

MASTER LAYOUT PLAN (ROOF)

| Rev. | Description | Drawn | Checked | Approved | Date | Rev. | Description | Drawn | Checked | Approved | Date |
|------|------------------|-------|---------|----------|----------|------|-------------|-------|---------|----------|------|
| A | GENERAL REVISION | NC | DY | DY | 15/07/21 | | | | | | |
| B | GENERAL REVISION | NC | DY | DY | 28/07/21 | | | | | | |
| C | GENERAL REVISION | NC | DY | DY | 15/08/21 | | | | | | |
| D | GENERAL REVISION | NC | DY | DY | 10/08/21 | | | | | | |
| E | GENERAL REVISION | NC | DY | DY | 02/12/21 | | | | | | |
| F | GENERAL REVISION | NC | DY | DY | 08/12/21 | | | | | | |
| G | GENERAL REVISION | NC | DY | DY | 07/02/22 | | | | | | |
| H | GENERAL REVISION | NC | DY | DY | 08/02/22 | | | | | | |

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Website : www.mgdesignhk.com

Project Title
PROPOSED RESIDENTIAL CARE
FOR HOME ELDERLY & FLAT AT
VARIOUS LOTS IN D.D.121 &
D.D.122, PING SHAN, YUEN LONG

Drawing Title
MASTER LAYOUT PLAN
(ROOF)

Project No.
26HKY/L02
Issue Date
15/07/2021
Drawing No.
A-P-001 (G)

Authority's / Client's Approval

(摘錄自申請人於 11.4.2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

繪圖 DRAWING
Z-1

SITE AREA: = 14080 SQ. M.

CLASS "A" SITE

GROSS FLOOR AREA (TOWER 1)

G/F: 625 SQ. M. (1 STOREY)
1/F-5/F, 15/F: 7044 SQ. M. (6 STOREYS)
6/F-14/F: 9918 SQ. M. (9 STOREYS)
16/F: 1068 SQ. M. (1 STOREY)
17/F-18/F: 1282 SQ. M. (2 STOREYS)
U.P./BAL: 522 SQ. M.
P.D./EIM/RMSR: 588 SQ. M. (DEDUCT)

TOTAL: 19861 SQ. M. (19 STOREYS)

GROSS FLOOR AREA (TOWER 2)

G/F: 486 SQ. M. (1 STOREY)
1/F-4/F: 4192 SQ. M. (4 STOREYS)
5/F-11/F: 8755 SQ. M. (7 STOREYS)
12/F: 860 SQ. M. (1 STOREY)
13/F-14/F: 1102 SQ. M. (2 STOREYS)
U.P./BAL: 364 SQ. M.
P.D./EIM/RMSR: 225 SQ. M. (DEDUCT)

TOTAL: 13532 SQ. M. (15 STOREYS)

GROSS FLOOR AREA (TOWER 3)

G/F: 172 SQ. M. (1 STOREY)
1/F-5/F: 5155 SQ. M. (5 STOREYS)
6/F: 1079 SQ. M. (1 STOREY)
7/F: 972 SQ. M. (1 STOREY)
8/F-10/F: 1656 SQ. M. (3 STOREYS)
U.P./BAL: 234 SQ. M.
P.D./EIM/RMSR: 421 SQ. M. (DEDUCT)

TOTAL: 8847 SQ. M. (11 STOREYS)

TOTAL GROSS FLOOR AREA

T1 + T2 + T3 = 42240 SQ. M. (APPROX.)

NON-ACCOUNTABLE GROSS FLOOR AREA

PLANT ROOM + BAL./U.P. + P.D. = 3007 SQ. M. (APPROX.)

PLOT RATIO: 42240 / 14080 = 3.0

CLASS "A" SITE, DOMESTIC BUILDING

HEIGHT OF BUILDING

OVER 61 m

SITE COVERAGE: 3454 / 14080

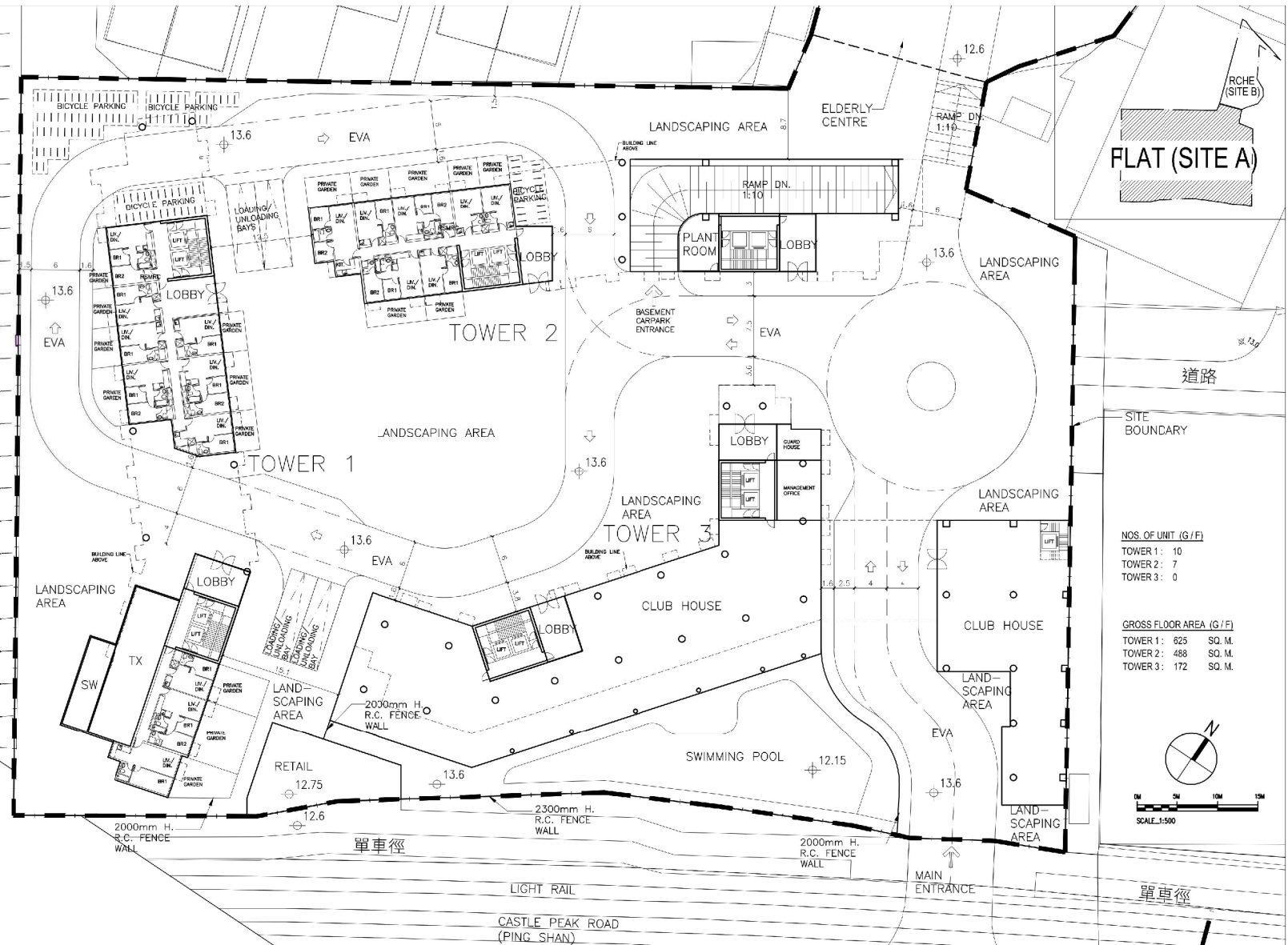
= 24.53 % < 33.33 % (APPROX.)

CLUB HOUSE AREA: 1794 / 42240

= 4.25 % (APPROX.)

GROSS FLOOR AREA OF RETAIL

= 140 SQ. M. (APPROX.)



