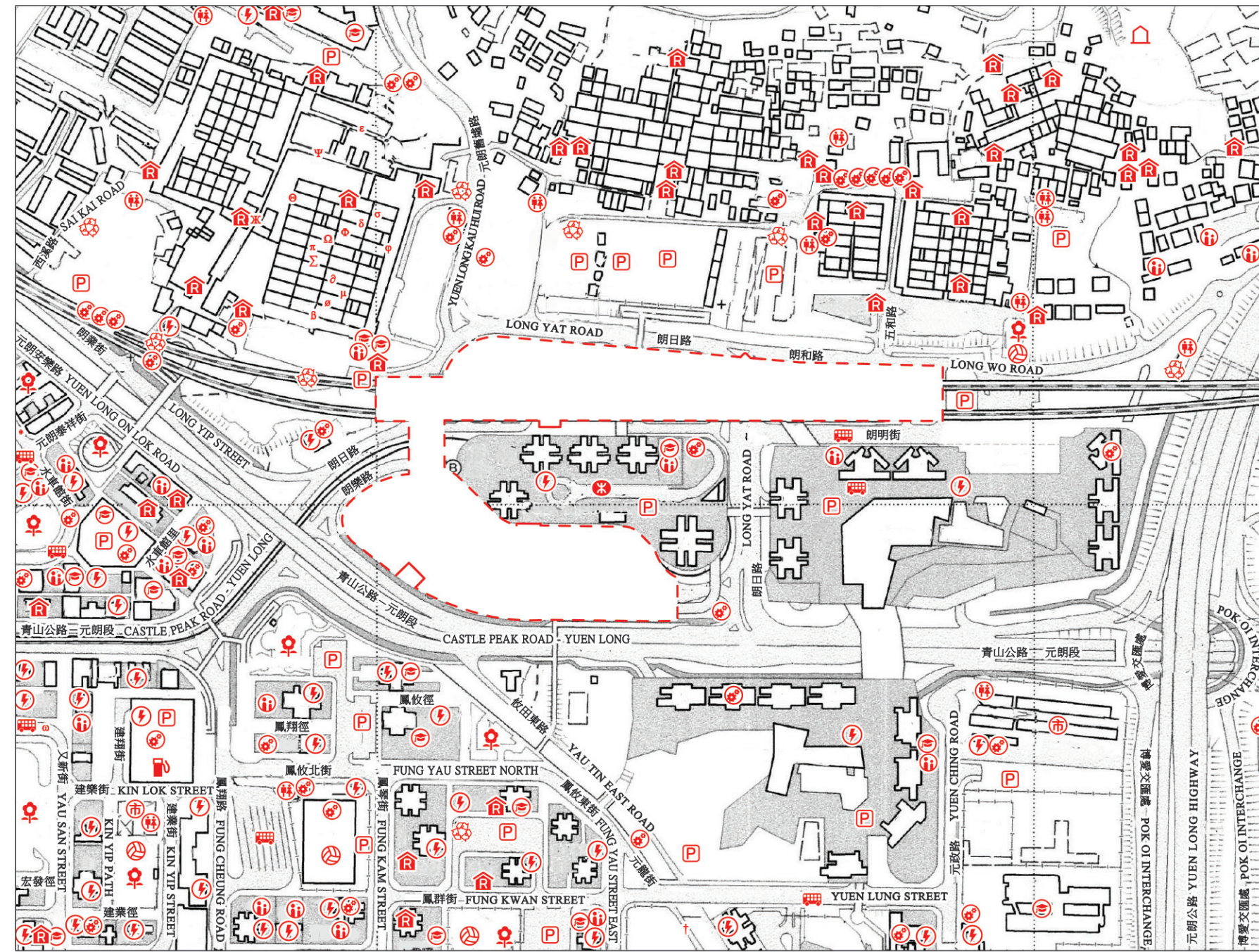


LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



SCALE 比例尺: 100M(米) 0M(米) 200M(米) 400M(米)

Location of the Development
發展項目的位置

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名:

