

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/9**
關乎申請編號 Y/YL-TYST/9 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 18.5.2023
因應於 2023 年 5 月 18 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/9		
Location/address 位置／地址	Lot 1829 S.A ss.3 (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long 元朗唐人新村丈量約份第 121 約地段第 1829 號 A 分段第 3 小分段（部分）和毗連政府土地		
Site area 地盤面積	About 約 47,580 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 6,378 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	"Green Belt" 「綠化地帶」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「綠化地帶」改劃為「住宅(乙類)4」地帶和顯示為「道路」的地方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 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 幢數	Domestic 住用	5	
	Non-domestic 非住用	-	
	Composite 綜合用途	2	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	- m 米	
		Not more than 不多於 200 mPD 米(主水平基準上)	
		17 - 30 Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層	
		2 1	
	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	
		Not more than 不多於 180 mPD 米(主水平基準上)	
		Not more than 不多於 29 Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層 Podium 平台	
		2 1 3	
Site coverage 上蓋面積	Domestic 住用 Not more than 不多於 33.33 %		
	Non-domestic 非住用 Not more than 不多於 100 %		
No. of units 單位數目	About 約 2,967 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 7,714 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	Private Car Parking Spaces 私家車車位		972
	Motorcycle Parking Spaces 電單車車位		35
	Loading/unloading Spaces 上落客貨車位		16
	Taxi and Private Car Lay-by 的士及私家車停車處		2
	School Bus Lay-by 校巴停車處		2
	or Mini-bus Lay-by 或 小巴停車處		5
	Covered Transport Lay-by 有蓋交通停車處		1

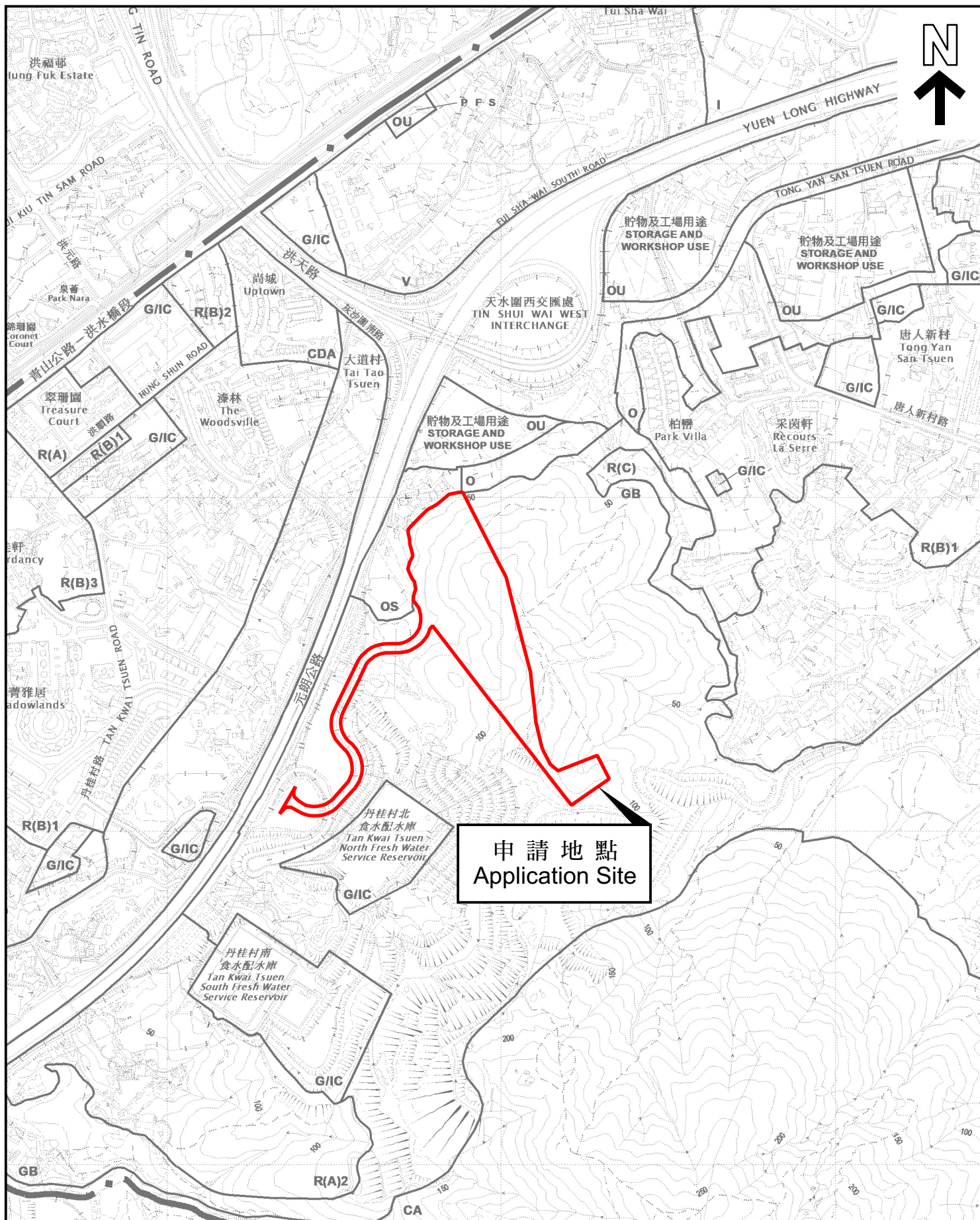
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Table of responses to departmental comments 回應部門意見表</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空氣流通影響評估（專家評估報告）</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

本摘要圖於2023年5月29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 29.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

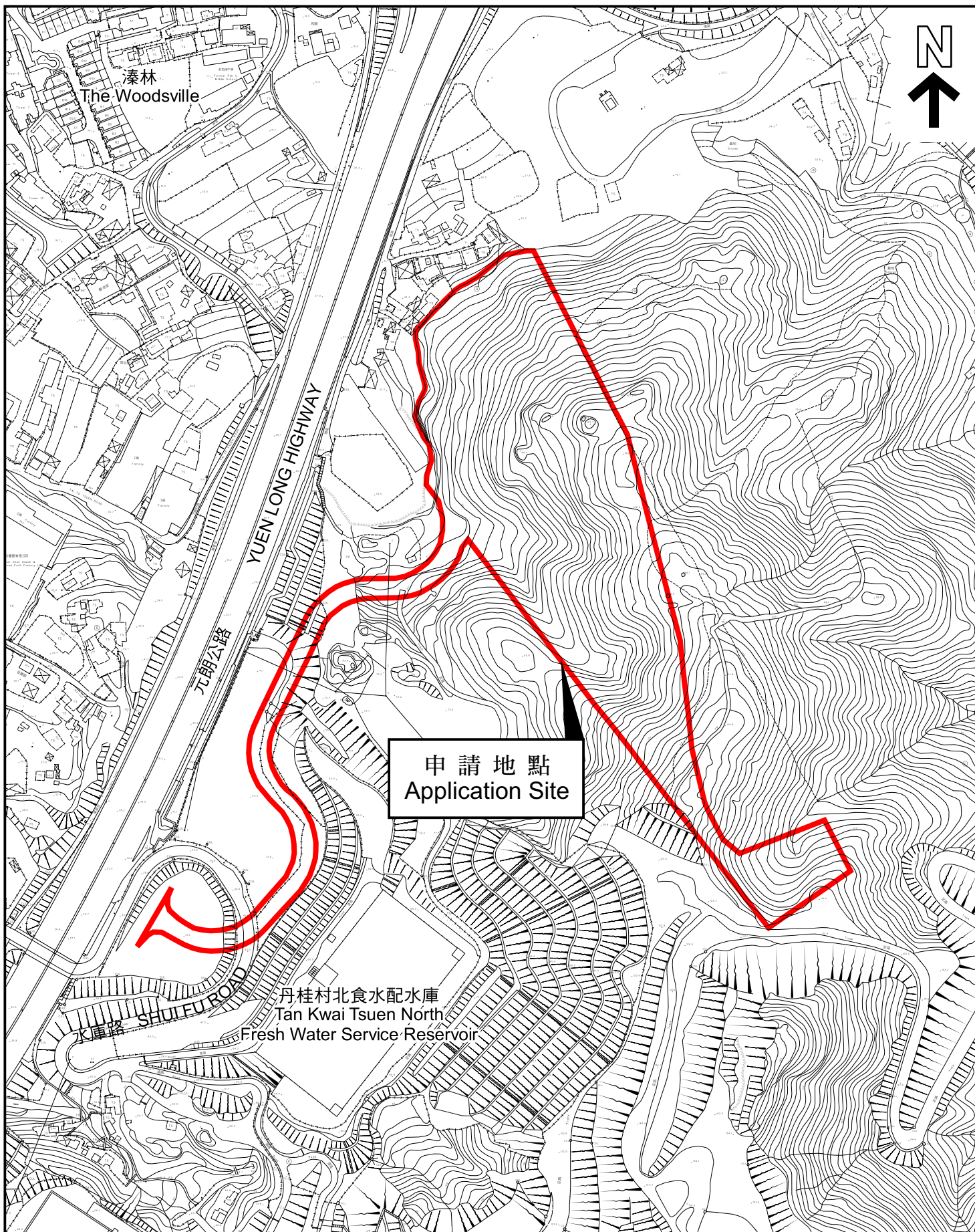
位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

