

LEGEND	
---	APPLICATION SITE BOUNDARY
---	EXISTING LEVEL



Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor and E&M floor.
 3. "Wellness Centre" and "Commercial (Nursery / Kindergarten)" include 'Shop and Services', 'Eating Place', 'School' and 'Place of Recreation, Sports or Culture' uses. "Commercial (Retail)" includes 'Shop and Services' and 'Eating Place' uses.
 4. "Landscape Area" includes 'Place of Recreation, Sports or Culture' uses.

ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

Title

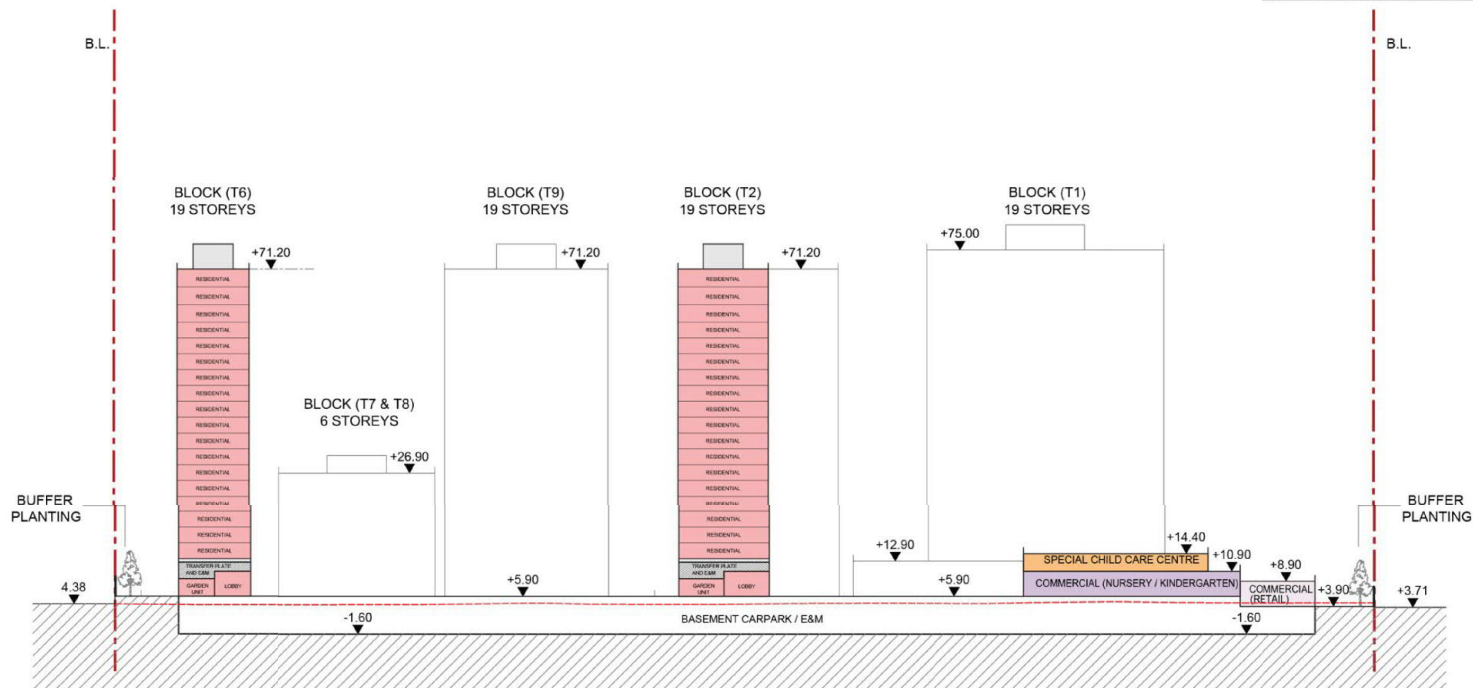
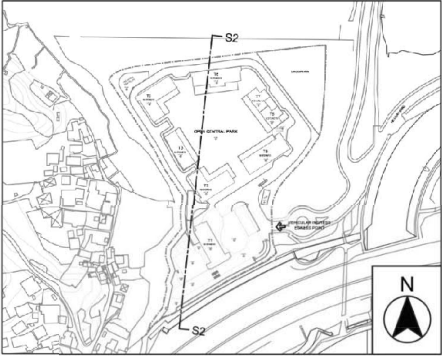
Indicative Section Plan (S1-S1)

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2020
Scale	Figure 2.4		

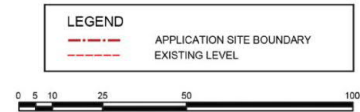
(摘錄自申請人於 27. 8. 2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-2



Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor and E&M floor.
 3. "Wellness Centre" and "Commercial (Nursery / Kindergarten)" include "Shop and Services", "Eating Place", "School" and "Place of Recreation, Sports or Culture" uses. "Commercial (Retail)" includes "Shop and Services" and "Eating Place" uses.
 4. "Landscape Area" includes "Place of Recreation, Sports or Culture" uses.



ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

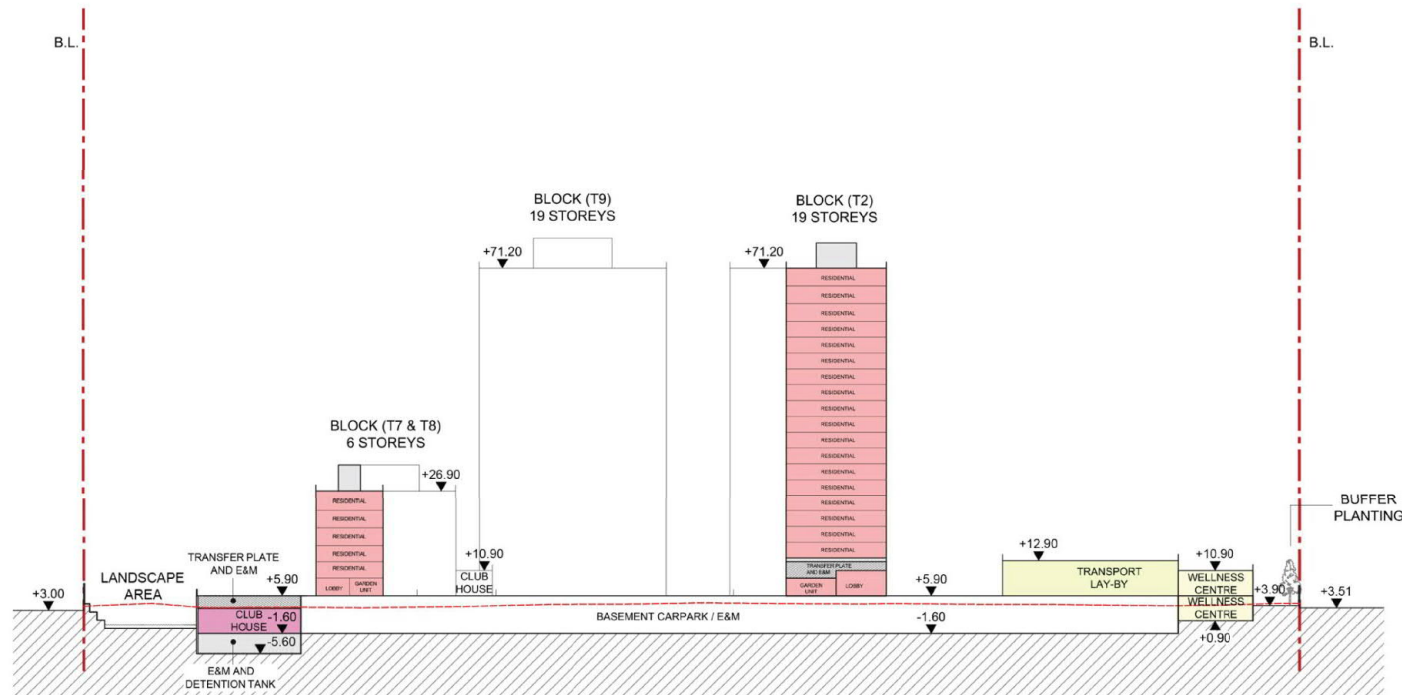
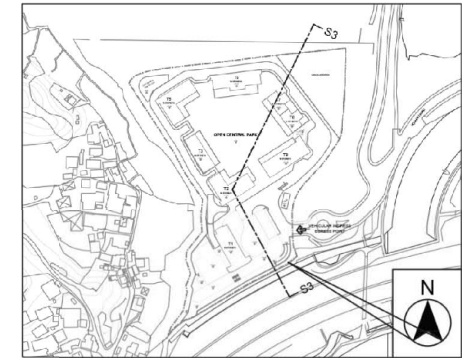
Title
 Indicative Section Plan (S2-S2)

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2020
Scale	Figure 2.5		

(摘錄自申請人於 27. 8. 2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-3



LEGEND	
---	APPLICATION SITE BOUNDARY
---	EXISTING LEVEL



Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor and E&M floor.
 3. "Wellness Centre" and "Commercial (Nursery / Kindergarten)" include "Shop and Services", "Eating Place", "School" and "Place of Recreation, Sports or Culture" uses. "Commercial (Retail)" includes "Shop and Services" and "Eating Place" uses.
 4. "Landscape Area" includes "Place of Recreation, Sports or Culture" uses.

ARCHI+
 ARCHIPLUS INTERNATIONAL (HK) LIMITED

Title

Indicative Section Plan (S3-S3)

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2020
Scale	Figure 2.6		

(摘錄自申請人於 27. 8. 2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-4



Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.

2. No. of storeys marked on plan excludes basement floor and E&M floor.

3. "Wellness Centre" and "Commercial (Nursery / Kindergarten)" include "Shop and Services", "Eating Place", "School" and "Place of Recreation, Sports or Culture" uses. "Commercial (Retail)" includes "Shop and Services" and "Eating Place" uses.

4. "Landscape Area" includes "Place of Recreation, Sports or Culture" uses.

