

**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**

Revised broad development parameters in view of  
the further information received on 3.10.2022  
因應於 2022 年 10 月 3 日接獲的進一步資料而修訂的概括發展規範

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	About 約 33 %		
No. of units 單位數目	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。

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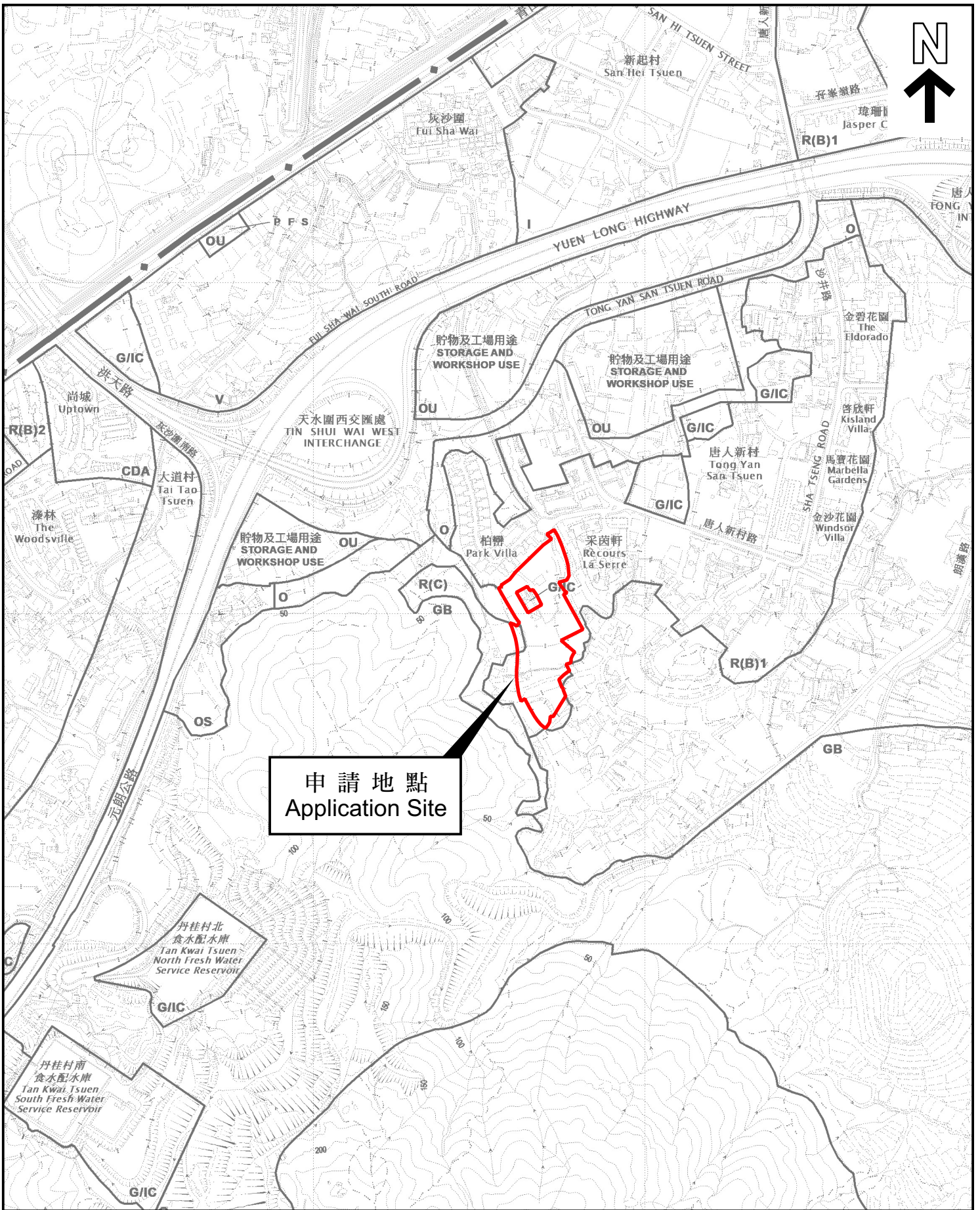
## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 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 checked="" 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>Table of responses to departmental comments 回應部門意見表</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Tree Preservation and Removal Proposal 樹木保育及移除建議</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.