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



申請地點
Application Site

本摘要圖於2023年5月29日擬備，
所根據的資料為測量圖編號
6-NW-13C 及 18A
EXTRACT PLAN PREPARED ON 29.5.2023
BASED ON SURVEY SHEETS No.
6-NW-13C & 18A

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

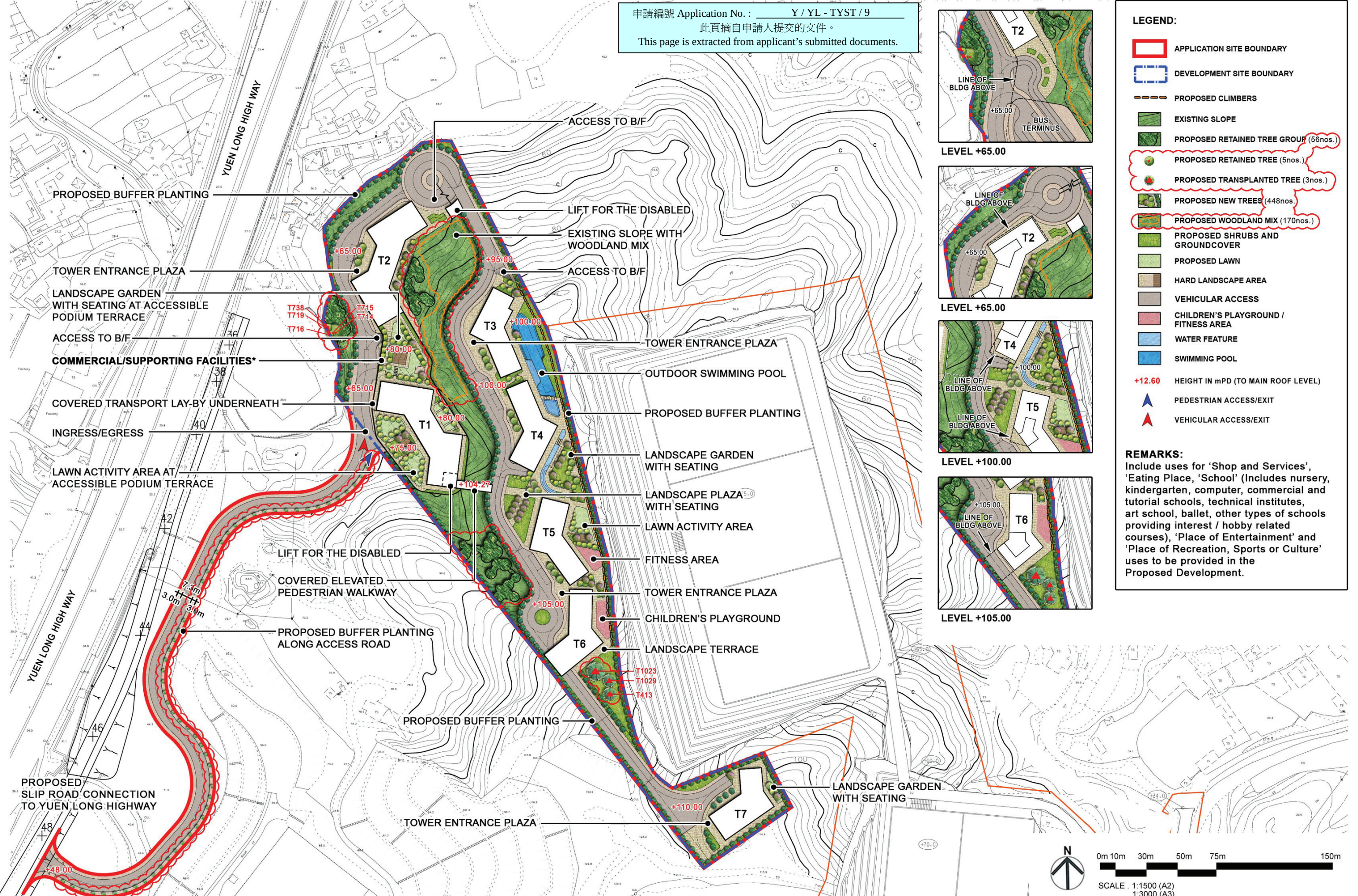
備註 Remarks

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、排污影響評估和視覺影響評估，以及新的園境設計總圖。申請人亦呈交空氣流通影響評估（專家評估報告）、環境評估和規劃綱領的替換頁。

The applicant submitted further information in response to departmental comments and submitted revised site layout plan, Sewerage Impact Assessment and Visual Impact Assessment, as well as a new landscape master plan. The applicant also submitted replacement pages of the Air Ventilation Assessment (Expert Evaluation), Environment Assessment and planning statement.

