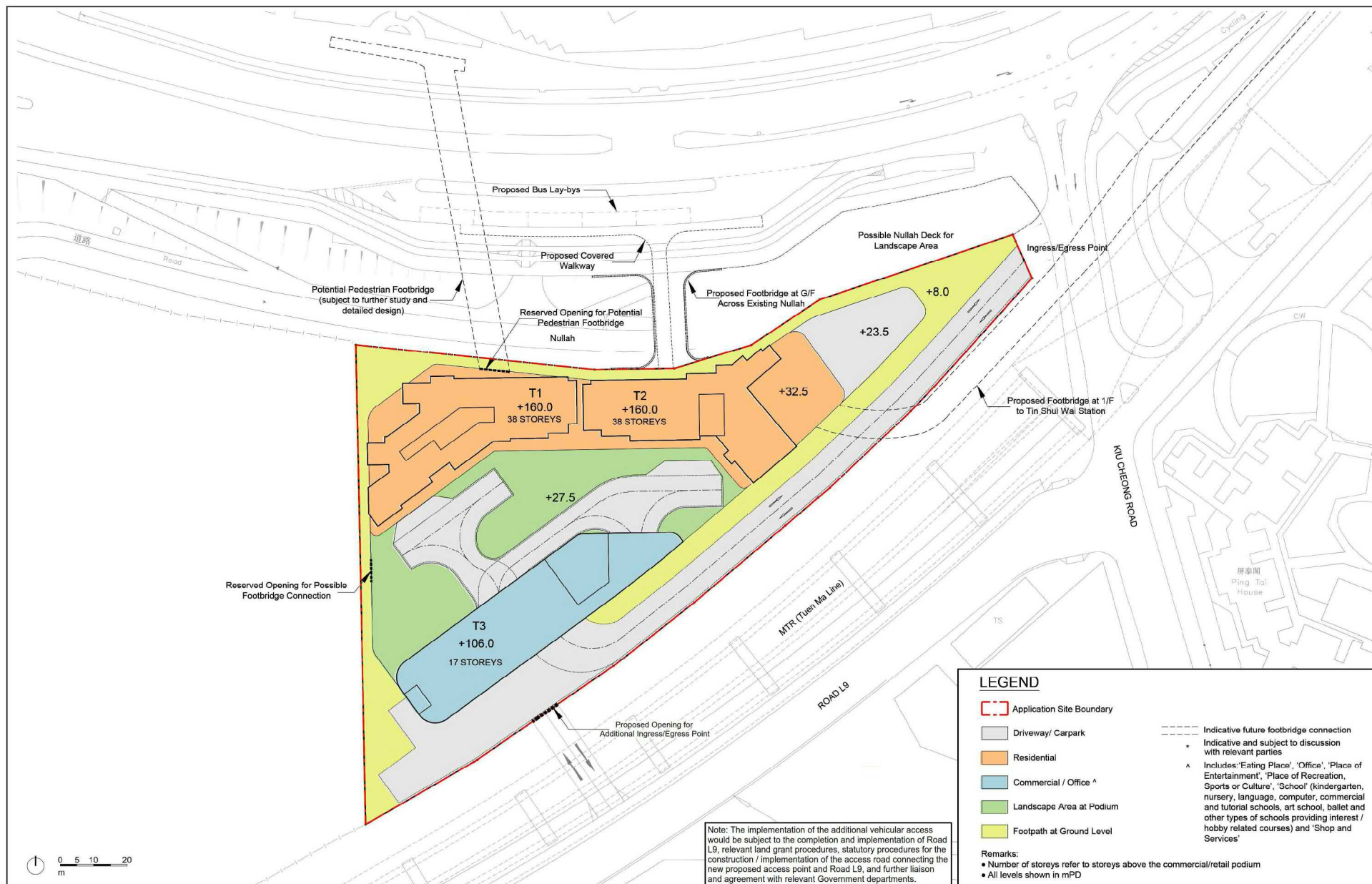






香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

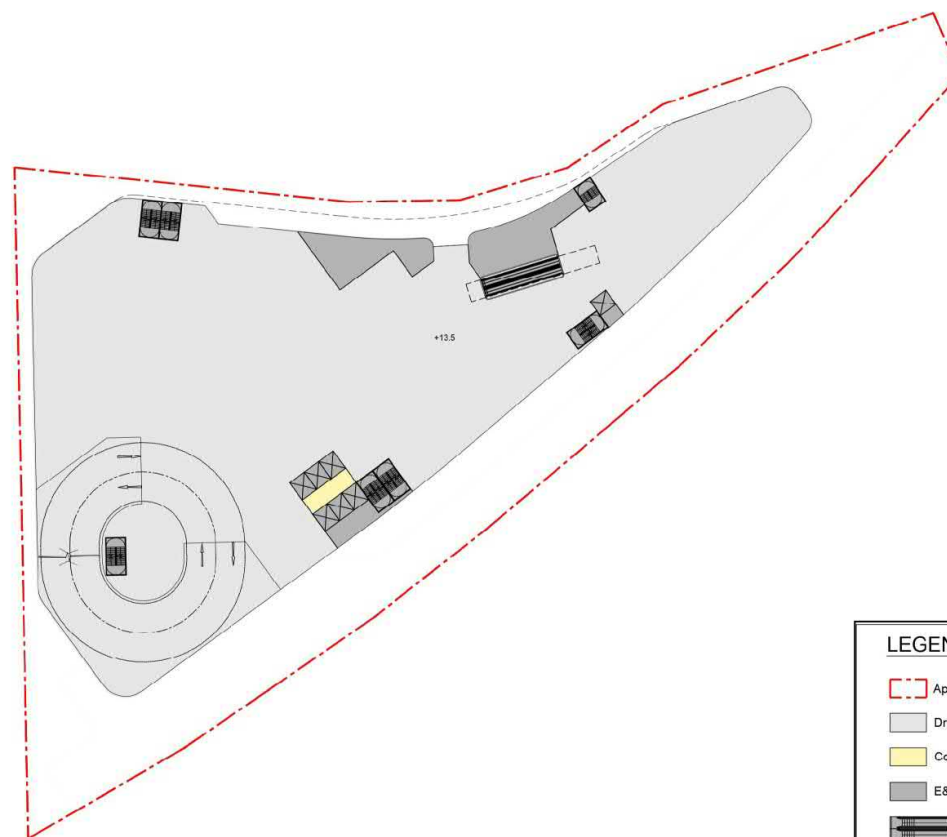
Indicative G/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2026
Scale	Figure 3.2		

(摘錄自申請人於 28.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.9.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-2



LEGEND

Application Site Boundary

Driveway/ Carpark

Commercial / Retail ^

E&M

Escalator

Staircase

Lift

* Indicative and subject to discussion with relevant parties

^ Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

Remarks:

• All levels shown in mPD

0 5 10 20
m

ag

香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

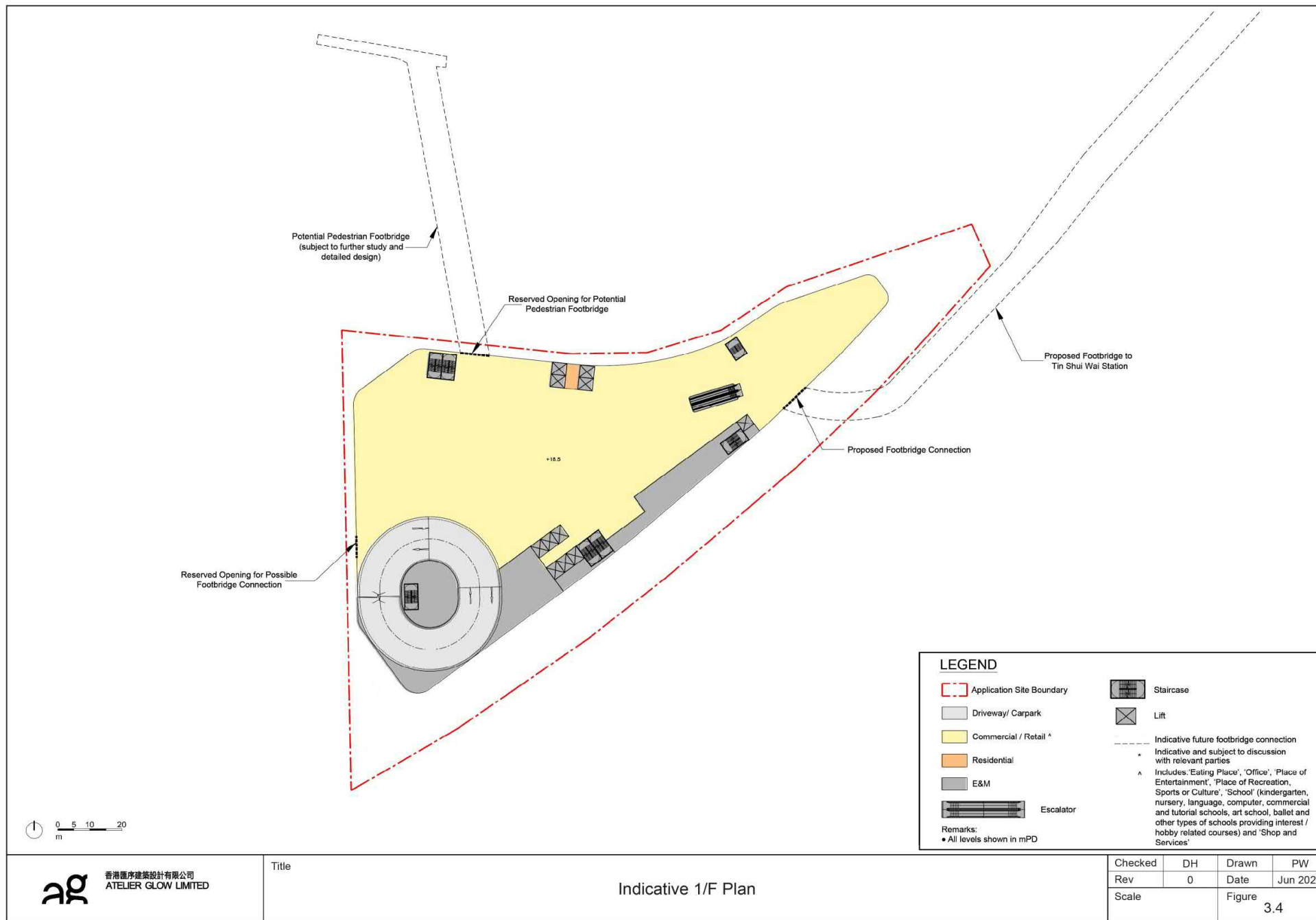
Indicative M/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 3.3		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

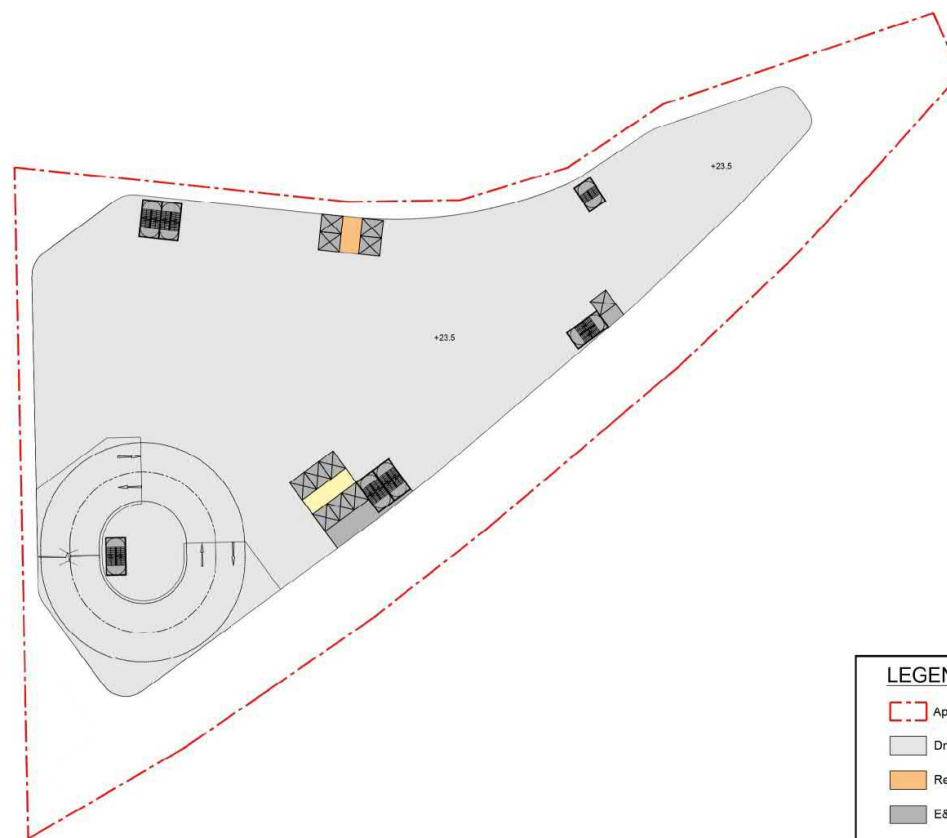
繪圖 DRAWING
A-3



(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-4



0 5 10 20
m

LEGEND

- Application Site Boundary
 - Driveway/ Carpark
 - Residential
 - E&M
 - Staircase
 - Lift
 - Commercial / Retail [^]
- Indicative and subject to discussion with relevant parties
- [^] Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'
- Remarks:
• All levels shown in mPD

ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

Indicative 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 3.5		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-5



LEGEND			
 	Application Site Boundary		E&M
	Driveway/ Carpark	 	Staircase
	Landscape Area	 	Lift
	Residential	Remarks: • All levels shown in mPD	
		* Indicative and subject to discussion with relevant parties	



ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

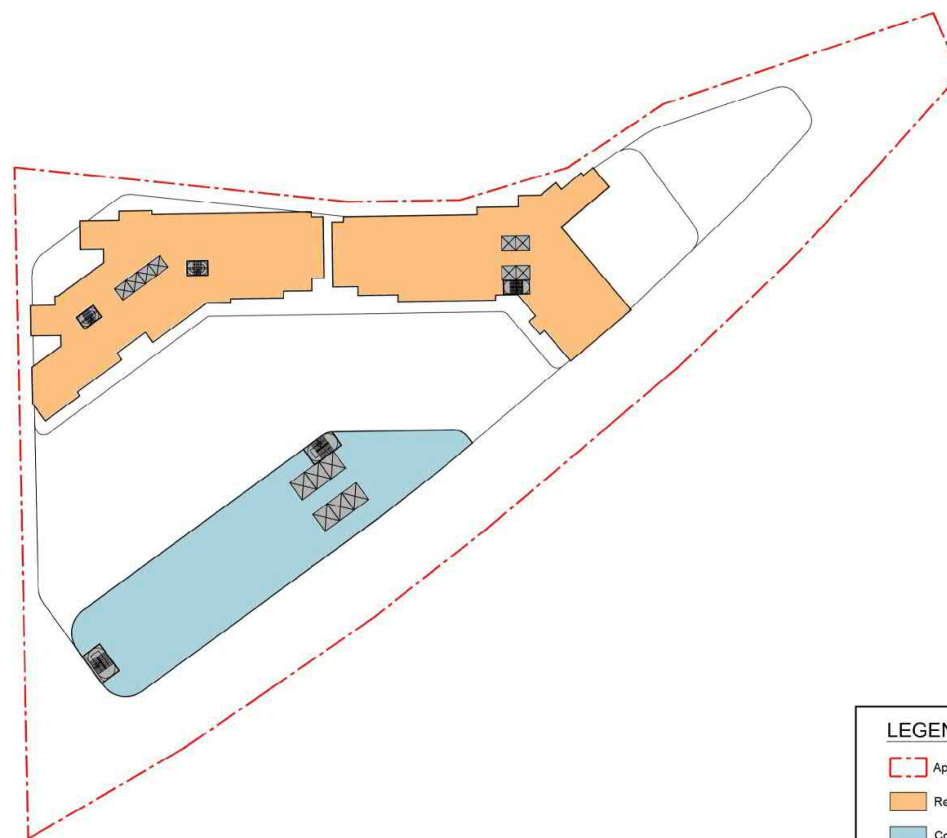
Indicative 3/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 3.6		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-6



LEGEND			
	Application Site Boundary		Staircase
	Residential		Lift
	Commercial / Office		Indicative and subject to discussion with relevant parties
	E&M		
Remarks: • All levels shown in mPD			

0 5 10 20
m

ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

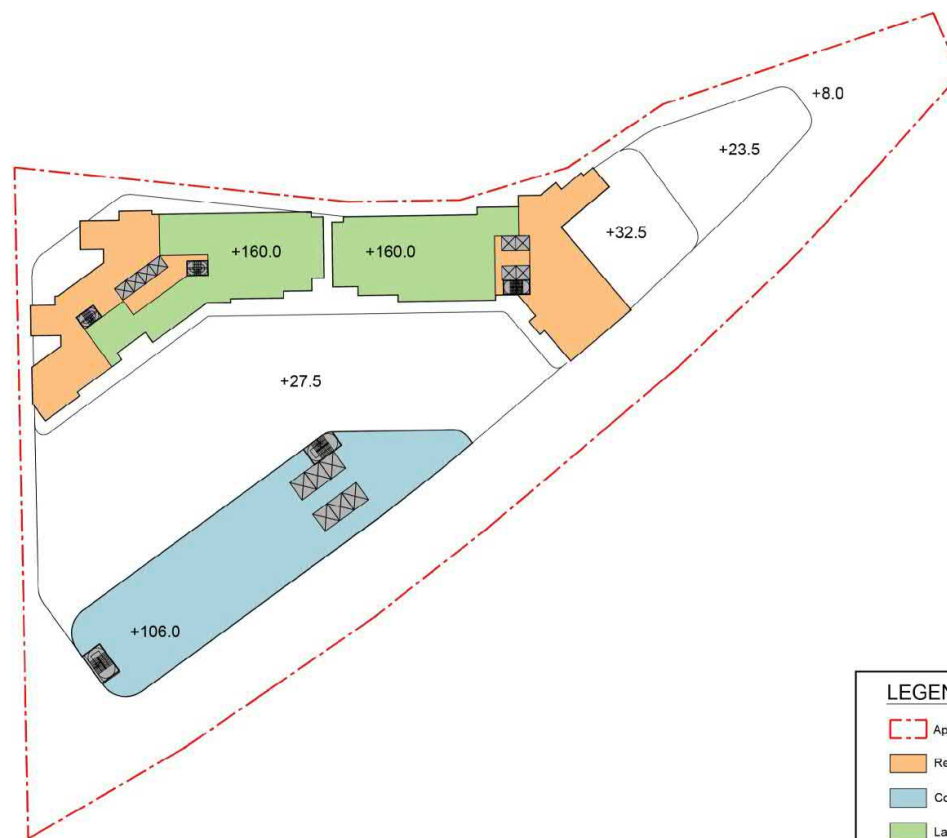
Indicative Typical Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale		Figure	3.7

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-7



LEGEND

- Application Site Boundary
- Residential
- Commercial / Office
- Landscape Area
- E&M
- Staircase
- Lift
- Indicative and subject to discussion with relevant parties

Remarks:
• All levels shown in mPD



ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

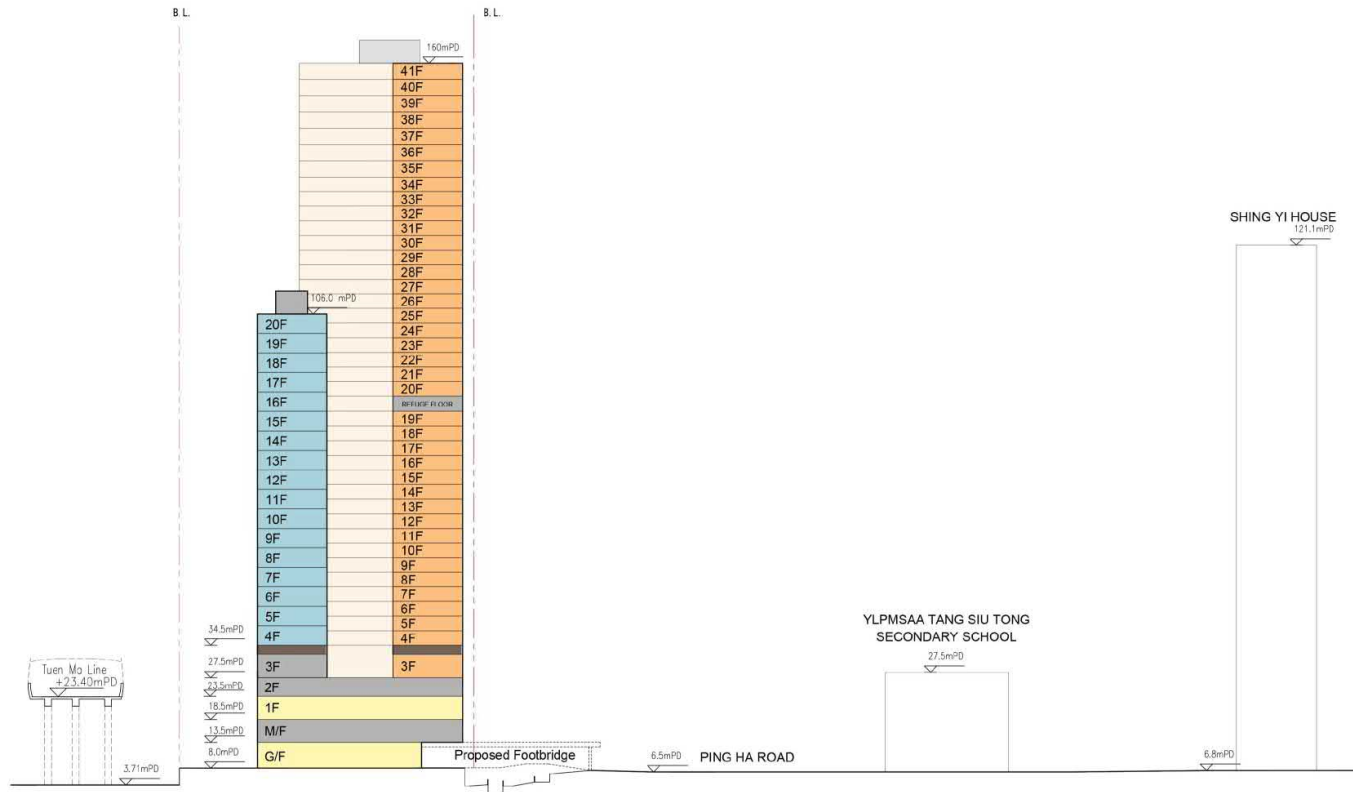
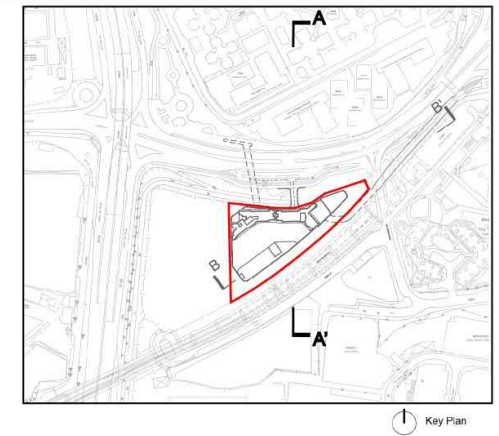
Indicative R/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 3.8		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-8



LEGEND

- Application Site Boundary
- Residential
- Commercial / Office
- Carpark / E&M
- Transfer Plate
- Commercial / Retail

+ Indicative and subject to discussion with relevant parties
 * Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

Indicative Section A-A'

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 3.9		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
 (Extract from Applicant's
 Submission of 15.6.2026)

參考編號
 REFERENCE No.
 A/HSK/617

繪圖 DRAWING
 A-9



ag 香港匯序建築設計有限公司
ATELIER GLOW LIMITED

Title

Indicative Section B-B'

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-10

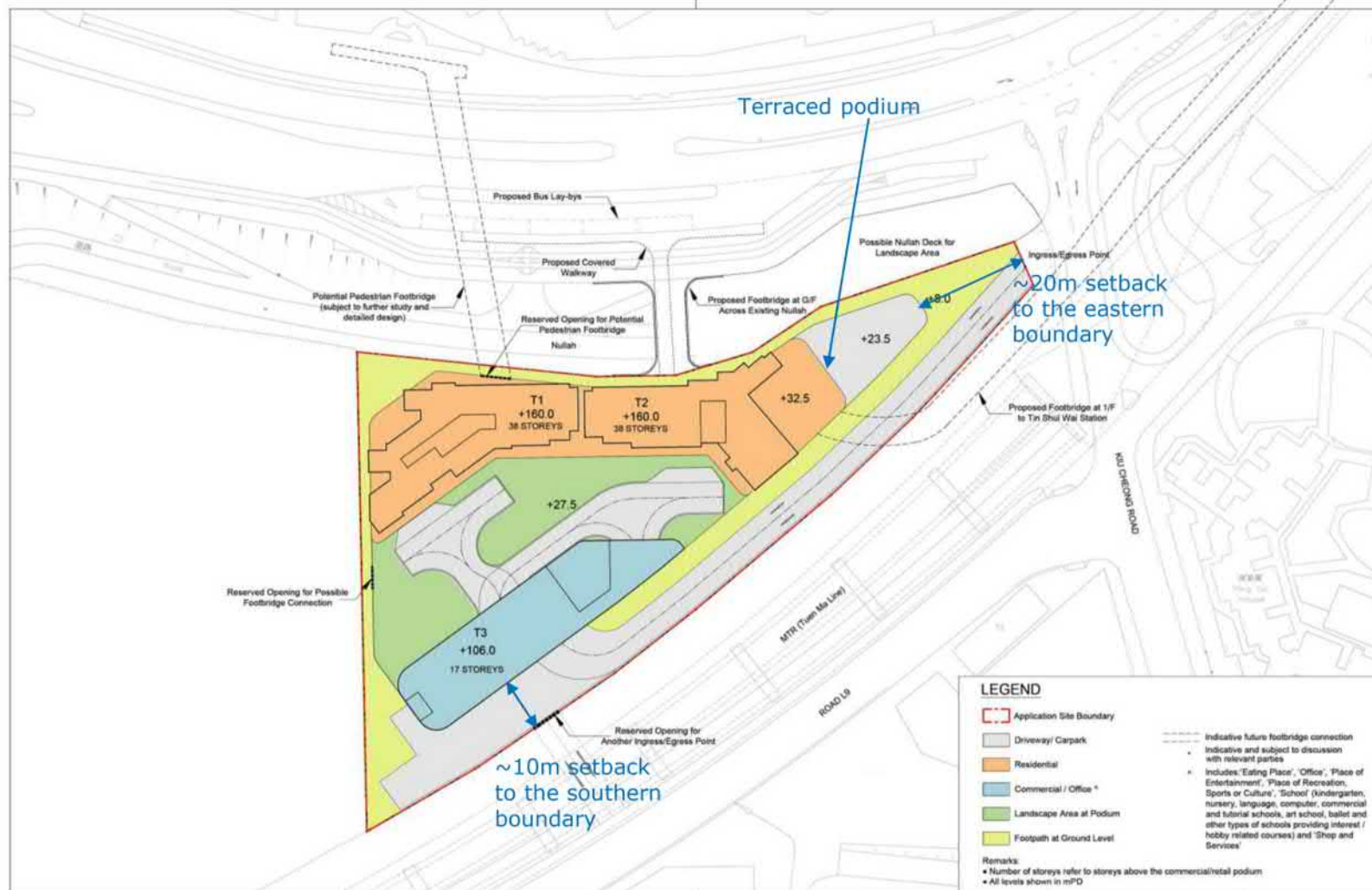


Figure: 3

Title: Good Design Features in the Proposed Scheme

Project: Section 16 Planning Application for Proposed Comprehensive Development at Lot No 4354 in DD 124, Kiu Tau Wai, Yuen Long

