

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL/298
關乎申請編號 A/YL/298 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL/298		
Location/address 位置/地址	Yuen Long Town Lot 504, Lots 461 RP, 462 S.B, 463 S.B, 464 RP and 495 RP in D.D. 116 and adjoining Government Land, Yuen Lung Street, Yuen Long, New Territories 新界元朗元龍街元朗市地段第 504 號、丈量約份第 116 約地段第 461 號餘段、 第 462 號 B 分段、第 463 號 B 分段、第 464 號餘段及第 495 號餘段和毗連政府 土地		
Site area 地盤面積	<u>Overall Development 整體發展</u> About 約 36,070 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,440 sq. m 平方米)		
	<u>Phase III Development 第三期發展</u> About 約 5,260 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,260 sq. m 平方米)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25 元朗分區計劃大綱核准圖編號 S/YL/25		
Zoning 地帶	“Comprehensive Development Area” and area shown as ‘Road’ 「綜合發展區」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential, Commercial and Social Welfare Facility Development with Minor Relaxation of Plot Ratio Restriction for Phase III Development for Proposed Subsidised Sale Flats and Social Welfare Facility (Amendments to an Approved Master Layout Plan) 擬議綜合住宅、商業及社會福利設施發展，並略為放寬第三期 發展的地積比率限制以作擬議資助出售房屋及社會福利設施 (修訂已核准的總綱發展藍圖)		
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
	<u>Overall Development 整體發展</u>		
	Domestic 住用	Not more than 不多於 169,159	Not more than 不多於 4.69
	Non-domestic 非住用	About 約 40,816	About 約 1.13
	<u>Phase III Development 第三期發展</u>		
	Domestic 住用	Not more than 不多於 34,190	Not more than 不多於 6.5
	Non-domestic 非住用	About 約 2,400	About 約 0.46
No. of block 幢數	<u>Overall Development 整體發展</u>		
	Domestic 住用	1	
	Non-domestic 非住用	1	
	Composite	9	

	綜合用途	
	<u>Phase III Development 第三期發展</u>	
	Domestic 住用	-
	Non-domestic 非住用	-
	Composite 綜合用途	1
Building height/No. of storeys 建築物高度/ 層數	<u>Overall Development 整體發展</u>	
	Domestic 住用	- m 米
		Not more than 不多於 109.85 mPD 米(主水平基準上)
		30 Storey(s) 層
	Non-domestic 非住用	- m 米
		Not more than 不多於 135.7 mPD 米(主水平基準上)
		37 Storey(s) 層
	Composite 綜合用途	- m 米
		Not more than 不多於 172.65 mPD 米(主水平基準上)
		45 Storey(s) 層
	<u>Phase III Development 第三期發展</u>	
	Domestic 住用	- m 米
		- mPD 米(主水平基準上)
		- 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
Not more than 不多於 137 mPD 米(主水平基準上)		
40 Storey(s) 層		
Site coverage 上蓋面積	<u>Overall Development 整體發展</u> About 約 69.45 %	
	<u>Phase III Development 第三期發展</u> Below 15m 15 米以下： Not more than 不多於 60 % Above 15m 15 米以上： Not more than 不多於 33.3 %	
No. of units 單位數目	<u>Overall Development 整體發展</u> Not more than 不多於 2,766 Flats 住宅單位 Not more than 不多於 324 Hotel Rooms 酒店房間	
	<u>Phase III Development 第三期發展</u> Not more than 不多於 720 Flats 住宅單位	
Open space 休憩用地	<u>Overall Development 整體發展</u>	
	Private 私人	Not less than 不少於 25,000 sq. m 平方米

	Public 公眾	-	sq. m 平方米
	<u>Phase III Development 第三期發展</u>		
	Private 私人	Not less than 不少於 2,016	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	<u>Overall Development 整體發展</u>		
	Total no. of vehicle spaces 停車位總數		821
	Private Car Parking Spaces 私家車車位		622
	Motorcycle Parking Spaces 電單車車位		7
	Residential Bicycle Parking Spaces 住宅單車泊車位		56
	Public Vehicle Parking Spaces 公眾車輛泊車位		70
	Public Bicycle Parking Spaces 公眾單車泊車位		64
	Parking Spaces for Government, Institution or Community Use(s) 供政府、機構或社區用途的泊車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		48
	Light Goods Vehicle Spaces 輕型貨車車位		3
	Heavy Goods Vehicle Spaces 重型貨車車位		10
	Vehicle Spaces for Retail Use 供零售用途的車位		22
	Vehicle Spaces for Hotel Use 供酒店用途的車位		9
Vehicle Spaces for Government, Institution or Community Use(s) 供政府、機構或社區用途的車位		4	
<u>Phase III Development 第三期發展</u>			
Total no. of vehicle spaces 停車位總數		282	
Private Car Parking Spaces 私家車車位		85	
Motorcycle Parking Spaces 電單車車位		7	
Residential Bicycle Parking Spaces 住宅單車泊車位		56	
Public Vehicle Parking Spaces 公眾車輛泊車位		70	
Public Bicycle Parking Spaces 公眾單車泊車位		64	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		5	
Light Goods Vehicle Spaces 輕型貨車車位		3	
Heavy Goods Vehicle Spaces 重型貨車車位		2	

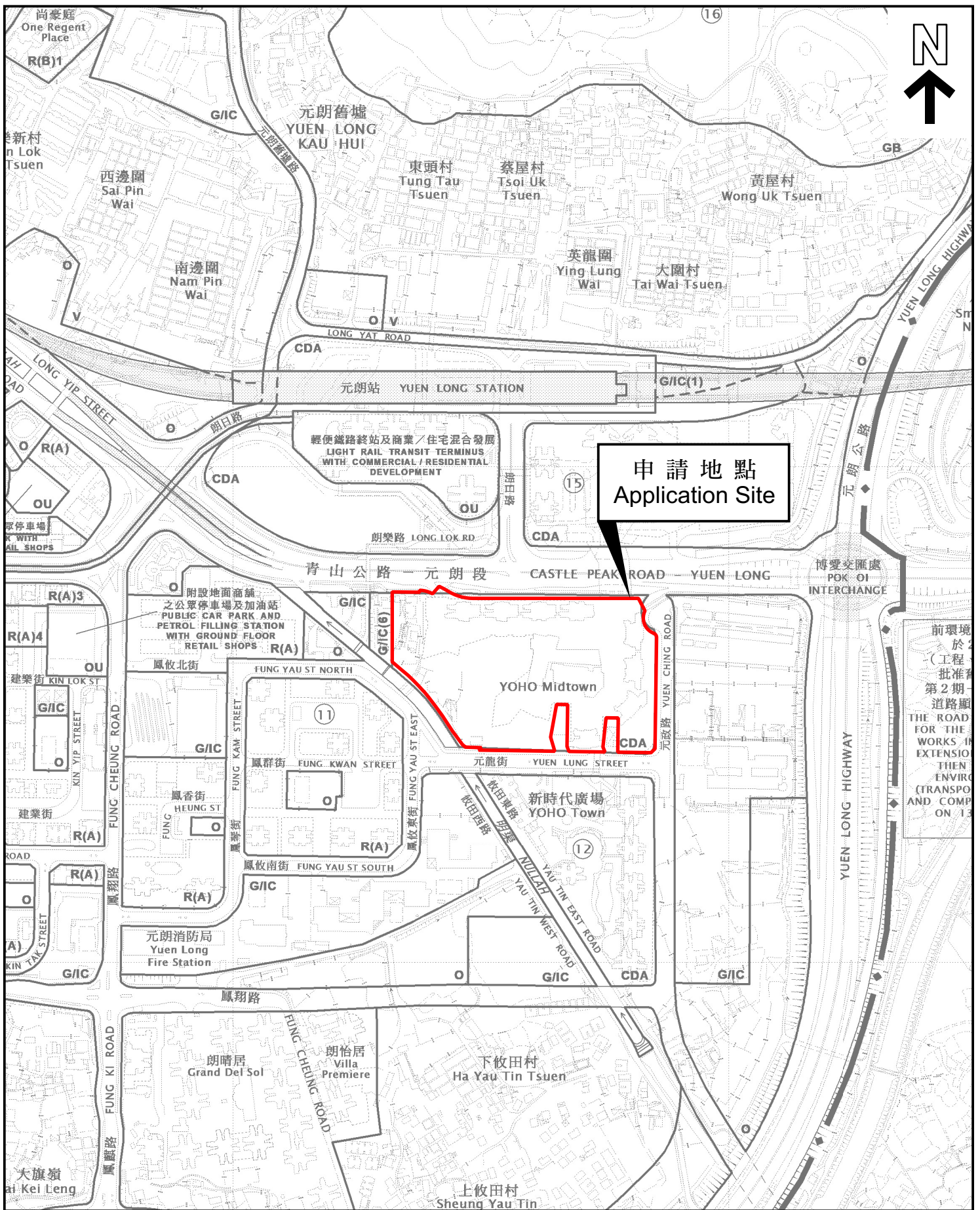
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Site and Surrounding Context Plan 申請地點及周邊狀況圖</u>		
<u>Urban Design Concept Illustration Plan 城市設計概念圖</u>		
<u>Greenery Area Plan 綠化面積示意圖</u>		
<u>Open Space Area Plan 休憩用地示意圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Landscape Design and Tree Preservation Proposal 園境設計及樹木保育建議</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant 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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