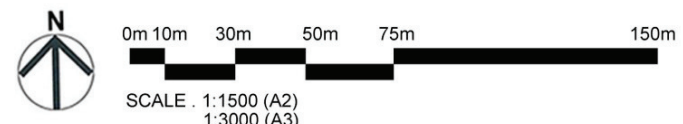
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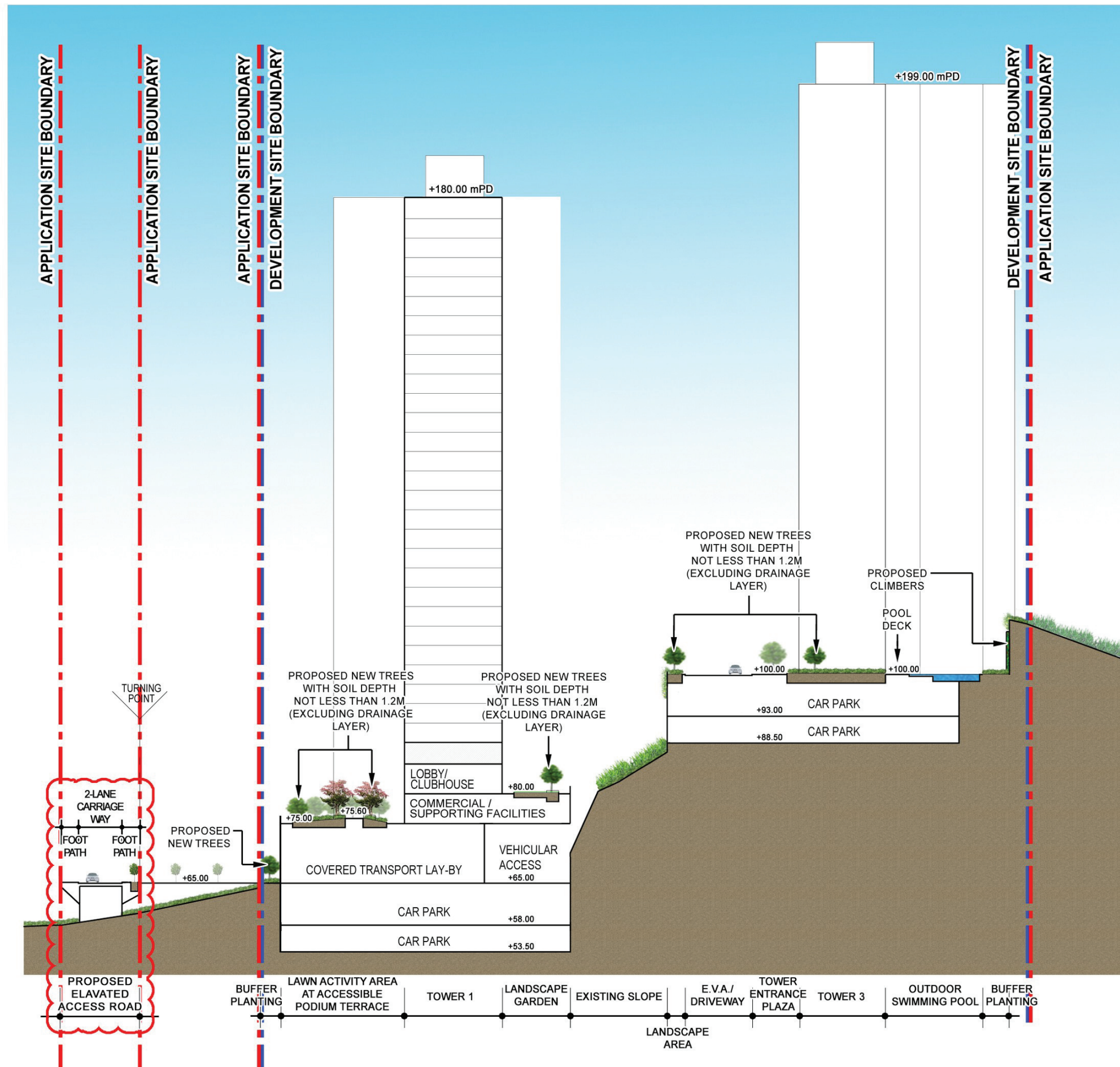
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- LEGEND:**
- APPLICATION SITE BOUNDARY
 - DEVELOPMENT SITE BOUNDARY
 - PROPOSED CLIMBERS
 - EXISTING SLOPE
 - PROPOSED RETAINED TREE GROUP (56nos.)
 - PROPOSED RETAINED TREE (5nos.)
 - PROPOSED TRANSPLANTED TREE (3nos.)
 - PROPOSED NEW TREES (448nos.)
 - 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.



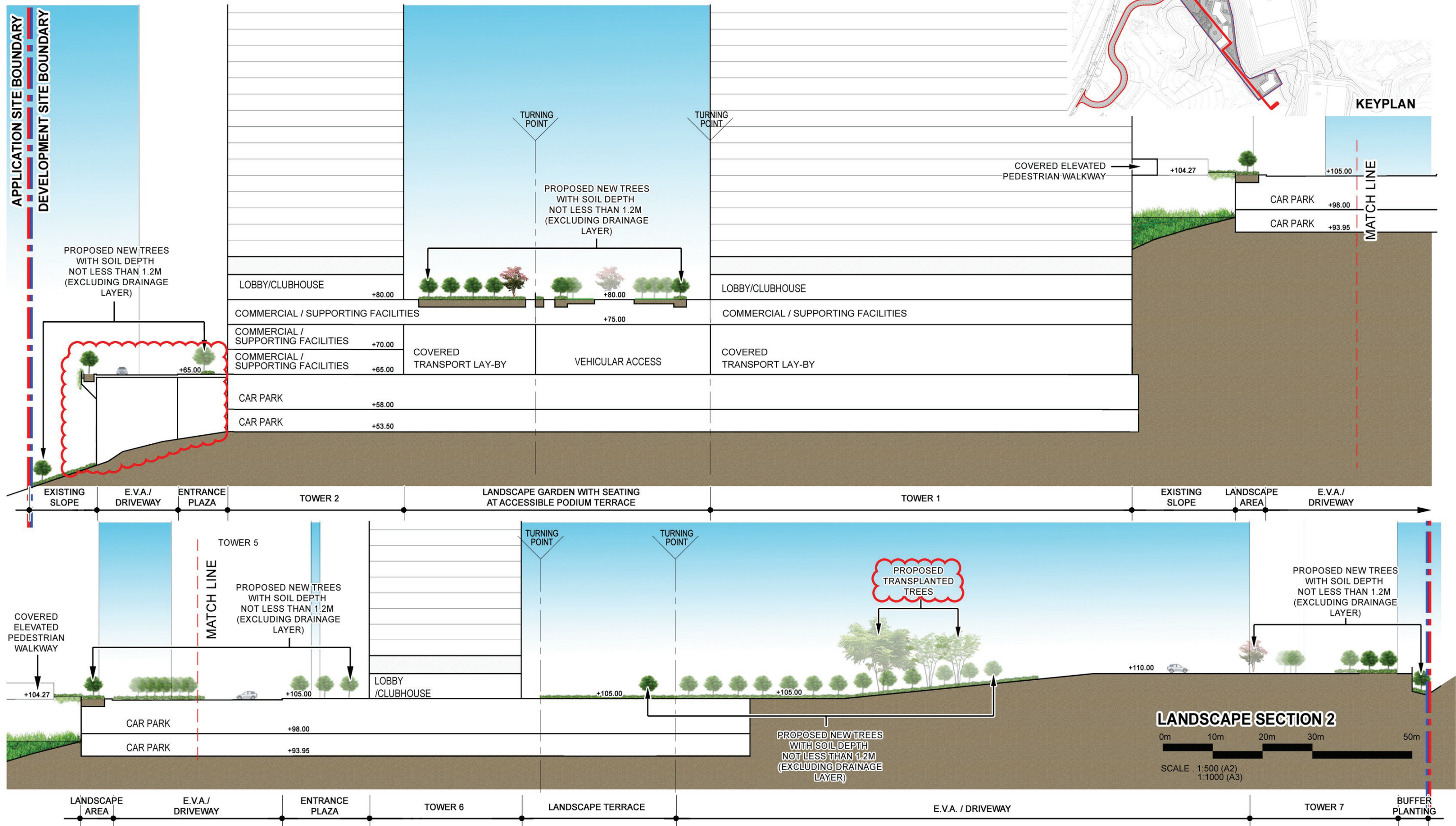


KEYPLAN

申請編號 Application No. : Y / YL - TYST / 9
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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 from “Green Belt” Zone to “Residential (Group B)4” and “Road” Zones at Lot No. 1829 S.A ss.3 (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Section 2 - Site A
Dwg. No. : 2022211-SA-SEC-02a

Date : APR 2023
(A2-size)

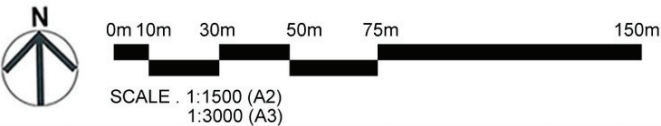
LEGEND:

APPLICATION SITE BOUNDARY

DEVELOPMENT SITE BOUNDARY

PRIVATE OPEN SPACE
(not less than 7,714 sqm to be
provided for the anticipated population
of 7,714)

