

AECOM

PROJECT
 SECTION 12A APPLICATION FOR PROPOSED AMENDMENTS TO THE OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, TUNG SHING LEI, YUEN LONG CLIENT

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK. BY
A	OCT. 14	MINOR AMENDMENTS	

STATUS
 PRELIMINARY

SCALE
 1:1000 METRES

KEY PLAN

PROJECT NO.
 60330982

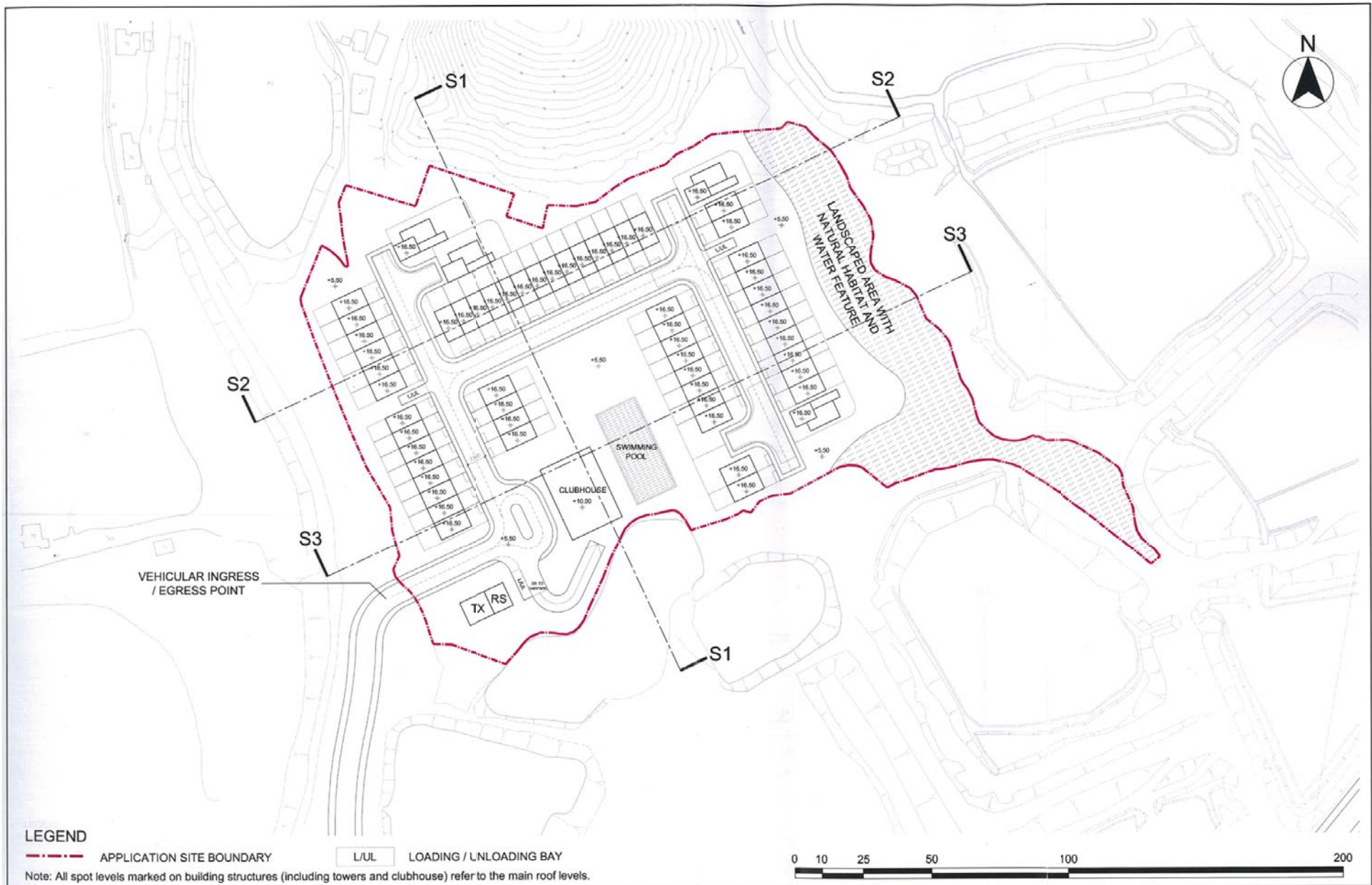
CONTRACT NO.
 60330982

SHEET TITLE
 INDICATIVE MASTER LAYOUT PLAN

SHEET NUMBER
 60330982/FIGURE C2.1

(摘錄自申請人於19. 10. 2017呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 19.10.2017)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-1a
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LEGEND

- APPLICATION SITE BOUNDARY
- L/UL LOADING / UNLOADING BAY

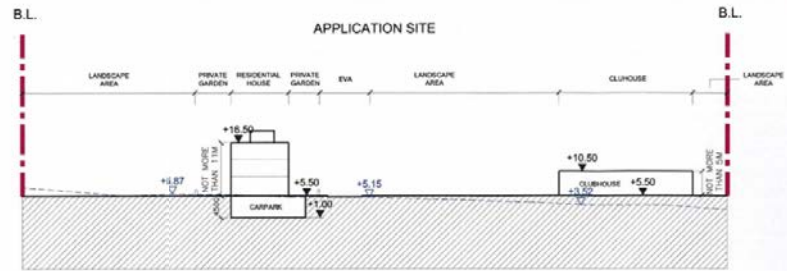
Note: All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.



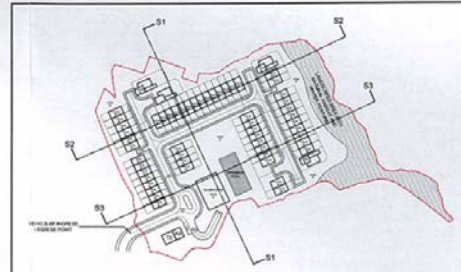
ARCHI+	Title	Indicative Master Layout Plan	Checked	DH	Drawn	PW	
			Rev	0	Date	Dec 2015	
			Scale	N / A			Figure

(摘錄自申請人於 16. 12. 2015 呈交的申請書)
 (Extract from Applicant's Submission of 16.12.2015)

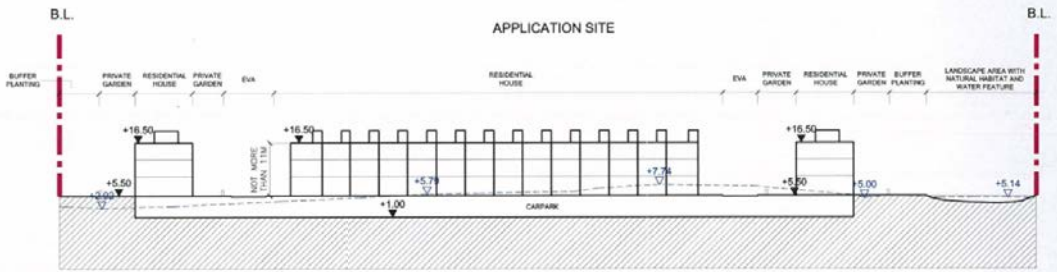
參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-1b
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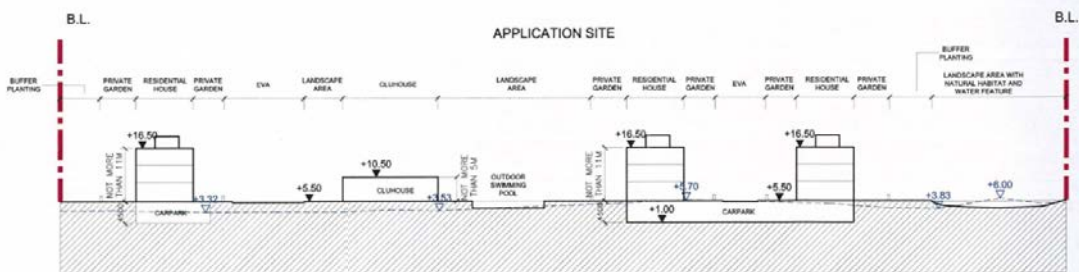
SECTION S1



KEY PLAN



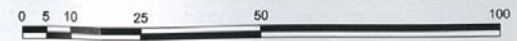
SECTION S2



SECTION S3

LEGEND
 - - - - - APPLICATION SITE BOUNDARY
 - - - - - EXISTING LEVEL

Note: All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.