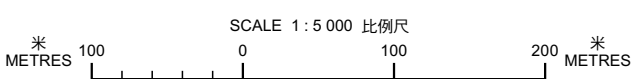
申請地點
Application Site

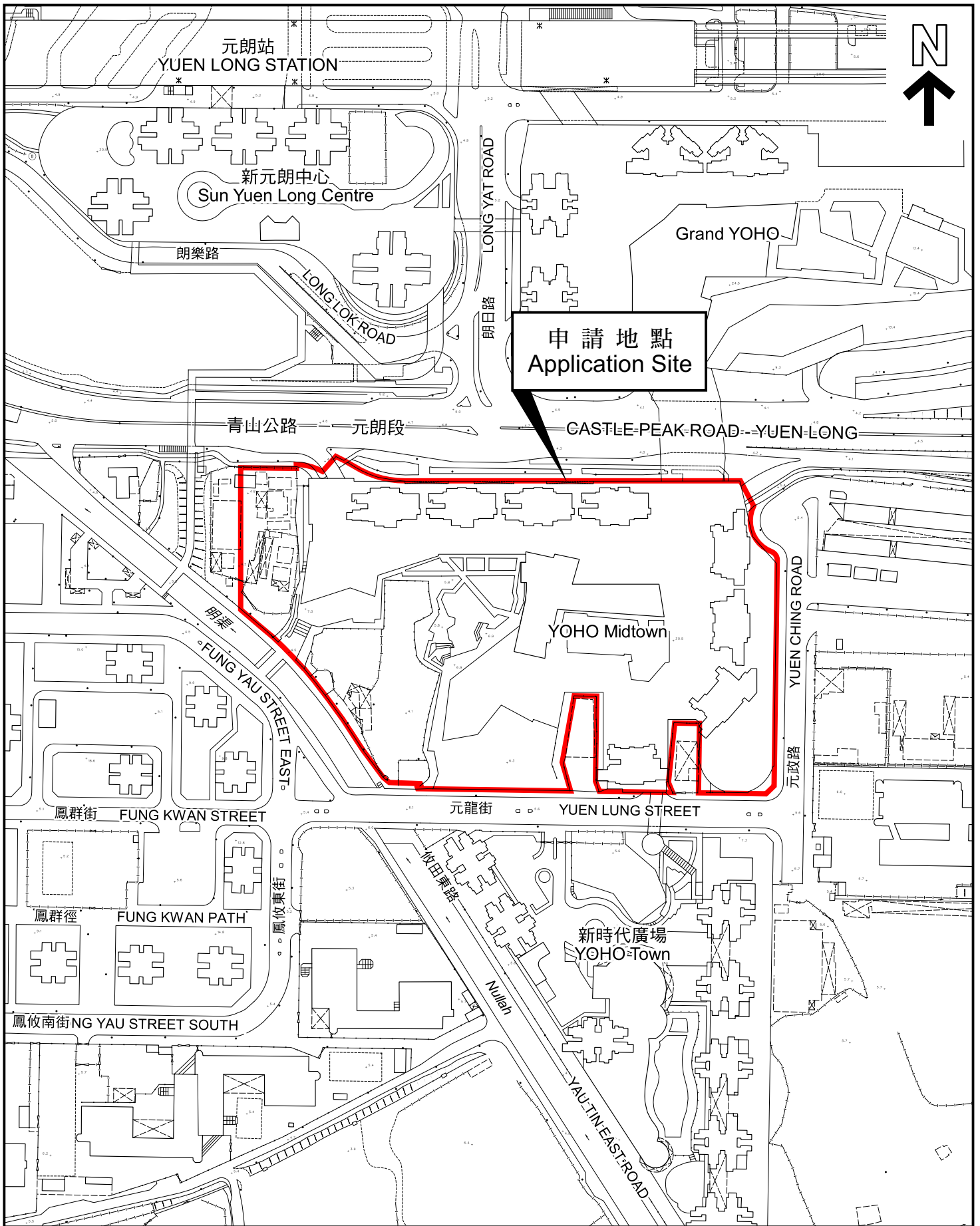
位置圖 LOCATION PLAN

本摘要圖於2022年11月3日擬備，
所根據的資料為於2021年12月7日
核准的分區計劃大綱圖編號 S/YL/25
EXTRACT PLAN PREPARED ON 3.11.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL/25 APPROVED ON 7.12.2021

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

參考編號
REFERENCE No.
A/YL/298





平面圖 SITE PLAN

本摘要圖於2022年11月3日擬備，
 所根據的資料為測量圖編號
 6-NW-10C、10D、15A及15B
 EXTRACT PLAN PREPARED ON 3.11.2022
 BASED ON SURVEY SHEETS No.
 6-NW-10C, 10D, 15A & 15B

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

參考編號
 REFERENCE No.

A/YL/298

EXECUTIVE SUMMARY

申請編號 Application No. : A / YL / 298

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This page is extracted from applicant's submitted documents.

Purpose of Submission

This planning application is submitted to the Town Planning Board (TPB) for proposed amendments to Phase III of Approved "Comprehensive Development area" ("CDA") Development (under Application No. A/YL/205) and minor relaxation of plot ratio restriction in support of Proposed Subsidized Sale Flats (SSF) Development with social welfare facility (hereafter referred to as the "Proposed SSF Development") in the CDA zone in Area 12 south of Castle Peak Road, Yuen Long (hereafter referred to as the "Application Site") under Section 16 of the Town Planning Ordinance (the Ordinance) (CAP. 131).

As announced by the Development Bureau in 2021, a land parcel within the subject "CDA" zone near the junction of Yuen Lung Street and Yau Tin East Road (i.e. area designated as Phase III under the approved MLP of Application No. A/YL/205) would be resumed by the Government for SSF development. As such, the subject S16 planning application is submitted to seek planning permission from the TPB to facilitate SSF development in Phase III within the Application Site.

