

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
-	DESIGN	NC	DY	DY	11/10/22						
A	GENERAL REVISION	NC	DY	DY	18/10/22						
B	GENERAL REVISION	NC	DY	DY	25/10/22						
C	GENERAL REVISION	IL	DY	DY	15/11/22						

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 Telephone : (852) 22 345 647
 Facsimile : (852) 22 345 648
 Website : www.mgdesignhk.com

Project Title
**NEW REZONING APPLICATION
 FOR PROPOSED RESIDENTIAL
 DEVELOPMENT AND GIC USES
 AT DD121, PING SHAN**

Drawing Title
**MASTER LAYOUT PLAN
 (ROOF)**

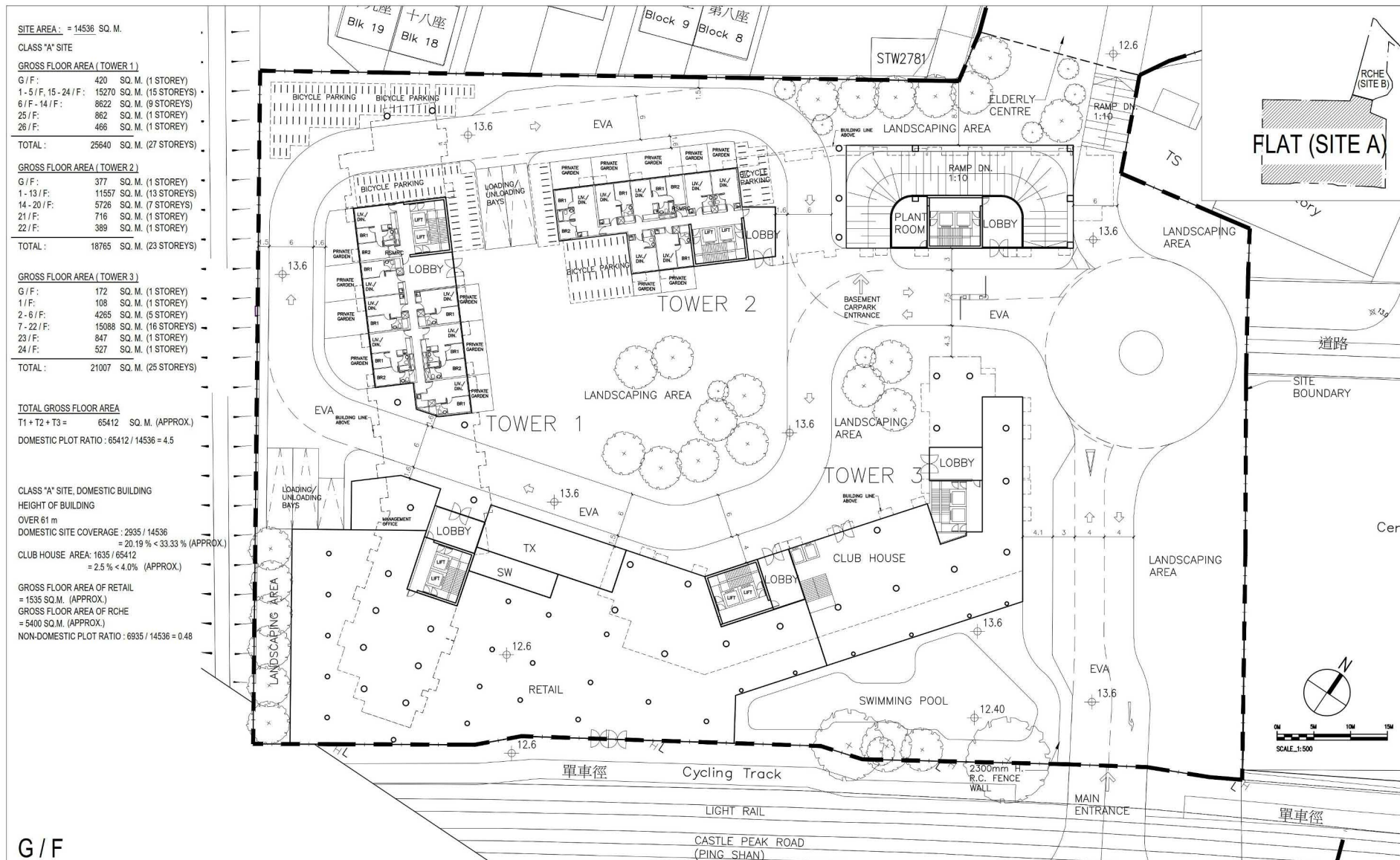
Project No.
 2018KYL02
 Issue Date
 11/10/2022
 Cod File No.
 layout_plan.dwg
 SCALE
 1:1000 (A3)
 Drawing No.
 A-P-001 (C)

Authority's / Client's Approval

(摘錄自申請人於 28.12.2022 呈交的申請書)
**(Extract from Applicant's
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參考編號
**REFERENCE No.
 Y/YL-PS/6**

繪圖 **DRAWING**
Z-1

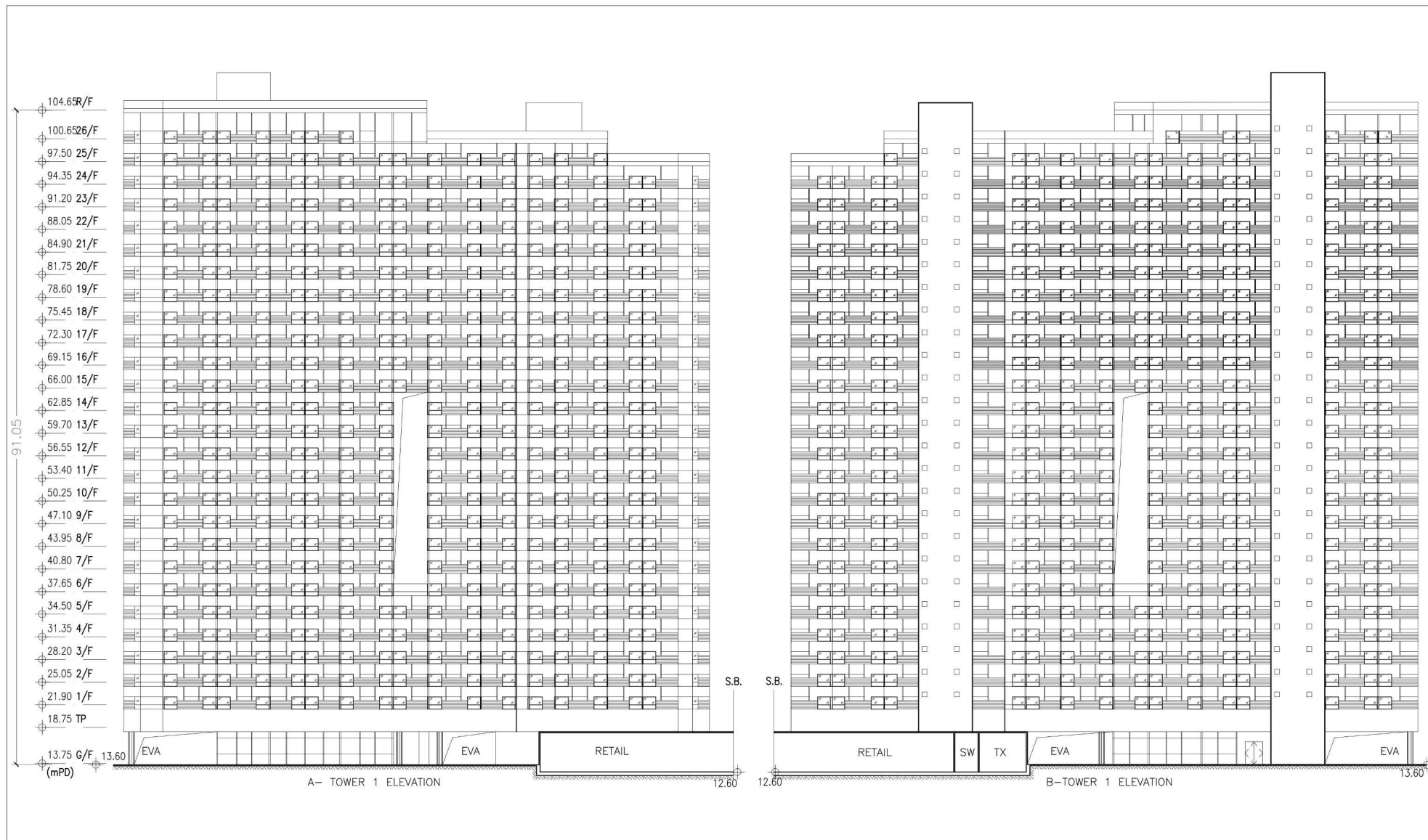


G/F

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繪圖 DRAWING
Z-2



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Project Title
NEW REZONING APPLICATION
FOR PROPOSED RESIDENTIAL
DEVELOPMENT AND GIC USES
AT DD121, PING SHAN