RAMBOLL

Drawn by: EC

Checked by: TC

Rev.: 1.1

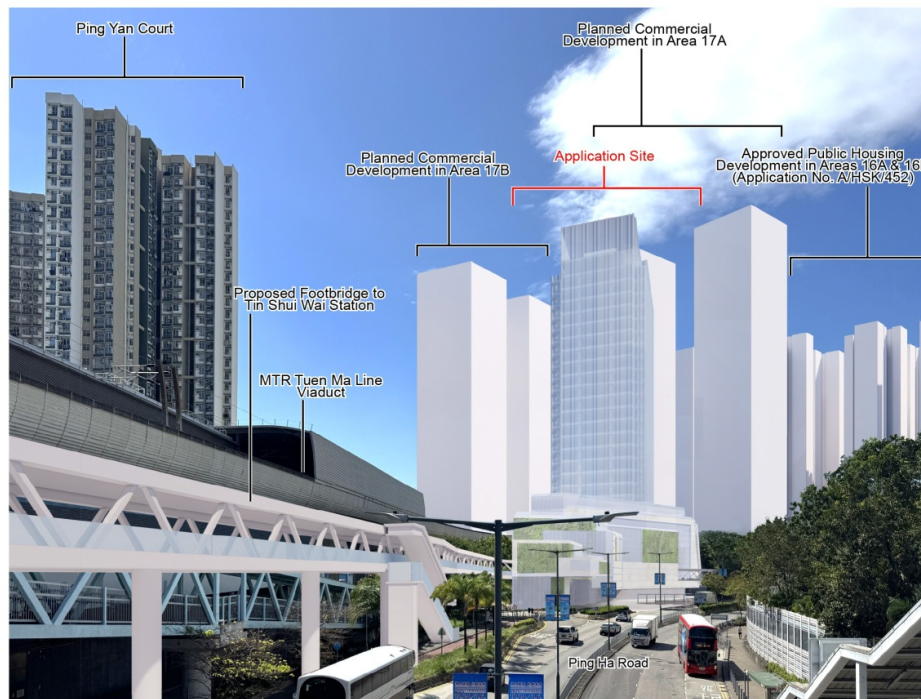
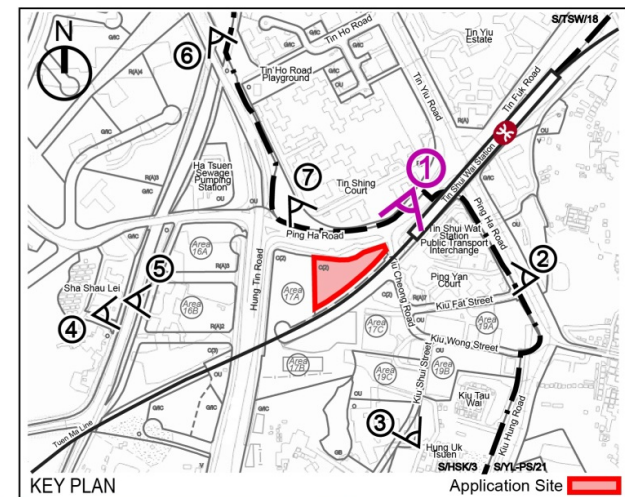
Date: May 2026

\\aphkfps3\Drive Q\Projects\SHKKTWCDHA00\04 Deliverables\03 AVA Report\Figures\v1.1\Figure 3_Proposed Scheme.doc

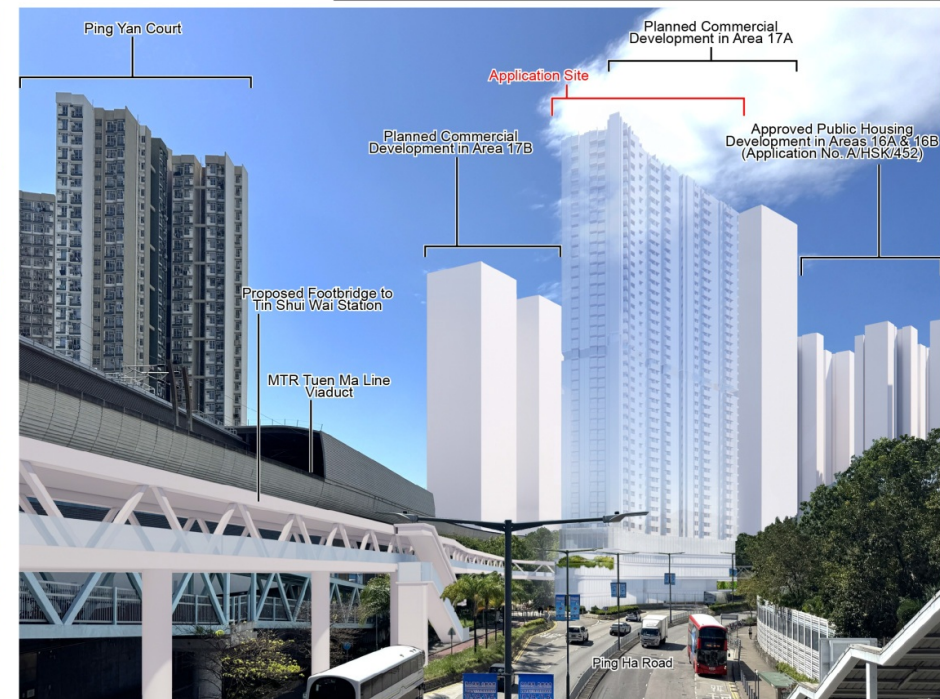
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(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-11



Baseline Scheme



Proposed Scheme

**Ilewelyn
davies**

Title

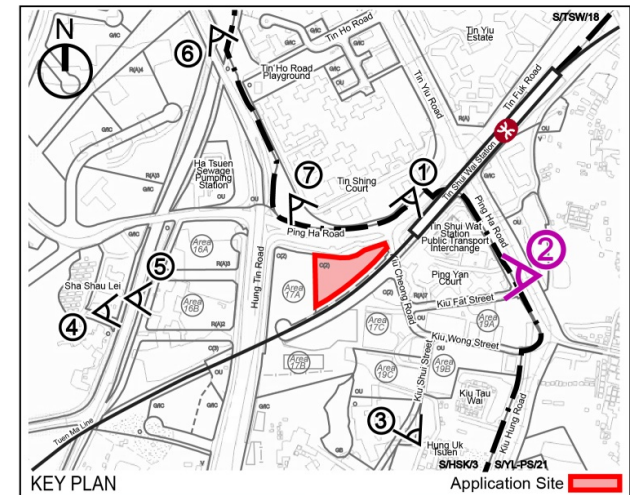
Photomontages – Viewing from VP1

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2026
Scale		Figure 5.1	

(摘錄自申請人於 21.8.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 21.8.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-13



Baseline Scheme



Proposed Scheme

**llewelyn
davies**

Title

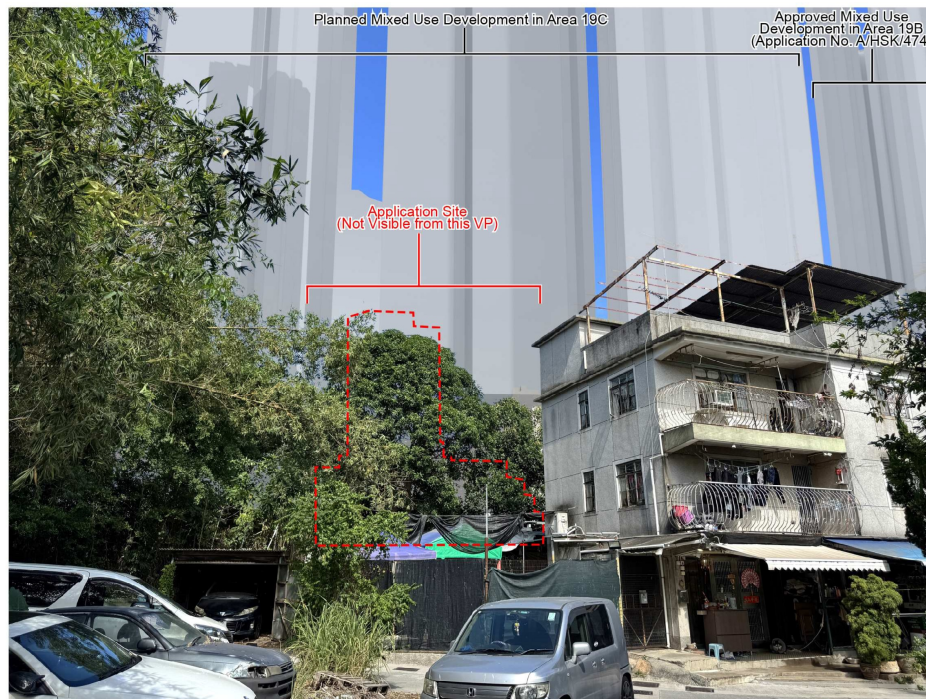
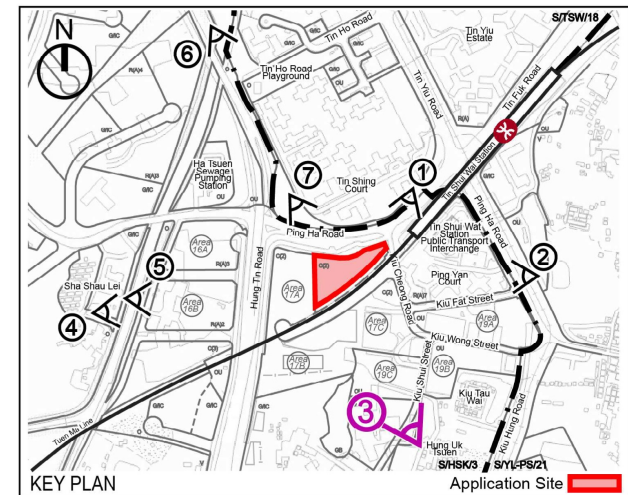
Photomontages – Viewing from VP2

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 5.2		

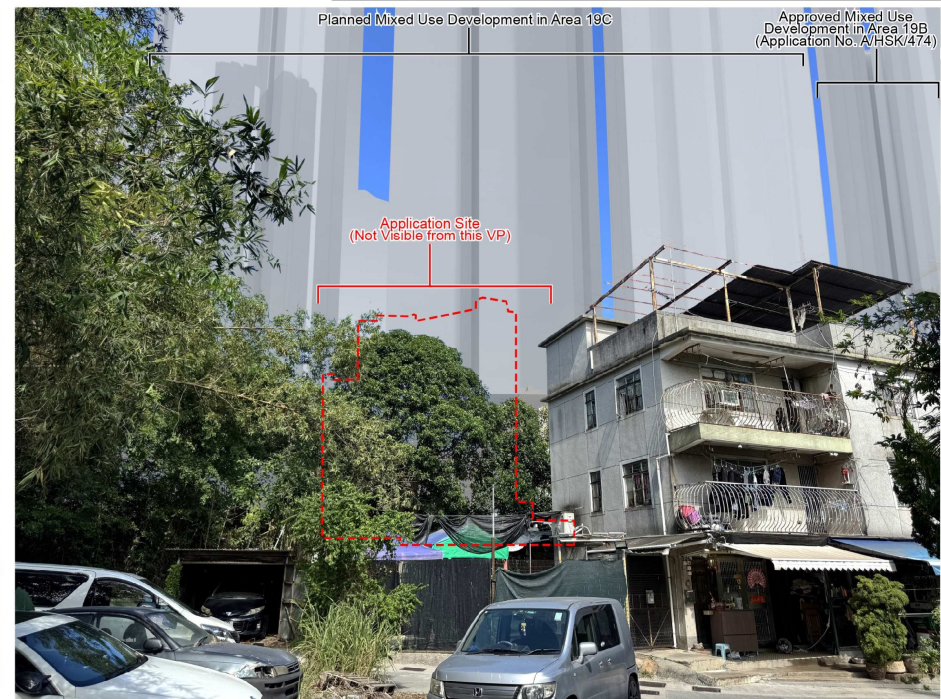
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(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-14



Baseline Scheme



Proposed Scheme

**llewelyn
davies**

Title

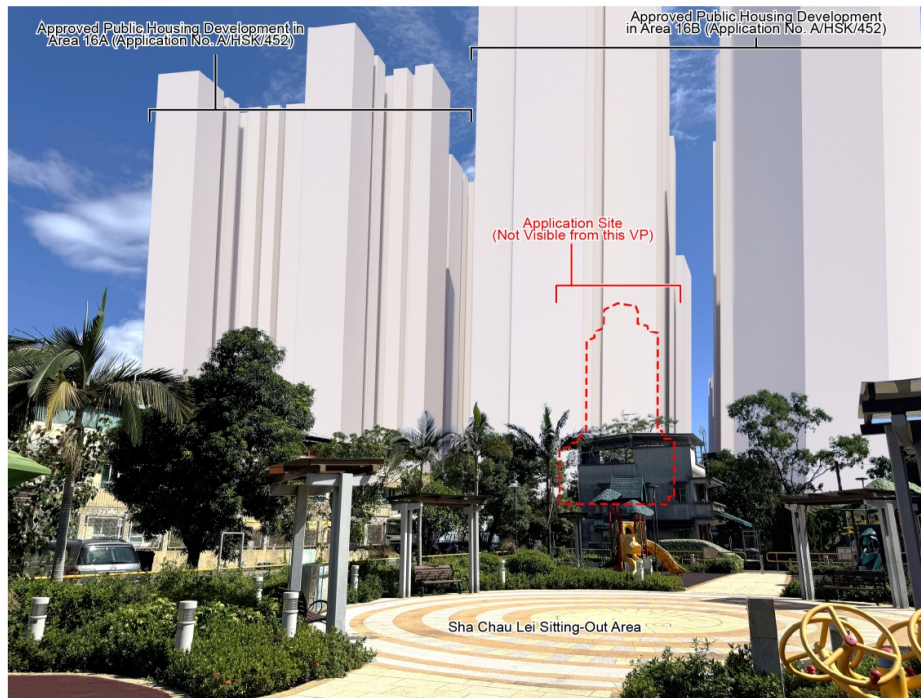
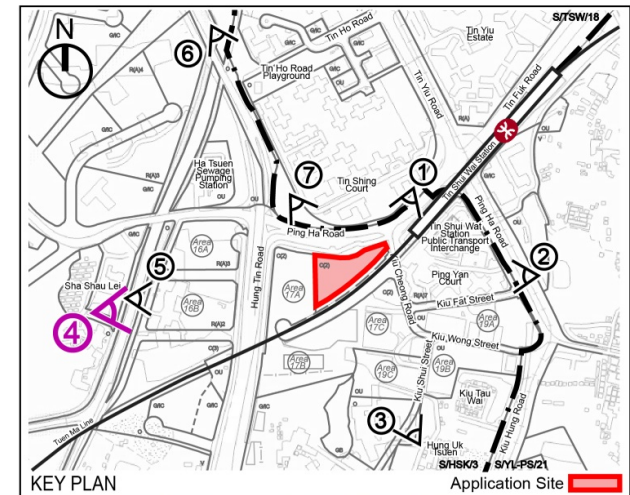
Photomontages – Viewing from VP3

