

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-TYST/10**
關乎申請編號 Y/YL-TYST/10 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 9.7.2025
因應於 2025 年 7 月 9 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/10		
Location/address 位置／地址	Various Lots 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 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 38,822 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 2,539 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", "Residential (Group B) 1", "Residential (Group C)", "Residential (Group D)" and "Open Space" 「綠化地帶」、「住宅(乙類)1」、「住宅(丙類)」、「住宅(丁類)」及「休憩用地」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Green Belt", "Residential (Group B) 1", "Residential (Group C)", "Residential (Group D)" and "Open Space" 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」、「住宅(乙類)1」、「住宅(丙類)」、「住宅(丁類)」及「休憩用地」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 131,688	Not more than 不多於 3.6
	Non-domestic 非住用	Not more than 不多於 6,585	Not more than 不多於 0.2
No. of block 幢數	Domestic 住用	4	
	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 174	mPD 米(主水平基準上)
		Not more than 不多於 37 <i>1</i> 3 – 5	Storey(s) 層 <i>Exclude 不包括</i> <i>Refuge Floor 防火層</i> <i>Podium 平台 /</i> <i>Carpark 停車場</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
		Not more than 不多於 174	mPD 米(主水平基準上)
		Not more than 不多於 32 <i>1</i> 5	Storey(s) 層 <i>Exclude 不包括</i> <i>Refuge Floor 防火層</i> <i>Podium 平台 /</i> <i>Carpark 停車場</i>
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 89 %
No. of units 單位數目	About 約 2,634 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 6,848	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		862
	Motorcycle Parking Spaces 電單車車位		36
	Loading/unloading Spaces 上落客貨車位		13
	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
	Bus Lay-by 巴士停車處		2

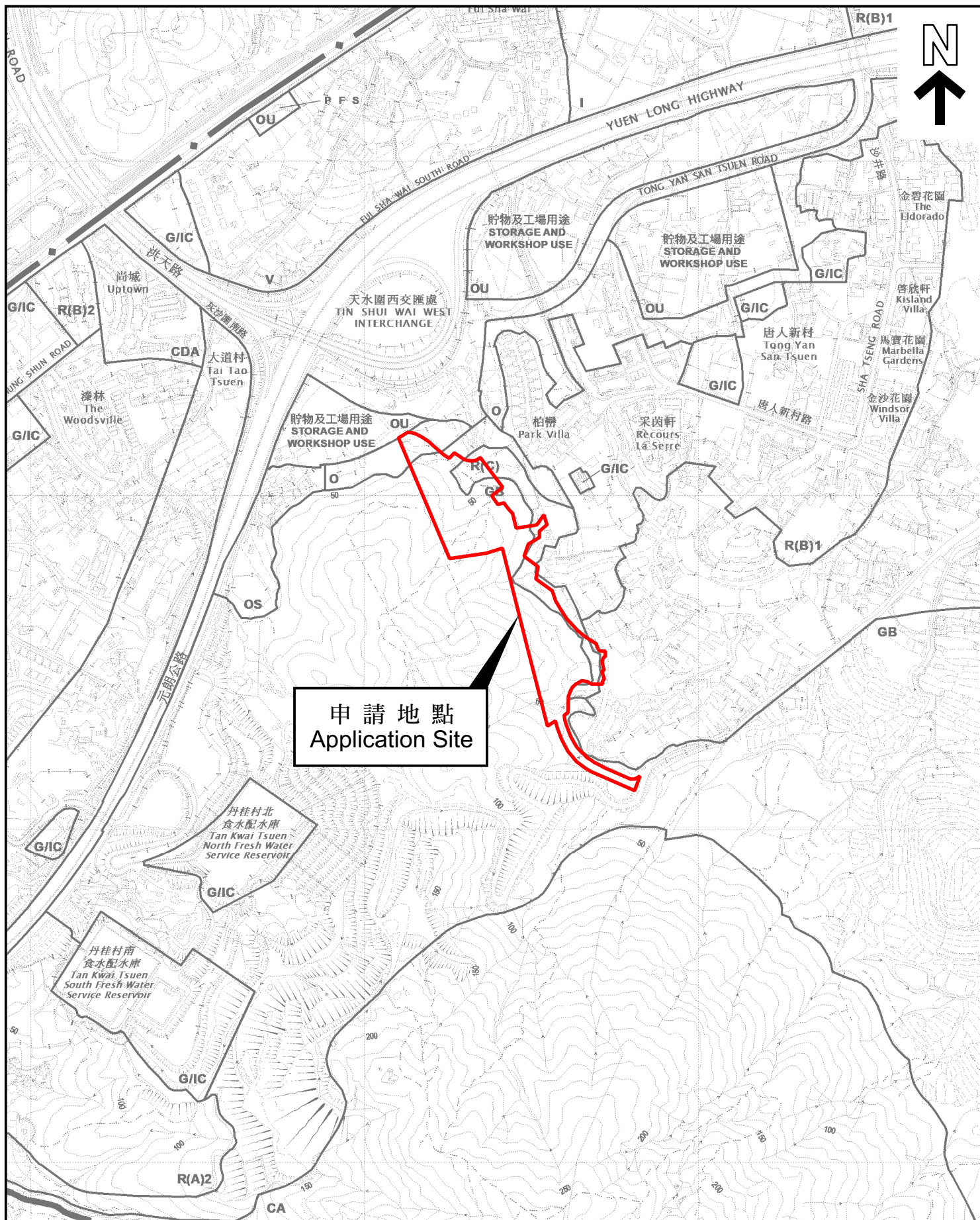
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>Air Ventilation Assessment (Expert Evaluation) 空氣流通影響評估（專家評估報告）</u>		
<u>Table of responses to departmental comments 回應部門意見表</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

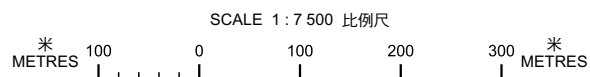
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



本摘要圖於2025年7月16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 16.7.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

