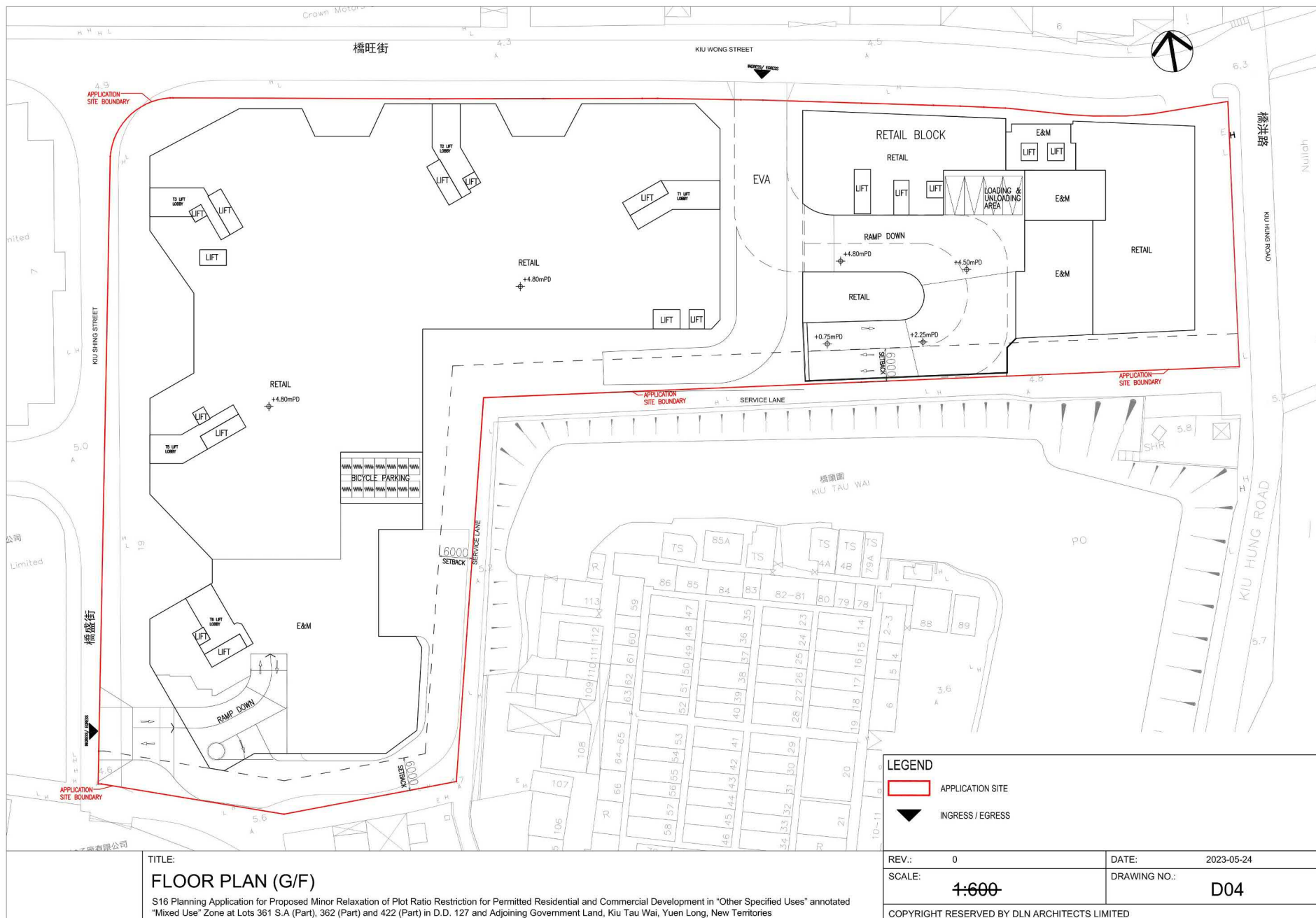




(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-1



(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-2



(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

