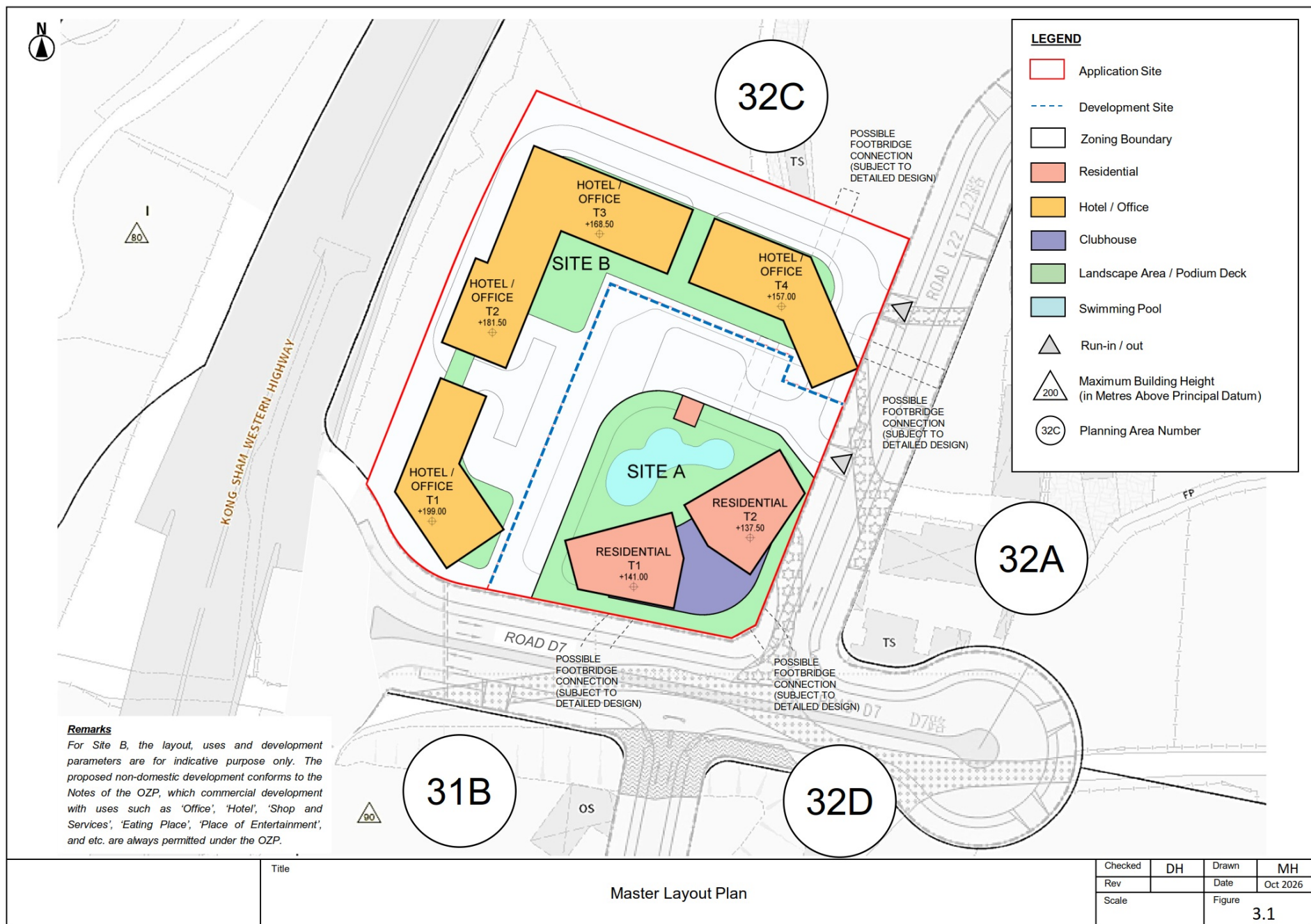




(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.10.2026)

