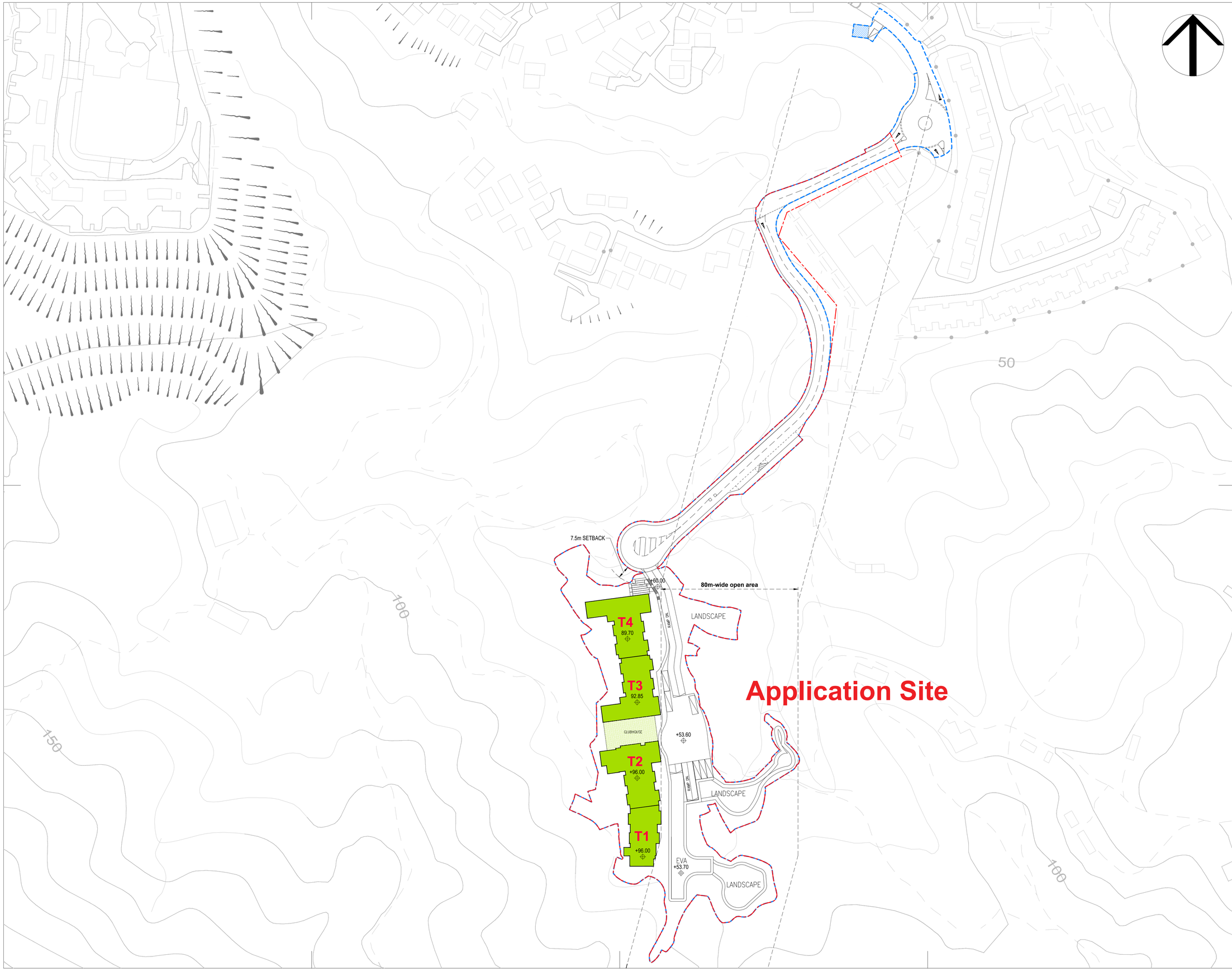
Appendix A

The Indicative Scheme



Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

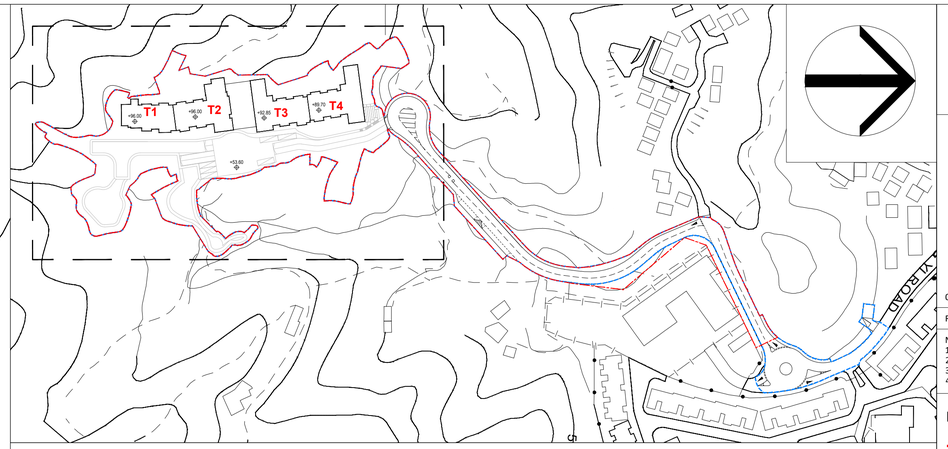
LEGEND

- APPLICATION SITE BOUNDARY
- INDICATIVE SCHEME
- FLATS
- CLUBHOUSE
