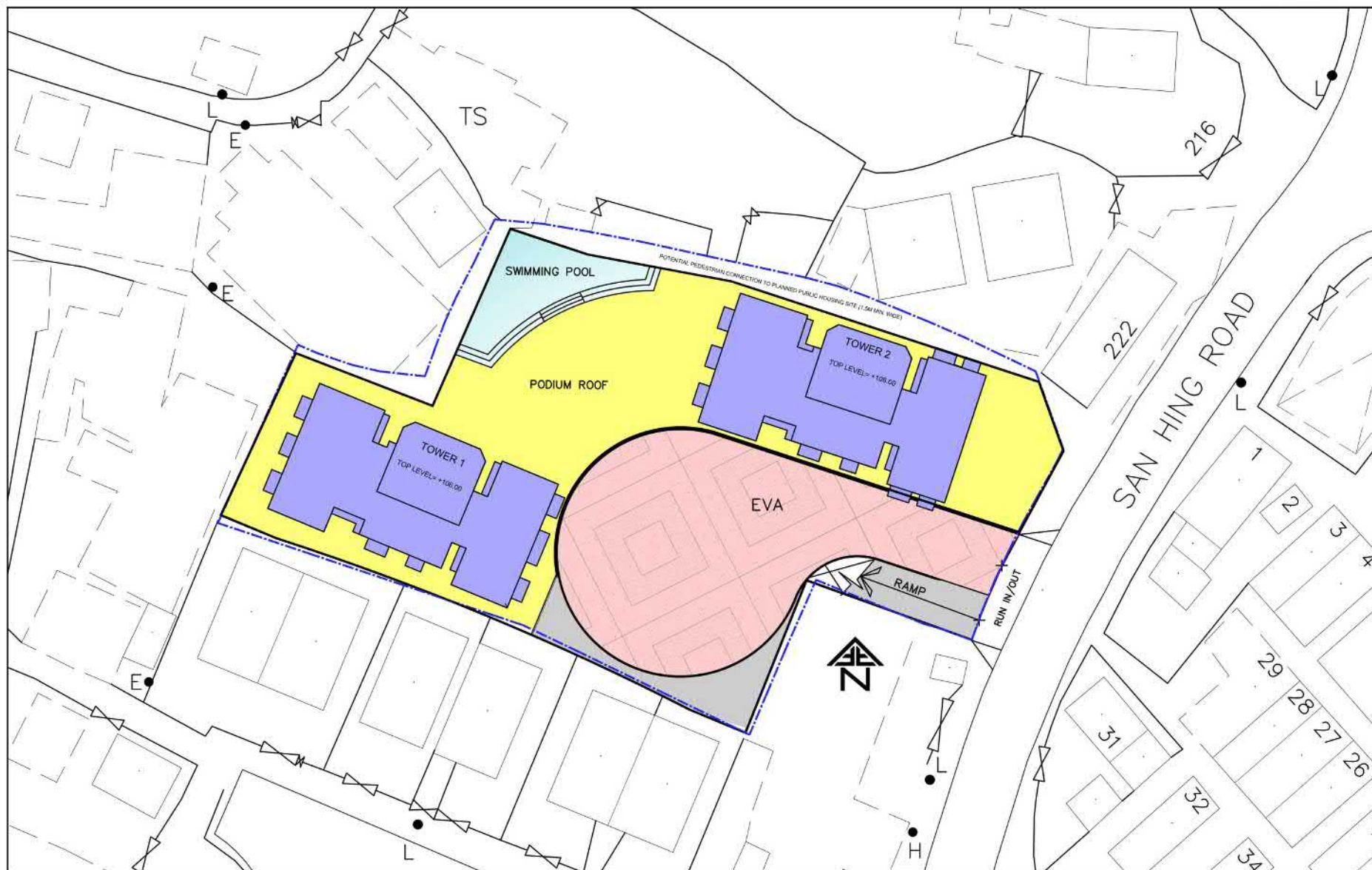




PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories Master Layout Plan

SCALE	1:300 (AS)	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/01	REV.	

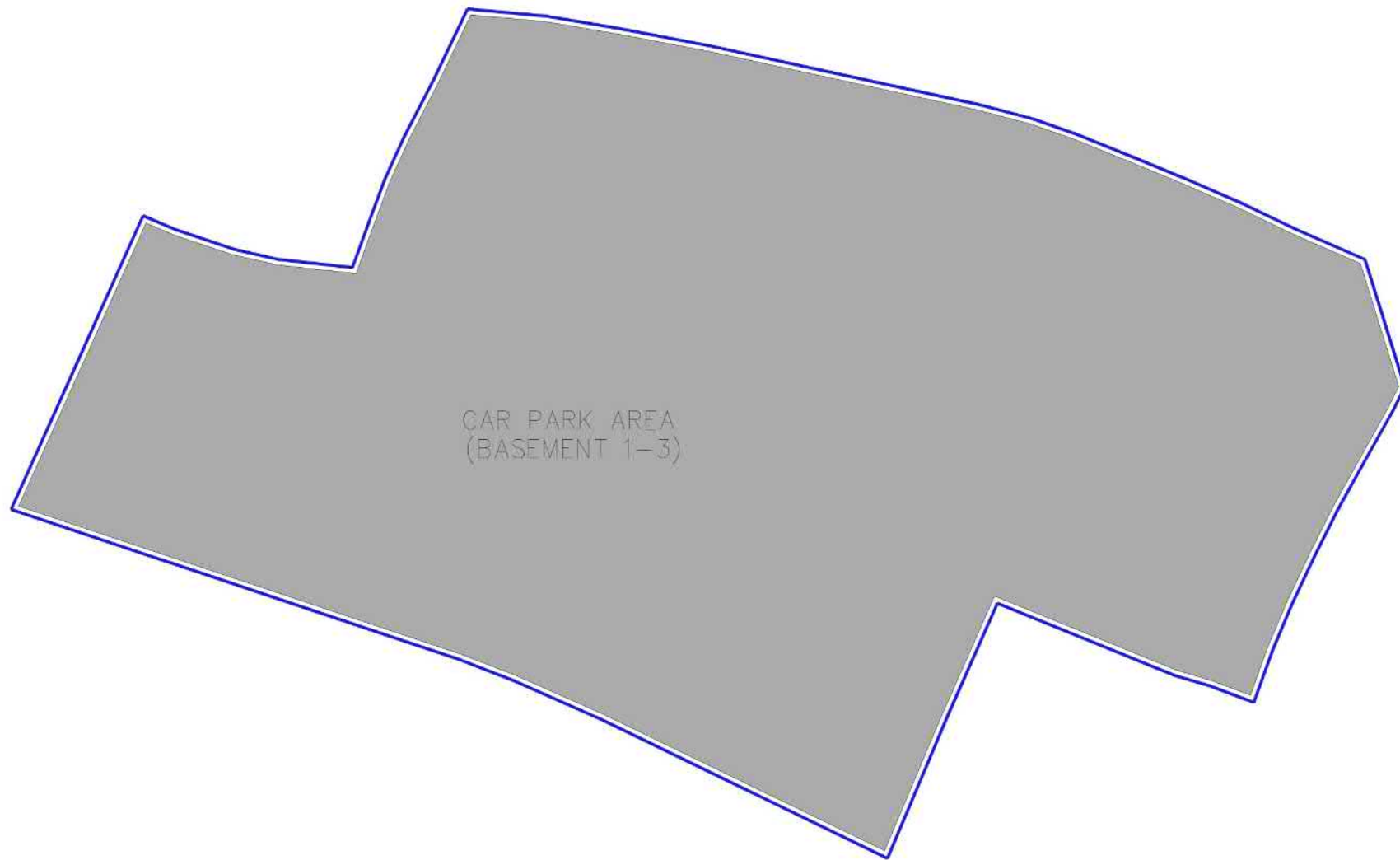
AE 卓意建築工程設計顧問有限公司
Design Consulting Company Limited
Unit B, Floor 5, Famous Horse Centre, 1145-1153 Canton Road, Mongkok, Kowloon
Tel: (852) 2368 8888 Fax: (852) 2368 8889 Email: ae@ae.com.hk