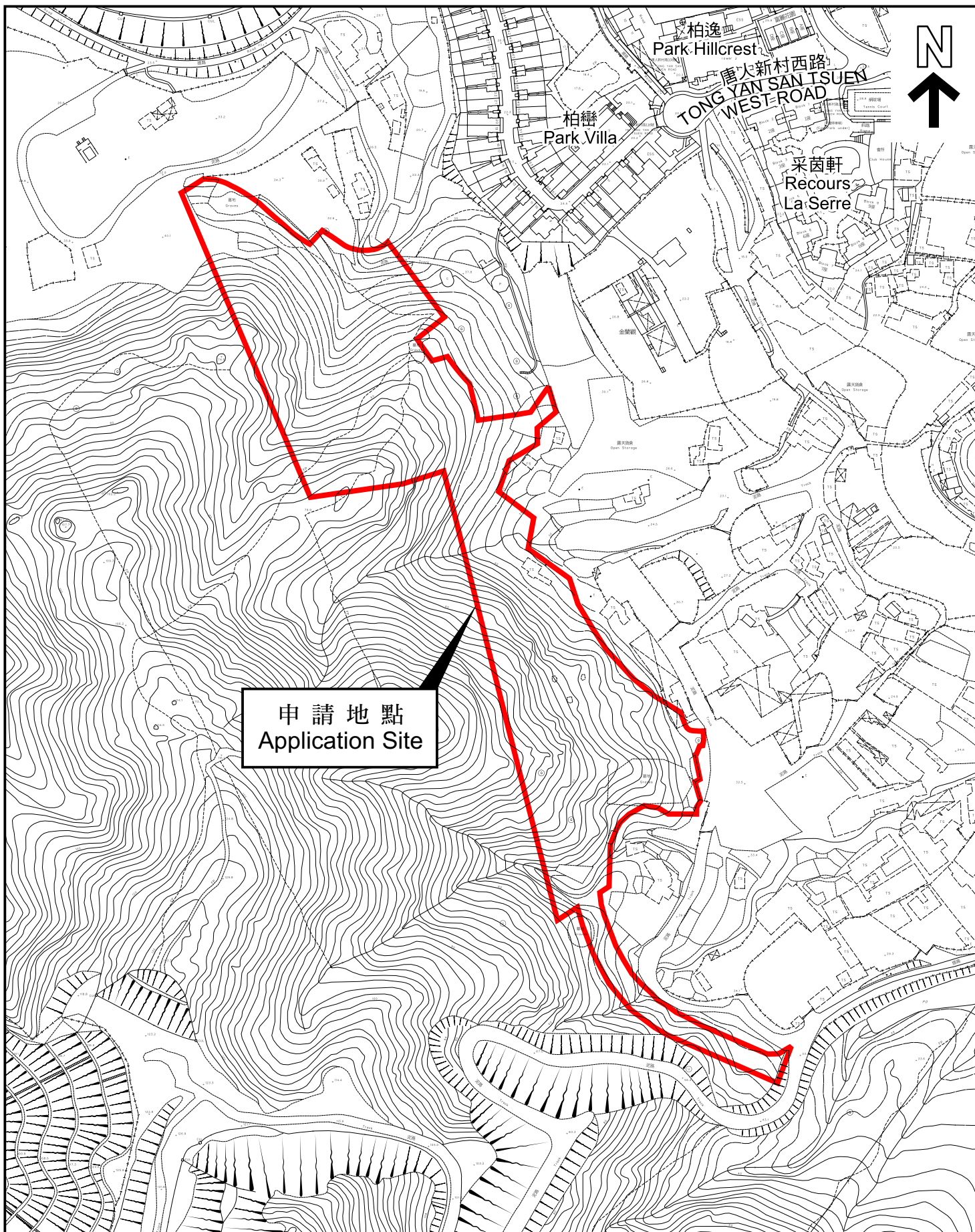
位置圖 LOCATION PLAN



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/10



本摘要圖於2025年7月16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 16.7.2025
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/10

申請編號 Application No. : Y/YL-TYST/10

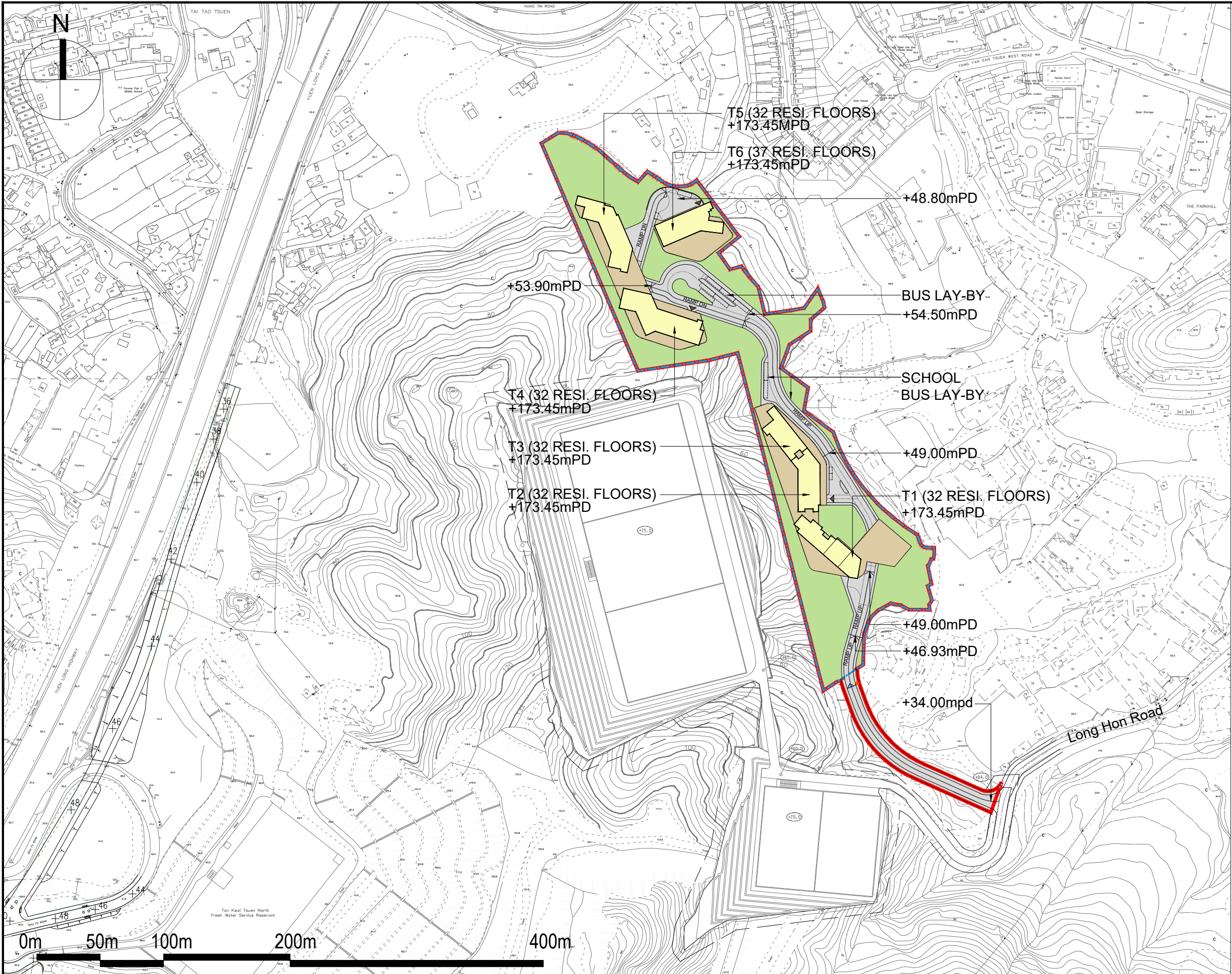
備註 Remarks

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、樓宇平面圖、截視圖及園境設計總圖。申請人亦呈交經修訂的空氣流通影響評估（專家評估報告）、排污影響評估及排水影響評估。

The applicant submitted further information in response to departmental comments and submitted revised site layout plans, floor plans, sectional plans and Landscape Master Plan. The applicant also submitted revised Air Ventilation Assessment (Expert Evaluation), Sewerage Impact Assessment and Drainage Impact Assessment.

