

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/6**
關乎申請編號 Y/YL-NTM/6 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-NTM/6		
Location/address 位置／地址	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long 元朗石湖圍丈量約份第 105 約地段第 2091 號(部分)		
Site area 地盤面積	About 約 22,140 sq. m 平方米		
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12		
Zoning 地帶	“Comprehensive Development Area” 「綜合發展區」		
Applied use/ development 申請用途/發展	To rezone the application site from “Comprehensive Development Area” to “Residential (Group A)” 把申請地點由「綜合發展區」地帶改劃為「住宅（甲類）」地帶		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio ⁽¹⁾ 地積比率
	Domestic 住用	About 約 84,305	Not more than 不多於 6.5
	Non-domestic ^{(2) (3)} 非住用	About 約 12,970	Not more than 不多於 1
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	4 ⁽⁴⁾	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 180	mPD 米(主水平基準上)
Not more than 不多於 45		Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge floor 防火層	
Site coverage 上蓋面積	Podium 平台 – within 15m above ground 地下起計 15 米或以下	About 約 100%	
	Podium 平台 – beyond 15m above ground 地下起計 15 米以上	About 約 60%	
	Residential Tower 住宅樓宇	About 約 33.33%	
No. of units 單位數目	1,990 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,174	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		406
	Private Car Parking Spaces 私家車車位		259
	Motorcycle Parking Spaces 電單車車位		14
	Bicycle Parking Spaces 單車泊車位		133
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		10
Light Goods Vehicle Spaces 輕型貨車車位		9 ⁽⁵⁾	
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Covered Transport Lay-by 有蓋交通停車處		1	

(1) Based on development site area of 12,970m² excluding area which will be served as public road. 以 12,970 平方米發展地盤面積計算(不包括擬作公共道路的土地)

(2) Including commercial GFA for 'Shop and Services', 'Eating Place', 'School'(nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses

包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習

學校/工業學院/開辦興趣班或休閒課程的其他類型學校)、娛樂場所及康體文娛場所

- (3) Excluding GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 303m²) to be provided) from the plot ratio and GFA calculation 地積比率及總樓面面積不包括社會福利設施(即社區老人中心(淨作業樓面面積約 303 平方米))
- (4) Including all 4 residential towers above non-domestic podium 包括所有 4 幢坐落於非住用平台上的住宅樓宇
- (5) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

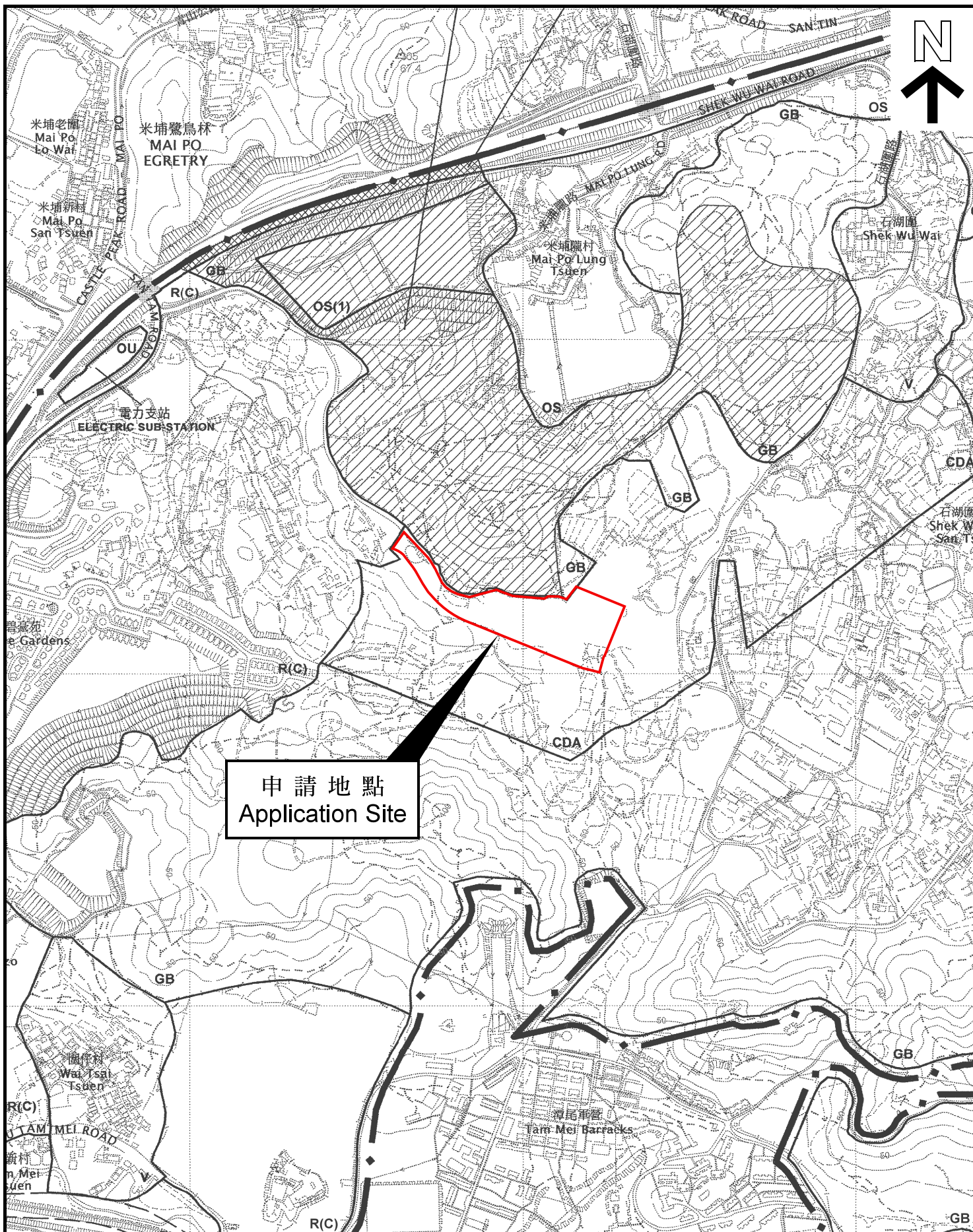
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey and Preservation Proposal 樹木調查及保護報告	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估</u>		
<u>Air Ventilation Assessment – Expert Evaluation 空氣流通專家評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



