

**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 10.4.2026
因應於 2026 年 4 月 10 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 RP (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 小分段餘段(部分)和毗連政府土地		
Site area 地盤面積	About 約 46,560 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,358 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 174	mPD 米(主水平基準上)
		19 - 22 2 1	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層
	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 169	mPD 米(主水平基準上)
		Not more than 不多於 27 2 1 3	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層 Podium 平台
Site coverage 上蓋面積	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 單位數目	About 約 2,893 Flats 住宅單位		
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		41
	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
	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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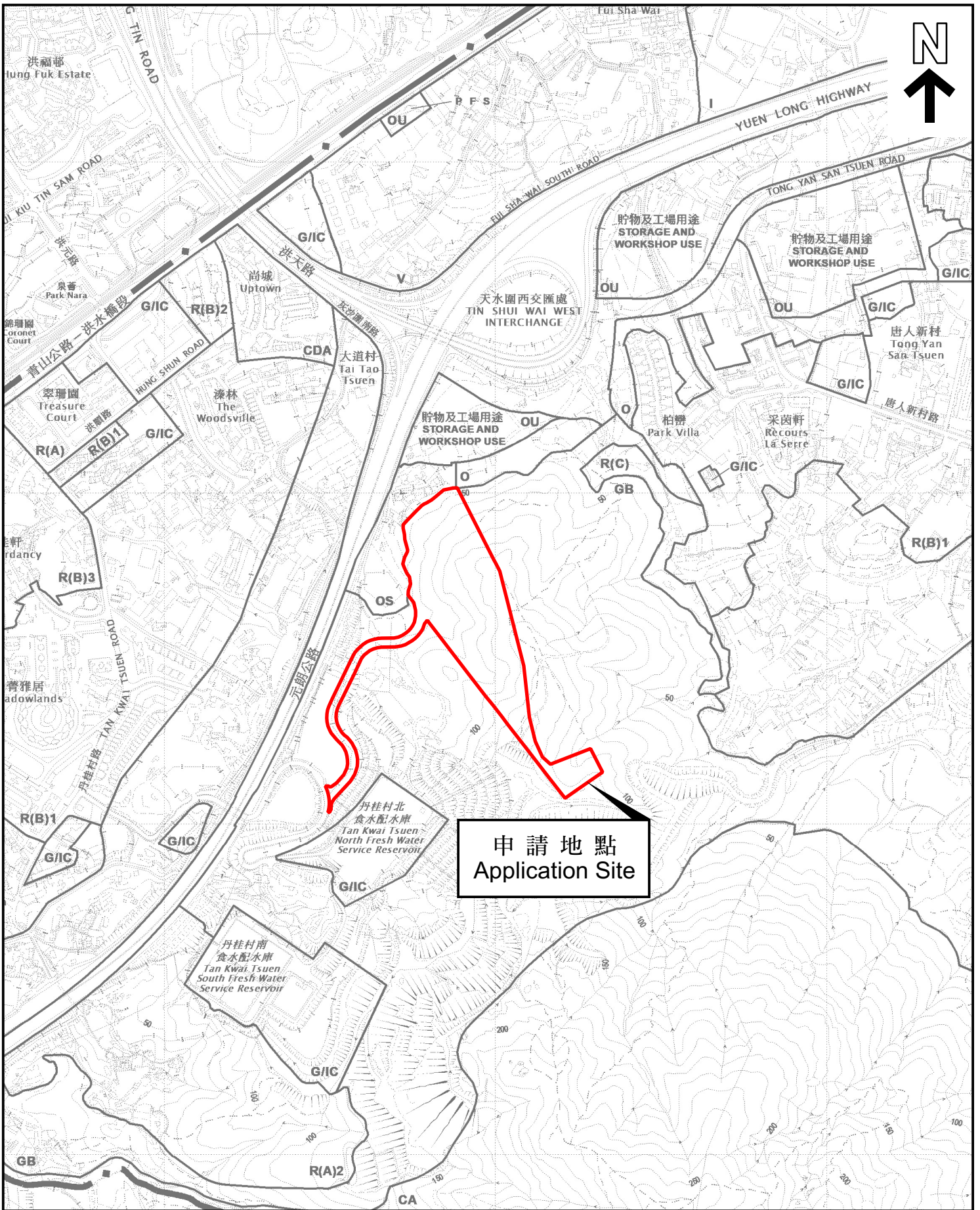
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Visual illustrations of proposed access road 擬議通道的圖解</u>		
<u>Plans illustrating the surrounding context and landscape compatibility of the proposed development 顯示周邊環境與景觀協調性的圖則</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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>Ecological impact assessment 生態影響評估</u>		
<u>Air ventilation assessment (expert evaluation) 空氣流通影響評估（專家評估報告）</u>		
<u>Geotechnical planning review report 岩土規劃檢討報告</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。