G/F

| Rev | Description | Drawn | Checked | Approved | Date | Rev | Description | Drawn | Checked | Approved | Date |
|-----|------------------|-------|---------|----------|----------|-----|------------------|-------|---------|----------|----------|
| 1 | DESIGN | NC | DY | DY | 29/04/21 | 1 | GENERAL REVISION | NC | DY | DY | 10/08/21 |
| A | GENERAL REVISION | NC | DY | DY | 29/04/21 | J | GENERAL REVISION | NC | DY | DY | 18/12/21 |
| B | GENERAL REVISION | NC | DY | DY | 11/05/21 | | | | | | |
| C | GENERAL REVISION | NC | DY | DY | 18/06/21 | | | | | | |
| D | GENERAL REVISION | NC | DY | DY | 01/06/21 | | | | | | |
| E | GENERAL REVISION | NC | DY | DY | 02/06/21 | | | | | | |
| F | GENERAL REVISION | NC | DY | DY | 29/07/21 | | | | | | |
| G | GENERAL REVISION | NC | DY | DY | 05/08/21 | | | | | | |
| H | GENERAL REVISION | NC | DY | DY | 09/08/21 | | | | | | |

Check of measurements on site.
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Project Title
PROPOSED RESIDENTIAL CARE FOR HOME ELDERLY & FLAT AT VARIOUS LOTS IN D.D.121 & D.D.122, PING SHAN, YUEN LONG

Drawing Title
RESIDENTIAL DEVELOPMENT LAYOUT PLAN G/F

Project No. 20HKV102
Issue Date 28/04/2021
Authority's / Client's Approval
Drawing No. A-P-202 (J)

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 11.4.2022)

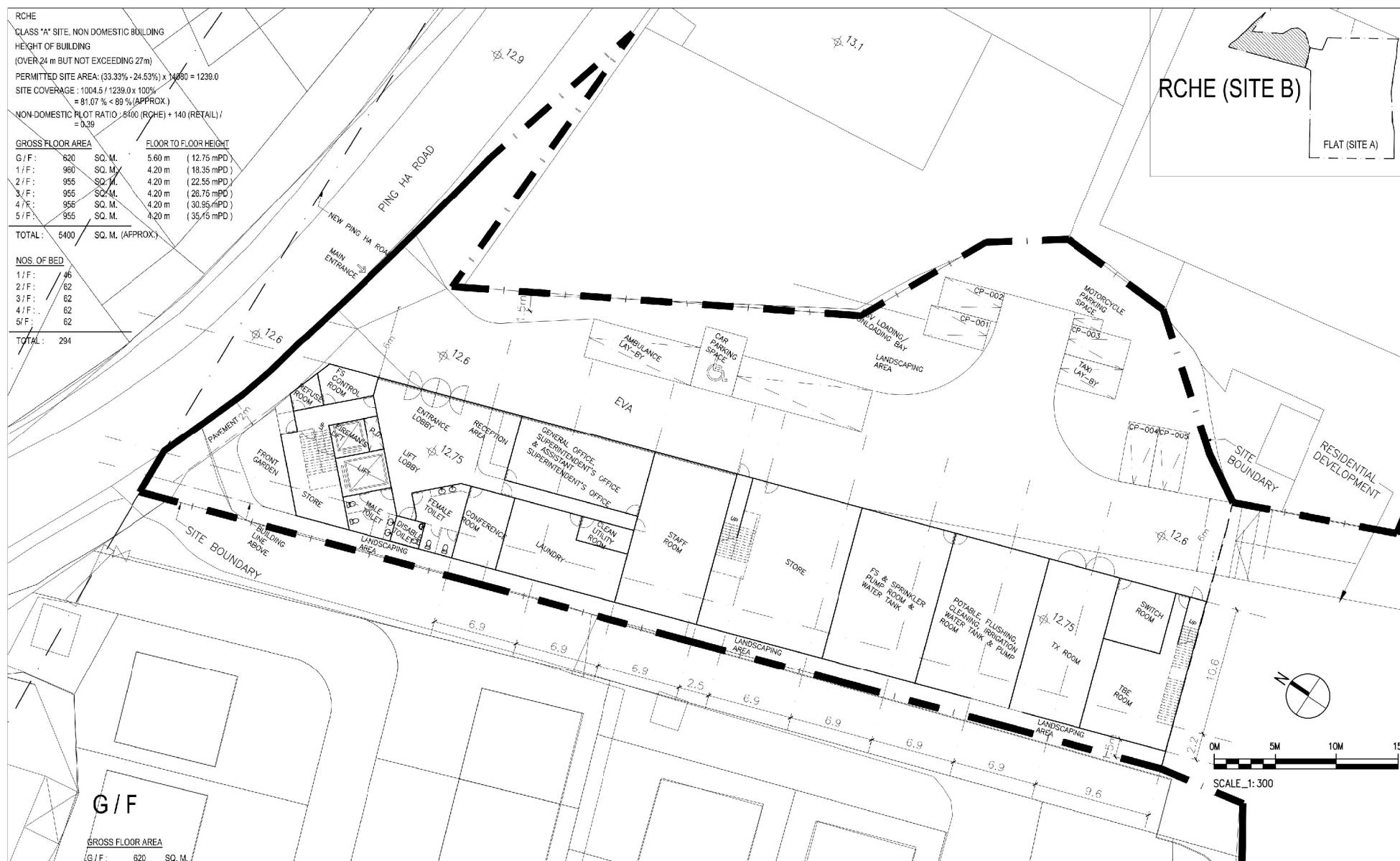
參考編號
REFERENCE No.
Y/YL-PS/4

繪圖
DRAWING
Z-2

CLASS "A" SITE, NON DOMESTIC BUILDING
HEIGHT OF BUILDING
(OVER 24 m BUT NOT EXCEEDING 27m)
PERMITTED SITE AREA: (33.33% - 24.53%) x 14090 = 1239.0
SITE COVERAGE: $1004.5 / 1239.0 \times 100\%$
 $= 81.07\% < 89\%$ (APPROX.)
NON-DOMESTIC PLOT RATIO: 5400 (RCHE) + 140 (RETAIL)
 $= 0.39$

| GROSS FLOOR AREA | | FLOOR TO FLOOR HEIGHT | |
|------------------|-----------------------|-----------------------|-------------|
| G/F : | 620 SQ. M. | 5.60 m | (12.75 mPD |
| 1/F : | 960 SQ. M. | 4.20 m | (18.35 mPD |
| 2/F : | 955 SQ. M. | 4.20 m | (22.55 mPD |
| 3/F : | 955 SQ. M. | 4.20 m | (26.75 mPD |
| 4/F : | 955 SQ. M. | 4.20 m | (30.95 mPD |
| 5/F : | 955 SQ. M. | 4.20 m | (35.15 mPD |
| TOTAL : | 5400 SQ. M. (APPROX.) | | |

| NOS. OF BED | |
|-------------|-----|
| 1/F: | 46 |
| 2/F: | 62 |
| 3/F: | 62 |
| 4/F: | 62 |
| 5/F: | 62 |
| TOTAL: | 294 |



| Rev | Description | Drawn | Checked | Approved | Date | Rev | Description | Drawn | Checked | Approved | Date | |
|-----|------------------|-------|---------|----------|--------------|-----|-------------|-------|---------|----------|------|---|
| A | DESIGN | NC | DY | DY | 08 / 11 / 20 | | | | | | | Check all measurements in all. Do not scale off drawings. |
| B | GENERAL REVISION | NC | DY | DY | 19 / 11 / 20 | | | | | | | |
| C | GENERAL REVISION | NC | DY | DY | 20 / 04 / 21 | | | | | | | This report is to be used in accordance with the specification and any discrepancies to be immediately reported to the Architect. |
| D | GENERAL REVISION | BP | DY | DY | 11 / 05 / 21 | | | | | | | |
| E | GENERAL REVISION | NC | DY | DY | 18 / 05 / 21 | | | | | | | |
| F | GENERAL REVISION | NC | DY | DY | 01 / 06 / 21 | | | | | | | |
| G | GENERAL REVISION | NC | DY | DY | 01 / 05 / 21 | | | | | | | |
| H | GENERAL REVISION | NC | DY | DY | 29 / 07 / 21 | | | | | | | This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect. |


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Telephone : (852) 22 345 647
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Project Title