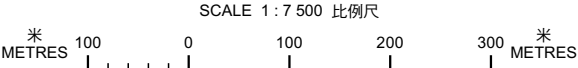
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

位置圖 LOCATION PLAN

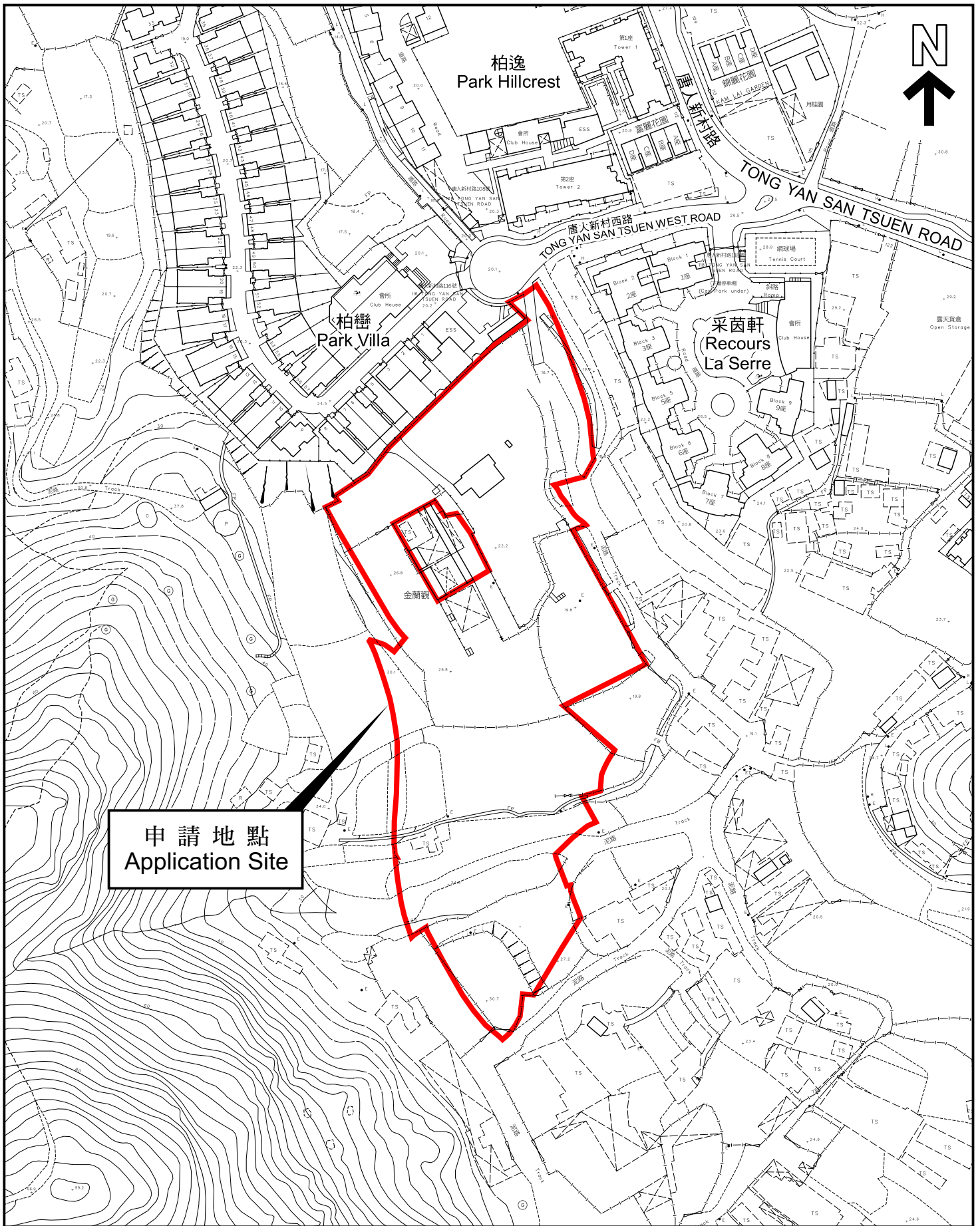
本摘要圖於2022年10月12日擬備，  
所根據的資料為於2021年8月10日  
核准的分區計劃大綱圖編號 S/YL-TYST/14  
EXTRACT PLAN PREPARED ON 12.10.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/14 APPROVED ON 10.8.2021



