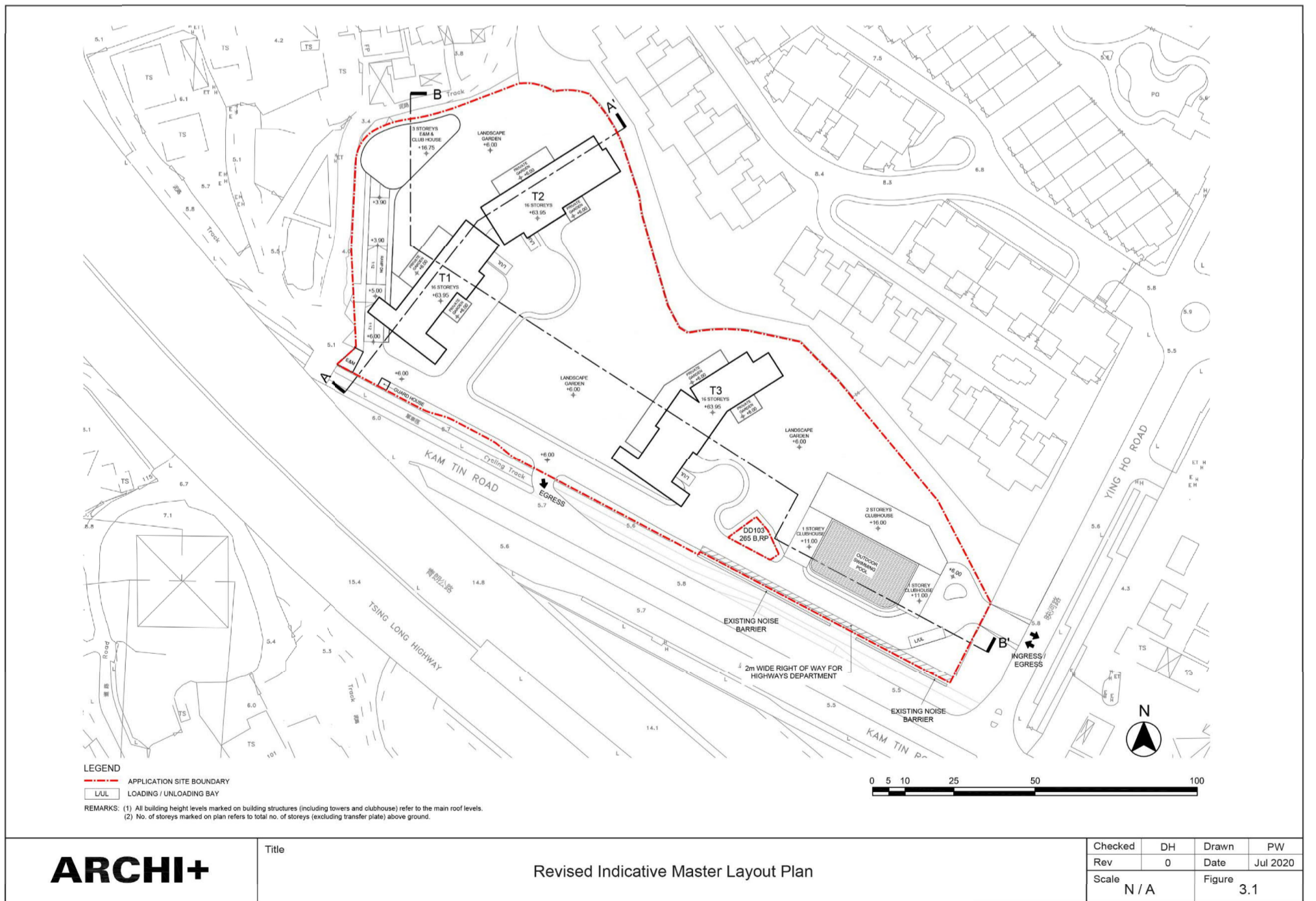


申請編號 APPLICATION No. AYL-KTN/647

(摘錄自申請人於 19.7.2019 提交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 19.7.2019)

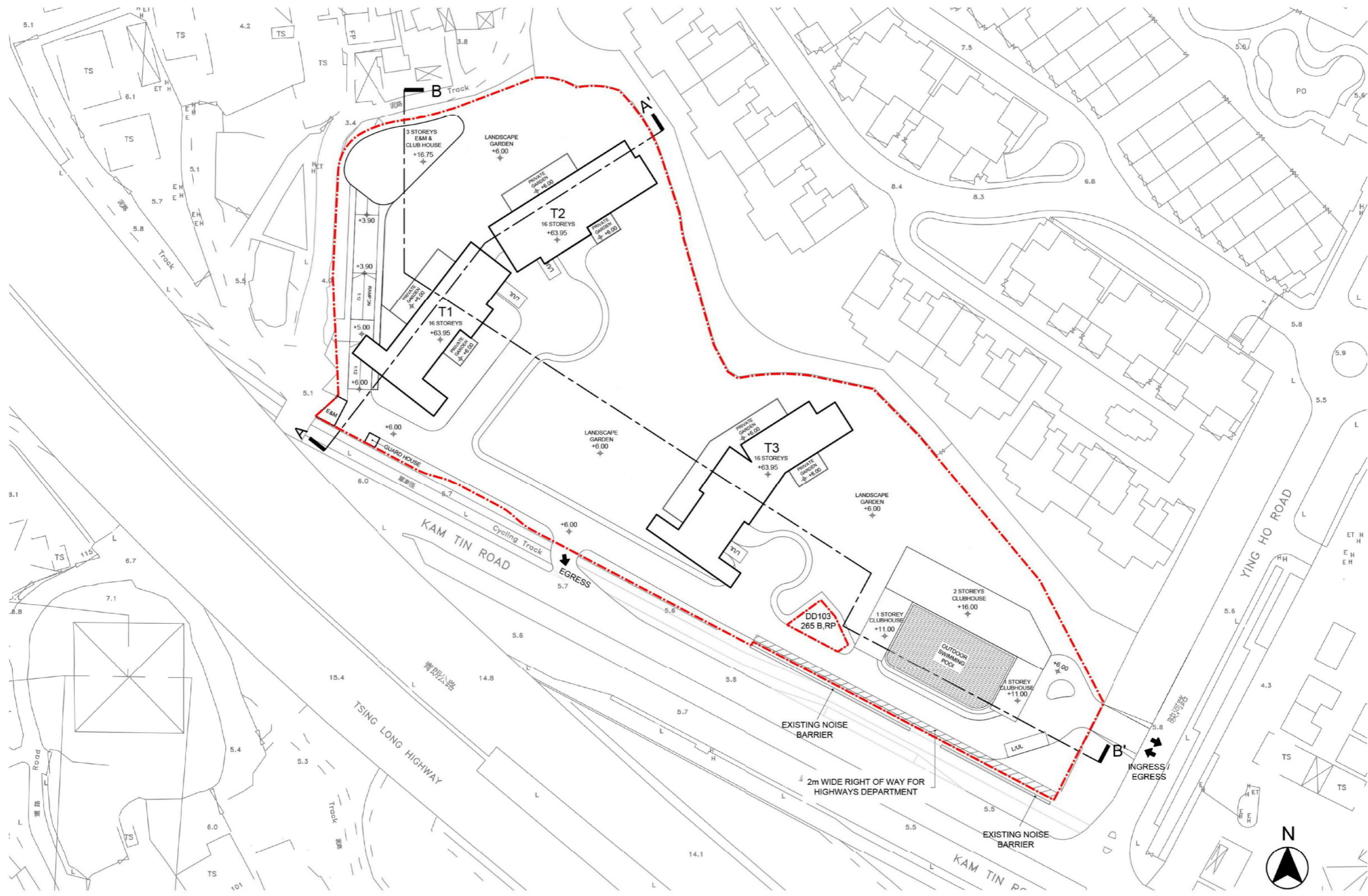


申請編號 APPLICATION No. AYL-KTN/698

(摘錄自申請人於 31.7.2020 提交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 31.7.2020)

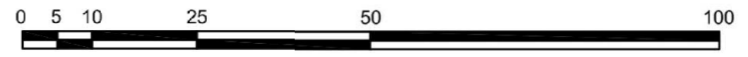
參考編號  
REFERENCE No.  
AYL-KTN/698

繪圖 DRAWING  
A-1



**LEGEND**  
 - - - APPLICATION SITE BOUNDARY  
 LUL LOADING / UNLOADING BAY

**REMARKS:** (1) All building height levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 (2) No. of storeys marked on plan refers to total no. of storeys (excluding transfer plate) above ground.



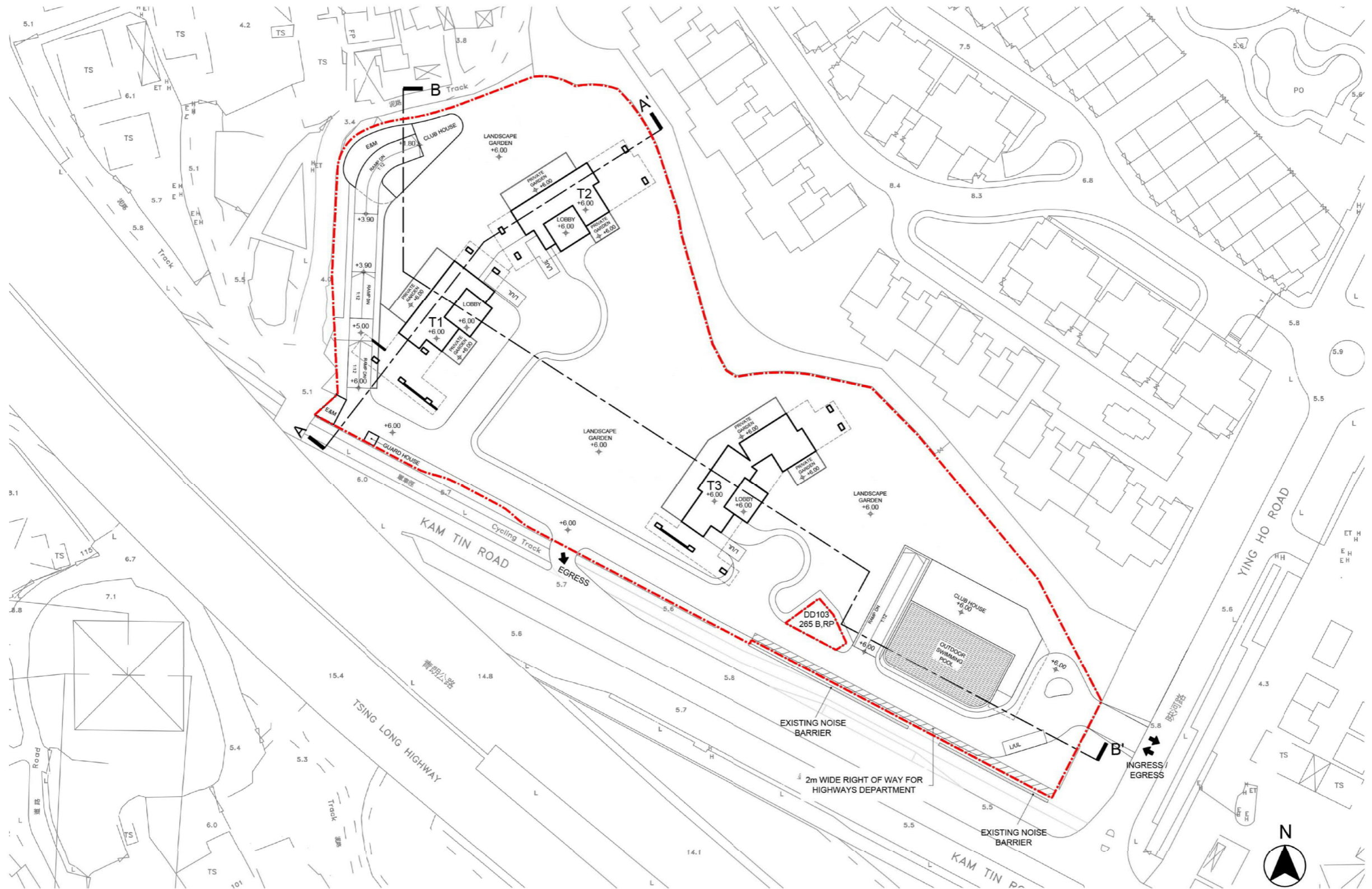
**ARCHI+**

Title  
 Revised Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	N/A		Figure 3.1

(摘錄自申請人於 31.7.2020 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 31.7.2020)

參考編號 REFERENCE No. AYL-KTN/698	繪圖 DRAWING A-2
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**LEGEND**  
 - - - APPLICATION SITE BOUNDARY  
 LUL LOADING / UNLOADING BAY

**REMARKS:** (1) All building height levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 (2) No. of storeys marked on plan refers to total no. of storeys (excluding transfer plate) above ground.