參考編號
REFERENCE No.
A/HSK/620

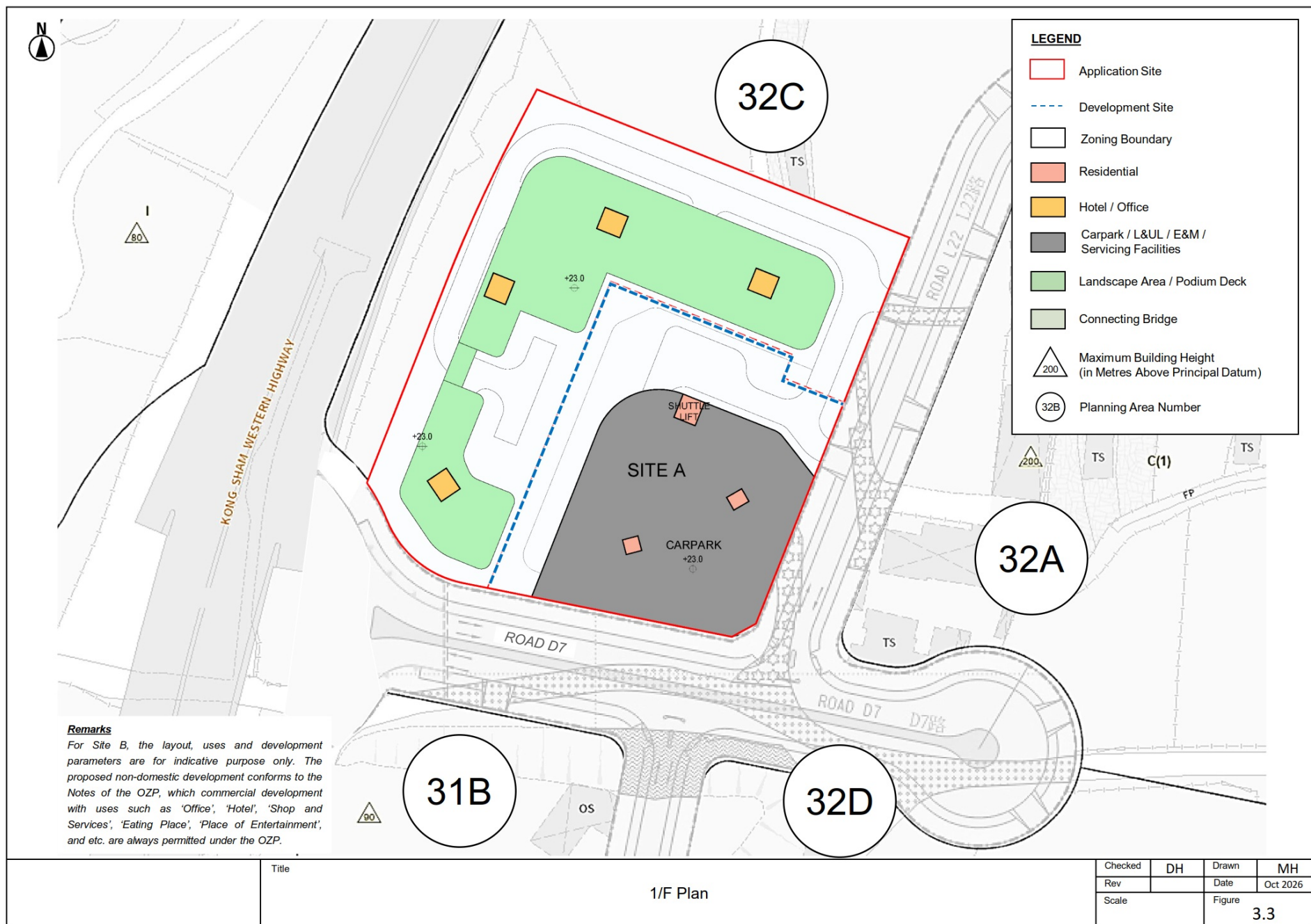
繪圖 DRAWING
A-1



(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.
A/HSK/620

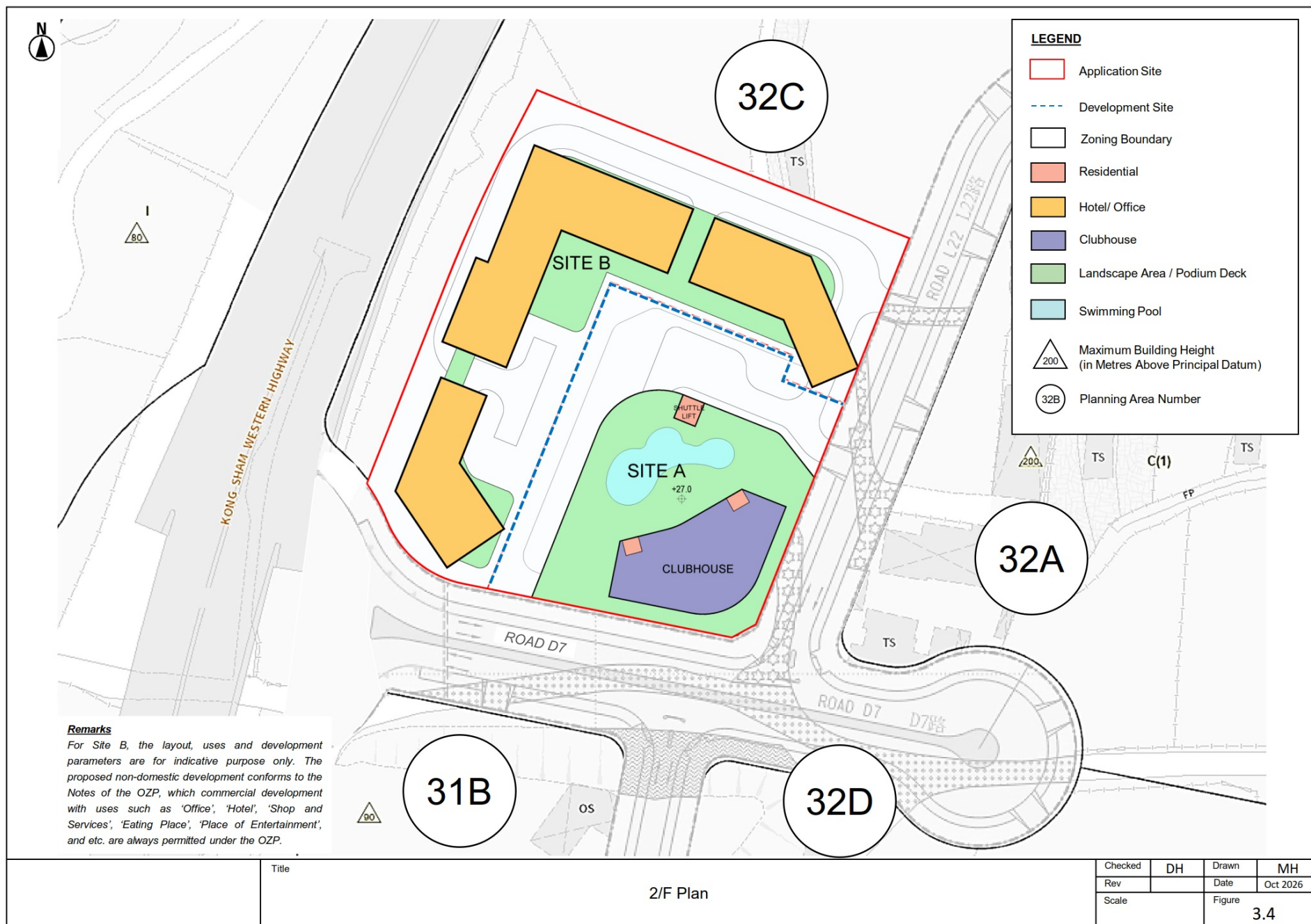
繪圖 DRAWING
A-2



(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.
A/HSK/620

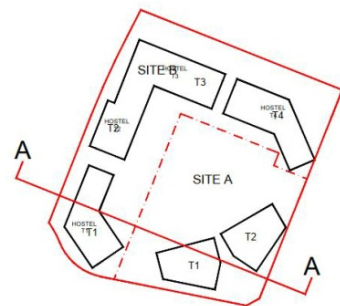
繪圖 DRAWING
A-3



(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)

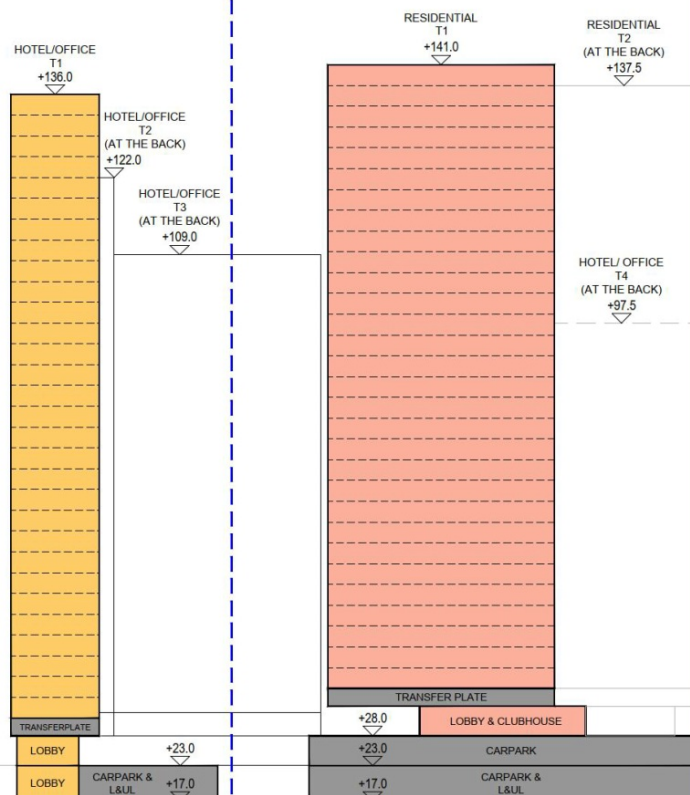
參考編號
REFERENCE No.
A/HSK/620

繪圖 DRAWING
A-4



LEGEND

- Application Site
- Development Site
- Residential
- Hotel / Office
- Carpark / L&UL / E&M / Servicing Facilities



INDICATIVE
DEVELOPMENT
@ AREA 32A

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' and etc. are always permitted under the OZP.

Title

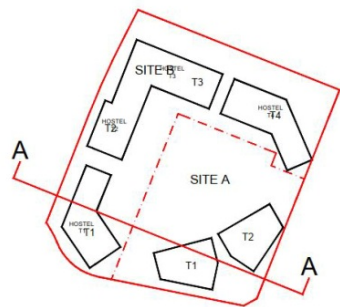
Section Plan (Phase 1)

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)