According to the submission requirement of the subject "CDA" zone under the Notes of the OZP, and adopting the same phased development approach as the Approved CDA Development under Application No. A/YL/205, the subject planning application covers the majority of "CDA" zone including the completed Phase I development (i.e. existing YOHO Midtown), the approved hotel and flat development in Phases IIa and IIb under the approved planning application no. A/YL/205 and the subject Proposed SSF Development in Phase III. While the Application Site includes all phases within the subject "CDA" zone, it should be noted that **the Subject Matter of this planning application is the Proposed SSF Development within the Phase III Development Site only. No change is proposed for Phases I and II developments.**

Indicative Development Proposal

While no change is proposed to Phases I, IIa and IIb developments, the Phase III Development Site, with an area of about 5,260m², is proposed with a total plot ratio of 6.96 (i.e. including a domestic plot ratio of 6.5 and a non-domestic plot ratio of 0.46 for G/IC provision) for 1 tower of SSF development with a maximum building height of not more than 137mPD and 720 residential units. G/IC facilities including a 32-place Small Group Home for Mildly Mentally Handicapped Children and a District Elderly Community Centre are also provided as required by the Social Welfare Department.

Planning Justification and Merits

The Proposed Development is supportable on the following grounds:-

- Proposed SSF Development is in line with the Government policy to increase public housing supply through intensifying the development density of public housing sites where technically feasible;
- Proposed SSF Development is compatible with the surrounding development settings in terms of use, development density and building height;
- Design of the Proposed SSF Development fosters harmonious integration with adjoining developments;

- Proposed SSF Development provides additional planning gains as compared with the Phase III development under the Approved CDA Development;
- Proposed SSF Development is technically feasible and will not impose insurmountable impacts to the surrounding from various technical aspects; and
- Proposed SSF Development will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme.

In light of the justifications presented in this Planning Statement, the TPB is cordially invited to consider the application favourably.

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行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現根據城市規劃條例第 16 條，向城市規劃委員會(下稱城規會)遞交規劃申請，擬議對位於第 12 區緊貼青山公路南面的「綜合發展區」內(下稱「申請地點」)已批准的綜合發展(申請編號 A/YL/205)作出修訂及略為放寬地積比率限制，作擬議資助出售房屋發展及社會福利設施(下稱「擬議資助出售房屋發展」)。

發展局於 2021 年公佈，一組鄰近於元龍街與尤田東路交界並位屬於第 12 區「綜合發展區」地帶內的私人土地(即已批准申請編號 A/YL/205 的總綱發展藍圖中劃為第三期用地)將由政府收回用作擬議資助出售房屋發展。因此，為推行擬議的資助出售房屋發展，申請人需遞交本規劃申請以尋求城規會的規劃許可。

根據大綱圖的註釋內所列明為於「綜合發展區」地帶的規劃申請的要求，以及採取與已批准的綜合發展項目相同的分階段發展模式，是次規劃申請涵蓋大致整個第 12 區「綜合發展區」地帶，包括第一期(即已建的 YOHO Midtown)、第二期甲和乙部分獲批的酒店和住宅發展及本規劃申請涉及的第三期發展的擬議資助出售房屋發展。雖然申請地點涵蓋第 12 區「綜合發展區」地帶內的共三期發展用地，但值得注意的是本規劃申請的主題僅是第三期發展用地內的擬議資助出售房屋發展，並沒有對第一期和第二期發展作任何改動。

發展計劃概覽

本申請沒有對第一期、第二期甲和乙部分發展作任何改動、第三期發展地盤佔地約 5,260 平方米，涉及一座不多於主水平基準以上 137 米(至主樓頂)的資助出售房屋大廈，提供 720 個住宅單位，擬議的總地積比率為 6.96，當中包括 6.5 的住用地積比率以及 0.46 的非住用地積比率(用作政府、機構或社區設施)。此外，為了回應社會福利署的要求，擬議資助出售房屋發展將會提供兩項政府、機構或社區設施，分別是一間設有 32 個宿位的輕度弱智兒童之家和一間地區長者社區中心。

發展理據及規劃增益

以下為支持本規劃申請的發展理據及規劃增益：

- 擬議資助出售房屋發展政府合乎現行政府的政策，在相關技術層面許可下，透過提高發展密度以增加公營房屋供應。
- 擬議資助出售房屋發展的用途、發展密度及建築物高度與週邊發展環境兼容；

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- 擬議資助出售房屋發展的佈局設計已精心考慮融合周邊發展；
- 擬議資助出售房屋發展比獲批的綜合發展項目提供了額外的規劃收益；
- 本申請已考慮各方面的技術評估。而評估亦證明本申請在技術上可行；以及
- 與已核准的計劃相比，本申請沒有改變原先的規劃意向及擬議發展性質。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

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S16 Planning Application for Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No.A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility

Development Parameters	Proposed Subsidized Sale Flats in Phase III ⁽¹⁾
Development Site Area (i.e. Phase III)	About 5,260m ²
Total GFA	Not more than about 36,590m ²
Total Plot Ratio	About 6.96
Maximum Site Coverage	Below 15m: Not more than 60% Above 15m: Not more than 33.3%
Maximum Building Height (to the main roof)	Not more than 137.0mPD
Total No. of Storeys ⁽²⁾	36 residential storeys + 1 storey of recreational facilities (for residents only) podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor over 2 storeys of basement car park
Domestic Portion	
Domestic GFA	Not more than 34,190m ²
Domestic Plot Ratio	Not more than 6.5
No. of Towers	1
No. of Units	Not more than 720
Average Flat Size	About 47.5m ²
Anticipated Population ⁽³⁾	2,016
Private Open Space ⁽⁴⁾	Not less than 2,016m ²
Non-domestic Portion (GIC Facilities) ⁽⁵⁾	
Non-domestic GFA ⁽⁶⁾	About 2,400m ²
- 32-Place Small Group Home for Mildly Mentally Handicapped Children	About 1,200m ²
- District Elderly Community Centre	About 1,200m ²
Non-domestic Plot Ratio	About 0.46
Recreational Facilities (For Residents Only)	
Recreational Facilities GFA ⁽⁷⁾	About 513m ²
Car Parking Provision	
Private Residential Parking Spaces	
- Residents	80
- Visitors	5
- Motorcycle	7
- Bicycle	56
Public Parking Spaces	
- Public Vehicle Park	70
- Public Bicycle Park	64
Loading/Unloading	
- HGV	2
- LGV	3

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(a) Proposed number of storeys of each block

Towers	No. of Storeys above Ground	
Phase I YOHO Midtown Tower 1	33 residential storeys +	5 storeys high podium and a mezzanine for kindergarten
Phase I YOHO Midtown Tower 2	33 residential storeys +	
Phase I YOHO Midtown Tower 3	33 residential storeys +	
Phase I YOHO Midtown Tower 5*	33 residential storeys +	
Phase I YOHO Midtown Tower 6	40 residential storeys +	
Phase I YOHO Midtown Tower 7	39 residential storeys +	
Phase I YOHO Midtown Tower 8	39 residential storeys +	
Phase I YOHO Midtown Tower 9	38 residential storeys +	
Phase IIa Hotel Tower	32 hotel storeys + 1 refuge floor + 4 storeys for E&M, BOH footbridge connection, lobby and EVA	
Phase IIb Residential Tower	26 residential storeys + 1 refuge floor + 1 sky garden floor + 1 floor for covered landscaped area + 1 lobby/E&M floor	
Phase III (Proposed SSF Tower)	36 residential storeys + 1 storey of recreational facilities (for residents only) / podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor	

* T4 is omitted

(b) Proposed building height of each block

Towers	No. of Storeys above Ground
Phase I YOHO Midtown Tower 1	not more than 140.5mPD
Phase I YOHO Midtown Tower 2	not more than 140.5mPD
Phase I YOHO Midtown Tower 3	not more than 140.5mPD
Phase I YOHO Midtown Tower 5*	not more than 140.5mPD
Phase I YOHO Midtown Tower 6	not more than 172.65mPD
Phase I YOHO Midtown Tower 7	not more than 169.35mPD
Phase I YOHO Midtown Tower 8	not more than 169.35mPD
Phase I YOHO Midtown Tower 9	not more than 166.05mPD
Phase IIa Hotel Tower	not more than 135.7mPD
Phase IIb Residential Tower	not more than 109.85mPD
Phase III (Proposed SSF Tower)	not more than 137.0mPD