† 攸田西路 YAU TIN WEST ROAD
⊙ 阜財街 FAU TSOI STREET
* 元朗東堤街 YUEN LONG TUNG TAI STREET
β 南邊圍一里 NAM PIN WAI 1st LANE
o 南邊圍二里 NAM PIN WAI 2nd LANE
μ 南邊圍三里 NAM PIN WAI 3rd LANE
⊙ 南邊圍四里 NAM PIN WAI 4th LANE
Σ 南邊圍五里 NAM PIN WAI 5th LANE
π 南邊圍六里 NAM PIN WAI 6th LANE
Ω 南邊圍七里 NAM PIN WAI 7th LANE

⊙ 南邊圍八里 NAM PIN WAI 8th LANE
δ 南邊圍九里 NAM PIN WAI 9th LANE
σ 南邊圍十里 NAM PIN WAI 10th LANE
φ 南邊圍東巷 NAM PIN WAI EASTERN LANE
⊙ 南邊圍西巷 NAM PIN WAI WESTERN LANE
ε 酒街 WINE STREET
Ψ 利益街 LEE YICK STREET
✕ 長盛街 CHEUNG SHING STREET
五和路 NG WO ROAD
水車館街 SHUI CHE KWUN STREET

水車館里 SHUI CHE KWUN LANE
元朗泰祥街 YUEN LONG TAI CHEUNG STREET
朗明街 LONG MING STREET
朗樂路 LONG LOK ROAD
鳳攸徑 FUNG YAU PATH
鳳翔徑 FUNG CHEUNG PATH
建翔街 KIN CHEUNG STREET
宏發徑 WANG FAT PATH



The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 6-NW-B dated 1st November 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考於2021年11月1日出版之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號6-NW-B編製，有需要處經修正處理。

NOTATION 圖例

- Petrol Filling Station
油站
- Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
- Market (including Wet Market and Wholesale Market)
市場 (包括濕貨市場及批發市場)
- Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處)
- Public Convenience
公廁
- Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站)
- Public Utility Installation
公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
- School (including Kindergarten)
學校 (包括幼稚園)
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
- Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池)
- Public Park
公園
- Refuse Collection Point
垃圾收集站
- Cemetery
墳場

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Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

- 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



This blank area falls
outside the coverage of
the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E131262C, date of flight: 19th January 2021.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E131262C，飛行日期：2021年1月19日。

● Location of the Phase
期數的位置

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- Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
 2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

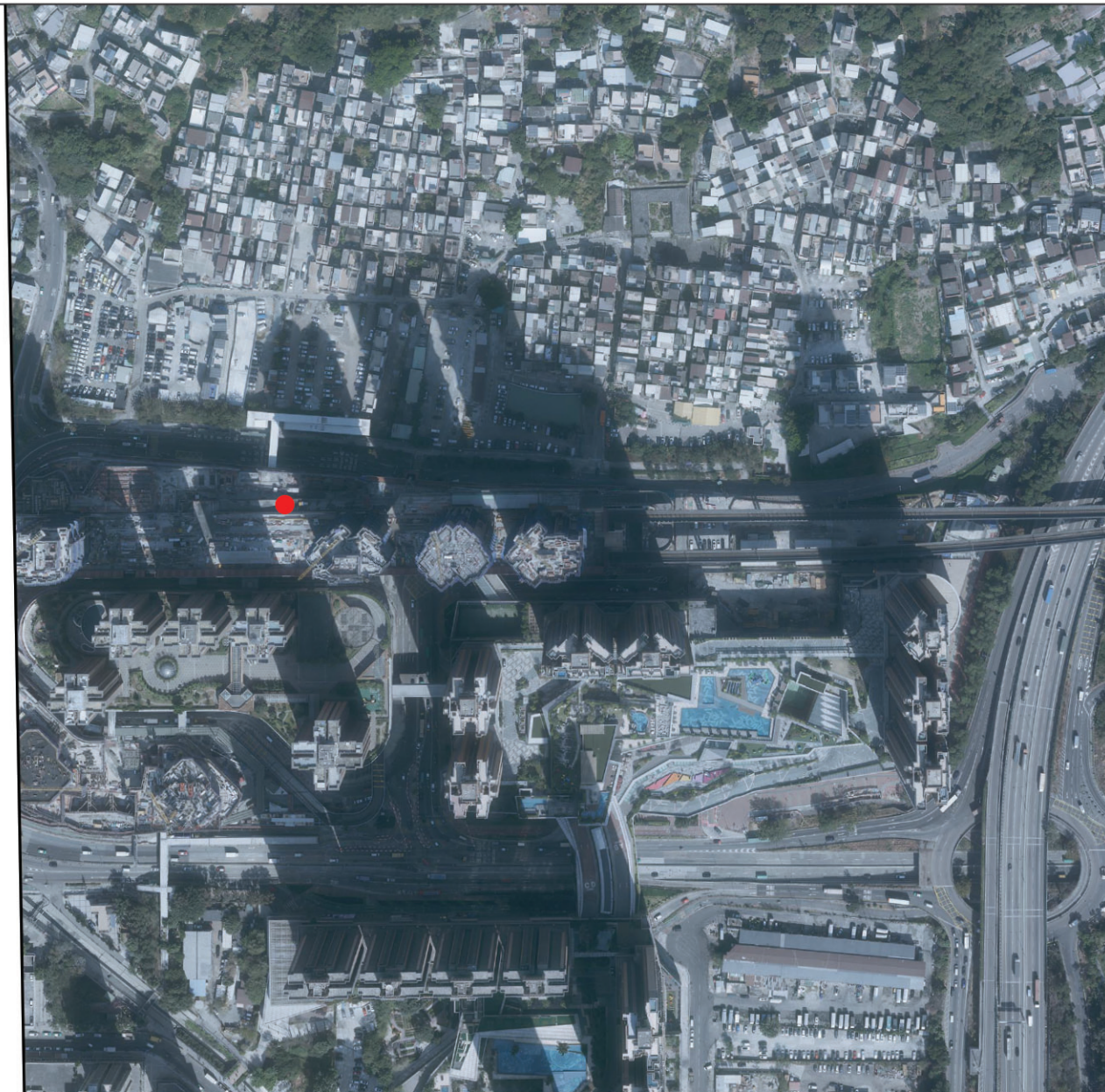
- 備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
 2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片

