

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL/20**
关于申请编号 Y/YL/20 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 30.4.2024
因应於 2024 年 4 月 30 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/20		
Location/address 位置/地址	Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories 新界元朗十八乡路丈量约份第 120 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 6,060 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 744 sq. m 平方米)		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分区计划大纲草图编号 S/YL/26		
	<u>Further information received</u> 接获进一步资料 Approved Yuen Long Outline Zoning Plan No. S/YL/27 元朗分区计划大纲核准图编号 S/YL/27		
Zoning 地带	<u>Section 12A application</u> 第 12A 条申请 "Government, Institution or Community" 「政府、机构或社区」		
	<u>Further information received</u> 接获进一步资料 "Government, Institution or Community" 「政府、机构或社区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Government, Institution or Community" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site 把申请地点由「政府、机构或社区」地带改划为「住宅(甲类)9」地带及修订适用 於申请地点土地用途地带的《注释》		
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	Not more than 不多於 36,360	Not more than 不多於 6
	Non-domestic 非住用	Not more than 不多於 3,030	Not more than 不多於 0.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	

	Composite 综合用途	2	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	9.75	m 米
		-	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 90	mPD 米(主水平基准上)
		Not more than 不多於 25	Storey(s) 层
1		Exclude 不包括 Basement 地库	
Site coverage 上盖面积	About 约 33.33 %		
No. of units 单位数目	943 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,640	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		262
	Private Car Parking Spaces 私家车车位		123
	Motorcycle Parking Spaces 电单车车位		13
	Bicycle Parking Spaces 单车泊车位		126
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
Heavy Goods Vehicle Spaces 重型货车车位		4	

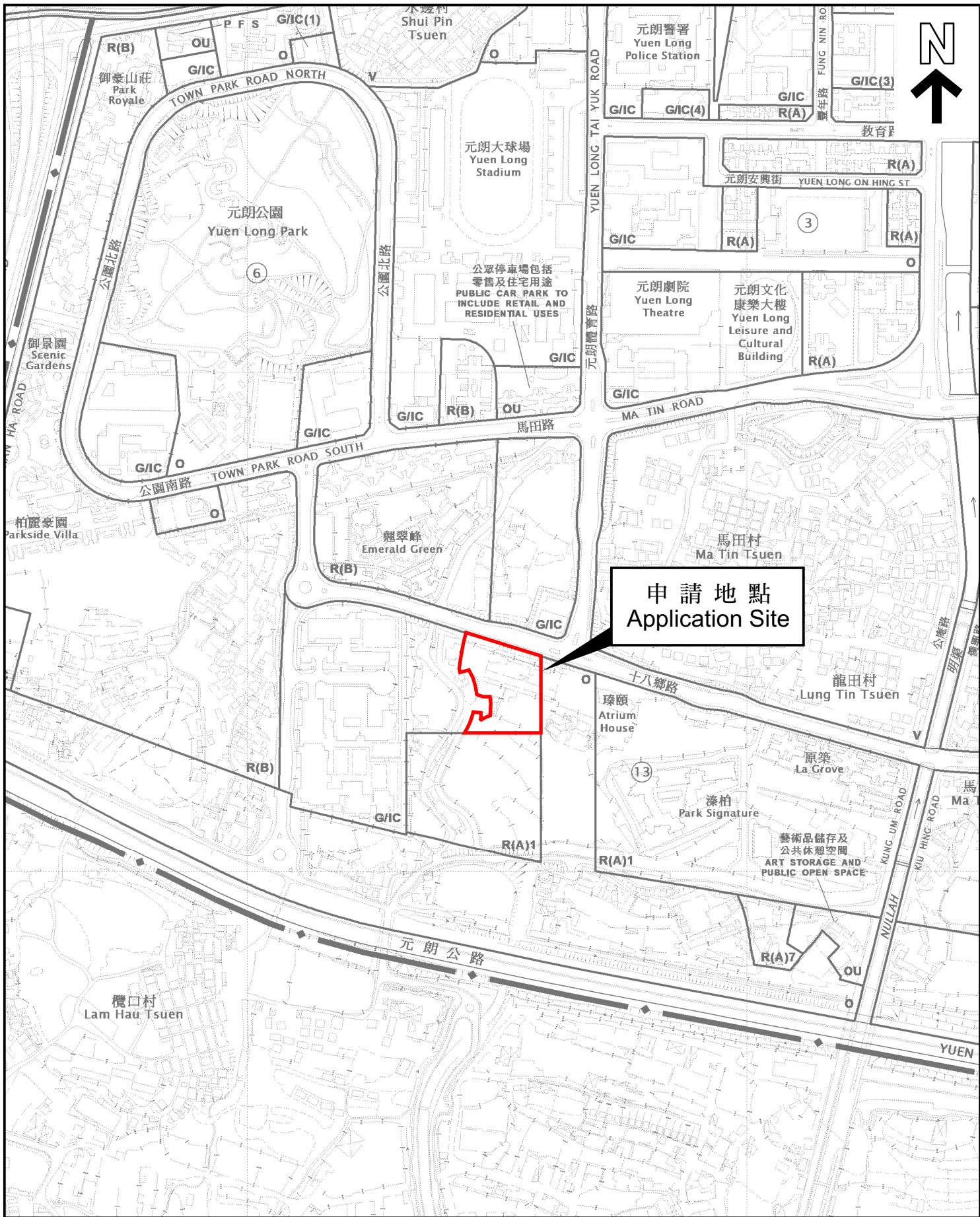
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

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
<u>Plans and Drawings 图则及绘图</u>		
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 checked="" 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 checked="" type="checkbox"/>
<u>Landscape Sections 园境设计截视图</u>		
<u>Private Open Space Provision Plan 私人休憩用地图</u>		
<u>Greenery Coverage Plan 绿化用地覆盖图</u>		
<u>Proposed Vehicular Access Plan 拟议行车通道设计图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" 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 (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input 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 checked="" 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>Response to Departmental Comments 回应政府部门的意见</u>		
<u>Replacement Page for Application Form 申请表格的替换页</u>		
<u>Tree Preservation Proposal 树木保育建议书</u>		
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。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。

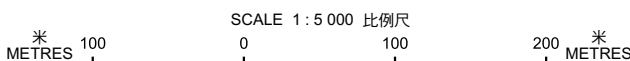


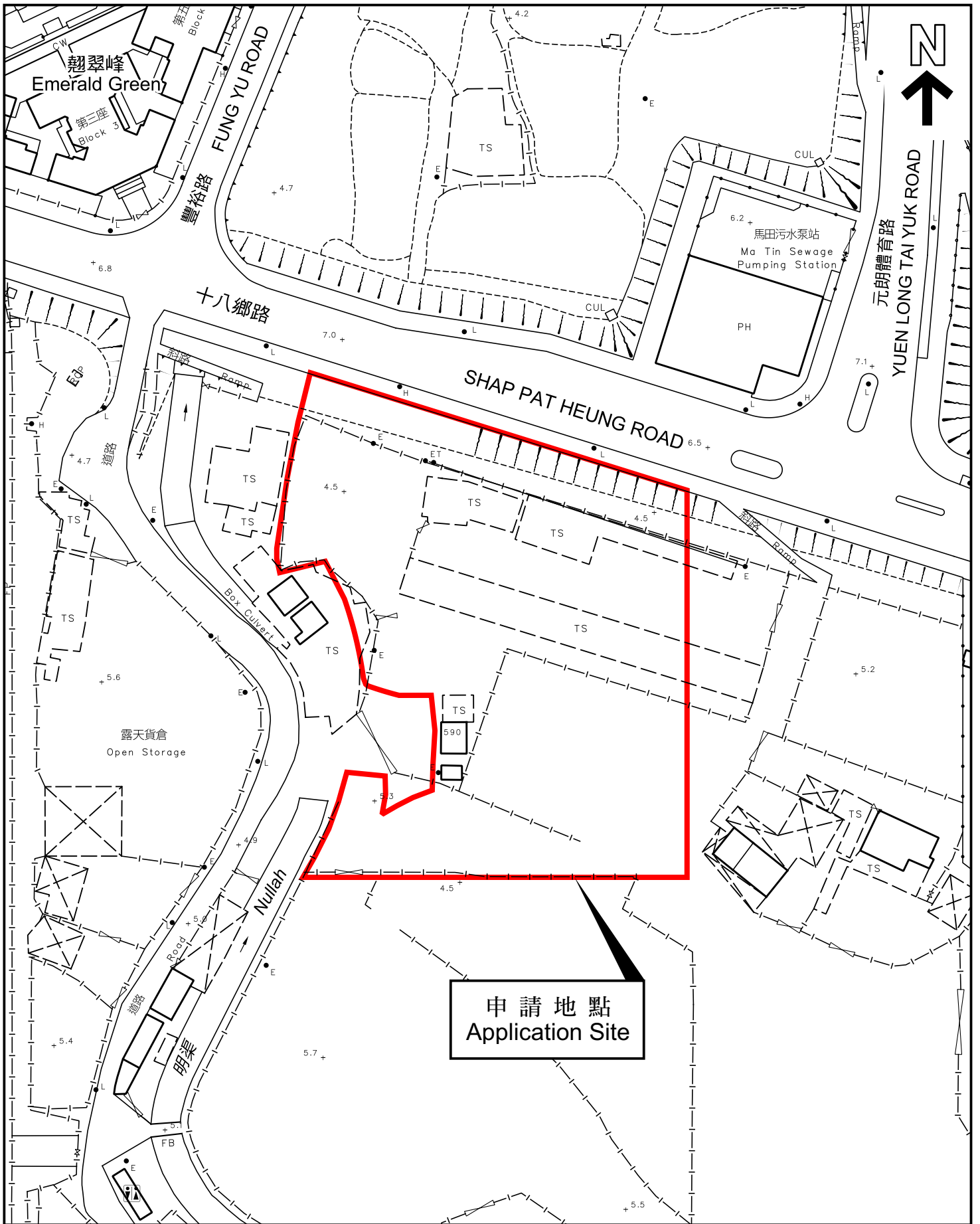
本摘要圖於2024年4月2日擬備，
 所根據的資料為於2023年12月5日
 核准的分區計劃大綱圖編號 S/YL/27
 EXTRACT PLAN PREPARED ON 2.4.2024
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/27 APPROVED ON 5.12.2023

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/20





申請地點
Application Site

本摘要圖於2024年4月2日擬備，
所根據的資料為測量圖編號
6-NW-14A 及 6-NW-14B
EXTRACT PLAN PREPARED ON 2.4.2024
BASED ON SURVEY SHEETS No.
6-NW-14A & 6-NW-14B

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/20

申請編號 **Application No. : Y/YL/20**

備註 Remarks

申請人呈交進一步資料，包括經修訂的作顯示性質的布局設計圖、樓宇平面圖、截視圖和相關的園境設計圖及行車通道設計圖，並提交經修訂的環境評估、交通影響評估、排水影響評估、樹木保育建議書、規劃綱領及申請表格的替換頁，以反映布局設計的修改及回應政府部門的意見。