申請地點
Application Site

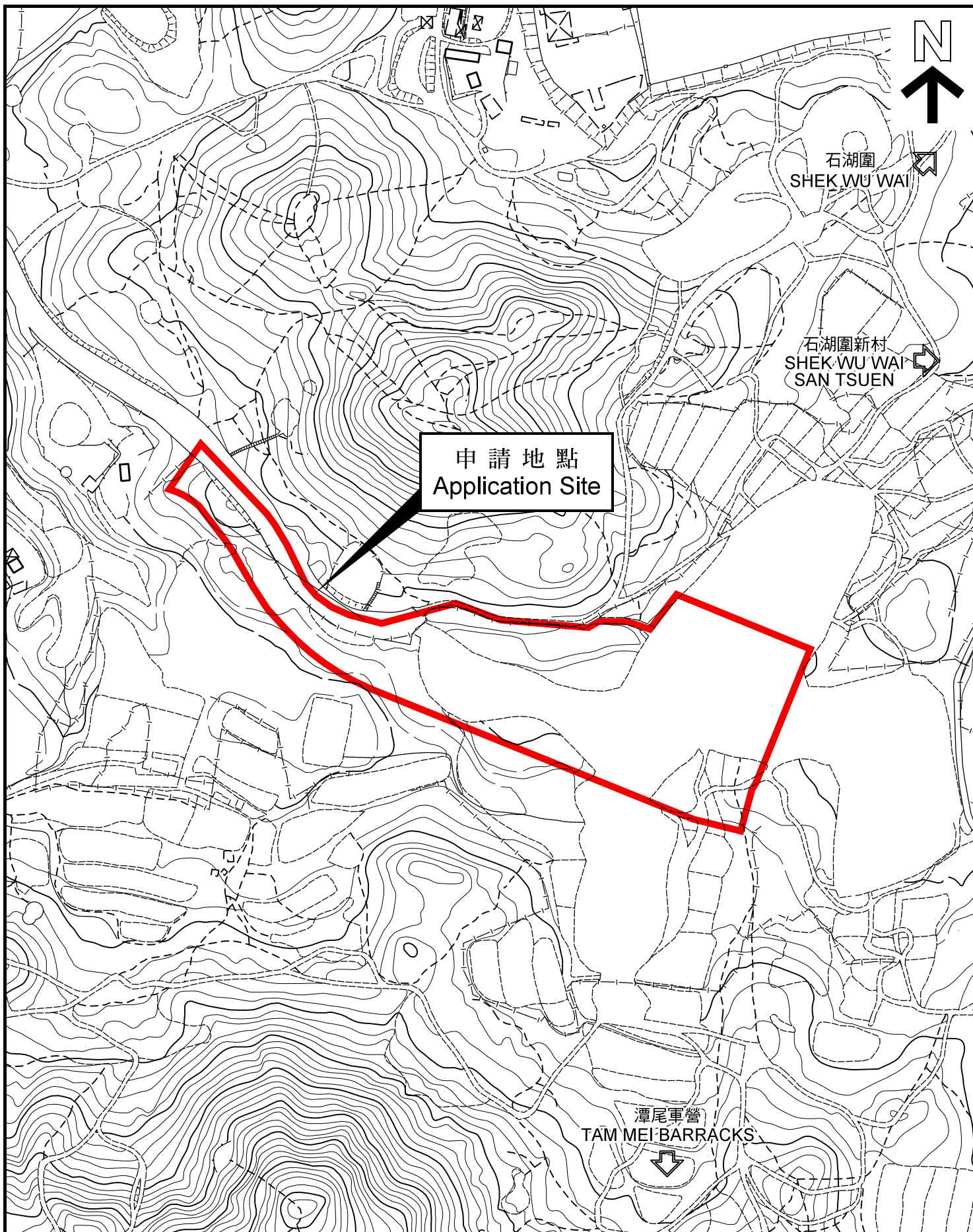
位置圖 LOCATION PLAN

本摘要圖於2022年4月25日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號 S/YL-NTM/12
EXTRACT PLAN PREPARED ON 25.4.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

SCALE 1 : 7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

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-NTM/6



平面圖 SITE PLAN

本摘要圖於2022年4月25日擬備，
 所根據的資料為測量圖編號
 2-SE-12C、12D、17A 及 17B
 EXTRACT PLAN PREPARED ON 25.4.2022
 BASED ON SURVEY SHEETS No.
 2-SE-12C, 12D, 17A & 17B

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-NTM/6

行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

申請簡介

根據城市規劃條例第 12A 條 (第 131 章)，申請人現向城市規劃委員會 (下稱「城規會」) 遞交改劃申請 (下稱「本申請」)，擬議對牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 (下稱「大綱圖」) 作出修訂，將位於元朗石湖圍丈量約份第 105 約地段第 2091 號 (部分) (下稱「申請地點」) 的土地用途，由「綜合發展區」改劃為「住宅(甲類)」地帶以支持申請人在申請地點作綜合發展用途。

此改劃申請審視了近期國家政策、《北部都會區發展策略》及位於新界北部的新田/落馬洲地區轉變中的發展方向所帶來的機遇。此改劃申請的重要性在於能 i) 適時提供房屋供應及 ii) 配合和支援新田長遠的規劃及發展。