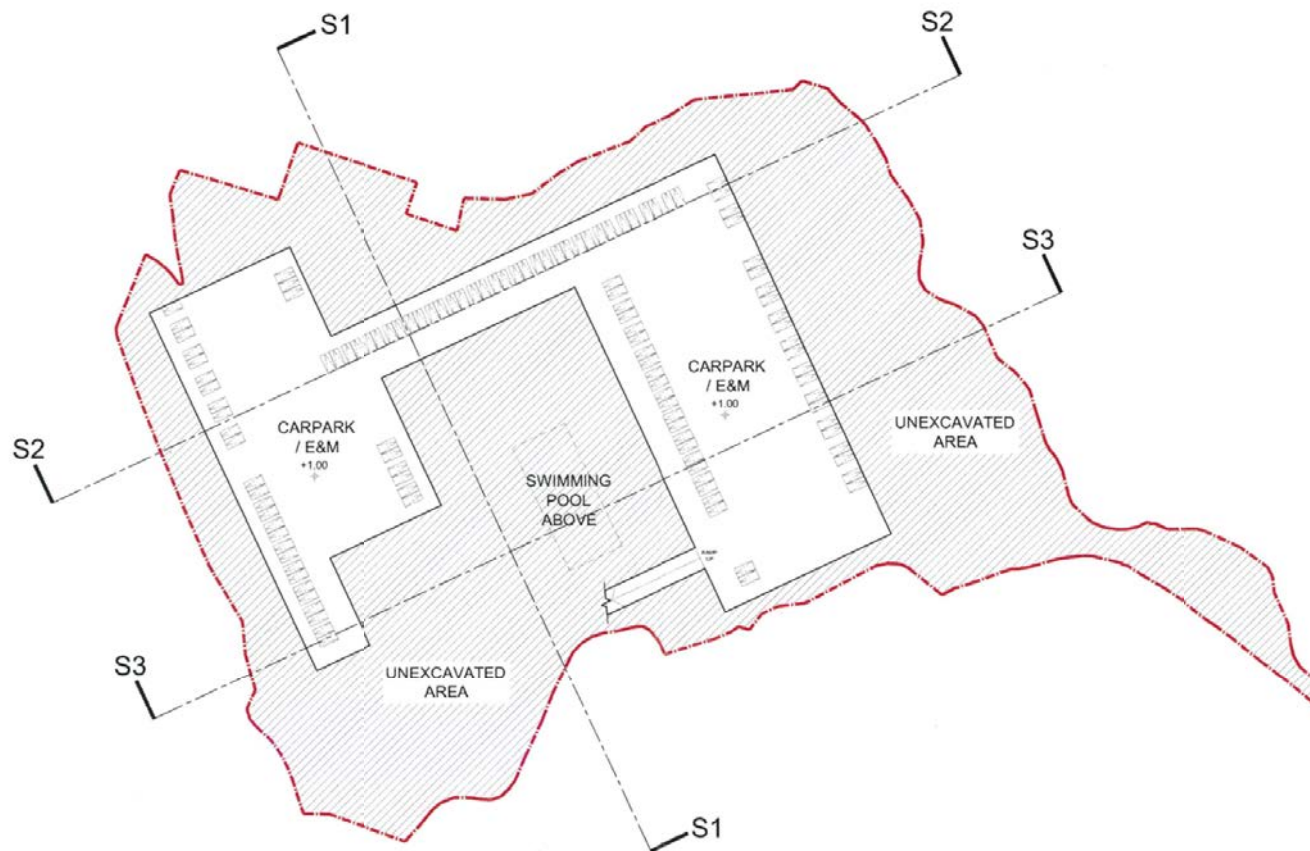


Title
 Indicative Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2015
Scale	N / A		Figure
			4.2

(摘錄自申請人於 16. 12. 2015 呈交的申請書)
 (Extract from Applicant's
 Submission of 16.12.2015)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-2
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LEGEND

-  APPLICATION SITE BOUNDARY
-  UNEXCAVATED AREA
-  PRIVATE PARKING SPACE
-  L/U/L LOADING / UNLOADING BAY

Note: All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.



ARCHI+

Title

Indicative Basement Plan

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2015
Scale	N / A		Figure
			4.3

(摘錄自申請人於 16. 12. 2015 呈交的申請書)
(Extract from Applicant's
Submission of 16.12.2015)

參考編號
REFERENCE No.
Y/YL-NSW/4

繪圖 DRAWING
Z-3



LEGEND	
	Application Site Boundary
	Proposed Planting
	Proposed Buffer Planting
	Proposed Shrubs
	Private Garden
	Pavilion
	Swimming pool
	Landscaped Area with Natural Habitat and Water Feature
	Paved Driveway
	Children's Play Area
	Communal Garden/ Lawn

FIGURE A.1
LANDSCAPE MASTER PLAN

SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG

APRIL 2016
REV A
SCALE 1 : 1500 @A3

(摘錄自申請人於2.9.2016呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 2.9.2016)

參考編號 REFERENCE No. YYL-NSW/4	繪圖 DRAWING Z-4
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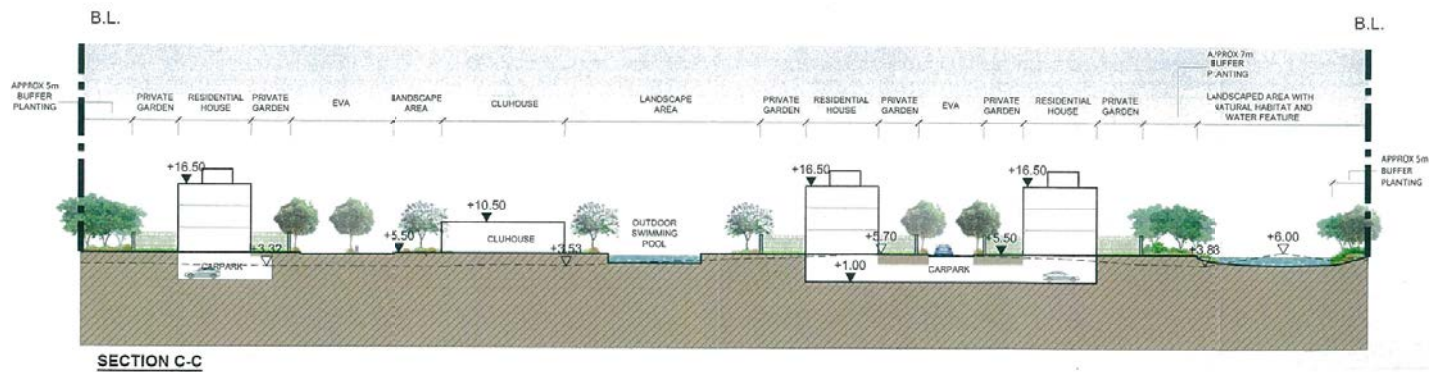
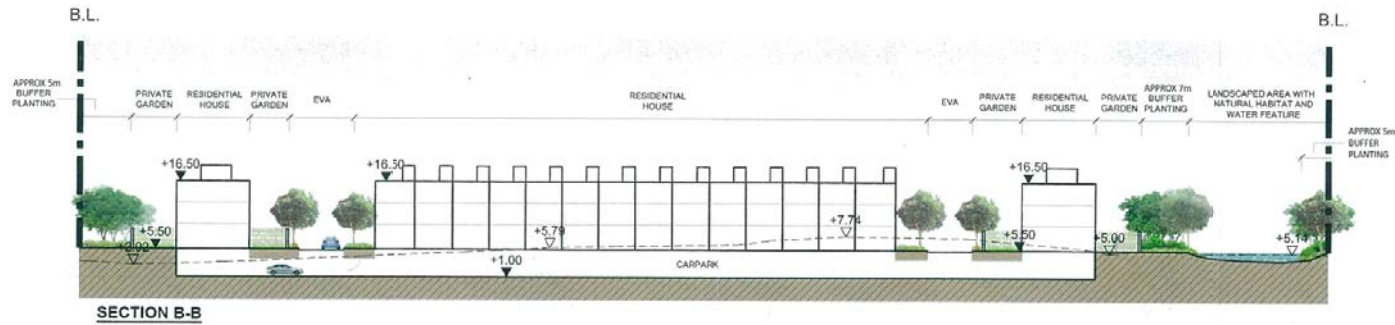
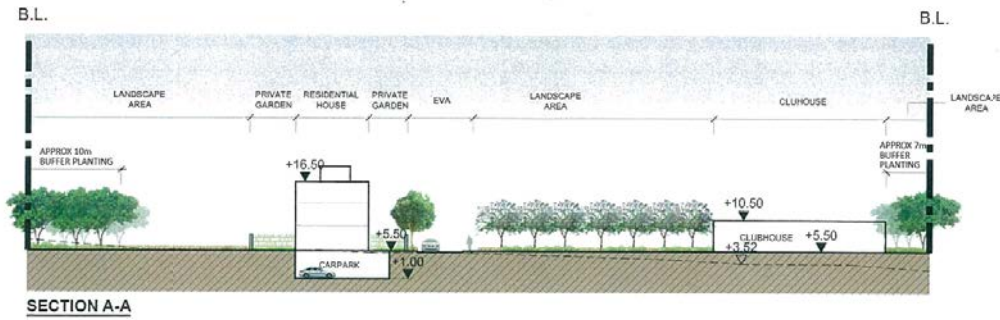
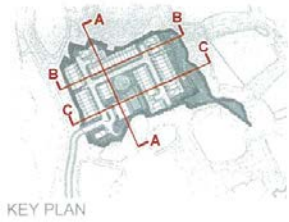


