Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL/261
關乎申請編號 A/YL/261 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL/261		
Location/address 位置／地址	Lot 1846 RP (Part) in D.D. 120 and adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories 新界元朗馬田壆丈量約份第 120 約地段第 1846 號餘段(部分)和毗連政府土地		
Site area 地盤面積	1,010 sq. m 平方米 (Includes Government Land of 包括政府土地 280 sq. m 平方米)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/23 元朗分區計劃大綱核准圖編號 S/YL/23		
Zoning 地帶	"Government, Institution or Community (1)" and "Government, Institution or Community (5)" 「政府、機構或社區(1)」及「政府、機構或社區(5)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction 擬議略為放寬建築物高度限制		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	3,636	Not more than 不多於 3.6
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not more than 不多於 17.75	m 米
		Not more than 不多於 24.6	mPD 米(主水平基準上)
		Not more than 不多於 5	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage	87.7 %		

上蓋面積			
No. of units 單位數目	219 Beds 床位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Light Bus Lay-by 小型小巴停車處		1

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
地段圖 Lot Plan, 地盤照片 Site Photos		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☑
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☑
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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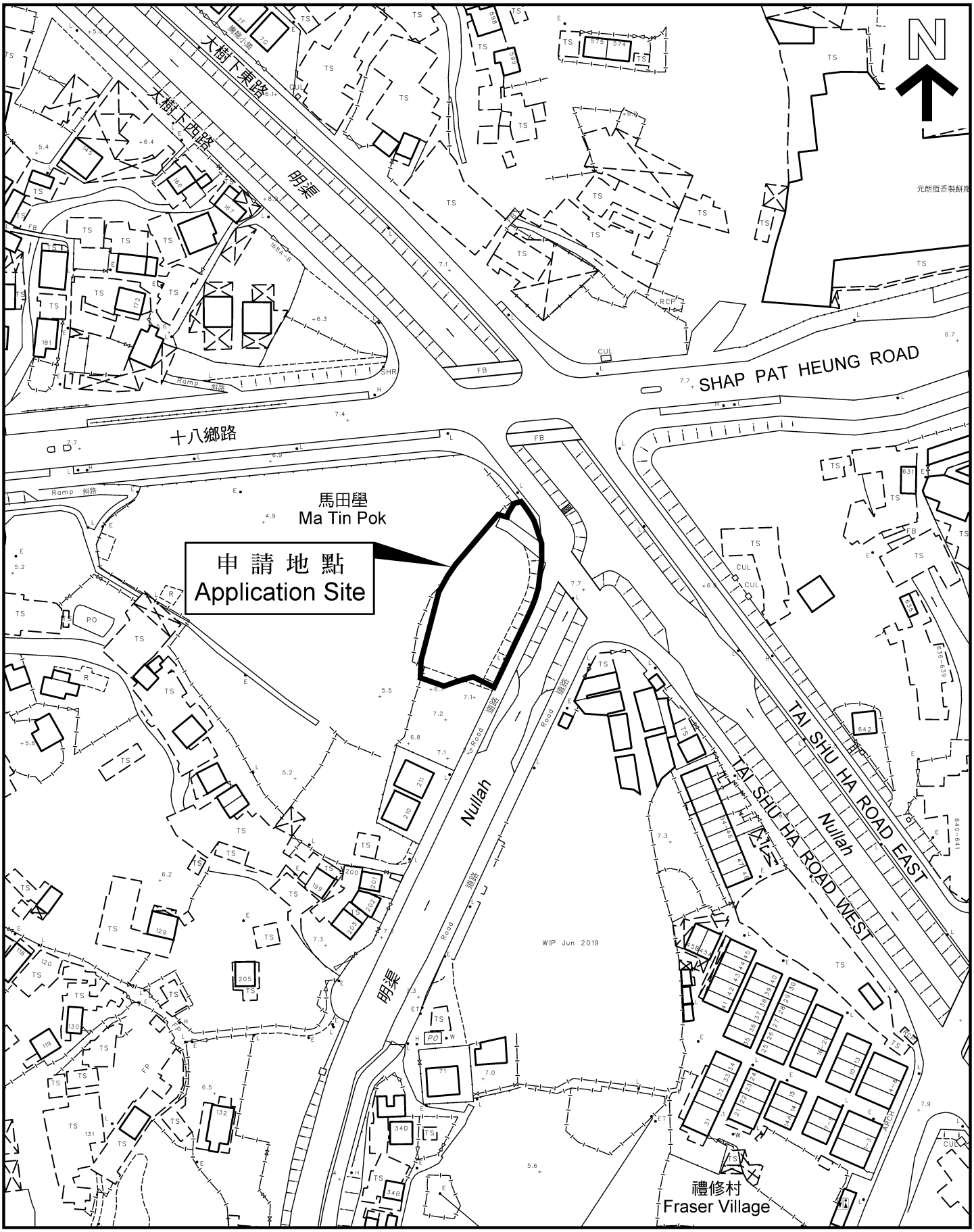
A/YL/261


N
大樹下東路
大樹下西路
明渠
SHAP PAT HEUNG ROAD
十八鄉路
馬田壆
Ma Tin Pok
申 請 地 點
Application Site
Nullah
TAI SHU HA ROAD EAST
TAI SHU HA ROAD WEST
WIP Jun 2019
禮修村
Fraser Village

內容摘要

本規劃申請旨懇請城市規劃委員會（簡稱為「城規會」）准許位於新界元朗馬田壆丈量約份第 120 約地段第 1846 號餘段(部分)以及毗鄰的政府土地（統稱為申請地塊），就興建一所社會福利設施(安老院舍），而提出擬議略為放寬建築物高度限制，由 3 層增至 5 層。

申請地塊部分屬於"G/IC(1)"支區及"G/IC(5)"支區。擬議申請發展均是第一欄經常准許的用途。由於 5 層高的安老院舍主樓，是會建築在構築物高度限於 3 層高的G/IC(1)"支區上，因此，擬議的略為放寬建築物高度限制由 3 層增至 5 層，需要獲得城規會的准許。

本報告已證實，申請地段位置適合用作安老院舍發展；擬議由 3 層增至 5 層高的安老院舍發展方案與附近的建築輪廓不僅協調，也非常相容；擬議發展對該區不會造成任何不良或不可接受對交通、雨水排放、污水處理或視覺景觀的影響。

在 2023 年完工後，擬議的安老院舍可提供合共 219 個床位。

批准是次申請，不僅是代表積極和贊同政府推動增加安老院舍設施的政策目標，更能成為本區有正面性和恰當的個案。

申請編號 Application No. : A / YL / 261
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

EXECUTIVE SUMMARY

This application is to seek a permission from the Town Planning Board ("**TPB**") for a minor relaxation of the building height restriction from 3 storeys to 5 storeys for a proposed Social Welfare Facility (namely, Residential Care Homes for the Elderly) ("**RCHE**") at Lot No. 1846 RP (Part) in D.D. 120 and its adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories ("**Application Site**").