規劃背景

國家和策略性規劃情況的轉變

新界北部，亦即申請地點所在地區，其發展藍圖近年經歷不少重大變化。

早於 2014 年，《發展新界北部地區初步可行性研究》訂明了新界北的定位和土地規劃用途。其後，申請地點及其周邊地方被納入「新田/落馬洲發展樞紐」(先前稱為「落馬洲具發展潛力地區」)，鄰近落馬洲支線和落馬洲邊境管制站。由於其地理位置靠近落馬洲河套區，發展樞紐將可以與河套區產生協同作用，提供配合河套區發展的住宅和商業用地。其後，新界北部地區的土地用途概念圖於 2017 年公布，當中訂明了新田站的周邊地區 (包括申請地點) 的地塊，將主要規劃作商業用地，而住宅發展將會位於發展樞紐的外圍地方。

在 2019 年 2 月，國務院發布《粵港澳大灣區發展規劃綱要》，當中明確表明將需要發展大灣區，以促進內地、香港和澳門的緊密合作。其後，在 2021 年 3 月頒布的《中華人民共和國國民經濟和社會發展第十四個五年規劃和 2035 年遠景目標綱要》，文件上也明確支持香港提升競爭優勢，使香港更全面地融入國家發展。其中一個主要的發展重點表示，香港的發展定位將要成為國際創新科技中心。

基於以上的國家規劃情況，「新田/落馬洲發展樞紐」的實施得以積極進行。在 2021 年 5 月發布經修訂的「新田/落馬洲發展樞紐」初步土地用途圖中，已規劃新田站周邊的「新田/落馬洲發展樞紐」核心地區，將會擬議更多住宅用地 (而非商業用地)。這清楚地顯示了「新田/落馬洲發

申請編號 Application No. : Y/YL-NTM/6

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

展樞紐」土地用途上的轉變，其中北部靠近落馬洲河套區的土地將會發展成為以創新科技用途為主，而已規劃新田站周邊的核心地區（包括申請地點）將會改為以住宅用途為主。

香港特別行政區政府於 2021 年 10 月發布以《香港 2030+》為基礎的《北部都會區發展策略》。當中，北部都會區將成為國際創新科技中心，其意旨在新界北部地區的發展模式將更為都市化。特別是申請地點所在的新田，將發展為新田科技城（即香港矽谷），並將會成為主要的就業樞紐。由於多元化的土地用途，將會是北部都會區長期發展的主要成功因素。有見在已規劃新田站的周邊地方，已定位為以住宅發展為主要的土地用途，申請人覺得應該更善用申請地盤的地理優勢，提高發展密度，增加房屋供應，以配合新界北部地區的商業發展。

早日實現政府的願景

申請地點並不是一幅等候政府作綜合規劃的鄉郊「生地」。申請地點早於 2014 年 5 月 23 日，已獲得城規會的規劃許可（編號：A/YL-NTM/178-2）作住宅用途（住用地積比率為不多於 0.4）。鑑於新田地區的規劃背景的轉變，申請人重新審視申請地點的規劃和發展。通過是次改劃申請，申請人欲實現以下目標：

- 由於擬議發展會在「新田/落馬洲發展樞紐」落成前完成，因此可成為推動「新田/落馬洲發展樞紐」發展的催化劑。擬議發展不超過 6.5 的住用地積比率，並附設商業及交通設施，在技術層面上可做到自給自足；及
- 申請地點早前已獲批作住宅用途。提高申請地點的發展密度能因應規劃變化適時增加房屋供應，亦不會影響政府的長遠規劃。

擬議發展計劃

擬議發展計劃將促進在「住宅(甲類)」地帶作綜合發展用途。

申請地點的發展地盤面積約 12,970 平方米，擬議發展的住用地積比率將不多於 6.5，並設有商業和交通設施³。擬議發展包括 4 座住宅樓宇，住用樓層為 38 至 41 層（由地面計起）。而建築物高度為不多於主水平基準以上 180 米（至主樓頂），合共提供 1,990 個住宅單位。

為了打造一個和諧及自給自足的社區，擬議發展將提供以下設施：

- 為了滿足未來居民的交通需求，擬議發展將設有蓋交通停車處，

³ 相當於非住用地積比率為不多於 1，以用於商業和交通設施。

其樓面面積約為 6,485 平方米；

- 擬議發展也會提供約 6,485 平方米的商業樓面面積⁴，以應付社區的日常需要；及
- 擬議發展也會提供長者鄰舍中心(淨作業樓面面積約 303 平方米；其面積將不包括在地積比率和總樓面面積的計算內)，為社區帶來規劃增益。

以下列明了是次規劃申請的發展理據及規劃增益：

- 擬議改劃申請能即時響應和配合國家、區域和策略層面的規劃和發展方向；
- 擬議改劃申請能捉緊與大灣區城市日益增長的經濟互動所帶來的機遇；
- 擬議改劃申請配合《香港 2030+》及《北部都會區發展策略》重新定義的區域性空間發展框架；
- 申請地點可作先行房屋發展，善用現有的土地資源以增加房屋供應；
- 擬議發展的發展密度與其他位於新發展區已規劃發展相符；
- 參考皇后山發展的先例，證明優先落實擬議發展以促進新田/落馬洲發展樞紐的發展實屬可行。擬議發展亦在各個技術方面證實可行及能自給自足；
- 擬議改劃申請會帶來設計上的優點和規劃增益。擬議發展不但會提供階梯式高度輪廓、樓宇間距以助通風，也會提供有蓋交通停車處、商業及社會福利設施，以滿足未來居民的各種需求；及
- 申請人已獲得申請地點內私人土地的業權，有利項目早日落成；