FIGURE A.2
SECTIONS A-A, B-B & C-C

SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG

JULY 2016
REV B
SCALE 1:750 @A3



(摘錄自申請人於2.9.2016呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 2.9.2016)

參考編號
REFERENCE No.
Y/YL-NSW/4

繪圖 DRAWING
Z-5



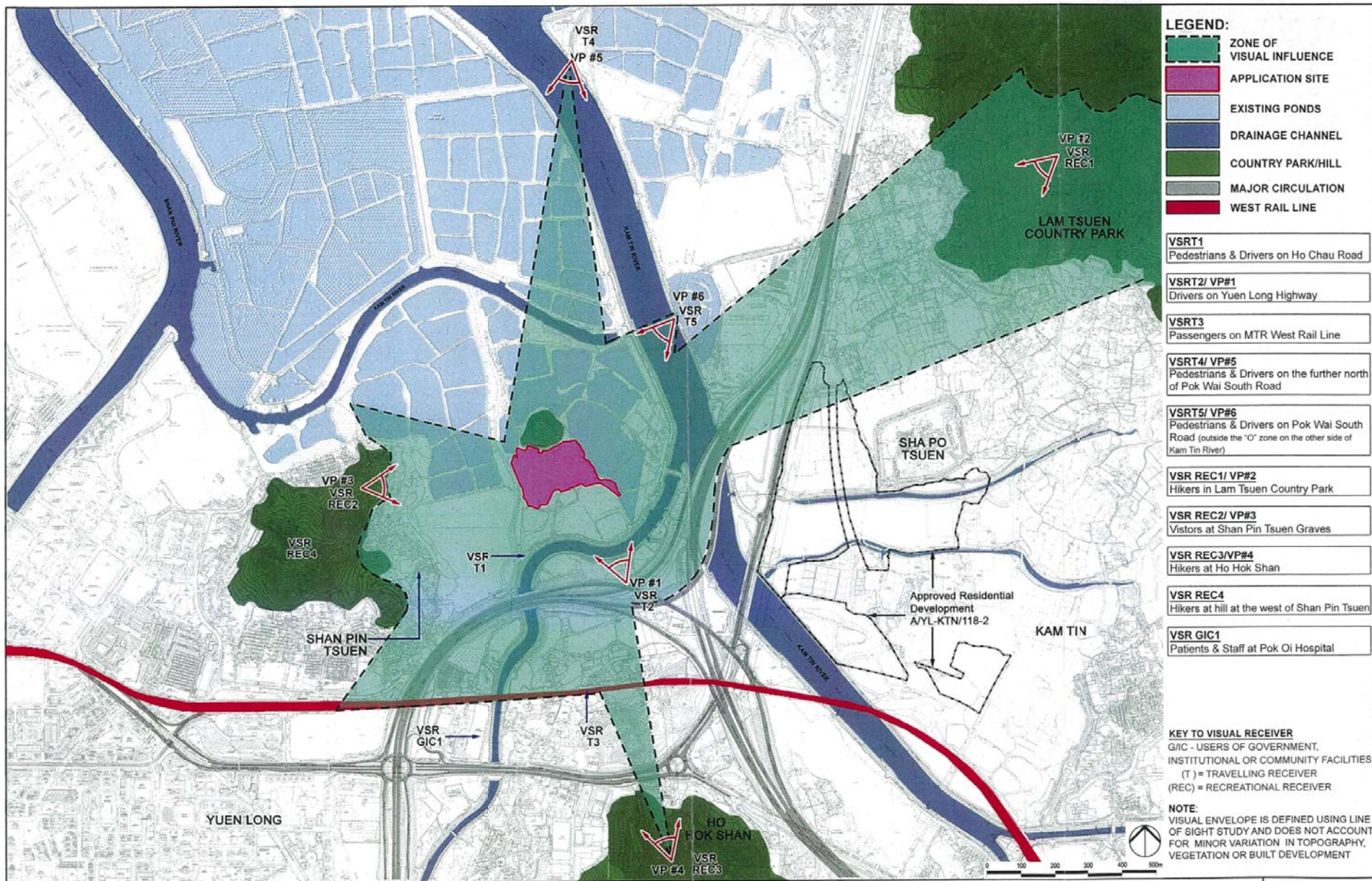
FIGURE A.3
GREENERY PROVISION

SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG

(摘錄自申請人於19. 10. 2017呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.10.2017)

參考編號
REFERENCE No.
Y/YL-NSW/4

繪圖 DRAWING
Z-6



LEGEND:

- ZONE OF VISUAL INFLUENCE
- APPLICATION SITE
- EXISTING PONDS
- DRAINAGE CHANNEL
- COUNTRY PARK/HILL
- MAJOR CIRCULATION
- WEST RAIL LINE

VSRT1 Pedestrians & Drivers on Ho Chau Road
VSRT2/ VP#1 Drivers on Yuen Long Highway
VSRT3 Passengers on MTR West Rail Line
VSRT4/ VP#5 Pedestrians & Drivers on the further north of Pok Wai South Road
VSRT5/ VP#6 Pedestrians & Drivers on Pok Wai South Road (outside the 'O' zone on the other side of Kam Tin River)
VSR REC1/ VP#2 Hikers in Lam Tsuen Country Park
VSR REC2/ VP#3 Visitors at Shan Pin Tsuen Graves
VSR REC3/VP#4 Hikers at Ho Hok Shan
VSR REC4 Hikers at hill at the west of Shan Pin Tsuen
VSR GIC1 Patients & Staff at Pok Oi Hospital

KEY TO VISUAL RECEIVER
 G/C - USERS OF GOVERNMENT, INSTITUTIONAL OR COMMUNITY FACILITIES
 (T) = TRAVELLING RECEIVER
 (REC) = RECREATIONAL RECEIVER

NOTE:
 VISUAL ENVELOPE IS DEFINED USING LINE OF SIGHT STUDY AND DOES NOT ACCOUNT FOR MINOR VARIATION IN TOPOGRAPHY, VEGETATION OR BUILT DEVELOPMENT

	TITLE :	BASELINE VISUAL ENVELOPE (ZVI), VSRs & VIEWPOINTS	ANNEX :	B.1
	PROJECT :	SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG		

(摘錄自申請人於 16. 12. 2015 呈交的申請書)
 (Extract from Applicant's Submission of 16.12.2015)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-7
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VP #1: View Towards Application Site from Yuen Long Highway (Existing Condition)



VP #1: View Towards Application Site from Yuen Long Highway with Proposed Development (OZP Compliance Scheme)



VP #1: View Towards Application Site from Yuen Long Highway with Proposed Development (Rezoning Scheme)



TITLE: **PHOTOMONTAGE - VIEW POINT #1 (VSR T2) FROM YUEN LONG HIGHWAY**

REV. 0

ANNEX: **B.4**

PROJECT: SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG

(摘錄自申請人於 16. 12. 2015 呈交的申請書)
 (Extract from Applicant's
 Submission of 16.12.2015)