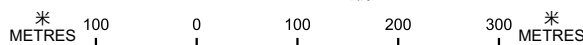


申請地點
Application Site

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

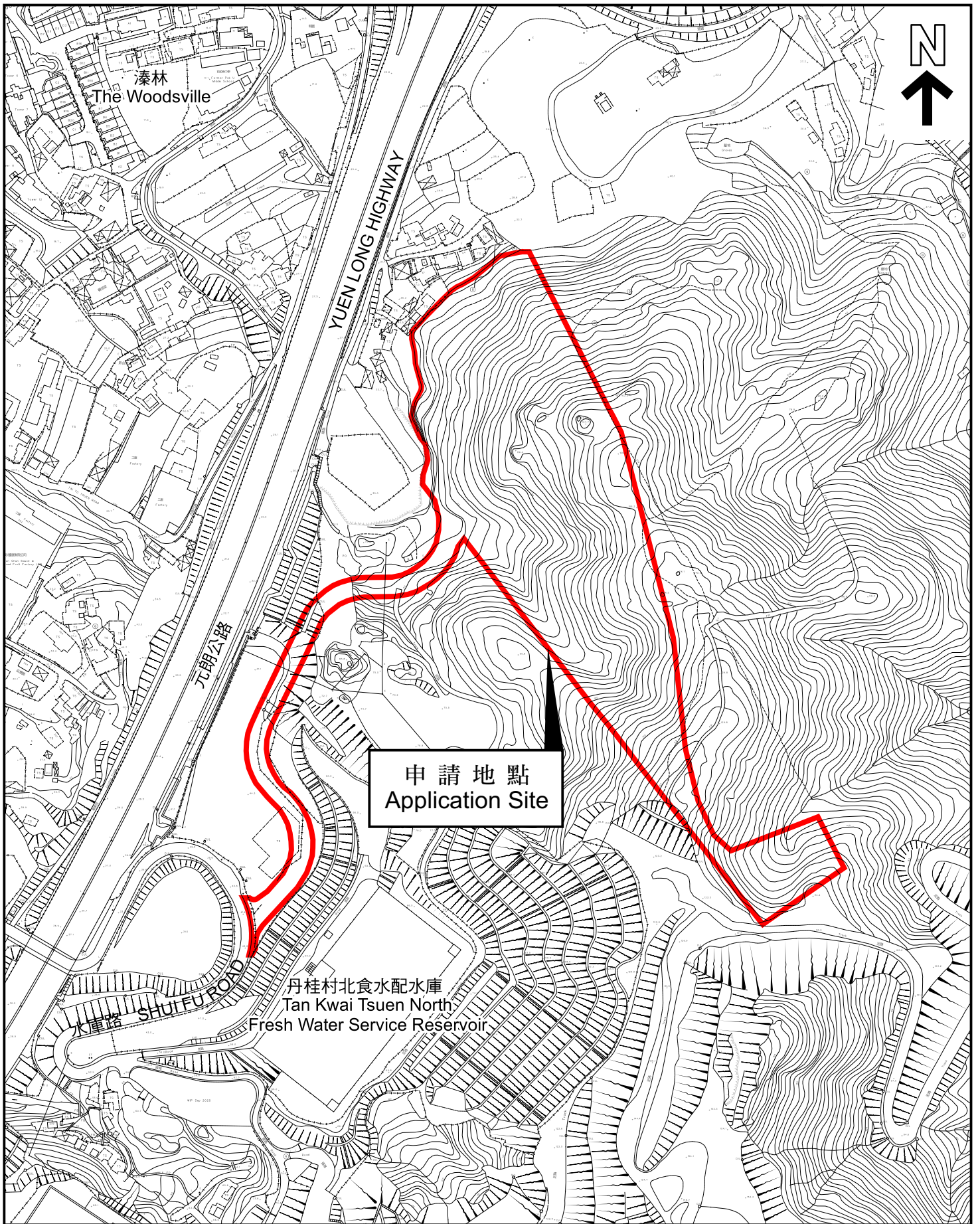
SCALE 1:7 500 比例尺



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**

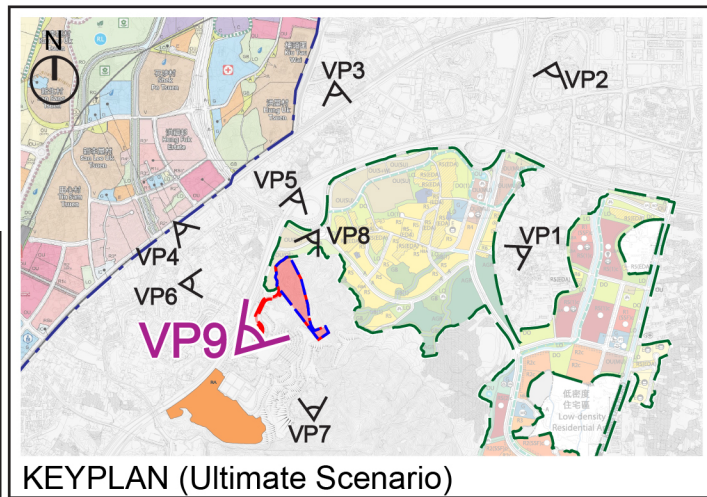
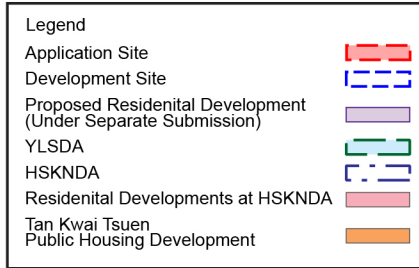
