

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NSW/8**  
**关于申请编号 Y/YL-NSW/8 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 19.1.2024  
因应于 2024 年 1 月 19 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/YL-NSW/8				
Location/address 位置/地址	Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long 元朗青山公路 – 潭尾段以西丈量约份第 107 约地段第 8 号余段(部分)、第 8 号 A 分段余段、第 12 号、第 13 号、第 14 号 B 分段第 2 小分段、第 14 号 B 分段余段、第 14 号 C 分段余段、第 16 号、第 17 号、第 31 号 B 分段余段、第 33 号余段、第 36 号余段、第 45 号、第 55 号 A 分段及第 1740 号 A 分段余段和毗连政府土地				
Site area 地盘面积	About 约 116,231 sq. m 平方米 (Includes Government land of about 包括政府土地约 23,864 sq. m 平方米)				
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8				
Zoning 地带	“Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” 「其他指定用途」注明「综合发展包括湿地修复区」				
Proposed Amendment(s) 拟议修订	To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1” 把申请地点由「其他指定用途」注明「综合发展包括湿地修复区」地带改划为「其他指定用途」注明「综合发展包括湿地修复区 1」地带				
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米		Plot ratio 地积比率	
	Domestic 住用	About 约 255,708		Not more than 不多於 2.2	
	Non-domestic <sup>(1) (2)</sup> 非住用	Commercial use <sup>(1)</sup> 商业用途	About 约 4,950	Commercial use 商业用途	Not more than 不多於 0.05
Residential care homes for the elderly (RCHE) 安老院舍		About 约 5,400	Residential care homes for the elderly (RCHE) 安老院舍	Not more than 不多於 0.05	
No. of block 幢数	Domestic 住用	17			
	Non-domestic 非住用	3 <sup>(3)</sup>			

	Composite 综合用途	7 <sup>(4)</sup>	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米
		Not more than 不多於 110.5	mPD 米(主水平基准上)
		Not more than 不多於 29 <sup>(5)</sup>	Storey(s) 层 Exclude 不包括 Basement 地库
	Non-domestic 非住用	-	m 米
		Not more than 不多於 14.7	mPD 米(主水平基准上)
		Not more than 不多於 3	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 115	mPD 米(主水平基准上)
		Not more than 不多於 29	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	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 单位数目	About 约 6,825 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 17,745	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客 货车位数目	Total no. of vehicle spaces 停车位总数		709
	Private Car Parking Spaces 私家车车位		652
	Motorcycle Parking Spaces 电单车车位		57
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		35
	Light Goods Vehicle Spaces 轻型货车车位		28 <sup>(6)</sup>
	Medium Goods Vehicle Spaces 中型货车车位		
	Heavy Goods Vehicle Spaces 重型货车车位		
Private Car / Taxi Lay-by 私家车/的士上落停车处		2	
Small Coach Lay-by 有盖交通停车处		5	

(1) Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses 包括商业用途的总楼面面积作商店及服务行业、食肆、学校(幼儿园/幼稚园/语言学校/电脑学校/商科学校/补习学校/工业学院/艺术学校/芭蕾舞学校/开办兴趣班或休闲课程的其他类型学校)、娱乐场所及康体文娱场所

(2) Excluding GFA of GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 328m<sup>2</sup>) from the plot ratio calculation 地积比率不包括总楼面面积作社会福利设施(即社区老人中心(净作业楼面面积约 328 平方米) Including 2 clubhouse blocks and 1 GIC block 包括 2 幢作会所设施以及 1 幢作社会福利设施 a

(3) Including 2 clubhouse blocks and 1 GIC blocks 包括 2 幢作会所设施以及 1 幢作社会福利设施

- (4) Including 7 residential towers above non-domestic podium 包括 7 幢坐落於非住用平台上的住宅楼宇
- (5) Excluding the transfer plates 不包括结构转换层
- (6) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括轻型货车、中型货车及重型货车的上落客货车位

\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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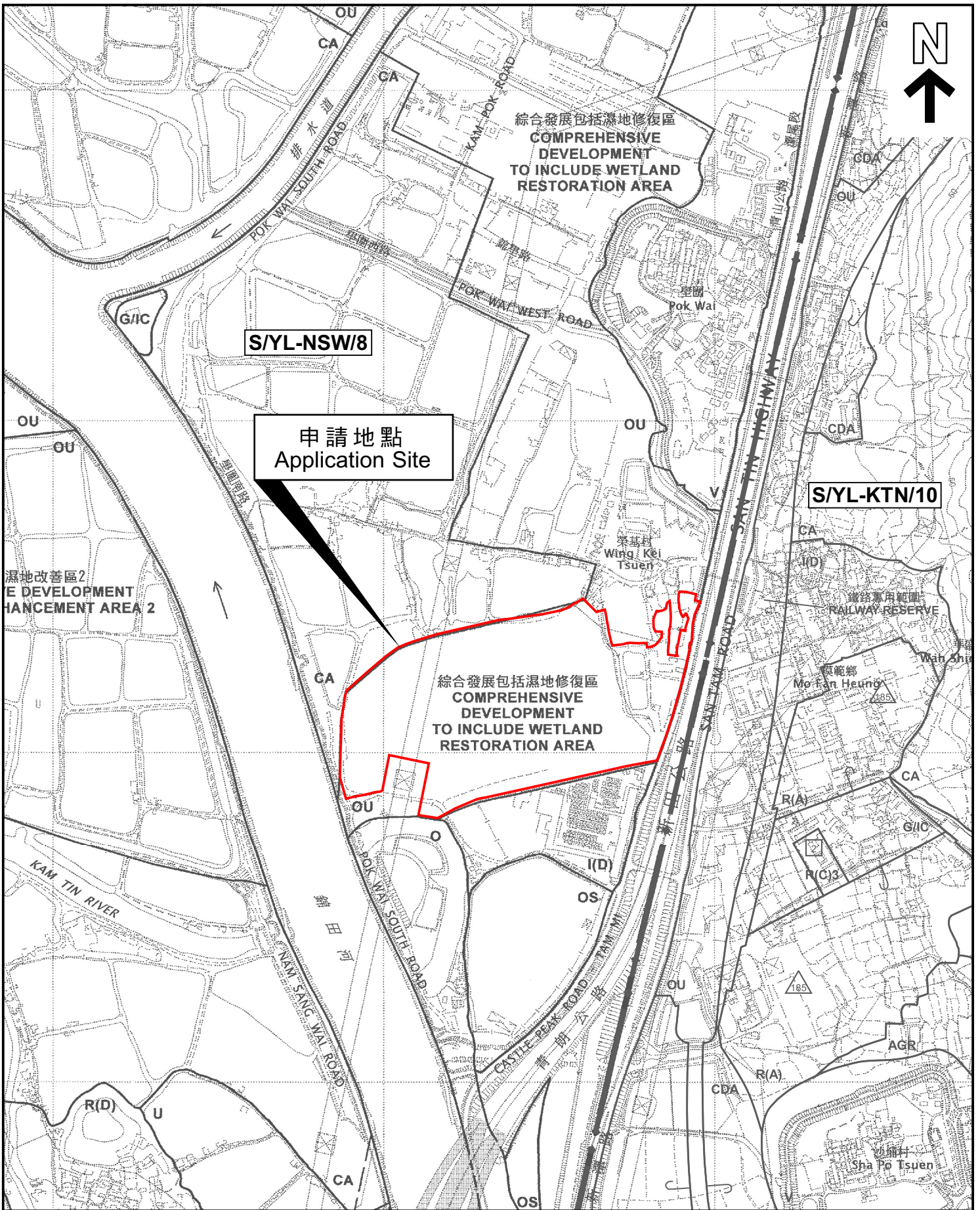
**Submitted Plans, Drawings and Documents 提交的图则、绘图及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment 交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Water Supply impact assessment</u> 经修订的供水影响评估		
<u>Revised landscape design proposal</u> 经修订的园境设计计划书		
<u>Replacement pages of Ecological impact assessment</u> 生态影响评估的替换页		

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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.

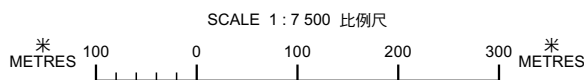
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

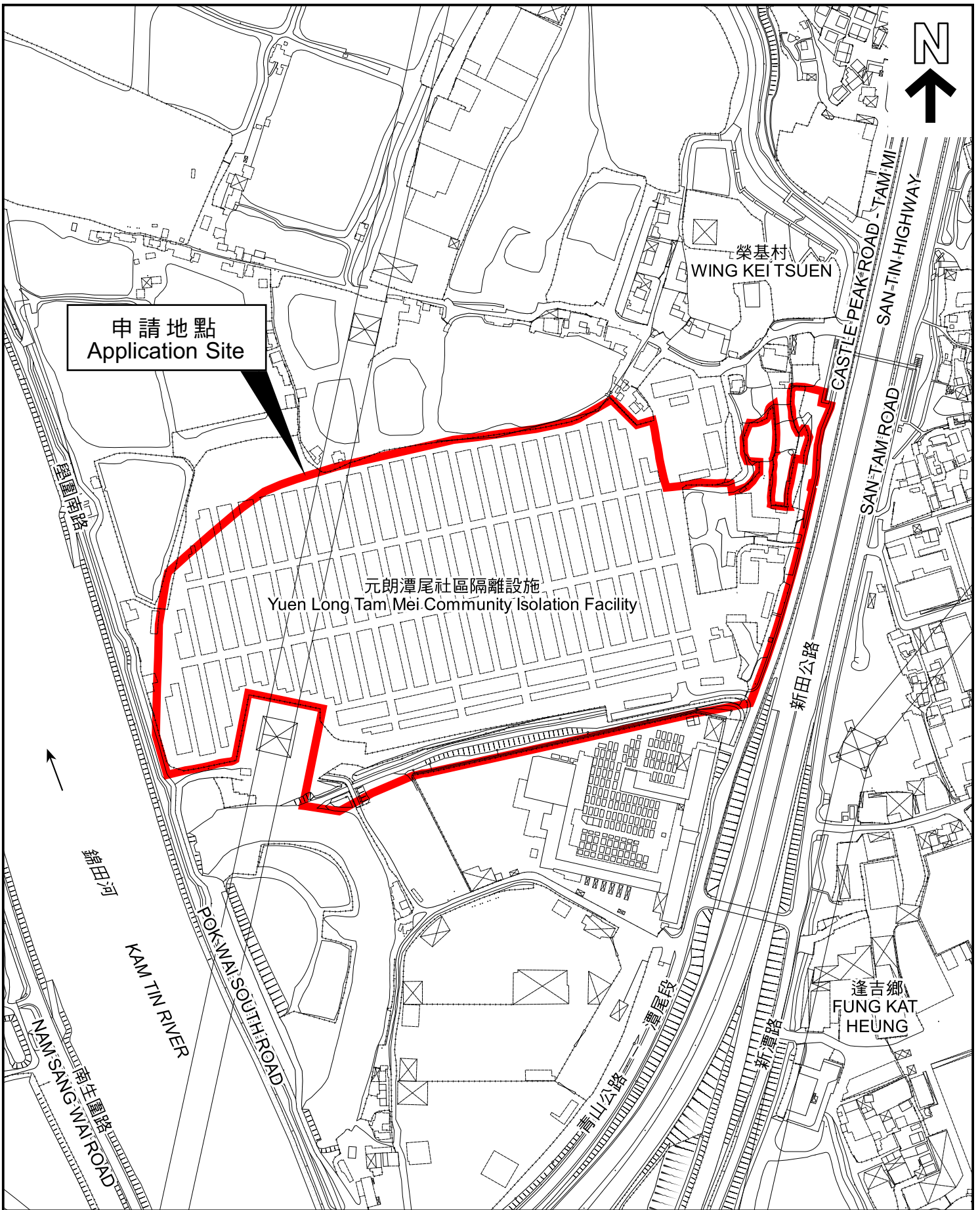
本摘要圖於2024年2月1日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 1.2.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