LEGEND
--- APPLICATION SITE BOUNDARY

0 5 10 25 50 100

ARCHI+
ARCHIPLUS INTERNATIONAL (HK) LIMITED

Title

Indicative Basement Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2020
Scale	Figure 2.2		

(摘錄自申請人於 27. 8. 2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 27.8.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-5



(摘錄自申請人於 27.8.2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-6



FIGURE B1
LANDSCAPE MASTER PLAN

SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL AND COMMUNITY HUB DEVELOPMENT (INCLUDING COMMUNITY FACILITIES, COMMERCIAL USES AND TRANSPORT LAY-BY) AT VARIOUS LOTS IN D.D. 115, TUNG SHING LEI, YUEN LONG, THE NEW TERRITORIES

NOV 2020
REV 5
SCALE 1:1,250 (A3)

Urban
雅邦

(摘錄自申請人於 23. 12. 2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 23.12.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-7

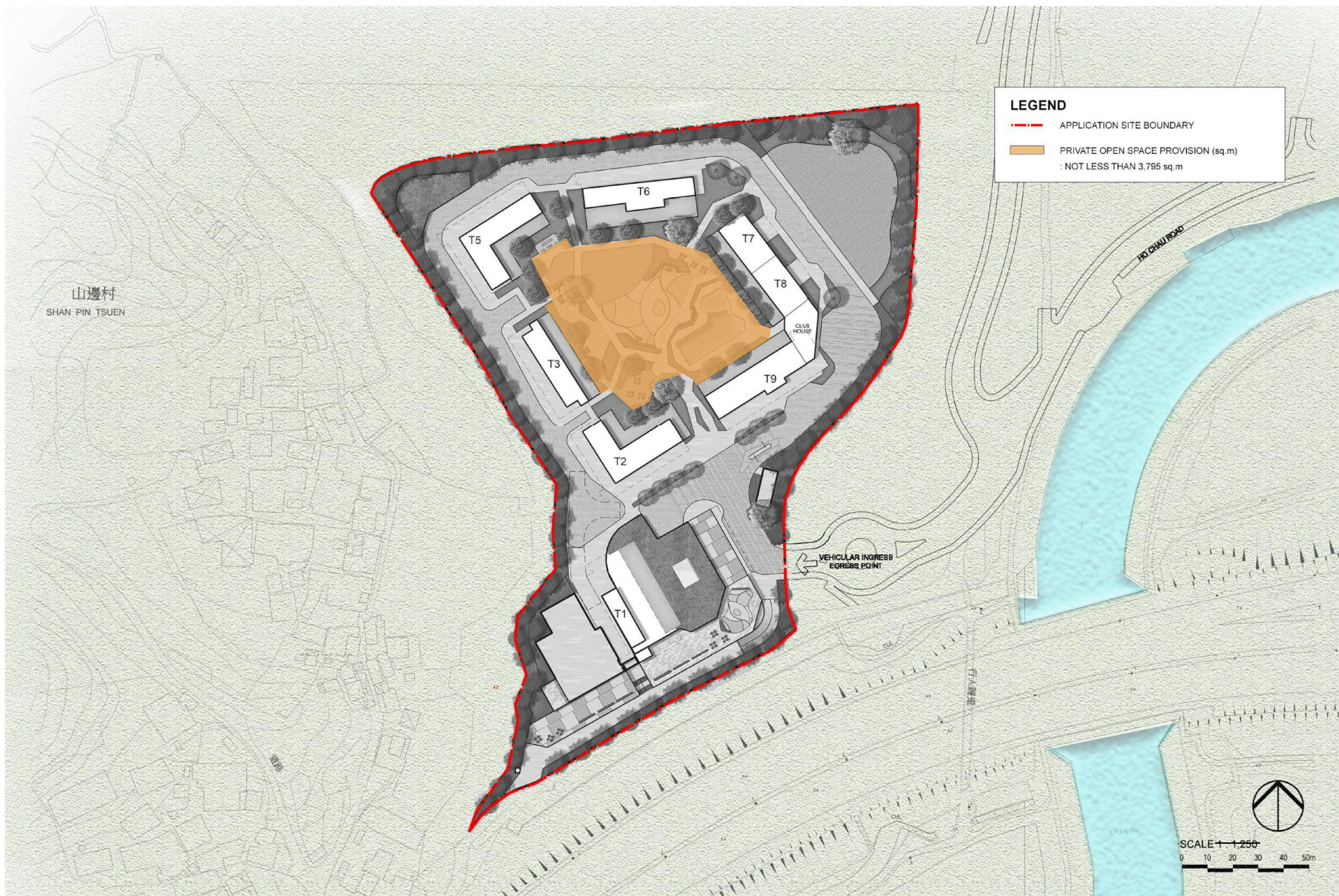


FIGURE B5
PRIVATE OPEN SPACE PROVISION

SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL AND COMMUNITY HUB DEVELOPMENT (INCLUDING COMMUNITY FACILITIES, COMMERCIAL USES AND TRANSPORT LAY-BY) AT VARIOUS LOTS IN D.D. 115, TUNG SHING LEI, YUEN LONG, THE NEW TERRITORIES

NOV 2020
REV 5
SCALE 1:1,250 (1:3)

WYB
WYB

(摘錄自申請人於 23. 12. 2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 23.12.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-8



FIGURE B6
LANDSCAPE GREENERY CALCULATION

SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL AND COMMUNITY HUB DEVELOPMENT (INCLUDING COMMUNITY FACILITIES, COMMERCIAL USES AND TRANSPORT LAY-BY) AT VARIOUS LOTS IN D.D. 115, TUNG SHING LEI, YUEN LONG, THE NEW TERRITORIES

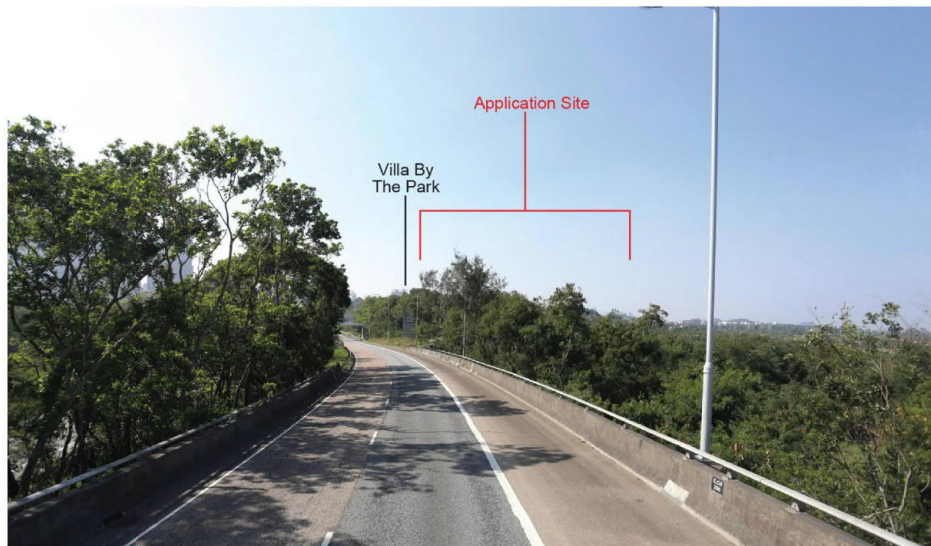
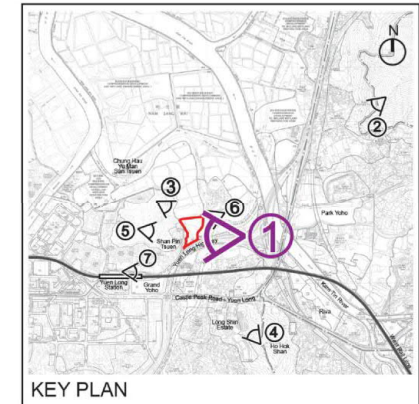
NOV 2020
REV.5
SCALE 1:250 (A2)



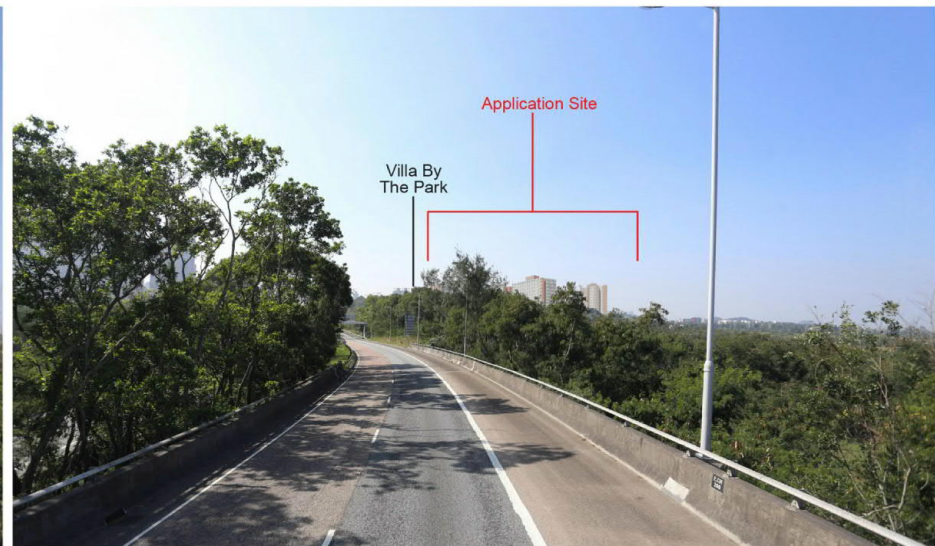
(摘錄自申請人於 23. 12. 2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 23.12.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-9



Approved Scheme (Application No. A/YL-NSW/233)



Current Scheme (August 2020)

**llewelyn
davies**

Title

Photomontages – Viewing from VP1: Portion of Yuen Long Highway to the Southeast of the Application Site

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.1		

(摘錄自申請人於 22.2.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-10



Approved Scheme (Application No.A/YL-NSW/233)



Current Scheme (August 2020)

**llewelyn
davies**

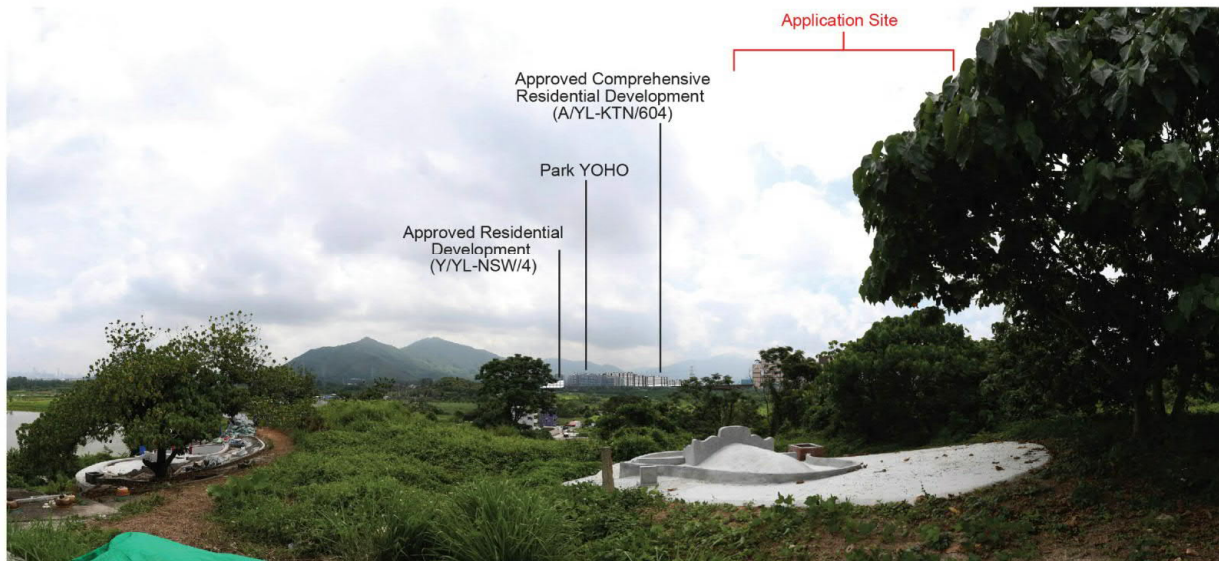
Title

Photomontages – Viewing from VP2: At the footslope of Kai Kung Leng in Lam Tsuen Country Park