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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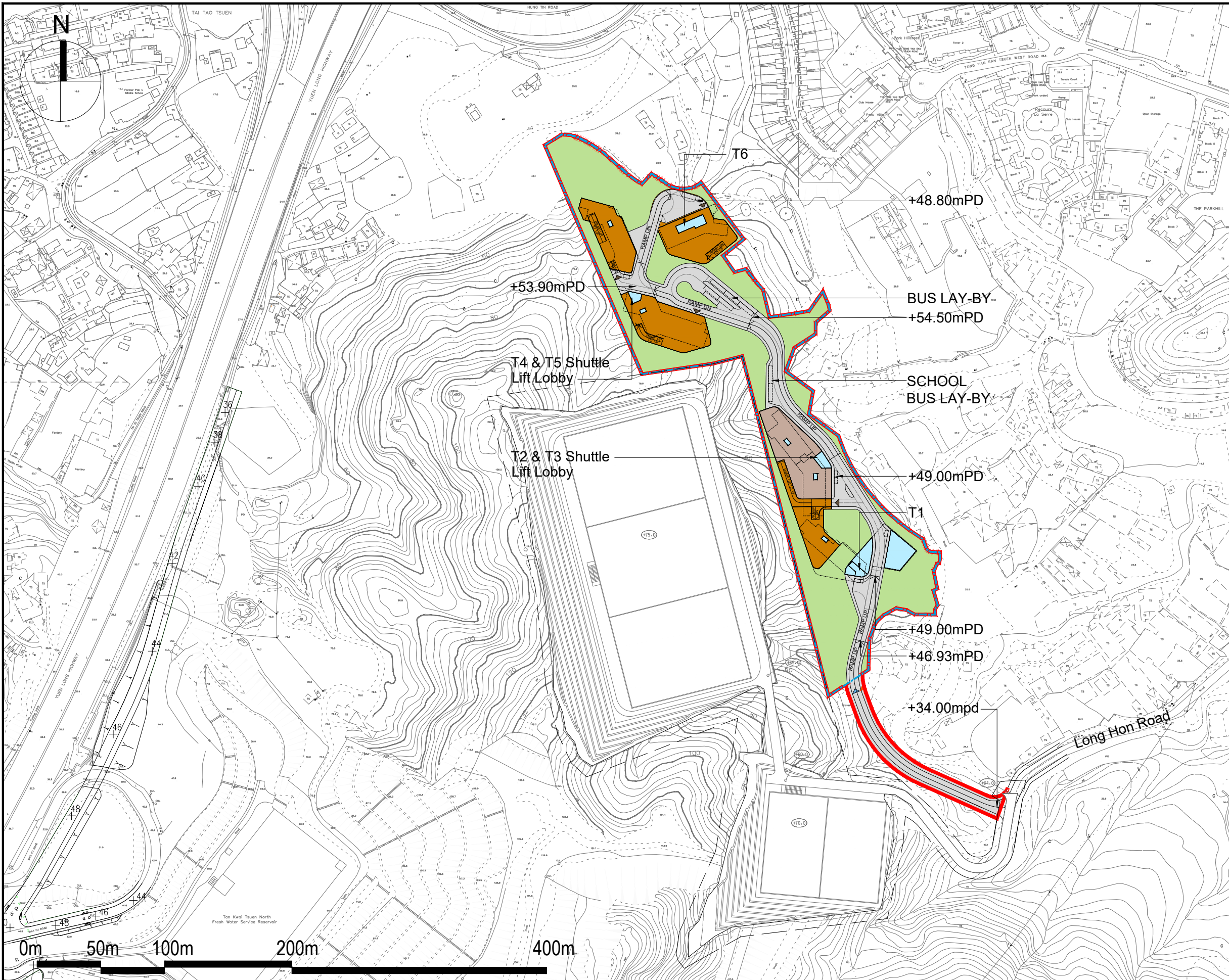
Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Car Park/ Commercial
- EVA / Access Road / Ramp
- Landscape Area
- Vehicular Entrance
- Pedestrian Entrance
- Car Park Entrance
- 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.

Indicative Layout Plan





Legend:

- Application Site Boundary
- Development Site Boundary
- Lobby / Clubhouse
- Car Park
- Commercial
- EVA / Access Road / Ramp
- Landscape Area
- Vehicular entrance
- Pedestrian entrance
- Car Park Entrance