參考編號
 REFERENCE No.
Y/YL-NSW/4

繪圖 DRAWING
Z-8a



VP #6: View Towards Application Site from further north of Pok Wai South Road (Existing Condition)



VP #6: View Towards Application Site from further north of Pok Wai South Road with Proposed Development (OZP Compliance Scheme)



VP #6: View Towards Application Site from further north of Pok Wai South Road with Proposed Development (Rezoning Scheme)



TITLE: **PHOTOMONTAGE - VIEW POINT #6 (VSR T5) FROM POK WAI SOUTH ROAD**

REV.0
OCT 2015

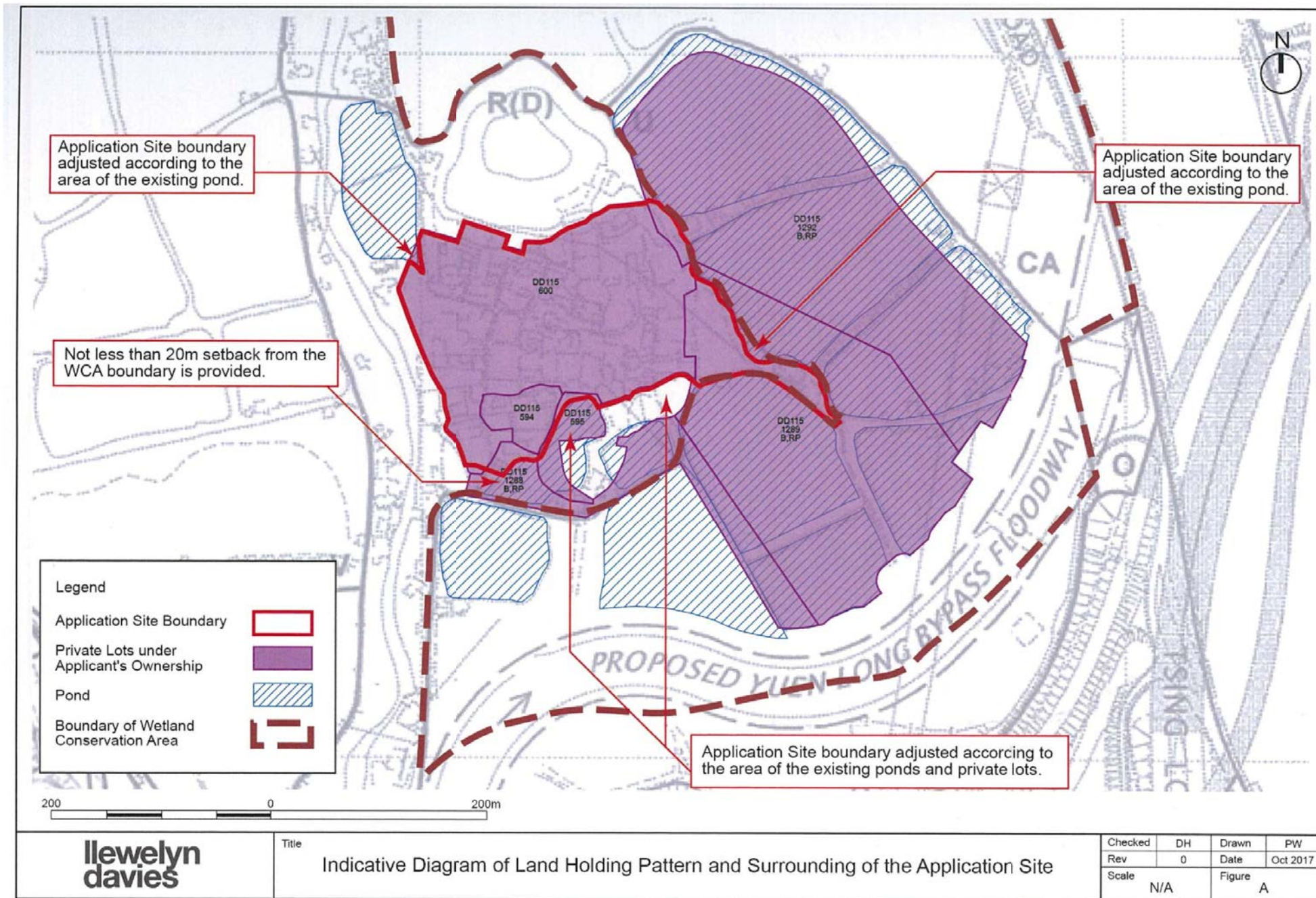
ANNEX:
B.9

PROJECT: SECTION 12 A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG

(摘錄自申請人於19. 10. 2017呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 19.10.2017)

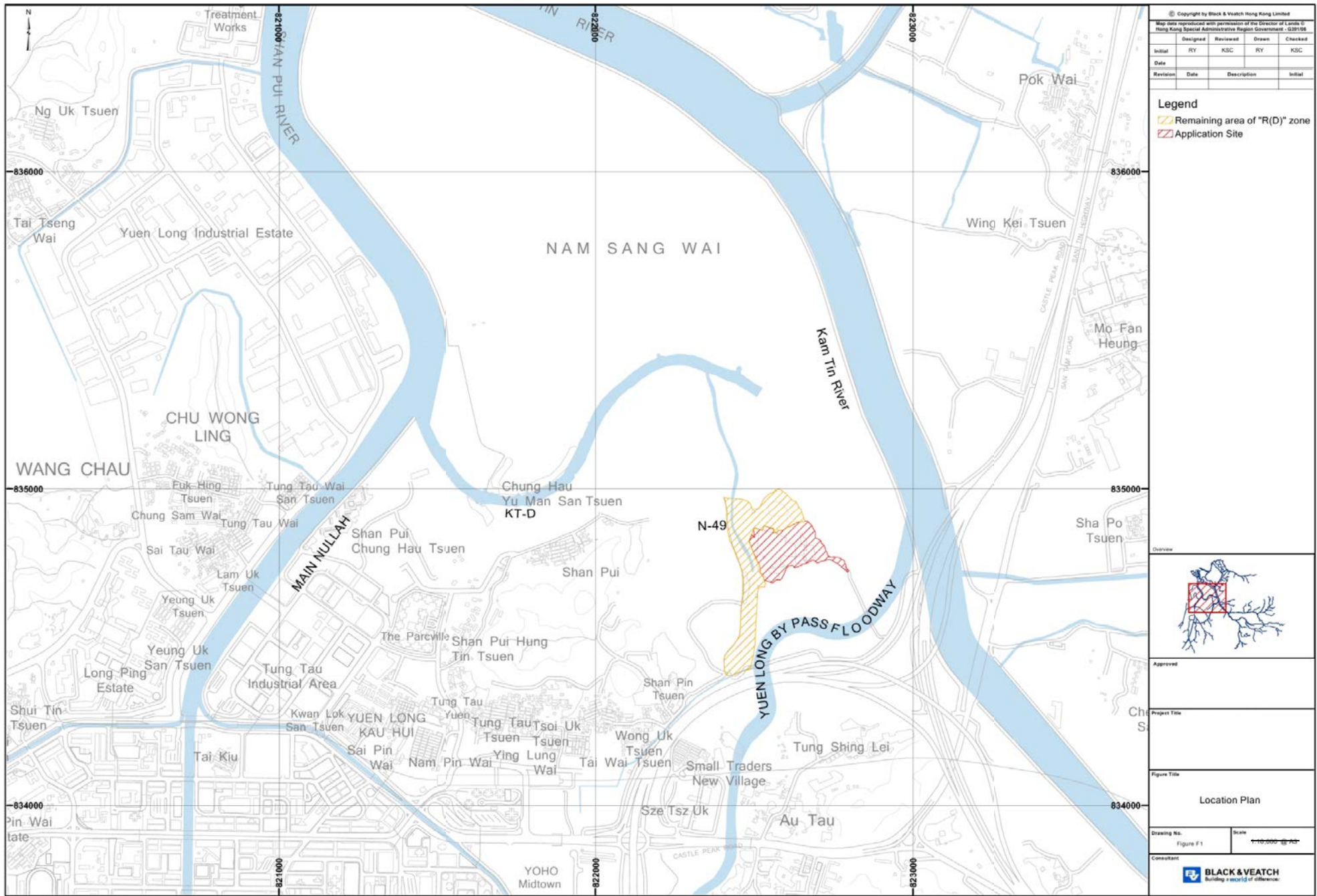
參考編號
REFERENCE No.
YYL-NSW/4

繪圖 DRAWING
Z-8b



(摘錄自申請人於19. 10. 2017呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 19.10.2017)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-9
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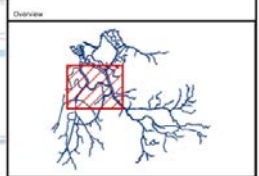


