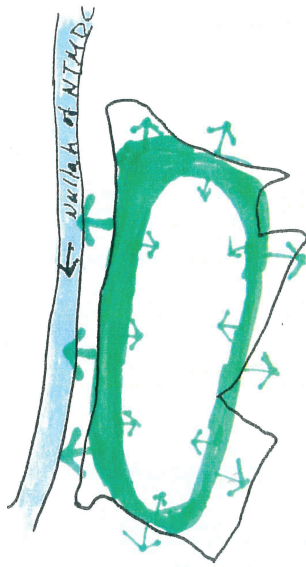


Annex J

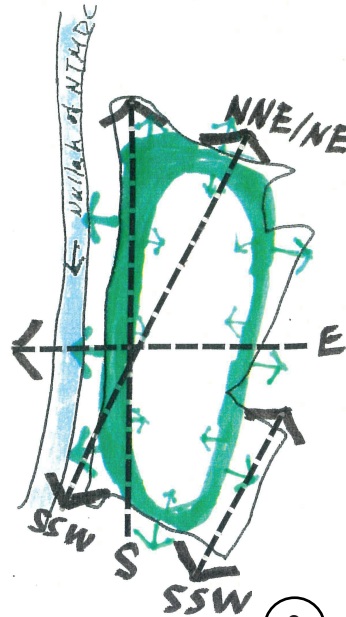
*Indicative rezoning scheme drawings
(i.e. Figures 14a, 15a, 17a-19a, 22a and 24a)*



1

2-Tier Buffer Ring Concept

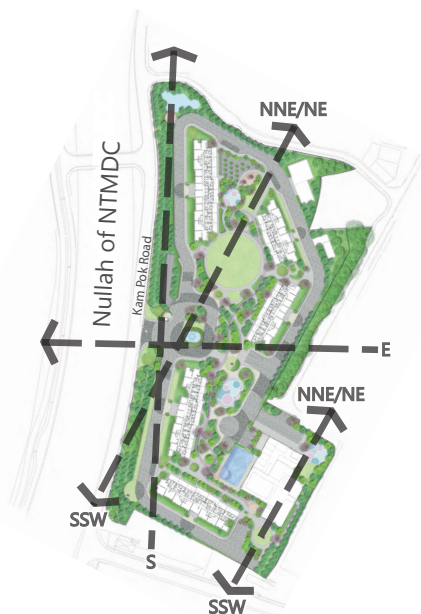
- Creates meaningful functional/ecosystem effect
- Enriches local biodiversity
- Improves visual screening effect
- In harmony with local setting and character
- 'Park-like' living quality



2

Major Direction of Local Winds

- In harmony with local wind flows
- Maintains optimal wind permeability



3

Positioning of Towers

- Maintains minimum 15m building separation
- Facilitates optimal visual and natural wind permeability
- Creates optimal internal spatial arrangements
- Enhancing internal living quality
- Maintains high degree of privacy

4

Indicative Development Scheme

Scheme Formation Diagram

Figure 14a

N. T. S.

VISION

弘域城市規劃顧問有限公司
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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

