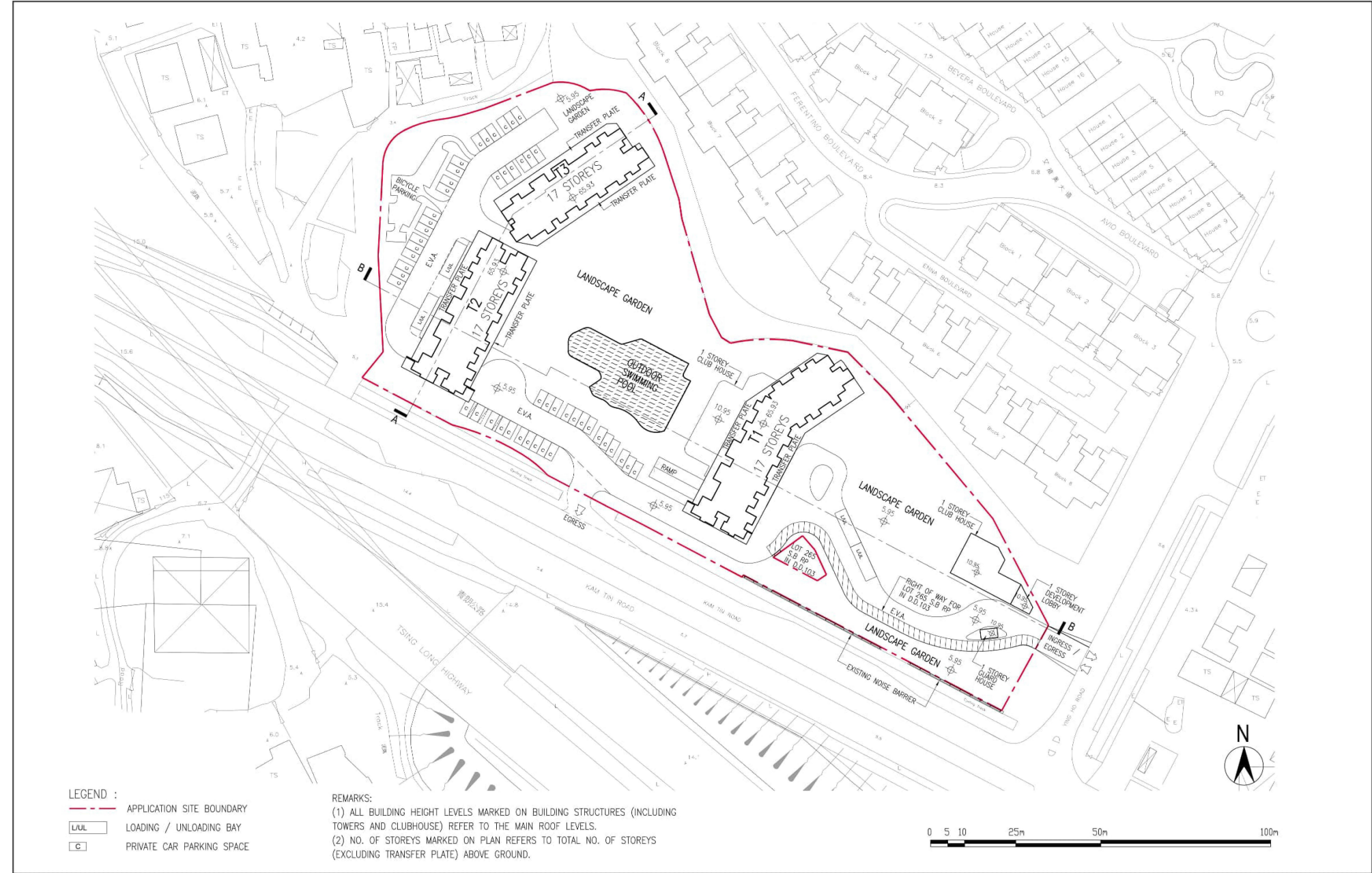


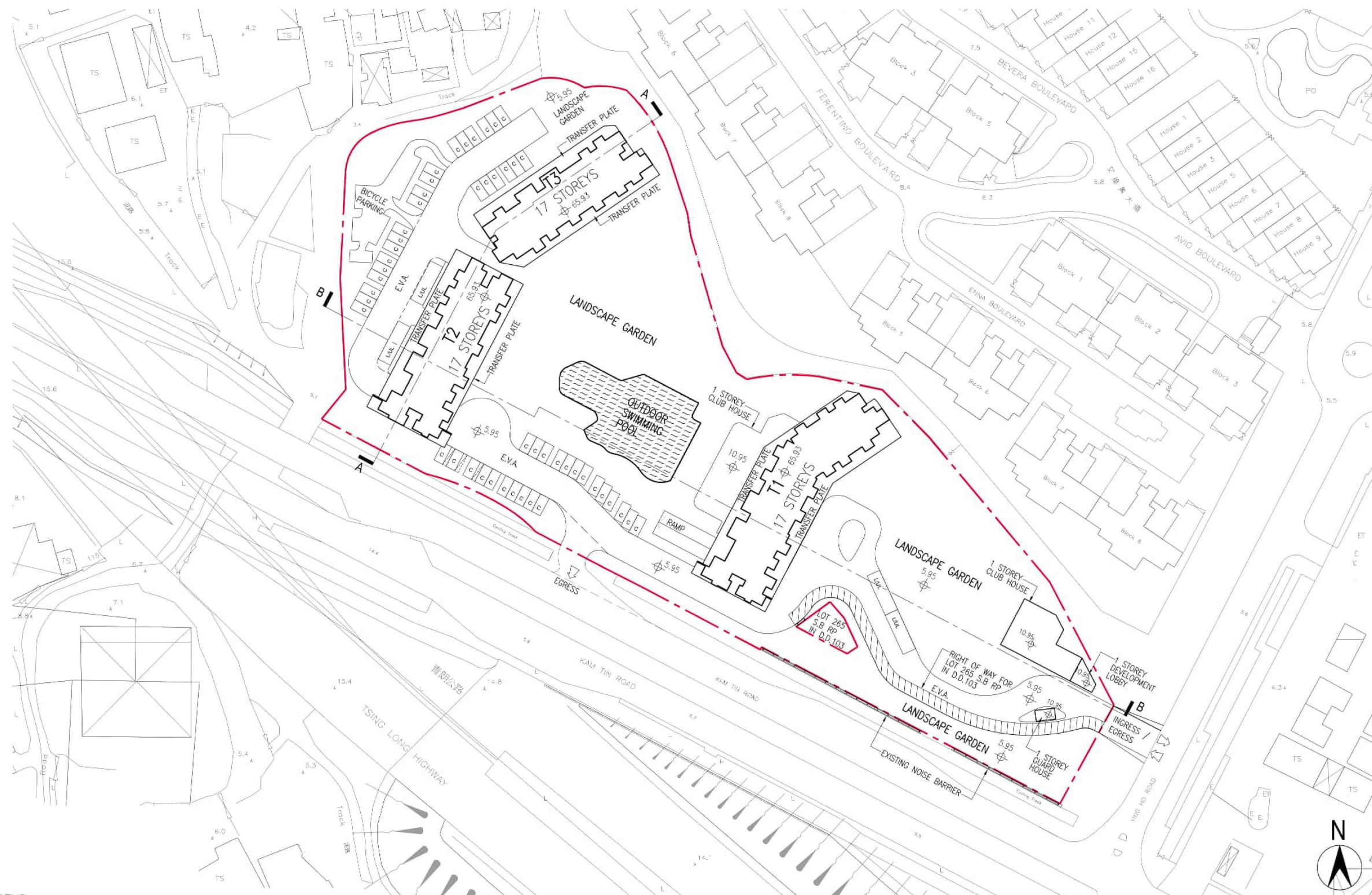
ARCHI+	Title	Indicative Master Layout Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Jan 2020
			Scale	N / A	Figure	3.1

申請編號 APPLICATION No. A/YL-KTN/698

(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's Submission of 19.10.2023)



	Title	Indicative Block Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Oct 2023
			Scale	N / A	Figure	3.1



LEGEND :
--- APPLICATION SITE BOUNDARY
L/U/L LOADING / UNLOADING BAY
C PRIVATE CAR PARKING SPACE

REMARKS:
(1) ALL BUILDING HEIGHT LEVELS MARKED ON BUILDING STRUCTURES (INCLUDING TOWERS AND CLUBHOUSE) REFER TO THE MAIN ROOF LEVELS.
(2) NO. OF STOREYS MARKED ON PLAN REFERS TO TOTAL NO. OF STOREYS (EXCLUDING TRANSFER PLATE) ABOVE GROUND.