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale		Figure	5.3

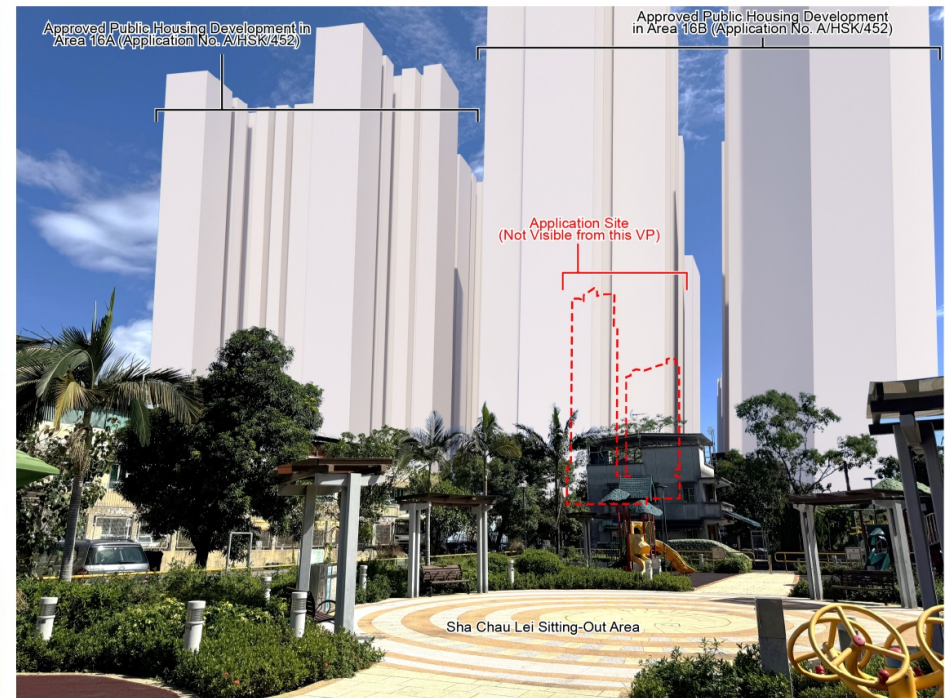
(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-15



Baseline Scheme



Proposed Scheme

**llewelyn
davies**

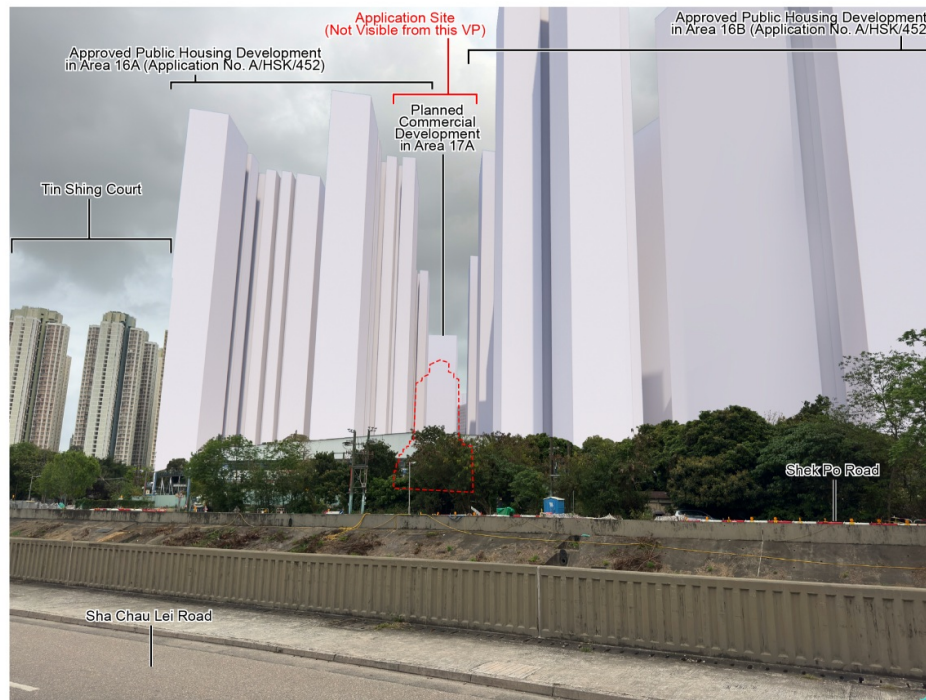
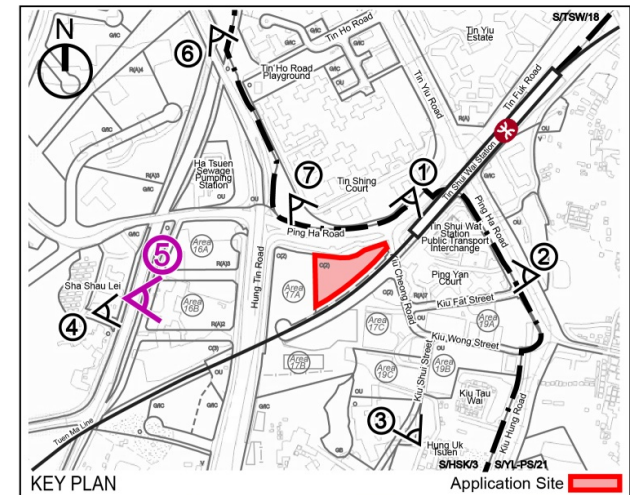
Title

Photomontages – Viewing from VP4

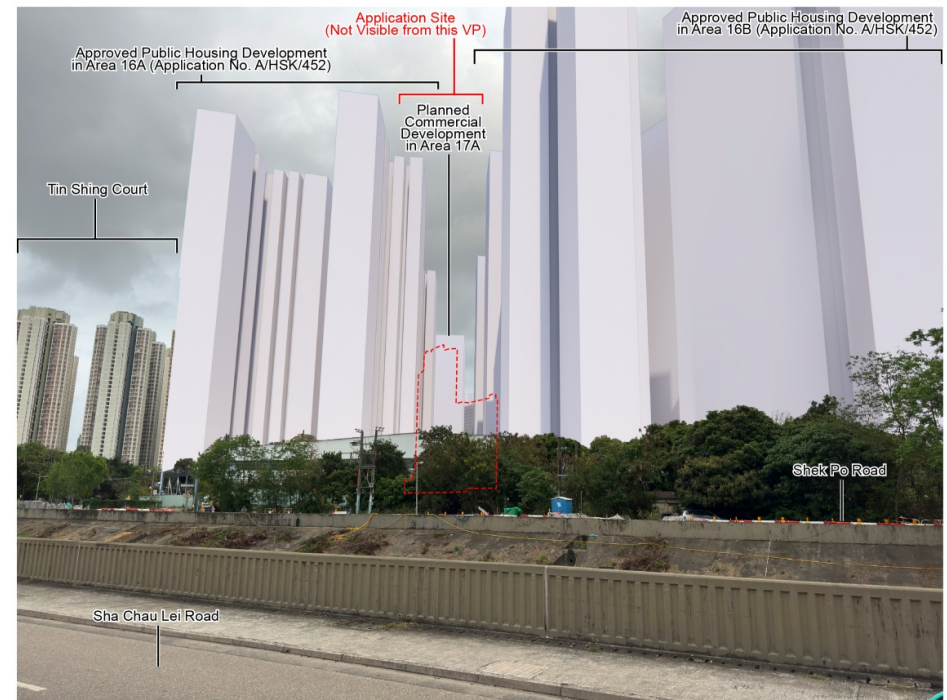
Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 5.4		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號 REFERENCE No. A/HSK/617	繪圖 DRAWING A-16
------------------------------------	--------------------



Baseline Scheme



Proposed Scheme

**llewelyn
davies**

Title

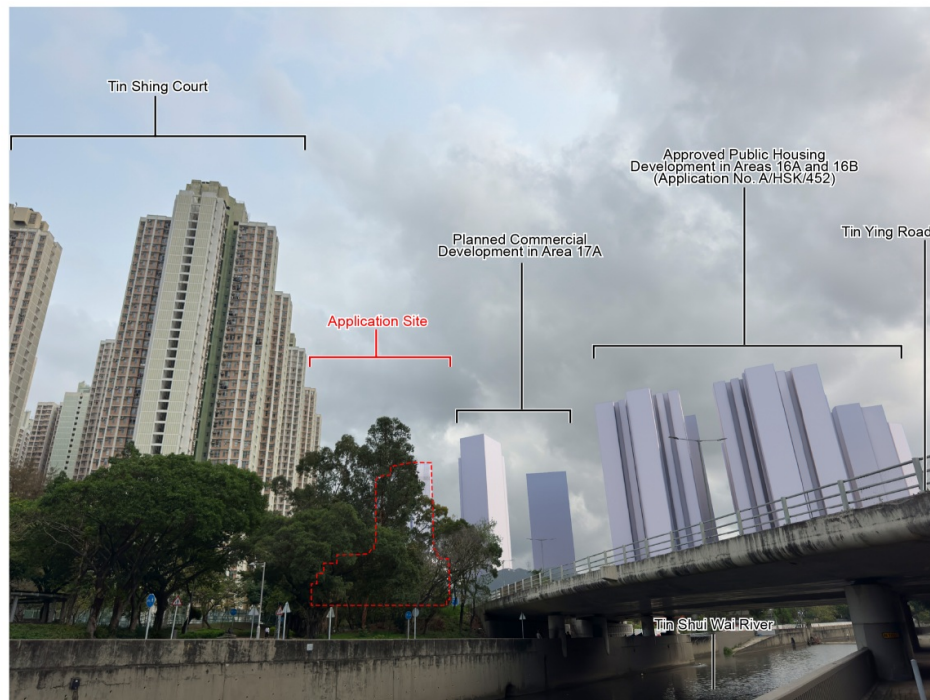
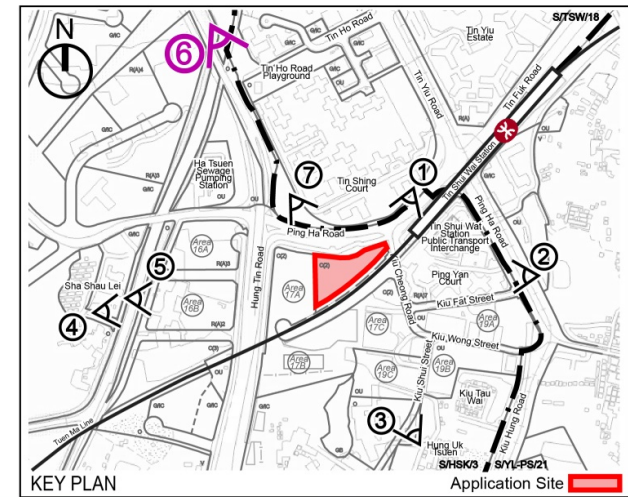
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Rev	0	Date	Jun 2026
Scale	Figure 5.5		

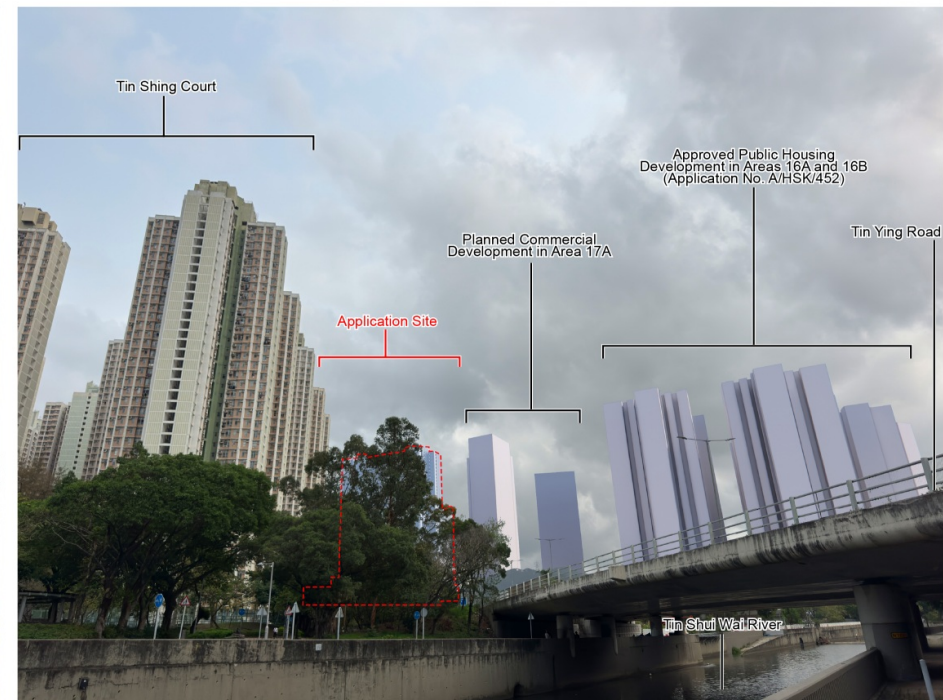
(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-17



