

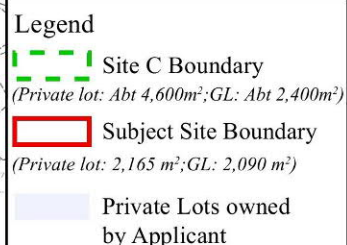
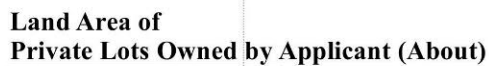
參考編號

REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-1

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

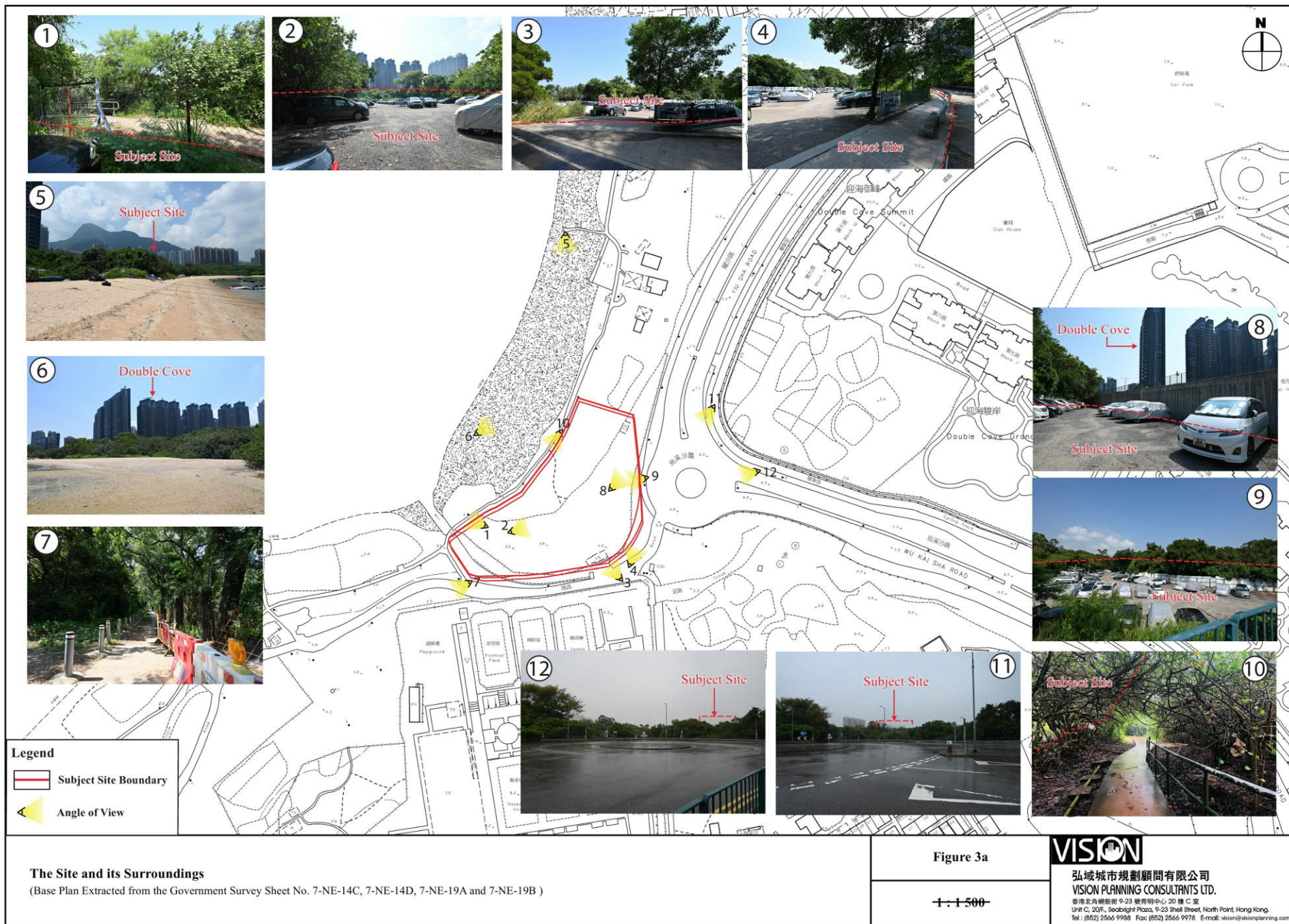


~~1:1500~~

弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角靚景街 9-23 號寶明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

繪圖 DRAWING Z-2

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)



參考編號
REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-3

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

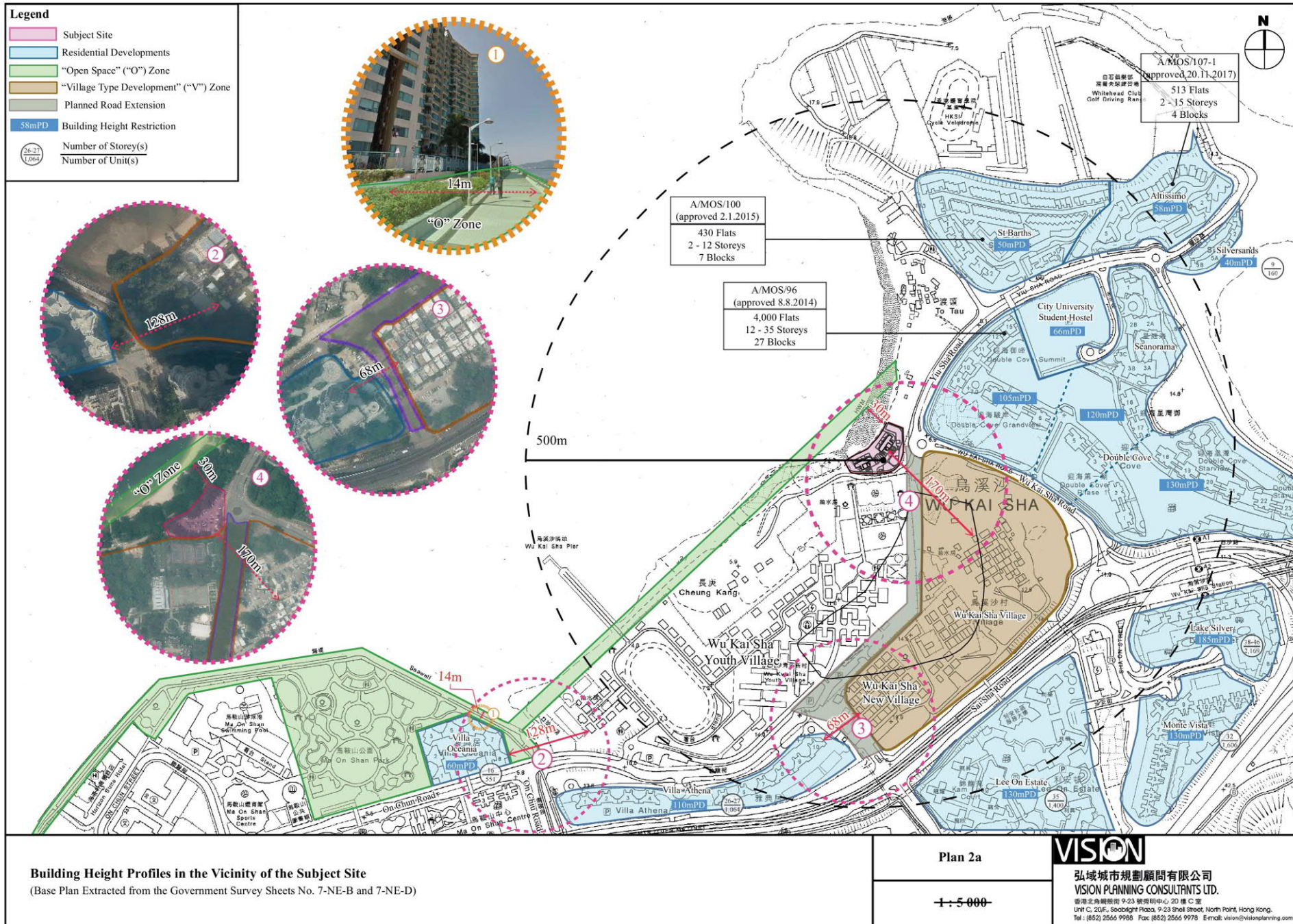


Figure 7b



Project:
 REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A.R.P. (PART), 148 S.B.R.P. (PART), 149 R.P., 150 S.A., 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 MASTER LAYOUT PLAN

Drawing No.:
 MP-01

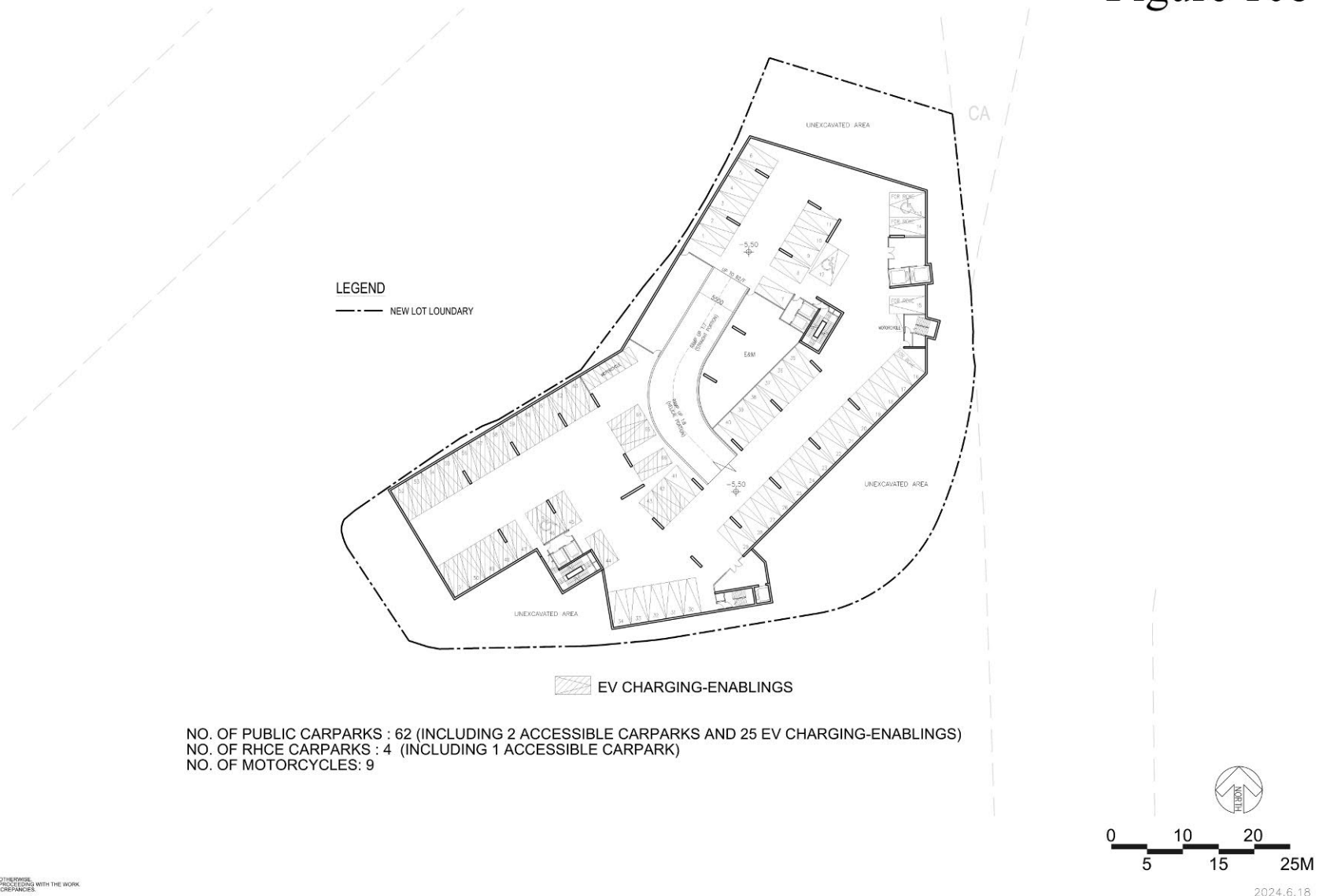
Architect:

 樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F. Beigian Bank Building,
 721-725 Nathan Road, Kowloon.
 Tel: (852) 3422 3052, Fax: (852) 3428 2269

| | | |
|-----------------------|---------|----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-5 |
|-----------------------|---------|----------------|

(來源：申請人於2024年8月6日呈交的資料)
 (SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 10b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
B3/F PLAN

Drawing No.:
GP-01

Architect:

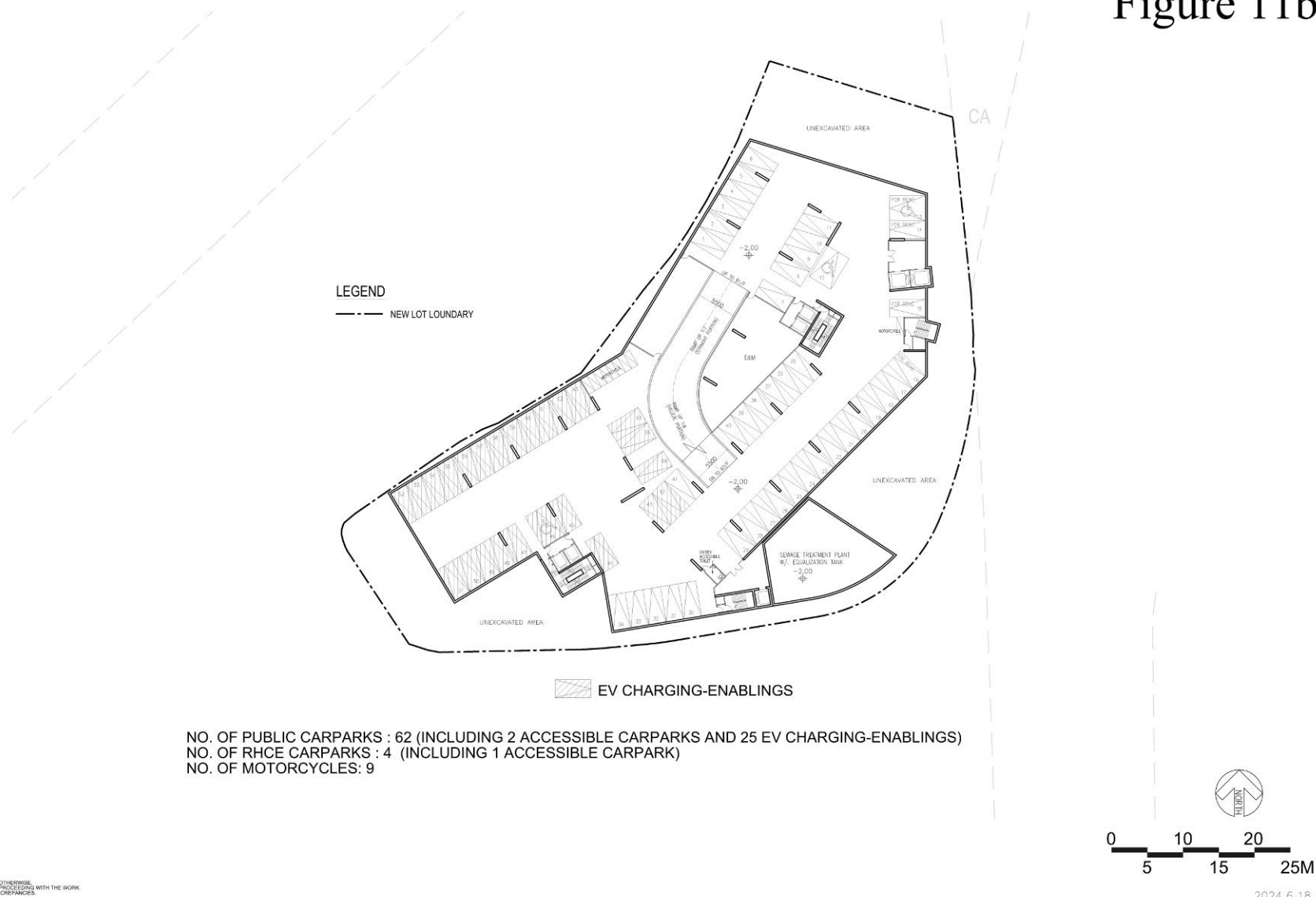
樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3052, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-6

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 11b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
B2/F PLAN

Drawing No.:
GP-02

Architect:

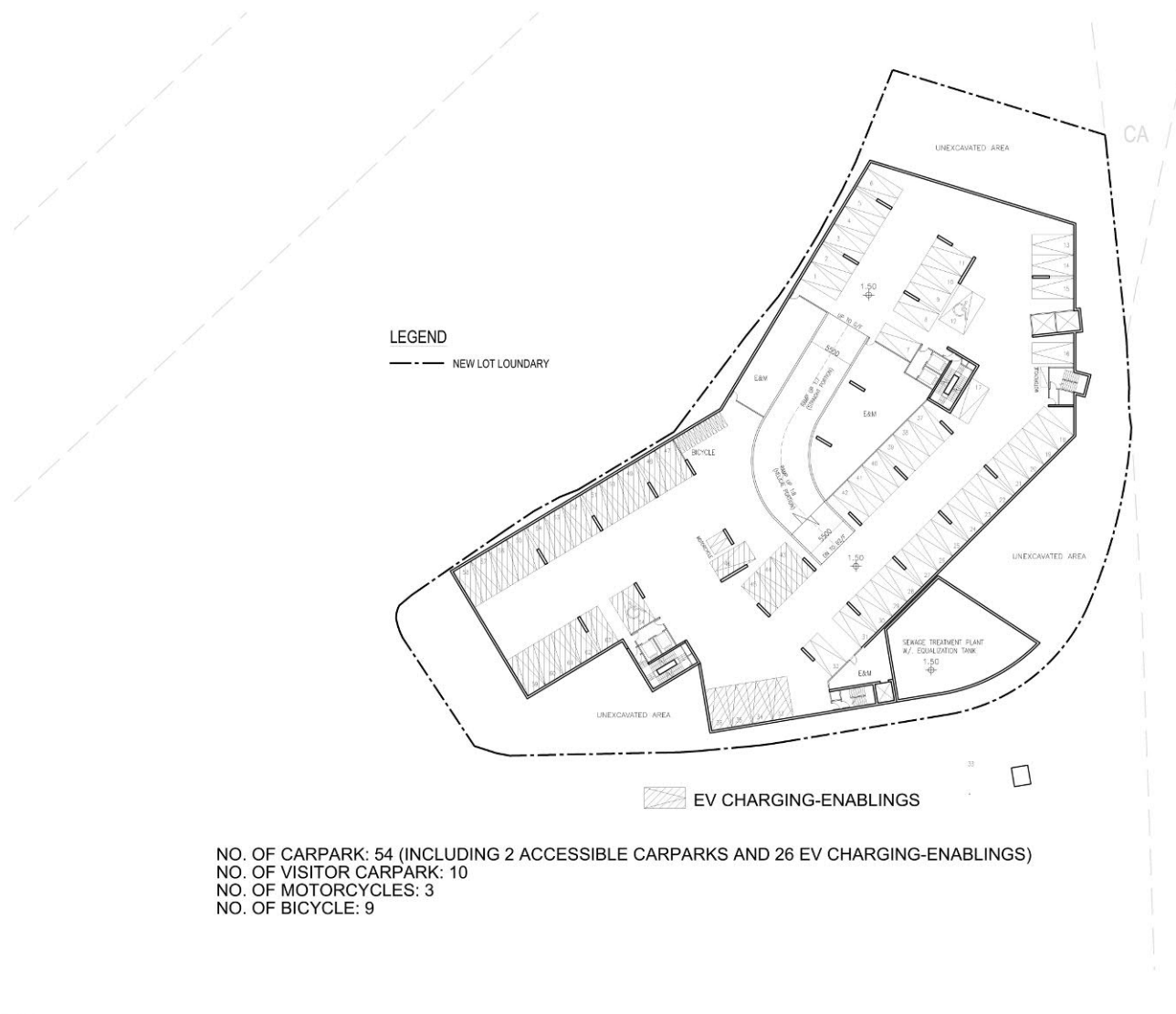
樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3052, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

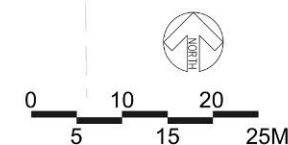
繪圖 DRAWING Z-7

(來源 : 申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 12b



NO. OF CARPARK: 54 (INCLUDING 2 ACCESSIBLE CARPARKS AND 26 EV CHARGING-ENABLINGS)
NO. OF VISITOR CARPARK: 10
NO. OF MOTORCYCLES: 3
NO. OF BICYCLE: 9



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2024.6.18

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
B1/F PLAN

Drawing No.:
GP-03

Architect:

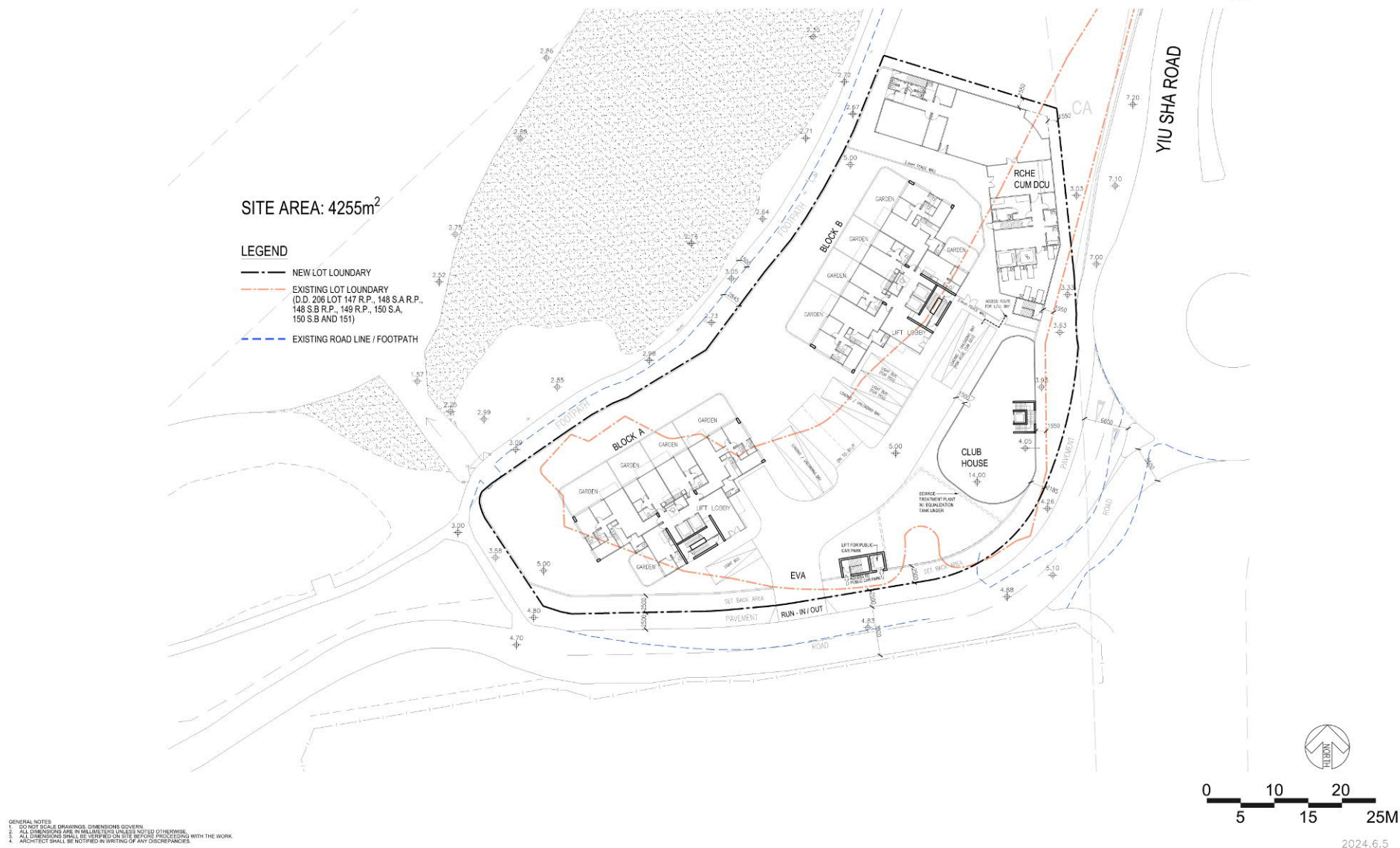
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L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3052, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-8

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 13b



Project:
 REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A.R.P. (PART), 148 S.B.R.P. (PART), 149 R.P., 150 S.A., 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 G/F PLAN

Drawing No.:
 GP-04

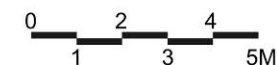
Architect:

樑安建築師有限公司
 L & N Architects Ltd.
 Rooms 1203-1204, 12/F, Beigian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3052, Fax: (852) 3428 2269

| | | |
|-----------------------|---------|----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-9 |
|-----------------------|---------|----------------|

(來源：申請人於2024年8月6日呈交的資料)
 (SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 14b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
G/F PLAN
(FOR BLOCKS A & B)
(BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
GP-05

Architect:

樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

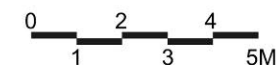
繪圖 DRAWING Z-10

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 15b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
1/F - 15/F PLAN
(FOR BLOCKS A & B)
(BLOCK B SAME AS BLOCK A BUT MIRRORED)
(4/F, 13/F AND 14/F OMITTED)

Drawing No.:
GP-06

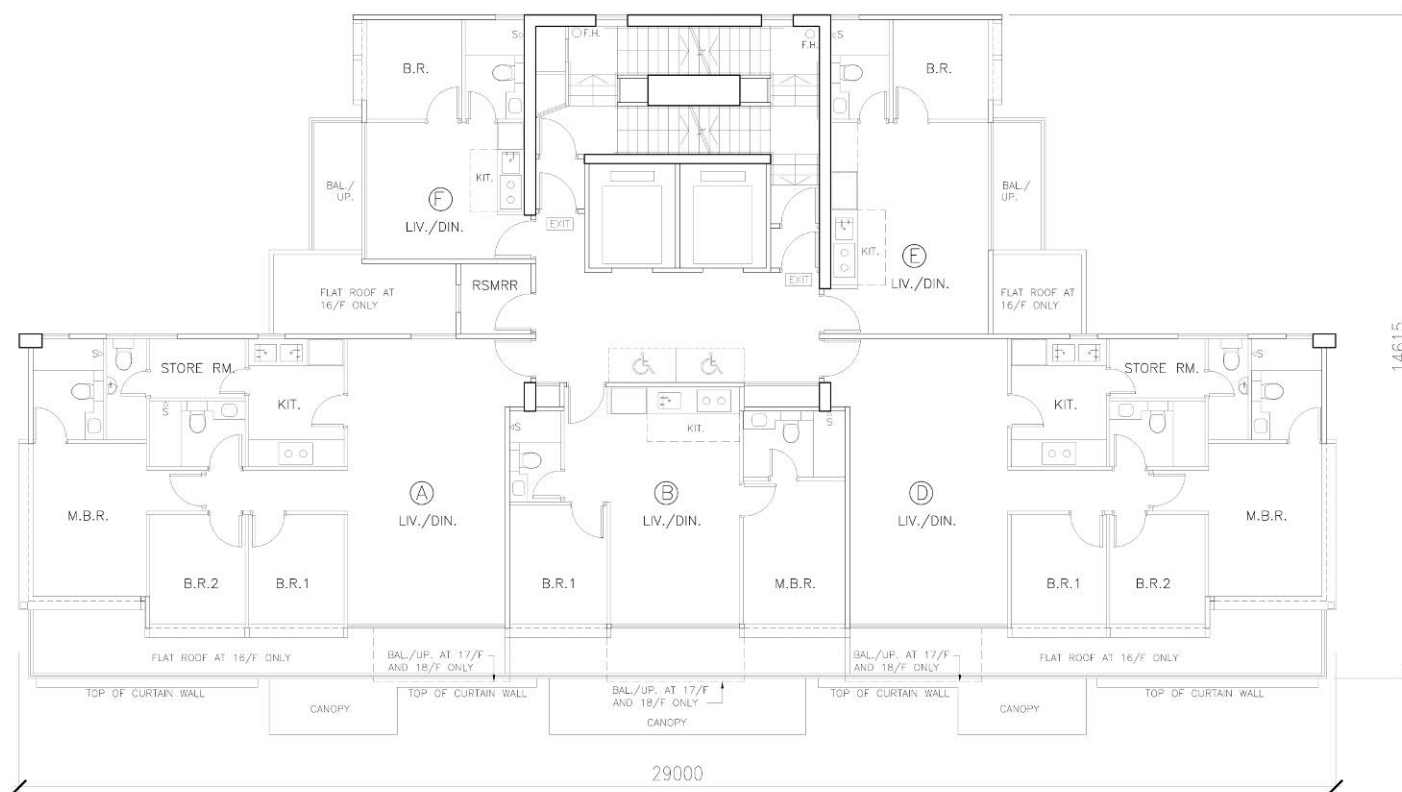
Architect:

樑安建築師有限公司
L & N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3052, Fax: (852) 3428 2269

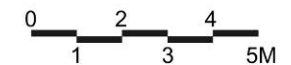
| | | |
|-----------------------|---------|-----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-11 |
|-----------------------|---------|-----------------|

(來源 : 申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 16b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
16/F - 18/F PLAN
(FOR BLOCKS A & B)
(BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
GP-07

Architect:

 樑安建築師有限公司
L & N Architects Ltd.
Rooms 1203-1204, 12/F Beigian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

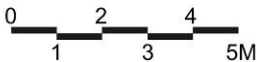
繪圖 DRAWING Z-12

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 17b



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
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3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

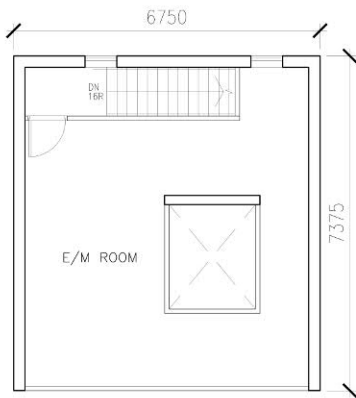
Drawing Title:
MR/F PLAN
(FOR BLOCKS A & B)
(BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
GP-08

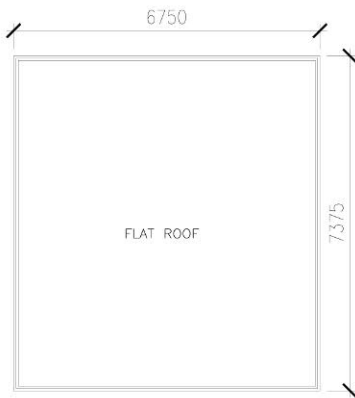
Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

| | | |
|--|---------|-----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-13 |
| (來源 : 申請人於2024年8月6日呈交的資料) (SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024) | | |

Figure 18b

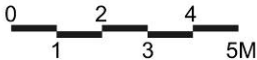


UR/F PLAN



TR/F PLAN

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
UR/F AND TR/F PLANS
(FOR BLOCK A & B)
(BLOCK B SAME AS BLOCK A BUT MIRROR)

Drawing No.:
GP-9

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-14

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 19b



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2024.6.5

Project:
 REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 DCU / RCHE - G/F

Drawing No.:
 GP-10

Architect:

樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F. Belgian Bank Building,
 721-725 Nathan Road, Kowloon.
 Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號