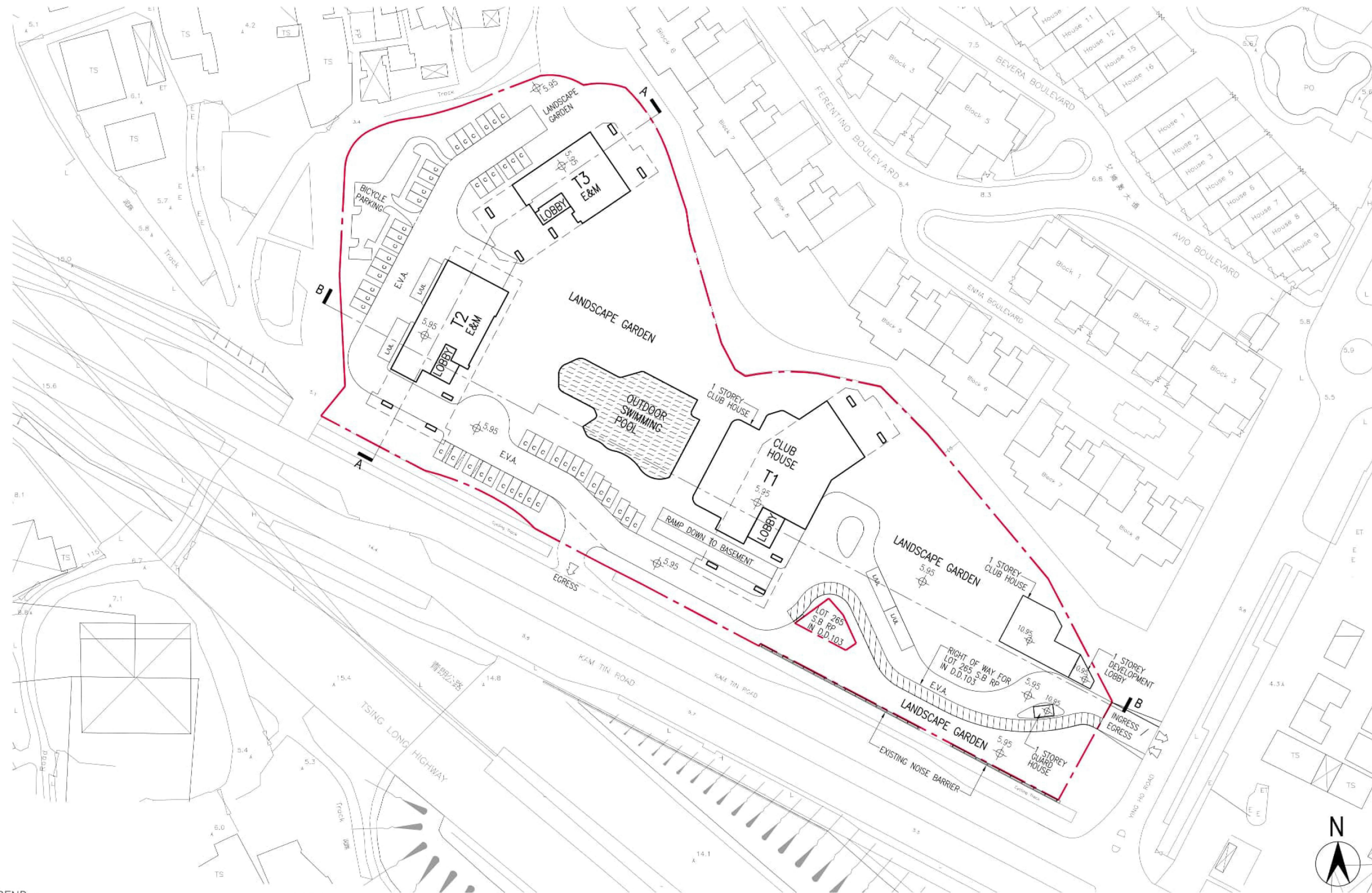


Title	Indicative Block Plan				Checked	DH	Drawn	PW
					Rev	0	Date	Oct 2023
					Scale	N / A		Figure 3.1

(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 2



LEGEND :
--- APPLICATION SITE BOUNDARY
L/U/L LOADING / UNLOADING BAY
C PRIVATE CAR PARKING SPACE

REMARKS:
(1) ALL BUILDING HEIGHT LEVELS MARKED ON BUILDING STRUCTURES (INCLUDING TOWERS AND CLUBHOUSE) REFER TO THE MAIN ROOF LEVELS.
(2) NO. OF STOREYS MARKED ON PLAN REFERS TO TOTAL NO. OF STOREYS (EXCLUDING TRANSFER PLATE) ABOVE GROUND.

0 5 10 25m 50m 100m

Title

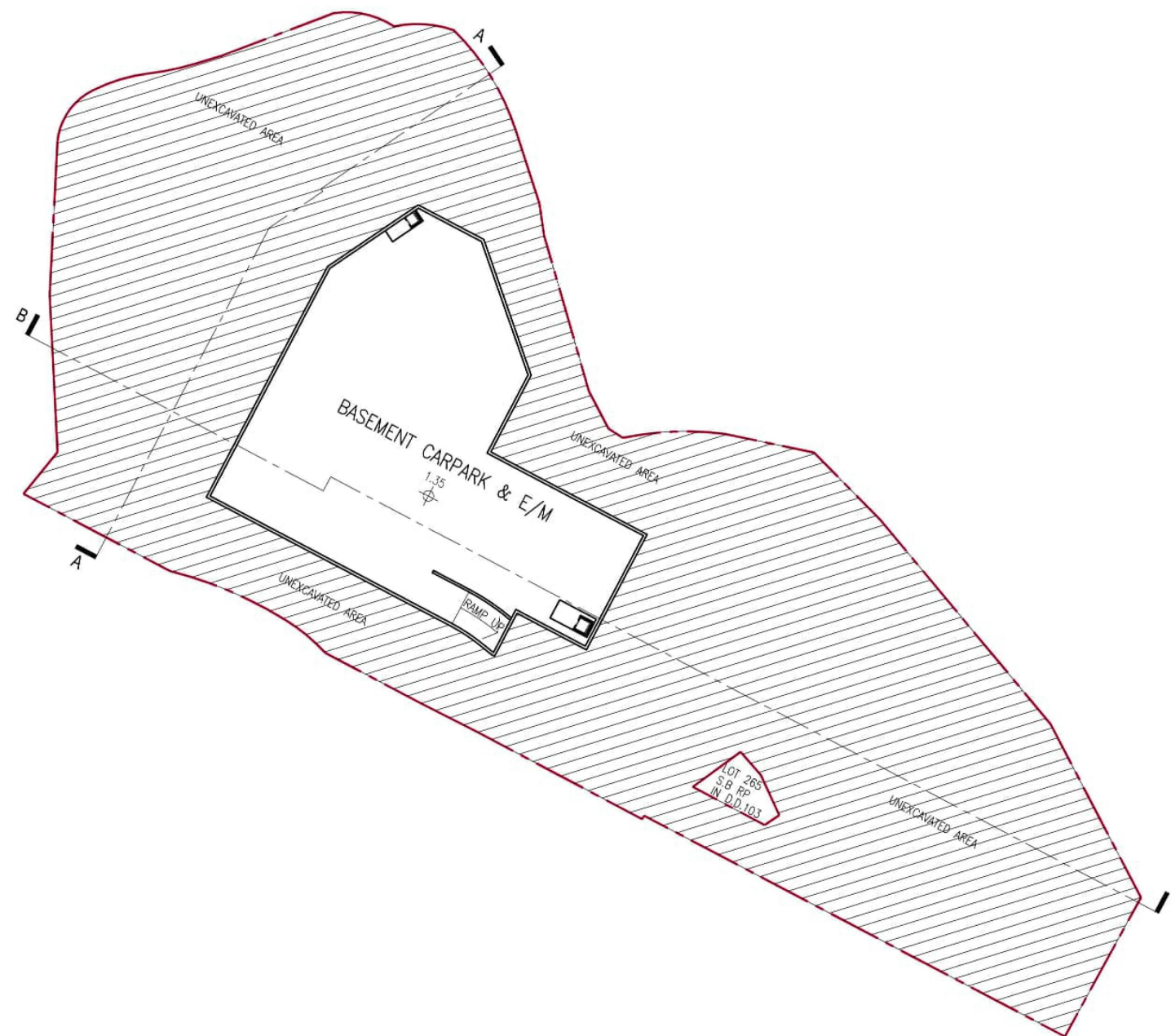
Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N / A		
	Figure 3.2		

(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 3



LEGEND :

--- APPLICATION SITE BOUNDARY

UNEXCAVATED AREA

REMARKS:

(1) ALL BUILDING HEIGHT LEVELS MARKED ON BUILDING STRUCTURES (INCLUDING TOWERS AND CLUBHOUSE) REFER TO THE MAIN ROOF LEVELS.

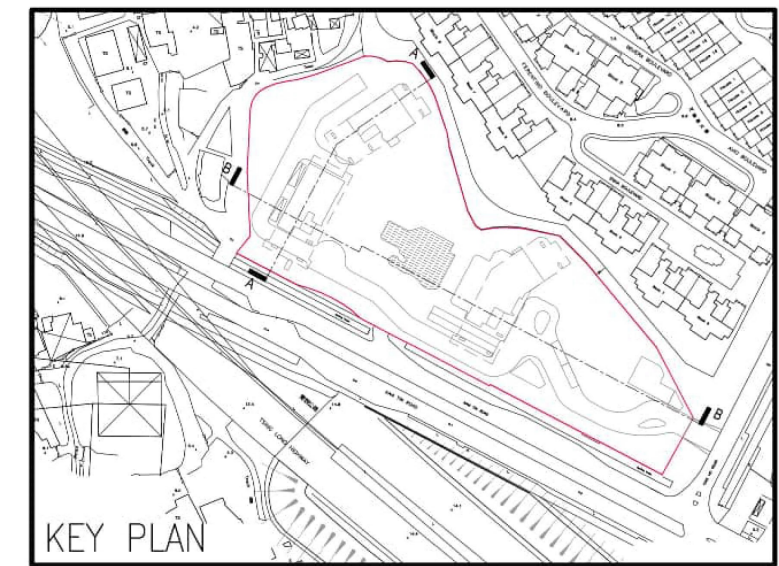
(2) NO. OF STOREYS MARKED ON PLAN REFERS TO TOTAL NO. OF STOREYS (EXCLUDING TRANSFER PLATE) ABOVE GROUND.