PROPOSED RESIDENTIAL CARE
FOR HOME ELDERLY & FLAT AT
VARIOUS LOTS IN D.D.121 &
D.D.122, PING SHAN, YUEN LONG

| |
|------------------------|
| Drawing Title |
| LAYOUT PLAN (G/F) |

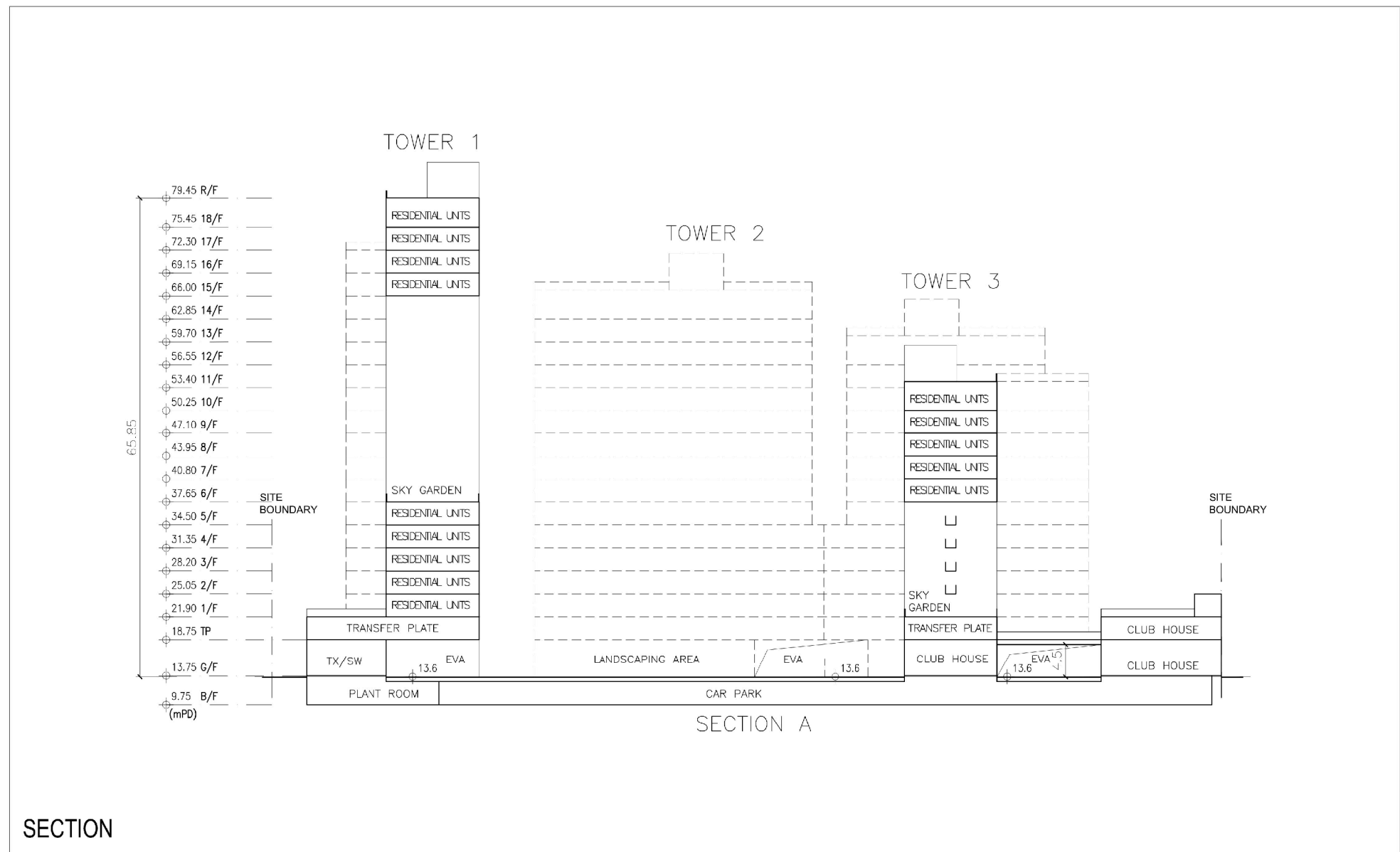
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|---------------------------------|---------------------------|
| Project No. 20/HK/YL02 | Issue Date. 06/11/2020 |
| Cad File No. layout_plan.dwg | |
| SCALE. 1:800 | (A2) |
| Drawing No. A-P-101 | (G) |

| |
|---------------------------------|
| Authority's / Client's Approval |
|---------------------------------|

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

繪圖 DRAWING
Z-3



| Rev | Description | Drawn | Checked | Approved | Date | Rev | Description | Drawn | Checked | Approved | Date |
|-----|------------------|-------|---------|----------|----------|-----|-------------|-------|---------|----------|------|
| - | DESIGN | NC | DY | DY | 18/05/21 | | | | | | |
| A | GENERAL REVISION | NC | DY | DY | 01/06/21 | | | | | | |
| B | GENERAL REVISION | NC | DY | DY | 29/07/21 | | | | | | |
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 Website : www.mgdesignhk.com

Project Title
PROPOSED RESIDENTIAL CARE FOR HOME ELDERLY & FLAT AT VARIOUS LOTS IN D.D.121 & D.D.122, PING SHAN, YUEN LONG

Drawing Title
RESIDENTIAL DEVELOPMENT SECTION

Project No.
2018WY02

Issue Date
18/05/2021

Cad File No.
Section.dwg

SCALE
1:100

Drawing No.
A-S-201 (B)

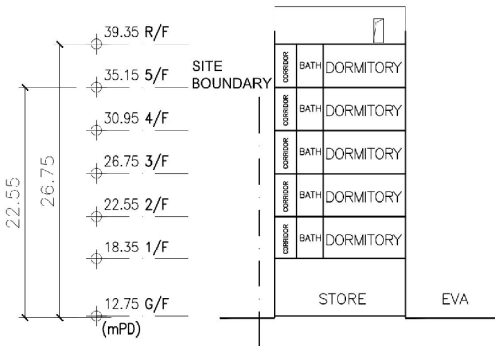
Authority's / Client's Approval

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 11.4.2022)

參考編號
 REFERENCE No.
Y/YL-PS/4

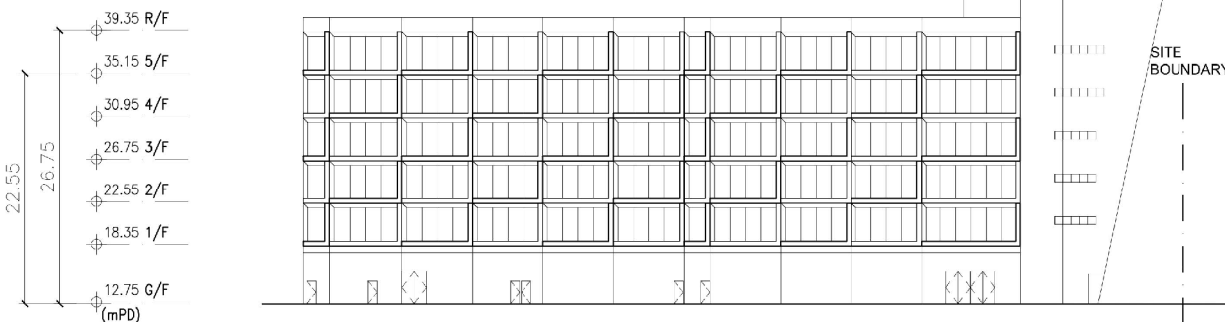
繪圖
 DRAWING
Z-4

DISTANCE FROM
GROUND FLOOR OF
THE BUILDING TO
THE FLOOR OF THE
PREMISES IN WHICH
THE RCHE IS TO BE
SITUATED



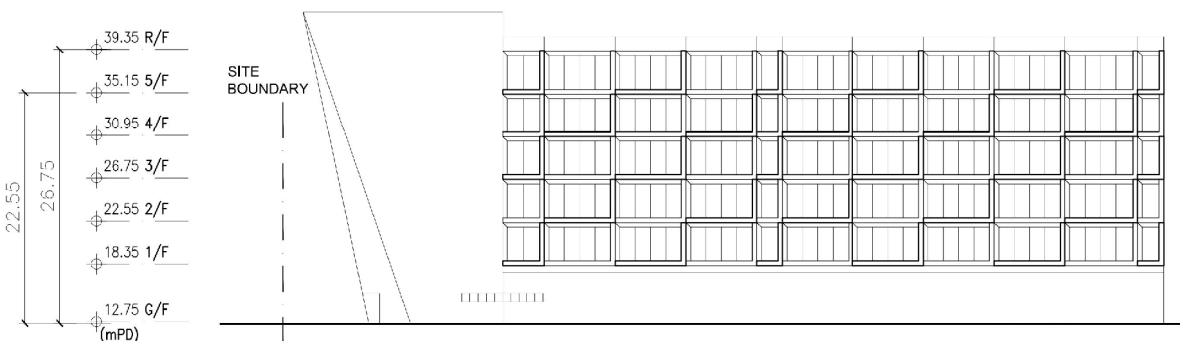
RCHE SECTION A

DISTANCE FROM
GROUND FLOOR OF
THE BUILDING TO
THE FLOOR OF THE
PREMISES IN WHICH
THE RCHE IS TO BE
SITUATED



B - RCHE ELEVATION (WEST)