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-1

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)

Y:\122_San Hing Road, Tuen Mun\Current\GBP\GP01-13_230413\GP01-13.dwg



PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
Carpark Area (Basement 1-3)

SCALE	1:200 (A3)	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/14	REV	

A/E 卓意建築工程設計顧問有限公司
Design Consulting Company Limited

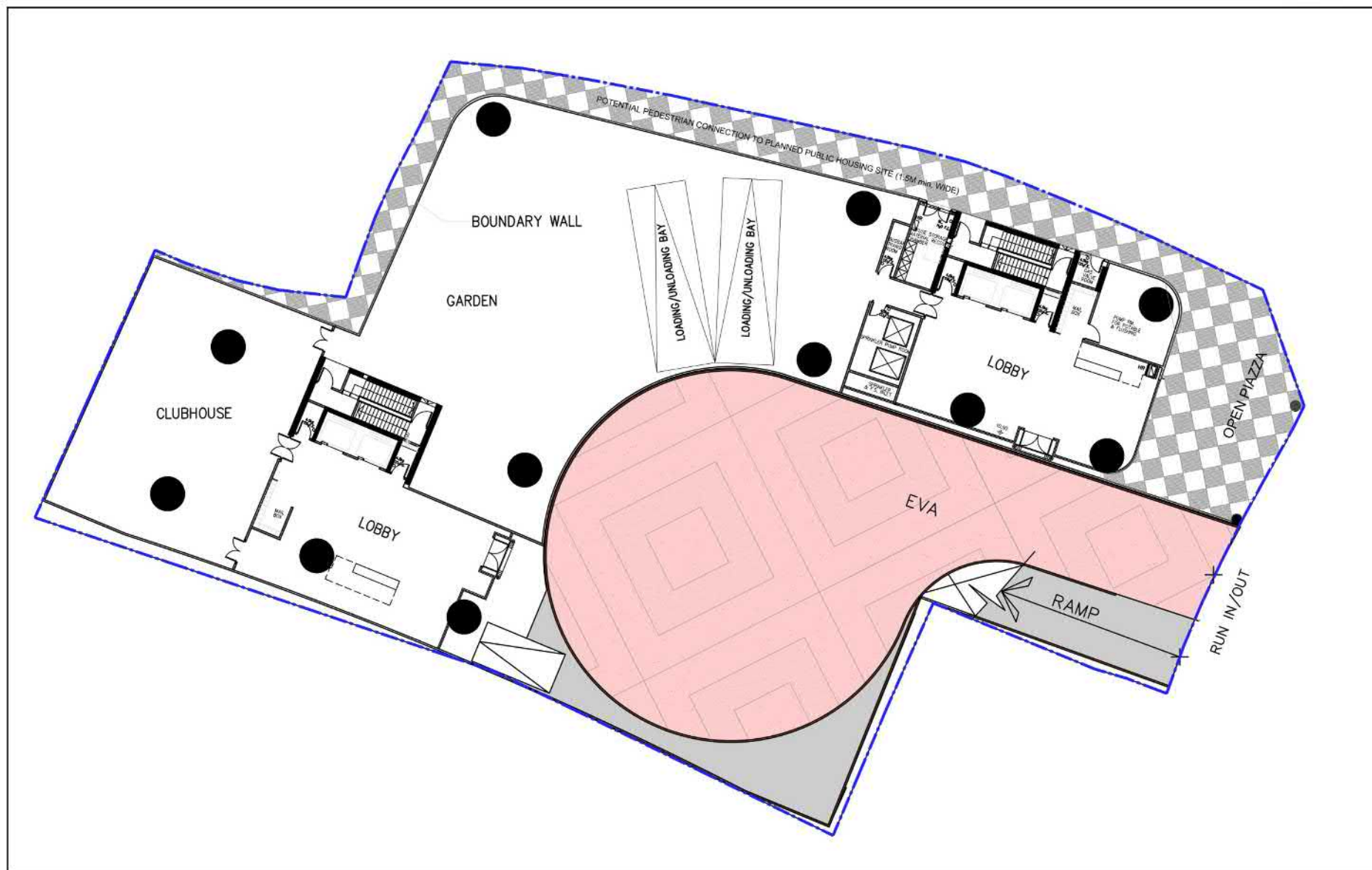
Unit B, Floor 5, Famous Horse Centre, 1146-1153 Canton Road, Mongkok, Kowloon
Tel: (852) Fax: (852) Email:

V:\122_San Hing Road, Tuen Mun\Current\GBP\EXISTING LAYOUT\GP01-13_211021\GP01-13.dwg

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-2

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
Ground Floor Plan (Entrance Lobby and Clubhouse)

SCALE	1:200 (AS)	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/05	REV.	

AE 卓意建築工程設計顧問有限公司
Design Consulting Company Limited

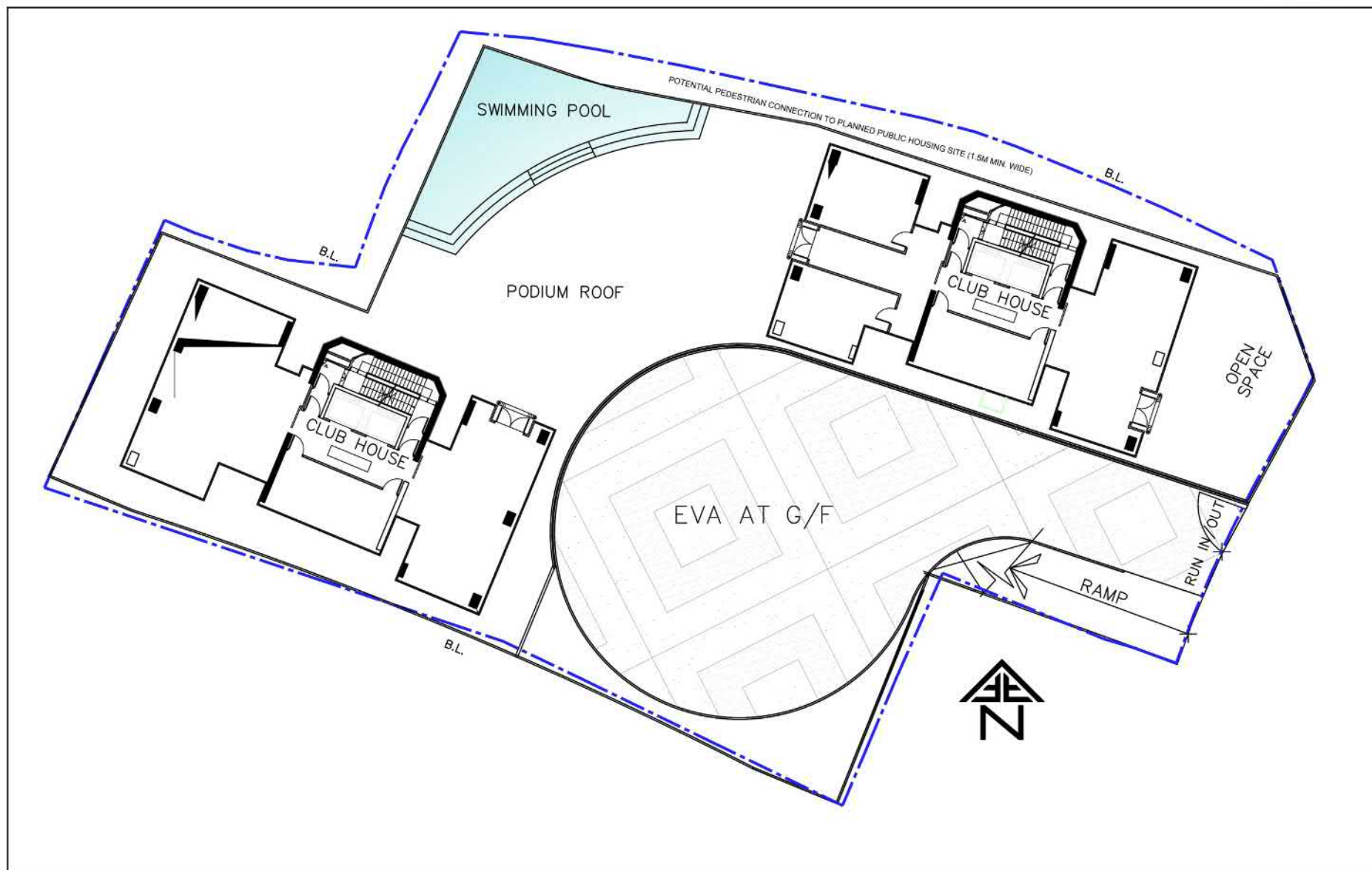
Unit B, Floor 5, Famous Horse Centre, 1145-1153 Canton Road, Mongkok, Kowloon
Tel: Fax: Email:

V:\122_San Hing Road, Tuen Mun\Current\GBP\GP01-13_230413\GP01-13.dwg

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-3

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the
Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
First Floor Plan (Club House)

SCALE	1:200 (AS)	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/09	REV.	

AE 卓意建築工程設計顧問有限公司
Design Consulting Company Limited

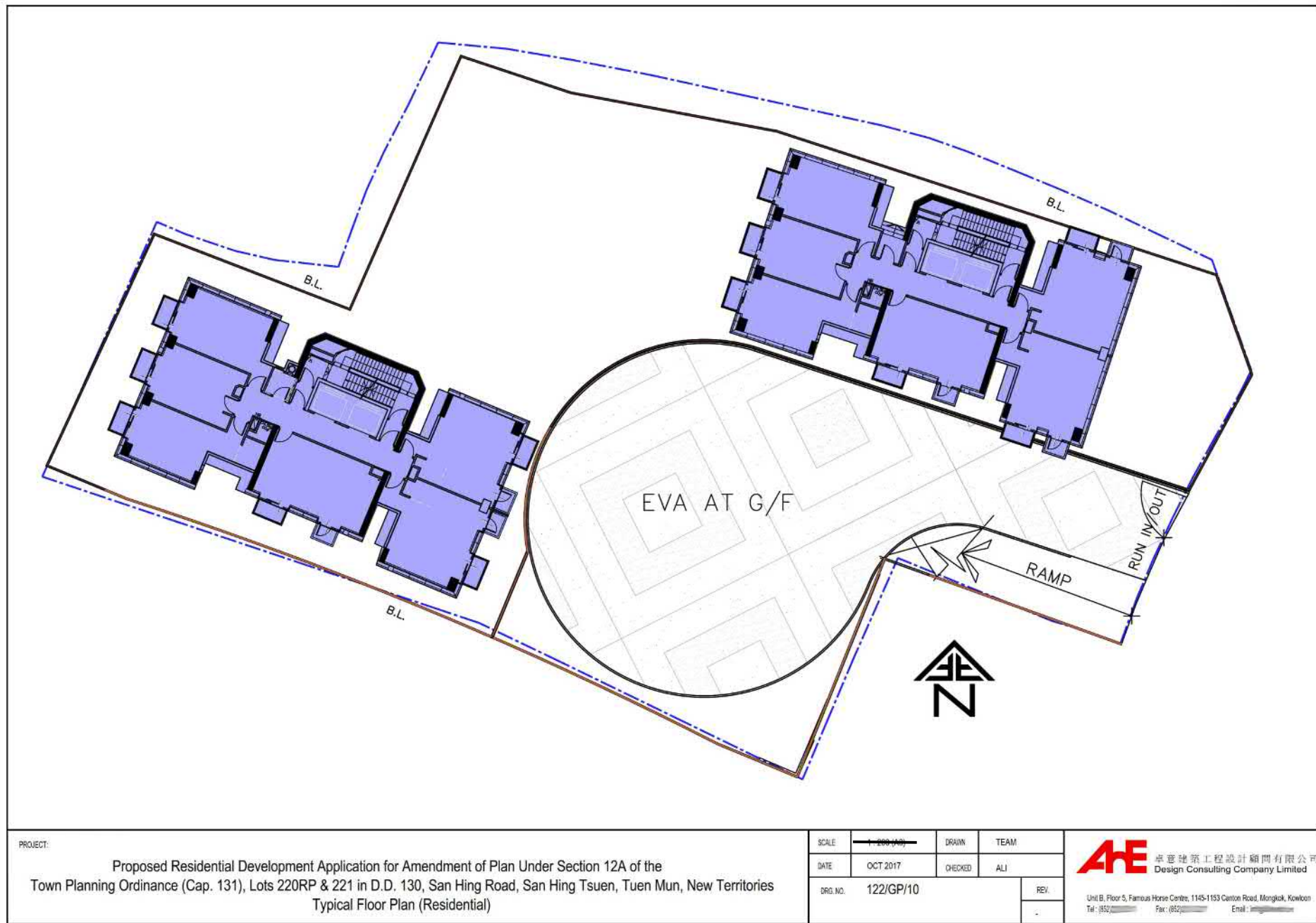
Unit B, Floor 5, Famous Horse Centre, 1145-1153 Canton Road, Mongkok, Kowloon
Tel: (852) 2388 8888 Fax: (852) 2388 8888 Email: ae@ae.com.hk

