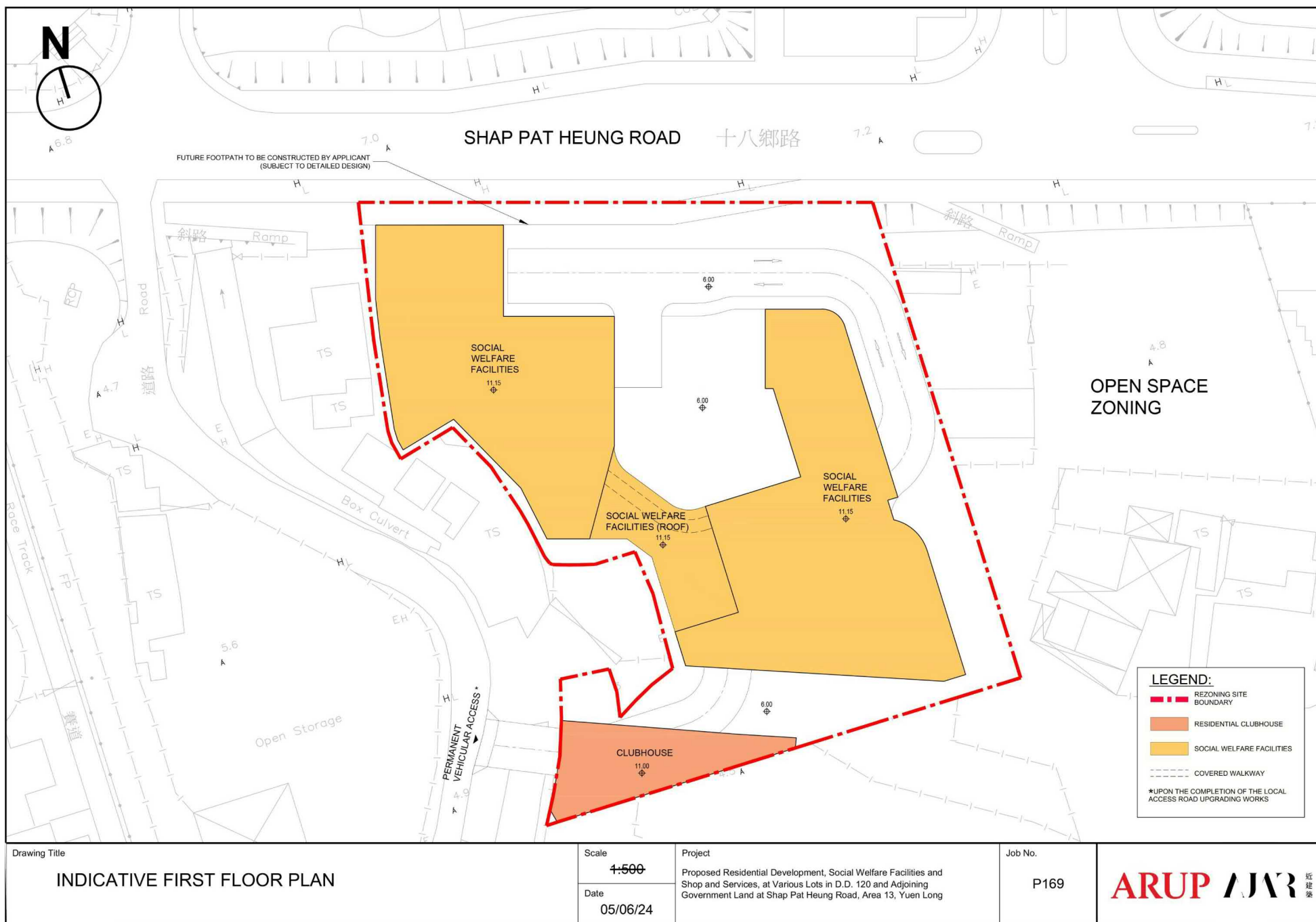


(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

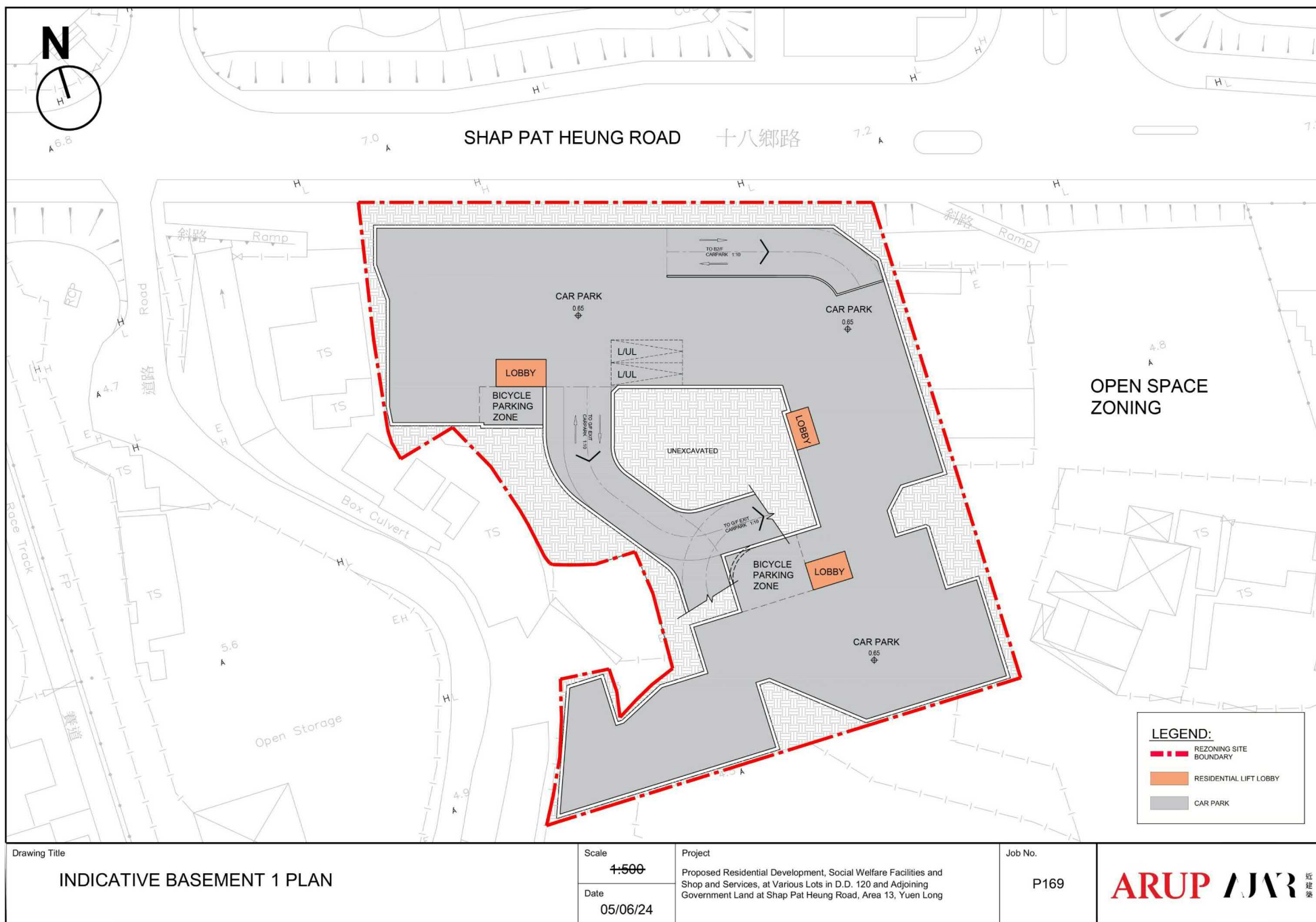
繪圖 DRAWING
Z-2



(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

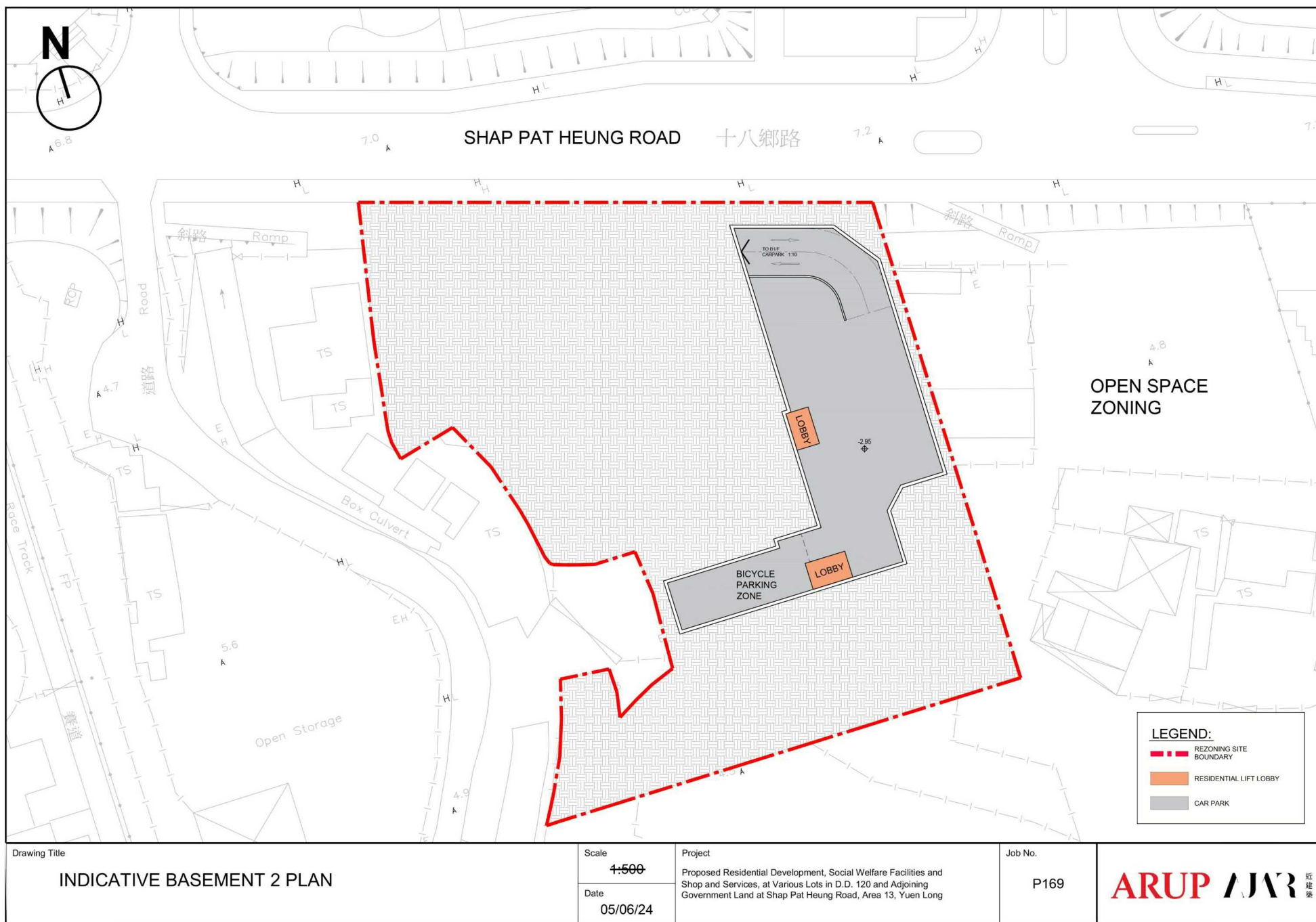
繪圖 DRAWING
Z-3