	Title	Indicative Basement Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Oct 2023
			Scale	Figure		
			N / A	3.3		

(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號 REFERENCE No. A/YL-KTN/964	繪圖 DRAWING A - 4
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REMARKS:

(1) ALL BUILDING HEIGHT LEVELS MARKED ON BUILDING STRUCTURES (INCLUDING TOWERS AND CLUBHOUSE) REFER TO THE MAIN ROOF LEVELS.

(2) NO. OF STOREYS MARKED ON PLAN REFERS TO TOTAL NO. OF STOREYS (EXCLUDING TRANSFER PLATE) ABOVE GROUND.



	Title	Indicative Section Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Oct 2023
			Scale N / A		Figure 3.4	

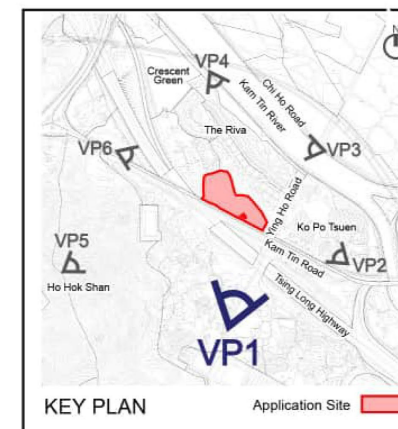
(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)


參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 6



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme 

**llewelyn
davies**

Title

Photomontage – Viewing from Access Road Near Ko Po San Tsuen (VP1)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A	Figure	4.1

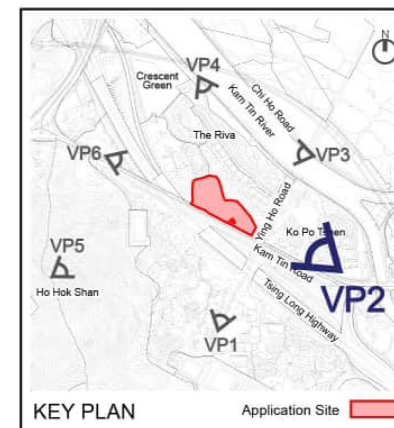
(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 7



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme



**llewelyn
davies**

Title

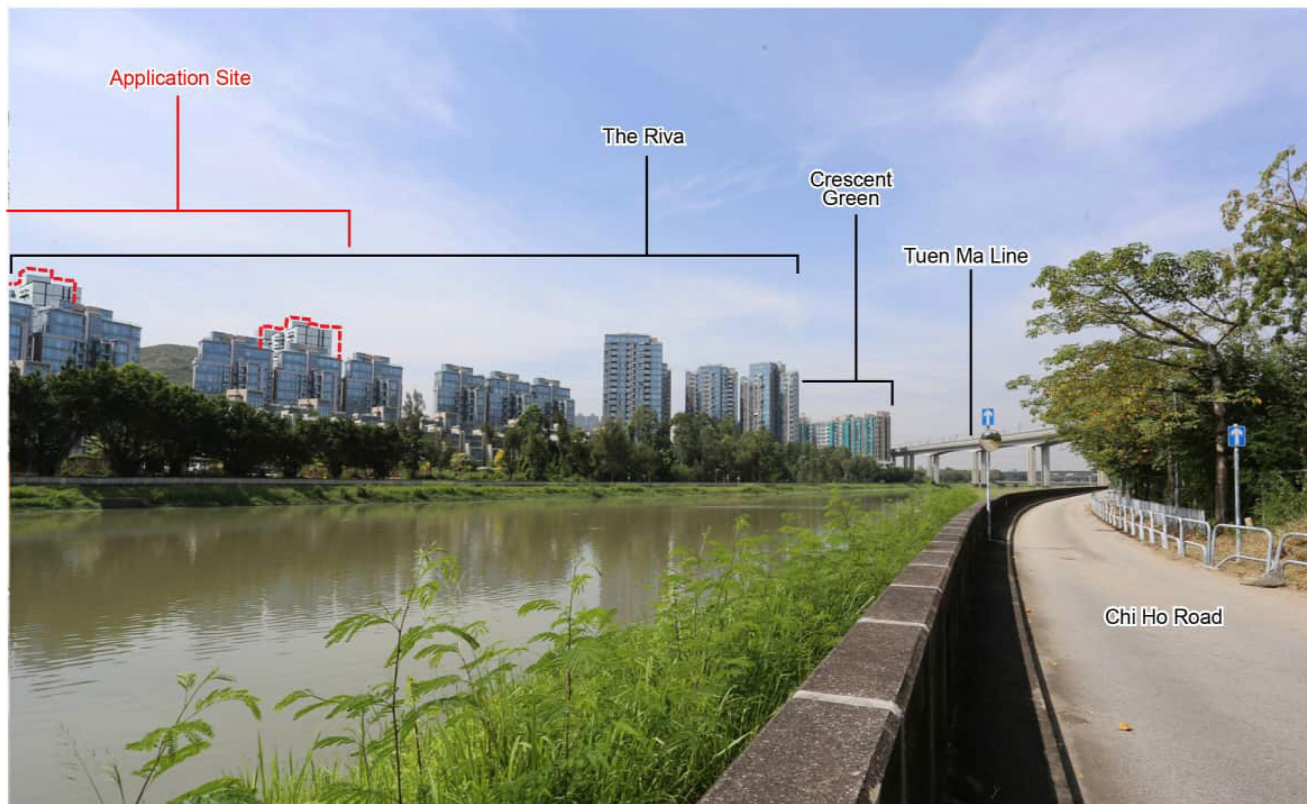
Photomontage – Viewing from Ko Po Tsuen (VP2)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A	Figure	4.2

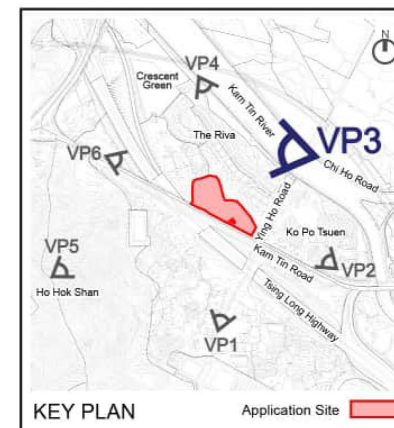
(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

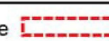
繪圖
DRAWING
A - 8



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme



**llewelyn
davies**

Title

Photomontage – Viewing from Riverside Along Chi Ho Road (VP3)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A	Figure	4.3

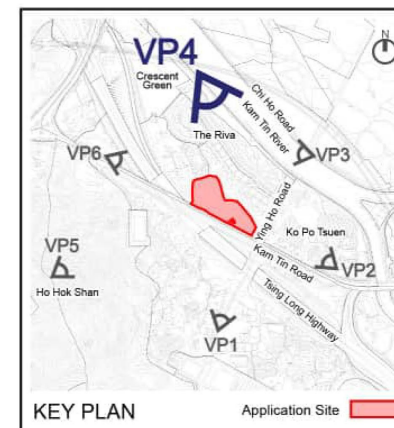
(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

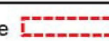
繪圖
DRAWING
A - 9



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme



**llewelyn
davies**

Title

Photomontage – Viewing from Riverside Along Ko Po Road (VP4)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A		Figure 4.4

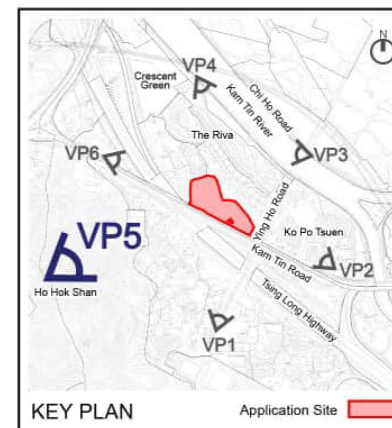
(摘錄自申請人於 19. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 10



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme 

**llewelyn
davies**

Title

Photomontage – Viewing from Ho Hok Shan (VP5)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A		Figure 4.5

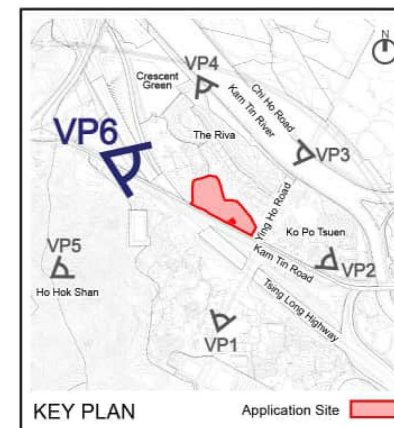
(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

參考編號
REFERENCE No.
A/YL-KTN/964

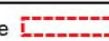
繪圖
DRAWING
A - 11



Overlay of Building Outline of Proposed Scheme on Building Blocks of Approved Scheme



Building Outline of Proposed Scheme



**llewelyn
davies**

Title

Photomontage – Viewing from Kam Tin Road (Au Tau Bus-stop) (VP6)

