

Figure 8a Schematic Master Layout Plan

NOTES :
DO NOT SCALE DRAWINGS.
FOR A STOREY OR BASEMENT CAR PARK

REVISION NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R&A
18/F, Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3583-2000 | Fax: 8143-1133
E-mail: mail@studio-rca.com

PROJECT NAME
STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

APPLICATION FOR REZONING FROM "GOVERNMENT INSTITUTION OR COMMUNITY (1) ZONE TO RESIDENTIAL (GROUP B) ZONE AT LOTS NO. 1715 S.C. (PART), 1715 S.C. SS. 2, 1716 S.A., 1717 S.D.(PART) AND 1722 IN O.S., 120, EAST OF TIN TONG ROAD, TIN KEI LING, YUEN LONG

DRAWING TITLE
MASTER LAYOUT PLAN

DRAWN BY: RZ CHECKED BY: RC
SCALE: 1:500 DATE: 22.01.2018
JOB NO.: 1536 DRAWING NO.: A-2

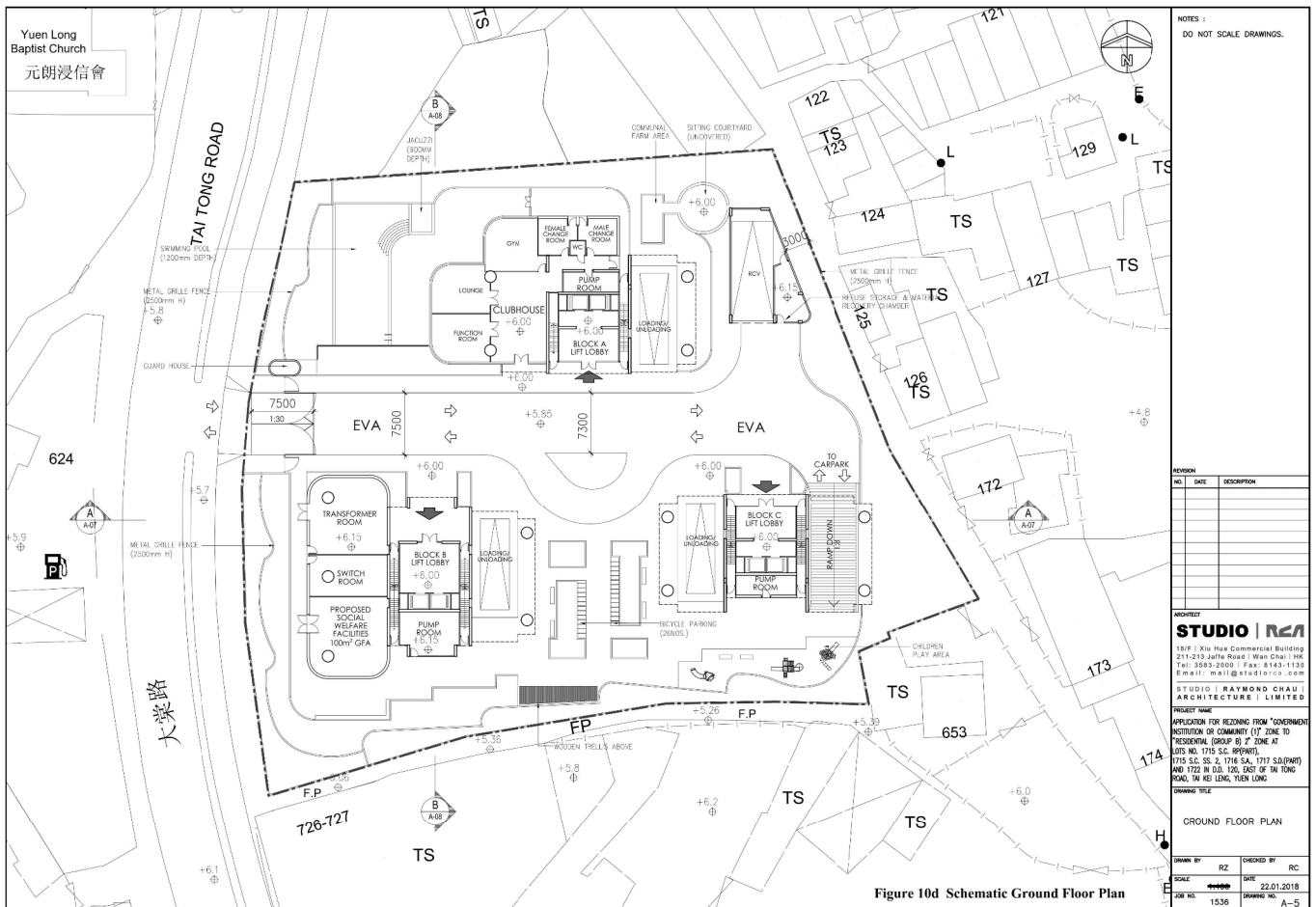


Figure 10d Schematic Ground Floor Plan

NOTES :
DO NOT SCALE DRAWINGS.

REVISION NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R&A
18/F, Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
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STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

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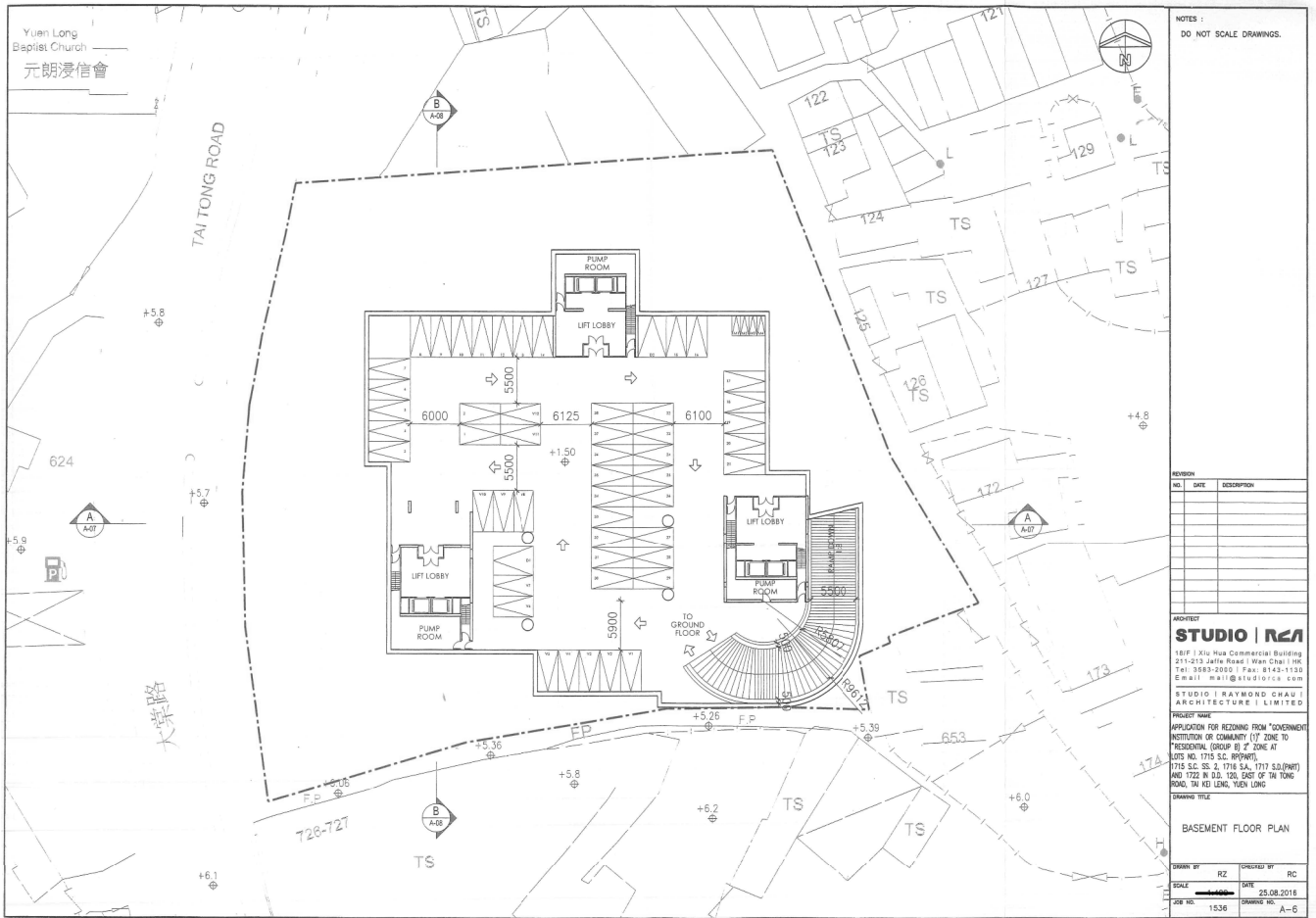
DRAWING TITLE
GROUND FLOOR PLAN