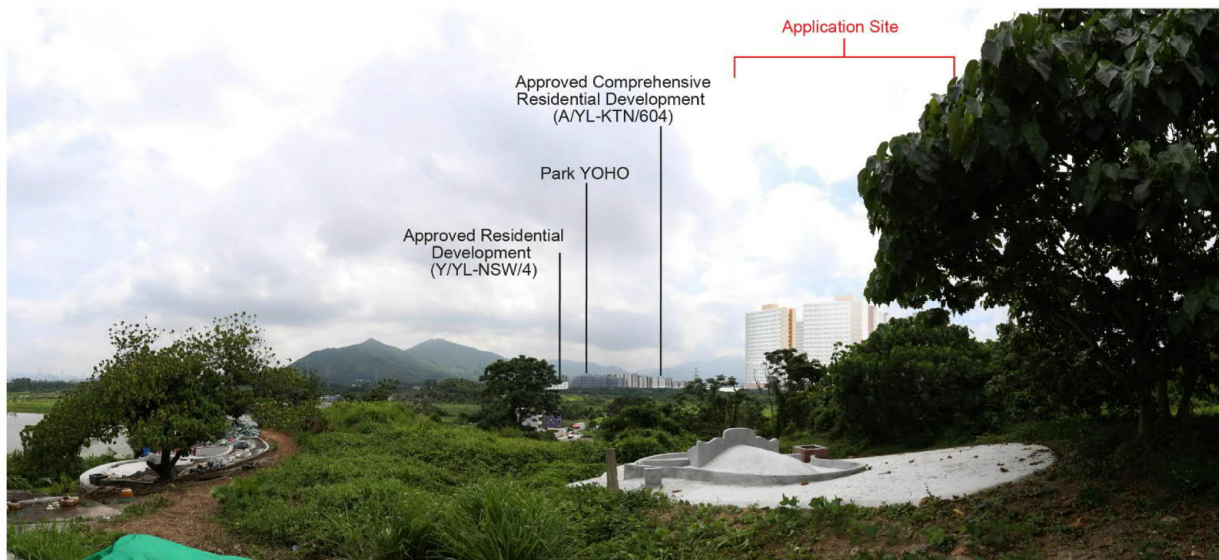
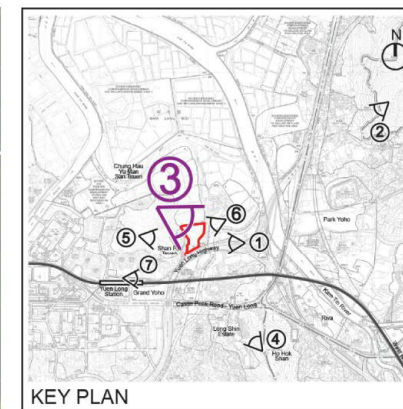
Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.2		

(摘錄自申請人於 22. 2. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-NSW/274	A-11



Approved Scheme (Application No.A/YL-NSW/233)



Current Scheme (August 2020)

**llewelyn
davies**

Title

Photomontages – Viewing from VP3: Shan Pin Tsuen Graves

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.3		

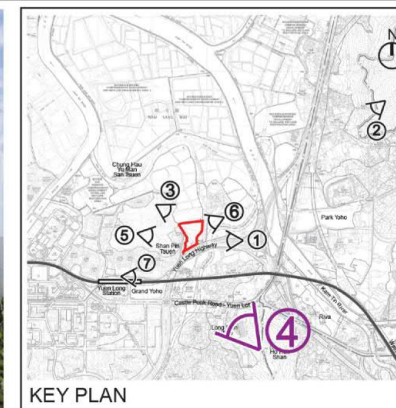
(摘錄自申請人於 22. 2. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

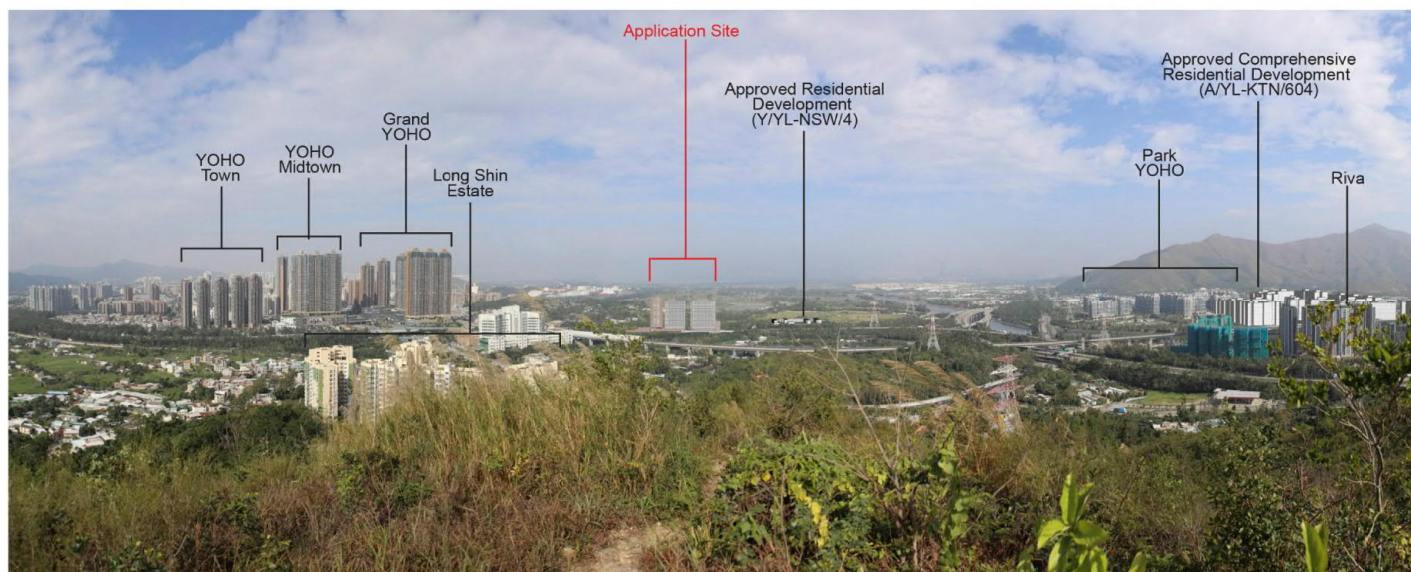
繪圖 DRAWING
A-12



Approved Scheme (Application No. A/YL-NSW/233)



KEY PLAN



Current Scheme (August 2020)

**llewelyn
davies**

Title

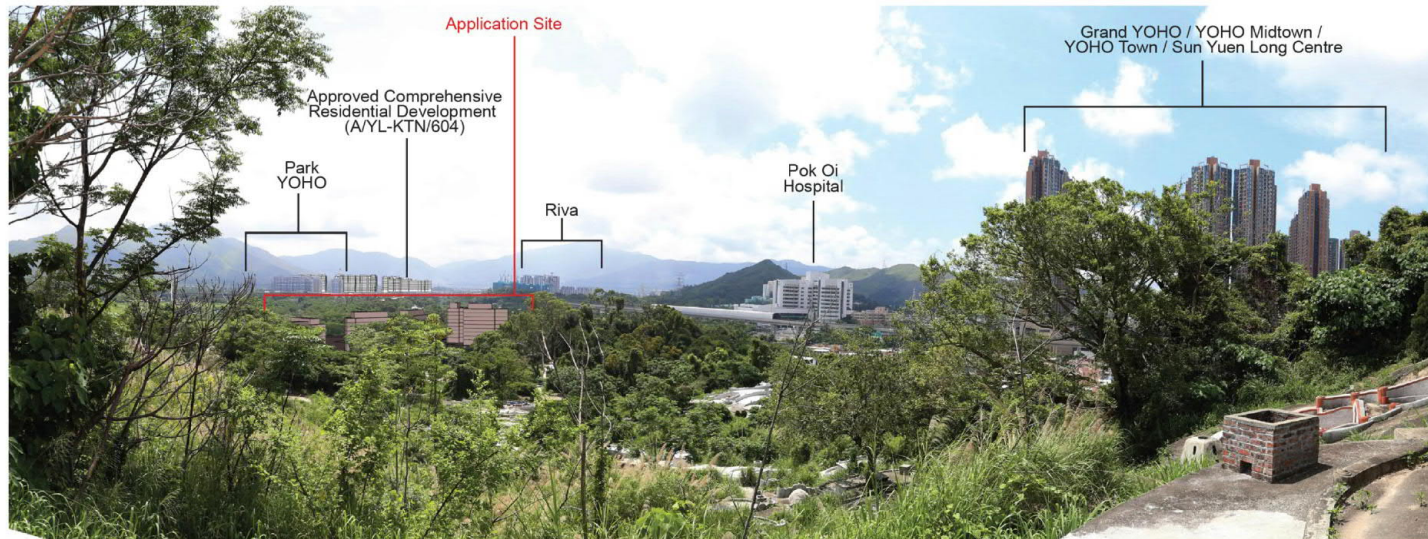
Photomontages – Viewing from VP4: Near the Summit of Ho Hok Shan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.4		

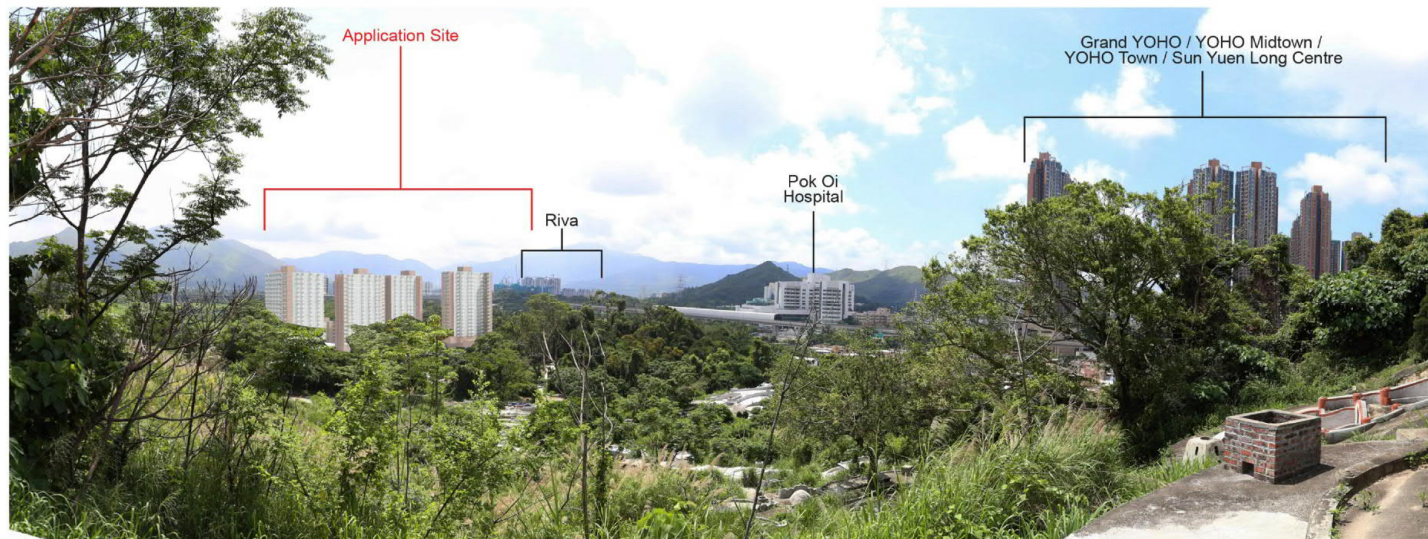
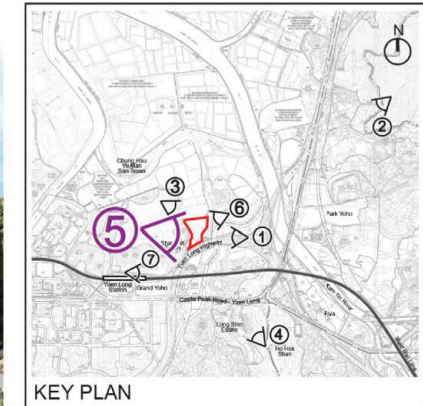
(摘錄自申請人於 22. 2. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-13



