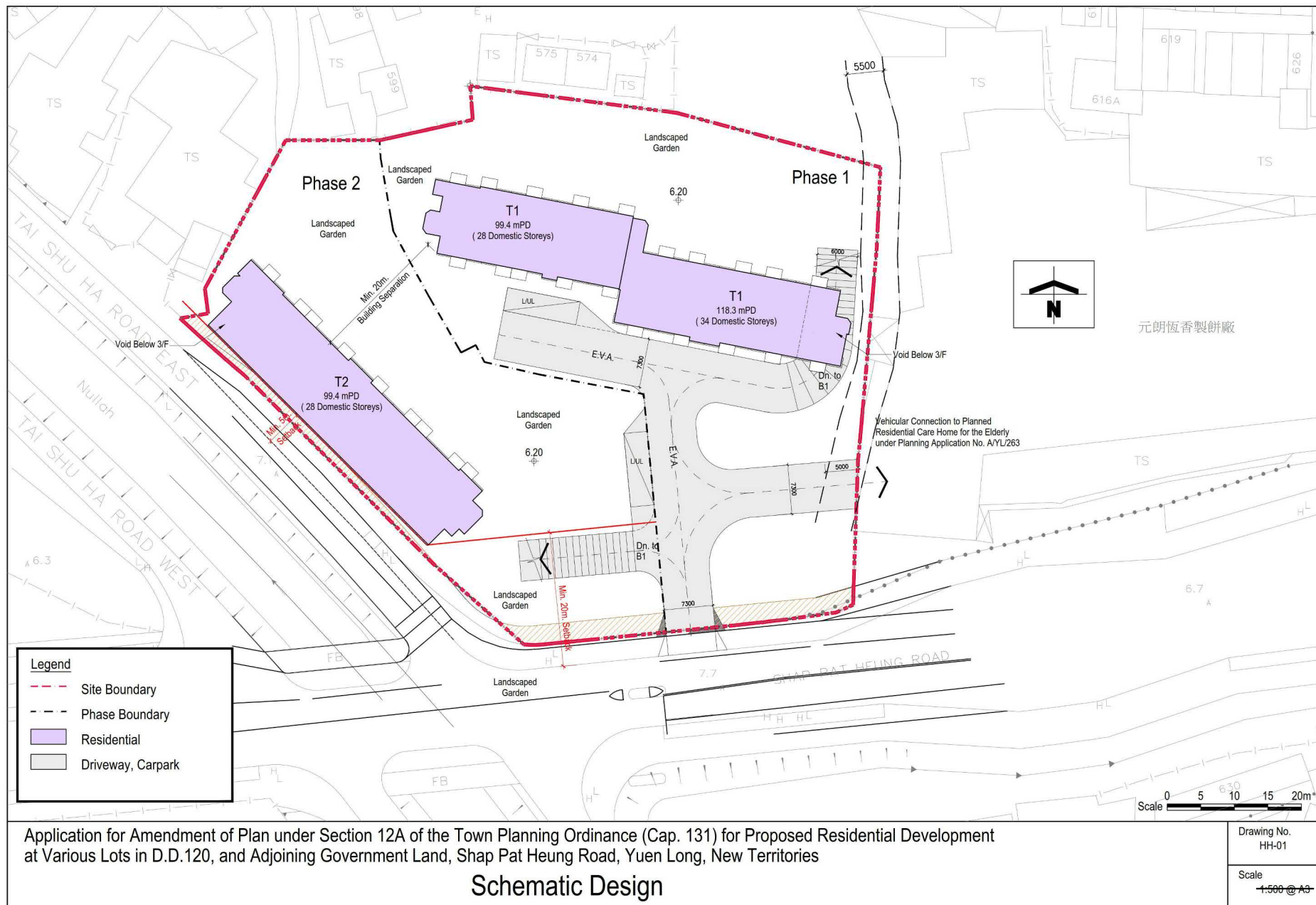
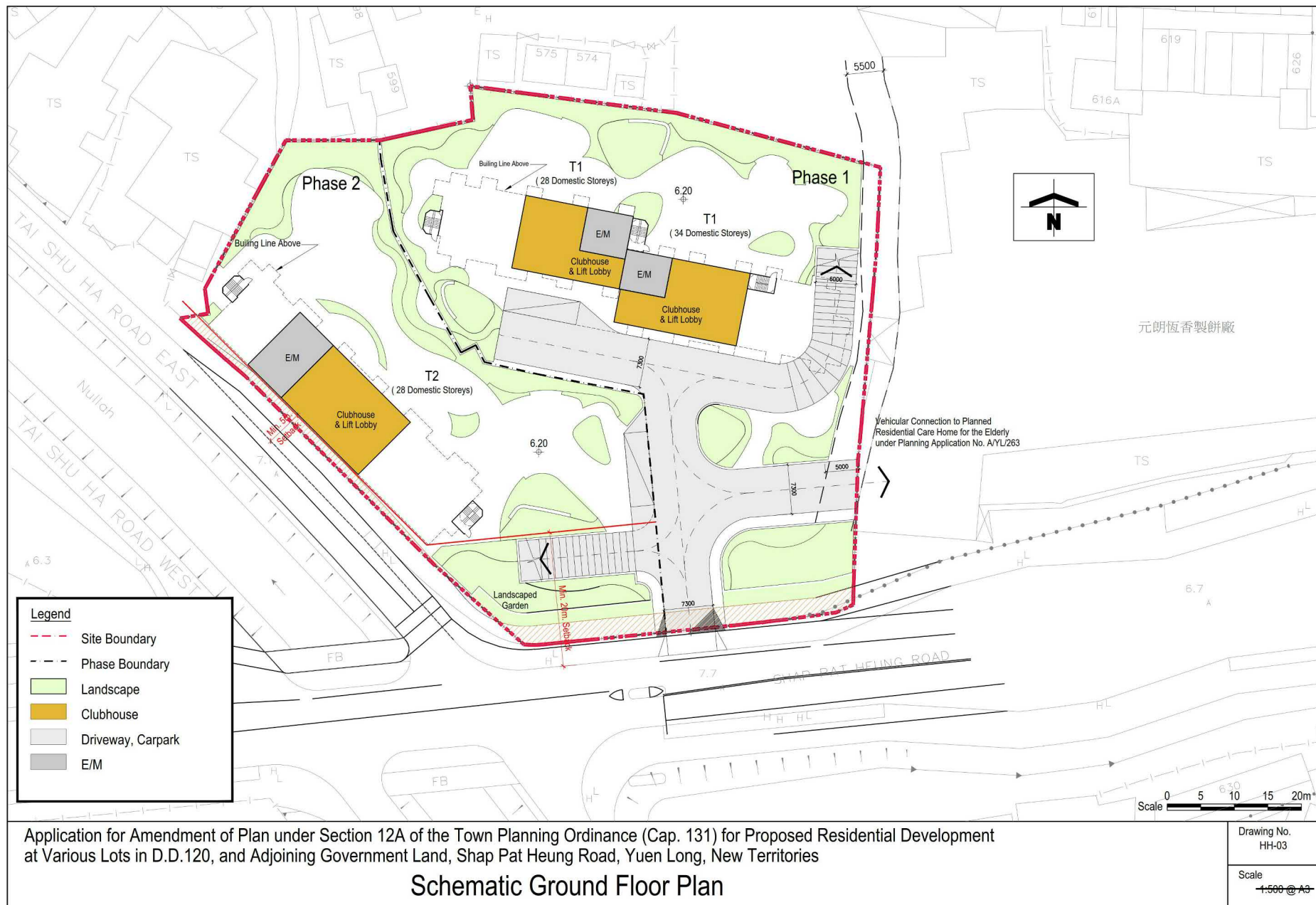