H B

This blank area falls
outside the coverage of
the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E131264C, date of flight: 19th January 2021.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E131264C，飛行日期：2021年1月19日。

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Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.

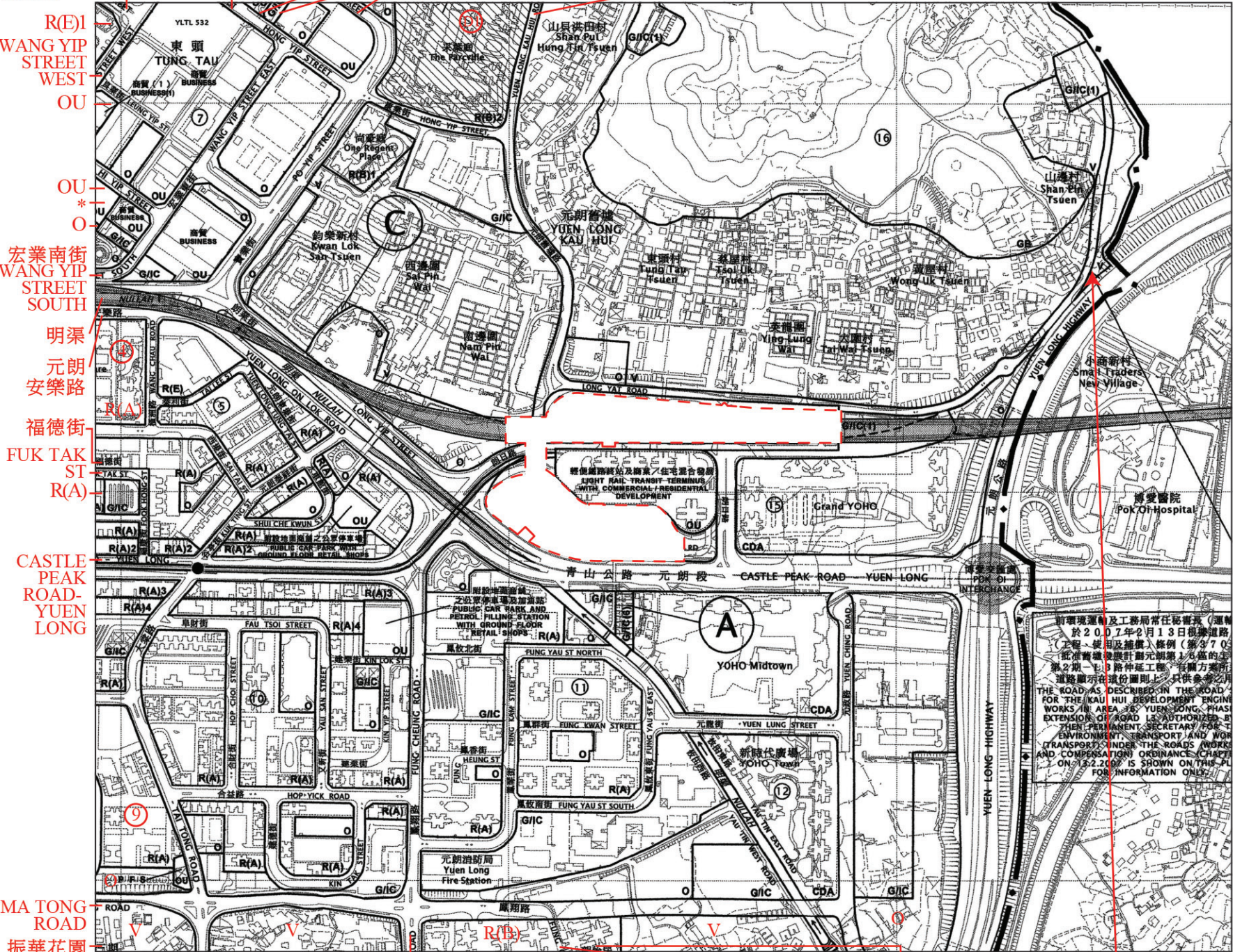
備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