Baseline Scheme



Proposed Scheme

**Ilewelyn
davies**

Title

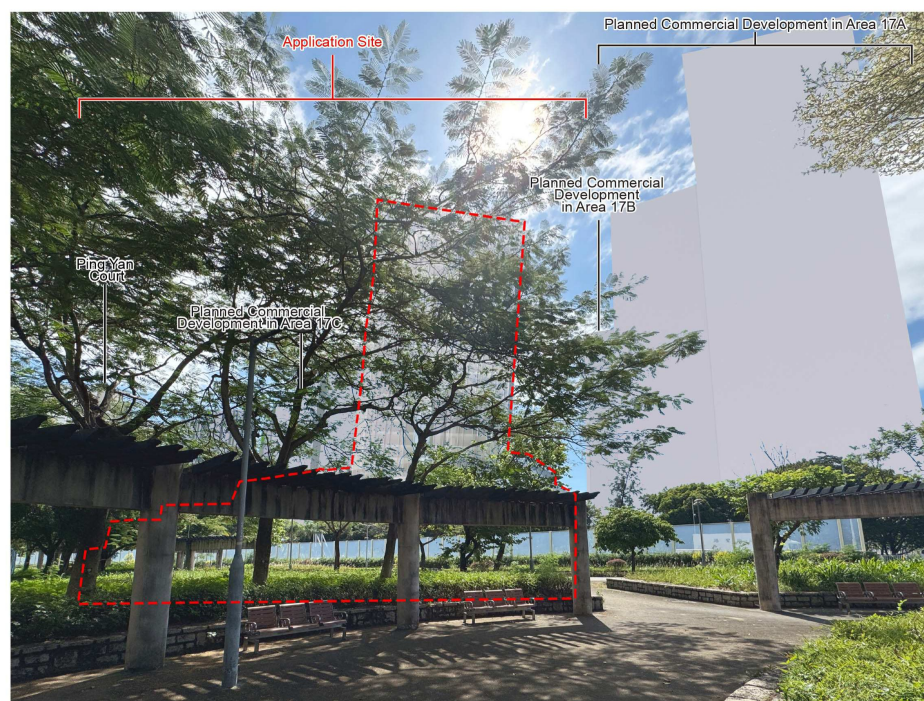
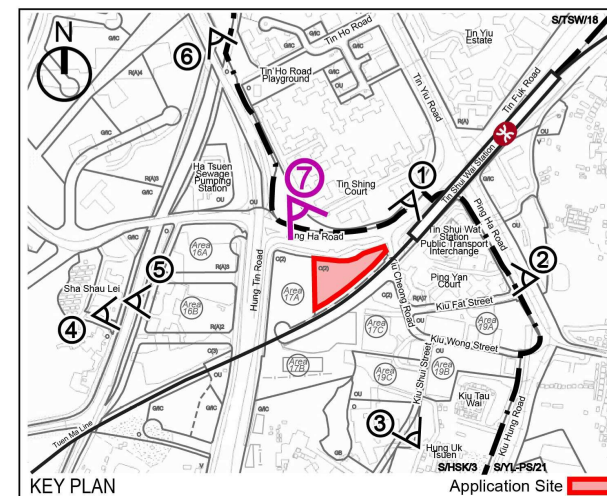
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Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale		Figure 5.6	

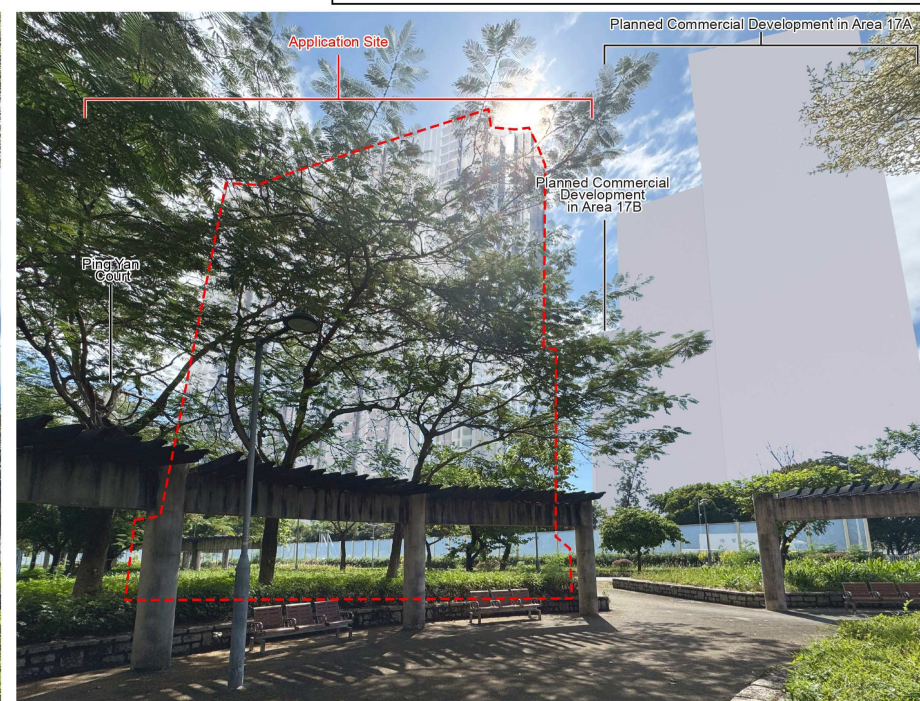
(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-18



Baseline Scheme



Proposed Scheme

**Ilewelyn
davies**

Title

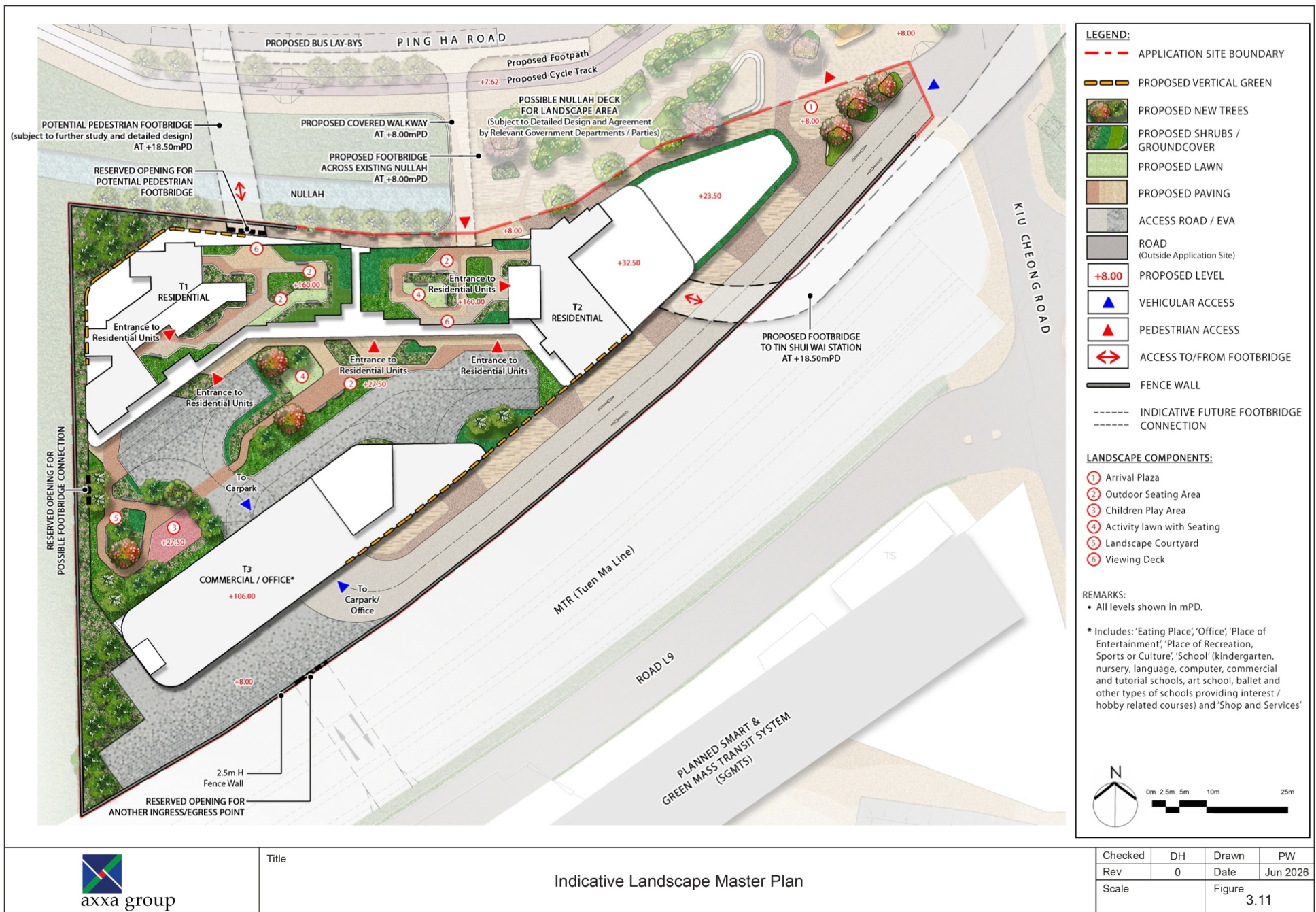
Photomontages – Viewing from VP7

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2026
Scale		Figure 5.7	

(摘錄自申請人於 28. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.9.2026)

參考編號
REFERENCE No.
A/HSK/617

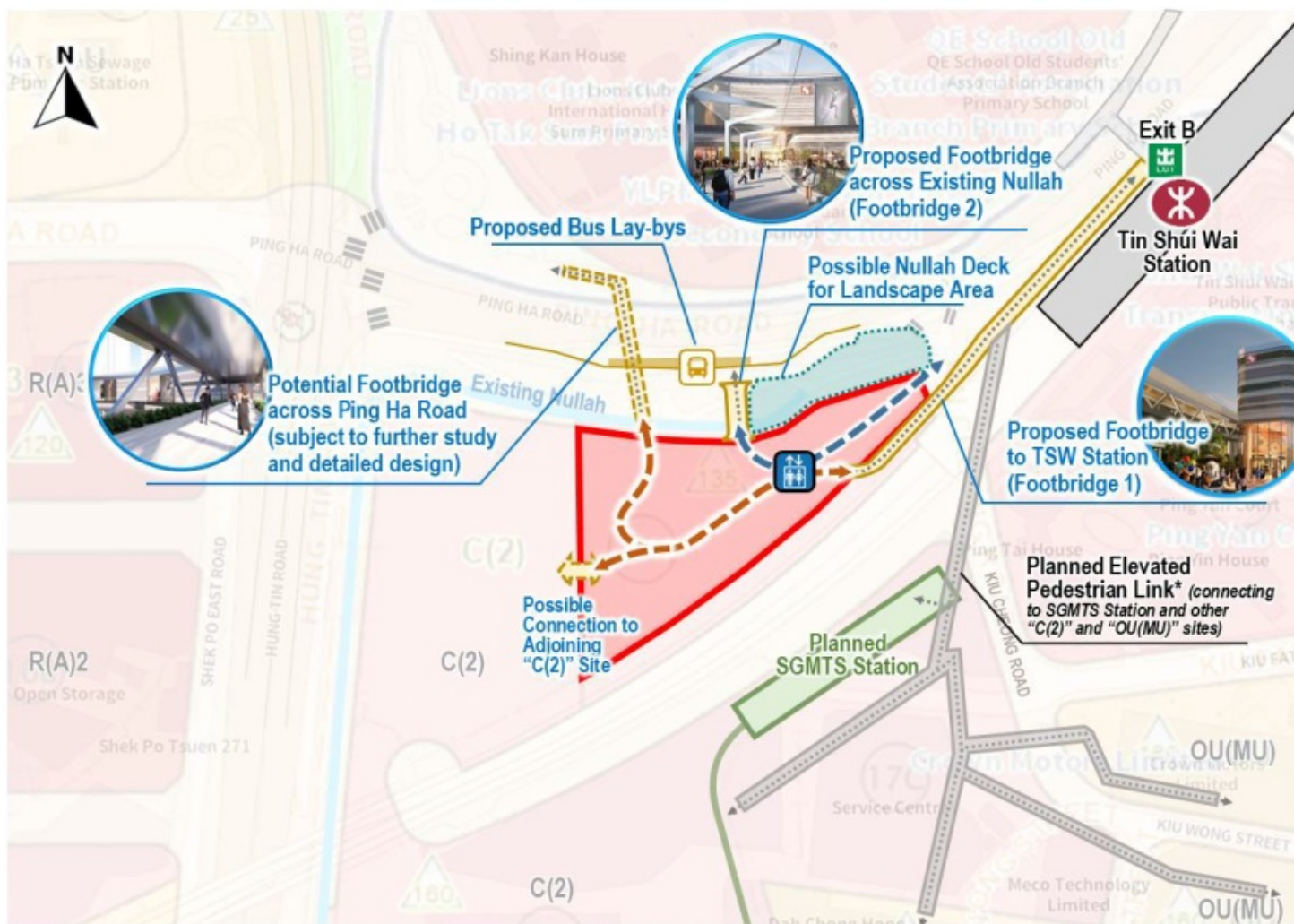
繪圖 DRAWING
A-19



(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-20



LEGEND

- | | | | | | |
|---|--|---|--|---|---|
|  | Subject Site |  | Possible Nullah Deck for Landscape Area |  | Proposed 24-hour Accessible Lift Connecting G/F and 1/F |
|  | Proposed Footbridges |  | Planned Elevated Pedestrian Link by the Government |  | Proposed 24-hour Pedestrian Link at G/F |
|  | Potential Footbridge / Possible Connection |  | Planned SGMTS Alignment and Station |  | Proposed 24-hour Pedestrian Link at 1/F |
|  | Proposed Bus Stops | | | | |

Proposed Enhancement Works (Indicative only)

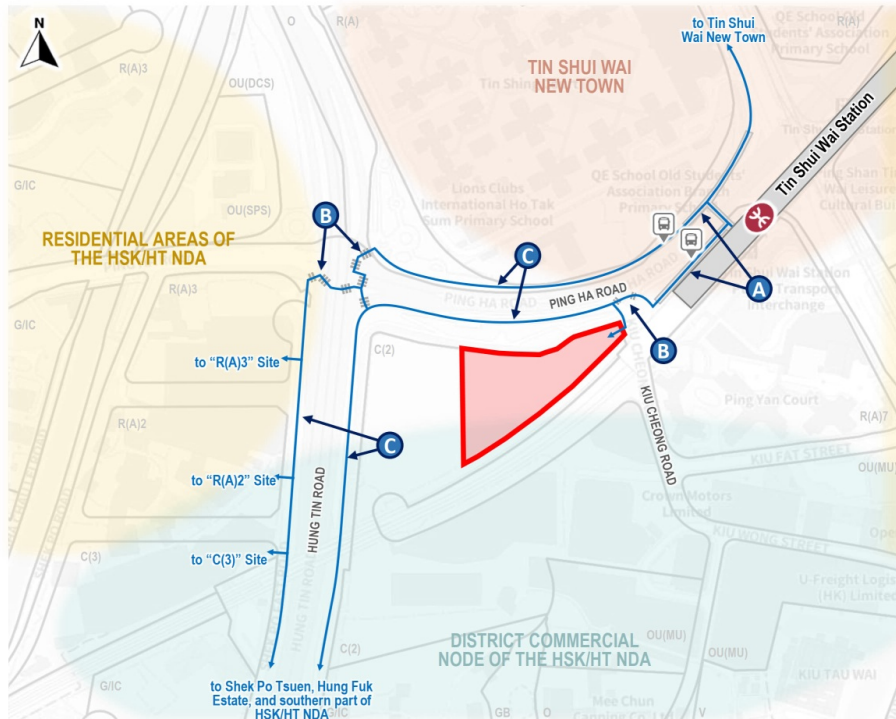
(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