DRAWN BY: RZ CHECKED BY: RC
SCALE: 1:500 DATE: 22.01.2018
JOB NO.: 1536 DRAWING NO.: A-5

(摘錄自申請人於 23. 1. 2018 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 23.1.2018)

參考編號
REFERENCE No.
Y/YL/12

繪圖 DRAWING
Z-1



NOTES:
DO NOT SCALE DRAWINGS.

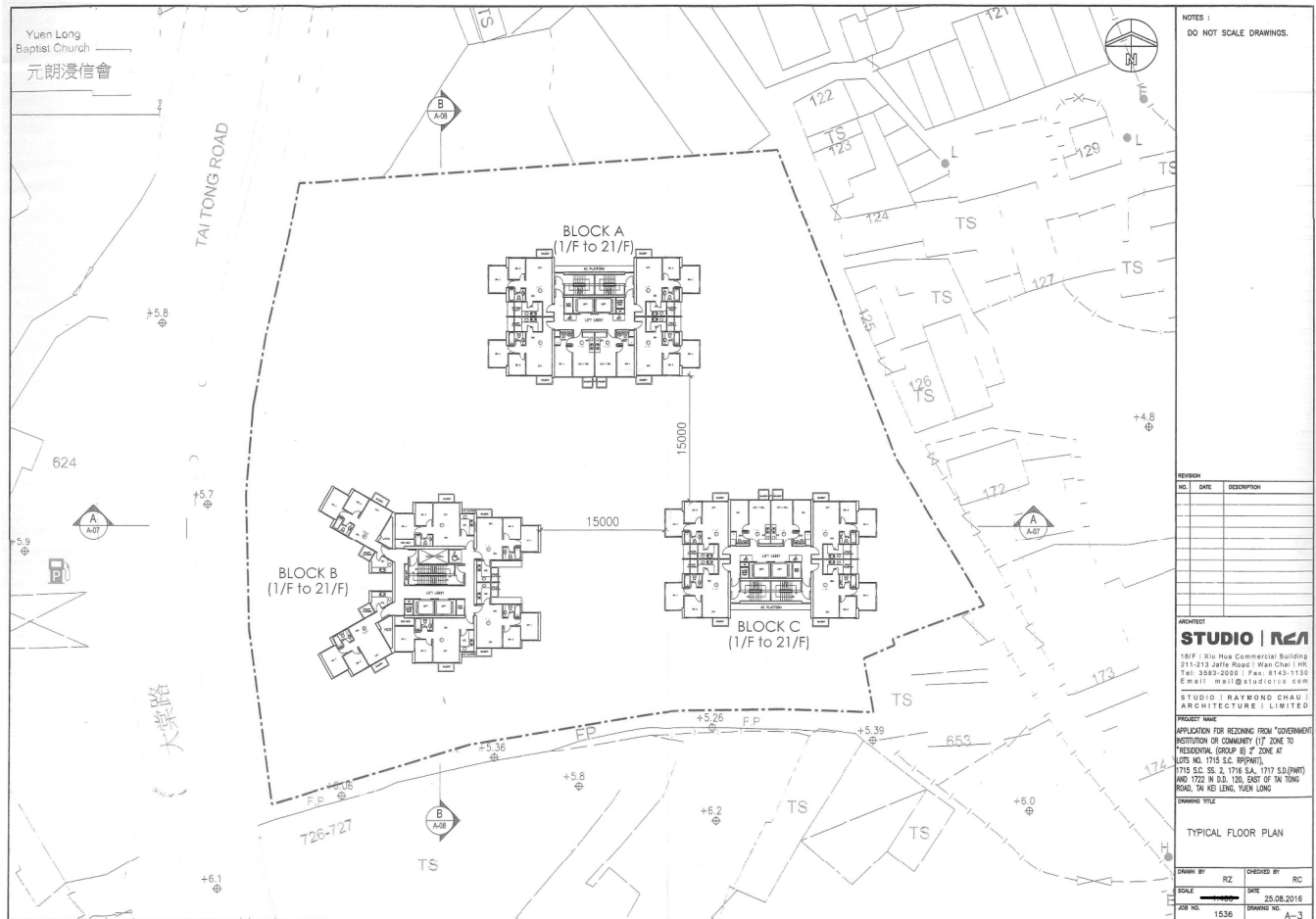
REVISION	NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R21
181F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3682-2000 | Fax: 6143-1130
E-mail: mail@studioica.com

PROJECT NAME
APPLICATION FOR REZONING FROM "GOVERNMENT INSTITUTION OR COMMUNITY (1) ZONE TO "RESIDENTIAL (GROUP B) ZONE AT LOTS NO. 1715 S.C. (PART), 1715 S.C. SS 2, 1716 SA, 1717 S.D.(PART) AND 1722 IN D.D. 120, EAST OF TAI TONG ROAD, IN KED LING, TIEN LONG

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWN BY	RZ	CHECKED BY	RC
SCALE	1:100	DATE	25.08.2016
JOB NO.	1536	DRAWING NO.	A-6



NOTES:
DO NOT SCALE DRAWINGS.