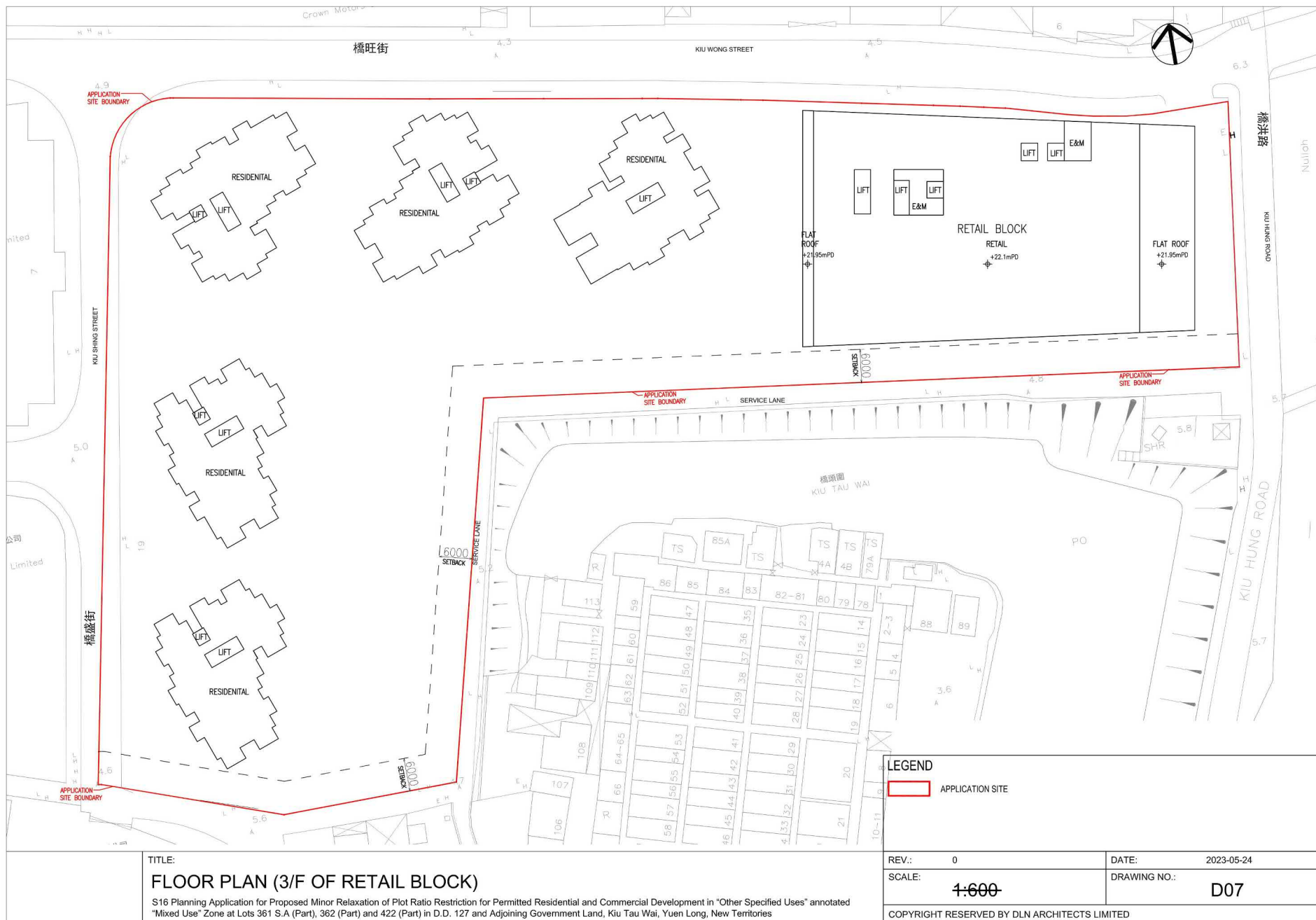
繪圖 DRAWING
A-3



(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

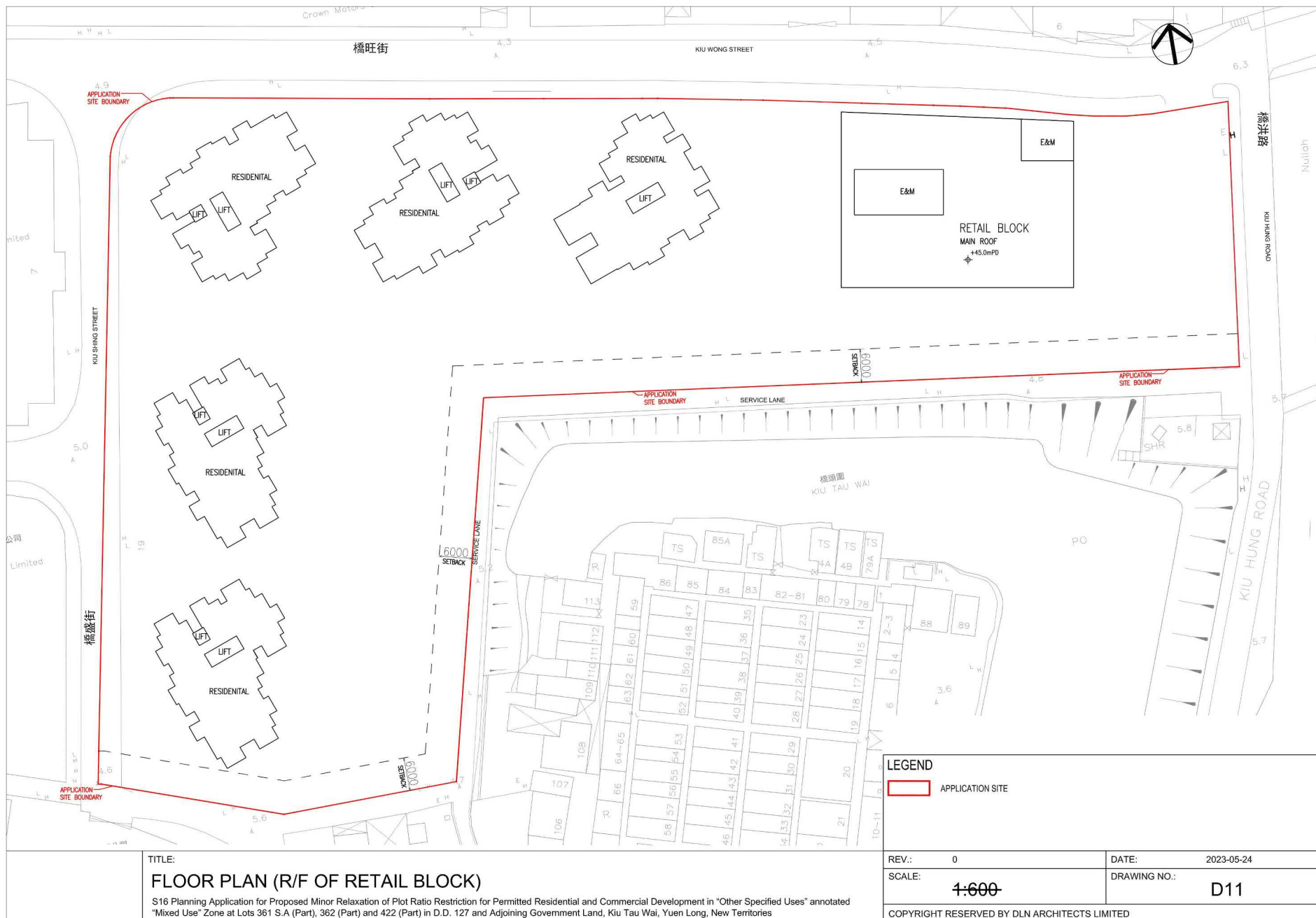
繪圖 DRAWING
A-4



(摘錄自申請人於 26. 6. 2023 呈交的申請書)
 (Extract from Applicant's
 Submission of 26.6.2023)