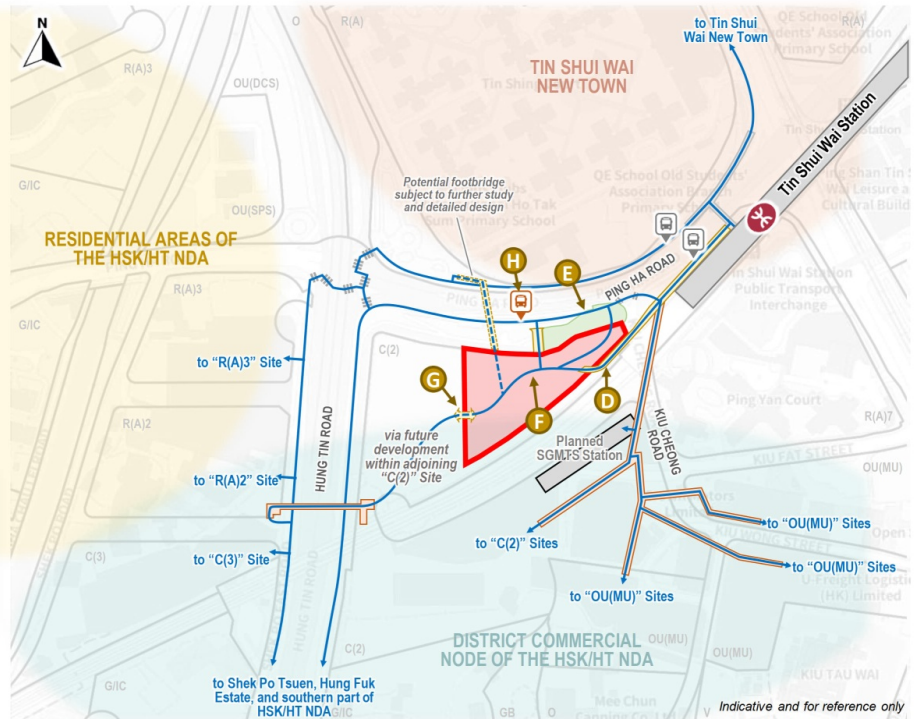
繪圖 DRAWING
A-21

Comparison of Pedestrian Connectivity Before and After Proposed Enhancement Works – Enhancing Connectivity between TSW New Town, TSW Station and the HSK/HT NDA

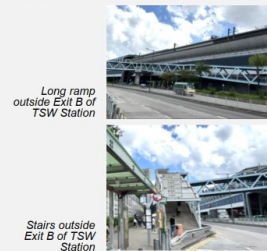
Before Proposed Enhancement Works



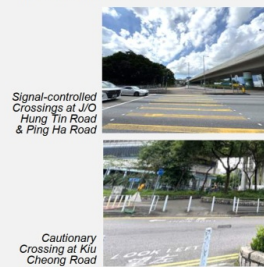
After Proposed Enhancement Works



A Level changes causing inconvenience particularly to pedestrians with mobility difficulties



B Multiple pedestrian crossings causing inconvenience and safety concerns



C Unpleasant footpaths alongside busy traffic



D Provision of elevated pedestrian connections to minimise the need for level changes and pedestrian crossings



E Enhancement of at-grade pedestrian comfort with landscaping



F Creation of a more direct "shortcut" within the proposed commercial/retail podium for a better pedestrian experience

G Reserving an opening for possible future connection to adjoining "C(2)" site

H Additional bus lay-bys for easier access to public transport in the neighbourhood

LEGEND

	Application Site		Proposed Footbridges		Possible Nullah Deck for Landscape Area
	Existing Footbridges		Potential Footbridge / Possible Connections		Planned Footbridges by the Government
	Existing Bus Lay-bys		Proposed Bus Lay-bys		Pedestrian Network

lewelyn davis

Title

Comparison of Pedestrian Connectivity Before and After Proposed Enhancement Works – Enhancing Connectivity between TSW New Town, TSW Station and the HSK/HT NDA

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 5.1		

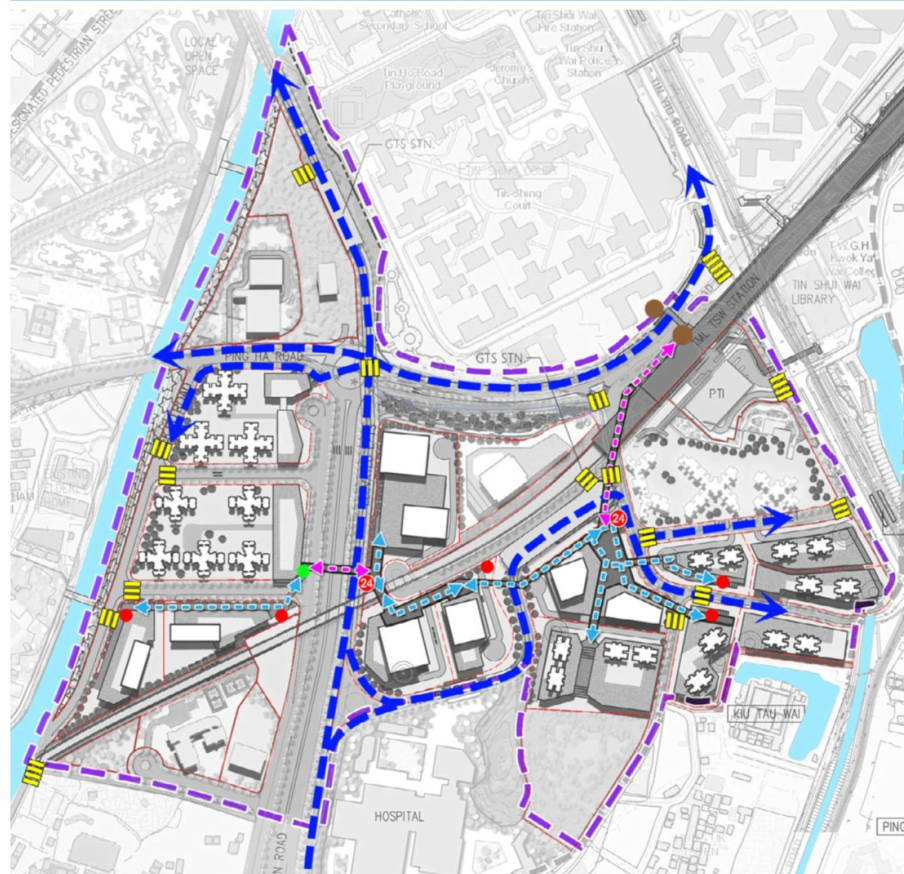
(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-22

Comparison of Pedestrian Connectivity Before and After Proposed Enhancement Works – Overview of Pedestrian Connectivity in the District Commercial Node

Before Proposed Enhancement Works

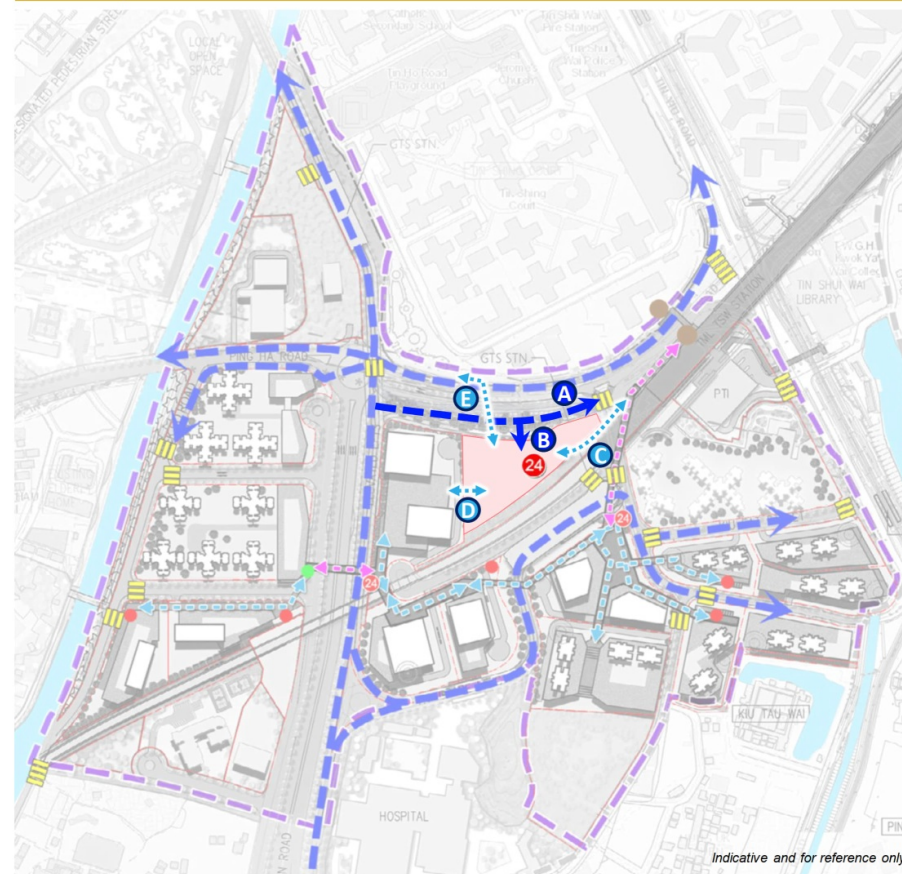


Legend

- Boundary of Project Area 2 (PA2)
- Boundary of Development Site
- Existing Lift and Staircase by the Government
- Proposed Lift and Staircase by Developer
- Proposed Lift and Staircase by the Government
- Proposed Lift and Staircase by Developer
- ↔ Proposed Elevated Connection by Developer
- ↔ Proposed Elevated Connection by the Government
- ↔ Main At-grade Pedestrian Circulation
- Proposed At-grade Signalised Crossing

Extracted from Figure 7 of the Urban and Green Design Requirements Brief for Private Development Sites

After Proposed Enhancement Works



Enhanced Pedestrian Connectivity via Off-site Enhancement Works

- A At-grade pedestrian circulation along Ping Ha Road via possible nullah deck for landscape area
- B At-grade pedestrian circulation via proposed footbridge across existing nullah
- C Elevated connection via proposed footbridge to Tin Shui Wai Station
- D Elevated connection via possible connection to adjoining "C(2)" site
- E Elevated connection via potential footbridge across Ping Ha Road (subject to further study and detailed design)
- 24 24-hour accessible lift at G/F and 1/F of commercial/retail podium connecting other elevated pedestrian connections

**lleuwelyn
d Davies**

Title

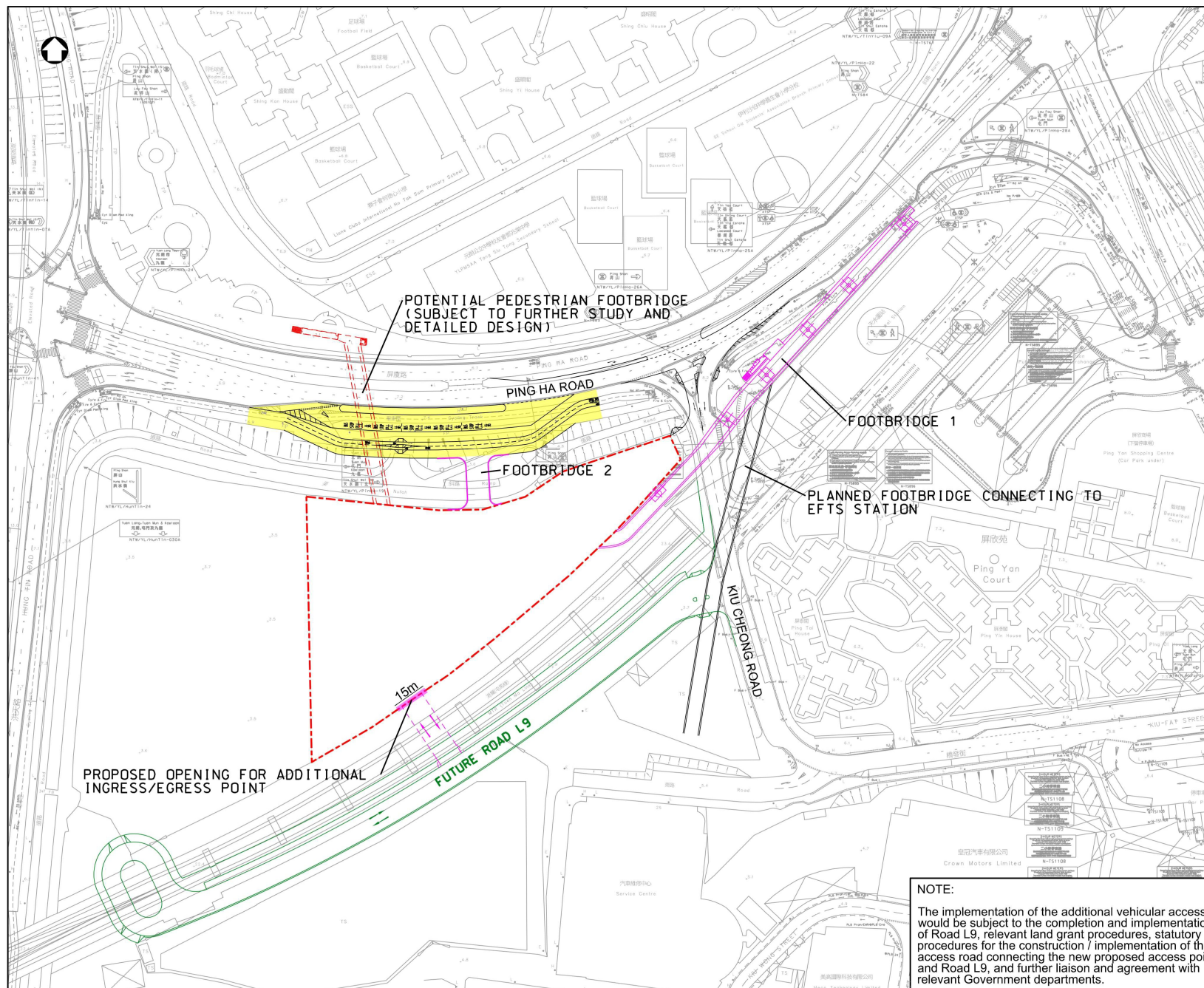
Comparison of Pedestrian Connectivity Before and After Proposed Enhancement Works –
Overview of Pedestrian Connectivity in the District Commercial Node