Drawing Title
RESIDENTIAL DEVELOPMENT
ELEVATIONS - TOWER 1

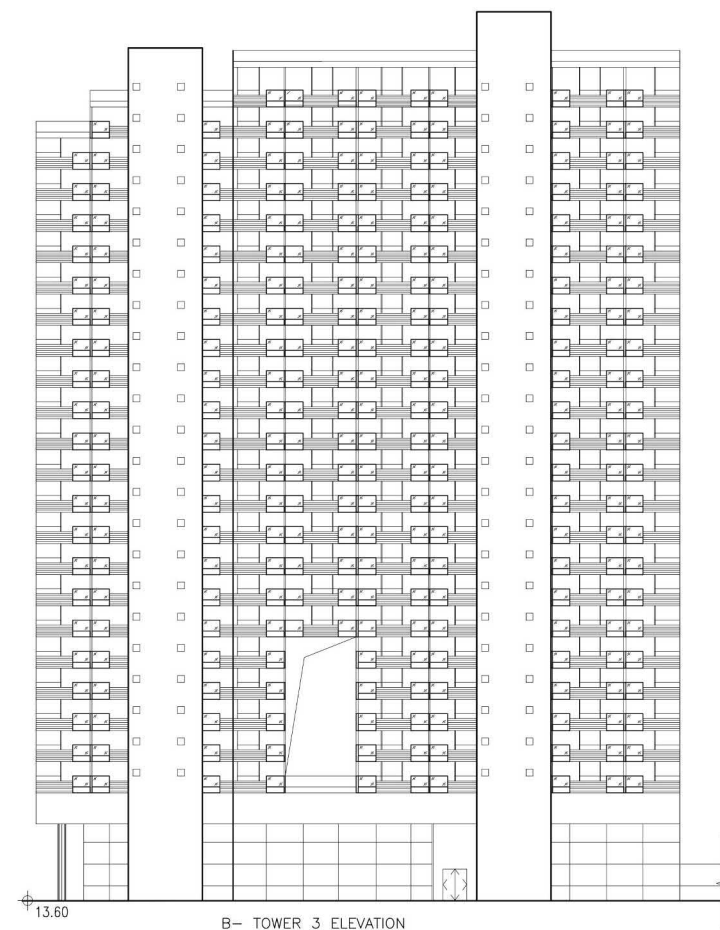
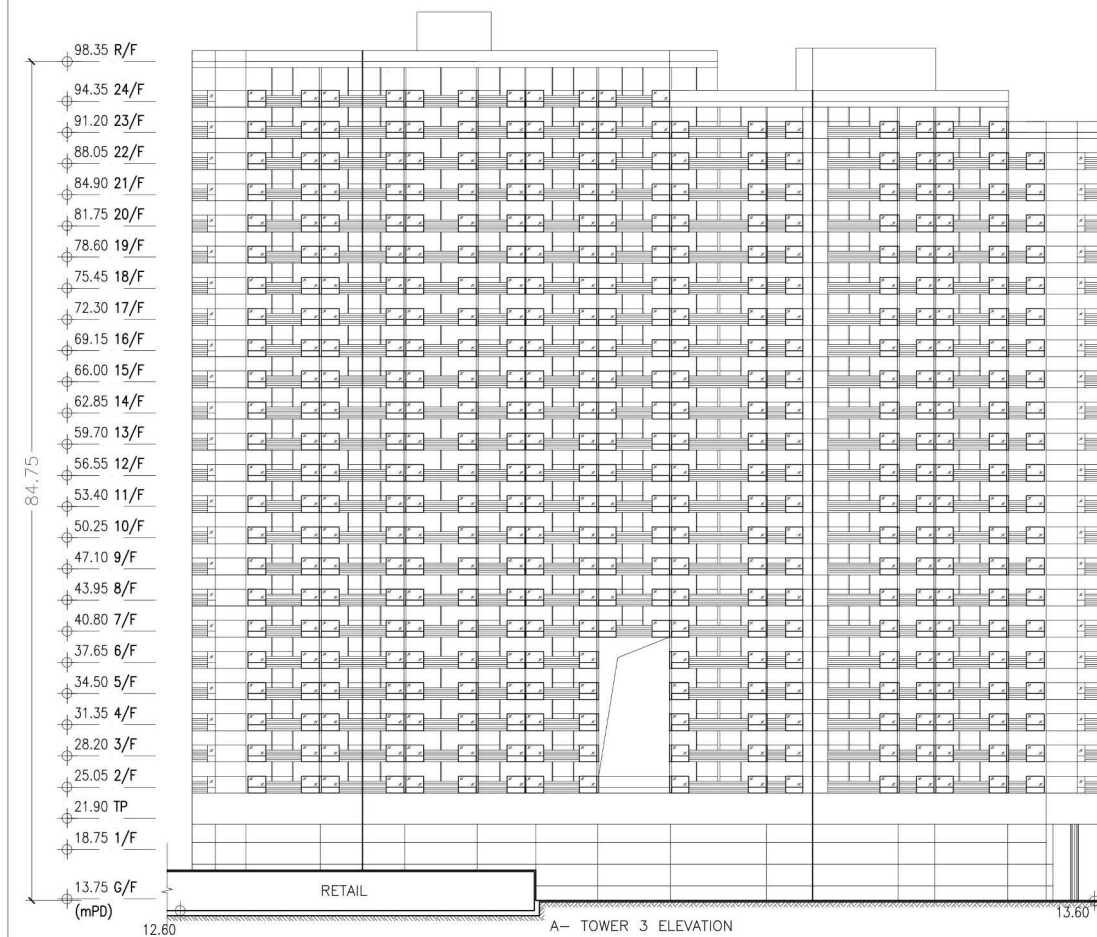
Project No.
20HKYL02
Issue Date
11/10/2022
Cad File No.
Section.dwg
SCALE
1:500 (A3)
Drawing No.
A-E-201 (-)

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REFERENCE No.
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繪圖 DRAWING
Z-4a