(For Indicative Purpose Only)

參考編號
REFERENCE No.
R/S/YL/28

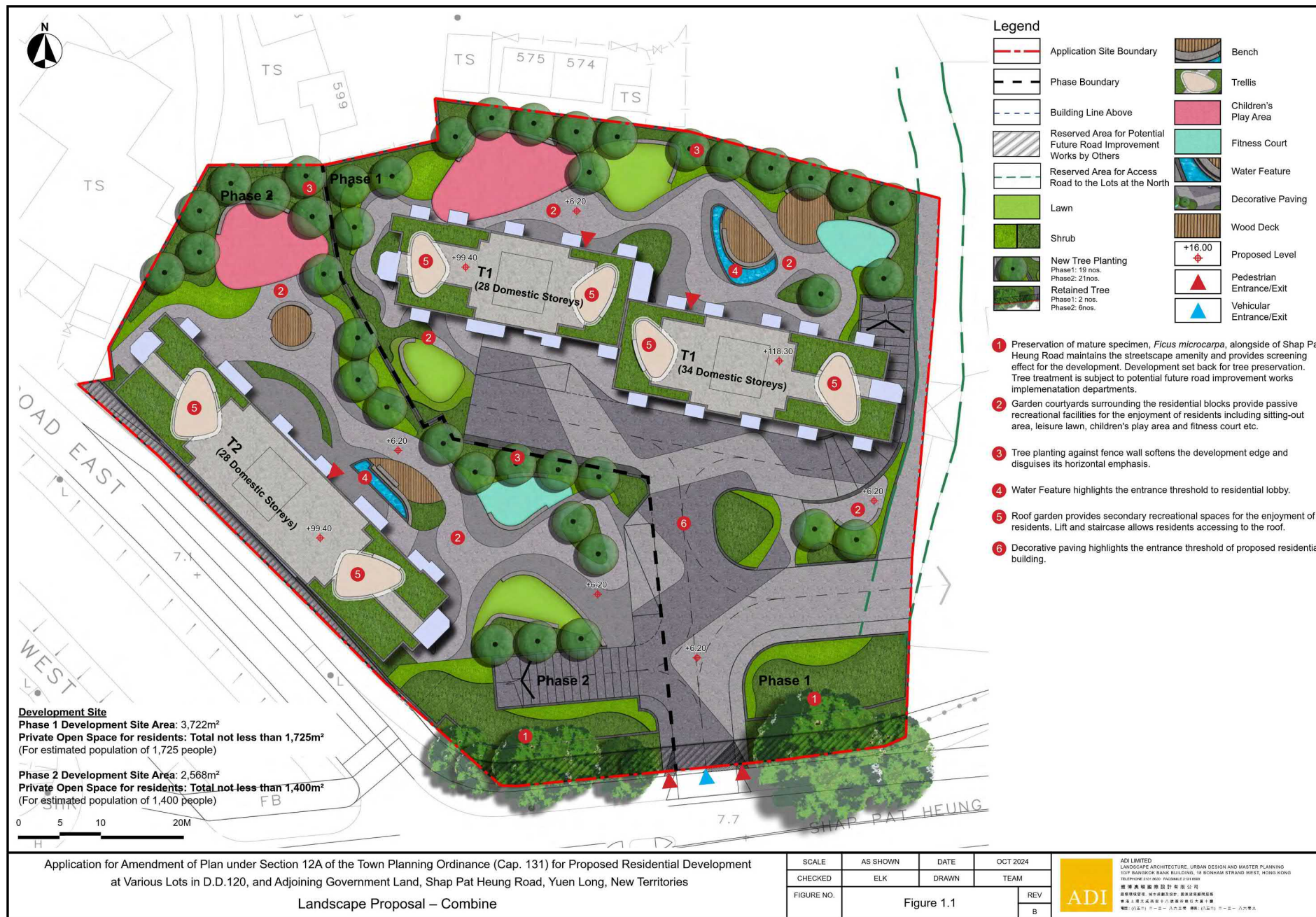
繪圖 DRAWING
H-1a



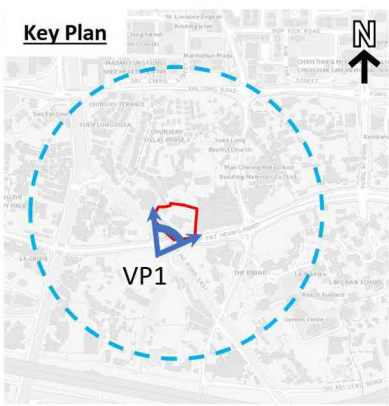
(For Indicative Purpose Only)

參考編號
REFERENCE No.
R/S/YL/28

繪圖 DRAWING
H-1b



Existing Condition



Planned Condition



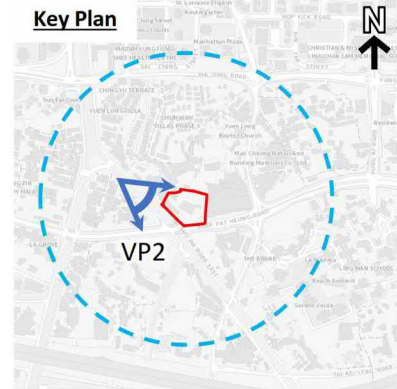
Indicative Scheme



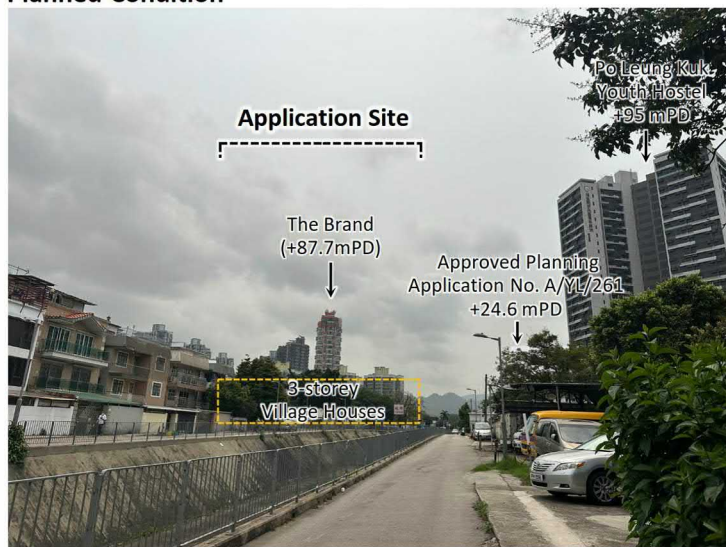
Figure No.	Scale	Figure Title
3	N/A	Viewing Point 1 : Po Leung Kuk Youth Hostel
ARUP	Date August 2023	Source -

參考編號 REFERENCE No. R/S/YL/28	繪圖 DRAWING H-1e
------------------------------------	--------------------