富業街 FU YIP STREET 康業街 # G/IC 德業街 TAK YIP STREET YUEN LONG KAU HUI ROAD



MA TONG ROAD 振華花園第三期 * 附設地面商舖之公眾停車場(1) 鳳麟路 FUNG KI ROAD 朗怡居
PUBLIC CAR PARK WITH GROUND FLOOR RETAIL SHOPS (1)
商貿 BUSINESS OU

SCALE 比例尺: 米 250 0 500 metres

Location of the Development
發展項目的位置

前環境運輸及工務局常任秘書長〔運輸〕於2007年2月13日根據道路〔工程、使用及補償〕條例〔第370章〕批准舊墟發展計劃元朗第16區的工程第2期 - L3路伸延工程，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 KAU HUI DEVELOPMENT ENGINEERING WORKS IN AREA 16 YUEN LONG PHASE 2 EXTENSION OF ROAD L3 AUTHORIZED BY THE THEN PERMANENT SECRETARY FOR THE ENVIRONMENT, TRANSPORT AND WORKS (TRANSPORT) UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 13.2.2007 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY



Adopted from part of the Draft Yuen Long Outline Zoning Plan No. S/YL/24 gazetted on 29th January 2021, with adjustments where necessary as shown in red.
摘錄自2021年1月29日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/24，有需要處經修正處理，以紅色顯示。

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

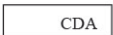








- Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖




NOTATION 圖例 ZONES

COMPREHENSIVE DEVELOPMENT AREA		綜合發展區
RESIDENTIAL (GROUP A)		住宅(甲類)
RESIDENTIAL (GROUP B)		住宅(乙類)
RESIDENTIAL (GROUP E)		住宅(戊類)
VILLAGE TYPE DEVELOPEMNT		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY		政府、機構或社區
OPEN SPACE		休憩用地
OTHER SPECIFIED USES		其他指定用途
GREEN BELT		綠化地帶

COMMUNICATIONS

交通

RAILWAY AND STATION (ELEVATION)		鐵路及車站(高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
PETROL FILLING STATION		加油站

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例
第五條展示的修訂

AMENDMENT ITEM A		修訂項目A項
AMENDMENT ITEM C		修訂項目C項
AMENDMENT ITEM D1		修訂項目D1項

AMENDMENTS TO APPROVED PLAN NO. S/YL/23

核准圖編號S/YL/23的修訂

AMENDMENT ITEM A – REZONING OF A SITE NEAR THE JUNCTION OF CASTLE PEAK ROAD -YUEN LONG AND YAU TIN EAST ROAD FROM “GOVERNMENT, INSTITUTION OR COMMUNITY” (“G/IC”) TO “G/IC(6)”.