V:\122_San Hing Road, Tuen Mun\Current\GB\GP01-13_230413\GP01-13.dwg

參考編號
REFERENCE No.
Y/TM-LTY/10

繪圖 DRAWING
Z-4

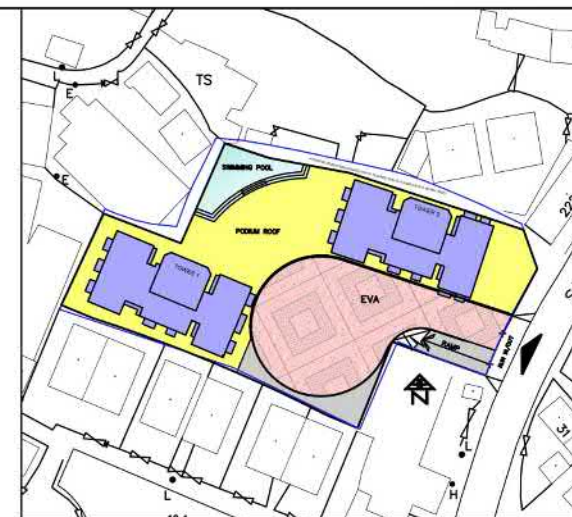
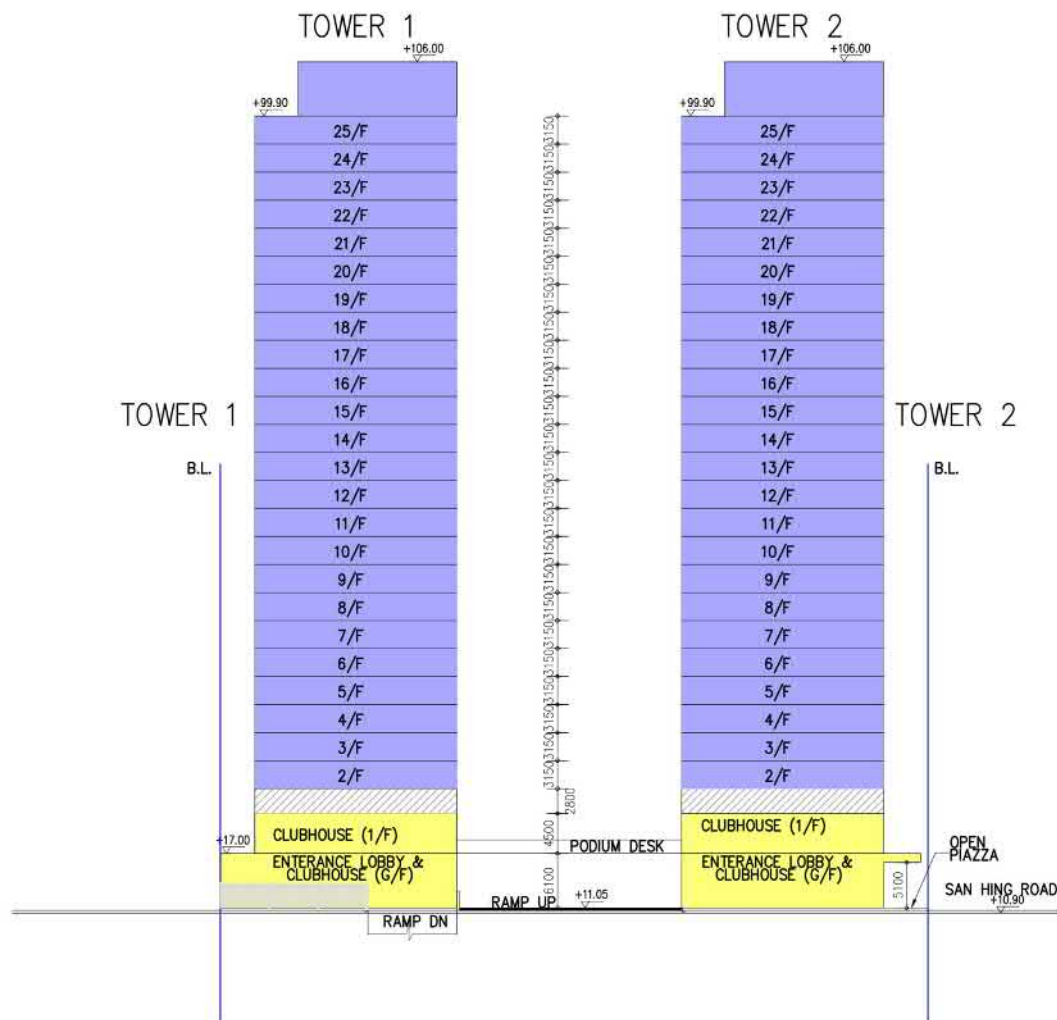
(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



V:\122_San Hing Road, Tuen Mun\Current\GBP\GPD1-13_230413\GPD1-13.dwg

參考編號 REFERENCE No. Y/TM-LTTY/10	繪圖 DRAWING Z-5
---------------------------------------	-------------------

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
FRONT ELEVATION

SCALE	N.T.S.	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/12	REV.	

AE 卓意建築工程設計顧問有限公司
Design Consulting Company Limited

Unit B, Floor 5, Famous Horse Centre, 1145-1153 Canton Road, Mongkok, Kowloon
Tel: (852) 2304 1313 Fax: (852) 2304 1314 Email: ae@ae.com.hk

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-8

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)

V:\122_San Hing Road, Tuen Mun\Current\GBP\GP01-13_230413\GP01-13.dwg



ARUP

Figure Title	Source	Date	Figure No.
Landscape Master Plan (Overall)		JAN 2022	LMP_001
		Scale 1:200	

參考編號 REFERENCE No. Y/TM-LTTY/10	繪圖 DRAWING Z-9
---------------------------------------	----------------------

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



ARUP

Figure Title	Source	Date	Figure No.
Landscape Master Plan (Ground Floor)		JAN 2022	LMP_002
		Scale 1:200	

參考編號 REFERENCE No. Y/TM-LTTY/10	繪圖 DRAWING Z-10
---------------------------------------	-----------------------

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



ARUP

Figure Title
Landscape Master Plan (Podium)

Source

Date
JAN 2022

Figure No.
LMP_003

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-11

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



The total open space area is not less than 778 sqm.

