

(For Indicative Purpose Only)

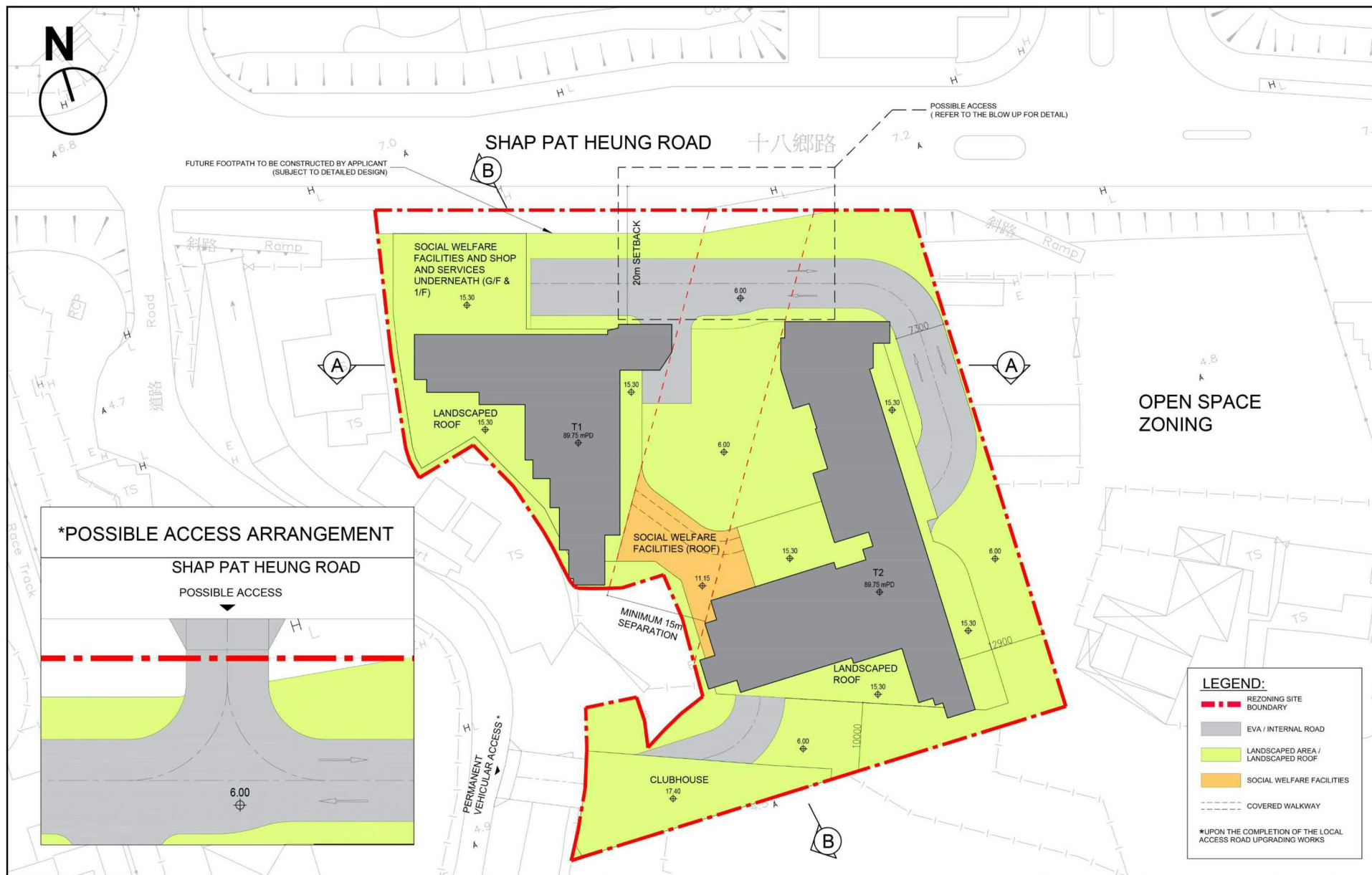
參考編號 REFERENCE No. M/YLW1/25/20	繪圖 DRAWING 1a
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(For Indicative Purpose Only)

參考編號
REFERENCE No.
M/YLW1/25/20

繪圖 DRAWING
1b



Drawing Title

INDICATIVE SCHEMATIC DESIGN

Scale

1:500

Date

05/06/24

Project

Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

Job No.

P169

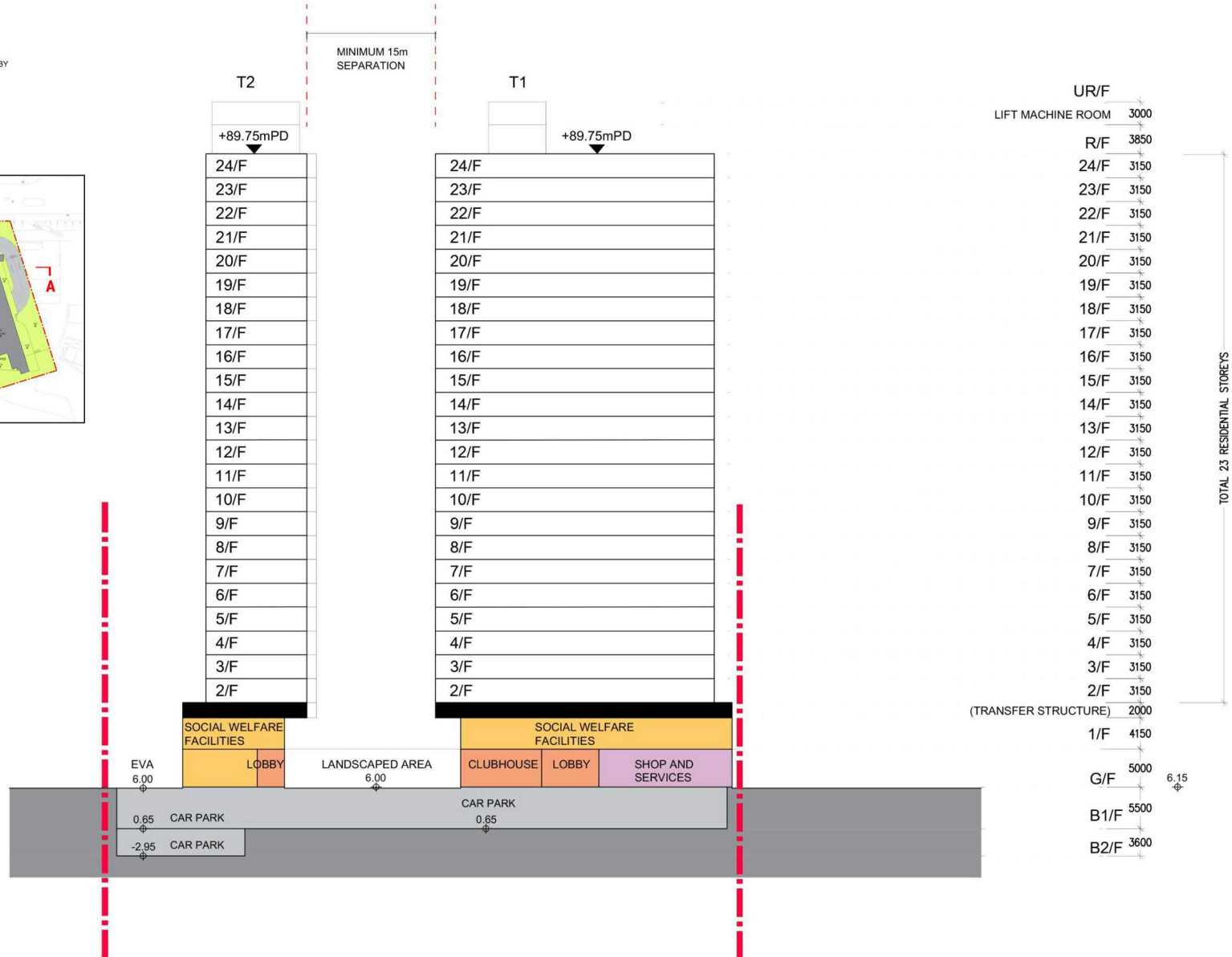
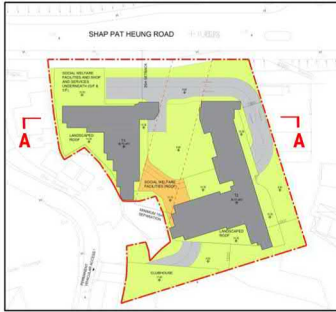
ARUP **AJR** 近建築