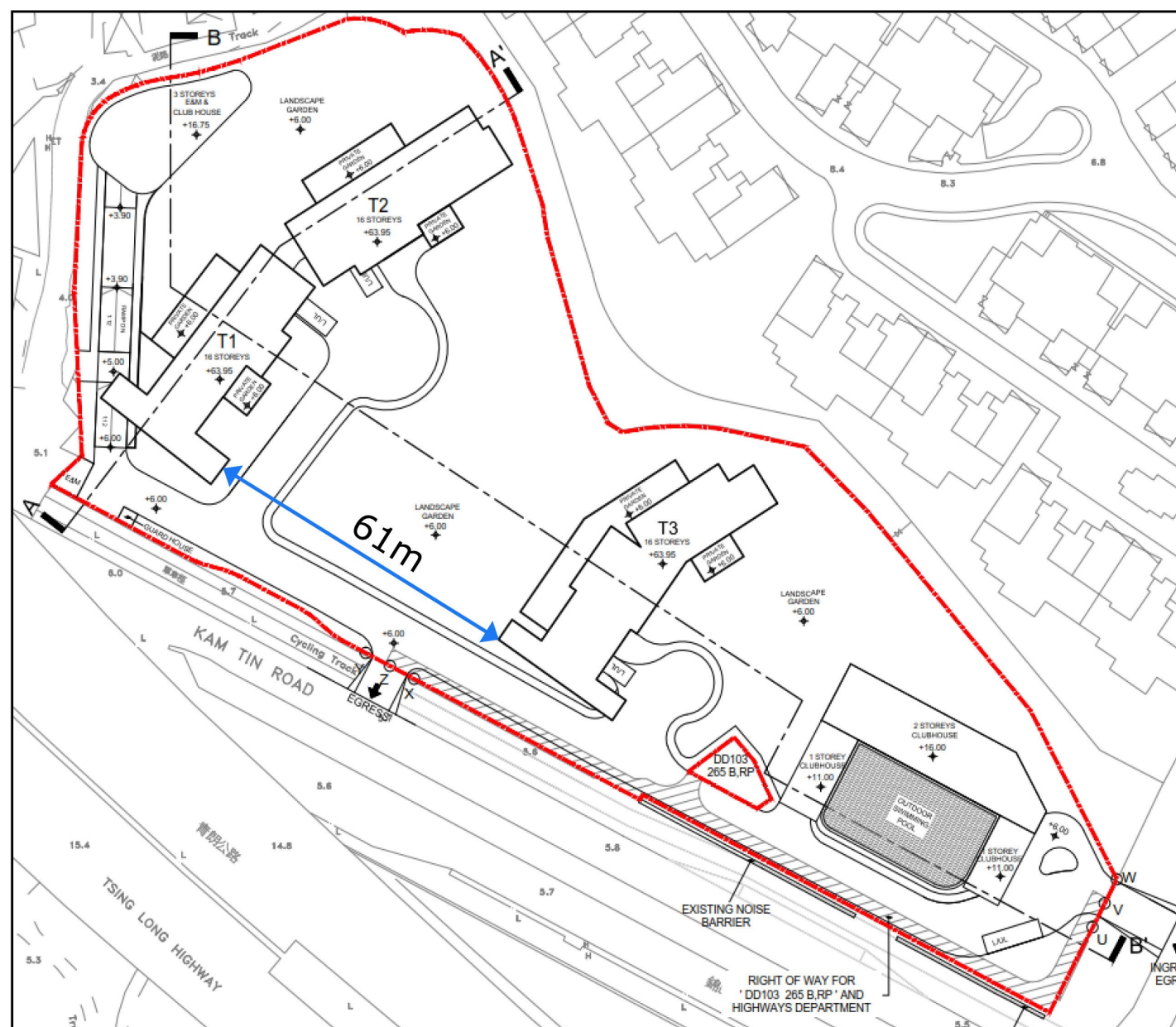
Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale	N/A	Figure	4.6

(摘錄自申請人於 19.10.2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.10.2023)

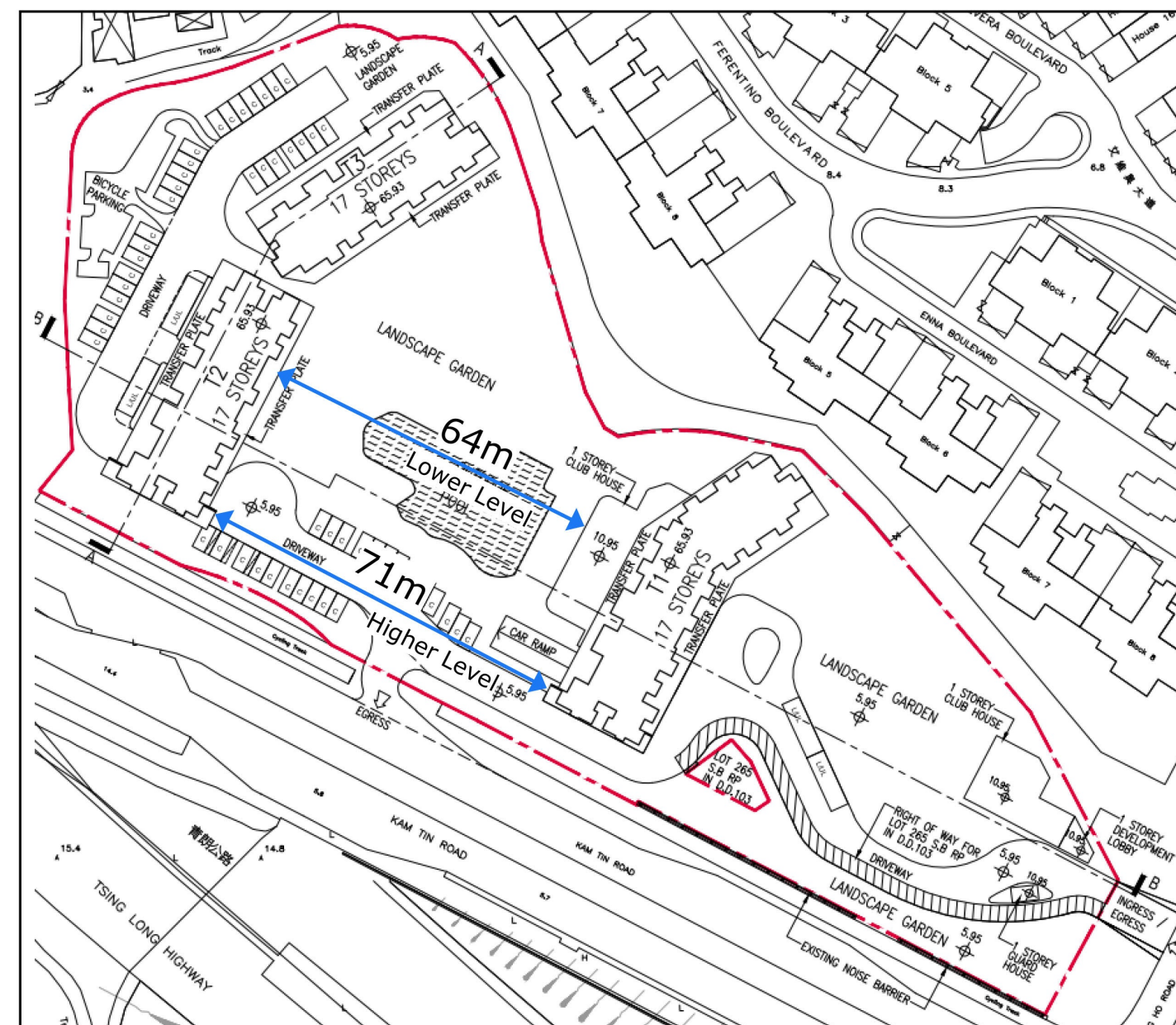
參考編號
REFERENCE No.
A/YL-KTN/964

繪圖
DRAWING
A - 12

(i) Building separation between Tower 2 and Tower 1 (upper)/Clubhouse (lower) is increased.