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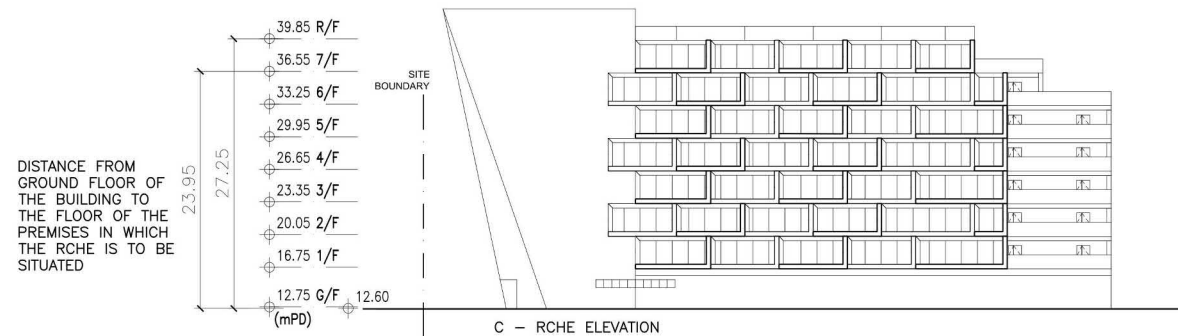
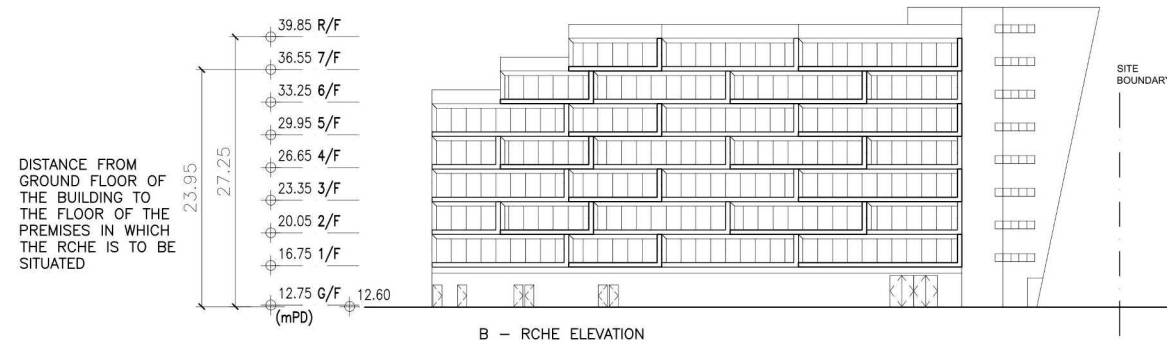
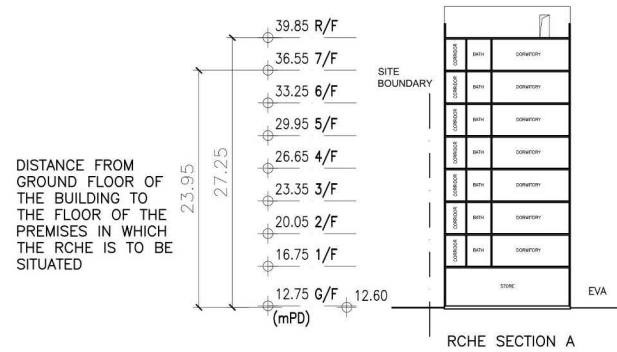
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Project Title NEW REZONING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AND GIC USES AT DD121, PING SHAN	Drawing Title RESIDENTIAL DEVELOPMENT ELEVATIONS - TOWER 3	Project No. 20HKYL02 Cod File No. Section.dwg SCALE 1:500 Drawing No. A-E-203 (-)	Issue Date 11/10/2022 Authority's / Client's Approval
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參考編號 REFERENCE No. Y/YL-PS/6	繪圖 DRAWING Z-4b
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Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
1	DESIGN	CM	DY	DY	25/10/22						

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Project Title
NEW REZONING APPLICATION
FOR PROPOSED RESIDENTIAL
DEVELOPMENT AND GIC USES
AT DD121, PING SHAN

Drawing Title
RCHE
SECTION & ELEVATIONS

Project No.
20HKV/L02
Cad File No.
Section.dwg
SCALE
1:500
Drawing No.
A-S-101 (-)

Authority's / Client's Approval

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(Extract from Applicant's
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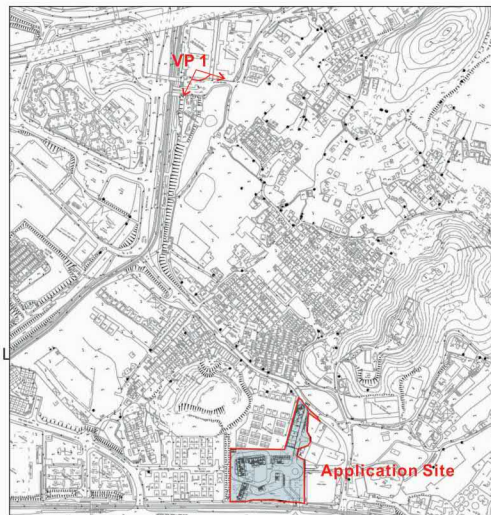
繪圖 DRAWING
Z-5



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(Extract from Applicant's
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REFERENCE No.
Y/YL-PS/6

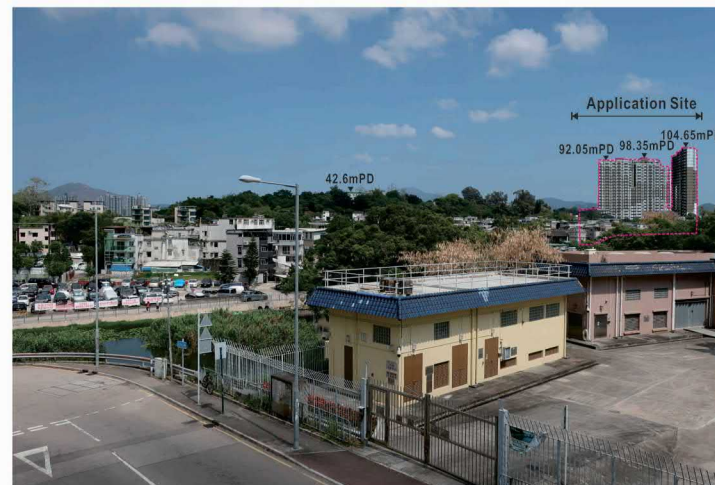
繪圖 DRAWING
Z-7



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)

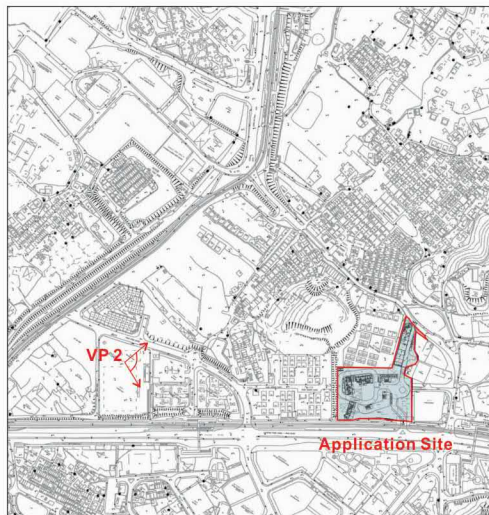
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						DRAWING TITLE 圖紙名稱 Viewpoint 1: Ping Shan Tin Shui Wai Public Library	DATE 日期 AUG. 2021	DRAWN 繪圖 CAD	
						REVISION 校訂 A		CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 FIGURE 4		APPROVED 審批 TEL	
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CAD FILENAME : FIGURE 4

(摘錄自申請人於 30.5.2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 30.5.2023)

參考編號
REFERENCE No.
Y/YL-PS/6

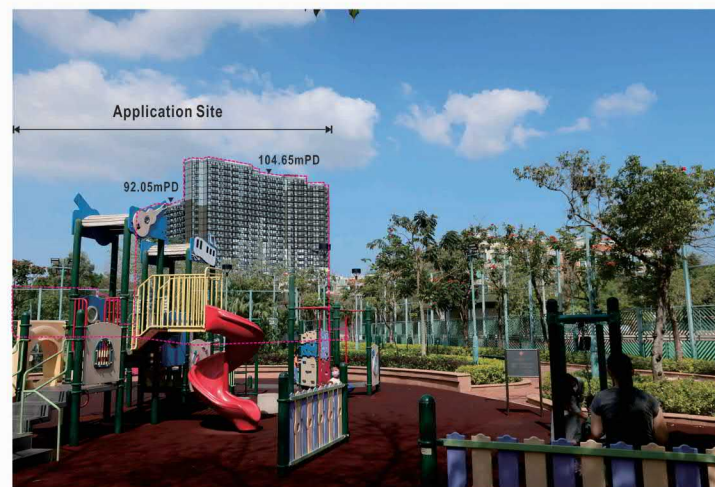
繪圖 DRAWING
Z-8



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)

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						REVISION 校訂 A	CHECKED 審核 TEL	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 FIGURE 5	APPROVED 審批 TEL	APPROVED 審批 TEL	
<p>LANDSCAPE 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 POI COMMERICAL BUILDING, 5-11 THICKSON ROAD, WAI CHAI HONG KONG 香港新界沙田區第5-11號怡和商業大廈17樓A座 TELEPHONE 2868 0880 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零八八 傳真:(八五二) 二八六八 二二二三</p>									