ARUP

Figure Title
 Calculation of Private Open Space

Source

Date
 JAN 2022

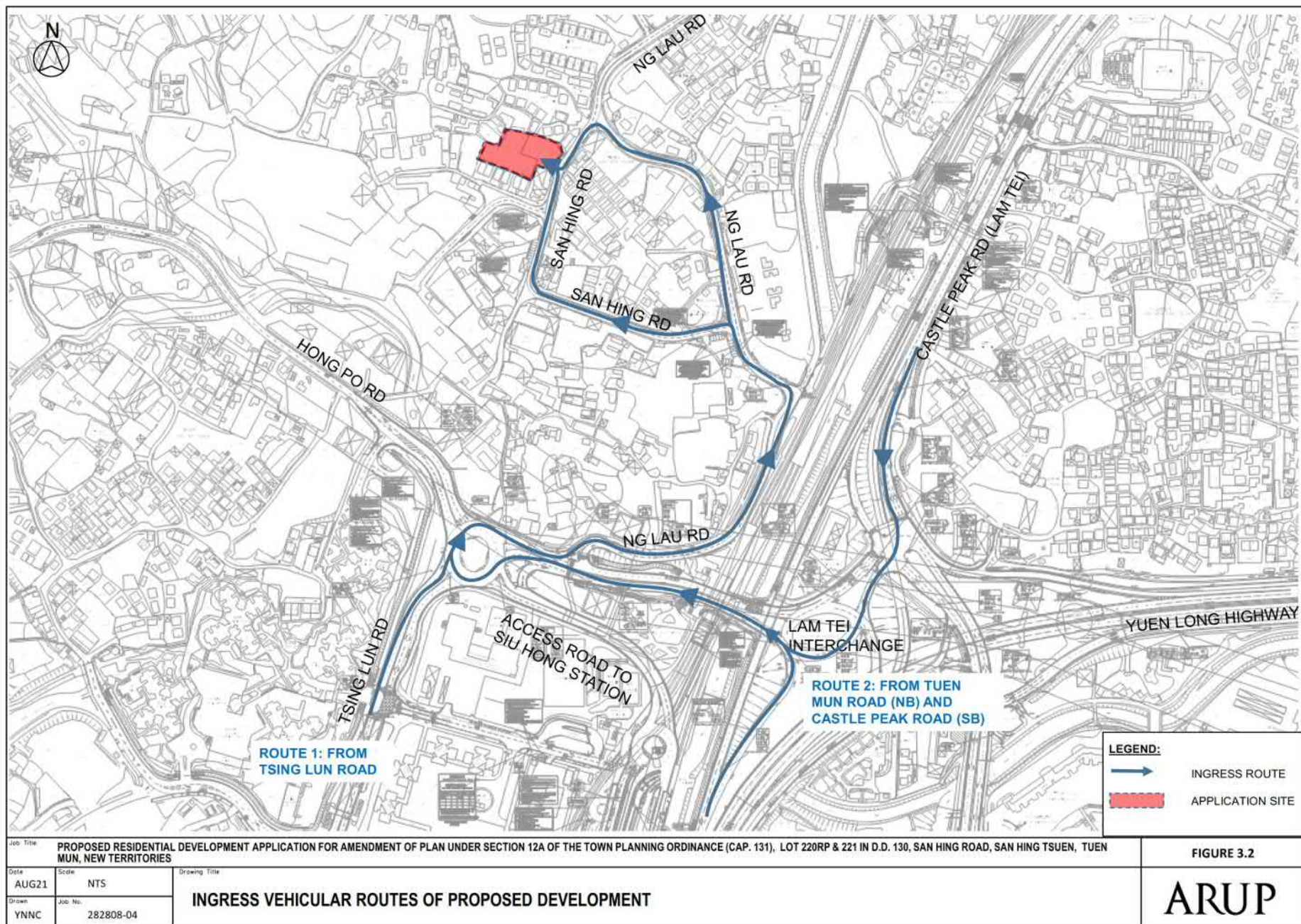
Scale

Figure No.
 COS_001

參考編號
 REFERENCE No.
 Y/TM-LTTY/10

繪圖 DRAWING
 Z-12

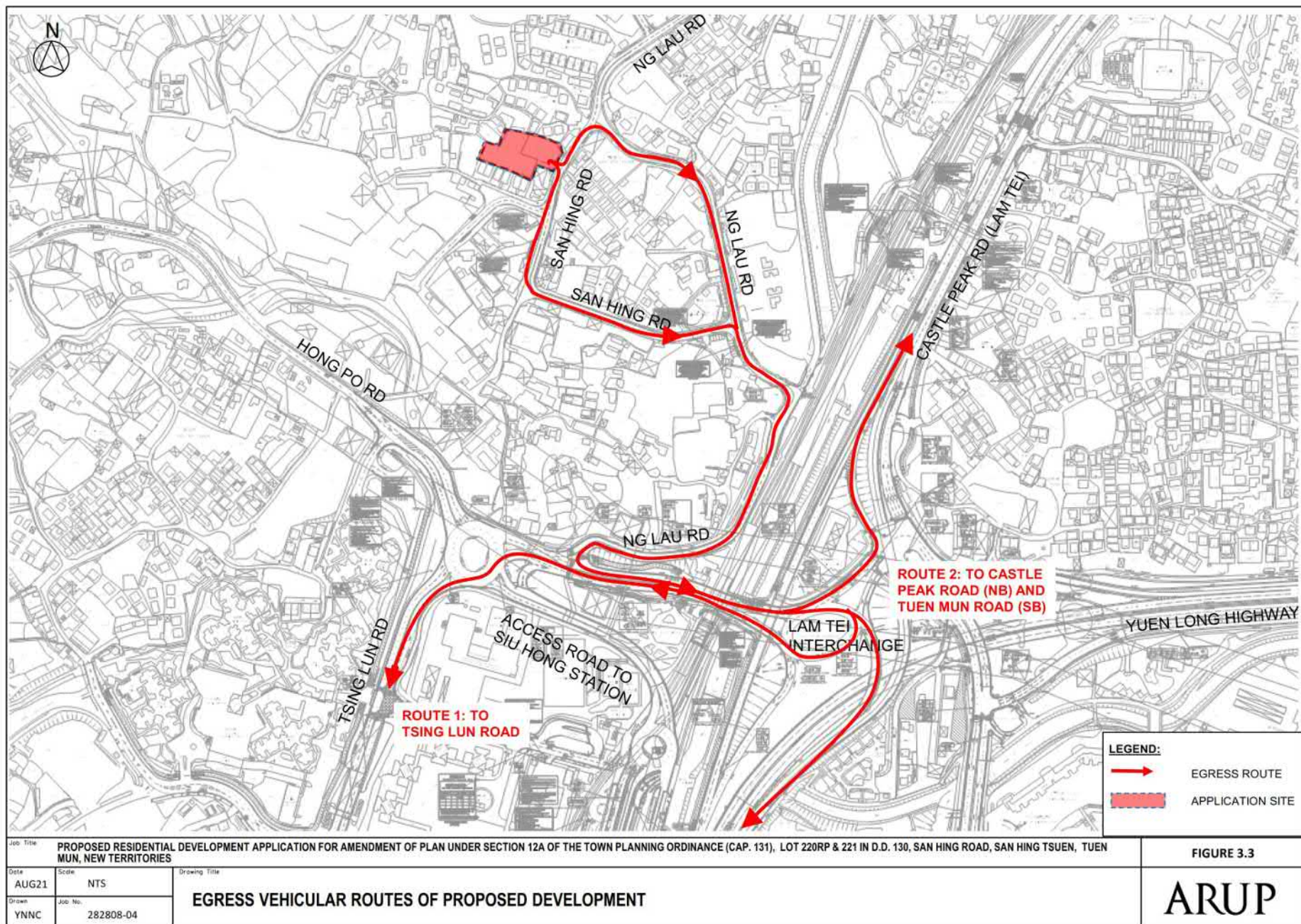
(摘錄自申請人於4. 7. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 4.7.2023)



參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-13

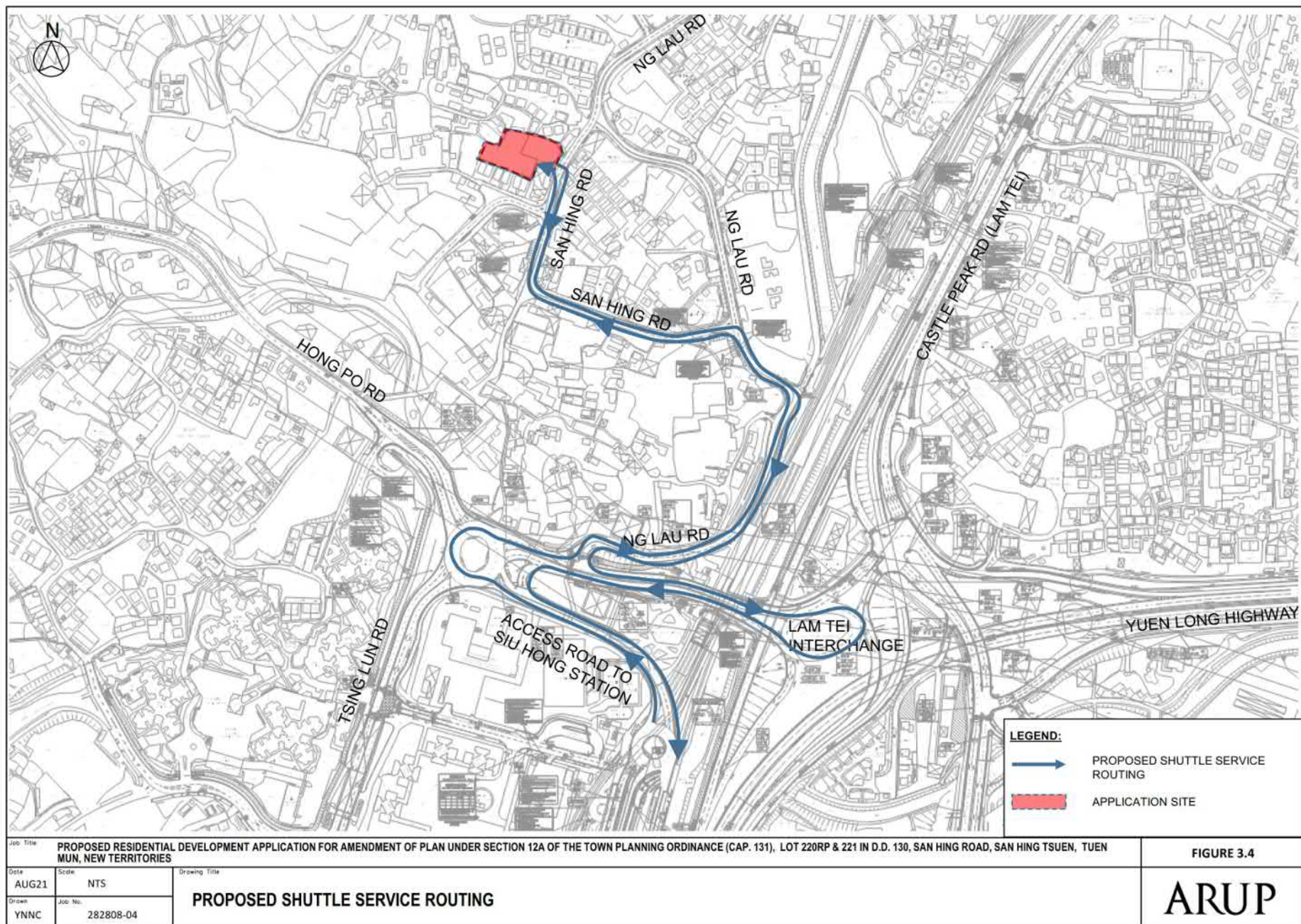
(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-14