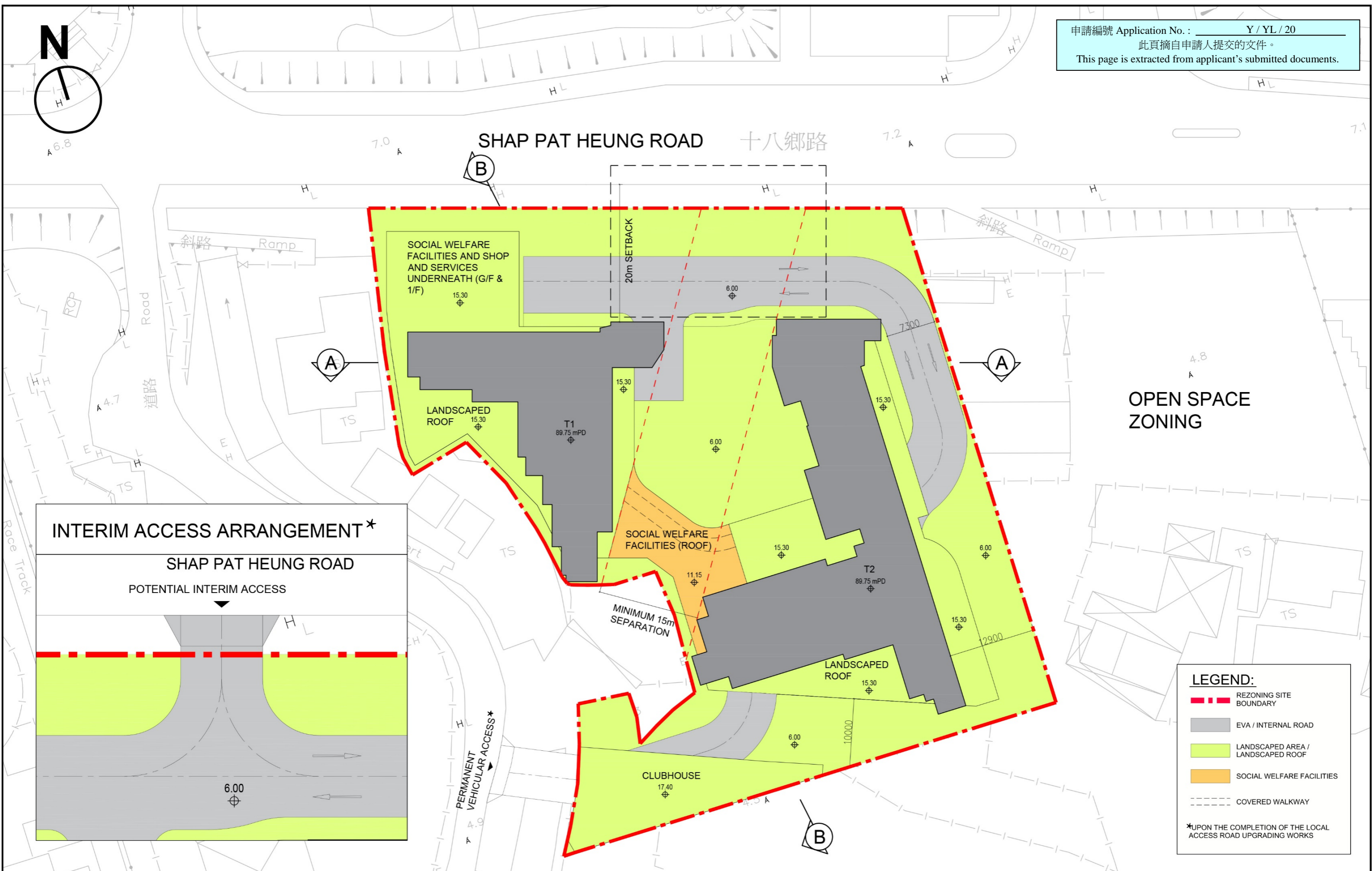
The applicant provided further information, which includes a set of revised indicative layout plan, floor plans, sectional plans and associated landscape and vehicular access plans, revised Environmental Assessment, Traffic Impact Assessment, Drainage Impact Assessment, Visual Impact Assessment, and replacement pages for the planning statement and the application form, so as to reflect the revised layout and to respond to the comments of various Government departments.

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。

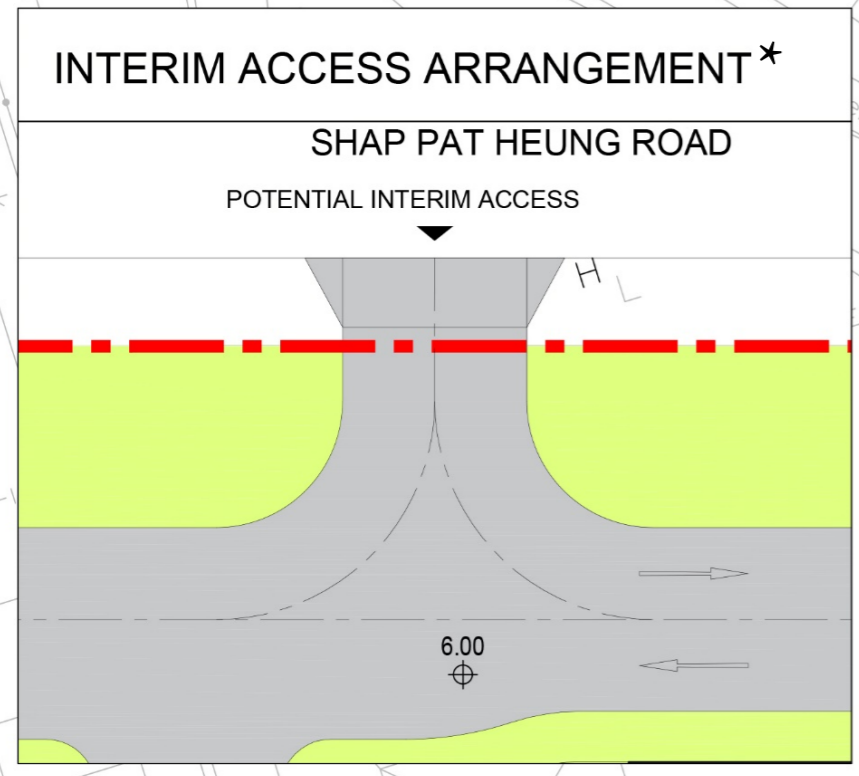
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.



SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING



LEGEND:

- - - REZONING SITE BOUNDARY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA / LANDSCAPED ROOF
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

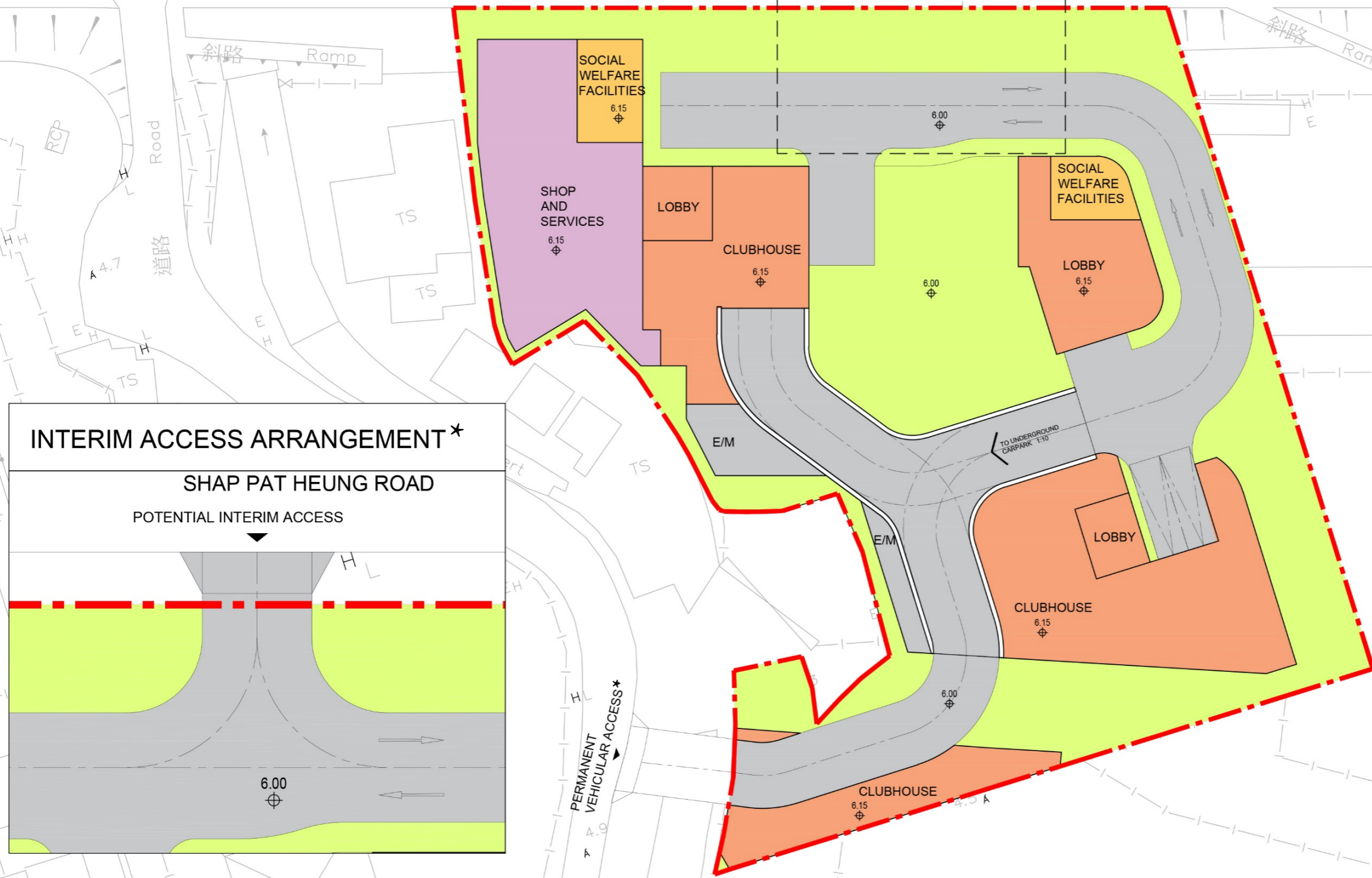
*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title <h2 style="text-align: center;">INDICATIVE SCHEMATIC DESIGN</h2>	Scale <h3 style="text-align: center;">1:500</h3>	Project Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	Job No. <h3 style="text-align: center;">P169</h3>	
	Date <h3 style="text-align: center;">24/04/24</h3>			