基於以上發展理據，懇請城規會對本修訂圖則申請予以贊同。

⁴ 包括商店及服務行業、娛樂場所、食肆、學校(幼兒園、幼稚園、特殊學校、語言學校、電腦學校、商科學校、補習學校和工業學院；亦包括開辦興趣班或休閒課程的院校、組織或機構。)、娛樂場所及康體文娛場所。

EXECUTIVE SUMMARY

INTRODUCTION

This rezoning application is submitted to the Town Planning Board (the Board) for rezoning the "Comprehensive Development Area" ("CDA") zone to "Residential (Group A)" ("R(A)") zone on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 in support of a Comprehensive Development at Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long (hereafter referred to as the "Application Site") under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

This rezoning proposal has reviewed the latest opportunities brought about by national policies, Northern Metropolis Development Strategy ("NMDS") and the changing development direction for San Tin / Lok Ma Chau Development Node ("ST / LMC DN") in the New Territories North ("NTN"). This rezoning application lies in the capability of the Proposed Development in i) contributing to the housing supply in a timely manner, and ii) playing a complementary role in the long-term planning and development context of San Tin.

PLANNING CONTEXT

Changing National and Strategic Planning Context in the Territory

The development blueprint of the Northern New Territories, where the Application Site is located within, has witnessed significant and continuous changes in recent years.

As early as in **2014**, the positioning and land use planning for the NTN had been drawn up in the Preliminary Feasibility Study on Developing the NTN (the Study). Since the publication of the Study, the Application Site and its adjoining areas have formed part of the ST / LMC DN (formerly known as Lok Ma Chau Potential Development Areas) which is planned to become a development node in conjunction with the LMC Loop and LMC Boundary Control Point ("BCP") developments. In **2017**, the Broad Land Use Concept Plan for NTN was published. A number of commercial sites were planned in the area around the planned San Tin Station including the Application Site whereas the residential uses are generally located at the periphery.

Subsequently, the spatial development pattern in Hong Kong has changed. Promulgated by the State Council in **February 2019**, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) clearly states the need to develop GBA and

申請編號 Application No. : Y/YL-NTM/6

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foster closer co-operation between the Mainland, Hong Kong and Macao. The National 14th Five-Year Plan promulgated in **March 2021** also expressly supports Hong Kong to enhance its competitive advantages and better integrate into the overall development of the country. In particular, it supports the positioning of Hong Kong's development, inter alia, into an international centre for Innovation & Technology (I&T).

Based on this national planning context, the implementation of ST / LMC DN has been actively carried forward. In **May 2021**, an updated Initial Land Use Plan for ST / LMC DN was published where more residential sites have been proposed in the core area of ST/ LMC DN to replace the originally planned commercial uses around the planned San Tin Station. This clearly shows a shift in the land use framework of ST / LMC DN where the northern portion closer to the LMC Loop will be more technologically focused and the core area around the planned San Tin Station including the Application Site will be more residential oriented.

Following the above, the NMDS was formulated by the Government in **October 2021** on the basis of the Hong Kong 2030+. Strategically, the spatial development patterns in the NTN will be transformed into more urbanised with the Northern Metropolis to be developed into an international I&T hub. More specifically, in the area where the Application Site is situated, San Tin would be developed as San Tin Technopole (i.e. Hong Kong's Silicon Valley) and would become a major employment hub.

To complement the long-term sustainable growth of the Metropolis, a balanced and diversified land-use pattern is fundamental. Despite that more residential uses have been designated around the planned San Tin Station, the development intensity should be further optimised to increase housing supply to serve the planned I&T and commercial developments in the NTN.

Early Realization of the Government's Vision

It should be stressed that the Application Site is in fact not a rural greenfield site pending the Government's comprehensive planning of the entire development node. Instead, the Application Site is a development site already approved by the Board on 23.5.2014 under planning application (No. A/YL-NTM/178-2) with a maximum domestic plot ratio of 0.4 for residential use.

申請編號 Application No. : Y/YL-NTM/6

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The Applicant intends to re-visit the planning and development context of the Application Site in view of the abovementioned substantial changes in San Tin area. By presenting the subject development proposal, it is the Applicant's primary intention to achieve the following goals:

- With a target completion year in advance of the implementation of ST / LMC DN, the Proposed Development would become **a key driver in catalysing the development in ST / LMC DN** through a scheme that is self-sustained in technical terms based on a maximum domestic plot ratio of 6.5 with supporting commercial uses and transport facilities; and
- Optimising the development potential of the site which has already been entitled to residential use for higher intensity development that could help **contribute to the housing supply** in a timely manner **and being in line with the Government's long-term planning proposal in this area** under the promulgated spatial planning framework.

INDICATIVE DEVELOPMENT SCHEDULE

The supporting development proposal would facilitate a comprehensive development in the proposed "R(A)" zone.

With a development site area of about 12,970m² and a maximum domestic plot ratio of not more than 6.5 with supporting commercial uses and transport facilities¹, the Proposed Development would consist of 4 residential towers with domestic storeys ranging from 38 to 41 (above ground) subject to a maximum building height of not more than 180mPD (to main roof). A total of 1,990 residential units would be offered.

To create a balanced and self-sustained community, the following supporting facilities would be provided:-

- To meet the transport need of the future residents, a Covered Transport Lay-by of about 6,485m² would be provided;

申請編號 Application No. : Y/YL-NTM/6
此頁摘自申請人提交的文件。
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¹ Equivalent to a non-domestic plot ratio of not more than 1 for supporting commercial and transport facilities.

- Commercial floor spaces² of about 6,485m² would also be provided to cater to the daily need of the future community; and
- A Neighbourhood Elderly Centre with a NOFA of about 303m² (floor area to be exempted from calculations of GFA and PR) is proposed to as a planning gain to the neighbourhood.