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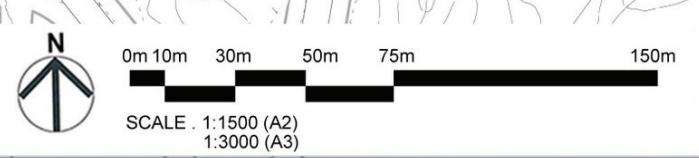


LEGEND:

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

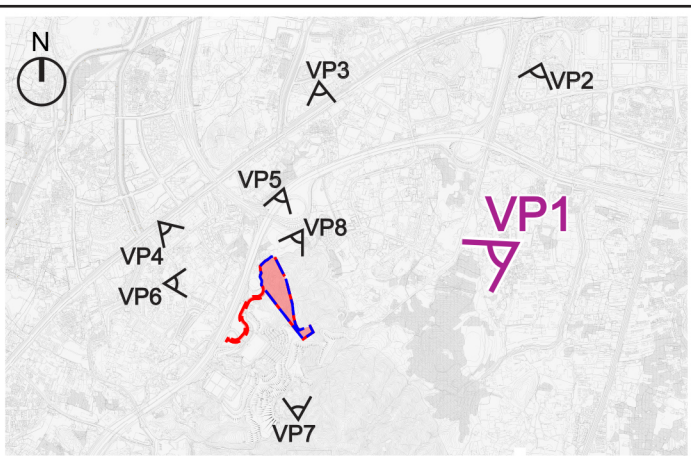
REMARKS:
Site coverage of greenery calculation following the greenery requirements under APP PNAP-152 shall be submitted by AP to BD for approval separately.

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Existing Condition



KEYPLAN (Interim Scenario)

Legend

Application Site

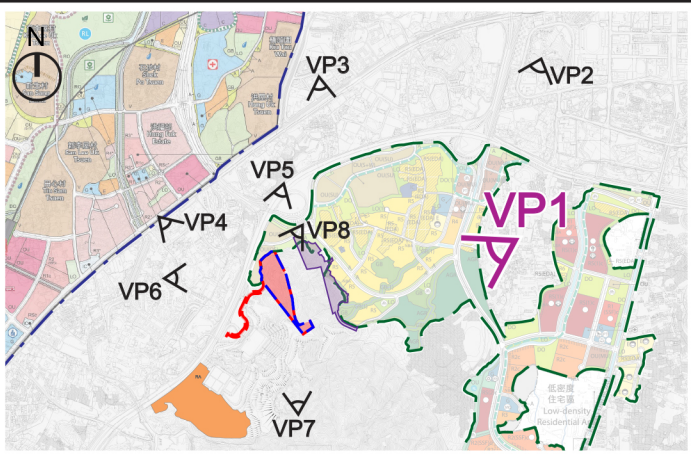
Development Site



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEYPLAN (Ultimate Scenario)

Legend

Application Site

Development Site

Proposed Residential Development (Under Separate Submission)

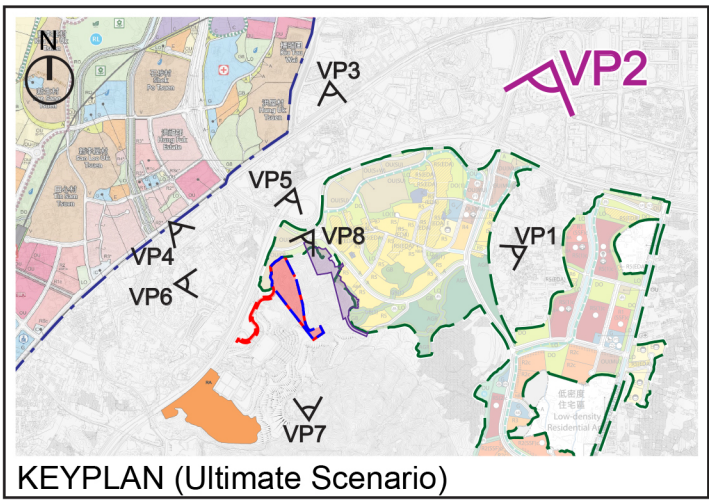
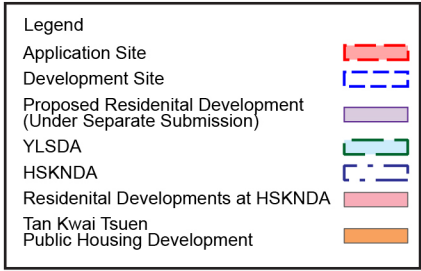
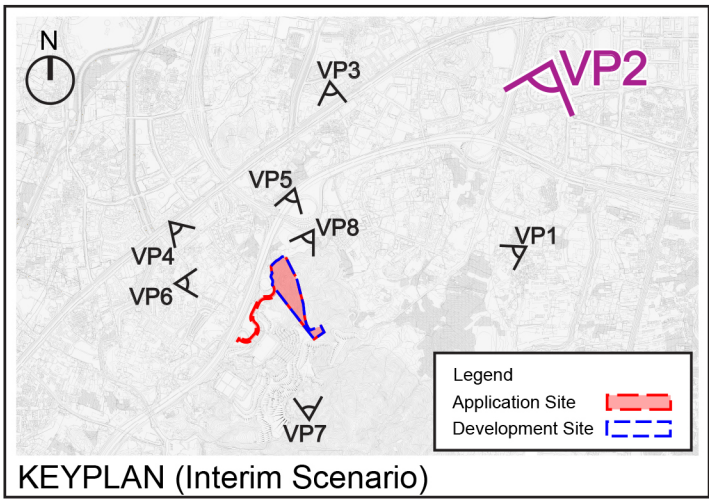
YLSDA

HSKNDA

Residential Developments at HSKNDA

Tan Kwai Tsuen Public Housing Development

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Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



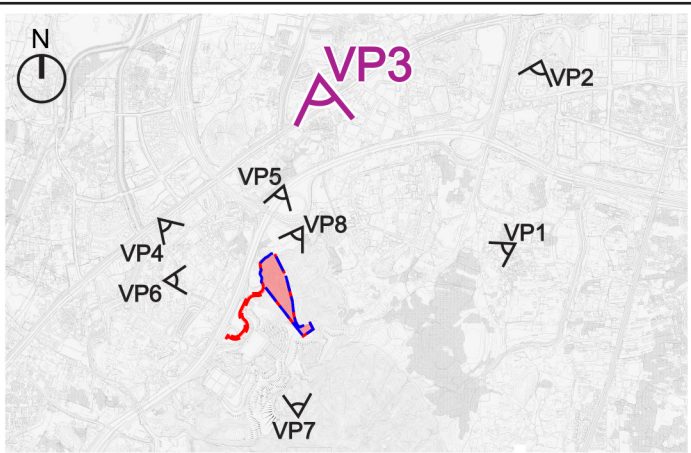
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

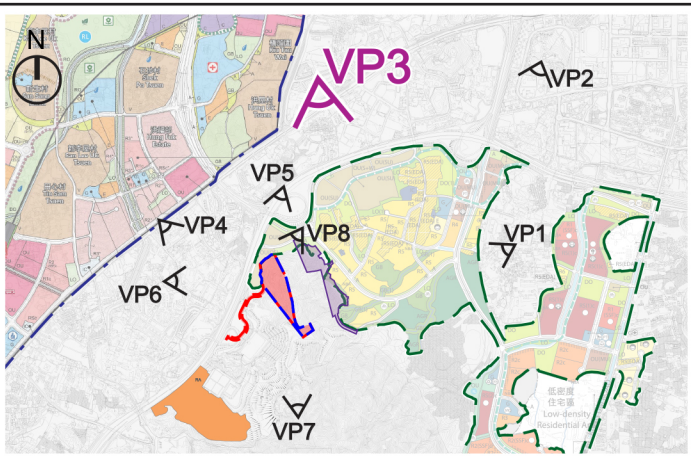


KEYPLAN (Interim Scenario)

Legend

Application Site

Development Site



KEYPLAN (Ultimate Scenario)