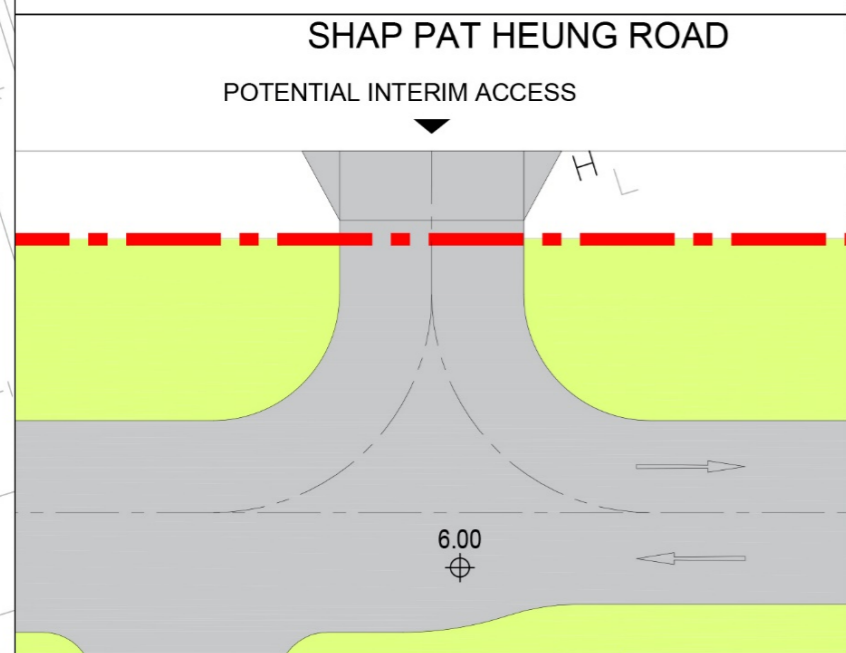
申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

INTERIM ACCESS ARRANGEMENT*



LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- EVA / INTERNAL ROAD
- LANDSCAPED AREA
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- E/M

*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

Drawing Title
INDICATIVE GROUND FLOOR PLAN

Scale
1:500
 Date
24/04/24

Project
 Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

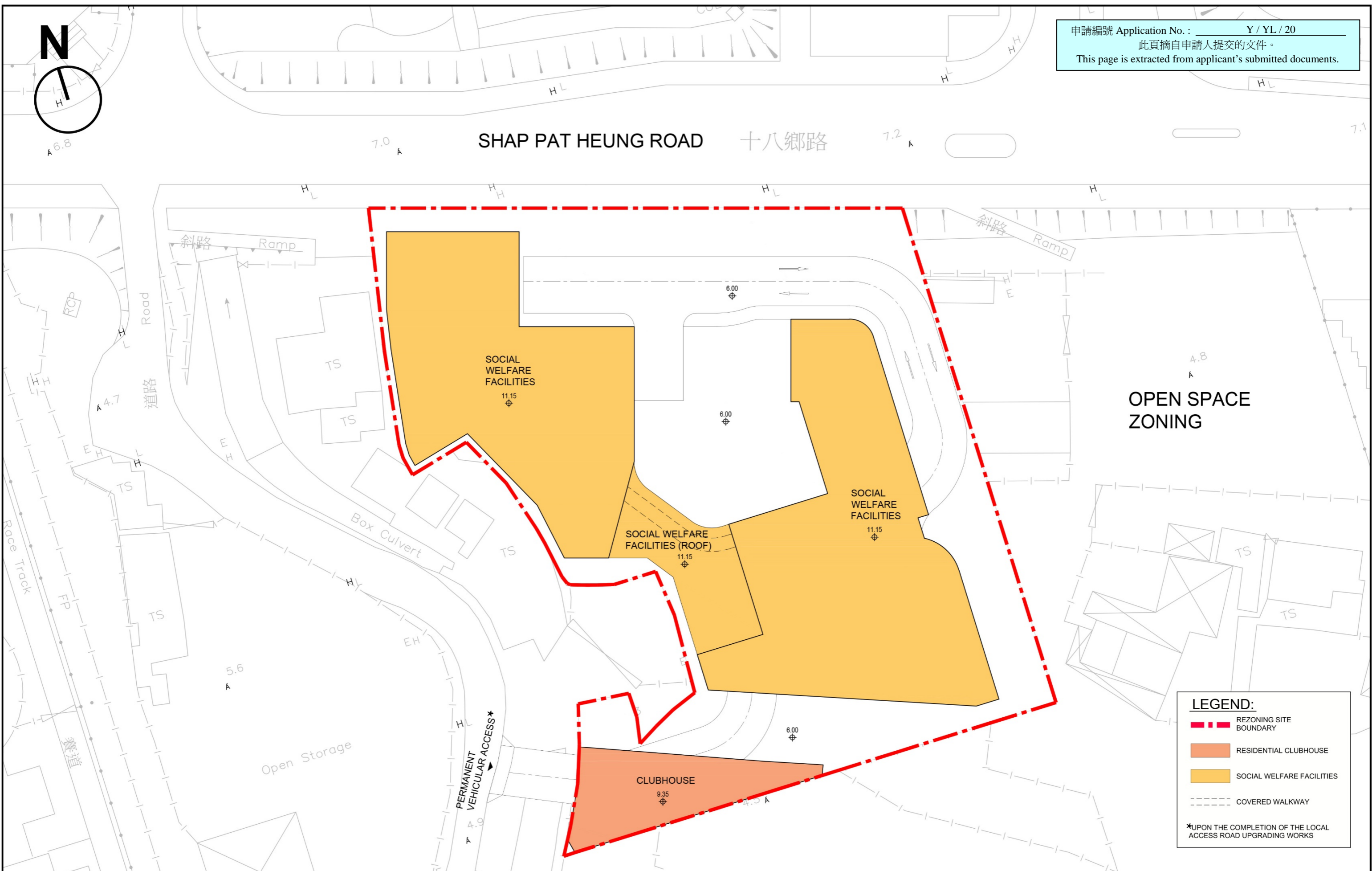
Job No.
P169





申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- COVERED WALKWAY

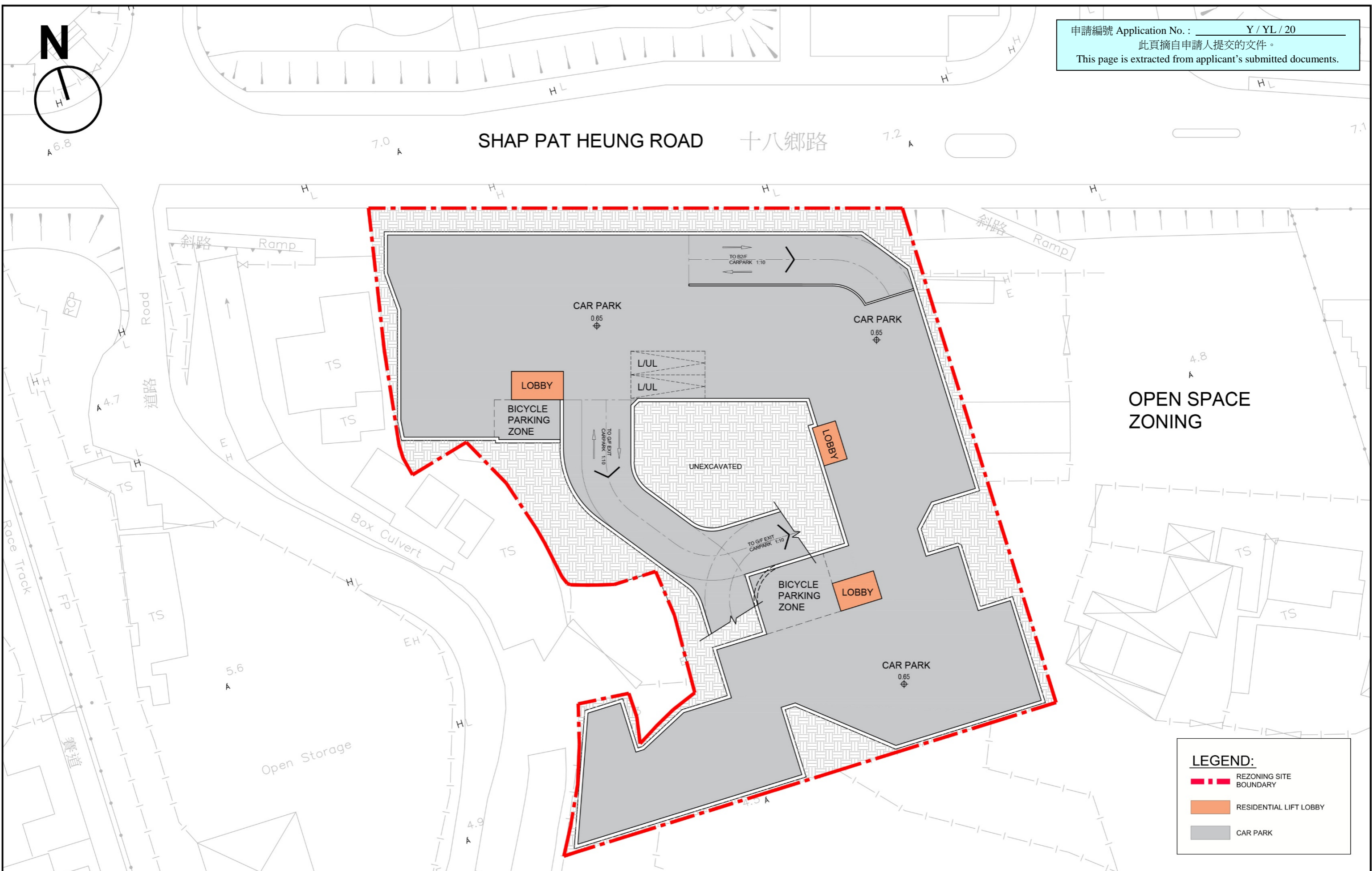
*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

<p>Drawing Title</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">INDICATIVE FIRST FLOOR PLAN</p>	<p>Scale</p> <p style="text-align: center; font-weight: bold;">1:500</p> <p>Date</p> <p style="text-align: center;">24/04/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center; font-weight: bold;">P169</p>	
--	--	---	---	--



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

LEGEND:

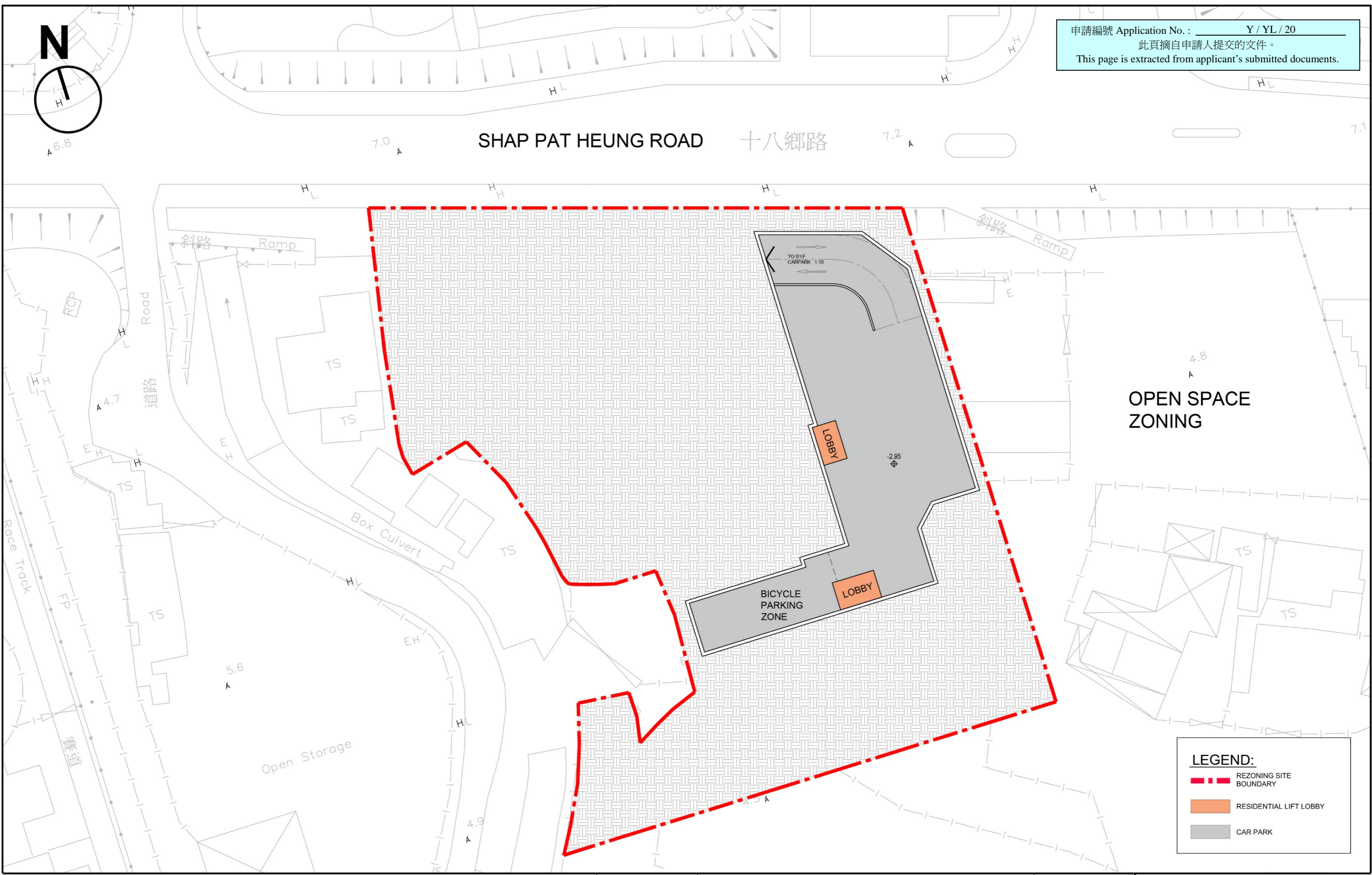
- - - REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

<p>Drawing Title</p> <p style="text-align: center;">INDICATIVE BASEMENT 1 PLAN</p>	<p>Scale</p> <p style="text-align: center;">1:500</p> <p>Date</p> <p style="text-align: center;">24/04/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center;">P169</p>	
---	---	---	---	--



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

SHAP PAT HEUNG ROAD 十八鄉路



OPEN SPACE ZONING

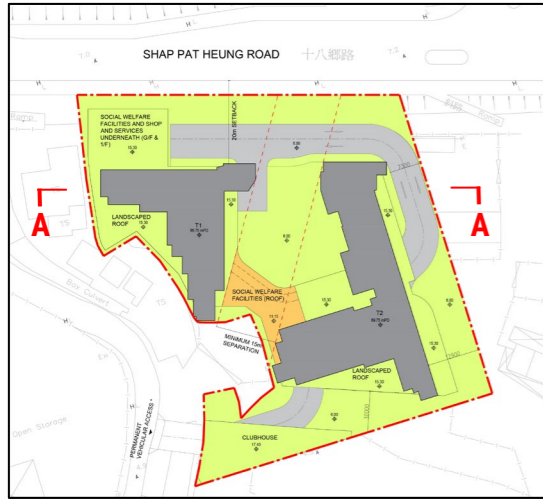
LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL LIFT LOBBY
- CAR PARK

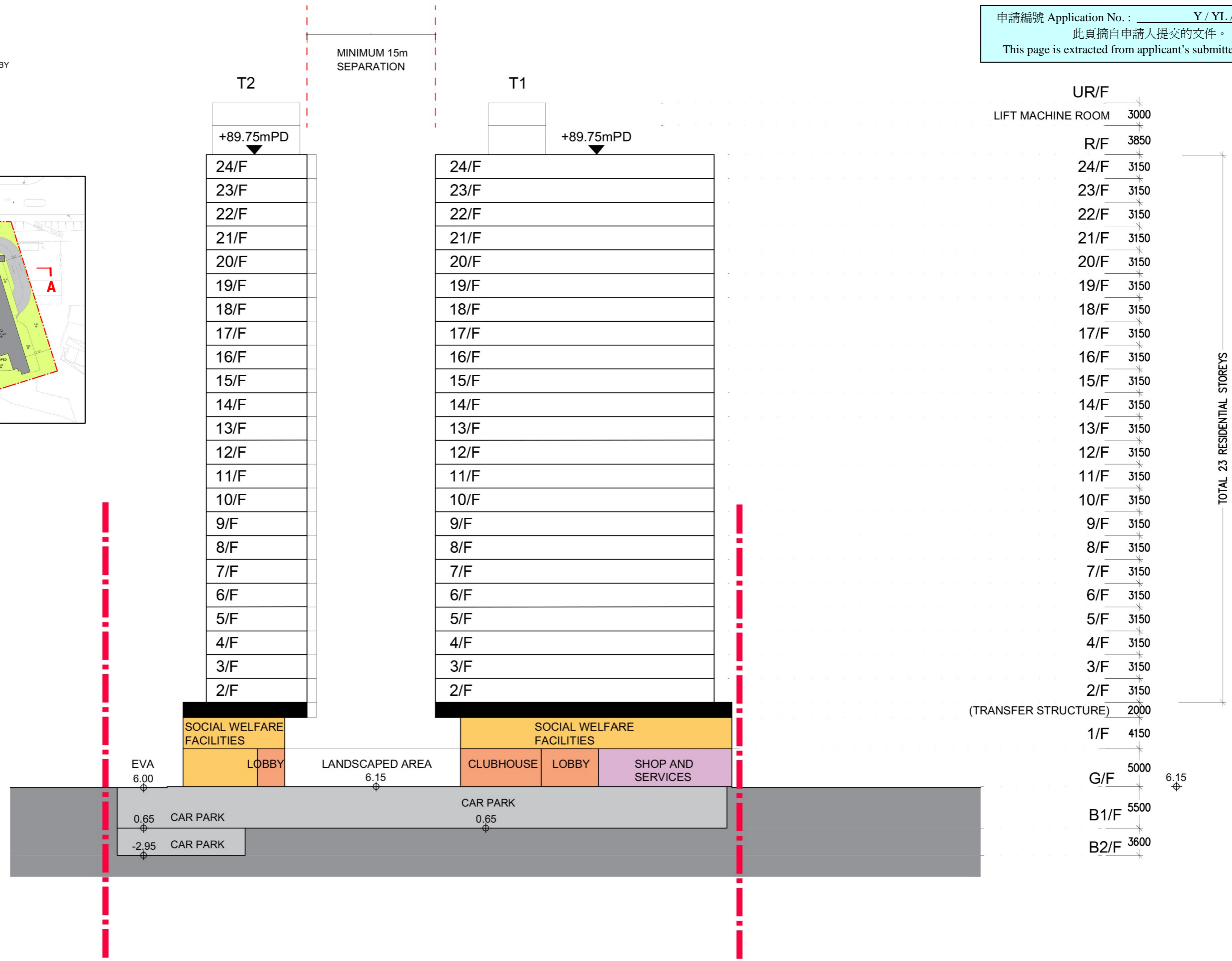
<p>Drawing Title</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">INDICATIVE BASEMENT 2 PLAN</p>	<p>Scale</p> <p style="text-align: center; font-weight: bold;">1:500</p> <p>Date</p> <p style="text-align: center;">24/04/24</p>	<p>Project</p> <p>Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long</p>	<p>Job No.</p> <p style="text-align: center; font-weight: bold;">P169</p>	
---	--	---	---	--

LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK

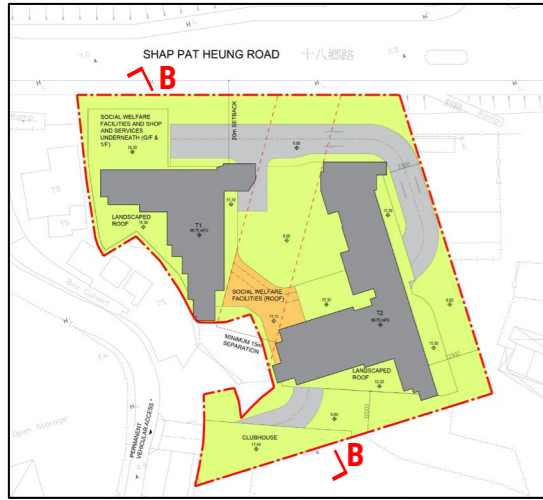


申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

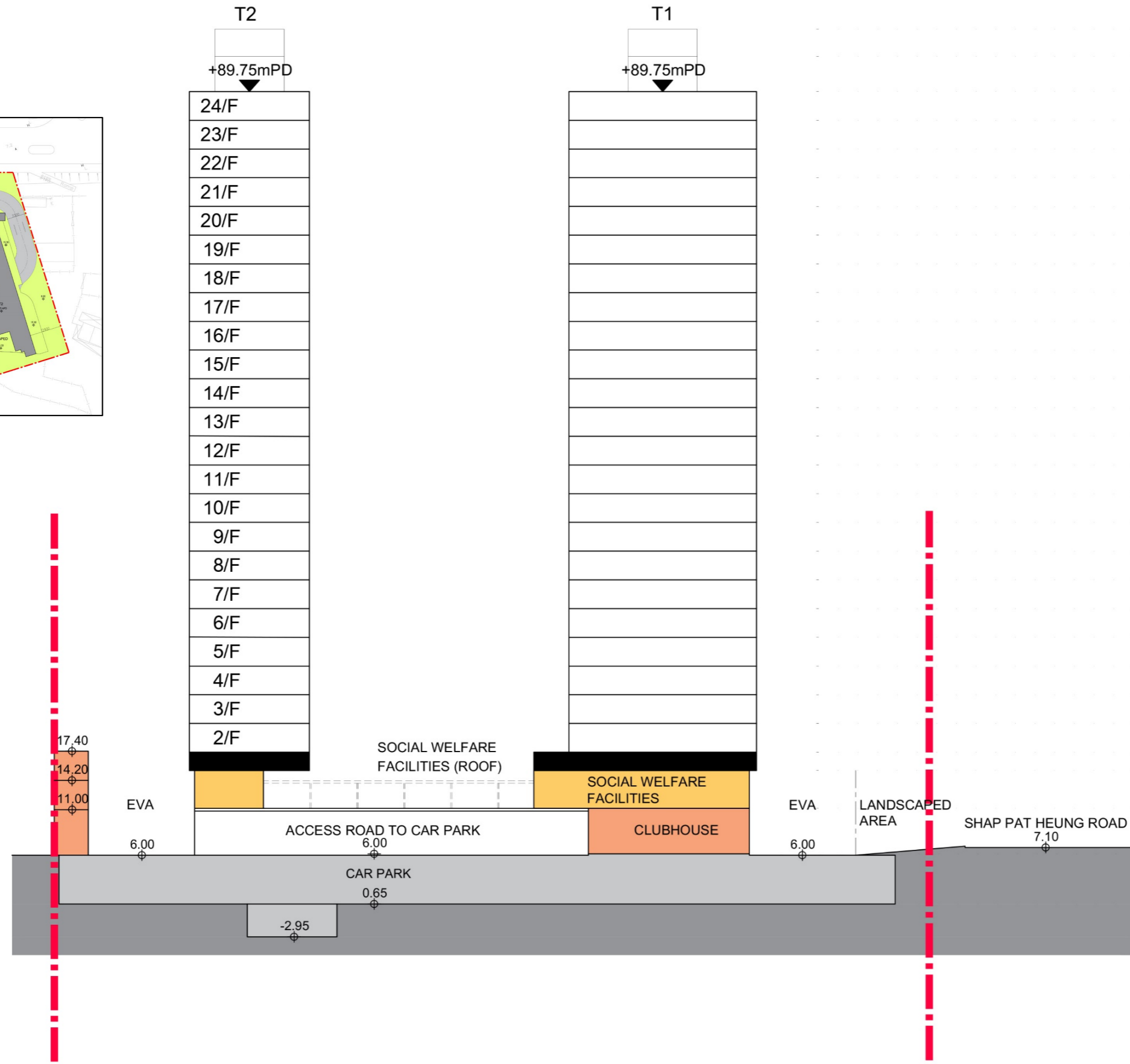


LEGEND:

- - - REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- E/M / CAR PARK / ROAD



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.