Existing Condition



Planned Condition



Indicative Scheme

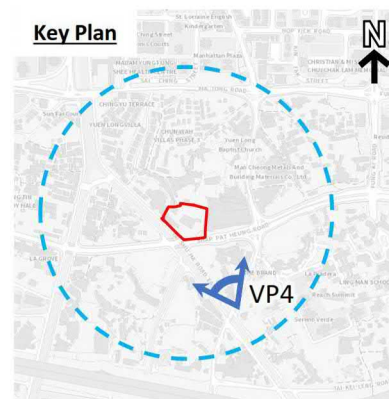
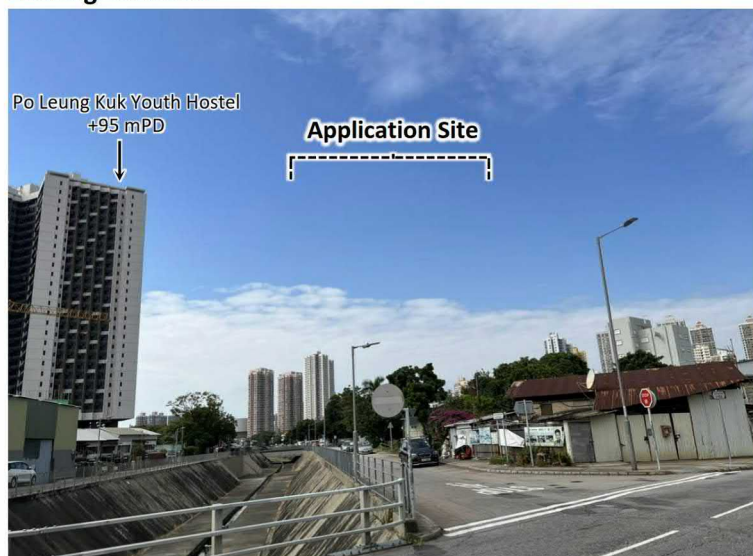


Figure No.	Scale	Figure Title
4	N/A	Viewing Point 2: Tai Shu Ha Road West
ARUP	Date August 2023	Source -

參考編號
REFERENCE No.
R/S/YL/28

繪圖 DRAWING
H-1f

Existing Condition



Planned Condition



Indicative Scheme

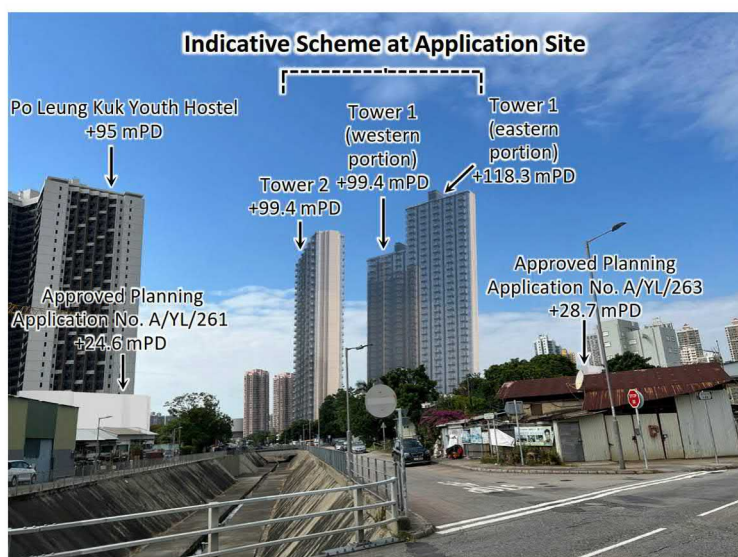


Figure No.	Scale	Figure Title
6	N/A	Viewing Point 4 : Junction of Tai Tong Road and Tai Shu Ha Road East
ARUP	Date August 2023	Source -

參考編號
REFERENCE No.
R/S/YL/28

繪圖 DRAWING
H-1g

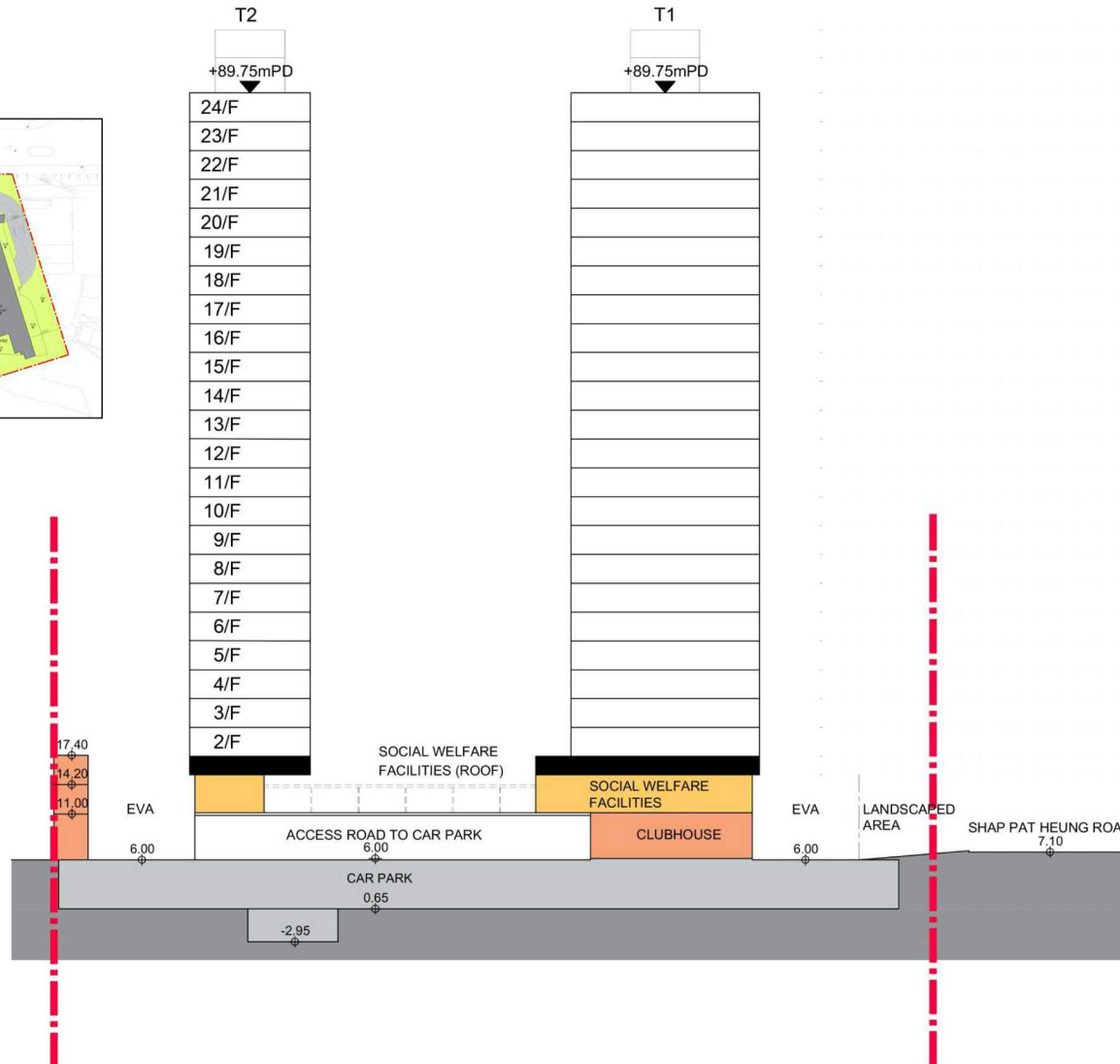
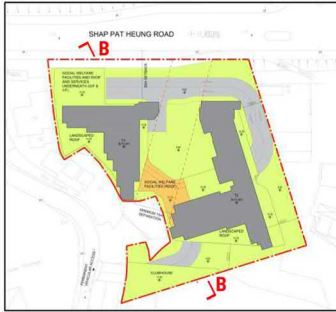


LEGEND APPLICATION SITE BOUNDARY GREEN WALL EXTENT VEHICLE ENTRY BUILDING ENTRY # SUBJECT TO DETAILED DESIGN		DRAWING TITLE Landscape Master Plan - Overall		DATE JUNE 2024 DRAWN GC CHECKED CY APPROVED CY	FIGURE NO. FIG 1.5a JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for 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	SCALE AND ORIENTATION 1:400 @ A3 N ARUP
--	--	---	--	---	--	---