參考編號
REFERENCE No.
M/YLW1/25/20

繪圖 DRAWING
2a

LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK



Drawing Title

SECTION AA'

Scale

1:500

Date

05/06/24

Project

Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

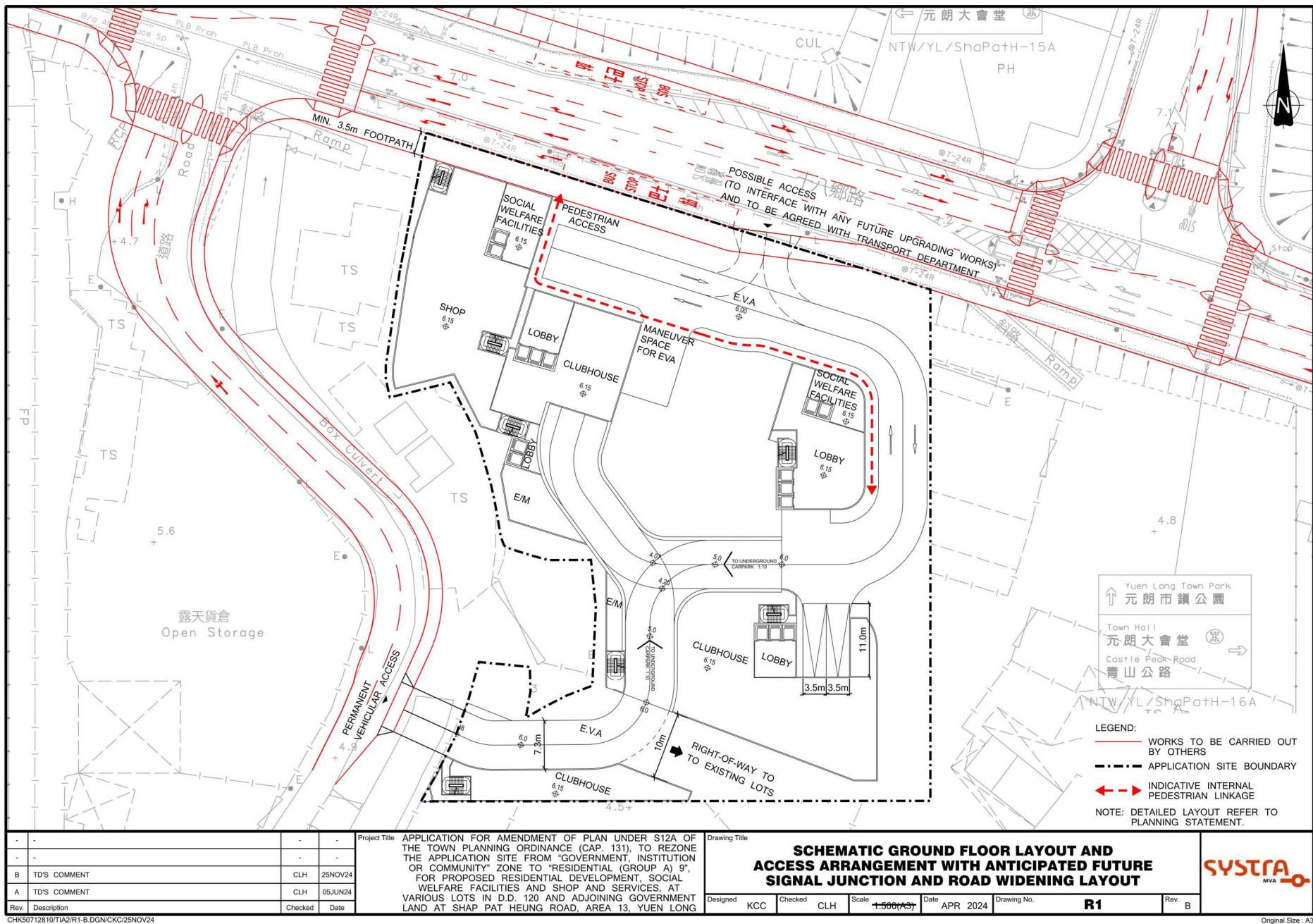
Job No.

