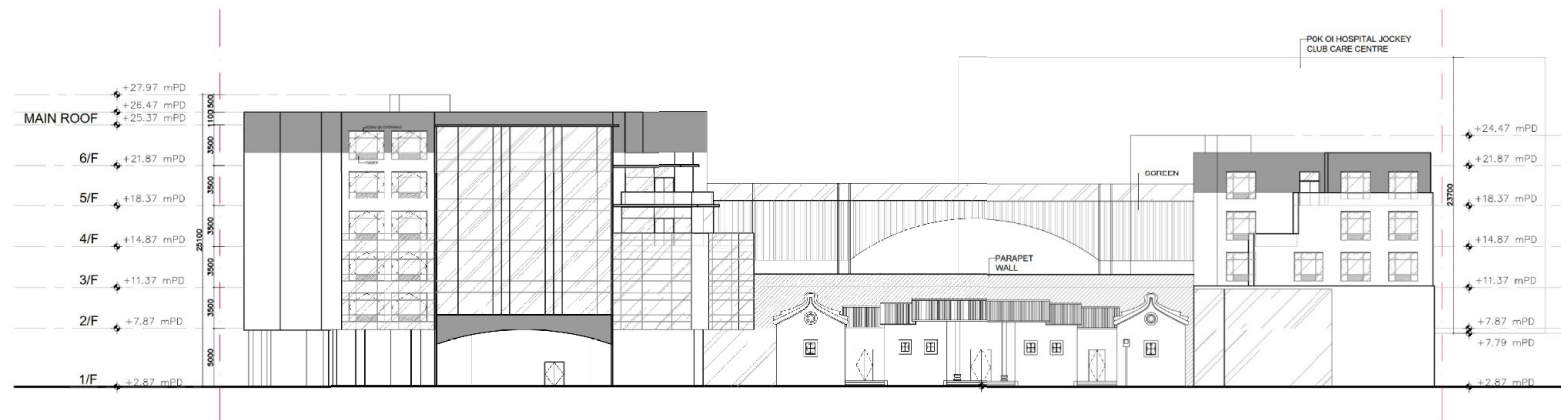


(摘錄自申請人於 10. 8. 2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-2



PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
FRONT ELEVATION

GENERAL NOTES

-

JOB NO. HBL2101\_S16

DWG NO. 3j

SCALE  
1:400@A3

REV.

DRAWN  
JP

DATE  
01/08/2022

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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

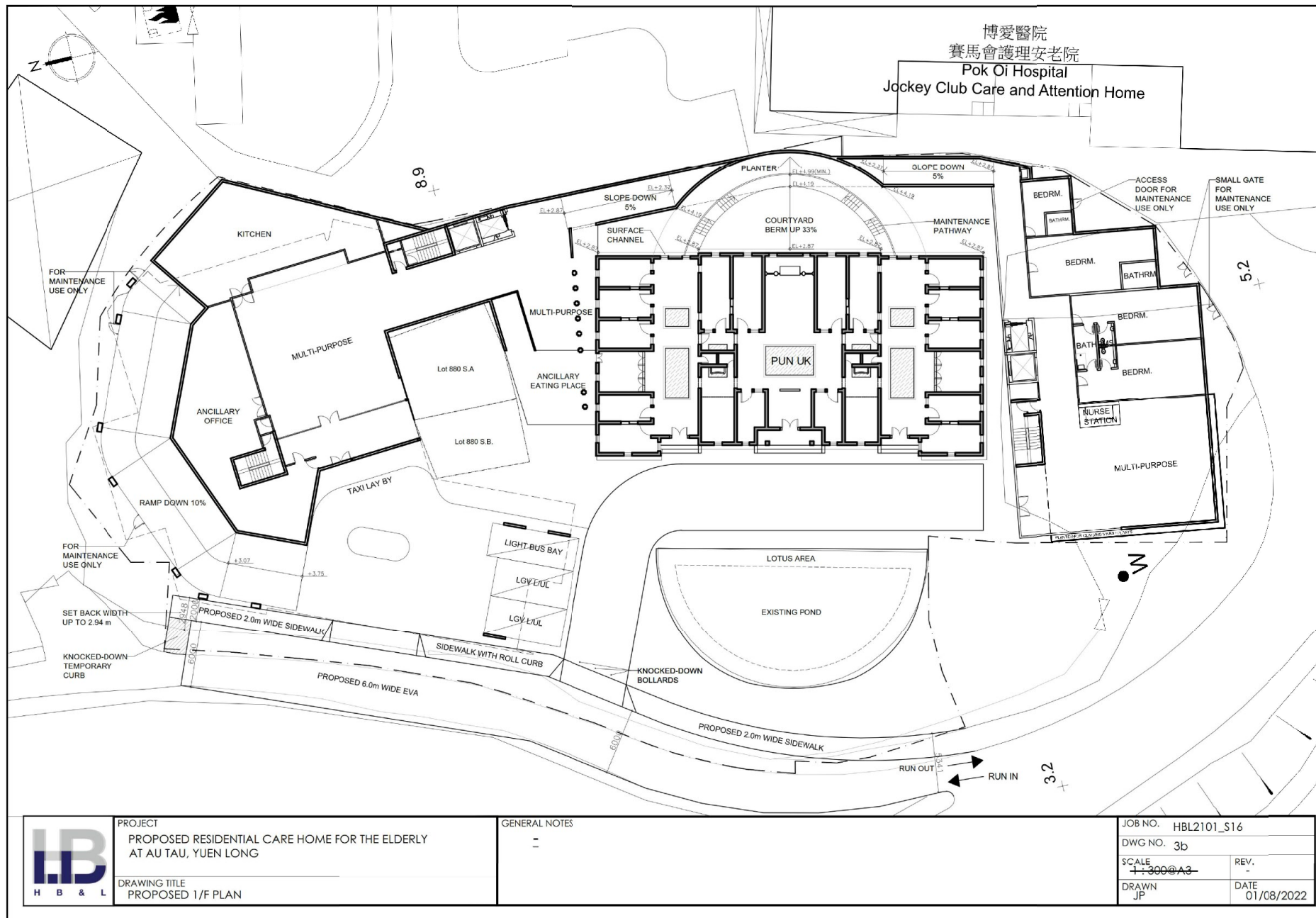
參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-3





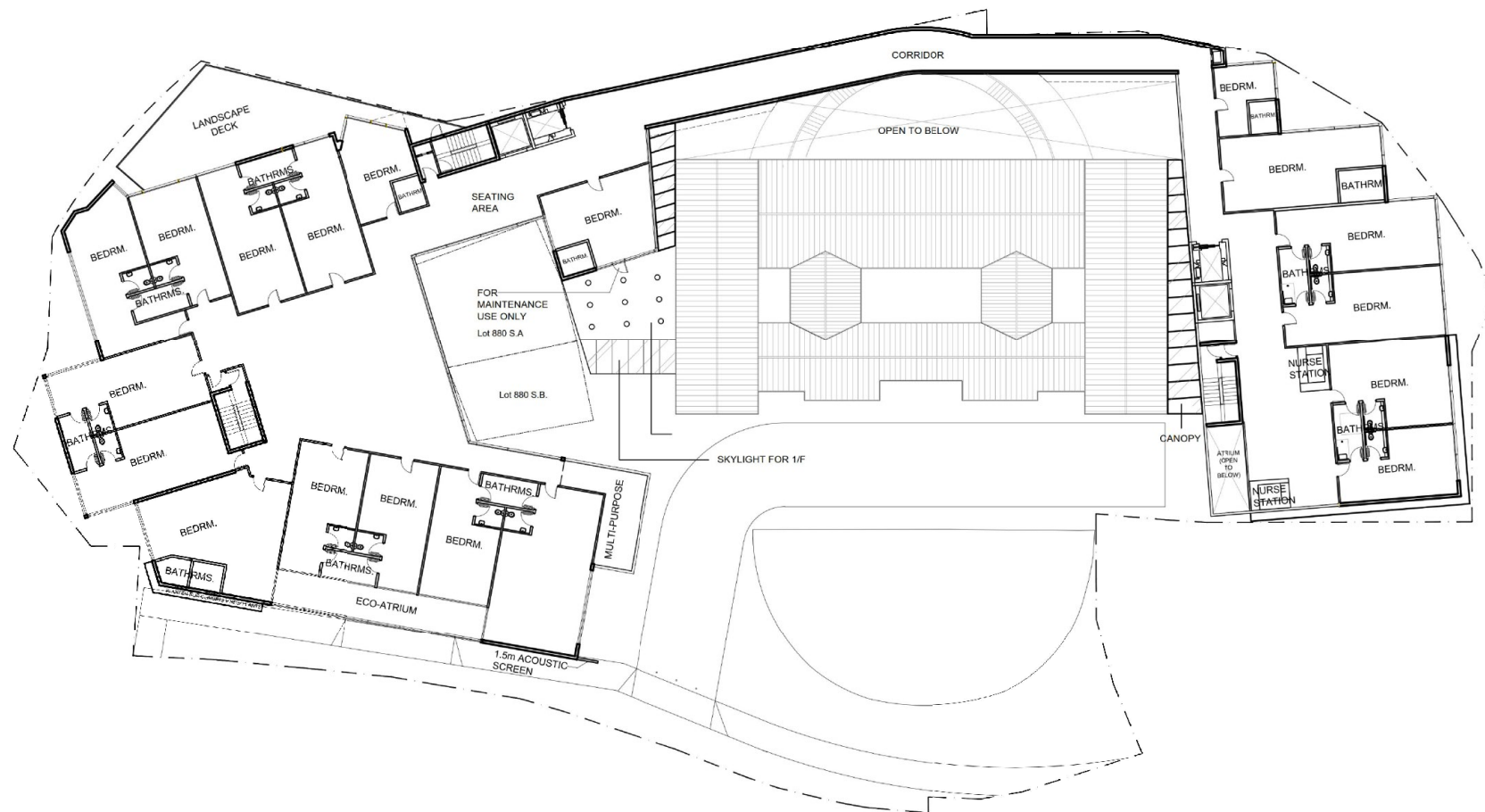
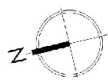





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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-5