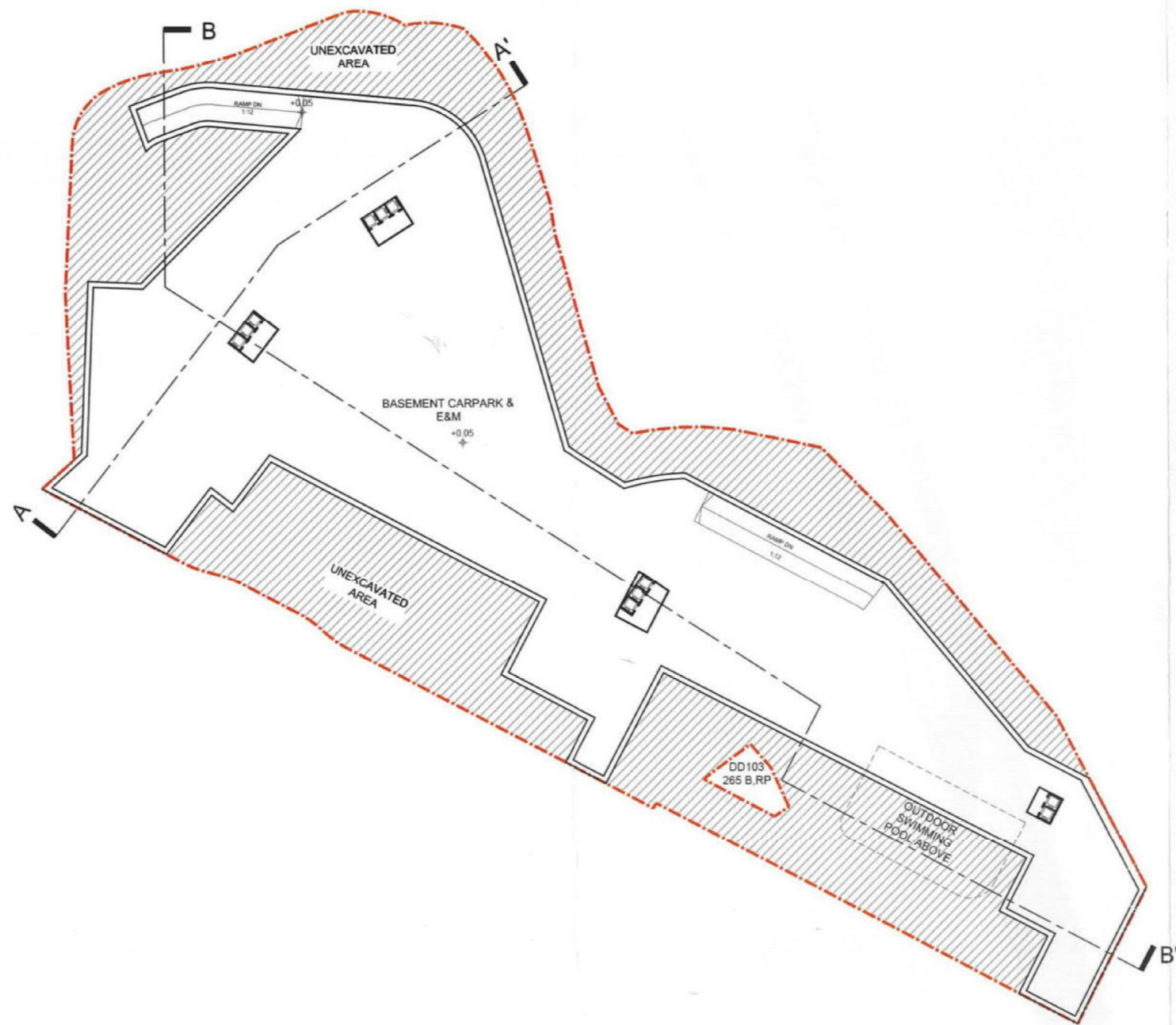
**ARCHI+**

Title  
 Revised Indicative Ground Floor Plan

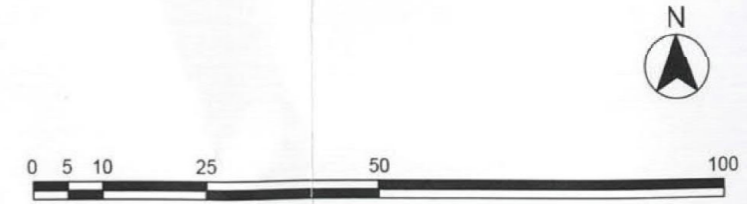
Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	N / A	Figure	3.2

(摘錄自申請人於 31.7.2020 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 31.7.2020)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-KTN/698	A-3



**LEGEND**  
 - - - APPLICATION SITE BOUNDARY  
 ▨ UNEXCAVATED AREA



**ARCHI+**

Title

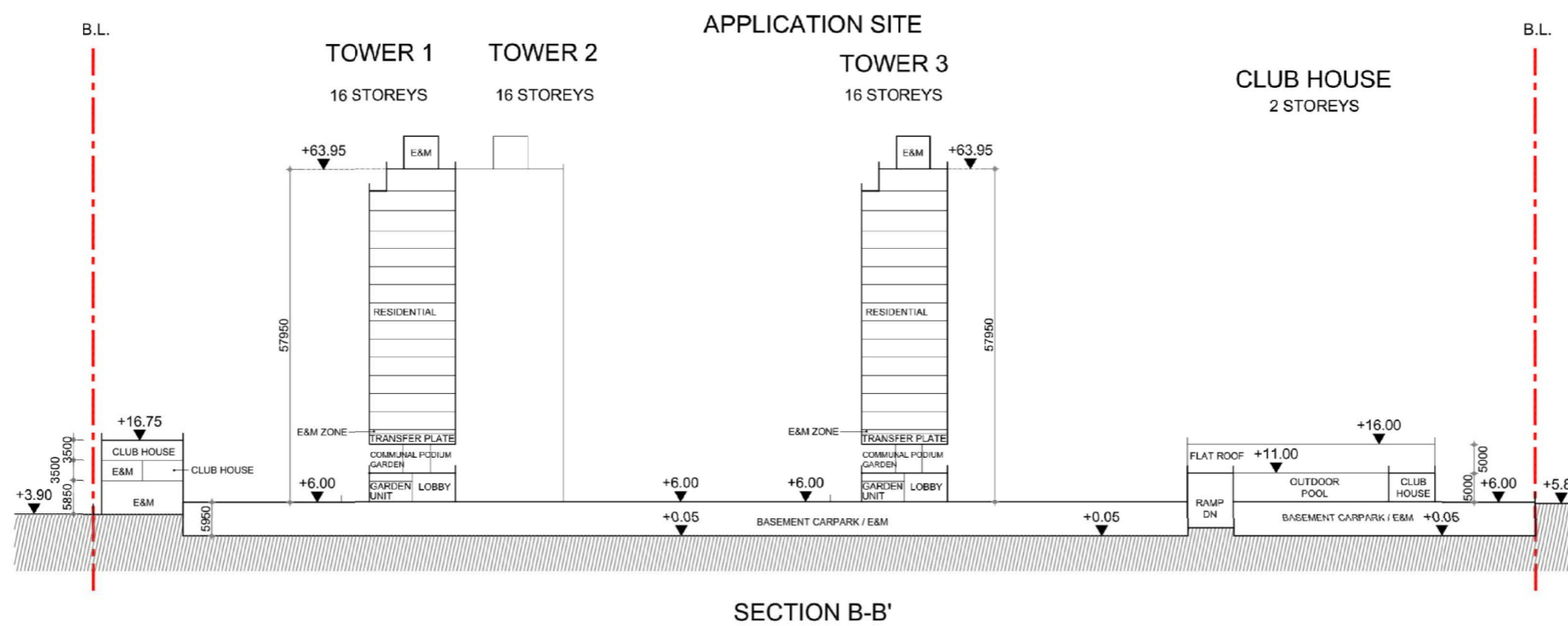
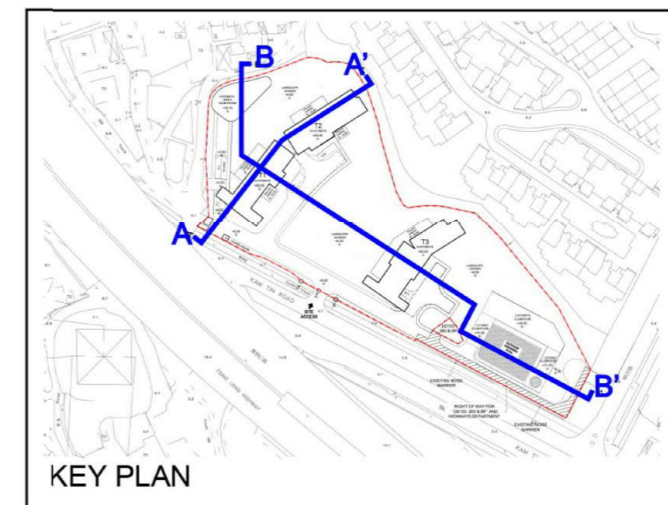
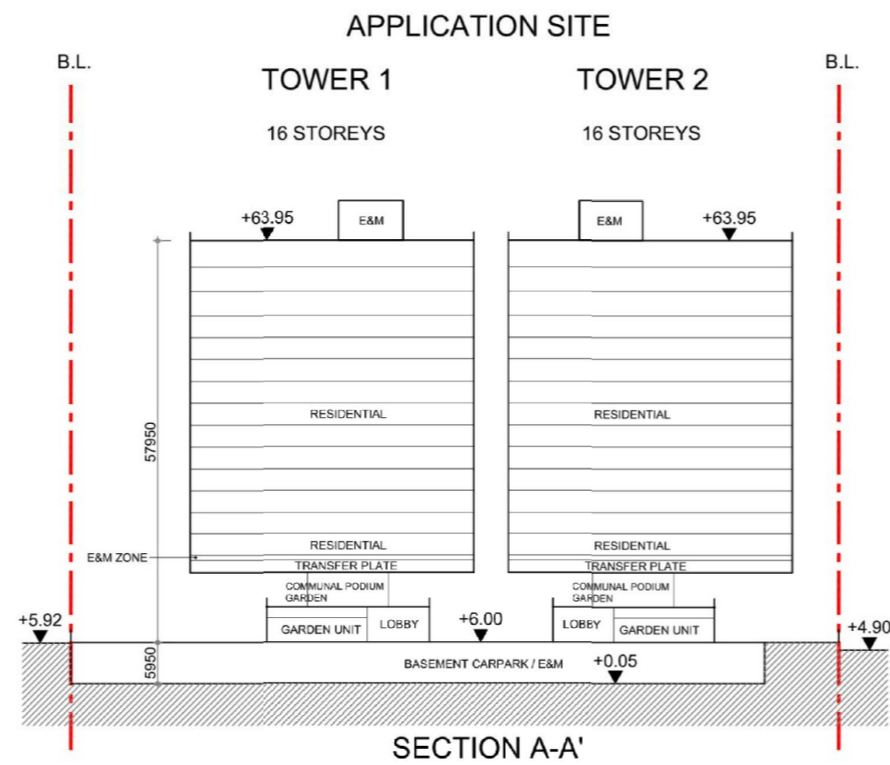
Revised Indicative Basement Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2020
Scale	N/A		Figure 3.3

(摘錄自申請人於 22.5.2020 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 22.5.2020)

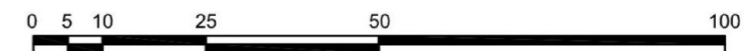
參考編號  
 REFERENCE No.  
 A/YL-KTN/698

繪圖 DRAWING  
 A-4



LEGEND  
 --- APPLICATION SITE BOUNDARY

REMARKS: (1) All building height levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 (2) No. of storeys marked on plan refers to total no. of storeys (excluding transfer plate) above ground.