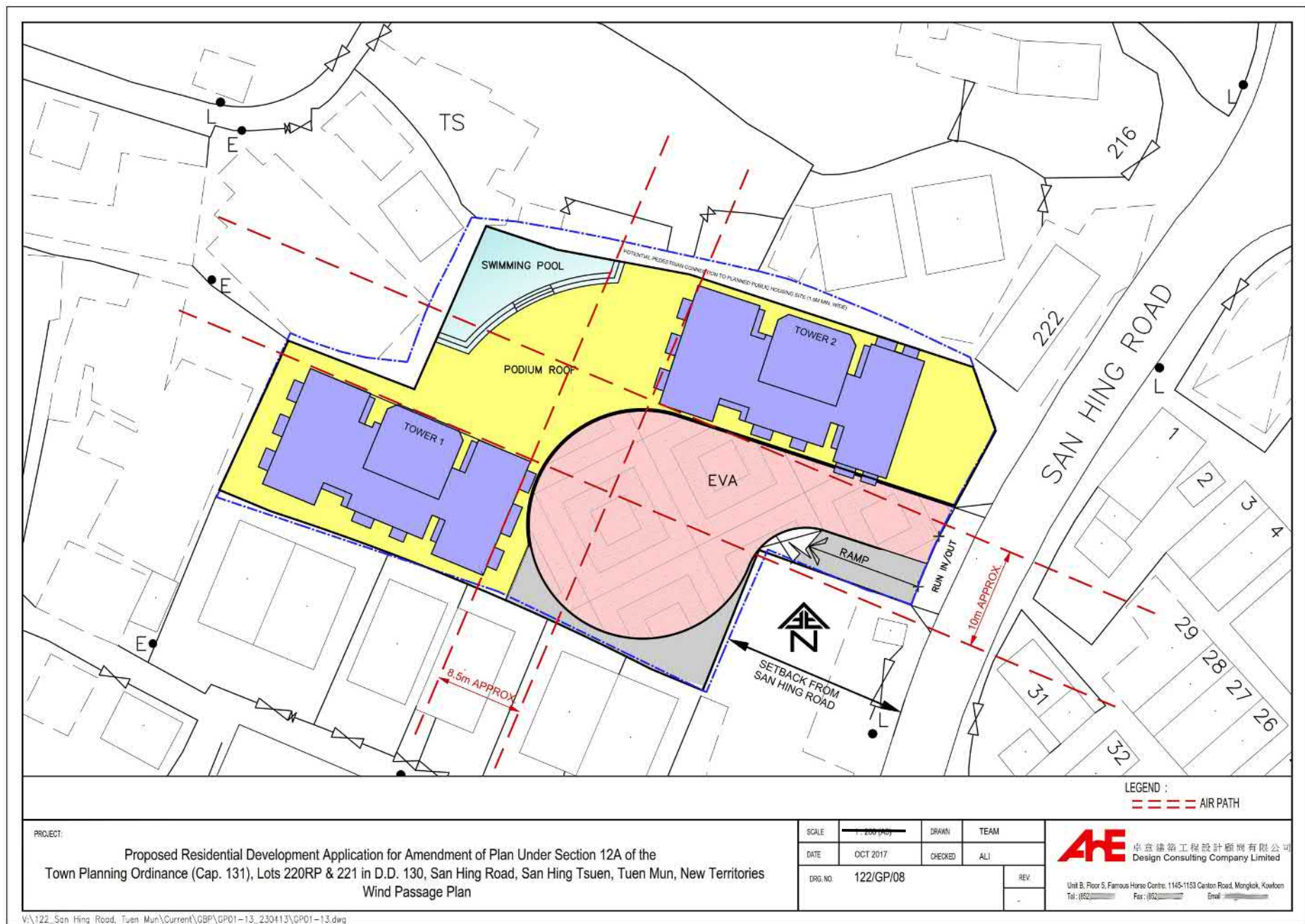
(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-15

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)

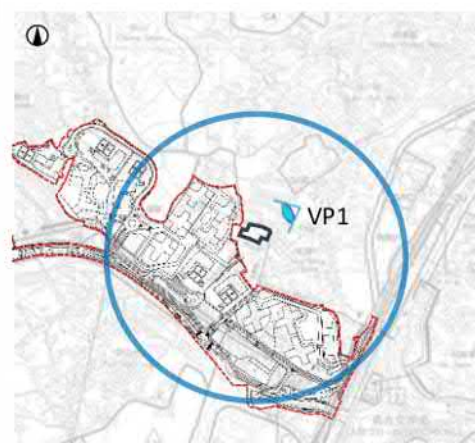
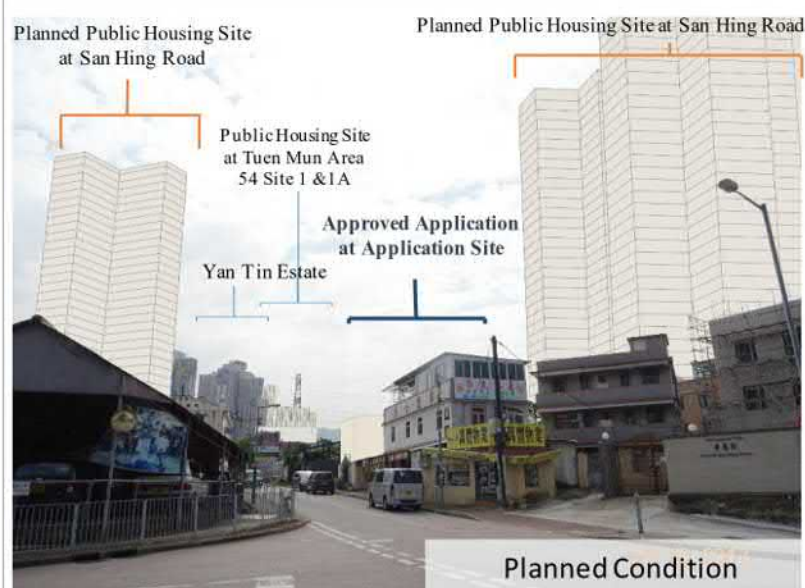
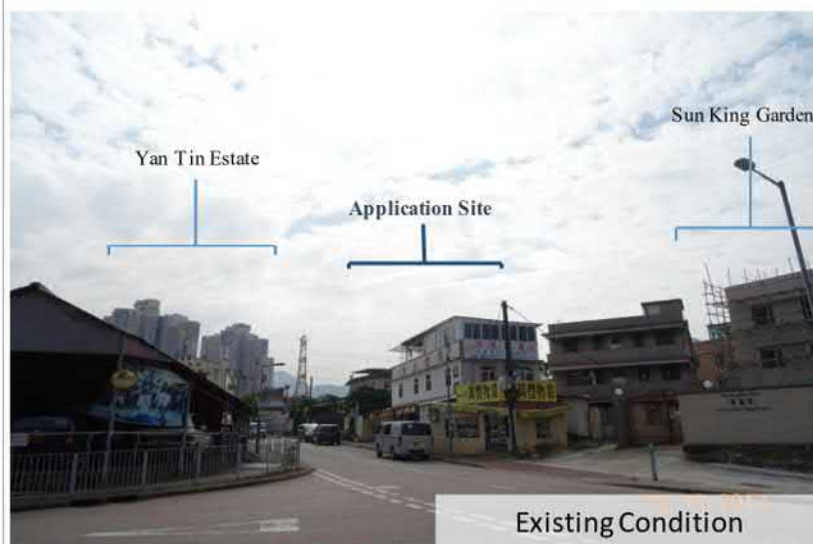