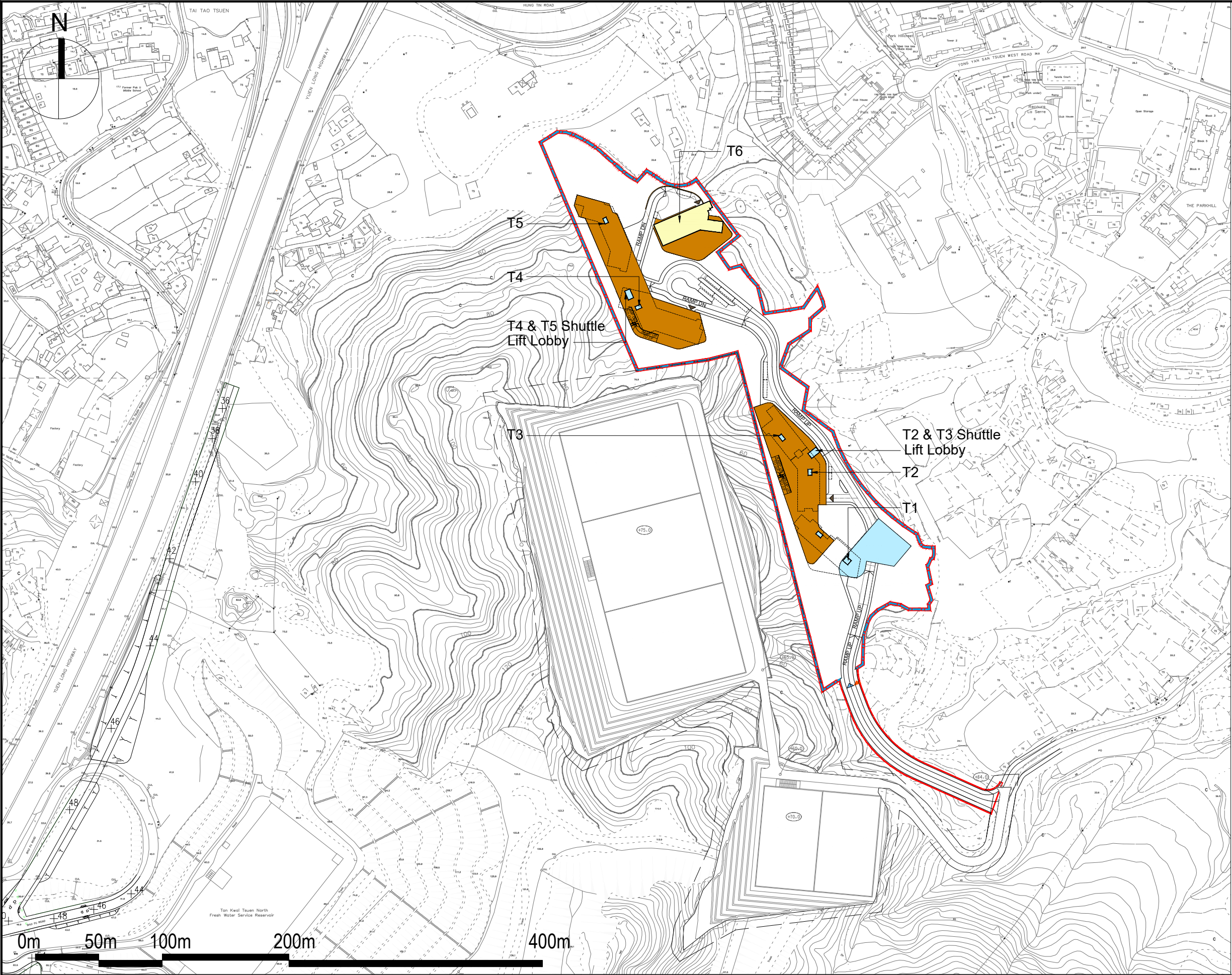
Proposed Residential Development ,Tong Yan San Tsuen, Yuen Long, N.T.
- S12A Planning Application

申請編號 Application No. : Y / YL - TYST / 10
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This page is extracted from applicant's submitted documents.

Indicative Ground Floor Plan

LWK
+PARTNERS

JUN 2025
1:3000 (A3)



Legend:

Application Site Boundary

Development Site Boundary

Residential

Lobby / Clubhouse

Car Park

- Remarks
1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.

2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).

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

JUN 2025
1:3000 (A3)

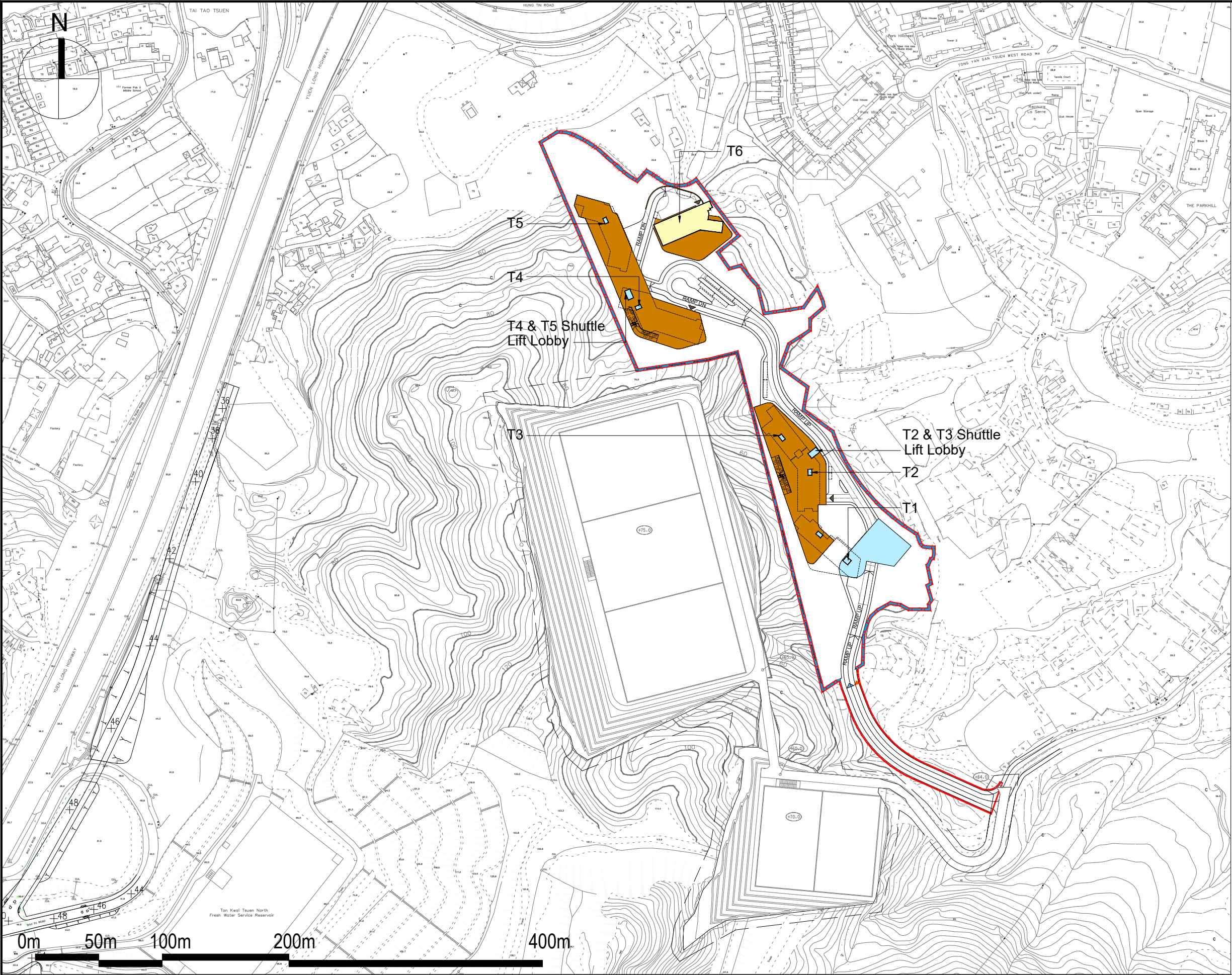
申請編號 Application No. : Y / YL - TYST / 10