- SALT WATER PUMPING STATION (INDICATIVE ONLY)

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

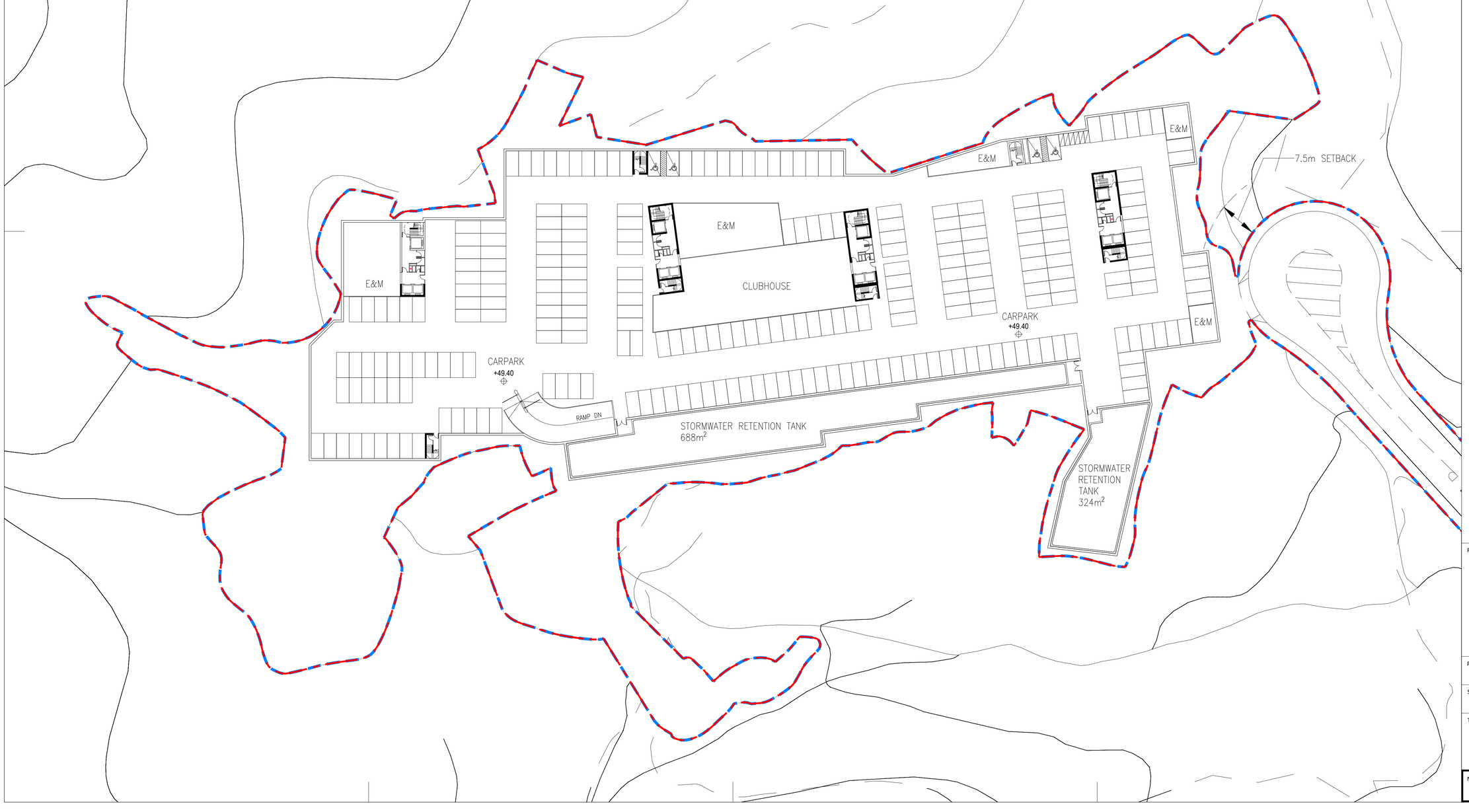
Project Number: 20064
Date: 06/2025
Scale: 1:1000 (A1)
Drawn/Approved:
Title: MASTER LAYOUT PLAN