**ARCHI+**

Title

Indicative Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2020
Scale	N/A		Figure 3.4

(摘錄自申請人於 22.5.2020 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 22.5.2020)

參考編號  
 REFERENCE No.  
 A/YL-KTN/698

繪圖 DRAWING  
 A-5



S16 PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO AN APPROVED RESIDENTIAL DEVELOPMENT AND MINOR RELAXATION OF MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS IN "RESIDENTIAL (GROUP E)" ZONE AT VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, HA KO PO TSUEN, KAM TIN, YUEN LONG, N.T

**FIGURE B.1**  
**LANDSCAPE MASTER PLAN**

REV. 3 JUL 2020  
SCALE 1:750 @A3

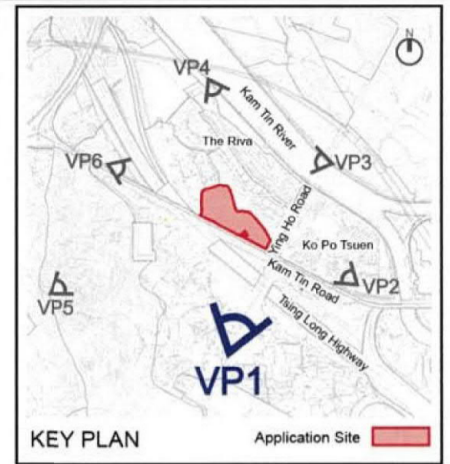


(摘錄自申請人於 31.7.2020 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 31.7.2020)

參考編號 REFERENCE No. AYL-KTN/698	繪圖 DRAWING A-6
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Existing Condition



Approved Scheme (Planning Application A/YL-KTN/647)



Proposed Scheme

**llewelyn  
davies**

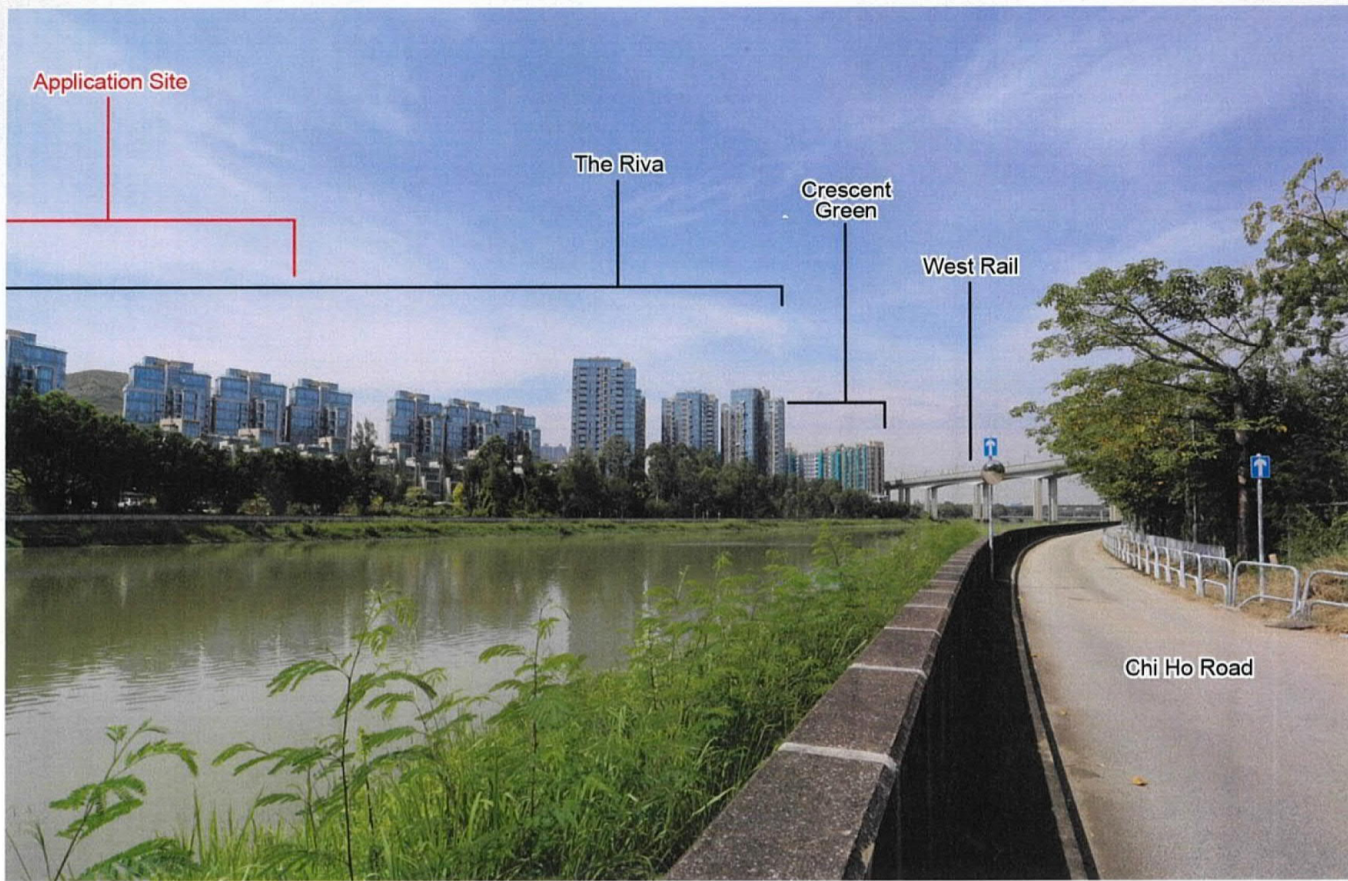
Title  
Photomontages – Viewing from Access Road Near Ko Po San Tsuen (VP1)

Checked	DH	Drawn	PW
Rev	1	Date	Jan 2020
Scale	N/A	Figure	5.1

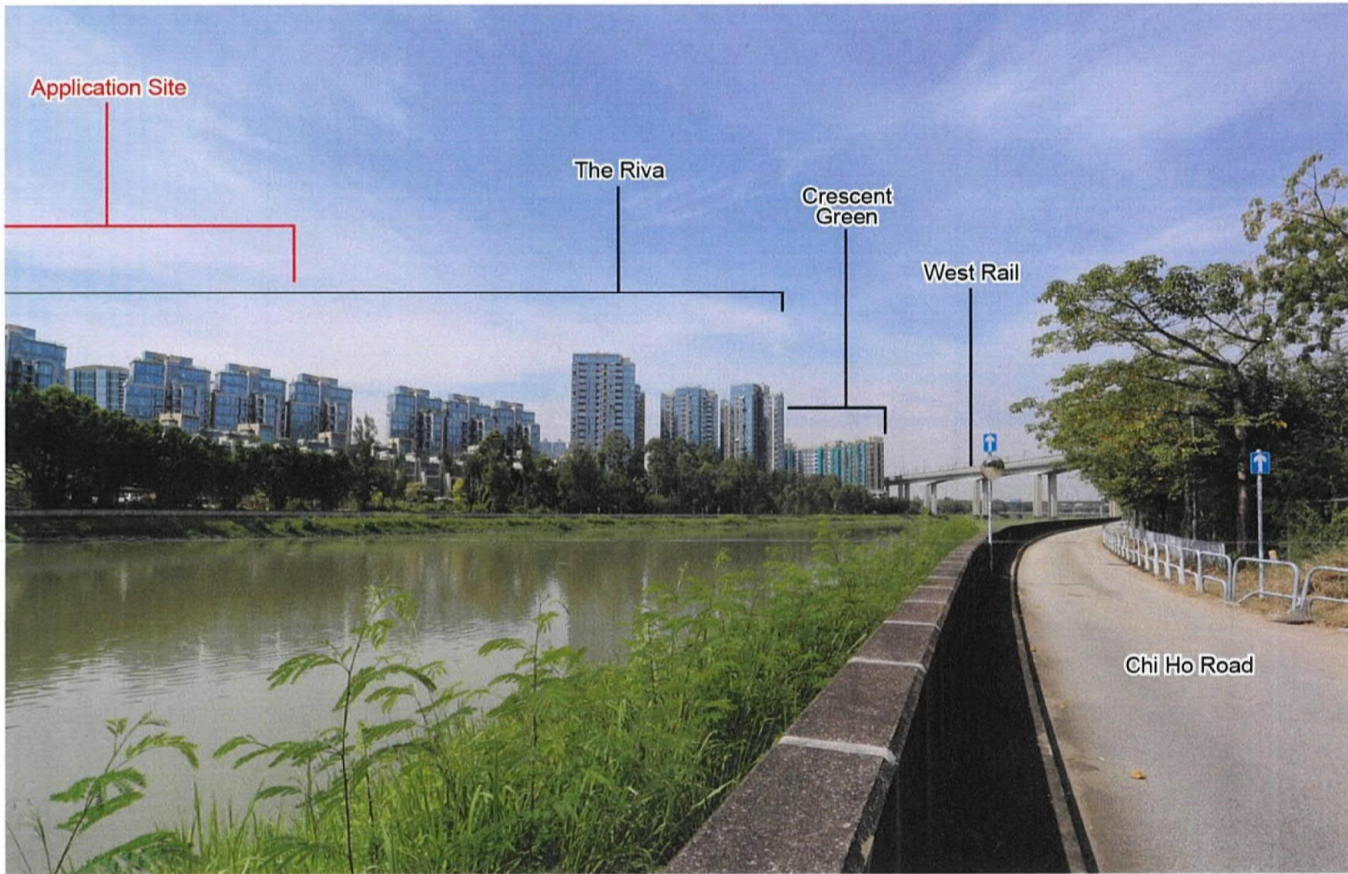
(摘錄自申請人於 26. 2. 2020 呈交的申請書)  
(Extract from Applicant's  
Submission of 26.2.2020)