Approved Scheme (Application No. A/YL-NSW/233)



Current Scheme (August 2020)

**llewelyn
davies**

Title

Photomontages – Viewing from VP5: At the Summit of the Hill to the northwest of Shan Pin Tsuen

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.5		

(摘錄自申請人於 22.2.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

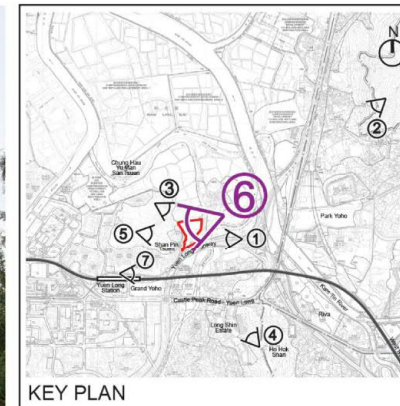
繪圖 DRAWING
A-14



Approved Scheme (Application No.A/YL-NSW/233)



Current Scheme (August 2020)



**llewelyn
davies**

Title

Photomontages – Viewing from VP6: Portion of Ho Chau Road to the East of the Application Site

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.6		

(摘錄自申請人於 22.2.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

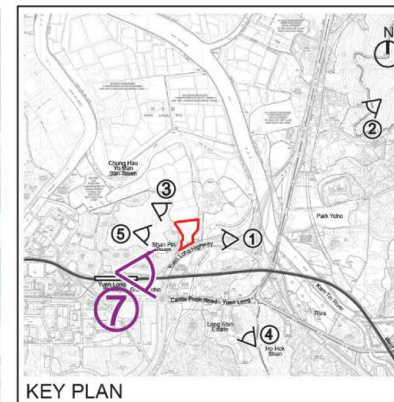
繪圖 DRAWING
A-15



Approved Scheme (Application No. A/YL-NSW/233)



Current Scheme (August 2020)



KEY PLAN

**llewelyn
davies**

Title

Photomontages - Viewing from VP7: On the Footbridge Near West Rail Yuen Long Station

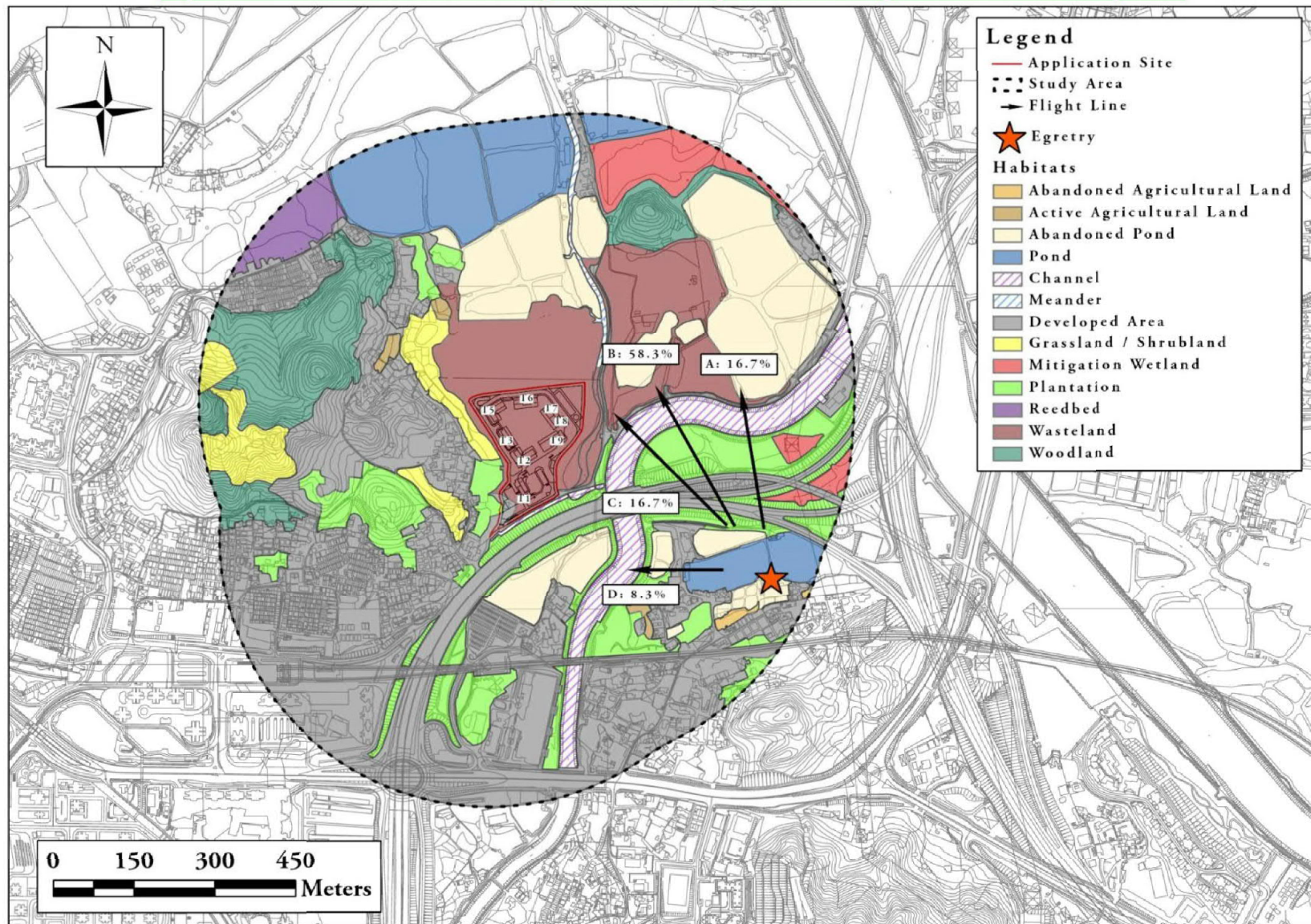
Checked	DH	Drawn	PW
Rev	0	Date	Feb 2021
Scale	Figure 5.7		

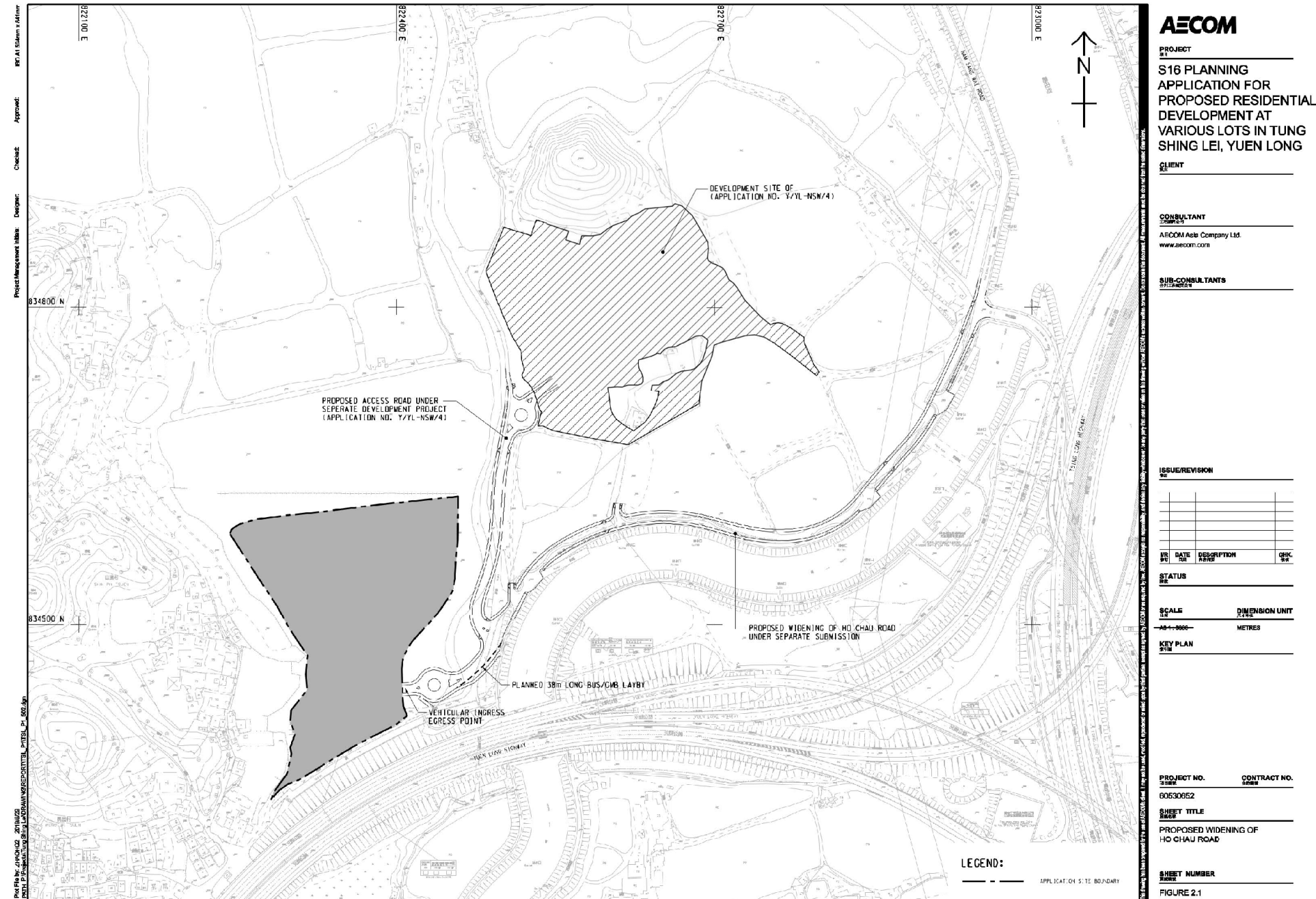
(摘錄自申請人於 22. 2. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-16

Figure 6b Observed Ardeid Flight Lines During 2018 Breeding Season in the Study Area