* T4 is omitted

申請編號 Application No. : A / YL / 298

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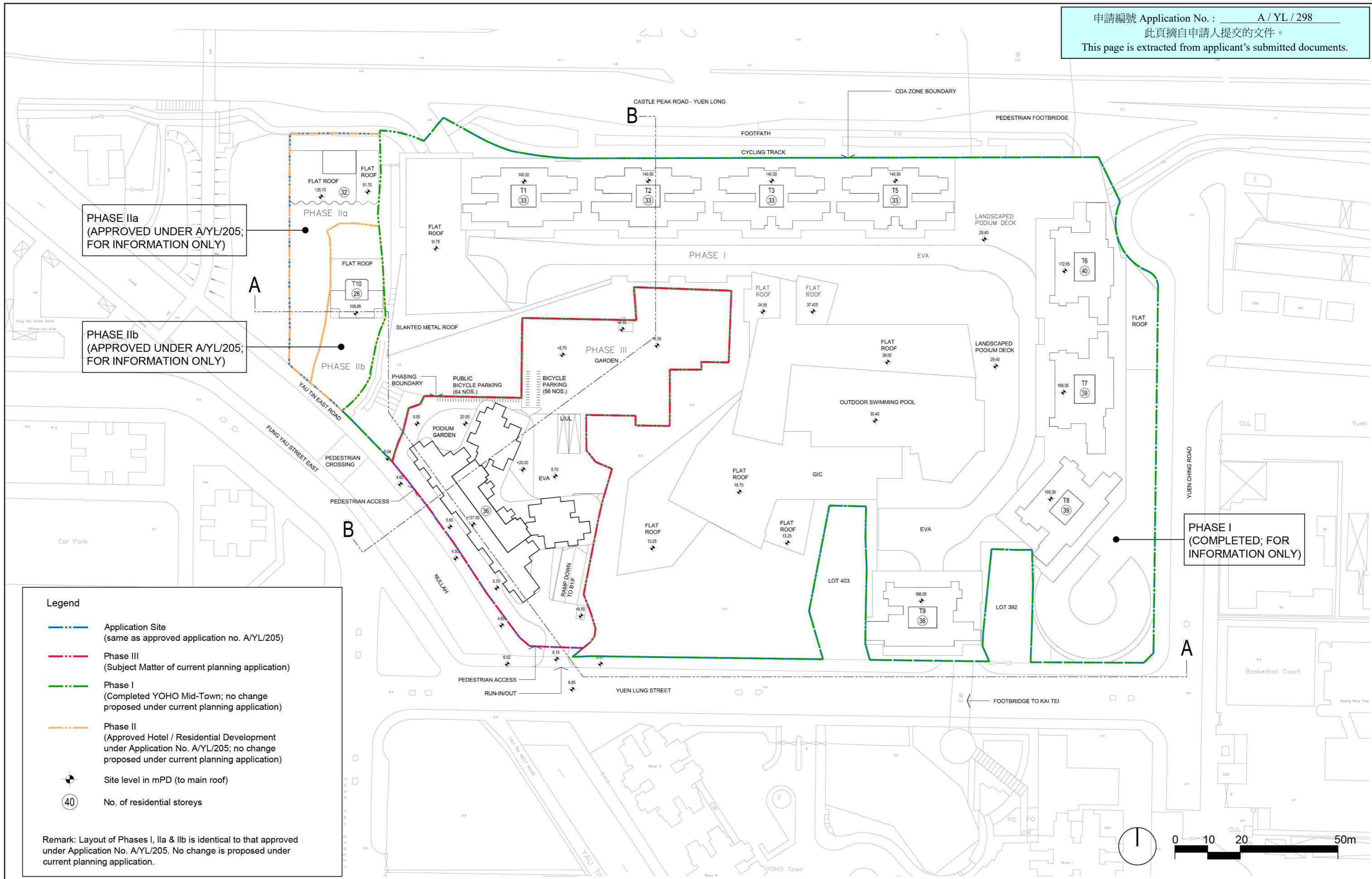
This page is extracted from applicant's submitted documents.

(c) Use(s) of different floors

Towers	Floors	Proposed Uses
Phase I YOHO Midtown Tower 1 – 9*	G/F – 3/F	L/UL / E&M / Drop Off Facilities / Shops / Kindergarten / Carpark / Clubhouse
	5/F	Clubhouse / Landscaped Area
	6/F – 38/F (T1-T5)	Residential Flats
	6/F – 45/F (T6)	
	6/F – 44/F (T7-T8)	
	6/F – 43/F (T9)	
Phase IIa Hotel Tower	G/F – 2/F	EVA / Entrance Lobby / Passage / E&M / Back of House
	3/F – 12/F [#]	Guestrooms
	13/F	Refuge Floor
	15/F – 39/F [#]	Guestrooms
Phase IIb Residential Tower	G/F	Entrance Lobby / E&M
	1/F	Covered Landscaped Area
	2/F	Sky Garden
	3/F	Refuge Floor
	5/F – 32/F [#]	Residential Flats
Phase III Proposed SSF Tower	B/2	Car Park / Driveway / E&M
	B/1	Car Park / L/UL / Driveway / E&M
	G/F	Residential Entrance Lobby / Lobby to GIC Facilities / E&M (including TX) & Back of House / Driveway & EVA / L/UL / Landscaped Area
	1/F & 2/F	GIC Facilities / E&M
	3/F	Recreational Facilities (For Residents Only) / Podium Garden / E&M
	4/F to 39/F	Residential Flats

*T4 is omitted

4/F, 14/F and 24/F are omitted



Legend

- Application Site (same as approved application no. A/YL/205)
- Phase III (Subject Matter of current planning application)
- Phase I (Completed YOHO Mid-Town; no change proposed under current planning application)
- Phase II (Approved Hotel / Residential Development under Application No. A/YL/205; no change proposed under current planning application)
- Site level in mPD (to main roof)
- No. of residential storeys

Remark: Layout of Phases I, IIa & IIb is identical to that approved under Application No. A/YL/205. No change is proposed under current planning application.



Title

Indicative Master Layout Plan (Overall)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	4.1



Legend

- - - - - Application Site (same as approved application no. A/YL/205)
- - - - - Phase III (Subject Matter of current planning application)
- - - - - Phase I (Completed YOHO Mid-Town; no change proposed under current planning application)
- - - - - Phase II (Approved Hotel / Residential Development under Application No. A/YL/205; no change proposed under current planning application)
- Site level in mPD (to main roof)
- No. of residential storeys
- Residential
- Landscape Area
- Driveway and EVA
- Parking and L/UL

Remark: Layout of Phases I, IIa & IIb is identical to that approved under Application No. A/YL/205. No change is proposed under current planning application.



Title

Indicative Master Layout Plan (Phase III Development)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	4.2



申請編號 Application No. : _____ A / YL / 298
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Title

Indicative Master Layout Plan (Phase III Development – Blow Up Plan)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	4.3