The Application Site is partly within the sub-area of "G/IC(1)" and partly within "G/IC(5)". The proposed development is a Column 1 use which is always permitted in both sub-areas. The main building of the proposed 5-storey RCHE development is to be erected on land designated "G/IC(1)" sub-area which is restricted to a maximum building height of 3 storeys. Hence, a permission from TPB is required for the proposed minor relaxation of the building height restriction for the part of the proposed development in the sub-area of "G/IC(1)".

It has been demonstrated that the Application Site is at a suitable location for the proposed RCHE development; that the proposed increase in building height on the land designated "G/IC(1)" sub-area from 3 storeys to 5 storeys is minor in nature and is totally compatible and blends in well with the surrounding development profile; and that the proposed development will not result in any significant adverse or unacceptable traffic, drainage, sewerage or visual impacts on the local area.

Upon completion by 2023, the proposed development will provide a total of 219 bed spaces to serve the community.

The approval of this planning application represents not only as an active and positive support to the Government policy objective of increasing the provision of the much-needed RCHE, but also is a positive and good case in the area.

申請編號 Application No. : A / YL / 261
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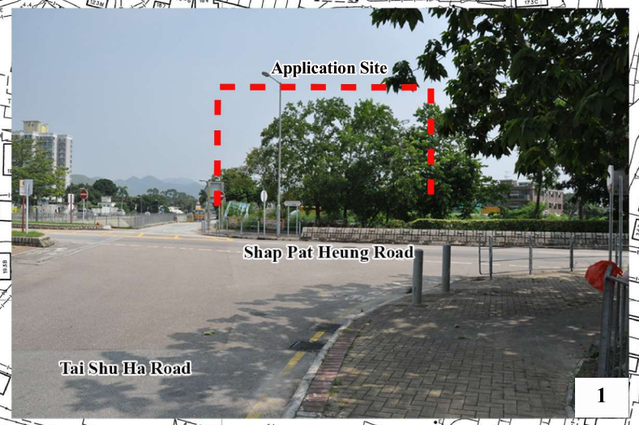

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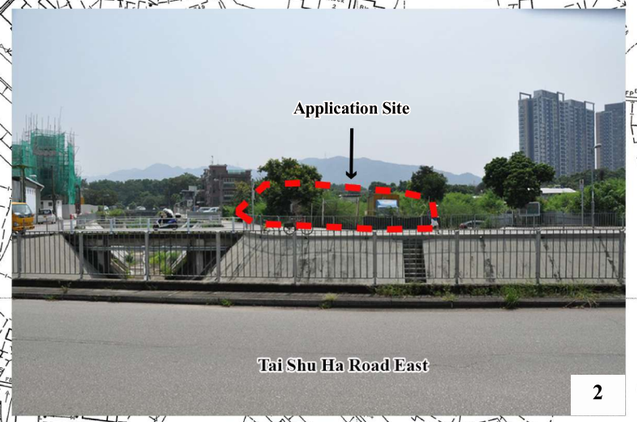

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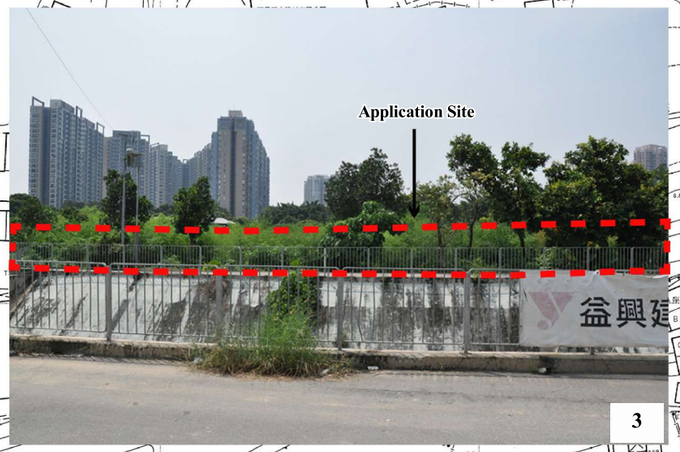

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6

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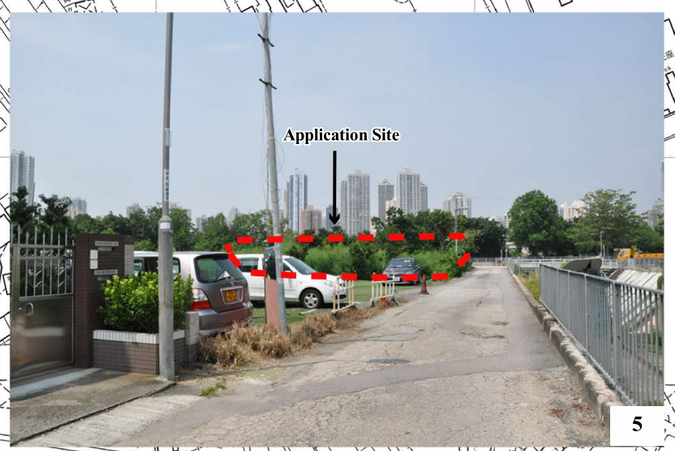

5

Legend

- Application Site
- The Planned 26-storey Youth Hostel
- Viewing Angle

申請編號 Application No. : A / YL / 261

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This page is extracted from applicant's submitted documents.

Application Site and Its Surroundings

(Extracted from the Government Survey Sheet Nos. 6-NW-14B, 6-NW-14D, 6-NW-15A and 6-NW-15C)

VISION
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角電器街 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