參考編號 REFERENCE No. R/S/YL/28	繪圖 DRAWING H-2b
------------------------------------	--------------------

LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- E/M / CAR PARK / ROAD



UR/F	3000
LIFT MACHINE ROOM	3850
R/F	3150
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	5500
B2/F	3600

TOTAL 23 RESIDENTIAL STOREYS

Drawing Title

SECTION BB'

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

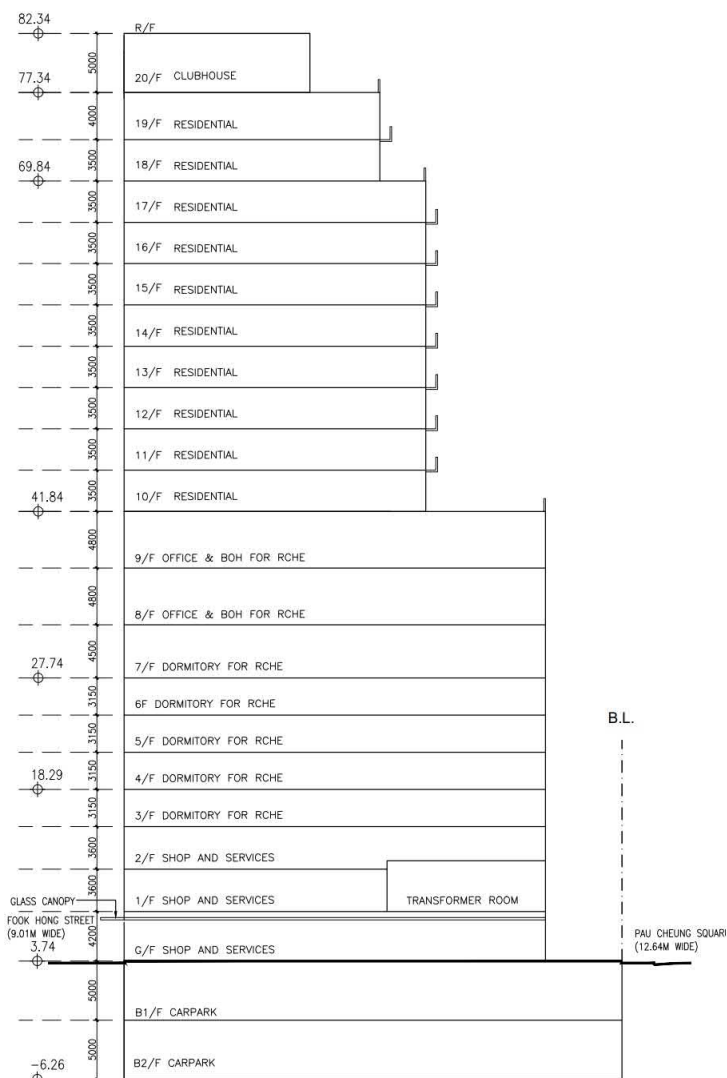
Job No.

P169

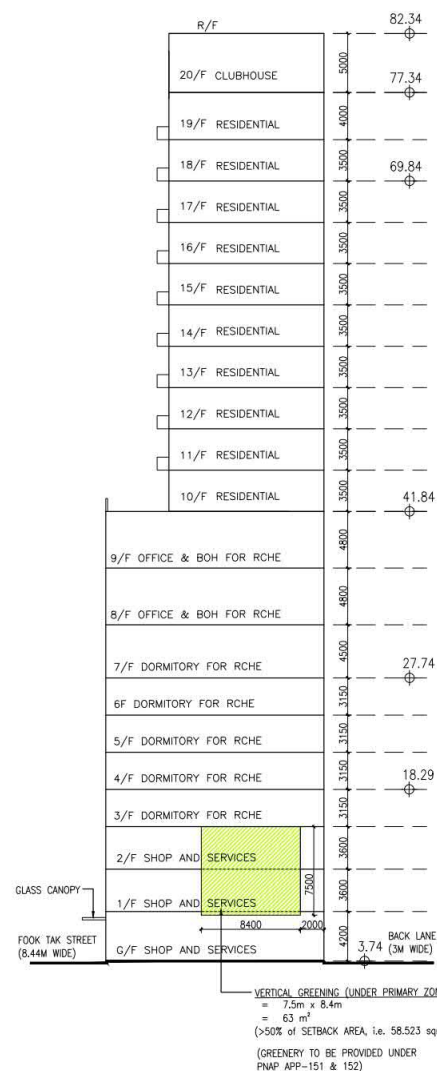
ARUP AIA 近建築

參考編號
REFERENCE No.
R/S/YL/28

繪圖 DRAWING
H-2c



**SCHEMATIC SECTION
(FACING FOOK TAK STREET)**



**SCHEMATIC ELEVATION
(FACING PAU CHEUNG SQUARE)**

- This drawing and the contents are the copyright of I Consultants & Contracting Co. Ltd.
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of I Consultants & Contracting Co. Ltd.
- 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:
DeSPACE (International) Limited