參考編號  
REFERENCE No.  
A/YL-KTN/698

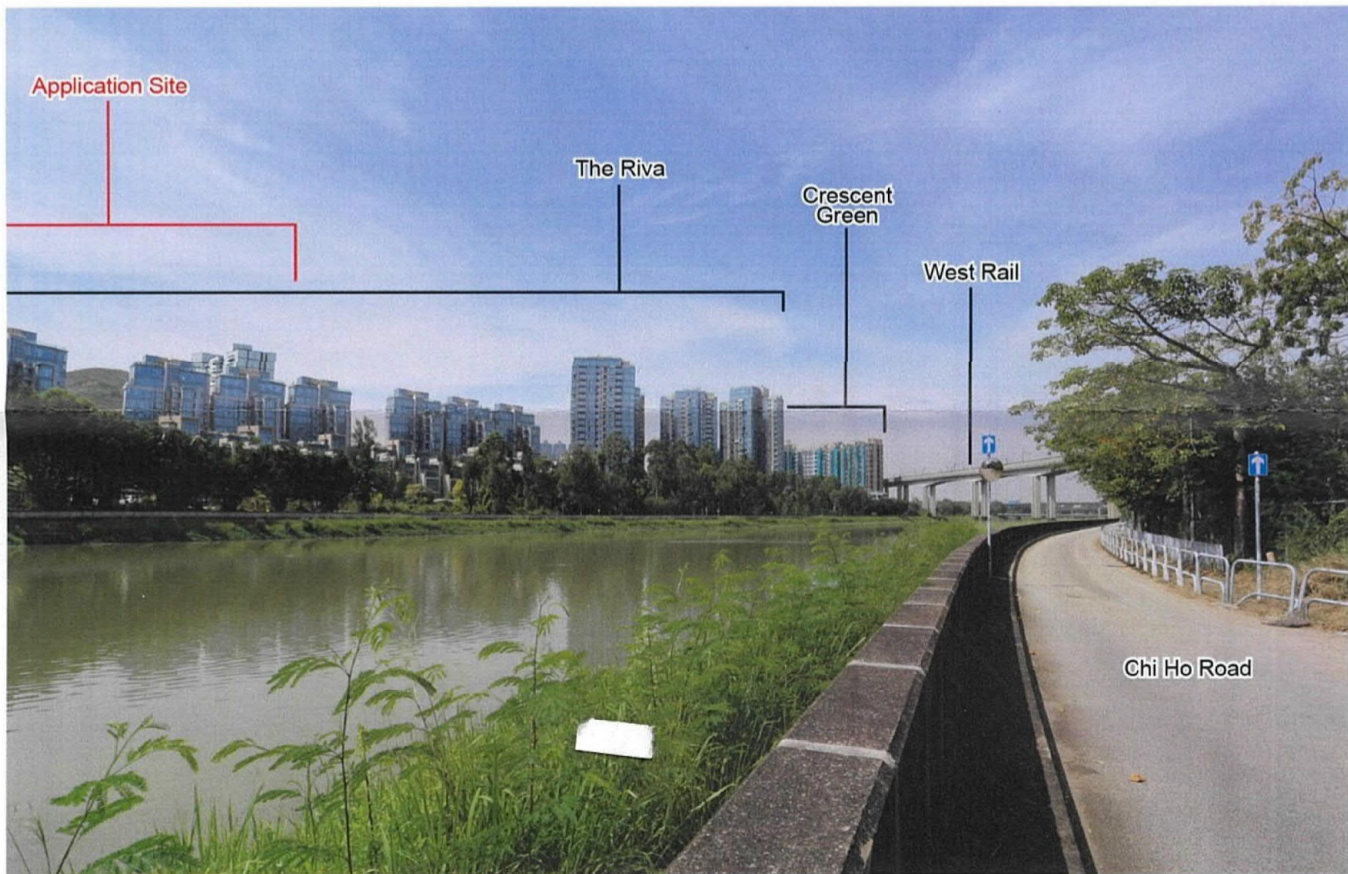
繪圖 DRAWING  
A-7



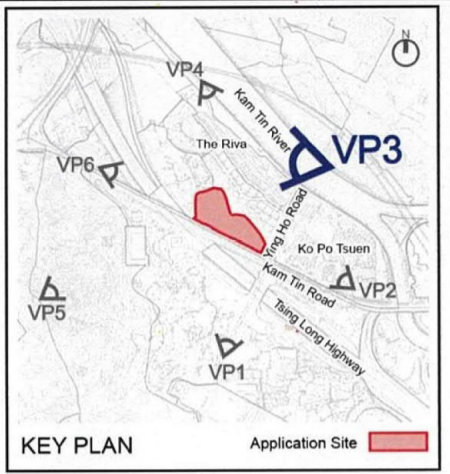
Existing Condition



Approved Scheme (Planning Application A/YL-KTN/647)



Proposed Scheme



KEY PLAN

Application Site

**llewelyn  
davies**

Title

Photomontages – Viewing from Riverside Along Chi Ho Road (VP3)

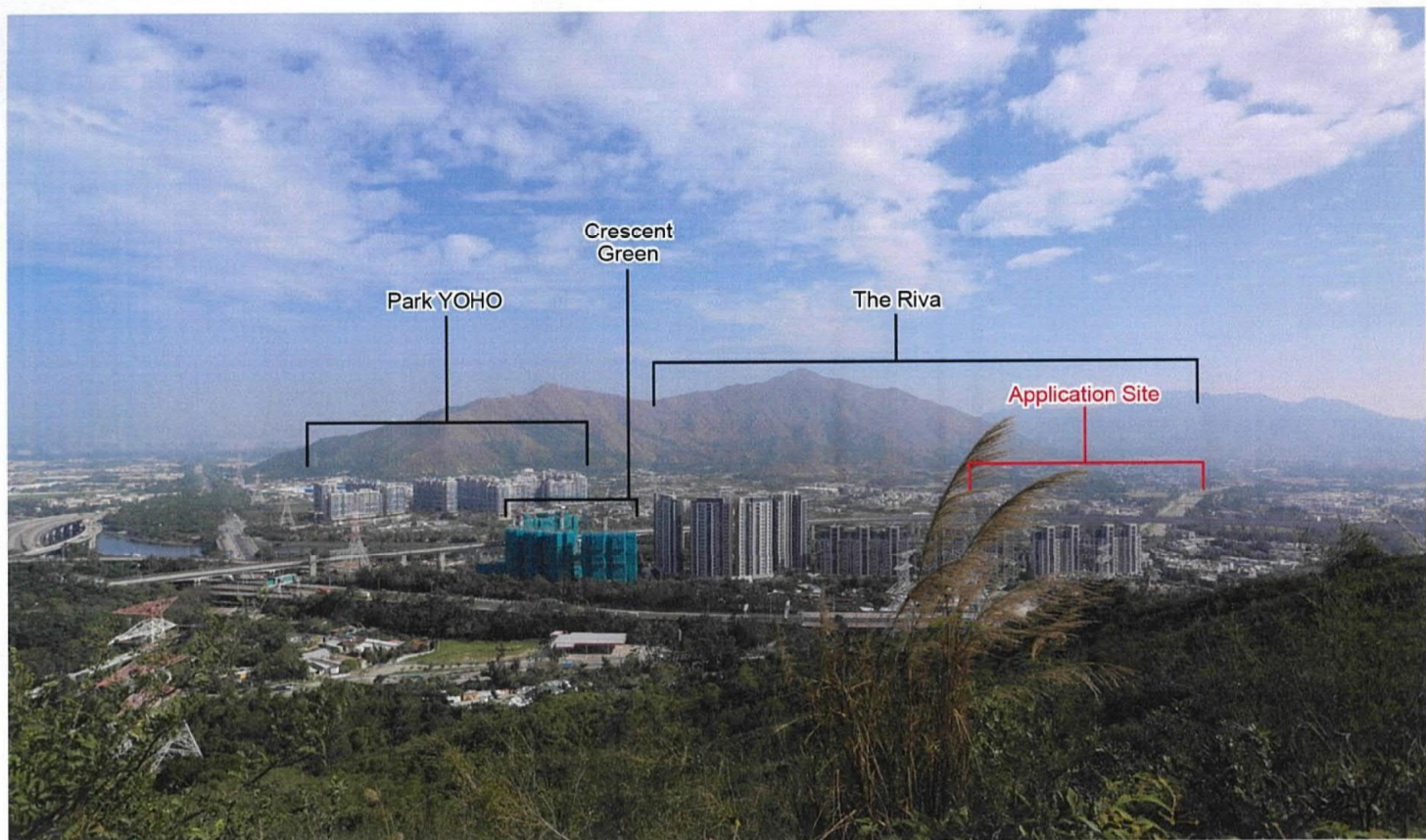
Checked	DH	Drawn	PW
Rev	1	Date	Jan 2020
Scale	N / A	Figure	5.3

(摘錄自申請人於 26. 2. 2020 呈交的申請書)  
(Extract from Applicant's  
Submission of 26.2.2020)

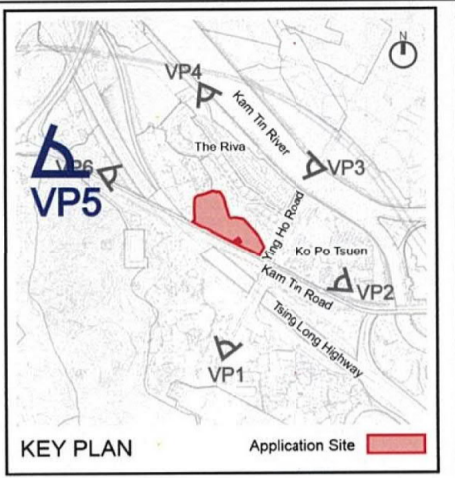
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REFERENCE No.  
A/YL-KTN/698

繪圖 DRAWING  
A-8

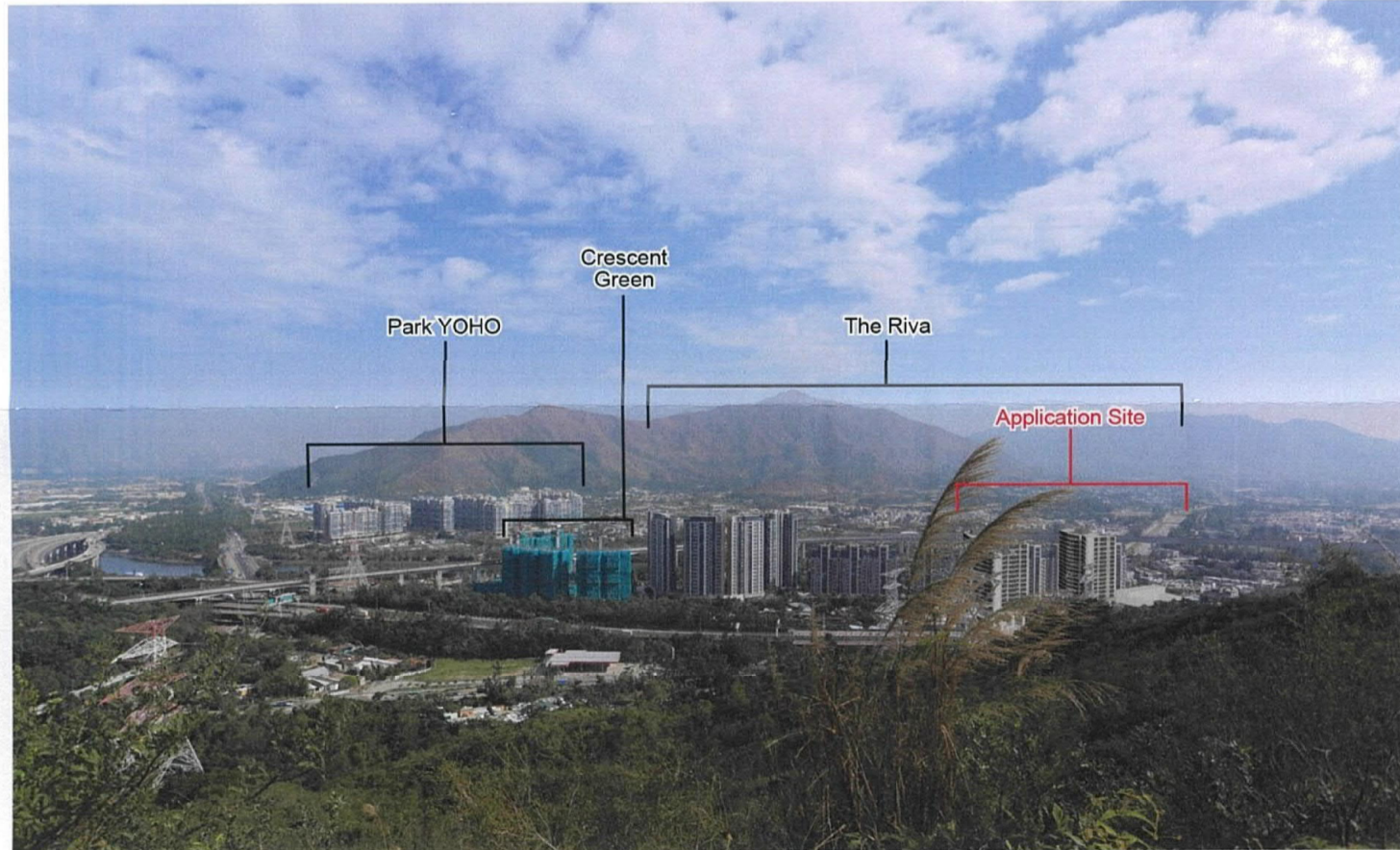




Existing Condition



Approved Scheme (Planning Application A/YL-KTN/647)