P169

ARUP AIA 近建築

參考編號
REFERENCE No.
M/YLW1/25/20

繪圖 DRAWING
2b



CHK50712810/TIA2/R1-B.DGN/CKC/25NOV24

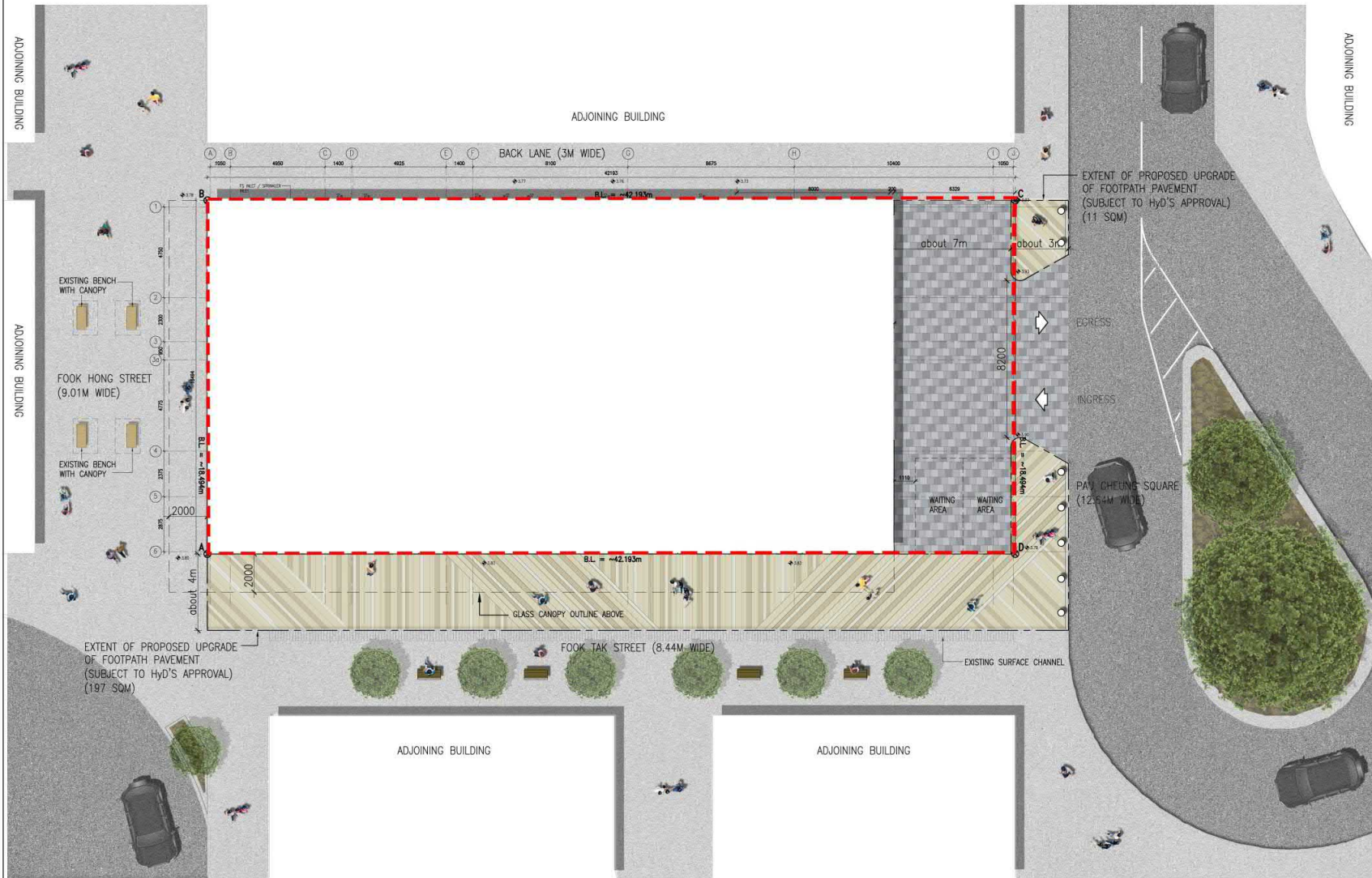
Original Size : A3

參考編號 REFERENCE No. M/YLW1/25/20	繪圖 DRAWING 2c
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LEGEND

