

(摘錄自申請人於7. 12. 2022呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 7. 12. 2022)

參考編號 REFERENCE No. A/YL-ST/633	繪圖 DRAWING A - 1
--------------------------------------	------------------------

DEVELOPMENT SCHEDULE

SITE AREA 1,923s.m.

UNERE LEASE CONDITIONS:-

- 13(a) 2 STOREYS
- 13(b) 25 FEET
- 13(b) PLOT RATIO 0.4
- 13(c) ROOFED AREA 20%
- 15 SINGLE STOREY CARPORT
- 15 2 MOTOR VEHICLES

PROPOSED:-

4 HOUSES (HSESE-1 TO HOUSE-4)

2 STOREYS

7.620m (25 FEET)

GFA OF HOUSE-1 TO HOUSE-4: G/F 96.15s.m.

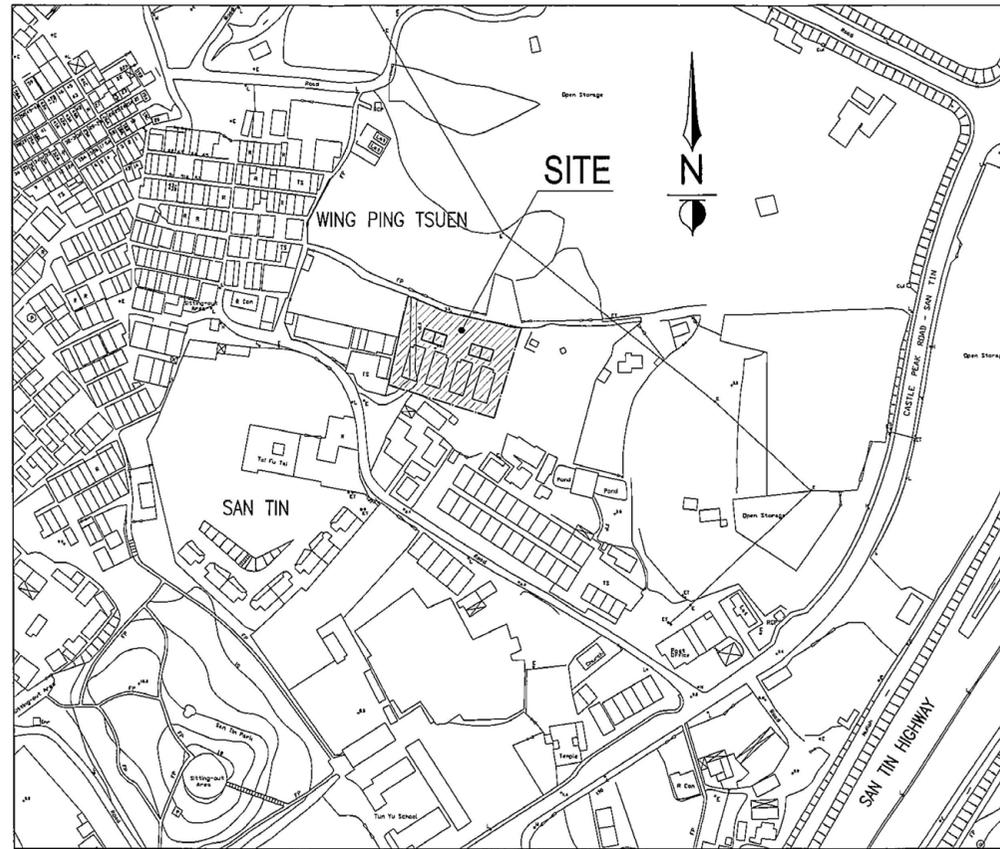
1/F 96.15s.m.

= 192.30s.m.

TOTAL GFA: 192.30s.m. x 4 = 769.20s.m.

