

	Title				
	Master Layout Plan	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.1

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-1



Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

	Title				
	G/F Plan	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.2

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-2



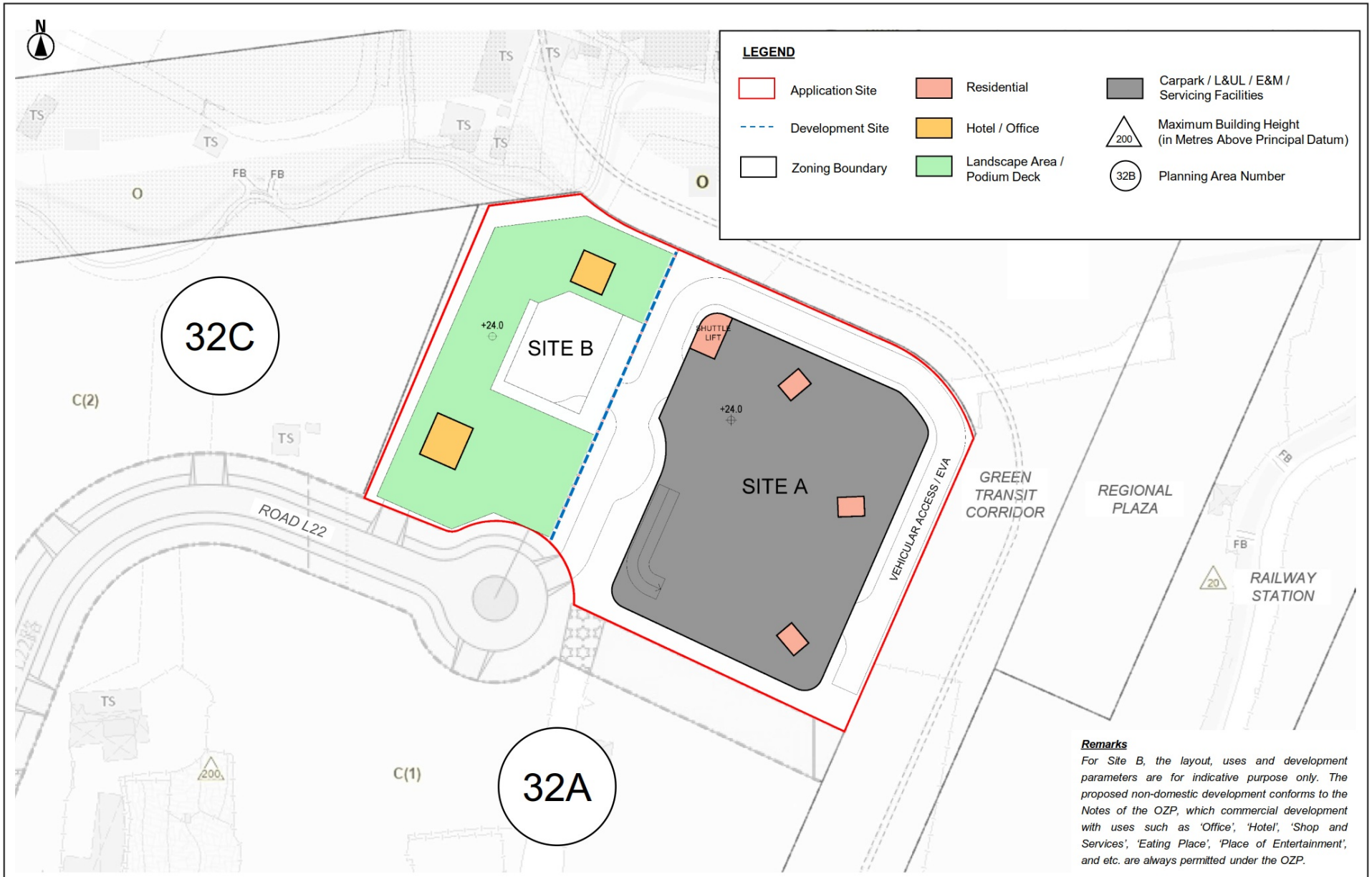
Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

	Title				
	1/F Plan	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.3

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-3



	Title				
	2/F Plan	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.4

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

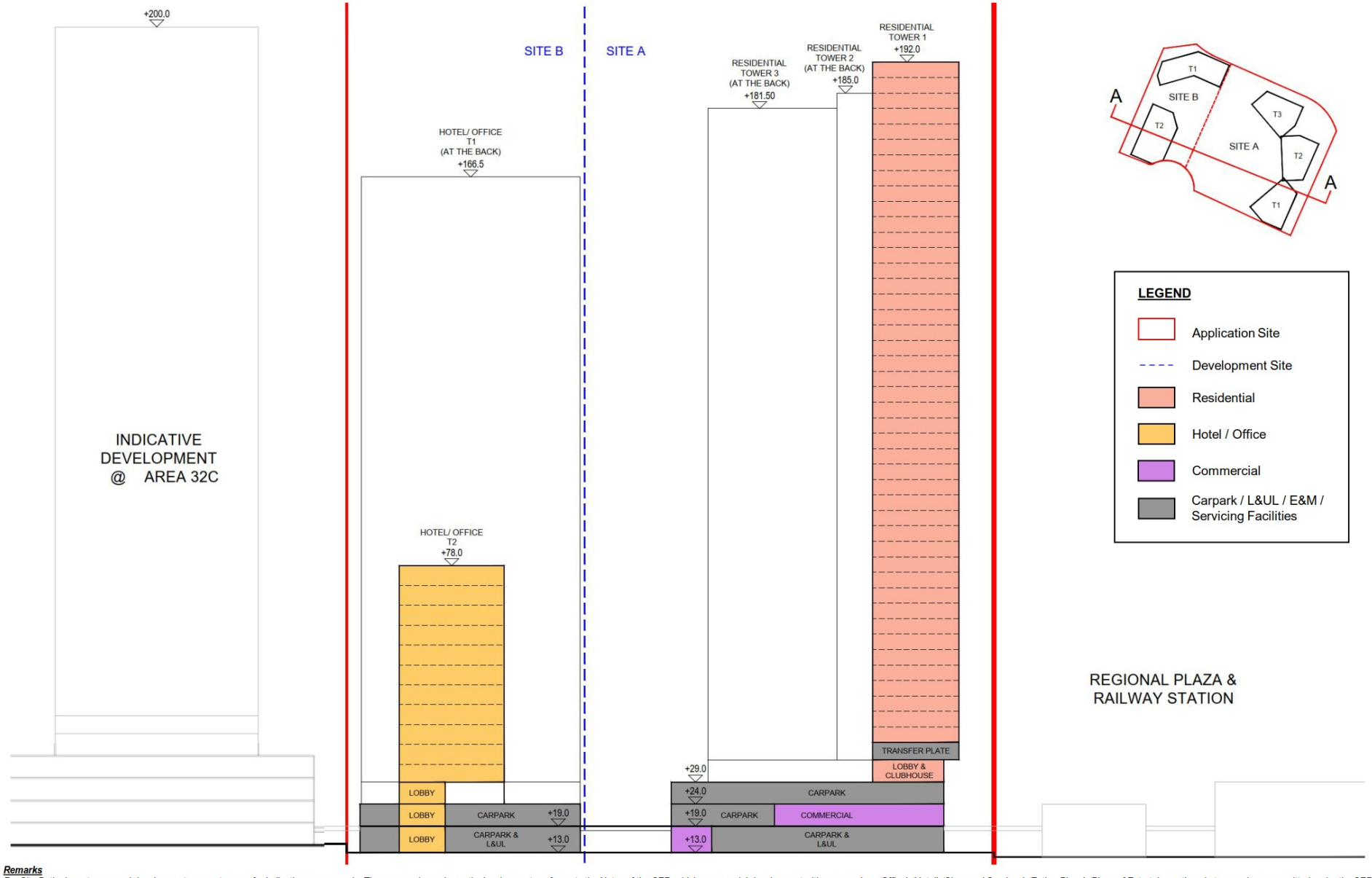
參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-4