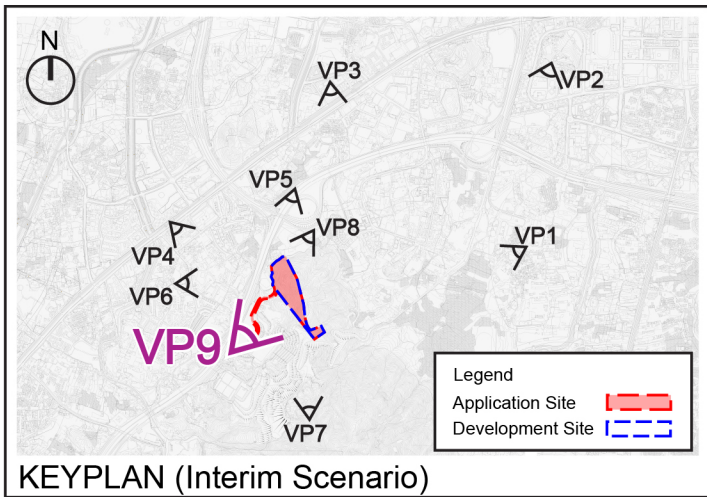
備註 Remarks

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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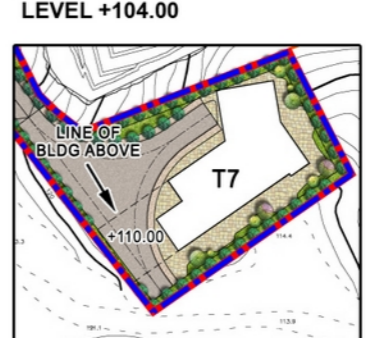
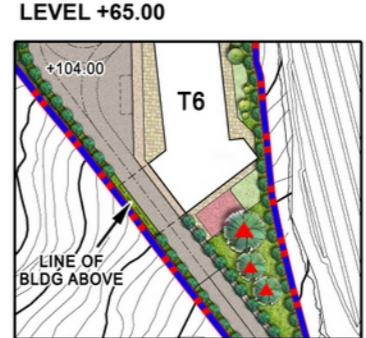
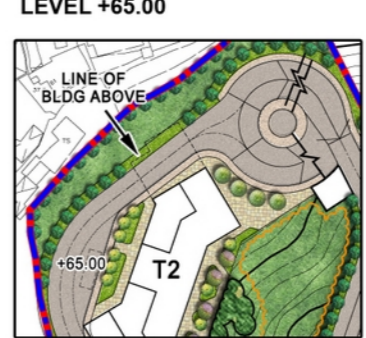
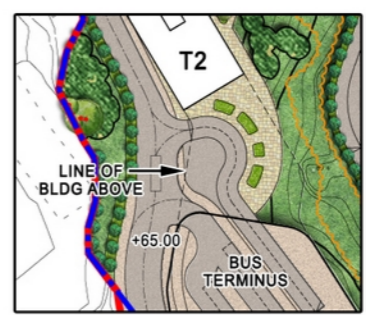
Existing Condition