Proposed Scheme

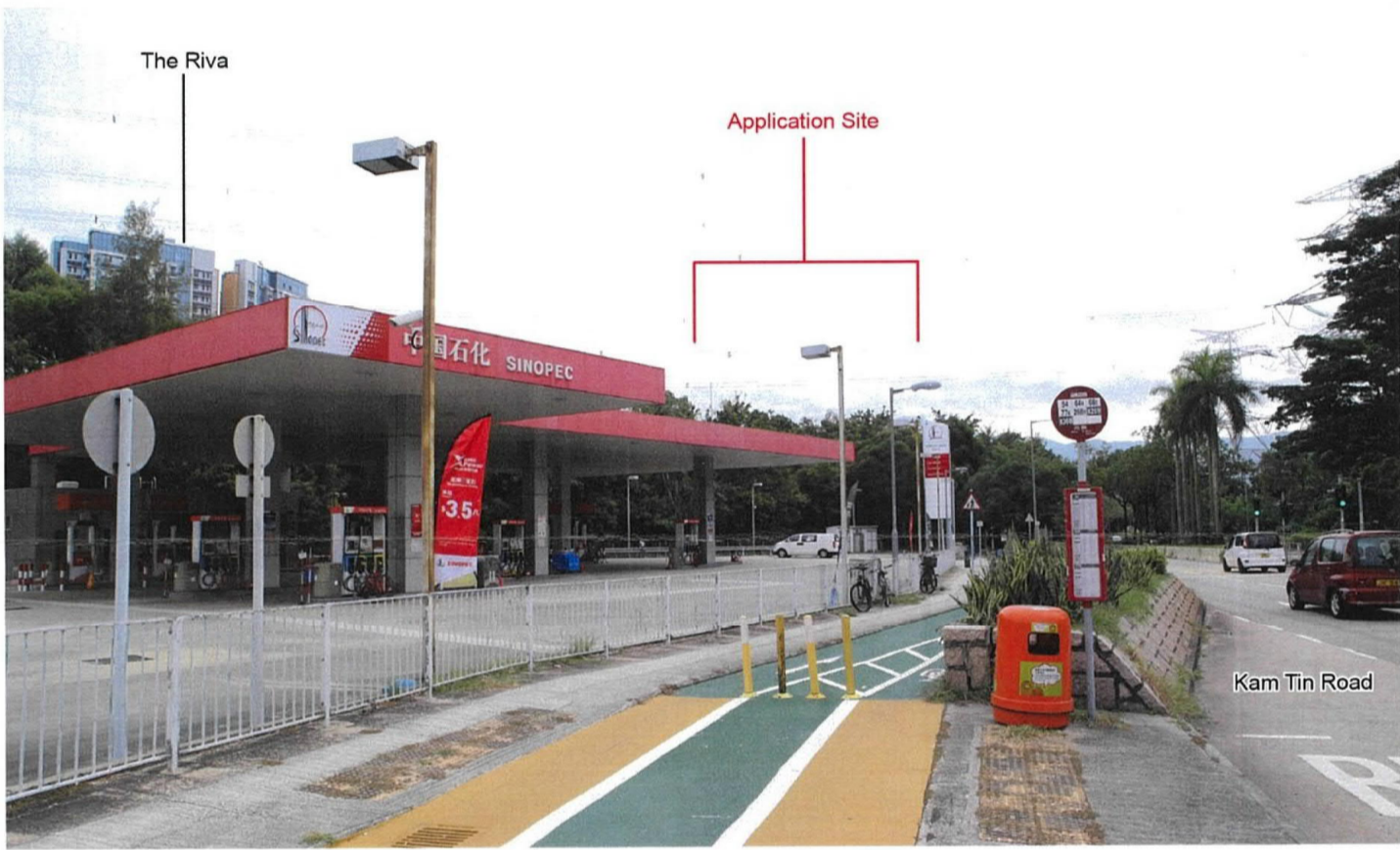
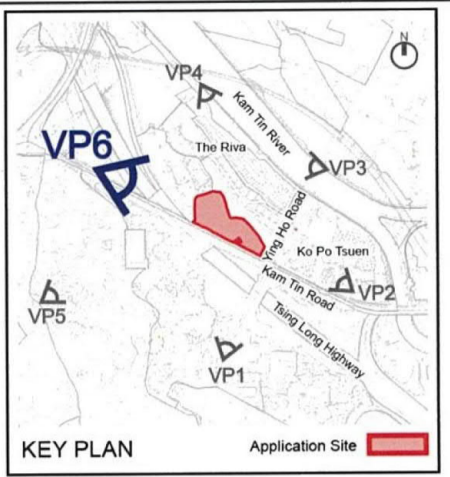
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			Rev	1	Date	Jan 2020
			Scale	N / A	Figure	5.5

(摘錄自申請人於 26. 2. 2020 呈交的申請書)  
(Extract from Applicant's Submission of 26.2.2020)

參考編號 REFERENCE No. A/YL-KTN/698	繪圖 DRAWING A-9
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Existing Condition



Approved Scheme (Planning Application A/YL-KTN/647)



Proposed Scheme

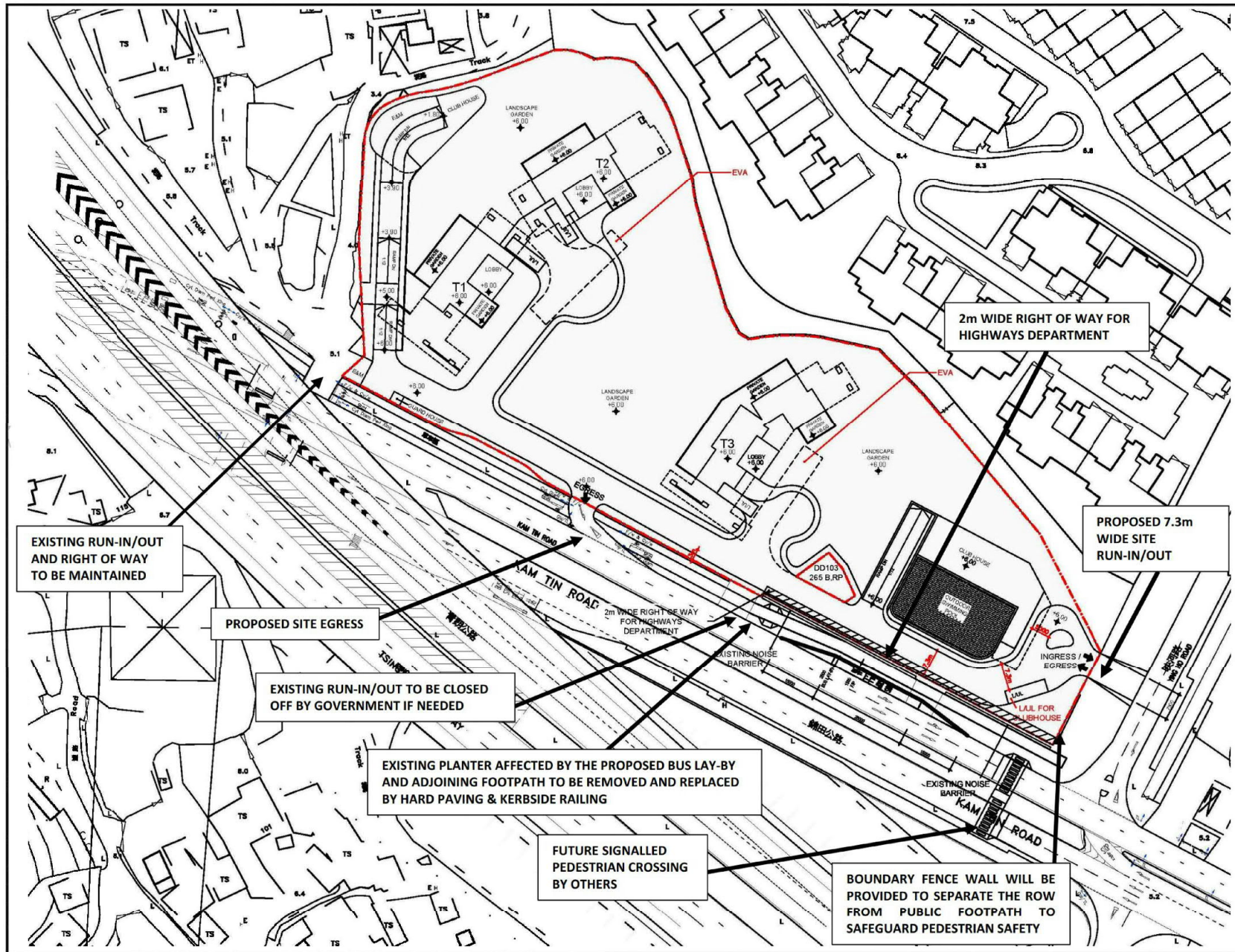


Title  
Photomontages – Viewing from Kam Tin Road (Au Tau Bus-stop) (VP6)

Checked	DH	Drawn	PW
Rev	1	Date	Jan 2020
Scale	N / A	Figure	5.6


(摘錄自申請人於 26. 2. 2020 呈交的申請書)  
(Extract from Applicant's Submission of 26.2.2020)

參考編號 REFERENCE No. A/YL-KTN/698	繪圖 DRAWING A-10
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REVISIONS:		
NO.	DESCRIPTION	DATE

RL CONSULTANCY LTD.



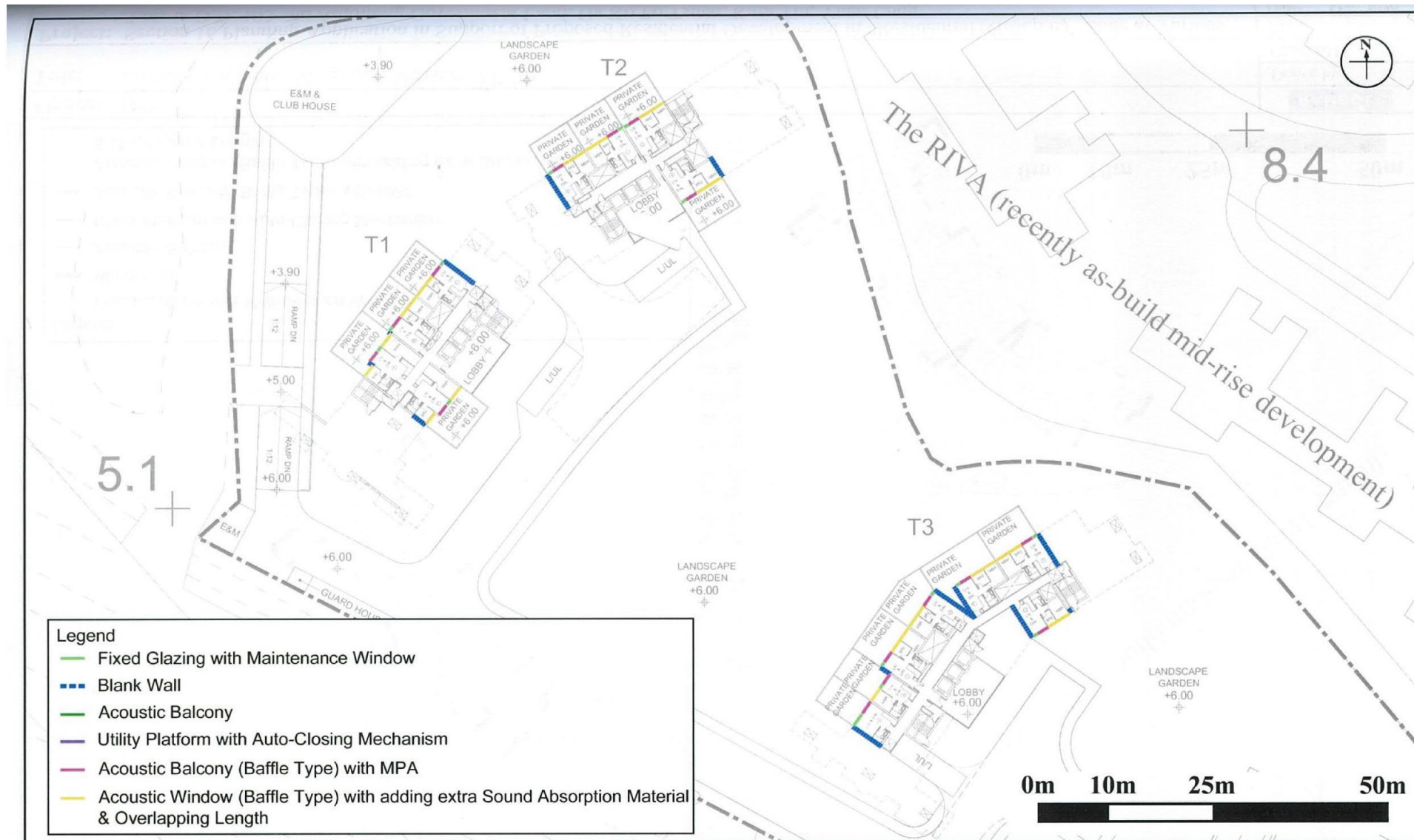
PROJECT:  
Section 16 Planning Application  
in support of Proposed Residential  
Development in "Residential (Group E)"  
Zone at Various Lots in D.D. 103  
and Adjoining Government Land,  
Hei Ko Po Tsuen, Kam Tin,  
Yuen Long