參考編號
 REFERENCE No.
 A/HSK/474

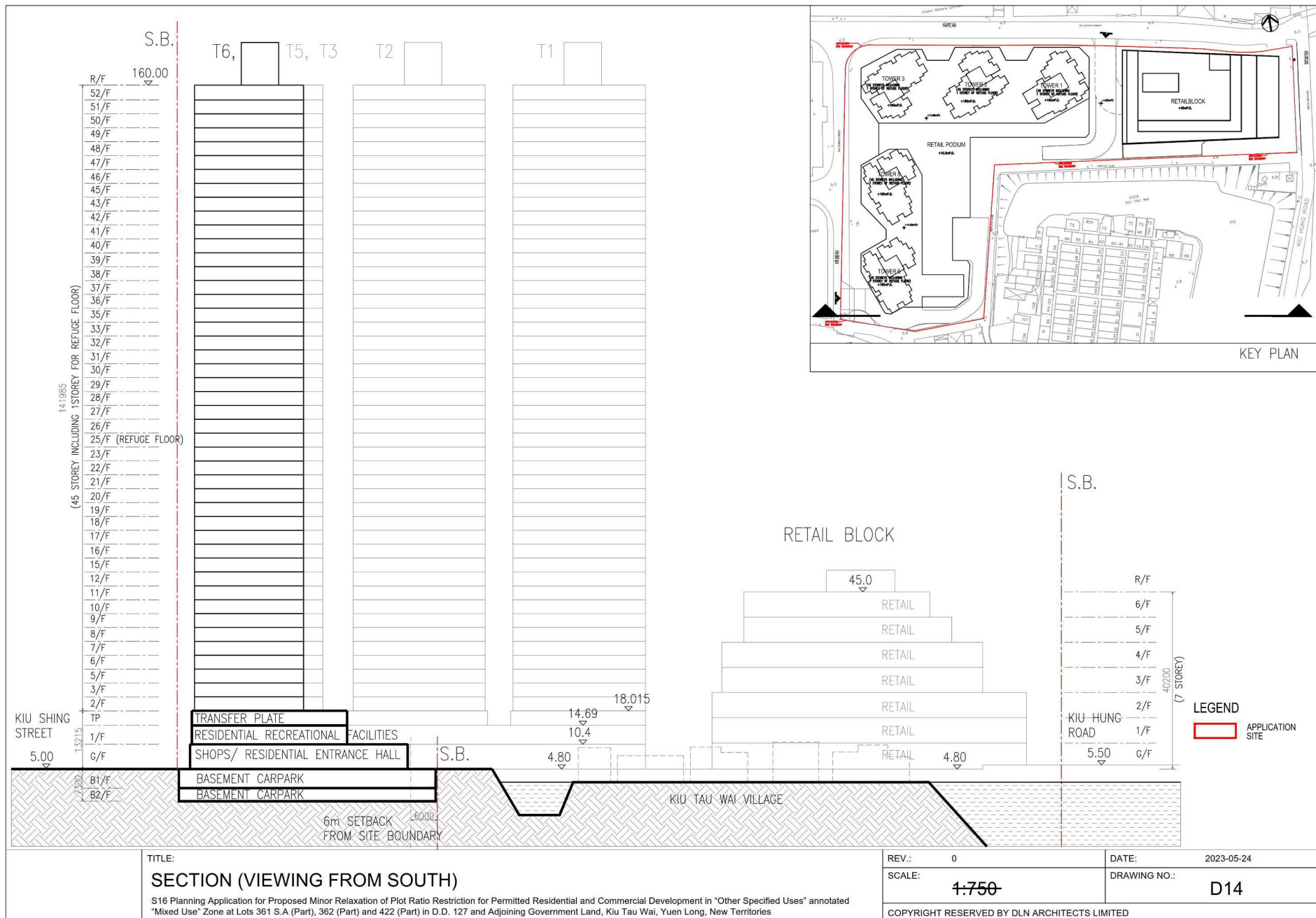
繪圖 DRAWING
 A-5



(摘錄自申請人於 26. 6. 2023 呈交的申請書)
 (Extract from Applicant's
 Submission of 26.6.2023)

參考編號
 REFERENCE No.
 A/HSK/474

繪圖 DRAWING
 A-6





(摘錄自申請人於 12. 1. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.1.2024)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-8

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED SHRUBS AND GROUND COVER
- PROPOSED LAWN
- PROPOSED TREE
- PROFILE OF BUILDING EDGE
- +3.80 PROPOSED LEVEL
- PROPOSED PAVING



PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN "ORDER SPECIAL USES" ANNOTATED "MIXED USE" ZONE AT LOTS 361S.A (PART), 362(PART) AND 422(PART) IN D.D. 127 AND ADJOINING GOVERNMENT LAND, KU TAU WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (OVERALL)

PROJECT No. C2315

DRAWING No. LMP01

SCALE : 1:500

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-LMP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
8-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔譚臣道5-11號
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Key:

- 1 Vehicular Entrance
- 2 Emergency Vehicular Access
- 3 Gathering Courtyard
- 4 Children Play Area
- 5 Fitness Equipment
- 6 Sitting Garden
- 7 Viewing Platform
- 8 Multi-functional Lawn
- 9 Meandering Path
- 10 Extensive Green Roof
- 11 Swimming Pool
- 12 Outdoor Dining Area

(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-9

PROJECT :

S16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN "ORDER SPECIAL USES" ANNOTATED "MIXED USE" ZONE AT LOTS 361S.A (PART), 362(PART) AND 422(PART) IN D.D. 127 AND ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :

GREENERY PROVISION

PROJECT No. C2315

DRAWING No. GC01

SCALE : 1:600

DATE OF ISSUE : MAR 2023

CAD FILENAME : C2315-GC01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED

景藝設計有限公司

FLAT A, 17/F,

SHUN PONT COMMERCIAL BUILDING,

2-17 THOMSON ROAD, HONG KONG

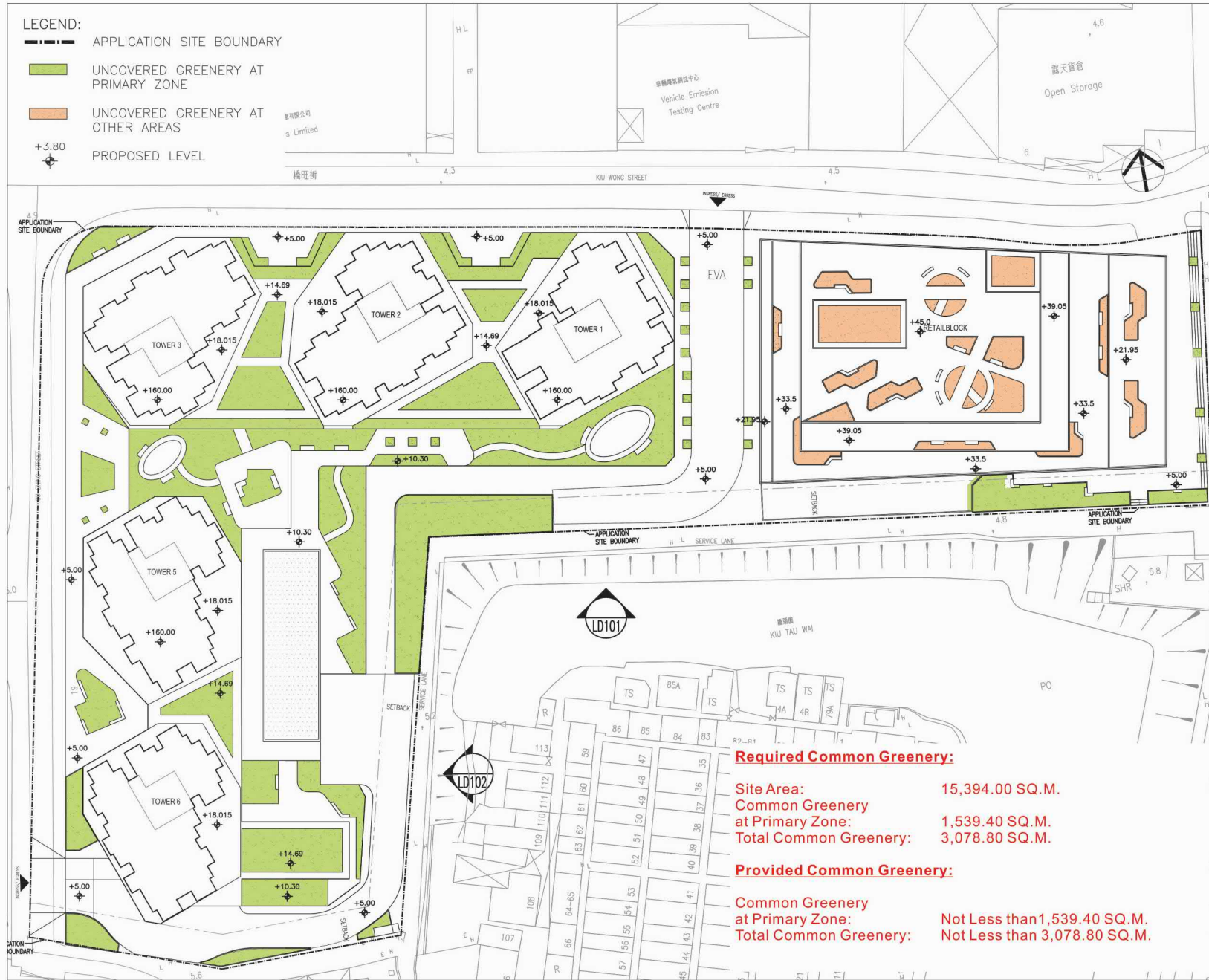
TEL.: 2868 0980 FAX.: 2868 2203

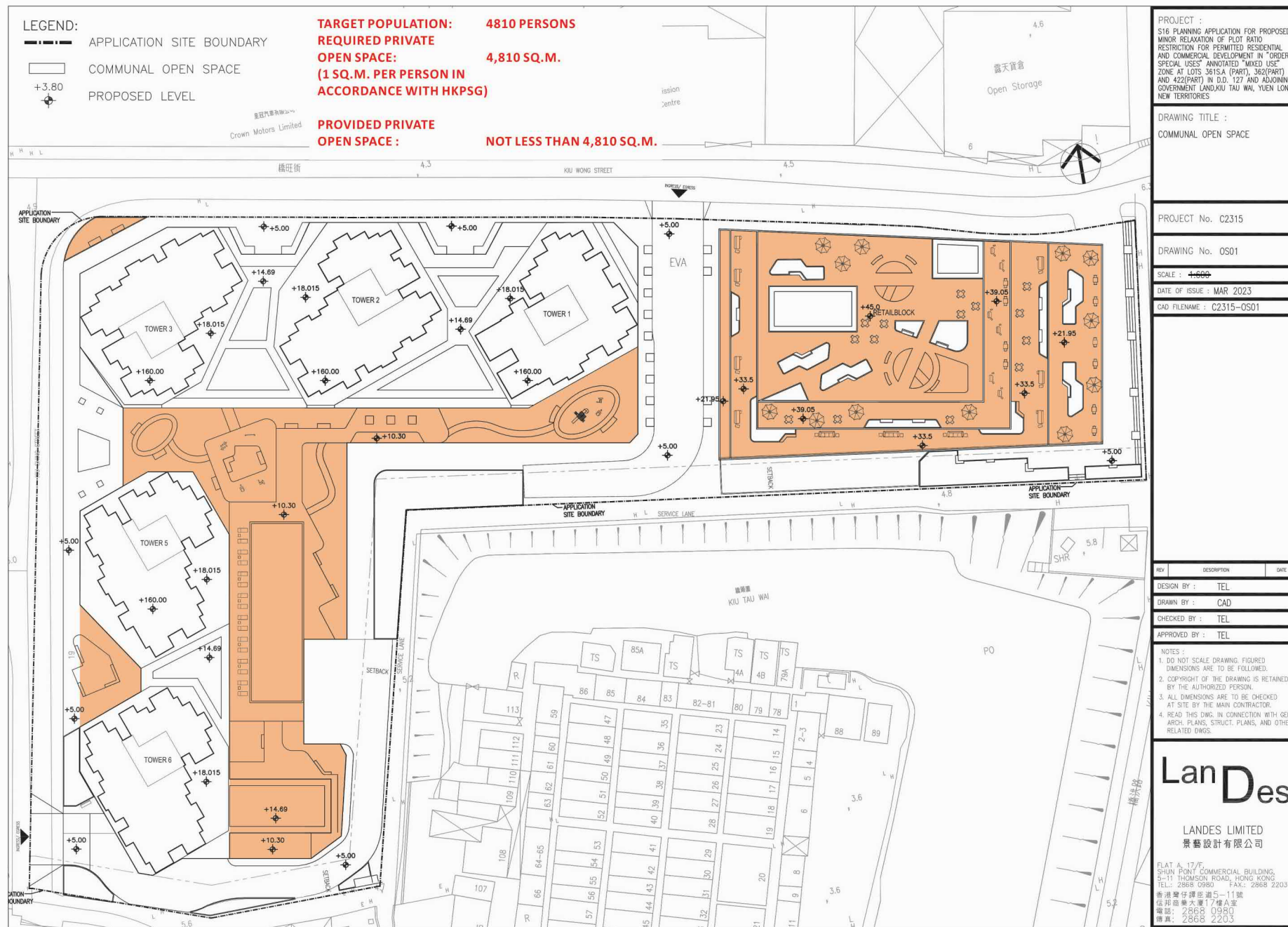
香港灣仔譚臣道5-11號

店址商業大廈17樓A室

電話: 2868 0980

傳真: 2868 2203





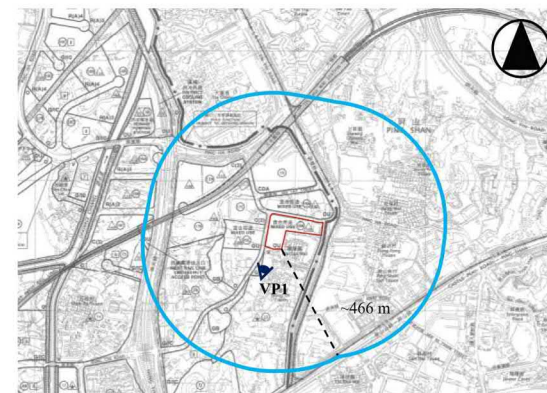
(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-11



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 1: Planned Local Open Space of HSK/HT NDA

Source