Number: GP102
Revision: 00



KEY PLAN

SCALE 1:2000



LEGEND

APPLICATION SITE BOUNDARY

INDICATIVE SCHEME

Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

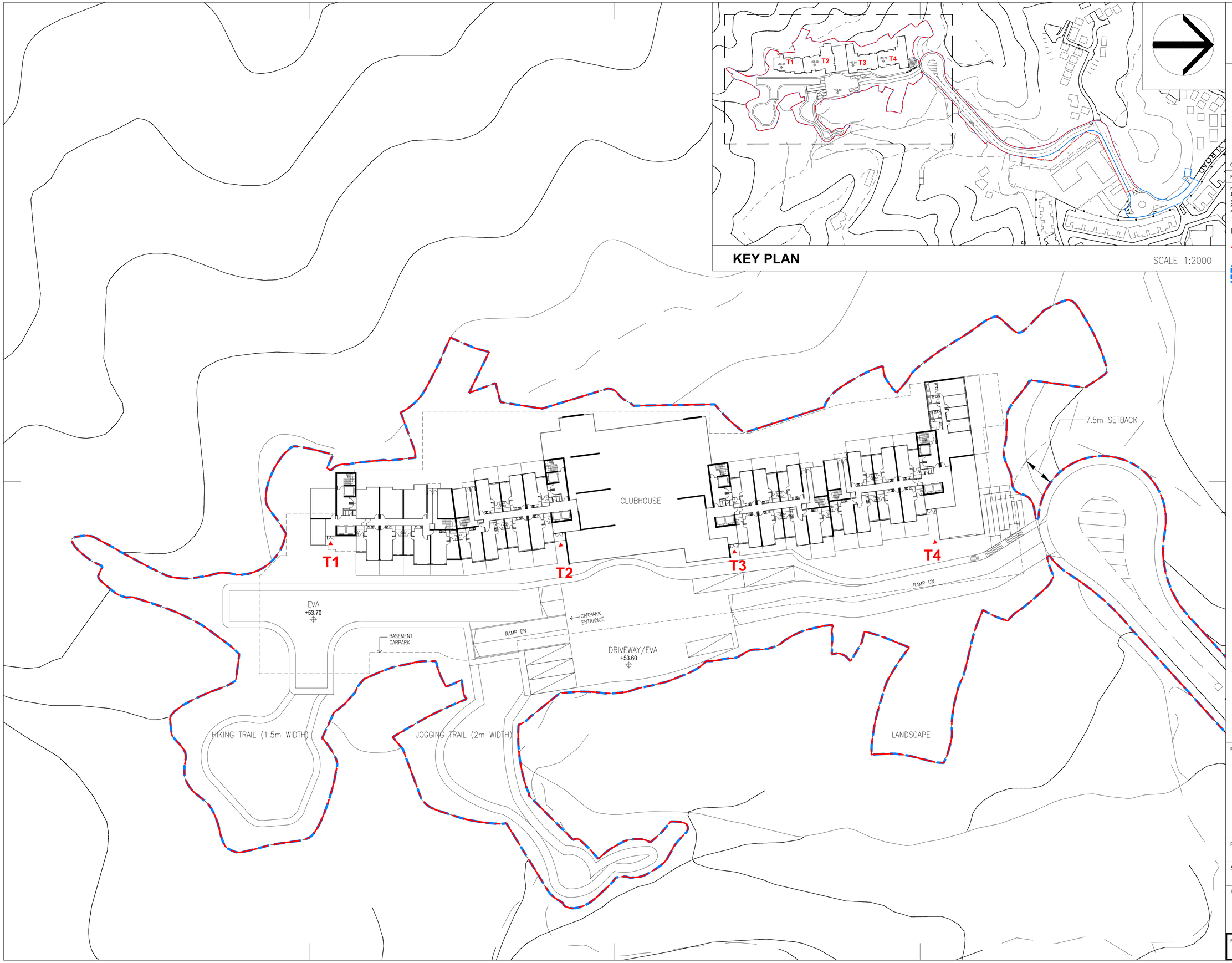
Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