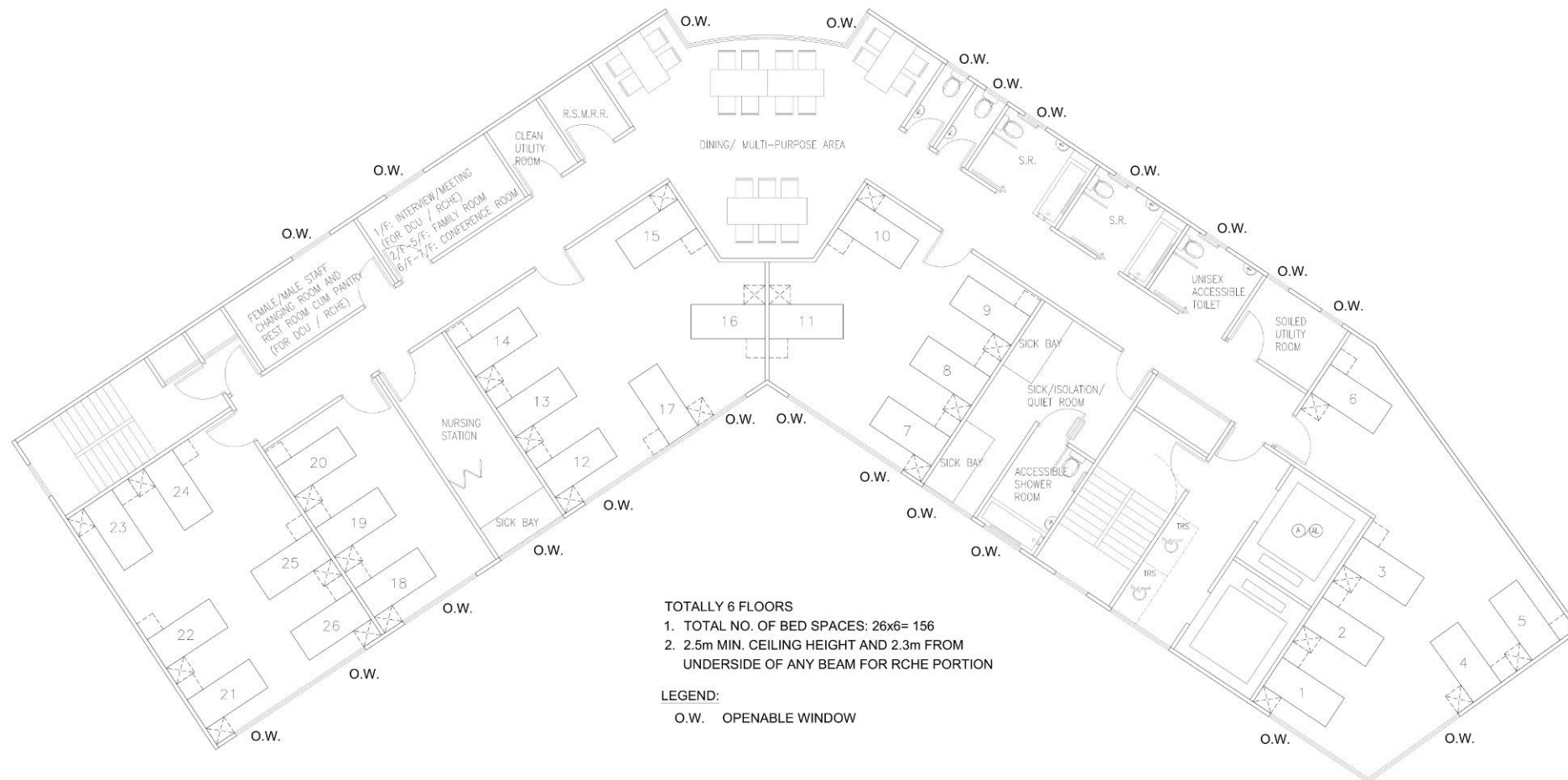
REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-15

(來源 : 申請人於2024年8月6日呈交的資料)
 (SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 20b



GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE REVIEWED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

0 1 2 3 4 5M

2024.6.5

Project:
REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
RCHE - 1/F-7/F
(4/F OMITTED)

Drawing No.:
GP-11

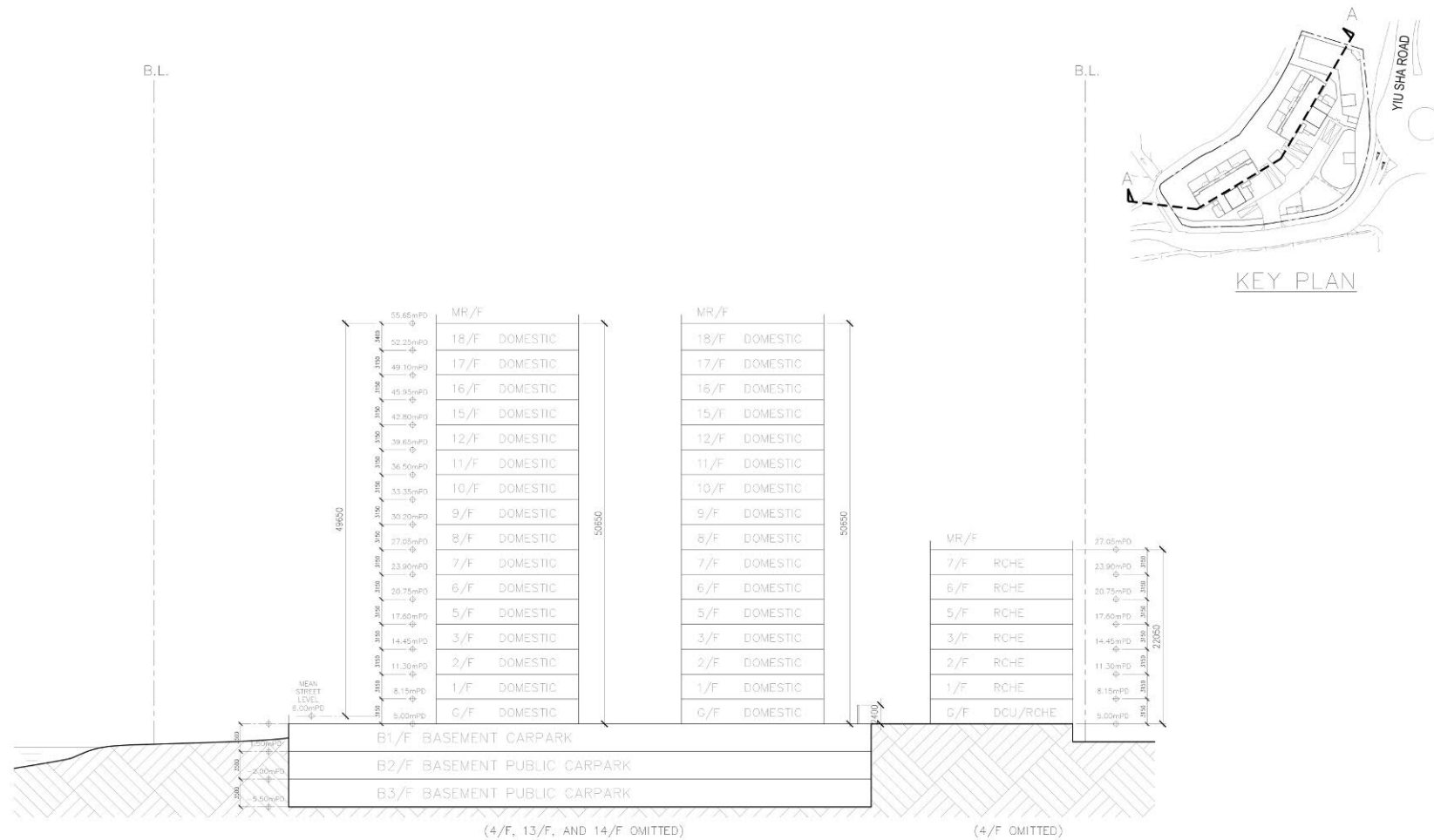
Architect:

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L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號
REFERENCE No. Y/MOS/7
繪圖 DRAWING Z-16

(來源 : 申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 8b



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2024.6.5

Project:
 REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 SCHEMATIC
 SECTION A-A

Drawing No.:
 GP-12

Architect:

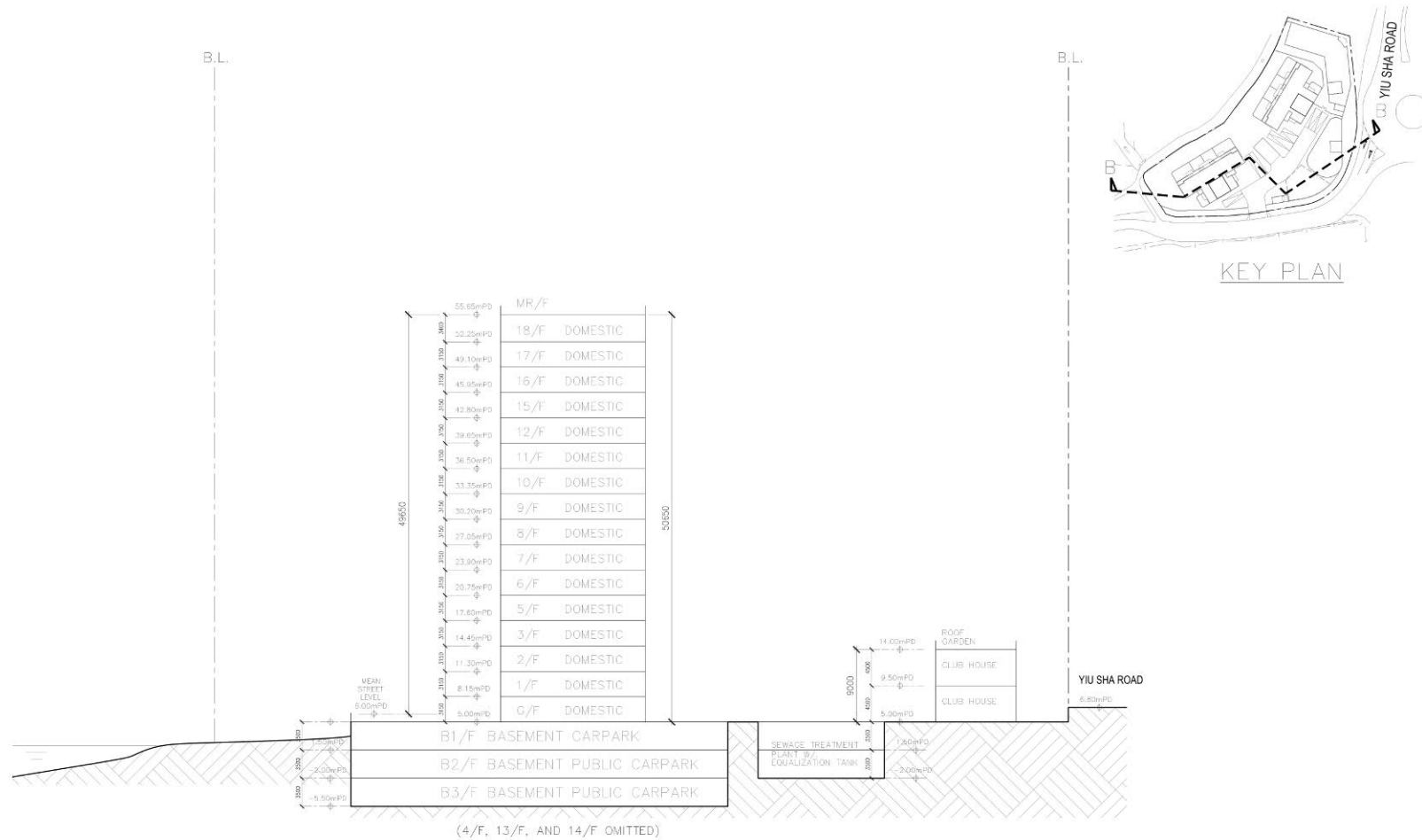
樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Beigian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3062, Fax: (852) 3428 2269

參考編號
 REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-17

(來源：申請人於2024年8月6日呈交的資料)
 (SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

Figure 9b



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2024.6.5

Project:
 REZONING APPLICATION FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 SCHEMATIC
 SECTION B-B