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





平面圖 SITE PLAN

本摘要圖於2022年10月12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 12.10.2022  
 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**

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

**備註 Remarks**

申請人回應部門的意見，並呈交經修訂的技術評估，包括環境評估、排污影響評估、排水影響評估、空氣流通評估及供水影響評估。申請人亦呈交新的視覺影響評估、園境設計總圖、樹木保育和移除建議及規劃綱領的替換頁。

The applicant responded to departmental comments and submitted revised technical assessments, including Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Air Ventilation Assessment and Water Supply Impact Assessment. The applicant also submitted a new Visual Impact Assessment, landscape master plan, tree preservation and removal proposal, and replacement pages of the planning statement.

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**

- 1 CHILDREN PLAY AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
- 2 JOGGING PATH**  
The tree-lined jogging path that goes around the western periphery of the site offers about half-kilometers of pleasant passive recreational enjoyment for the future residents.
- 3 SITTING-OUT AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 4 BBQ AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 5 ELDERLY FITNESS AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 6 BADMINTON COURT**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 7 SWIMMING POOL**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 8 WATER FEATURE**  
It is design as a landscape enhancement that uses water and other materials to bring beauty and tranquility to the environment, which provide a harmony visual impact to the design.
- 9 TRELLIS**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 10 Cycling Track**  
A cycle track is an exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane.

Rev.	Date	Amendment	Purpose
<b>LEGEND</b>			
		SITE BOUNDARY	
		BOUNDARY FENCE WALL (DETAIL REFER TO DWG. LD_001)	
		PROPOSED LEVEL	
		PROPOSED NEW TREES	
		RETAINED TREES	
		PLANTING AREA	
		EVA / VEHICLE ACCESS	
		SAFETY MAT	
		HARD PAVED AREA	
		IRRIGATION POINT (20M RADIUS)	



Drawing Purposes  
**GOVERNMENT DRAWING**

- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers  
- Do not take measurements directly from this drawing.  
- Check and verify all dimensions on site.

Developer  
**BENSON INTERNATIONAL LIMITED**

Project  
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

Drawing Title  
**LANDSCAPE MASTER PLAN**

Job No.	Drawing No.	Revision No.
HKA-01119	LMP_001	-
Scale	Date	CAD Ref.
AS	MAY 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