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Designed	Reviewed	Drawn	Checked
RY	KSC	RY	KSC

Initial	Date	Description	Initial

Legend
 Remaining area of "R(D)" zone
 Application Site

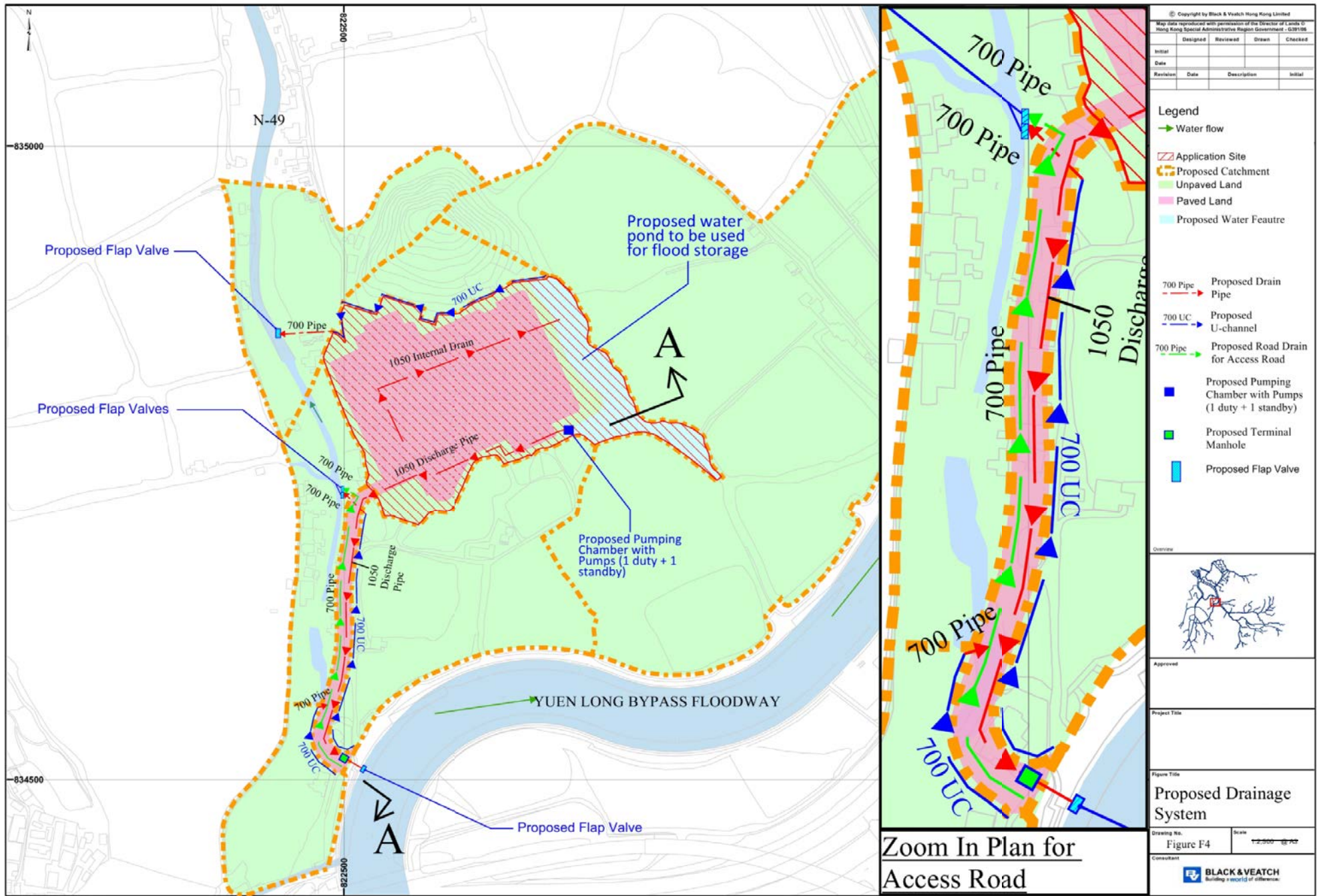


Approval	
Project Title	
Figure Title	Location Plan
Drawing No.	Figure F1
Scale	1:10,000

Consultant
BLACK & VEATCH
 building a world of difference.

(摘錄自申請人於4. 1. 2018呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 4.1.2018)

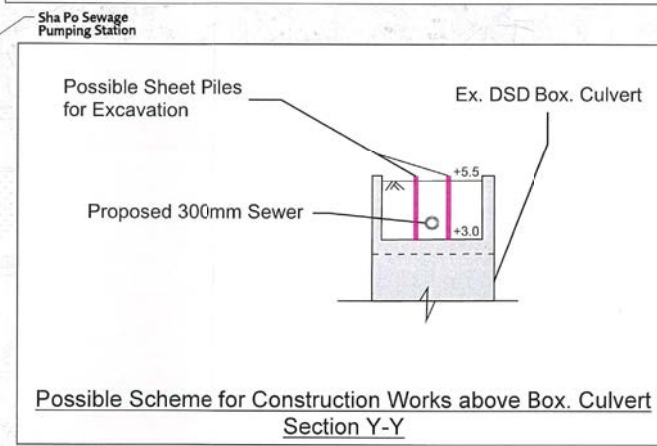
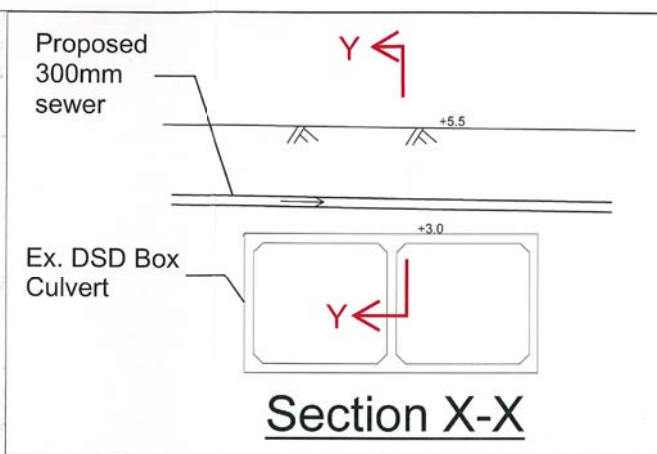
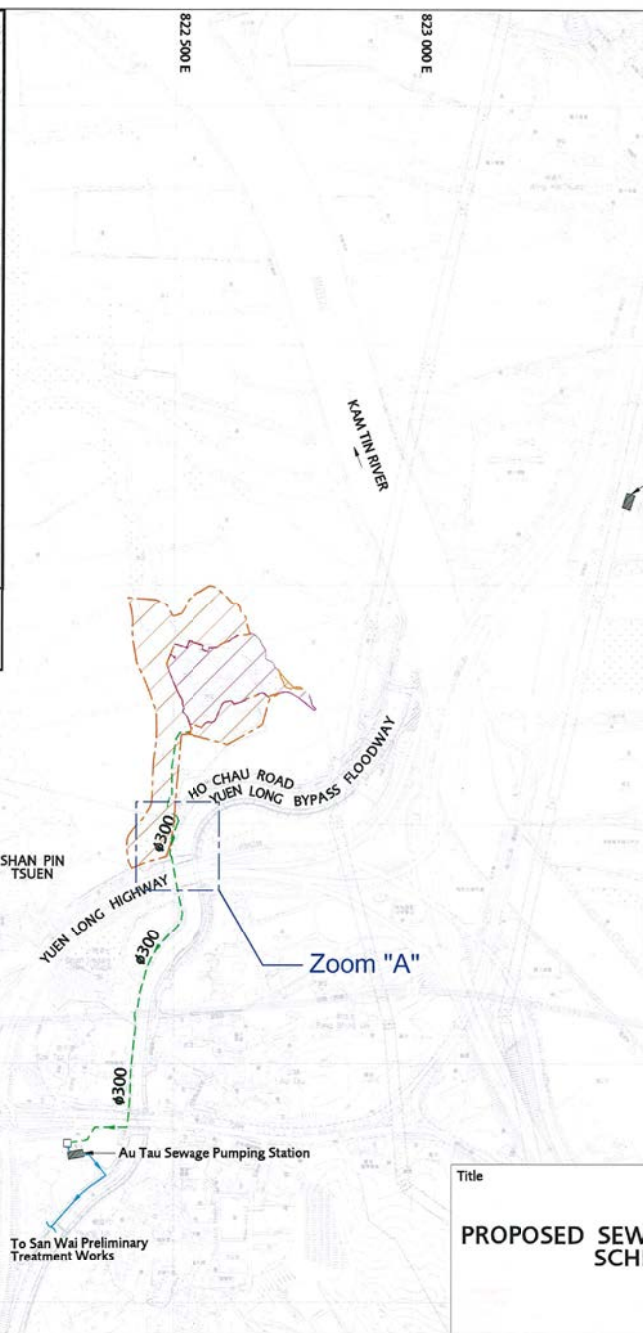
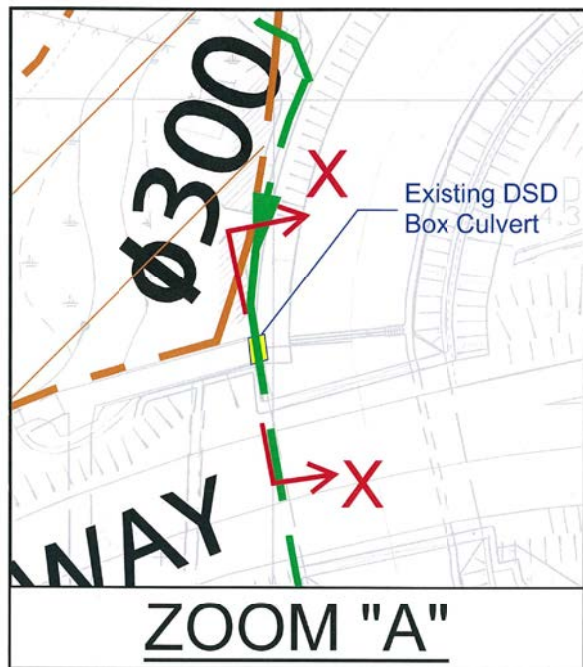
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(摘錄自申請人於4. 1. 2018呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 4.1.2018)