Figure 3

1 : 2 000

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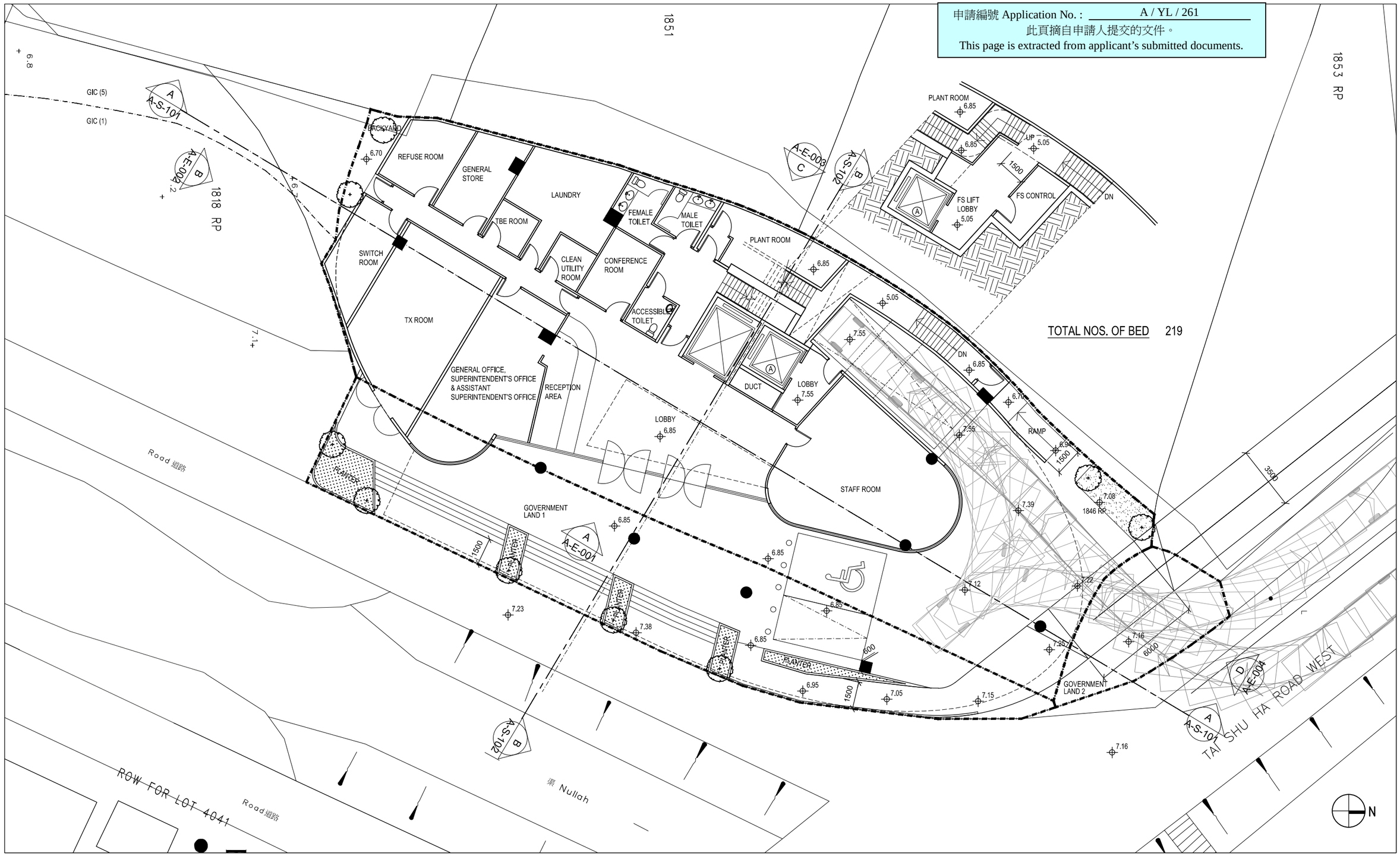

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J	GENERAL REVISION	MLA	DY	DY	28 / 11 / 18
K	GENERAL REVISION	LY	DY	DY	13 / 08 / 19
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M	GENERAL REVISION	NC	DY	DY	02 / 10 / 19

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

Project Title
PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

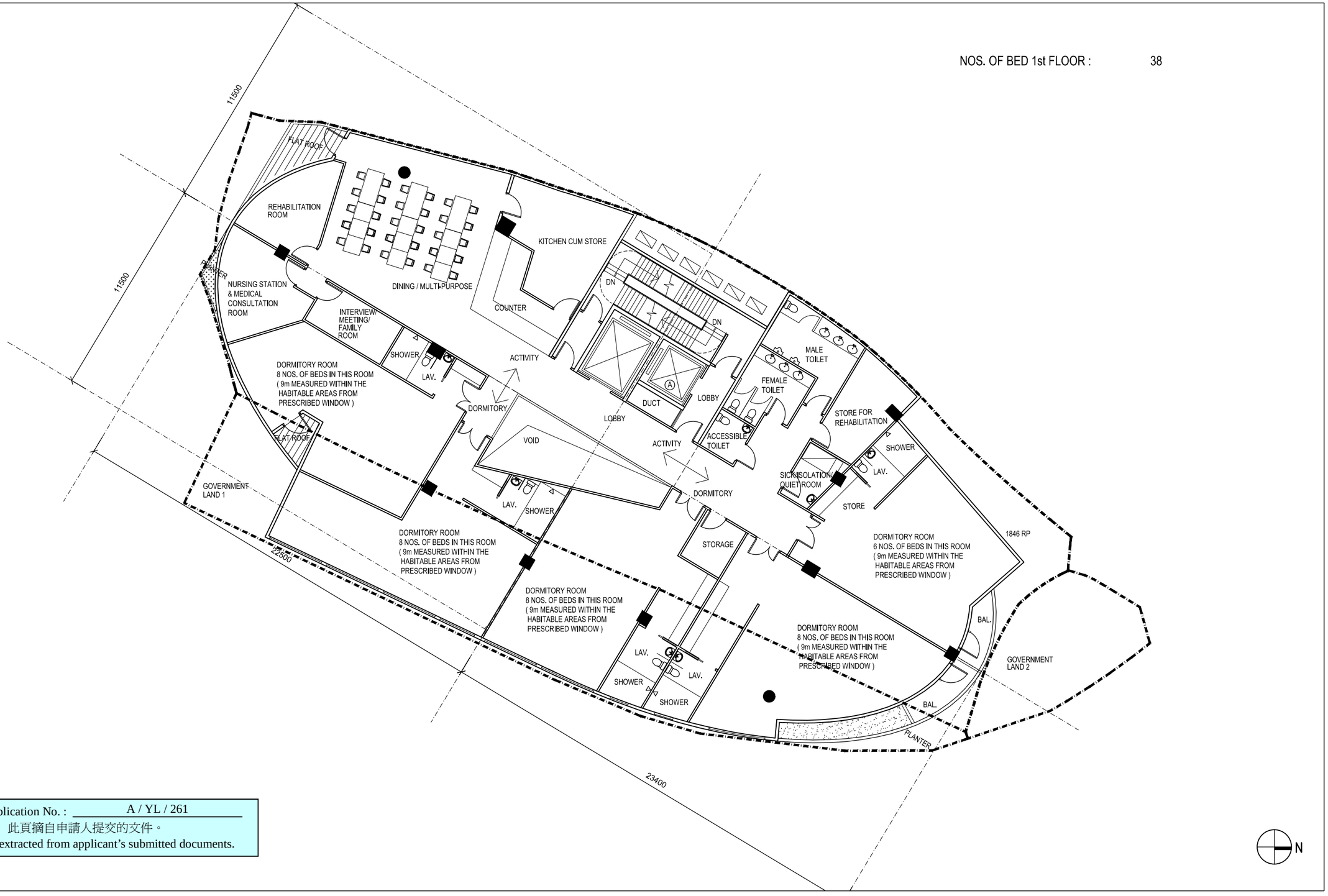
Drawing Title
LAYOUT PLAN (G / F)