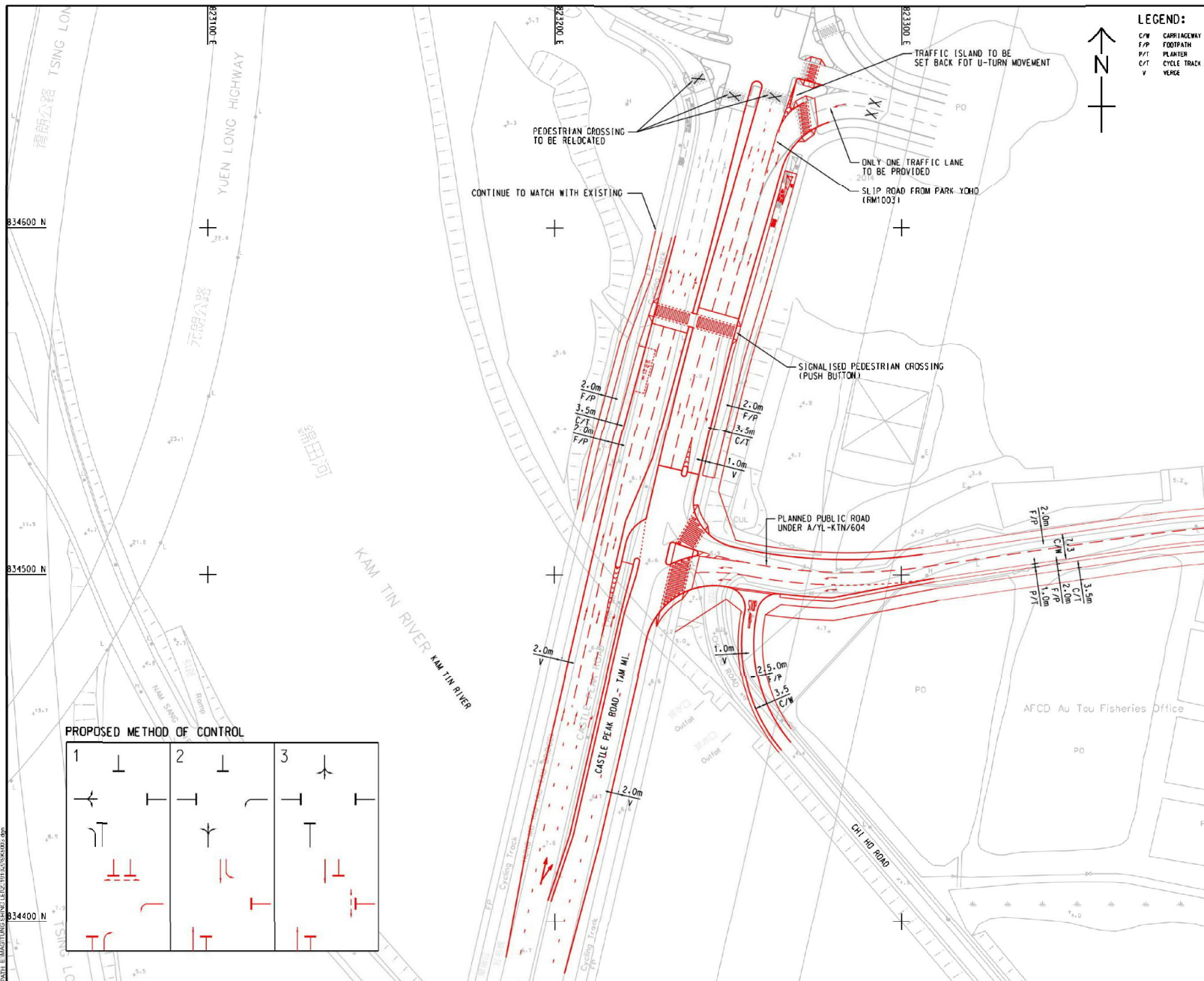




(摘錄自申請人於 27.8.2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 27.8.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-18



C/W	CARRIAGEWAY
F/P	FOOTPATH
P/T	PLANTER
C/T	CYCLE TRACK
V	VERGE



PROJECT
S16 PLANNING APPLICATION
FOR PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS
LOTS IN TUNG SHING LEI,
YUEN LONG

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

USD	DATE	DESCRIPTION		

STATUS

SCALE DIMENSION UNIT

~~1:1000~~ METRES

KEY PLAN

PROJECT NO.

CONTRACT NO

SHEET TITLE

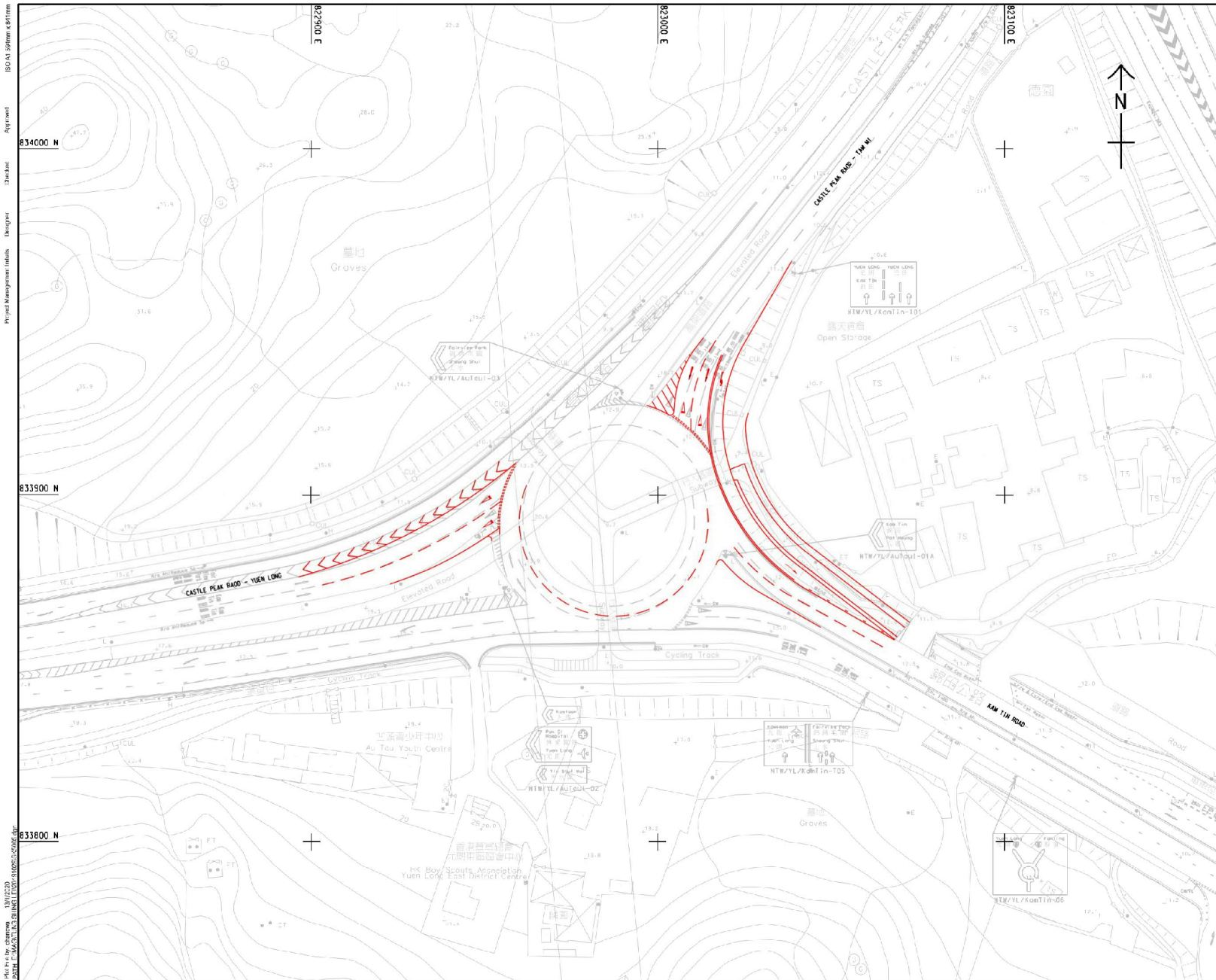
PROPOSED LAYOUT FOR JUNCTION
OF CASTLE PEAK ROAD TAM MI /
SAN TAM ROAD (J1)

SHEET NUMBER

FIGURE 4.7

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-19



ISO A3, 300mm x 420mm
 Approved
 Drawn
 Designed
 Project Management (Initials)
 13/10/2020
 2020-08-27 14:23:10 (GMT+08:00) 010507550406

AECOM

PROJECT

S16 PLANNING APPLICATION
 FOR PROPOSED RESIDENTIAL
 DEVELOPMENT AT VARIOUS
 LOTS IN TUNG SHING LEI,
 YUEN LONG

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

2021-08-01

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
1	2020-08-01	Issue for Planning Application	01
2	2020-08-01	Issue for Planning Application	01
3	2020-08-01	Issue for Planning Application	01
4	2020-08-01	Issue for Planning Application	01
5	2020-08-01	Issue for Planning Application	01

STATUS

SCALE	DIMENSION UNIT
1:1000	METRES

KEY PLAN

PROJECT NO.	CONTRACT NO.
2020-08-01	2020-08-01

SHEET TITLE

PROPOSED FURTHER
 IMPROVEMENT SCHEME FOR
 AU TAU INTERCHANGE (I4)

SHEET NUMBER

FIGURE 4.8

(摘錄自申請人於 27.8.2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-20



ISO A1 210mm x 297mm
 Project Management Initials
 Designer
 Checked
 Approved
 Plot File for Plotting: 10/10/2021
 Plot File for Plotting: 10/10/2021

AECOM

PROJECT
 S16 PLANNING APPLICATION
 FOR PROPOSED RESIDENTIAL
 DEVELOPMENT AT VARIOUS
 LOTS IN TUNG SHING LEI,
 YUEN LONG

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
1	DEC 19	SECOND ISSUE	SHGN
2	JAN 20	FIRST ISSUE	SHGN

STATUS

PRELIMINARY

SCALE **DIMENSION UNIT**
 1:1000 METRES

KEY PLAN

PROJECT NO. **CONTRACT NO.**

00000000

SHEET TITLE

PROPOSED REALIGNMENT OF
 NAM SANG WAI ROAD

SHEET NUMBER

FIGURE 2.2

(摘錄自申請人於 27.8.2020 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 27.8.2020)