REVISION	NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R21
181F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3682-2000 | Fax: 6143-1130
E-mail: mail@studioica.com

PROJECT NAME
APPLICATION FOR REZONING FROM "GOVERNMENT INSTITUTION OR COMMUNITY (1) ZONE TO "RESIDENTIAL (GROUP B) ZONE AT LOTS NO. 1715 S.C. (PART), 1715 S.C. SS 2, 1716 SA, 1717 S.D.(PART) AND 1722 IN D.D. 120, EAST OF TAI TONG ROAD, IN KED LING, TIEN LONG

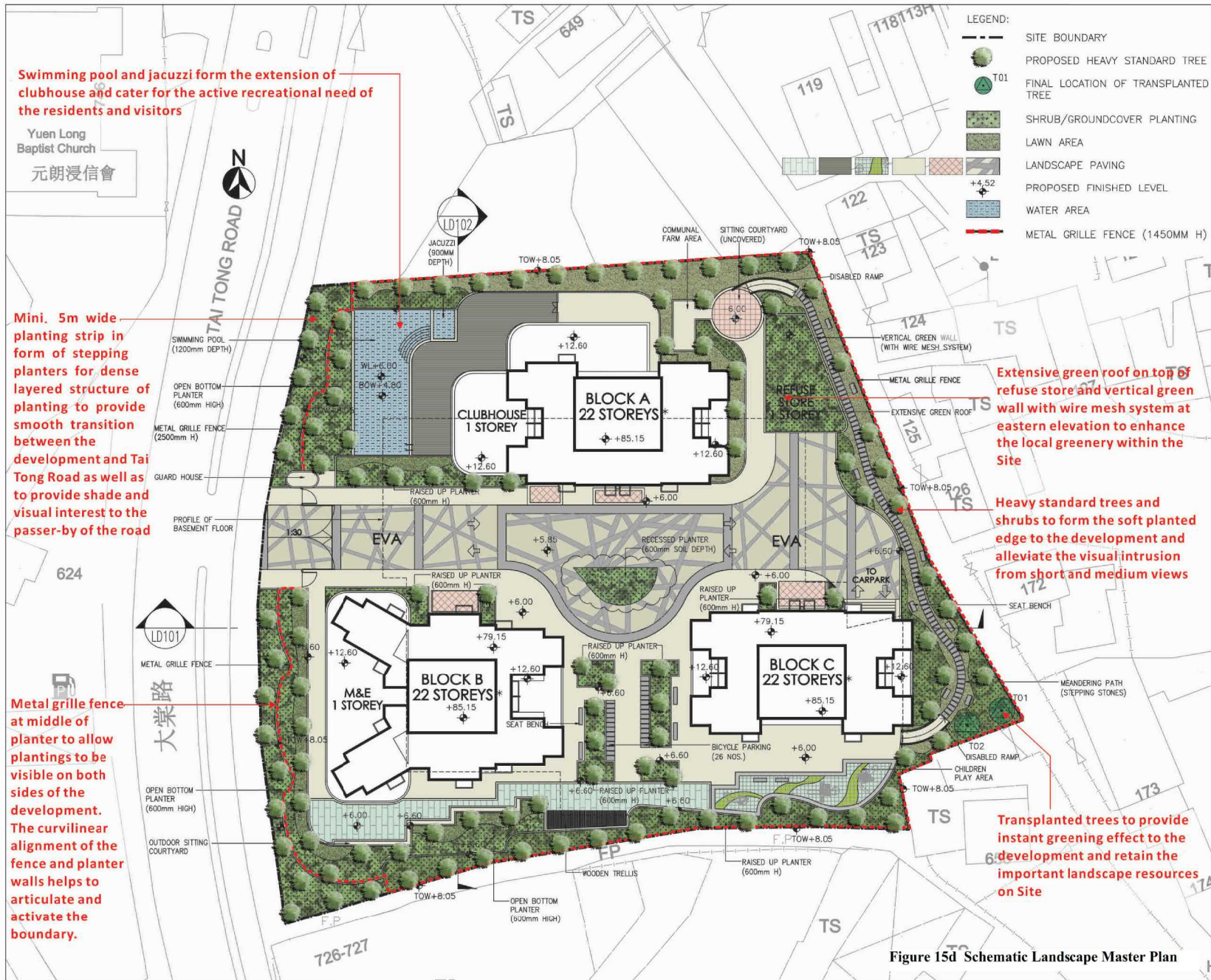
DRAWING TITLE
TYPICAL FLOOR PLAN

DRAWN BY	RZ	CHECKED BY	RC
SCALE	1:100	DATE	25.08.2016
JOB NO.	1536	DRAWING NO.	A-3

(摘錄自申請人於 6. 12. 2016 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 6.12.2016)

參考編號
REFERENCE No.
Y/YL/12

繪圖 DRAWING
Z-2



PROJECT :
 APPLICATION FOR REZONING FROM "G/C (1)" ZONE TO "RESIDENTIAL (GROUP B)2" ZONE AT LOTS NO. 1715 S.C. RP (PART), 1716 S.C. ss.2, 1716 S.A., 1717 S.D. (PART) AND 1722 IN D.D. 120, EAST OF TAI TONG ROAD, TAI KEI LENG, YUEN LONG

DRAWING TITLE :
 LANDSCAPE MASTER PLAN

PROJECT No. C1526

DRAWING No. C1526-LMP01

SCALE : 1:100

DATE OF ISSUE : 28/10/15

CAD FILENAME : C1526-LMP01

REV	DESCRIPTION	DATE
D	GENERAL AMENDMENT	19/01/16
C	GENERAL AMENDMENT	16/06/17
B	GENERAL AMENDMENT	06/04/17
A	GENERAL AMENDMENT	02/02/17

DESIGN BY : TEL
DRAWN BY : CAD
CHECKED BY : TEL
APPROVED BY : TEL

NOTES :
 1. DO NOT SCALE DRAWING FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

Lan Des
 LANDES LIMITED
 景觀設計有限公司

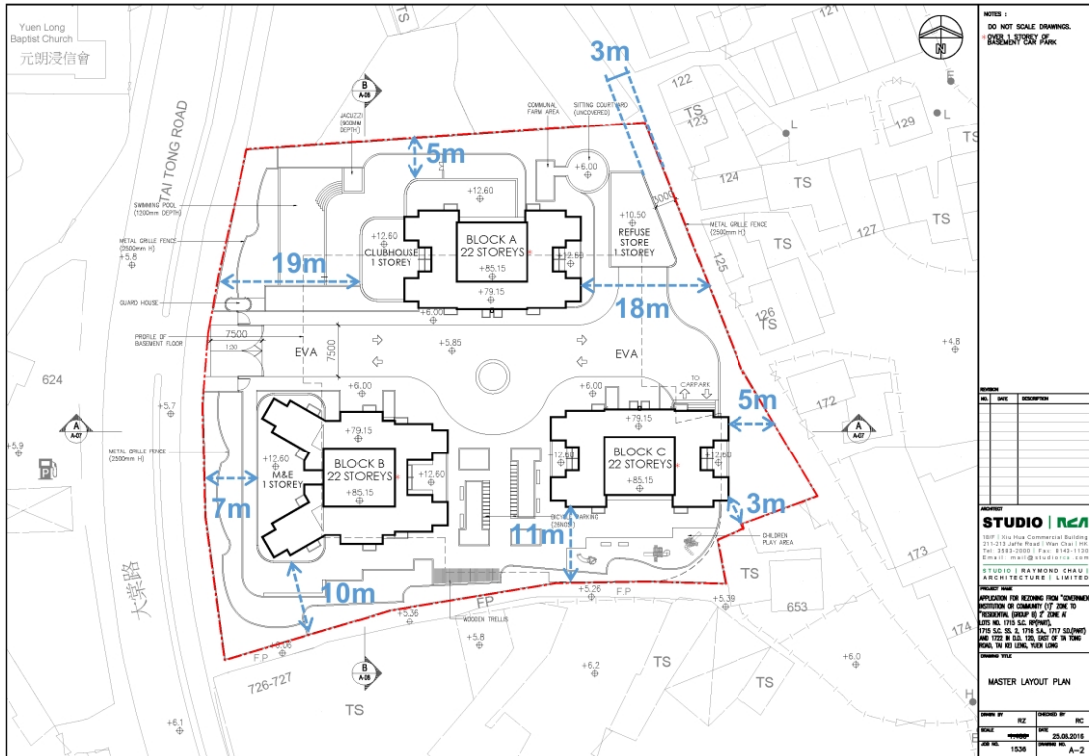
FLAT A, 17/F,
 SHUN HING COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL: 2868 0980 FAX: 2868 2203
 香港灣仔區德輔道5-11號,
 渣打商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203