DRAWING TITLE:  
Indicative Site Layout,  
Bus Lay-by &  
Pedestrian Crossing

DATE: July 2020    SCALE: -  
DWG. NO.:                    D2.2

(摘錄自申請人於 31.7.2020 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 31.7.2020)

參考編號 REFERENCE No. A/YL-KTN/698	繪圖 DRAWING A-11
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<b>Figure:</b> D5a	<b>RAMBOLL</b>
<b>Title:</b> Locations of Noise Mitigation Measures (G/F)	Drawn by: LC
	Checked by: CC
<b>Project:</b> Section 16 Planning Application in Support of Proposed Residential Development in “Residential (Group E)” Zone at Various Lots in D.D. 103 and Adjoining Government Land, Ha Ko Po Tsuen, Kam Tin, Yuen Long	Rev.: 2.1
	Date: May 2020

Q:\Projects\SHKSPSEXE100\04 Deliverables\01 EIA Report\01 Figures\IR6606\_V2.1\Fig D4 NSRs1.dwg

(摘錄自申請人於 22.5.2020 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 22.5.2020)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-KTN/698	A-12



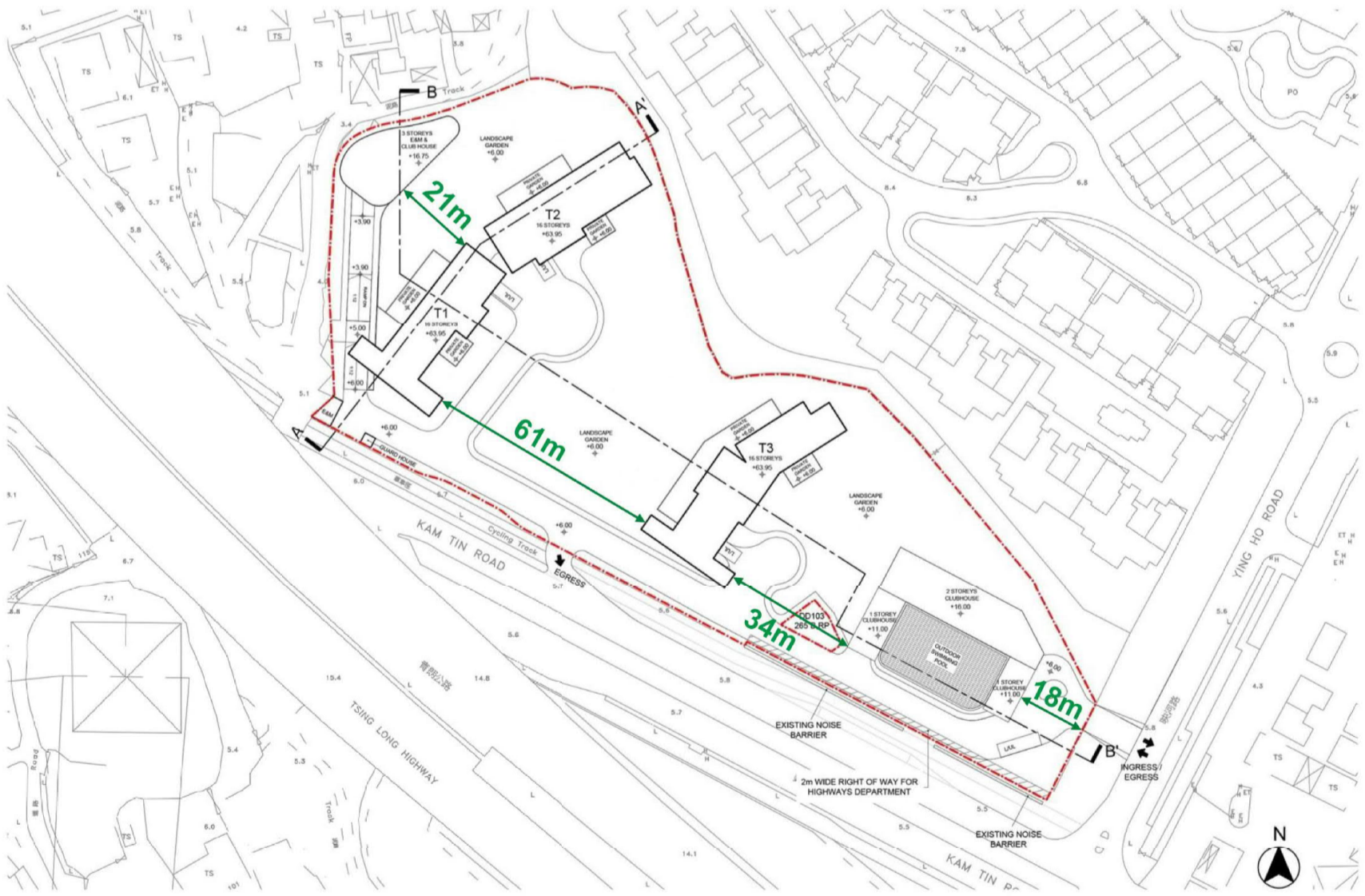
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(摘錄自申請人於 22.5.2020 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 22.5.2020)

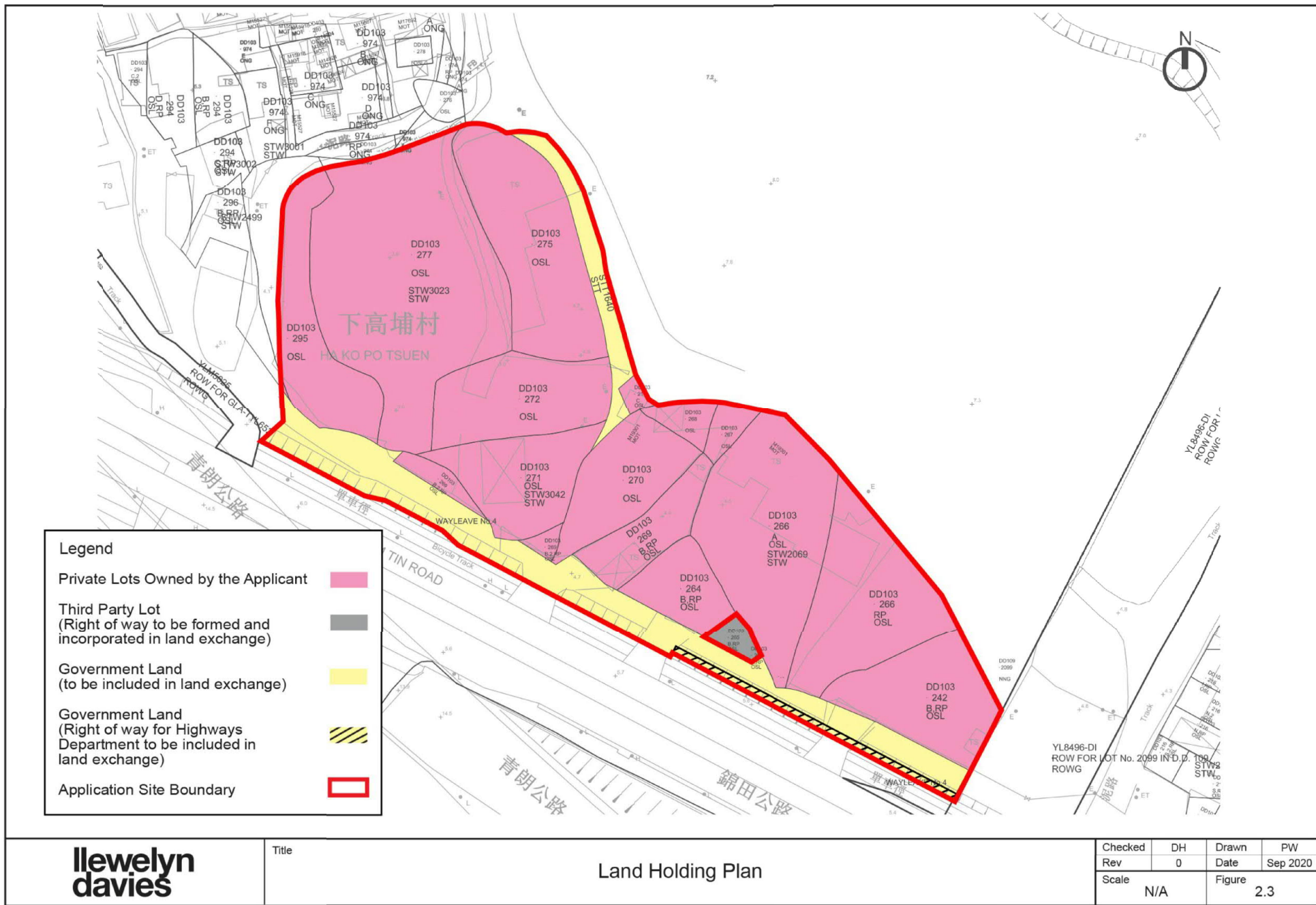
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-KTN/698	A-13



Approved Scheme (Application No. A/YL-KTN/647)