Legend

Application Site

Development Site

Proposed Residential Development (Under Separate Submission)

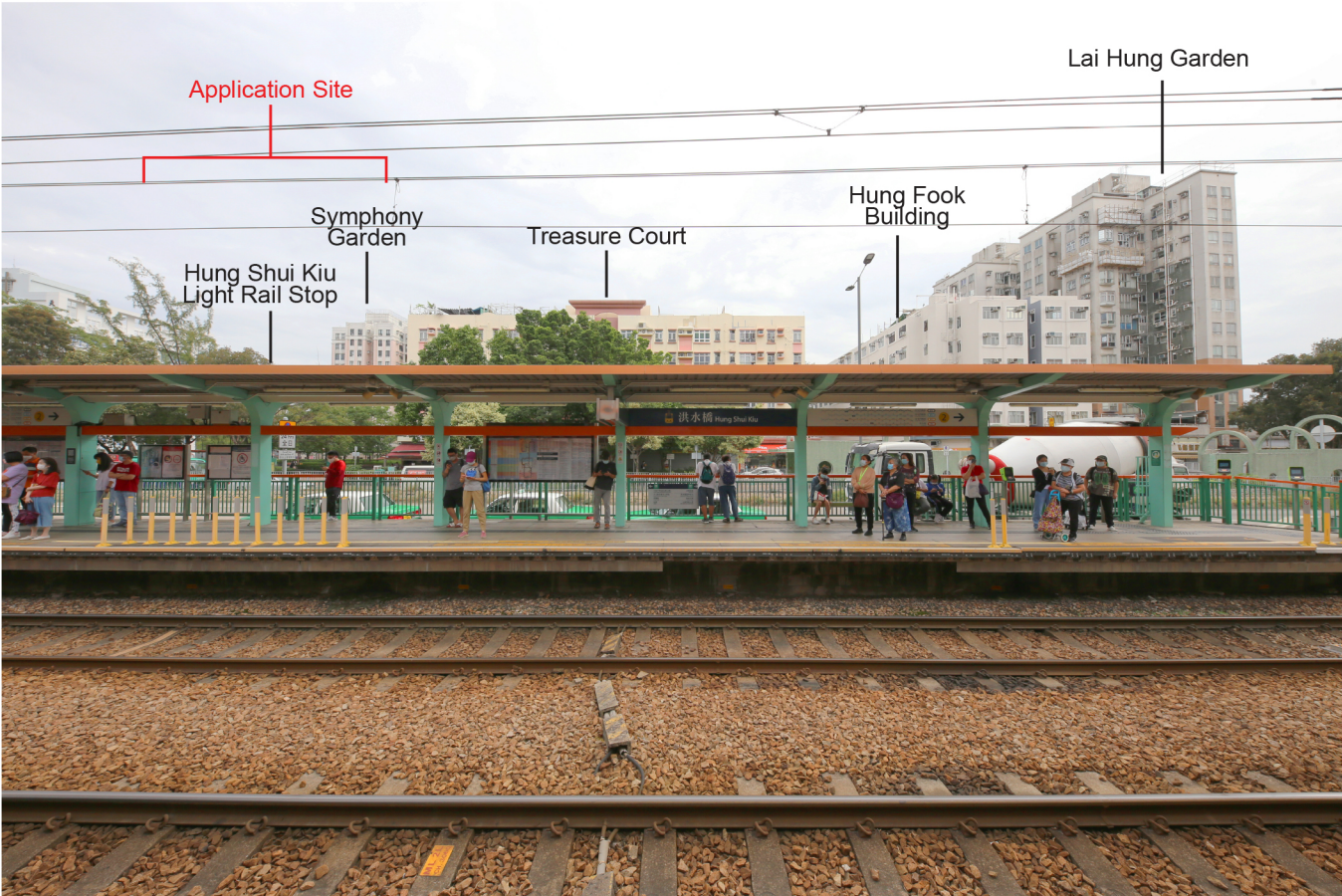
YLSDA

HSKNDA

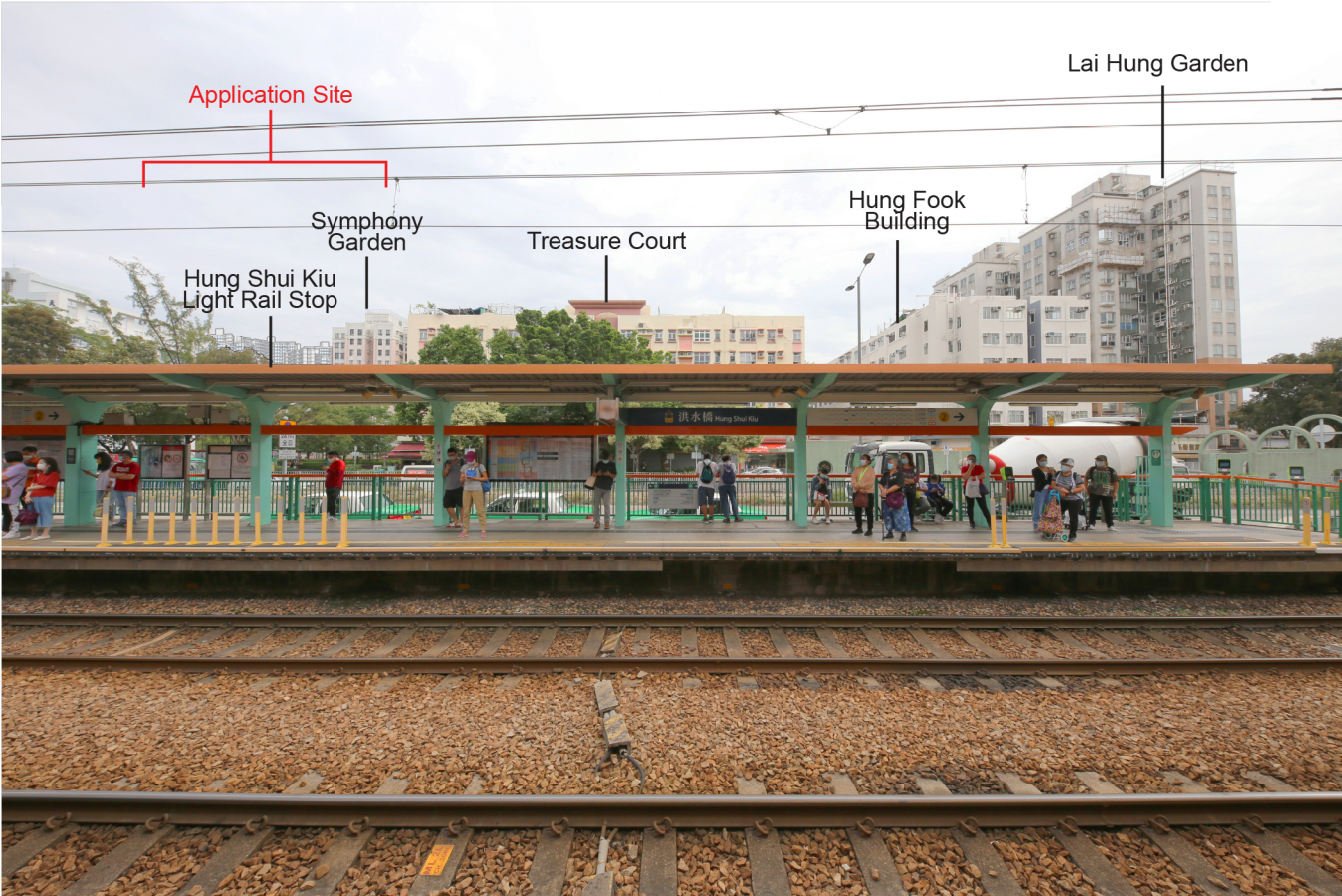
Residential Developments at HSKNDA

Tan Kwai Tsuen Public Housing Development

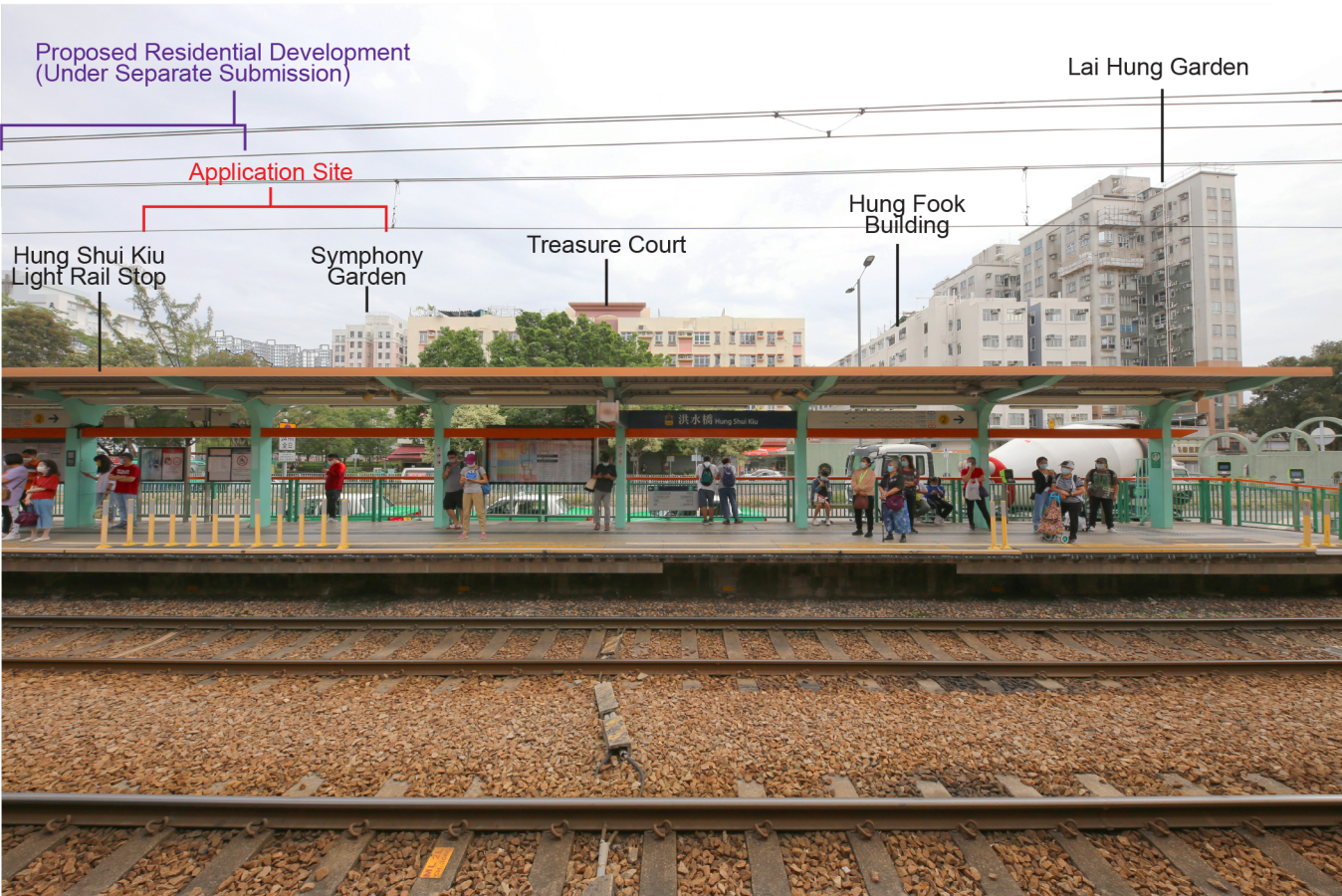
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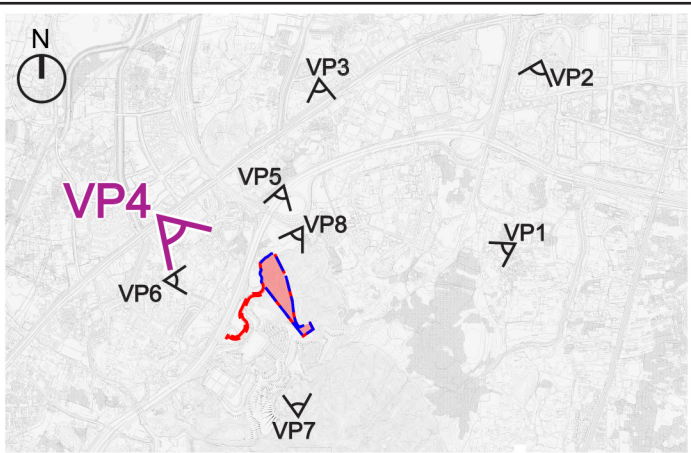