UR/F	Height (m)
LIFT MACHINE ROOM	3000
R/F	3850
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	5500
B2/F	3600

TOTAL 23 RESIDENTIAL STOREYS



*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

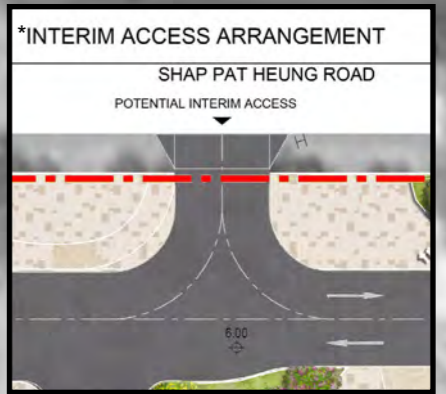
- LEGEND
-  APPLICATION SITE BOUNDARY
 -  NEW PLANTING TREES (50 NOS)

DRAWING TITLE
Compensatory Tree Planting Plan - Overall

DATE	APRIL 2024	FIGURE NO.	FIG 1.4a	SCALE AND ORIENTATION	N.T.S@A3
DRAWN	GC	JOB TITLE			
CHECKED	CY	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long			
APPROVED	CY				



ARUP



*UPON THE COMPLETION OF THE LOCAL ACCESS ROAD UPGRADING WORKS

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- LEGEND
- APPLICATION SITE BOUNDARY
 - NEW PLANTING TREES (27 NOS)

DRAWING TITLE
Compensatory Tree Planting Plan - G/F

DATE
APRIL 2024

FIGURE NO.
FIG 1.4b

SCALE AND ORIENTATION
N.T.S@A3

DRAWN
GC

CHECKED
CY

APPROVED
CY

JOB TITLE
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long





ARUP

Shap Pat Heung Road



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

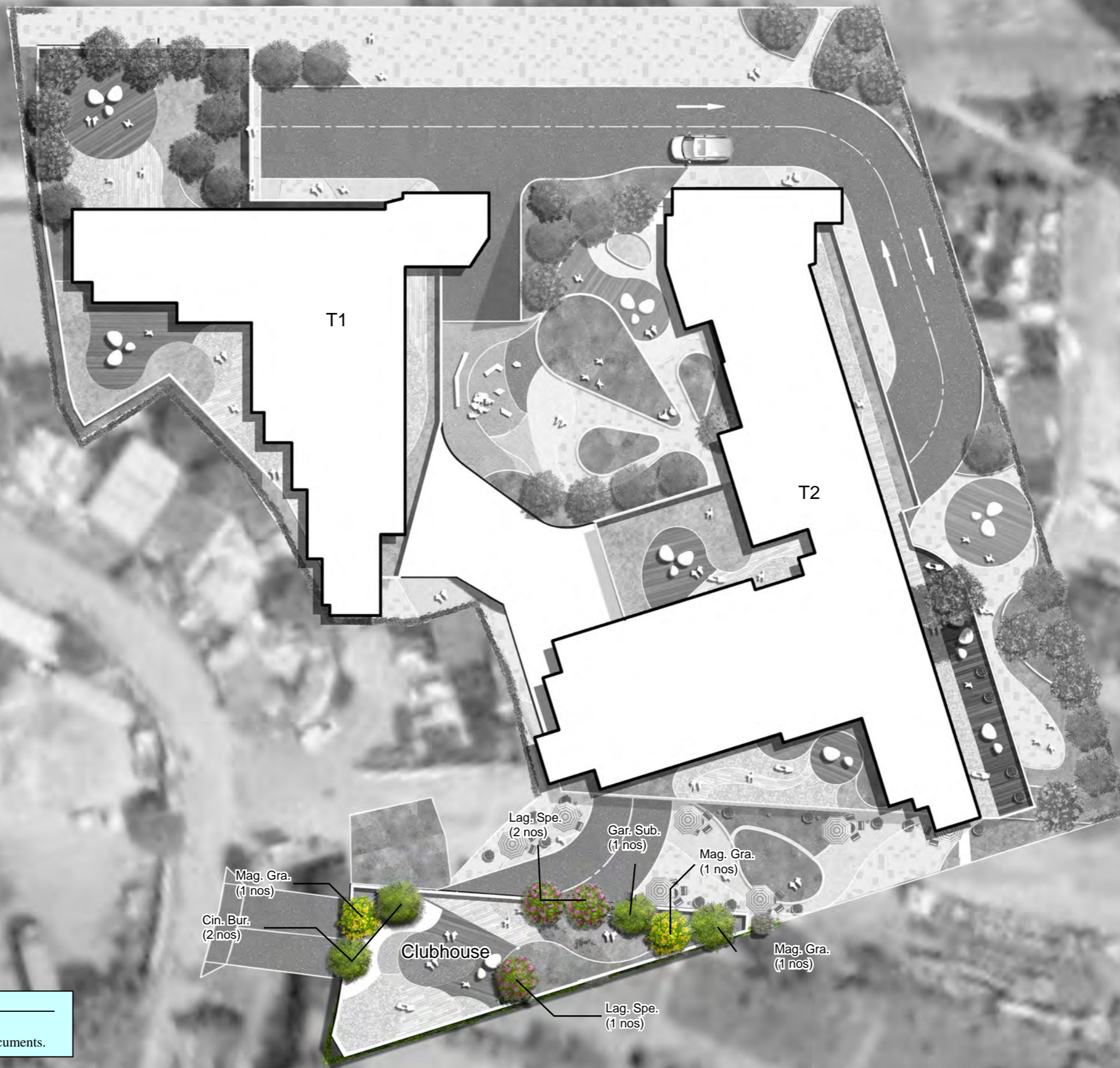
LEGEND
 APPLICATION SITE BOUNDARY
 NEW PLANTING TREES (14 NOS)

DRAWING TITLE
 Compensatory Tree Planting Plan - 2/F

DATE	APRIL 2024	FIGURE NO.	FIG 1.4c	SCALE AND ORIENTATION	N.T.S@A3
DRAWN	GC	JOB TITLE			
CHECKED	CY	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long			
APPROVED	CY				



ARUP



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND

	APPLICATION SITE BOUNDARY
	NEW PLANTING TREES (9 NOS)

DRAWING TITLE
 Compensatory Tree Planting Plan - 3/F

DATE
 APRIL 2024

FIGURE NO.
 FIG 1.4d

SCALE AND ORIENTATION
 N.T.S@A3

JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

DRAWN
 GC

CHECKED
 CY

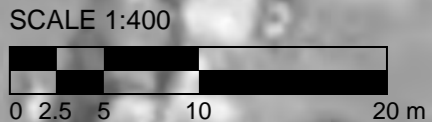
APPROVED
 CY



ARUP



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



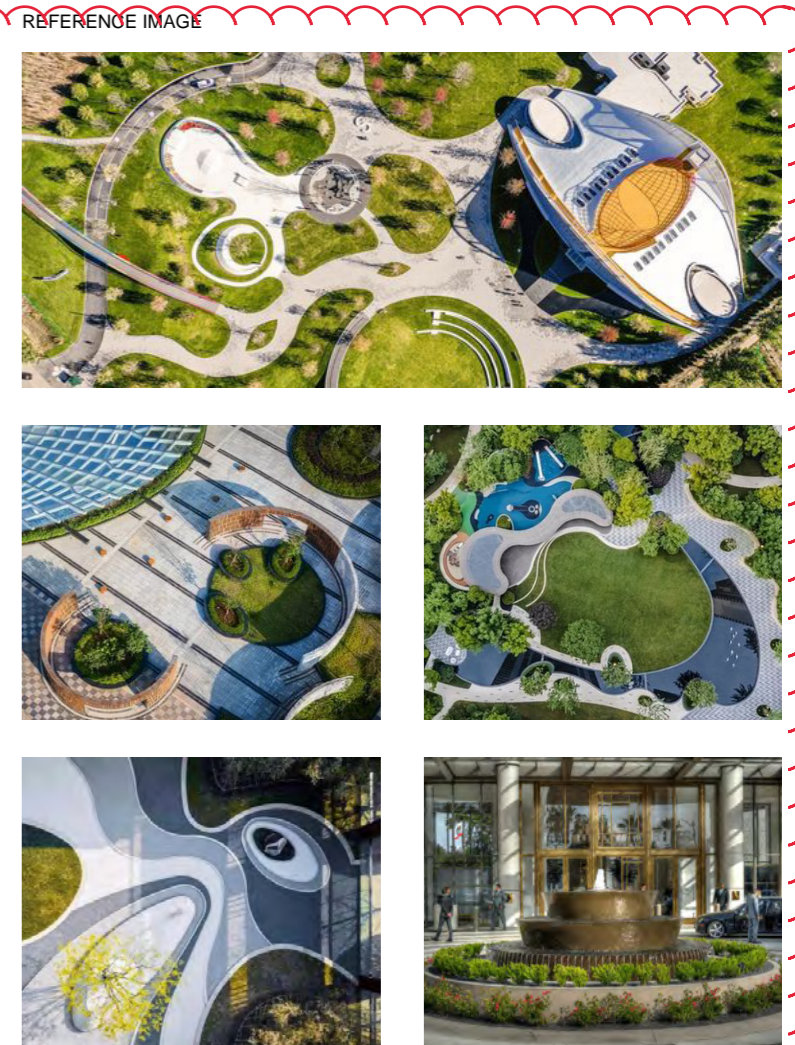
- LEGEND**
- APPLICATION SITE BOUNDARY
 - GREEN WALL EXTENT
 - ▶ VEHICLE ENTRY
 - ▲ BUILDING ENTRY
 - ① OPEN LAWN AREA
 - ② CHILDREN'S PLAY AREA
 - ③ MULTI-FUNCTIONAL DECK
 - ⑤ OPEN PLAZA
 - ⑥ MULTIFUNCTIONAL COURTYARD