(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-4



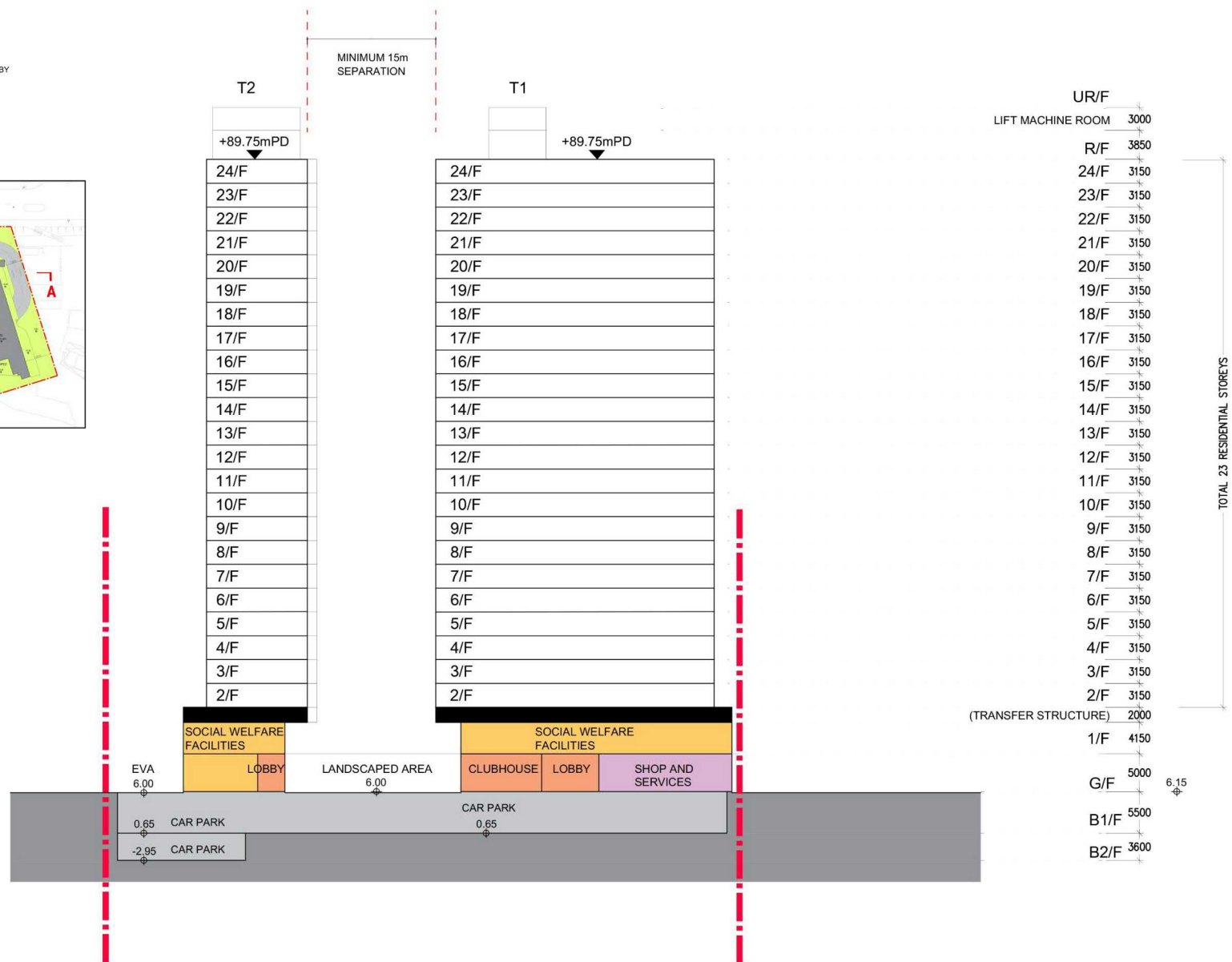
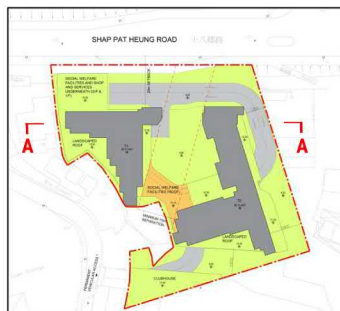
(摘錄自申請人於 6.12.2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-5

LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE / LOBBY
- SOCIAL WELFARE FACILITIES
- SHOP AND SERVICES