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Indicative 1st Floor Plan

LWK
+PARTNERS



Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

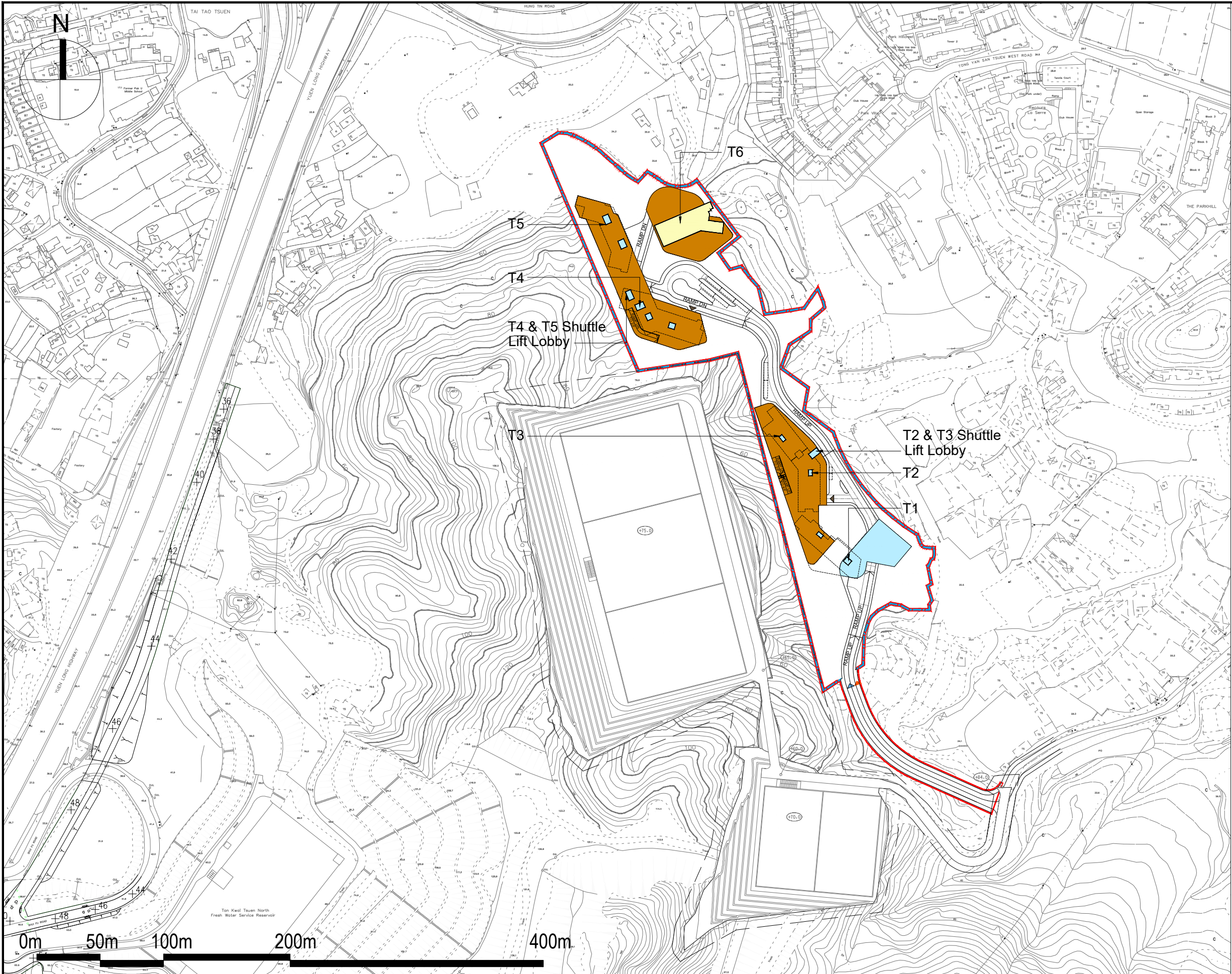
- Remarks
- All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
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 - "Commercial uses" include 'Shop and Services', 'Eating Place, 'School' (Includes nursery, kindergarten, computer, 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

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Indicative 2nd Floor Plan





Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

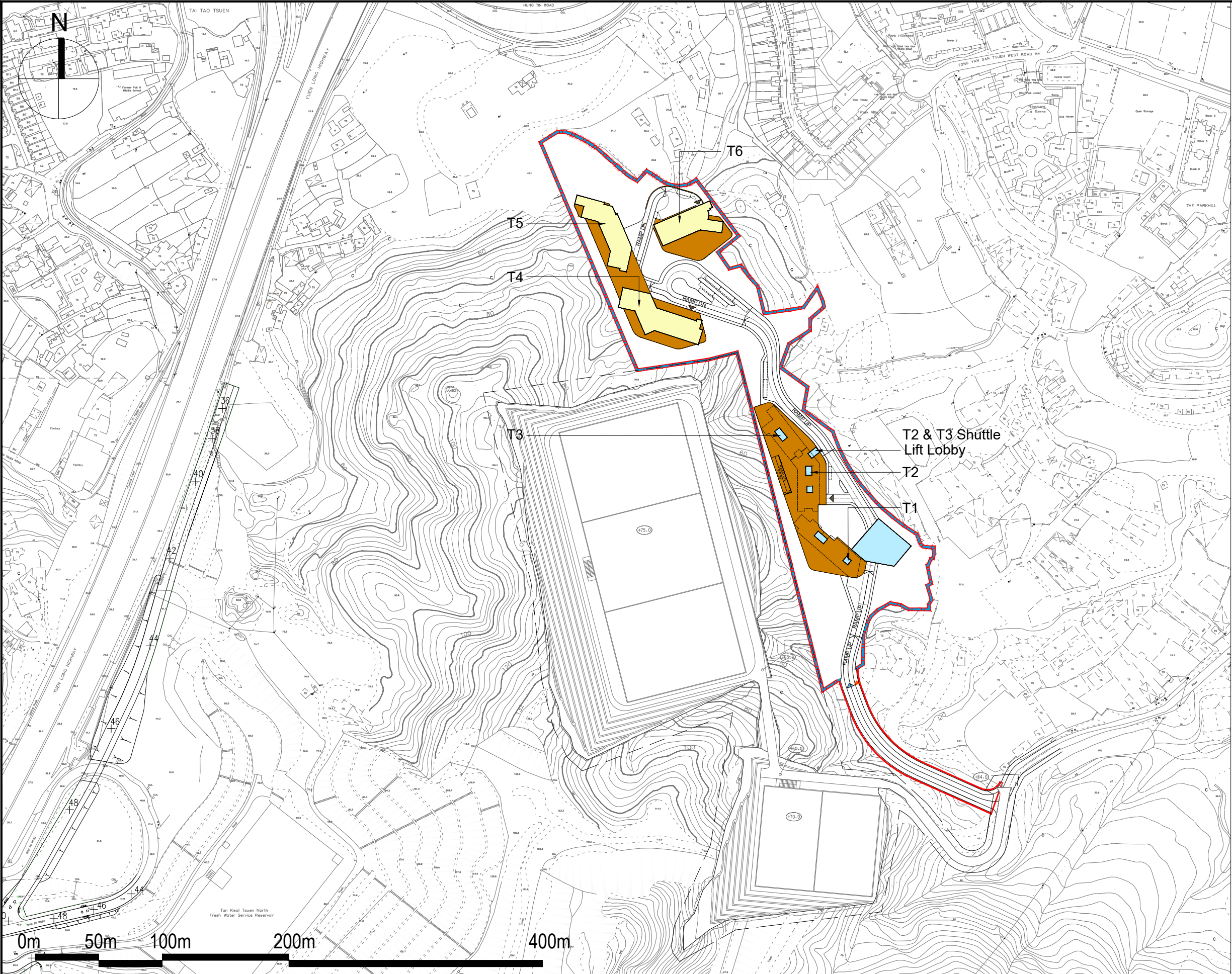
- Remarks
- All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.
 - No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
 - "Commercial 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