	Title				
	3/F Plan	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.5

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-5



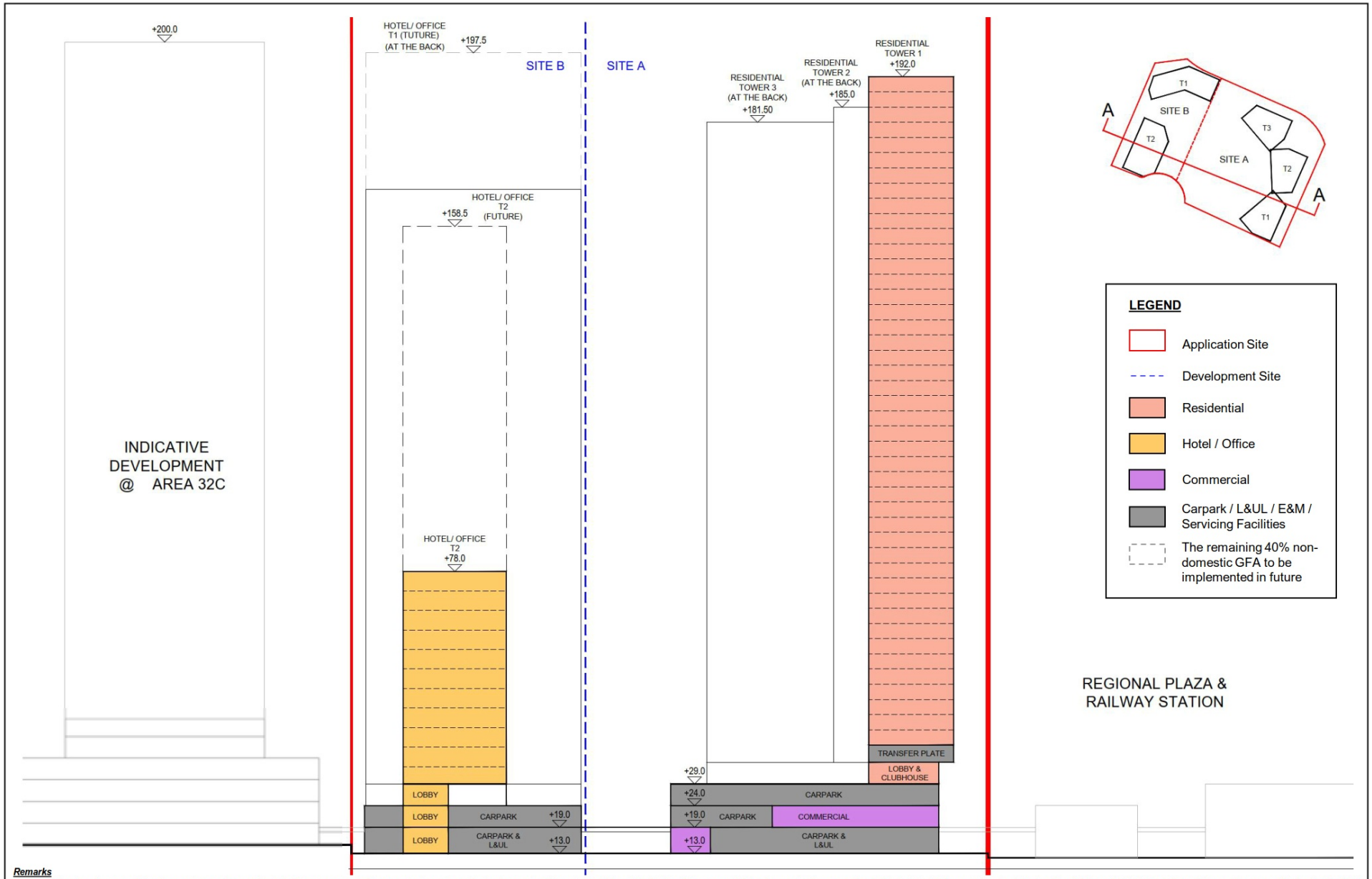
Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

	Title				
	Section Plan (Phase 1)	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	3.6