- CAR PARK



Drawing Title

SECTION AA'

Scale

1:500

Date

05/06/24

Project

Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

Job No.

P169

ARUP / JVR 近建築

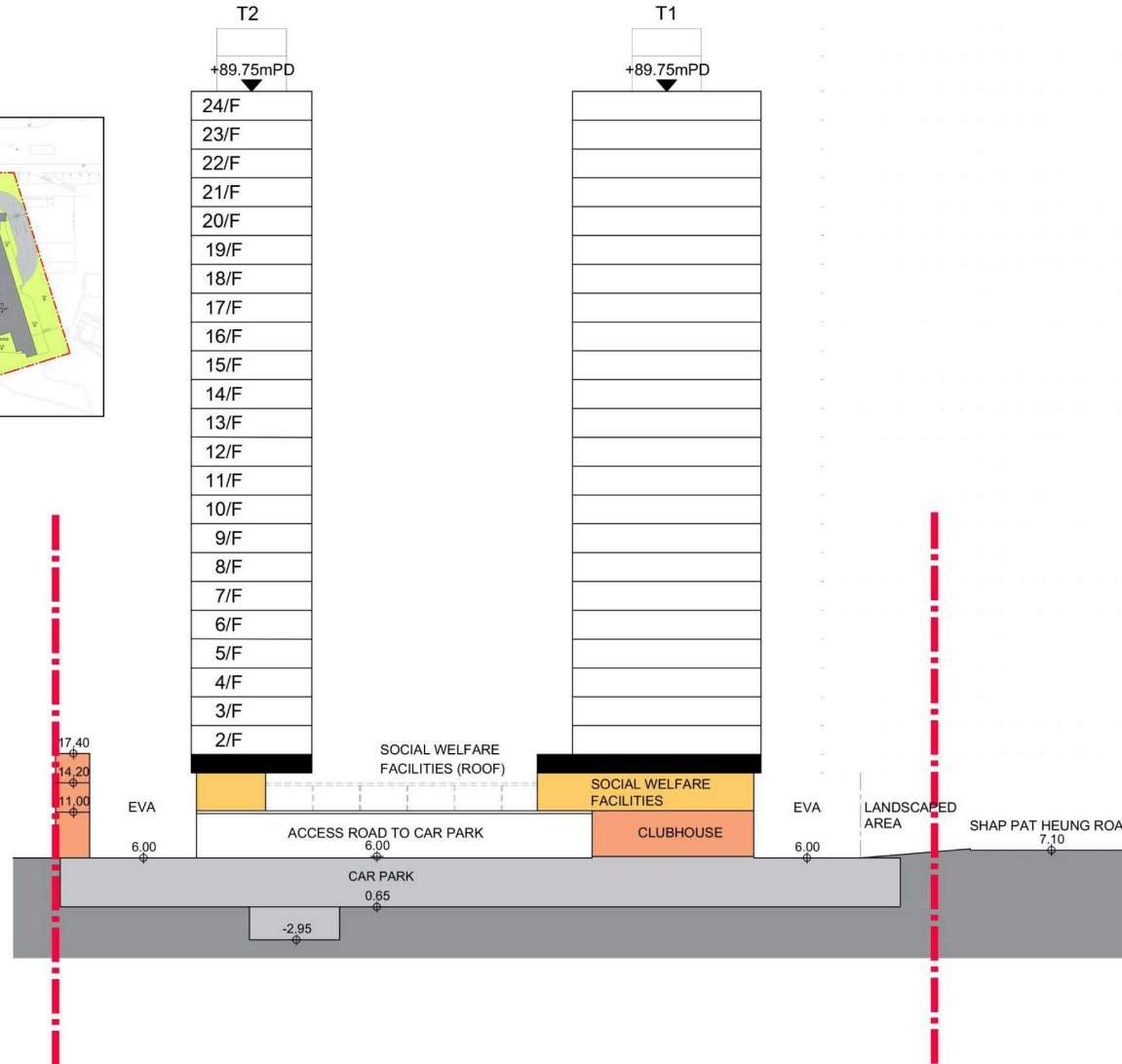
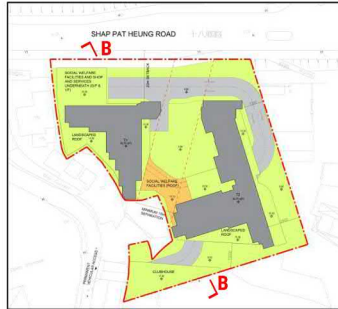
(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-6