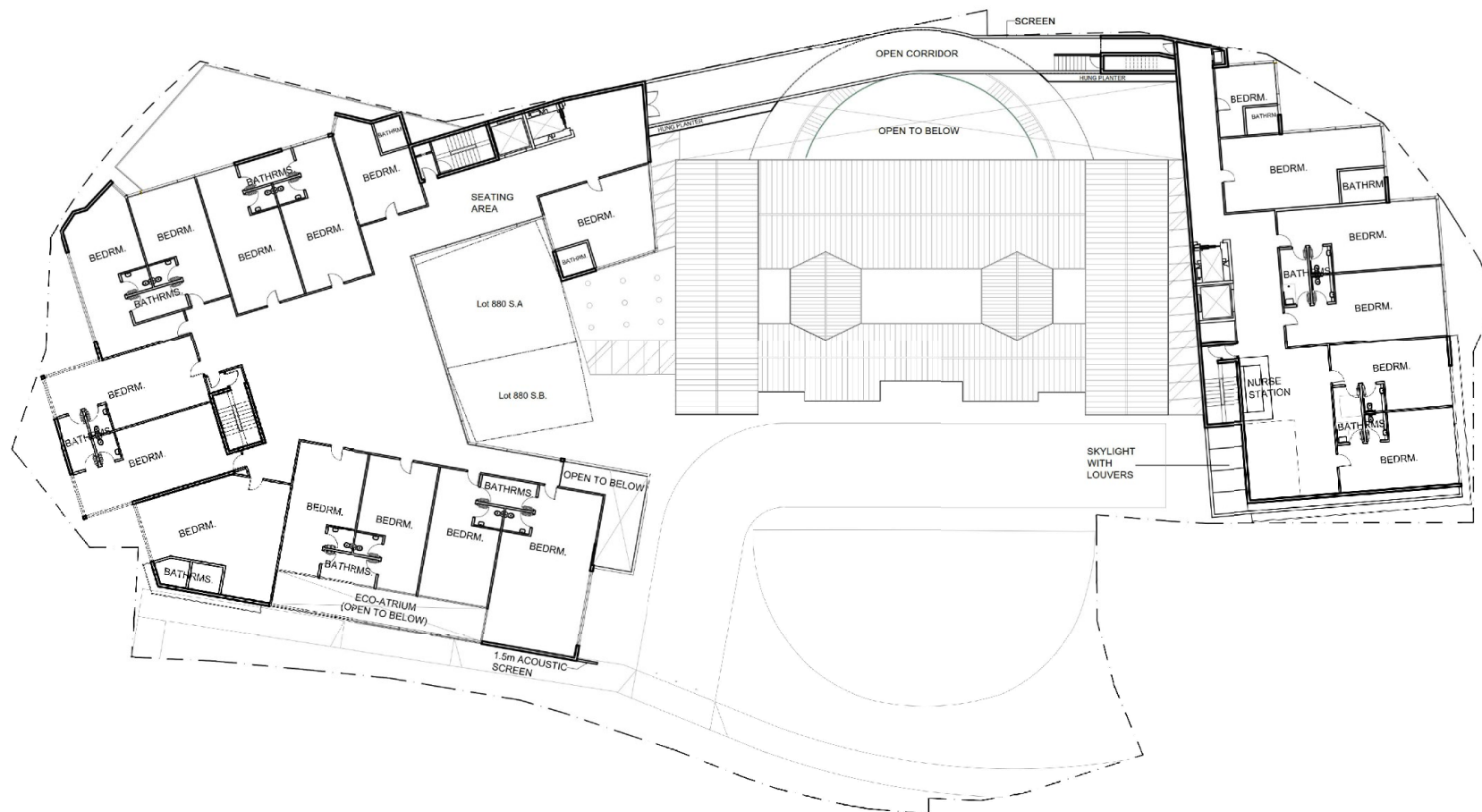


	<b>PROJECT</b> PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY AT AU TAU, YUEN LONG	<b>GENERAL NOTES</b> =	JOB NO. HBL2101_S16
	<b>DRAWING TITLE</b> PROPOSED 2/F PLAN		DWG NO. 3c SCALE 1:300@A3 DRAWN JP REV. - DATE 01/08/2022

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 (Extract from Applicant's Further  
 Information Submitted on 10.8.2022)

參考編號  
 REFERENCE No.  
 A/YL-NSW/292

繪圖 DRAWING  
 A-6



PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
PROPOSED 3/F PLAN

GENERAL NOTES  
=

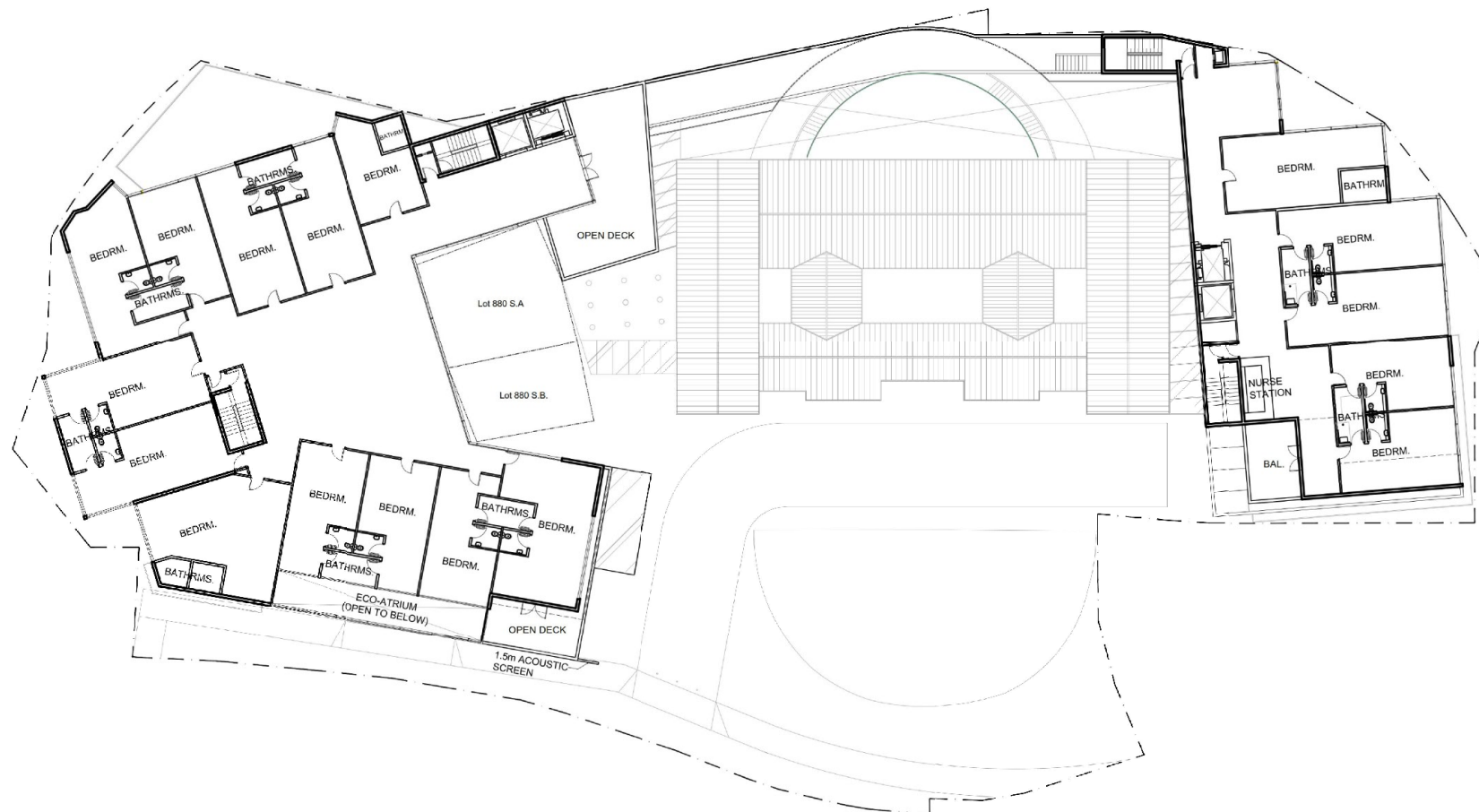
JOB NO. HBL2101\_S16  
DWG NO. 3d  
SCALE 1:300 @ A3  
DRAWN JP  
REV. -  
DATE 01/08/2022

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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

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REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-7





PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
PROPOSED 4/F PLAN

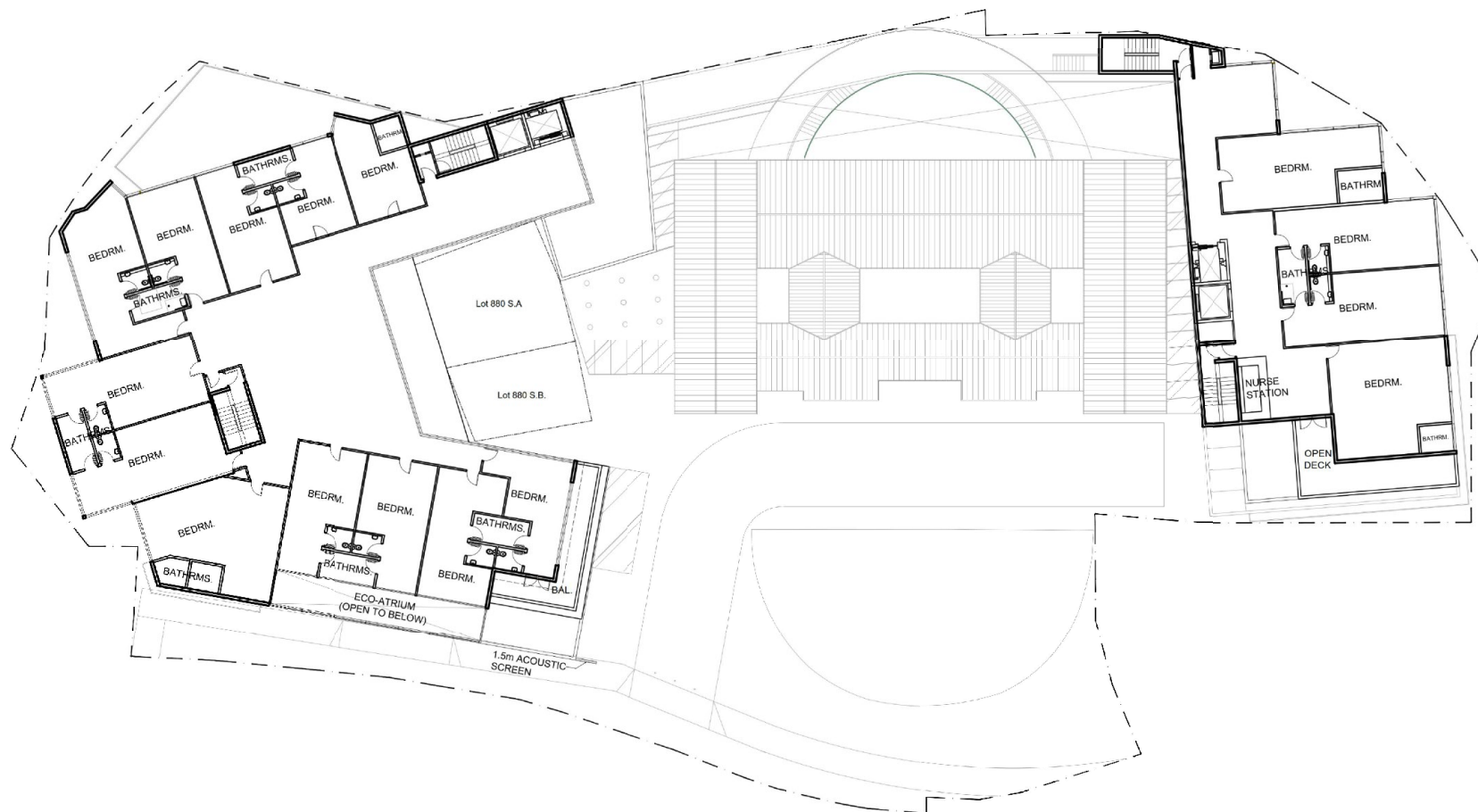
GENERAL NOTES  
-

JOB NO. HBL2101\_S16  
DWG NO. 3e  
SCALE 1:300 @ A3  
DRAWN JP  
DATE 01/08/2022

(摘錄自申請人於 10. 8. 2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
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繪圖 DRAWING  
A-8



PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
PROPOSED 5/F PLAN

GENERAL NOTES

—

JOB NO. HBL2101\_S16

DWG NO. 3f

SCALE  
1:300 @ A3

DRAWN  
JP

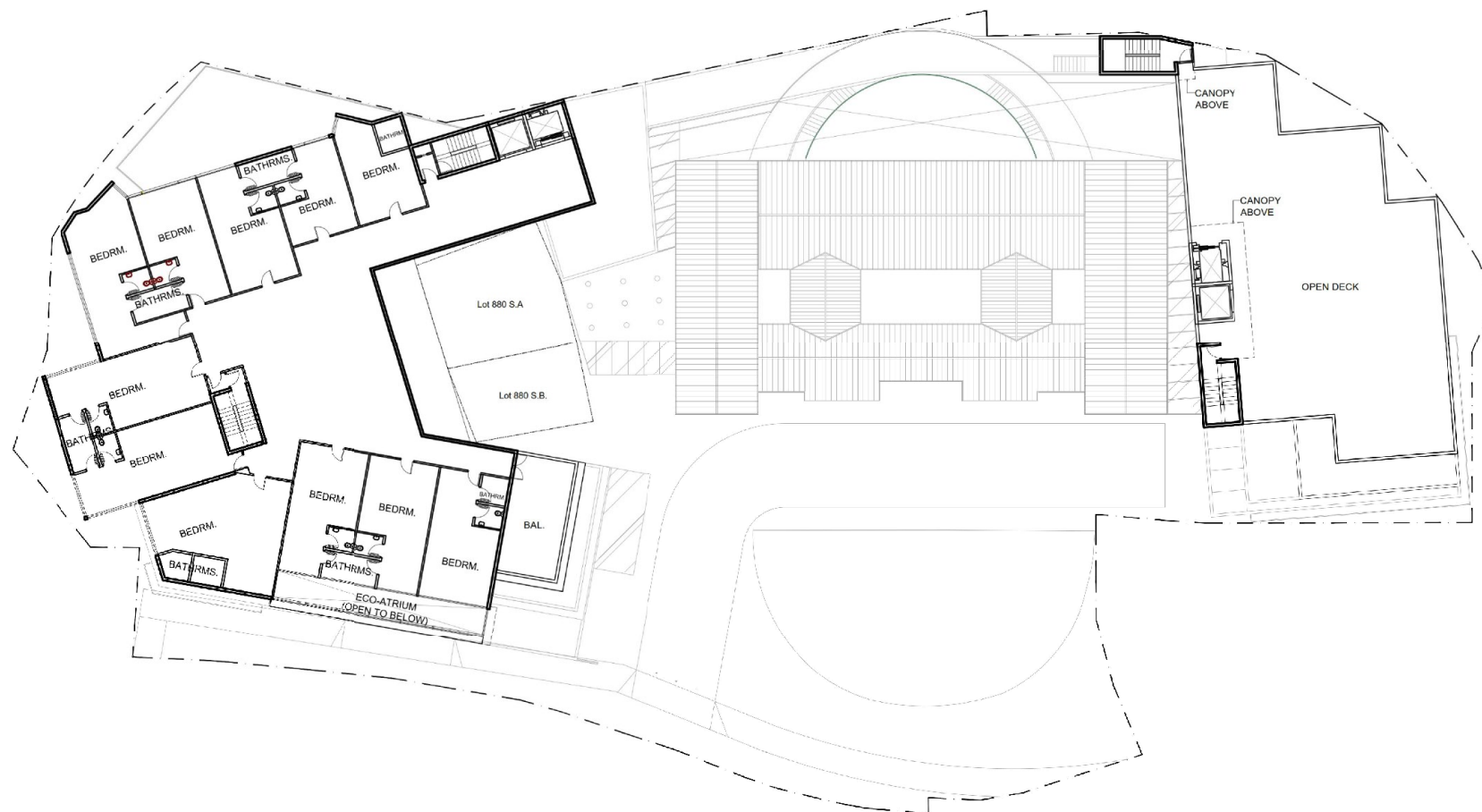
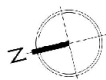
REV.  
—

DATE  
01/08/2022

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(Extract from Applicant's Further  
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REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-9



PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
PROPOSED 6/F PLAN

GENERAL NOTES

-

JOB NO. HBL2101\_S16

DWG NO. 3g

SCALE  
1:300 @ A3

DRAWN  
JP

RFV.

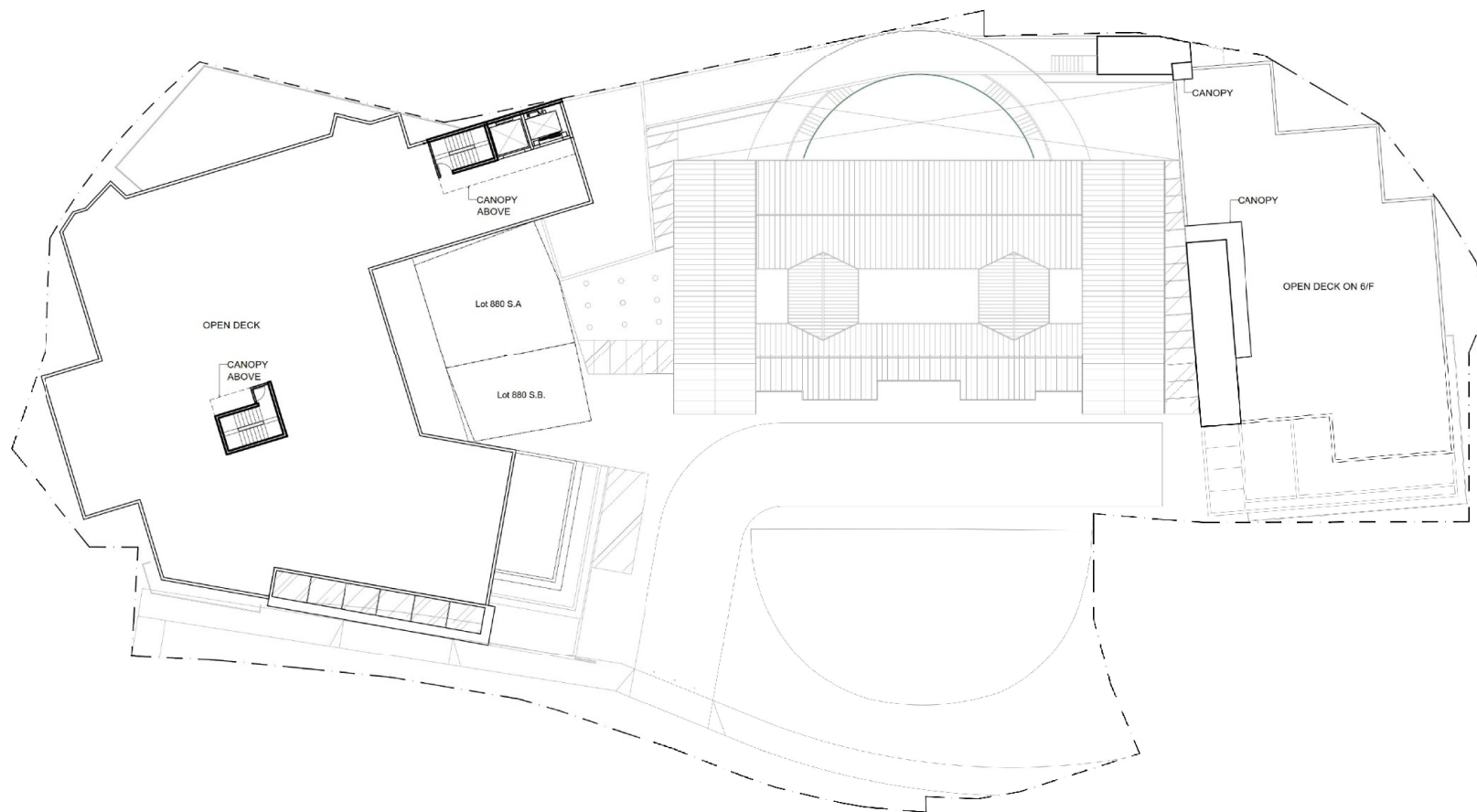
DATE  
01/08/2022

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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-10





PROJECT  
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY  
AT AU TAU, YUEN LONG

DRAWING TITLE  
PROPOSED MAIN ROOF PLAN

GENERAL NOTES

=

JOB NO. HBL2101\_S16

DWG NO. 3h

SCALE  
1:300@A3

REV.

-

DRAWN  
JP

DATE  
01/08/2022

(摘錄自申請人於 10. 8. 2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

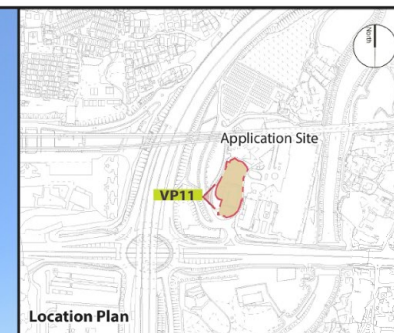
繪圖 DRAWING  
A-11



**Vantage Point 11: View from the bus stop to the south west of the Application Site (VP11) (Existing Situation)**



**Vantage Point 11: View from the bus stop to the south west of the Application Site (VP11) (Proposed Development)**



**Vantage Point 11 (VP11)**

Vantage point elevation: +3.2mPD  
Viewing distance: 25m  
Maximum height of Proposed Development  
+27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.12		REV
			A

**SCENIC Landscape Studio Limited**  
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12/F So Hong Commercial Building, 41-47 Telephone: 2468 2422  
Jervois Street, Sheung Wan, Hong Kong Facsimile: 3016 2422  
Website: scenicstudio.com

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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

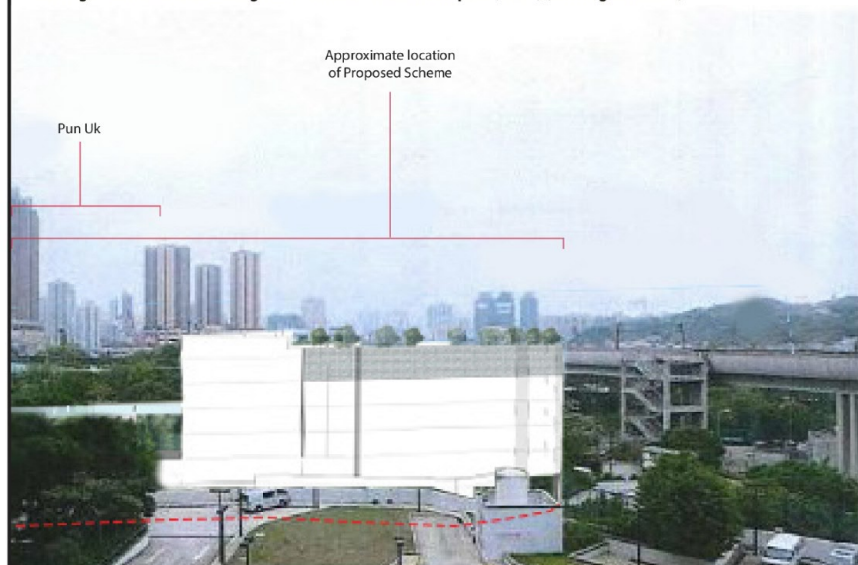
參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-12