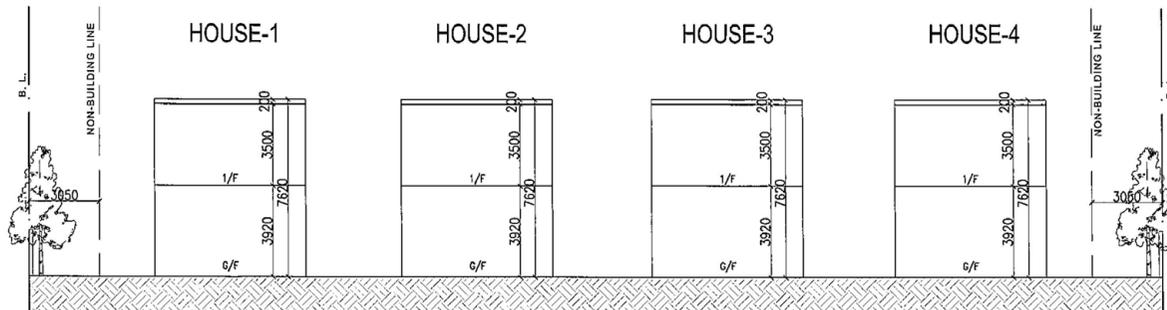
PLOT RATIO 769.20 / 1,923 = 0.4

SITE COVERAGE 96.15s.m. x 4 / 1,923 = 20%



LOCATION PLAN

(SCALE: 1:2000)



SECTION

B.L.O. REF. NO.
F.P.R. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.
BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL DIMENSIONS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956 AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED THEREIN, EXCEPT OTHERWISE AND IN WRITING FOR THE ORIGINAL, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT

PROPOSED HOUSES
ON GOVERNMENT LAND
(FORMER LOT 3405 IN D0102
SAN TIN, YUEN LONG, N.T.)

PLAN

LOCATION PLAN
SECTION

SCALE

AS SHOWN



GYU Limited Authorized Person,
Registered Structural
Engineer, Priority
Development Consultant
余錫強 建築師
Gabriel Yu 余錫強

YU LIN KEUNG 余林堅
REG. STRUCTURAL ENG. & AUTHORIZED PERSON
AND CONSULTANTS

LANBASE
Surveyors Limited

DRAWN

CHECKED

L.L.