Figure 15d Schematic Landscape Master Plan

(摘錄自申請人於 23. 1. 2018 提交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 23.1.2018)

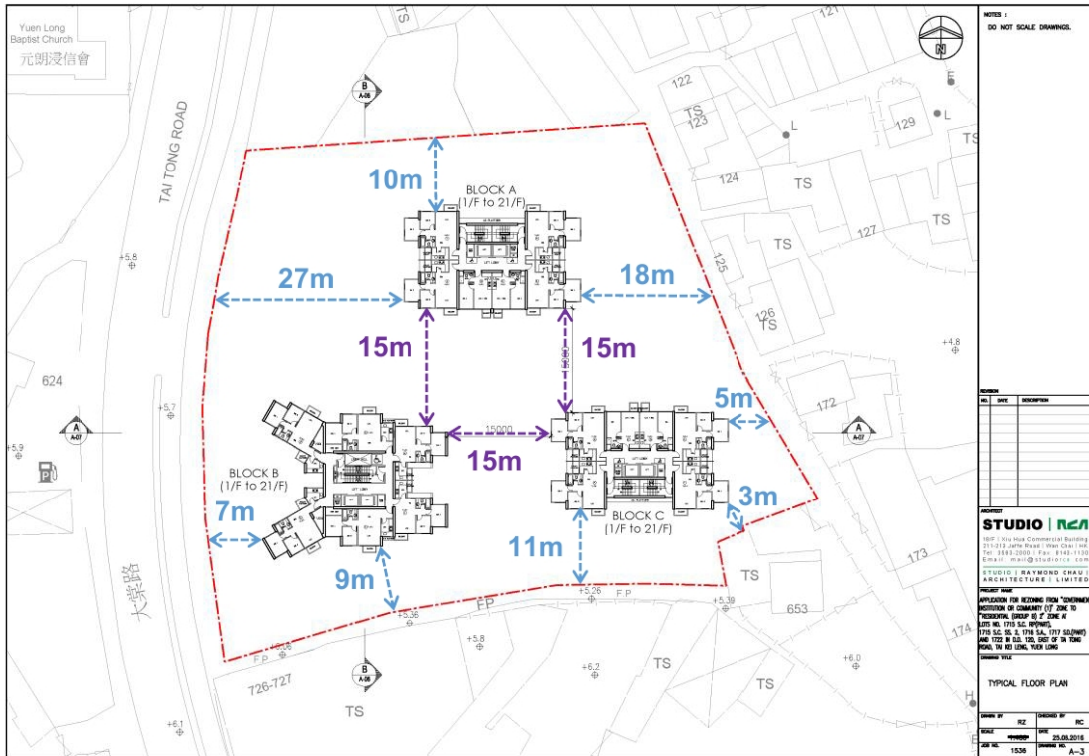
參考編號 REFERENCE No. Y/YL/12	繪圖 DRAWING Z-4
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Figure B1 Building Setback from Site Boundary at Ground Level (+6 mPD)



←---→ Setback from Site Boundary

Figure B2 Building Setback/ Separation at Typical Level (above 15 m)

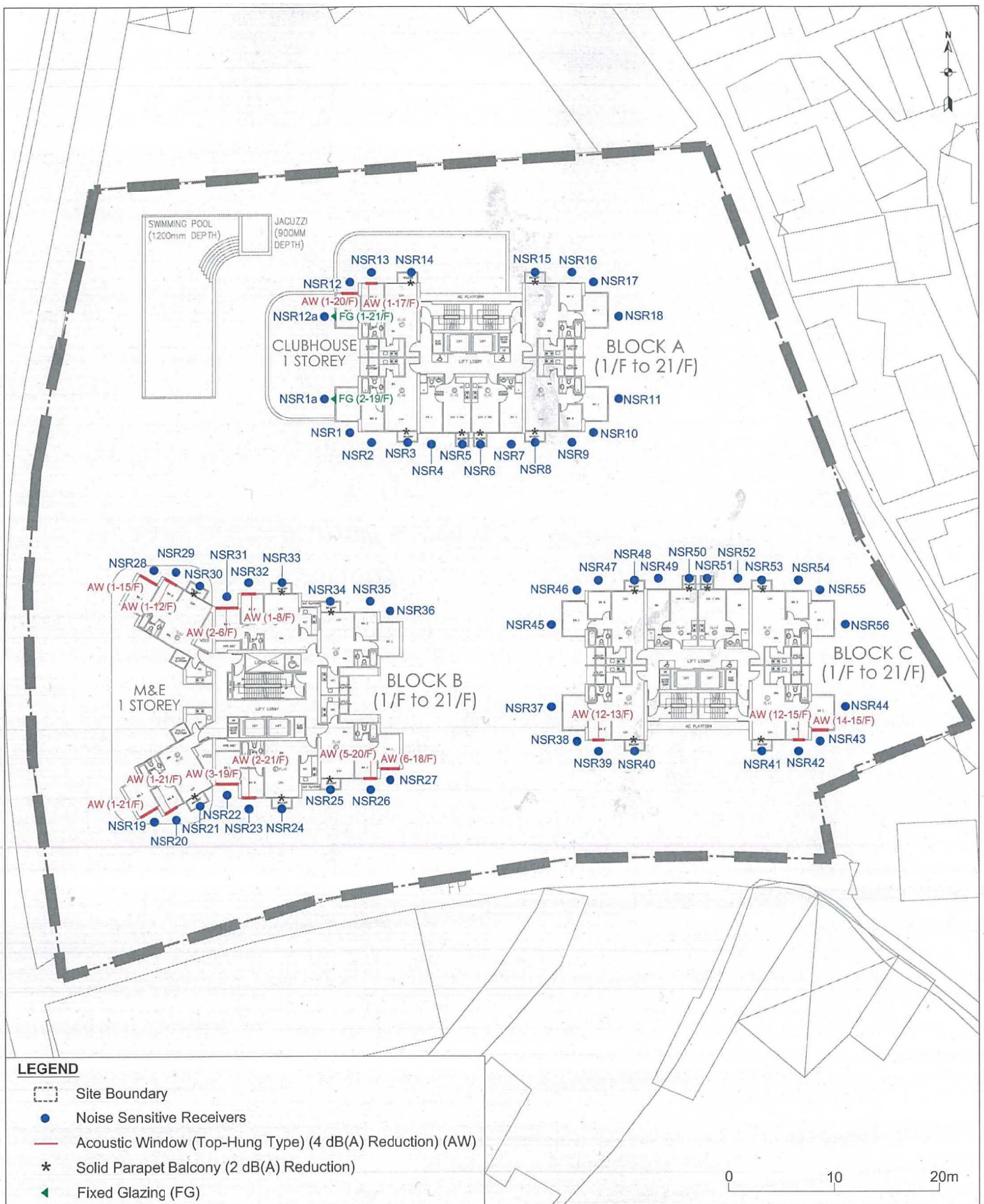


←---→ Setback from Site Boundary

←---→ Building Separation

(摘錄自申請人於 28. 6. 2017 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.6.2017)