**Vantage Point 02: View looking north west from Pok Oi Hospital (VP02) (Existing Situation)**



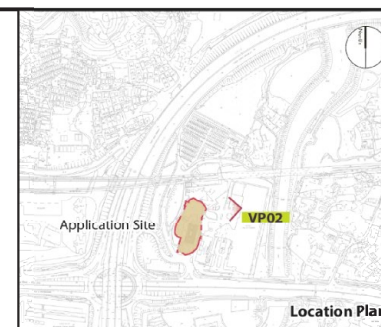
**Vantage Point 02: View looking north west from Pok Oi Hospital (VP02) (Proposed Development)**

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	C.I.P.	DRAWN	I.W.
FIGURE NO.	Figure 7.3		REV
			-



### Vantage Point 02 (VP02)

Vantage point elevation: +22.3mPD  
Viewing distance: 65m  
Maximum height of Proposed Development:  
+27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

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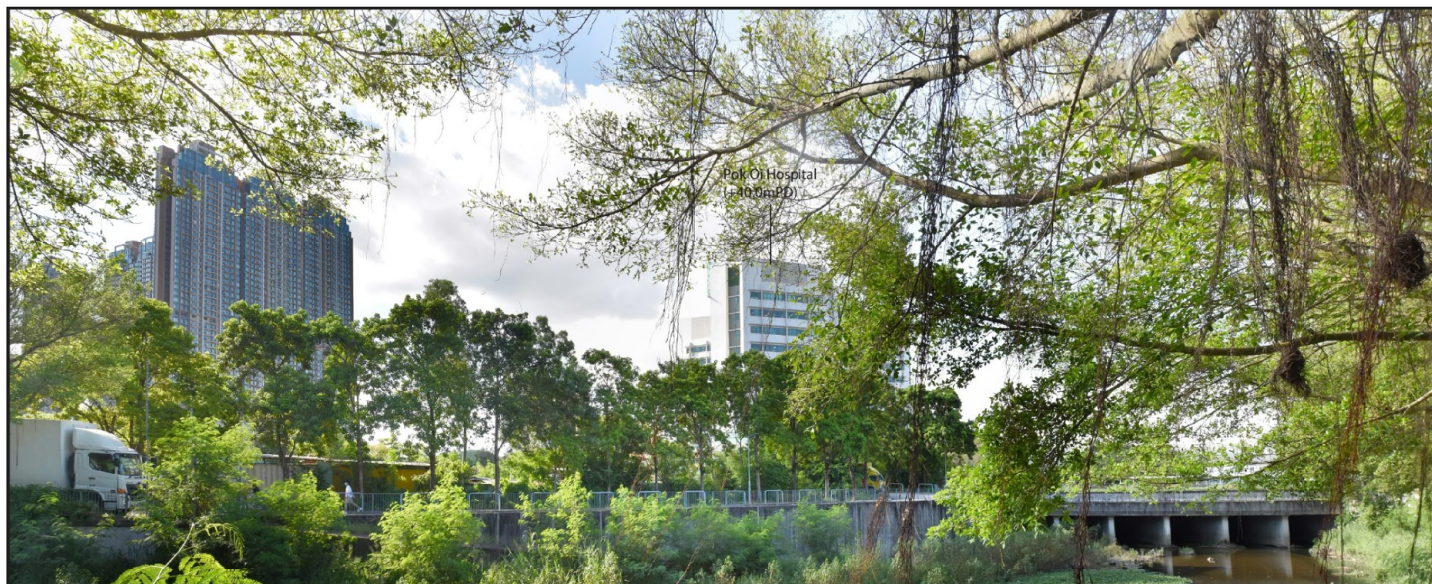
12/F So Hong Commercial Building, 41-47 Telephone: 2468 1022  
Jervois Street, Sheung Wan, Hong Kong Fax: 3016 1477  
Website: www.scenicsd.com

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Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-13

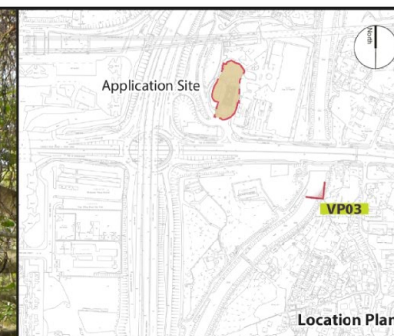




**Vantage Point 03: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP03) (Existing Situation)**



**Vantage Point 03: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP03) (Proposed Development)**



**Vantage Point 03 (VP03)**

Vantage point elevation: +6.3mPD

Viewing distance: 220m

Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	C.J.F.	DRAWN	I.W.
FIGURE NO.	Figure 7.4		REV
			-



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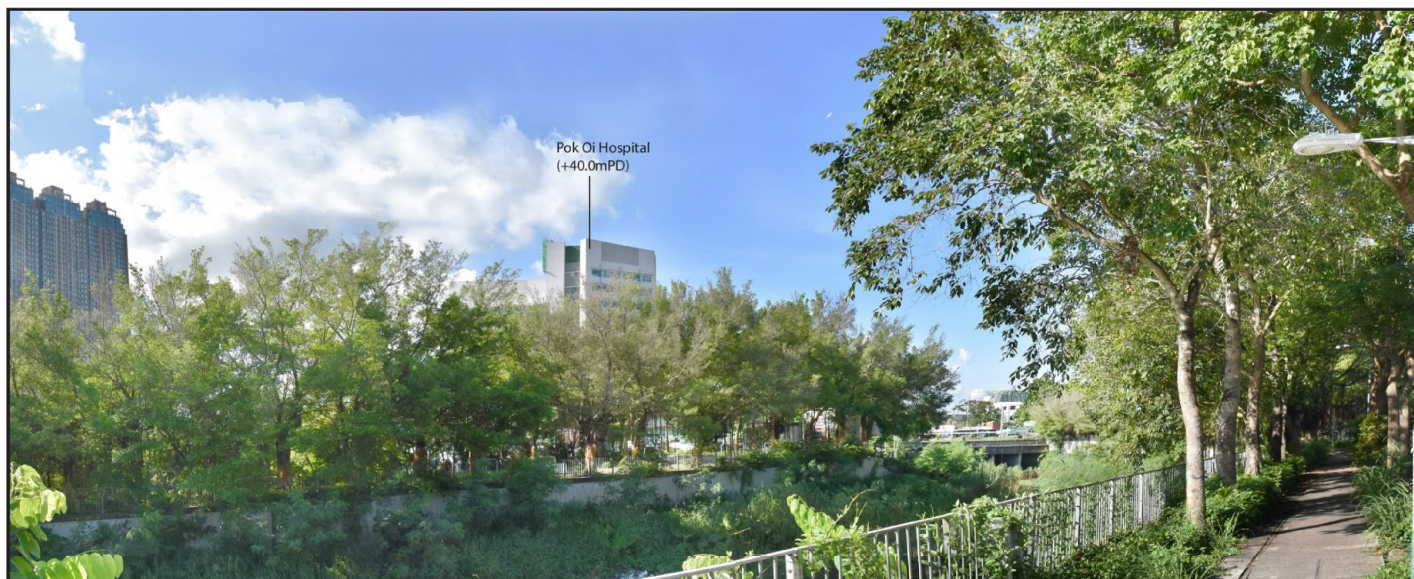
12/F So Hong Commercial Building, 41-47 Telephone: 2468 2422  
Jervois Street, Sheung Wan, Hong Kong Facsimile: 3016 2422  
Website: scenicstudio.com

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(Extract from Applicant's Further  
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REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-14

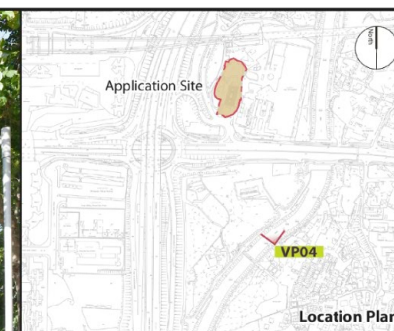




**Vantage Point 04: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP04) (Existing Situation)**



**Vantage Point 04: View looking north west from Footpath / Cycle track beside nullah (Yeung Uk Tsuen) (VP04) (Proposed Development)**



#### **Vantage Point 04 (VP04)**

Vantage point elevation: +6.3mPD  
Viewing distance: 255m  
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE  
Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	C.J.F.	DRAWN	HW
FIGURE NO.	Figure 7.5		REV

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Facsimile: 3916 2422  
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**(Extract from Applicant's Further  
Information Submitted on 10.8.2022)**

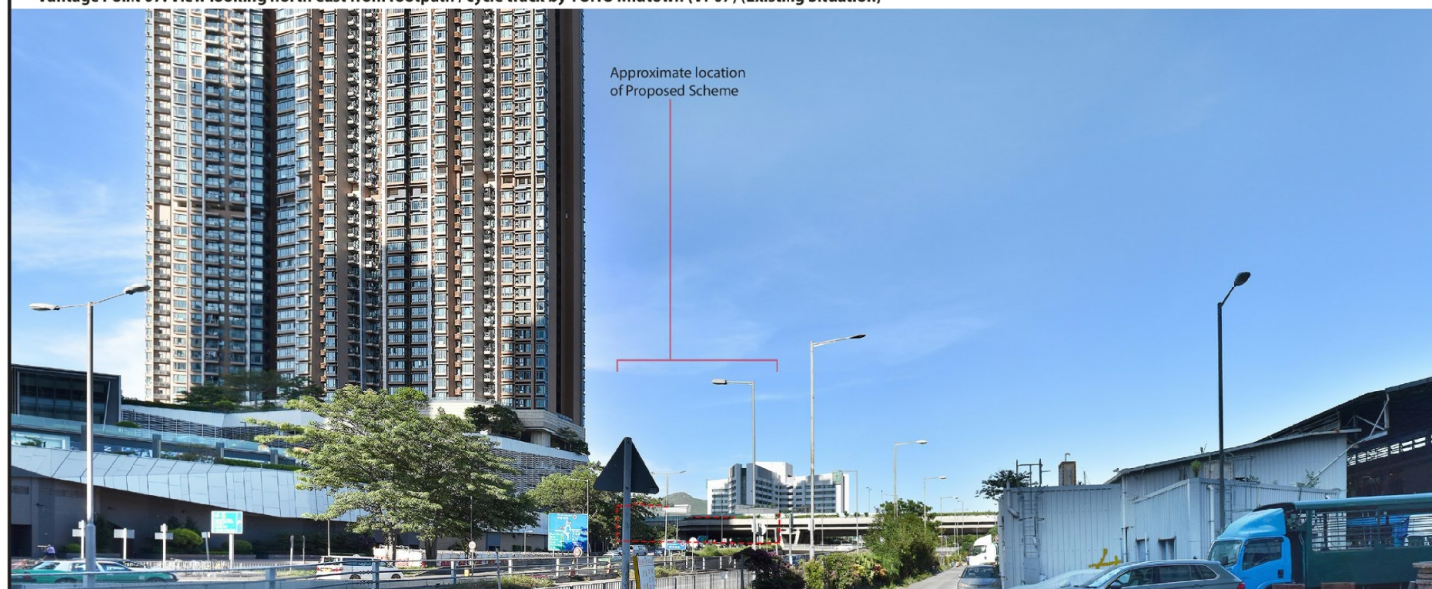
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REFERENCE No.  
**A/YL-NSW/292**