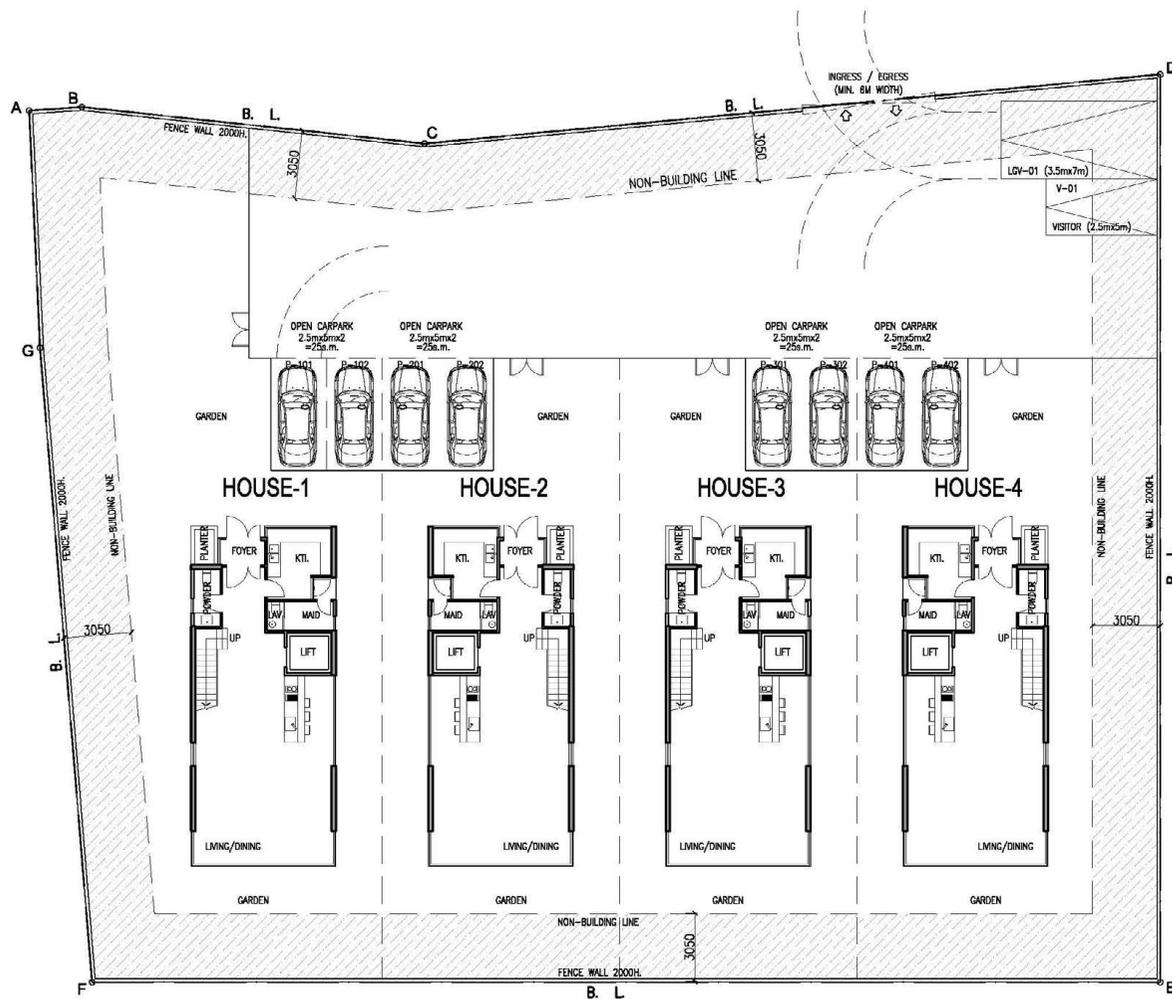
FIRST APPROVAL: -

DRAWING NO.	REV.	A	F
FIG.01	B		
	C		
	D		
	E		

(摘錄自申請人於 28.10.2022 提交的申請書)
(Extract from Applicant's
Submission of 28.10.2022)

參考編號
REFERENCE No.
A/YL-ST/633

繪圖
DRAWING
A-2



GROUND FLOOR PLAN

NON-BUILDING AREA (3.05m W.)

B.L.D. REF. NO.
F.P.R. NO.

PERMITTED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1988 AND THE COPYRIGHT FROM WHICH THESE DIMENSIONS IN ALL DIMENSIONS AND IN THE WORK DERIVED FROM THESE DIMENSIONS AND NOTICES FOR THE DRAWING WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE ADVISED.

PROJECT

PROPOSED HOUSES ON GOVERNMENT LAND (FORMER LOT 3405 IN DD102 SHH TIN, YUEN LONG, N.T.)

PLAN

GROUND FLOOR PLAN

SCALE

1:200

GYU Limited
公儀建築工程
設計師有限公司
Gabriel Yu 余維強

Authorized Person
Registered Structural Engineer, Property Development Consultant

YU LIN KEUNG 55/200, K.S./Yuen Ping
C/O: 12/141, Midway St.
HONGKONG, HONGKONG

REG. STRUCTURAL ENG. & AUTHORIZED PERSON

LAND CONSULTANTS

LANBASE
Surveyors Limited

DRAWN: _____ CHECKED: _____ I.L.

FIG.02

DRAWING NO.	FIRST APPROVAL	
	REV.	DATE
A	-	-
B	-	-
C	-	-
D	-	-
E	-	-

(摘錄自申請人於 19.12.2022呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 19.12.2022)

參考編號 REFERENCE No. A/YL-ST/633	繪圖 DRAWING A - 3
--------------------------------------	------------------------



1st FLOOR PLAN

B.L.D. REF. NO.
F.B. NO.

FOUR DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.
BEFORE COMMENCING ANY WORK OR ASSASSING ANY WORKS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING, IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE PROJECTED MANAGER.
IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT (RIGHTS) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THESE DRAWINGS AND WORKS FOR THE DESIGN, SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT

PROPOSED HOUSES
ON GOVERNMENT LAND
(FORMER LOT 3405 IN DD102
SAN TIN, YUEN LONG, N.T.)

PLAN

1st FLOOR PLAN

SCALE

1:200



GYU Limited Authorized Person,
余健強建築工程 Registered Structural
Engineer, Property
Development Consultant
Gabriel Yu 余健強

YU LIN KEUNG 余林堅 (Structural Engg, P.Engg, M.S. (Struct. Engg))
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