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-NSW/8



本摘要圖於2024年2月1日擬備，  
所根據的資料為測量圖編號  
6-NE-1A、1B、1C 及 1D  
EXTRACT PLAN PREPARED ON 1.2.2024  
BASED ON SURVEY SHEET No.  
6-NE-1A、1B、1C & 1D

### 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-NSW/8

申請編號 Application No. : Y/YL-NSW/8

**備註 Remarks**

申請人提交進一步資料，包括回應部門意見表、經修訂的總綱發展藍圖及發展規範、經修訂的平面圖及截視圖、經修訂的視覺影響評估、經修訂的園境設計計劃書、經修訂的環境評估、經修訂的交通影響評估、經修訂的供水影響評估，生態影響評估的替換頁，以及就註釋及說明書擬議修訂的更新。

The applicant provided further information which includes a table of responses to departmental comments, revised indicative master layout plan and development schedule, revised floor plans and section plans, revised visual impact assessment, revised landscape design proposal, revised environmental assessment, revised traffic impact assessment, revised water supply impact assessment, replacement pages of the ecological impact assessment and updated proposed amendments to the Notes and Explanatory 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。

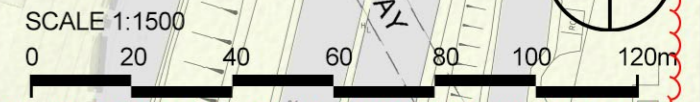
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- LEGEND**
- APPLICATION SITE BOUNDARY
  - - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
  - PROPOSED TREES
  - BUFFER PLANTING
  - ORNAMENTAL PLANTING AND FLOWERING SHRUBS
  - PLANTING AREA
  - TIMBER DECK
  - WETLAND RESTORATION AREA
  - LAWN
  - SWIMMING POOL
  - PLAY AREA
  - FEATURE PAVING
  - EVA
  - OUTDOOR SEATING
  - PAVILION

- ① VEHICULAR ACCESS - RESIDENTIAL PORTION
- ② PODIUM GARDEN
- ③ COMMUNAL GARDEN
- ④ LANDSCAPE GARDEN
- ⑤ PLAY AREA
- ⑥ SWIMMING POOL
- ⑦ RAMP TO BASEMENT CARPARK
- ⑧ VEHICULAR ACCESS - GIC SITE
- ⑨ OBSERVATION DECK



申請編號 Application No. : Y/YL-NSW/8  
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TITLE : **LANDSCAPE MASTER PLAN**

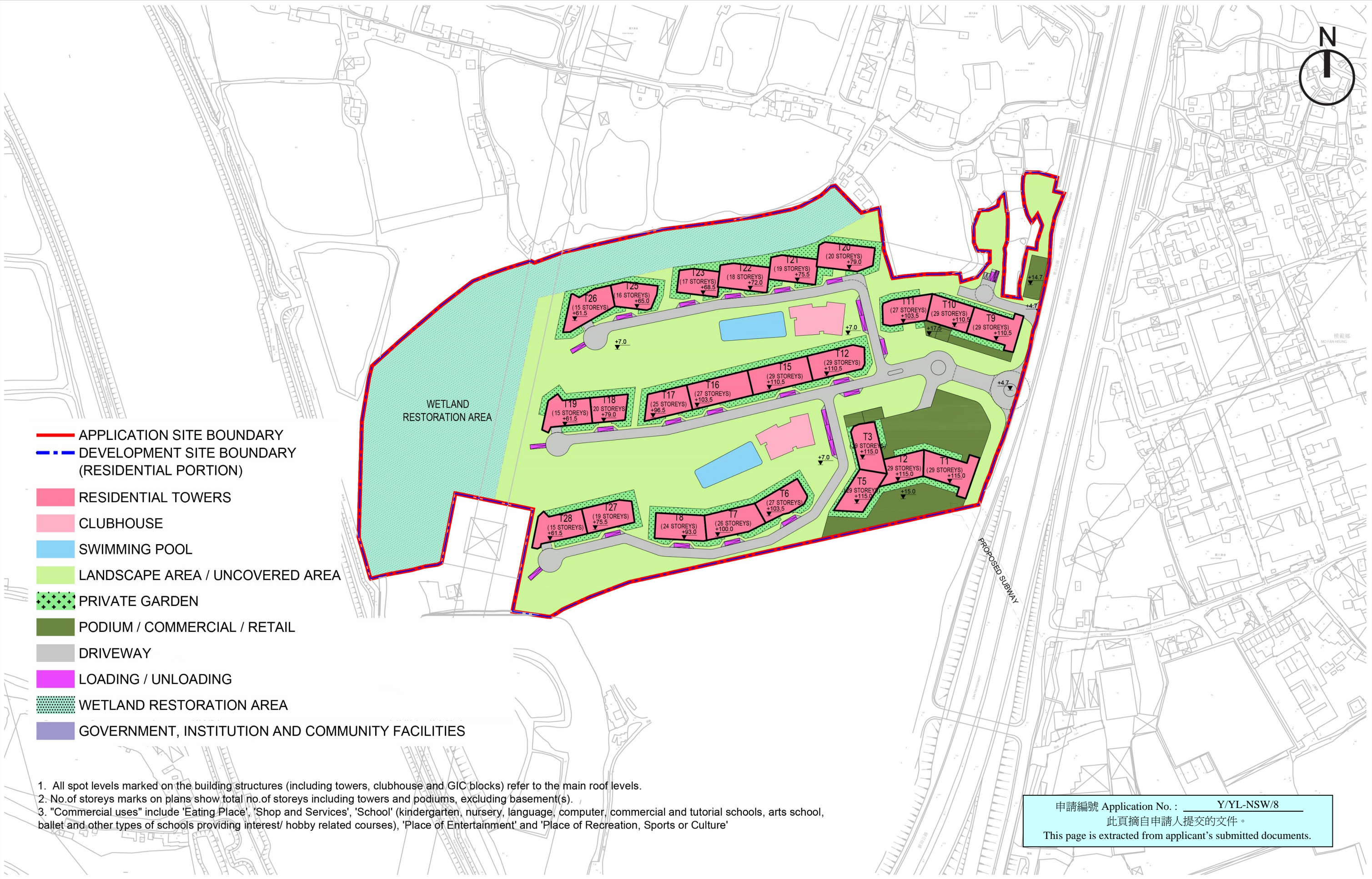
FIGURE:

JAN 2024 S2-LMP-01 (Rev.C)

PROJECT : Section 12A Planning Application for Proposed Amendments to the Nam Sang Wai Outline Zoning Plan from "OU(CDWRA)" Zone to "OU(CDWRA)1" Zone at Various Lots in D.D.107 and Adjoining Government Land, West of Castle Peak Road - Tam Mi, Yuen Long







- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- PODIUM / COMMERCIAL / RETAIL
- DRIVEWAY
- LOADING / UNLOADING
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES

1. All spot levels marked on the building structures (including towers, clubhouse and GIC blocks) refer to the main roof levels.
2. No. of storeys marks on plans show total no. of storeys including towers and podiums, excluding basement(s).
3. "Commercial uses" include 'Eating Place', 'Shop and Services', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, arts school, ballet and other types of schools providing interest/ hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'

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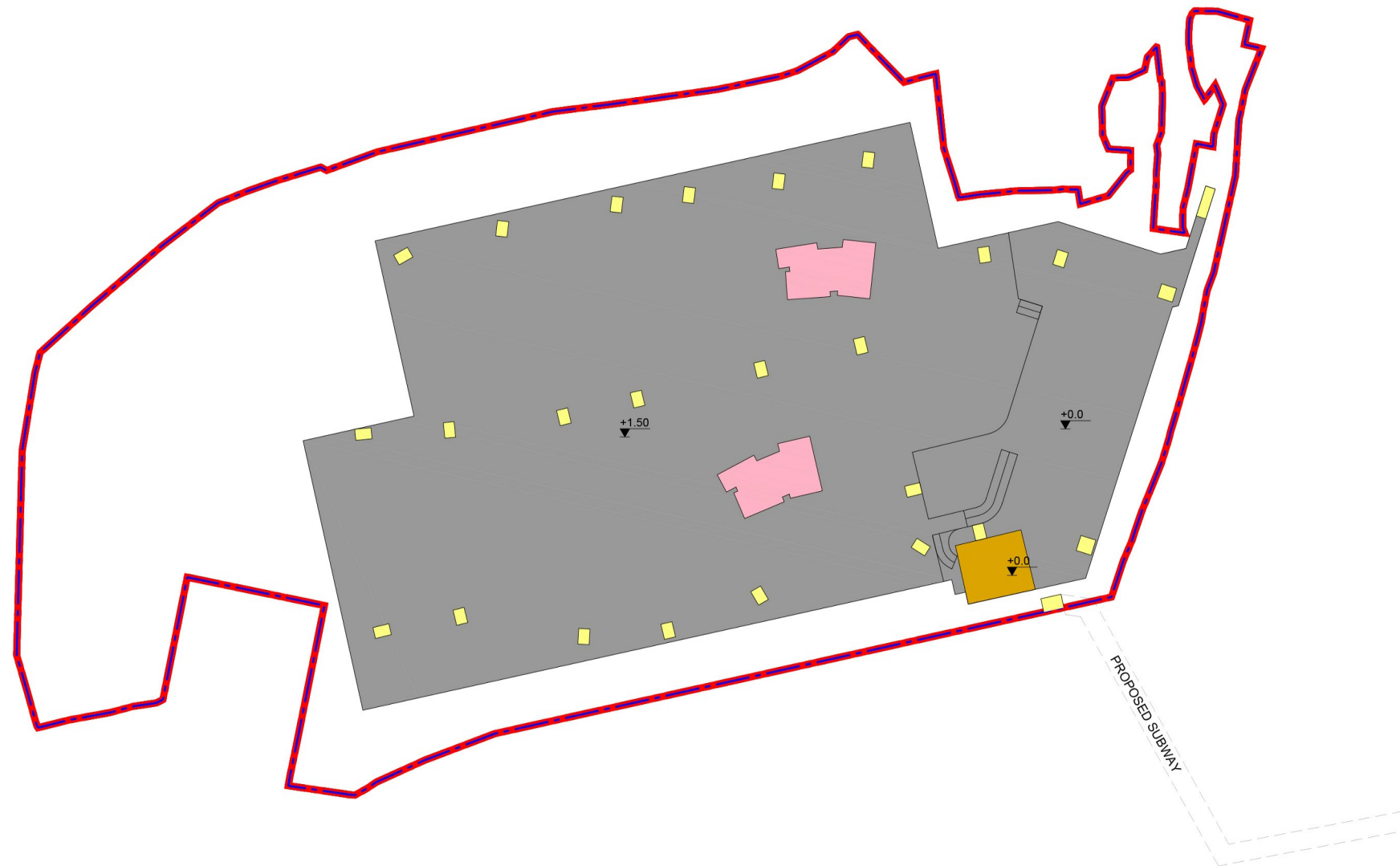
Title

### Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale		Figure	4.1



- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- REFUSE COLLECTION POINT



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Title

Indicative Master Layout Plan – Basement Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.2		



- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- CARPARK / E&M
- LOADING / UNLOADING
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES



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Title

Indicative Master Layout Plan – Ground Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.3		



- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- LOADING / UNLOADING
- PODIUM / COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY AREA / LIFTS
- WETLAND RESTORATION AREA
- GOVERNMENT, INSTITUTION AND COMMUNITY FACILITIES



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Title

### Indicative Master Layout Plan – First Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.4		



- APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY (RESIDENTIAL PORTION)
- RESIDENTIAL TOWERS
- CLUBHOUSE
- SWIMMING POOL
- LANDSCAPE AREA / UNCOVERED AREA
- PRIVATE GARDEN
- DRIVEWAY
- LOADING / UNLOADING
- PODIUM / COMMERCIAL / RETAIL
- WETLAND RESTORATION AREA
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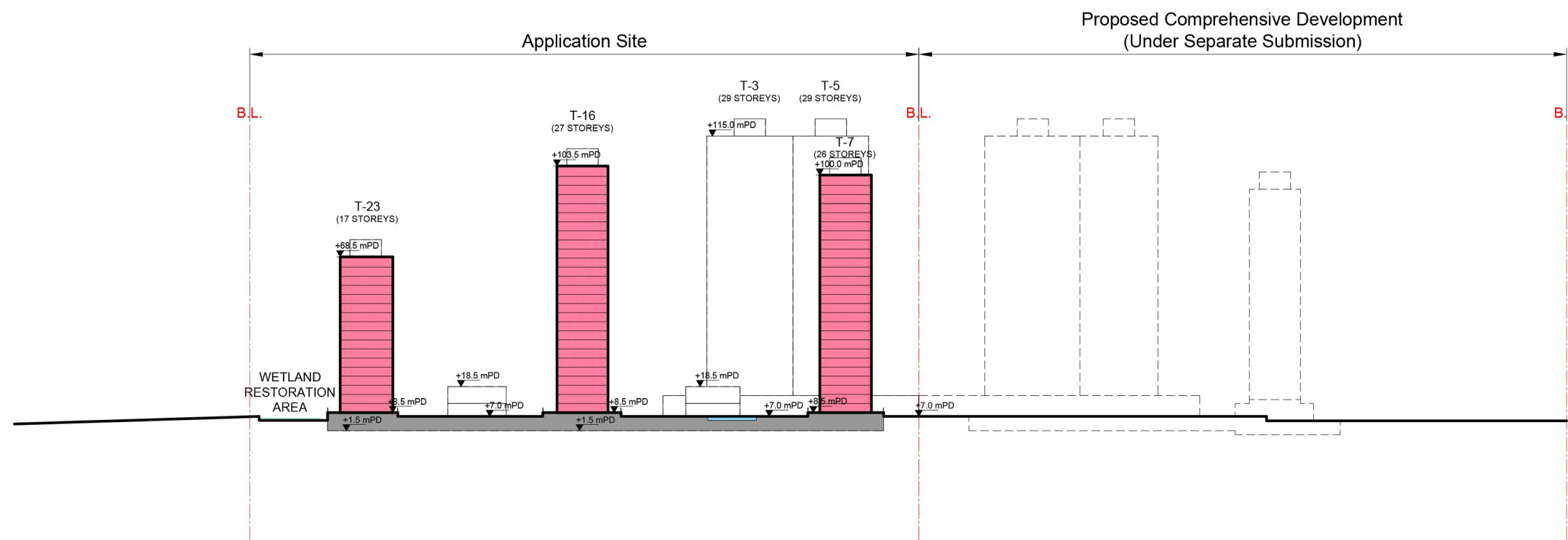
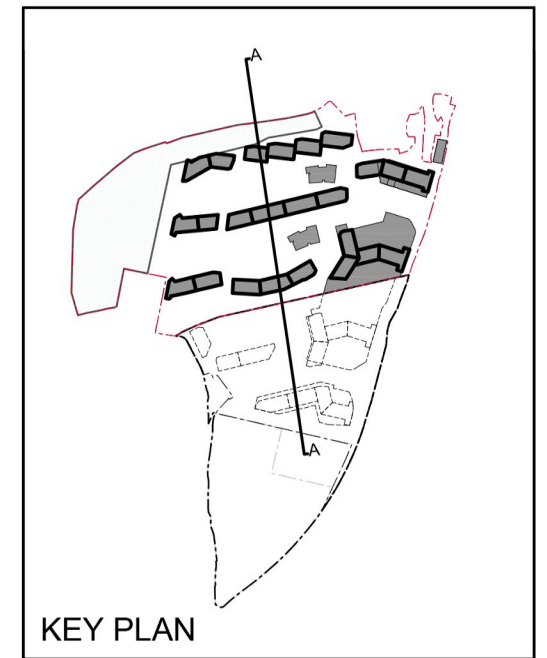


Title

Indicative Master Layout Plan – Second Floor

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.5		

- RESIDENTIAL TOWERS
- SWIMMING POOL
- CARPARK / E&M



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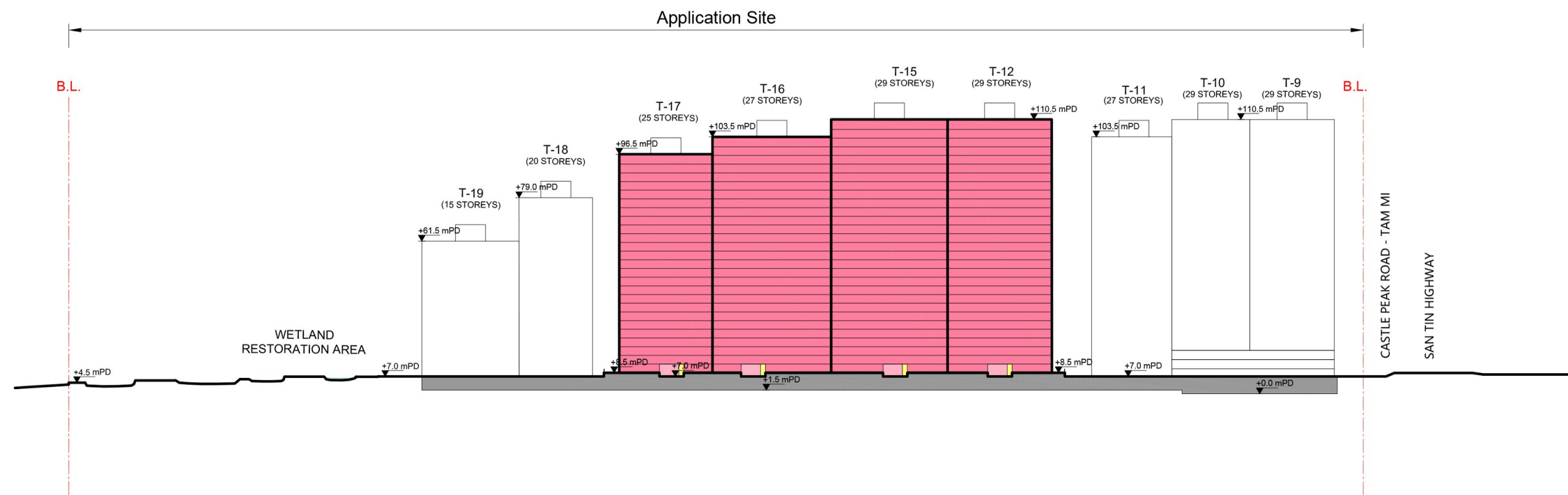
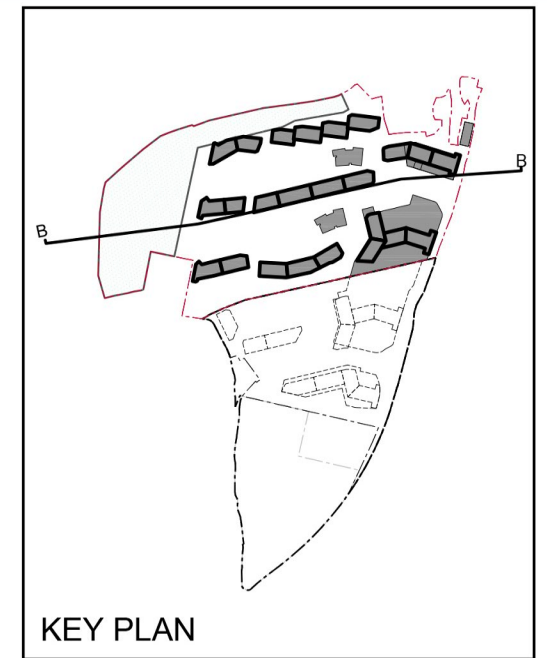


Title

Indicative Section A - A Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2024
Scale	Figure 4.6		

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M



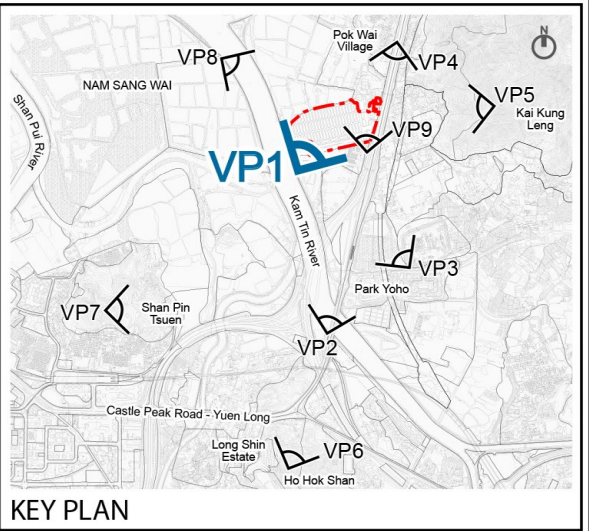
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Title

Indicative Section B - B Plan

Checked	DH	Drawn	PW
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Scale	Figure 4.7		