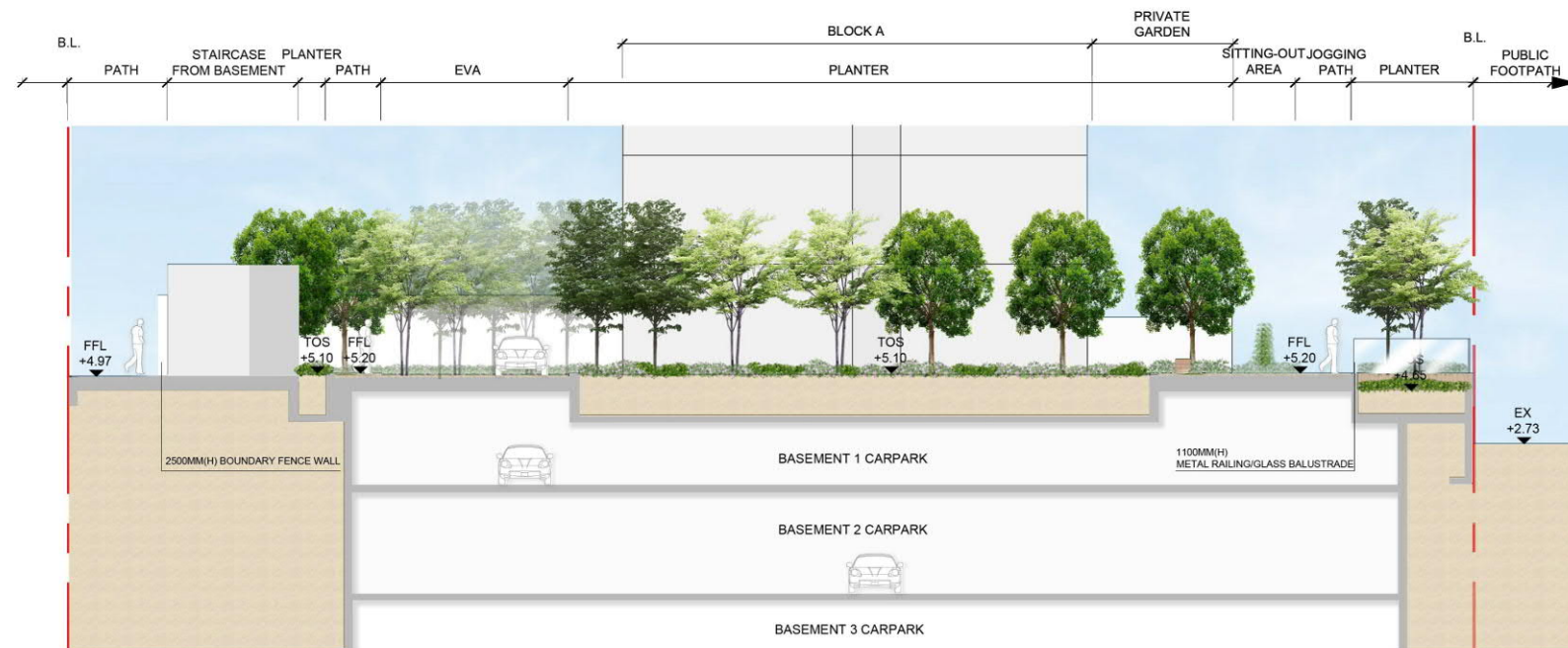
Drawing No.:
 GP-13

Architect:

樓安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3062, Fax: (852) 3428 2269

| | | |
|-----------------------|---------|-----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-18 |
|-----------------------|---------|-----------------|

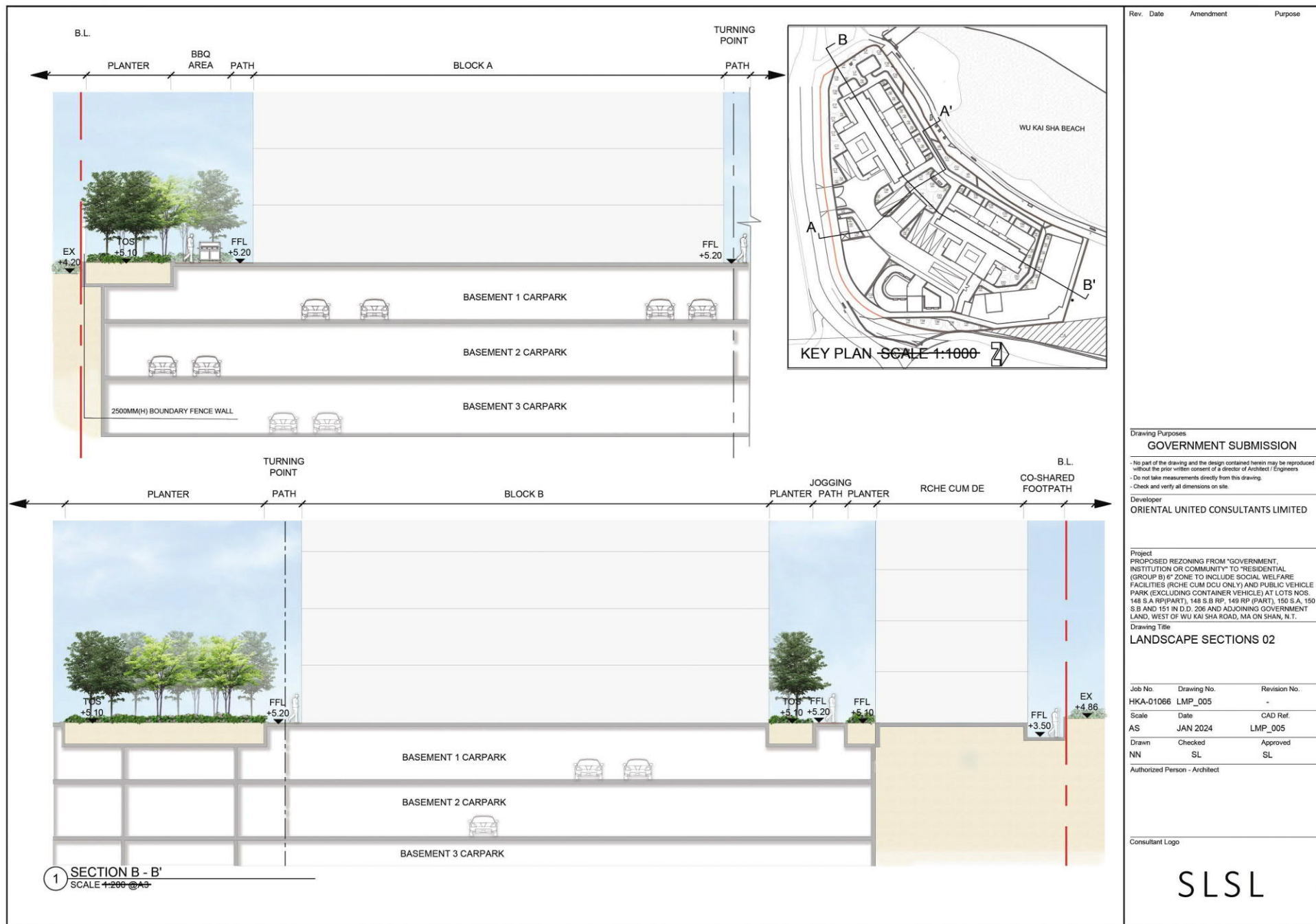
(來源 : 申請人於2024年8月6日呈交的資料)
 (SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



1 SECTION A - A'
SCALE 1:150 @ A3

參考編號
REFERENCE No. Y/MOS/7

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



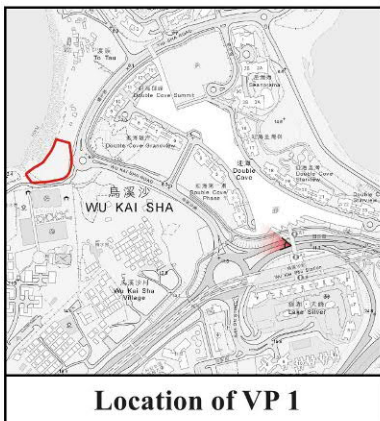



| Rev. | Date | Amendment | Purpose | | | | | | | | | | | | | | | | | | |
|---|-------------|--------------|---------|---------|-------------|--------------|-----------|---------|---|-------|------|----------|----|----------|---------|-------|---------|----------|----|----|----|
| <div>LEGEND</div> <div><div></div>PRIVATE OPEN SPACE APPROX. 540 SQM</div> <div>TOTAL PRIVATE OPEN SPACE NOT LESS THAN MINIMUM REQUIRED 534 SQM</div> | | | | | | | | | | | | | | | | | | | | | |
| <div>Drawing Purposes</div> <div>GOVERNMENT SUBMISSION</div> <div><div>- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers</div><div>- Do not take measurements directly from this drawing</div><div>- Check and verify all dimensions on site.</div></div> <div>Developer</div> <div>ORIENTAL UNITED CONSULTANTS LIMITED</div> | | | | | | | | | | | | | | | | | | | | | |
| <div>Project</div> <div>PROPOSED REZONING FROM "GOVERNMENT INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE CUM DCU ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP(PART), 148 S.B RP, 149 RP (PART), 150 S.A, S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, N.T.</div> <div>Drawing Title</div> <div>PRIVATE OPEN SPACE FIGURE</div> | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><td>Job No.</td><td>Drawing No.</td><td>Revision No.</td></tr><tr><td>HKA-01066</td><td>LMP_003</td><td>-</td></tr><tr><td>Scale</td><td>Date</td><td>CAD Ref.</td></tr><tr><td>AS</td><td>JAN 2024</td><td>LMP_003</td></tr><tr><td>Drawn</td><td>Checked</td><td>Approved</td></tr><tr><td>ML</td><td>SL</td><td>SL</td></tr></table> <div>Authorized Person - Architect</div> | | | | Job No. | Drawing No. | Revision No. | HKA-01066 | LMP_003 | - | Scale | Date | CAD Ref. | AS | JAN 2024 | LMP_003 | Drawn | Checked | Approved | ML | SL | SL |
| Job No. | Drawing No. | Revision No. | | | | | | | | | | | | | | | | | | | |
| HKA-01066 | LMP_003 | - | | | | | | | | | | | | | | | | | | | |
| Scale | Date | CAD Ref. | | | | | | | | | | | | | | | | | | | |
| AS | JAN 2024 | LMP_003 | | | | | | | | | | | | | | | | | | | |
| Drawn | Checked | Approved | | | | | | | | | | | | | | | | | | | |
| ML | SL | SL | | | | | | | | | | | | | | | | | | | |
| <div>Consultant Logo</div> <div>SLSL</div> | | | | | | | | | | | | | | | | | | | | | |

參考編號
REFERENCE No. Y/MOS/7

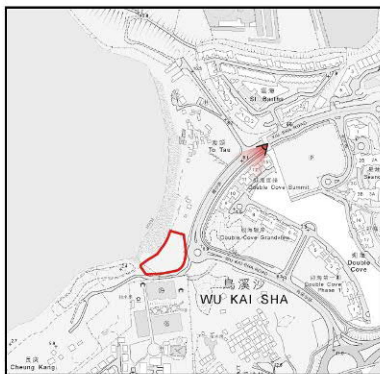
繪圖 DRAWING Z-22

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)



| | | |
|---|----------------|--|
| Viewing Point 1: From the elevated footbridge connecting Double Cove Summit and Wu Kai Sha MTR Station | Plan 8a |  弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角鯉魚街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk |
| | N.T.S | |

| | |
|---|------------------------|
| 參考編號 REFERENCE No. Y/MOS/7 | 繪圖 DRAWING Z-24 |
| (來源：申請人於2024年8月6日呈交的資料) (SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024) | |