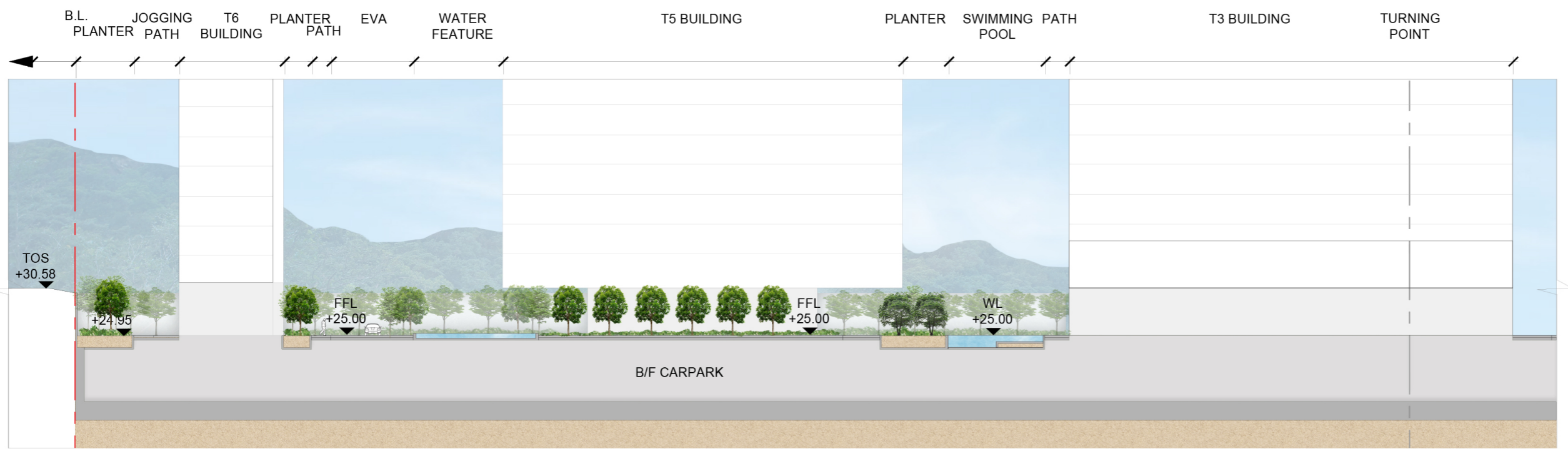
Consultant Logo

**SLSL**

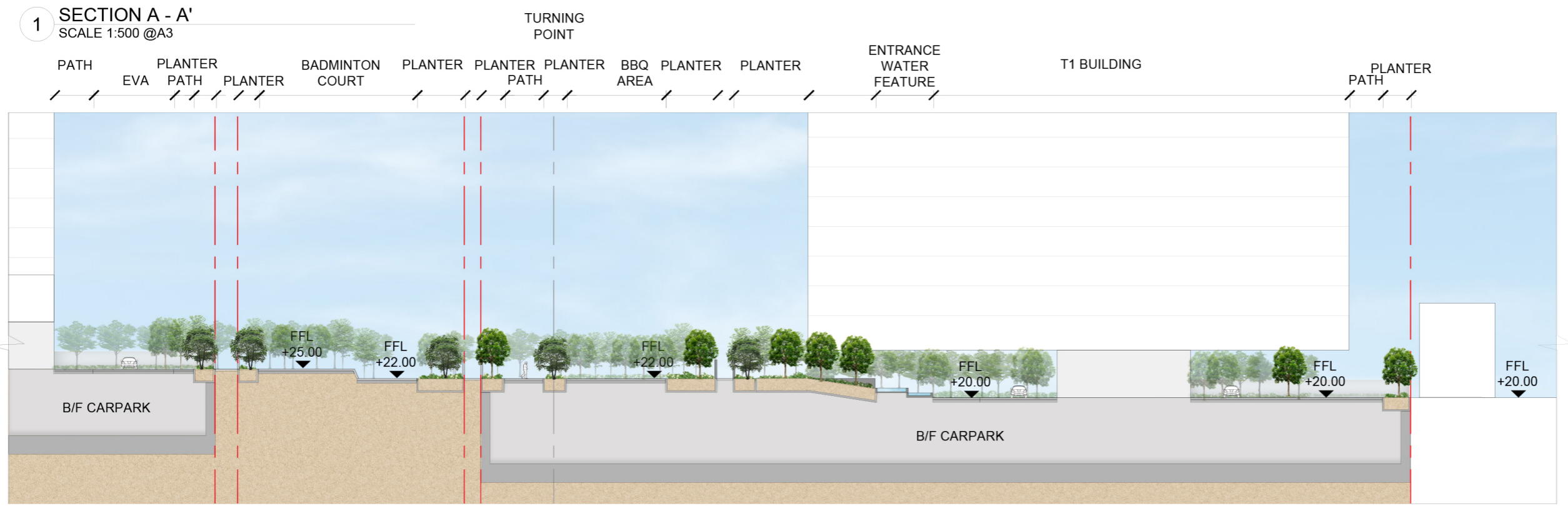
**1 LANDSCAPE MASTER PLAN**  
1:500 (A1) 1:1000 (A3)

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1 SECTION A - A'  
 SCALE 1:500 @A3



2 SECTION A - A' (CONT.)  
 SCALE 1:500 @A3

Rev. Date Amendment Purpose

Drawing Purposes  
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Developer  
 BENSON INTERNATIONAL LIMITED