LAND CONSULTANTS

LANBASE
Surveyors Limited

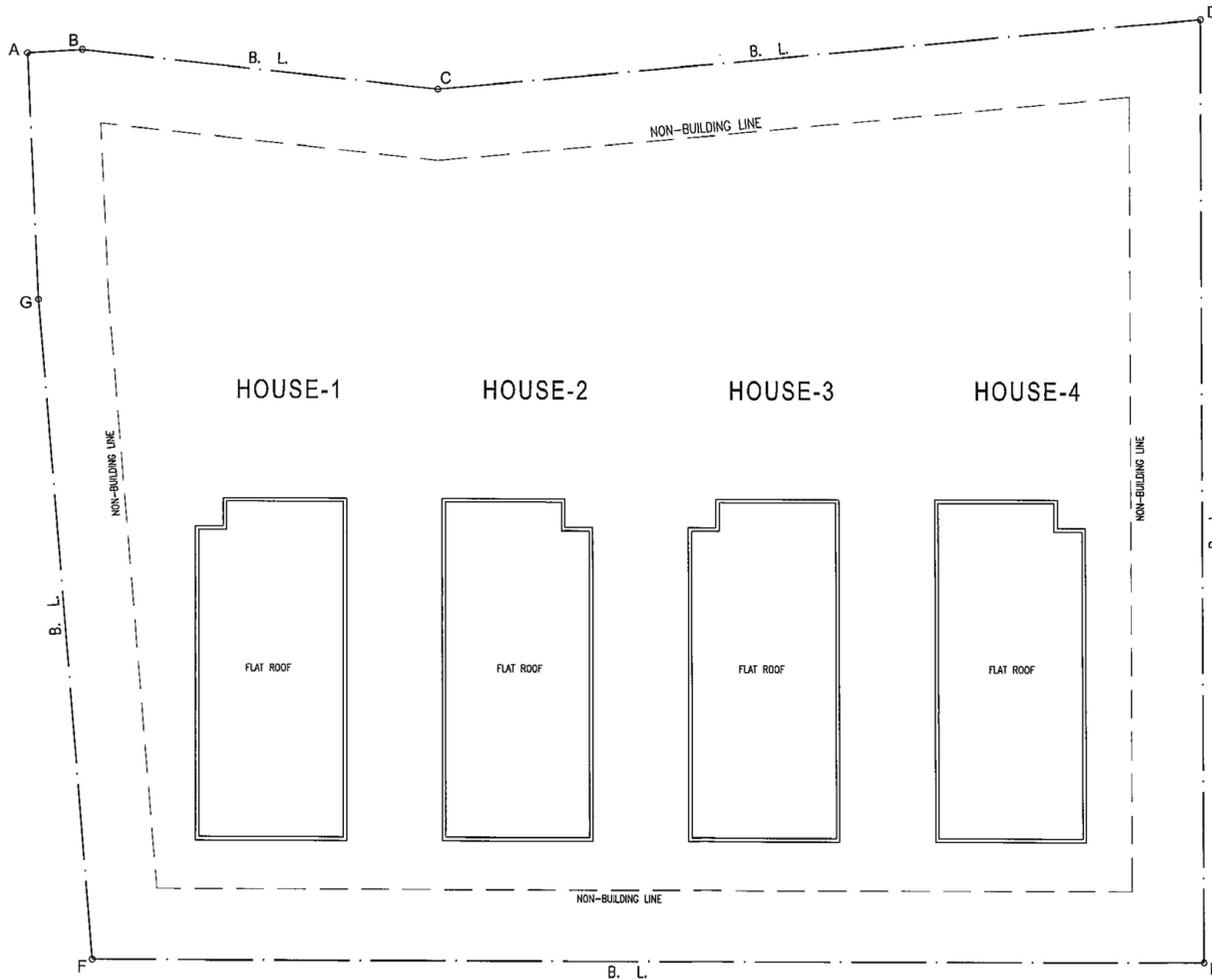
DRAWN CHECKED L.L.

DRAWING NO.	REV.	A	F
FIG.03			

(摘錄自申請人於 28.10.2022 呈交的申請書)
(Extract from Applicant's
Submission of 28.10.2022)

參考編號
REFERENCE No.
A/YL-ST/633

繪圖
DRAWING
A-4



ROOF PLAN

B.L.D. REF. NO.
 F.P.A. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.
 BEFORE COMMENCING ANY WORK ON ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL DIMENSIONS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
 IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956 AND THE COPYRIGHT (INFRINGEMENT) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THESE DRAWINGS REMAINS AND SHALL BE THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
**PROPOSED HOUSES
 ON GOVERNMENT LAND
 (FORMER LOT 3405 IN DD102
 SAN TIN, YUEN LONG, N.T.)**

PLAN
ROOF PLAN

SCALE
1:200


GYU Limited Authorized Person
 余謙強建築工程 注册结构工程师
 設計與建築有限公司 Development Consultant
Gabriel Yu 余謙強