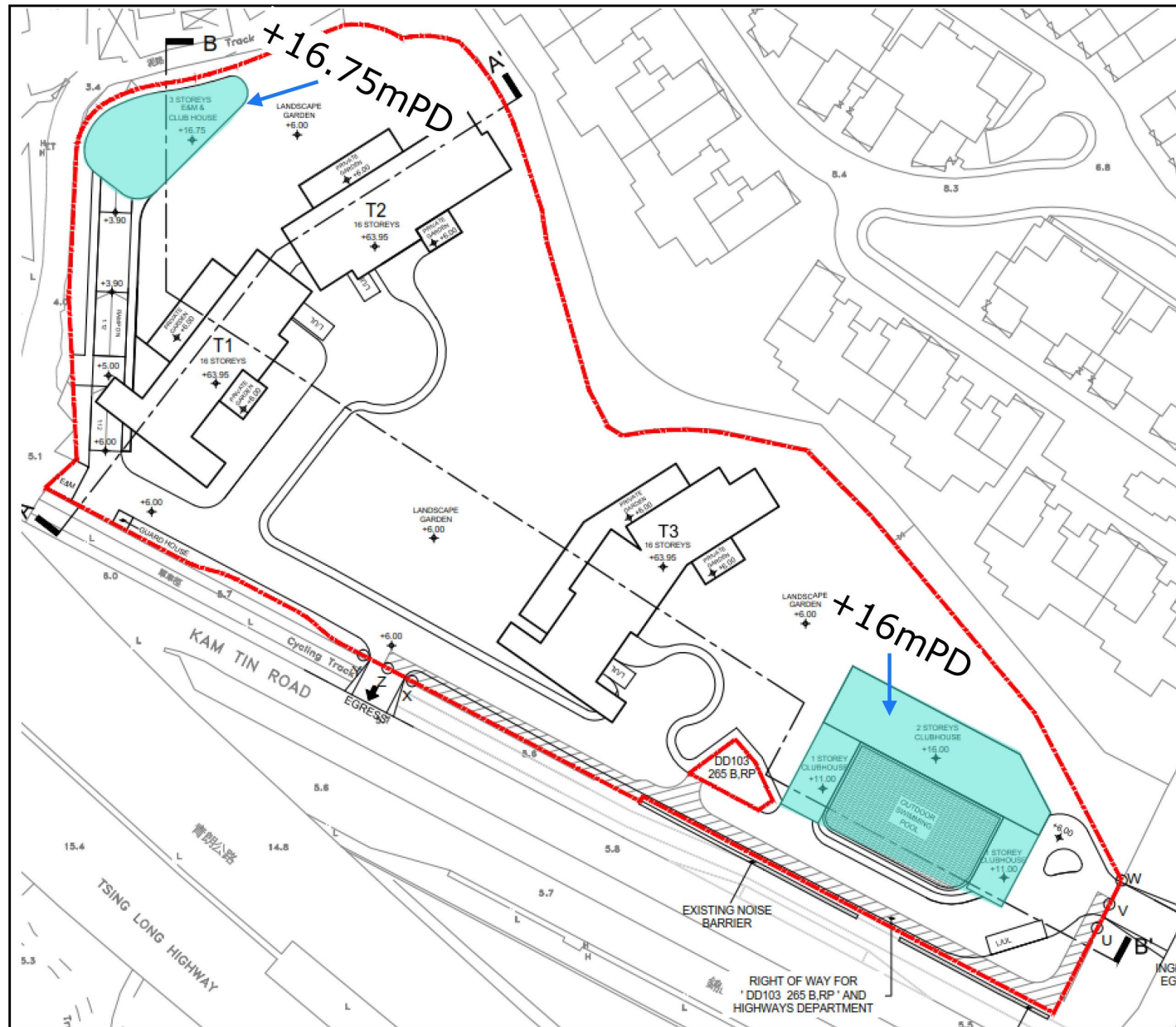


Approved Scheme (A/YL-KTN/698)

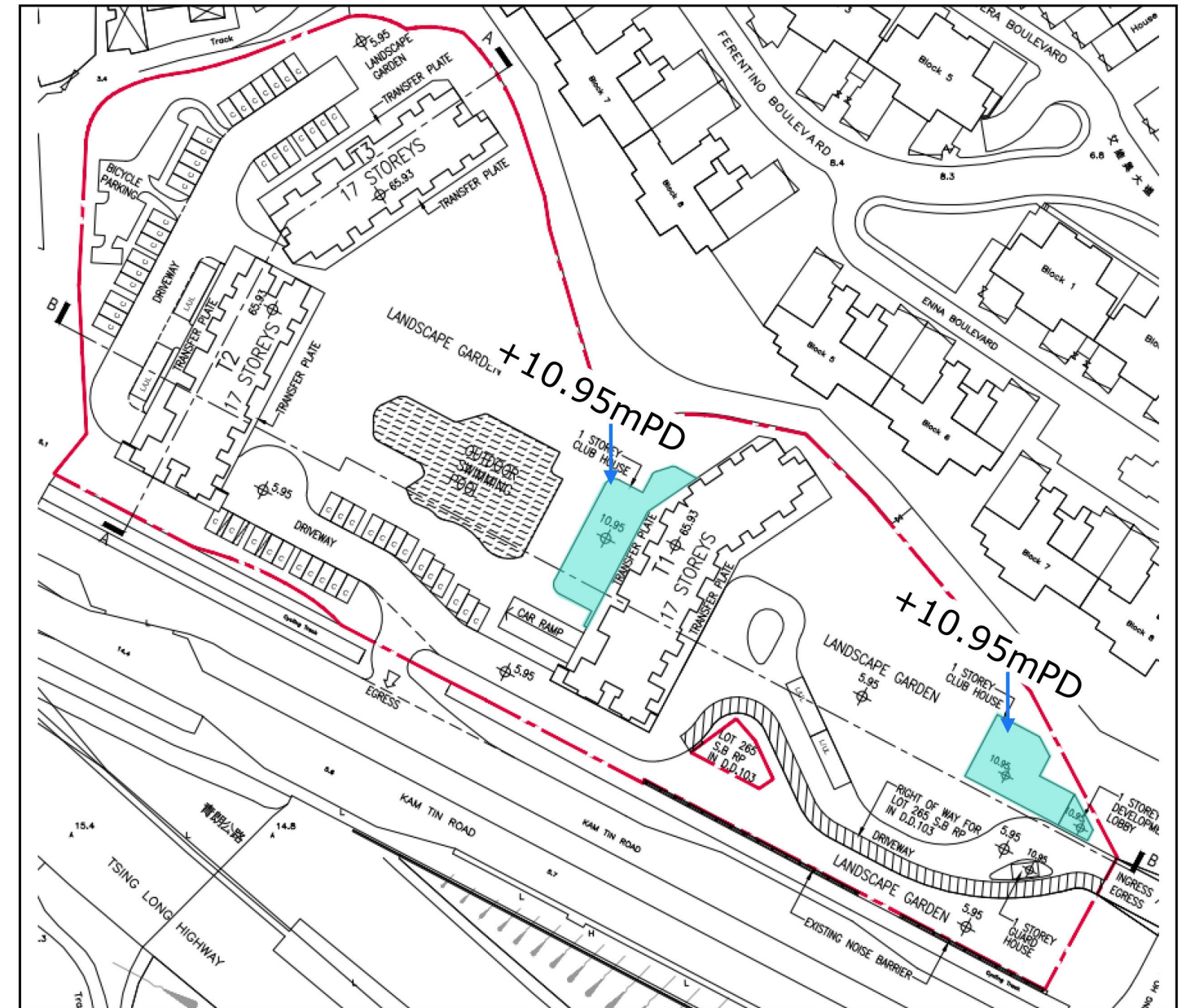


Proposed Scheme (A/YL-KTN/964)

(ii) Clubhouse is relocated and with building height reduced.

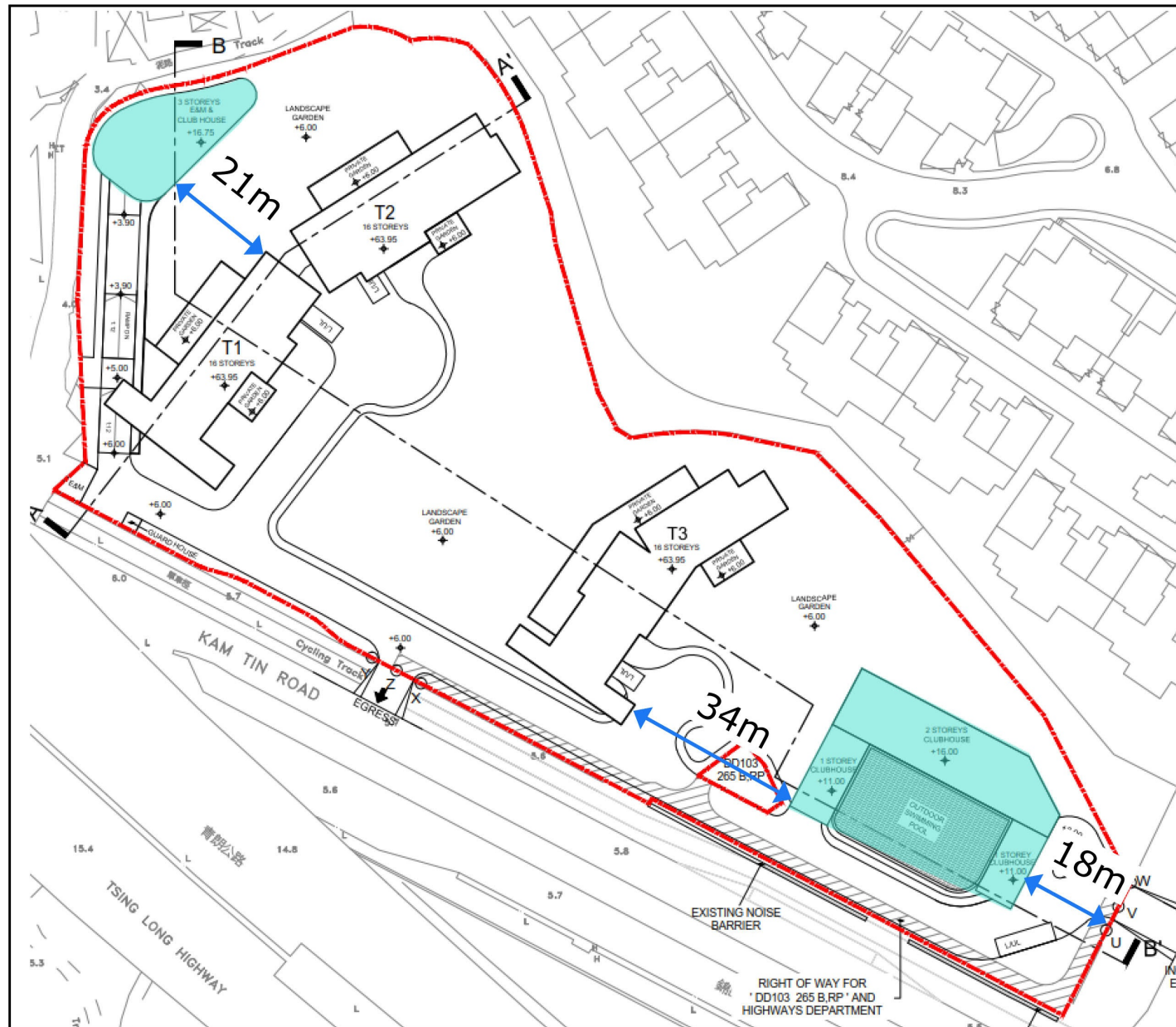


Approved Scheme (A/YL-KTN/698)