LEGEND:

- REZONING SITE BOUNDARY
- RESIDENTIAL CLUBHOUSE
- SOCIAL WELFARE FACILITIES
- E/M / CAR PARK / ROAD



UR/F	3000
LIFT MACHINE ROOM	3850
R/F	3150
24/F	3150
23/F	3150
22/F	3150
21/F	3150
20/F	3150
19/F	3150
18/F	3150
17/F	3150
16/F	3150
15/F	3150
14/F	3150
13/F	3150
12/F	3150
11/F	3150
10/F	3150
9/F	3150
8/F	3150
7/F	3150
6/F	3150
5/F	3150
4/F	3150
3/F	3150
2/F	3150
(TRANSFER STRUCTURE)	2000
1/F	4150
G/F	5000
B1/F	5500
B2/F	3600

TOTAL 23 RESIDENTIAL STOREYS

Drawing Title

SECTION BB'

Scale

1:500

Date

05/06/24

Project

Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long

Job No.

P169

ARUP AAR 近建築

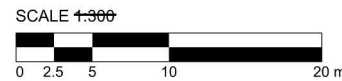
(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

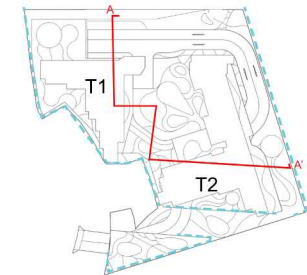
繪圖 DRAWING
Z-7



SECTION A-A'



GREEN WALL REFERENCE IMAGE



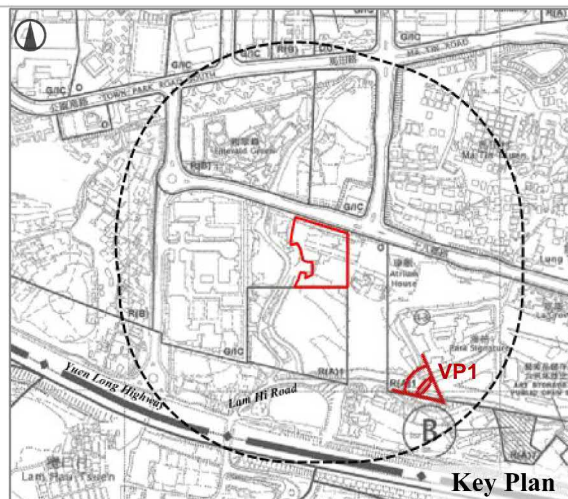
KEY PLAN

<div>LEGEND</div> <p>This drawing is for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.</p>	DRAWING TITLE Landscape Section A-A'		DATE JUNE 2024	FIGURE NO. FIG 1.8a	SCALE AND ORIENTATION 1:300 @ A1	<div>ARUP</div>
			DRAWN GC	JOB TITLE Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Government, Institution or Community" Zone to "Residential (Group A) 9", for Proposed Residential Development, Social Welfare Facilities and Shop and Services, at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long		
			CHECKED CY			
			APPROVED CY			

(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-9

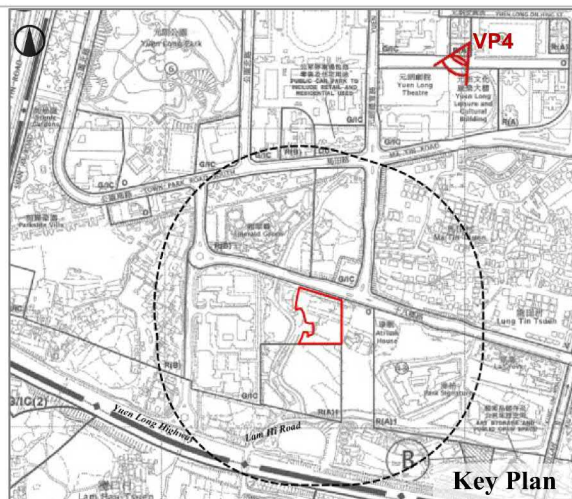


LEGEND	
	Proposed Development at Application Site
	Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)


Figure No.	Scale	Figure Title
4	-	Viewing Point 1: Lam Hi Road
ARUP	Date	Source
	Jan 2024	Site Photo taken on 8 February 2023