DISTANCE FROM
GROUND FLOOR OF
THE BUILDING TO
THE FLOOR OF THE
PREMISES IN WHICH
THE RCHE IS TO BE
SITUATED



C - RCHE ELEVATION (EAST)

SECTION & ELEVATIONS

| Rev | Description | Drawn | Checked | Approved | Date |
|-----|------------------|-------|---------|----------|--------------|
| 1 | DESIGN | NC | DY | DY | 18 / 05 / 21 |
| 2 | GENERAL REVISION | NC | DY | DY | 29 / 01 / 23 |
| 3 | | | | | |
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Project Title
**PROPOSED RESIDENTIAL CARE
FOR HOME ELDERLY & FLAT AT
VARIOUS LOTS IN D.D.121 &
D.D.122, PING SHAN, YUEN LONG**

Drawing Title
**RCHE
SECTION & ELEVATIONS**

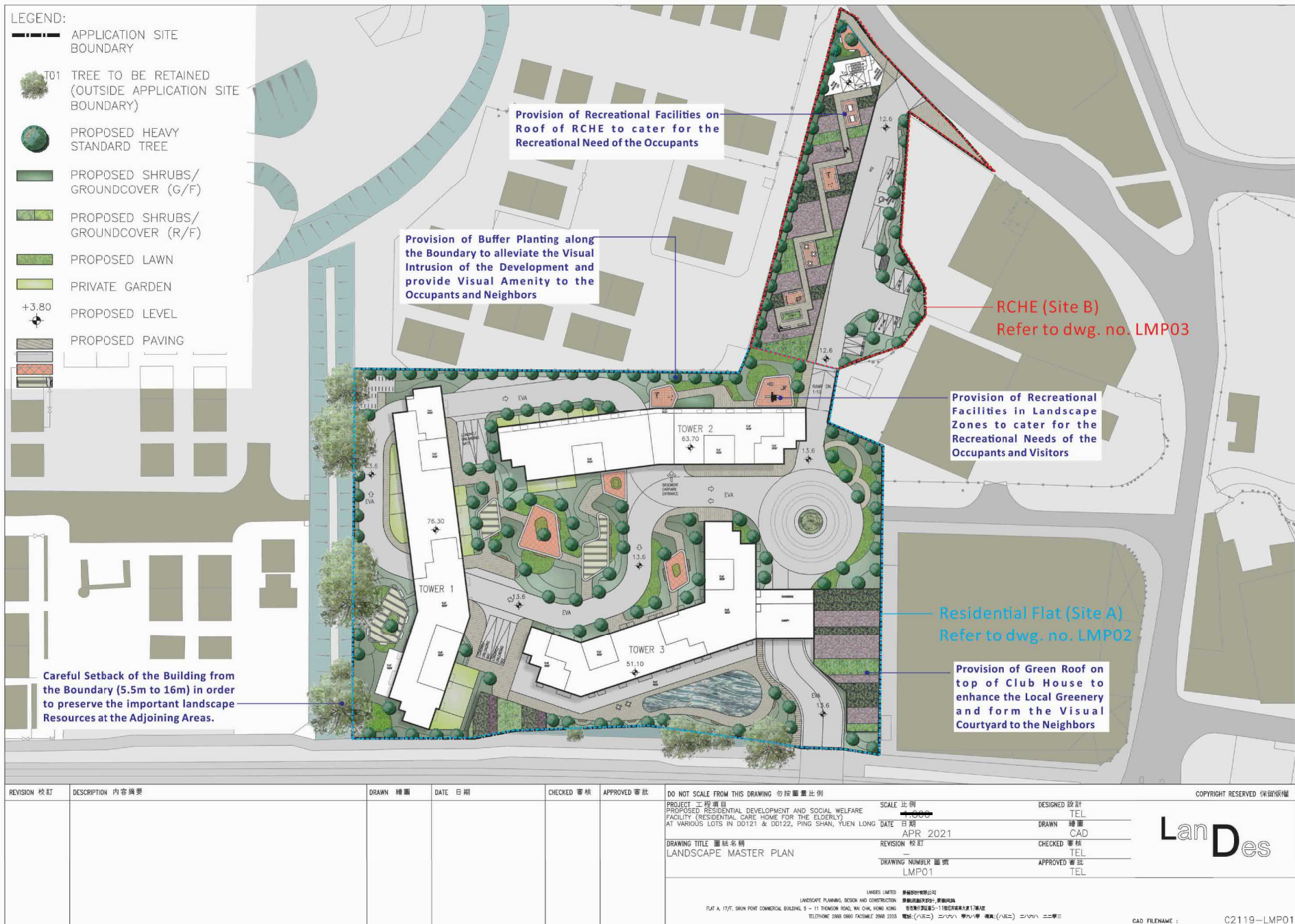
Project No.
2018/01/02
Issue Date
18/05/2021
Section.010
SCALE
1:100
Drawing No.
A-S-101 (A)

Authority's / Client's Approval

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

繪圖 DRAWING
Z-5



(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

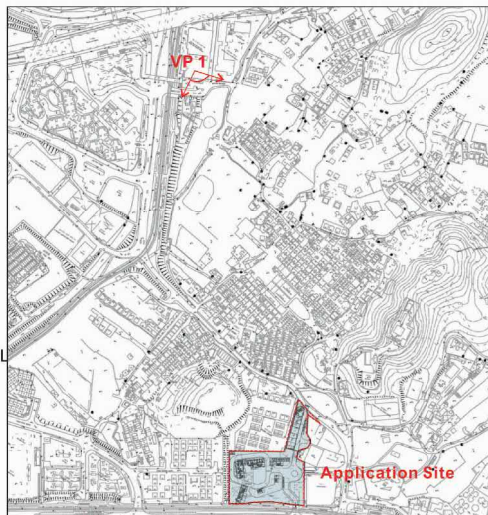
繪圖 DRAWING
Z-6



(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 11.4.2022)

參考編號
 REFERENCE No.
 Y/YL-PS/4

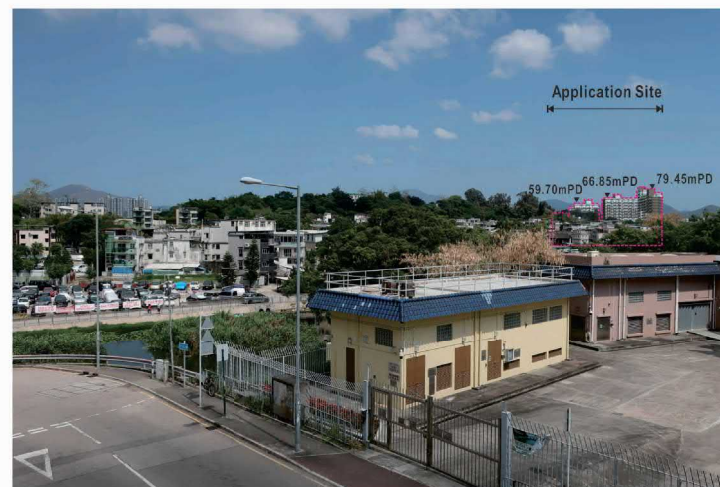
繪圖 DRAWING
 Z-7



Key Plan



VP 1: View looking towards the Subject Site from Ping Shan Tin Shui Wai Public Library (Existing Situation)