Architect:
I Consultants & Contracting Company Limited

Traffic Consultant:
CTA Consultants Limited

Environmental Consultant:
Beeking Consulting Limited

Structural and Geotechnical Engineer:
S. T. Wong & Partners Limited

Drawing Title:
SCHEMATIC SECTION
AND ELEVATION

Designed by: JODY

Drawn by: JODY

Checked by: CAL

Project: Paper: A3

Drawing Number:
GBP013

參考編號
REFERENCE No.
R/S/YL/28

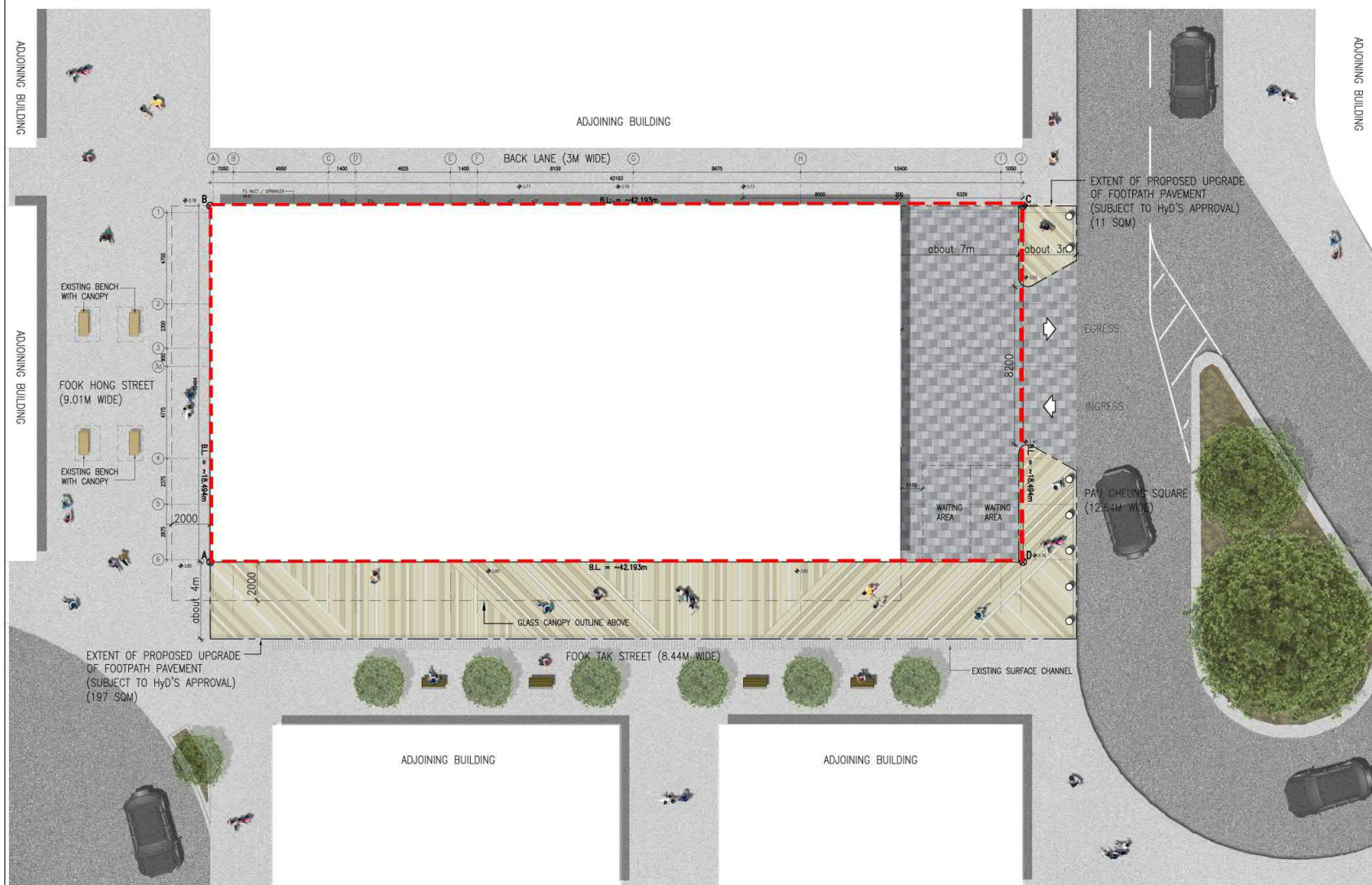
繪圖 DRAWING
H-3a

 EXISTING TREE
 NEW BENCH
 NEW BOLLARD

PAVING AREA (208 M²)

SITE BOUNDARY

- This drawing and the contents are the copyright of I Consultants & Contracting Co. Ltd.
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of I Consultants & Contracting Co. Ltd.
- Do not take measurements directly from this drawing.
- Draw 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.

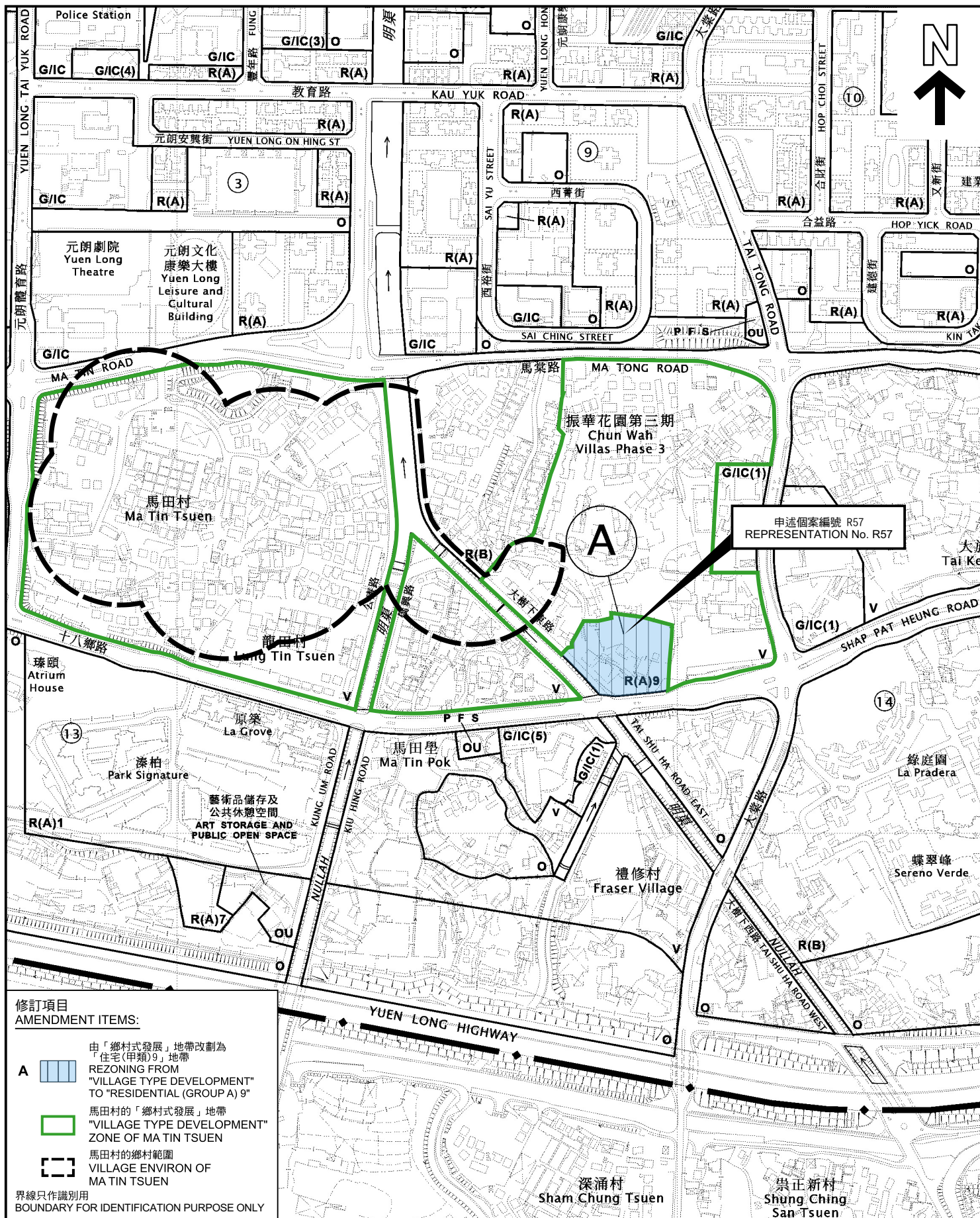


PROPOSED STREETSCAPE PLAN

Rev	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect I Consultants & Contracting Company Limited		
Traffic Consultant: CTA Consultants Limited		
Environmental Consultant: BeeKergy 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		
Drawing Number		Paper: A3
Drawing Number GBP012		Drawing Title Proposed Streetscape Plan

參考編號
REFERENCE No.
R/S/YL/28

繪圖 DRAWING
H-3b



修訂項目
AMENDMENT ITEMS:

- A** 由「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 9"
- 馬田村的「鄉村式發展」地帶
"VILLAGE TYPE DEVELOPMENT" ZONE OF MA TIN TSUEN
- 馬田村的鄉村範圍
VILLAGE ENVIRON OF MA TIN TSUEN
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申述地點位置圖
LOCATION PLAN OF REPRESENTATION SITE

就元朗分區計劃大綱草圖編號 S/YL/28 提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57 TO THE DRAFT YUEN LONG OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-1a

本摘要圖於2025年11月14日擬備，
所根據的資料為於2025年7月11日
核准的分區計劃大綱圖編號 S/YL/28
EXTRACT PLAN PREPARED ON 14.11.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL/28 APPROVED ON 11.7.2025

SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES



申述地點位置圖
LOCATION PLAN OF REPRESENTATION SITE

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



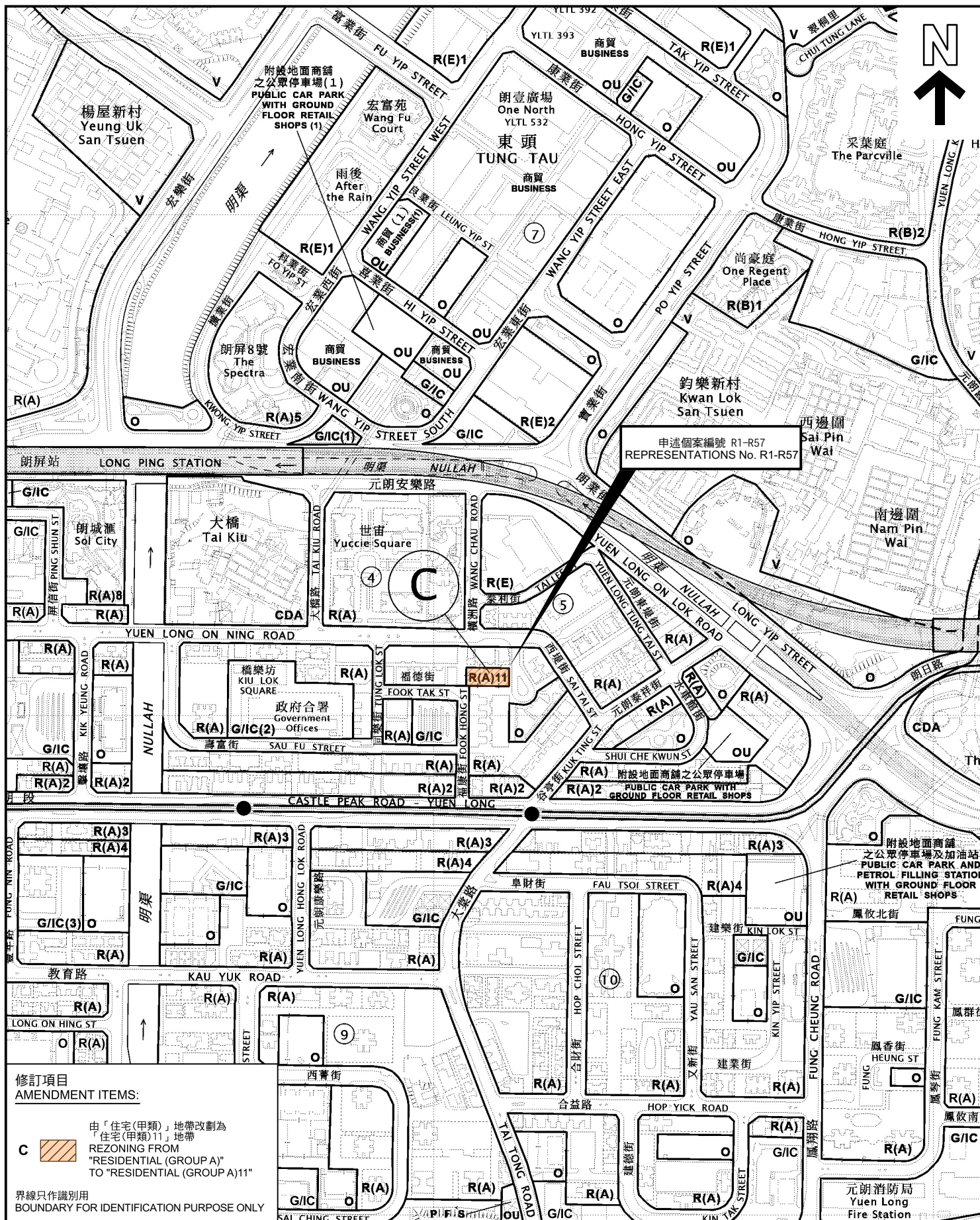
規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-1b

SCALE 1:5 000 比例尺
米 100 0 100 200 米
METRES

本摘要圖於2025年11月14日擬備，
所根據的資料為於2025年7月11日
核准的分區計劃大綱圖編號 S/YL/28
EXTRACT PLAN PREPARED ON 14.11.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL/28 APPROVED ON 11.7.2025



申述地點位置圖
LOCATION PLAN OF REPRESENTATION SITE

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R1-R57 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



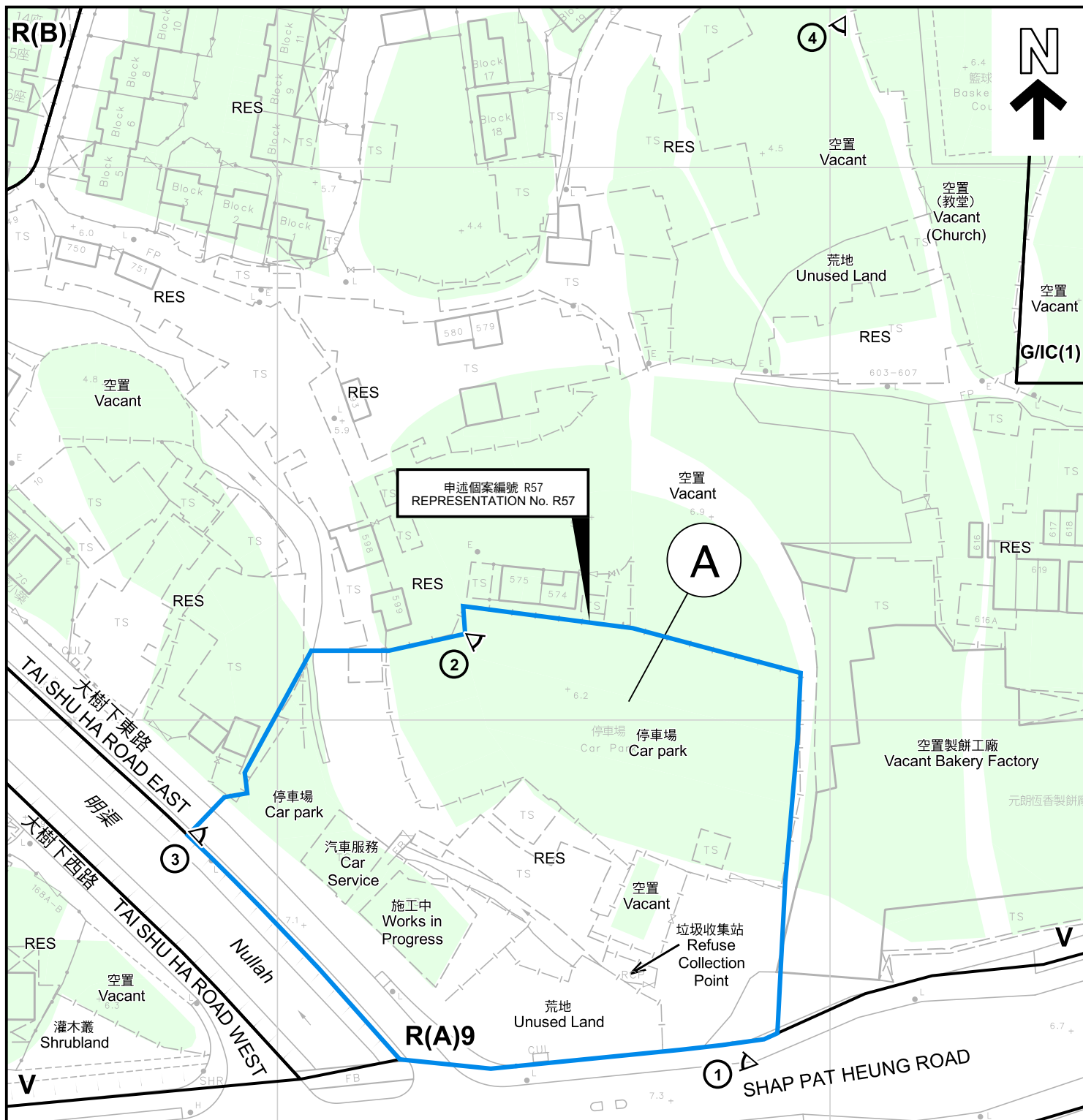
規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-1c