- EXISTING TREE
- NEW BENCH
- NEW BOLLARD

- PAVING AREA (208 M²)
- SITE BOUNDARY



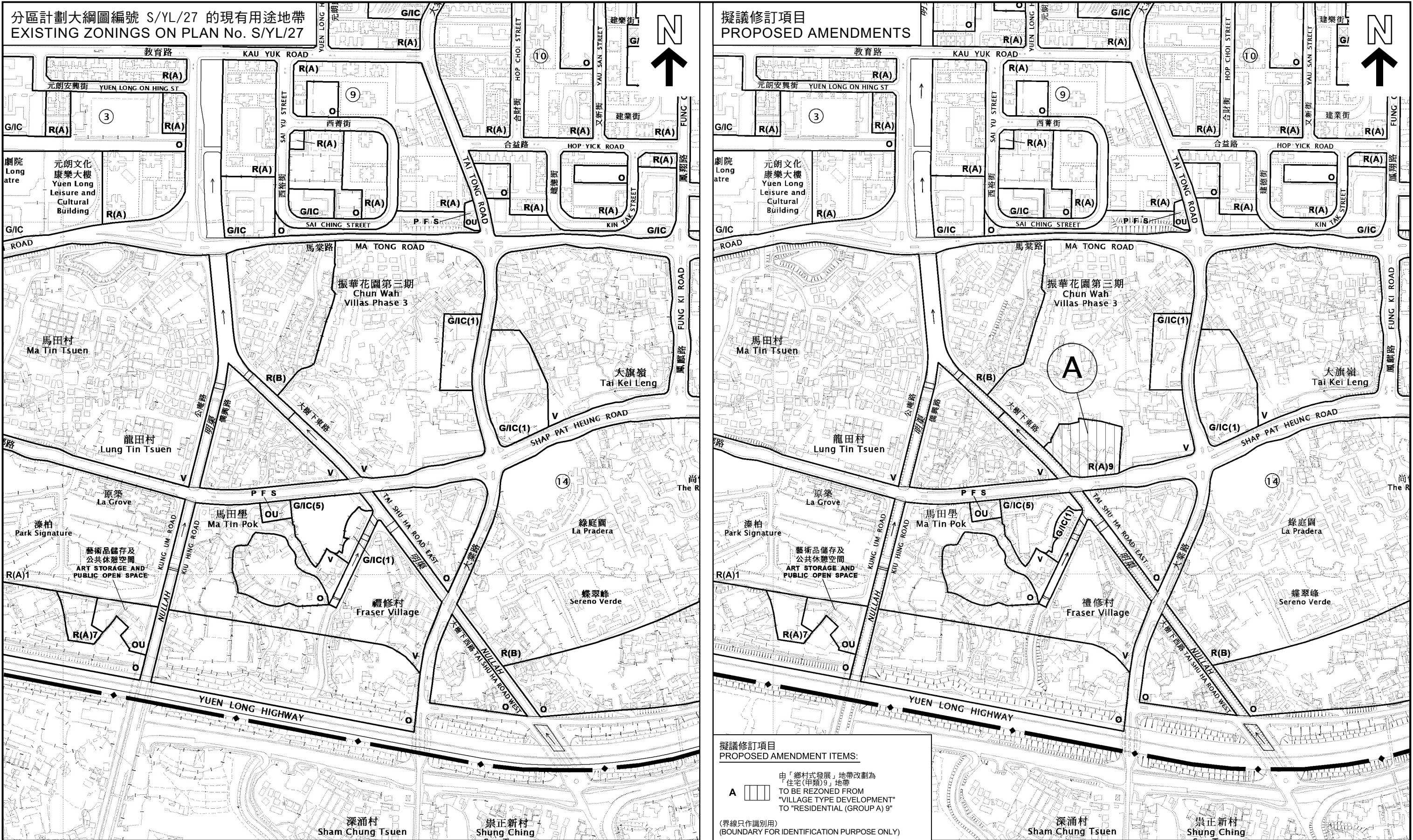
PROPOSED STREETSCAPE PLAN

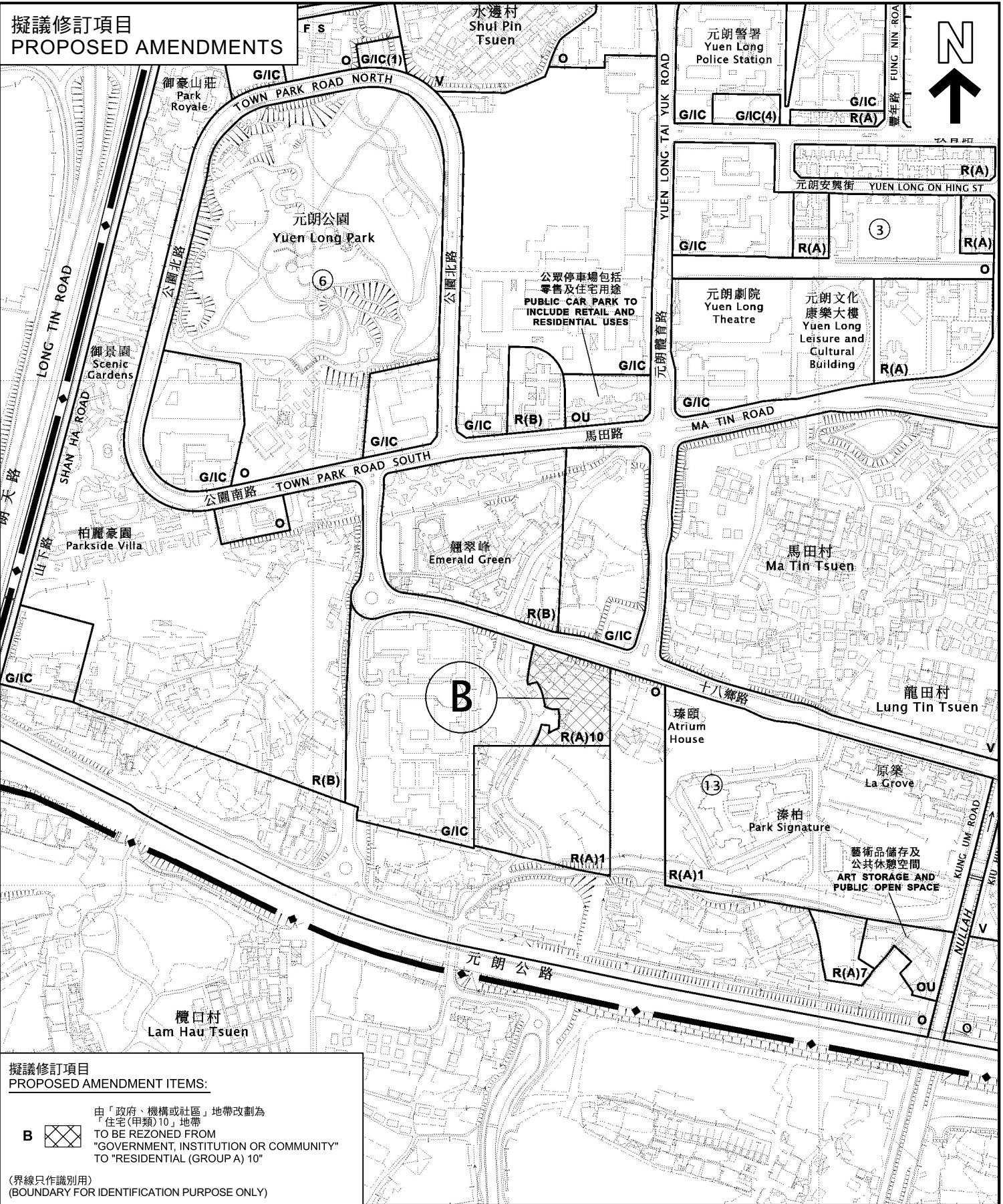
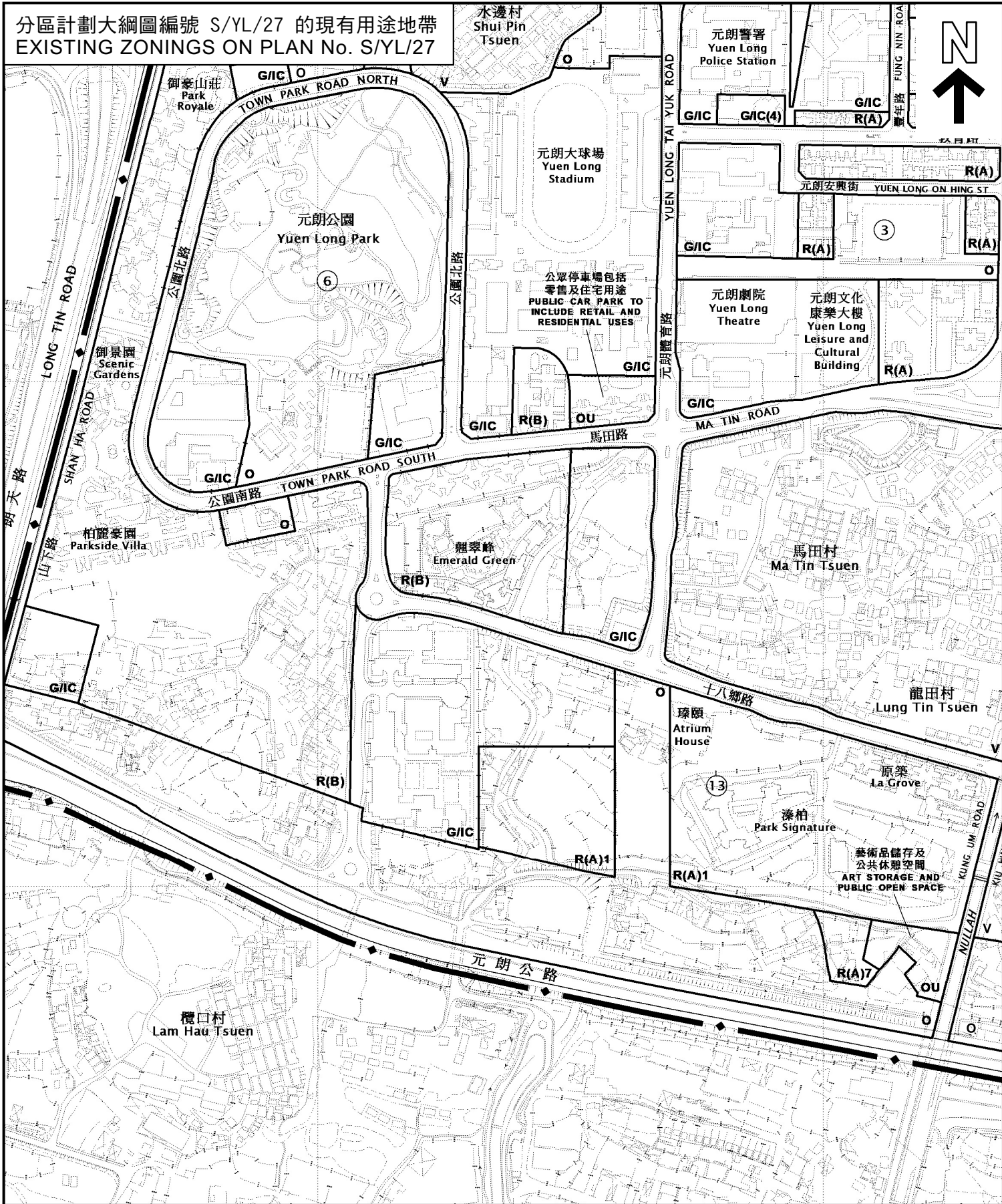
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 - Do not take measurements directly from this drawing.
 - Check and verify all dimensions on site.
 - Read this drawing in conjunction with the specifications and all other related drawings.
 - Notify the Architect immediately of any discrepancy found herein.