VP 1: View looking towards the Subject Site from Ping Shan Tin Shui Wai Public Library (with Proposed Scheme)

| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖量比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 保留版權 |
|-------------|-------------------|----------|------------|------------|-------------|--|---|---|-------------------------|
| A | GENERAL AMENDMENT | CADD | 15/12/2021 | TEL | ANK | PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG | N.T.S. DATE 日期 AUG 2021 | TEL DRAWN 繪圖 CAD | |
| | | | | | | DRAWING TITLE 圖紙名稱 Viewpoint 1: Ping Shan Tin Shui Wai Public Library | REVISION 校訂 A DRAWING NUMBER 圖號 FIGURE 4 | CHECKED 審核 TEL APPROVED 審批 TEL | |

LanDes

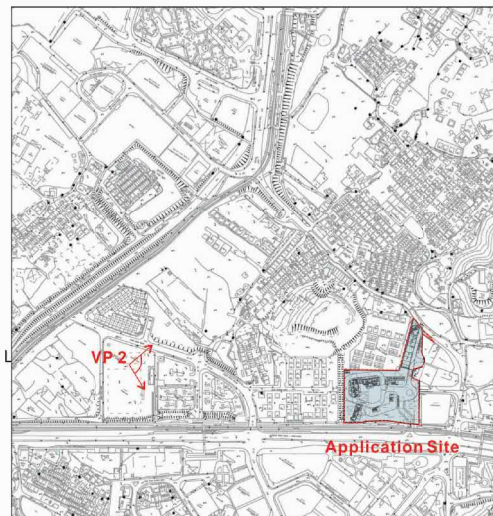
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION
FLAT A, 17/F, DEAN POINT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG
TEL: (852) 2388 0880 FAX: (852) 2388 2333

CAD FILENAME : FIGURE 4

(摘錄自申請人於 11.4.2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

繪圖 DRAWING
Z-8



Key Plan



VP 2: View looking towards the Subject Site from Ping Pak Lane Park (Existing Situation)



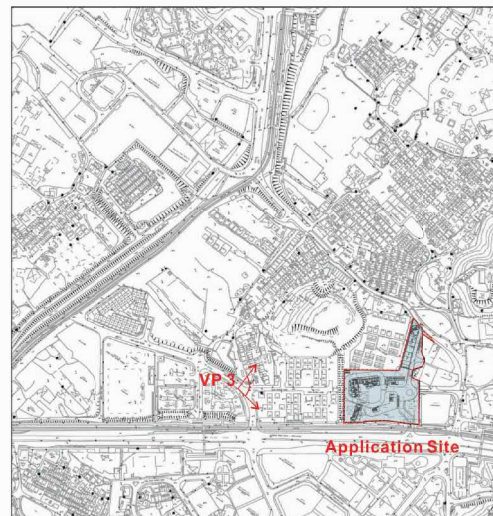
VP 2: View looking towards the Subject Site from Ping Pak Lane Park (with Proposed Scheme)

| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖量比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 版權保留 |
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| A | GENERAL AMENDMENT | CADD | 15/12/2021 | TEL | ANK | PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN D0121 & D0122, PING SHAN, YUEN LONG | N.T.S. DATE 日期 AUG 2021 | DRAWN 繪圖 CAD | |
| | | | | | | DRAWING TITLE 圖紙名稱 Viewpoint 2: Ping Pak Lane Park | REVISION 校訂 A DRAWING NUMBER 圖號 FIGURE 5 | CHECKED 審核 TEL APPROVED 審批 TEL | |
| <p>LANDES LIMITED 景觀設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建造 FLAT A, 17/F, SHAN PING COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔道5-11號匯豐商業大廈7樓A座 TELEPHONE 2888 0885 FACSIMILE 2888 2233 電話:(八五二) 二八八八 〇八八五 傳真:(八五二) 二八八八 二二三三</p> <p>CAD FILENAME : FIGURE 5</p> | | | | | | | | | |

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

繪圖 DRAWING
Z-9



Key Plan



VP 3: View looking towards the Subject Site from Junction of Ping Kwai Road & Ping Yeung Lane (Existing Situation)



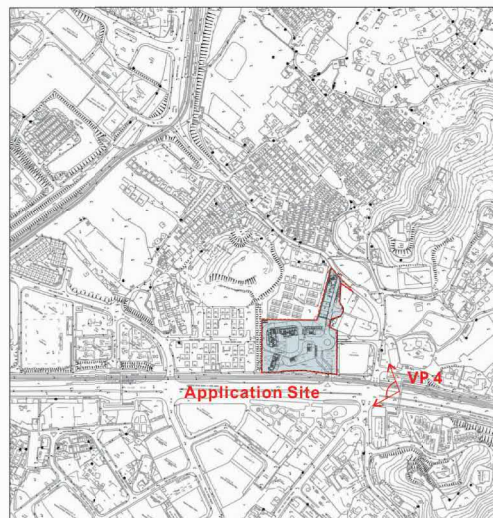
VP 3: View looking towards the Subject Site from Junction of Ping Kwai Road & Ping Yeung Lane (with Proposed Scheme)

| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖量比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 保留版權 |
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| A | GENERAL AMENDMENT | CADD | 15/12/2021 | TEL | ANK | PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG | N.T.S. DATE 日期 AUG 2021 | TEL DRAWN 繪圖 CAD | |
| | | | | | | DRAWING TITLE 圖紙名稱 Viewpoint 3: Junction of Ping Kwai Road & Ping Yeung Lane | REVISION 校訂 A DRAWING NUMBER 圖號 FIGURE 6 | CHECKED 審核 TEL APPROVED 審批 TEL | |
| <p>LANDES LIMITED 景緻設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、策劃及建造 FLAT A, 17/F, SKIN POINT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐銀行大廈17樓A座 TELEPHONE 2888 0885 FACSIMILE 2888 2203 電話:(八五二) 二八八八 〇八八五 傳真:(八五二) 二八八八 二二〇三</p> <p>CAD FILENAME : FIGURE 6</p> | | | | | | | | | |

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

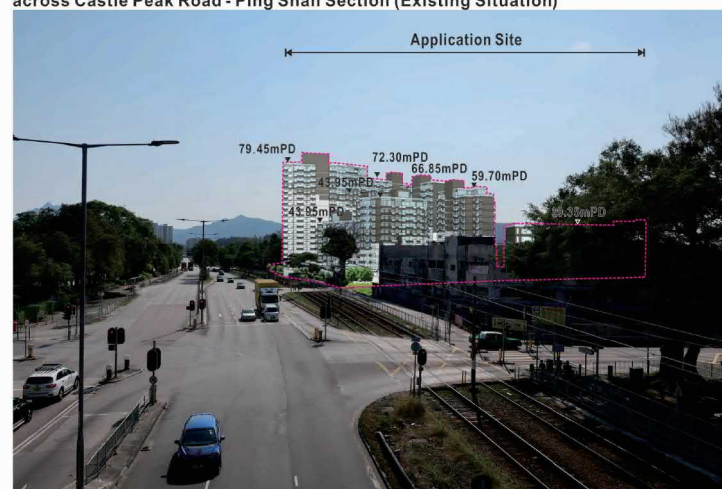
繪圖 DRAWING
Z-10



Key Plan



VP 4: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Ping Shan Section (Existing Situation)



VP 4: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Ping Shan Section (with Proposed Scheme)

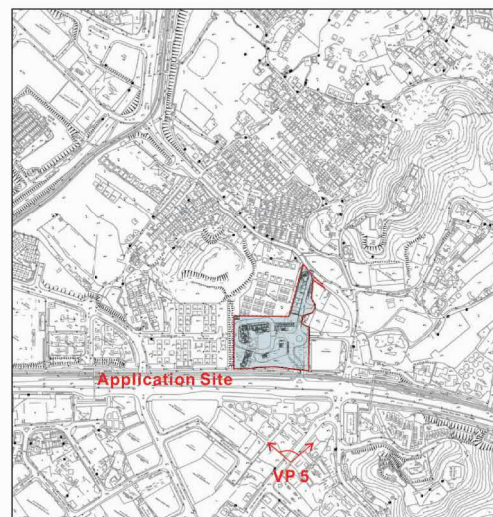
| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例 | SCALE 比例 | DESIGNED 設計 |
|-------------|-------------------|----------|------------|------------|-------------|---|------------------|--------------------|
| A | GENERAL AMENDMENT | CADD | 15/12/2021 | TEL | ANK | PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG | N.T.S. | TEL |
| | | | | | | DRAWING TITLE 圖紙名稱 Viewpoint 4: Footbridge Across Castle Peak Road - Ping Shan Section | REVISION 校訂 A | DRAWN 繪圖 CAD |
| | | | | | | DRAWING NUMBER 圖號 FIGURE 7 | | CHECKED 審核 TEL |
| | | | | | | | | APPROVED 審批 TEL |