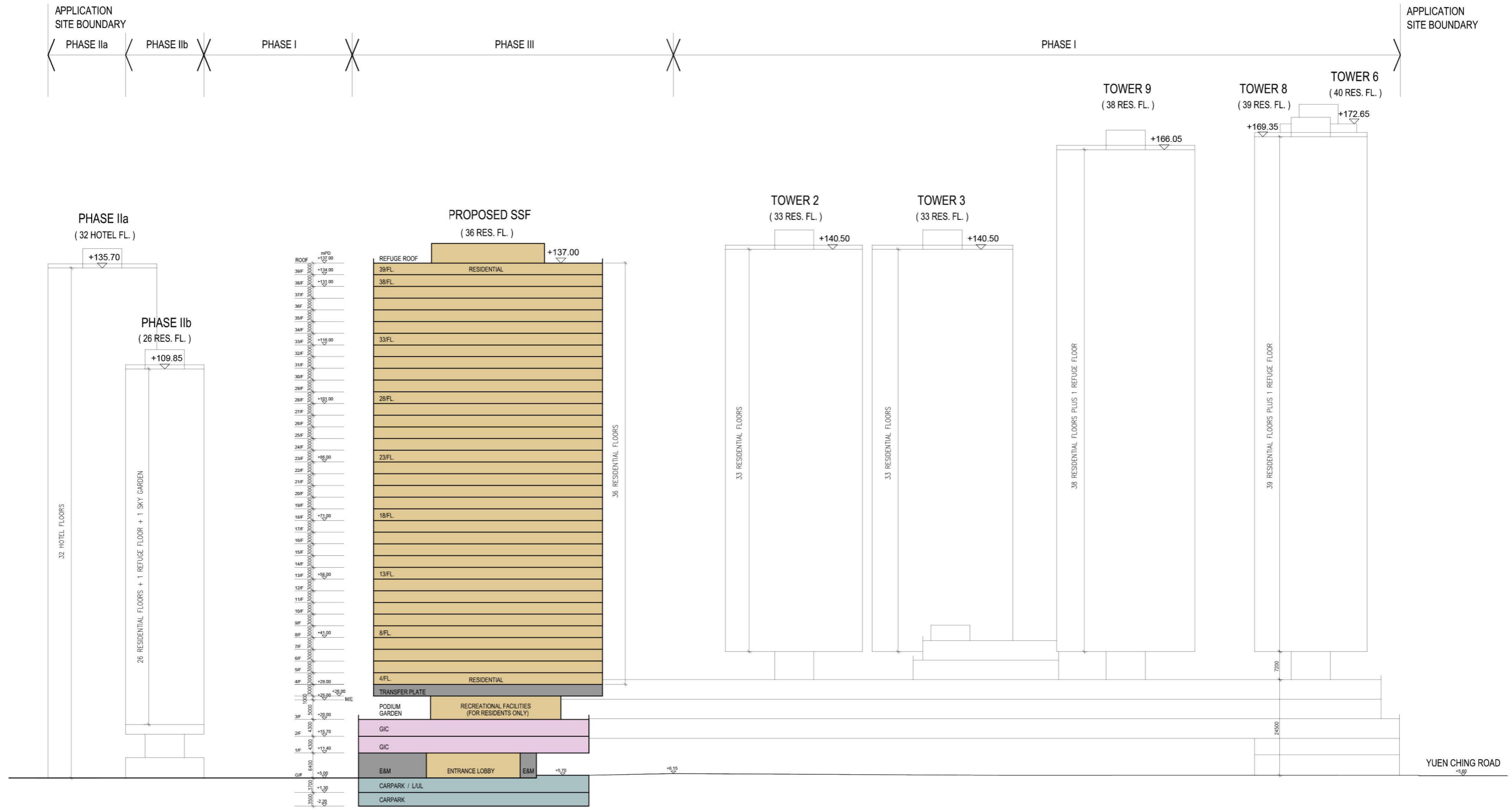
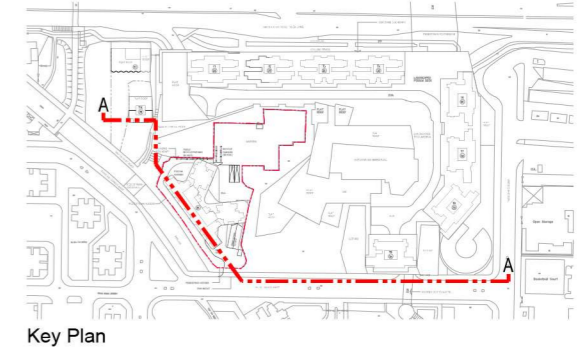
申請編號 Application No. : A / YL / 298

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Legend

- Residential
- GIC Facilities
- E&M & BOH
- Parking and L/UL




Title

Indicative Section AA Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	4.10



LEGEND

-  PHASE III DEVELOPMENT SITE BOUNDARY
-  RESIDENT'S ENTRY POINT
-  PEDESTRIAN ENTRY POINT
-  PAVING
-  PAVING (DRIVEWAY)
-  PERMEABLE PAVING
-  SHRUB PLANTING
-  AMENITY LAWN
-  PROPOSED HEAVY STANDARD TREE ON GRADE
-  PROPOSED HEAVY STANDARD TREE ON SLAB
-  PROPOSED STANDARD TREE ON GRADE
-  SAFETY MAT
-  BENCH
-  SEATING STAIRS
-  1:21 SLOPE
-  3/F INDOOR AREA
-  PAVING ON 3/F
-  PEBBLE
-  COURTYARD FURNITURE
-  SEATING FURNITURE

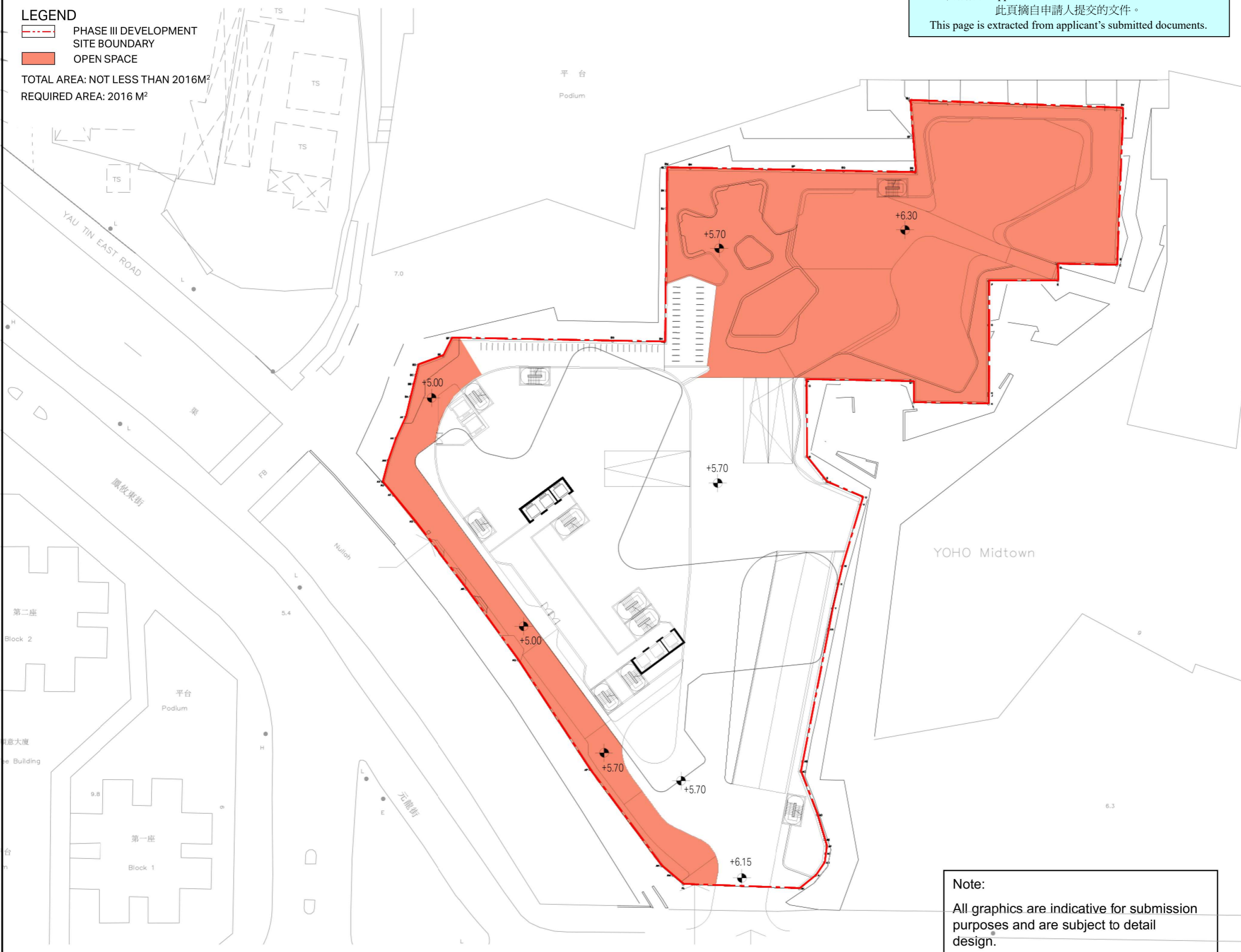


Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A	Figure	5.1

ISO A3 420mm x 297mm
Approved:
Checked:
Designer:
Project Management Initials:

LEGEND
 PHASE III DEVELOPMENT SITE BOUNDARY
 OPEN SPACE
TOTAL AREA: NOT LESS THAN 2016M²
REQUIRED AREA: 2016 M²

申請編號 Application No. : A / YL / 298
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Note:
 All graphics are indicative for submission purposes and are subject to detail design.