Project No. 18/HK/YL01
Issue Date. 18/07/18
Cad File No. Layout Plans.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-P-100 (M)

Authority's / Client's Approval

Figure 7

NOS. OF BED 1st FLOOR : 38



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Drawing Title
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Project No. 18/HK/YL01
Issue Date. 18/07/18
Cad File No. Layout Plans.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-P-101 (O)

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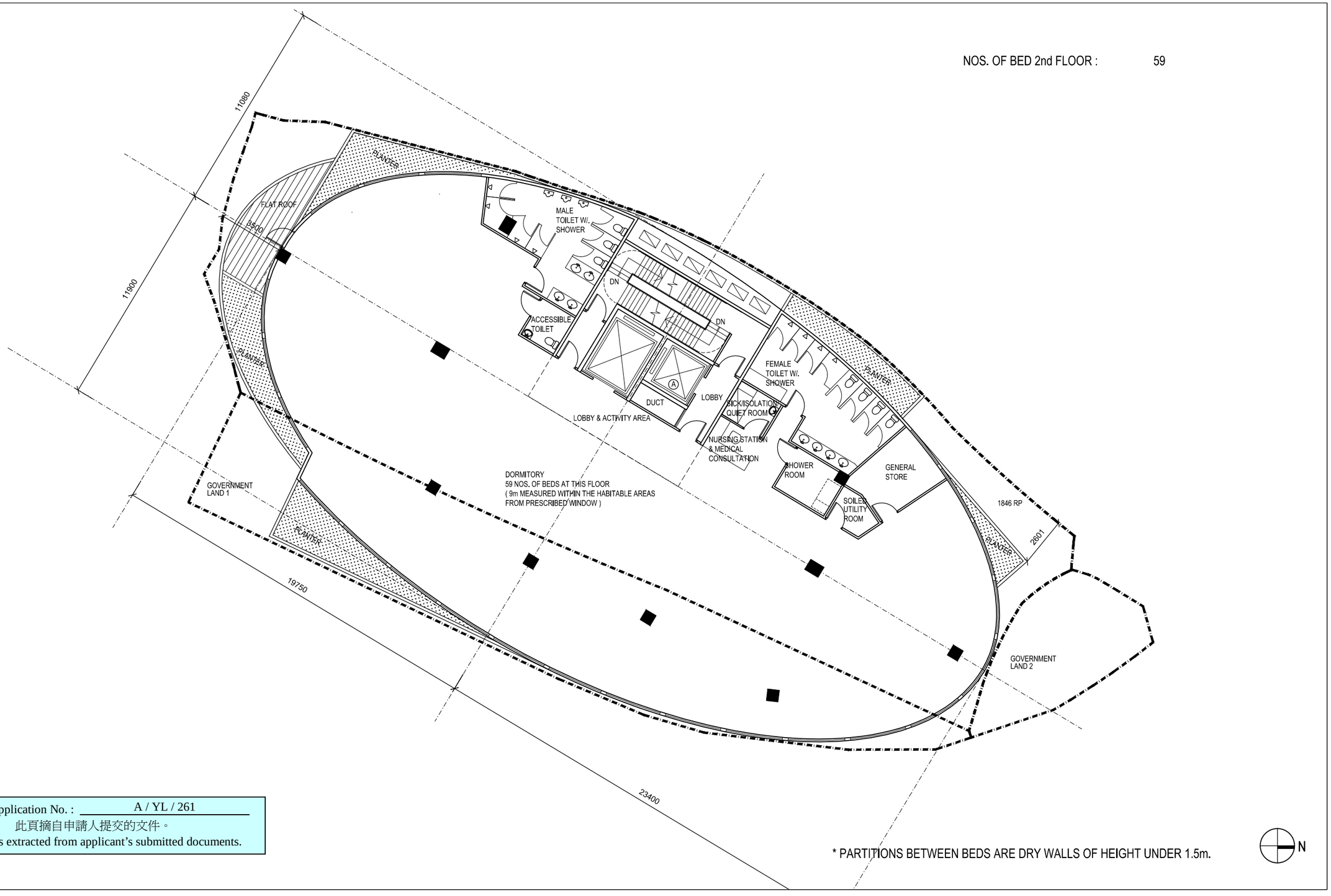
Figure 8

NOS. OF BED 2nd FLOOR : 59



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Project Title: PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

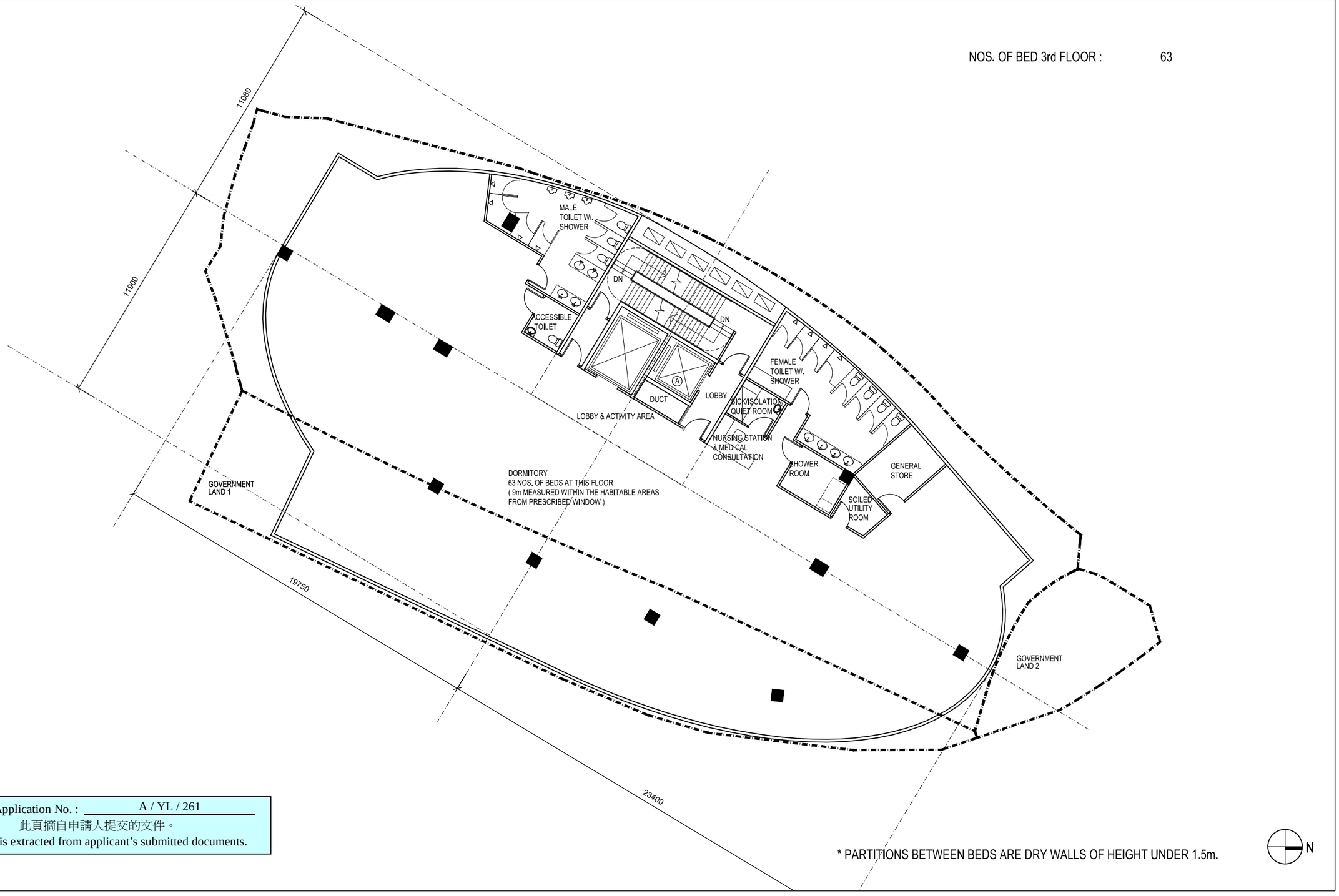
Drawing Title: LAYOUT PLAN (2 / F)