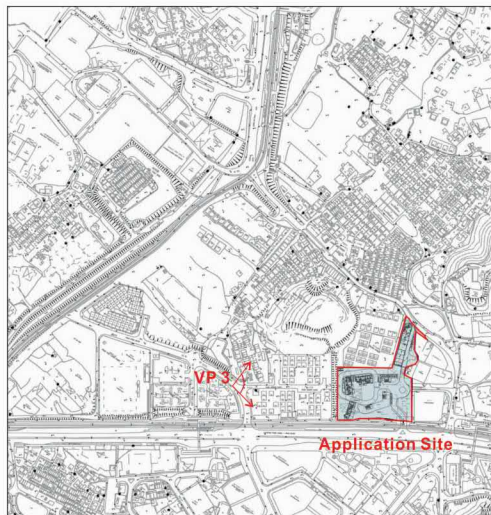
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CAD FILENAME : FIGURE 5

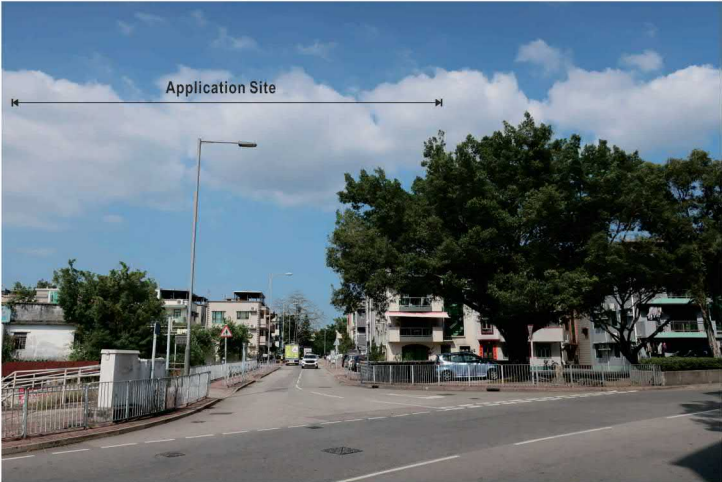
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(Extract from Applicant's Further
Information Submitted on 30.5.2023)

參考編號
REFERENCE No.
Y/YL-PS/6

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)

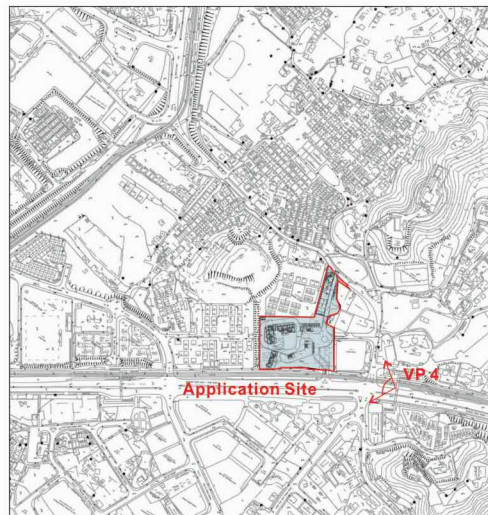


VP 3: View looking towards the Subject Site from Junction of Ping Kwai Road & Ping Yeung Lane (with Proposed Scheme)

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				COPYRIGHT RESERVED 保留版權	
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						DRAWING TITLE 圖紙名稱 Viewpoint 3: Junction of Ping Kwai Road & Ping Yeung Lane		REVISION 校訂 A		CHECKED 審核 TEL	
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<div><div>LANDIS LIMITED 地景設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建造 FLAT A, 17/F, SHAN POI COMMERICAL BUILDING, 5 - 11 THICKSON ROAD, WAI CHAI, HONG KONG 香港新界沙田區第5-11號怡和商業大廈17樓A座 TELEPHONE 2868 0880 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零八八 傳真:(八五二) 二八六八 二二二三</div></div>											
										CAD FILENAME : FIGURE 6	

(摘錄自申請人於 30. 5. 2023 呈交的進一步資料)
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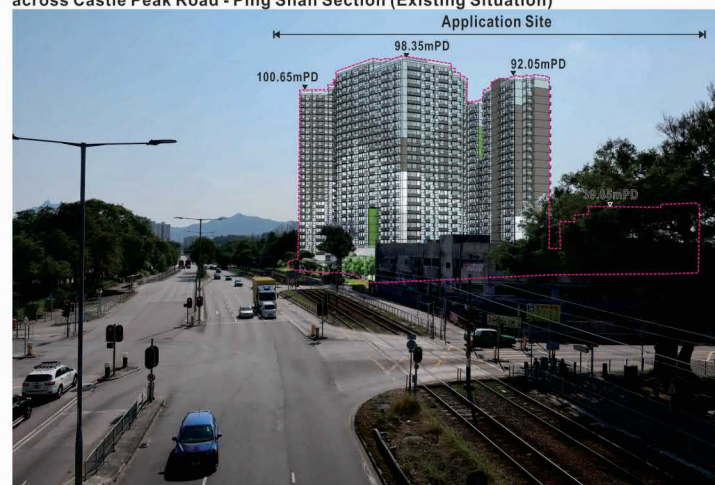
參考編號 REFERENCE No. Y/YL-PS/6	繪圖 DRAWING Z-10
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Key Plan



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)

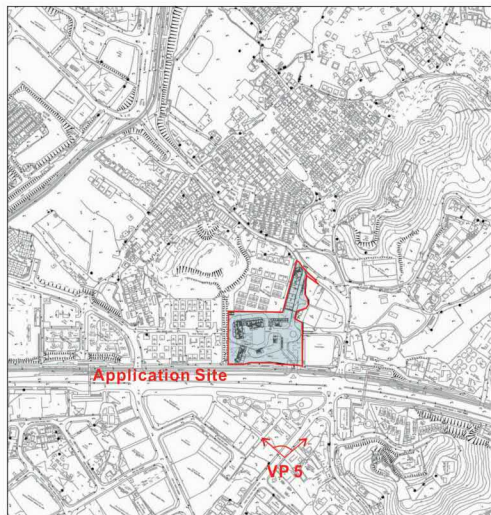
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						REVISION 校訂 A	DRAWING NUMBER 圖號 FIGURE 7	CHECKED 審核 TEL	
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CAD FILENAME : FIGURE 7

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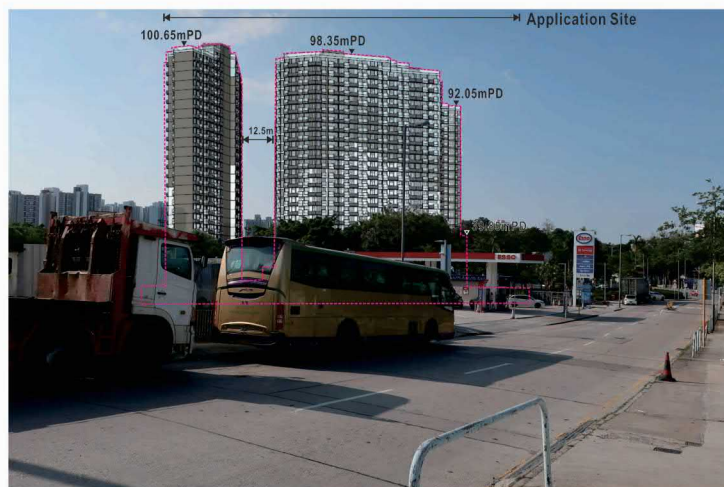
繪圖 DRAWING
Z-11