V:\22_San Hing Road, Tuen Mun\Current\GBP\GP01-13_230413\GP01-13.dwg

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-16

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



Key Plan

Figure No.	Scale	Figure Title
3	-	Viewing Point 1: Junction of San Hing Road and Ng Lau Road near Postbox
ARUP	Date Oct 2021	

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-17

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



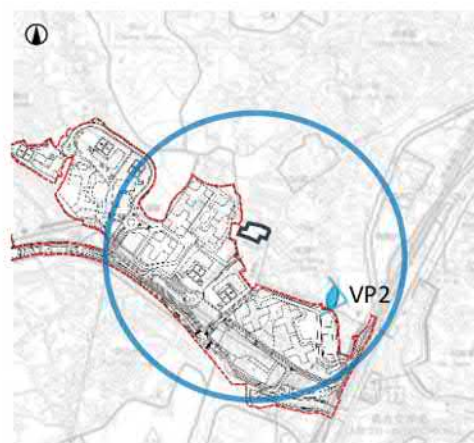
Existing Condition



Planned Condition



With Indicative Scheme



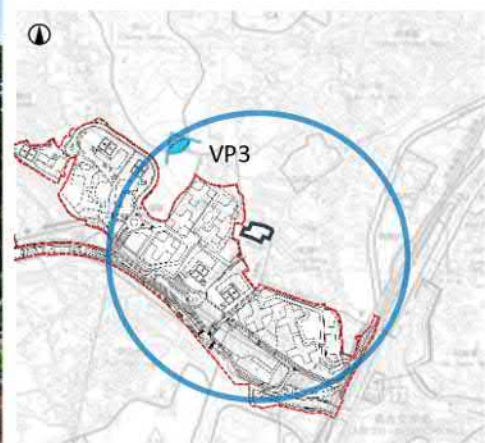
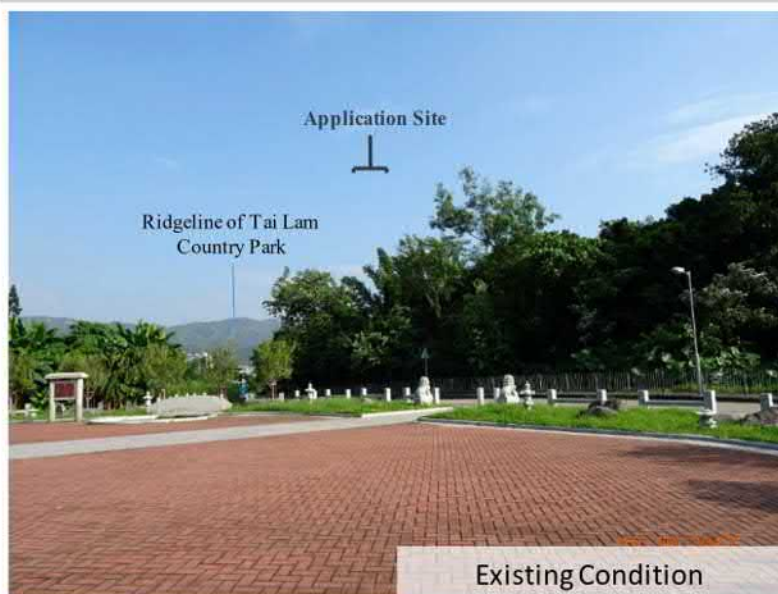
Key Plan

Figure No.	Scale	Figure Title
4	-	Viewing Point 2: San Hing Tsuen Children's Playground
ARUP	Date	
	Oct 2021	

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-18

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



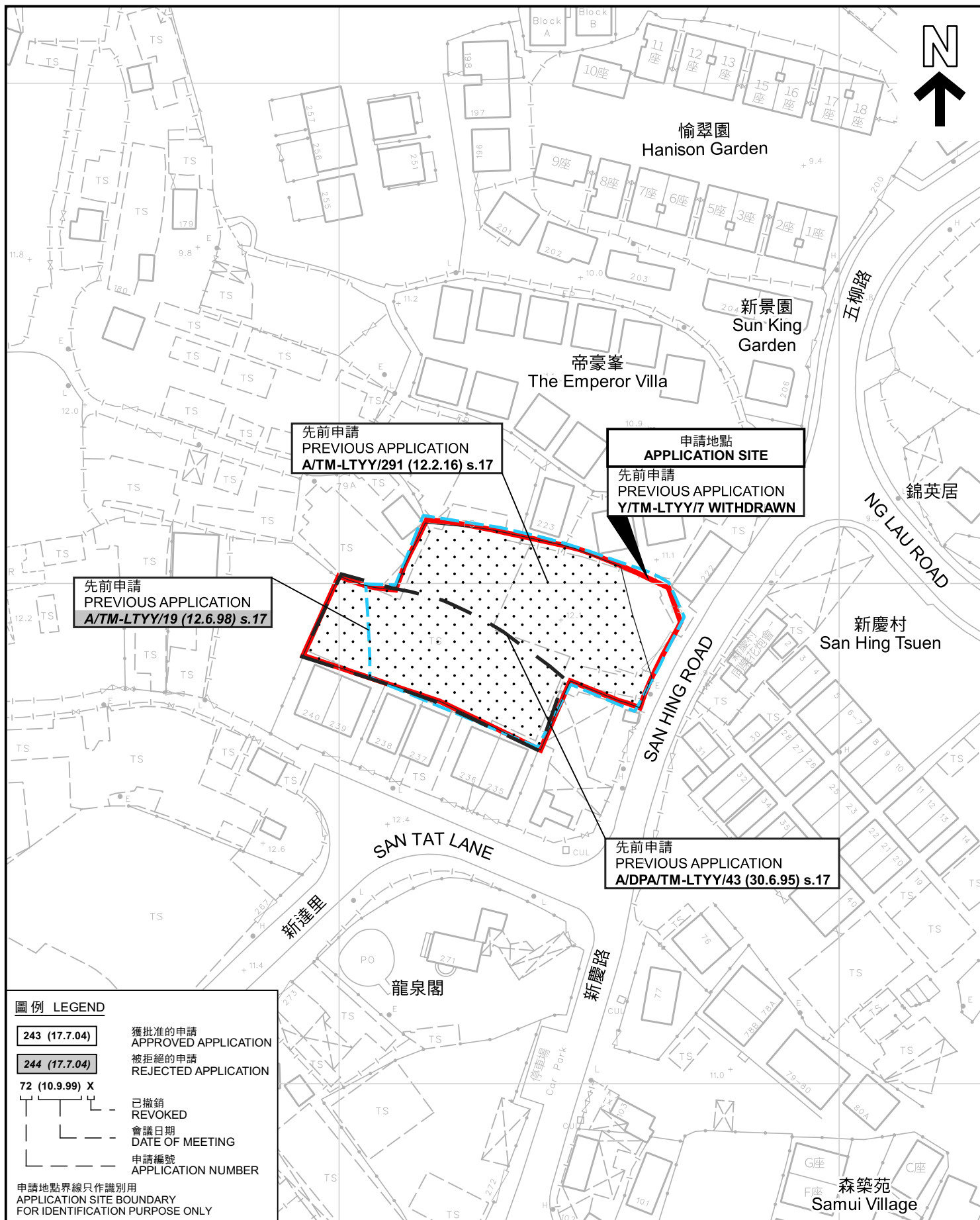
Key Plan

Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Plaza named “五柳雅薈廣場” at Ka Yi Road
ARUP	Date Oct 2021	