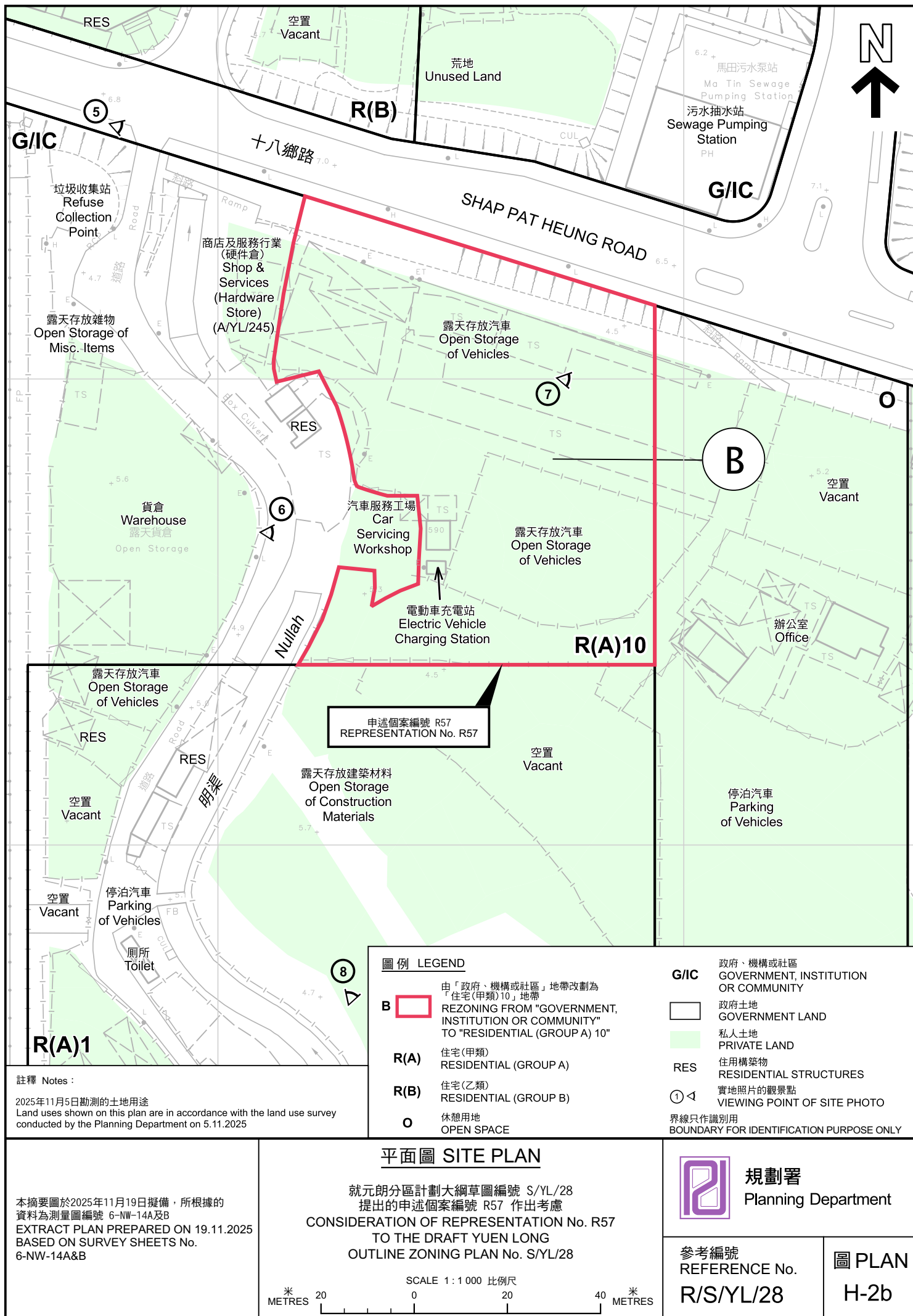
本摘要圖於2025年11月14日擬備，
所根據的資料為於2025年7月11日
核准的分區計劃大綱圖編號 S/YL/28
EXTRACT PLAN PREPARED ON 14.11.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL/28 APPROVED ON 11.7.2025

SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES



註釋 Notes: 2025年11月5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 5.11.2025	圖例 LEGEND A 由「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶 REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 9" V 鄉村式發展 VILLAGE TYPE DEVELOPMENT R(A) 住宅(甲類) RESIDENTIAL (GROUP A) R(B) 住宅(乙類) RESIDENTIAL (GROUP B)	G/I/C 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 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
---	---	--

本摘要圖於2025年11月19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 19.11.2025 BASED ON SURVEY SHEETS No. 6-NW-14B and 6-NW-15A	平面圖 SITE PLAN 就元朗朗分區計劃大綱草圖編號 S/YL/28 提出的申述個案編號 R57 作出考慮 CONSIDERATION OF REPRESENTATION No. R57 TO THE DRAFT YUEN LONG OUTLINE ZONING PLAN No. S/YL/28 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. R/S/YL/28 圖 PLAN H-2a
---	---	---





圖例 LEGEND

- A**  由「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶
REZONING 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10月17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

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-3a



圖例 LEGEND

B



由「政府、機構或社區」地帶改劃為
住宅(甲類)10」地帶
REZONING 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10月17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

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-3b



圖例 LEGEND

C  由「住宅(甲類)」地帶改劃為「住宅(甲類)11」地帶
REZONING FROM "RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A)11"
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2025年10月17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 17.10.2025 BASED ON AERIAL PHOTO No. E229816C TAKEN ON 10.10.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就元朗分區計劃大綱草圖編號 S/YL/28 提出的申述個案編號 R1-R57 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R57 TO THE DRAFT YUEN LONG OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-3c



本圖於2025年11月13日擬備，所根據的資料為攝於2025年11月5日的實地照片
PLAN PREPARED ON 13.11.2025
BASED ON SITE PHOTOS
TAKEN ON 5.11.2025