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-6



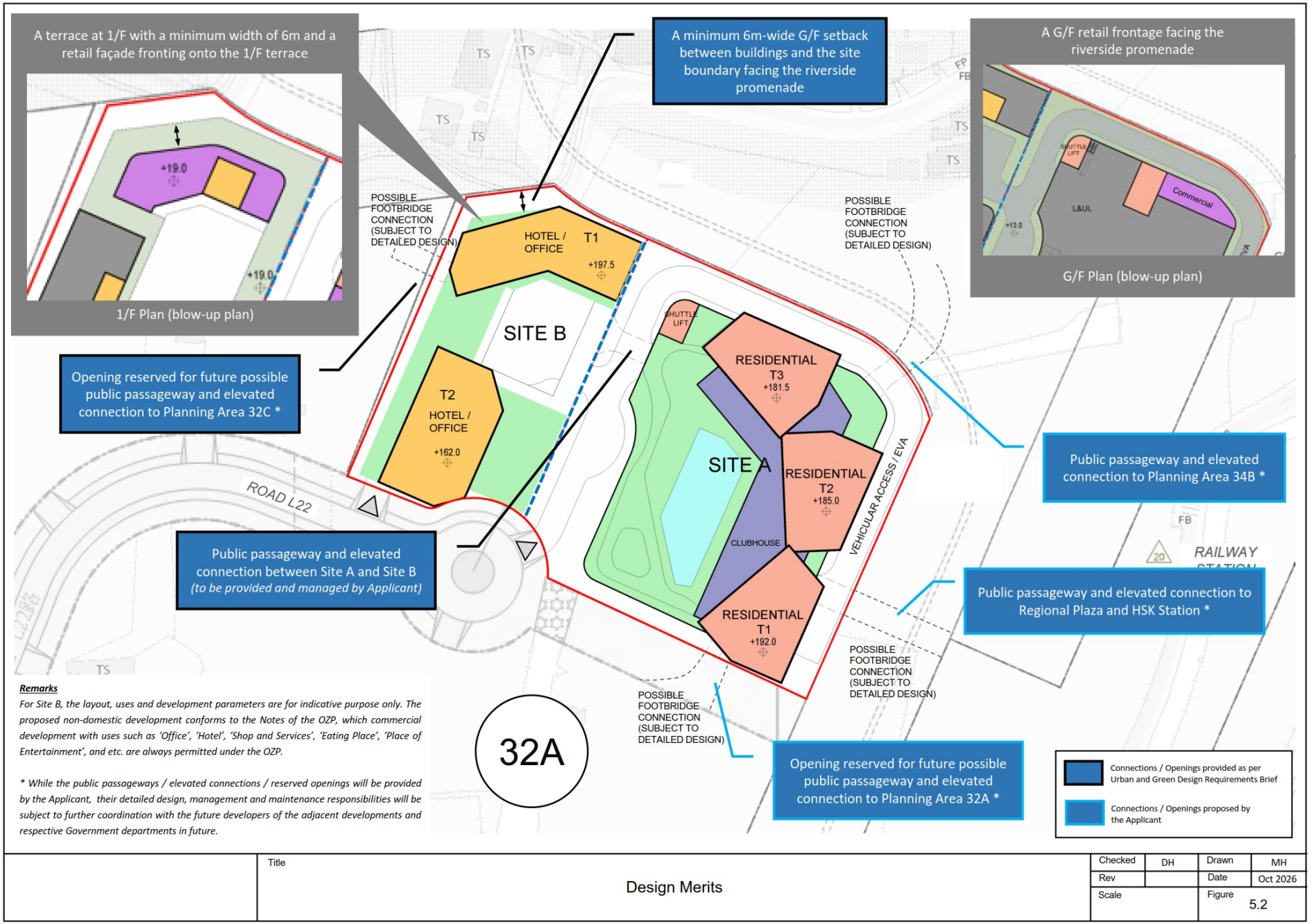
Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

	Title	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
	Section Plan (Future Scenario)	Scale		Figure	3.7

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-7



Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

** While the public passageways / elevated connections / reserved openings will be provided by the Applicant, their detailed design, management and maintenance responsibilities will be subject to further coordination with the future developers of the adjacent developments and respective Government departments in future.*

	Title: Design Merits	Checked	DH	Drawn MH
		Rev		Date Oct 2026
		Scale		Figure 5.2

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-8



Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Master Plan - Composite Plan

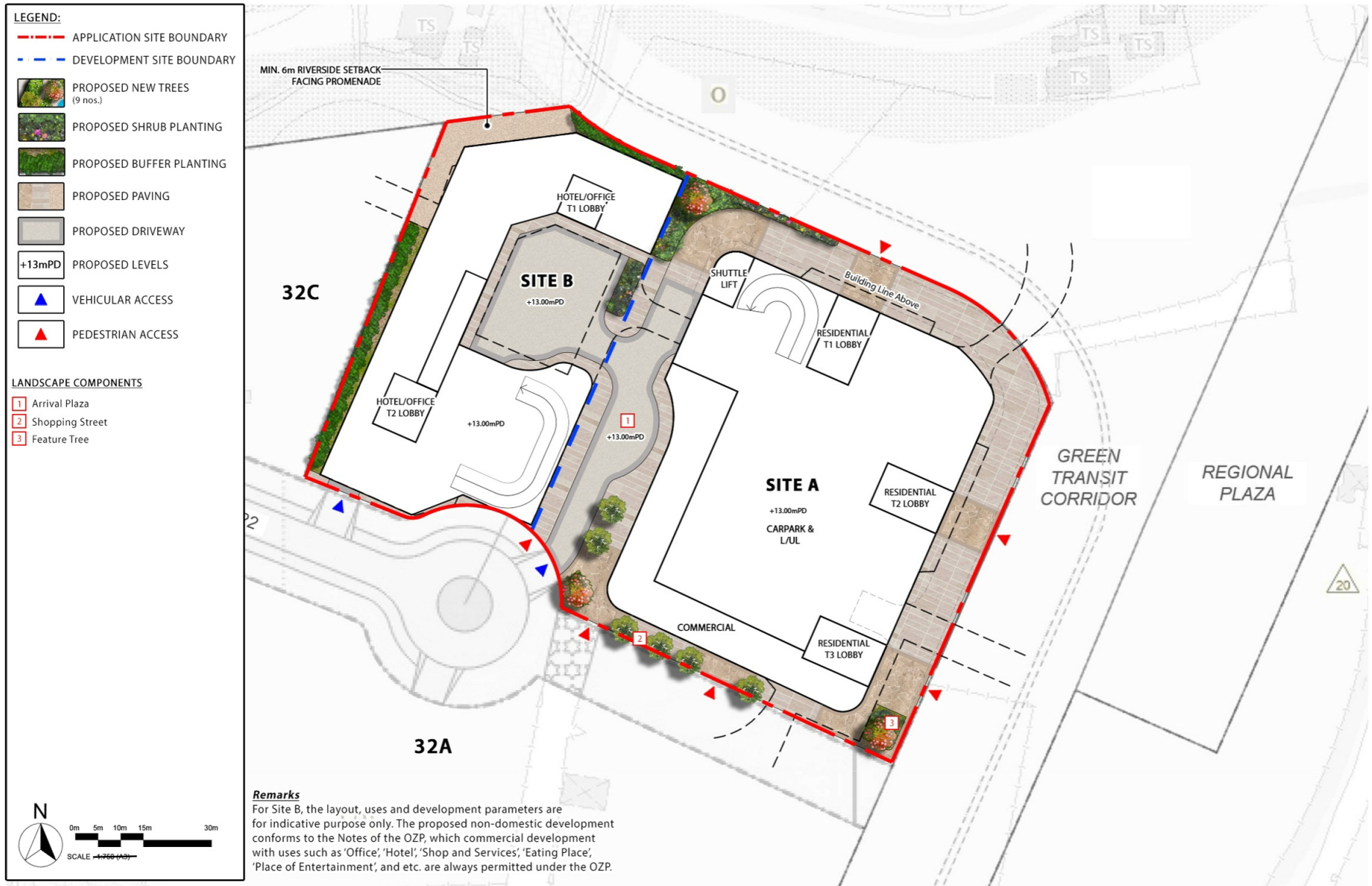
Dwg. No. : 2024207-32B-LMP-01
Date : MAY 2026
Scale : (A3)

axxa group

Y:\0-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\5. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-LMP-01