YU LIN KEUNG BSc (Hons), MSc (Hons) (Planning)
 余謙強 注册结构工程师
 REG. STRUCTURAL ENG. & AUTHORIZED PERSON

LAND CONSULTANTS
LANBASE
 Surveyors Limited

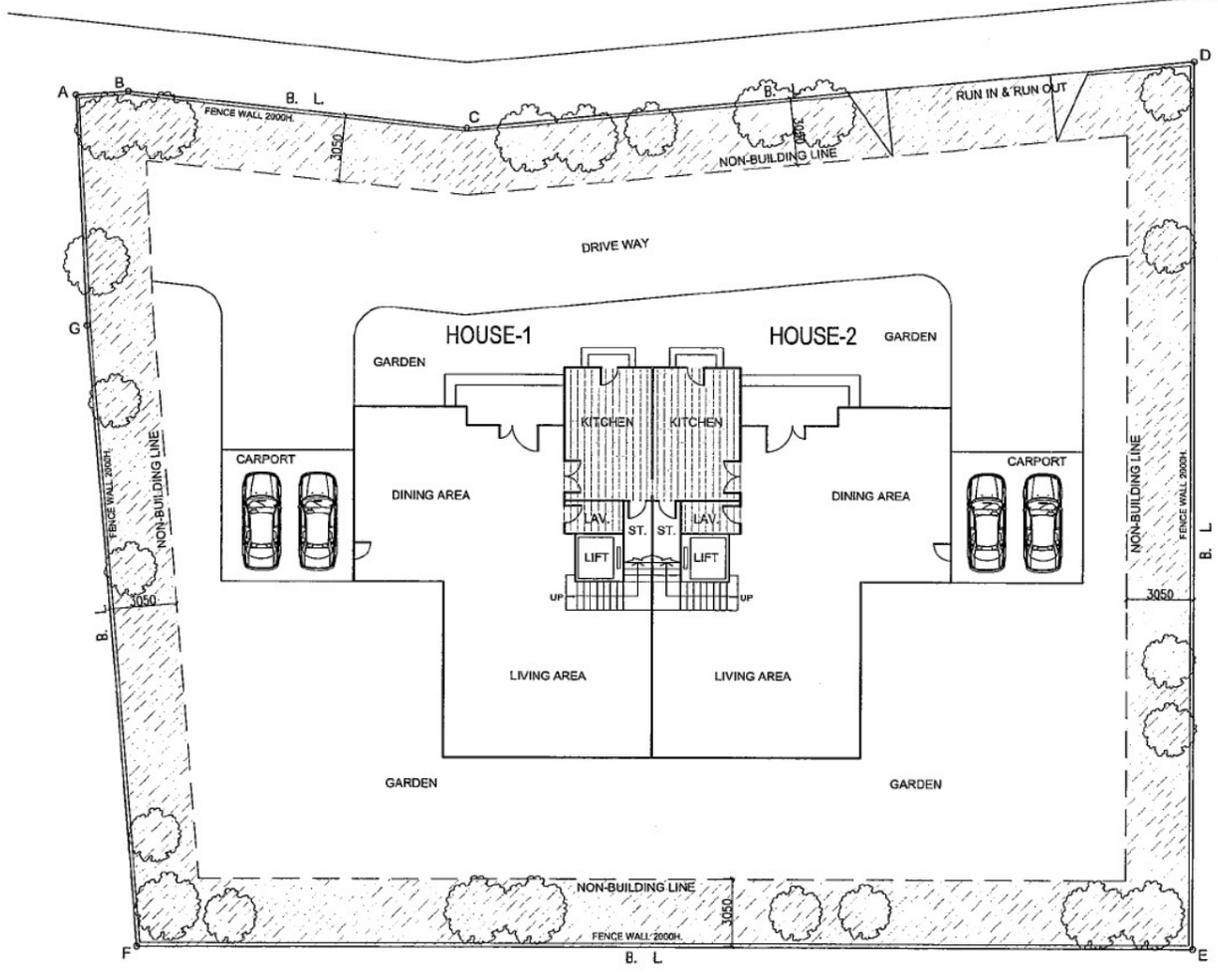
DRAWN CHECKED
 L.L.L.

FIG.04

FIRST APPROVAL :	
REV.	DATE
A	
B	
C	
D	
E	

(摘錄自申請人於 28. 10. 2022 呈交的申請書)
 (Extract from Applicant's
 Submission of 28.10.2022)

參考編號 REFERENCE No. A/YL-ST/633	繪圖 DRAWING A - 5
--------------------------------------	------------------------



GROUND FLOOR PLAN

NON-BUILDING AREA (3.05m W.)