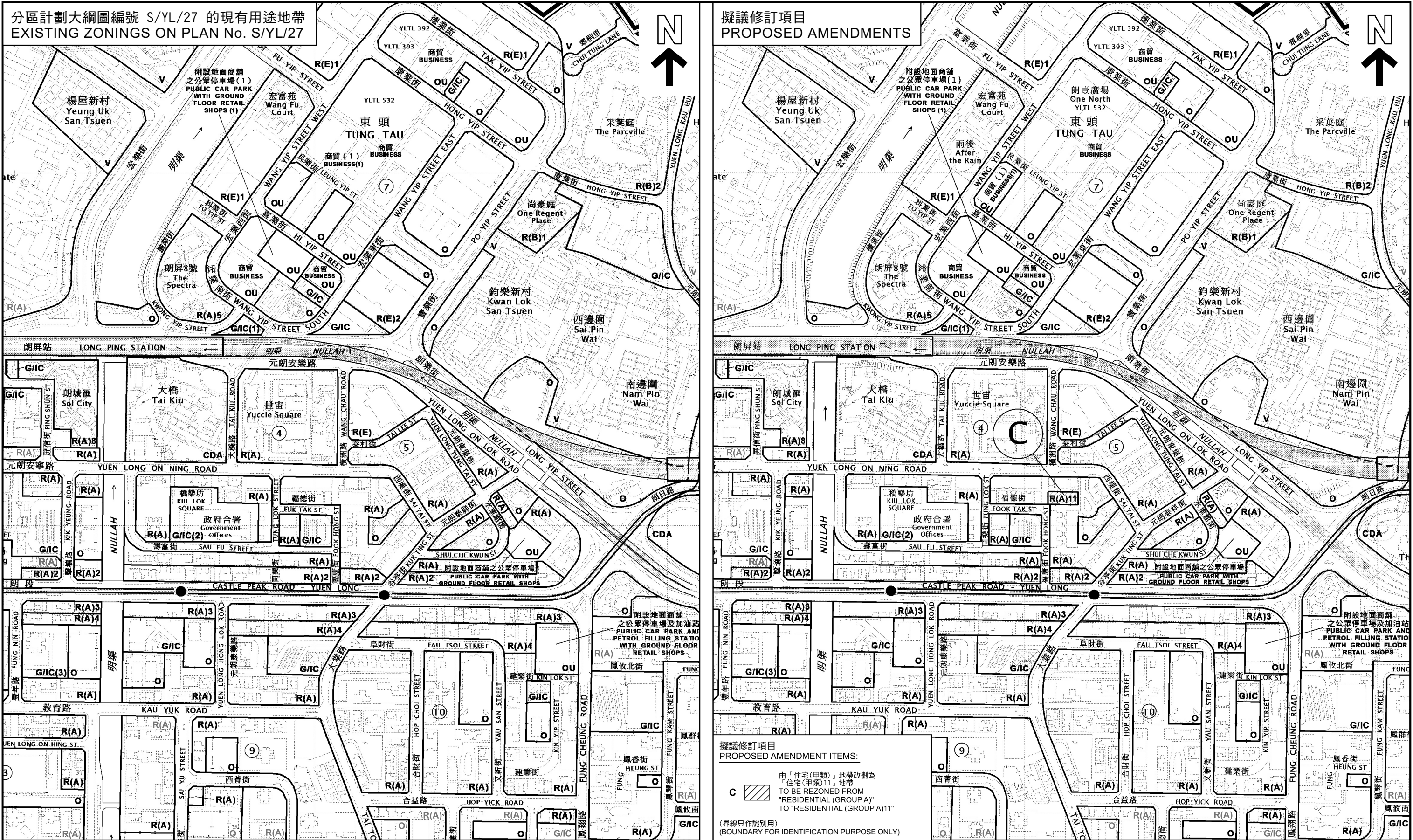
Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant: G&P (International) Limited		
Architect: I Consultants & Contracting Company Limited		
Traffic Consultant: CTA Consultants Limited		
Environmental Consultant: BioEnergy Consulting Limited		
Structural and Geotechnical Engineer: S. T. Wong & Partners Limited		
Drawing Title:		
PROPOSED STREETSCAPE PLAN		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL		
Scale: 1:100	Paper: A3	
Drawing Number: GBP012		