Existing Condition

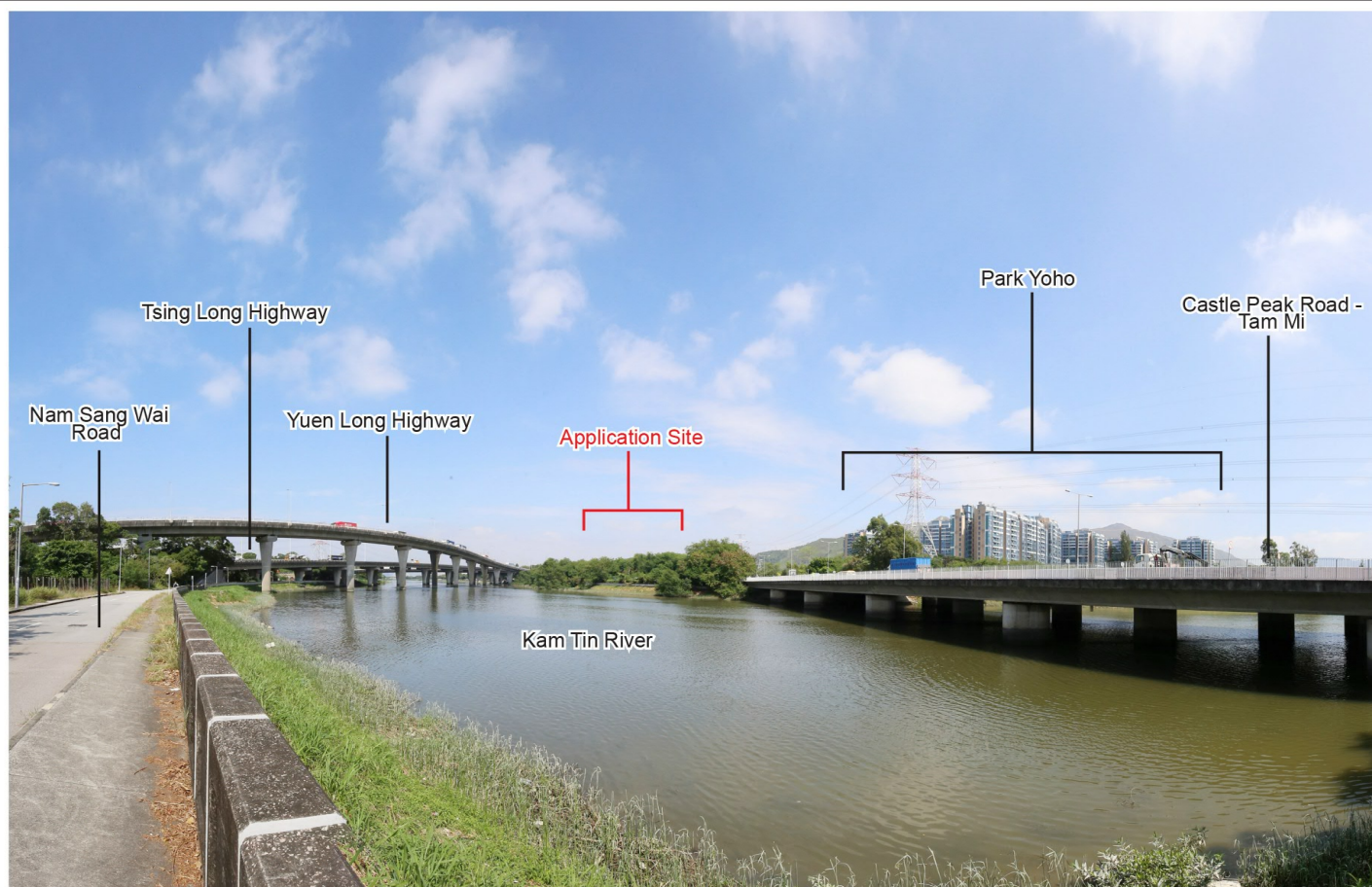


Proposed Scheme - Interim Scenario

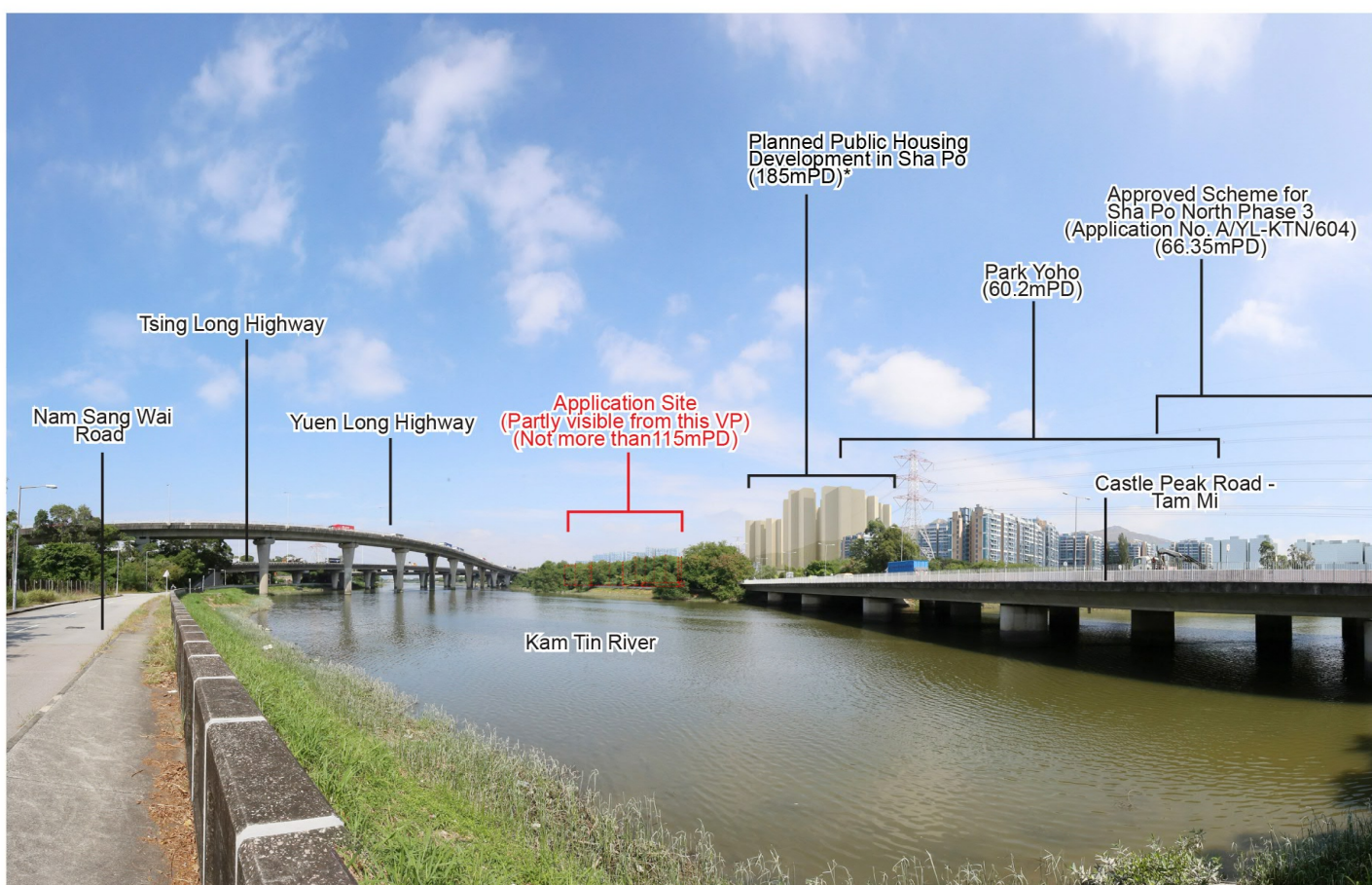
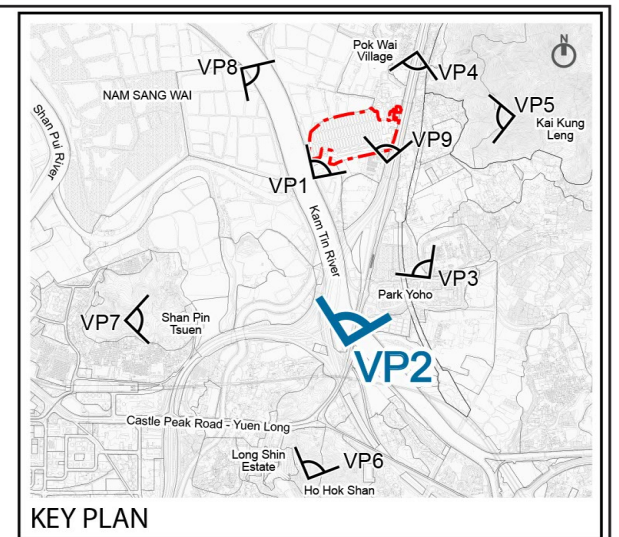


Proposed Scheme - Ultimate Scenario

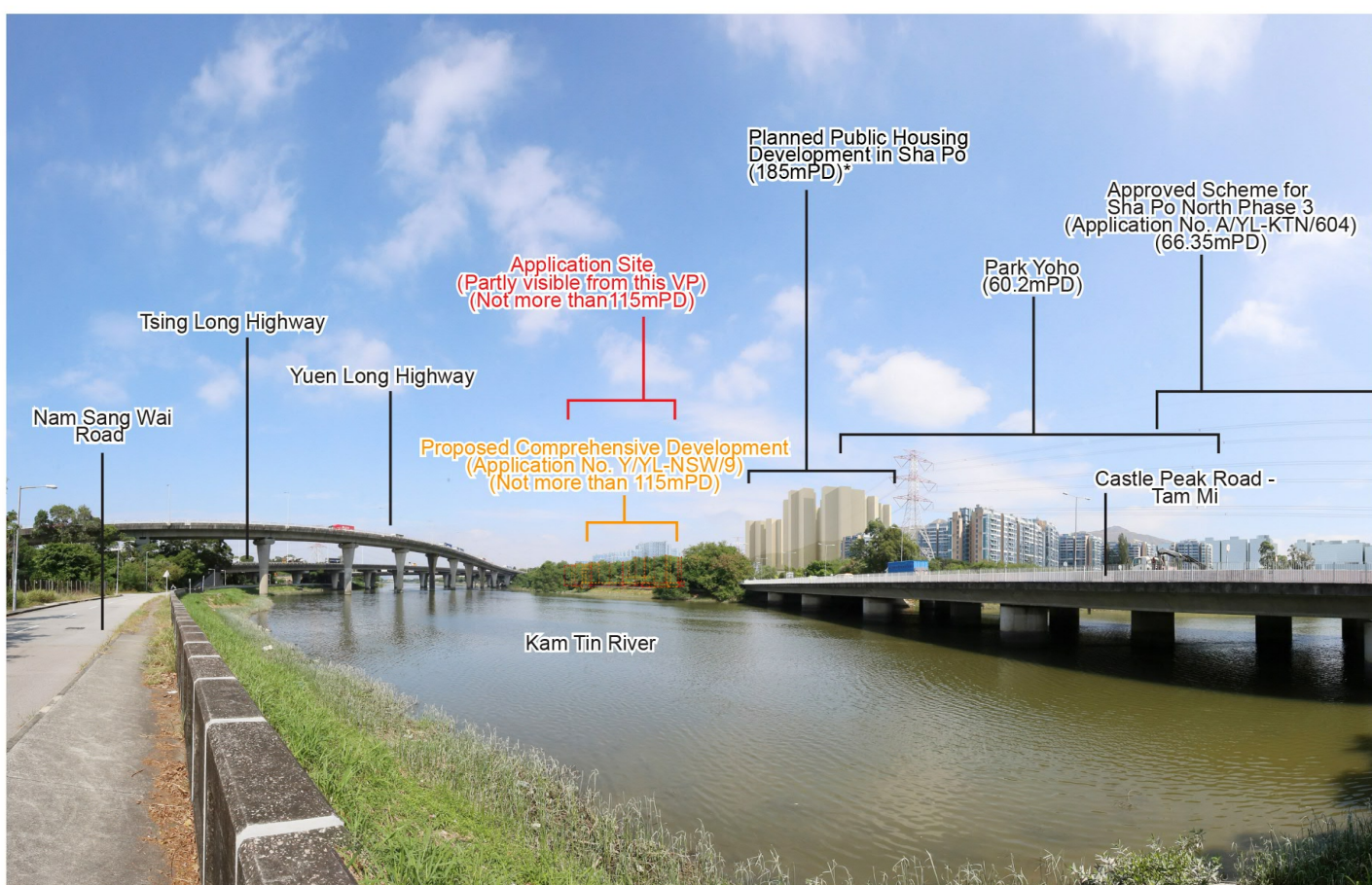




Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

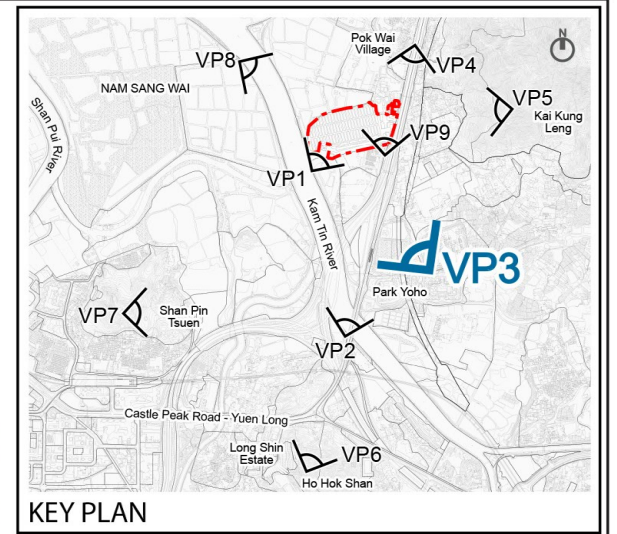
申請編號 Application No. : Y/YL-NSW/8  
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Remarks:  
 \* According to the draft Kam Tin North OZP No. S/YL-KTN/10 gazetted in January 2023.