Project No. 18/HK/YL01 | Issue Date. 18/07/18
Cad File No. Layout Plans.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-P-102 (O)

Authority's / Client's Approval

Figure 9

NOS. OF BED 3rd FLOOR : 63



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Project Title
PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

Drawing Title
LAYOUT PLAN (3 / F)

Project No. 18/HK/YL01
Issue Date. 18/07/18
Cad File No. Layout Plans.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-P-103 (M)

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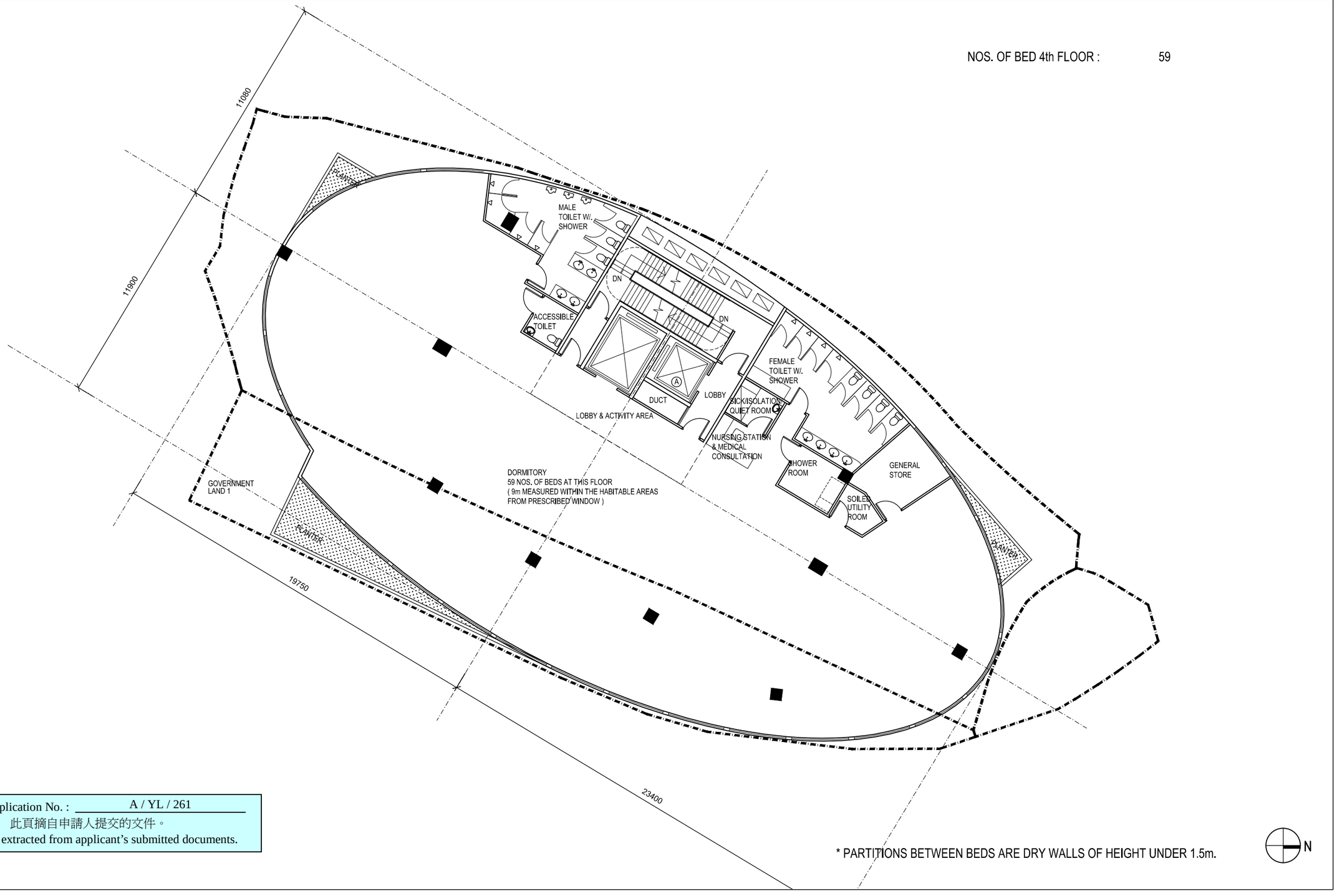
Figure 10

NOS. OF BED 4th FLOOR : 59



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I	GENERAL REVISION	BP	DY	DY	01 / 04 / 19
J	GENERAL REVISION	BP	DY	DY	06 / 05 / 19
K	GENERAL REVISION	LY	DY	DY	13 / 08 / 19
L	GENERAL REVISION	BP	DY	DY	09 / 09 / 19
M	GENERAL REVISION	NC	DY	DY	02 / 10 / 19

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Architecture Planning Interior
MG 建築師設計香港有限公司
Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