DRAWING TITLE
Landscape Master Plan - Overall

DATE	APRIL 2024	FIGURE NO.	FIG 1.5a	SCALE AND ORIENTATION	1:400@A3
DRAWN	GC	JOB TITLE			
CHECKED	CY	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long			
APPROVED	CY				

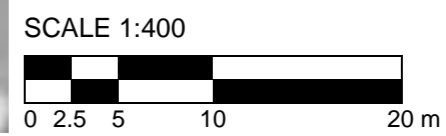


ARUP



- LEGEND
- PROPOSED COMPENSATED TREES
 - CHILDREN'S PLAY AREA
 - STONE PAVING
 - MULTI-FUNCTIONAL DECK
 - WATER FEATURE
 - PLANTER
 - OPEN LAWN AREA
 - MOVABLE PLANTER
 - MOVABLE SUNSHADE AND TABLE SET
 - OUTDOOR FURNITURE

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



- LEGEND
- APPLICATION SITE BOUNDARY
 - EVA
 - GREEN WALL EXTENT
 - VEHICLE ENTRY
 - BUILDING ENTRY
 - ① OPEN LAWN AREA
 - ② CHILDREN'S PLAY AREA
 - ③ MULTI-FUNCTIONAL DECK
 - ⑤ OPEN PLAZA
 - ⑥ MULTIFUNCTIONAL COURTYARD

DRAWING TITLE Landscape Master Plan - G/F (+6.00)	
DATE APRIL 2024	FIGURE NO. FIG 1.5b
DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long
CHECKED CY	
APPROVED CY	









SCALE AND ORIENTATION 1:400@A3

N

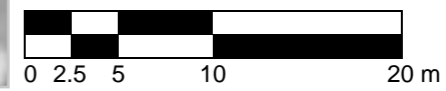
ARUP








LEGEND

-  PROPOSED COMPENSATED TREES
-  CHILDREN'S PLAY AREA
-  STONE PAVING
-  MULTI-FUNCTIONAL DECK
-  PLANTER
-  OPEN LAWN AREA
-  OUTDOOR FURNITURE
-  MOVABLE PLANTER

SCALE 1:400



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- LEGEND
-  APPLICATION SITE BOUNDARY
 -  BUILDING ENTRY
 -  OPEN LAWN AREA
 -  CHILDREN'S PLAY AREA
 -  MULTI-FUNCTIONAL DECK

DRAWING TITLE
 Landscape Master Plan - 2/F (+15.30 to +15.75)

DATE
 APRIL 2024

DRAWN
 GC

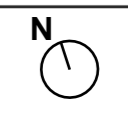
CHECKED
 CY

APPROVED
 CY

FIGURE NO.
 FIG 1.5c

SCALE AND ORIENTATION
 1:400@A3


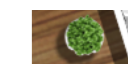






JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long



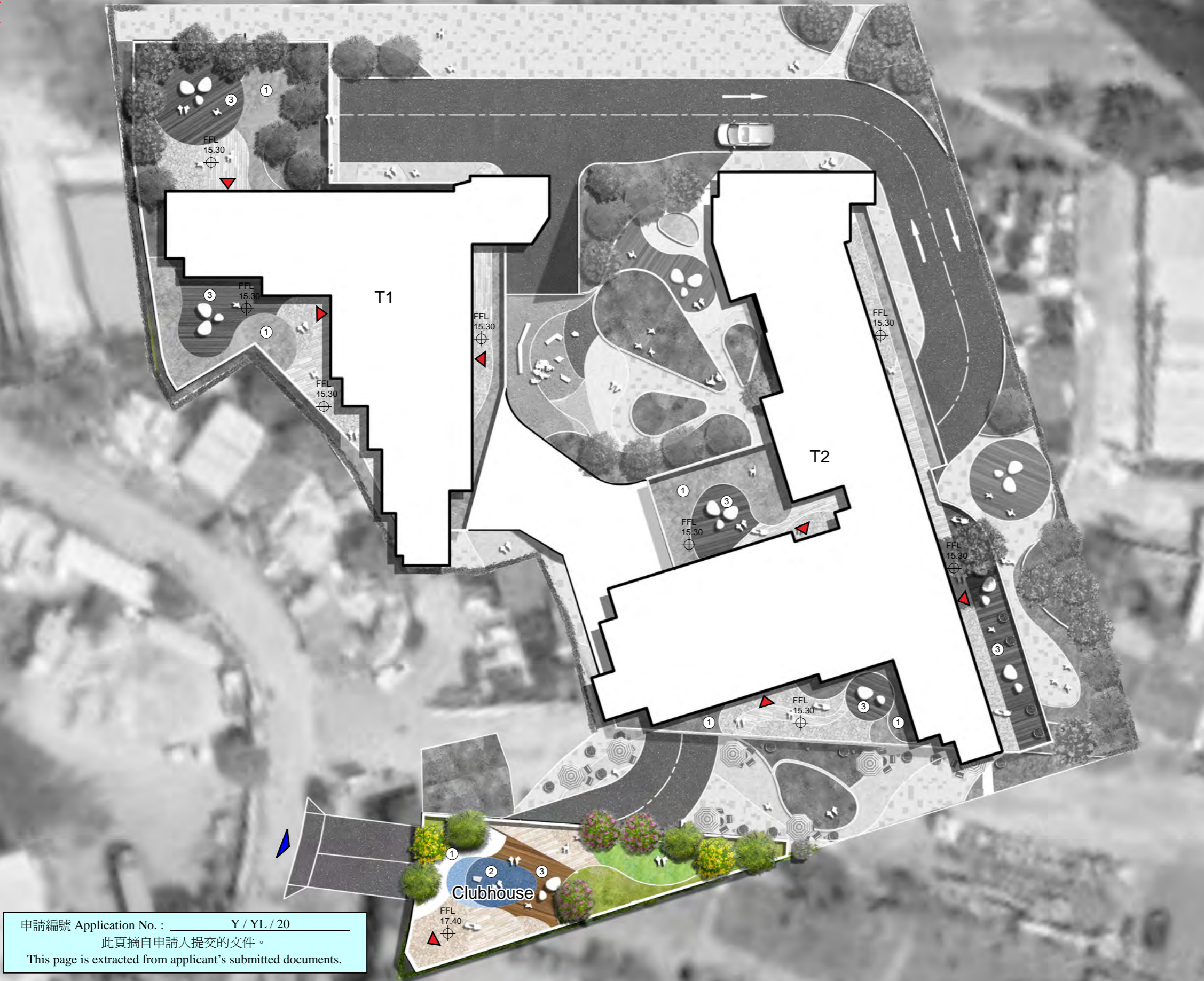
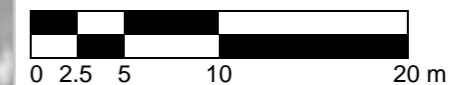
ARUP








LEGEND

-  PROPOSED COMPENSATED TREES
-  MOVABLE PLANTER
-  CHILDREN'S PLAY AREA
-  STONE PAVING
-  MULTI-FUNCTIONAL DECK
-  PLANTER
-  OPEN LAWN AREA
-  OUTDOOR FURNITURE

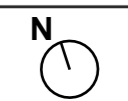
SCALE 1:400



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- LEGEND
-  APPLICATION SITE BOUNDARY
 -  BUILDING ENTRY
 -  OPEN LAWN AREA
 -  CHILDREN'S PLAY AREA
 -  MULTI-FUNCTIONAL DECK



DRAWING TITLE Landscape Master Plan - 3/F (+14.30 to +17.40)	DATE APRIL 2024	FIGURE NO. FIG 1.5d	SCALE AND ORIENTATION 1:400@A3
	DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	
	CHECKED CY		
	APPROVED CY		



ARUP



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND
 APPLICATION SITE BOUNDARY
 LOCAL OPEN SPACE PROVISION : NOT LESS THAN 2,640 SQM

DRAWING TITLE
 Local Open Space Provision

DATE
 APRIL 2024

FIGURE NO.
 FIG 1.6

SCALE AND ORIENTATION
 N.T.S@A3

DRAWN
 GC

CHECKED
 CY

APPROVED
 CY

JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long



ARUP



申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- LEGEND
- APPLICATION SITE BOUNDARY
 - GREEN WALL EXTENT
 - GREENERY COVERAGE : NOT LESS THAN 1,212 SQM (20%) OF THE APPLICATION SITE AREA