參考編號 REFERENCE No. Y/YL/12	繪圖 DRAWING Z-5
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Application for Rezoning from "G/C (1)" Zone to "Residential (Group B) 2" Zone at Lots No. 1715 S.C RP (Part), 1715 S.C ss.2, 1716 S.A, 1717 S.D (Part) and 1722 in D.D. 120, East of Tai Tong Road, Tai Kei Leng, Yuen Long

Environmental Assessment Report



Proposed Noise Mitigation Measures for Traffic Noise Impact

Figure 3.3

Scale: As Shown

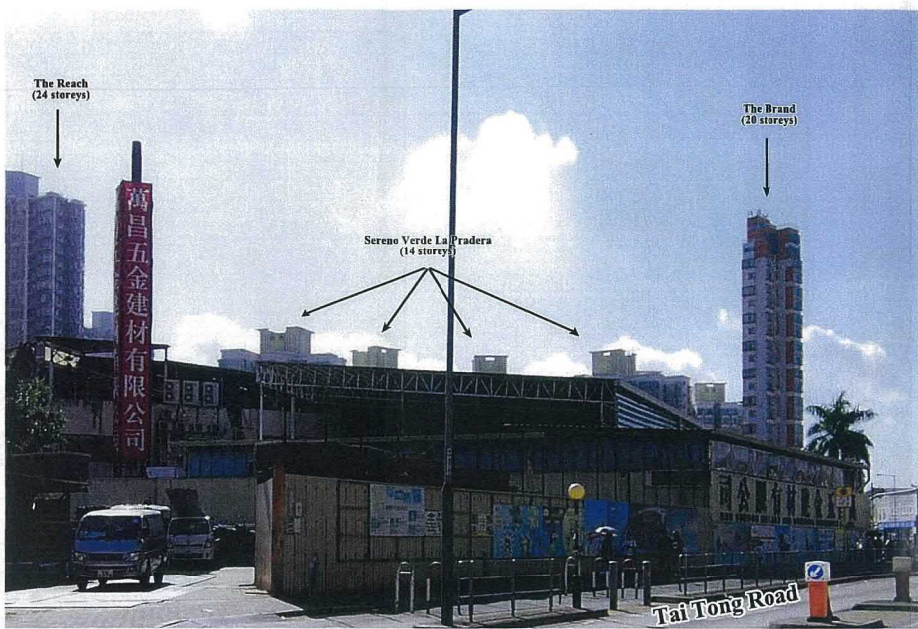
Date: March 2017

Rev.: 1

(摘錄自申請人於 20.7.2017 提交的進一步資料)
(Extract from Applicant's Further Information Submitted on 20.7.2017)

參考編號
REFERENCE No.
Y/YL/12

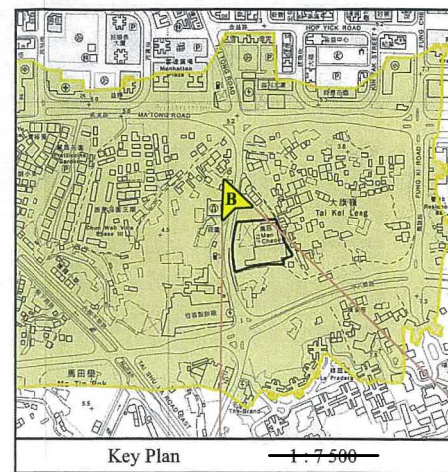
繪圖 DRAWING
Z-6



Existing Condition



With Proposed Development



Key Plan 1:7500

Photomontages - Viewpoint B



弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角維多利亞道9-23號有利中心20樓C室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

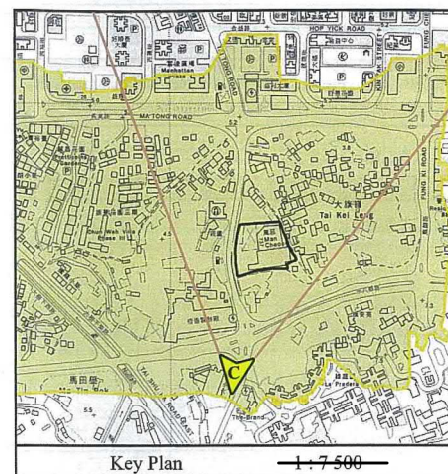
Plan E



Existing Condition



With Proposed Development



Key Plan 1:7500

Photomontages - Viewpoint C



弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角維多利亞道9-23號有利中心20樓C室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

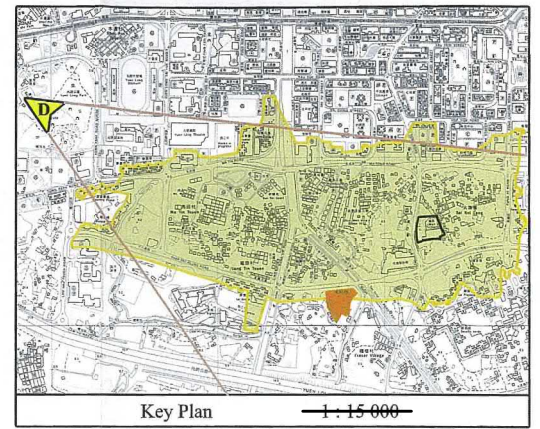
Plan F



Existing Condition



With Proposed Development



Photomontages - Viewpoint D



弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角維多利亞道 9-23 號 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