修訂項目A 項 — 把位於近青山公路- 元朗段及攸田東路交界的一塊用地由「政府、機構或社區」地帶改劃為「政府、機構或社區（ 6 ）」地帶。

AMENDMENT ITEM C – REZONING OF A SITE AT SAI KAI ROAD FROM “O” TO “VILLAGE TYPE DEVELOPMENT” (“V”).

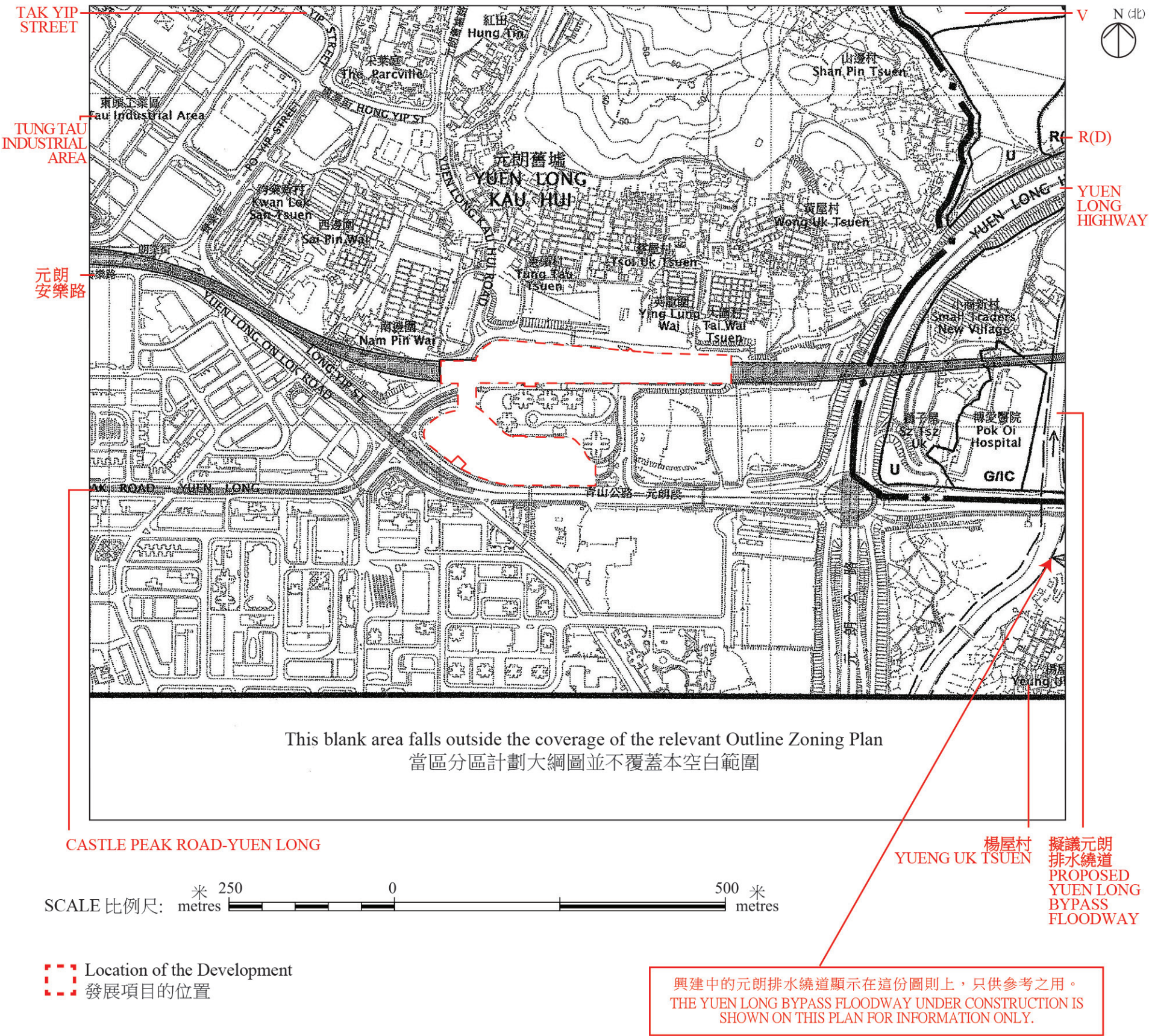
修訂項目C 項 — 把位於西溪路的一塊用地劃由「休憩用地」地帶改劃為「鄉村式發展」地帶。