Site photos

Date

June 23

Figure No.

3

Scale

-

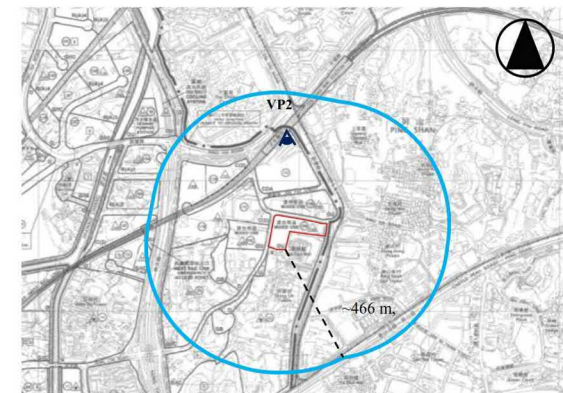
(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-12



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 2: Tin Shui Wai Station

Source

Site photos

Date

June 23

Scale

-

Figure No.

4

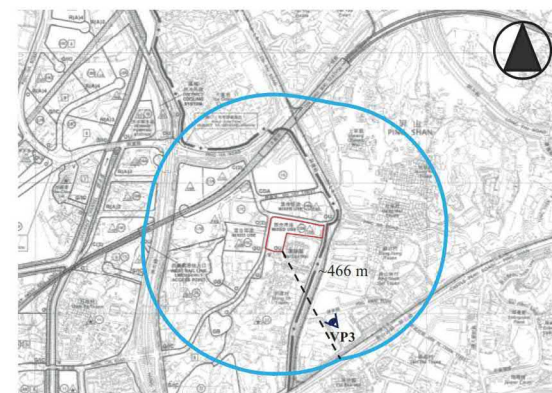
(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-13



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 3: Ping Pak Lane Park

Source

Site photos

Date

Oct 23

Figure No.

5

Scale

-

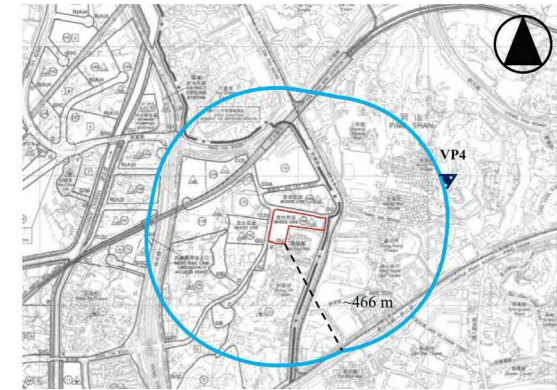
(摘錄自申請人於 30. 10. 2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 30.10.2023)