(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 6.12.2024)

參考編號 REFERENCE No. Y/YL/20	繪圖 DRAWING Z-10
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LEGEND

 Proposed Development at Application Site


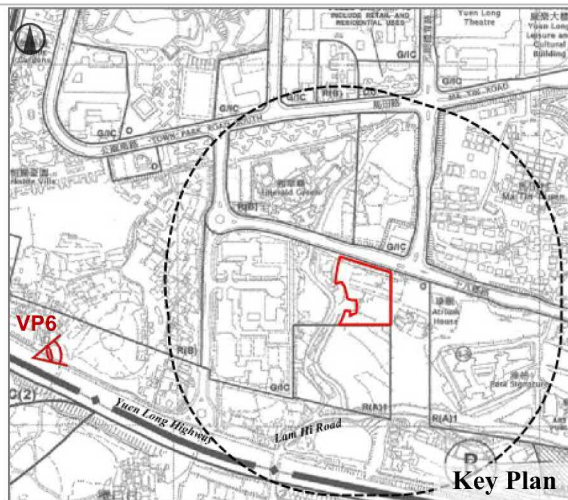
 Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
7	-	Viewing Point 4: Yuen Long Theatre
ARUP	Date	Source
	Dec 2023	Site Photo taken on 15 August 2023

(摘錄自申請人於 6.12.2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號 REFERENCE No. Y/YL/20	繪圖 DRAWING Z-11
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LEGEND

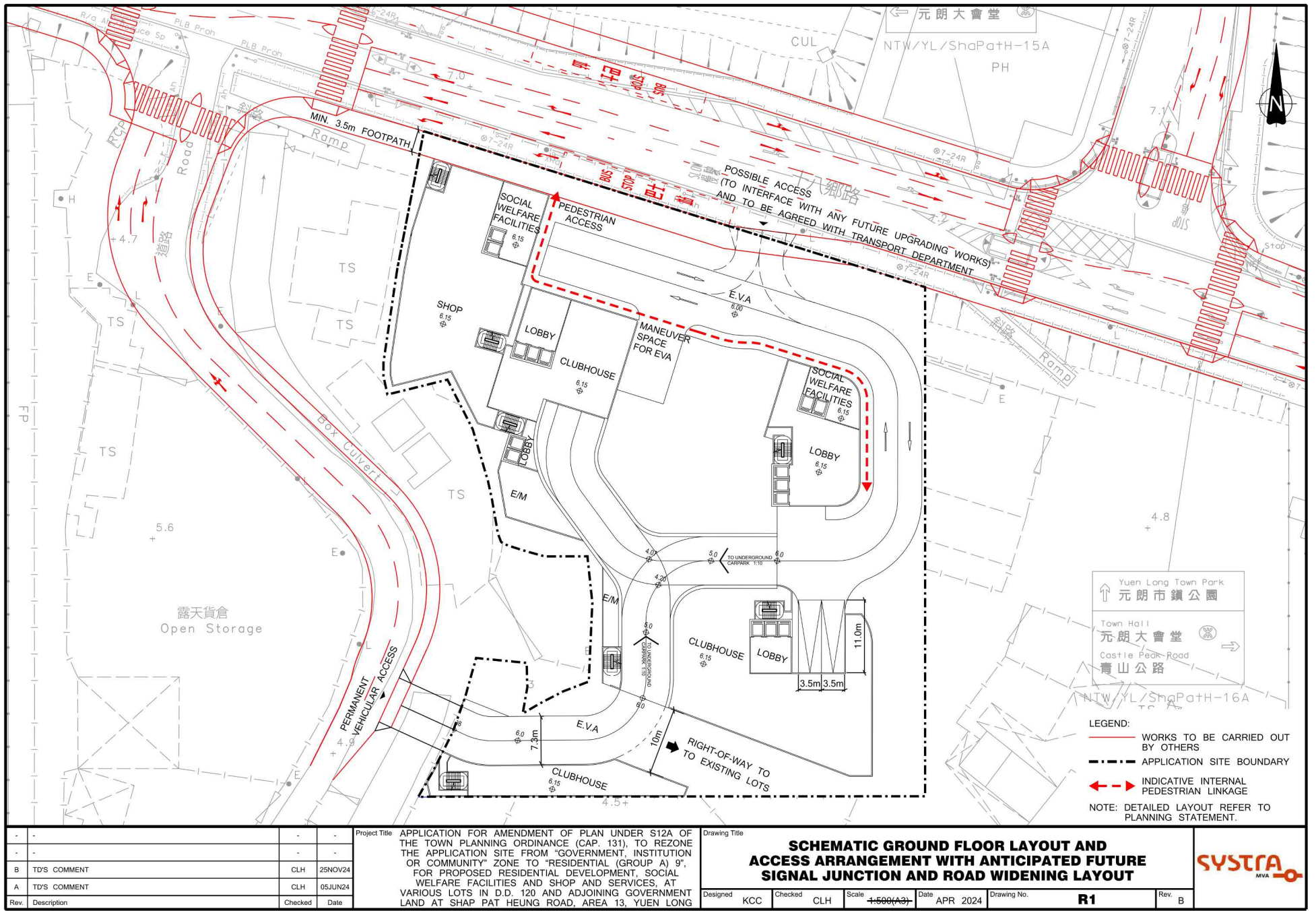
- Proposed Development at Application Site
- Surrounding Planned/ Committed Public and Private Housing Development (for Indicative Purpose)

Figure No.	Scale	Figure Title
9	-	Viewing Point 6: Yuen Long Highway
ARUP	Date Dec 2023	Source Site Photo taken on 8 February 2023