(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-9



Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Master Plan - Ground Floor (+13mPD)

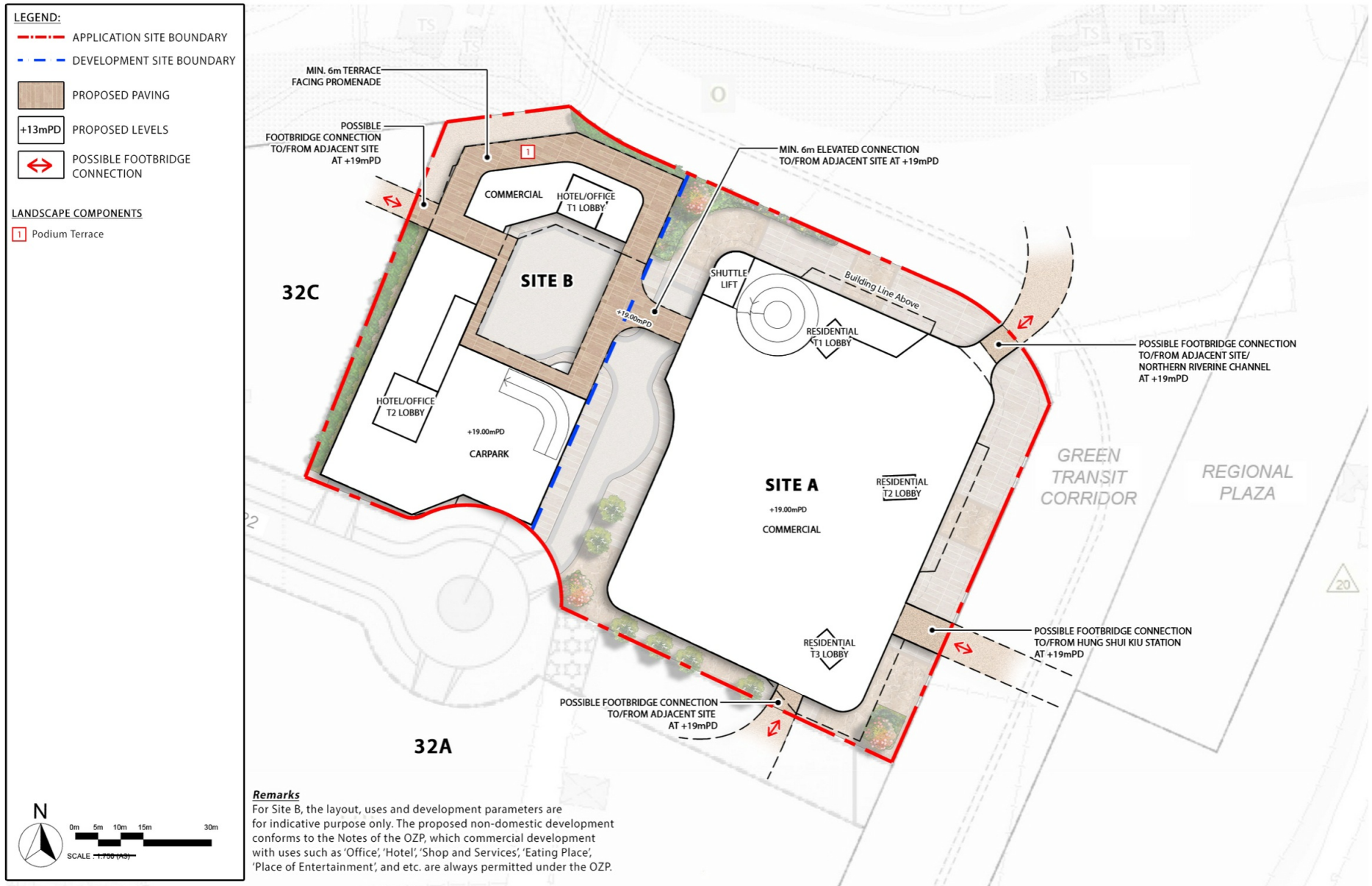
Dwg. No. : 2024207-32B-LMP-02
Date : MAY 2026
Scale : (A3)

axxa group

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(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-10



Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Master Plan - First Floor (+19mPD)

Dwg. No. : 2024207-32B-LMP-03
Date : MAY 2026
Scale : (A3)

axxa group

Y:\0-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\5. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-LMP-03

(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-11



Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Master Plan - Second Floor (+24mPD)

Dwg. No. : 2024207-32B-LMP-04
Date : MAY 2026
Scale : (A3)

axxa group

Y:\0-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\5. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-LMP-04

(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-12



Remarks

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.

Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Master Plan - Third Floor (+29mPD)