參考編號
 REFERENCE No.
 A/YL-NSW/274

繪圖 DRAWING
 A-21

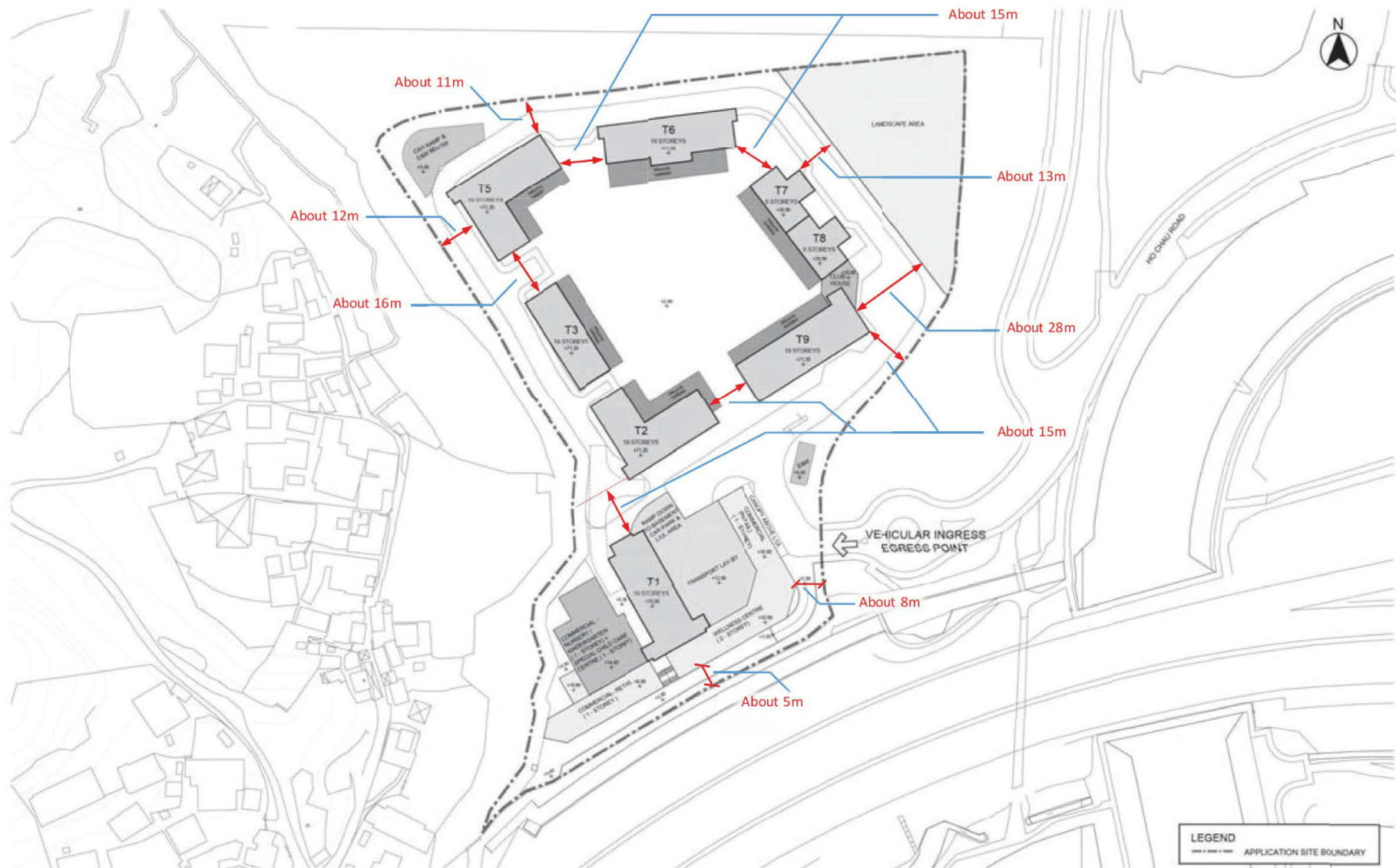


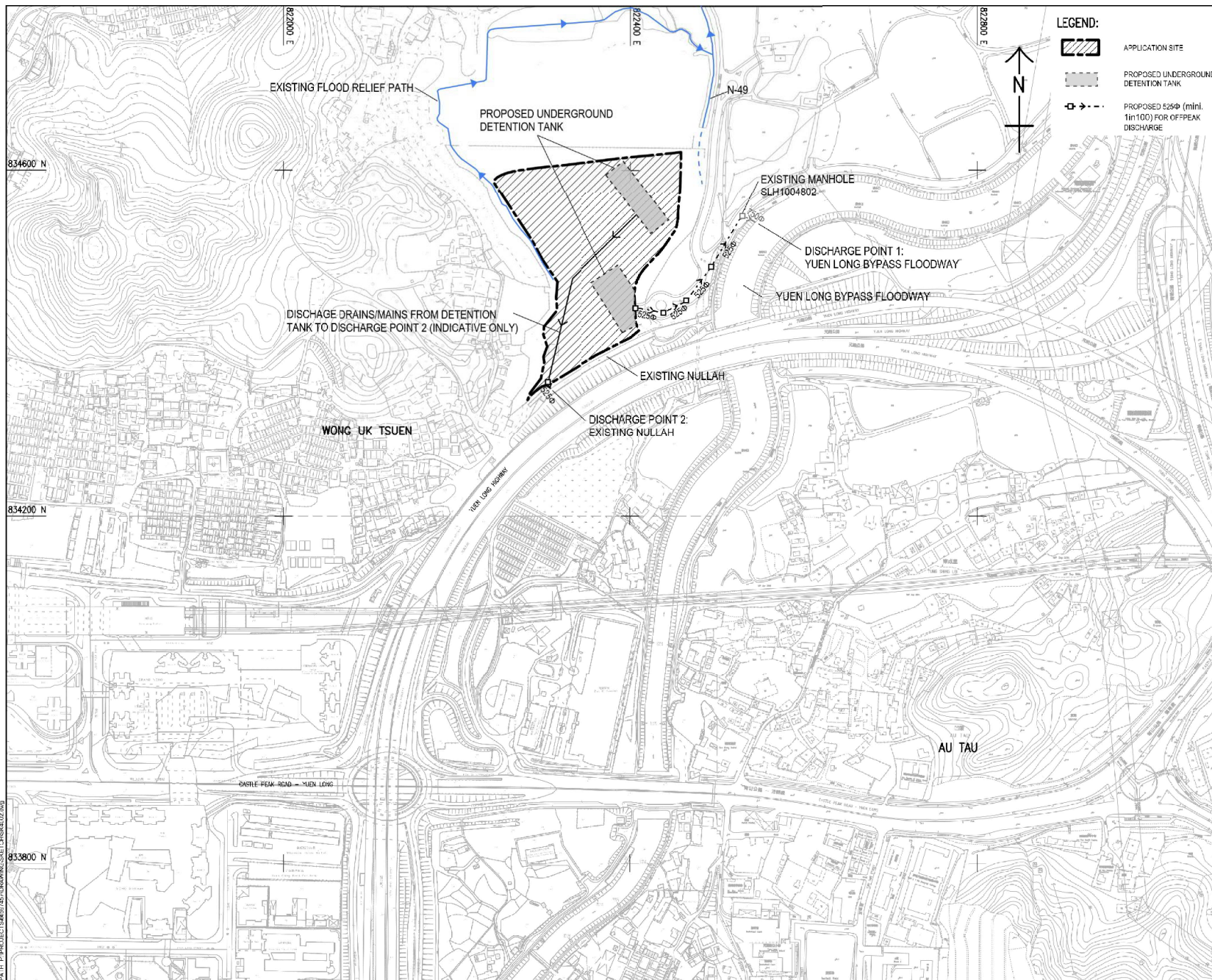
Figure showing the Indicative Dimensions of Building Separation and Building Setback

Remarks: The dimensions of building separation and setback are indicative only and are subject to change during detailed design stage

(摘錄自申請人於 22.2.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2021)

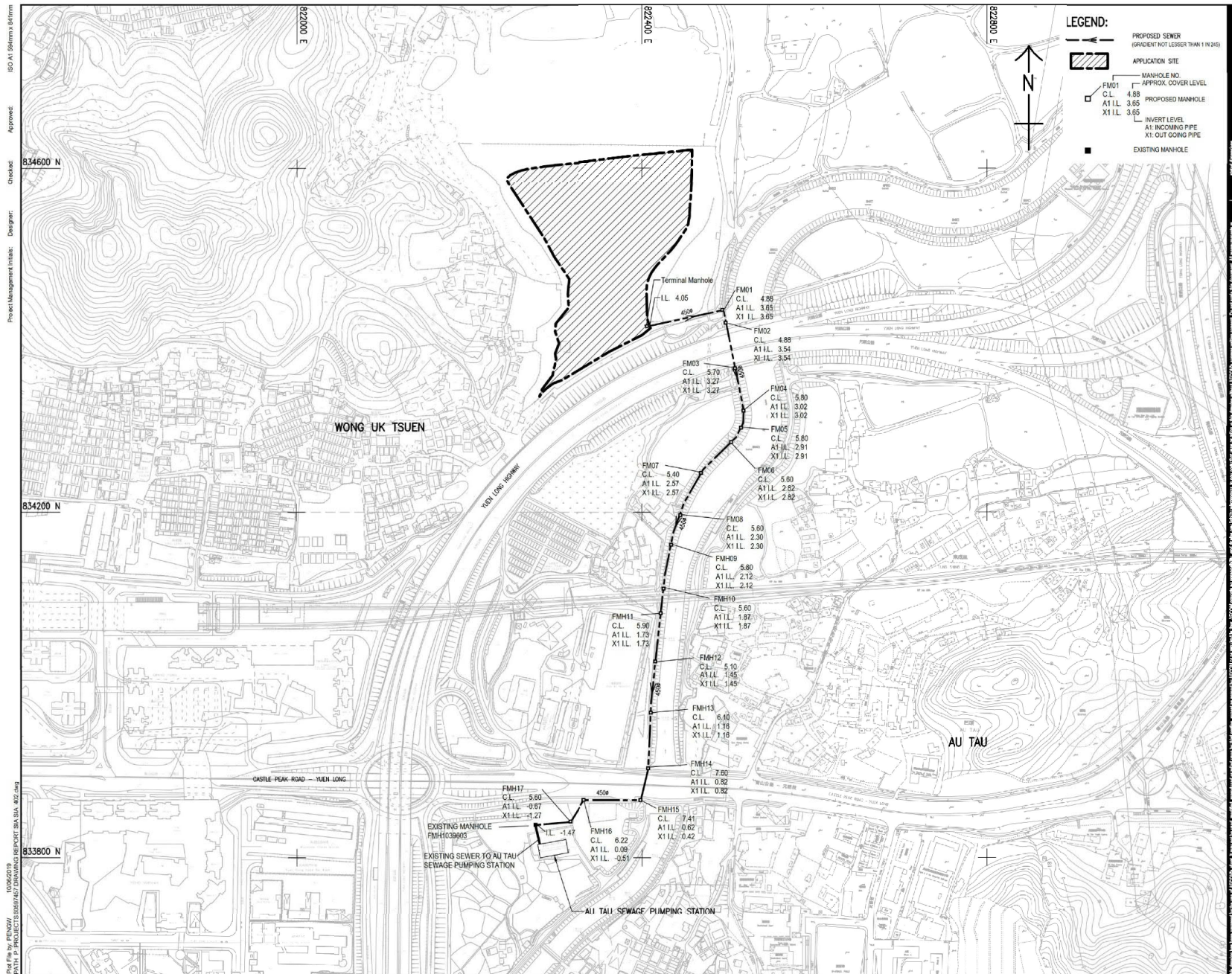
參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-22



60597457/DIA/FIGURE 3

繪圖 DRAWING
A-23



AECOM

PROJECT

Section 16 Planning Application for Proposed Residential and Community Hub Development (including Community Facilities, Commercial Uses and Transport Lay-by) at Various Lots in D.D. 115, Tung Shing Lei, Yuen Long, the New Territories

CLIENT

YUE LING

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

YUE LING

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
1	27.8.2020	ISSUED FOR TENDER	YUE LING
2			
3			
4			
5			

STATUS

YUE LING

SCALE

1:1000

DIMENSION UNIT

METRES

KEY PLAN

YUE LING

PROJECT NO.