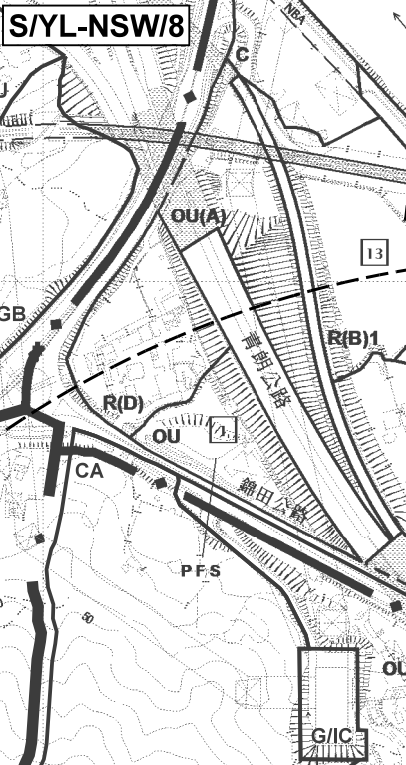
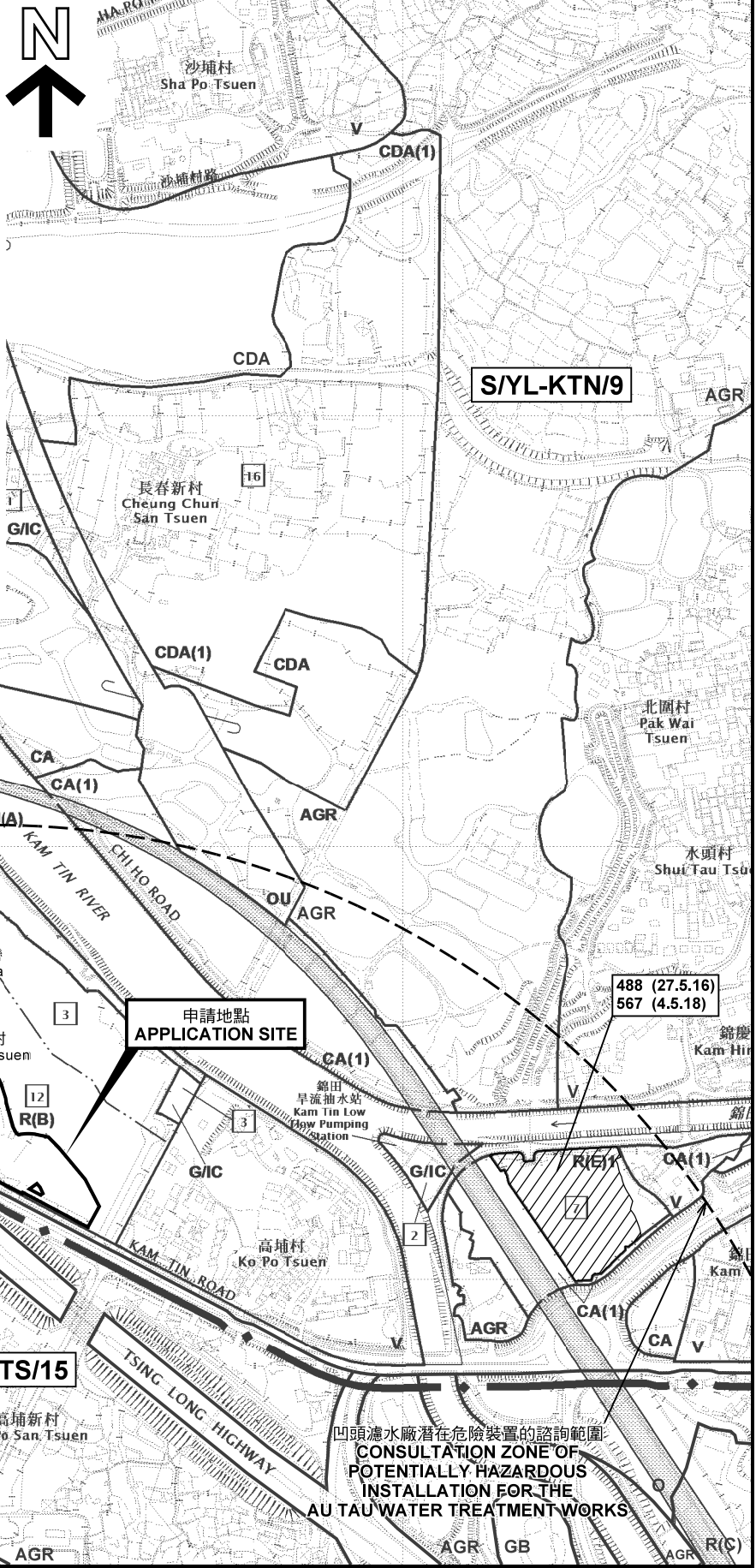
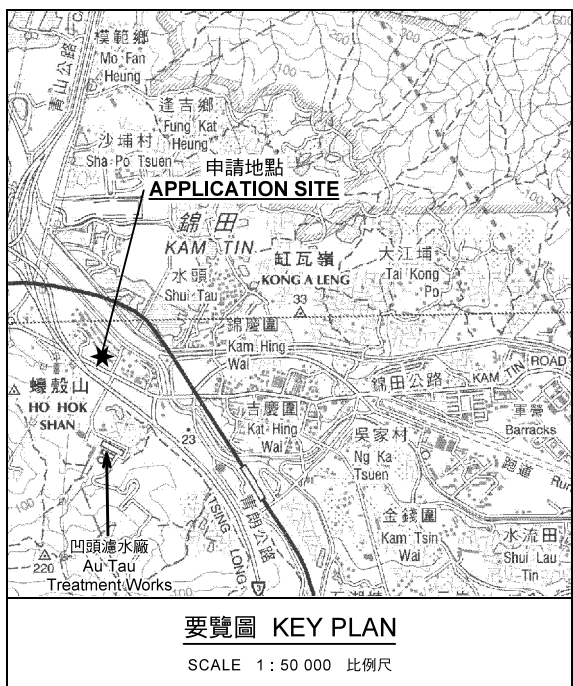


Proposed Scheme



(摘錄自申請人於 9.9.2020 提交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 9.9.2020)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-KTN/698	A-15



**圖例 LEGEND**

<b>243 (17.7.04)</b>	獲批准的申請 APPROVED APPLICATION
<b>244 (17.7.04)</b>	被拒絕的申請 REJECTED APPLICATION
<b>72 (10.9.99) X</b>	已撤銷 REVOKED
<b>---</b>	會議日期 DATE OF MEETING
<b>---</b>	申請編號 APPLICATION NUMBER

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

本摘要圖於2020年9月11日擬備，所根據的資料為於2014年12月2日核准的分區計劃大綱圖編號 S/YL-KTN/9 EXTRACT PLAN PREPARED ON 11.9.2020 BASED ON OUTLINE ZONING PLAN No. S/YL-KTN/9 APPROVED ON 2.12.2014

**位置圖 LOCATION PLAN**

擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、第266號A分段、第266號餘段、第267號、第268號、第269號B分段餘段、第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
LOTS 215 S.C. 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND, HA KO PO TSUEN, KAM TIN, YUEN LONG  
SCALE 1: 7 500 比例尺

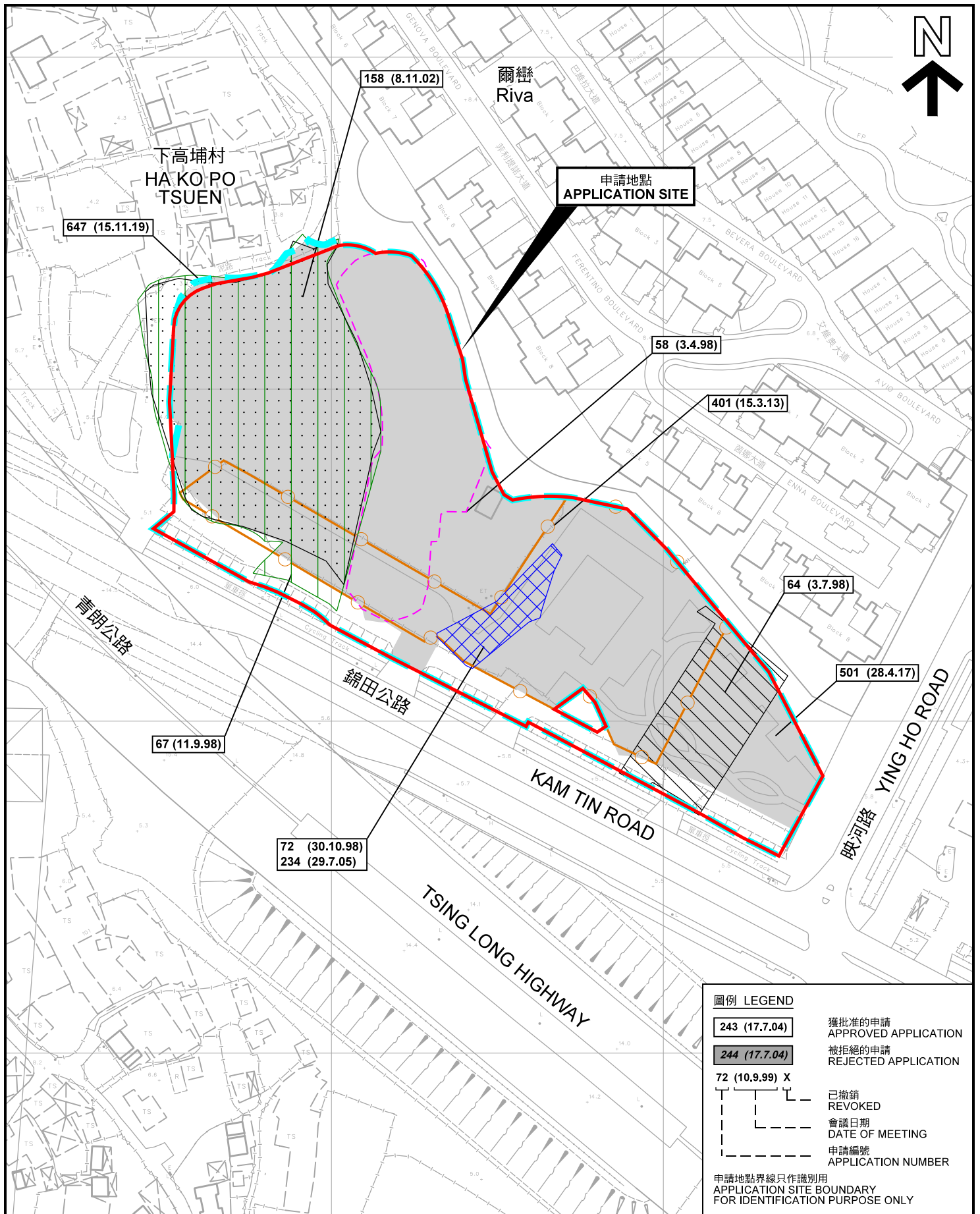
米 100 0 100 200 300 米  
METRES

**規劃署  
PLANNING  
DEPARTMENT**

參考編號  
REFERENCE No.  
**A/YL-KTN/698**

**圖 PLAN  
A-1a**





**圖例 LEGEND**

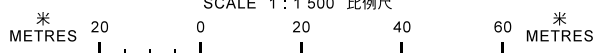
- 243 (17.7.04) 獲批准的申請  
APPROVED APPLICATION
- 244 (17.7.04) 被拒絕的申請  
REJECTED APPLICATION
- 72 (10.9.99) X 已撤銷  
REVOKED
- 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

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

**先前申請圖 PREVIOUS APPLICATION PLAN**

擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、第266號A分段、第266號餘段、第271號、第268號、第269號B分段餘段、第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
LOTS 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND,  
HA KO PO TSUEN, KAM TIN, YUEN LONG  
SCALE 1 : 1 500 比例尺

本摘要圖於2020年6月15日擬備，所根據的資料為測量圖編號 6-NE-6D 及 6-NE-11B  
EXTRACT PLAN PREPARED ON 15.6.2020  
BASED ON SURVEY SHEETS No. 6-NE-6D AND 6-NE-11B