AMENDMENT ITEM D1 – REZONING OF A SITE AT YUEN LONG KAU HUI ROAD FROM “COMPREHENSIVE DEVELOPMENT AREA” (“CDA”) TO “RESIDENTIAL (GROUP B)2” (“R(B)2”).

修訂項目D 1 項 — 把位於元朗舊墟路的一塊用地由「綜合發展區」地帶改劃為「住宅（ 乙類）2 」地帶。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



Adopted from part of the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 gazetted on 27th October 2006, with adjustments where necessary as shown in red.

摘錄自2006年10月27日刊憲之南生圍分區計劃大綱核准圖，圖則編號為S/YL-NSW/8，有需要處經修正處理，以紅色顯示。

NOTATION 圖例		地帶
ZONES		
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
UNDETERMINED	U	未決定用途
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
COMMUNICATIONS		交通
WEST RAIL AND STATION (ELEVATED)		西鐵及車站(高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
DRAINAGE RESERVE		排水專用範圍

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

- Notes:
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
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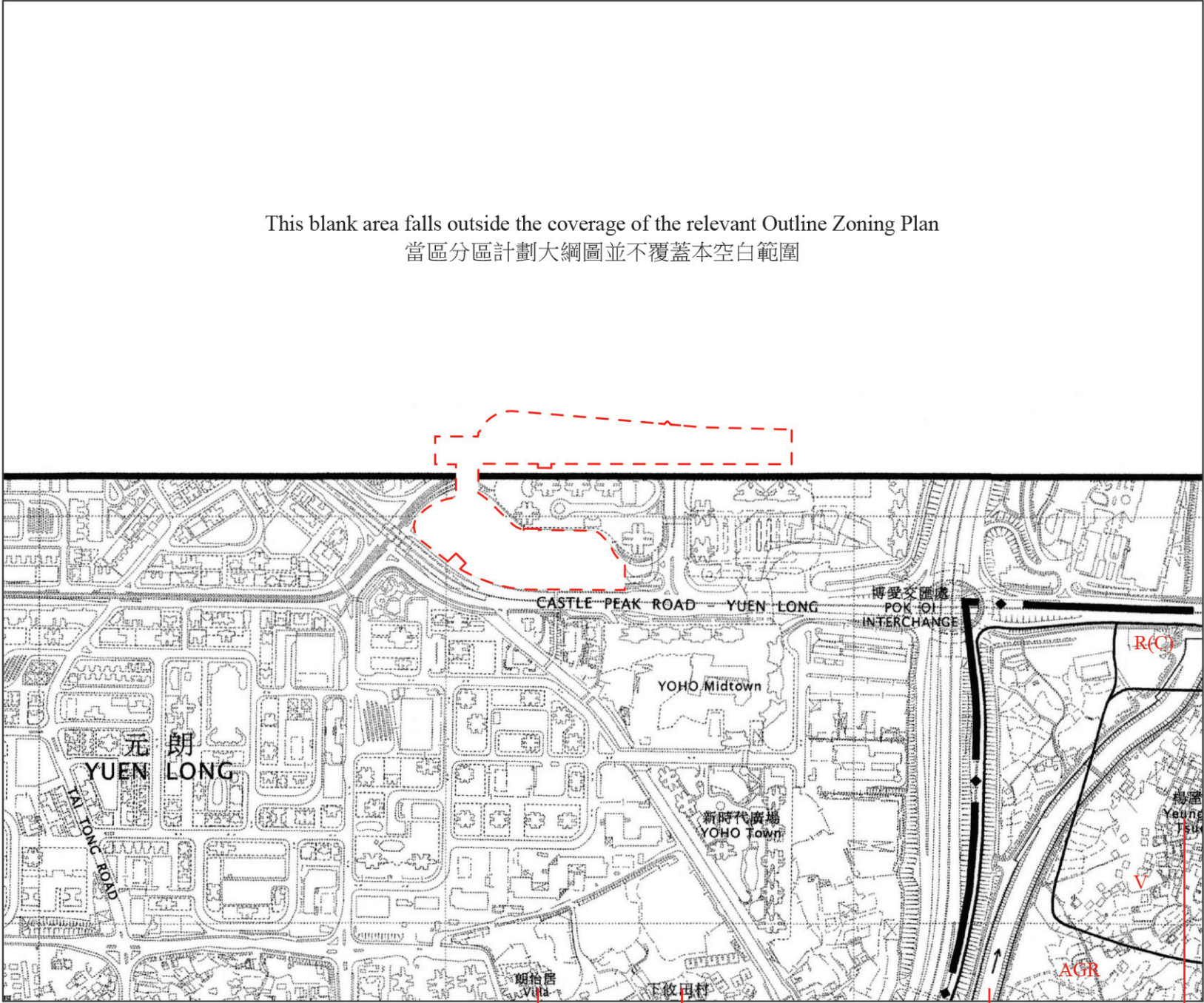
備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