(摘要圖自申請編號 A/YL-ST/495)
(Extract Plan from Application no. A/YL-ST/495)

B.L.D. REF. NO. 80
F.P.R. NO. 1P

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO UNFIGURED DIMENSIONS IN ALL CASES.
BEFORE COMMENCING ANY WORKS OR CHECKING ANY MEASUREMENTS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1968 AND THE COPYRIGHT (NEIGHBOURHOOD) RIGHTS ACT 1989, ALL DRAWINGS AND IN THE WORK EXECUTED FROM THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
PROPOSED HOUSES
ON LOT 3405 D.D.102
SAN TIN, YUEN LONG
N.T.

PLAN
GROUND FLOOR PLAN

SCALE
1:200

LAND CONSULTANTS
LANBASE
Surveyors Limited

T.K.TSUI - GABRIEL YU LTD.
CHARTERED ENGINEERS &
REGISTERED GEOTECHNICAL ENGINEERS
AUTHORISED PERSONS &
PROPERTY DEVELOPMENT CONSULTANTS

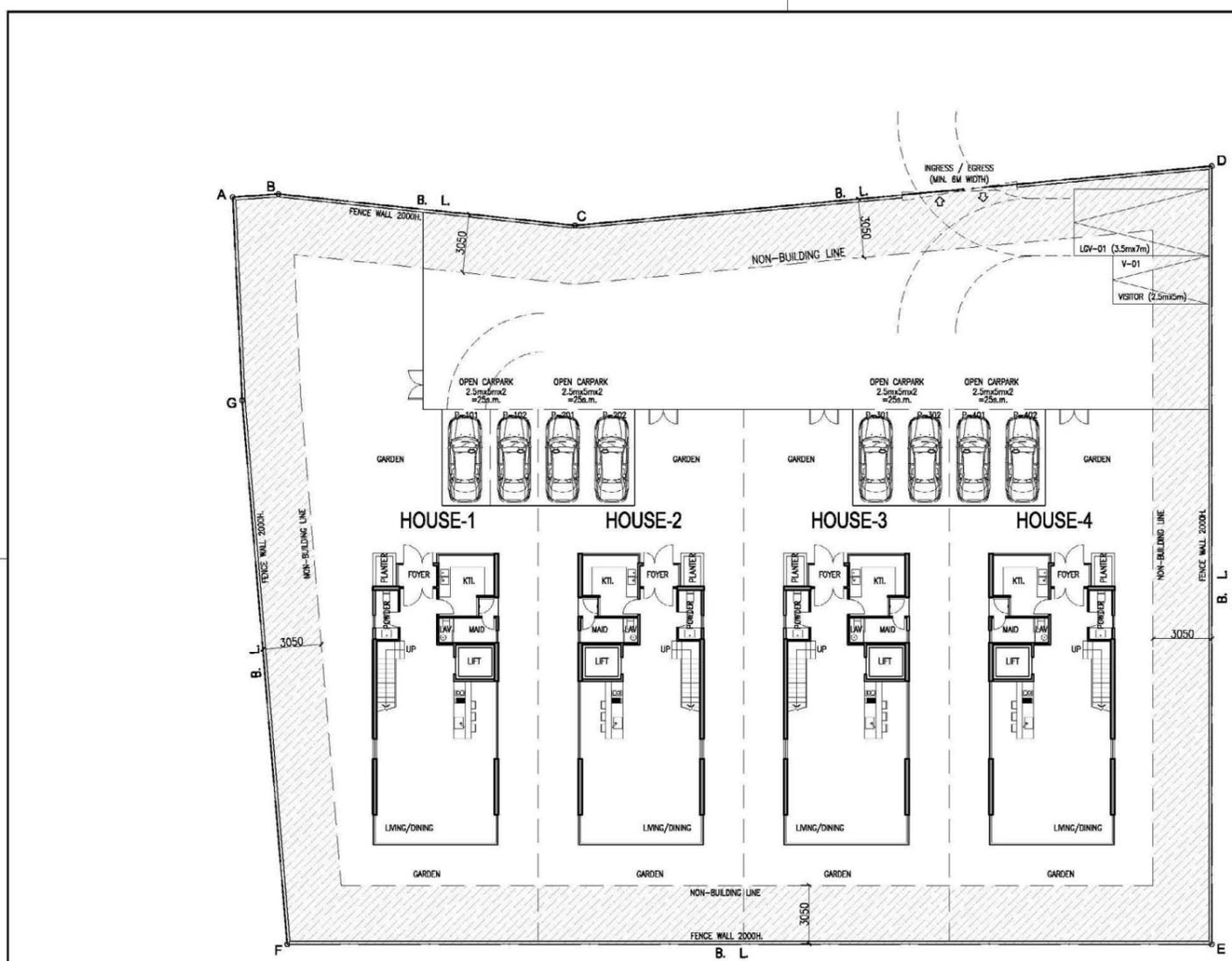
崔德剛 余鏡強
建築工程師有限公司

YU LIN KEUNG
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

DRAWN J.L. CHECKED L.L.

NO.	REV.	DATE	DESCRIPTION
1	A		
2	B		
3	C		