Project  
 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

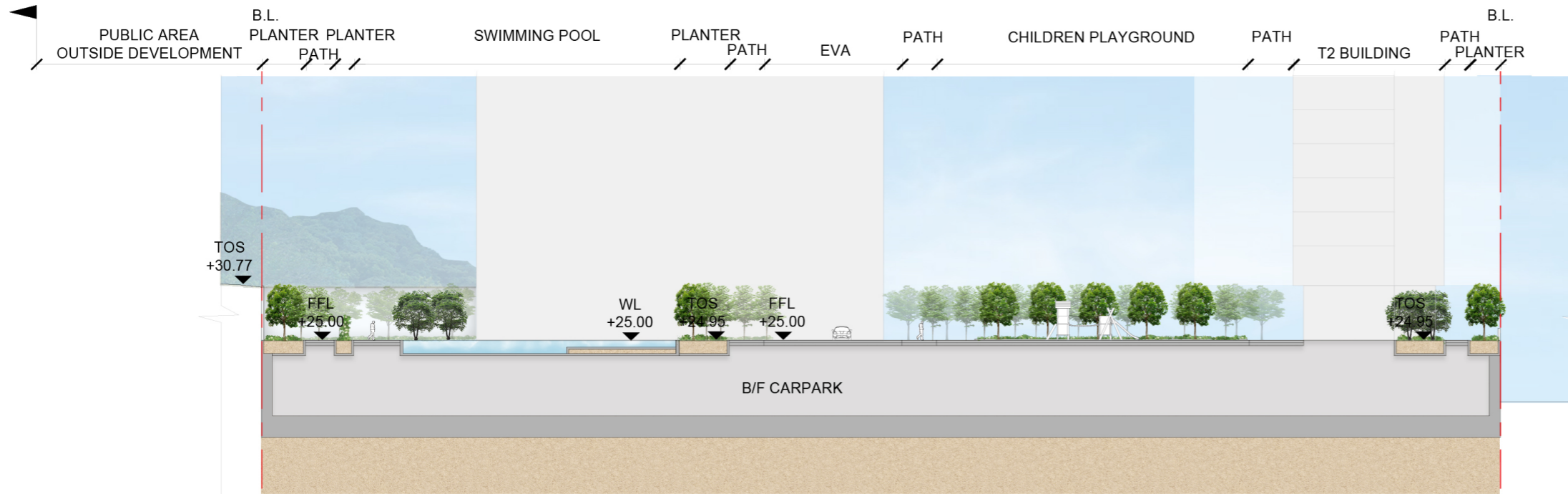
Drawing Title  
 LANDSCAPE SECTIONS 01

Job No.	Drawing No.	Revision No.
HKA-01119	LP_006	-
Scale	Date	CAD Ref.
AS	SEP 2022	LP_006
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

Consultant Logo

**SLSL**



1 SECTION B - B'  
 SCALE 1:500 @A3

Drawing Purposes  
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Developer  
 BENSON INTERNATIONAL LIMITED