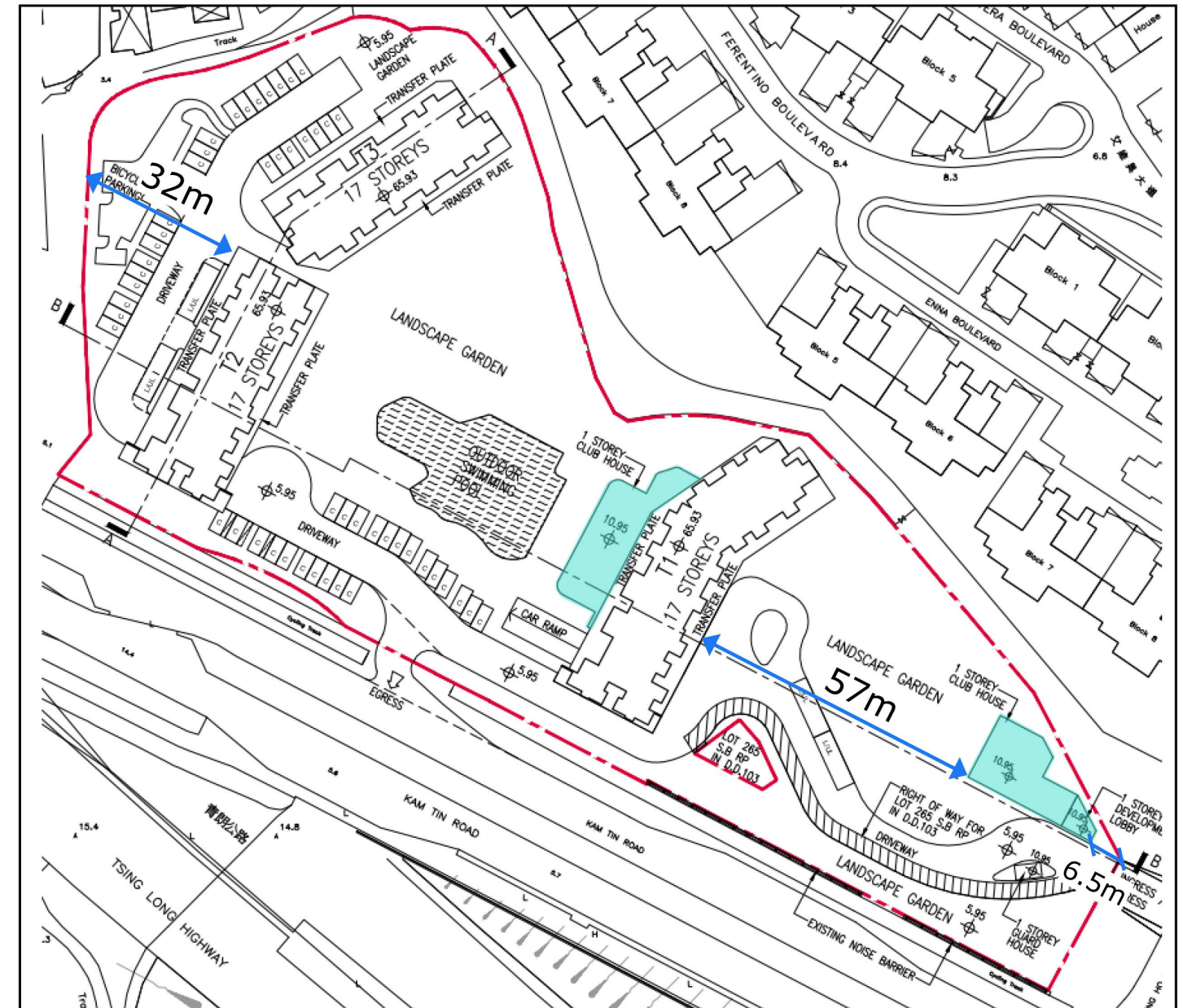


Proposed Scheme (A/YL-KTN/964)

(iii) Overall building separation and setback from site boundary is increased, improving development permeability for north/south wind penetration.



Approved Scheme (A/YL-KTN/698)

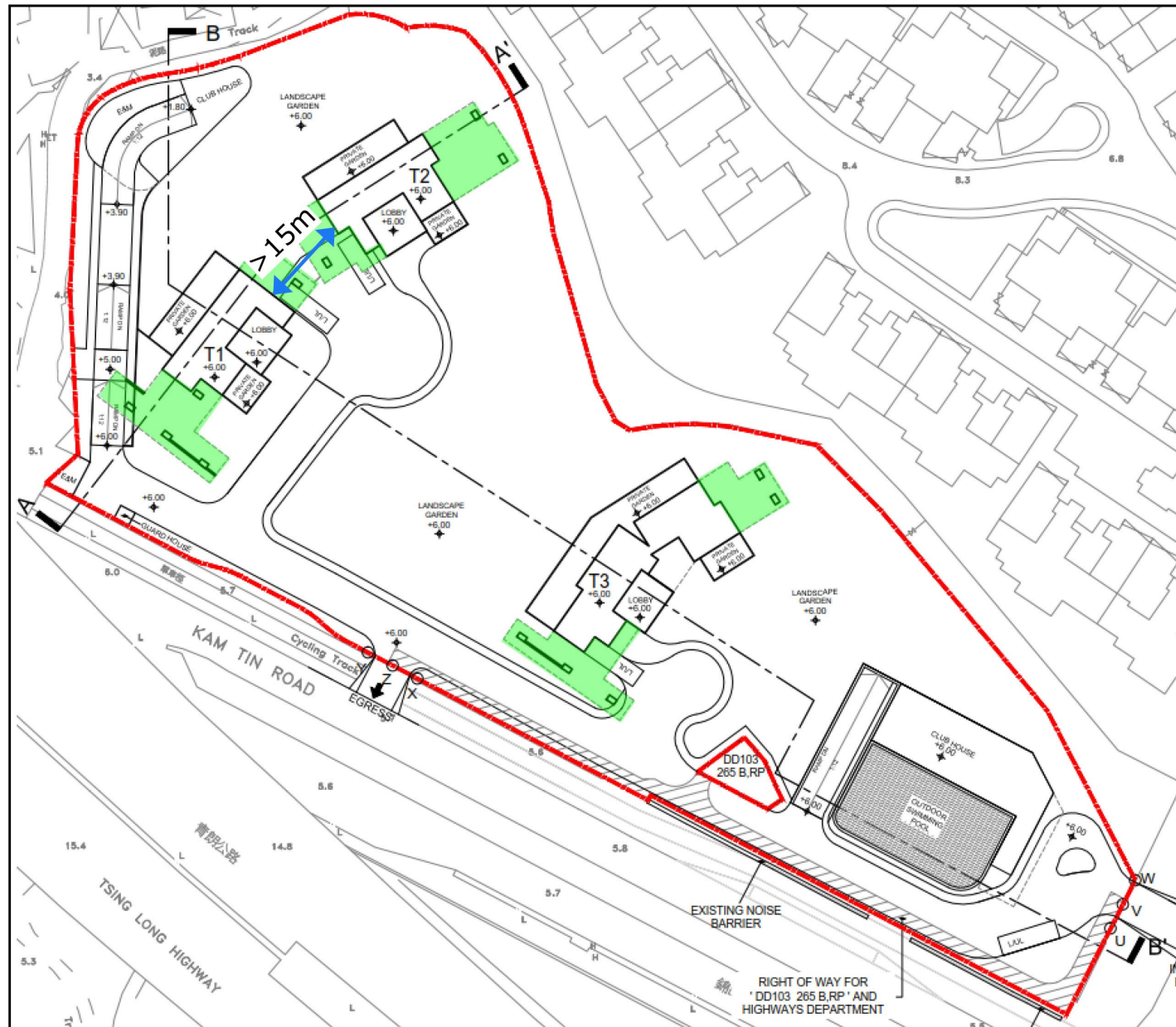


Proposed Scheme (A/YL-KTN/964)