60597457

AGREEMENT NO.

60597457

SHEET TITLE

PROPOSED SEWER CONNECTION TO EXISTING AU TAU SEWAGE PUMPING STATION

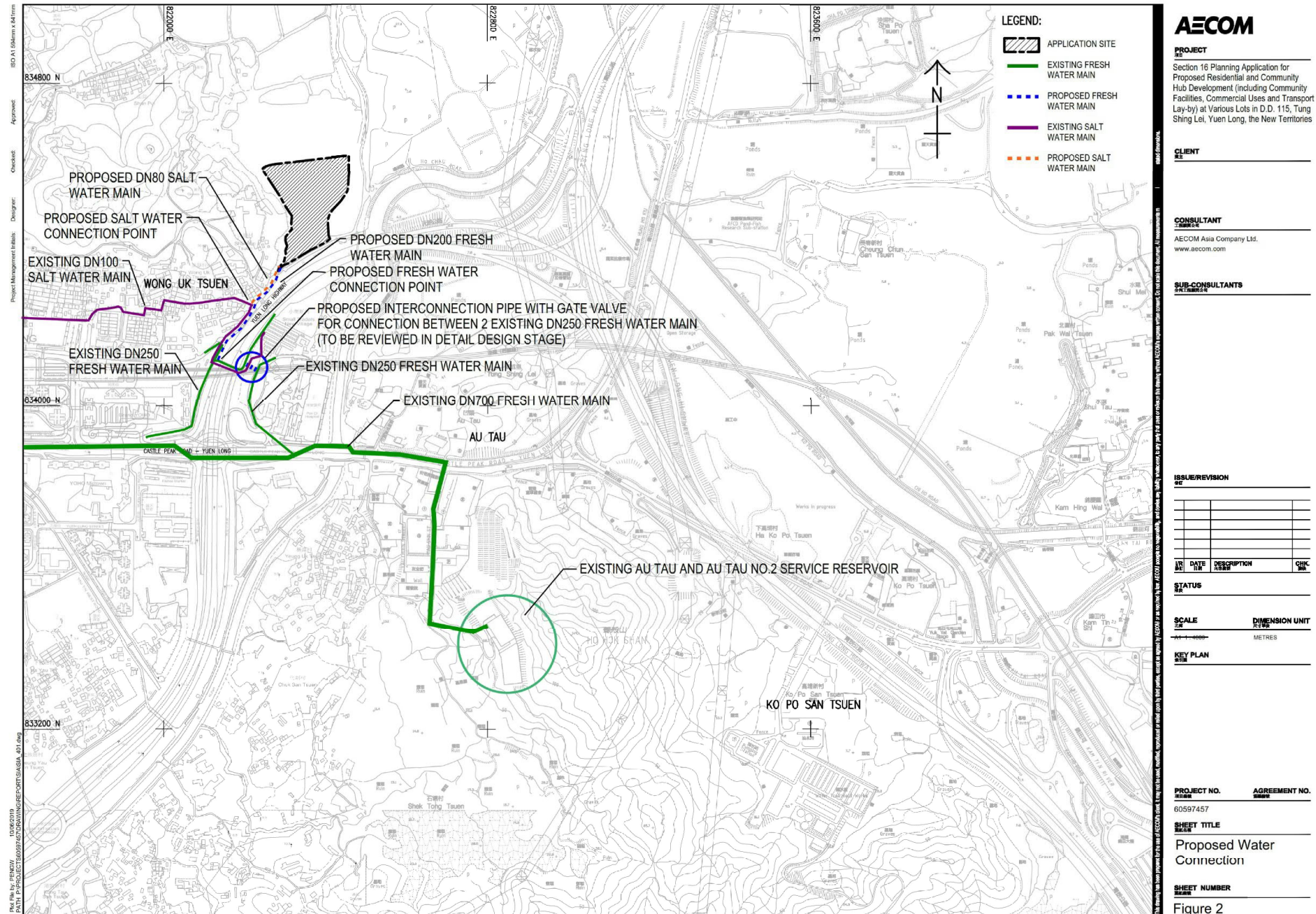
SHEET NUMBER

60597457/SIA/FIGURE 2

(摘錄自申請人於 27.8.2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 27.8.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

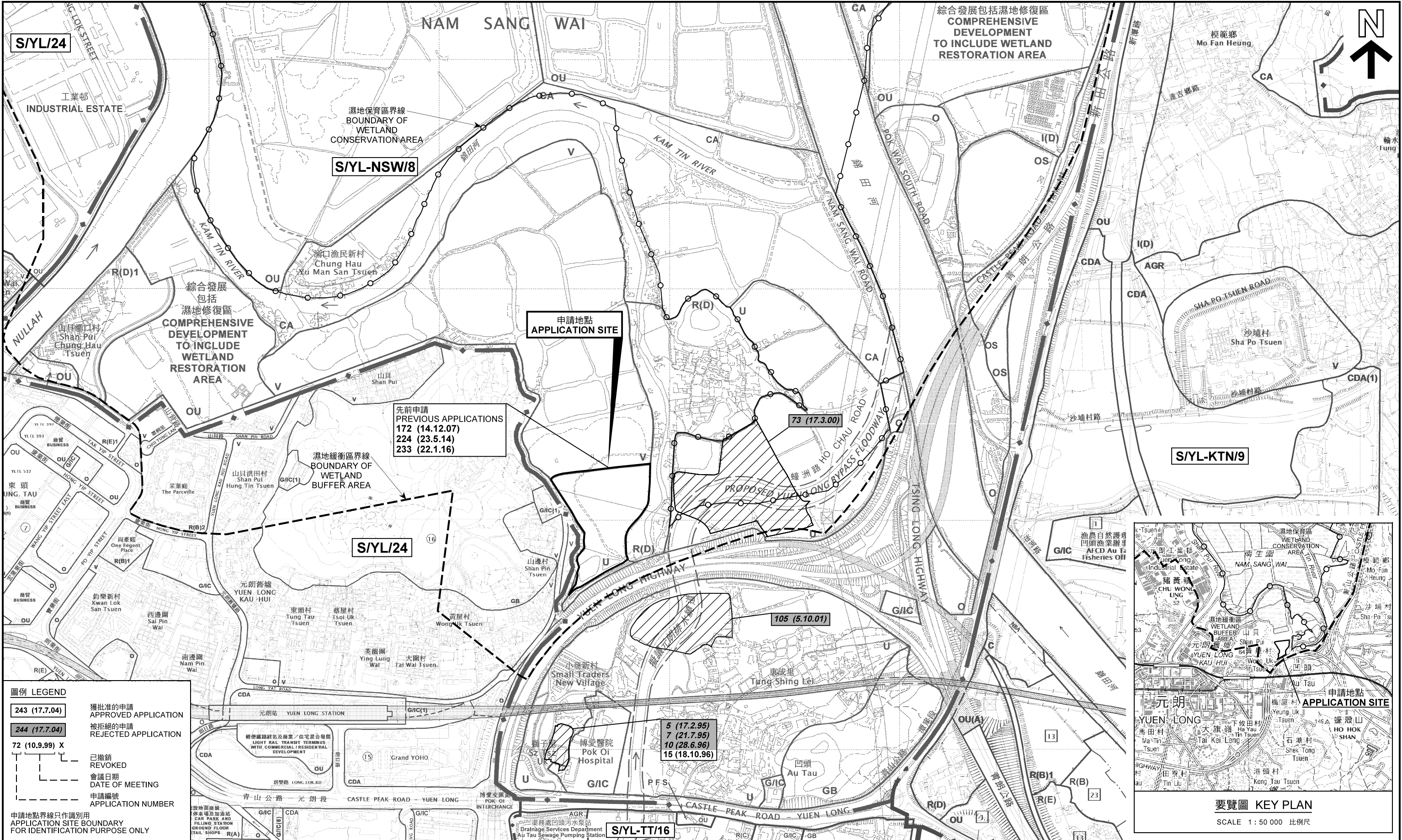
繪圖 DRAWING
A-24



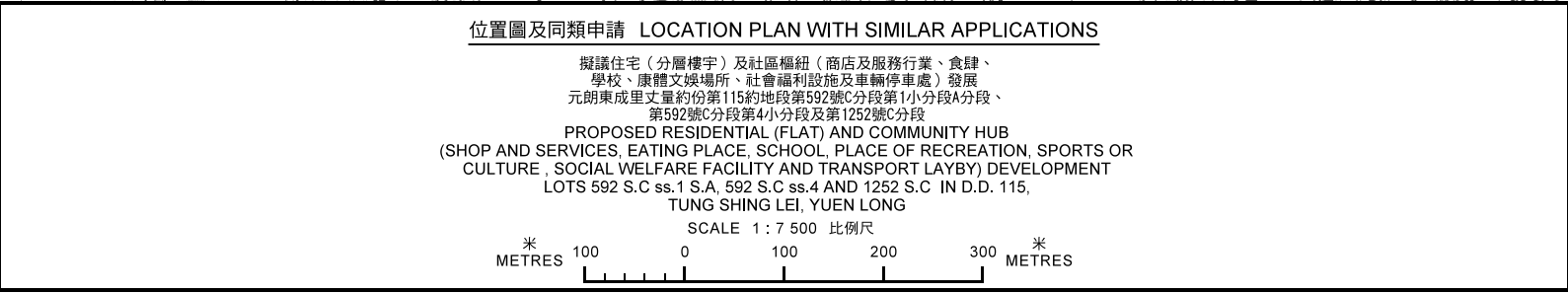
(摘錄自申請人於 23. 12. 2020 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 23.12.2020)