DRAWING TITLE
Greenery Coverage

DATE
APRIL 2024

FIGURE NO.
FIG 1.7

SCALE AND ORIENTATION
N.T.S@A3

DRAWN
GC

JOB TITLE

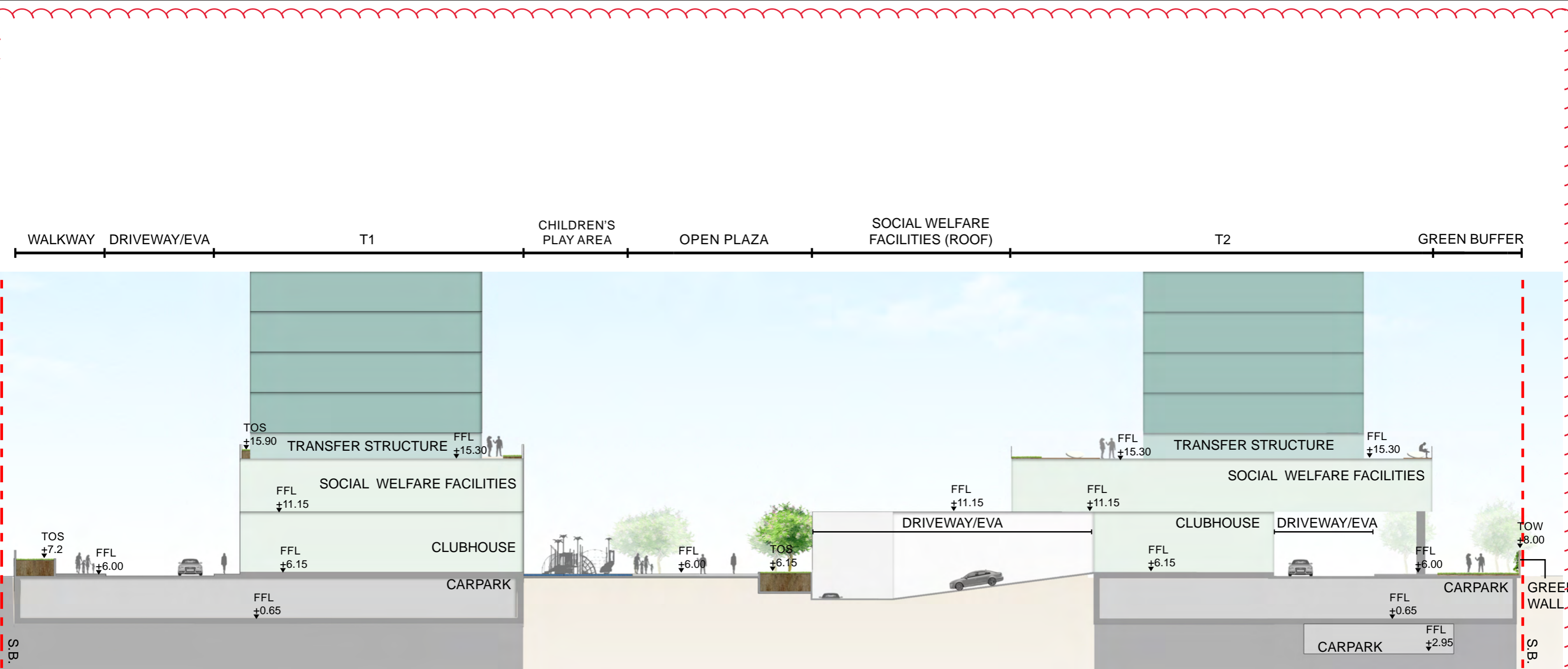
CHECKED
CY

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

APPROVED
CY

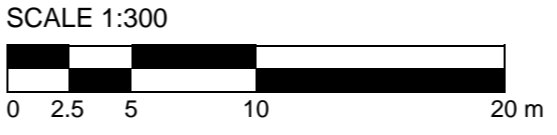


ARUP

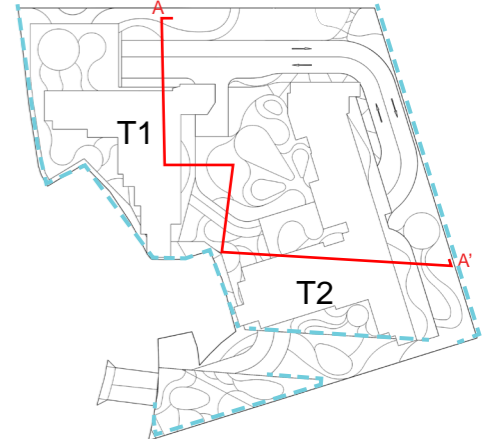


SECTION A-A'

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



GREEN WALL REFERENCE IMAGE



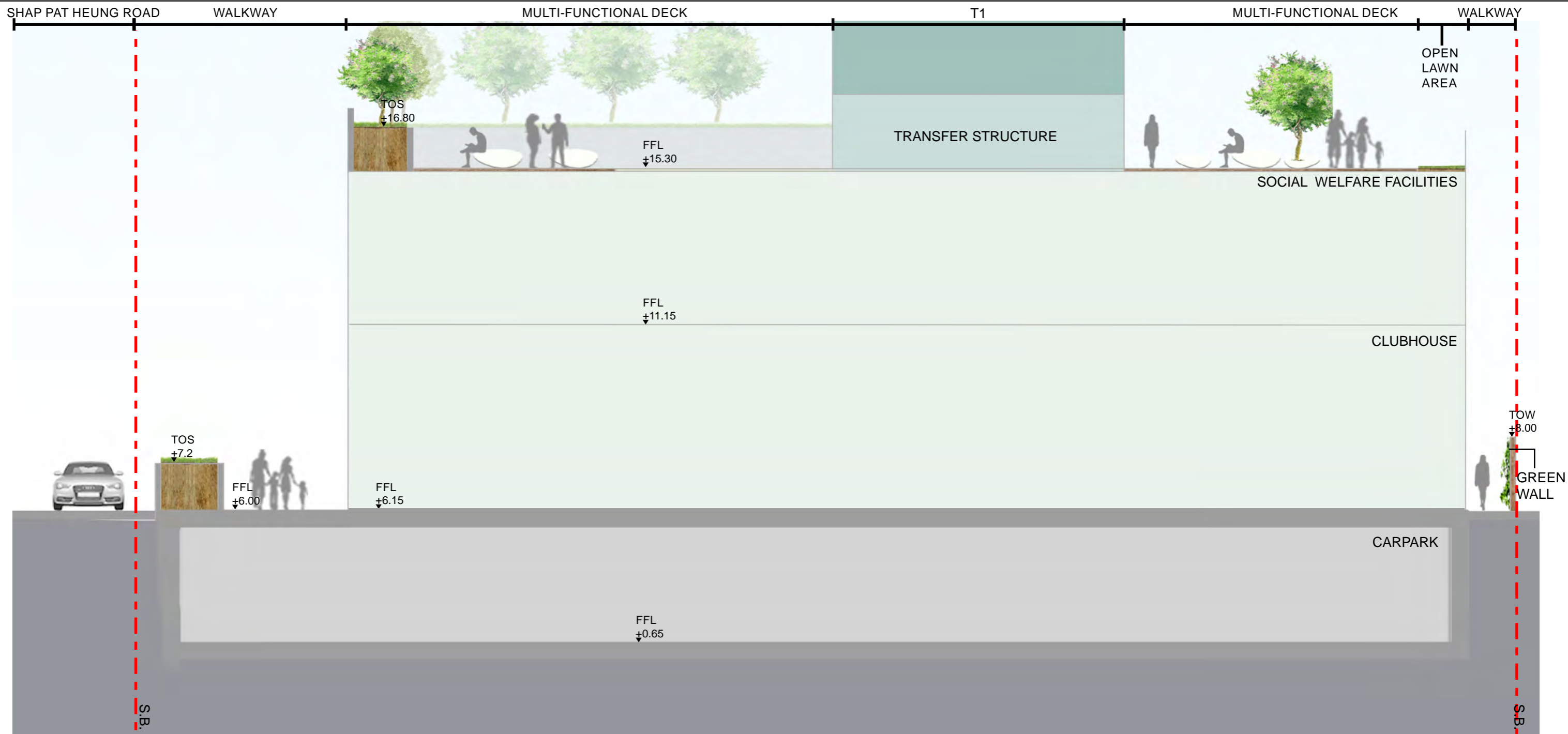
KEY PLAN

LEGEND
 This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE Landscape Secion A-A'
--

DATE APRIL 2024	FIGURE NO. FIG 1.8a	SCALE AND ORIENTATION 1:300@A3
DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	
CHECKED CY		
APPROVED CY		



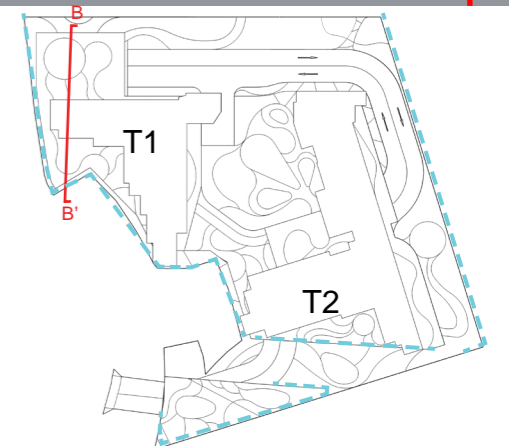


SECTION B-B'

SCALE 1:100



GREEN WALL REFERENCE IMAGE



KEY PLAN

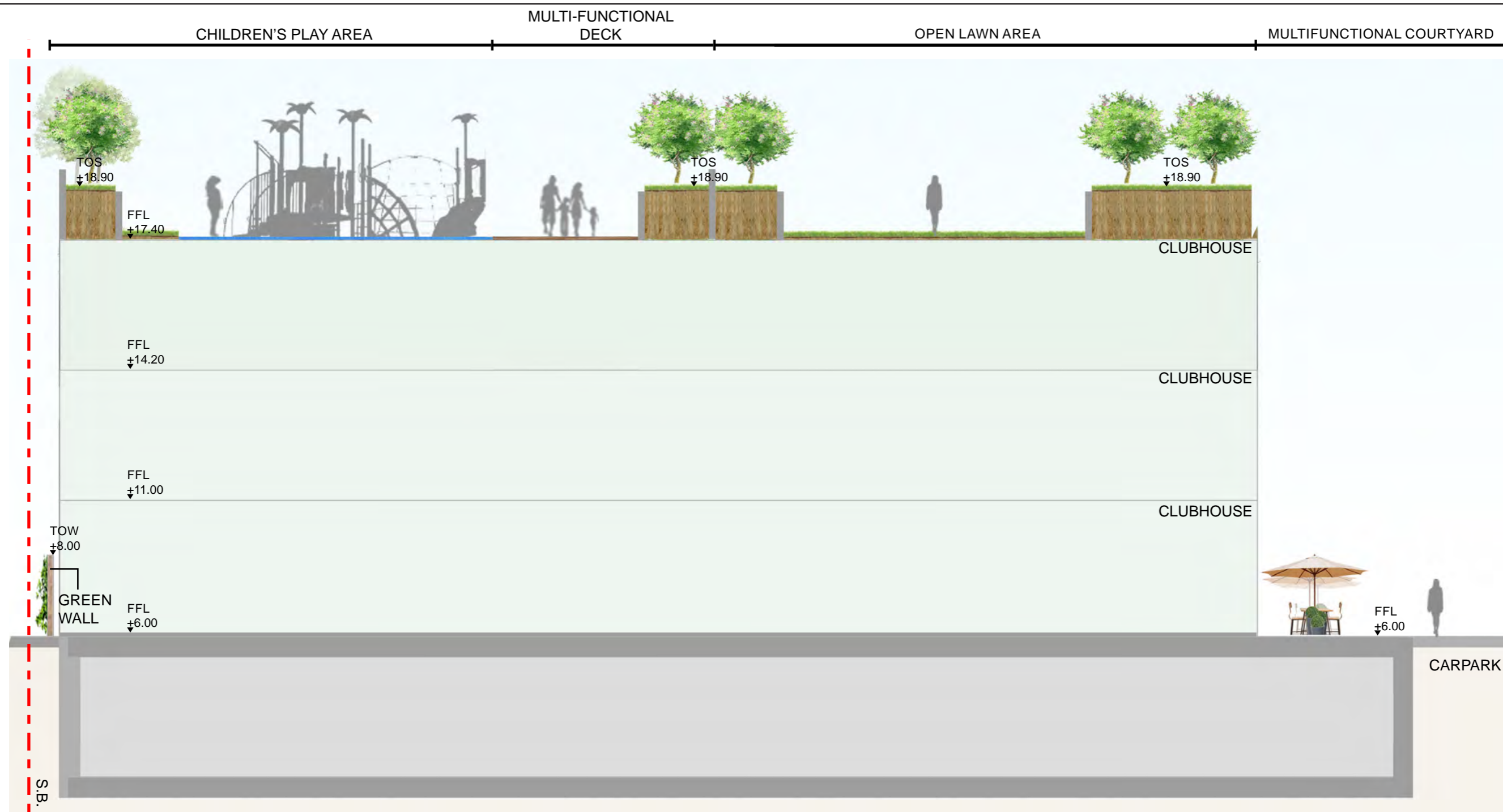
申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND
 This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE
 Landscape Secion B-B'

DATE	APRIL 2024	FIGURE NO.	FIG 1.8b	SCALE AND ORIENTATION	1:100@A3
DRAWN	GC	JOB TITLE			
CHECKED	CY	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long			
APPROVED	CY				

ARUP

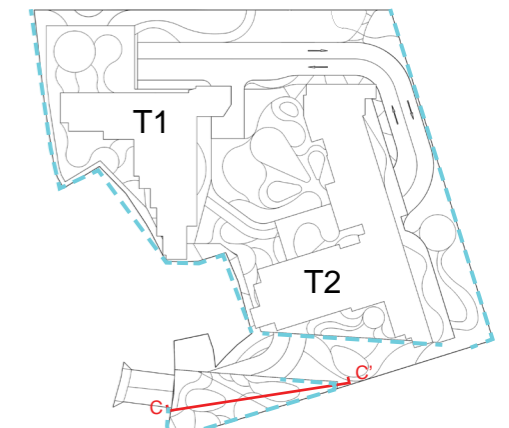


SECTION C-C'