PROJECT
 項目
 Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No. A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility

CLIENT
 業主
 **HONG KONG HOUSING SOCIETY**
 香港房屋協會

CONSULTANT
 工程顧問公司
 AECOM Asia Company Ltd.
 www.aecom.com

ISSUE/REVISION
 修訂

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	核對

STATUS
 階段

SCALE
 比例
 1: 500@A3

KEY PLAN
 索引圖

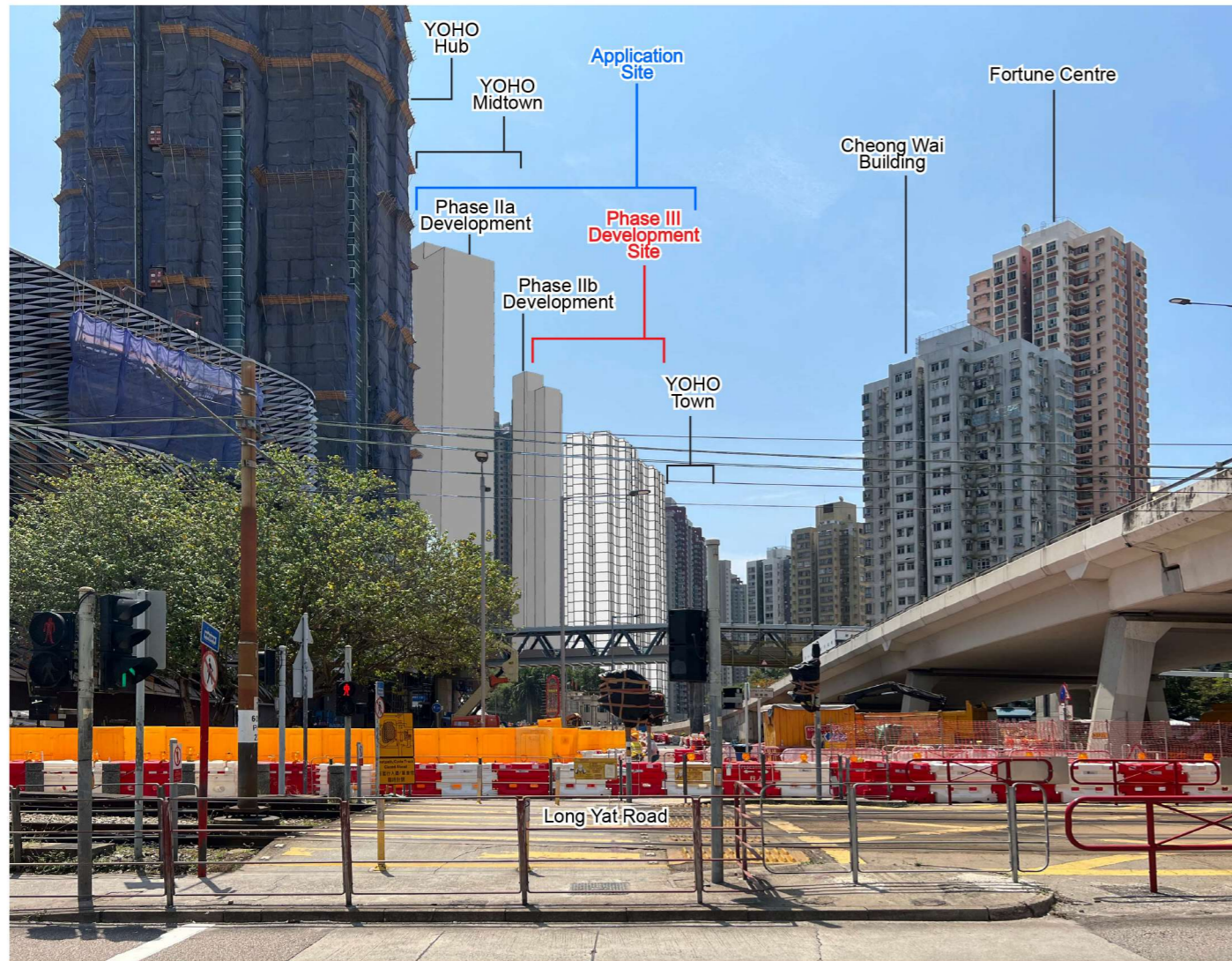
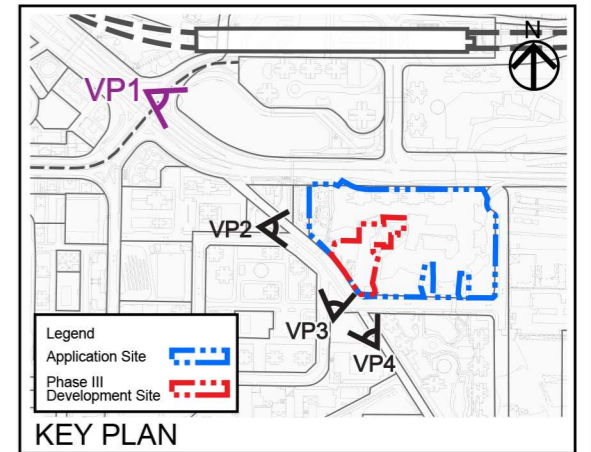
PROJECT NO.
 項目編號