Project  
 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

Drawing Title  
 LANDSCAPE SECTIONS 02

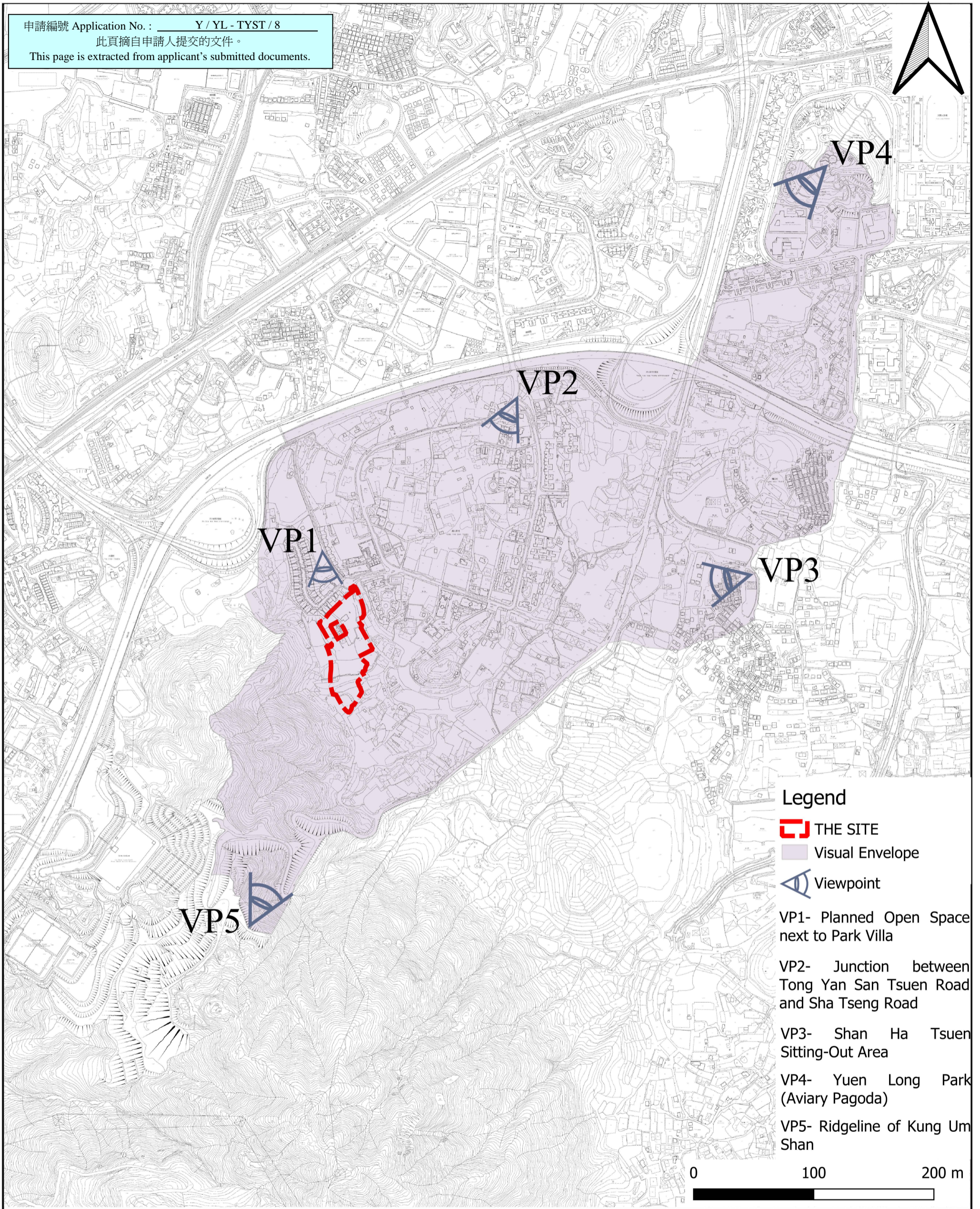
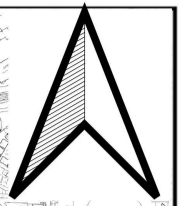
Job No.	Drawing No.	Revision No.
HKA-01119	LP_007	-
Scale	Date	CAD Ref.
AS	SEP 2022	LP_007
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect



Consultant Logo

**SLSL**





**Legend**

-  THE SITE
-  Visual Envelope
-  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