繪圖 **DRAWING**  
**A-15**

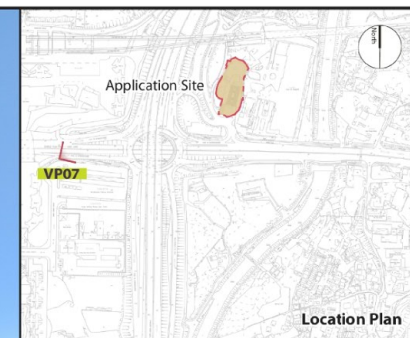




Vantage Point 07: View looking north east from footpath / cycle track by YOHO Midtown (VP07) (Existing Situation)



Vantage Point 07: View looking north east from footpath / cycle track by YOHO Midtown (VP07) (Proposed Development)



#### Vantage Point 07 (VP07)

Vantage point elevation: +5.4mPD

Viewing distance: 300m

Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sep 2021
CHK'D BY	C.F.	DRAWN	I.W.
FIGURE NO.	Figure 7.8		REV



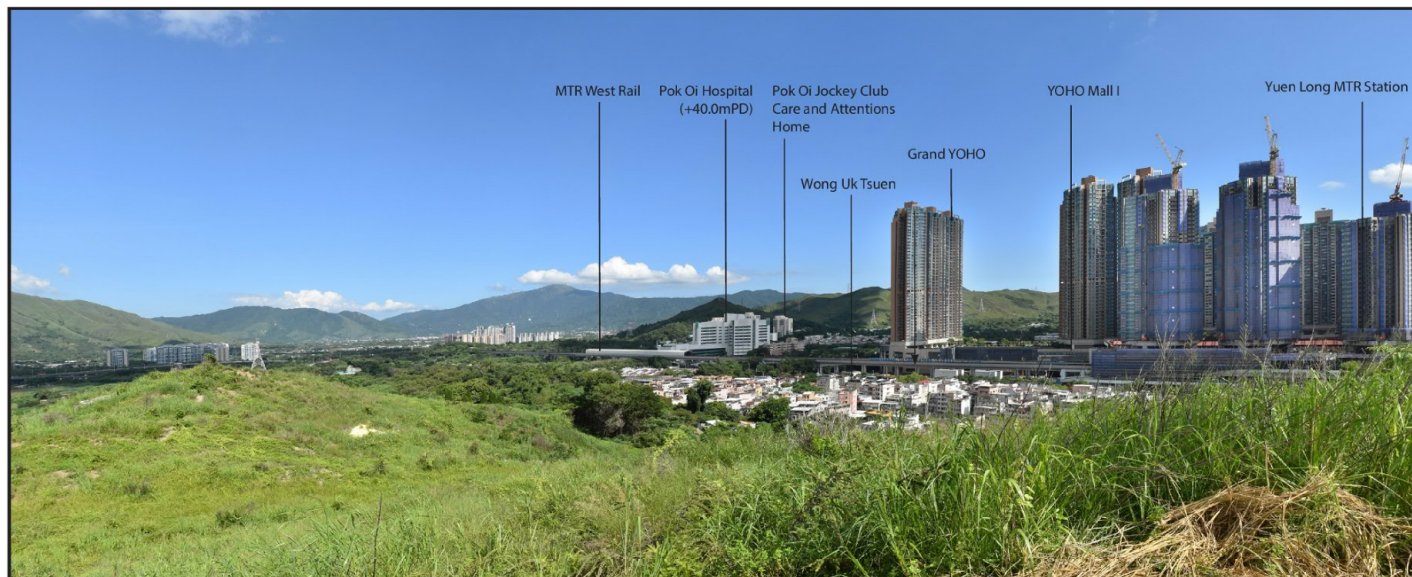
**SCENIC Landscape Studio Limited**  
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12/F, So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong  
Telephone: 2468 2422  
Fax: 3054 2622  
Website: scenicstudio.com.hk

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(Extract from Applicant's Further  
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A/YL-NSW/292

繪圖 DRAWING  
A-16

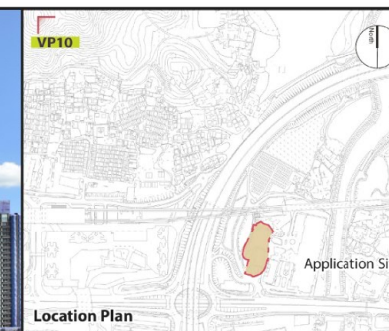




Vantage Point 10: View from hills to the north west of Wong Uk Tsuen (VP10) (Existing Situation)



Vantage Point 10: View from hills to the north west of Wong Uk Tsuen (VP10) (Proposed Development)



#### Vantage Point 10 (VP10)

Vantage point elevation: +63.6mPD  
Viewing distance: 676m  
Maximum height of Proposed Development: +27.97mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Sep 2022
CHECKED	CJT	DRAWN	IW
FIGURE NO.	Figure 7.11		
REV			



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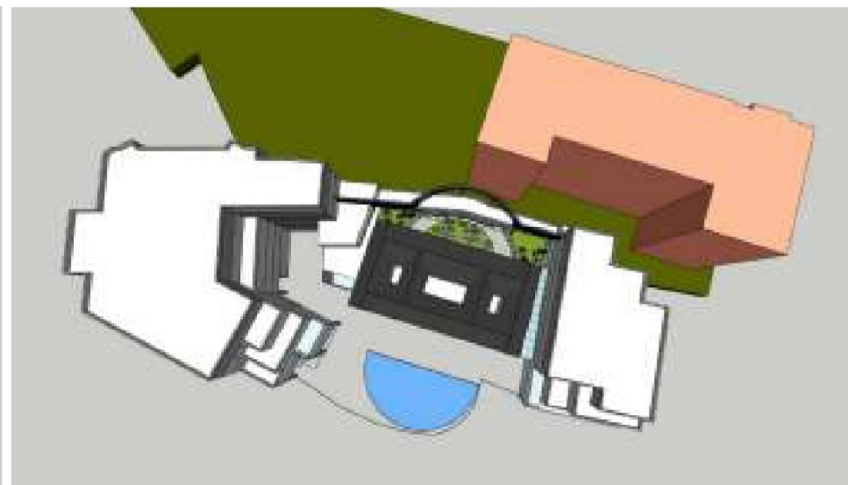
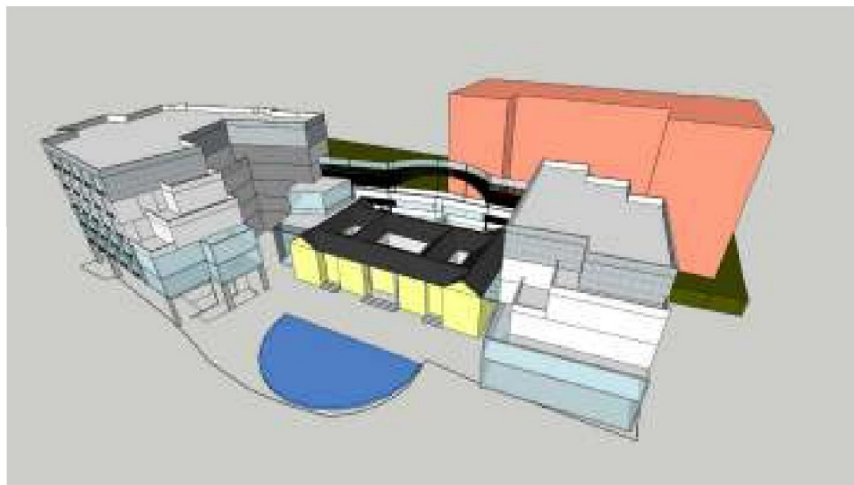
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

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Jervois Street, Sheung Wan, Hong Kong Facsimile: 3016 2422  
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(Extract from Applicant's Further  
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REFERENCE No.  
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繪圖 DRAWING  
A-17



\*Remarks: Indicative 3D model illustrations for identification purpose only

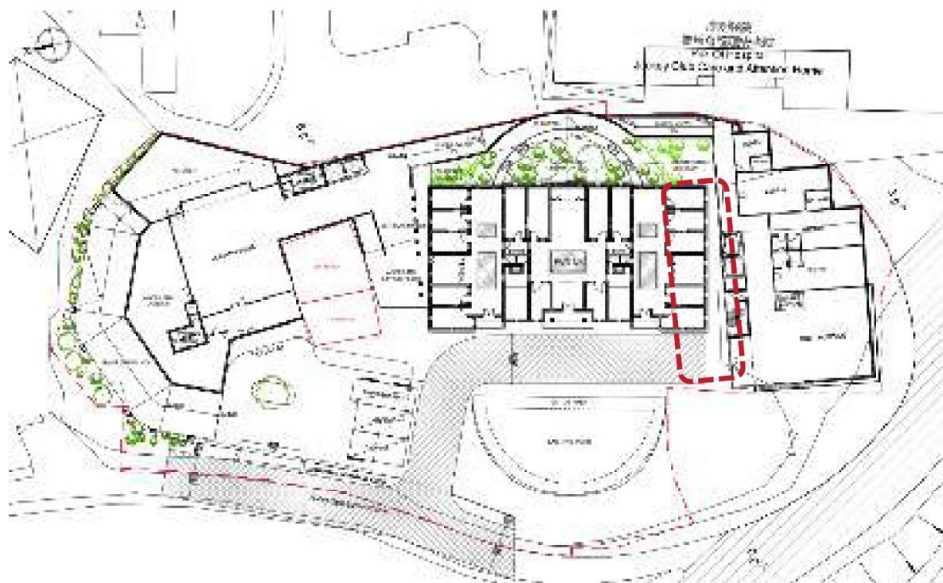


(摘錄自申請人於 10. 8. 2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

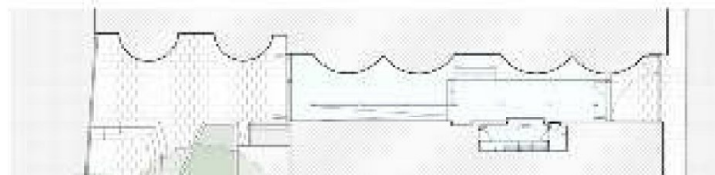
參考編號  
REFERENCE No.  
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繪圖 DRAWING  
A-18





On the right hand side, we are separating the “old” and the “new” with a **covered walkway** giving access to the added courtyard garden in the back.