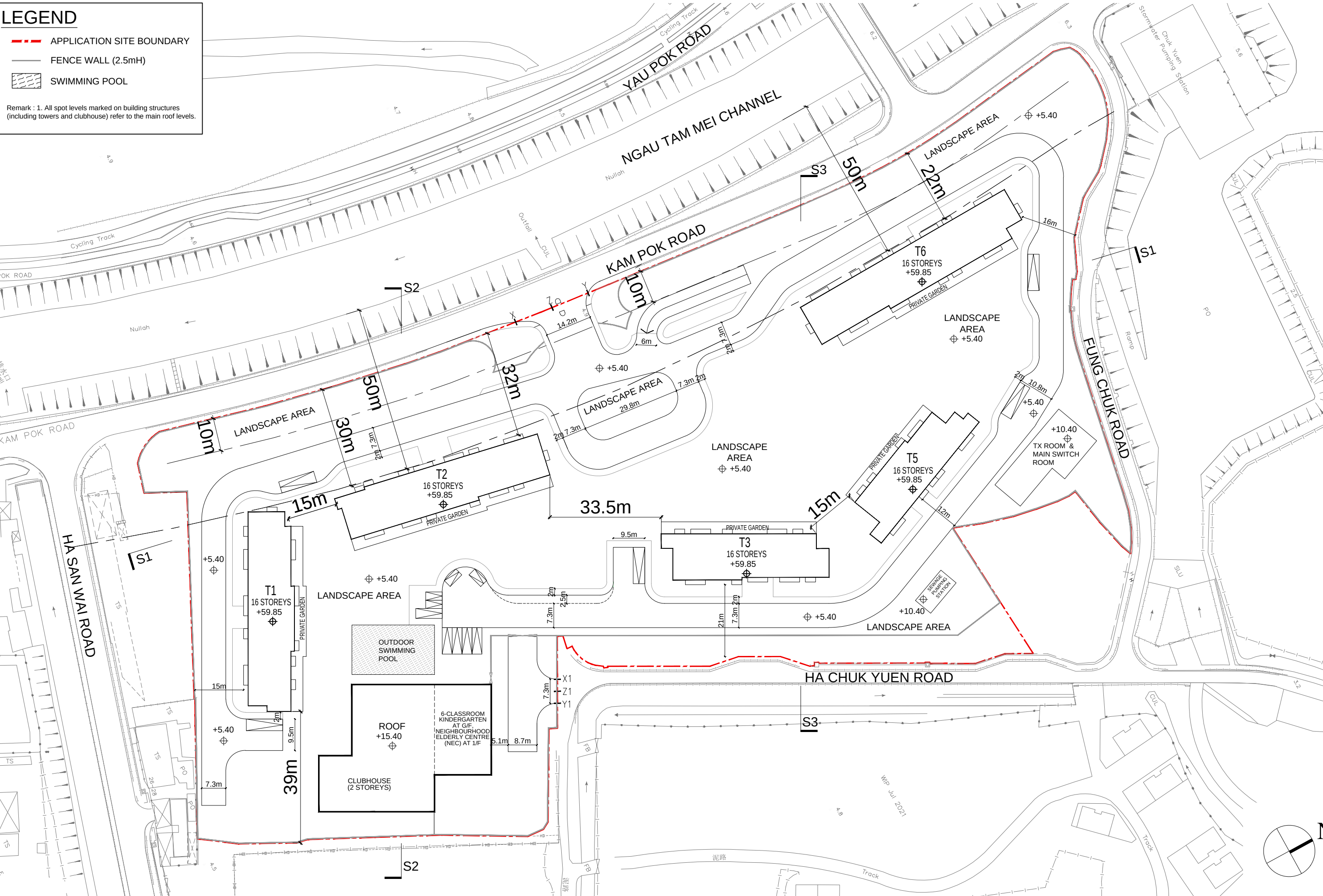
LEGEND

APPLICATION SITE BOUNDARY

FENCE WALL (2.5mH)