	Title	Photomontages – Viewing from VP2: Nam Sang Wai Road (South)			
		Checked	DH	Drawn	PW
		Rev	1	Date	Nov 2023
Scale		N / A	Figure		5.2



Existing Condition



Proposed Scheme - Interim Scenario

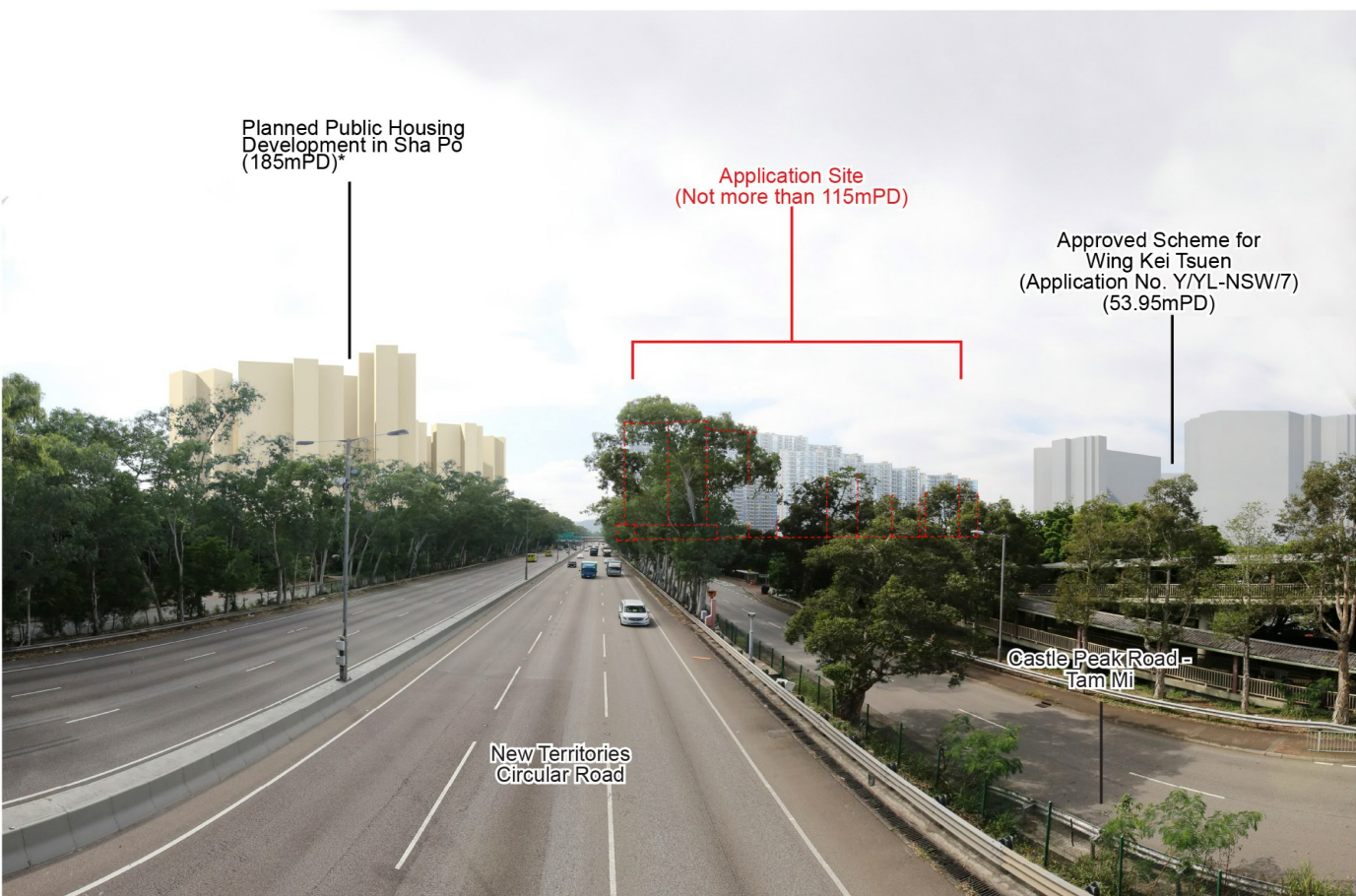


Proposed Scheme - Ultimate Scenario

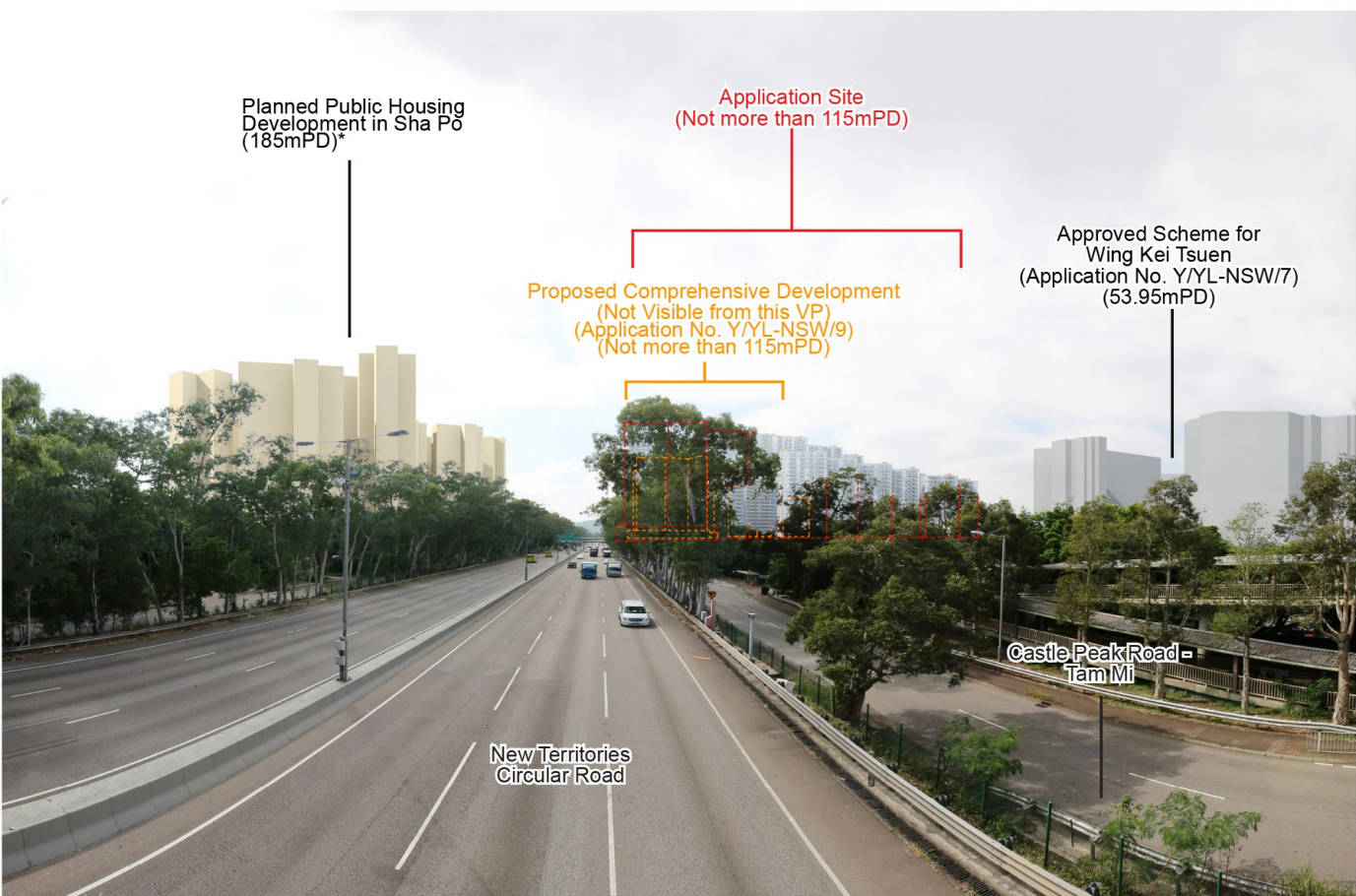
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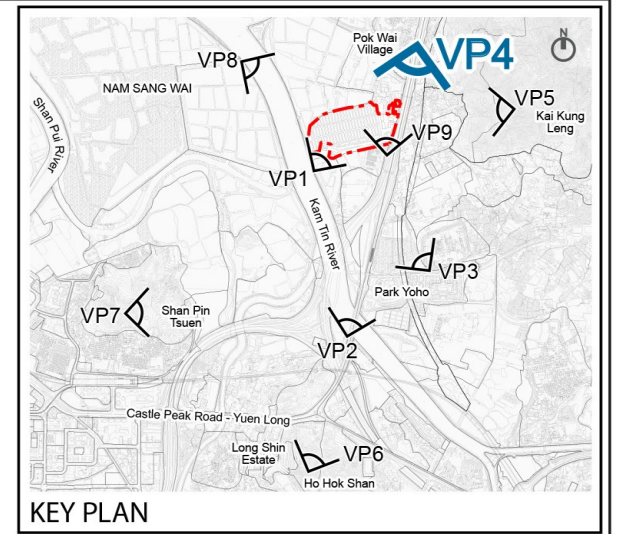
Existing Condition