**LOCI**  
Loci Group

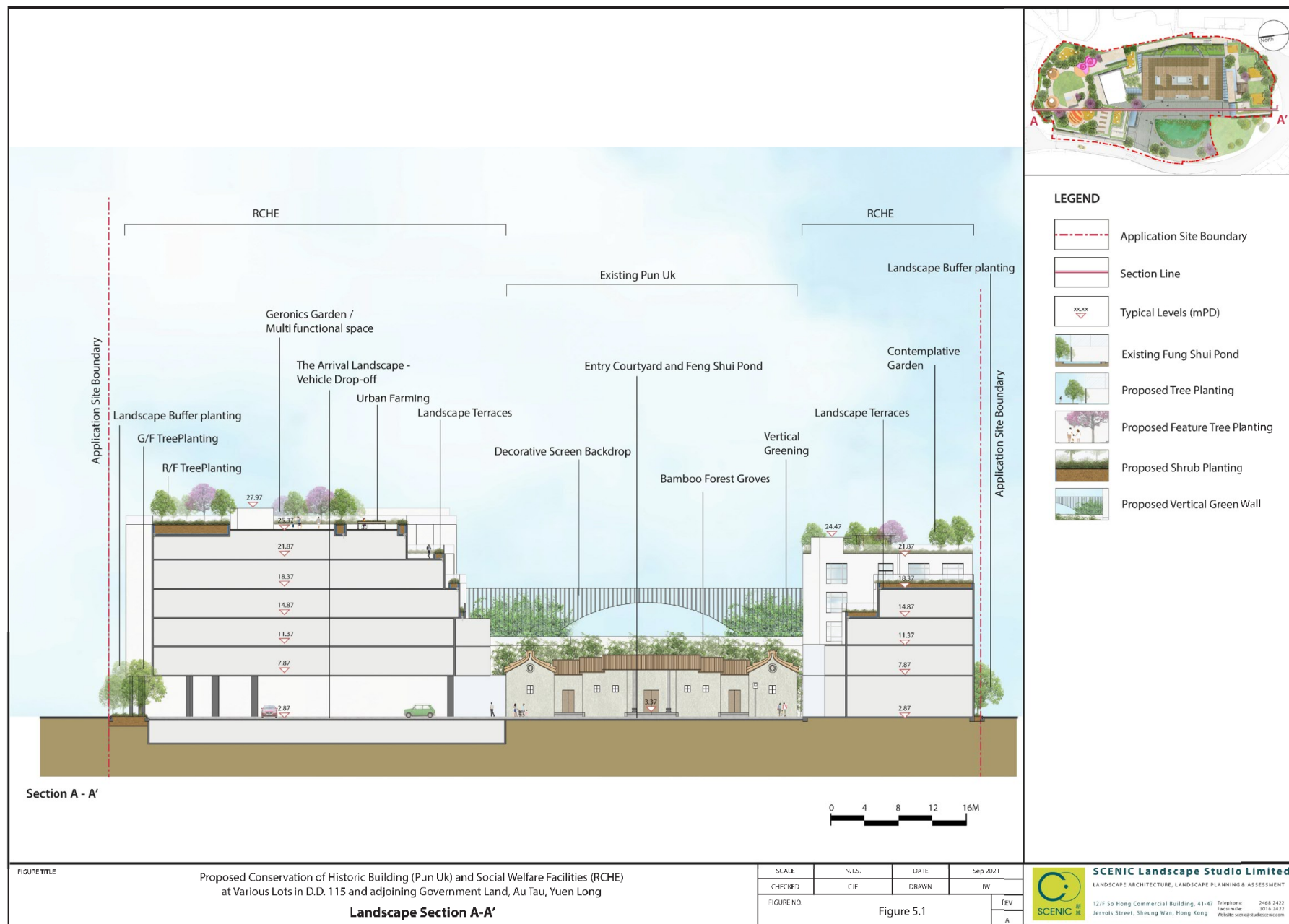


Covered Public Walkway

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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-19

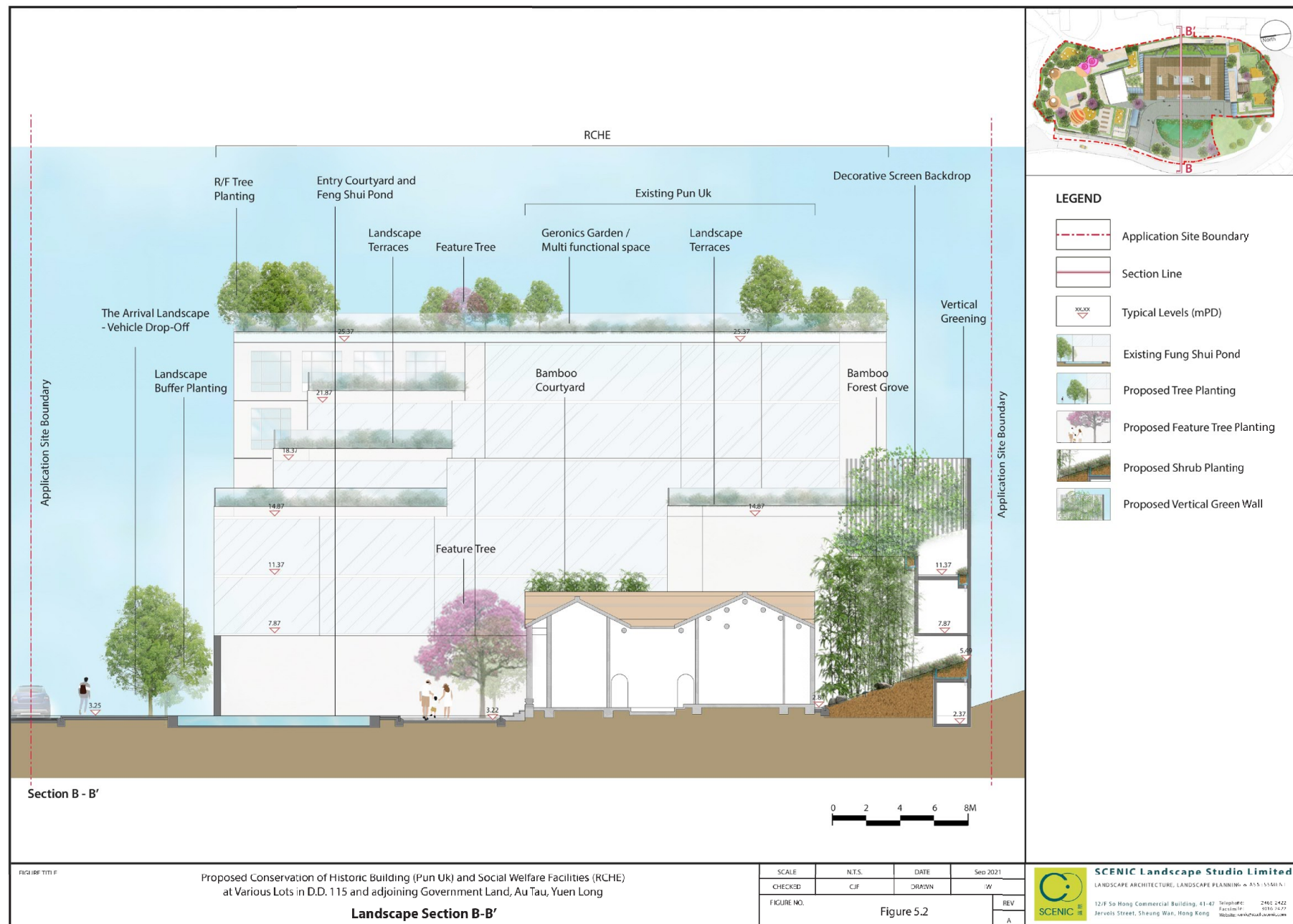


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繪圖 DRAWING  
 A-20





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(Extract from Applicant's Further  
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參考編號  
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繪圖 DRAWING  
A-21



VP 01: View looking east towards Pun Uk and the proposed RCHE



#### LOCATION PLAN

#### LEGEND



FIGURE TITLE

Proposed Conservation of Historic Building (Pun Uk) and Social Welfare Facilities (RCHE)  
at Various Lots in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long

#### Landscape Perspective

SCALE	N.T.S.	DATE	Sep 2021
CHECKED	C.F.	DRAWN	FW
FIGURE NO.	Figure 4.10		REV
			A



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12/F 5a Hong Commercial Building, 41-47 Telephone: 2468 7822  
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Website: scenicstudio.com.hk

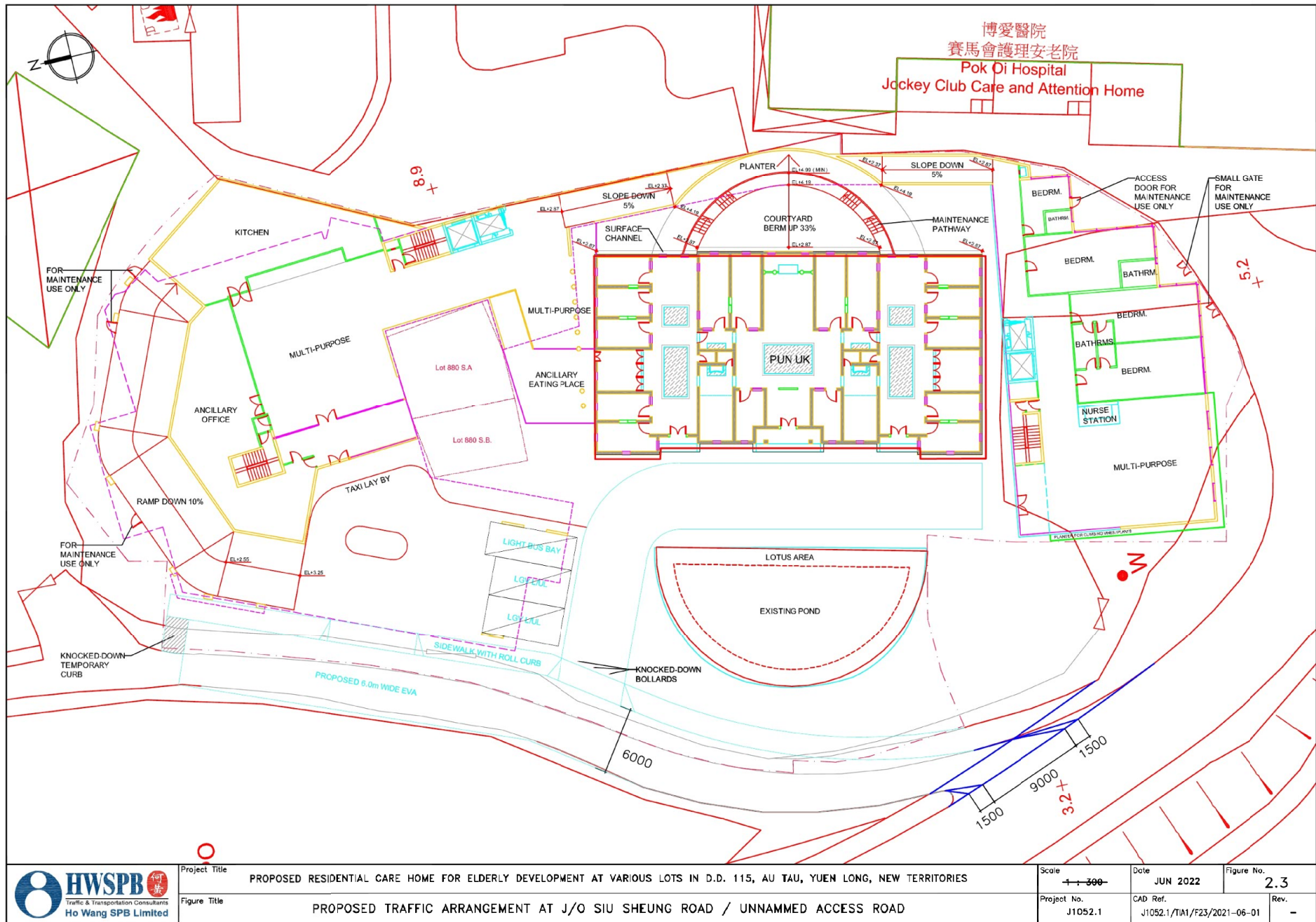
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(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
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繪圖 DRAWING  
A-22