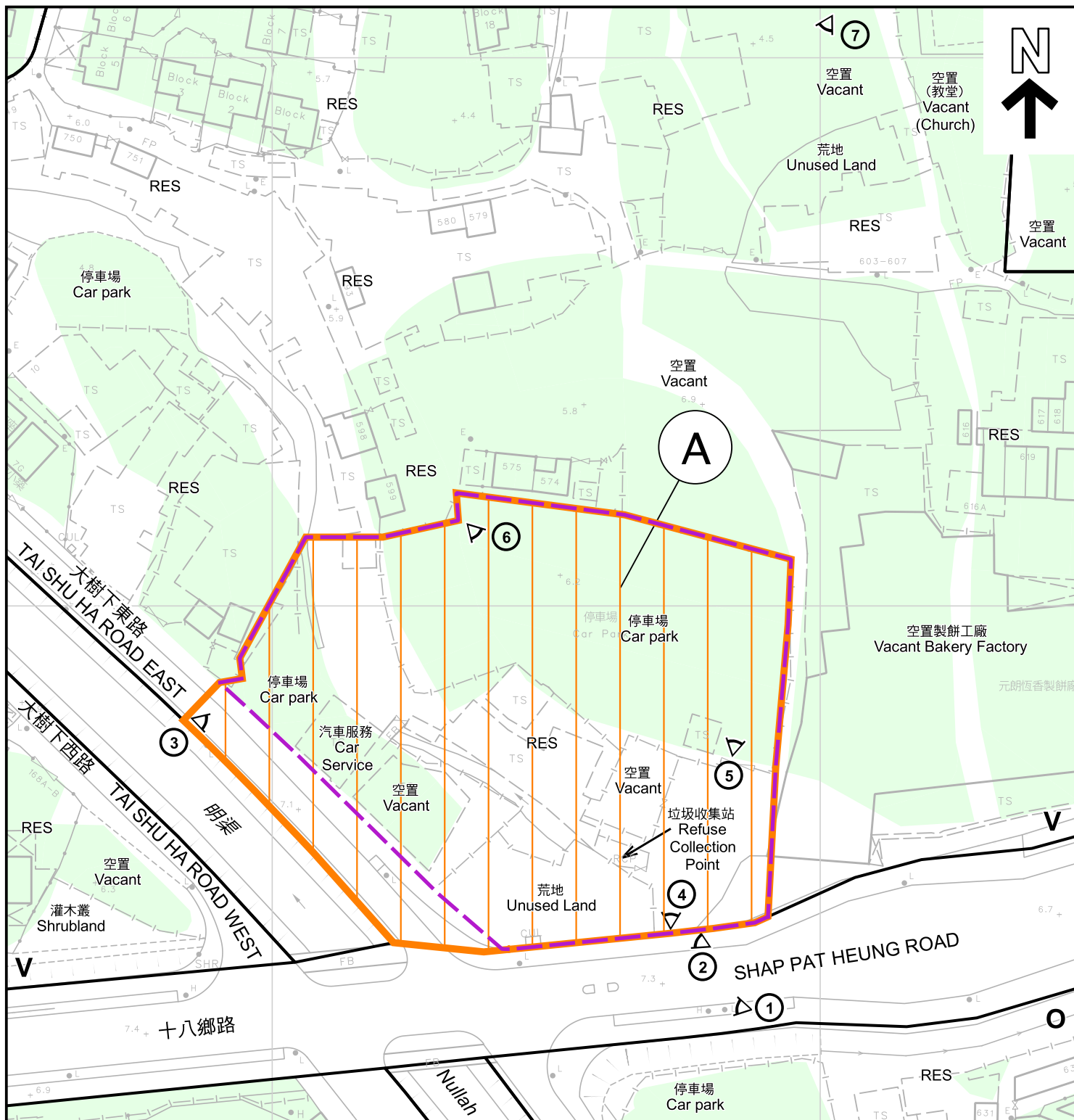
參考編號
REFERENCE No.
M/YLW1/25/20

繪圖 DRAWING
3c









圖例 LEGEND



由「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶
TO BE REZONED FROM
"VILLAGE TYPE DEVELOPMENT" TO
"RESIDENTIAL (GROUP A) 9"



申請地點 (Y/YL/19)
APPLICATION SITE (Y/YL/19)



政府土地
GOVERNMENT LAND



私人土地
PRIVATE LAND

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O

休憩用地
OPEN SPACE

RES

住用構築物
RESIDENTIAL STRUCTURES

①<

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Notes:

2024年11月25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 25.11.2024

平面圖 SITE PLAN

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目A

PROPOSED AMENDMENT ITEM A
TO THE APPROVED

YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

本摘要圖於2025年6月11日擬備，所根據的
資料為測量圖編號 6-NW-14B 和 6-NW-15A
EXTRACT PLAN PREPARED ON 11.6.2025
BASED ON SURVEY SHEETS No.
6-NW-14B and 6-NW-15A

規劃署

PLANNING
DEPARTMENT



參考編號

REFERENCE No.