Proposed Scheme - Interim Scenario



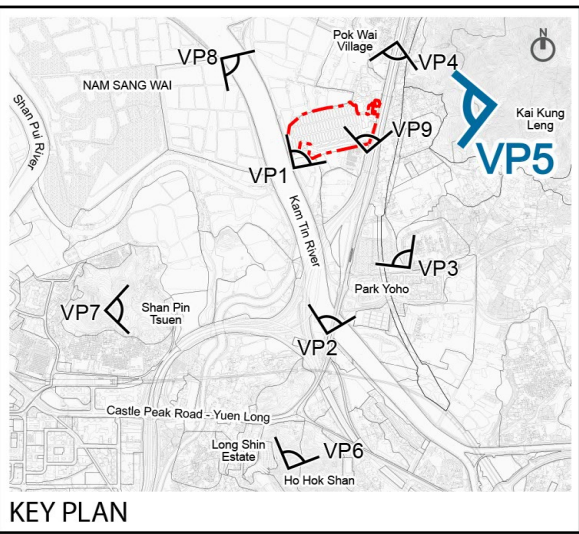
Proposed Scheme - Ultimate Scenario



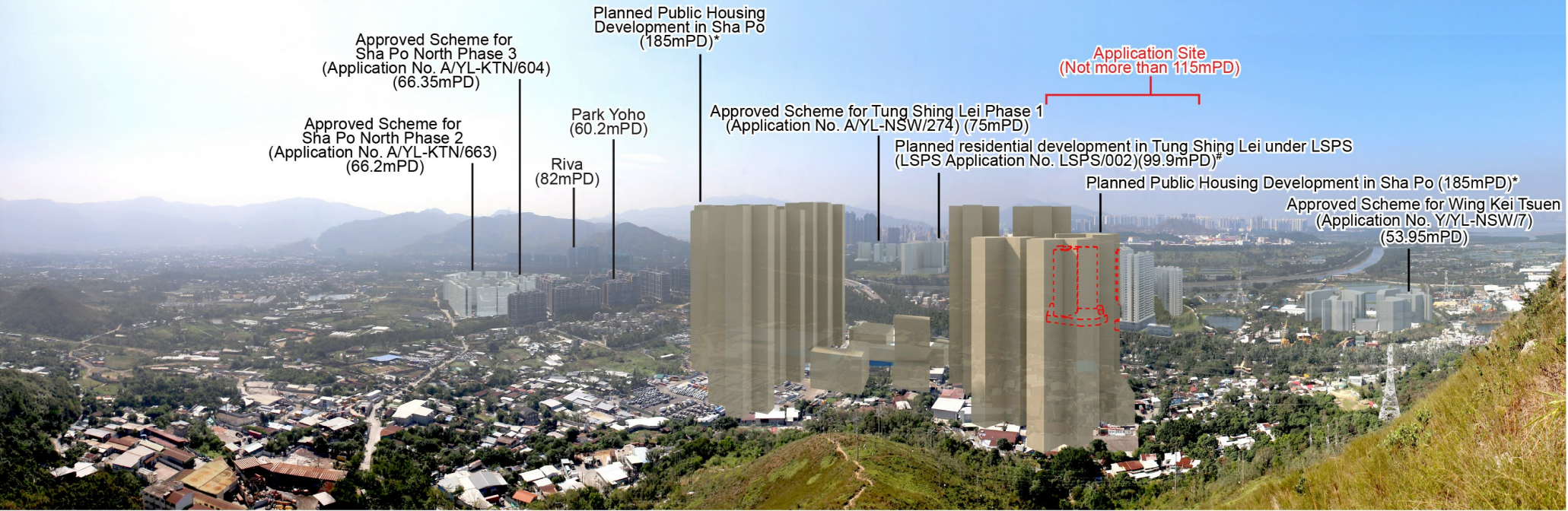
KEY PLAN

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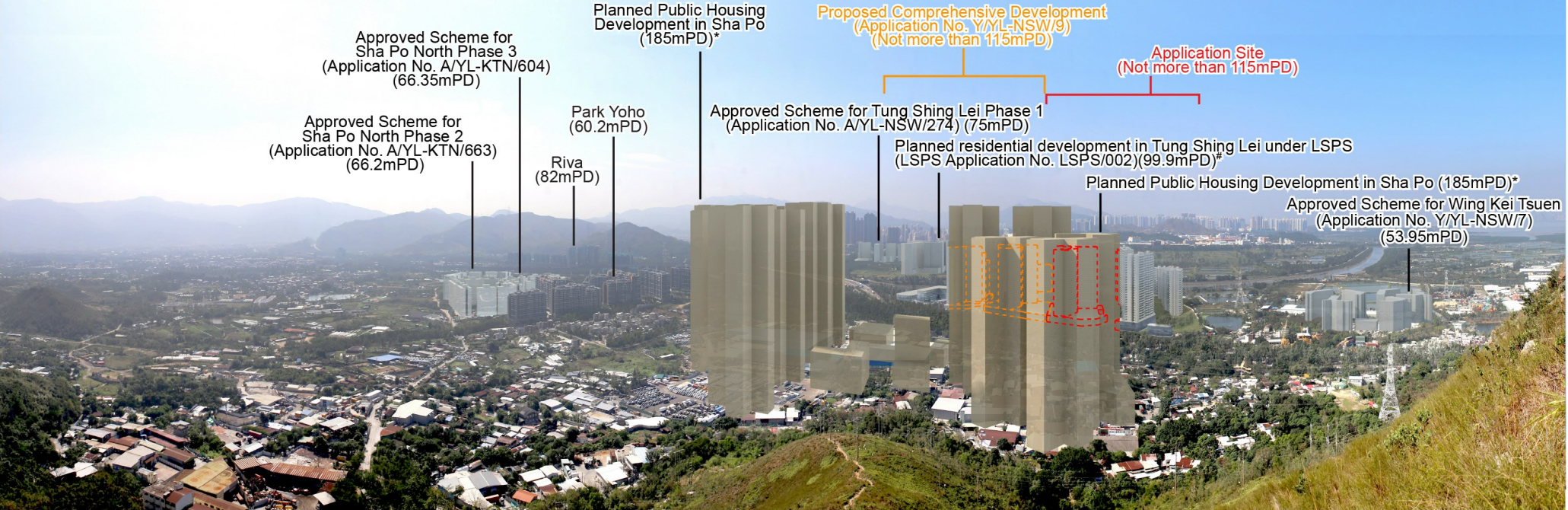
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Existing Condition



Proposed Scheme - Interim Scenario

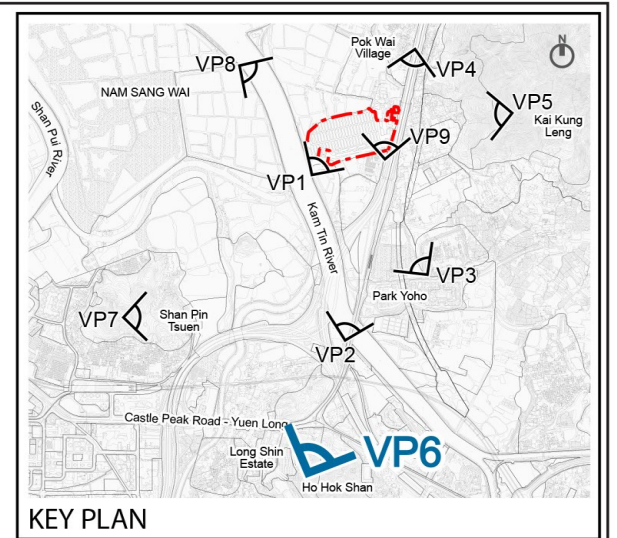


Proposed Scheme - Ultimate Scenario

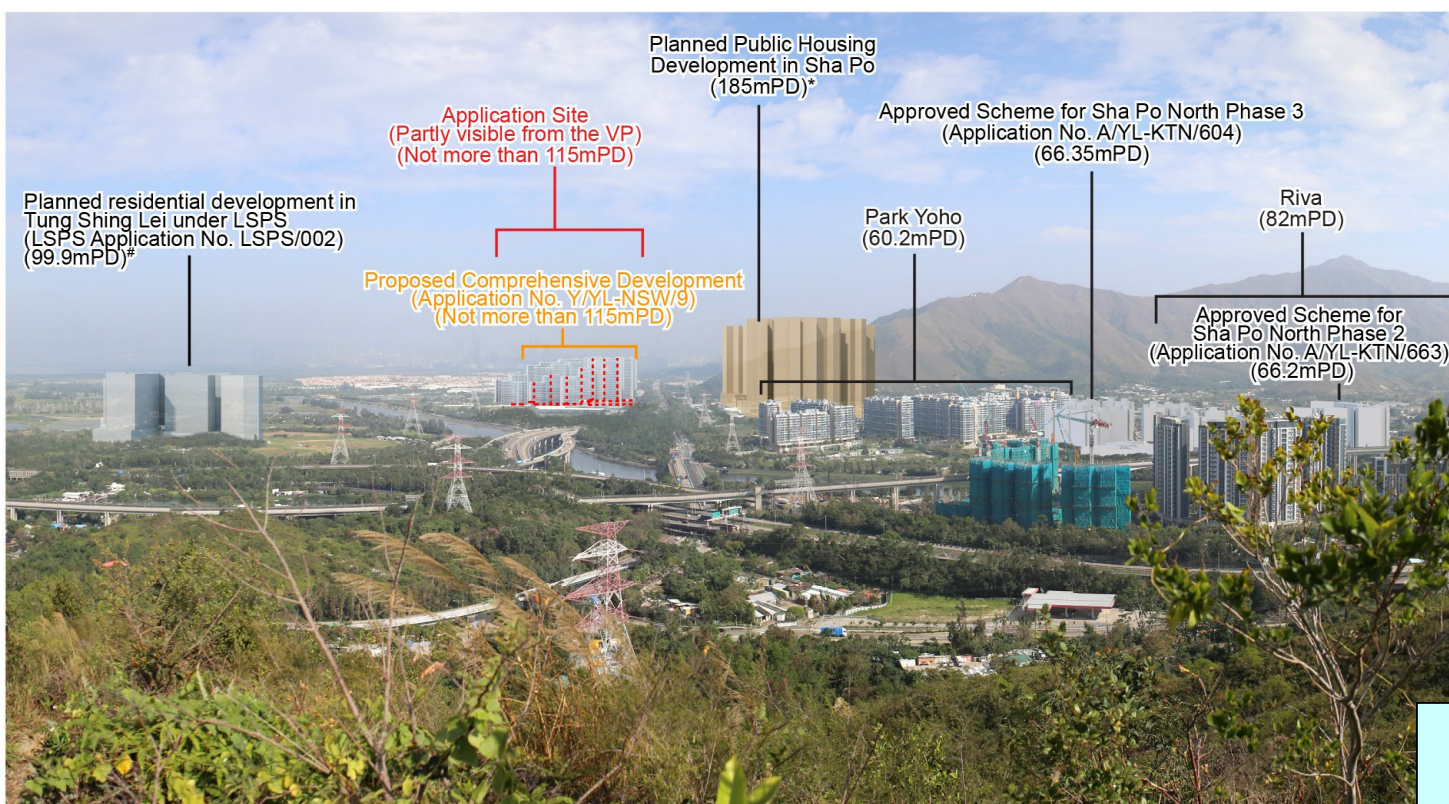
Remarks:  
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 # The Land Sharing Pilot Scheme Application No. LSPS/002 for proposed residential development has received endorsement in-principle from the Chief Executive-in-Council in November 2022.