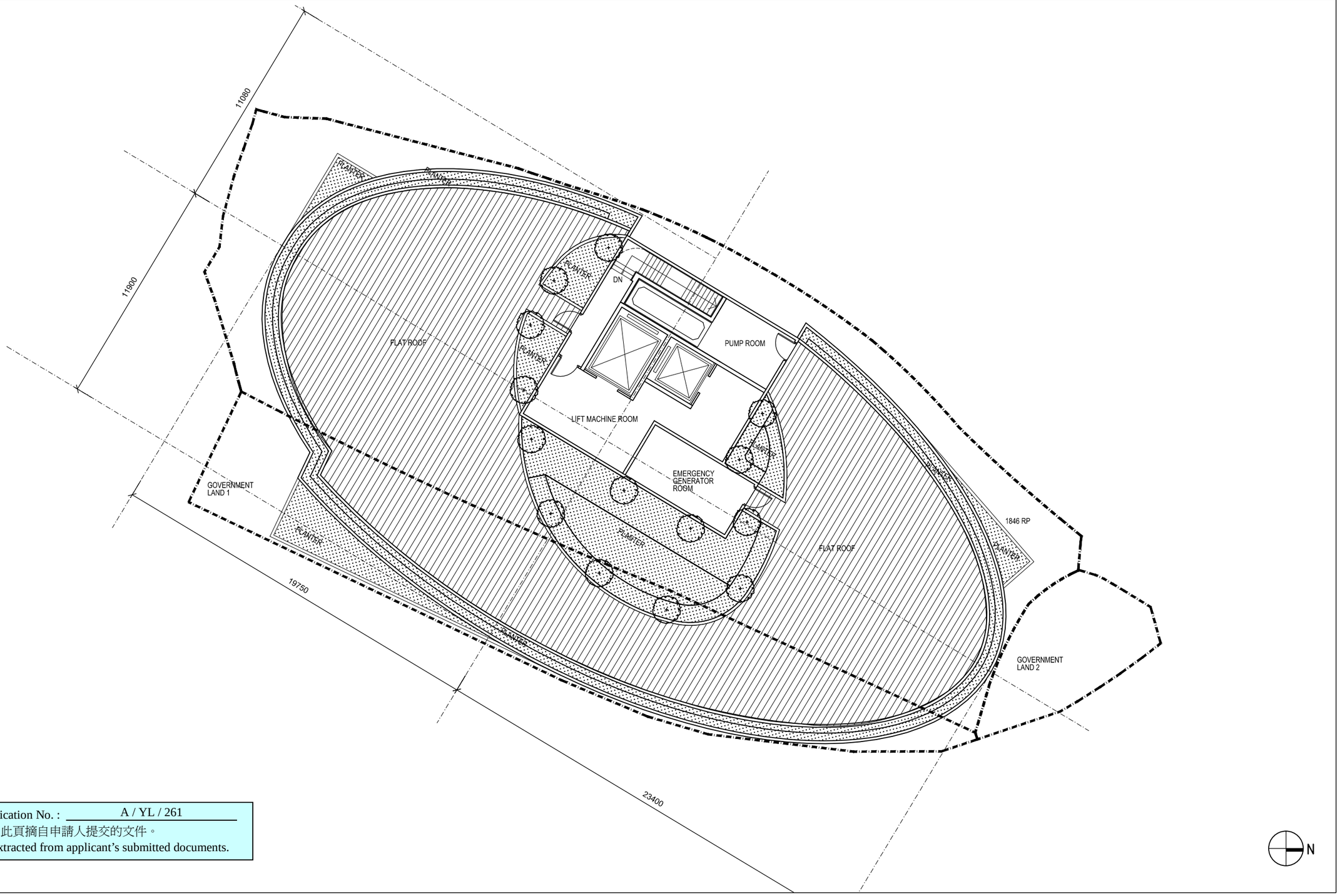
Project Title: PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

Drawing Title: LAYOUT PLAN (4 / F)

Project No. 18/HK/YL01 | Issue Date. 18/07/18
Cad File No. Layout Plans.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-P-104 (M)

Authority's / Client's Approval

Figure 11



申請編號 Application No. : A / YL / 261

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Rev	Description	Drawn	Checked	Approved	Date
–	DESIGN	BP	DY	DY	14 / 08 / 18
A	GENERAL REVISION	BP	DY	DY	03 / 09 / 18
B	GENERAL REVISION	BP	DY	DY	07 / 09 / 18
C	GENERAL REVISION	BP	DY	DY	12 / 09 / 18
D	GENERAL REVISION	BP	DY	DY	18 / 09 / 18
E	GENERAL REVISION	LY	DY	DY	13 / 08 / 19
F	GENERAL REVISION	BP	DY	DY	09 / 09 / 19
G	GENERAL REVISION	BP	DY	DY	16 / 09 / 19

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MG 建築師設計香港有限公司
Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

Project Title: PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

Drawing Title: ROOF PLAN (R / F)

Project No. 18/HK/YL01 | Issue Date. 18/07/18

Cad File No. Layout Plans.dwg

SCALE. 1 : 200 (A3)

Drawing No. A-P-107 (G)

Authority's / Client's Approval

Figure 12

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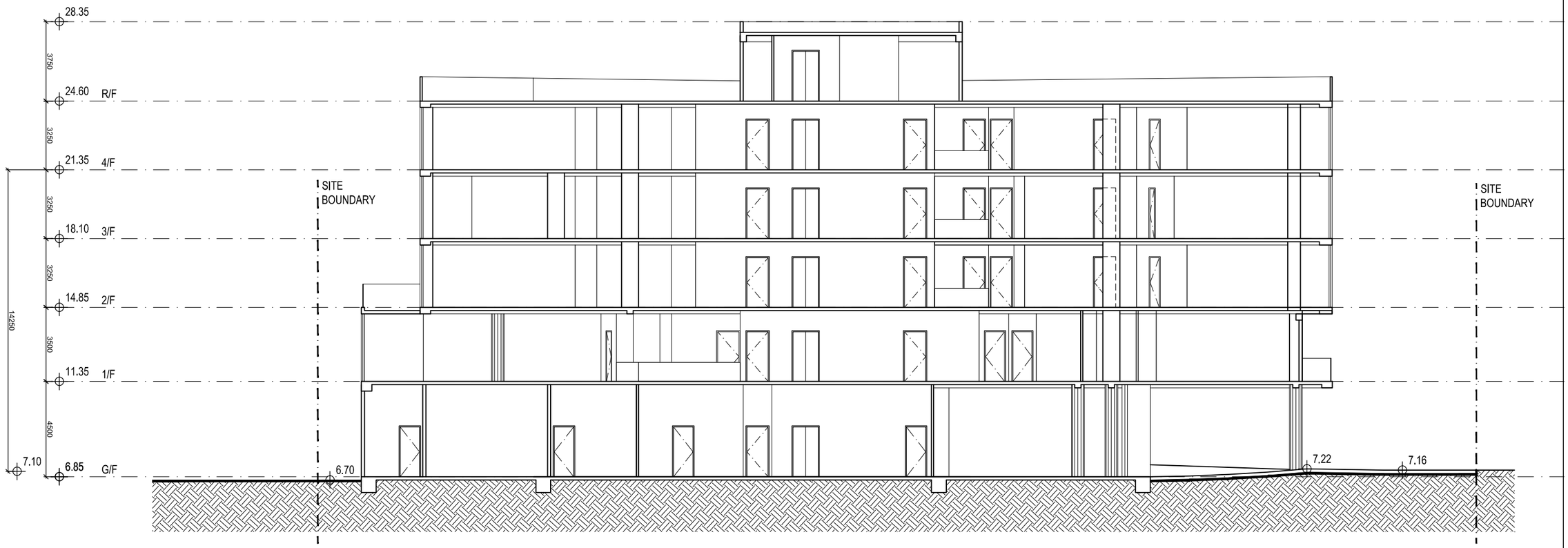