參考編號
REFERENCE No.
A/HSK/474

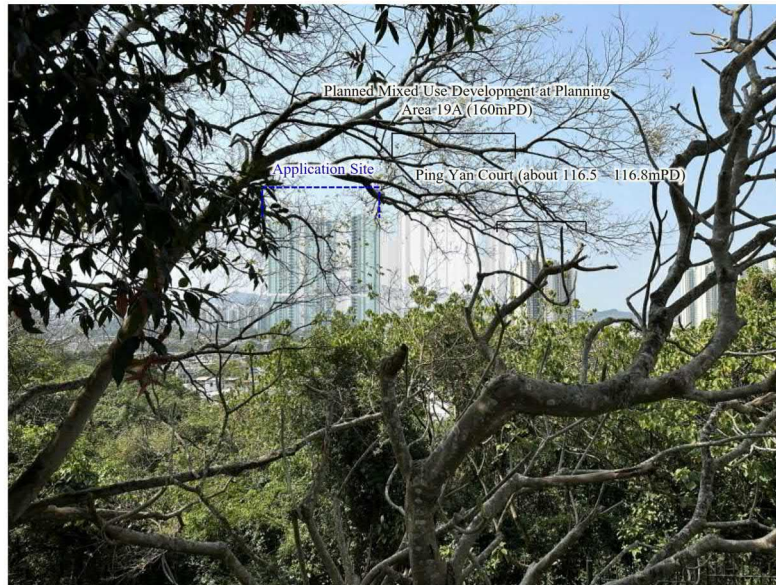
繪圖 DRAWING
A-14



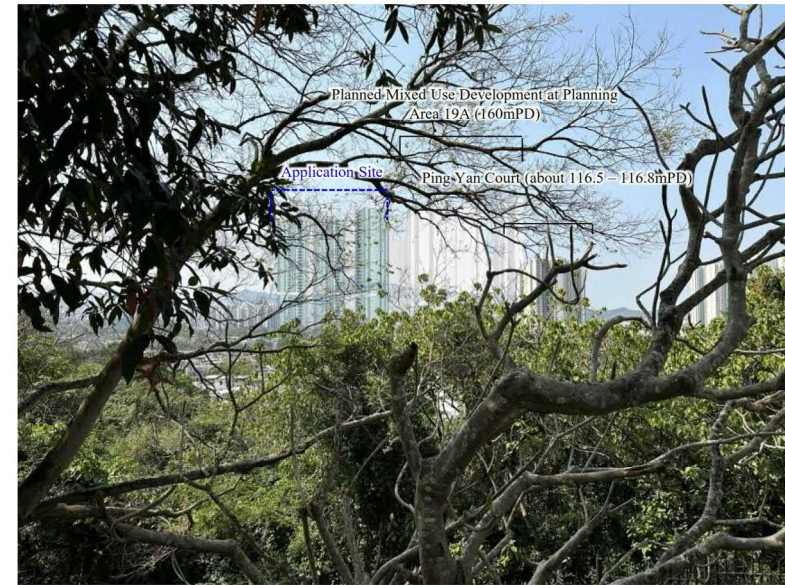
Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 4: Ping Shan Tang Clan Gallery cum Heritage Trail Visitors Centre

Source

Site photos

Date

June 23

Figure No.

6

Scale

-

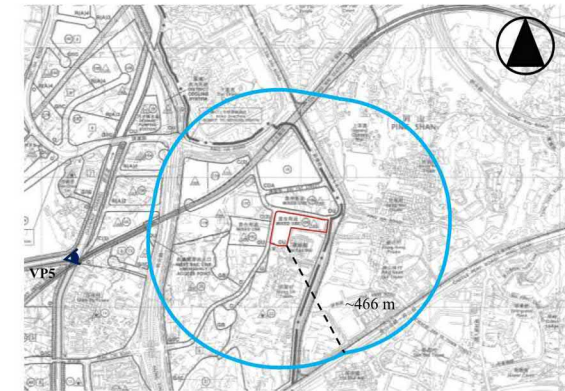
(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-15



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 5: Planned Regional Park and Sports Ground of HSK/HT NDA

Source

Site photos

Date

June 23

Figure No.

7

Scale

-

(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

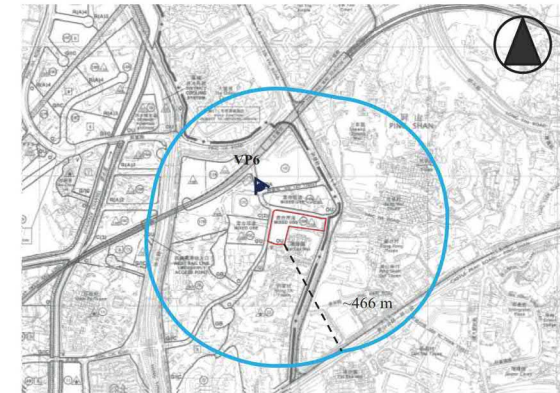
參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-16

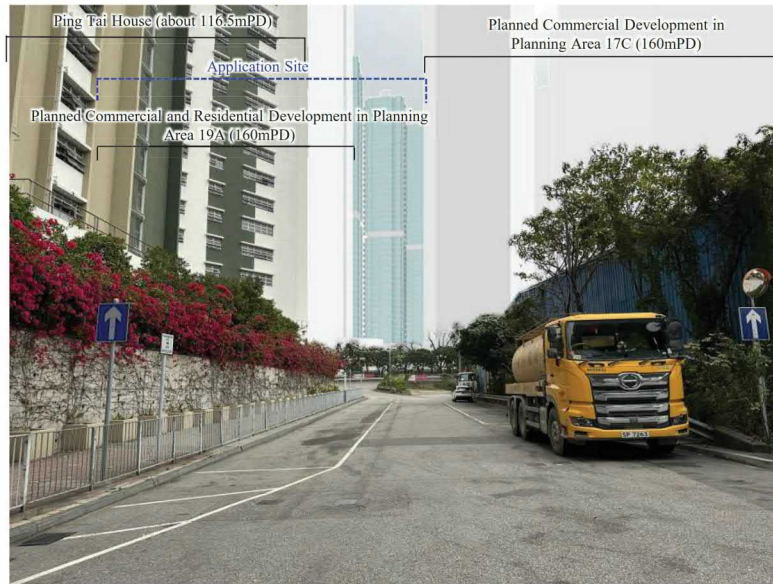
Ping Tai House (about 116.5mPD)



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 6: Potential EFTS Station at Planning Area 17C

Source

Site photos

Date

Aug 23

Scale

-

Figure No.

8

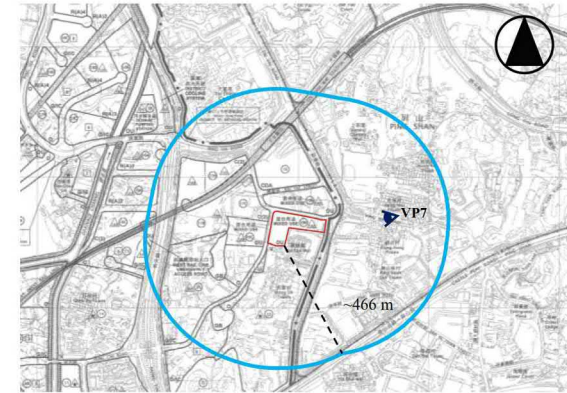
(摘錄自申請人於 11. 8. 2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.8.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-17



Existing View



Key Plan



Approved Scheme



Proposed Scheme

ARUP

Figure Title

Viewing Point 7: Hang Mei Tsuen Park

Source

Site photos

Date

June 23

Figure No.