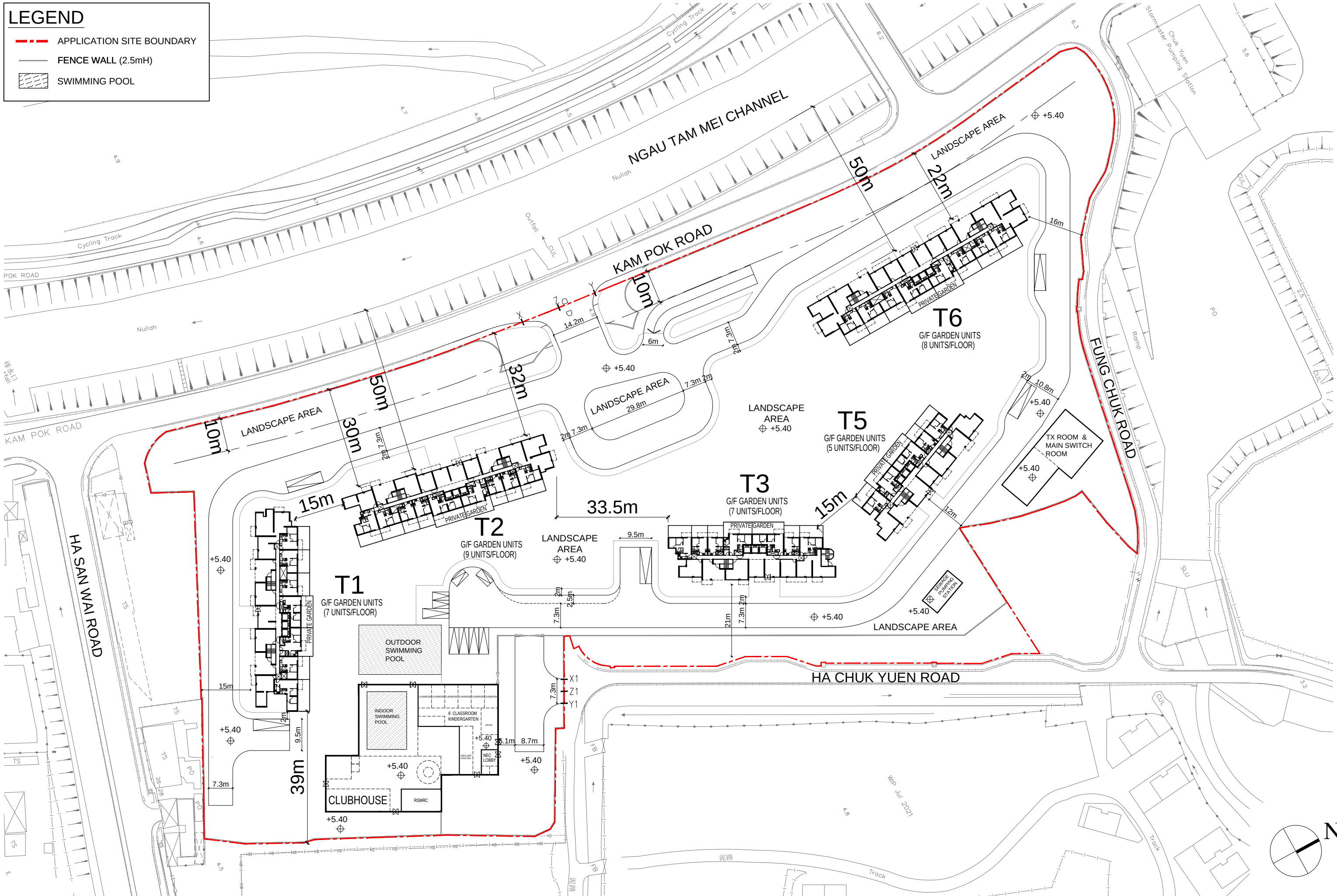
SWIMMING POOL

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



LEGEND

- APPLICATION SITE BOUNDARY
- FENCE WALL (2.5mH)
- SWIMMING POOL