Project Number: 20064
Date: 06/2025
Scale: 1:400 (A1)
Drawn/Approved:
Title: BASEMENT FLOOR PLAN
Number: GP103
Revision: 00

KEY PLAN

SCALE 1:2000



Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

LEGEND

APPLICATION SITE BOUNDARY

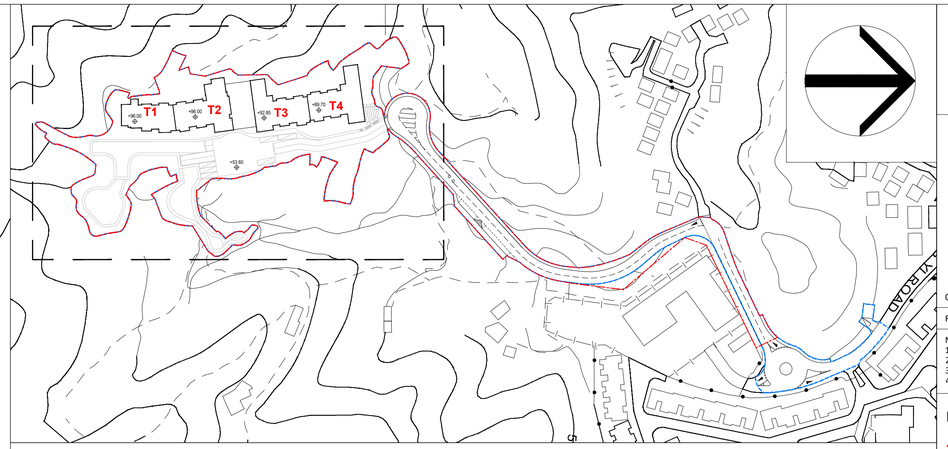
INDICATIVE SCHEME

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

Project Number: 20064
Date: 06/2025
Scale: 1:400 (A1)
Drawn/Approved:

Title
GROUND FLOOR PLAN

Number: GP104
Revision: 00



KEY PLAN

SCALE 1:2000

7.5m SETBACK

Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

LEGEND

APPLICATION SITE BOUNDARY

INDICATIVE SCHEME

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

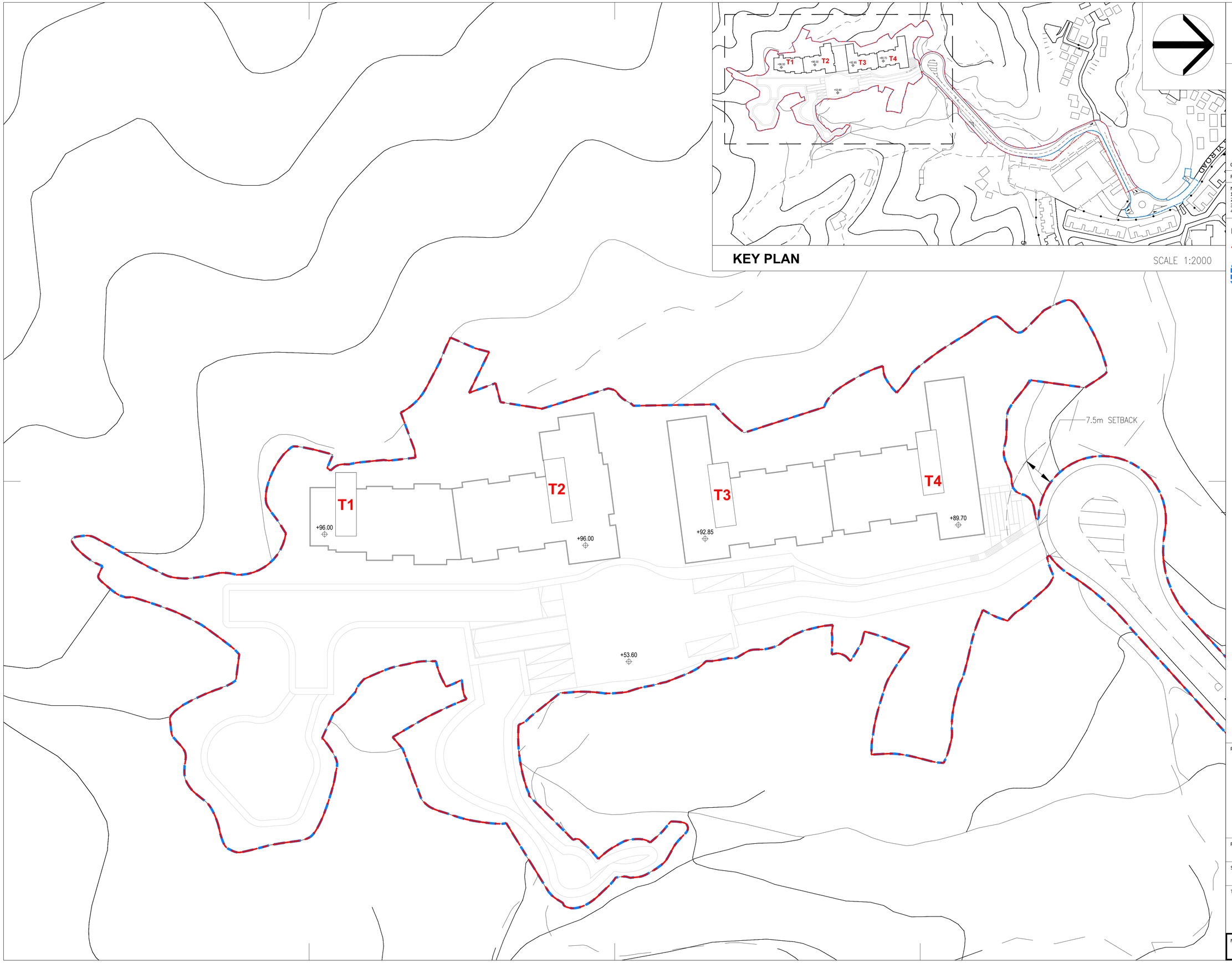
Project Number: 20064
Date: 06/2025
Scale: 1:400 (A1)
Drawn/Approved:

Title
TYPICAL FLOOR PLAN

Number: GP105
Revision: 00

KEY PLAN

SCALE 1:2000



Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

LEGEND

APPLICATION SITE BOUNDARY

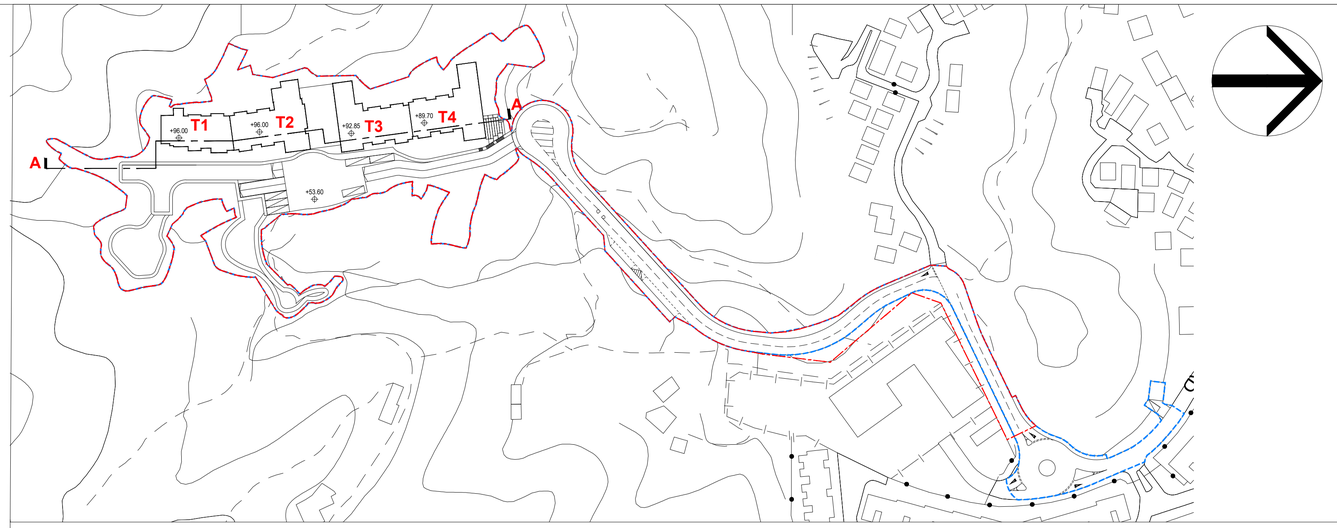
INDICATIVE SCHEME

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

Project Number: 20064
Date: 06/2025
Scale: 1:400 (A1)
Drawn/Approved:

Title
ROOF FLOOR PLAN

Number: GP106
Revision: 00



KEY PLAN

SCALE 1:1500

T1
(13 Storeys Excluding Basement Carpark below GF)
Typical F/F = 3.15m
G/F F/F = 4.35

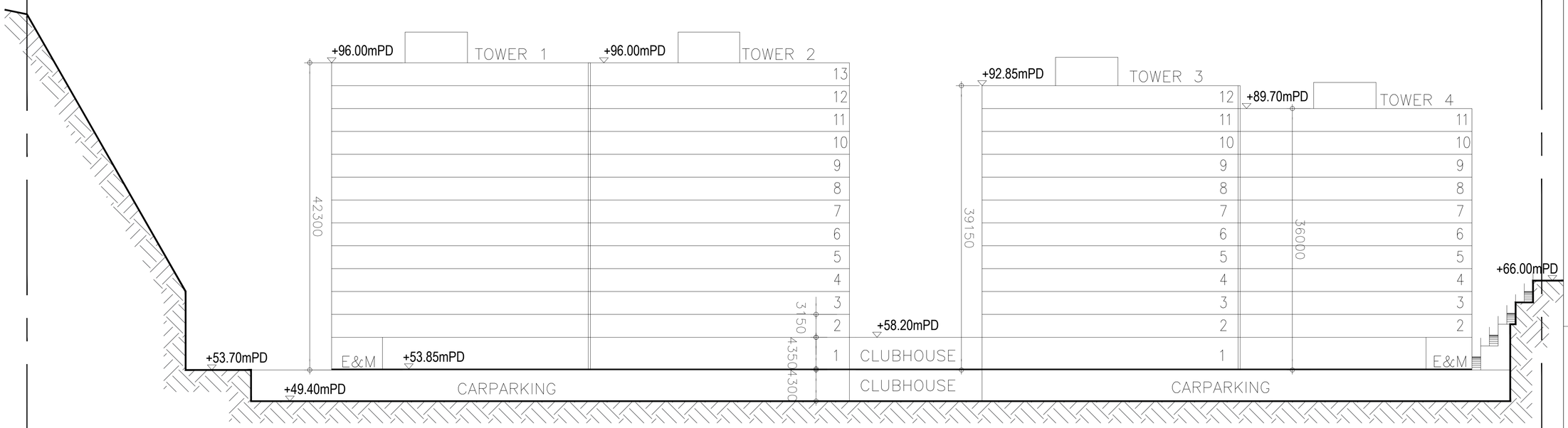
T2
(13 Storeys Excluding Basement Carpark below GF)
Typical F/F = 3.15m
G/F F/F = 4.35

T3
(12 Storeys Excluding Basement Carpark below GF)
Typical F/F = 3.15m
G/F F/F = 4.35

T4
(11 Storeys Excluding Basement Carpark below GF)
Typical F/F = 3.15m
G/F F/F = 4.35

SITE BOUNDARY

SITE BOUNDARY



Section AA

Deloitte. 德勤

WCWP International Limited
20/F, Tower 1, 98 How Ming Street, Kwun Tong, Hong Kong
T +852 2893 3000 wcwp.info@deloitte.com.hk

Rev.	Date	Description
00	07/2025	1st Submission

Notes
1. Do not scale drawings. Dimensions govern.
2. Verify dimensions in field. Notify WCWP of discrepancies.
3. Dimensions in mm unless otherwise noted.
4. Not for construction unless expressly certified.

LEGEND

APPLICATION SITE BOUNDARY

INDICATIVE SCHEME

Project
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

Project Number: 20064
Date: 06/2025
Scale: 1:300 (A1)
Drawn/Approved:
Title: SECTION
Number: GP107
Revision: 00