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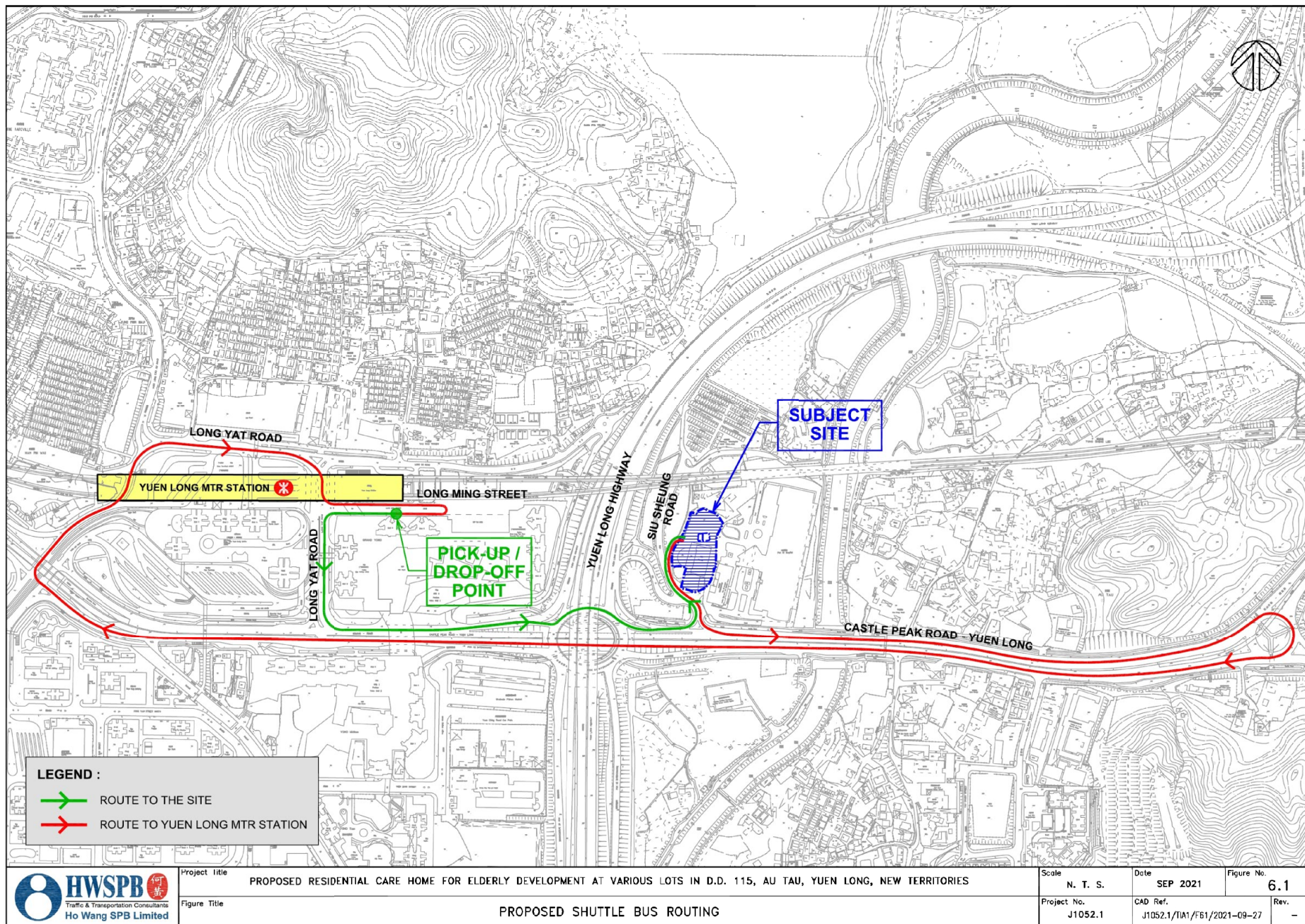


(摘錄自申請人於 10.8.2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-23



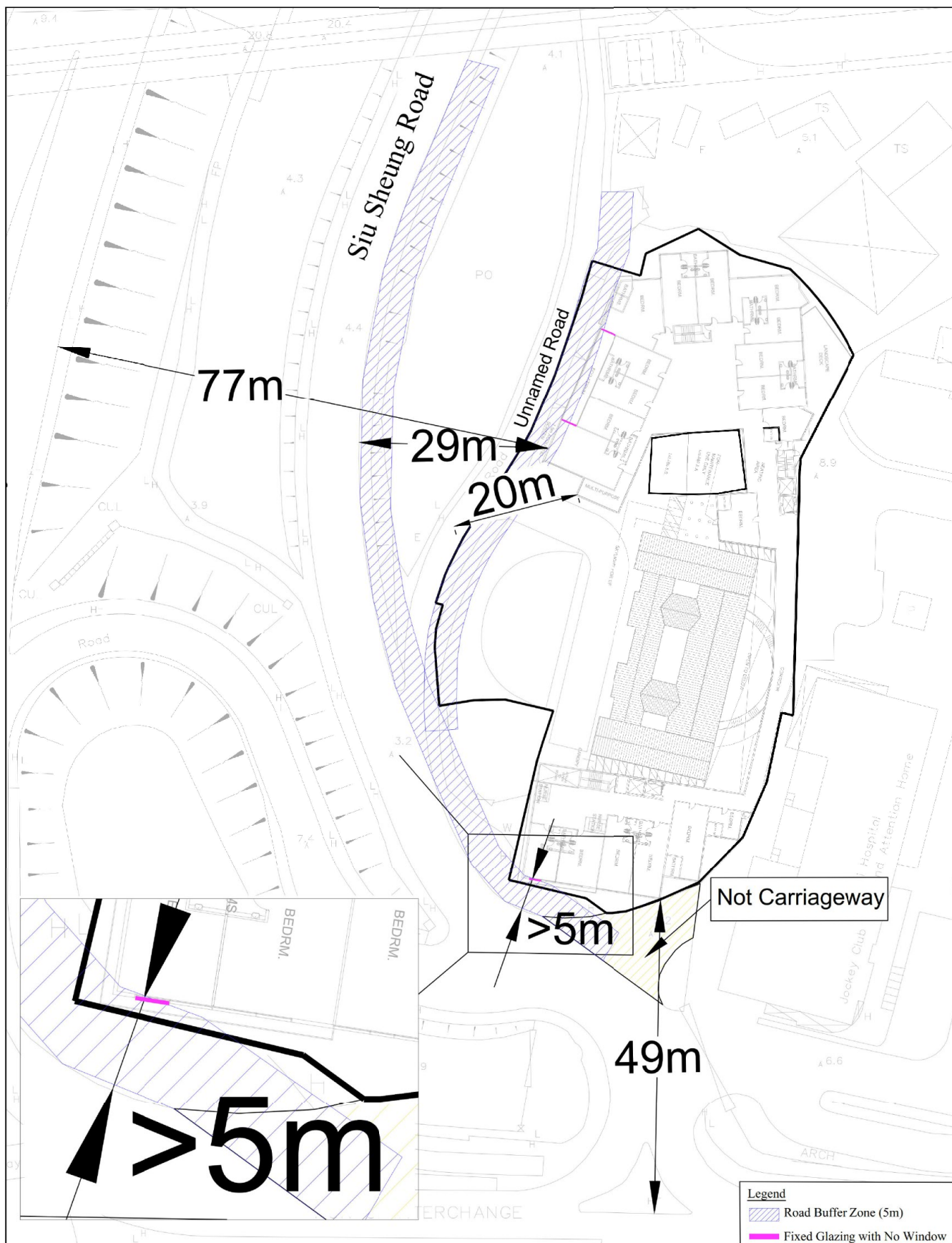


(摘錄自申請人於 10.8.2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-24





**Figure: 7**

**Title:** Buffer Separation between Kerb Side of Road Carriageway and Nearest Air Sensitive Uses in the Subject Site

**Project:** Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facilities (Residential Care Homes for The Elderly ("RCHE")) at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

**RAMBOLL**

Drawn by: MW

Checked by: CC

Rev.: 1.4

Date: July 2022

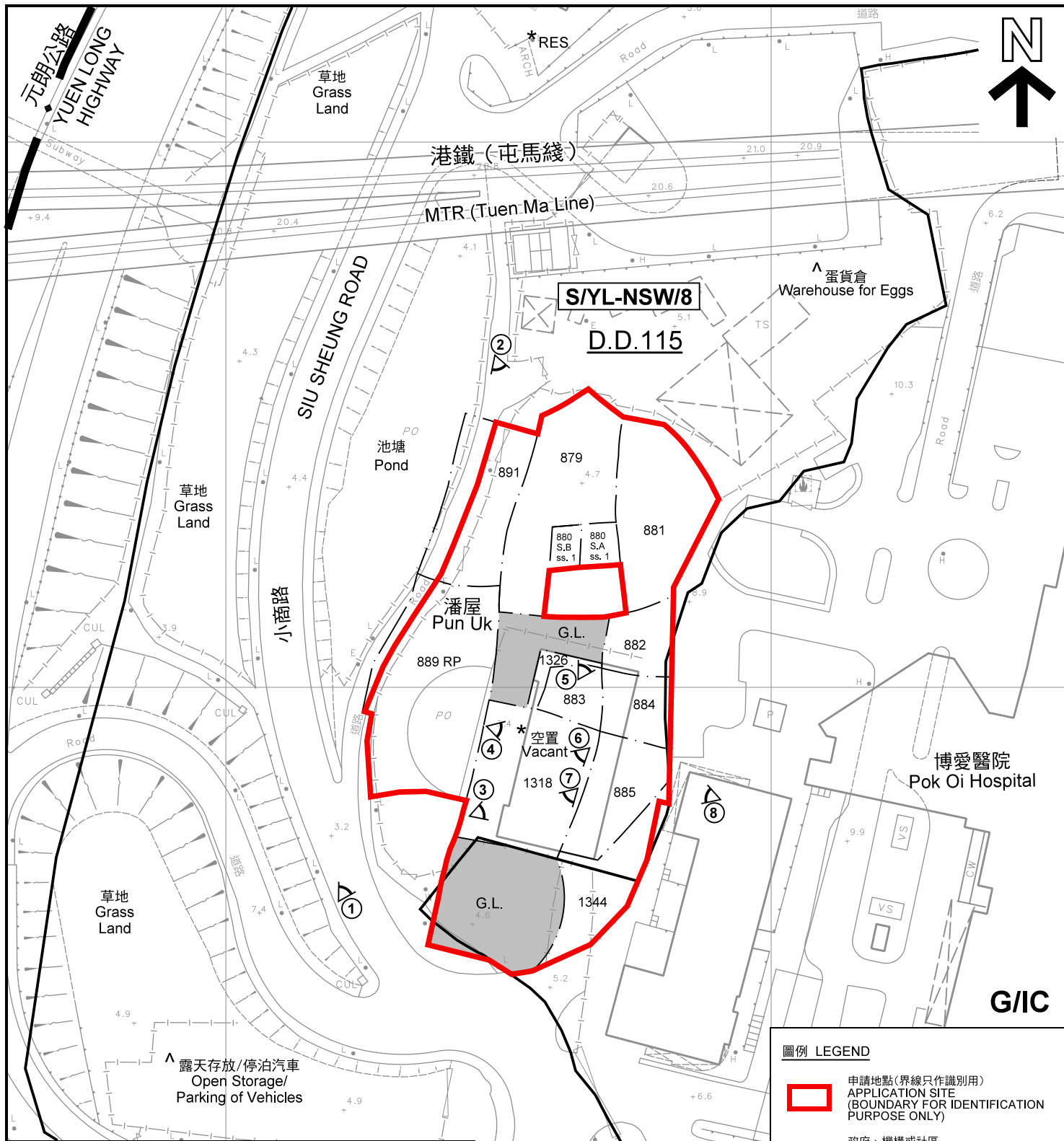
(摘錄自申請人於 10. 8. 2022 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 10.8.2022)