參考編號
 REFERENCE No.
 Y/YL-NSW/4

繪圖 DRAWING
 Z-11



- Legend:**
- Remaining area of "R(D)" zone
 - Application Site
 - Existing Government Trunk Sewer
 - Proposed Gravity Sewer by the Developer (Φ300)

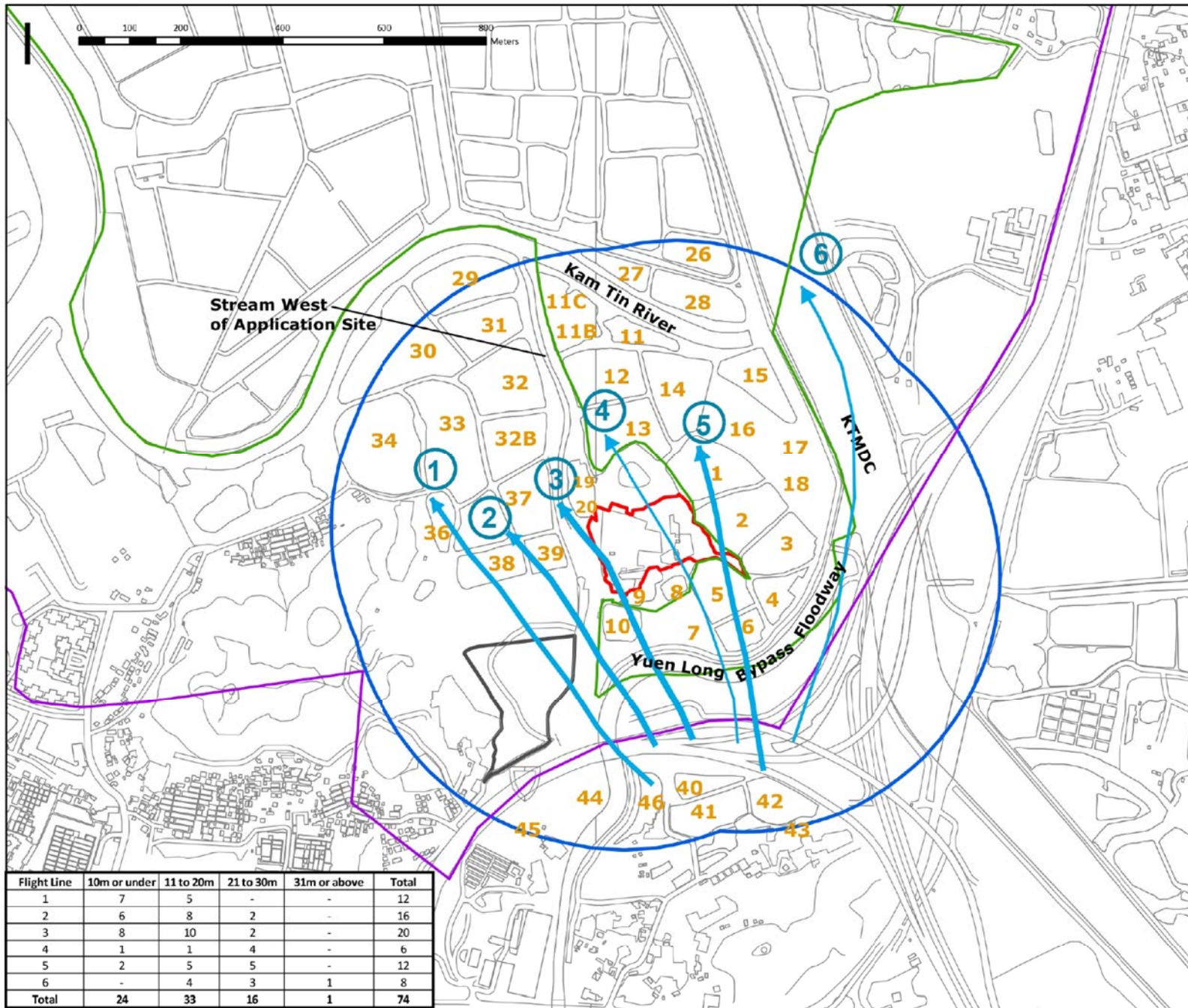
Title PROPOSED SEWAGE DISPOSAL SCHEME	SECTION 12A APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG		Figure no. G2
	Prepared KW	Checked LCH	Date
BLACK & VEATCH HONG KONG LIMITED 黑域三和顧問有限公司		Scale 1:10000	

Plot date : 10/20/2015 Time : 2:27:51 PM User : xu48127

(摘錄自申請人於19. 10. 2017呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 19.10.2017)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-12
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Y:\Daily Work\20151019e\fig G2.dgn



Legend

- Application Site
- 500m Assessment Area
- Wetland Conservation Area
- Wetland Buffer Area
- ➔ Flight Line
- ✕ Pond Number
- Site Boundary of Approved s16 Application (No. A/YL-NSW/233)

ecology
arboriculture
landscape
aec

Project Title: Section 12A Application for Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan in Support of a Private Residential Development At Various Lots in DD 115, Tung Shing Lei, Yuen Long