(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-12

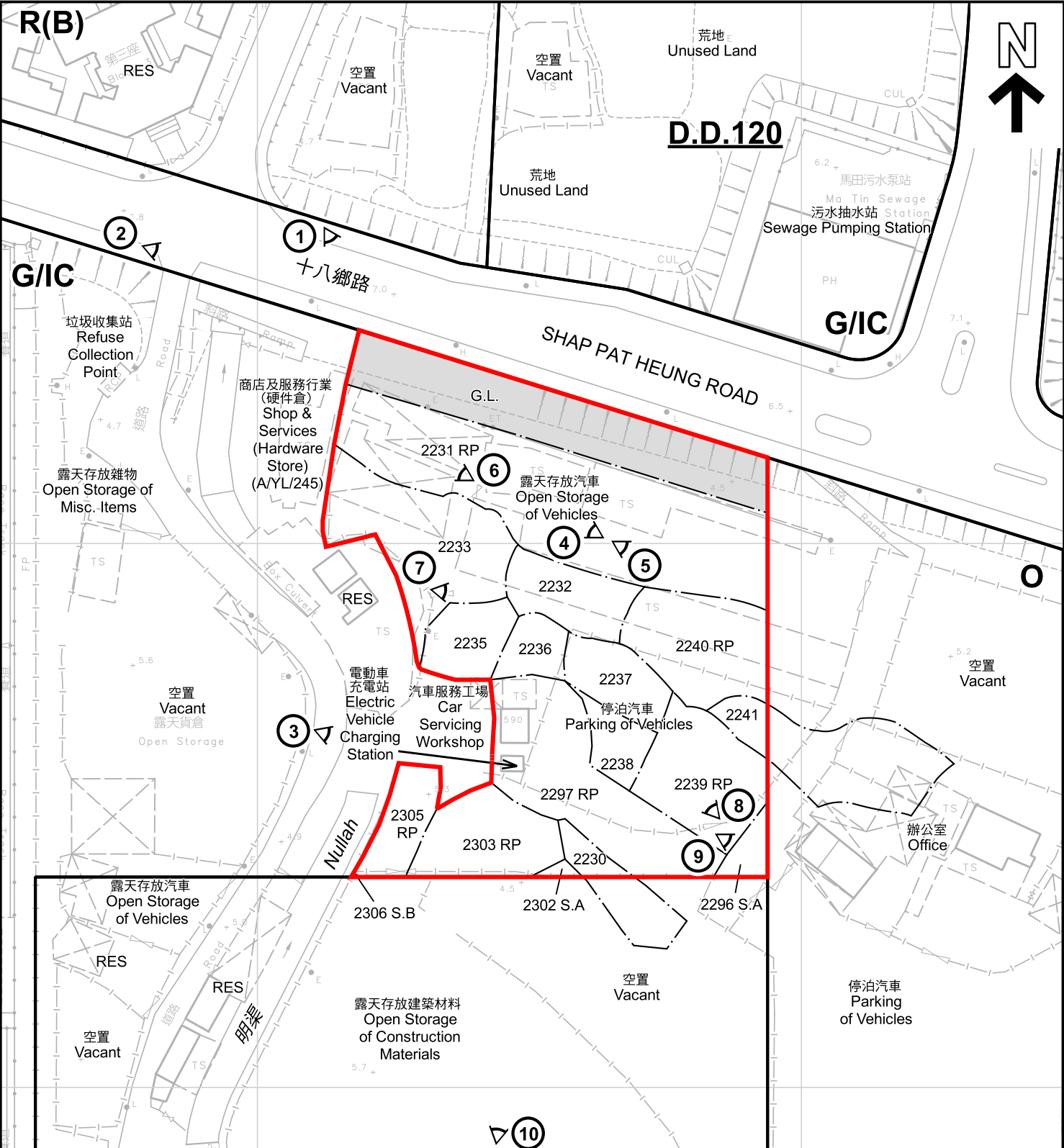


CHK50712810/TIA2/R1-B.DGN/CKC/25NOV24

(摘錄自申請人於 6. 12. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.12.2024)

參考編號
REFERENCE No.
Y/YL/20

繪圖 DRAWING
Z-13



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- RES 住用構築物
RESIDENTIAL STRUCTURES
- ①◀ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- G.L. 政府土地
GOVERNMENT LAND

註釋 Notes :
2024年11月25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 25.11.2024

平面圖 SITE PLAN

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
SHAP PAT HEUNG ROAD, YUEN LONG
SCALE 1:1 000 比例尺