Key Plan



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



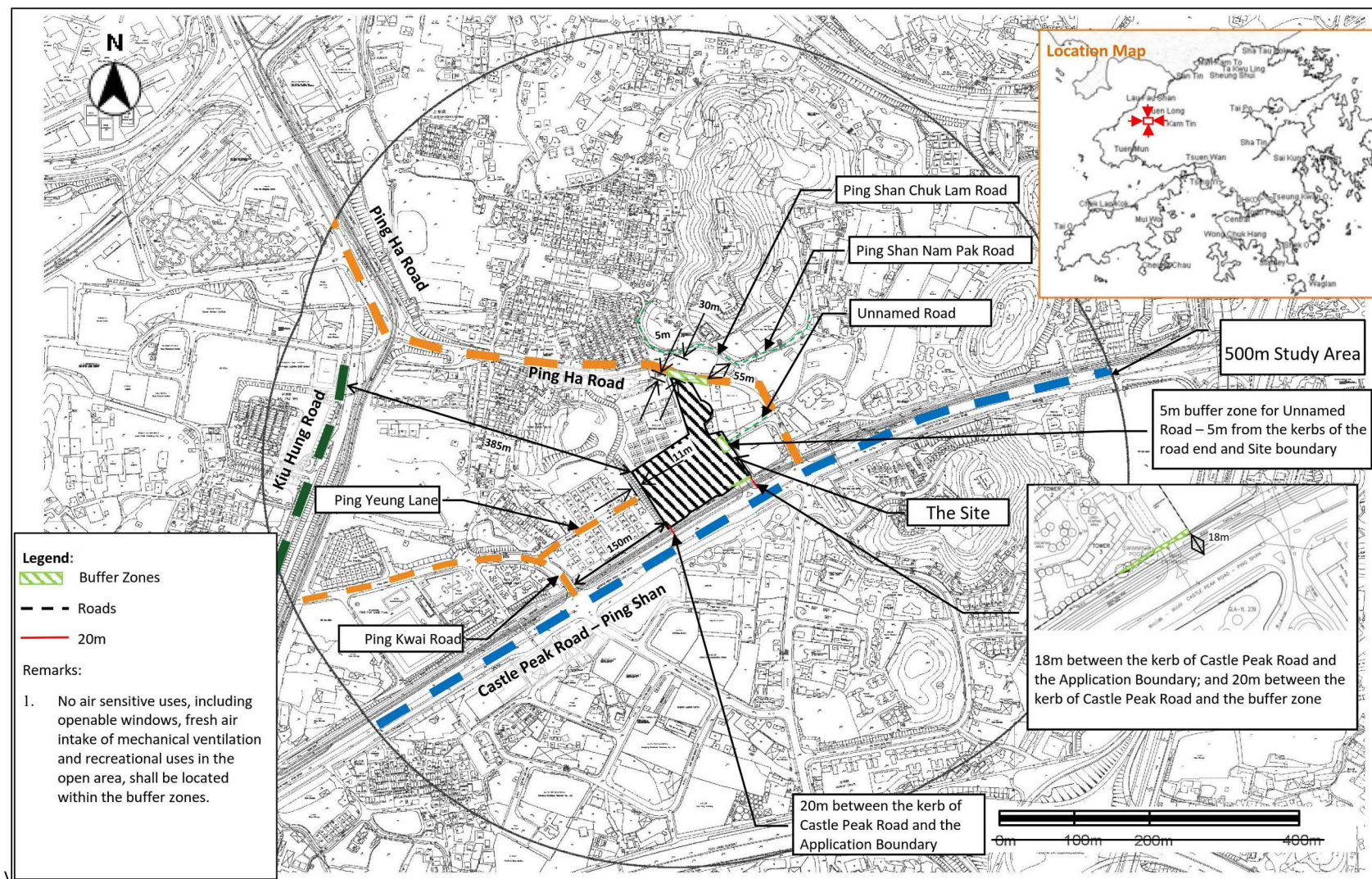
VP 5: View looking towards the Subject Site from Tong Yan San Tsuen Road (with Proposed Scheme)

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						DRAWING TITLE 圖紙名稱 Viewpoint 5: Tong Yan San Tsuen Road	DATE 日期 AUG. 2021	DRAWN 繪圖 CAD	
						REVISION 校訂 A	CHECKED 審核 TEL	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 FIGURE 8	APPROVED 審批 TEL	APPROVED 審批 TEL	
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參考編號 REFERENCE No. Y/YL-PS/6	繪圖 DRAWING Z-12
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Figure 2-2 Shortest Horizontal Distances Between Nearby Roads and Site Boundary



D01 ENVIRONMENTAL ASSESSMENT

Section 12A Rezoning Application – Request for Amendment to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 from “Village Type Development” Zone and “Comprehensive Development Area” Zone to “Residential (Group B)2” Zone at Various Lots in D.D. 121 and D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.

Prepared for On Billion International Ltd

SMEC Internal Ref. 7076914 |

D01/01

24 April 2023

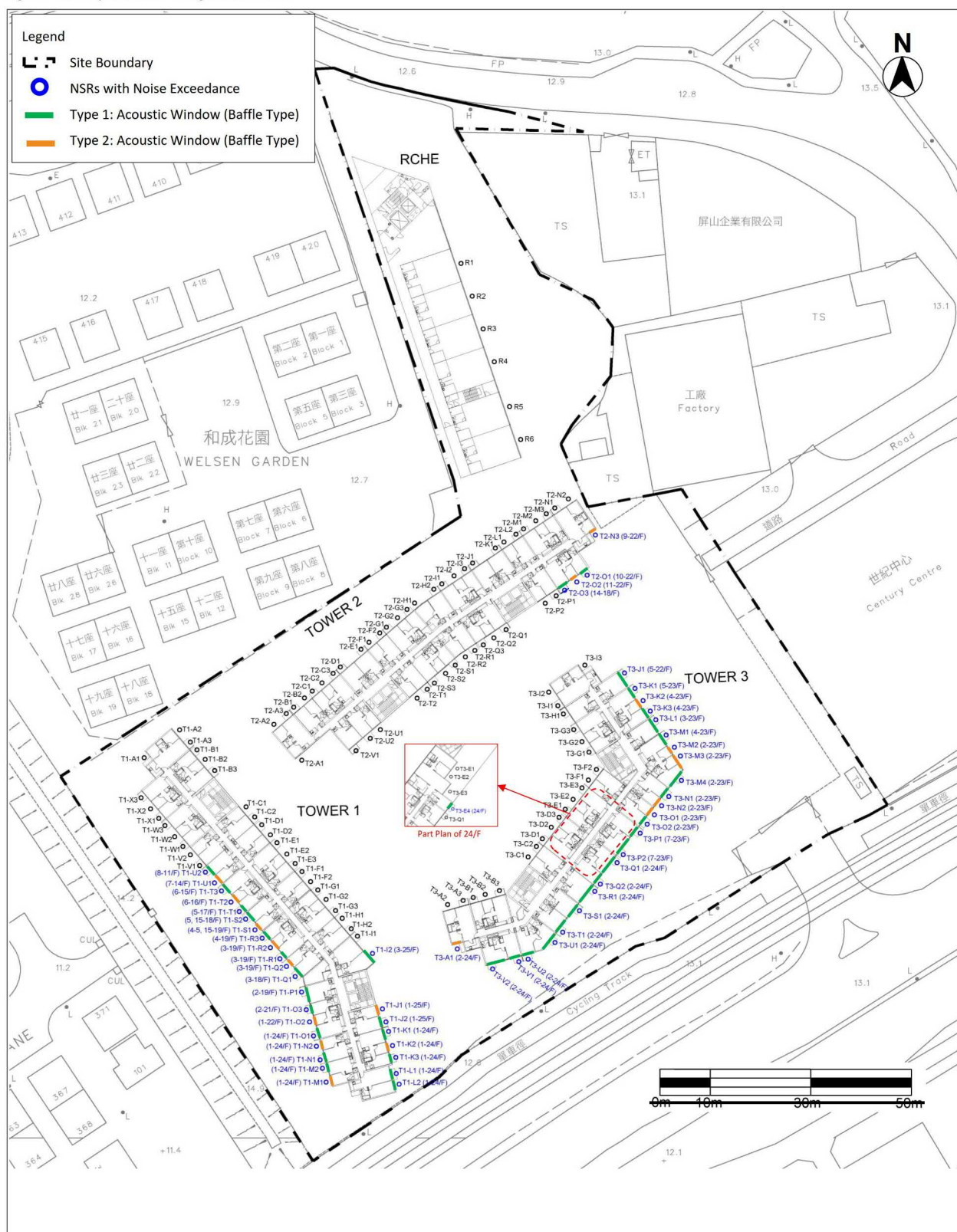
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REFERENCE No.
Y/YL-PS/6

繪圖 DRAWING
Z-13

Figure 3-10 Proposed Noise Mitigation Measure



D01 ENVIRONMENTAL ASSESSMENT

Section 12A Rezoning Application – Request for Amendment to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 from “Village Type Development” Zone and “Comprehensive Development Area” Zone to “Residential (Group B)2” Zone at Various Lots in D.D. 121 and D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.