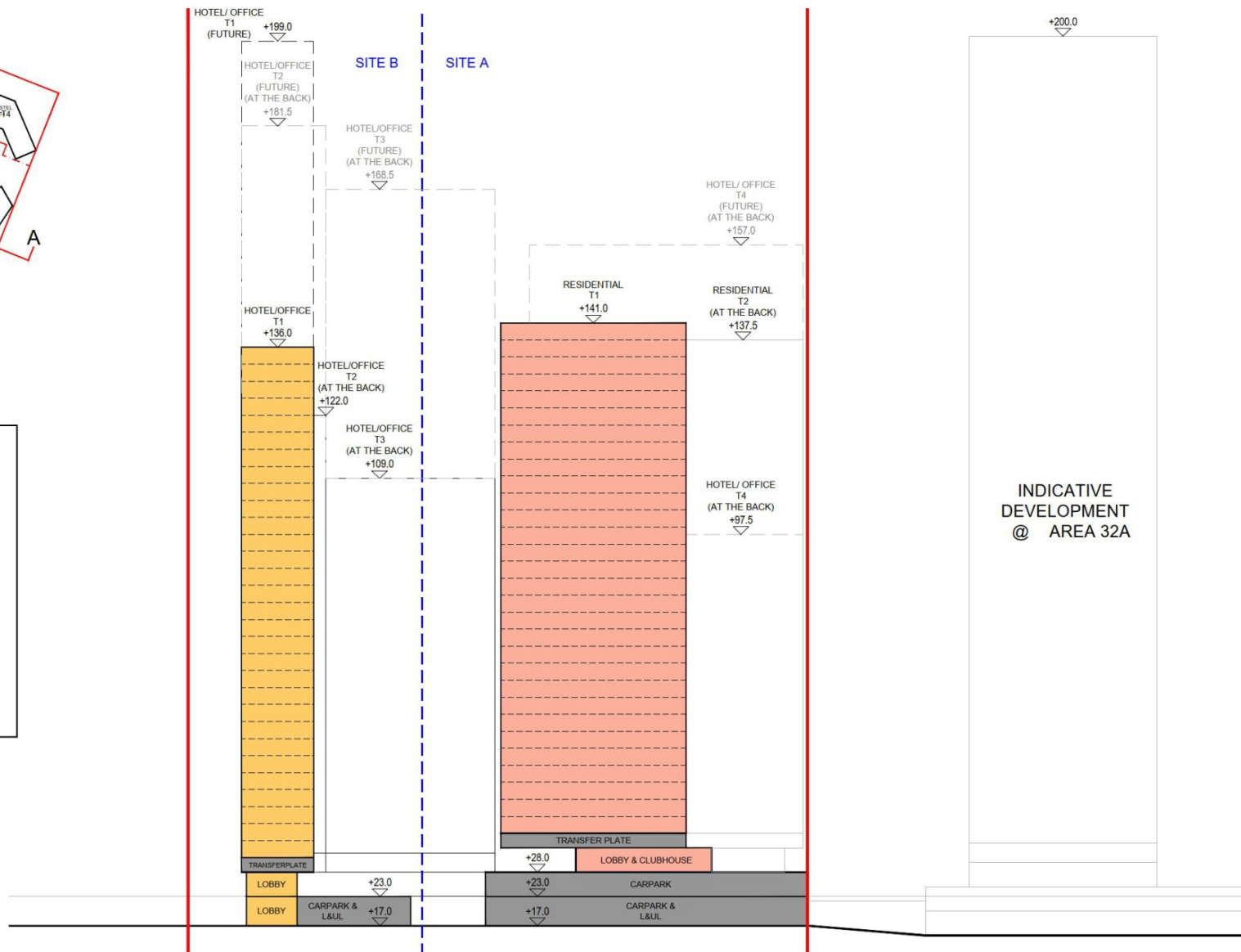
參考編號
REFERENCE No.
A/HSK/620

繪圖 DRAWING
A-5



LEGEND

- Application Site
- Development Site
- Residential
- Hotel / Office
- Carpark / L&UL / E&M / Servicing Facilities
- The remaining 40% non-domestic GFA to be implemented in future



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' and etc. are always permitted under the OZP.

Title

Section Plan (Future Scenario)

Checked	DH	Drawn	MH
Rev		Date	Oct 2026
Scale		Figure	3.6

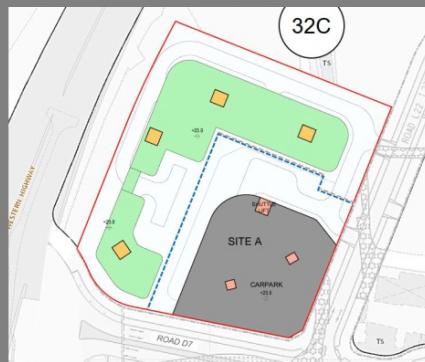
(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.10.2026)

參考編號
REFERENCE No.
A/HSK/620

繪圖 DRAWING
A-6



Landscaped deck to be constructed by the Applicant at podium roof level accessible to public with the proposed public passageway. Management and maintenance will be subject to detailed design, management and operation of the future proposed development.



1/F Plan

Opening reserved for future possible public passageway and elevated connection to Planning Area 32C*

32C

POSSIBLE FOOTBRIDGE CONNECTION (SUBJECT TO DETAILED DESIGN)

Connections / openings provided as per Urban and Green Design Requirements Brief

Connections / openings proposed by the Applicant

Opening reserved for future possible public passageway and elevated connection to Planning Area 32A*

Opening reserved for future possible public passageway and elevated connection to Planning Area 31B*

Public passageway and elevated connection between Site A and Site B (to be provided and managed by Applicant)

Opening reserved for future possible public passageway and elevated connection to Planning Area 32D*

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

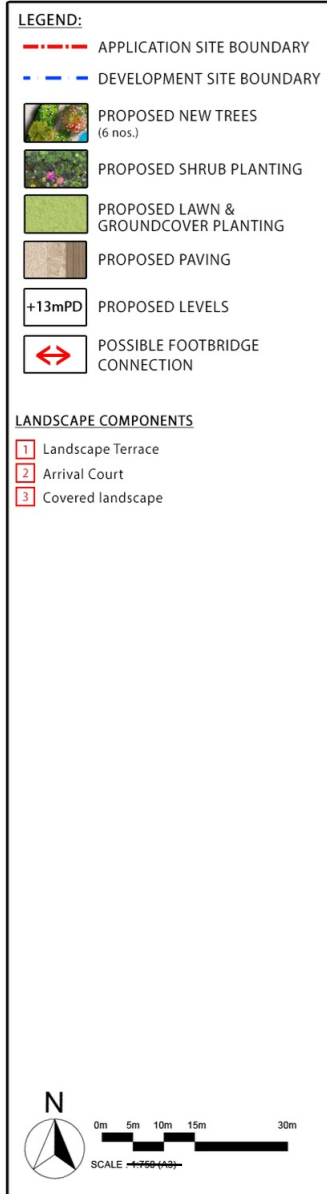
Design Merits

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.
A/HSK/620

繪圖 DRAWING
A-7



Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

Landscape Master Plan - First Floor (+23mPD)