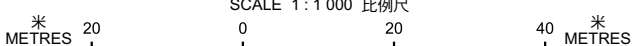
規劃署
PLANNING
DEPARTMENT

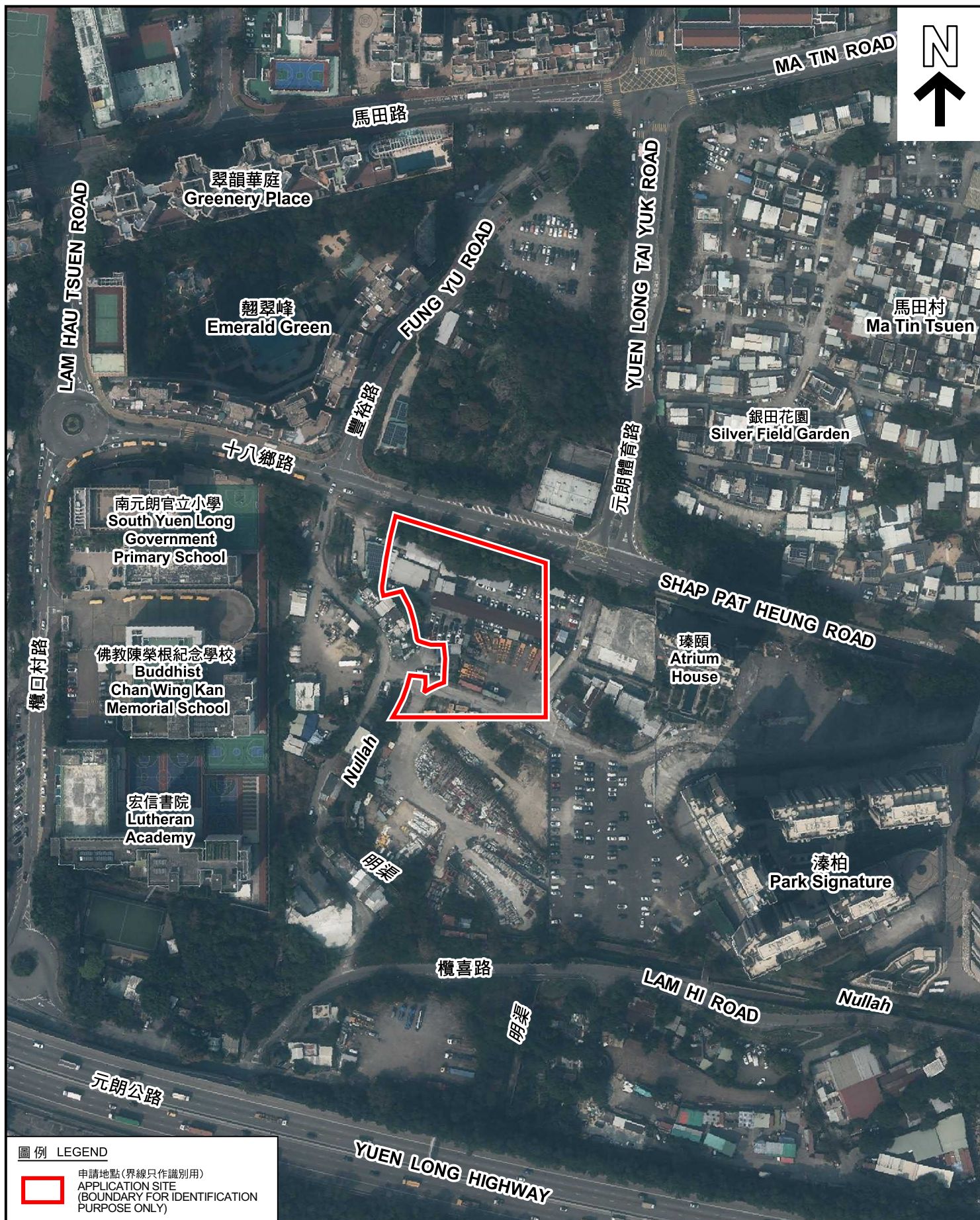


參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-2

本摘要圖於2024年12月4日擬備，所根據的資料為測量圖編號 6-NW-14A及B
EXTRACT PLAN PREPARED ON 4.12.2024
BASED ON SURVEY SHEETS No. 6-NW-14A&B





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11月20日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號 E188652C
EXTRACT PLAN PREPARED ON 20.11.2024
BASED ON AERIAL PHOTO No.
E188652C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-3



實地照片 SITE PHOTOS

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-4a

本圖於2024年12月4日擬備，所根據的資料為攝於2024年11月25日的實地照片
PLAN PREPARED ON 4.12.2024
BASED ON SITE PHOTOS
TAKEN ON 25.11.2024

4



5



6



實地照片 SITE PHOTOS

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-4b

本圖於2024年12月4日擬備，所根據的
資料為攝於2024年11月25日的實地照片
PLAN PREPARED ON 4.12.2024
BASED ON SITE PHOTOS
TAKEN ON 25.11.2024



實地照片 SITE PHOTOS

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-4c

本圖於2024年12月4日擬備，所根據的
資料為攝於2024年11月25日的實地照片
PLAN PREPARED ON 4.12.2024
BASED ON SITE PHOTOS
TAKEN ON 25.11.2024

10



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

本圖於2024年12月4日擬備，所根據的資料為攝於2024年11月25日的實地照片
PLAN PREPARED ON 4.12.2024
BASED ON SITE PHOTOS
TAKEN ON 25.11.2024

實地照片 SITE PHOTOS

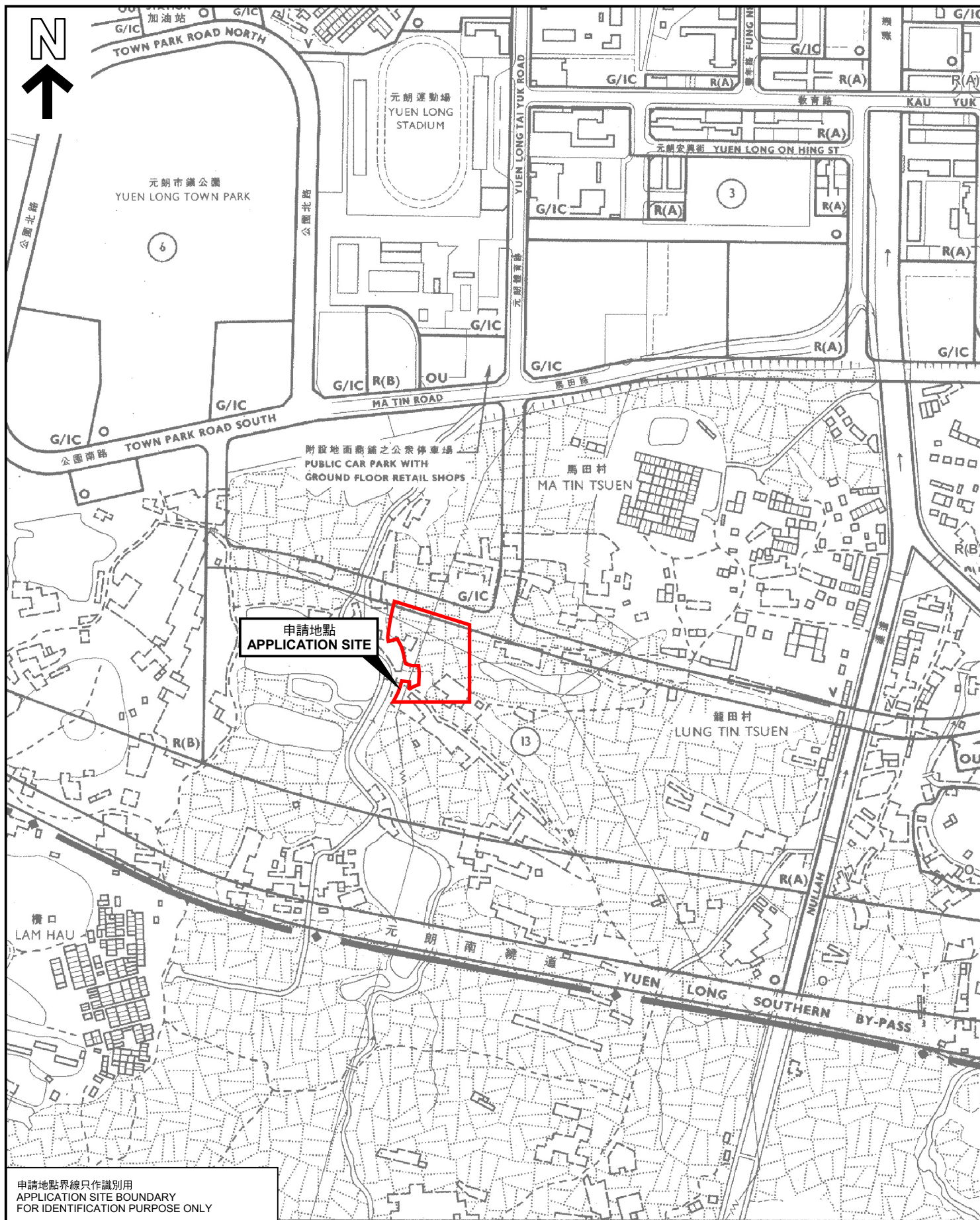
把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-4d