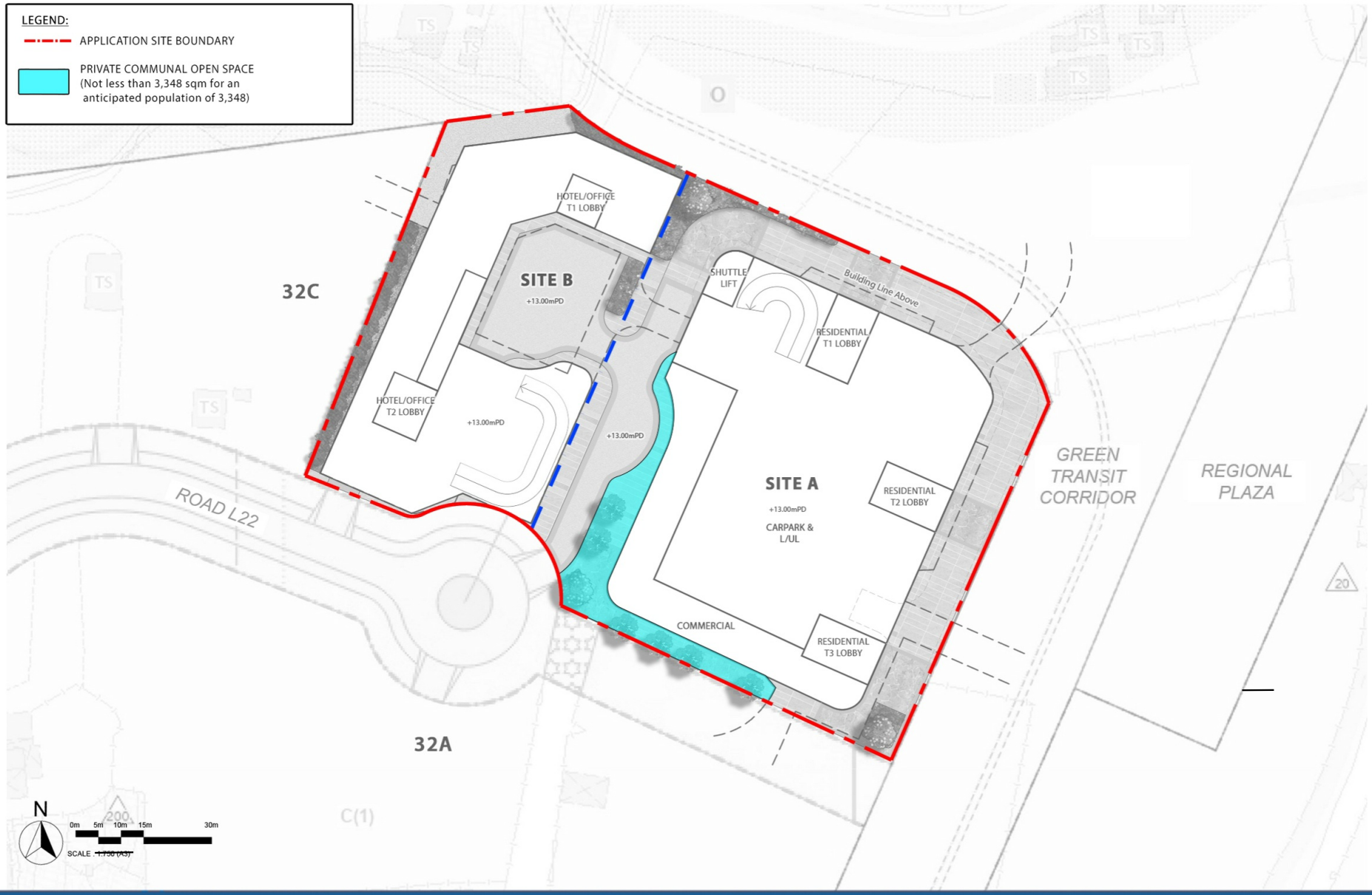
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Date : MAY 2026
Scale : (A3)

axxa group

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(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-13



Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Open Space Demarcation Plan - Ground Floor (+13mPD)

Dwg. No. : 2024207-32B-ODP-01

Date : MAY 2026

Scale : (A3)

axxa group

Y:\0-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\5. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-ODP-01

（摘錄自申請人於 16. 6. 2026 呈交的申請書）
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-14



Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Open Space Demarcation Plan - Third Floor (+29mPD)

Dwg. No. : 2024207-32B-ODP-02
Date : MAY 2026
Scale : (A3)

axxa group

Y:\0-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\5. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-ODP-02

(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-15



LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED NEW TREES (29nos.)

no.	description	date
REVISION		

Copyright of this drawing is reserved by AXXA GROUP LIMITED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figured dimension in preference to scalling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

This drawing shall not be used for construction purposes unless signed by Landscape Architect

Date:

Approval:

axxa group
axxa group limited
UNIT 301-02, 3/F PLAZA 228,
No. 228 WAN CHAI ROAD, HONG KONG.
香港 灣仔 灣仔道 228號,
PLAZA 228, 3樓 301-02室.
T: (852) 2893 8586 F: (852) 2893 8997
E: ag@axxagroup.com.hk

PROJECT:
SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH PERMITTED COMMERCIAL USES IN PLANNING AREA 32B, HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE:
TREE PLANTING PLAN

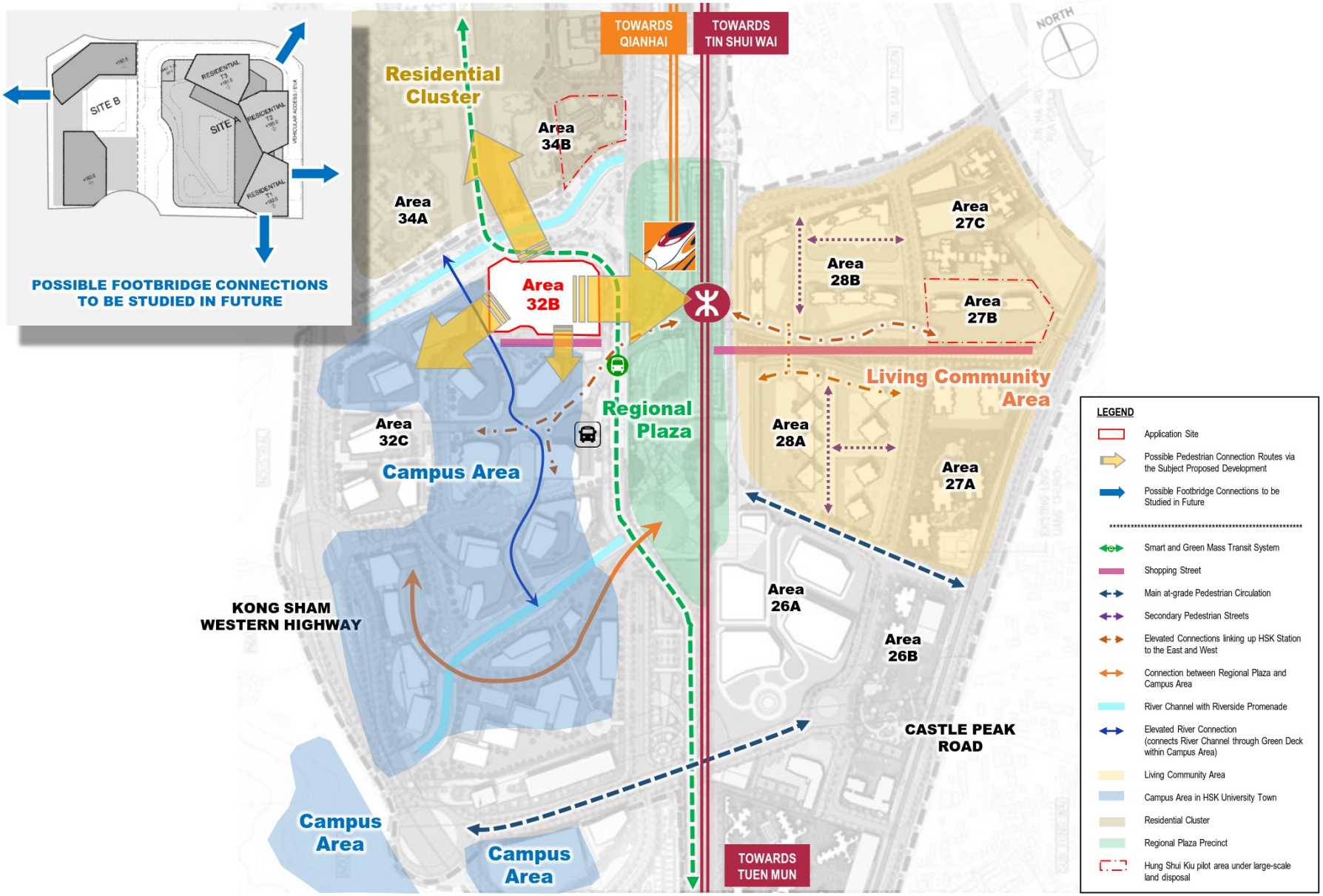
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Date:	MAY 2026		
Design:	CL		
Drawn:	LS		
Checked:	CL		REV.
Project No:	2024207		
CAD Ref.:	2024207-32B-TPP-01		