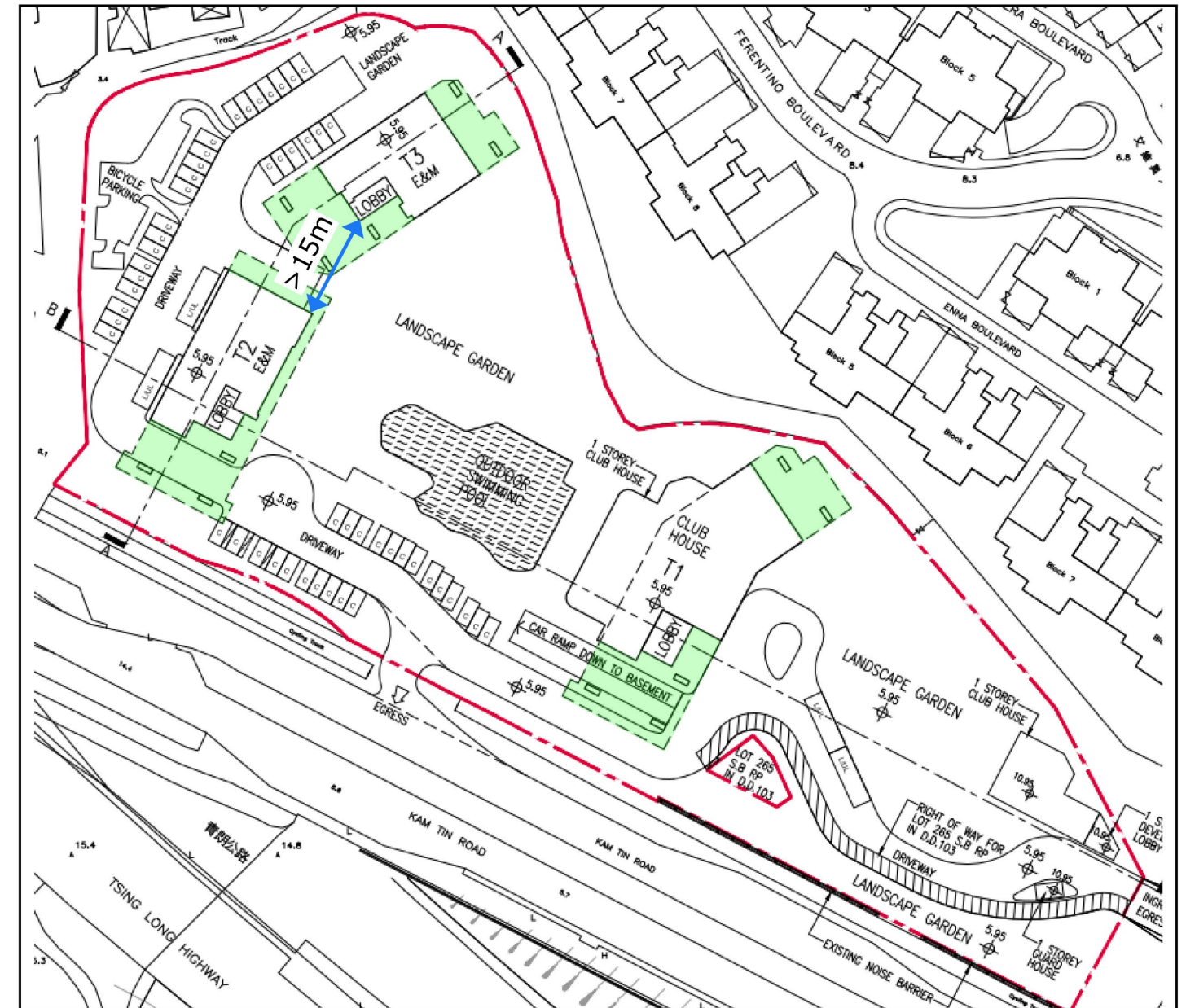
(摘錄自申請人於22.2.2024呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2024)

參考編號 REFERENCE No. A/YL-KTN/964	繪圖 DRAWING A - 15
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(iv) Void areas at lowest floors of residential towers maintained.



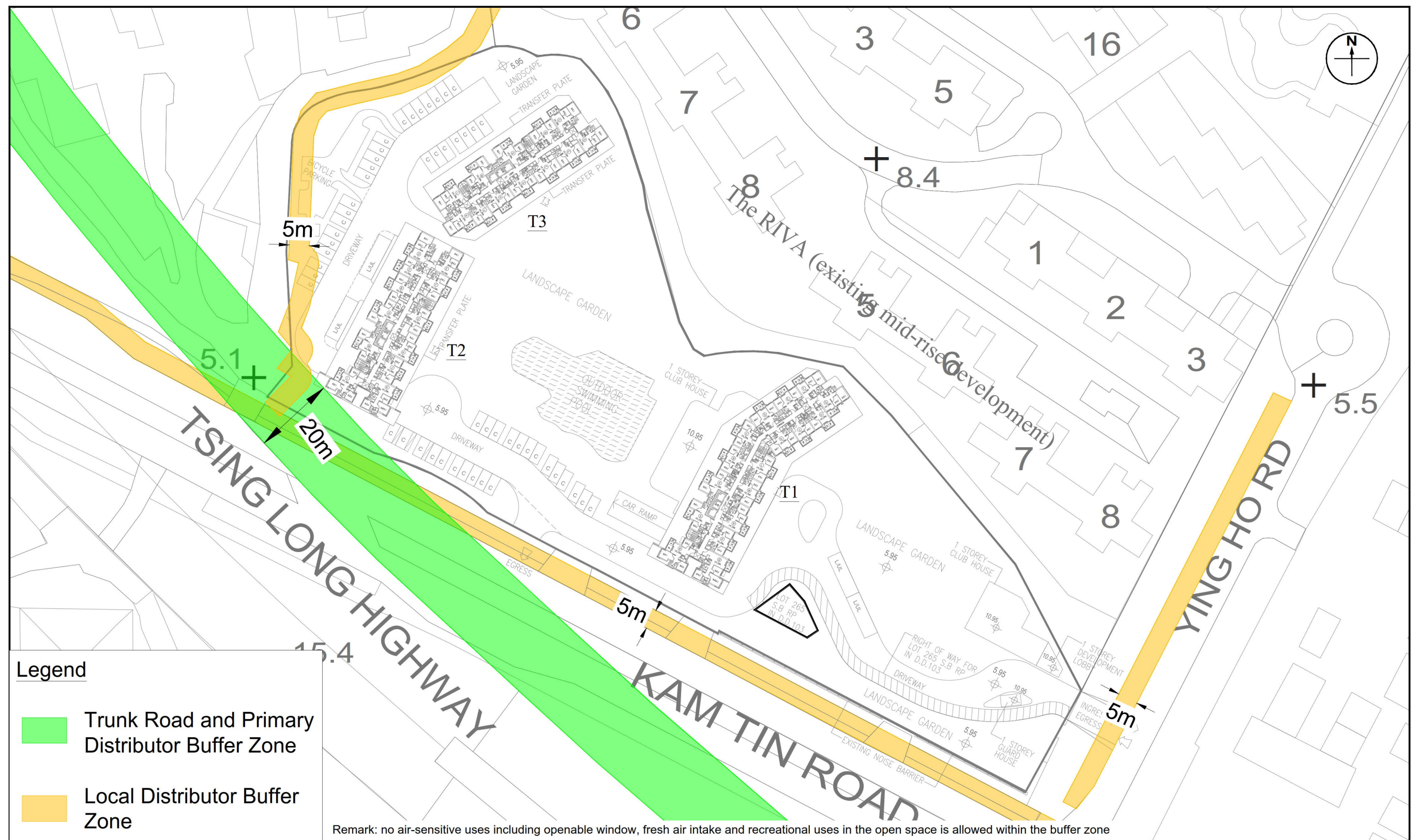
Approved Scheme (A/YL-KTN/698)



Proposed Scheme (A/YL-KTN/964)

(摘錄自申請人於22.2.2024呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.2.2024)

參考編號 REFERENCE No. A/YL-KTN/964	繪圖 DRAWING A - 16
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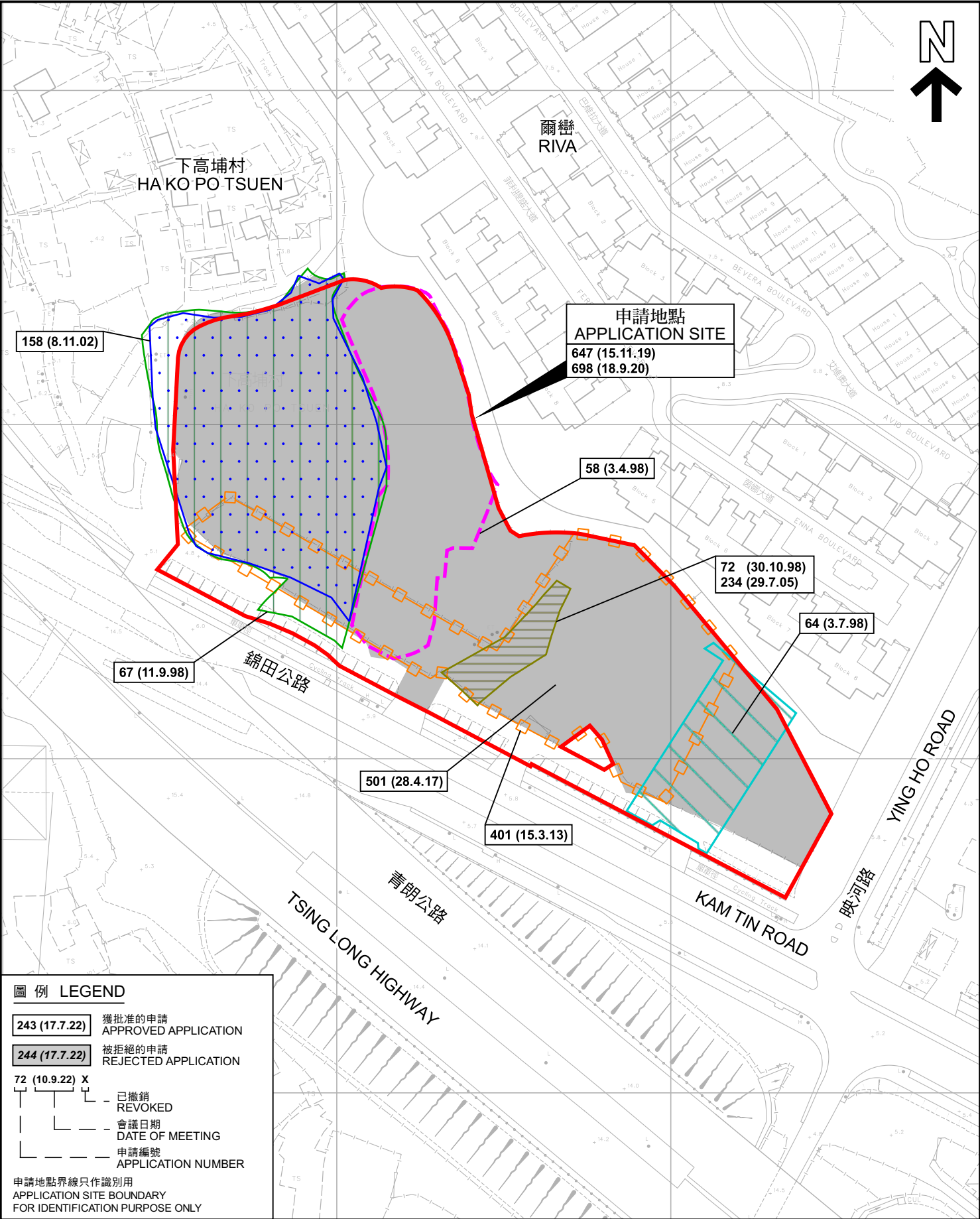