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2026
Scale	Figure 5.2		

(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-23



- LEGEND:
- SITE BOUNDARY
 - PLANNED IMPROVEMENT SCHEME
 - PROPOSED LAYOUT
 - POTENTIAL LAYOUT
 - FUTURE ROAD TO BE CONSTRUCTED BY OTHERS
 - TRAFFIC FACILITIES TO BE HANDED OVER TO THE GOVERNMENT

C	SEP 2026	AN	RESPONSE TO COMMENTS	AM	SW
B	AUG 2026	AN	RESPONSE TO COMMENTS	AM	SW
A	MAY 2026	AN	RESPONSE TO COMMENTS	AM	SW
Rev	DATE	Drawn	Description	Checked	Approved

Employer

Project
SECTION 16 APPLICATION FOR PROPOSED MIXED-USE DEVELOPMENT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT LOT 4354 IN D.D. 124, KIU TAU WAI, YUEN LONG

Title
PROPOSED TRANSPORT FACILITIES

Consultant

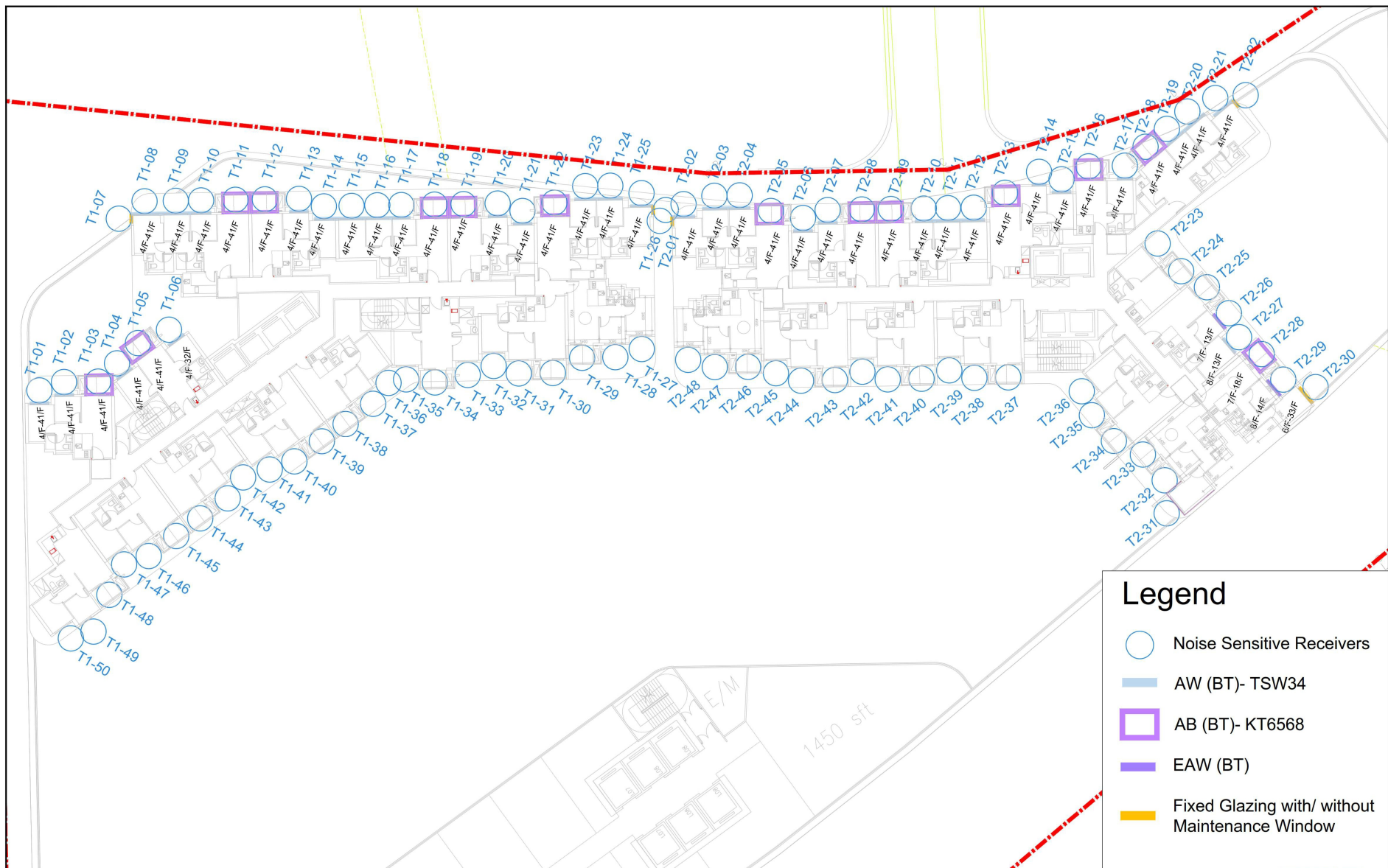


Designed	—	Checked	AM
Drawn	AN	Approved	SW
Scale	A3	Status	Rev
1:1000	DESIGN DRAWING		C
Drawing No.			
FIGURE 3.2			
© Copyright reserved			

NOTE:
The implementation of the additional vehicular access would be subject to the completion and implementation of Road L9, relevant land grant procedures, statutory procedures for the construction / implementation of the access road connecting the new proposed access point and Road L9, and further liaison and agreement with relevant Government departments.

(摘錄自申請人於 28.9.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.9.2026)

參考編號 REFERENCE No. A/HSK/617	繪圖 DRAWING A-24
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Legend

- Noise Sensitive Receivers
- AW (BT)- TSW34
- AB (BT)- KT6568
- EAW (BT)
- Fixed Glazing with/ without Maintenance Window

Figure: 2.2

Title: Propose Road Traffic Noise Mitigation Measures

Project: Section 16 Planning Application For Proposed Comprehensive Development At Lot No 4354 In Dd 124, Kiu Tau Wai, Ping Shan, Yuen Long

RAMBOLL

Drawn by: KK

Checked by: TC

Rev.: 1.2

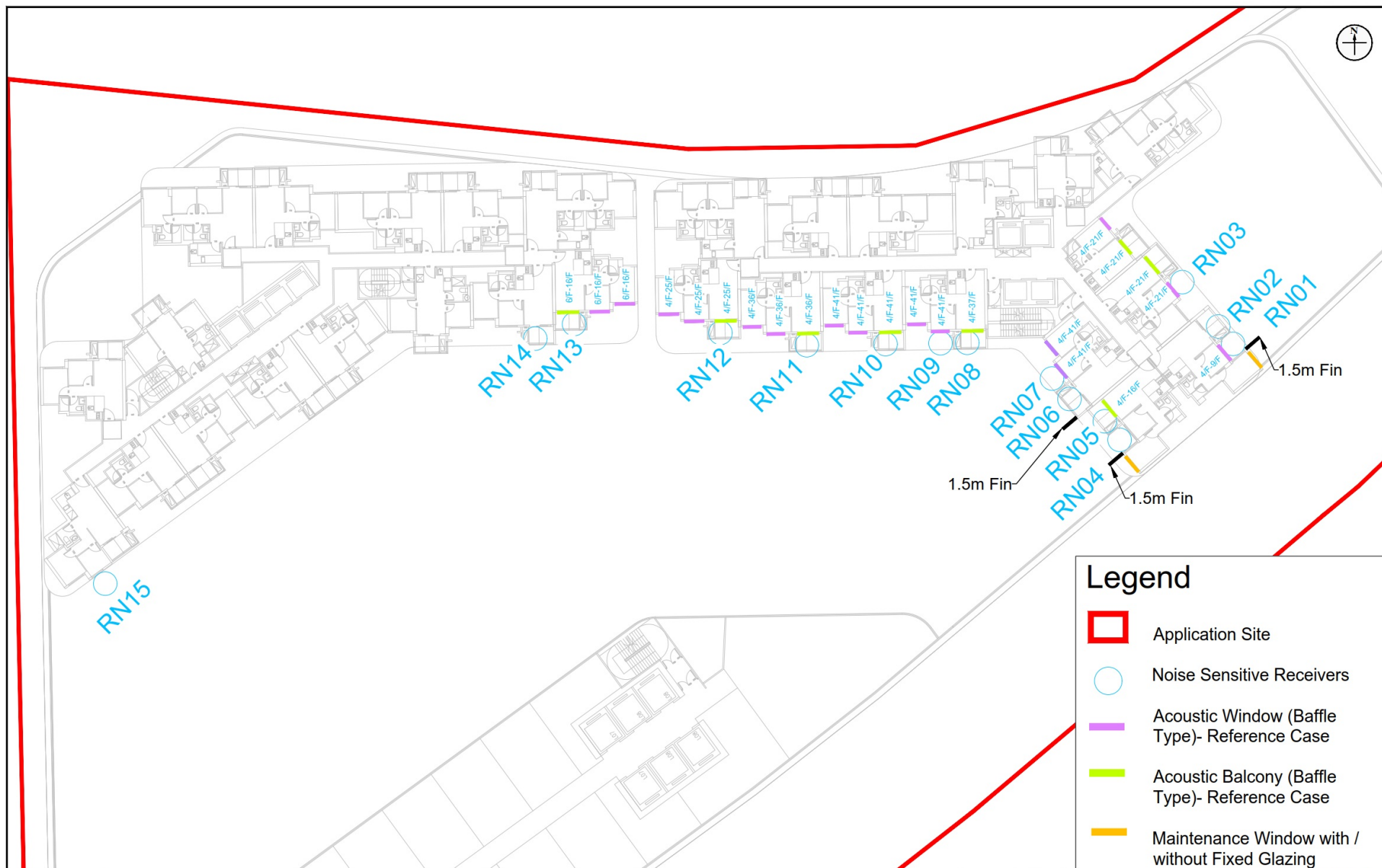
Date: Aug 2026

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(摘錄自申請人於 28.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.9.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-25



Legend

- Application Site
- Noise Sensitive Receivers
- Acoustic Window (Baffle Type)- Reference Case
- Acoustic Balcony (Baffle Type)- Reference Case
- Maintenance Window with / without Fixed Glazing

Figure: 3.2

Title: Propose Railway Noise Mitigation Measures

Project: Section 16 Planning Application For Proposed Mixed-Use Development At Lot No 4354 In Dd 124, Kiu Tau Wai, Yuen Long

RAMBOLL

Drawn by: KK

Checked by: TC

Rev.: 1.0

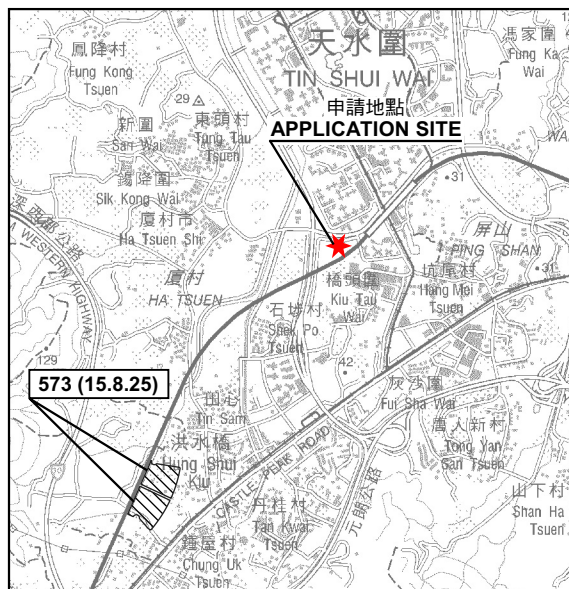
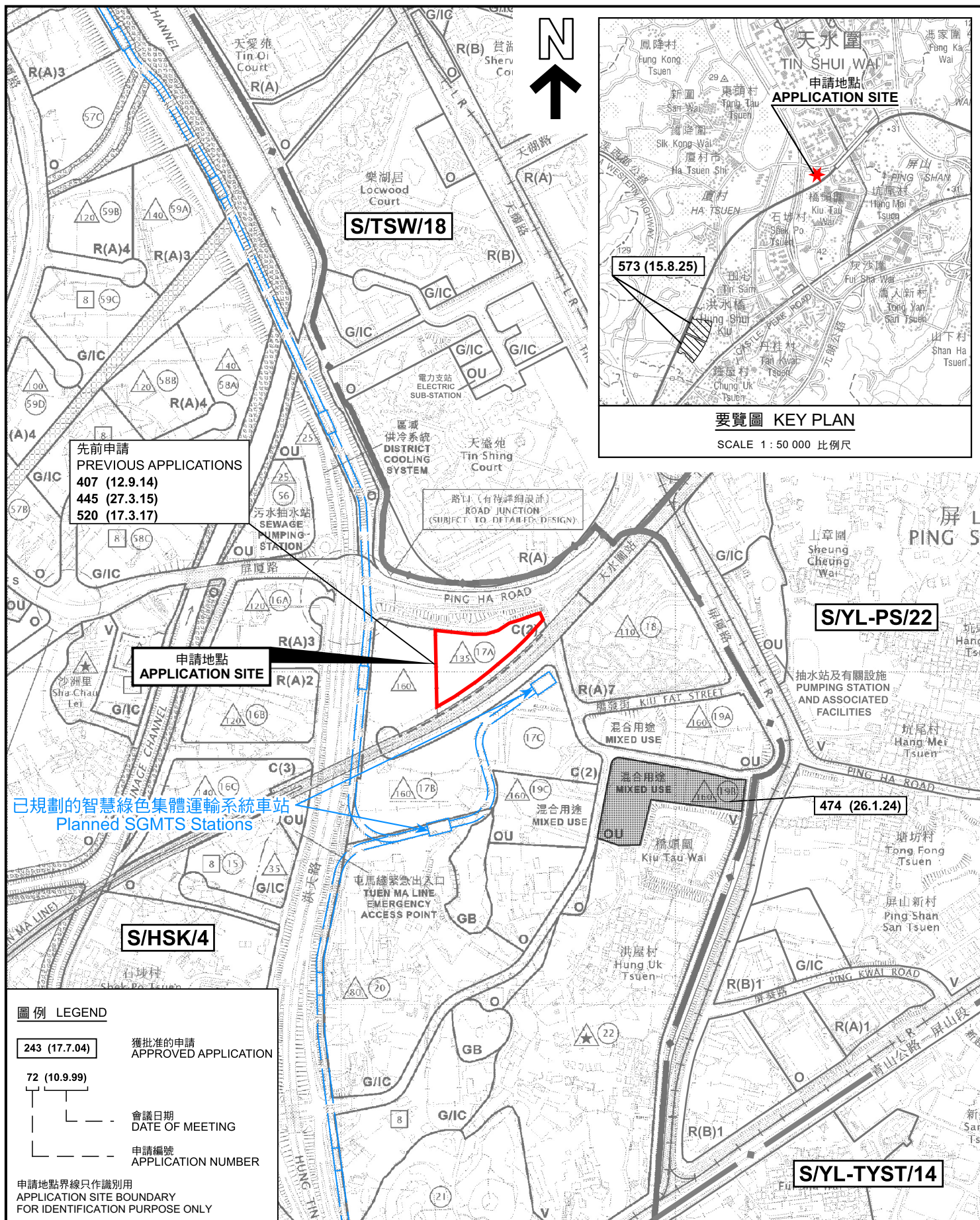
Date: Feb 2026