Lot 4822 IN D.D.104, Kam Pok Road, Mai Po, Yuen Long

INDICATIVE GROUND FLOOR PLAN

Figure 17a

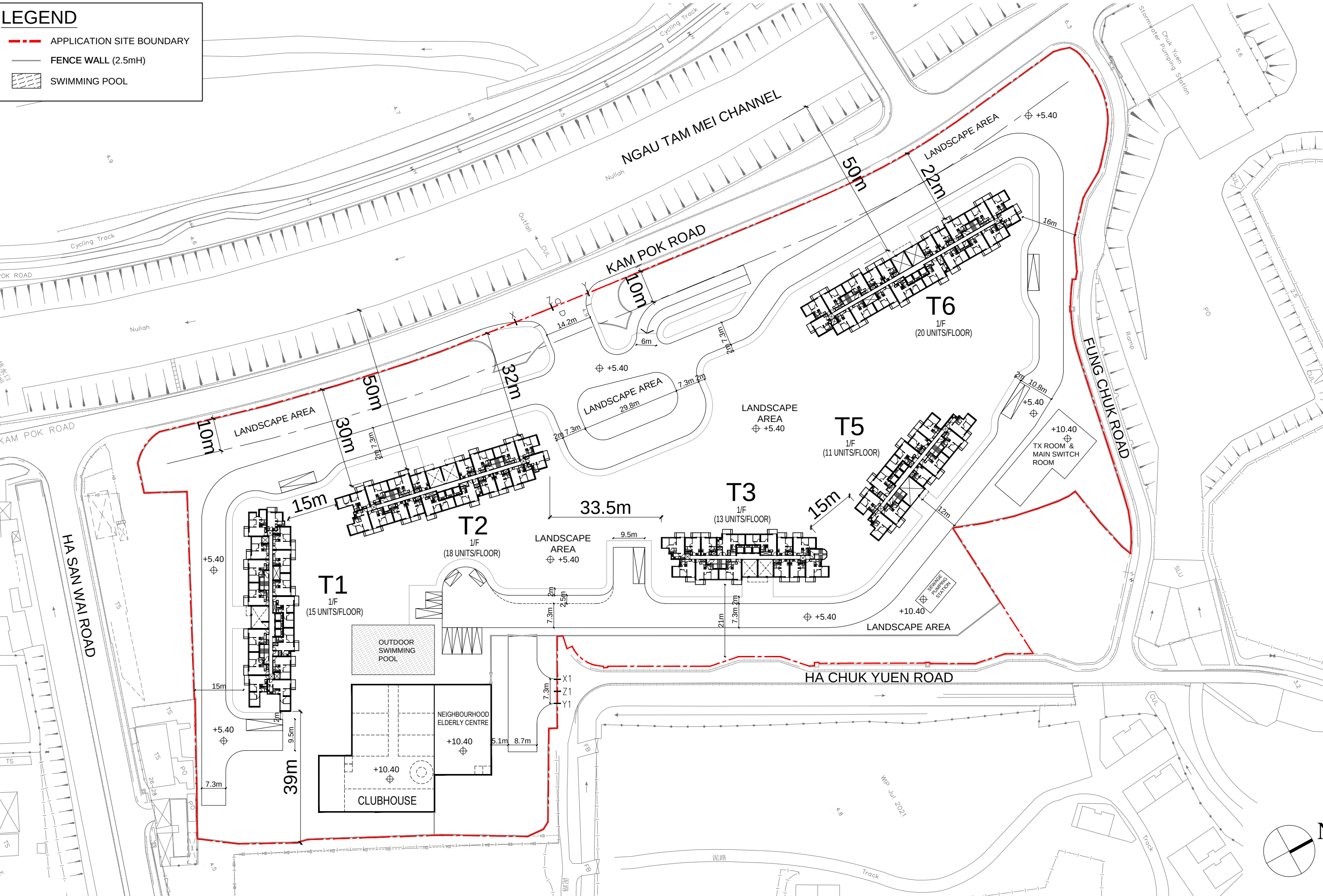


LEGEND

APPLICATION SITE BOUNDARY

FENCE WALL (2.5mH)