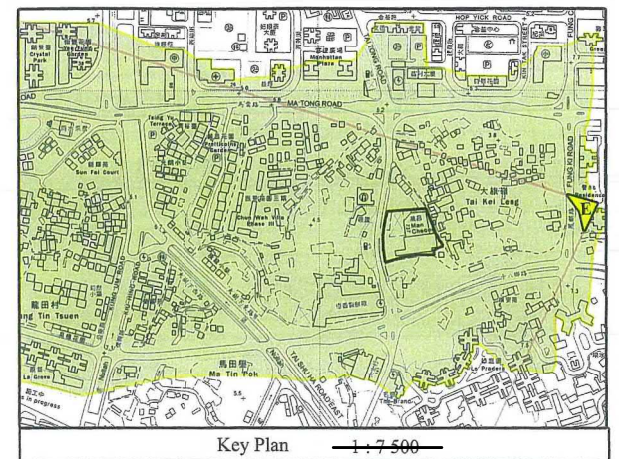
Plan G



Existing Condition



With Proposed Development

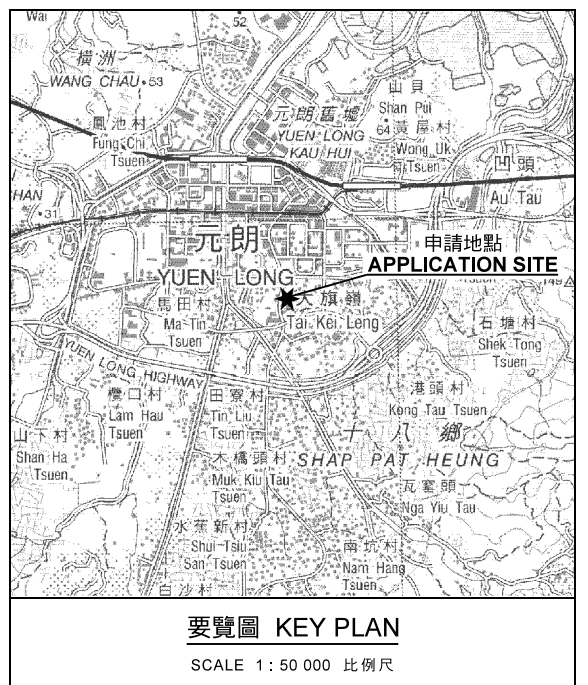
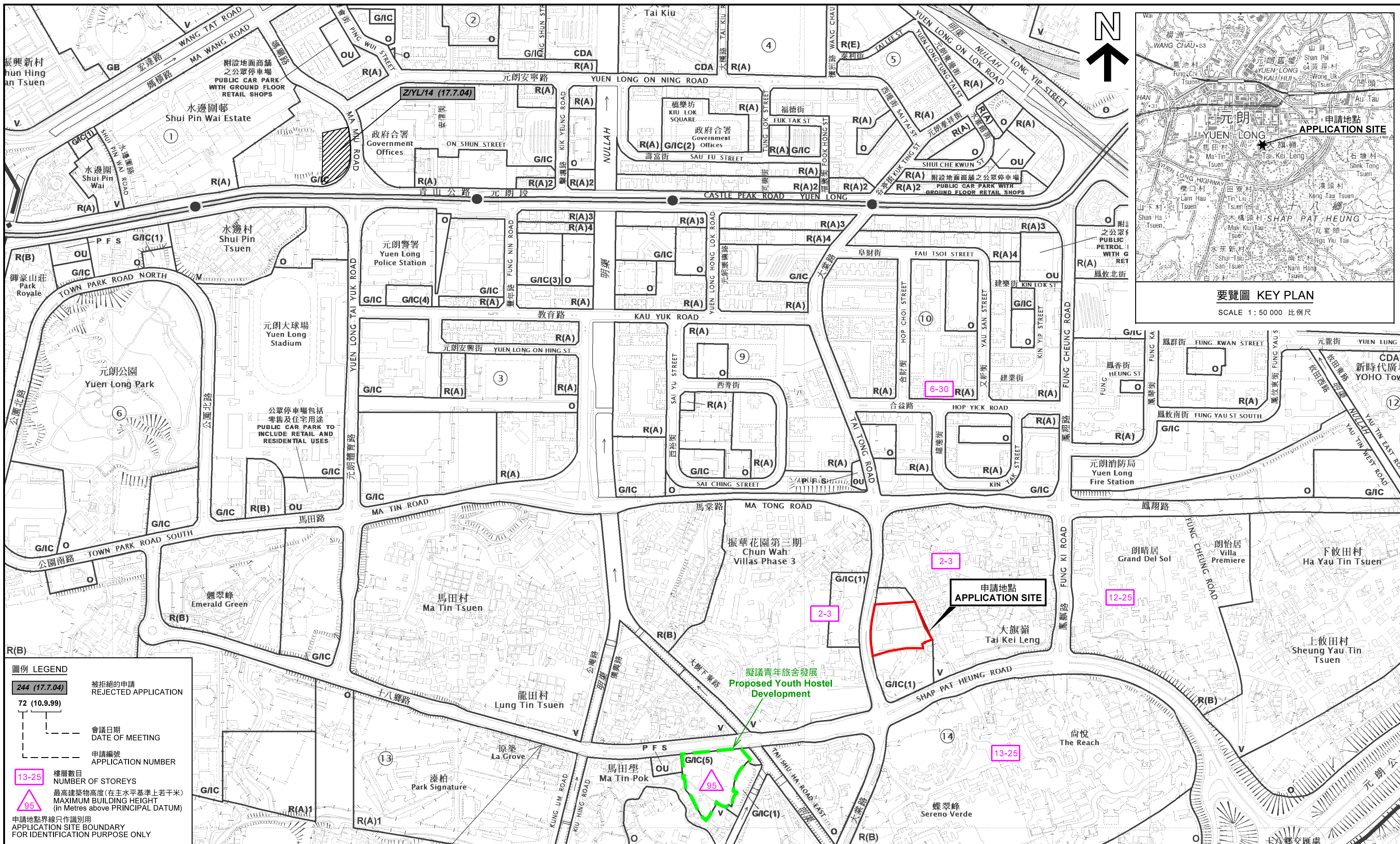


Photomontages - Viewpoint E



弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角維多利亞道 9-23 號 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Plan H

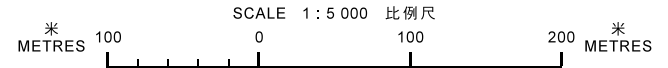


圖例 LEGEND

- 244 (17.7.04)** 被拒絕的申請 REJECTED APPLICATION
- 72 (10.9.99)** 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER
- 13-25** 樓層數目 NUMBER OF STOREYS
- 95** 最高建築物高度(在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (in Metres above PRINCIPAL DATUM)
- 申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATION

把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
 元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
 第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
 TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" TO "RESIDENTIAL (GROUP B)2"
 LOTS 1715 S.C RP (PART), 1715 S.C ss.2, 1716 S.A, 1717 S.D (PART) AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG

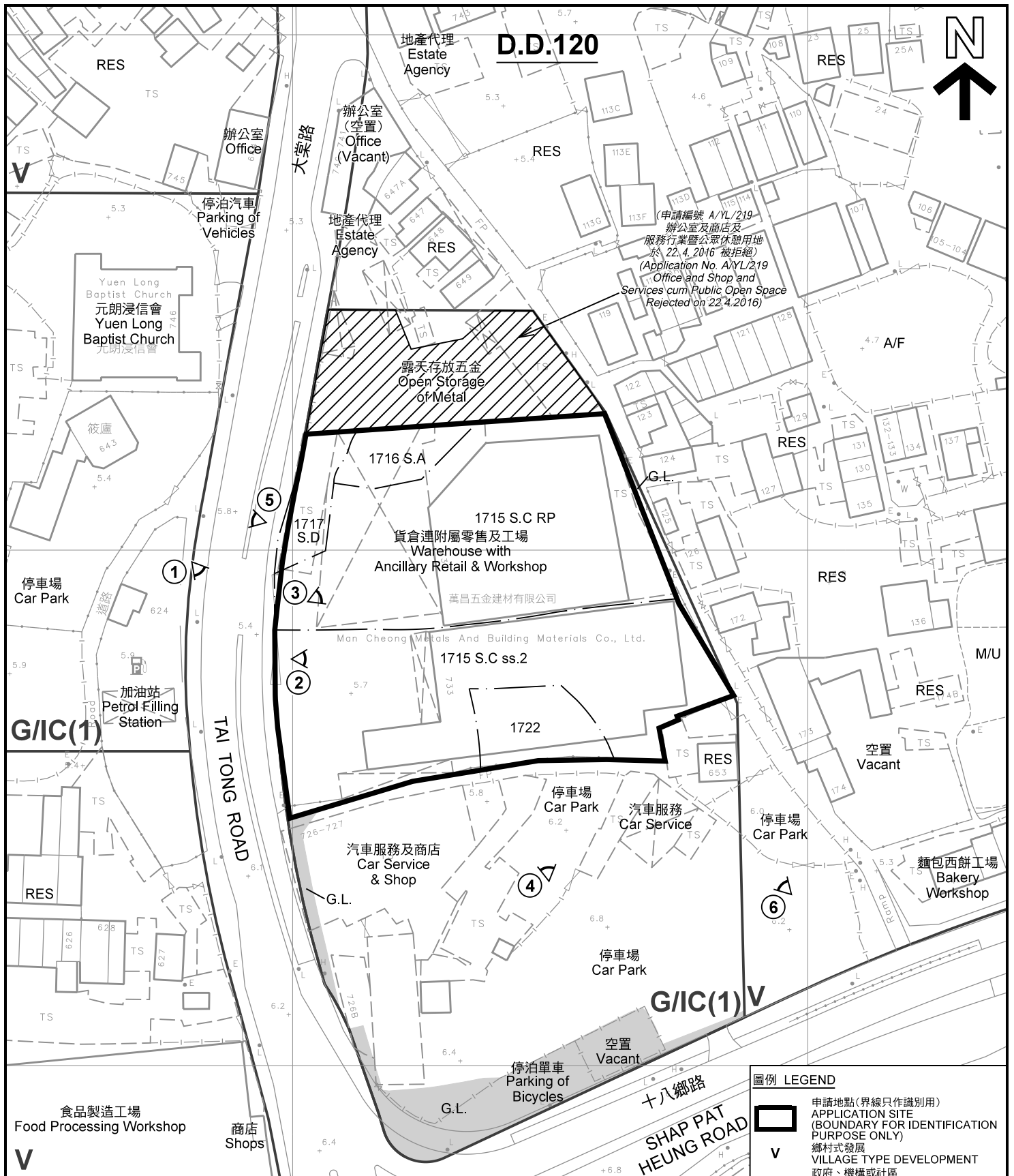


規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. **YY/L/12**

圖 PLAN **Z-1**

本摘要圖於2018年1月12日擬備，
 所根據的資料為於2016年10月18日
 核准的分區計劃大綱圖編號 S/YL/23
 EXTRACT PLAN PREPARED ON 12.1.2018
 BASED ON OUTLINE ZONING PLAN No.
 S/YL/23 APPROVED ON 18.10.2016



D.D.120

註釋 Notes :
 2018年1月22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 22.1.2018

- RES 住用構築物
RESIDENTIAL STRUCTURES
- M/U 荒地
UNUSED LAND
- A/F 休耕農地
FALLOW AGRICULTURAL LAND

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- G.L.** 政府土地
GOVERNMENT LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
 元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
 第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
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 AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG

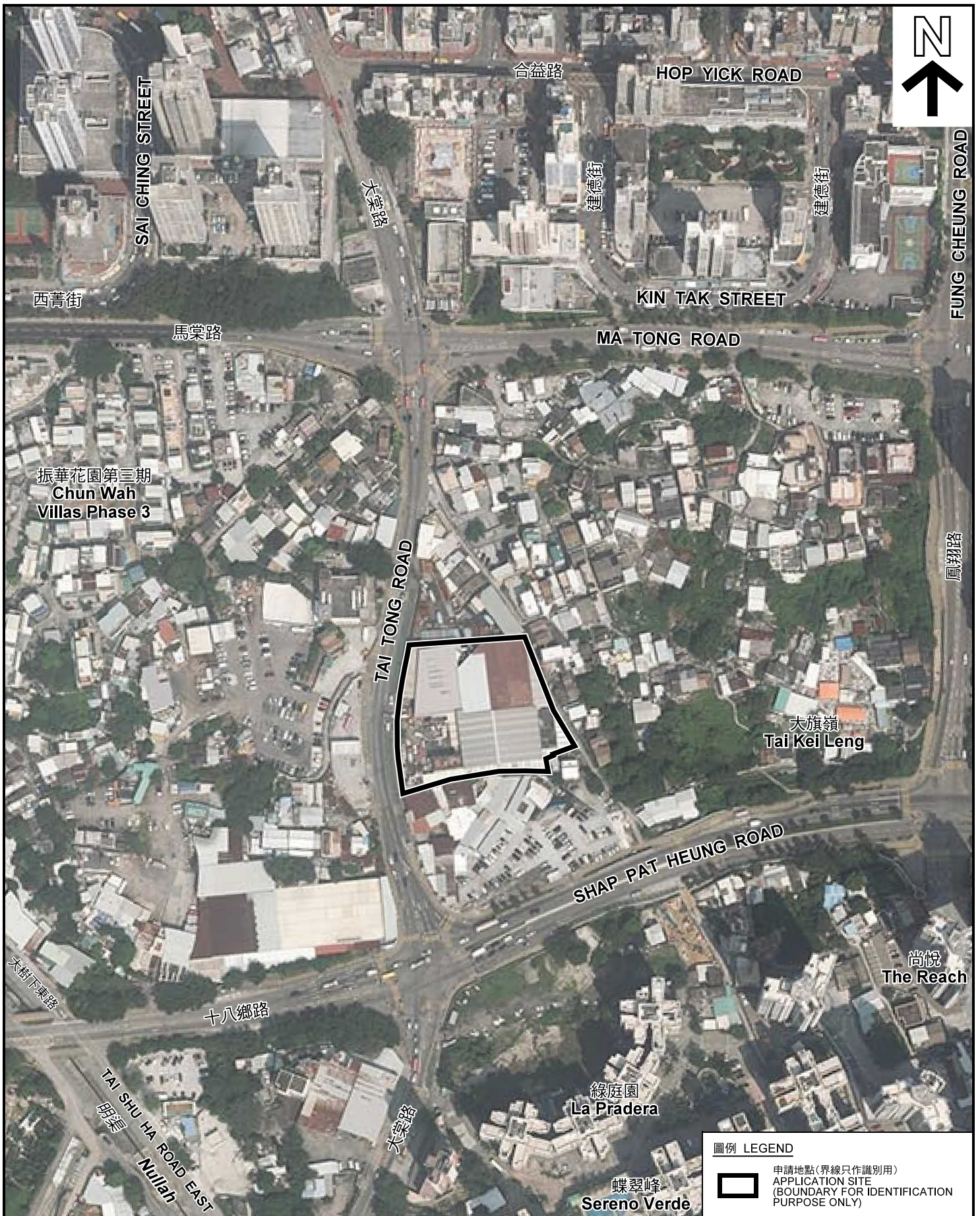
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
 METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
Y/YL/12

圖 PLAN
Z-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2018年1月24日擬備，所根據的資料為地政總署於2016年10月6日拍得的航攝照片編號 E002538C
EXTRACT PLAN PREPARED ON 24.1.2018
BASED ON AERIAL PHOTO No.
E002538C TAKEN ON 6.10.2016
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
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LOTS 1715 S.C RP (PART), 1715 S.C ss.2, 1716 S.A, 1717 S.D (PART)
AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG

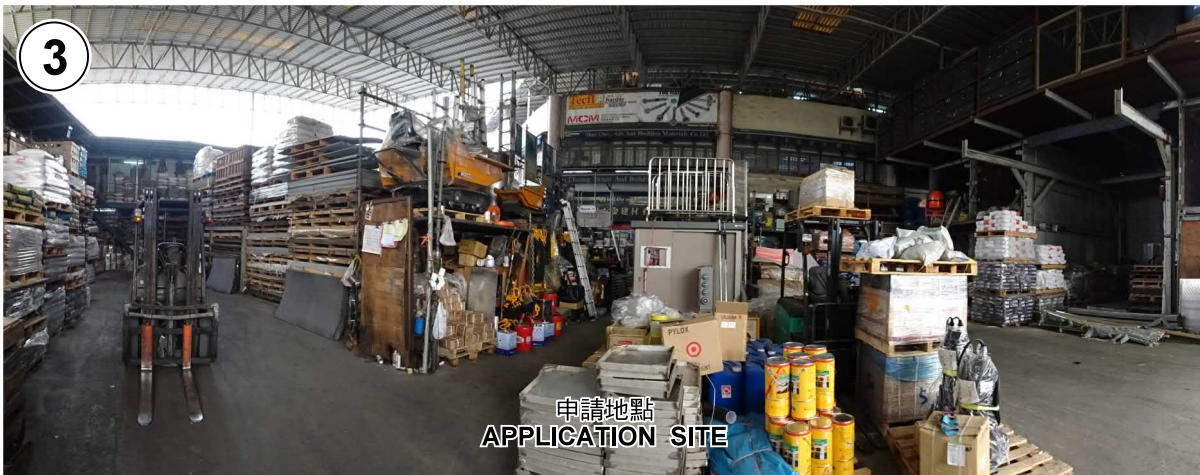
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/12

圖 PLAN
Z-3

申請地點
APPLICATION SITE



實地照片 SITE PHOTOS

把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY (1)" TO "RESIDENTIAL (GROUP B)2"
LOTS 1715 S.C RP (PART), 1715 S.C ss.2, 1716 S.A, 1717 S.D (PART)
AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/12

圖 PLAN
Z-4a

本圖於2018年1月31日擬備，所根據的資料為攝於2018年1月22日的實地照片
PLAN PREPARED ON 31.1.2018
BASED ON SITE PHOTOS
TAKEN ON 22.1.2017



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

本圖於2018年1月31日擬備，所根據的資料為攝於2018年1月22日的實地照片
 PLAN PREPARED ON 31.1.2018
 BASED ON SITE PHOTOS
 TAKEN ON 22.1.2018

實地照片 SITE PHOTOS

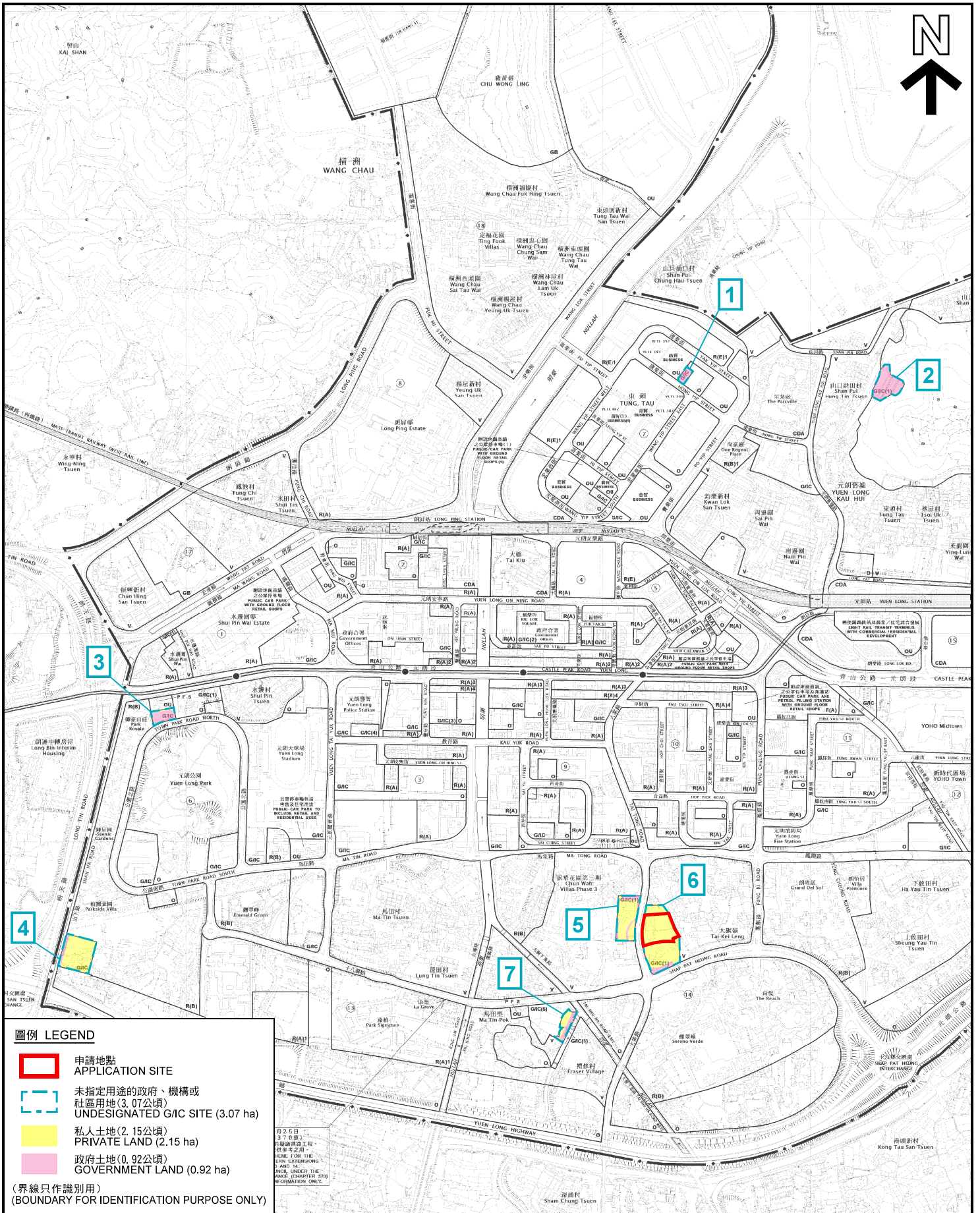
把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
 元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
 第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
 TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
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 LOTS 1715 S.C RP (PART), 1715 S.C ss.2, 1716 S.A, 1717 S.D (PART)
 AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG

**規劃署
 PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
 Y/YL/12

圖 PLAN
 Z-4b



圖例 LEGEND

- 申請地點
APPLICATION SITE
- 未指定用途的政府、機構或社區用地(3.07公頃)
UNDESIGNATED G/C SITE (3.07 ha)
- 私人土地(2.15公頃)
PRIVATE LAND (2.15 ha)
- 政府土地(0.92公頃)
GOVERNMENT LAND (0.92 ha)

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

**元朗市未指定用途的政府、機構或社區用地
UNDESIGNATED G/C SITE IN YUEN LONG TOWN**

把「政府、機構或社區(1)」地帶改劃為「住宅(乙類)2」地帶
元朗大棠路丈量約份第120約地段第1715號C分段餘段(部分)、
第1715號C分段第2小分段、第1716號A分段、第1717號D分段(部分)及第1722號
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
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LOTS 1715 S.C RP (PART), 1715 S.C ss.2, 1716 S.A, 1717 S.D (PART)
AND 1722 IN D.D 120, TAI TONG ROAD, YUEN LONG
SCALE 1 : 1 000 比例尺

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
Y/YL/12

圖 PLAN
Z-5

本摘要圖於2018年1月31日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號 S/YL/23
EXTRACT PLAN PREPARED ON 31.1.2018
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

米 20 40 米
METRES