AGREEMENT NO.
 協議編號

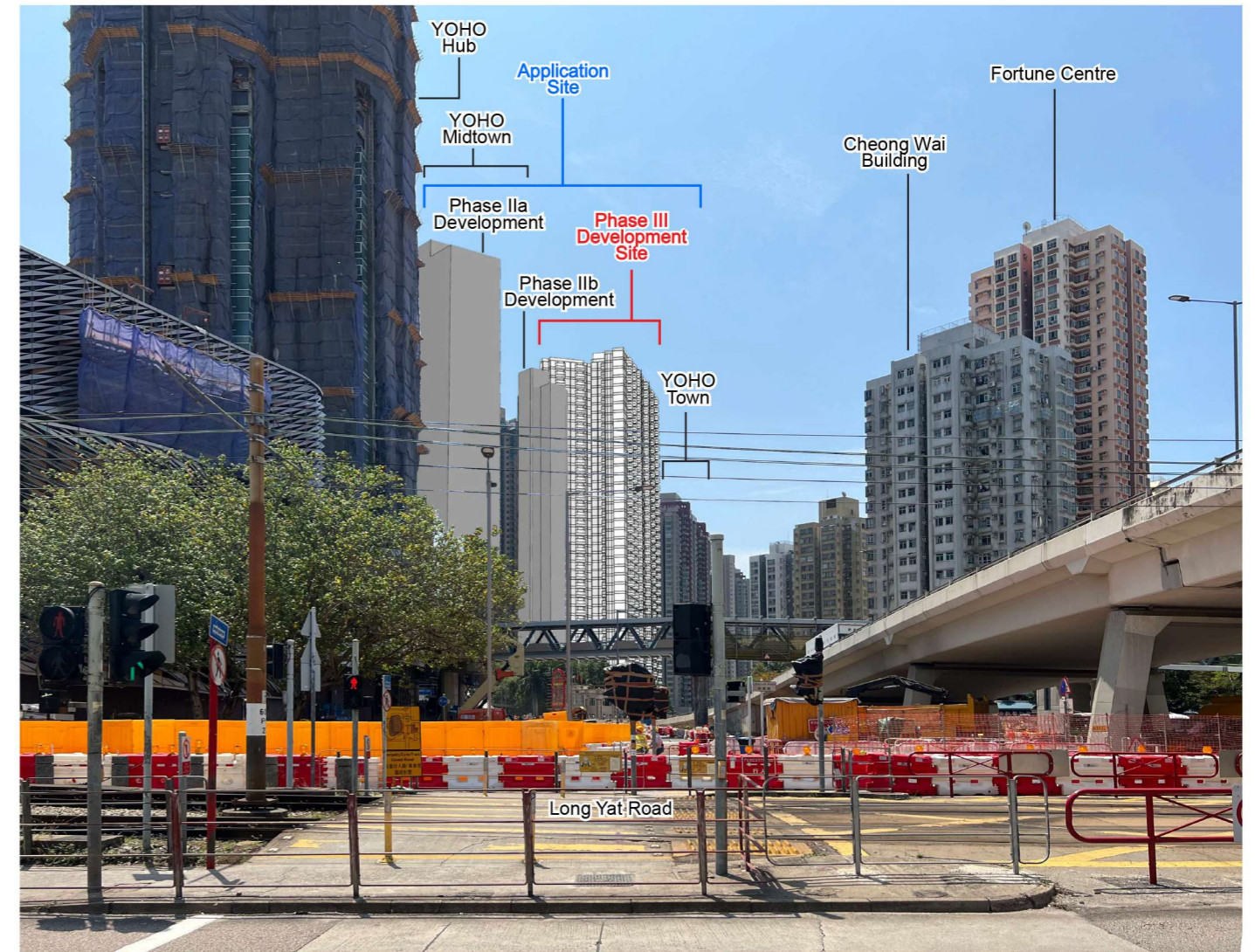
SHEET TITLE
 圖紙名稱
 OPEN SPACE CALCULATION PLAN

SHEET NUMBER
 圖紙編號
 AEC-HS-S16-L201

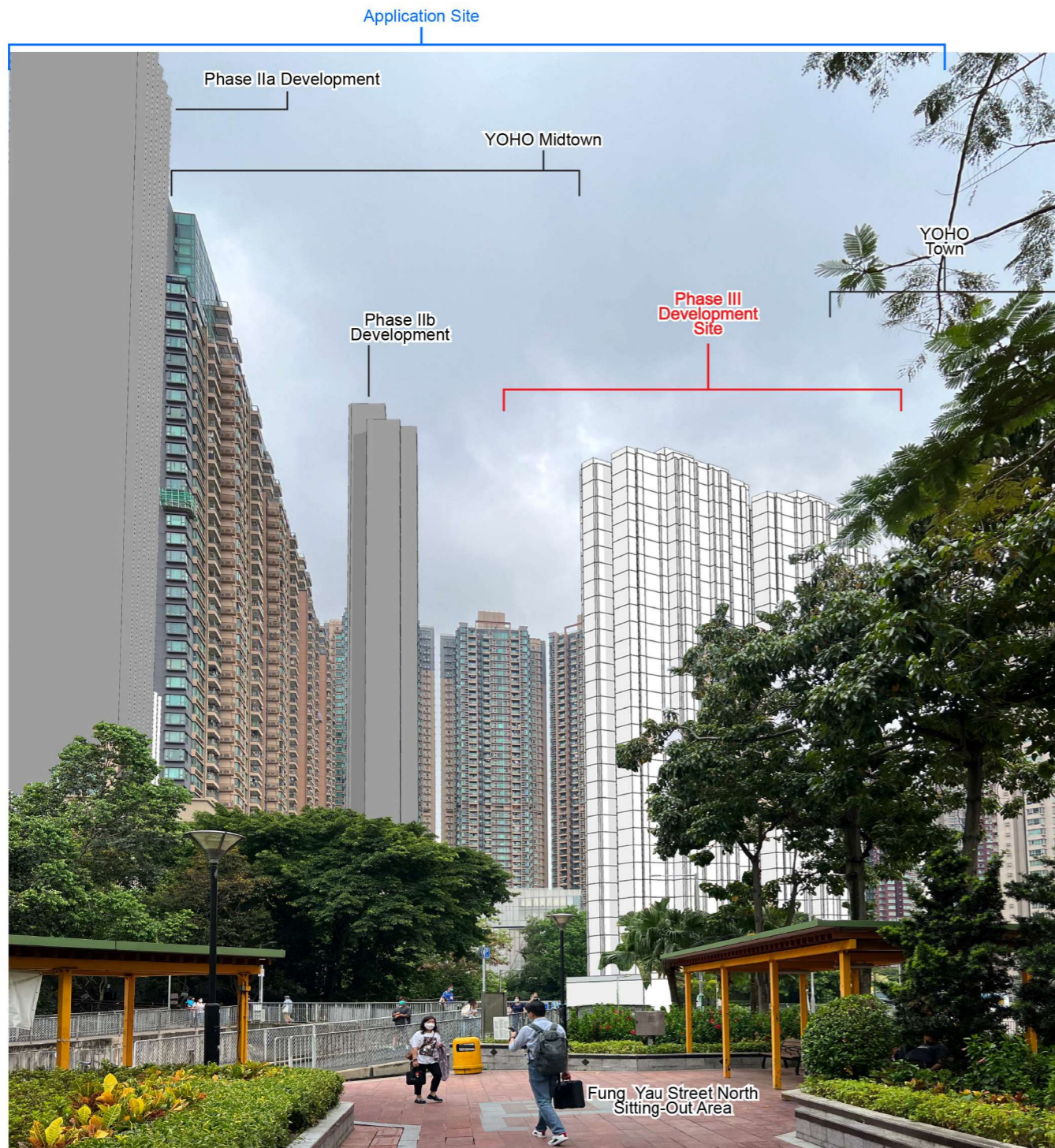
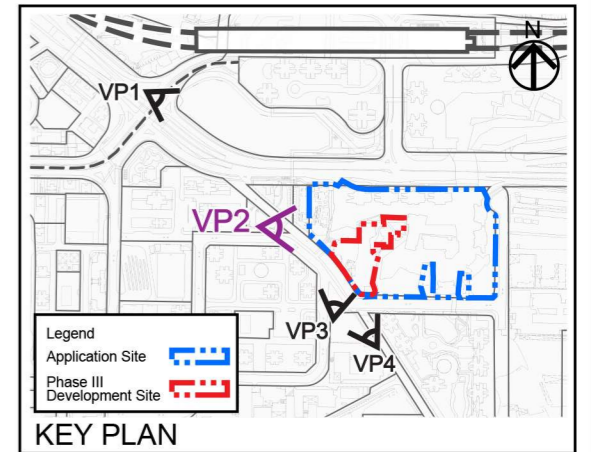
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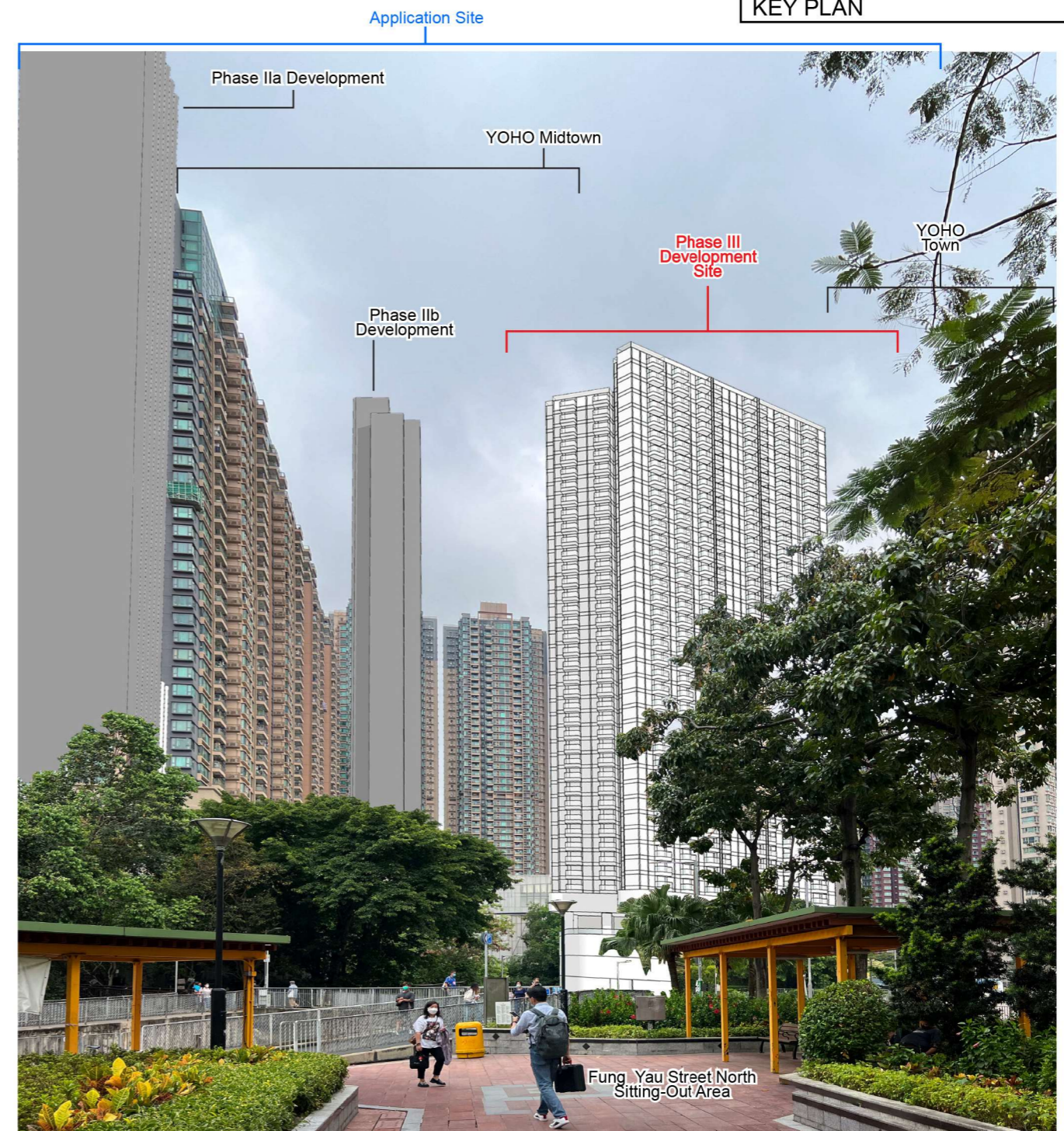
Baseline Condition (With Approved CDA Development)