SECTION A

Rev	Description	Drawn	Checked	Approved	Date
1616	DESIGN	BP	DY	DY	28 / 08 / 18
A	GENERAL REVISION	BP	DY	DY	12 / 09 / 18
B	GENERAL REVISION	BP	DY	DY	18 / 09 / 18
C	GENERAL REVISION	BP	DY	DY	08 / 11 / 18
D	GENERAL REVISION	MLA	DY	DY	29 / 11 / 18
E	GENERAL REVISION	LY	DY	DY	19 / 08 / 19
F	GENERAL REVISION	BP	DY	DY	09 / 09 / 19

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Architecture Planning Interior
MG 建築師設計香港有限公司
Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

Project Title
PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

Drawing Title
SECTION A

Project No. 18/HK/YL01
Issue Date. 18/07/18
Cad File No. elevations.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-S-101 (F)

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Figure 13

申請編號 Application No. : A / YL / 261
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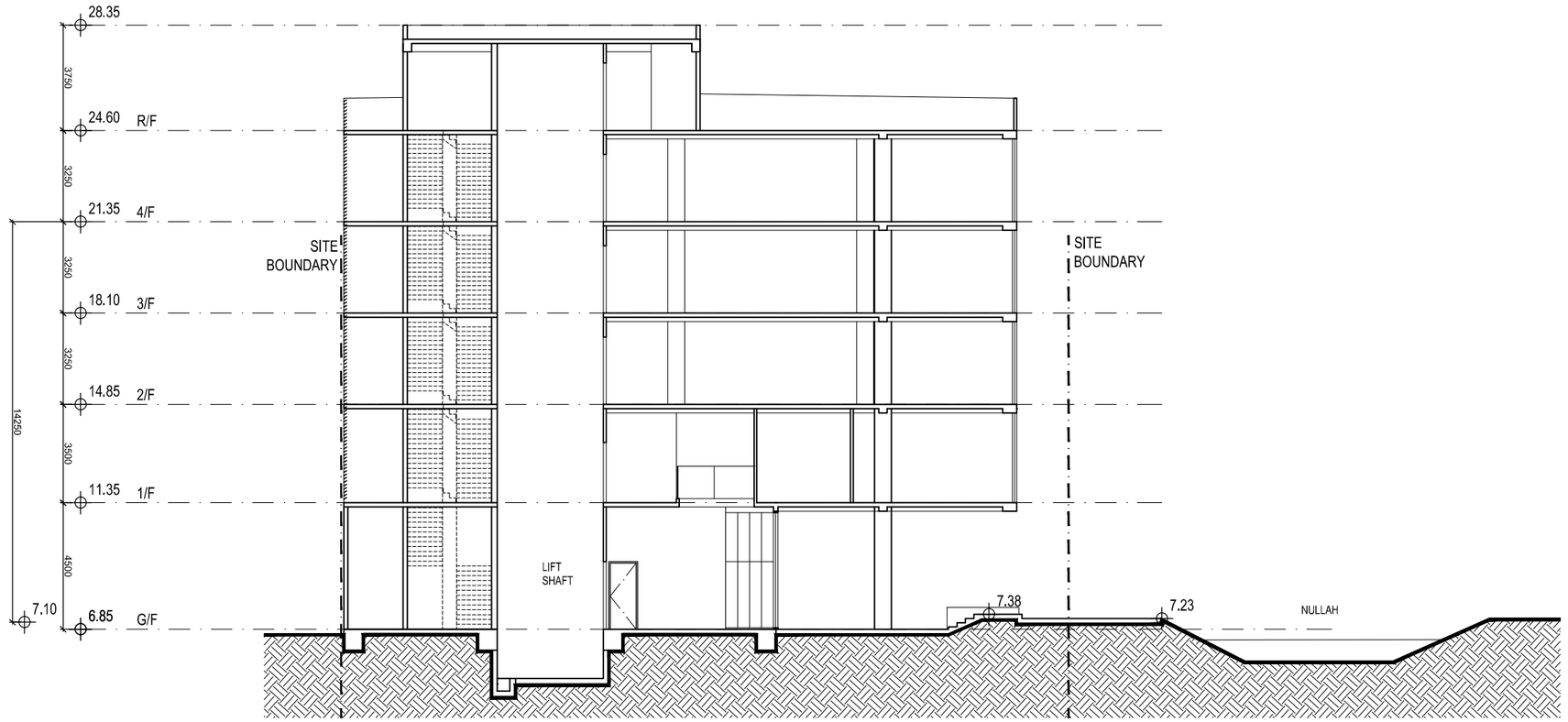

SECTION B

Rev	Description	Drawn	Checked	Approved	Date
1616	DESIGN	BP	DY	DY	28/08/18
A	GENERAL REVISION	BP	DY	DY	12/09/18
B	GENERAL REVISION	BP	DY	DY	18/09/18
C	GENERAL REVISION	BP	DY	DY	08/11/18
D	GENERAL REVISION	MLA	DY	DY	29/11/18
E	GENERAL REVISION	LY	DY	DY	19/08/19
F	GENERAL REVISION	BP	DY	DY	09/09/19

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Architecture Planning Interior
MG 建築師設計香港有限公司
Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

Project Title: PROPOSED ELDERLY CENTRE AT LOT 1846 R.P. AND ADJOINING GOVERNMENT LAND, YUEN LONG

Drawing Title: SECTION B

Project No. 18/HK/YL01 | Issue Date. 18/07/18
Cad File No. elevations.dwg
SCALE. 1 : 200 (A3)
Drawing No. A-S-102 (F)