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

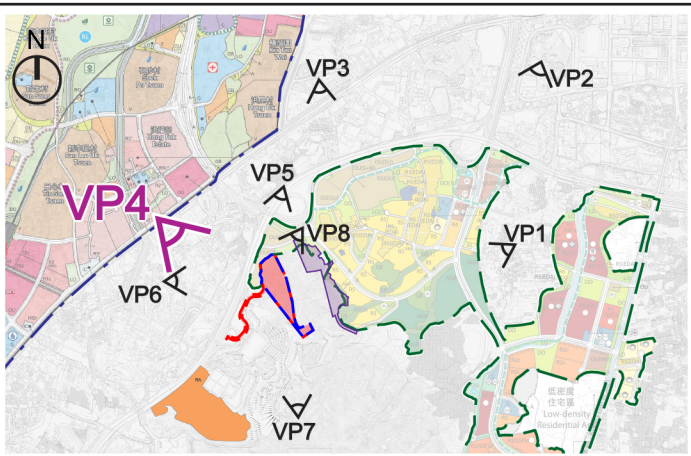


KEYPLAN (Interim Scenario)

Legend

Application Site

Development Site



KEYPLAN (Ultimate Scenario)

Legend

Application Site

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Proposed Residential Development (Under Separate Submission)

YLSDA

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Residential Developments at HSKNDA