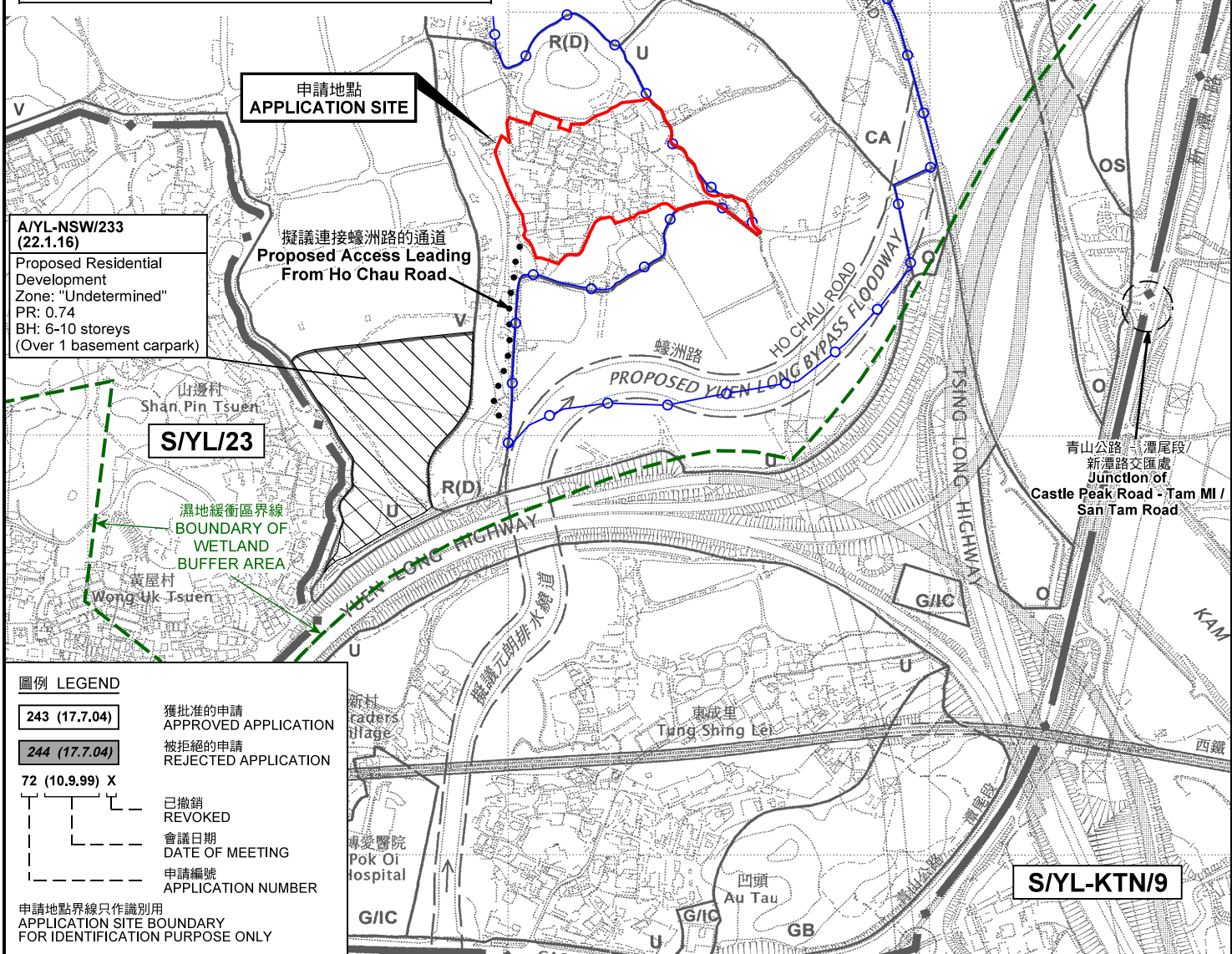
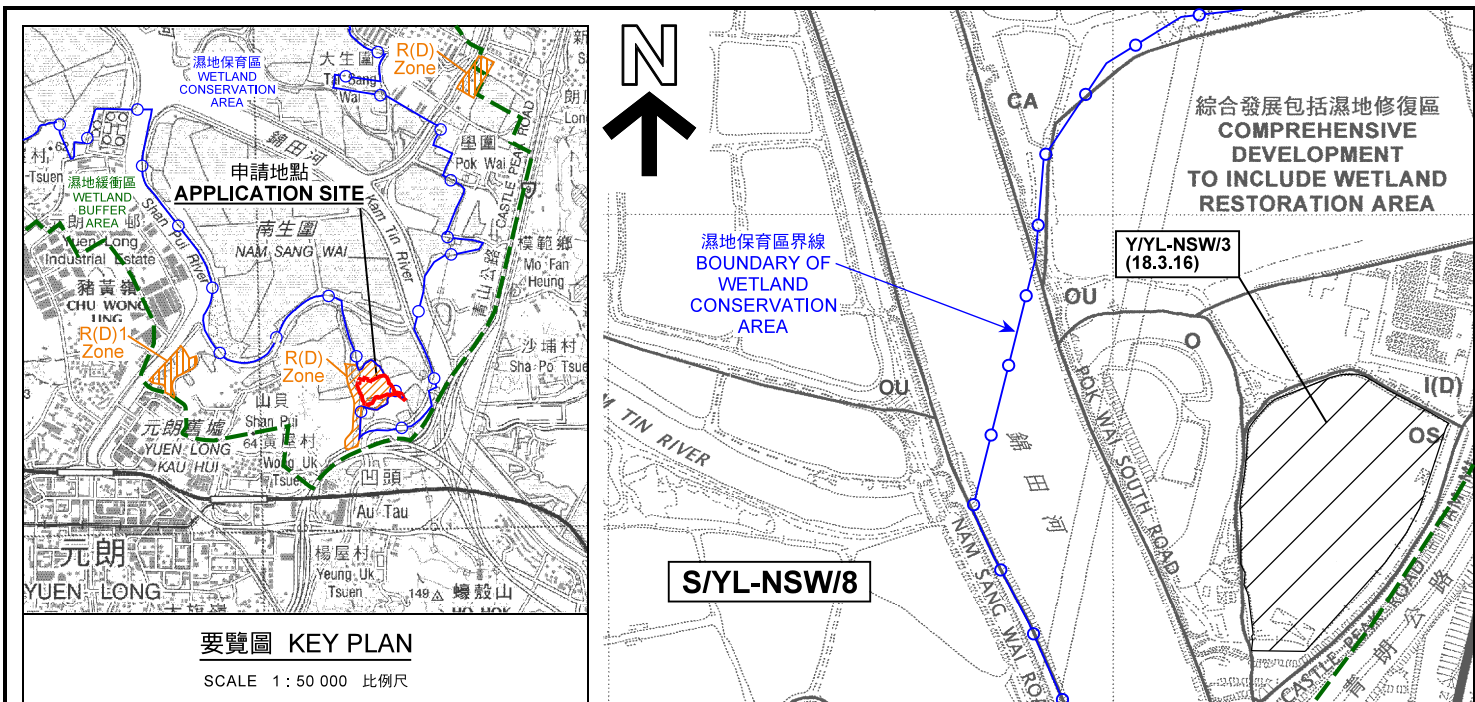
Figure Title: Findings of Egretty Flight Line Surveys (June 2013)

Drawn by: JJ	Scale: 1:10,000 on A4
Checked By: SL	Date: Oct 2015
Approved by: SL	
Figure Number: Figure D6a	Revision: 0

Flight Line	10m or under	11 to 20m	21 to 30m	31m or above	Total
1	7	5	-	-	12
2	6	8	2	-	16
3	8	10	2	-	20
4	1	1	4	-	6
5	2	5	5	-	12
6	-	4	3	1	8
Total	24	33	16	1	74

(摘錄自申請人於4. 1. 2018呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 4.1.2018)

參考編號 REFERENCE No. Y/YL-NSW/4	繪圖 DRAWING Z-13
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位置圖 LOCATION PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丁類)2」地帶
元朗南生圍丈量約份第115約地段第594號、第595號(部分)、
第600號(部分)、第1288號B分段餘段(部分)、
第1289號B分段餘段(部分)及第1292號B分段餘段(部分)
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP D)2"
LOTS 594, 595 (PART), 600 (PART), 1288 S.B RP (PART),
1289 S.B RP (PART) AND 1292 S.B RP (PART) IN D.D. 115,
NAM SANG WAI, YUEN LONG
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