RAMBOLL

Drawn by: SL
 Checked by: CC
 Rev.: 3.4
 Date: Jan 2024

(摘錄自申請人於30.1.2024呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 30.1.2024)

參考編號 REFERENCE No. A/YL-KTN/964	繪圖 DRAWING A - 18
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圖例 LEGEND

243 (17.7.22) 獲批准的申請
APPROVED APPLICATION

244 (17.7.22) 被拒絕的申請
REJECTED APPLICATION

72 (10.9.22) X
已撤銷
REVOKED

會議日期
DATE OF MEETING

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2024年3月1日擬備，
所根據的資料為測量圖編號
6-NE-6D 及 11B
EXTRACT PLAN PREPARED ON 1.3.2024
BASED ON SURVEY SHEETS No.
6-NE-6D & 11B

先前申請圖 PREVIOUS APPLICATION PLAN

擬議分層住宅並略為放寬最高地積比率及建築物高度限制
元朗錦田下高埔村丈量約份第103約地段第1071號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 1071 IN D.D.103, HA KO PO TSUEN, KAM TIN, YUEN LONG

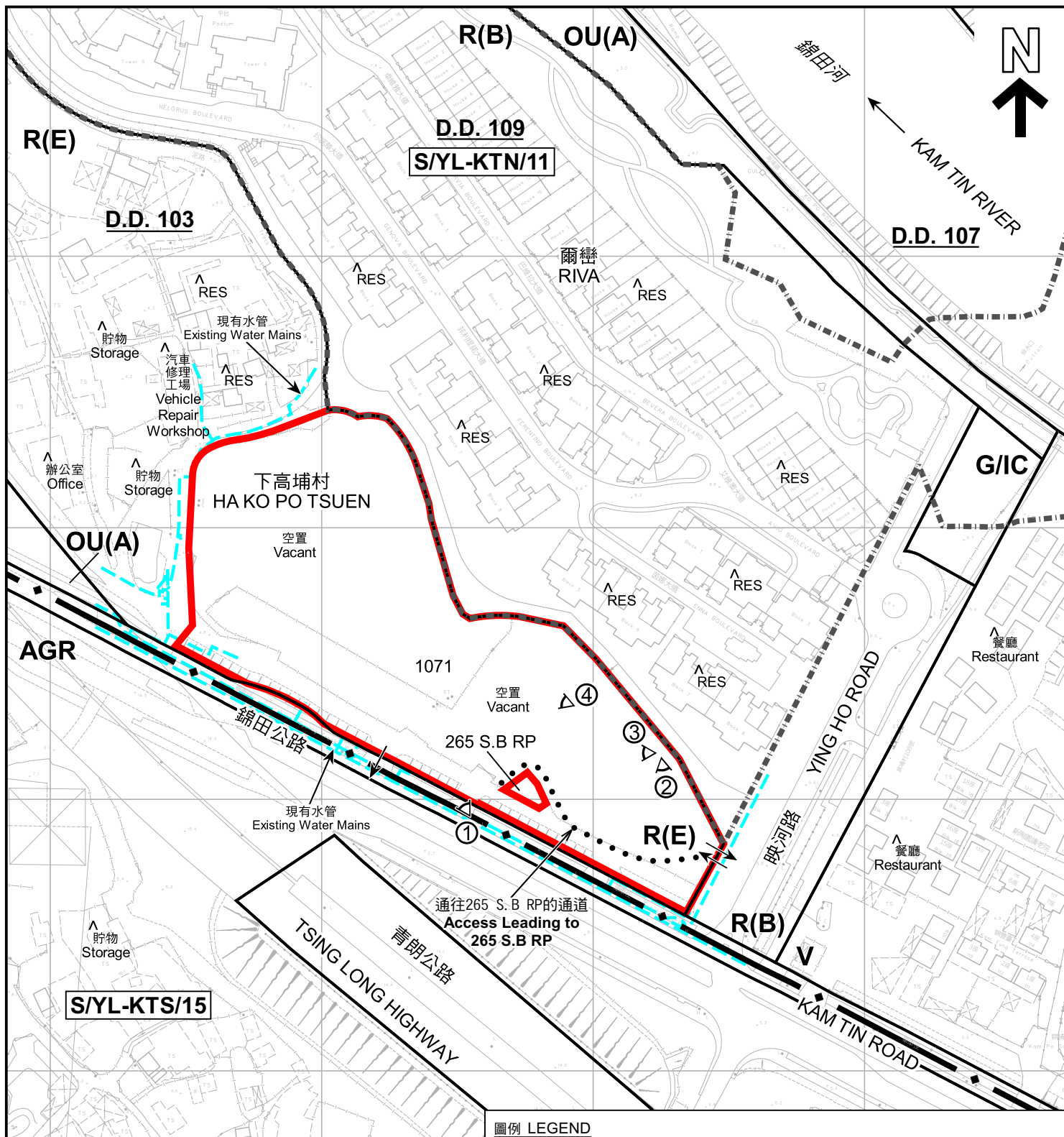
SCALE 1 : 1 500 比例尺

米 30 0 30 60 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/YL-KTN/964

圖 PLAN
A-1b



註釋 Notes:

- (1) 2023年10月31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 31.10.2023
- (2) * 土地用途跟1992年2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 Feb 1992
- (3) ^ 土地用途跟1992年2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 Feb 1992

圖例 LEGEND

- | | | | |
|--------------|--|------------|---|
| | 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY) | | 鄉村式發展
VILLAGE TYPE DEVELOPMENT |
| R(B) | 住宅(乙類)
RESIDENTIAL (GROUP B) | AGR | 農業
AGRICULTURE |
| R(E) | 住宅(戊類)
RESIDENTIAL (GROUP E) | RES | 住用構築物
RESIDENTIAL STRUCTURES |
| OU(A) | 其他指定用途(美化市容地帶)
OTHER SPECIFIED USES
(AMENITY AREA) | ① < | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| | | ↔ | 入口/出口
INGRESS / EGRESS |

平面圖 SITE PLAN

本摘要圖於2024年3月7日擬備，
所根據的資料為測量圖編號
6-NE-6D 及 11B
EXTRACT PLAN PREPARED ON 7.3.2024
BASED ON SURVEY SHEETS No.
6-NE-6D & 11B

擬議分層住宅並略為放寬最高地積比率及建築物高度限制
元朗錦田下高埔村丈量約份第103約地段第1071號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 1071 IN D.D.103, HA KO PO TSUEN, KAM TIN, YUEN LONG

SCALE 1 : 2 000 比例尺
米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/964

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)

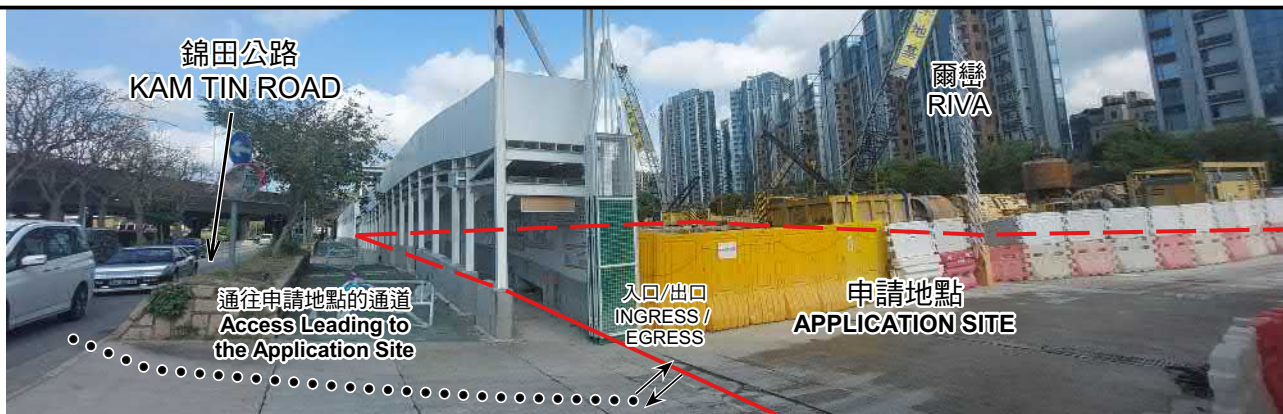
本摘要圖於2024年3月1日擬備，
所根據的資料為地政總署於2022年2月14日
拍得的航攝照片編號 E147584C
EXTRACT PLAN PREPARED ON 1.3.2024
BASED ON AERIAL PHOTO NO.
E147584C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅並略為放寬最高地積比率及建築物高度限制
元朗錦田下高埔村丈量約份第103約地段第1071號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 1071 IN D.D.103, HA KO PO TSUEN, KAM TIN, YUEN LONG

規 劃 署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. A/YL-KTN/964	圖 PLAN A-3	

1



2



3



4



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2024年3月1日擬備，所根據的資料為攝於2024年2月20日的實地照片
PLAN PREPARED ON 1.3.2024
BASED ON SITE PHOTOS
TAKEN ON 20.2.2024

擬議分層住宅並略為放寬最高地積比率及建築物高度限制
元朗錦田下高埔村丈量約份第103約地段第1071號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 1071 IN D.D.103, HA KO PO TSUEN, KAM TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-KTN/964

圖 PLAN
A-4