參考編號  
REFERENCE No.  
A/YL-NSW/292

繪圖 DRAWING  
A-25







註釋 Notes:

- (1) 2022年7月8日及7月19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 8.7.2022 & 19.7.2022
- (2) \* 土地用途跟1992年2月14日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 on 14.2.1992
- (3) ^ 土地用途跟1992年2月14日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 on 14.2.1992

本摘要圖於2022年7月27日擬備，所根據的資料為測量圖編號 6-NW-10D  
EXTRACT PLAN PREPARED ON 27.7.2022  
BASED ON SURVEY SHEET No. 6-NW-10D

平面圖 SITE PLAN

擬議保育歷史建築物(潘屋)、康體文娛場所(美術館、收藏品展館及保育教育)及社會福利設施(安老院舍)連附屬食肆  
元朗南生圍凹頭第115約多個地段及毗連政府土地  
PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK),  
PLACE OF RECREATION, SPORTS OR CULTURE (ARTS / ANTIQUE GALLERY  
AND HERITAGE EDUCATION) AND SOCIAL WELFARE FACILITY  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
WITH ANCILLARY EATING PLACE  
VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND,  
AU TAU, NAM SANG WAI, YUEN LONG  
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

圖例 LEGEND

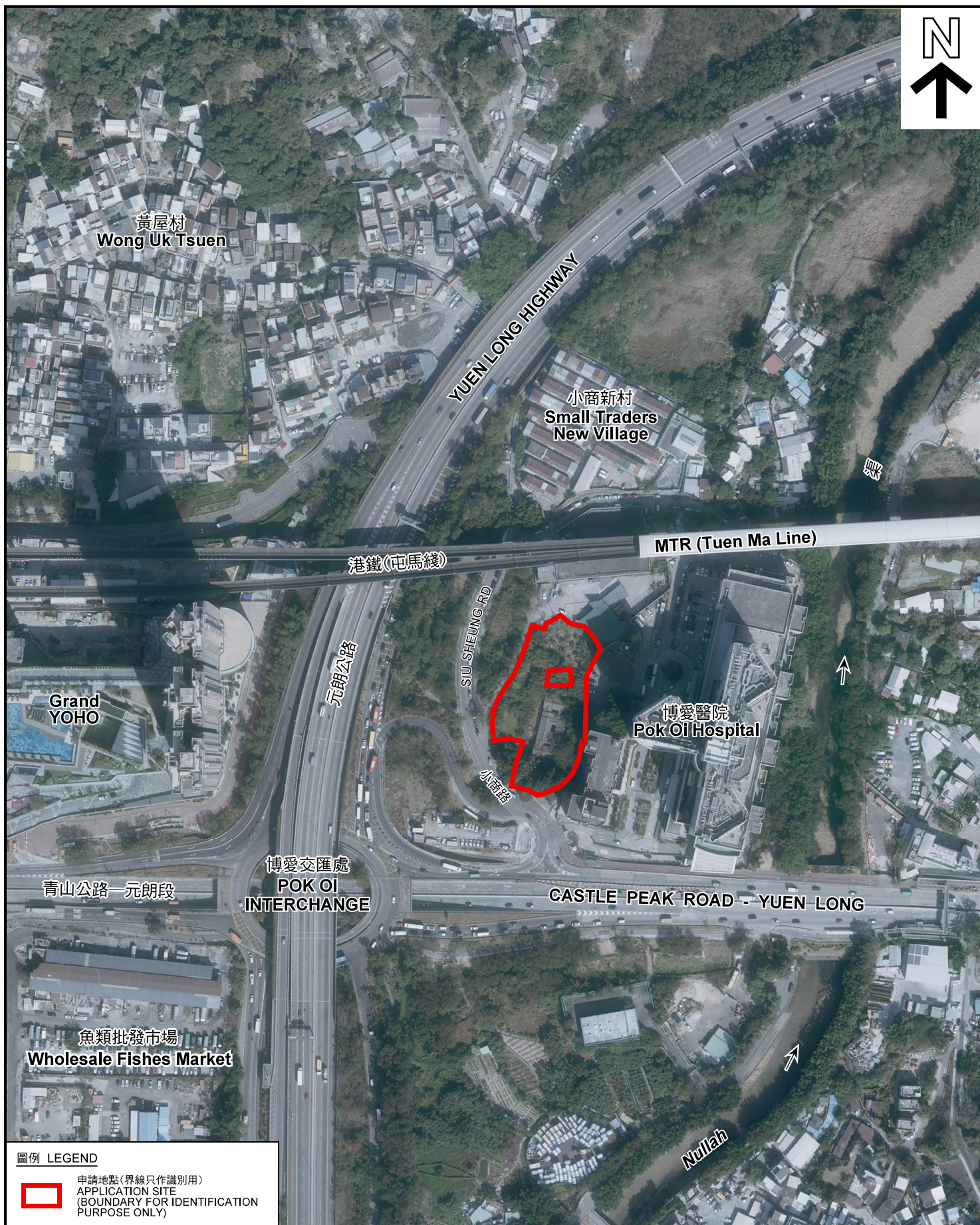
- 申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR  
COMMUNITY
- U** 未決定用途  
UNDETERMINED
- G.L.** 政府土地  
GOVERNMENT LAND
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
A/YL-NSW/292

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2022年7月5日擬備，所根據的資料為地政總署於2021年1月19日拍得的航攝照片編號 E130825C  
EXTRACT PLAN PREPARED ON 5.7.2022  
BASED ON AERIAL PHOTO No.  
E130825C TAKEN ON 19.1.2021  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議保育歷史建築物(潘屋)、康體文娛場所(美術館、收藏品展館及保育教育)及社會福利設施(安老院舍)連附屬食肆  
元朗南生圍凹頭第115約多個地段及毗連政府土地  
PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK),  
PLACE OF RECREATION, SPORTS OR CULTURE (ARTS / ANTIQUE GALLERY  
AND HERITAGE EDUCATION) AND SOCIAL WELFARE FACILITY  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
WITH ANCILLARY EATING PLACE  
VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND,  
AU TAU, NAM SANG WAI, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT

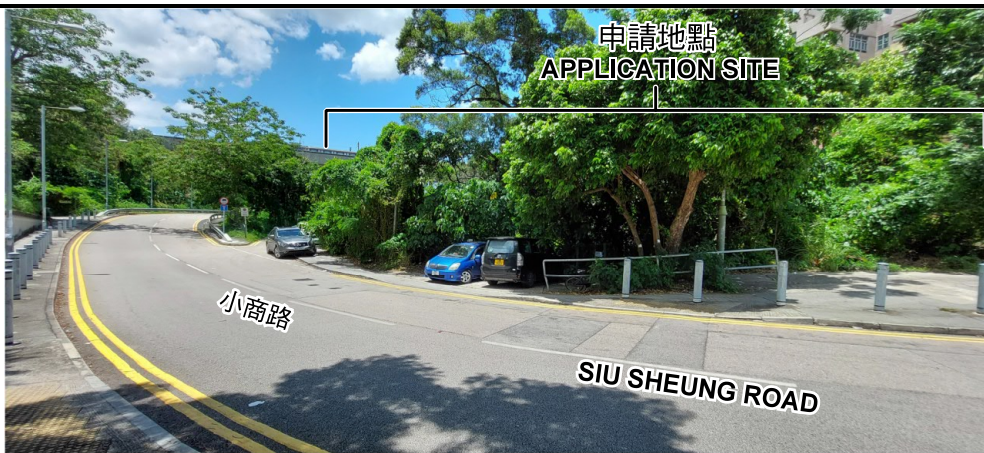


參考編號  
REFERENCE No.  
A/YL-NSW/292

圖 PLAN  
A-3



1



2



3



4



### 實地照片 SITE PHOTOS

擬議保育歷史建築物（潘屋）、康體文娛場所（美術館、收藏品展館及保育教育）及社會福利設施（安老院舍）連附屬食肆  
元朗南生圍凹頭第115約多個地段及毗連政府土地  
PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK),  
PLACE OF RECREATION, SPORTS OR CULTURE (ARTS / ANTIQUE GALLERY  
AND HERITAGE EDUCATION) AND SOCIAL WELFARE FACILITY  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
WITH ANCILLARY EATING PLACE  
VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND,  
AU TAU, NAM SANG WAI, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-NSW/292

圖 PLAN  
A-4a

本圖於2022年7月28日擬備，所根據的資料為攝於2022年7月8日的實地照片  
PLAN PREPARED ON 28.7.2022  
BASED ON SITE PHOTOS  
TAKEN ON 8.7.2022



5



申請地點  
APPLICATION SITE

日期 Date: 8.7.22

6



申請地點  
APPLICATION SITE

日期 Date: 8.7.22

7



申請地點  
APPLICATION SITE

日期 Date: 8.7.22

8



申請地點  
APPLICATION SITE

日期 Date: 19.7.22

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

### 實地照片 SITE PHOTOS

擬議保育歷史建築物（潘屋）、康體文娛場所（美術館、收藏品展館及保育教育）  
及社會福利設施（安老院舍）連附屬食肆  
元朗南生圍凹頭第115約多個地段及毗連政府土地  
PROPOSED CONSERVATION OF HISTORIC BUILDING (PUN UK),  
PLACE OF RECREATION, SPORTS OR CULTURE (ARTS / ANTIQUE GALLERY  
AND HERITAGE EDUCATION) AND SOCIAL WELFARE FACILITY  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
WITH ANCILLARY EATING PLACE  
VARIOUS LOTS IN D.D. 115 AND ADJOINING GOVERNMENT LAND,  
AU TAU, NAM SANG WAI, YUEN LONG

本圖於2022年7月28日擬備，所根據的  
資料為攝於2022年7月8日及7月19日的實地照片  
PLAN PREPARED ON 28.7.2022  
BASED ON SITE PHOTOS  
TAKEN ON 8.7.2022 & 19.7.2022

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-NSW/292

圖 PLAN  
A-4b