H
T
B
D



This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍



Adopted from part of the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 gazetted on 20th August 2021, with adjustments where necessary as shown in red.

摘錄自2021年8月20日刊憲之大棠分區計劃大綱核准圖，圖則編號為S/YL-TT/18，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
VILLAGE TYPE DEVELOPEMNT	V	鄉村式發展
AGRICULTURE	AGR	農業

COMMUNICATIONS

MAJOR ROAD AND JUNCTION 主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME 其他
規劃範圍界線

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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

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備註：

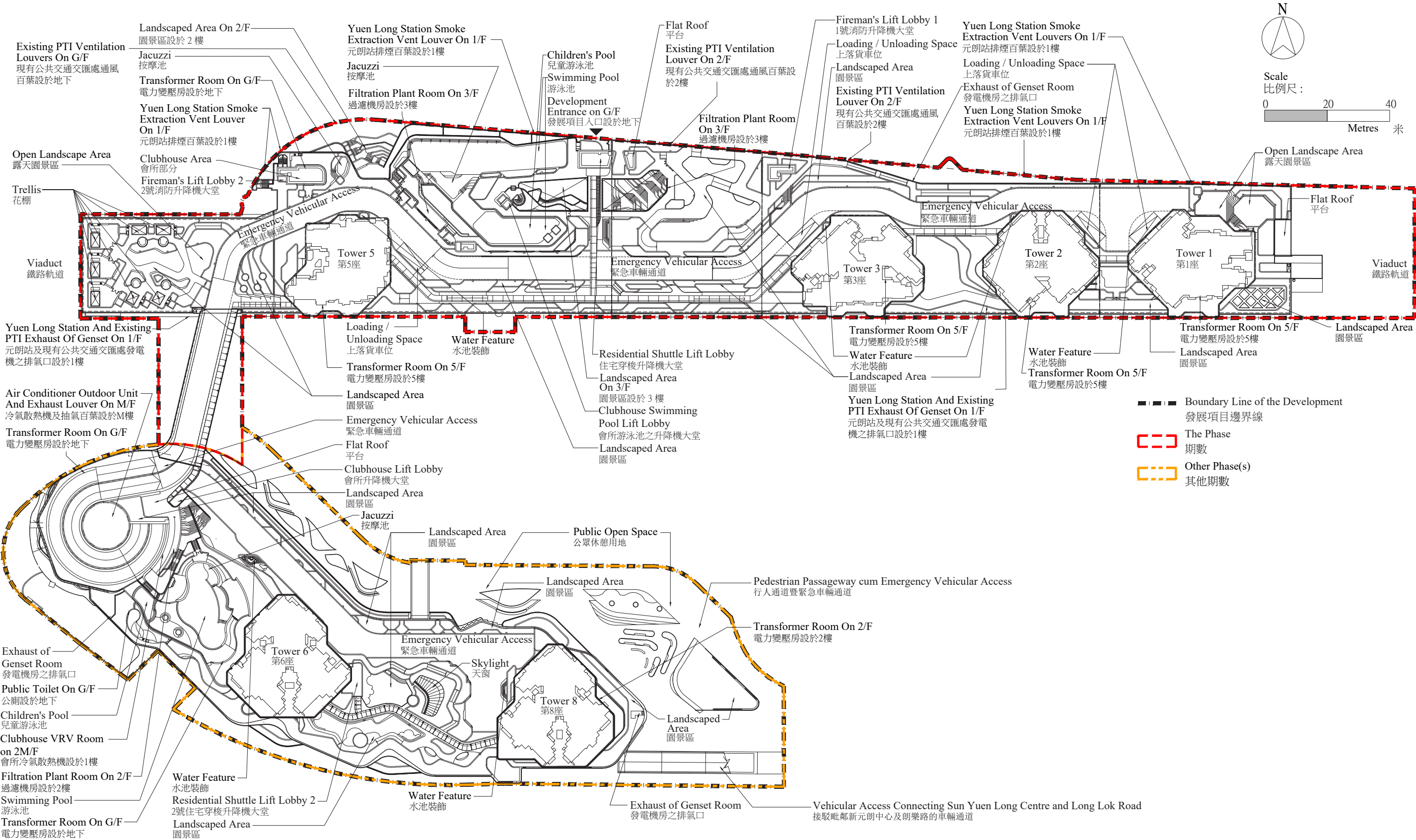
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