LanDes

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

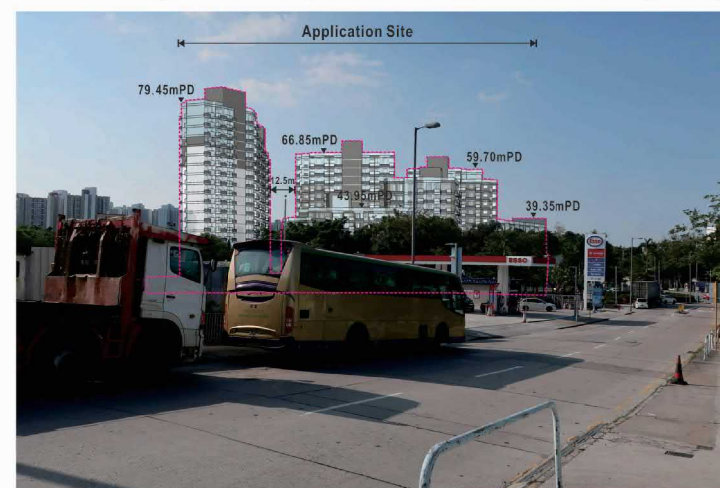
繪圖 DRAWING
Z-11



Key Plan



VP 5: View looking towards the Subject Site from Tong Yan San Tsuen Road (Existing Situation)



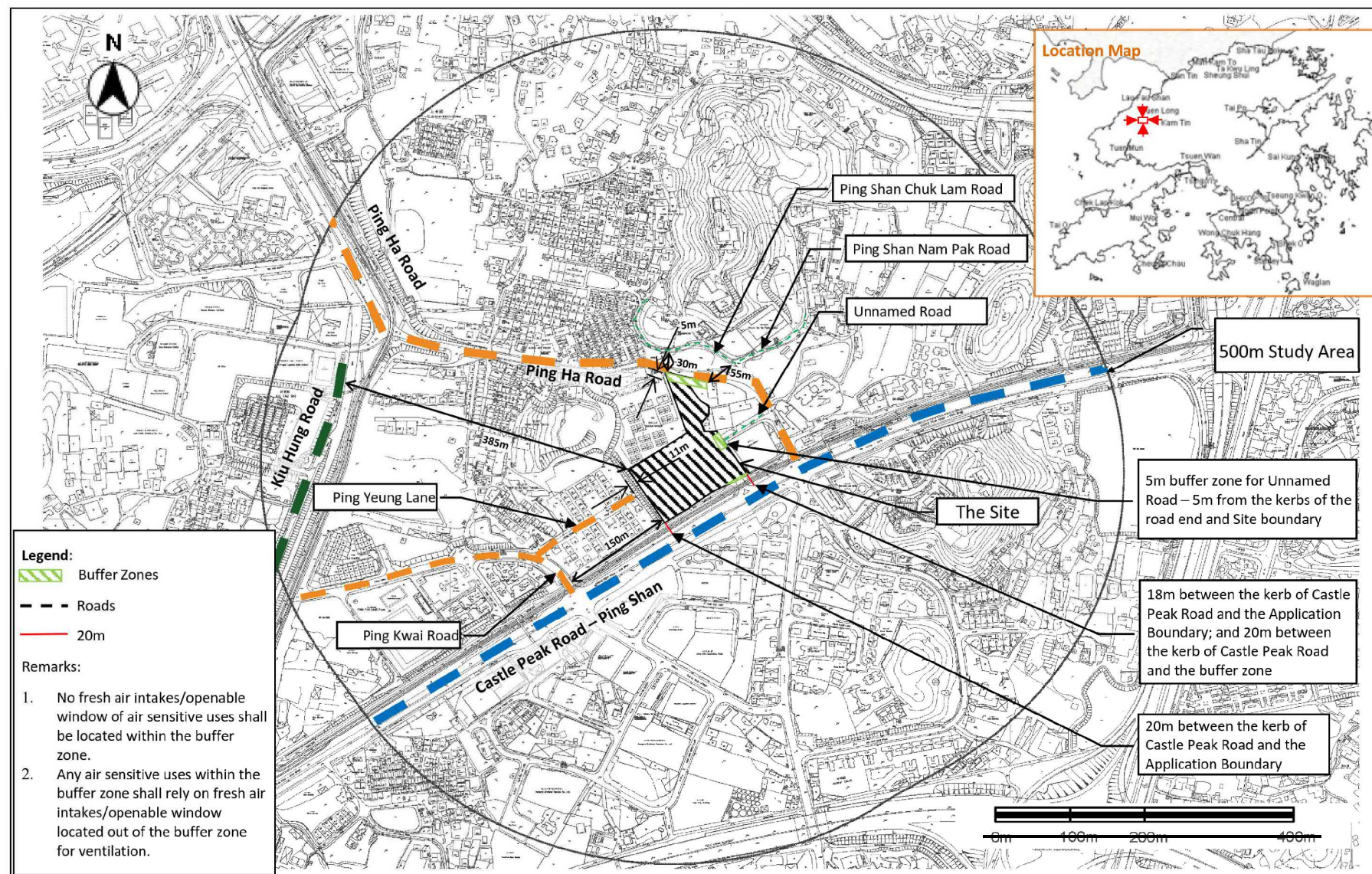
VP 5: View looking towards the Subject Site from Tong Yan San Tsuen Road (with Proposed Scheme)

| REVISION 校訂 | DESCRIPTION 內容摘要 | DRAWN 繪圖 | DATE 日期 | CHECKED 審核 | APPROVED 審批 | DO NOT SCALE FROM THIS DRAWING 勿按圖量比例 | SCALE 比例 | DESIGNED 設計 | COPYRIGHT RESERVED 保留版權 |
|---|-------------------|----------|------------|------------|-------------|---|---|---|-------------------------|
| A | GENERAL AMENDMENT | CADD | 15/12/2021 | TEL | ANK | PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG | N.T.S. DATE AUG 2021 | TEL CAD | |
| | | | | | | DRAWING TITLE 圖紙名稱 Viewpoint 5: Tong Yan San Tsuen Road | REVISION 校訂 A DRAWING NUMBER 圖號 FIGURE 8 | CHECKED 審核 TEL APPROVED 審批 TEL | LanDes |
| <p>LANDES LIMITED 景觀設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及設計、策劃及建造 FLAT A, 12/F, SHUN PING COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號順平商業大廈7樓A座 TELEPHONE 2885 0865 FACSIMILE 2888 2203 電話(八五二)二八八五〇八六 傳真(八五二)二八八八二二三</p> <p>CAD FILENAME : FIGURE 8</p> | | | | | | | | | |

(摘錄自申請人於 11. 4. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

| | |
|------------------------------------|--------------------|
| 參考編號 REFERENCE No. Y/YL-PS/4 | 繪圖 DRAWING Z-12 |
|------------------------------------|--------------------|

Figure 2-2 Shortest Horizontal Distances Between Nearby Roads and Site Boundary



D01 ENVIRONMENTAL ASSESSMENT

Section 12A Rezoning Application from "Village Type Development" ("V") zone and "Comprehensive Development Area" ("CDA") zone to "Residential (Group B)2" ("R(B)2") zone for Proposed Social Welfare Facility and Residential Development, Ping Shan, Yuen Long, N.T., Hong Kong
Prepared for Applicant