A3 420 x 297

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(摘錄自申請人於 16. 6. 2026 呈交的申請書)
(Extract from Applicant's Submission of 16.6.2026)

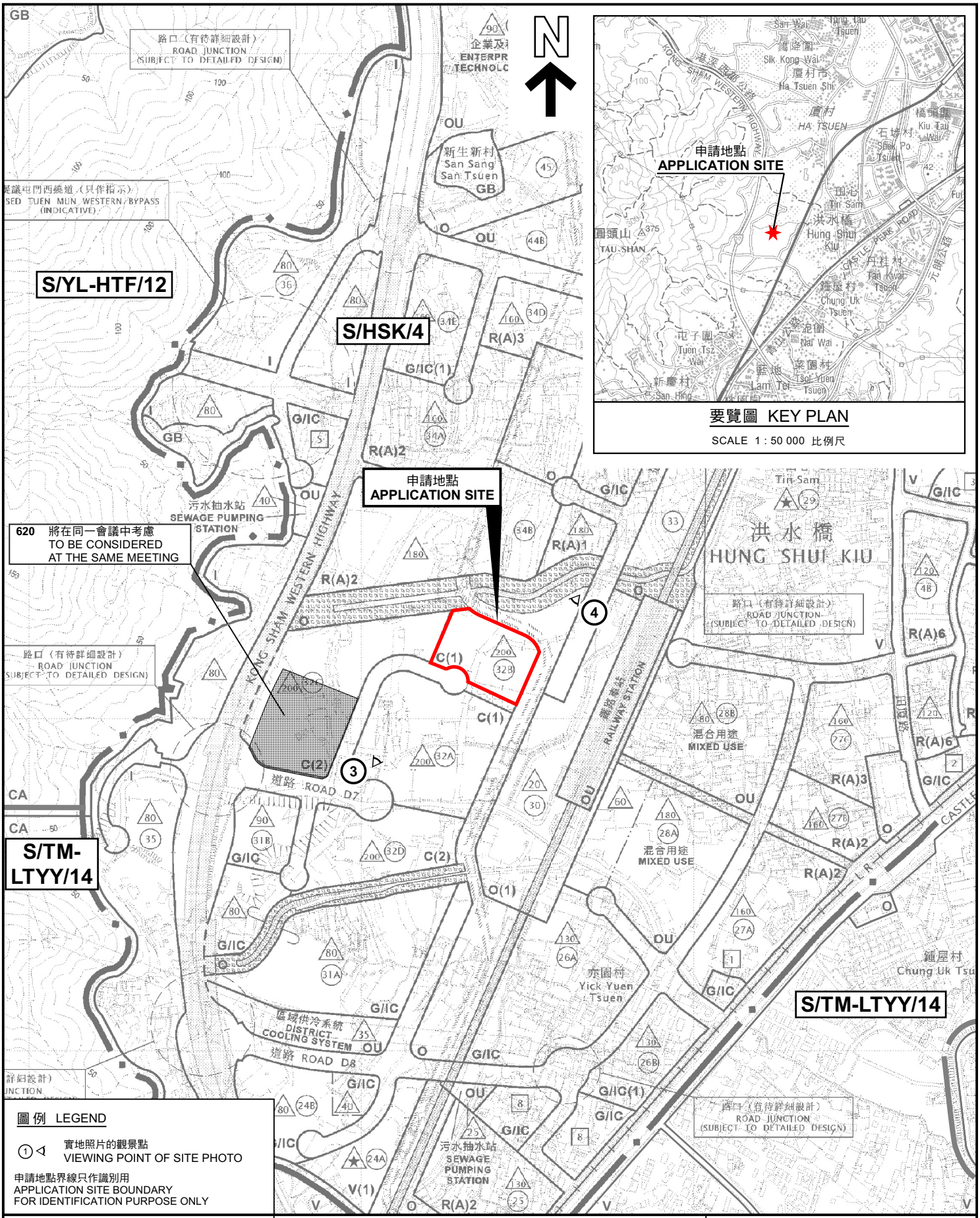
參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-16



	Title				
	Spatial Planning Concept – Enhanced Connectivity and Walkability via the Subject Proposed Development	Checked	DH	Drawn	MH
		Rev		Date	Oct 2026
		Scale		Figure	5.1

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/HSK/619	A-17



圖例 LEGEND

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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

本摘要圖於2026年10月21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 21.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/HSK/4 APPROVED ON 29.9.2026

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)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA, YUEN LONG