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject planning application is fully supported by the following justifications and planning merits:

- The subject rezoning application acts as an immediate response to the planning and development directions at national, regional and strategic levels;
- The subject rezoning application is a manifestation of seizing the opportunities brought about by the growing economic interactions with cities in the Greater Bay Area;
- The subject rezoning proposal is complementary to the redefined regional spatial development framework revealed in HK2030+ and visualised in the NMDS;
- The Application Site would become an anchor residential site with a view to enhancing housing supply through optimisation of readily available land resources;
- The proposed development intensity is similar to that of other planned developments in New Development Areas;
- The Proposed Development to be completed ahead of the full implementation of ST / LMC DN would complement and act as catalyst (similar to Queen's Hill Development) to expedite the development of ST / LMC DN. The Proposed comprehensive development is also fully self-sustained in technical terms;
- Proposed rezoning proposal is carefully formulated with design and planning merits. The Proposed Development would not only provide a stepped building height profile for visual interests / building separation for air ventilation, it would also

² Including 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses.

provide a Covered Transport Lay-by, commercial and social welfare facilities to accommodate various needs of the future residents; and

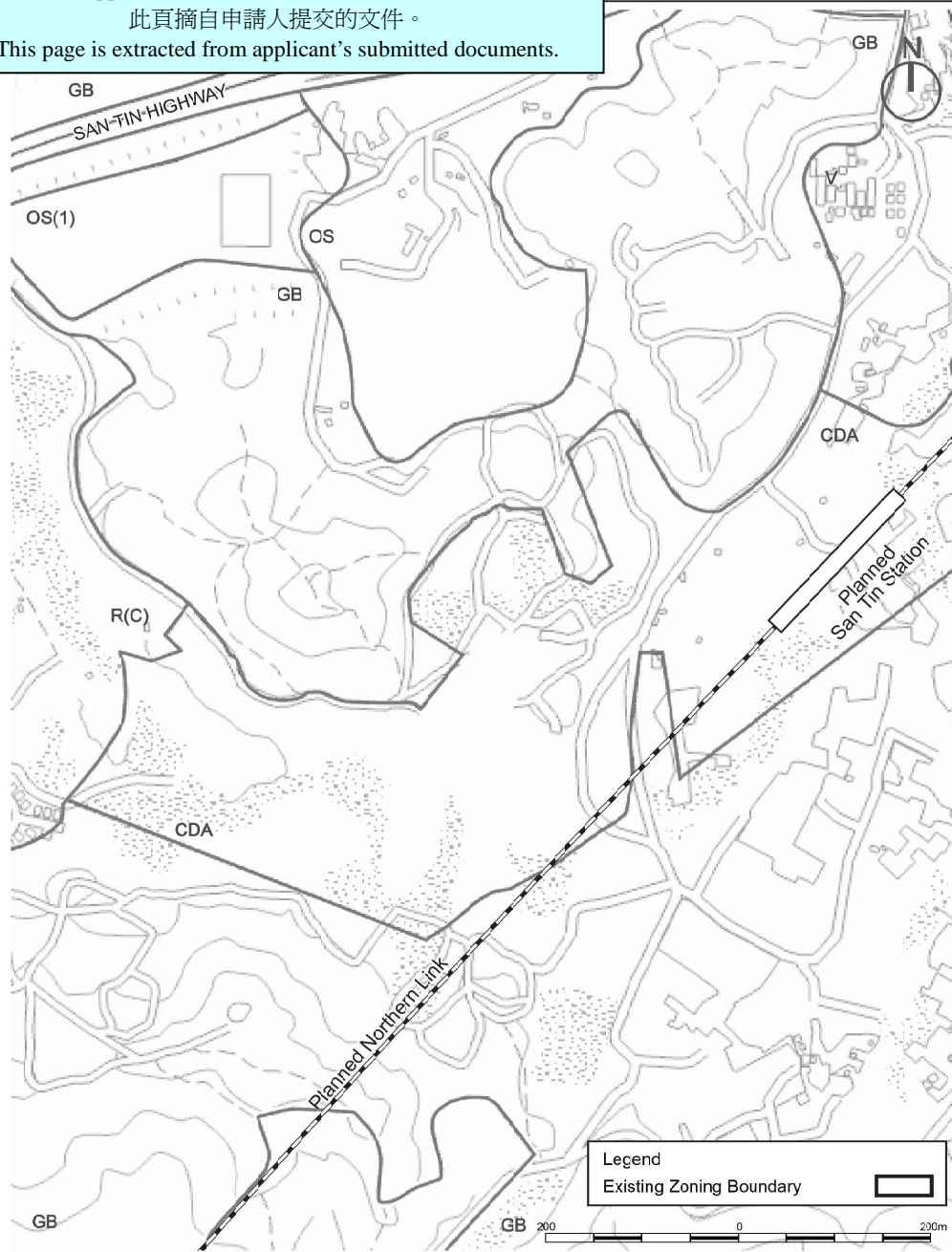
- Secured landholding status allows early realisation of the Proposed Comprehensive Development.

Based on the above justifications and merits, the Board is cordially invited to consider this rezoning application favourably.