Prepared for On Billion International Ltd

SMEC Internal Ref. 7076914 |

D01/01
24 April 2023

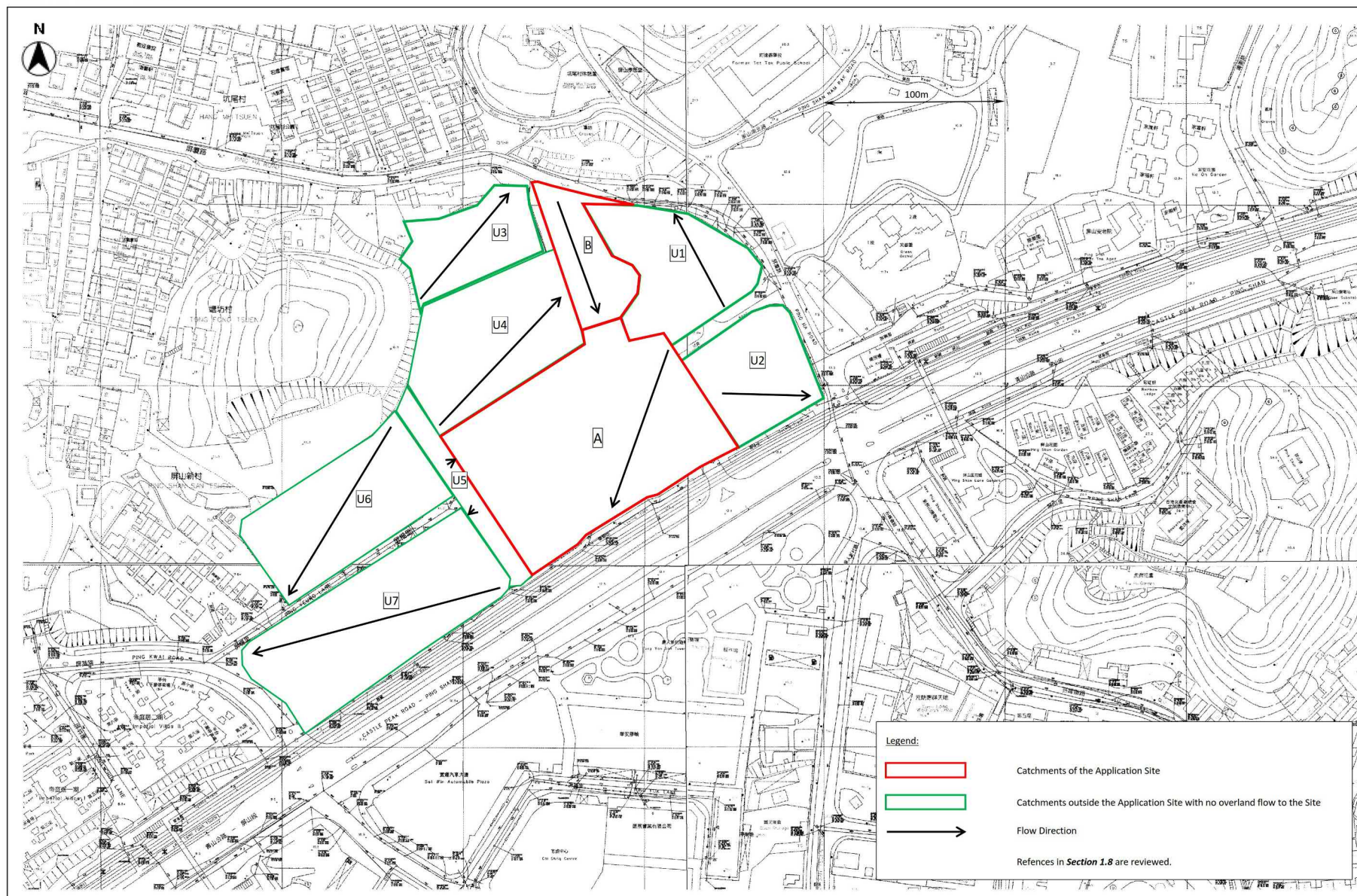
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REFERENCE No.
Y/YL-PS/6

繪圖 DRAWING
Z-14

Figure 3-1 Identified Catchments



D04 PROJECT PROFILE OF DRAINAGE
Request for Amendment to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 from "Village Type Development" Zone and "Comprehensive Development Area" Zone to "Residential (Group B) 2" Zone
Prepared for On Billion International Ltd

SMEC Internal Ref. 7076914 |
D04/01
24 April 2023

3-3

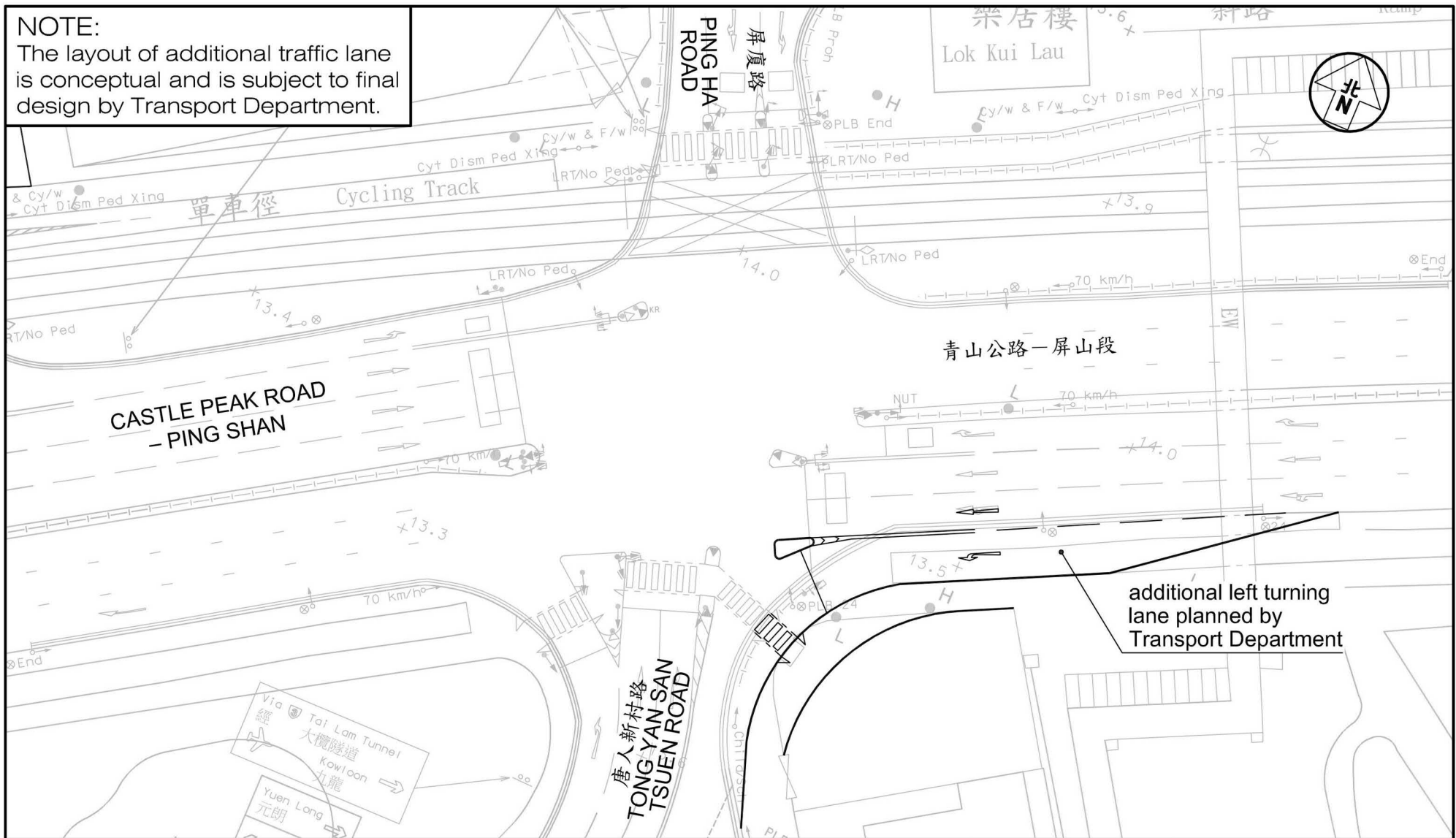
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參考編號
REFERENCE No.
Y/YL-PS/6