M/YLW1/25/20

圖 PLAN

2a

SCALE 1:1 000 比例尺

米
METRES

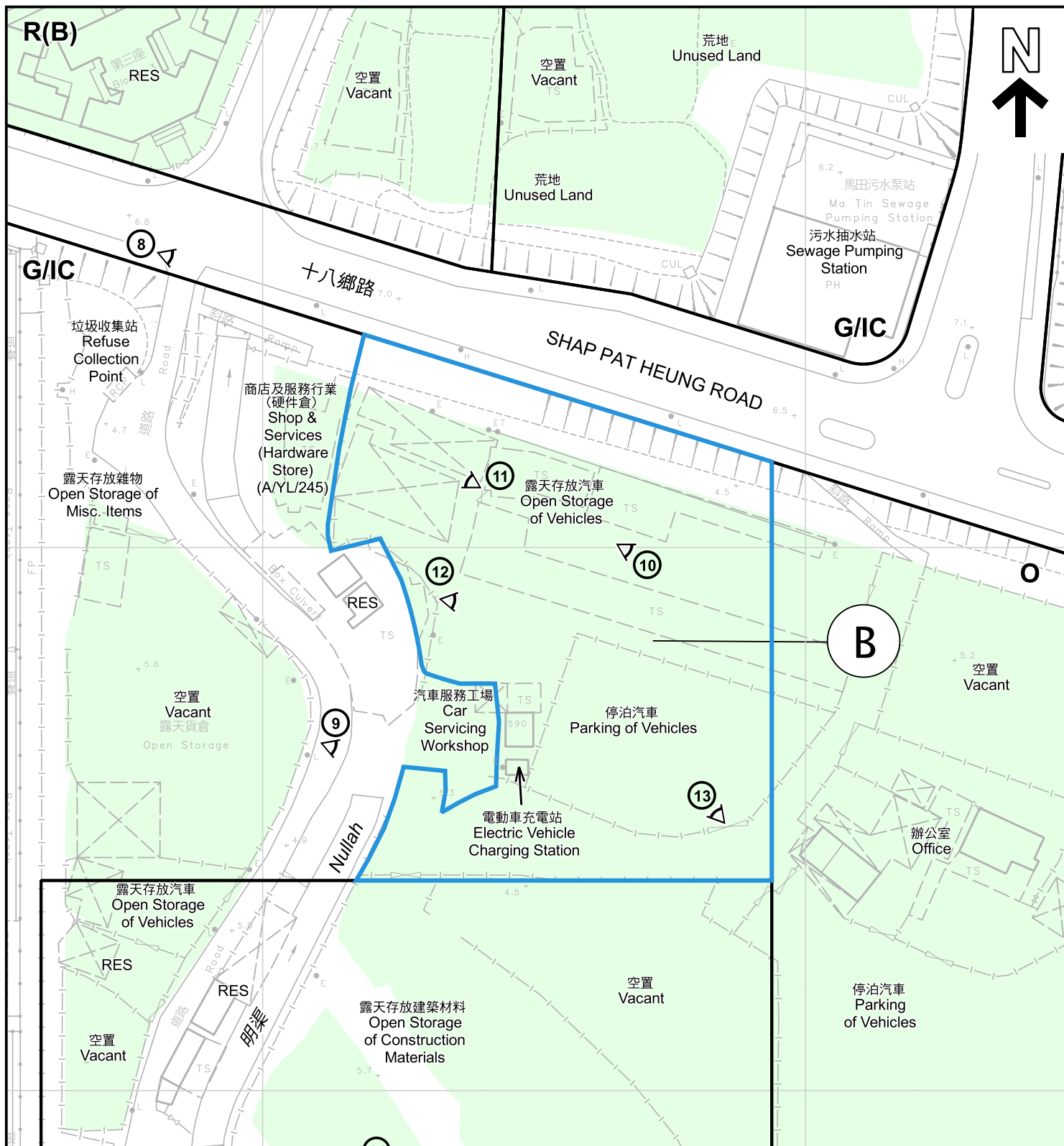
20

0

20

40

米
METRES



註釋 Notes :

2024年11月25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 25.11.2024

本摘要圖於2025年6月11日擬備，所根據的資料為測量圖編號 6-NW-14A及B
EXTRACT PLAN PREPARED ON 11.6.2025
BASED ON SURVEY SHEETS No. 6-NW-14A&B

圖例 LEGEND



由「政府、機構或社區」地帶改劃為「住宅(甲類)10」地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 10"

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

R(B)

住宅(乙類)
RESIDENTIAL (GROUP B)

O

休憩用地
OPEN SPACE

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

政府土地
GOVERNMENT LAND

私人土地
PRIVATE LAND

RES

住用構築物
RESIDENTIAL STRUCTURES

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目B
PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署

PLANNING
DEPARTMENT



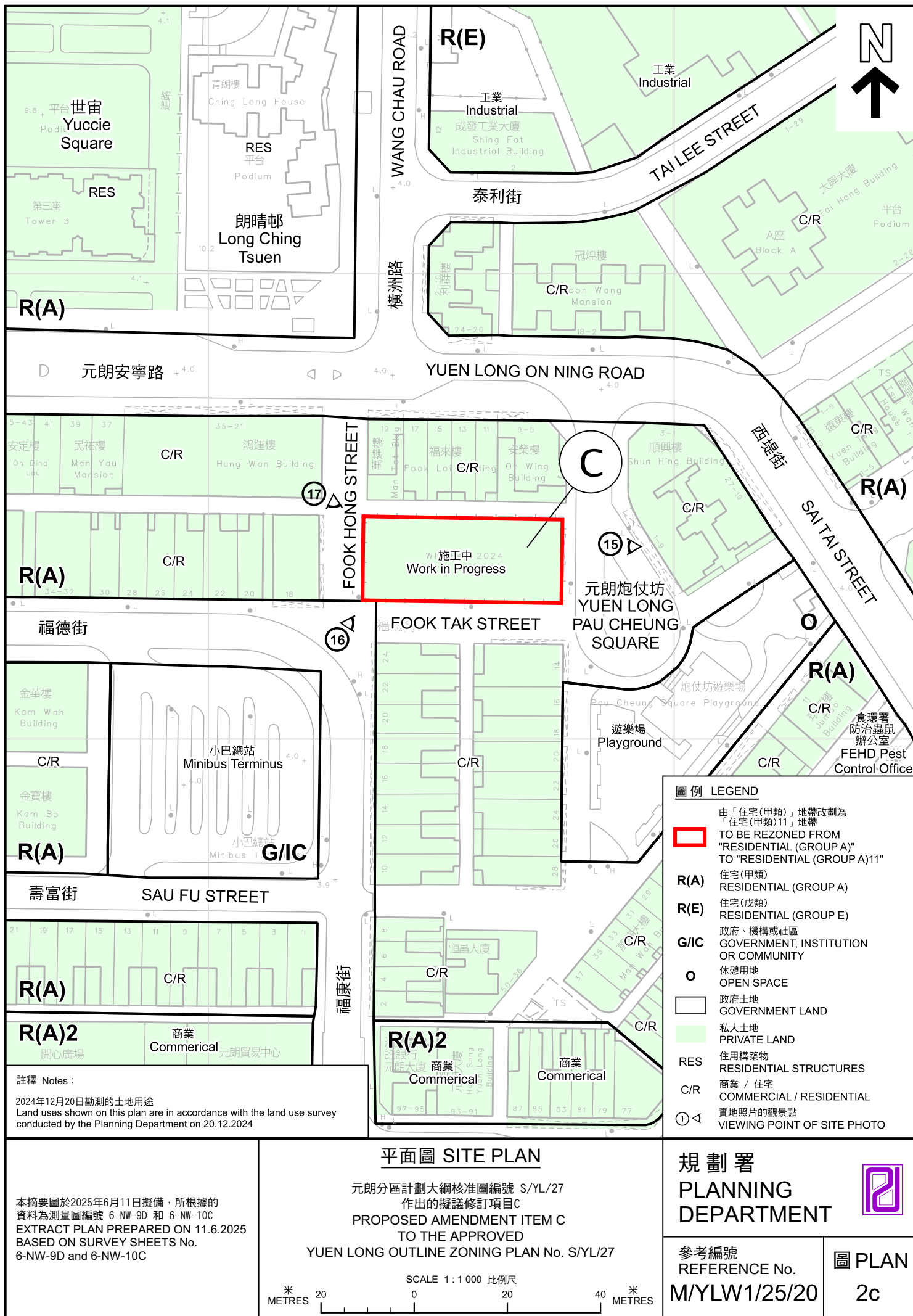
參考編號

REFERENCE No.

M/YLW1/25/20

圖 PLAN

2b





圖例 LEGEND



由「鄉村式發展」地帶改劃為
「住宅(甲類)9」地帶
TO BE REZONED FROM
"VILLAGE TYPE DEVELOPMENT"
TO "RESIDENTIAL (GROUP A) 9"

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

本摘要圖於2025年5月15日擬備，所根據
的資料為地政總署於2024年10月10日拍得
的航攝照片編號 E230042C
EXTRACT PLAN PREPARED ON
15.5.2025 BASED ON AERIAL PHOTO No.
E230042C TAKEN ON 10.10.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
3a



圖例 LEGEND

由「政府、機構或社區」地帶改劃為
住宅(甲類)10」地帶
TO BE REZONED FROM
"GOVERNMENT, INSTITUTION OR
COMMUNITY" TO
"RESIDENTIAL (GROUP A) 10"

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

本摘要圖於2025年5月15日擬備，所根據
的資料為地政總署於2024年10月10日拍得
的航攝照片編號 E230176C
EXTRACT PLAN PREPARED ON
15.5.2025 BASED ON AERIAL PHOTO No.
E230176C TAKEN ON 10.10.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目B
PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
3b