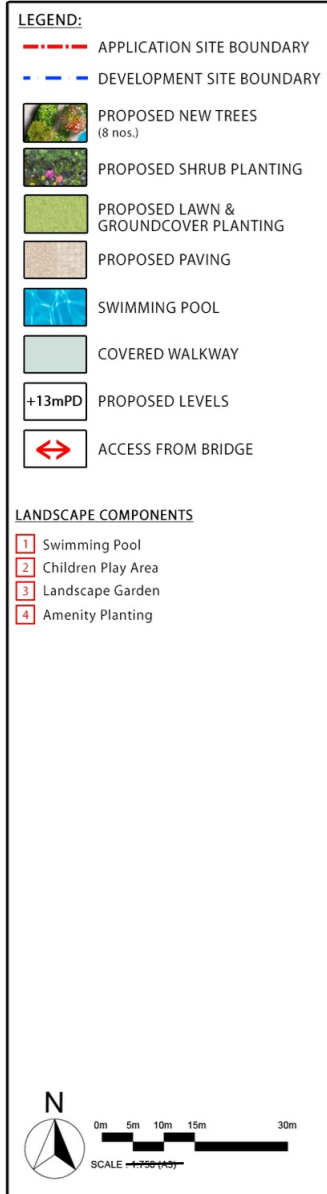
Dwg. No. : 2024207-32C-LMP-03
Date : MAY 2026
Scale : (A3)



(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.
A/HSK/620

繪圖 DRAWING
A-10



Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

Landscape Master Plan - Second Floor (+27mPD)

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



(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.
A/HSK/620

繪圖 DRAWING
A-11

LEGEND:

- - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 - PRIVATE COMMUNAL OPEN SPACE
(Not less than 1,593 sqm for an anticipated population of 1,593)
 - UNCOVERED
 - COVERED
- GREEN DECK AT PODIUM LEVEL*
(Not less than 1,041 sqm)

NOTE:

* A MINIMUM 10% OF THE TOTAL SITE AREA TO BE PROVIDED AS GREEN DECK ACCESSIBLE TO PUBLIC



Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories
Open Space Demarcation Plan - First Floor (+23mPD) & Second Floor (+27mPD)

Dwg. No. : 2024207-32C-ODP-01
Date : MAY 2026
Scale : (A3)