SCALE 比例尺: 米 250 0 500 米
metres metres

Location of the Development
發展項目的位置

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

1. Existing PTI ventilation louvers, smoke extraction vent louvers and exhaust of genset room of Yuen Long Station, water features, recreational facilities at children's pool, transformer room and Jacuzzi forming part of the Development may emit sounds and affect the enjoyment of the residential properties.
2. Floodlights at Outdoor Swimming Pool
Floodlights will be provided for lighting of the outdoor swimming pool of the Phase B of the Development in the evening at the following locations:
 - At the top of 12 lamp poles reaching a height of +37.7 mPD located at the outdoor swimming pool;
 - 8 nos. of floodlights reaching a height of +36.0 mPD mounted at the external wall of the residential shuttle lift lobby adjoining the outdoor swimming pool; and
 - 5 nos. of floodlights reaching a height of +34.5 mPD mounted at the external wall of the swimming pool toilet adjoining the outdoor swimming pool.Prospective purchasers please note the impact (if any) of the illumination of the floodlights on individual units.
3. The estimated date of completion of buildings and facilities within the Phase and Other Phase(s) as provided by Authorized Person for the Development:

Phase	Building	Estimated Date of Completion
A	Commercial Accommodation and facilities for Tower 6 and Tower 8	31 st March 2022
B	Tower 1, Tower 2, Tower 3, Tower 5 and facilities thereto	30 th June 2022
C	Tower 6 and Tower 8	31 st December 2022

1. 組成發展項目一部分的現有公共交通交匯處通風百葉、元朗站的排煙百葉和發電機排氣口、水池裝飾、兒童游泳池娛樂設施、電力變壓房和按摩池可能釋放聲音及對享用住宅物業造成影響。
2. 室外游泳池之泛光燈
以下位置將提供泛光燈以供發展項目的第 B 期之室外游泳池的晚間照明：
 - 12 支燈柱之頂部，此等燈柱將設置於室外游泳池，燈柱高度達香港主水平基準以上 37.7 米；
 - 毗鄰室外游泳池之住宅穿梭升降機大堂外牆將設置 8 支泛光燈，懸掛於外牆上，其高度達香港主水平基準以上 36.0 米；及
 - 毗鄰室外游泳池之游泳池洗手間外牆將設置 5 支泛光燈，懸掛於外牆上，其高度達香港主水平基準以上 34.5 米。準買家請注意上述泛光燈之燈光對個別單位造成之影響（如有）。
3. 由發展項目的認可人士提供的在期數及其他期數的建築物及設施的預計落成日期為：

期數	建築物	預計落成日期
A	商業樓宇及提供予第 6 座及第 8 座的設施	2022 年 3 月 31 日
B	第 1 座、第 2 座、第 3 座、第 5 座及其設施	2022 年 6 月 30 日
C	第 6 座及第 8 座	2022 年 12 月 31 日