0 100 200 m



PLANNING LIMITED  
 規劃顧問有限公司

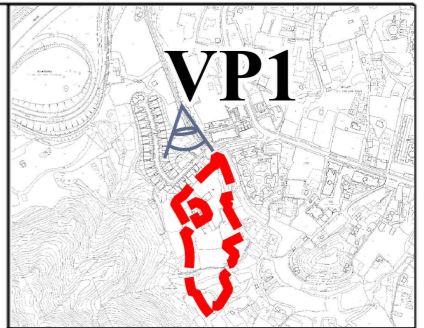
**VISUAL ENVELOPE**

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





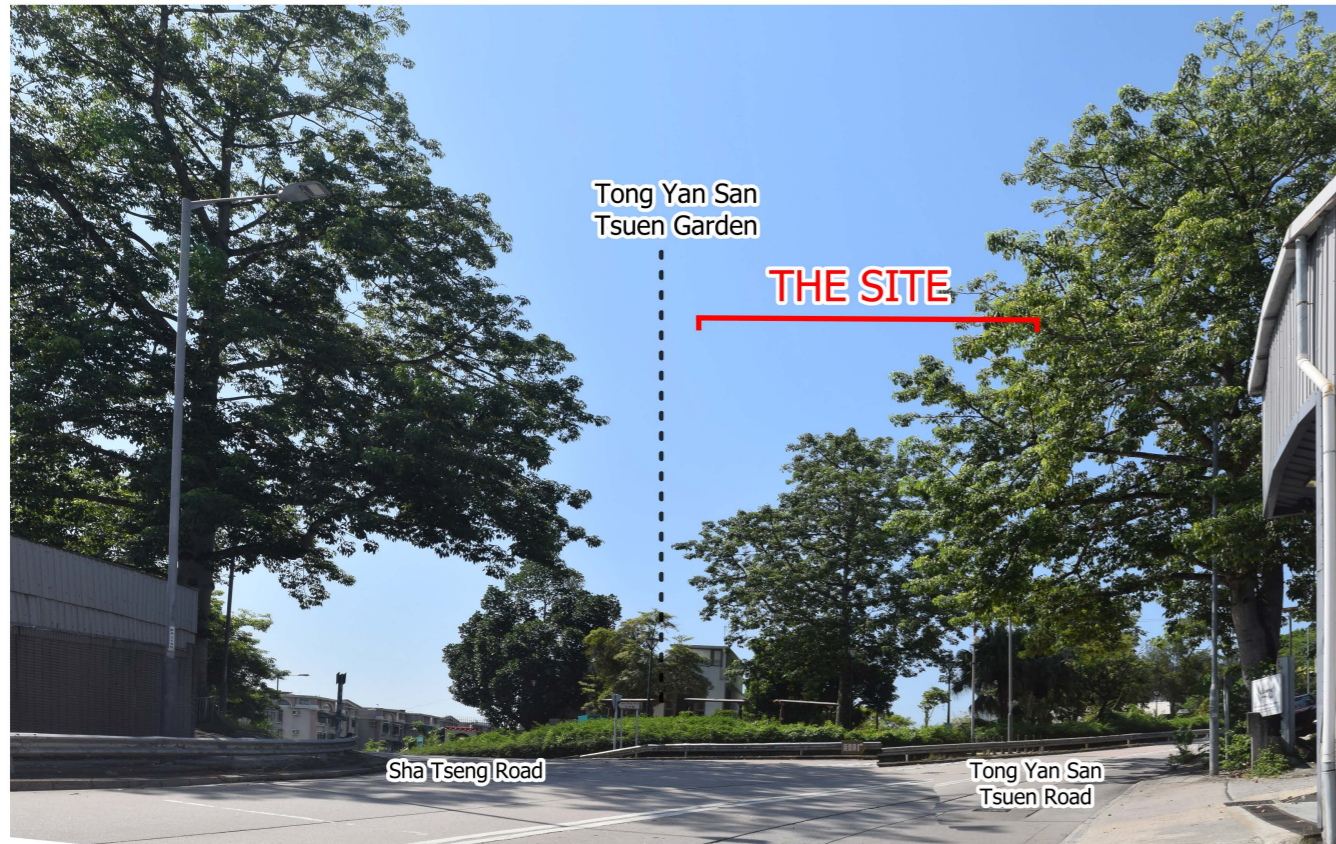
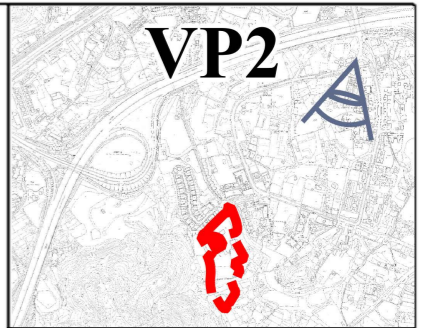
Existing Condition



Proposed Development

## VP1- PLANNED OPEN SPACE NEXT TO PARK VILLA





Existing Condition



Proposed Development



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

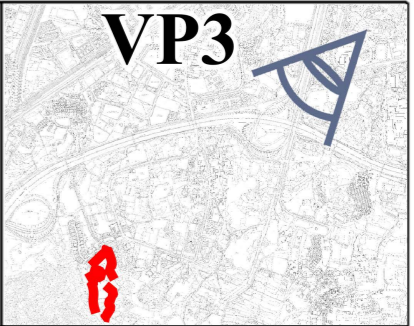
Proposed Rezoning from "Residential (Group B)1" and "Residential (Group C)" to "Residential (Group B)4" zone at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Visual Impact Assessment