SMEC Internal Ref. 7076822 |

D01/01

22 March 2022

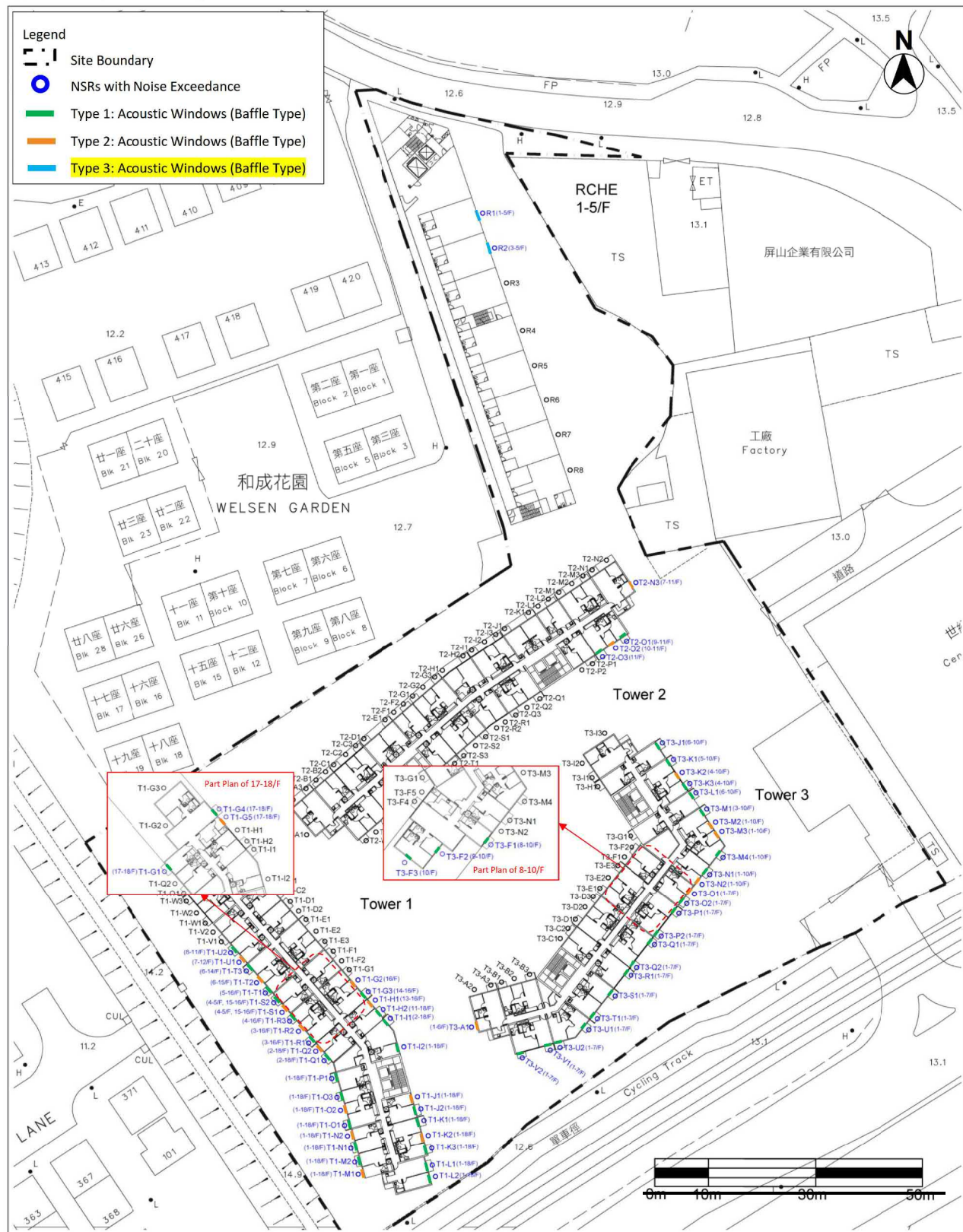
2-9

(摘錄自申請人於 11.4.2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

參考編號
REFERENCE No.
Y/YL-PS/4

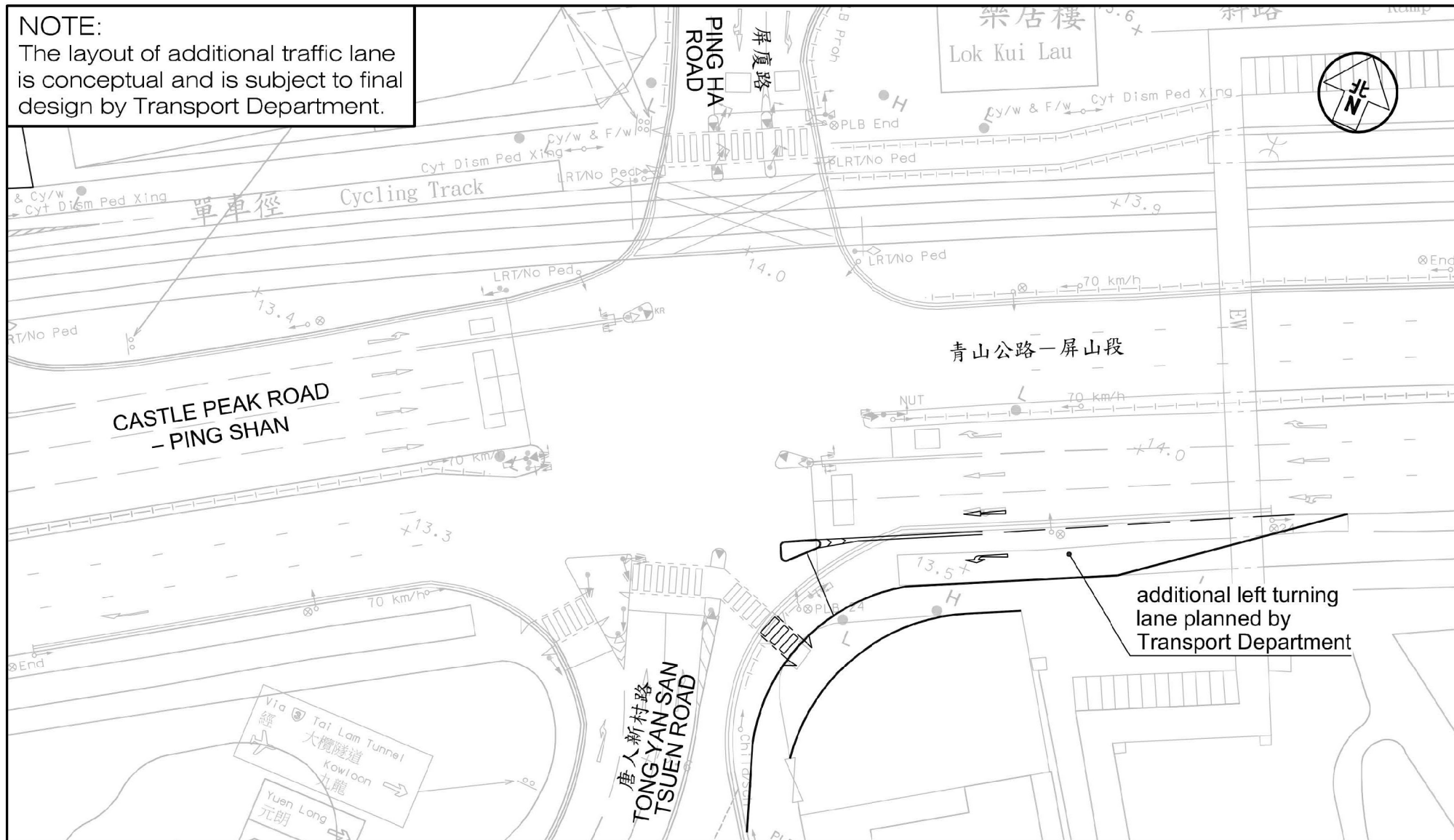
繪圖 DRAWING
Z-13

Figure 3-9 Proposed Noise Mitigation Measure



NOTE:

The layout of additional traffic lane is conceptual and is subject to final design by Transport Department.