Existing Condition



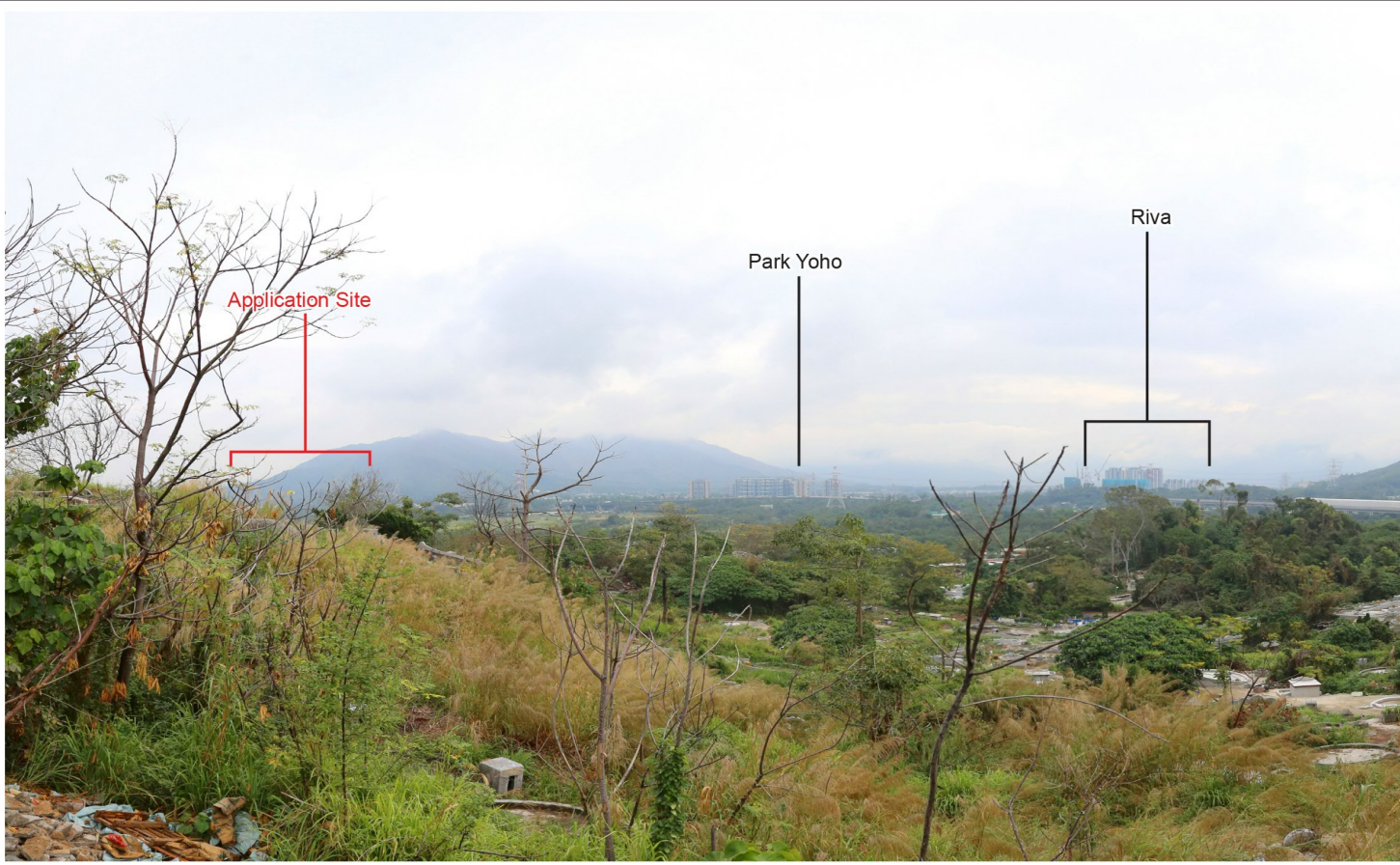
Proposed Scheme - Interim Scenario



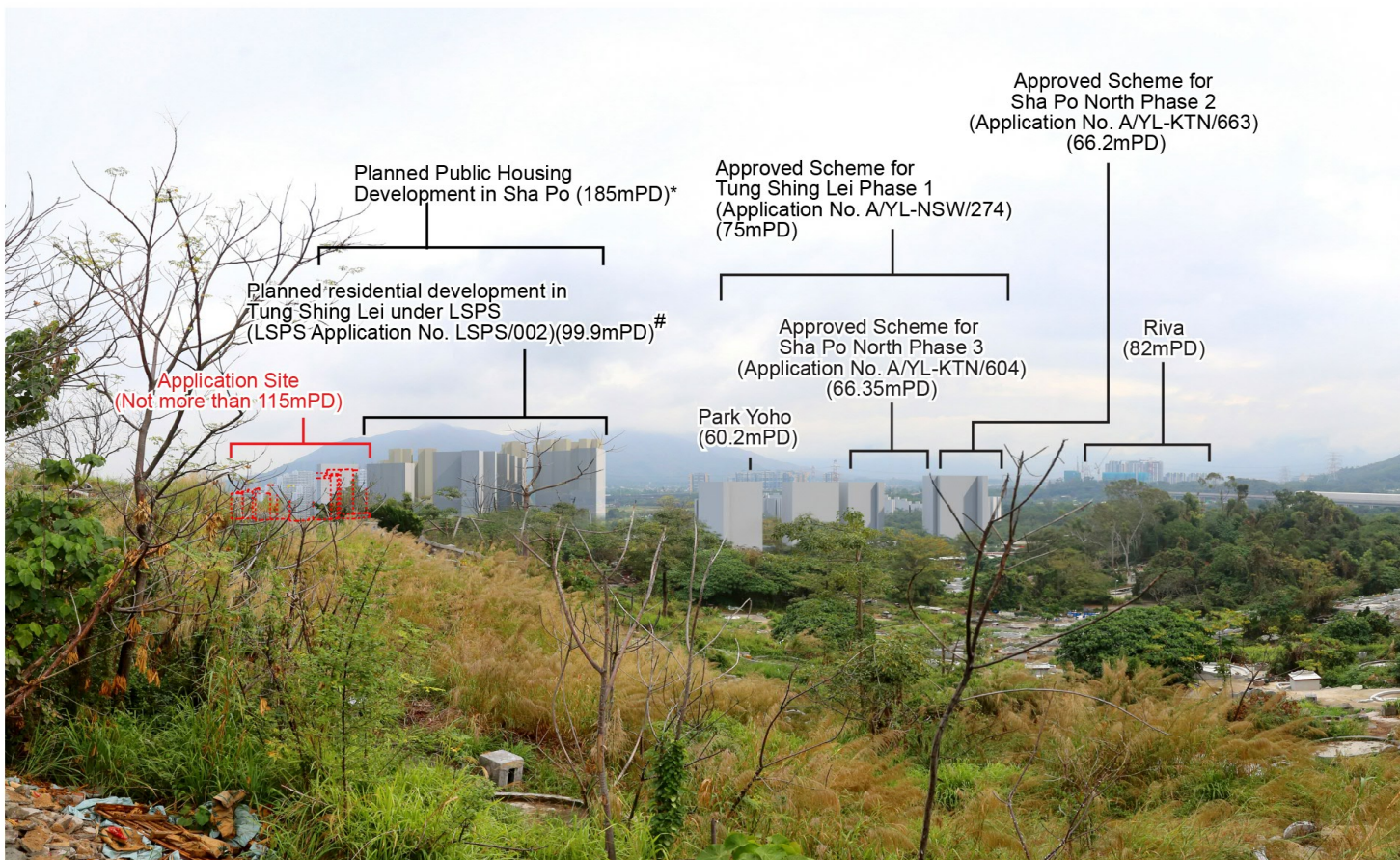
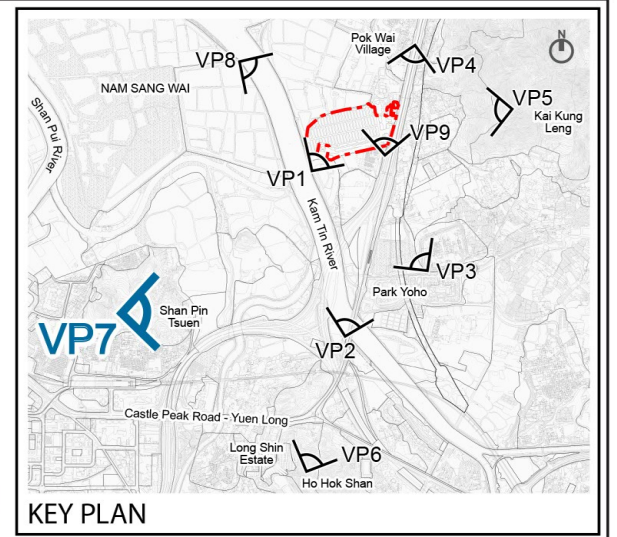
Proposed Scheme - Ultimate Scenario

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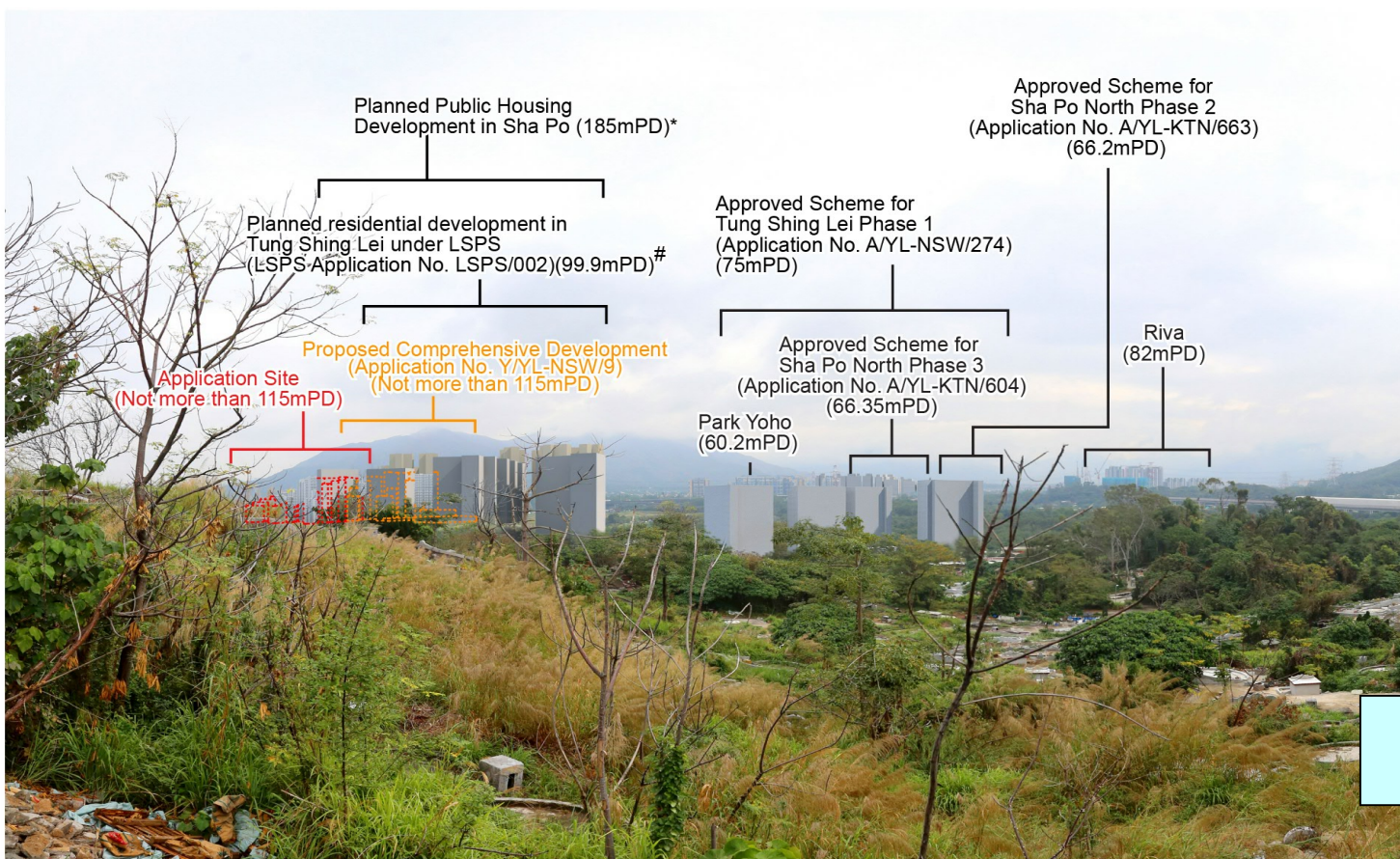
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Existing Condition