Authority's / Client's Approval

Figure 14

申請編號 Application No. : A / YL / 261
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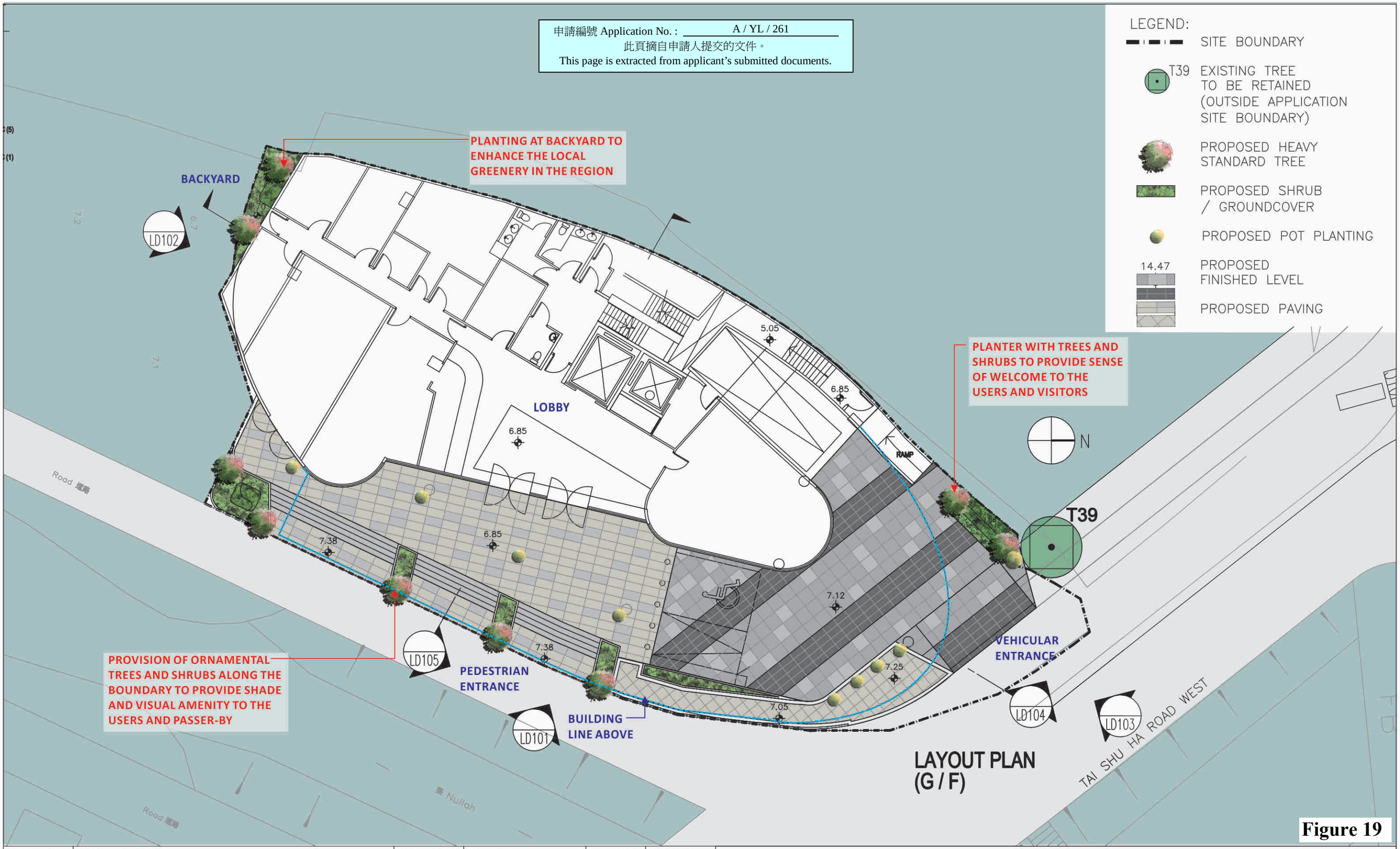

LAYOUT PLAN (G / F)

Figure 19

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED SOCIAL WELFARE FACILITY (RCHE) IN "G/IC(1)" AND "G/IC(5)" ZONES AT LOT NO. 1846 RP (PART) IN D.D.120 AND ADJOINING GOVERNMENT LAND, MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE PLAN (G/F)

SCALE 比例 1:200
DATE 日期 JUN 2018
REVISION 校訂 –
DRAWING NUMBER 圖號 C1831–LMP01
DESIGNED 設計 TEL
DRAWN 繪圖 CAD
CHECKED 審核 TEL
APPROVED 審批 TEL

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LANDES LIMITED 景觀設計有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔譚臣道5–11號信邦商業大廈17樓A室
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C1831–LMP01

申請編號 Application No. : A / YL / 261
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LEGEND:

- SITE BOUNDARY
- PROPOSED HEAVY STANDARD TREE
- PROPOSED SHRUB / GROUNDCOVER
- PROPOSED CREEPING PLANT
- 14.47 PROPOSED FINISHED LEVEL
- PROPOSED PAVING

ROOFTOP GARDEN

EDGE PLANTERS WITH SHRUBS AND CREEPING PLANTS TO SOFTEN THE HARD LINES OF THE BUILDING

ROOFTOP GARDEN WITH ORNAMENT TREES AND SHRUBS TO FORM AS A VISUAL COURTYARD TO THE NEIGHBORS IN SURROUNDINGS

LAYOUT PLAN (R/ F)

Figure 23

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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DRAWING TITLE 圖紙名稱
LANDSCAPE PLAN (R/F)

SCALE 比例 1:200
DATE 日期 JUN 2018
REVISION 校訂 –
DRAWING NUMBER 圖號 C1831–LMP05

DESIGNED 設計 TEL
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LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計,景觀建築
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TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C1831–LMP05

申請編號 Application No.： A / YL / 261
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ELEVATION A
SCALE 1:200

Figure 26

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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DRAWING TITLE 圖紙名稱
LANDSCAPE SECTION

SCALE 比例 1:200
DATE 日期 AUG 2019
REVISION 校訂 –
DRAWING NUMBER 圖號 C1831–LD101

DESIGNED 設計 TEL
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TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C1831–LD101

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ELEVATION B
SCALE 1:200

Figure 27

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DRAWING TITLE 圖紙名稱
LANDSCAPE SECTION

SCALE 比例: 1:200
DATE 日期: AUG 2019
REVISION 校訂: –
DRAWING NUMBER 圖號: C1831–LD102
DESIGNED 設計: TEL
DRAWN 繪圖: CAD
CHECKED 審核: TEL
APPROVED 審批: TEL

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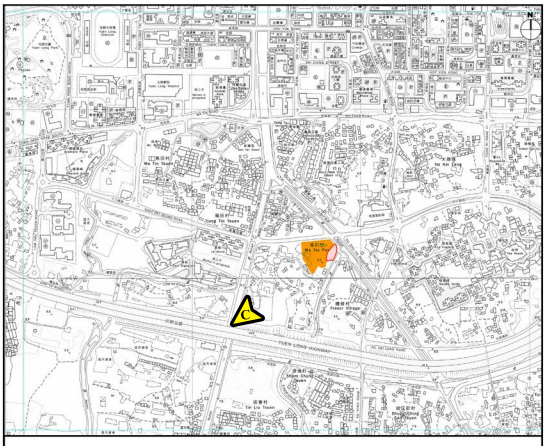
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計,景觀建築
FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔譚臣道5–11號信邦商業大廈17樓A室
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

CAD FILENAME : C1831–LD102



Location of VP-C

申請編號 Application No. : A / YL / 261

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Photo 5 Existing Condition at the Application Site

Photo 6 Proposed Scheme at the Application Site

Photomontage of Proposed Development at VP-C

Plan F

N.T.S.

VISION
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角蜆殼街 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

申請編號 Application No. : A/YL/261

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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