4	D		

FIG.02



GROUND FLOOR PLAN

NON-BUILDING AREA (3.05m W.)

(摘要圖自申請編號 A/YL-ST/633)
(Extract Plan from Application no. A/YL-ST/633)

B.L.D. REF. NO.
F.P.R. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO UNFIGURED DIMENSIONS IN ALL CASES.
BEFORE COMMENCING ANY WORKS OR CHECKING ANY MEASUREMENTS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.
IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1968 AND THE COPYRIGHT (NEIGHBOURHOOD) RIGHTS ACT 1989, ALL DRAWINGS AND IN THE WORK EXECUTED FROM THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
PROPOSED HOUSES
ON CONVERSION LAND
(FORMER LOT 3405 IN DD102
SAN TIN, YUEN LONG, N.T.)

PLAN
GROUND FLOOR PLAN

SCALE
1:200

LAND CONSULTANTS
GYU Limited
余鏡強 建築工程師
Gabriel Yu 余鏡強
Authorized Person,
Registered Structural
Engineer, Property
Development Consultant

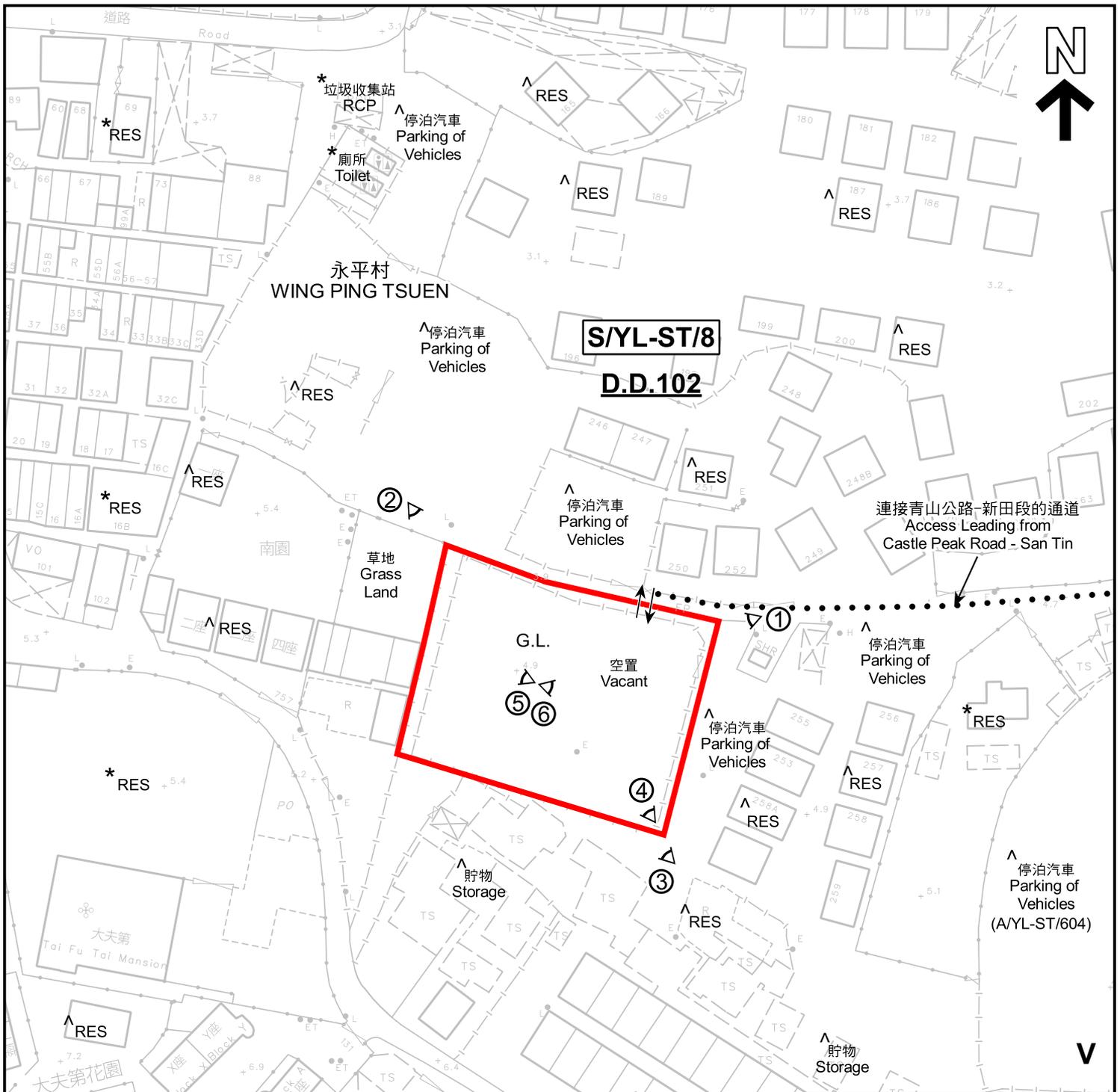
YU LIN KEUNG
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