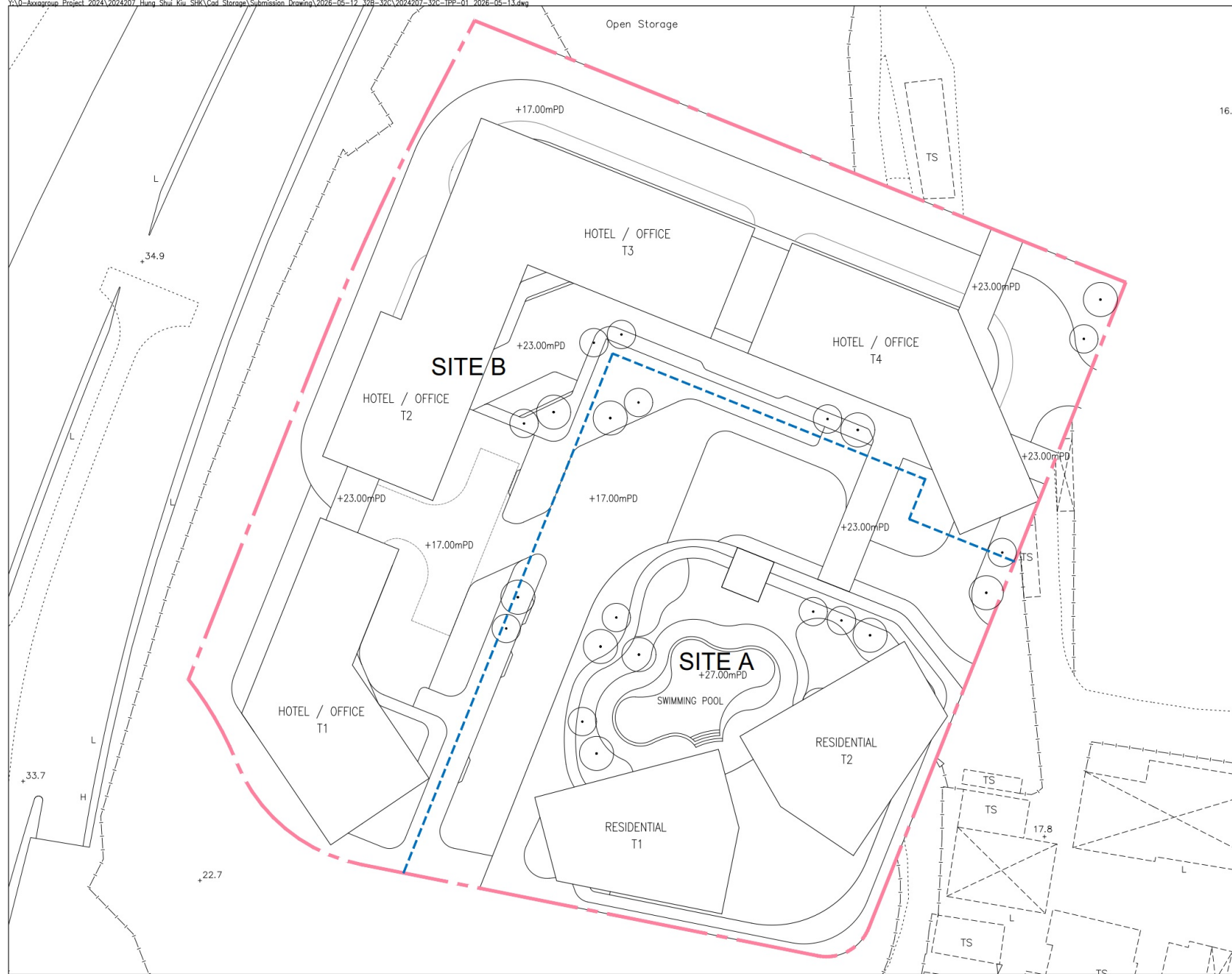


Y:\Q-Axxagroup Project 2024\2024207_Hung Shui Kiu_SHK\Graphic Storage\6. Submission Drawing\2026-05-03 LMP\32C\2024207-32C-ODP-01