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12月9日擬備，
所根據的資料為於1991年4月12日
展示的分區計劃大綱圖編號 S/YL/1
EXTRACT PLAN PREPARED ON 9.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL/1 EXHIBITED ON 12.4.1991

分區計劃大綱圖 OUTLINE ZONING PLAN

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地

TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

SCALE 1 : 5 000 比例尺

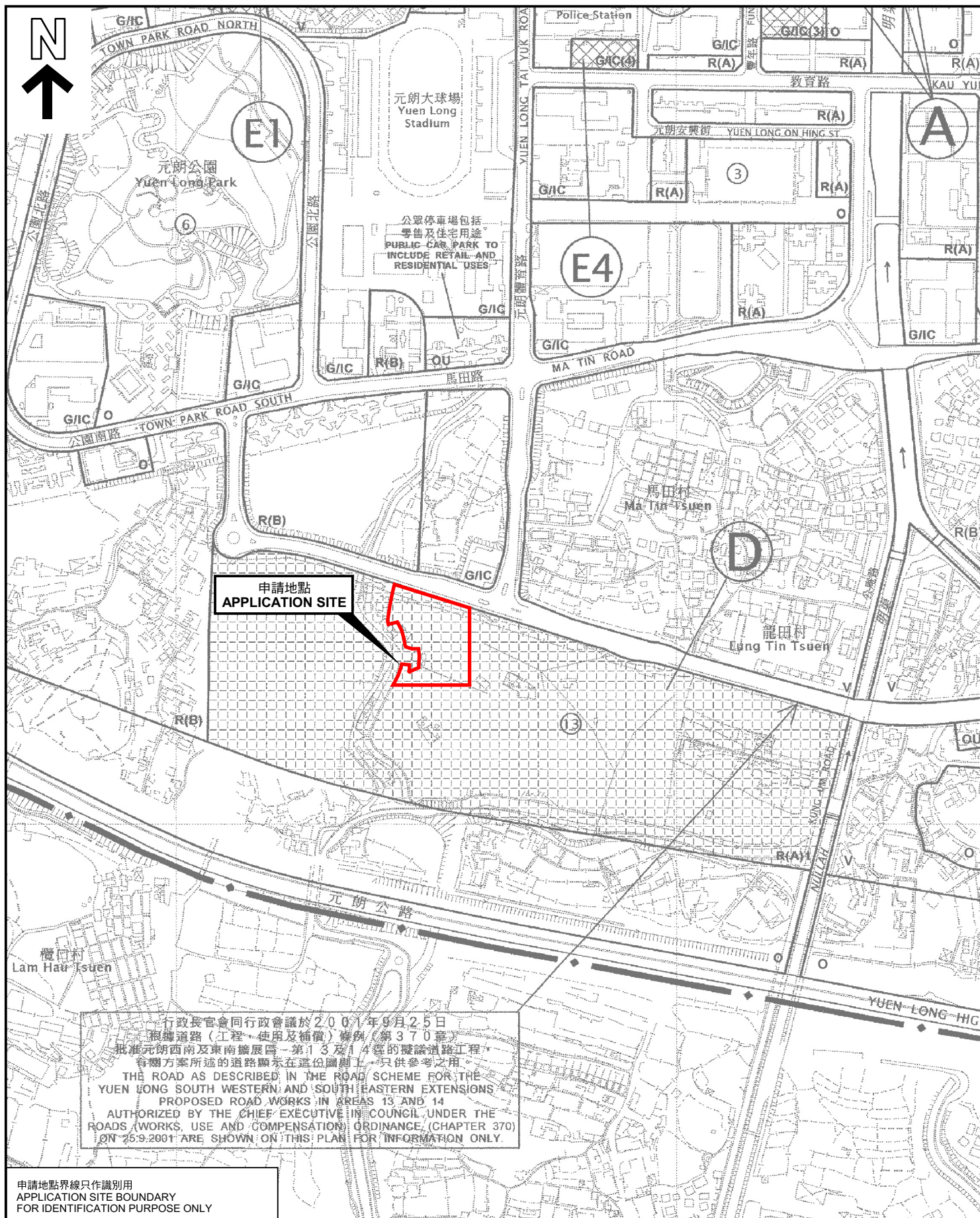
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-5a



行政長官會同行政會議於2001年9月25日
根據道路(工程、使用及補償)條例(第370章)
批准元朗西南及東南擴展區一第13及14區的擬議道路工程。
有關方案所述的道路顯示在這份圖則上，只供參考之用。
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE
YUEN LONG SOUTH WESTERN AND SOUTH EASTERN EXTENSIONS
PROPOSED ROAD WORKS IN AREAS 13 AND 14
AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE
ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370)
ON 25.9.2001 ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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12月4日擬備，
所根據的資料為於2007年1月5日
展示的分區計劃大綱圖編號 S/YL/16
EXTRACT PLAN PREPARED ON 4.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL/16 EXHIBITED ON 5.1.2007

分區計劃大綱圖 OUTLINE ZONING PLAN

把申請地點由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗十八鄉路丈量約份第120約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GOVERNMENT,
INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND,
SHAP PAT HEUNG ROAD, YUEN LONG

SCALE 1:5,000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/20

圖 PLAN
Z-5b