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

圖 PLAN
A-1a

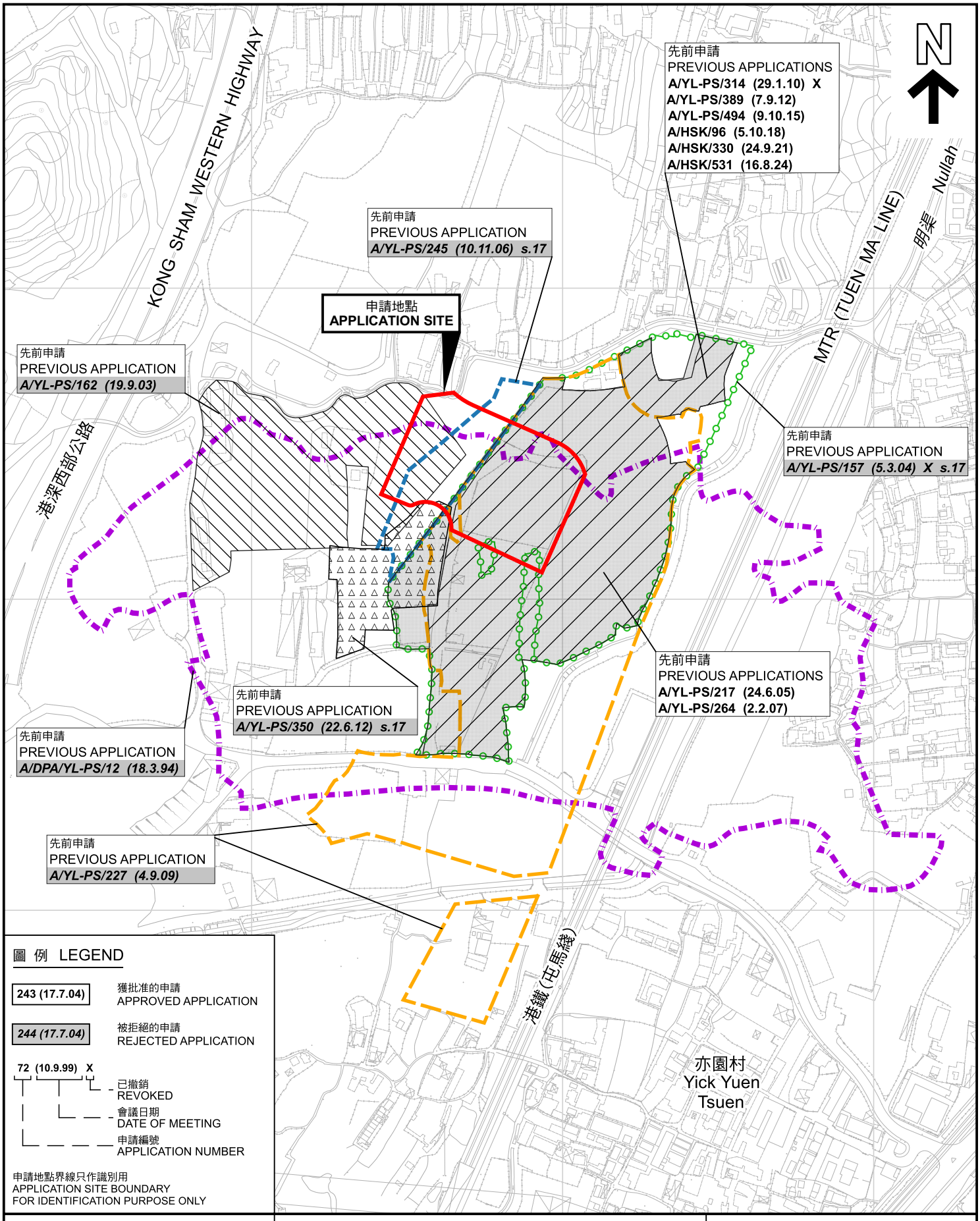


圖 例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION

72 (10.9.99) X
- X — 已撤銷 REVOKED
- (10.9.99) — 會議日期 DATE OF MEETING
- 72 — 申請編號 APPLICATION NUMBER

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

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-11D、12C、16B 和 17A
EXTRACT PLAN PREPARED ON 9.10.2026 BASED ON SURVEY SHEETS No. 6-NW-11D, 12C, 16B & 17A

先前申請圖 PREVIOUS APPLICATIONS PLAN

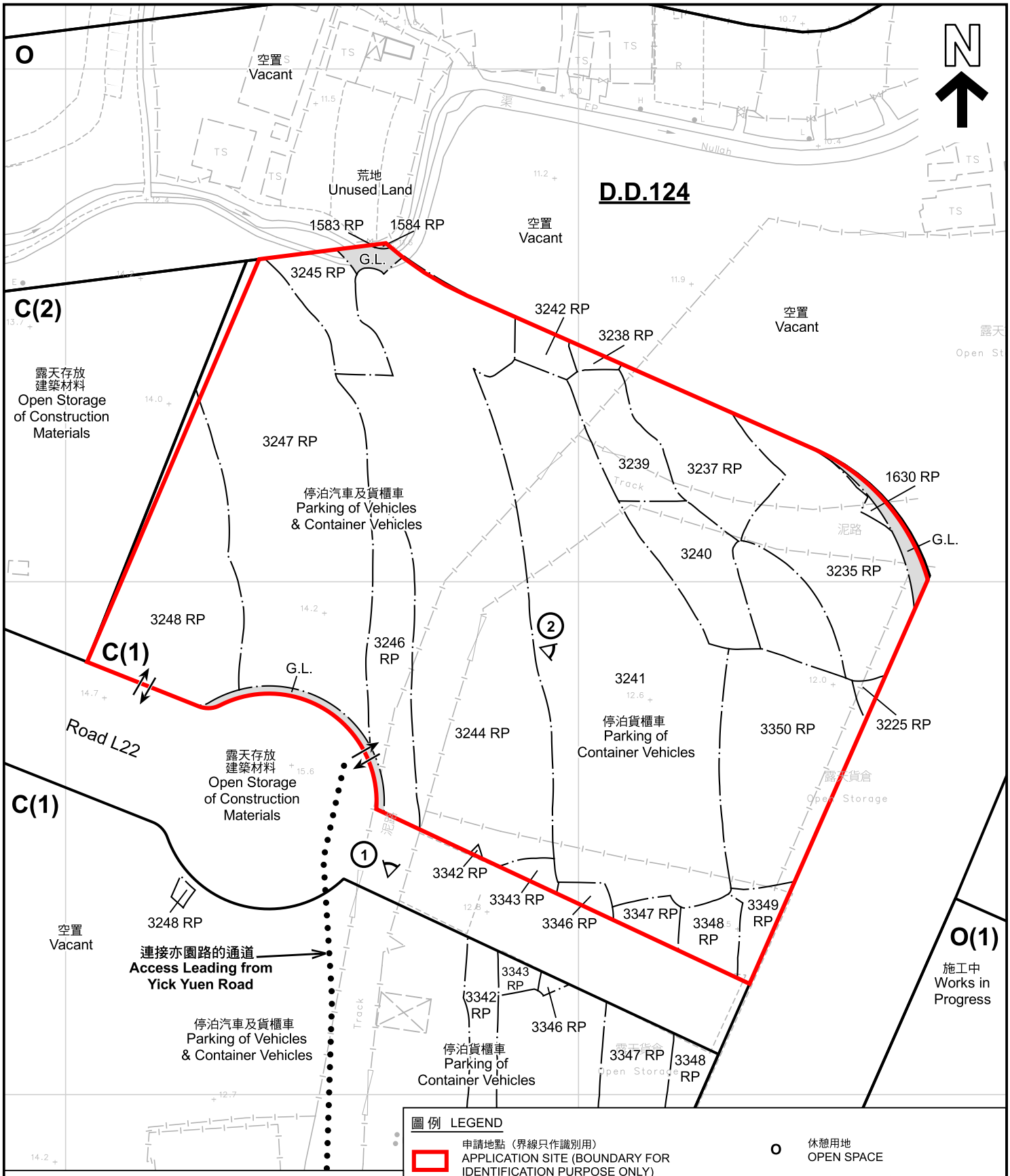
擬議混合用途發展(擬議分層住宅連准許的商業用途)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND, PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA, YUEN LONG
SCALE 1 : 4 000 比例尺