參考編號
REFERENCE No.
A/YL-NSW/274

繪圖 DRAWING
A-25



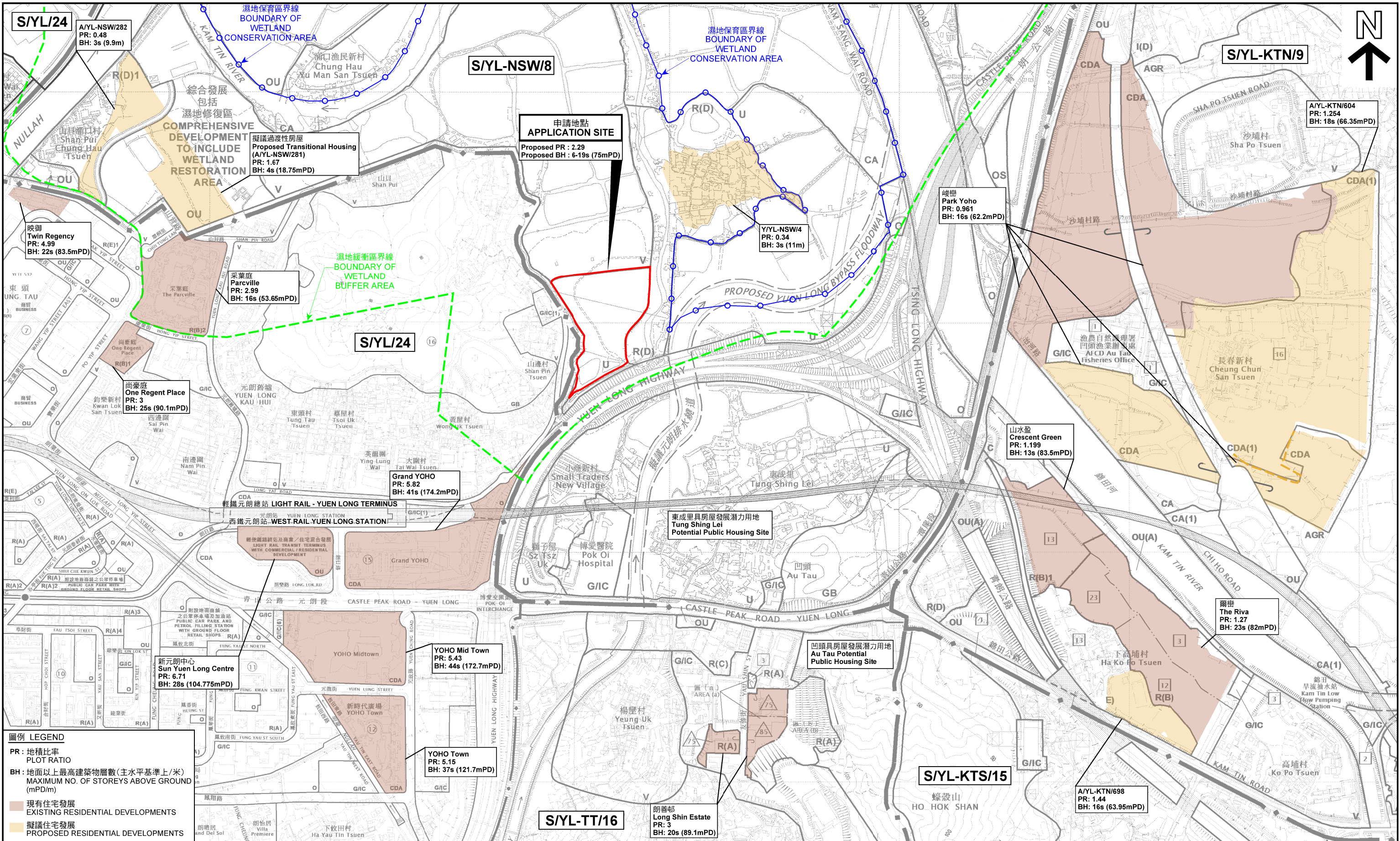
本摘要圖於2021年2月23日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 23.2.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006



規劃署
PLANNING DEPARTMENT

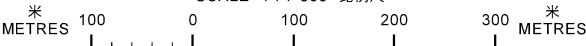
參考編號 REFERENCE No.
A/YL-NSW/274

圖 PLAN
A-1a



區內現有及擬議住宅發展的地積比率及建築物高度
PLOT RATIO AND BUILDING HEIGHTS OF EXISTING AND PROPOSED RESIDENTIAL DEVELOPMENTS IN THE AREA

擬議住宅(分層樓宇)及社區樞紐(商店及服務行業、食肆、學校、康體文娛場所、社會福利設施及車輛停車處)發展
元朗東成里丈量約份第115約地段第592號C分段第1小分段A分段、第592號C分段第4小分段及第1252號C分段
PROPOSED RESIDENTIAL (FLAT) AND COMMUNITY HUB
(SHOP AND SERVICES, EATING PLACE, SCHOOL, PLACE OF RECREATION, SPORTS OR CULTURE, SOCIAL WELFARE FACILITY AND TRANSPORT LAYBY) DEVELOPMENT
LOTS 592 S.C. ss.1 S.A, 592 S.C. ss.4 AND 1252 S.C. IN D.D. 115, TUNG SHING LEI, YUEN LONG
SCALE 1:7 500 比例尺



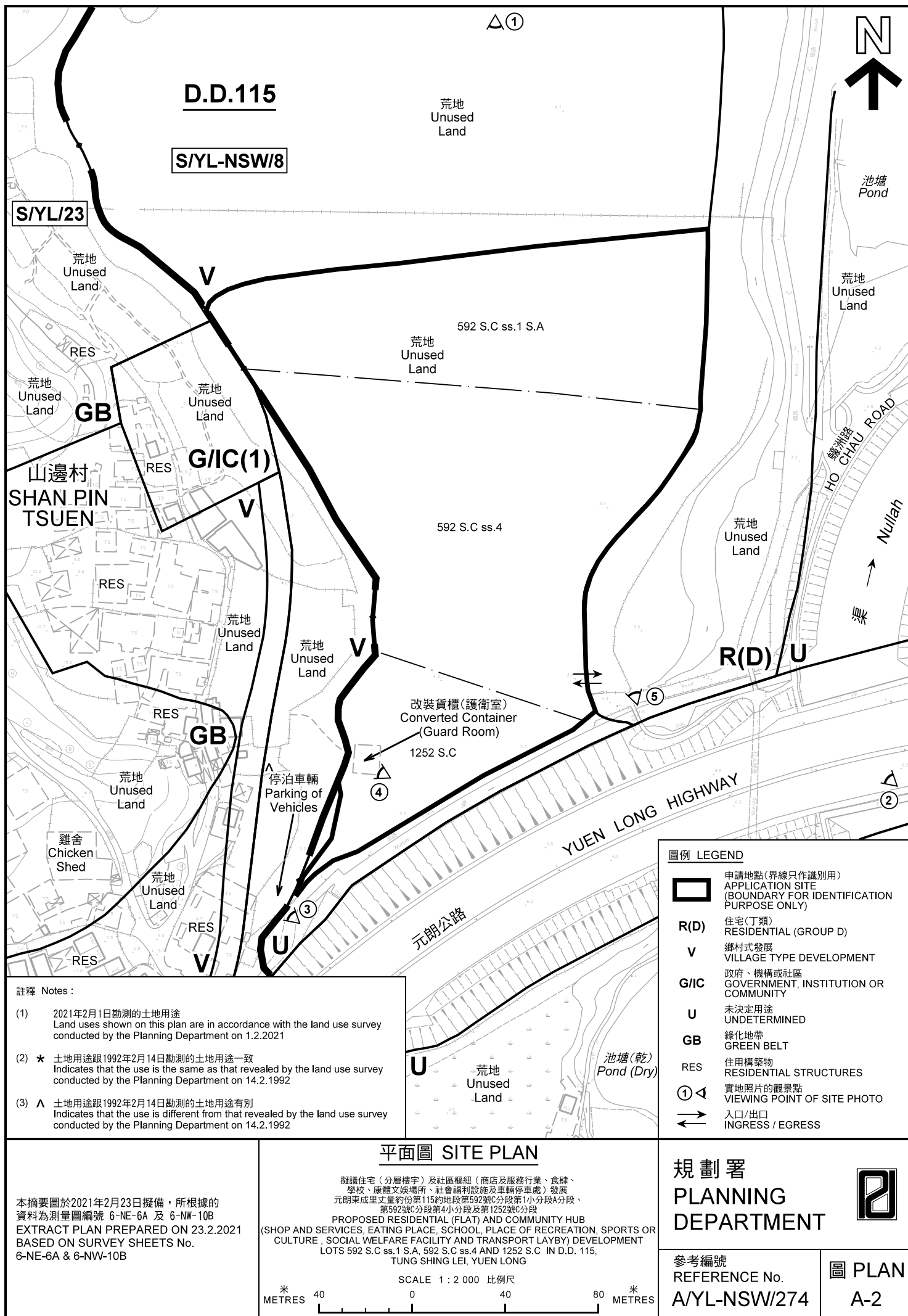
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
A/YL-NSW/274

圖 PLAN
A-1b

本摘要圖於2021年2月23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 23.2.2021
BASED ON OUTLINE ZONING PLAN No.
SYL-NSW/8 APPROVED ON 17.10.2006





航攝照片 AERIAL PHOTO

擬議住宅(分層樓宇)及社區樞紐(商店及服務行業、食肆、學校、康體文娛場所、社會福利設施及車輛停車處)發展
元朗東成里丈量約份第115約地段第592號C分段第1小分段A分段、
第592號C分段第4小分段及第1252號C分段

PROPOSED RESIDENTIAL (FLAT) AND COMMUNITY HUB
(SHOP AND SERVICES, EATING PLACE, SCHOOL, PLACE OF RECREATION, SPORTS OR
CULTURE, SOCIAL WELFARE FACILITY AND TRANSPORT LAYBY) DEVELOPMENT
LOTS 592 S.C ss.1 S.A. 592 S.C ss.4 AND 1252 S.C IN D.D. 115,
TUNG SHING LEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/274

圖 PLAN
A-3

本摘要圖於2021年2月23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 E072925C
EXTRACT PLAN PREPARED ON 23.2.2021
BASED ON AERIAL PHOTO No.
E072925C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT

1



2



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

實地照片 SITE PHOTOS

本圖於2021年2月23日擬備，所根據的資料為攝於2021年2月1日的實地照片
PLAN PREPARED ON 23.2.2021
BASED ON SITE PHOTOS
TAKEN ON 1.2.2021

擬議住宅（分層樓宇）及社區樞紐（商店及服務行業、食肆、學校、康體文娛場所、社會福利設施及車輛停車處）發展
元朗東成里丈量約份第115約地段第592號C分段第1小分段A分段、
第592號C分段第4小分段及第1252號C分段
PROPOSED RESIDENTIAL (FLAT) AND COMMUNITY HUB
(SHOP AND SERVICES, EATING PLACE, SCHOOL, PLACE OF RECREATION, SPORTS OR
CULTURE, SOCIAL WELFARE FACILITY AND TRANSPORT LAYBY) DEVELOPMENT
LOTS 592 S.C ss.1 S.A, 592 S.C ss.4 AND 1252 S.C IN D.D. 115,
TUNG SHING LEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/274

圖 PLAN
A-4a



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

實地照片 SITE PHOTOS

本圖於2021年2月23日擬備，所根據的資料為攝於2021年2月1日的實地照片
PLAN PREPARED ON 23.2.2021
BASED ON SITE PHOTOS
TAKEN ON 1.2.2021

擬議住宅（分層樓宇）及社區樞紐（商店及服務行業、食肆、學校、康體文娛場所、社會福利設施及車輛停車處）發展
元朗東成里丈量約份第115約地段第592號C分段第1小分段A分段、
第592號C分段第4小分段及第1252號C分段
PROPOSED RESIDENTIAL (FLAT) AND COMMUNITY HUB
(SHOP AND SERVICES, EATING PLACE, SCHOOL, PLACE OF RECREATION, SPORTS OR
CULTURE, SOCIAL WELFARE FACILITY AND TRANSPORT LAYBY) DEVELOPMENT
LOTS 592 S.C ss.1 S.A, 592 S.C ss.4 AND 1252 S.C IN D.D. 115,
TUNG SHING LEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/274

圖 PLAN
A-4b