LAND CONSULTANTS
LANBASE
Surveyors Limited

DRAWN J.L. CHECKED L.L.

NO.	REV.	DATE	DESCRIPTION
1	A		
2	B		
3	C		
4	D		

FIG.02



註釋 Notes:

(1) 2022年11月4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 4.11.2022

(2) * 土地用途跟1992年3月5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 5.3.1992

(3) ^ 土地用途跟1992年3月5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 5.3.1992

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G.L.** 政府土地
GOVERNMENT LAND
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ↔ 入口/出口
INGRESS / EGRESS

本摘要圖於2022年12月8日擬備，所根據的資料為測量圖編號 2-SE-8C
EXTRACT PLAN PREPARED ON 8.12.2022 BASED ON SURVEY SHEET No. 2-SE-8C

平面圖 SITE PLAN

擬議屋宇
元朗新田永平村丈量約份第102約的政府土地
PROPOSED HOUSES
GOVERNMENT LAND IN D.D. 102,
WING PING TSUEN, SAN TIN, 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/YL-ST/633

**圖 PLAN
A-2**



東鎮圍
TUNG CHAN WAI

安龍村
ON LUNG TSUEN

永平村
WING PING TSUEN

新田
SAN TIN

東永安路

TUNG WING ON ROAD

連接青山公路-新田段的通道
Access Leading from
Castle Peak Road - San Tin

CASTLE PEAK ROAD - SAN TIN

青山公路-新田段

新田公路
SAN TIN HIGHWAY

圖例 LEGEND

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

航攝照片 AERIAL PHOTO

擬議屋宇
元朗新田永平村丈量約份第102約的政府土地
PROPOSED HOUSES
GOVERNMENT LAND IN D.D. 102,
WING PING TSUEN, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/633

圖 PLAN
A-3

本摘要圖於2022年12月7日擬備，
所根據的資料為地政總署於2022年1月19日
拍得的航攝照片編號 E146644C
EXTRACT PLAN PREPARED ON 7.12.2022
BASED ON AERIAL PHOTO No.
E146644C TAKEN ON 19.1.2022
BY LANDS DEPARTMENT

1



2



3



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

本圖於2022年12月7日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.12.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

實地照片 SITE PHOTOS

擬議屋宇
元朗新田永平村丈量約份第102約的政府土地
PROPOSED HOUSES
GOVERNMENT LAND IN D.D. 102,
WING PING TSUEN, SAN TIN, YUEN LONG

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/YL-ST/633

圖 PLAN
A-4a

4



5



6



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

實地照片 SITE PHOTOS

擬議屋宇
元朗新田永平村丈量約份第102約的政府土地
PROPOSED HOUSES
GOVERNMENT LAND IN D.D. 102,
WING PING TSUEN, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



本圖於2022年12月5日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 5.12.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

參考編號
REFERENCE No.
A/YL-ST/633

圖 PLAN
A-4b