Tan Kwai Tsuen Public Housing Development

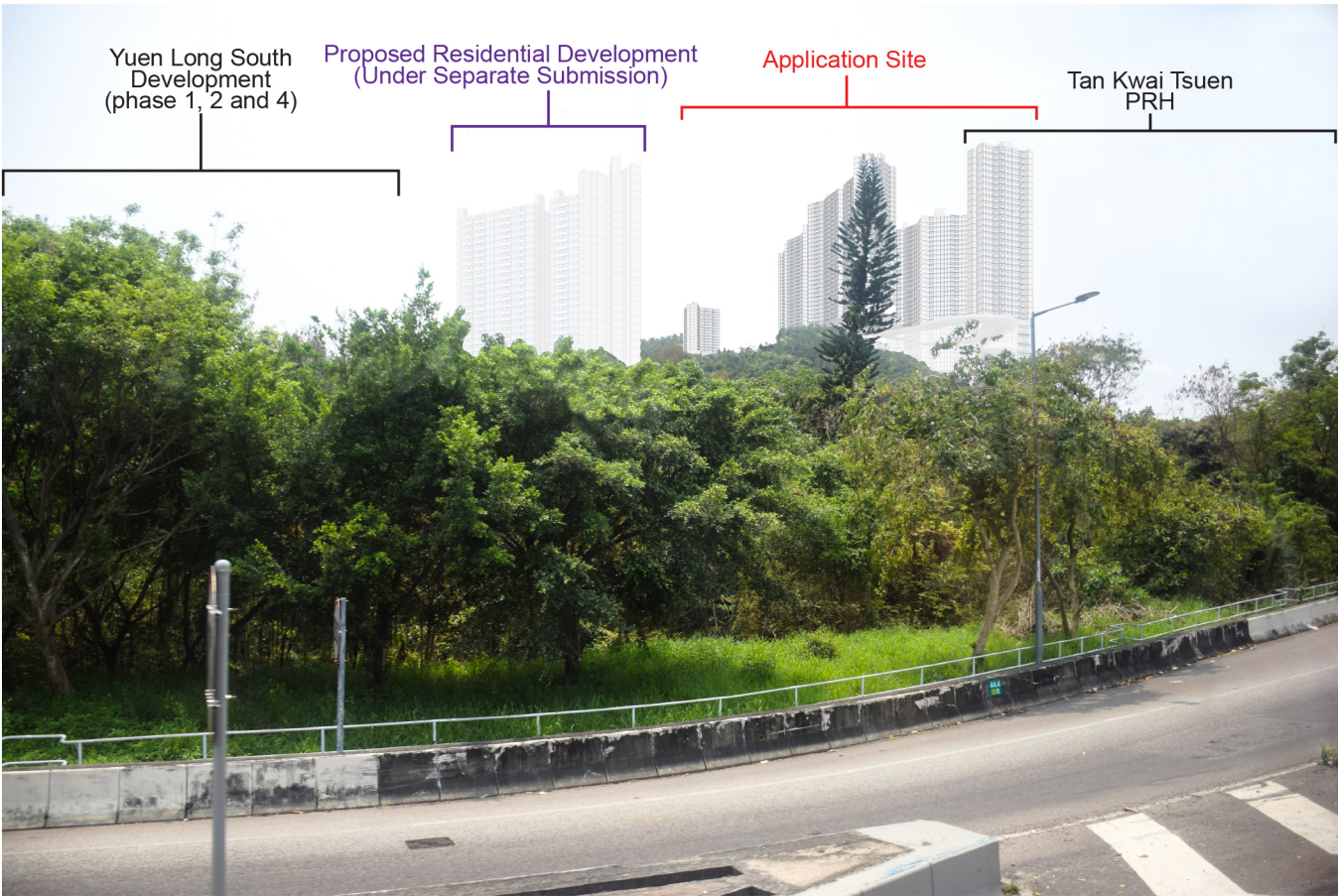
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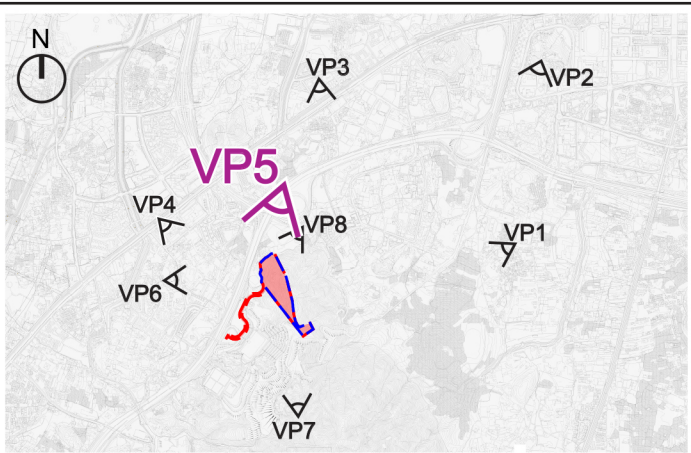
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

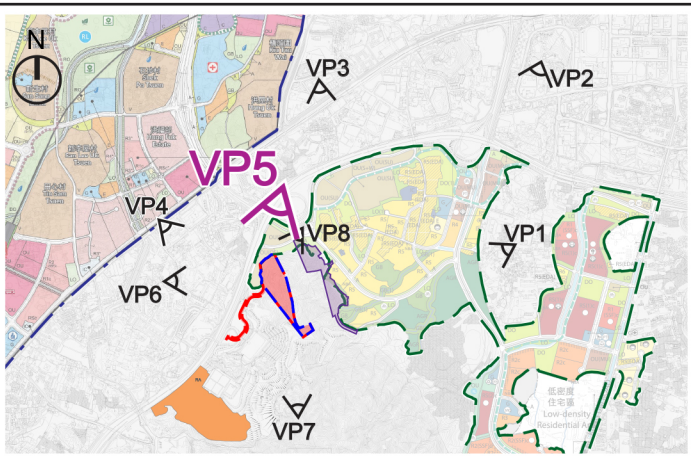


KEYPLAN (Interim Scenario)

Legend

Application Site

Development Site



KEYPLAN (Ultimate Scenario)

Legend

Application Site

Development Site

Proposed Residental Development (Under Separate Submission)

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Tan Kwai Tsuen Public Housing Development

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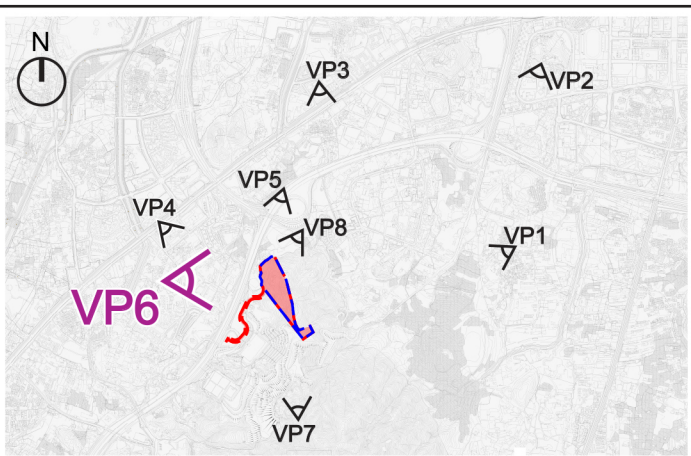
Existing Condition



Proposed Scheme - Interim Scenario

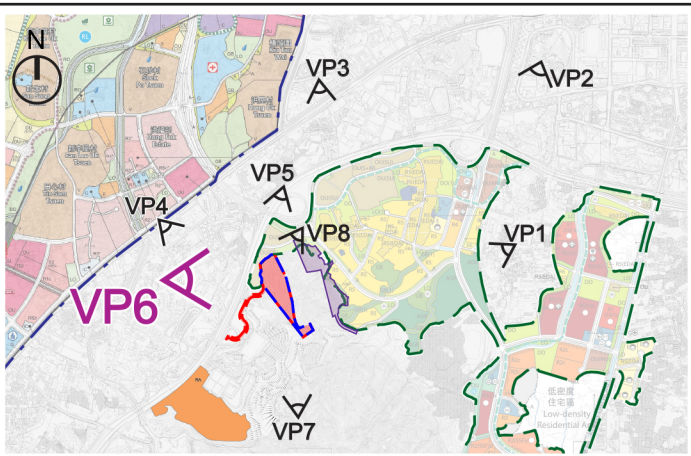


Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)

Legend	
Application Site	
Development Site	



KEYPLAN (Ultimate Scenario)

Legend	
Application Site	
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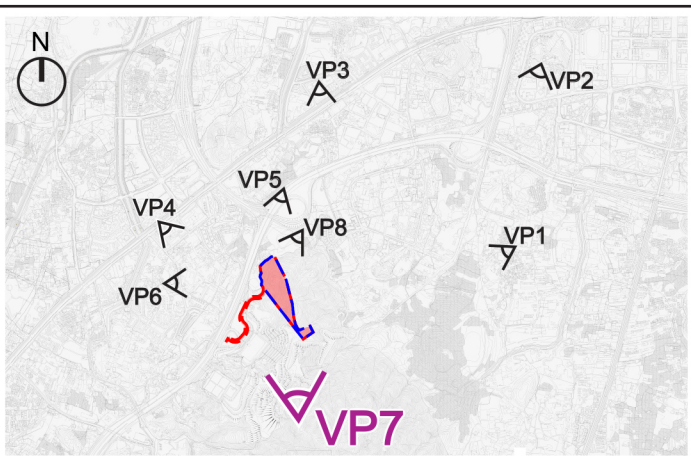
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