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Indicative 3rd Floor Plan

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Legend:

- Application Site Boundary
- Development Site Boundary
- Residential
- Lobby / Clubhouse
- Car Park

- Remarks
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 - No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).
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Proposed Residential Development ,Tong Yan San Tsuen, Yuen Long, N.T.
- S12A Planning Application

JUN 2025
1:3000 (A3)

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Indicative 4th Floor Plan

LWK
+PARTNERS

Legend:

Development Site Boundary

Residential

Lobby / Clubhouse

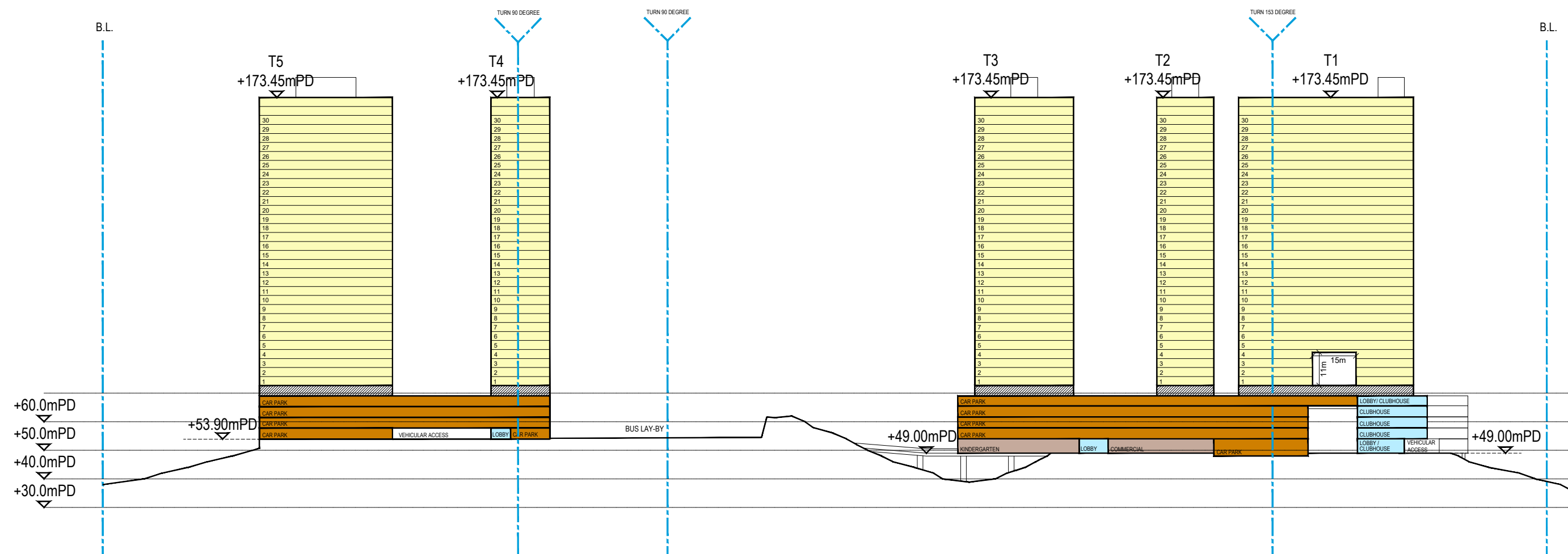
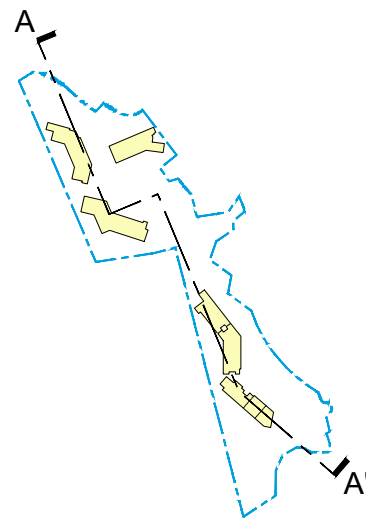
Commercial

Carpark

- Remarks
1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.

2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).

3. "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.



Indicative Section A



Legend:

Development Site Boundary

Residential

Lobby / Clubhouse

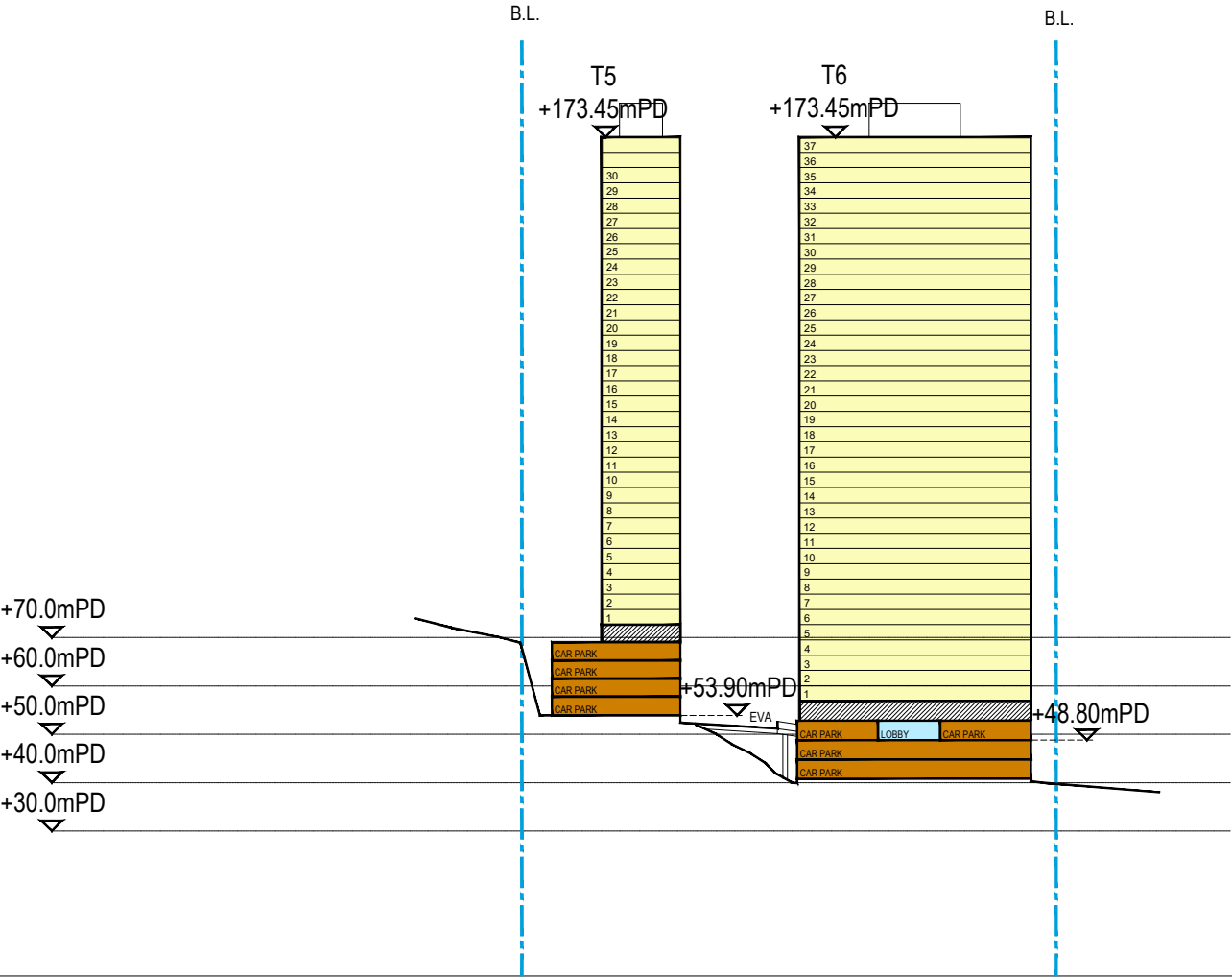
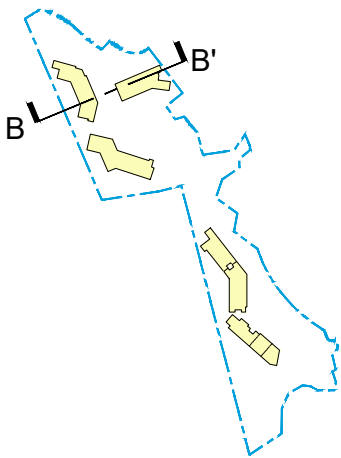
Commercial

Carpark

- Remarks
1. All spot levels marked on the building structures (including towers, clubhouse and etc.) refer to the main roof levels.

2. No. of storeys marks on plans show the no. of domestic storeys of residential towers (excluding lobby, clubhouse, transfer plate, refuge floor and basements).

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

JUN 2025
1:1500 (A3)

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Indicative Section B

LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- EXISTING SLOPE
- PROPOSED RETAINED TREE GROUP (84nos.)
- PROPOSED RETAINED TREE (2nos.)
- PROPOSED TRANSPLANTED TREE (1nos.)
- PROPOSED NEW TREES (529nos.)
- PROPOSED ROADSIDE TREES ALONG ACCESS ROAD OUTSIDE DEVELOPMENT SITE BOUNDARY BUT WITHIN APPLICATION SITE BOUNDARY (24nos., subject to TD's comments)
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- HARD LANDSCAPE AREA
- VEHICULAR ACCESS
- CHILDREN'S PLAYGROUND / FITNESS AREA
- WATER FEATURE
- +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.

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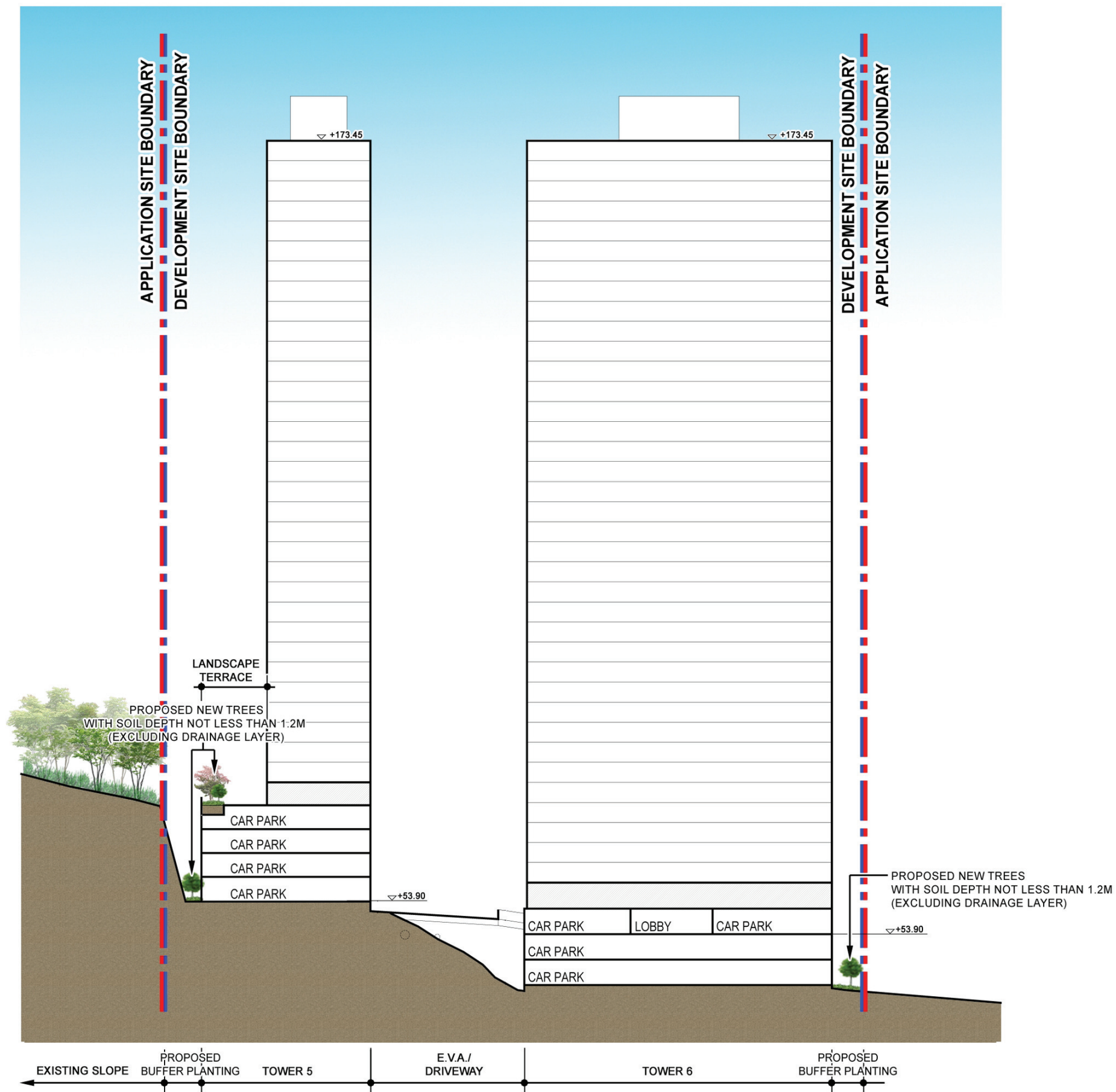