Location of VP 2



Photo 2A Existing View



Photo 2B View with Indicative Scheme

Viewing Point 2:
From footbridge connecting Double Cove
and St. Barths across Yiu Sha Road

Plan 9b

N.T.S

VISION

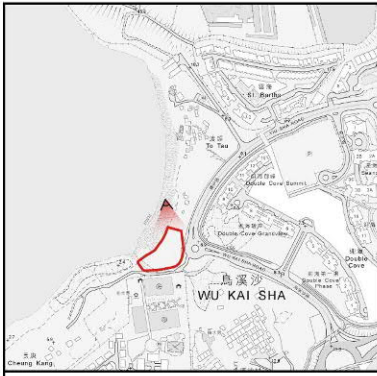
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角規殼街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-25

(來源 : 申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



Location of VP 3



Photo 3A Existing View



Photo 3B View with Indicative Scheme

**Viewing Point 3:
From Wu Kai Sha Beach**

Plan 10b

N.T.S

VISION

弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角規殼街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號

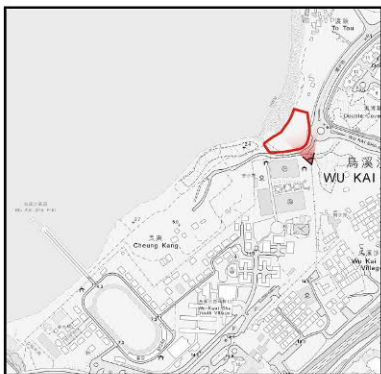
REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-26

(來源：申請人於2024年8月6日呈交的資料)

(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)



Location of VP 4



Photo 4A Existing View



Photo 4B View with Indicative Scheme

Viewing Point 4:
From the Footpath at the Eastern Tip of the Wu Kai Sha Youth Village

Plan 11b

N.T.S

VISION

弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角蝦殼街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號

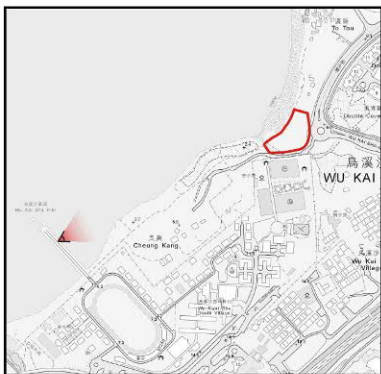
REFERENCE No.

Y/MOS/7

繪圖 **DRAWING Z-27**

(來源：申請人於2024年8月6日呈交的資料)

(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



Location of VP 5



Photo 5A Existing View



Photo 5B View with Indicative Scheme

**Viewing Point 5:
From Wu Kai Sha Pier**

Plan 12a

N.T.S



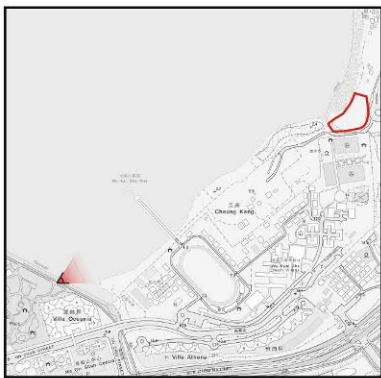
**弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.**

香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-28

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



Location of VP 6



Photo 6A Existing View



Photo 6B View with Indicative Scheme

**Viewing Point 6:
From Ma On Shan Promenade**

Plan 13a

N.T.S



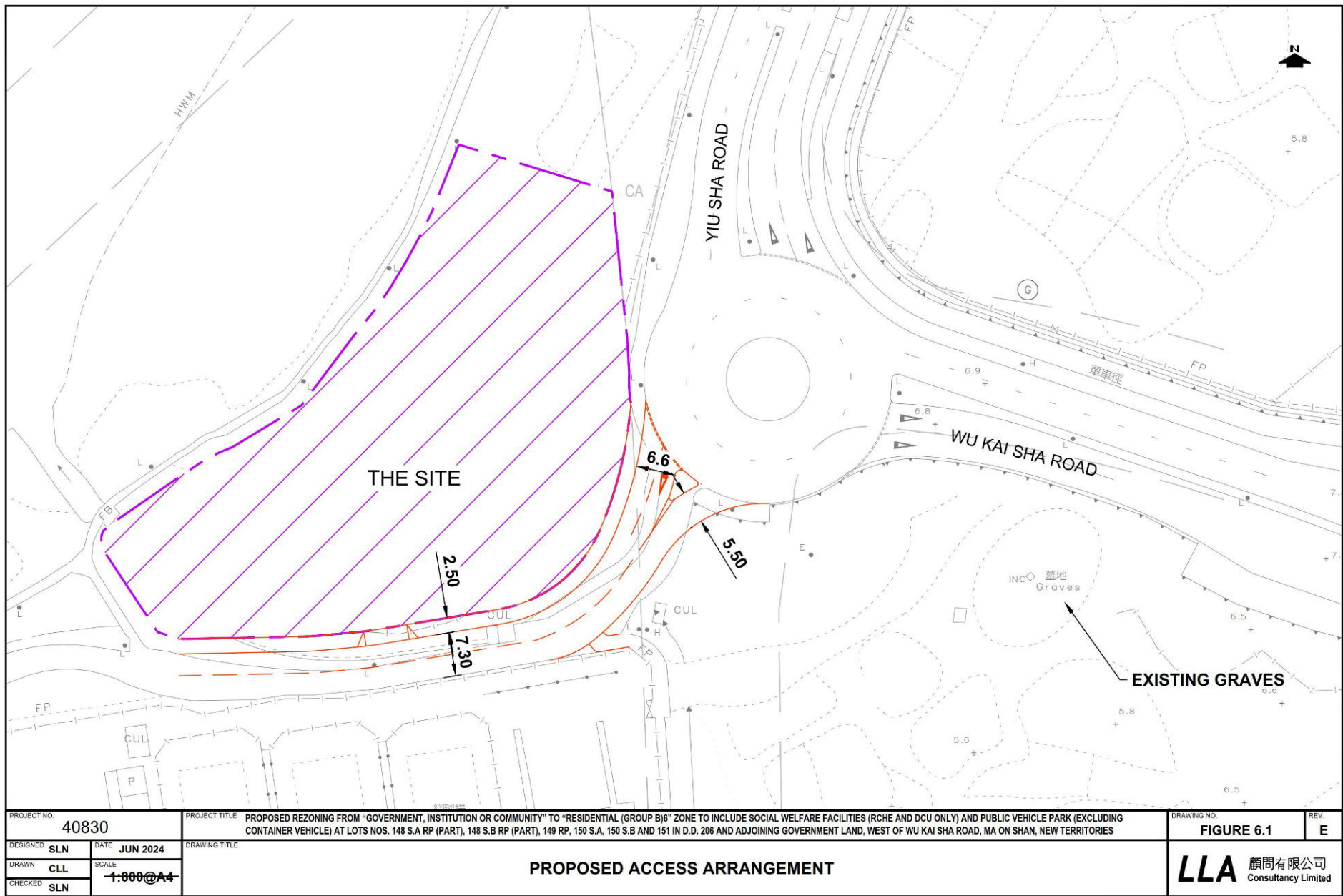
**弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.**

香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

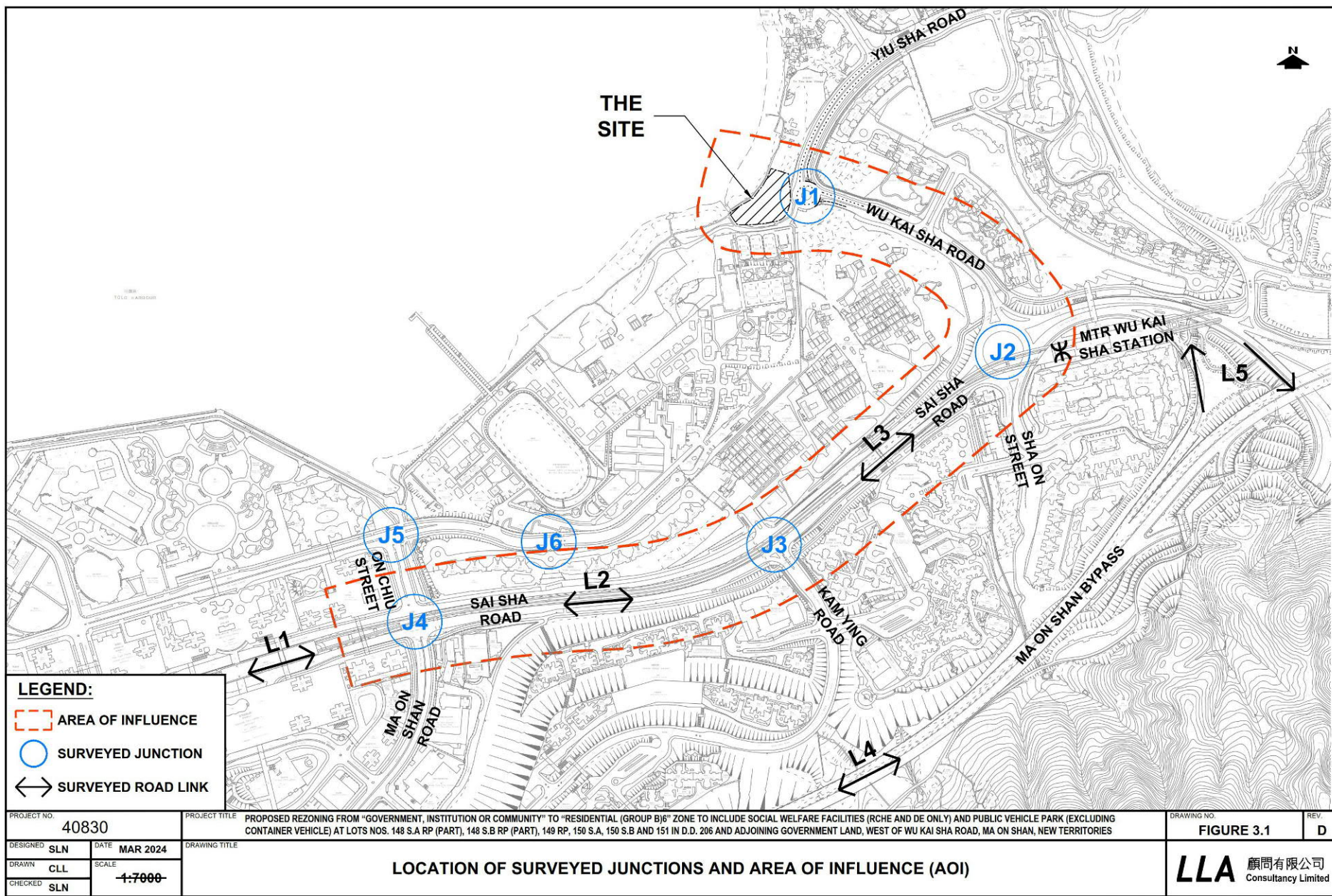
參考編號
REFERENCE No. Y/MOS/7

繪圖 DRAWING Z-29

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE : APPLICANT'S SUBMISSION ON 6.8.2024)



| | | |
|---|---------|-----------------|
| 參考編號 REFERENCE No. | Y/MOS/7 | 繪圖 DRAWING Z-30 |
| (來源：申請人於2024年8月6日呈交的資料) (SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024) | | |