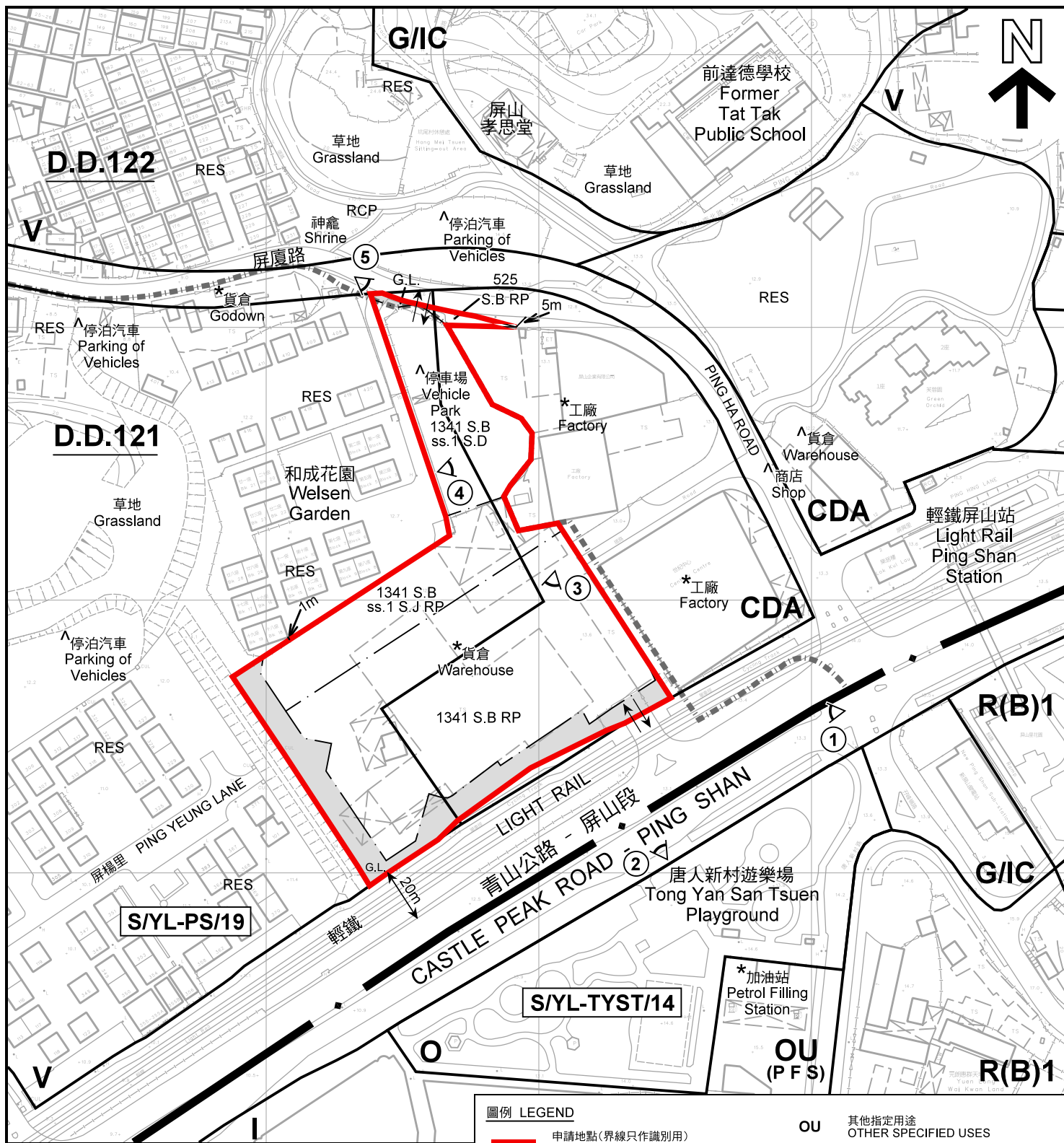


| | | |
|--|----------------------|--|
| Project Title PROPOSED DEVELOPMENT AT VARIOUS LOTS IN D.D. 121, PING SHAN | Figure No. 4.4 | Revision R3A |
| Figure Title CONCEPTUAL LAYOUT OF ADDITIONAL LEFT TURNING LANE AT J1 | Designed by T H C | CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk |
| | Scale in A4 1:500 | Checked by K C Date 18 FEB 2022 |

(摘錄自申請人於 11.4.2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 11.4.2022)

| | |
|------------------------------------|--------------------|
| 參考編號 REFERENCE No. Y/YL-PS/4 | 繪圖 DRAWING Z-15 |
|------------------------------------|--------------------|

T:\JOB\J7050-J7099\J7077\R3\Fig 4.4 RevR3B.dwg



註釋 Notes:

- (1) 2021年11月9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 9.11.2021
- (2) * 土地用途跟1993年6月18及22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 18.6.1993 & 22.6.1993
- (3) ^ 土地用途跟1993年6月18及22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 18.6.1993 & 22.6.1993

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE

- OU** 其他指定用途
OTHER SPECIFIED USES
- G.L.** 政府土地
GOVERNMENT LAND
- RES** 住宅建築物
RESIDENTIAL STRUCTURES
- RCP** 垃圾收集站
REFUSE COLLECTION POINT
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 丈量約份界線
D.D. BOUNDARY
- ↔ 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

本摘要圖於2022年4月13日擬備，所根據的資料為測量圖編號 6-NW-8D 及 6-NW-13B
EXTRACT PLAN PREPARED ON 13.4.2022
BASED ON SURVEY SHEETS No. 6-NW-8D & 6-NW-13B

把申請地點由「鄉村式發展」地帶及「綜合發展區」地帶
改劃為「住宅(乙類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界元朗屏山丈量約份第121約地段第1341號B分段餘段、第1341號B分段第1小分段D分段、
第1341號B分段第1小分段J分段餘段及丈量約份第122約地段第525號B分段餘段和毗鄰政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" AND
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 2"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 1341 S.B.RP, 1341 S.B.ss.1 S.D., 1341 S.B.ss.1 S.J.RP IN D.D.121,
AND 525 S.B.RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 2 000 比例尺

米 20 0 20 40 60 80 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/4

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2022年3月14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 E130366C
EXTRACT PLAN PREPARED ON 14.3.2022
BASED ON AERIAL PHOTO No.
E130366C TAKEN ON 19.1.2021
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「鄉村式發展」地帶及「綜合發展區」地帶
改劃為「住宅(乙類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界元朗屏山丈量約份第121約地段第1341號B分段餘段、第1341號B分段第1小分段0分段、
第1341號B分段第1小分段J分段餘段及丈量約份第122約地段第525號B分段餘段和毗鄰政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" AND
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 2"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 1341 S.B RP, 1341 S.B ss.1 S.D, 1341 S.B ss.1 S.J RP IN D.D.121,
AND 525 S.B RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/4

圖 PLAN
Z-3

申請地點
APPLICATION SITE



申請地點
APPLICATION SITE



實地照片 SITE PHOTOS

本圖於2022年3月14日擬備，所根據的資料為攝於2021年11月9日的實地照片
PLAN PREPARED ON 14.3.2022
BASED ON SITE PHOTOS
TAKEN ON 9.11.2021

把申請地點由「鄉村式發展」地帶及「綜合發展區」地帶
改劃為「住宅(乙類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界元朗屏山丈量約份第121約地段第1341號B分段餘段、第1341號B分段第1小分段D分段、
第1341號B分段第1小分段J分段餘段及丈量約份第122約地段第525號B分段餘段和毗鄰政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" AND
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LOTS 1341 S.B RP, 1341 S.B ss.1 S.D, 1341 S.B ss.1 S.J RP IN D.D.121,
AND 525 S.B RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/4

圖 PLAN
Z-4a



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

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2022年3月14日擬備，所根據的資料為攝於2021年11月9日的實地照片
PLAN PREPARED ON 14.3.2022
BASED ON SITE PHOTOS
TAKEN ON 9.11.2021

把申請地點由「鄉村式發展」地帶及「綜合發展區」地帶
改劃為「住宅(乙類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》
新界元朗屏山丈量約份第121約地段第1341號B分段餘段、第1341號B分段第1小分段0分段、
第1341號B分段第1小分段J分段餘段及丈量約份第122約地段第525號B分段餘段和毗鄰政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" AND
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 2"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 1341 S.B RP, 1341 S.B ss.1 S.D, 1341 S.B ss.1 S.J RP IN D.D.121,
AND 525 S.B RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/4

圖 PLAN
Z-4b