SCALE 1:100



GREEN WALL REFERENCE IMAGE



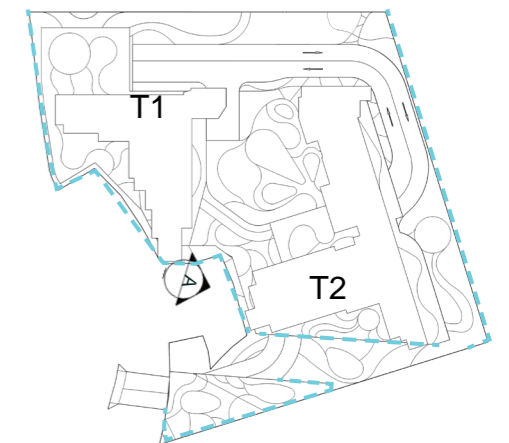
KEY PLAN

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND
 This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION
Landscape Secion C-C'	APRIL 2024	FIG 1.8c	1:100@A3
	DRAWN	JOB TITLE	
	GC	Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long	
	CHECKED		
	CY		
	APPROVED		
	CY		





SCALE 1:25



GREEN WALL REFERENCE IMAGE

KEY PLAN

申請編號 Application No. : Y / YL / 20
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND
 --- GREEN WALL EXTENT

This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE
 Landscape Elevation A - Green Wall Illustration

DATE
 APRIL 2024

FIGURE NO.
 FIG 1.9

SCALE AND ORIENTATION
 1:25@A3

DRAWN
 GC

CHECKED
 CY

APPROVED
 CY

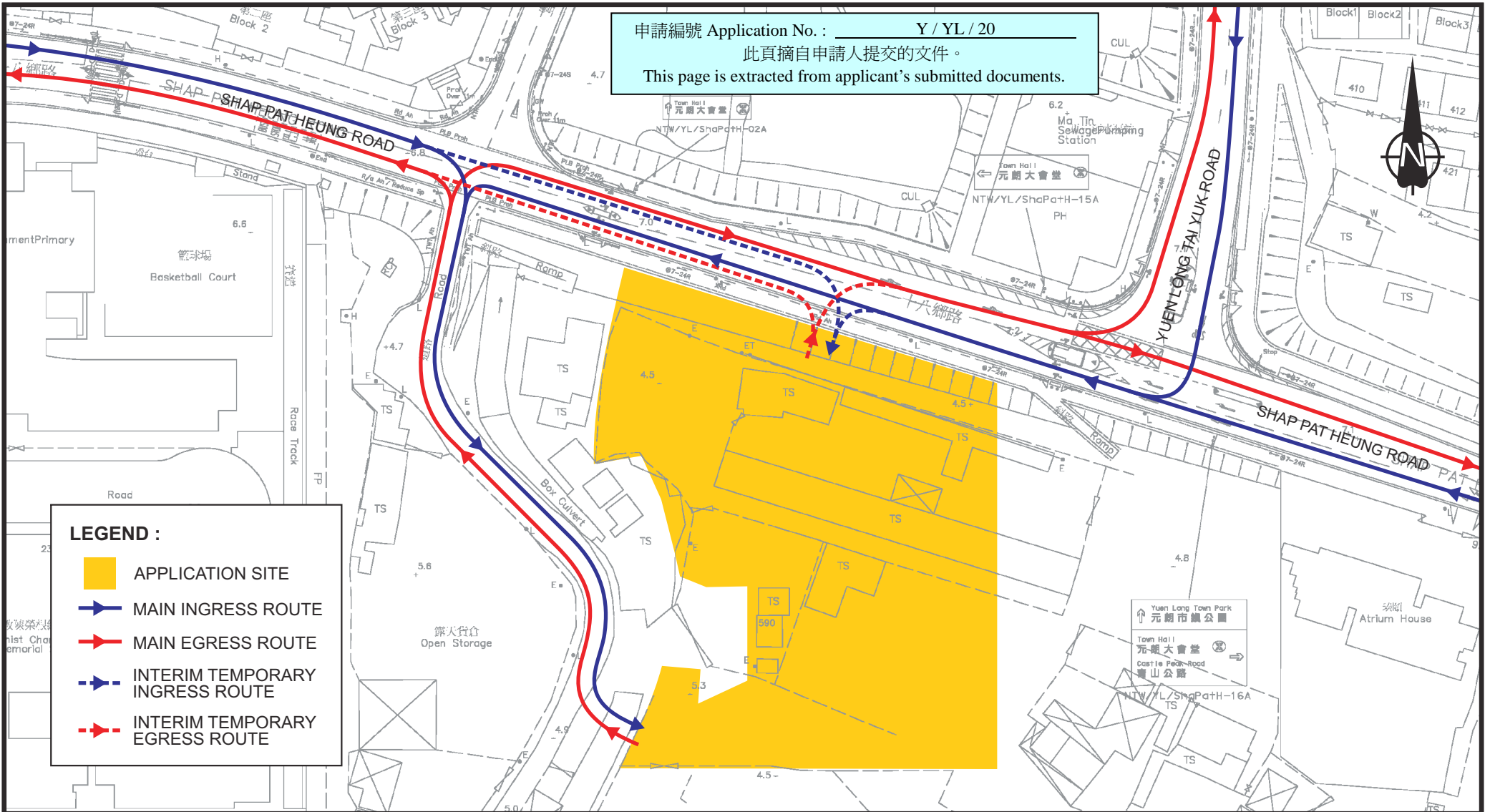
JOB TITLE
 Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

ARUP

申請編號 Application No. : Y / YL / 20

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



LEGEND :

- APPLICATION SITE
- MAIN INGRESS ROUTE
- MAIN EGRESS ROUTE
- INTERIM TEMPORARY INGRESS ROUTE
- INTERIM TEMPORARY EGRESS ROUTE

Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
------	-------------	---------	------	------	-------------	---------	------	------	-------------	---------	------

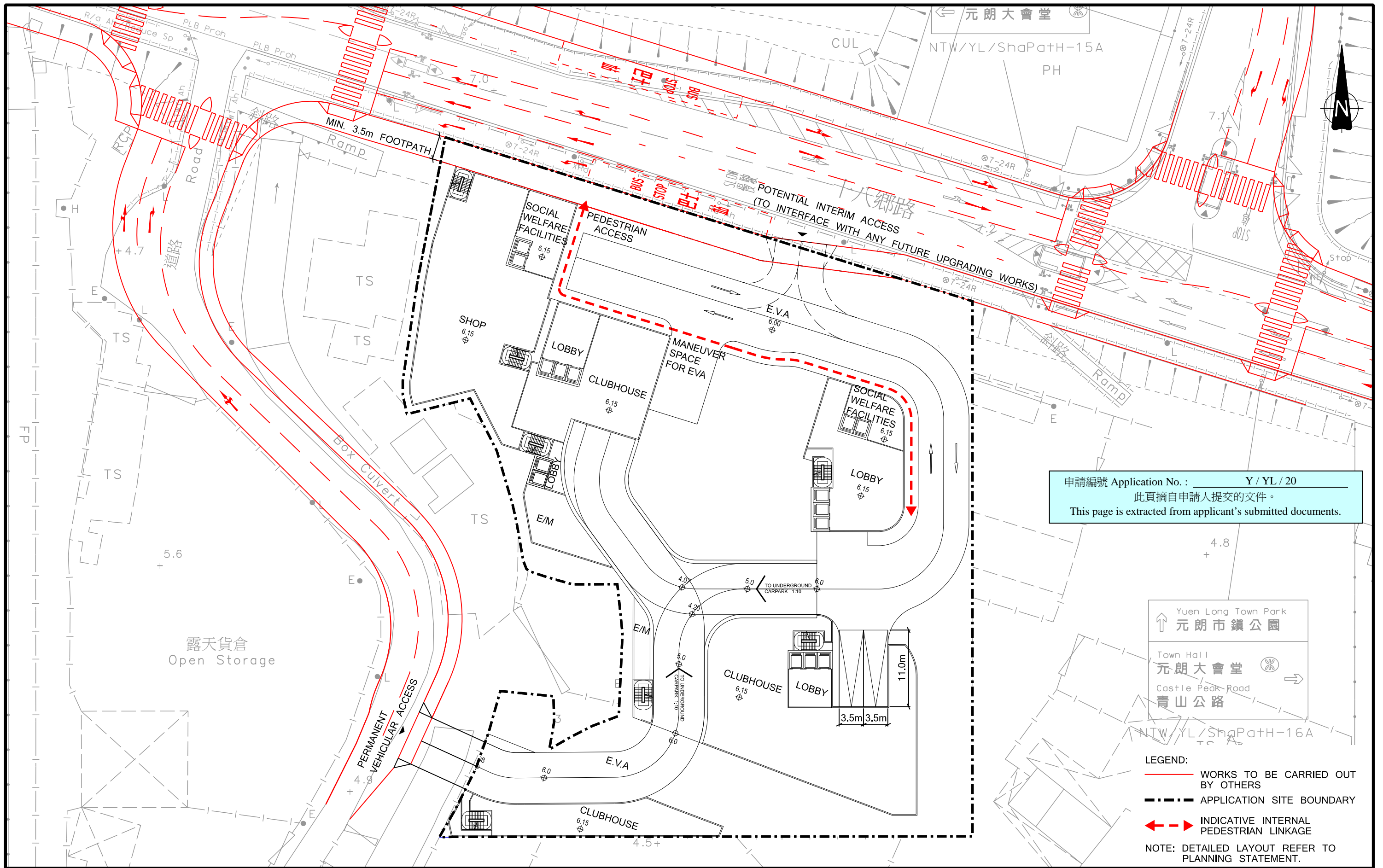
Project Title
 APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE TO "RESIDENTIAL (GROUP A) 9", FOR PROPOSED RESIDENTIAL DEVELOPMENT, SOCIAL WELFARE FACILITIES AND SHOP AND SERVICES, AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND AT SHAP PAT HEUNG ROAD, AREA 13, YUEN LONG

Drawing Title

ACCESS ROUTES FOR ALTERNATIVE SCENARIO



Designed	KCC	Checked	CLH	Scale	NTS	Date	APR 2024	Drawing No.	2A1A	Rev.	-
----------	-----	---------	-----	-------	-----	------	----------	-------------	------	------	---



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE TO "RESIDENTIAL (GROUP A) 9", FOR PROPOSED RESIDENTIAL DEVELOPMENT, SOCIAL WELFARE FACILITIES AND SHOP AND SERVICES, AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND AT SHAP PAT HEUNG ROAD, AREA 13, YUEN LONG

Drawing Title
SCHEMATIC GROUND FLOOR LAYOUT AND ACCESS ARRANGEMENT WITH ANTICIPATED FUTURE SIGNAL JUNCTION AND ROAD WIDENING LAYOUT

Designed KCC Checked CLH Scale 1:500(A3) Date APR 2024 Drawing No. **R1** Rev. -