SWIMMING POOL

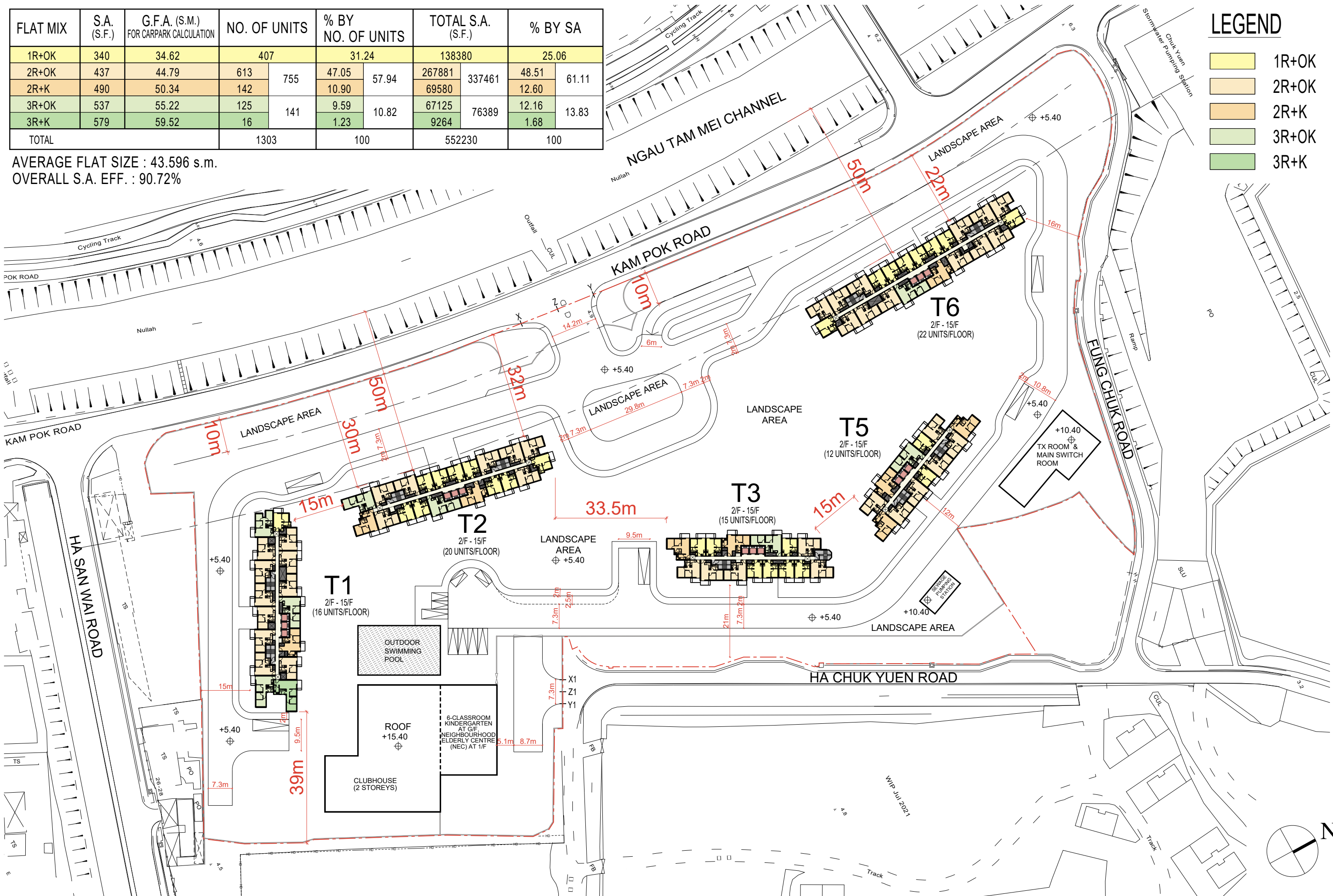


FLAT MIX	S.A. (S.F.)	G.F.A. (S.M.) FOR CARPARK CALCULATION	NO. OF UNITS		% BY NO. OF UNITS		TOTAL S.A. (S.F.)		% BY SA	
1R+OK	340	34.62	407		31.24		138380		25.06	
2R+OK	437	44.79	613	755	47.05	57.94	267881	337461	48.51	61.11
2R+K	490	50.34	142		10.90		69580		12.60	
3R+OK	537	55.22	125	141	9.59	10.82	67125	76389	12.16	13.83
3R+K	579	59.52	16		1.23		9264		1.68	
TOTAL			1303		100		552230		100	

AVERAGE FLAT SIZE : 43.596 s.m.
OVERALL S.A. EFF. : 90.72%

LEGEND

- 1R+OK
- 2R+OK
- 2R+K
- 3R+OK
- 3R+K



LANDSCAPE DESIGN COMPONENTS

- 1. Entrance Court
- 2. EVA Walkway
- 3. Landscape Lobby
- 4. Kindergarten
- 5. Clubhouse and Swimming Pool Terrace
- 6. Grand Lawn
- 7. Pocket Gardens
- 8. Garden Plaza
- 9. BBQ and Entertainment Deck
- 10. Children's Play Area
- 11. Co-generational Play and exercise
- 12. Jogging Trail
- 13. Resident's Farm
- 14. Nature Walk
- 15. Landscape Buffer
- 16. Naturalistic pond
- 17. Sculpture Corner
- 18. Planting Area for transplanted trees



LEGEND

- Application Site Boundary
- Existing Level
- Proposed Level
- Existing Tree Retained
- Proposed Transplant Tree
- Proposed New Tree
- Proposed Shrub
- Proposed Lawn
- Proposed Residential Farm (Indicative)
- Proposed Driveway Paving
- Proposed Play Area Safety Mat
- Proposed Water Feature
- Proposed Swimming Pool
- 2.5m Height Boundary Wall Set Back

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Landscape Plan (All Levels)

SCALE	A.S.	DATE	Nov 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.1		REV
			B



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Figure 22a



引城城主規劃願