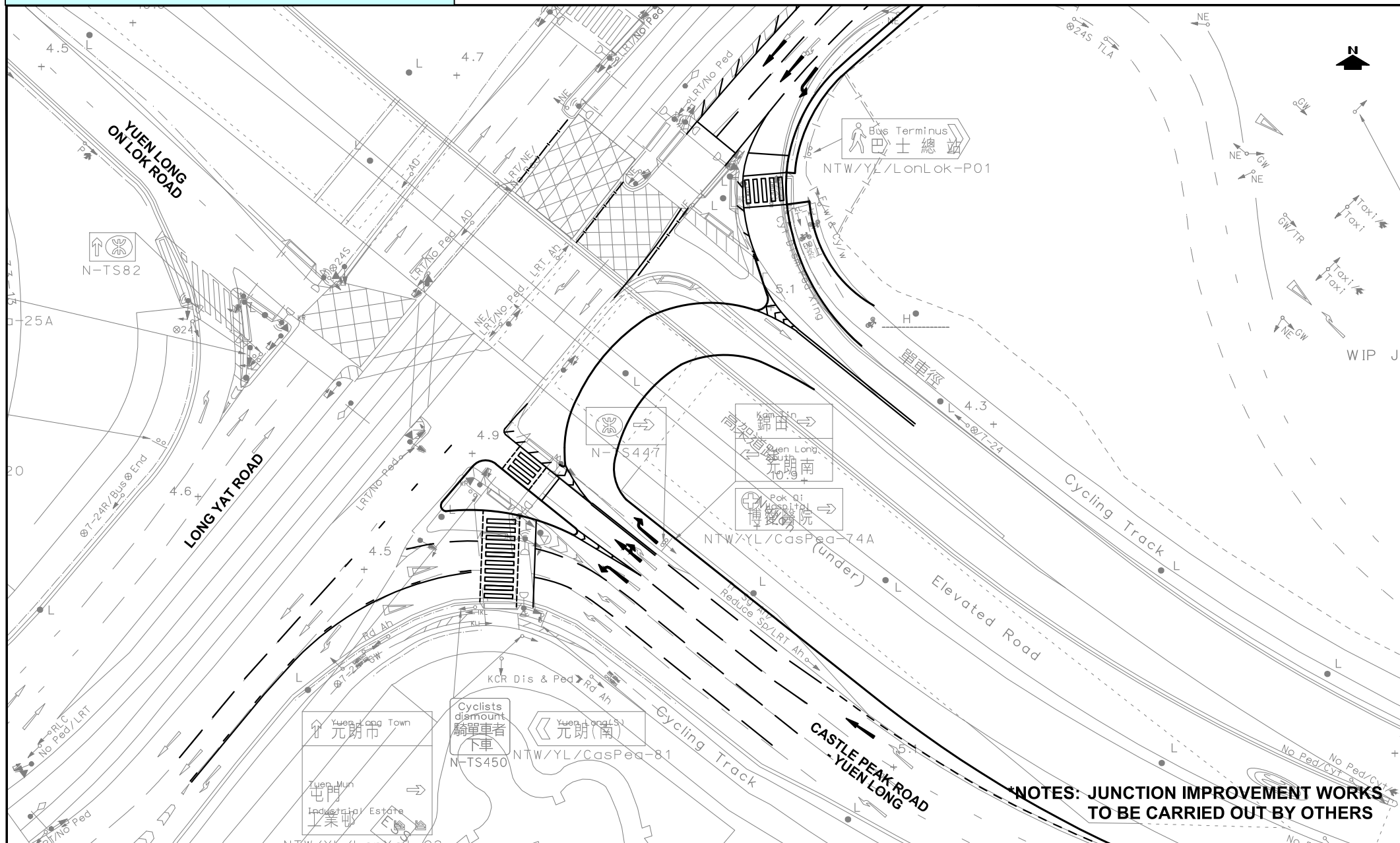
Proposed Scheme



Baseline Condition (With Approved CDA Development)



Proposed Scheme



PROJECT NO.	40808	
DESIGNED	SLN	DATE SEP 2022
DRAWN	CLL	SCALE 1:600
CHECKED	SLN	

PROJECT TITLE	PROPOSED AMENDMENTS TO PHASE III OF APPROVED "CDA" DEVELOPMENT SOUTH OF CASTLE PEAK ROAD, AREA 12, YUEN LONG (UNDER APPLICATION NO. A/YL/205) AND MINOR RELAXATION OF PLOT RATIO RESTRICTION IN SUPPORT OF PROPOSED SUBSIDIZED SALE FLATS (SSF) DEVELOPMENT WITH SOCIAL WELFARE FACILITY	
DRAWING TITLE	JUNCTION IMPROVEMENT SCHEME - CASTLE PEAK ROAD – YUEN LONG/ YUEN LONG ON LOK ROAD/LONG YAT ROAD (JUNCTION NO. J1)	

DRAWING NO.	FIGURE 4.1	REV.	-
LLA 顧問有限公司 Consultancy Limited			