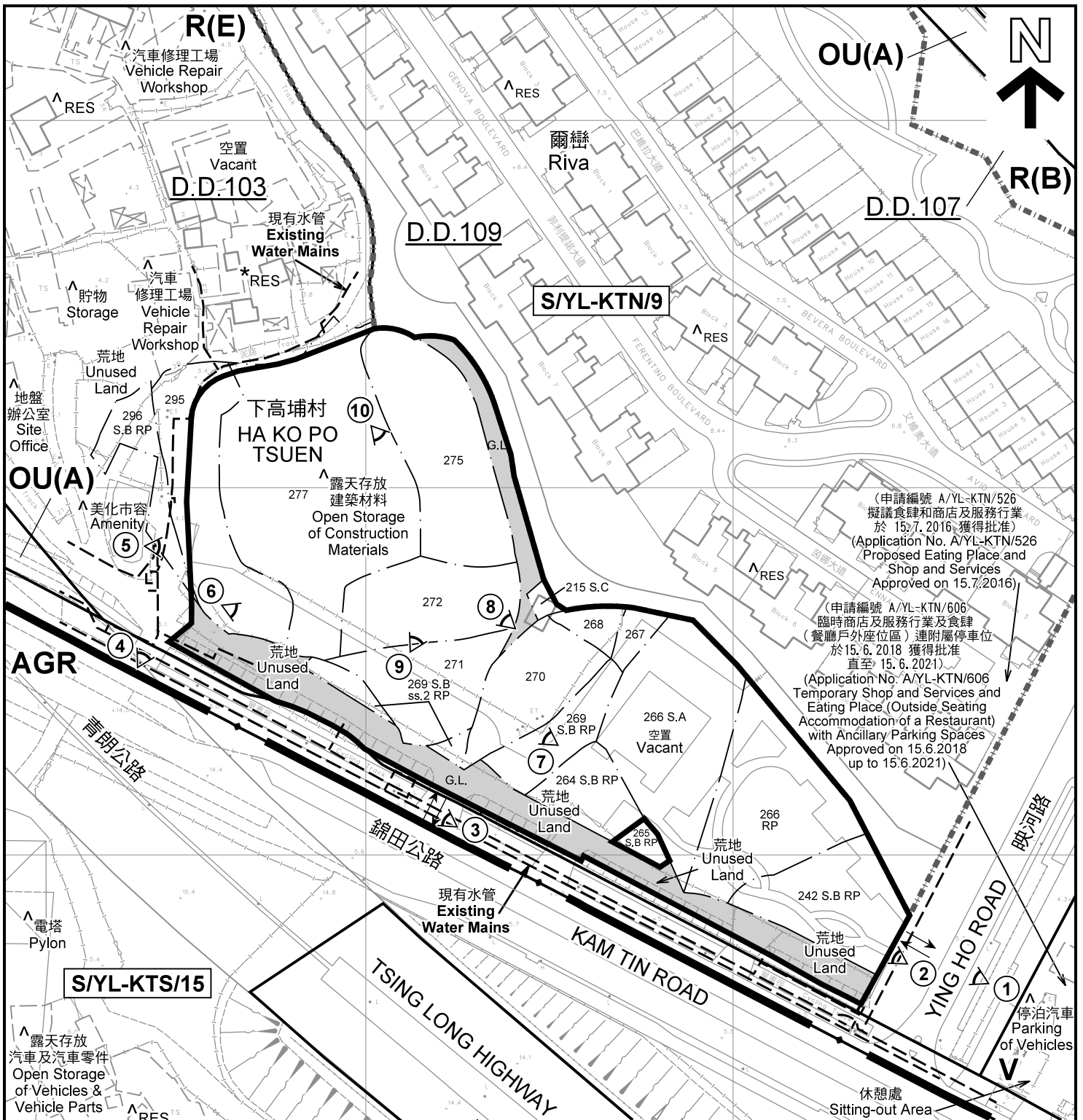


**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**A/YL-KTN/698**

**圖 PLAN  
A-1b**



(申請編號 A/YL-KTN/526  
擬議食肆和商店及服務行業  
於 15.7.2016 獲得批准)  
(Application No. A/YL-KTN/526  
Proposed Eating Place and  
Shop and Services  
Approved on 15.7.2016)

(申請編號 A/YL-KTN/606  
臨時商店及服務行業及食肆  
(餐廳戶外座位區) 連附屬停車位  
於 15.6.2018 獲得批准  
直至 15.6.2021)  
(Application No. A/YL-KTN/606  
Temporary Shop and Services and  
Eating Place (Outside Seating  
Accommodation of a Restaurant)  
with Ancillary Parking Spaces  
Approved on 15.6.2018  
up to 15.6.2021)

- 註釋 Notes :
- (1) 2020年5月4日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 4.5.2020
  - (2) \* 土地用途跟1991年10月及1992年2月勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Oct 1991 & Feb 1992
  - (3) ^ 土地用途跟1991年10月及1992年2月勘測的土地用途有別  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Oct 1991 & Feb 1992

圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	<b>AGR</b>	農業 AGRICULTURE
<b>R(B)</b>	住宅(乙類) RESIDENTIAL (GROUP B)	<b>G.L.</b>	政府土地 GOVERNMENT LAND
<b>R(E)</b>	住宅(戊類) RESIDENTIAL (GROUP E)	<b>RES</b>	住用構築物 RESIDENTIAL STRUCTURES
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT	①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
<b>OU(A)</b>	其他指定用途(美化市容) OTHER SPECIFIED USES (AMENITY AREA)	— · — · — ·	丈量約份界線 D.D. BOUNDARY
			入口/出口 INGRESS / EGRESS

本摘要圖於2020年9月11日擬備，所根據的資料為測量圖編號6-NE-6D 及 6-NE-11B  
EXTRACT PLAN PREPARED ON 11.9.2020  
BASED ON SURVEY SHEETS No. 6-NE-6D & 6-NE-11B

**平面圖 SITE PLAN**

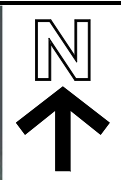
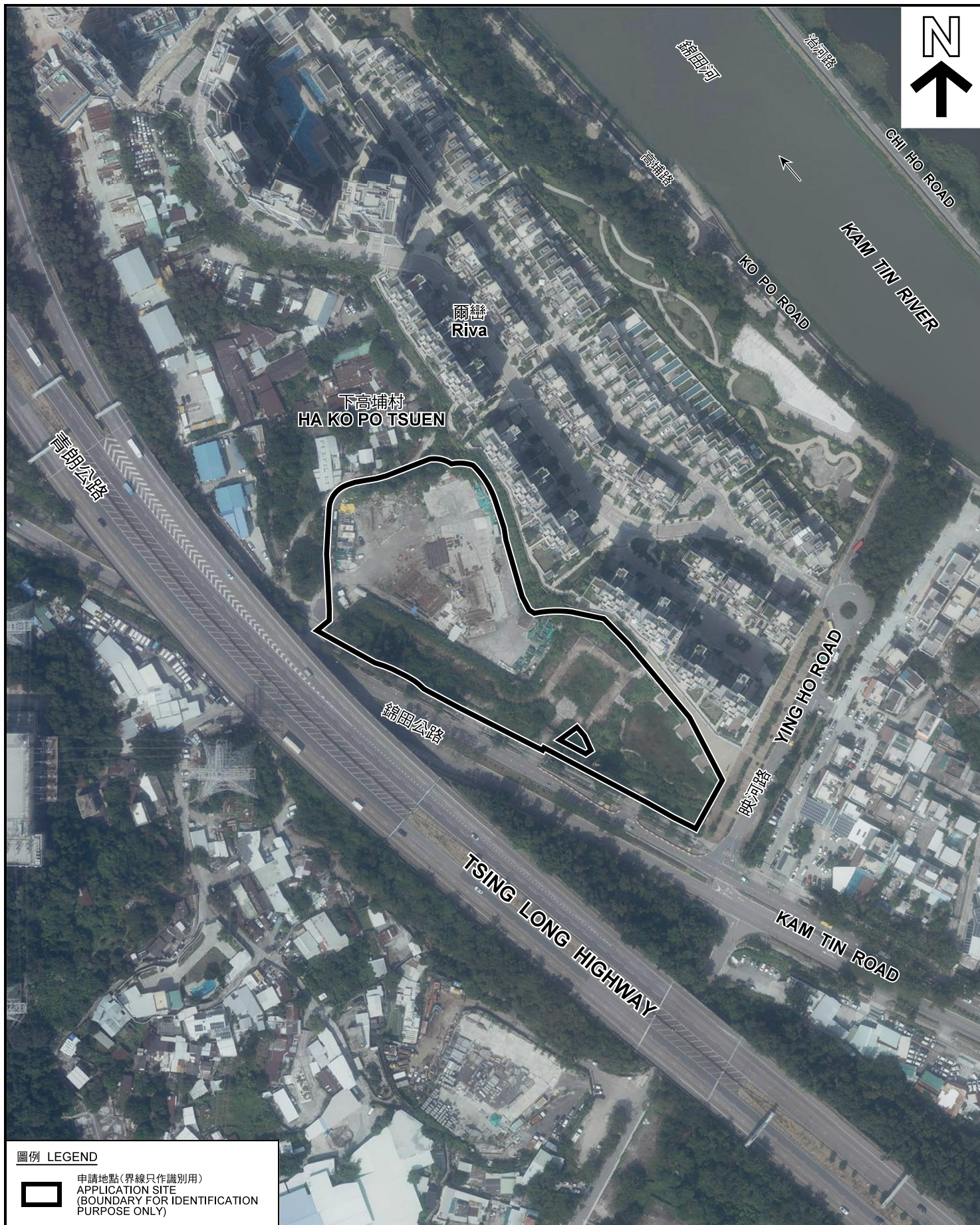
擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、第266號A分段、第266號餘段、第267號、第268號、第269號B分段餘段、第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
LOTS 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND, HA KO PO TSUEN, KAM TIN, YUEN LONG  
SCALE 1:1 500 比例尺

米 20 0 20 40 60 米  
METRES

**規劃署  
PLANNING  
DEPARTMENT**

參考編號  
REFERENCE No.  
**A/YL-KTN/698**

**圖 PLAN  
A-2**



**圖例 LEGEND**



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

本摘要圖於2020年6月15日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E073212C  
EXTRACT PLAN PREPARED ON 15.6.2020  
BASED ON AERIAL PHOTO No.  
E073212C TAKEN ON 18.10.2019  
BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、第266號A分段、第266號餘段、第267號、第268號、第269號B分段餘段、第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS  
LOTS 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND, HA KO PO TSUEN, KAM TIN, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/698

圖 PLAN  
A-3



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

### 實地照片 SITE PHOTOS

擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
 元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、  
 第266號A分段、第266號餘段、第270號、第271號、第272號、第275號、第277號(部分)、  
 第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、  
 第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
 PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO  
 AND BUILDING HEIGHT RESTRICTIONS  
 LOTS 215 S.C. 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP,  
 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND  
 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND,  
 HA KO PO TSUEN, KAM TIN, YUEN LONG

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/YL-KTN/698

圖 PLAN  
 A-4a

本圖於2020年6月12日擬備，所根據的資料為攝於2020年5月4日的實地照片  
 PLAN PREPARED ON 12.6.2020  
 BASED ON SITE PHOTOS  
 TAKEN ON 4.5.2020



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

### 實地照片 SITE PHOTOS

擬議分層住宅並略為放寬最高地積比率及建築物高度限制  
 元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、  
 第266號A分段、第266號餘段、第267號、第268號、第269號B分段餘段、  
 第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、  
 第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
 PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM PLOT RATIO  
 AND BUILDING HEIGHT RESTRICTIONS  
 LOTS 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP,  
 269 S.B ss.2 RP, 270, 271, 272, 275, 277 (PART), 295 (PART) AND  
 296 S.B RP (PART) IN D.D.103 AND ADJOINING GOVERNMENT LAND,  
 HA KO PO TSUEN, KAM TIN, YUEN LONG

本圖於2020年6月12日擬備，所根據的資料為攝於2020年5月4日的實地照片  
 PLAN PREPARED ON 12.6.2020  
 BASED ON SITE PHOTOS  
 TAKEN ON 4.5.2020

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/YL-KTN/698

圖 PLAN  
 A-4b



7

爾巒  
RIVA

申請地點  
APPLICATION SITE



8

爾巒  
RIVA

申請地點  
APPLICATION SITE



9

爾巒  
RIVA

申請地點  
APPLICATION SITE



10

申請地點  
APPLICATION SITE

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

實地照片 SITE PHOTOS

擬讓分層住宅並略為放寬最高地積比率及建築物高度限制  
元朗錦田下高埔村丈量約份第103約地段第215號C分段、第242號B分段餘段、第264號B分段餘段、  
第266號A分段、第266號餘段、第271號、第268號、第269號B分段餘段、  
第269號B分段第2小分段餘段、第270號、第271號、第272號、第275號、第277號(部分)、  
第295號(部分)及第296號B分段餘段(部分)和毗連政府土地  
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本圖於2020年6月12日擬備，所根據的資料為攝於2020年5月4日的實地照片  
PLAN PREPARED ON 12.6.2020  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/698

圖 PLAN  
A-4c