(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.
A/HSK/620

繪圖 DRAWING
A-12

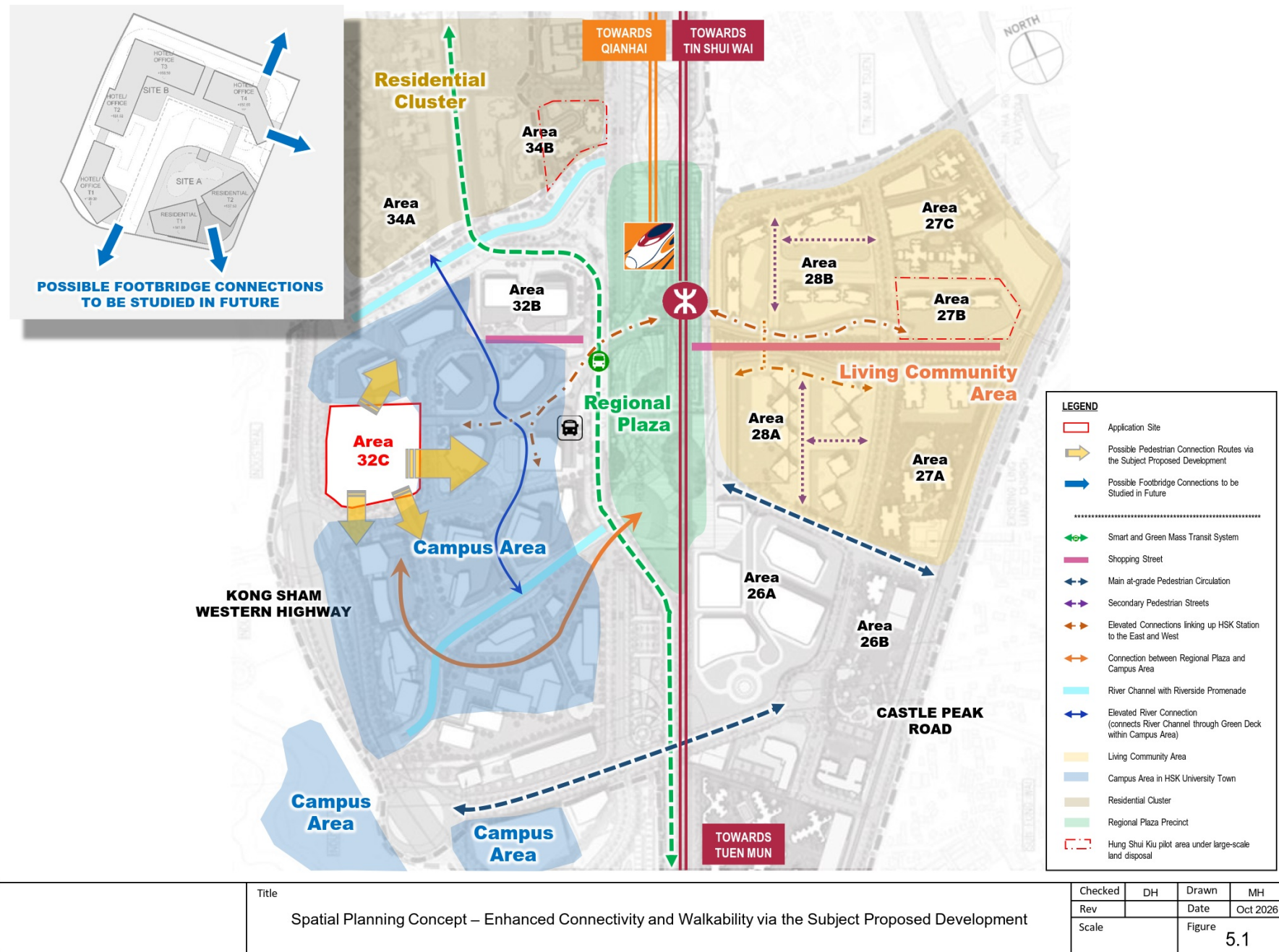


LEGEND:		
APPLICATION SITE BOUNDARY		
DEVELOPMENT SITE BOUNDARY		
PROPOSED NEW TREES (22nos.)		
0		
no.	description	date
REVISION		
Copyright of this drawing is reserved by AXXA GROUP LIMITED		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
• use figured dimension in preference to scaling		
• verify all 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/F 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 IN PLANNING AREA 32C (SOUTHERN SITE AND LOWER CENTRAL SITE), HUNG SHUI KIU, NEW TERRITORIES		
DRAWING TITLE: TREE PLANTING PLAN		
Scale: 1:600	Drawing No.:	
Date: MAY 2026	32C-TPP-01	
Design: CL		
Drawn: LS		
Checked: CL		
Project No: 2024207		
CAD Ref.: 2024207-32C-TPP-01	REV.	

(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.
A/HSK/620

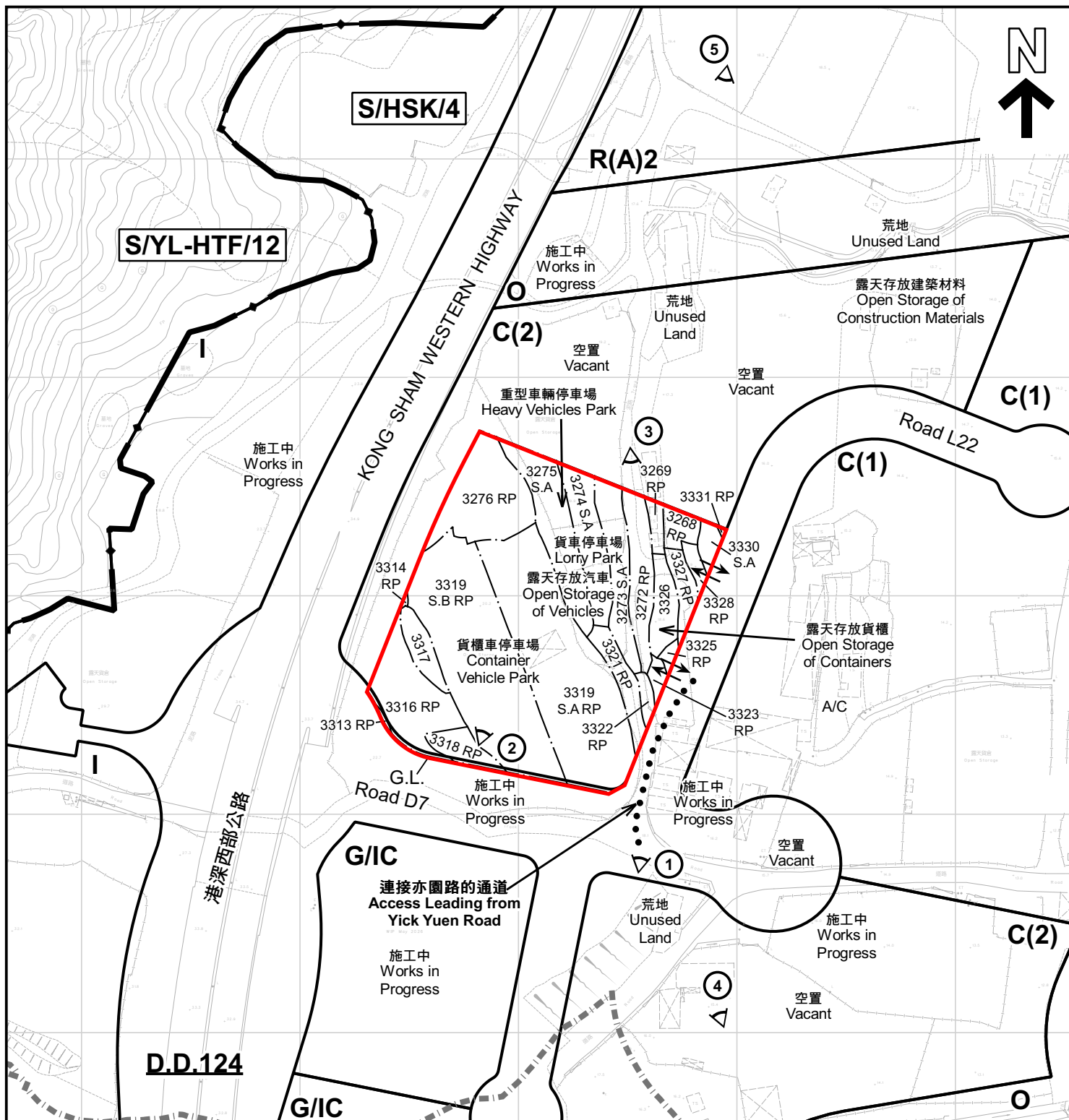
繪圖 DRAWING
A-13



(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.
A/HSK/620

繪圖 DRAWING
A-14



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C** 商業
COMMERCIAL
- I** 工業
INDUSTRIAL
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- G.L.** 政府土地
GOVERNMENT LAND
- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- 1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS
- 丈量約份界線
D.D. BOUNDARY

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

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32C規劃區(南面及中央下方用地)
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 32C (SOUTHERN AND LOWER CENTRAL SITES) OF
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG
SCALE 1 : 2 500 比例尺