實地照片 SITE PHOTOS
就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-4a

4



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28

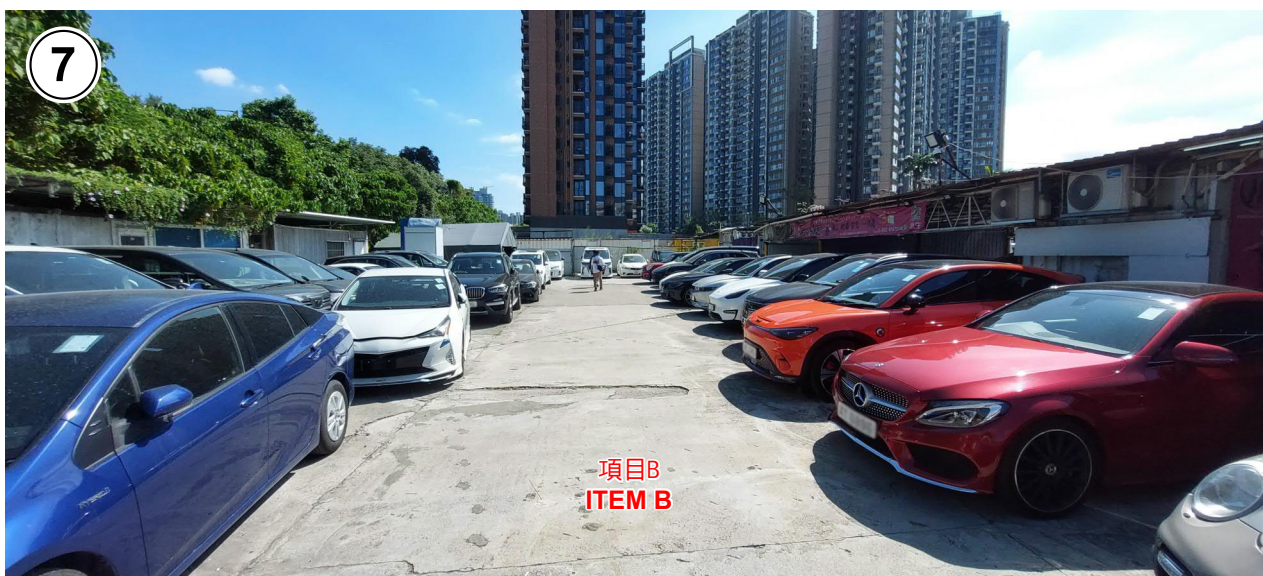


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-4b

本圖於2025年11月13日擬備，所根據的
資料為攝於2025年11月5日的實地照片
PLAN PREPARED ON 13.11.2025
BASED ON SITE PHOTOS
TAKEN ON 5.11.2025



實地照片 SITE PHOTOS

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-4c

本圖於2025年11月13日擬備，所根據的
資料為攝於2025年11月5日的實地照片
PLAN PREPARED ON 13.11.2025
BASED ON SITE PHOTOS
TAKEN ON 5.11.2025

8



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月13日擬備，所根據的資料為攝於2025年11月5日的實地照片
PLAN PREPARED ON 13.11.2025
BASED ON SITE PHOTOS
TAKEN ON 5.11.2025

實地照片 SITE PHOTOS

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R57 作出考慮
CONSIDERATION OF REPRESENTATION No. R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-4d



實地照片 SITE PHOTOS

本圖於2025年11月13日擬備，所根據的資料為攝於2025年11月5日的實地照片
PLAN PREPARED ON 13.11.2025
BASED ON SITE PHOTOS
TAKEN ON 5.11.2025

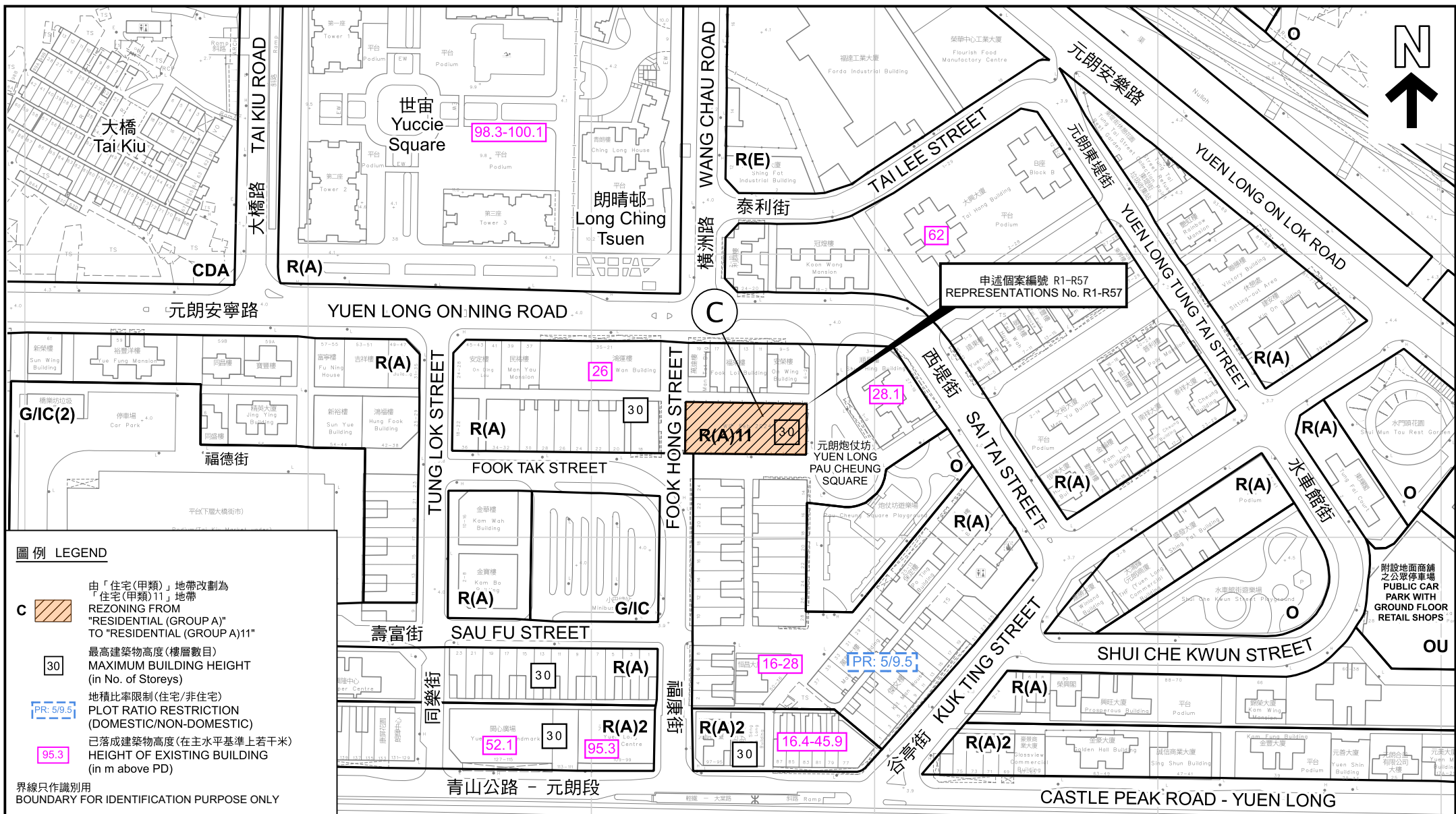
就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R1-R57 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-4e



圖例 LEGEND

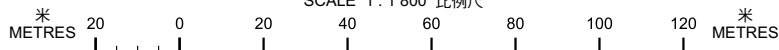
- C**  由「住宅(甲類)」地帶改劃為「住宅(甲類)11」地帶
REZONING FROM "RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A)11"
-  最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (in No. of Storeys)
-  地積比率限制(住宅/非住宅)
PLOT RATIO RESTRICTION (DOMESTIC/NON-DOMESTIC)
-  已落成建築物高度(在主水平基準上若干米)
HEIGHT OF EXISTING BUILDING (in m above PD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

修訂項目C周邊住宅發展的發展參數
DEVELOPMENT PARAMETERS OF
RESIDENTIAL DEVELOPMENTS IN THE VICINITY OF THE AMENDMENT ITEM C

就元朗分區計劃大綱草圖編號 S/YL/28
提出的申述個案編號 R1-R57 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R57
TO THE DRAFT YUEN LONG
OUTLINE ZONING PLAN No. S/YL/28

SCALE 1:1 800 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL/28

圖 PLAN
H-5b

本摘要圖於2025年11月14日擬備，所根據的
資料為測量圖編號 6-NW-9D 和 6-NW-10C
EXTRACT PLAN PREPARED ON 14.11.2025
BASED ON SURVEY SHEETS No.
6-NW-9D and 6-NW-10C