Figure 6.2

Date: 29/9/22

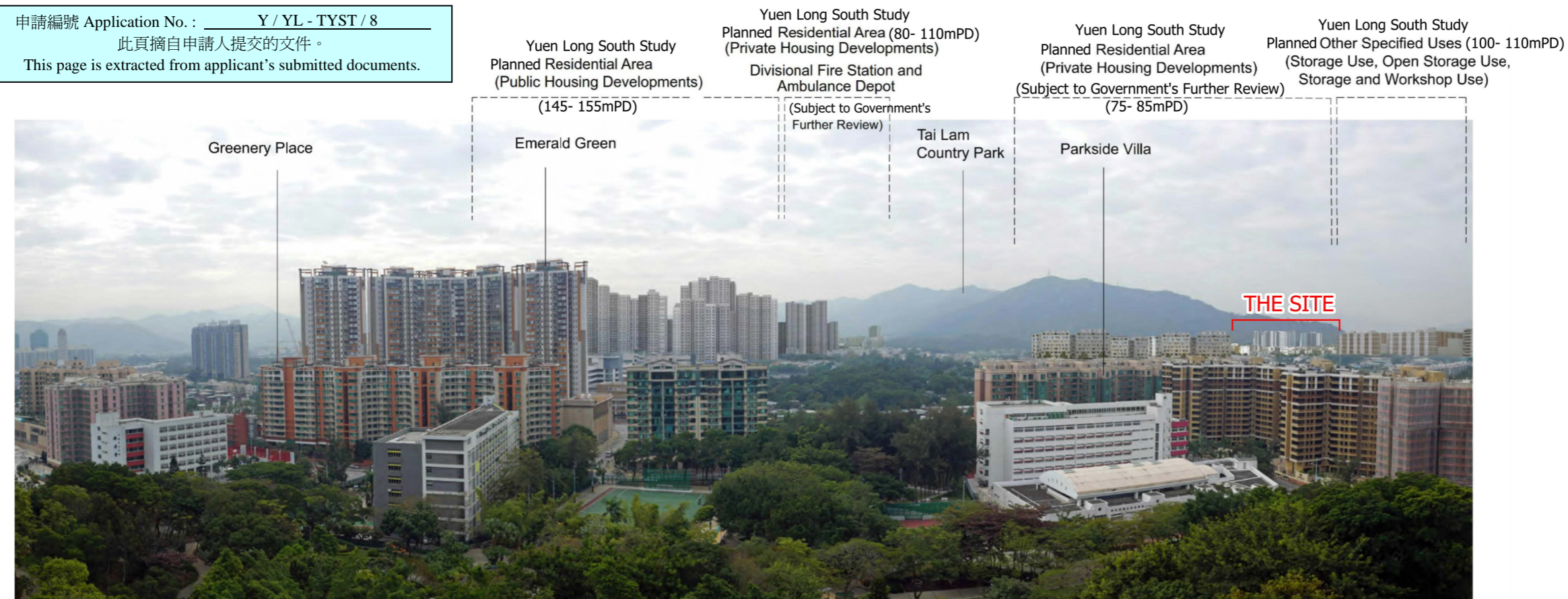




Yuen Long Park Tower - Existing View (Approx. 540m)

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



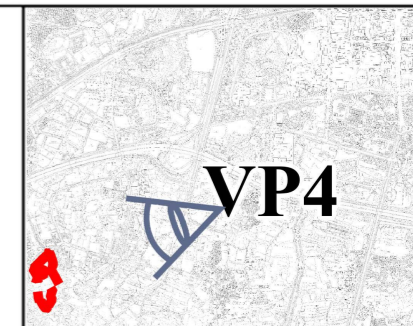


Existing Condition



Proposed Development

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## 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

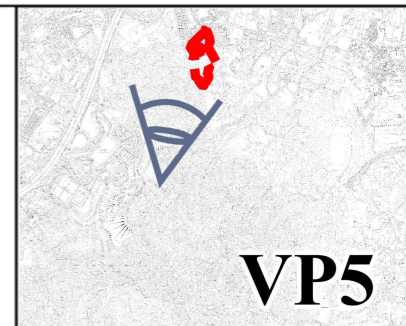




Existing Condition



Proposed Development



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## VP5- RIDGELINE OF KUNG UM SHAN

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 6.5