米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/620

圖 PLAN
A-2

本摘要圖於2026年10月21日擬備，所根據的資料為測量圖編號 6-NW-11D、6-NW-12C、6-NW-16B 和 6-NW-17A
EXTRACT PLAN PREPARED ON 21.10.2026 BASED ON SURVEY SHEETS No. 6-NW-11D, 6-NW-12C, 6-NW-16B and 6-NW-17A



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 E257085C
EXTRACT PLAN PREPARED ON 9.10.2026
BASED ON AERIAL PHOTO No.
E257085C 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/廈村新發展區第32C規劃區(南面及中央下方用地)
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 32C (SOUTHERN AND LOWER CENTRAL SITES) OF
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/620

圖 PLAN
A-3



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)
元朗洪水橋/廈村新發展區第32C規劃區(南面及中央下方用地)
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 32C (SOUTHERN AND LOWER CENTRAL SITES) OF
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/620

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9月22日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 22.9.2026



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)
元朗洪水橋/廈村新發展區第32C規劃區(南面及中央下方用地)
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 32C (SOUTHERN AND LOWER CENTRAL SITES) OF
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG



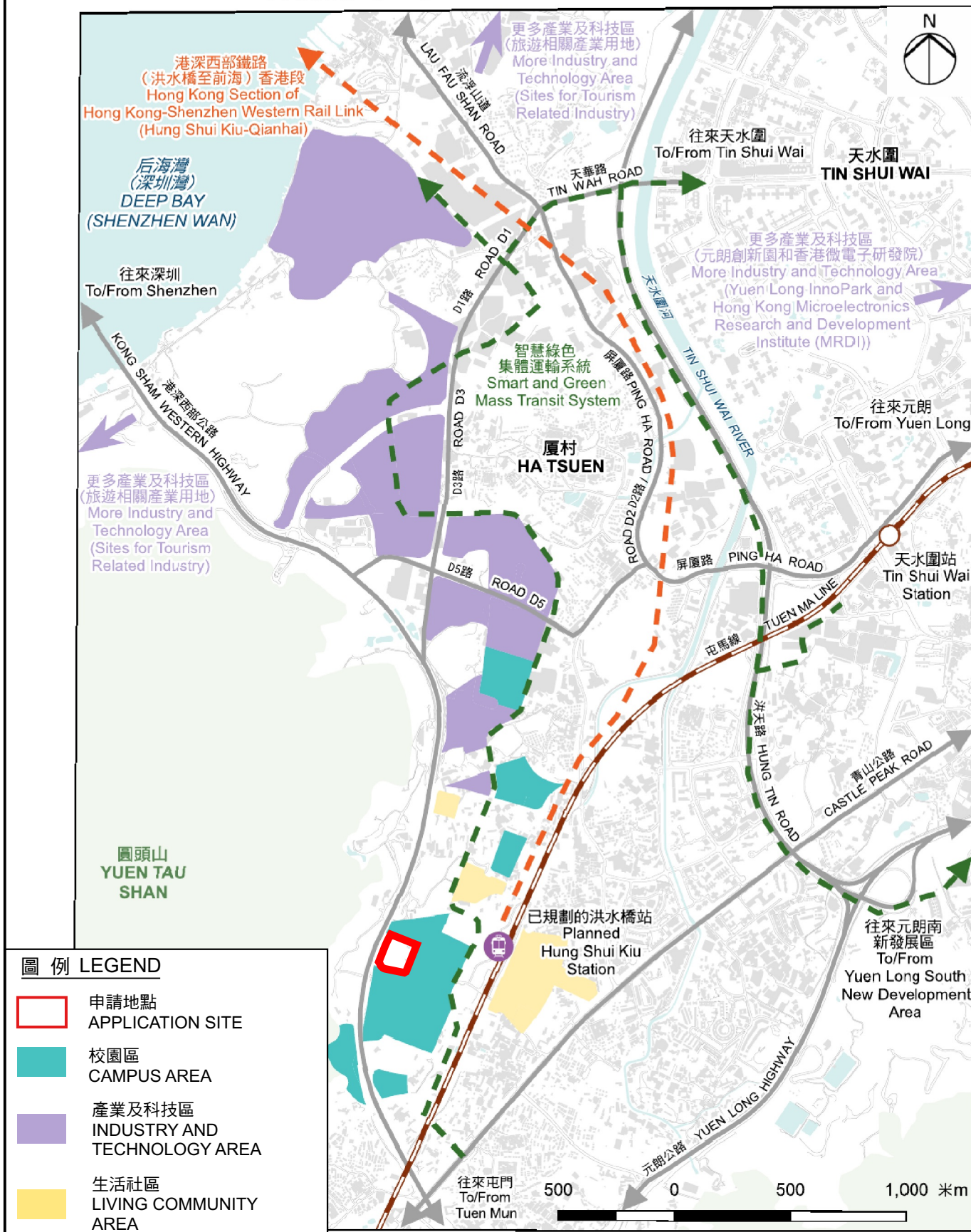
規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/620

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9月22日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 22.9.2026

洪水橋大學城 HUNG SHUI KIU UNIVERSITY TOWN



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32C規劃區(南面及中央下方用地)
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 32C (SOUTHERN AND LOWER CENTRAL SITES) OF
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/620

圖 PLAN
A-5

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