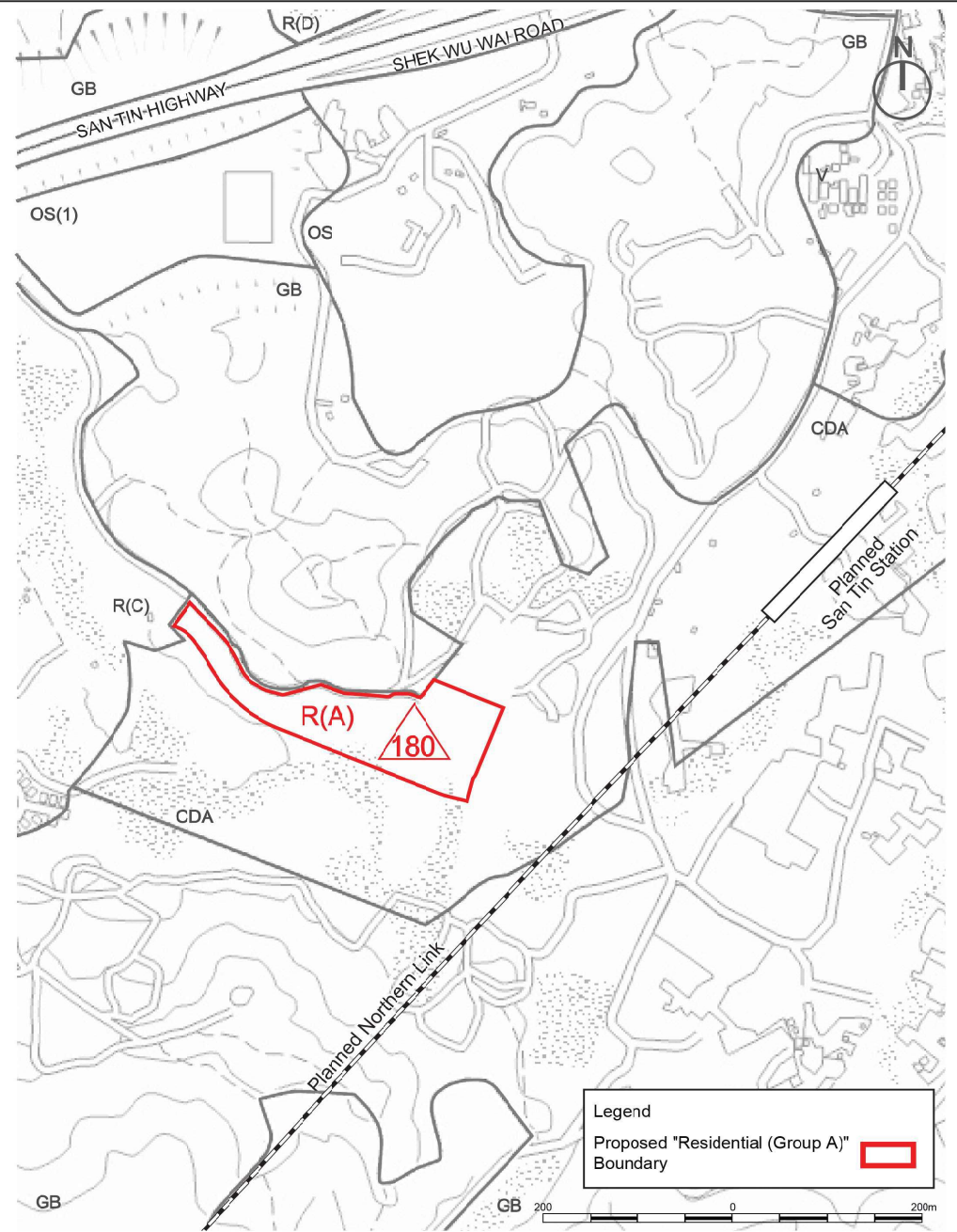
申請編號 Application No. : Y/YL-NTM/6

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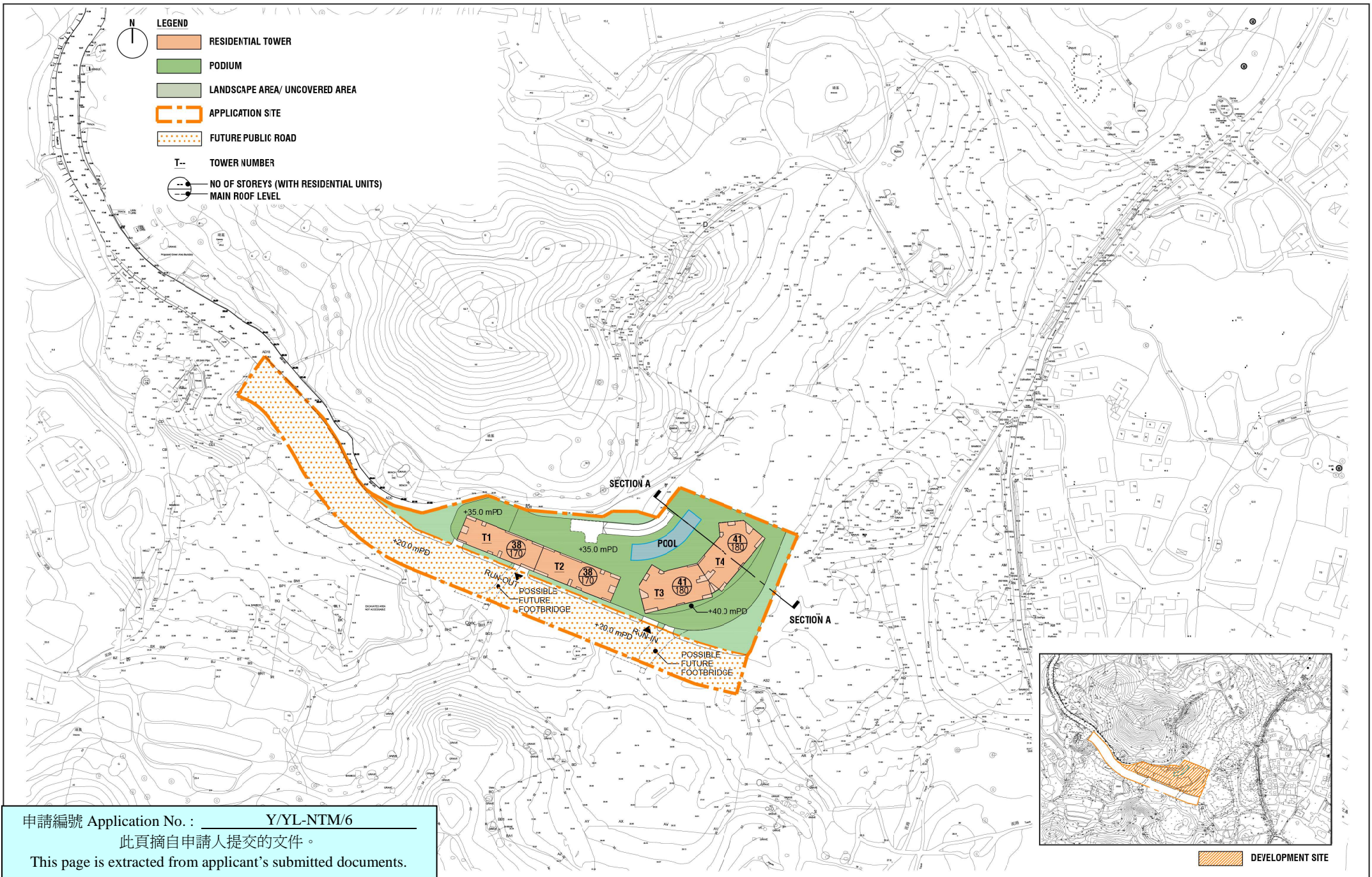
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Original Zoning