Proposed Scheme - Interim Scenario

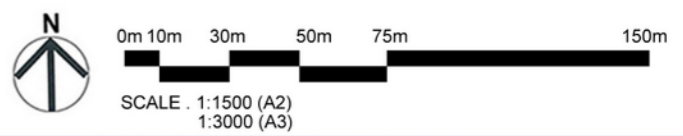


Proposed Scheme - Ultimate Scenario






- 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

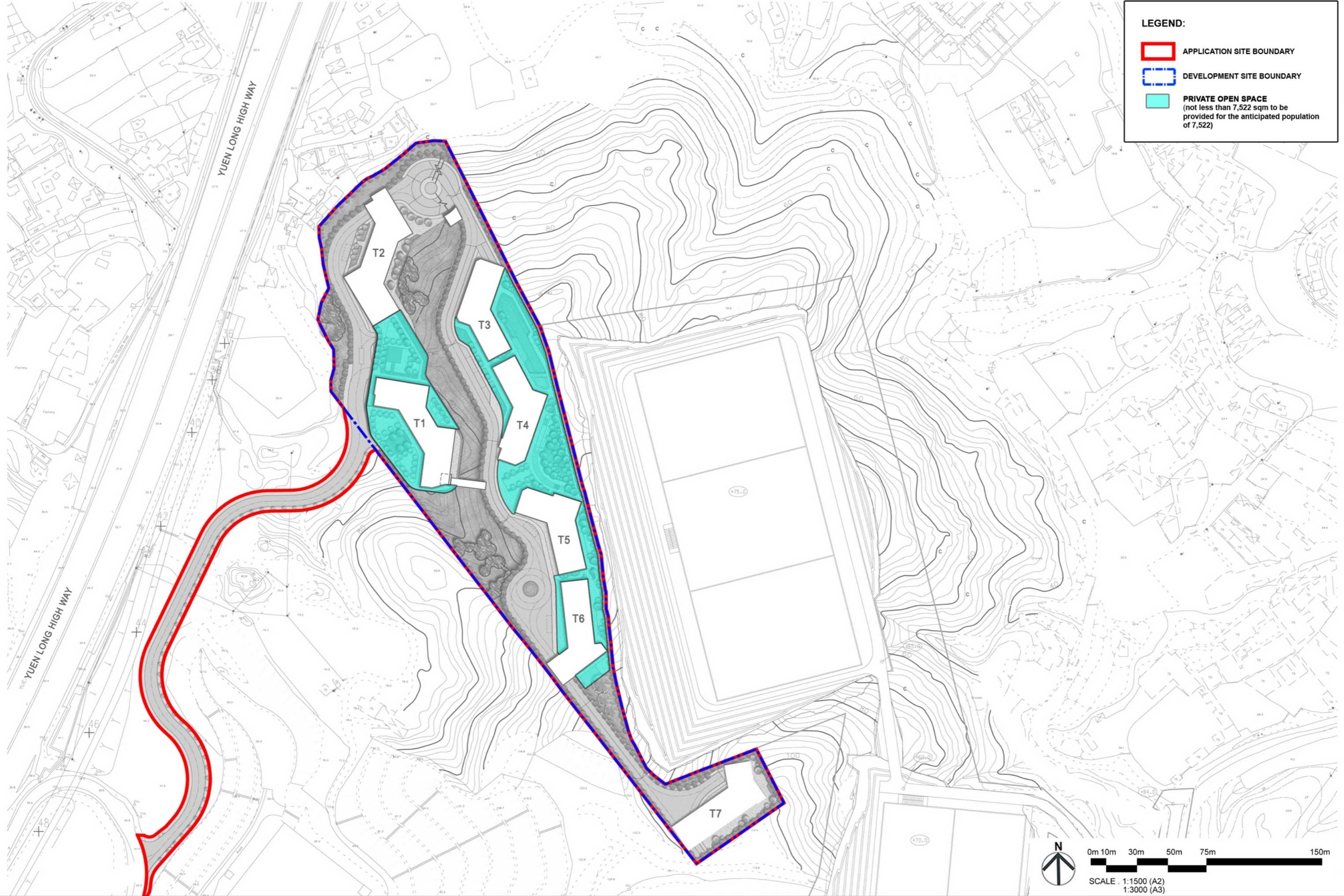
REMARKS:
 Include uses for 'Shop and Services', 'Eating Place', 'School' (Includes nursery, kindergarten, computer, commercial and tutorial schools, technical institutes, art school, ballet, other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, 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

LEGEND:

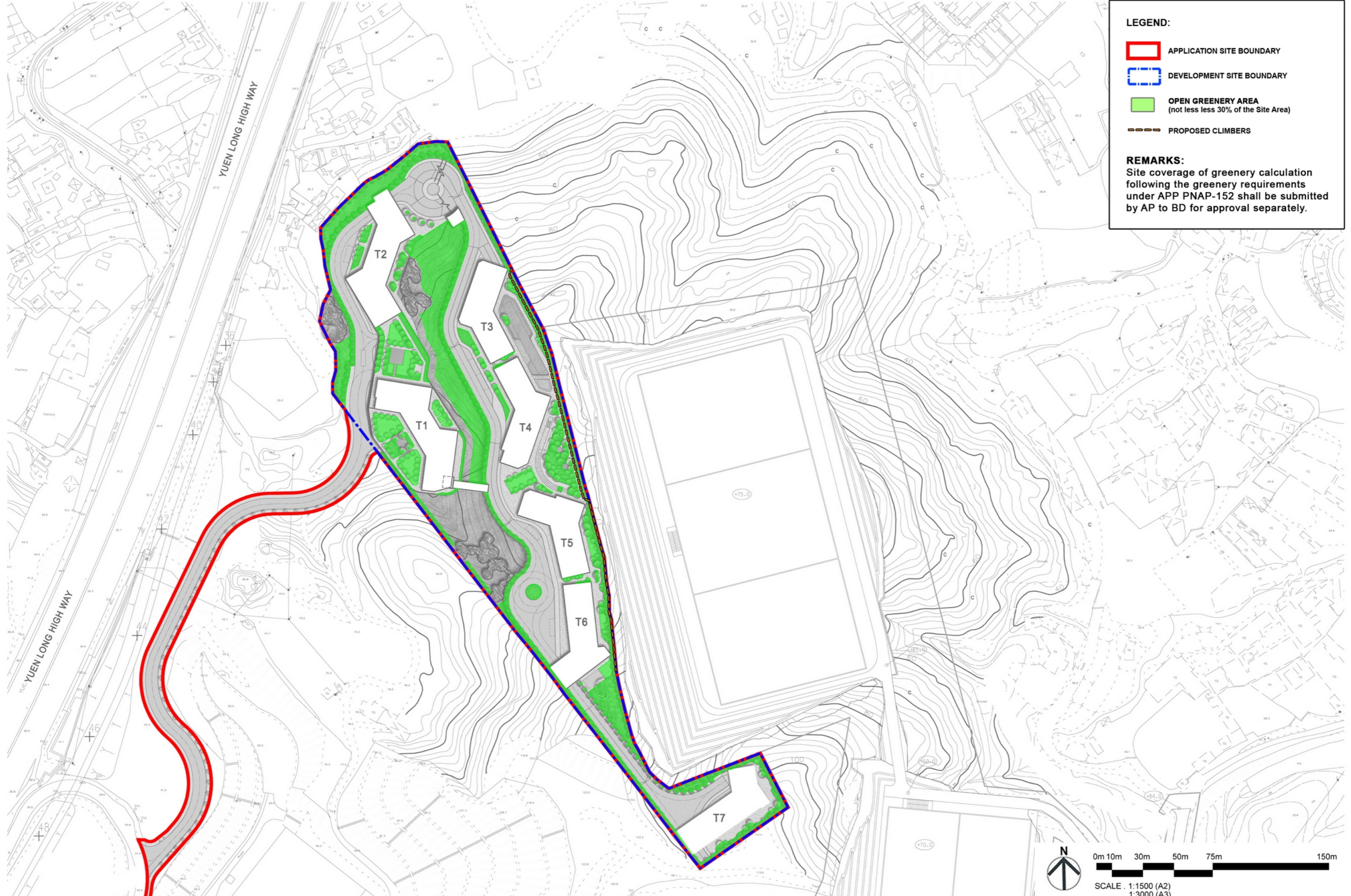
-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  PRIVATE OPEN SPACE
(not less than 7,522 sqm to be provided for the anticipated population of 7,522)



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)

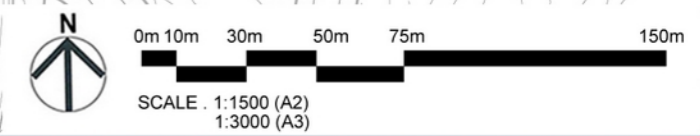
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LEGEND:

- 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.



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

Greenery Demarcation Plan - Site A
 Dwg. No. : 2022211-SA-GDP-01a
 Date : NOV 2025
 (A2-size)

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