LEGEND:

- AREA OF INFLUENCE
- SURVEYED JUNCTION
- SURVEYED ROAD LINK

| | | | | | |
|----------------------|------------------|---|--|-----------------------------------|-----------|
| PROJECT NO. 40830 | | PROJECT TITLE PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITIES (RCHE AND DE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES | | DRAWING NO. FIGURE 3.1 | REV. D |
| DESIGNED SLN | DATE MAR 2024 | DRAWING TITLE LOCATION OF SURVEYED JUNCTIONS AND AREA OF INFLUENCE (AOI) | | LLA 顧問有限公司 Consultancy Limited | |
| DRAWN CLL | SCALE 1:7000 | | | | |
| CHECKED SLN | | | | | |

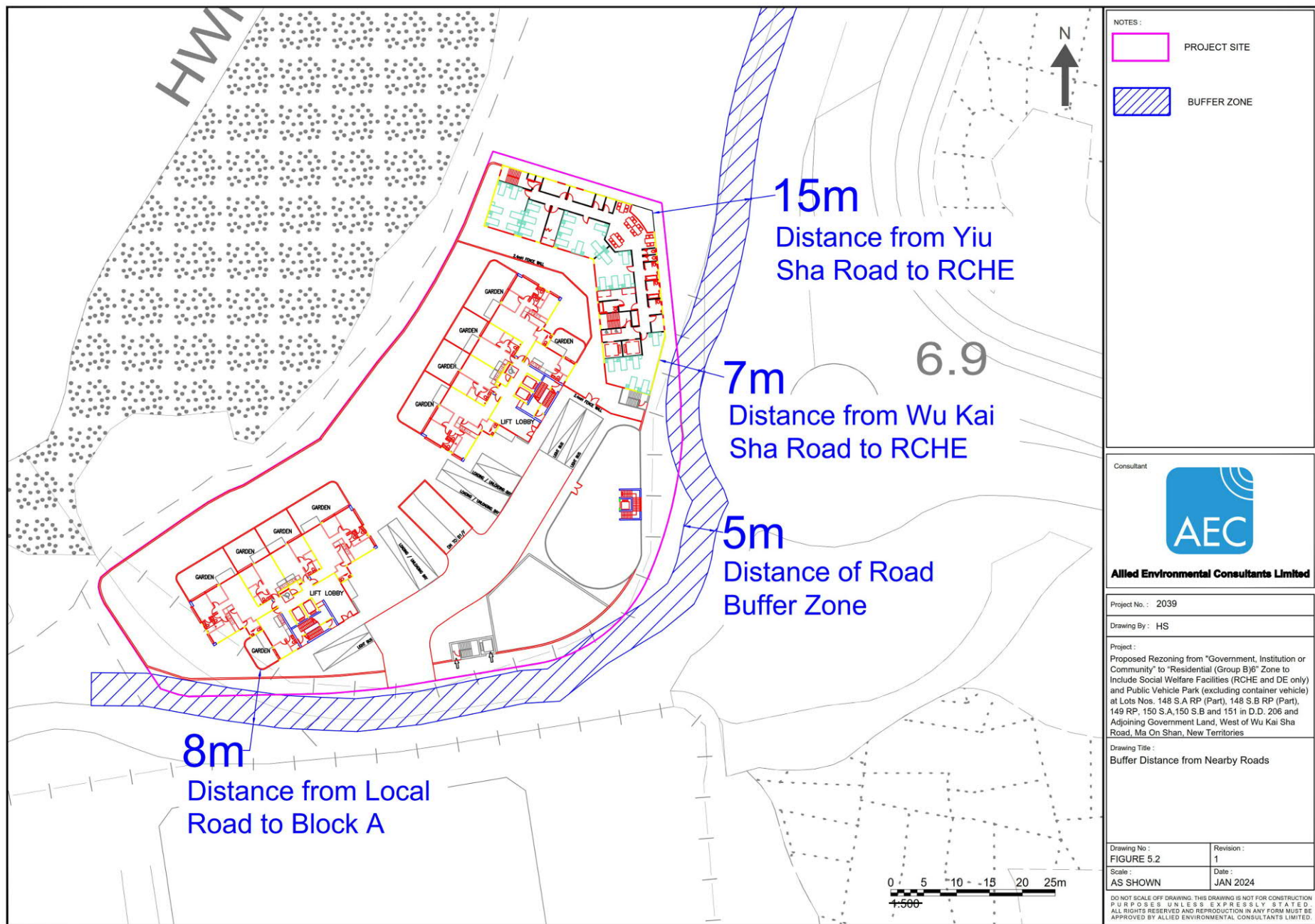
參考編號
REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-31

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

FILE: G:\PROJECT\40830\DATA\DWG\FIGURE3.1D.DWG PLOT SCALE: 1:1



C:\USERS\INGANCHUNSANG\SYNOLOGYDRIVE\2039 WU KAI SHA\05 REPORT\01 AEC REPORT\ISSUE 2 DRAFT 3\EA\FIG\FIG 5.2_BUFFER.DWG

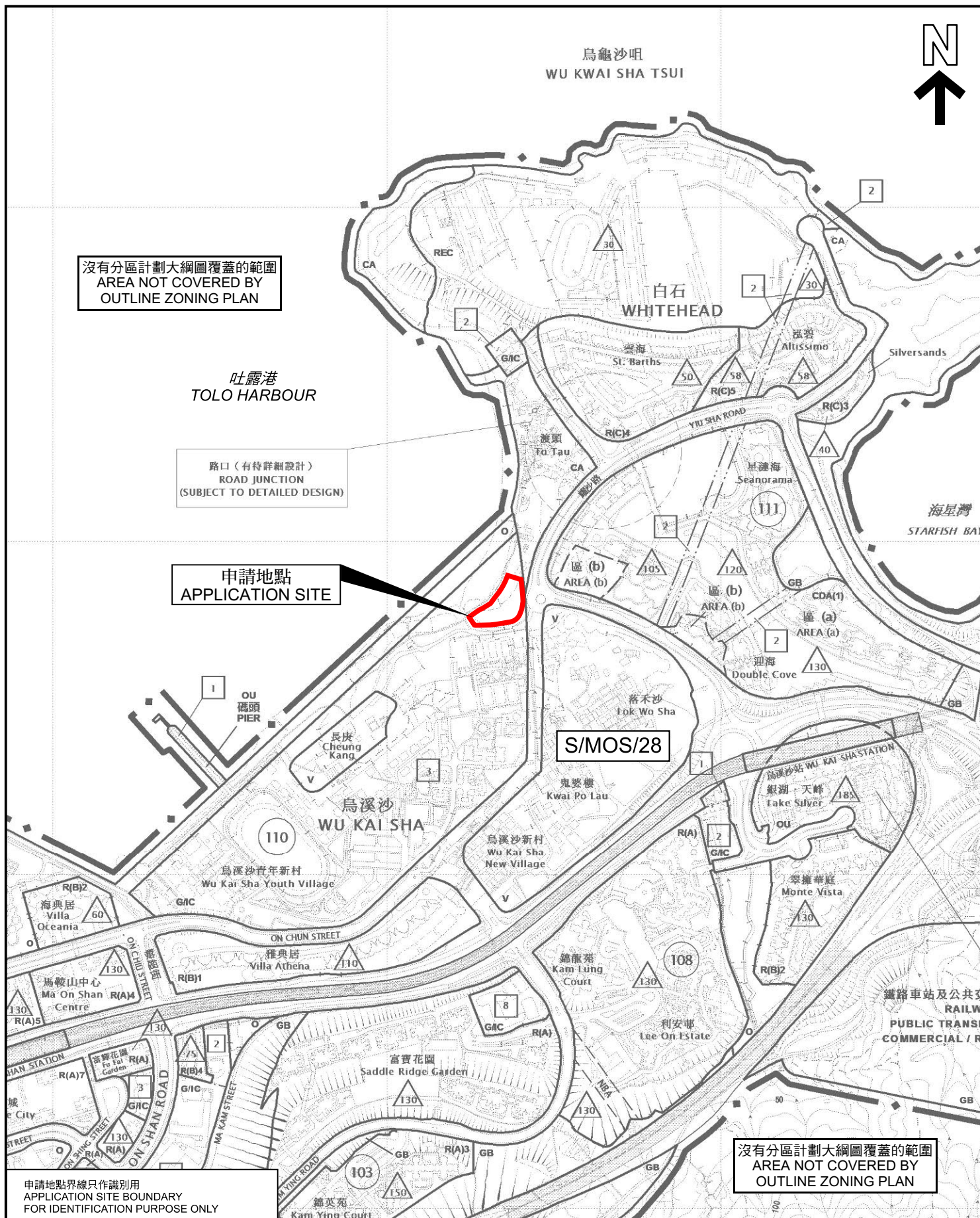
參考編號

REFERENCE No.

Y/MOS/7

繪圖 DRAWING Z-32

(來源：申請人於2024年8月6日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 6.8.2024)