0m 10m 30m 50m 75m 150m
 SCALE : 1:1500 (A2)
 1:3000 (A3)



S12A Planning Application for Proposed Amendments to the Tong Yan San Tsuen Outline Zoning Plan to Rezone "Green Belt" Zone with Minor Portions of "Residential (Group B)1", "Residential (Group C)", "Residential (Group D)" and "Open Space" Zones to "Residential (Group B)4" and "Road" Zones at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Master Plan - Site B
 Dwg. No. : 2022211-SB-LMP-01d
 Date : JUL 2023
 (A2-size)

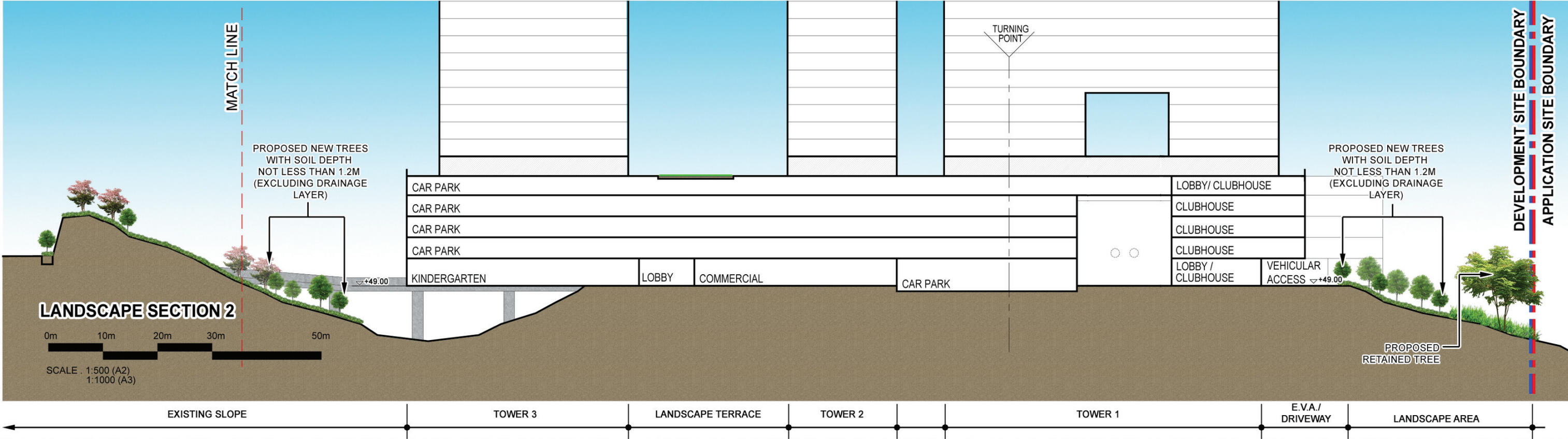
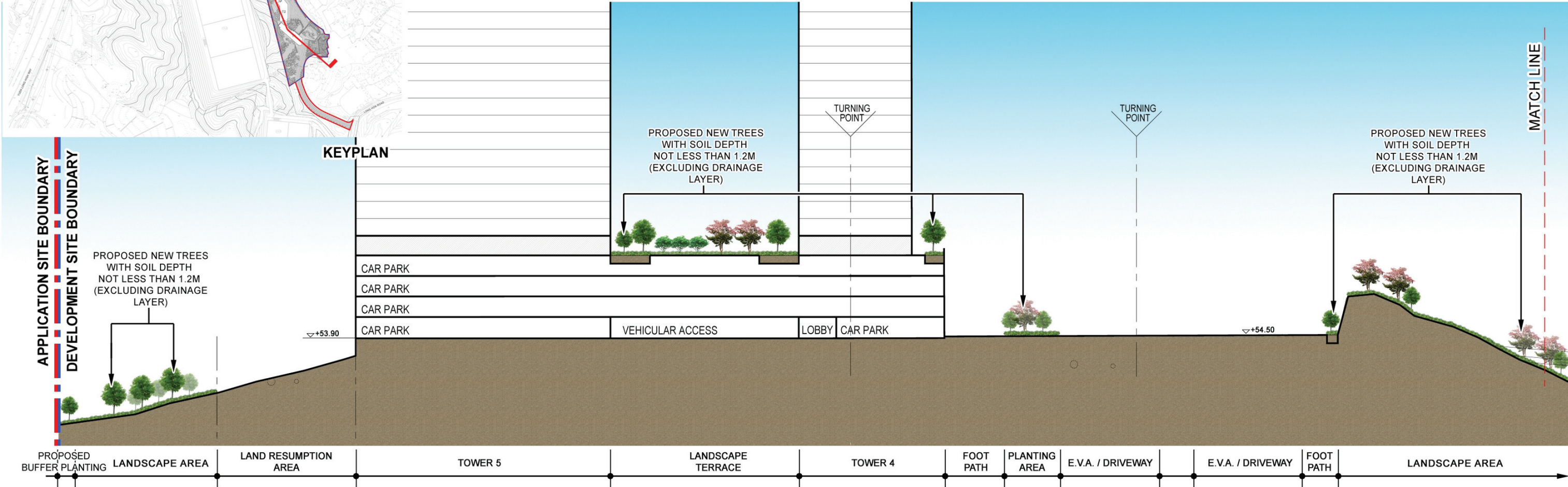


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LANDSCAPE SECTION 1
0m 10m 20m 30m 50m
SCALE : 1:500 (A2)
1:1000 (A3)

S12A Planning Application for Proposed Amendments to the Tong Yan San Tsuen Outline Zoning Plan to Rezone "Green Belt" Zone with Minor Portions of "Residential (Group B)1", "Residential (Group C)", "Residential (Group D)" and "Open Space" Zones to "Residential (Group B)4" and "Road" Zones at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Section 1 - Site B
Dwg. No. : 2022211-SB-SEC-01b
Date : JUL 2025
(A2-size)



S12A Planning Application for Proposed Amendments to the Tong Yan San Tsuen Outline Zoning Plan to Rezone "Green Belt" Zone with Minor Portions of "Residential (Group B)1", "Residential (Group C)", "Residential (Group D)" and "Open Space" Zones to "Residential (Group B)4" and "Road" Zones at Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Landscape Section 2 - Site B
Dwg. No. : 2022211-SB-SEC-02c
Date : JUL 2025
(A2-size)