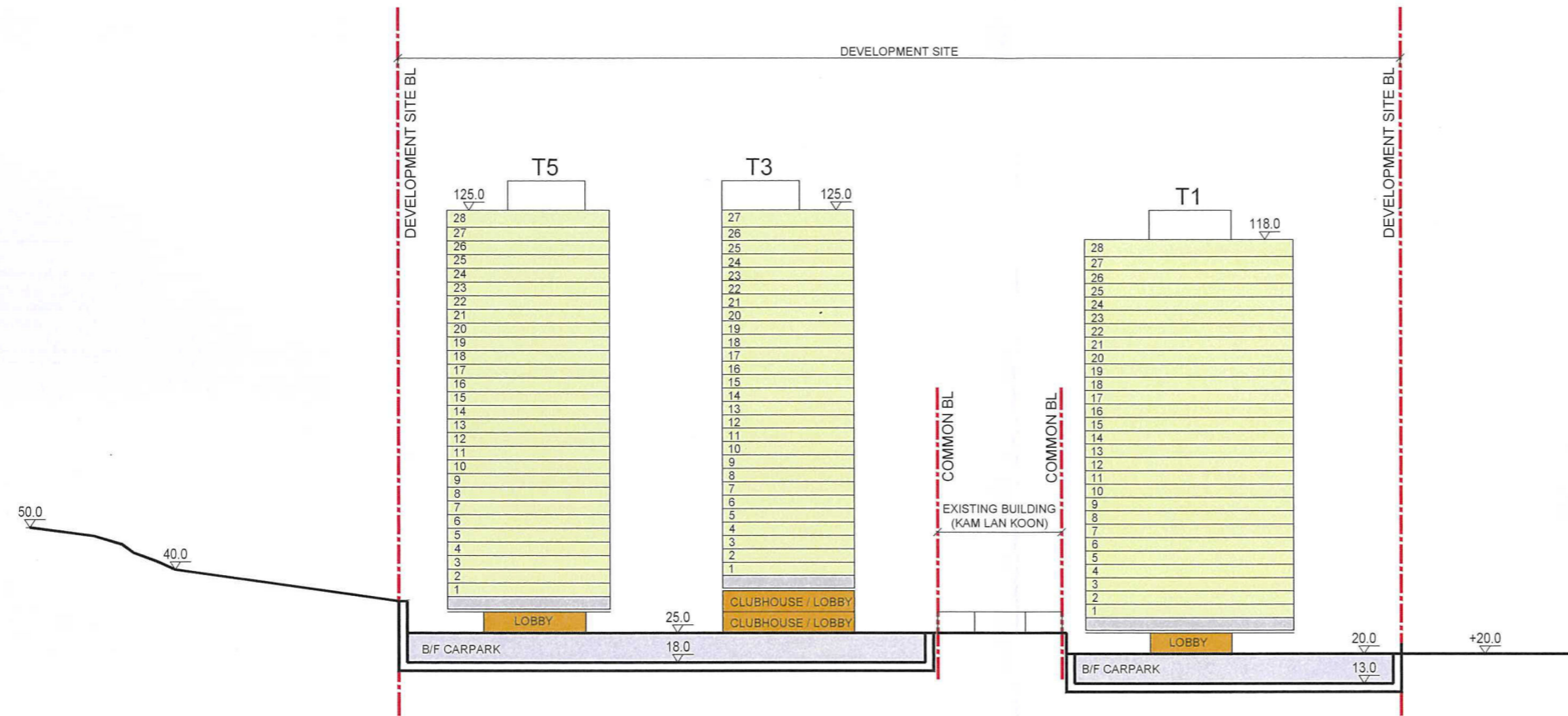
- Development Site Boundary
- Residential Tower
- Clubhouse / Lobby
- Landscape area
- ▲ Site Entrance
- ▲ Basement Entrance



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-
 S12A Amendment of Plan Application
 JUN 2022
 1:1500 (A3)

INDICATIVE G/F LAYOUT PLAN

**LWK
 +PARTNERS**



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-
 S12A Amendment of Plan Application

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SCHEMATIC SECTIONS

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