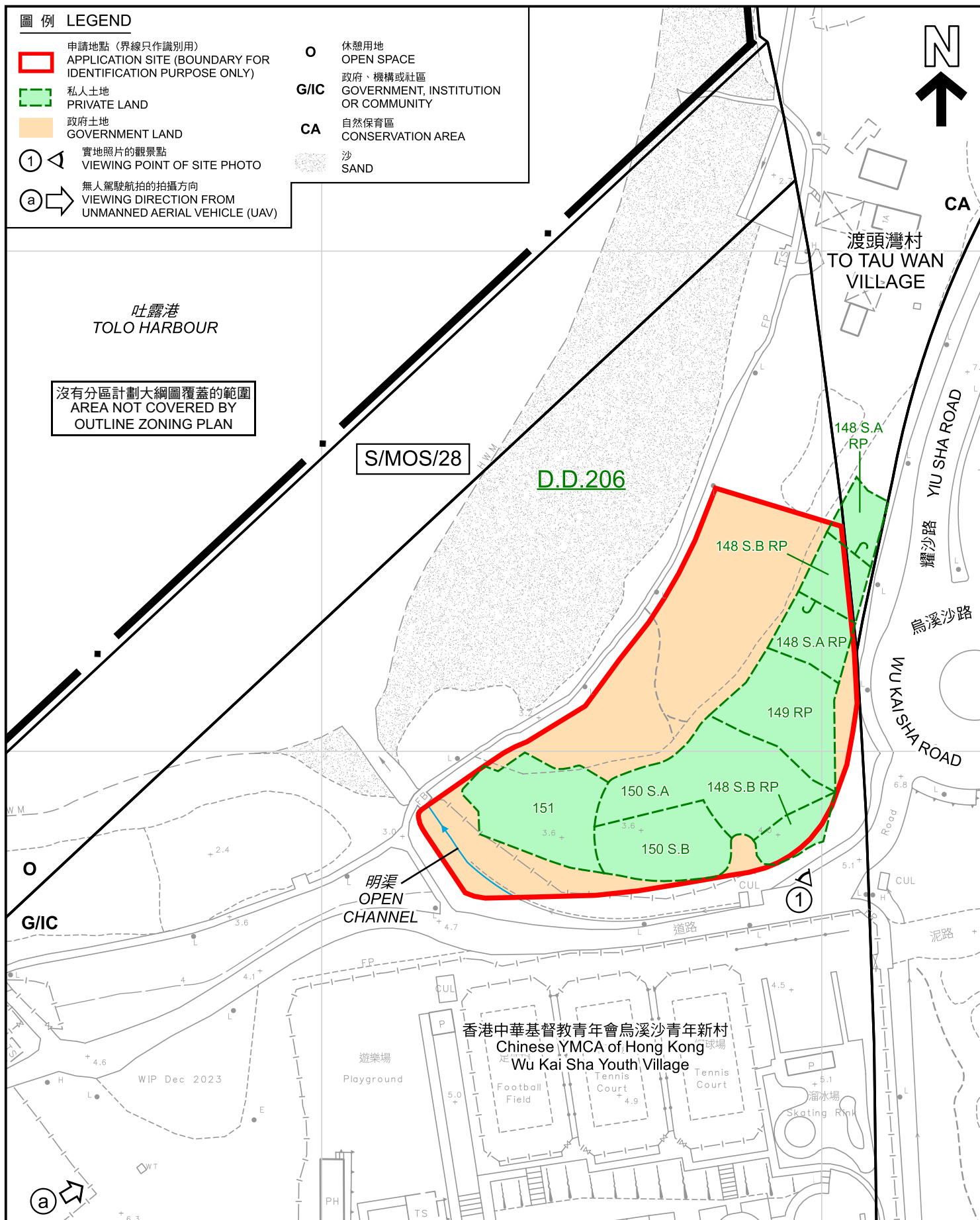


| | | |
|--|--|--|
| <p>本摘要圖於2024年7月3日擬備，所根據的資料為於2024年5月14日核准的分區計劃大綱圖編號S/MOS/28 EXTRACT PLAN PREPARED ON 3.7.2024 BASED ON OUTLINE ZONING PLAN No. S/MOS/28 APPROVED ON 14.5.2024</p> | <p>位置圖 LOCATION PLAN</p> <p>申請修訂《馬鞍山分區計劃大綱核准編號S/MOS/28》把申請地點由「政府、機構或社區」地帶改劃為「住宅(乙類)6」地帶</p> <p>修訂適用於申請地點土地用途地帶的《註釋》</p> <p>新界馬鞍山烏溪沙路西側丈量約份第206 約第148號A分段餘段(部分)、第148號B分段餘段(部分)、第149號餘段、第150號A分段、第150號B分段及第151號以及毗連政府土地</p> <p>APPLICATION FOR AMENDMENT TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/28 TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 6"</p> <p>AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE</p> <p>LOTS Nos. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES</p> <p>SCALE 1 : 7 500 比例尺</p> <p>米 100 0 100 200 300 米 METRES</p> | <p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. Y/MOS/7</p> <p>圖 PLAN Z-1</p> |
|--|--|--|

圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 私人土地
PRIVATE LAND
- 政府土地
GOVERNMENT LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

- 休憩用地
OPEN SPACE
- 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 自然保育區
CONSERVATION AREA
- 沙
SAND



平面圖 SITE PLAN

本摘要圖於2024年7月30日擬備，
所根據的資料為測量圖編號
7-NE-14C、14D、19A及19B

EXTRACT PLAN PREPARED ON 30.7.2024
BASED ON SURVEY SHEETS No.
7-NE-14C, 14D, 19A & 19B

申請修訂《馬鞍山分區計劃大綱核准圖編號S/MOS/28》
把申請地點由「政府、機構或社區」地帶改劃為「住宅(乙類)6」地帶
修訂適用於申請地點土地用途地帶的《註釋》
新界馬鞍山烏溪沙路西側丈量約份第206 約第148號A分段餘段(部分)、第148號B分段餘段(部分)、
第149號餘段、第150號A分段、第150號B分段及第151號以及毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/28
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO
"RESIDENTIAL (GROUP B) 6"
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS Nos. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND
ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/MOS/7

圖 PLAN
Z-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7月4日擬備，
所根據的資料為地政總署
於2023年2月27日拍得的航攝照片
編號E189280C
EXTRACT PLAN PREPARED ON 4.7.2024
BASED ON AERIAL PHOTO No. E189280C
TAKEN ON 27.2.2023 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂《馬鞍山分區計劃大綱核准圖編號S/MOS/28》
把申請地點由「政府、機構或社區」地帶改劃為「住宅(乙類)6」地帶
修訂適用於申請地點土地用途地帶的《註釋》
新界馬鞍山烏溪沙路西側丈量約份第206 約第148號A分段餘段(部分)、第148號B分段餘段(部分)、
第149號餘段、第150號A分段、第150號B分段及第151號以及毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/28
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO
"RESIDENTIAL (GROUP B) 6"
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS Nos. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND
ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/MOS/7

圖 PLAN
Z-3



攝於2024年7月10日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 10.7.2024



攝於2024年7月10日的實地照片 SITE PHOTO TAKEN ON 10.7.2024

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2024年7月12日擬備
PLAN PREPARED ON 12.7.2024

申請修訂《馬鞍山分區計劃大綱核准圖編號S/MOS/28》
把申請地點由「政府、機構或社區」地帶改劃為「住宅(乙類)6」地帶
修訂適用於申請地點土地用途地帶的《註釋》
新界馬鞍山烏溪沙路西側丈量約份第206 約第148號A分段餘段(部分)、第148號B分段餘段(部分)、
第149號餘段、第150號A分段、第150號B分段及第151號以及毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/28
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO
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ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/MOS/7

圖 PLAN
Z-4

圖例 LEGEND

- 申請地點
APPLICATION SITE
- 130

最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 2

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- < 50mPD
- 50 - 70mPD
- 71 - 90mPD
- 91 - 110mPD
- 111 - 130mPD
- >=131mPD
- (5.00)

地積比率
PLOT RATIO
- 成熟的沿岸林地及紅樹林品種
MATURE COASTAL WOODLAND AND MANGROVE SPECIES
(FOR INDICATIVE PURPOSE ONLY)
- CDA

綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)

住宅(乙類)
RESIDENTIAL (GROUP B)
- R(C)

住宅(丙類)
RESIDENTIAL (GROUP C)
- V

鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C

政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O

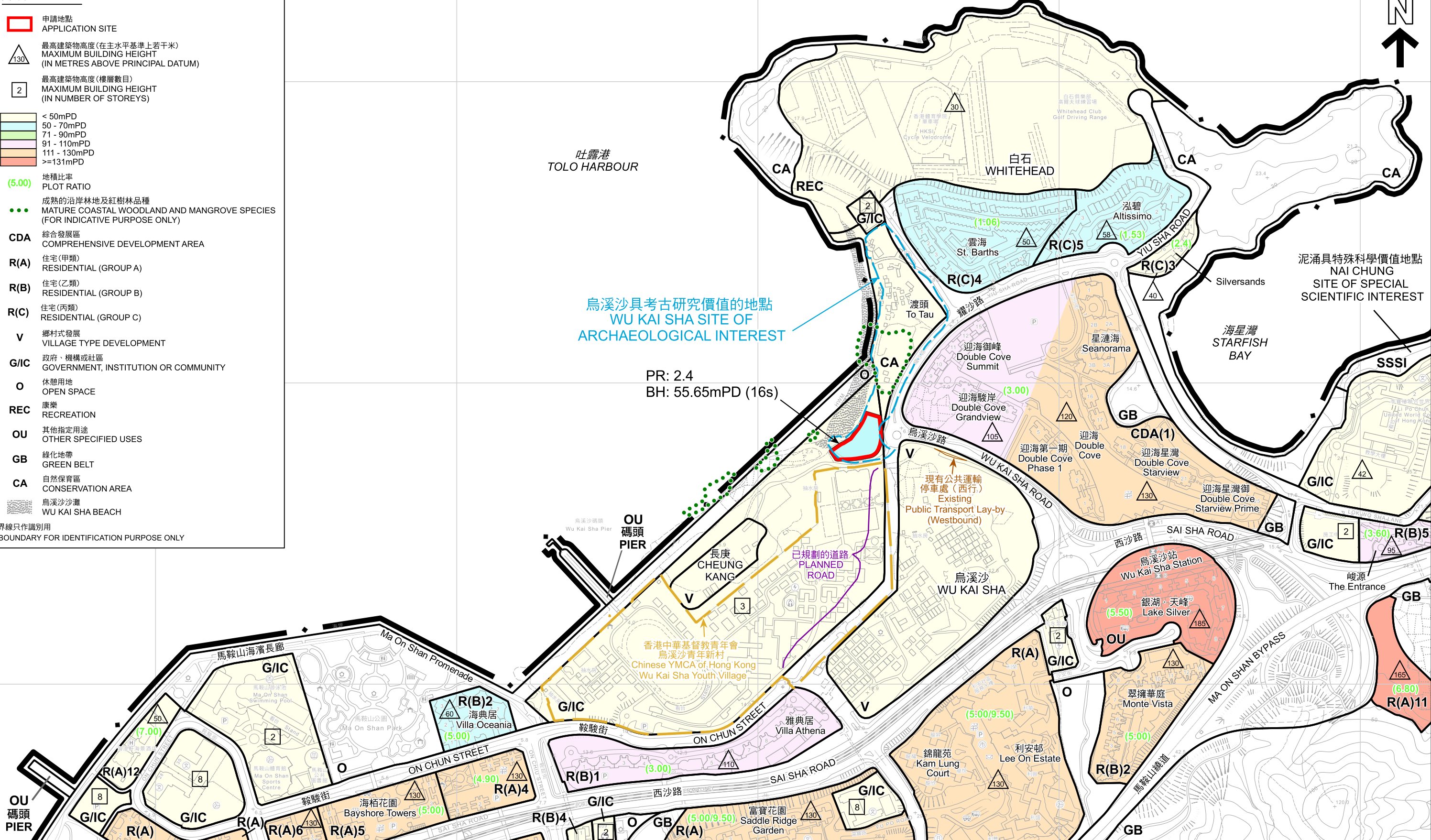
休憩用地
OPEN SPACE
- REC

康樂
RECREATION
- OU

其他指定用途
OTHER SPECIFIED USES
- GB

綠化地帶
GREEN BELT
- CA

自然保育區
CONSERVATION AREA
- 烏溪沙灘
WU KAI SHA BEACH
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



申請地點周邊的建築物高度輪廓 BUILDING HEIGHT PROFILE IN THE SURROUNDING OF THE APPLICATION SITE

本摘要圖於2024年8月9日擬備，
所根據的資料為組別HP5C編號7-NE-A、B、C及D
EXTRACT PLAN PREPARED ON 9.8.2024
BASED ON HP5C SERIES No. 7-NE-A, B, C & D

申請修訂《馬鞍山分區計劃大綱核准圖編號S/MOS/28》
把申請地點由「政府、機構或社區」地帶改劃為「住宅(乙類)6」地帶修訂適用於申請地點土地用途地帶的《註釋》
新界馬鞍山烏溪沙路西側丈量約份第206 約第148號A分段餘段(部分)、第148號B分段餘段(部分)、第149號餘段、第150號A分段、第150號B分段及第151號以及毗連政府土地
APPLICATION FOR AMENDMENT TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/28
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 6" AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS Nos. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND
ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

SCALE 1 : 6 000 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/MOS/7

圖 PLAN
Z-5