圖例 LEGEND



由「住宅(甲類)」地帶改劃為
「住宅(甲類)11」地帶
TO BE REZONED FROM
"RESIDENTIAL (GROUP A)"
TO "RESIDENTIAL (GROUP A)11"

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

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目C
PROPOSED AMENDMENT ITEM C
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
3c

本摘要圖於2025年5月15日擬備，所根據
的資料為地政總署於2024年10月10日拍得
的航攝照片編號 E229816C
EXTRACT PLAN PREPARED ON
15.5.2025 BASED ON AERIAL PHOTO No.
E229816C TAKEN ON 10.10.2024 BY
LANDS DEPARTMENT



實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目A

PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4a

本圖於2025年6月11日擬備，所根據的
資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025



本圖於2025年6月11日擬備，所根據的資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025

實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4b

7



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年6月11日擬備，所根據的資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025

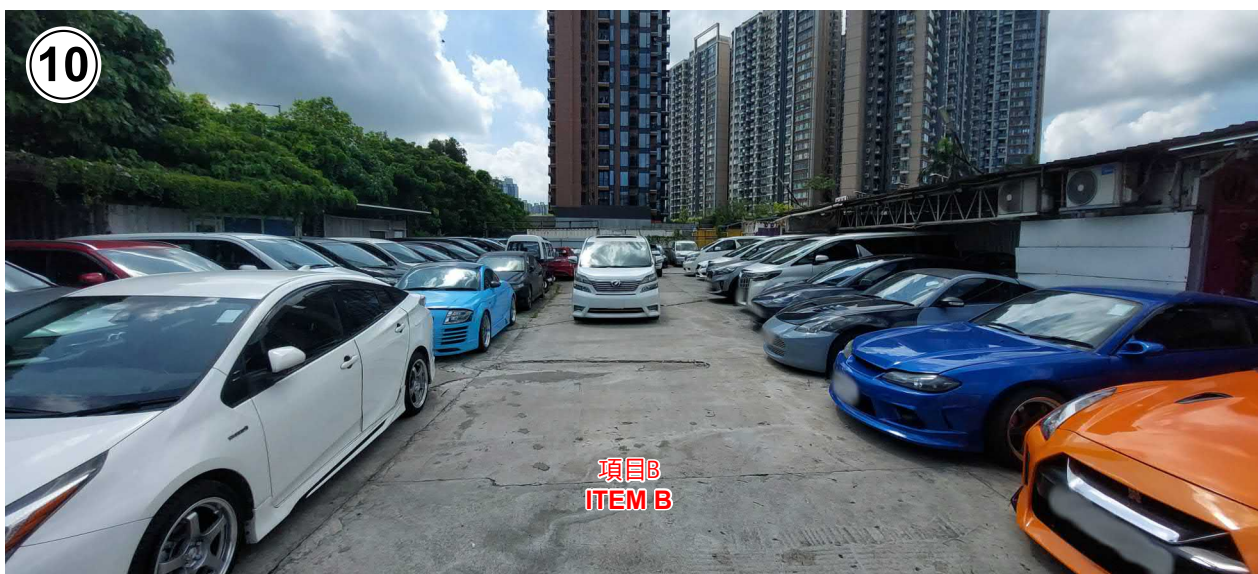
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作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4c



本圖於2025年6月11日擬備，所根據的資料為攝於2025年6月9日的實地照片
 PLAN PREPARED ON 11.6.2025
 BASED ON SITE PHOTOS
 TAKEN ON 9.6.2025

實地照片 SITE PHOTOS
 元朗分區計劃大綱核准圖編號 S/YL/27
 作出的擬議修訂項目B
 PROPOSED AMENDMENT ITEM B
 TO THE APPROVED
 YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/YLW1/25/20

圖 PLAN
 4d



本圖於2025年6月11日擬備，所根據的資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025

實地照片 SITE PHOTOS
元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目B
PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4e

14



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年6月11日擬備，所根據的資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025

實地照片 SITE PHOTOS

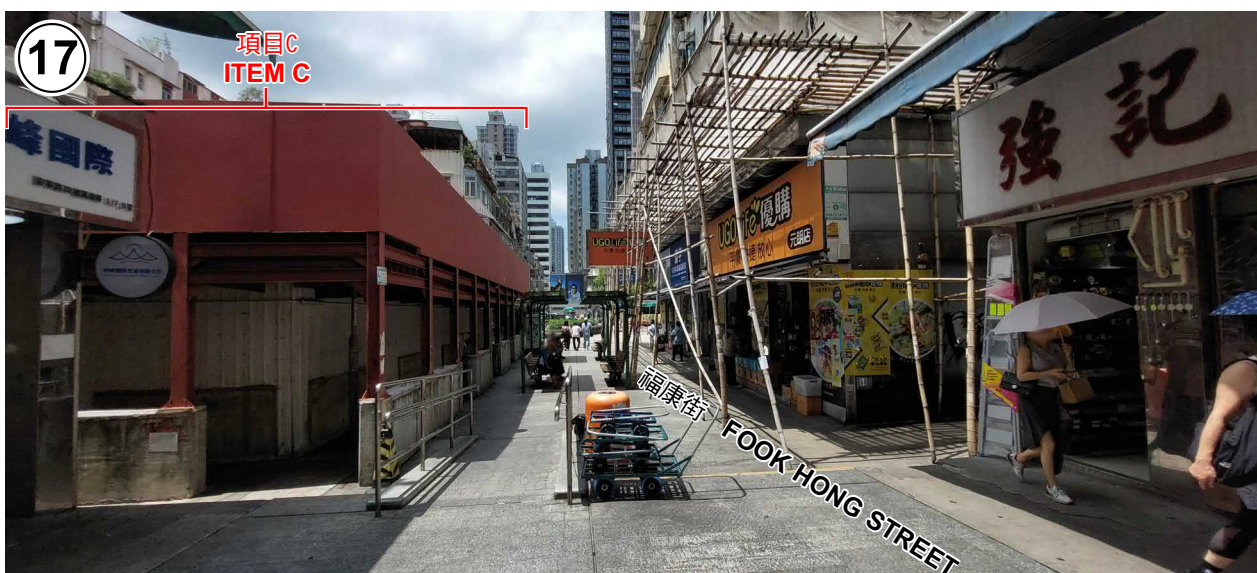
元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目B
PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4f



實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/27
作出的擬議修訂項目C
PROPOSED AMENDMENT ITEM C
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/25/20

圖 PLAN
4g

本圖於2025年6月11日擬備，所根據的
資料為攝於2025年6月9日的實地照片
PLAN PREPARED ON 11.6.2025
BASED ON SITE PHOTOS
TAKEN ON 9.6.2025