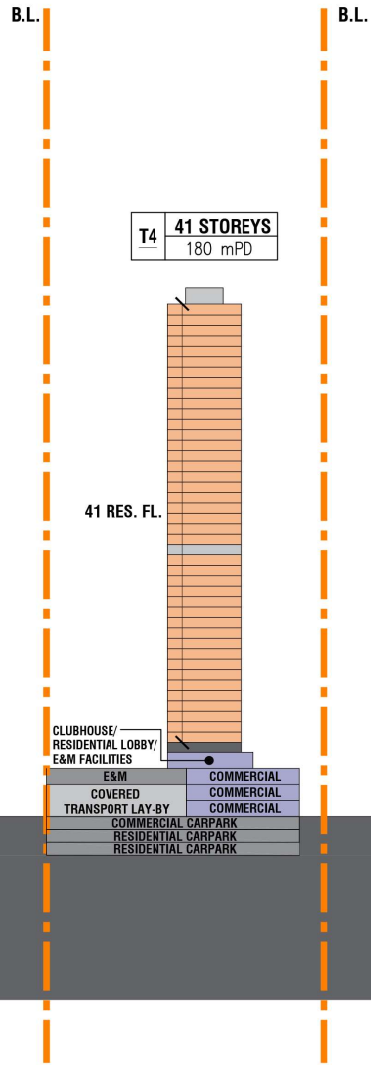
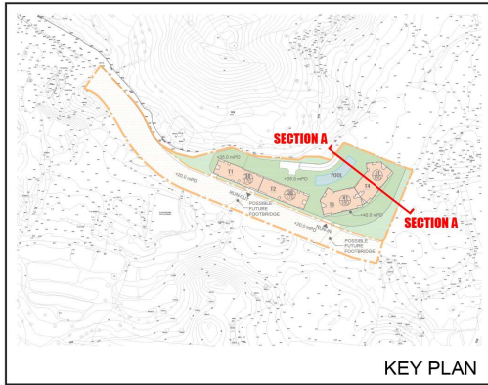


Proposed Zoning








申請編號 Application No. : Y/YL-NTM/6
 此頁摘自申請人提交的文件。
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	Title	Indicative Master Layout Plan				Checked	DH	Drawn	PW
						Rev	0	Date	Feb 2022
						Scale	Figure 4.1		



LEGEND

-  APPLICATION SITE
 -  RESIDENTIAL TOWER
 -  CARPARK
 -  COVERED TRANSPORT LAY-BY/ STP
 -  PODIUM
(COMMERCIAL/ CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- | | |
|-----------|--|
| TOWER NO. | NO OF STOREYS (WITH RESIDENTIAL UNITS) |
| | MAIN ROOF LEVEL |