米 METRES 80 0 80 160 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

圖 PLAN
A-1b



註釋 Notes：

2026年9月22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 22.9.2026

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-13A及B 和 6-NW-8C及D
EXTRACT PLAN PREPARED ON 9.10.2026 BASED ON SURVEY SHEETS No. 6-NW-13A&B and 6-NW-8C&D

平面圖 SITE PLAN

擬議混合用途發展(擬議分層住宅連准許的商業用途)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND, PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

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)

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2025年5月23日拍得的航攝照片編號 E257084C
EXTRACT PLAN PREPARED ON 9.10.2026 BASED ON AERIAL PHOTO No. E257084C TAKEN ON 23.5.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議混合用途發展(擬議分層住宅連准許的商業用途)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND, PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

圖 PLAN
A-3





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

本圖於2026年10月9日擬備，所根據的資料為攝於2026年9月22日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 22.9.2026

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)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND, PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

圖 PLAN
A-4a





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

本圖於2026年10月9日擬備，所根據的資料為攝於2026年9月22日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 22.9.2026

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)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA, YUEN LONG

規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/619

圖 PLAN
A-4b

洪水橋大學城
HUNG SHUI KIU UNIVERSITY TOWN

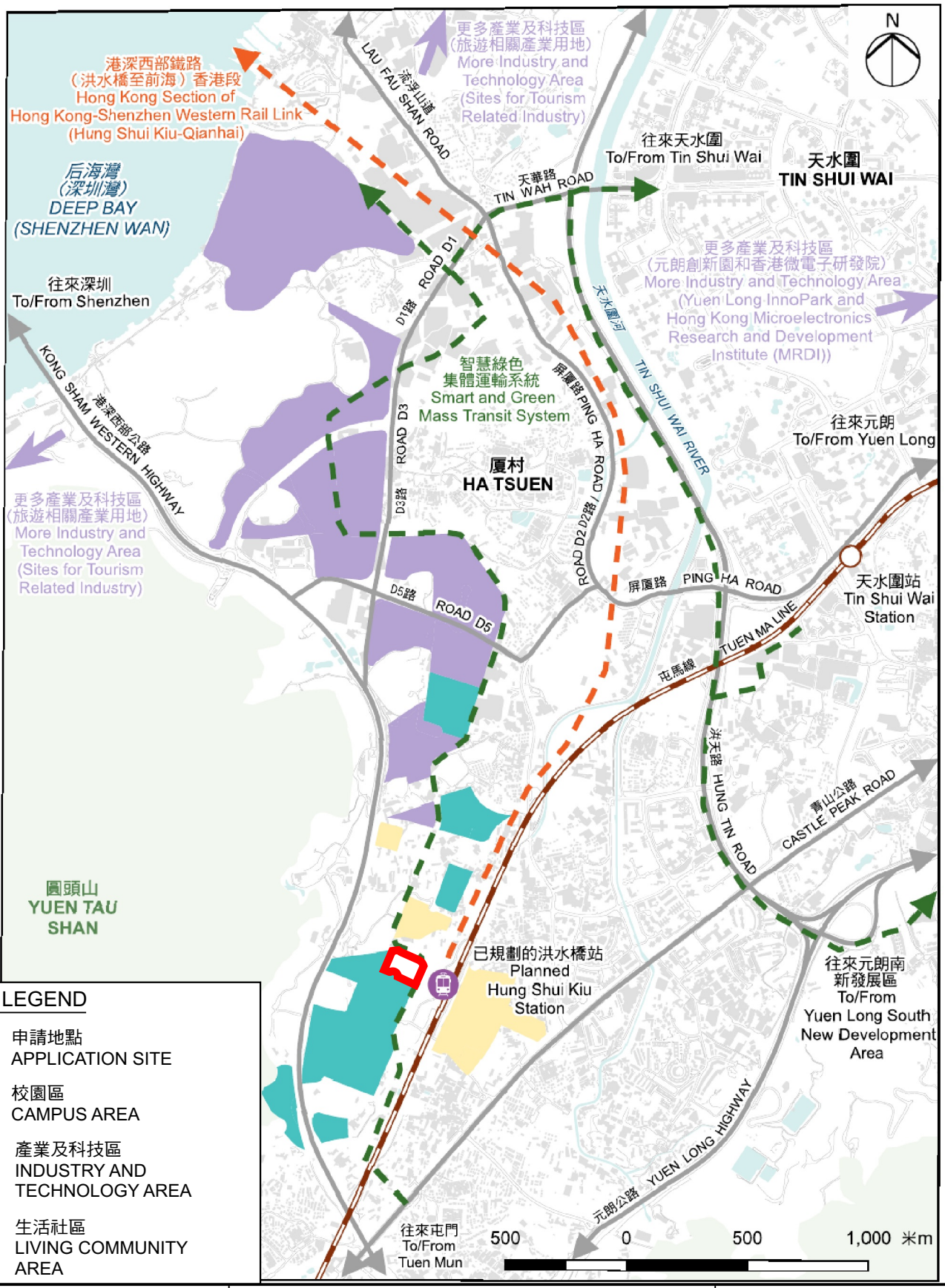


圖 例 LEGEND

- 申請地點 APPLICATION SITE
- 校園區 CAMPUS AREA
- 產業及科技區 INDUSTRY AND TECHNOLOGY AREA
- 生活社區 LIVING COMMUNITY AREA

本摘要圖於2026年10月21日擬備
EXTRACT PLAN PREPARED ON 21.10.2026

北部都會區大學城 – 洪水橋大學城
NORTHERN METROPOLIS UNIVERSITY TOWN – HUNG SHUI KIU UNIVERSITY TOWN

擬議混合用途發展(擬議分層住宅連准許的商業用途)
元朗洪水橋/厦村新發展區第32B規劃區
丈量約份第124約多個地段和毗連政府土地
PROPOSED MIXED-USE DEVELOPMENT (PROPOSED FLAT WITH PERMITTED COMMERCIAL USES)
VARIOUS LOTS IN D.D.124 AND ADJOINING GOVERNMENT LAND,
PLANNING AREA 32B OF HUNG SHUI KIU/HA TSUEN
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圖 PLAN
A-5