參考編號
REFERENCE No.
Y/TM-LTTY/10

繪圖 DRAWING
Z-19

(摘錄自申請人於4. 7. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.7.2023)



圖例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99) 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2023年3月30日擬備，所根據的資料為測量圖編號 6-NW-16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 30.3.2023
BASED ON SURVEY SHEETS No. 6-NW-16C, 16D, 21A & 21B

先前申請圖 PREVIOUS APPLICATIONS PLAN

把申請地點由「住宅(戊類)」及「鄉村式發展」地帶
改劃為「住宅(甲類)1」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 220 RP AND 221 IN D.D.130, SAN HING ROAD,
SAN HING TSUEN, Tuen Mun, 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/TM-LTTY/10

圖 PLAN
Z-1b



圖例 LEGEND

-  申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2023年4月3日擬備，所根據的資料為地政總署於2022年4月7日拍得的航攝照片編號 E159834C
EXTRACT PLAN PREPARED ON 3.4.2023
BASED ON AERIAL PHOTO No.
E159834C TAKEN ON 7.4.2022 BY
LANDS DEPARTMENT

把申請地點由「住宅(戊類)」及「鄉村式發展」地帶
改劃為「住宅(甲類)1」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 220 RP AND 221 IN D.D.130, SAN HING ROAD,
SAN HING TSUEN, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTYY/10

圖 PLAN
Z-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6月30日擬備，所根據的資料為攝於2023年6月20日的實地照片
PLAN PREPARED ON 30.6.2023
BASED ON SITE PHOTOS
TAKEN ON 20.6.2023

把申請地點由「住宅(戊類)」及「鄉村式發展」地帶
改劃為「住宅(甲類)1」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 220 RP AND 221 IN D.D.130, SAN HING ROAD,
SAN HING TSUEN, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTYYY/10

圖 PLAN
Z-4a



實地照片 SITE PHOTOS

把申請地點由「住宅(戊類)」及「鄉村式發展」地帶
改劃為「住宅(甲類)1」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 220 RP AND 221 IN D.D.130, SAN HING ROAD,
SAN HING TSUEN, TUEN MUN, NEW TERRITORIES

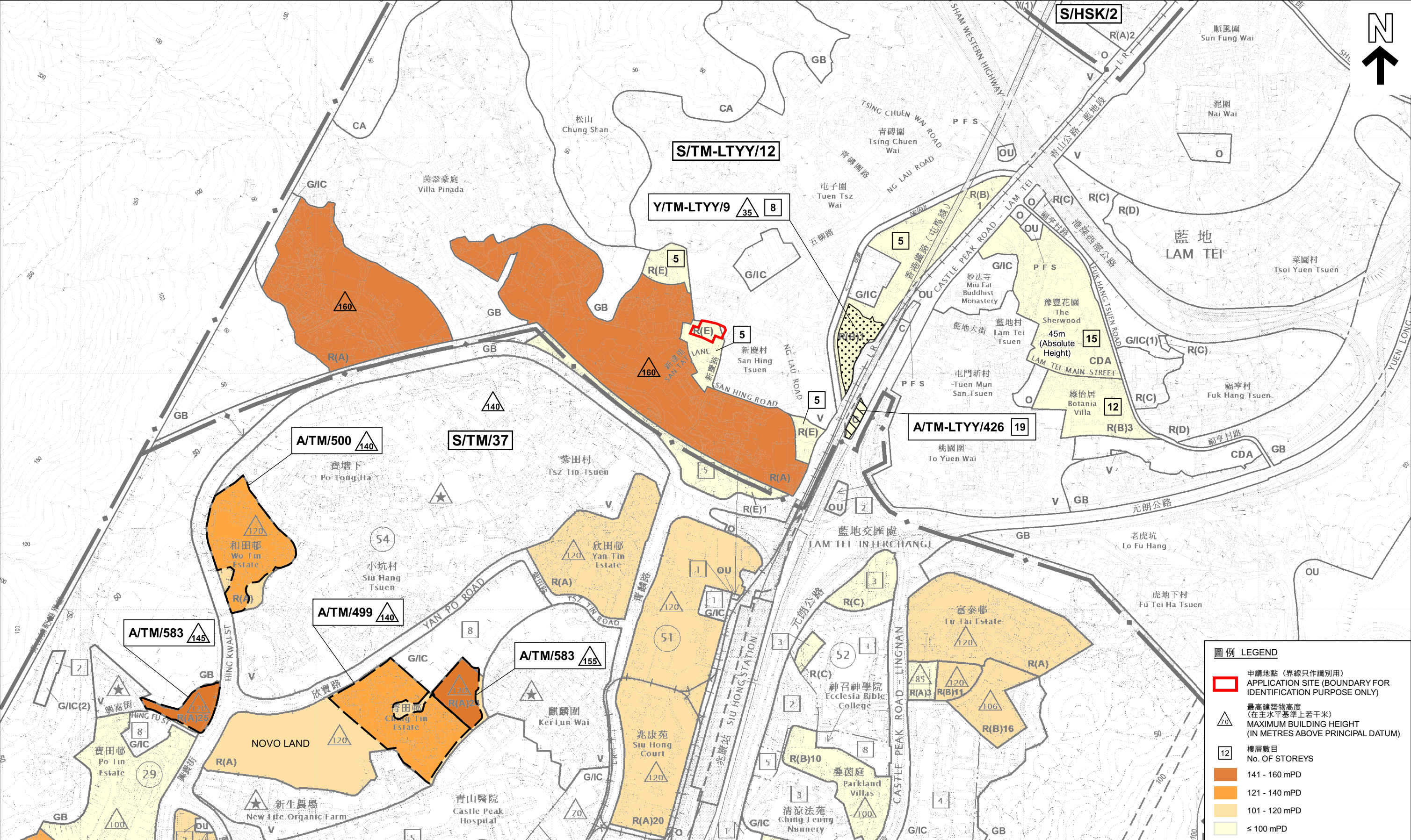
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTTY/10

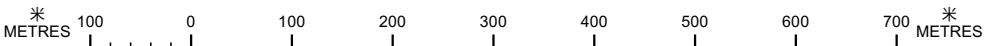
圖 PLAN
Z-4b

本圖於2023年6月30日擬備，所根據的
資料為攝於2023年6月20日的實地照片
PLAN PREPARED ON 30.6.2023
BASED ON SITE PHOTOS
TAKEN ON 20.6.2023



本摘要圖於2023年6月9日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號 S/TM-LTY/12
及於2023年5月2日核准的
分區計劃大綱圖編號 S/TM/37
EXTRACT PLAN PREPARED ON 9.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTY/12 APPROVED ON 8.11.2022 &
OUTLINE ZONING PLAN No. S/TM/37
APPROVED ON 2.5.2023

在擬議住宅發展週邊的住宅用地的高度輪廓
BUILDING HEIGHT PROFILE FOR RESIDENTIAL SITES
IN THE VICINITY OF THE PROPOSED RESIDENTIAL DEVELOPMENTS
把申請地點由「住宅(戊類)」及「鄉村式發展」地帶
改劃為「住宅(甲類)1」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 220 RP AND 221 IN D.D.130, SAN HING ROAD,
SAN HING TSUEN, TUEN MUN, NEW TERRITORIES
SCALE 1 : 7 500 比例尺



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTY/10

圖 PLAN
Z-5