9

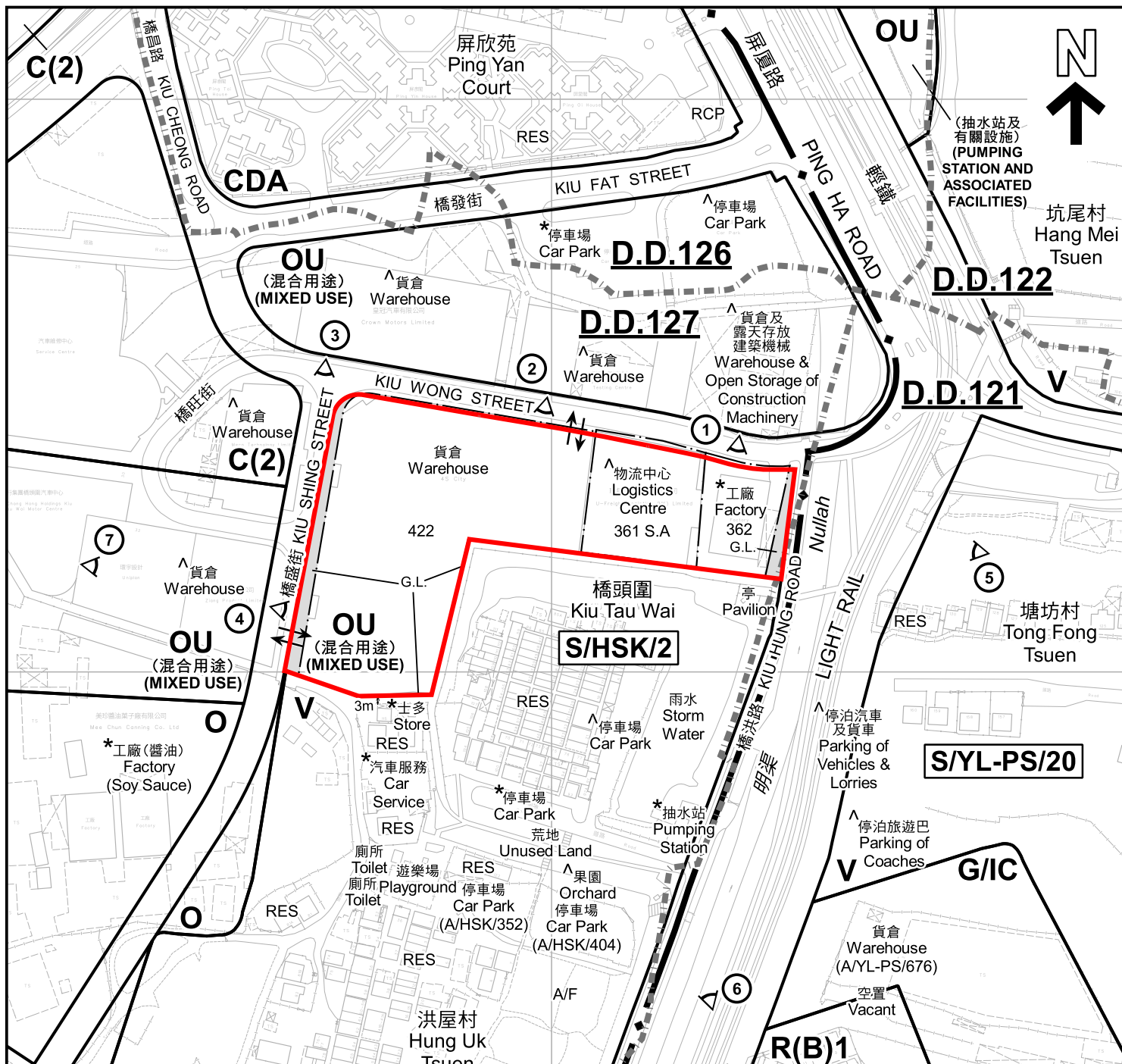
Scale

-

(摘錄自申請人於 26. 6. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.6.2023)

參考編號
REFERENCE No.
A/HSK/474

繪圖 DRAWING
A-18



註釋 Notes:

- (1) 2023年7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 25.7.2023
- (2) * 土地用途跟1993年6月及1993年7月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Jun 1993 & Jul 1993
- (3) ^ 土地用途跟1993年6月及1993年7月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Jun 1993 & Jul 1993

圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	OU	其他指定用途 OTHER SPECIFIED USES
C	商業 COMMERCIAL	G.L.	政府土地 GOVERNMENT LAND
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	RES	住用構築物 RESIDENTIAL STRUCTURES
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	A/F	休耕農地 FALLOW AGRICULTURAL LAND
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	RCP	垃圾收集站 REFUSE COLLECTION POINT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		實地照片的觀景點 VIEWING POINT OF SITE PHOTO
O	休憩用地 OPEN SPACE		丈量約份界線 D.D. BOUNDARY
			入口/出口 INGRESS / EGRESS

平面圖 SITE PLAN

本摘要圖於2024年1月11日擬備，所根據的資料為測量圖編號 6-NW-8C 及 6-NW-13A
EXTRACT PLAN PREPARED ON 11.1.2024
BASED ON SURVEY SHEETS No. 6-NW-8C & 6-NW-13A

擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A分段(部分)、
第362號(部分)及第422號(部分)和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

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/474

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2023年12月29日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E149004C
EXTRACT PLAN PREPARED ON 29.12.2023
BASED ON AERIAL PHOTO No.
E149004C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

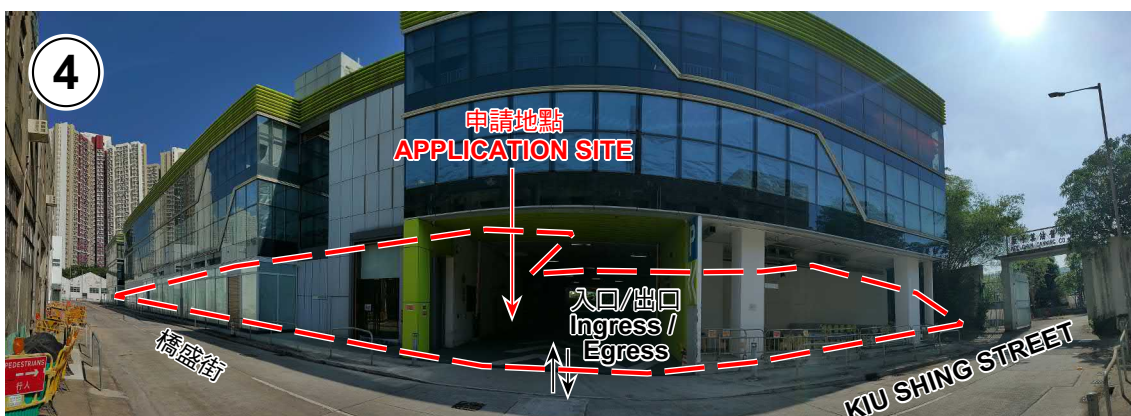
擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A分段(部分)、
第362號(部分)及第422號(部分)和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/474