Proposed Scheme - Interim Scenario



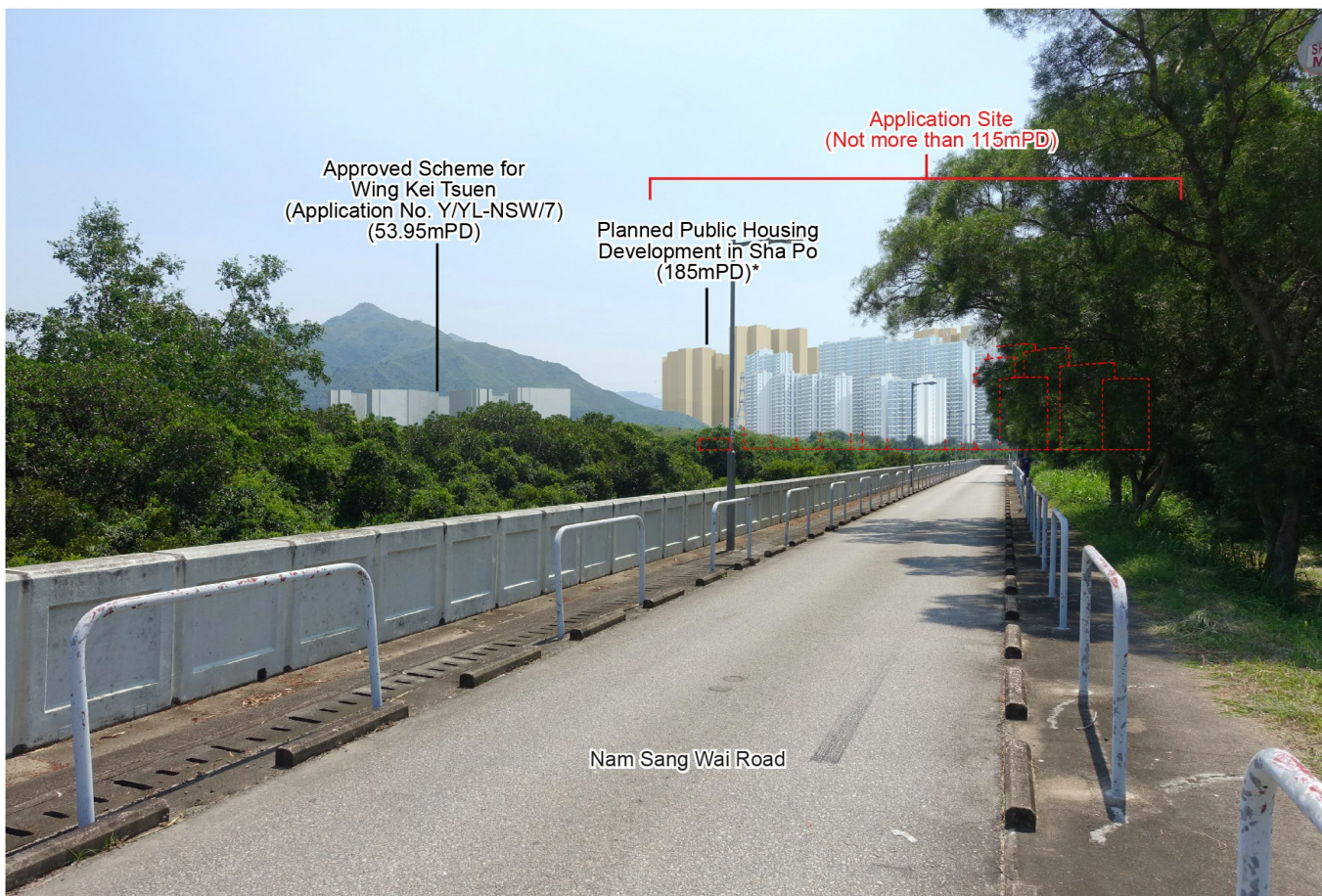
Proposed Scheme - Ultimate Scenario

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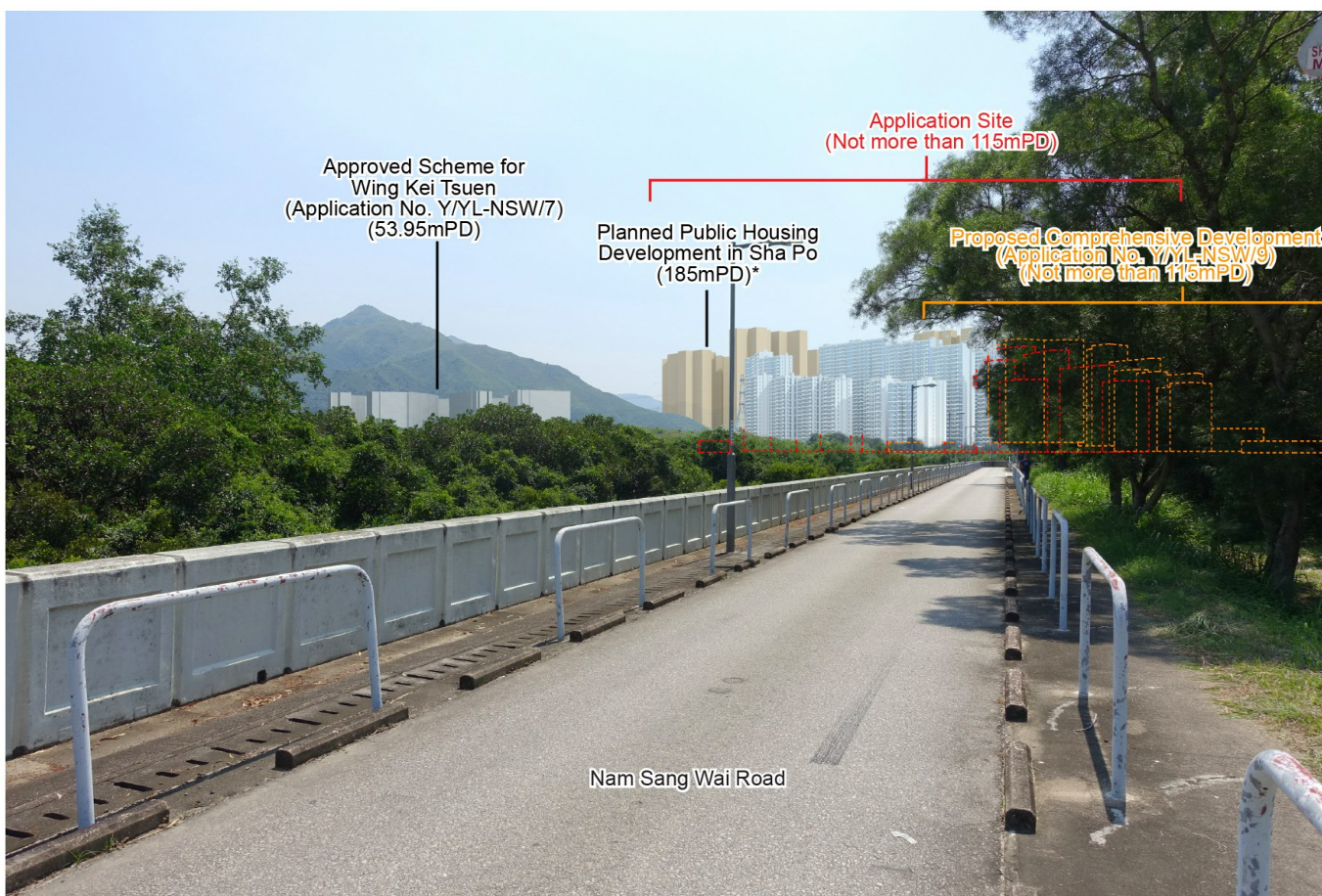
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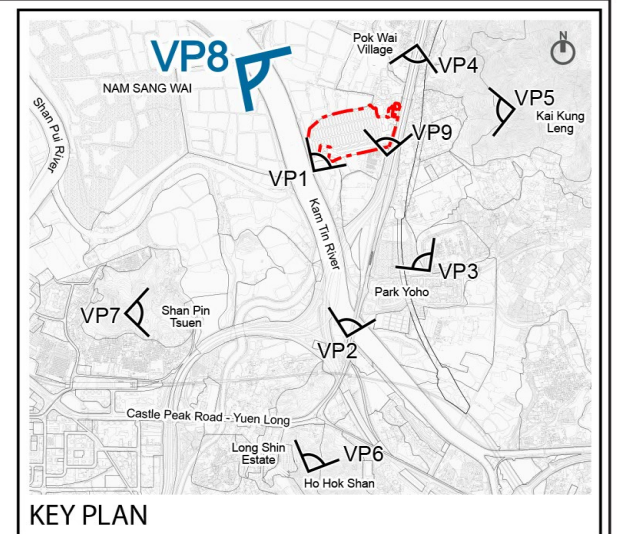
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

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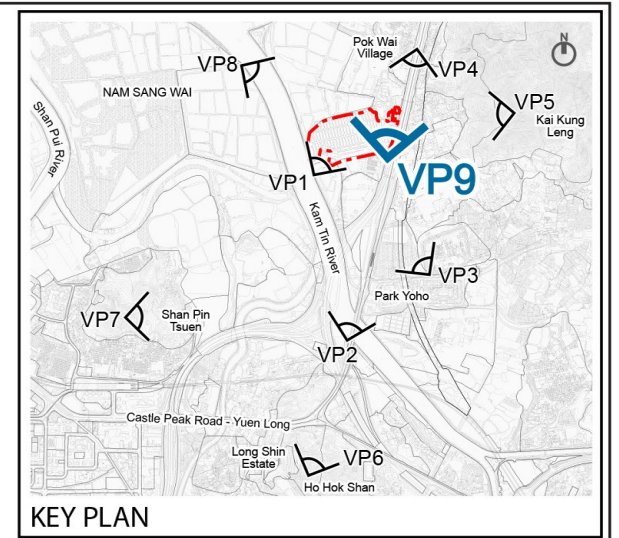
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



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Legend			
Proposed Comprehensive Development under Application Site (Max. BH not more than 115mPD)			
Proposed Comprehensive Development (Application No. Y/YL-NSW/9) (Not more than 115mPD)			