繪圖 DRAWING
Z-15

NOTE:

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

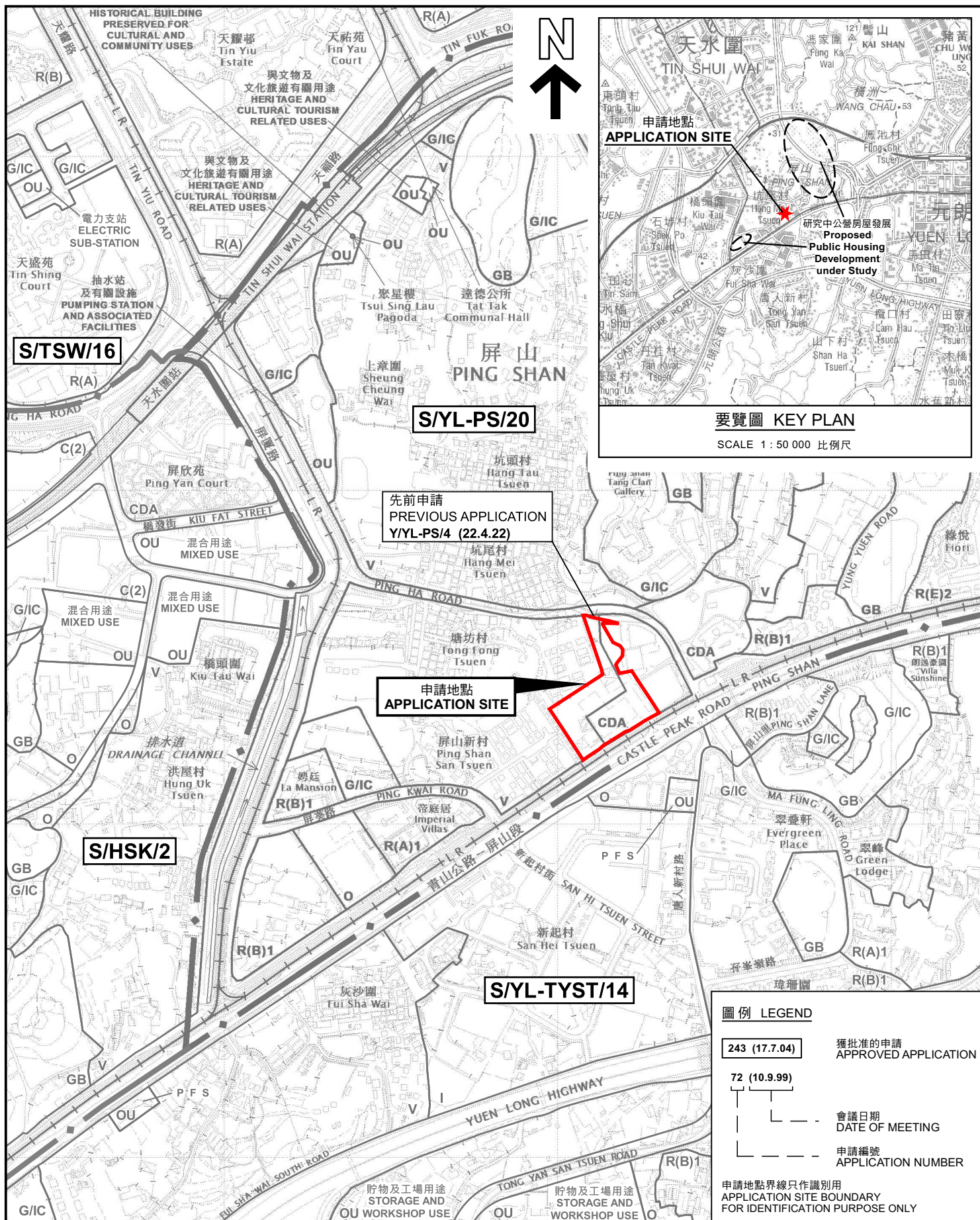


Project Title				PROPOSED DEVELOPMENT AT VARIOUS LOTS IN D.D. 121, PING SHAN				J7219		Figure No. 4.4		Revision R1A		<div>CKM Asia Limited</div> <div>Traffic and Transportation Planning Consultants</div> <div>21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong</div> <div>Tel : (852) 2520 5990 Fax : (852) 2528 6343</div> <div>Email : mail@ckmasia.com.hk</div>		
Figure Title				CONCEPTUAL LAYOUT OF ADDITIONAL LEFT TURNING LANE AT J1						Designed by T H C		Drawn by C C L			Checked by K C	
										Scale in A4 1 : 500		Date 10 NOV 2022				

(摘錄自申請人於 28.12.2022 呈交的申請書)
(Extract from Applicant's
Submission of 28.12.2022)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/YL-PS/6	Z-16

T:\JOB\J7200-J7249\J7219\RevR1A.dwg



位置圖 LOCATION PLAN

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分段第9小分段、第1341號B分段第
第1341號B分段第1小分段J分段餘段、第1341號B分段第1小分段0分段及
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. ss.9, 1341 S.B. RP, 1341 S.B. ss.1 S.J. RP, 1341 S.B. ss.1 S.D. IN D.D.121,
525 S.B. RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

圖例 LEGEND

- 243 (17.7.04) 獲批准的申請
APPROVED APPLICATION
- 72 (10.9.99) 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5月4日擬備，
所根據的資料為於2022年9月13日
核准的分區計劃大綱圖編號 S/YL-PS/20
EXTRACT PLAN PREPARED ON 4.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/20 APPROVED ON 13.9.2022

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/6

圖 PLAN
Z-1





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

本摘要圖於2023年2月8日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E149006C
EXTRACT PLAN PREPARED ON 8.2.2023
BASED ON AERIAL PHOTO No.
E149006C TAKEN ON 14.2.2022 BY
LANDS DEPARTMENT

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分段第9小分段、第1341號B分段餘段、
第1341號B分段第1小分段J分段餘段、第1341號B分段第1小分段0分段及
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 ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D IN D.D.121,
525 S.B RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