申請編號 Application No. : Y/YL-NTM/6
 此頁摘自申請人提交的文件。
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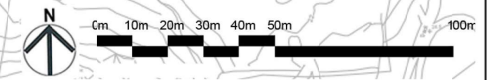
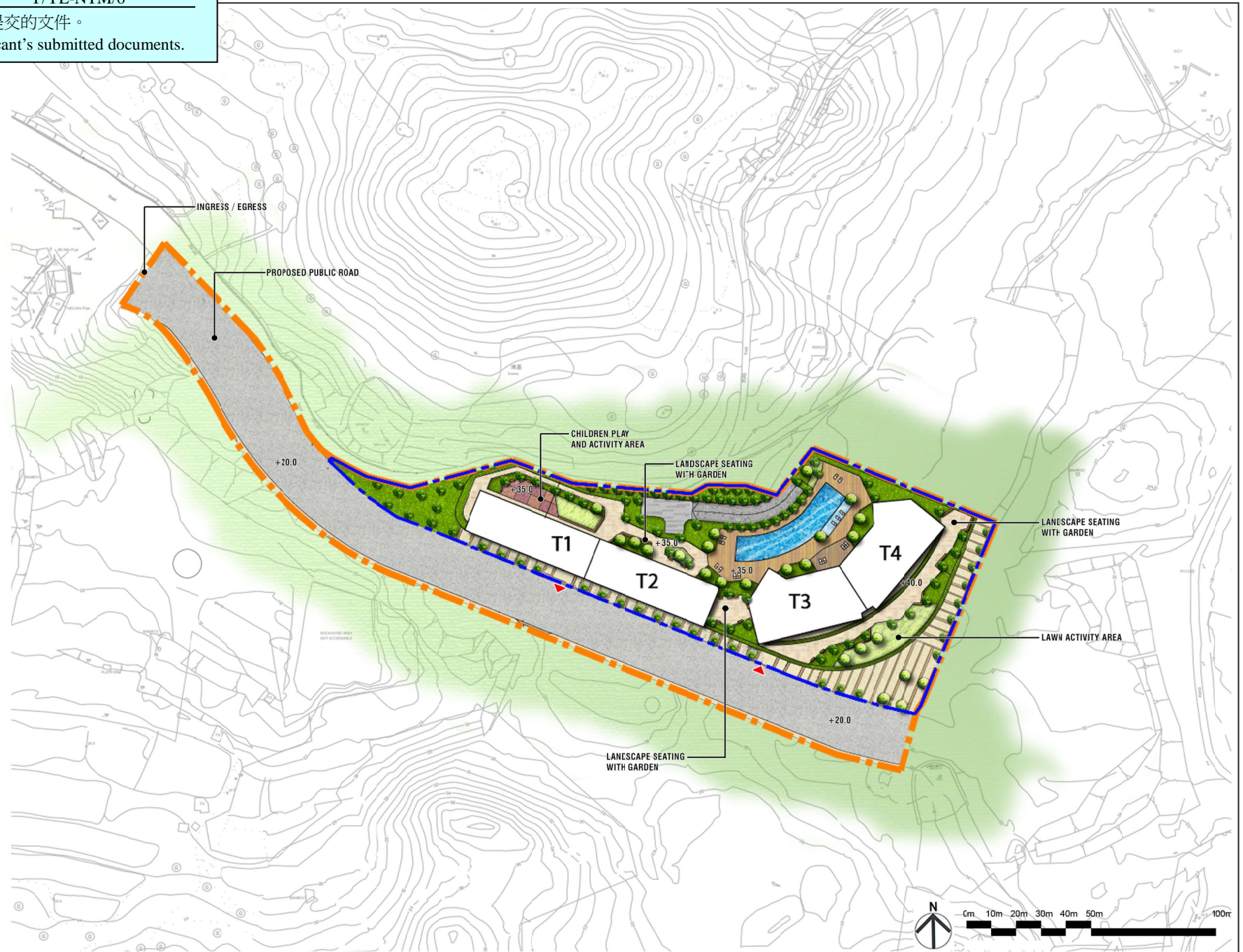
Title

Indicative Section Plan A - A

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2022
Scale		Figure 4.6	

LEGEND:

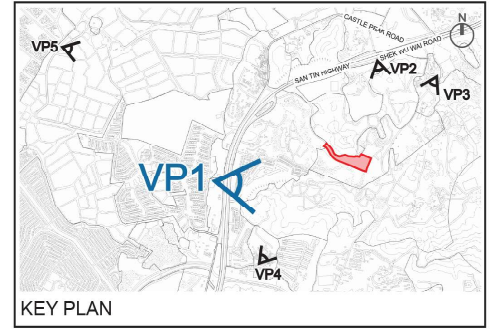
-  Application Site Boundary
-  Development Site Boundary
-  Proposed New Trees
-  Proposed Shrubs & Groundcovers
-  Proposed Lawn
-  Outdoor Swimming Pool
-  Proposed Deck
-  Proposed Tower
-  Proposed Paving
-  EVA / Access Road
-  +20.0 Proposed Level
-  Ingress / Egress



Title

Indicative Landscape Master Plan

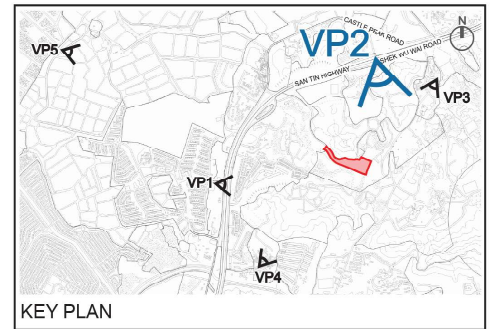
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Rev	0	Date	Feb 2022
Scale	Figure 4.7		



Existing Condition



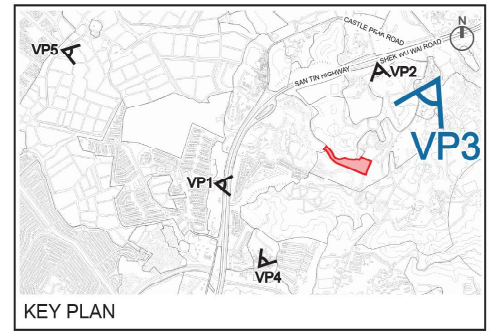
Proposed Scheme



Existing Condition



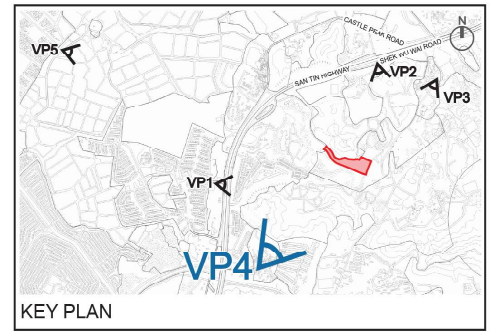
Proposed Scheme



Existing Condition



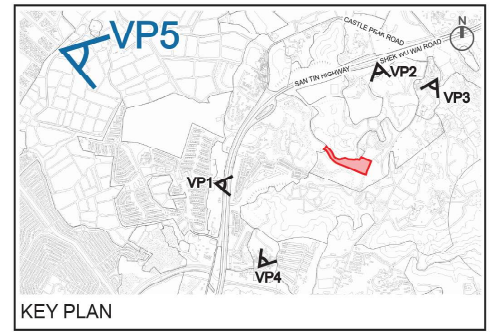
Proposed Scheme



Existing Condition



Proposed Scheme



Existing Condition



Proposed Scheme