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

本圖於2023年12月29日擬備，所根據的資料為攝於2023年12月5日的實地照片
PLAN PREPARED ON 29.12.2023
BASED ON SITE PHOTOS
TAKEN ON 5.12.2023

擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A分段（部分）、
第362號（部分）及第422號（部分）和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/474

圖 PLAN
A-4a



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

實地照片 SITE PHOTOS

本圖於2023年12月29日擬備，所根據的資料為攝於2023年12月5日的實地照片
PLAN PREPARED ON 29.12.2023
BASED ON SITE PHOTOS
TAKEN ON 5.12.2023

擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A分段（部分）、
第362號（部分）及第422號（部分）和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/474

圖 PLAN
A-4b

7

申請地點
APPLICATION SITE

輕鐵

橋頭圍
Kiu Tau Wai

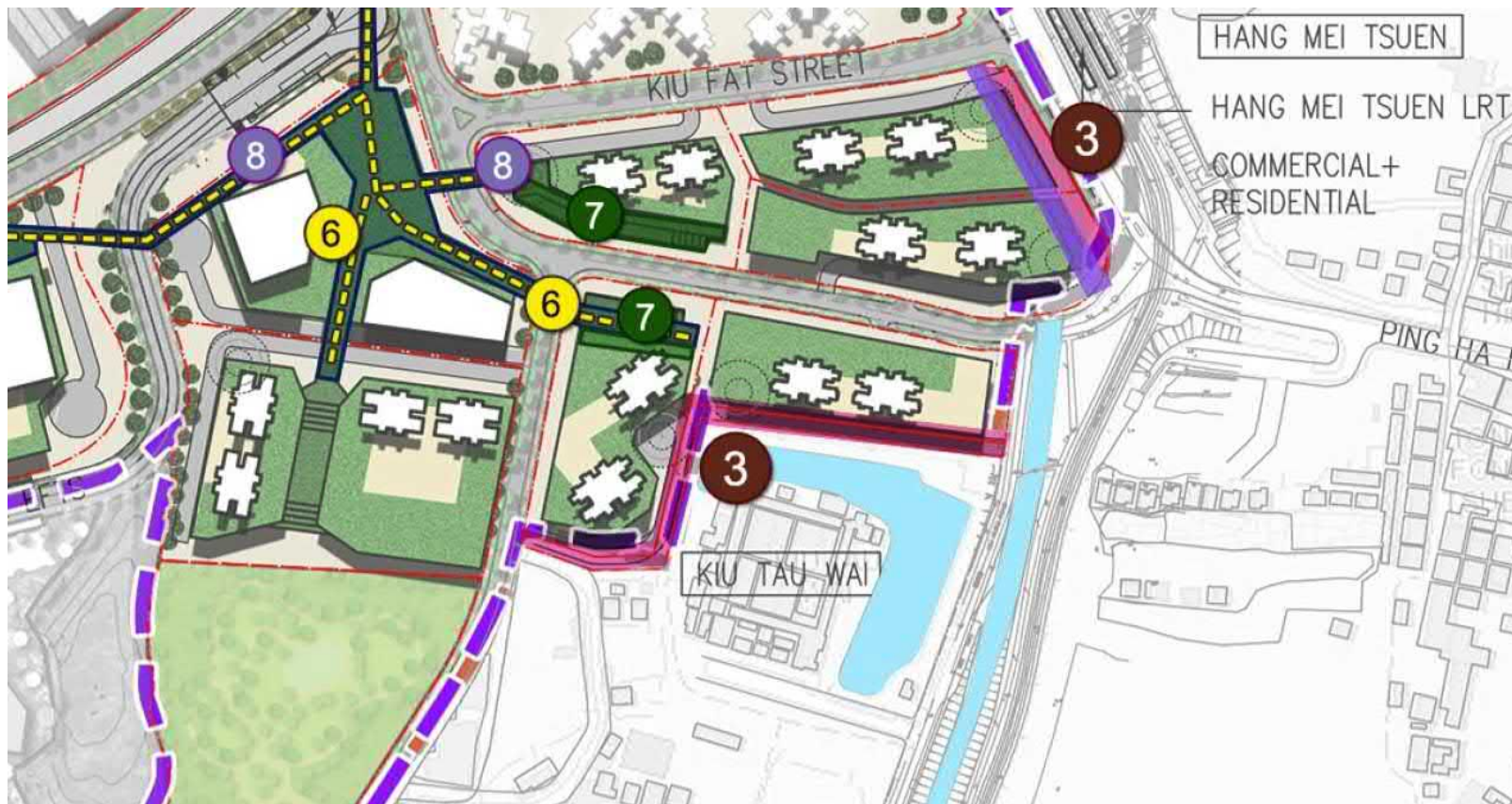
橋洪路
KIU HUNG ROAD

LIGHT RAIL

本圖於2023年12月29日擬備，所根據的資料為攝於2023年12月5日的實地照片
PLAN PREPARED ON 29.12.2023
BASED ON SITE PHOTO
TAKEN ON 5.12.2023

擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A段（部分）、
第362號（部分）及第422號（部分）和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND. KIU TAU WAI, YUEN LONG, NEW TERRITORIES

PLAN
A-4c



Legend

- 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

本圖於2024年1月10日擬備，所根據的資料為洪水橋新發展區的未來市中心及地區商業中心的都市及綠色設計研究

PLAN PREPARED ON 10.1.2024
BASED ON THE URBAN AND GREEN DESIGN STUDY FOR THE FUTURE TOWN CENTRE AND THE DISTRICT COMMERCIAL NODE IN HUNG SHUI KIU NEW DEVELOPMENT AREA

城市設計概念及規定 URBAN DESIGN CONCEPTS AND REQUIREMENTS

擬議略為放寬地積比率限制，以作准許的住宅及商業發展
新界元朗橋頭圍丈量約份第127約地段第361號A分段（部分）、
第362號（部分）及第422號（部分）和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
LOTS 361 S.A (PART), 362 (PART) AND 422 (PART) IN D.D.127 AND
ADJOINING GOVERNMENT LAND, KIU TAU WAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/474

圖 PLAN
A-5