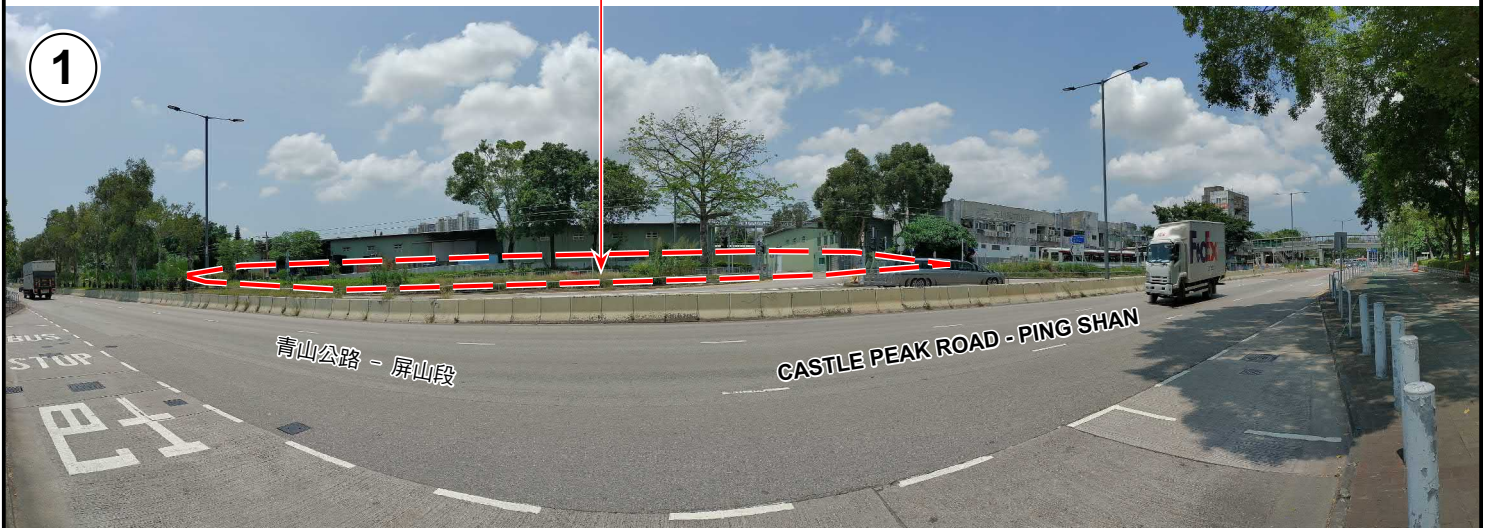
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/6

圖 PLAN
Z-3

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2023年5月3日擬備，所根據的資料為攝於2023年4月28日的實地照片
PLAN PREPARED ON 3.5.2023
BASED ON SITE PHOTOS
TAKEN ON 28.4.2023

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分段第9小分段、第1341號B分段餘段、
第1341號B分段第1小分段J分段餘段、第1341號B分段第1小分段0分段及
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 ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D IN D.D.121,
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/6

圖 PLAN
Z-4a



實地照片 SITE PHOTOS

本圖於2023年5月3日擬備，所根據的資料為攝於2023年4月28日的實地照片
PLAN PREPARED ON 3.5.2023
BASED ON SITE PHOTOS
TAKEN ON 28.4.2023

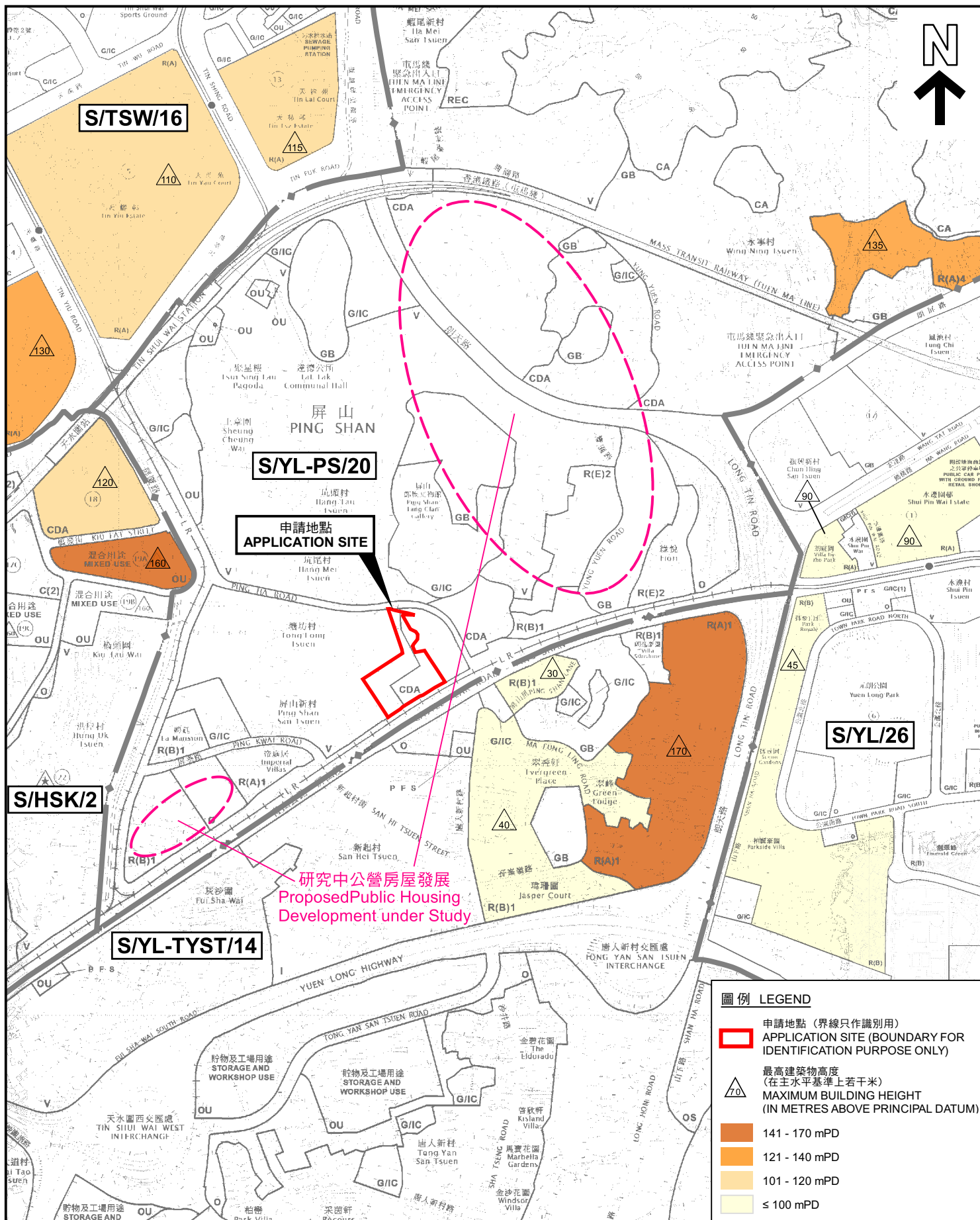
把申請地點由「鄉村式發展」地帶及「綜合發展區」地帶
改劃為「住宅(乙類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》
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丈量約份第122約地段第525號B分段餘段和毗鄰政府土地
TO REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" AND
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 2"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOTS 1341 S.B ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D IN D.D.121,
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/6

圖 PLAN
Z-4b



本摘要圖於2023年5月5日擬備，所根據的資料為：
於2018年10月16日核准的分區計劃大綱圖編號 S/HSK/2、
於2021年8月10日核准的分區計劃大綱圖編號 S/YL-TYST/14、
於2021年9月12日核准的分區計劃大綱圖編號 S/TSW/16、
於2022年9月13日核准的分區計劃大綱圖編號 S/YL-PS/20、
及於2023年1月6日展示的分區計劃大綱圖編號 S/YL/26

EXTRACT PLAN PREPARED ON 5.5.2023 BASED ON
OUTLINE ZONING PLAN No. S/HSK/2 APPROVED ON 16.10.2018,
OUTLINE ZONING PLAN No. S/YL-TYST/14 APPROVED ON 10.8.2021,
OUTLINE ZONING PLAN No. S/TSW/16 APPROVED ON 12.4.2022,
OUTLINE ZONING PLAN No. S/YL-PS/20 APPROVED ON 13.9.2022 &
OUTLINE ZONING PLAN No. S/YL/26 EXHIBITED ON 6.1.2023

在擬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 DEVELOPMENT

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的《註釋》
新界元朗屏山丈量約份第121約地段第1341號分地段第9小分段、第1341號分地段、
第1341號分地段第14小分段、第1341號分地段第15小分段及
丈量約份第122約地段第22號分地段和毗鄰政府土地
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. ss.9, 1341 S.B. RP, 1341 S.B. ss.1 S.J. RP, 1341 S.B. ss.1 S.D. IN D.D.121,
525 S.B. RP IN D.D.122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES
SCALE 1: 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES METRES

圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 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)
- 141 - 170 mPD
- 121 - 140 mPD
- 101 - 120 mPD
- ≤ 100 mPD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-PS/6

圖 PLAN
Z-5