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(摘錄自申請人於 15. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 15.6.2026)

參考編號
REFERENCE No.
A/HSK/617

繪圖 DRAWING
A-26



位置圖 LOCATION PLAN

擬議混合用途發展(擬議分層住宅連准許的商業用途),
並略為放寬建築物高度限制
元朗橋頭圍丈量約份第124約地段第4354號
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH
PERMITTED COMMERCIAL USES) WITH MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D. 124, KIU TAU WAI, YUEN LONG
SCALE 1 : 7 500 比例尺

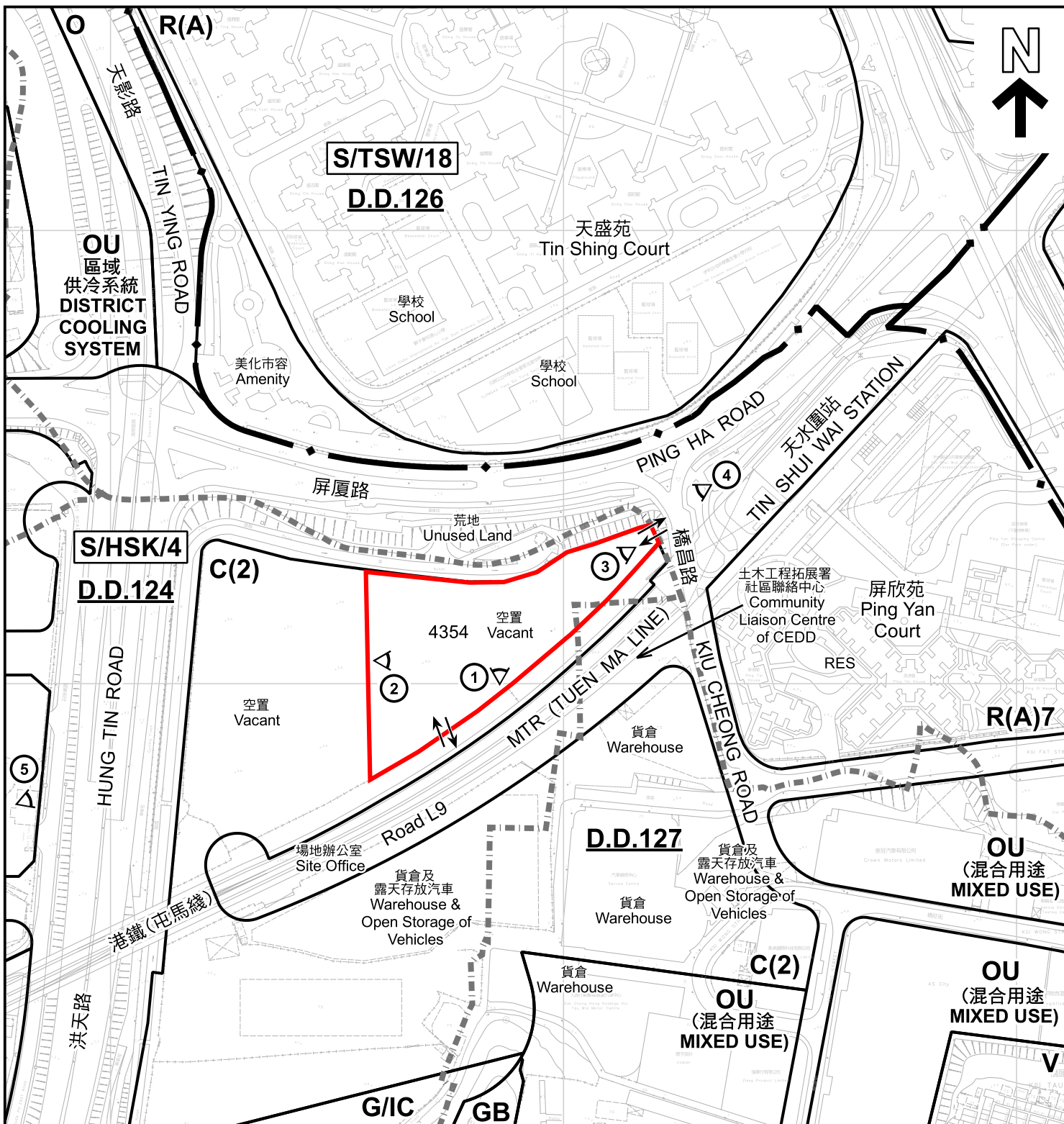


規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-1

本摘要圖於2026年10月9日擬備,
所根據的資料為於2026年9月29日
核准的分區計劃大綱圖編號 S/HSK/4
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/HSK/4 APPROVED ON 29.9.2026



圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		休憩用地 OPEN SPACE		丈量約份界線 D.D. BOUNDARY
C	商業 COMMERCIAL	OU	其他指定用途 OTHER SPECIFIED USES		實地照片的觀景點 VIEWING POINT OF SITE PHOTO
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT		入口/出口 INGRESS / EGRESS
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	GB	綠化地帶 GREEN BELT		
		RES	住用構築物 RESIDENTIAL STRUCTURES		

平面圖 SITE PLAN

本摘要圖於2026年10月9日擬備，所根據的資料為測量圖編號 6-NW-7B及D 和 6-NW-8A及C
EXTRACT PLAN PREPARED ON 9.10.2026 BASED ON SURVEY SHEETS No. 6-NW-7B&D and 6-NW-8A&C

擬議混合用途發展(擬議分層住宅連准許的商業用途)，並略為放寬建築物高度限制
元朗橋頭圍丈量約份第124約地段第4354號
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES) WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D.124, KIU TAU WAI, YUEN LONG

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-2



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2026年10月9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 E229928C
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON AERIAL PHOTO No.
E229928C TAKEN ON 10.10.2024 BY
LANDS DEPARTMENT

擬議混合用途發展(擬議分層住宅連准許的商業用途)，
並略為放寬建築物高度限制
元朗橋頭圍丈量約份第124約地段第4354號
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH
PERMITTED COMMERCIAL USES) WITH MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D.124, KIU TAU WAI, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-3



實地照片 SITE PHOTOS

擬議混合用途發展(擬議分層住宅連准許的商業用途)，
並略為放寬建築物高度限制
元朗橋頭圍丈量約份第124約地段第4354號
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH
PERMITTED COMMERCIAL USES) WITH MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D.124, KIU TAU WAI, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-4a

本圖於2026年10月9日擬備，所根據的
資料為攝於2026年6月23日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 23.6.2026



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議混合用途發展(擬議分層住宅連准許的商業用途),
並略為放寬建築物高度限制
元朗橋頭圖丈量約份第124約地段第4354號
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH
PERMITTED MIXED COMMERCIAL USES) WITH MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D.124, KIU TAU WAI, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-4b

本圖於2026年10月9日擬備, 所根據的
資料為攝於2026年6月23日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 23.6.2026



Legend

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- Boundary of Project Area 2 (PA2)
- Boundary of Development Site

UDC1: "Central Axis" Design: Twin-Tower at Planning Area 32A
Not applicable to PA2

UDC2: "Blue-Green Axis Spine" Connecting the Northern and Southern Riverine Channels
Not applicable to PA2

- 3** UDM3: Setbacks with/ without Terraced Podium
- Proposed Setbacks
 - Proposed Terraced Podium

UDM4: Green Deck at Podium Roof Level
Not applicable to PA2

UDM5: Iconic Footbridge
Not applicable to PA2

- 6** UDM6: Elevated Pedestrian Link
Elevated Pedestrian Link at Planning Areas 16C, 17A to 17C, 19A, 19B and 19C - pedestrian network and design for vehicle-pedestrian segregation for safety

- 7** UDM7: Green Terrace Shopping Street in Planning Areas 19A & 19B
The green terraces at the site edges of Sites 5-7a and 5-9-1 in Planning Areas 19A & 19B with shared passageway provide a clear urban vista for better ventilation and enhance the visual connection for the sub-divided site

- 8** UDM8: Covered Walkway on all Elevated Connections and Terraced Podium
To enhance the pedestrian comfort, connectivity and vibrancy

UDM9: Multi-level Economic Spine
Not applicable to PA2

- 7m Utility Reserve

週邊環境的城市設計概念及規定 URBAN DESIGN CONCEPTS AND REQUIREMENTS IN THE SURROUNDINGS

本圖於2026年10月9日擬備
PLAN PREPARED ON 9.10.2026

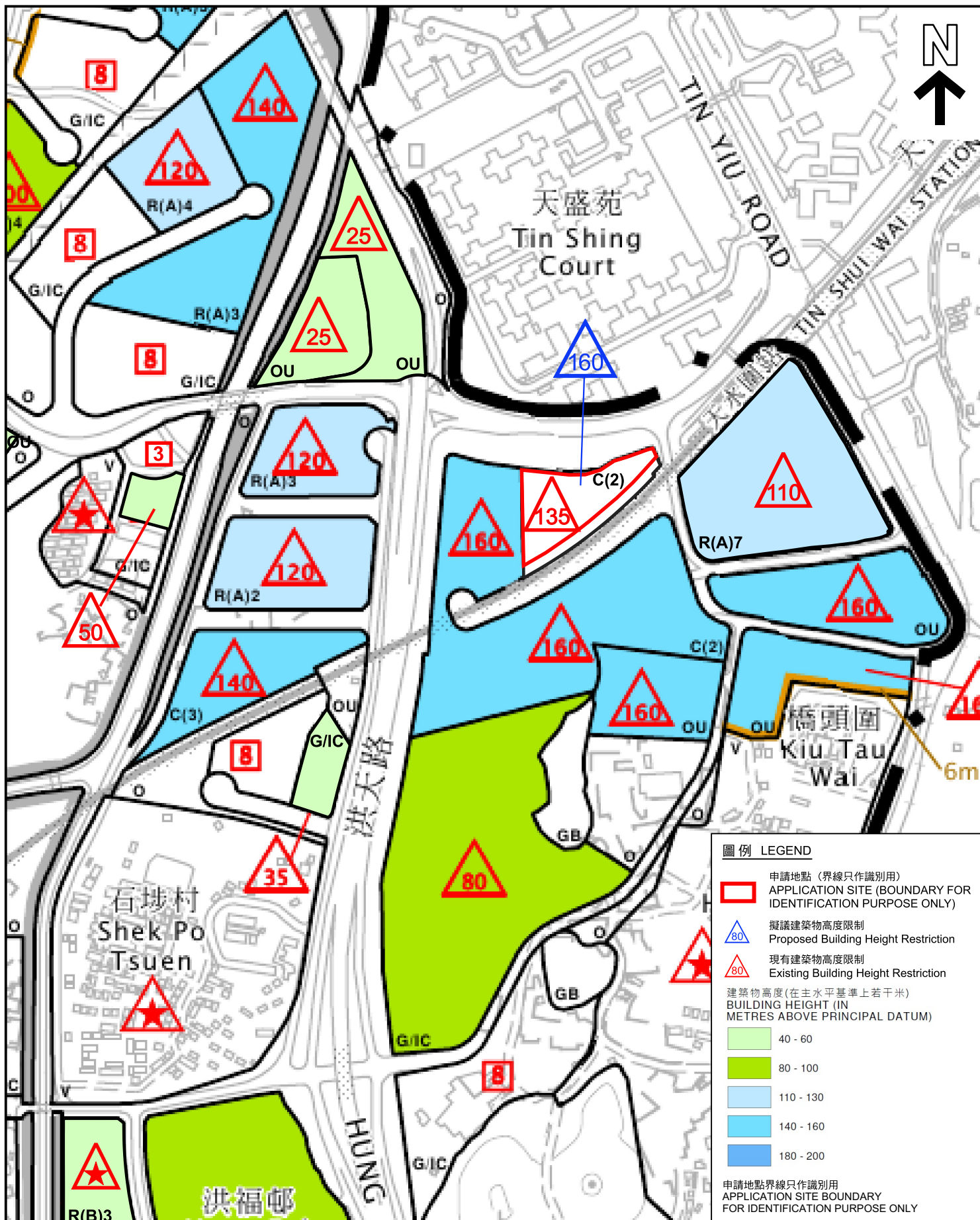
擬議混合用途發展(擬議分層住宅連准許的商業用途),
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Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-5



建築物高度概念 BUILDING HEIGHT CONCEPT

擬議混合用途發展(擬議分層住宅連准許的商業用途),
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BUILDING HEIGHT RESTRICTION
LOT 4354 IN D.D. 124, KIU TAU WAI, YUEN LONG

SCALE 1 : 6 000 比例尺
米 100 0 100 200 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/617

圖 PLAN
A-6

本摘要圖於2026年10月9日擬備, 所根據
的資料為於2026年9月29日核准的分區計劃
大綱圖編號 S/HSK/4 的說明書圖9
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON FIGURE 9 OF EXPLANATORY
STATEMENT OF OUTLINE ZONING PLAN
NO. S/HSK/4 APPROVED ON 29.9.2026