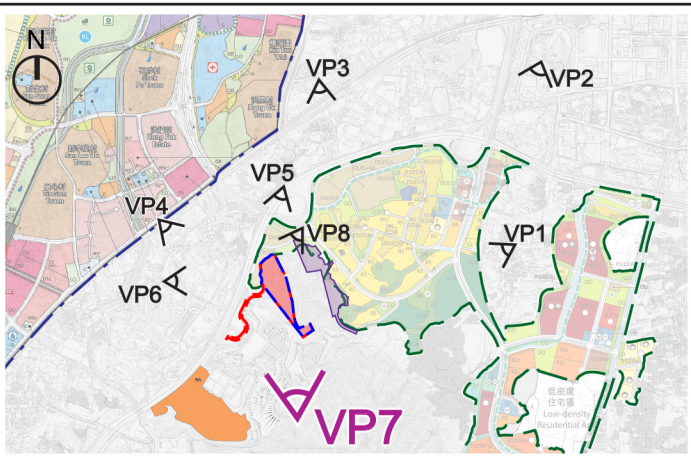


KEYPLAN (Interim Scenario)

Legend

Application Site

Development Site



KEYPLAN (Ultimate Scenario)

Legend

Application Site

Development Site

Proposed Residential Development (Under Separate Submission)

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Residential Developments at HSKNDA

Tan Kwai Tsuen Public Housing Development

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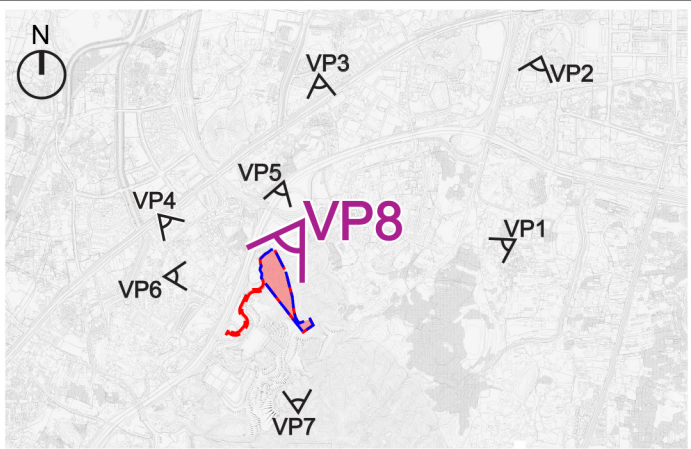
Existing Condition



Proposed Scheme - Interim Scenario

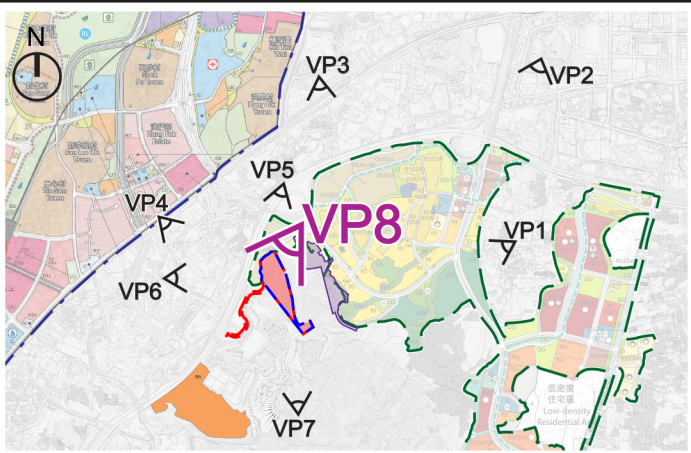


Proposed Scheme - Ultimate Scenario



KEYPLAN (Interim Scenario)

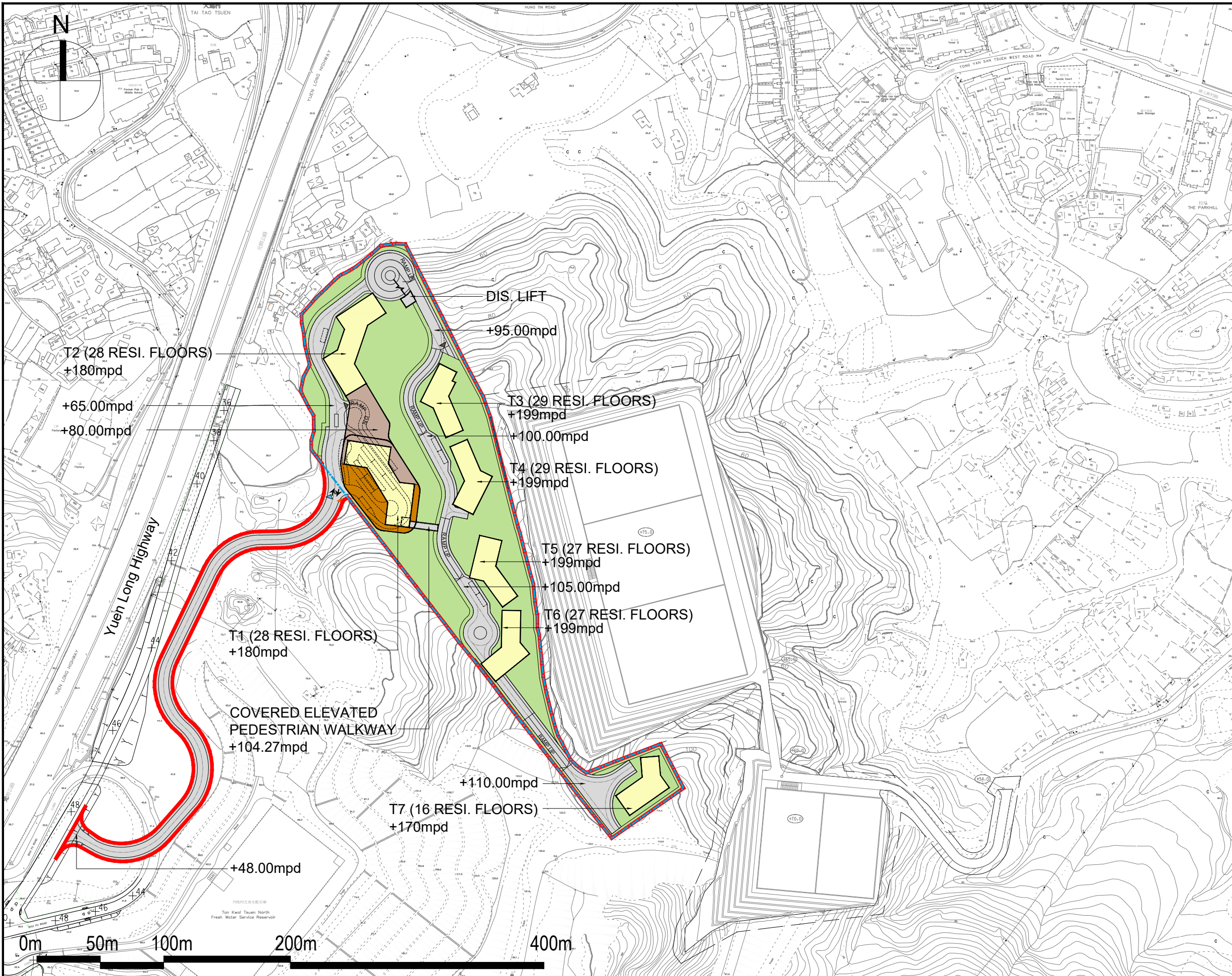
Legend	
Application Site	
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KEYPLAN (Ultimate Scenario)

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Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Commercial
- Covered Transport Lay-by
- EVA / Access Road / Ramp
- Landscape Area
- Vehicular entrance
- Pedestrian entrance
- To B/F
- 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.

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

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

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