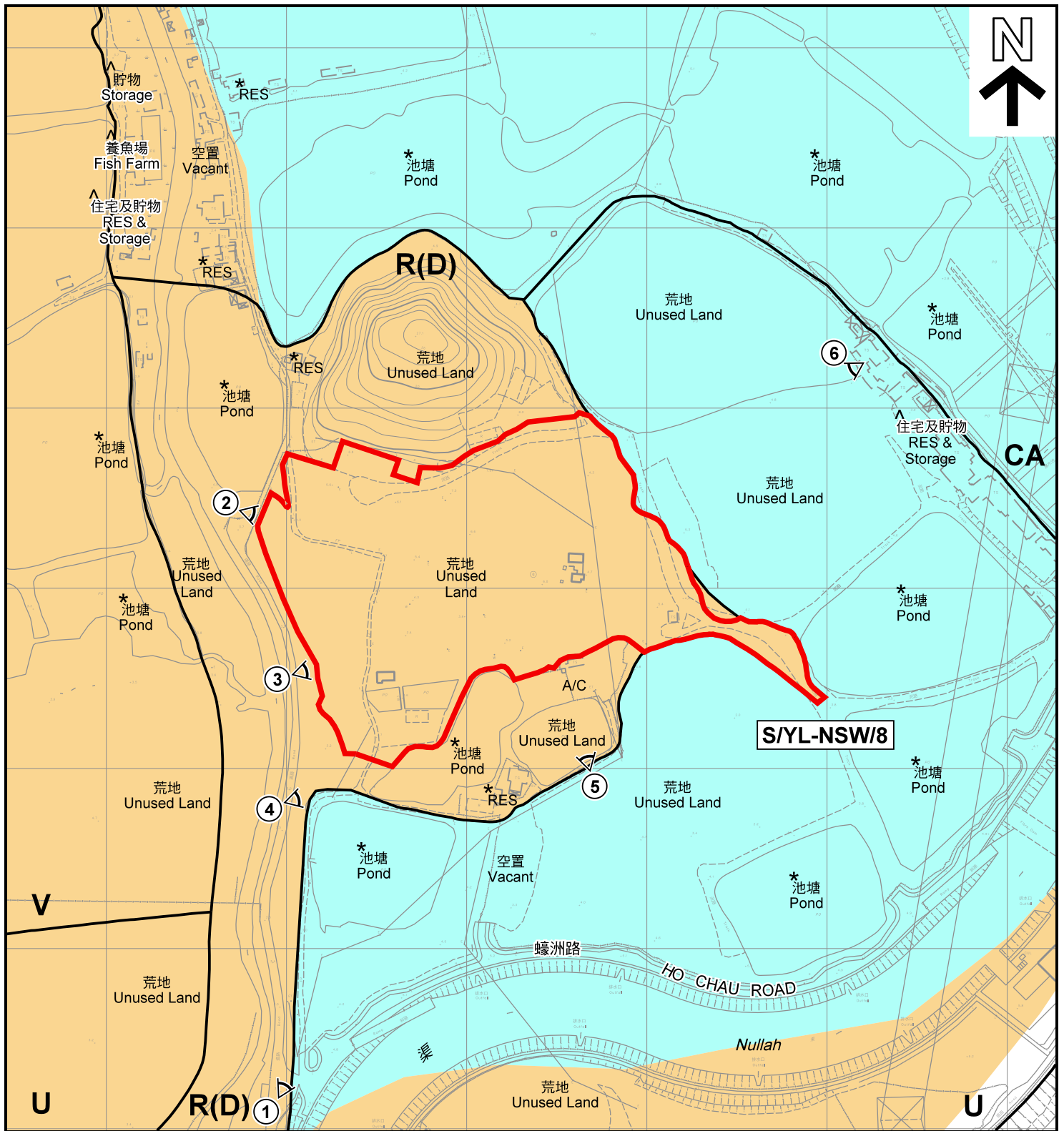
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/4

圖 PLAN
Z-1

本摘要圖於2018年1月5日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 5.1.2018
BASED ON OUTLINE ZONING PLAN NO.
S/YL-NSW/8 APPROVED ON 17.10.2006



註釋 Notes :

- (1) 2017年9月8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 8.9.2017
- (2) * 土地用途跟1992年2月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Feb 1992
- (3) ^ 土地用途跟1992年2月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Feb 1992

圖例 LEGEND

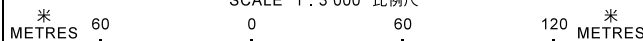
- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(D)** 住宅(丁類)
RESIDENTIAL (GROUP D)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- U** 未決定用途
UNDETERMINED
- CA** 自然保育區
CONSERVATION AREA

- 濕地保育區
WETLAND CONSERVATION AREA
- 濕地緩衝區
WETLAND BUFFER AREA
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丁類)2」地帶
元朗南生圍丈量約份第115約地段第594號、第595號(部分)、
第600號(部分)、第1288號B分段餘段(部分)、
第1289號B分段餘段(部分)及第1292號B分段餘段(部分)
"RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP D)2"
LOTS 594, 595 (PART), 600 (PART), 1288 S.B RP (PART),
1289 S.B RP (PART) AND 1292 S.B RP (PART) IN D.D. 115,
NAM SANG WAI, YUEN LONG
SCALE 1 : 3 000 比例尺

本摘要圖於2017年12月8日擬備，所根據的資料為測量圖編號6-NE-1C, 6A, 6-NW-5D及10B
EXTRACT PLAN PREPARED ON 8.12.2017
BASED ON SURVEY SHEETS No. 6-NE-1C, 6A, 6-NW-5D & 10B



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/4

圖 PLAN
Z-2



濕地保育區界線
BOUNDARY OF WETLAND
CONSERVATION AREA

擬議連接蠟洲路的通道
Proposed Access Leading
From Ho Chau Road

濕地緩衝區界線
BOUNDARY OF
WETLAND
BUFFER AREA

小商新村
SMALL TRADERS
NEW VILLAGE

東成里
TUNG SHING LEI

港鐵(西鐵綫)
MTR (West Rail Line)

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2017年12月8日擬備，所根據的資料為地政總署於2015年12月18日拍得的航攝照片編號 CS61917
EXTRACT PLAN PREPARED ON 8.12.2017
BASED ON AERIAL PHOTO No.
CS61917 TAKEN ON 18.12.2015
BY LANDS DEPARTMENT

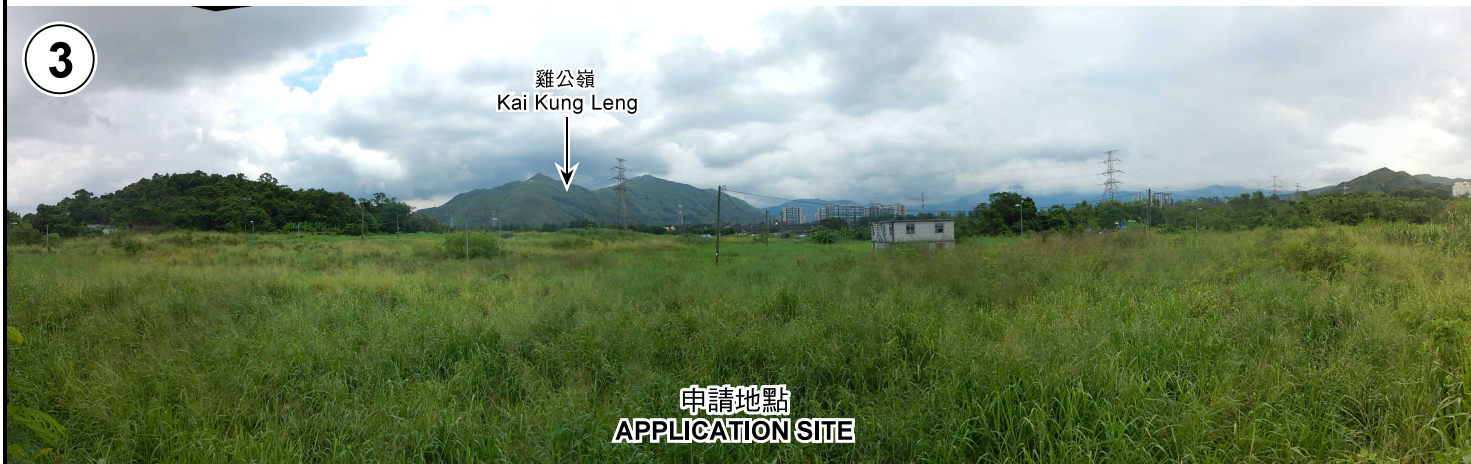
航攝照片 AERIAL PHOTO
把申請地點由「住宅(丁類)」地帶改劃為「住宅(丁類)2」地帶
元朗南生圍丈量約份第115約地段第594號、第595號(部分)、
第600號(部分)、第1288號B分段餘段(部分)、
第1289號B分段餘段(部分)及第1292號B分段餘段(部分)
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP D)2"
LOTS 594, 595 (PART), 600 (PART), 1288 S.B RP (PART),
1289 S.B RP (PART) AND 1292 S.B RP (PART) IN D.D. 115,
NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/4


圖 PLAN
Z-3

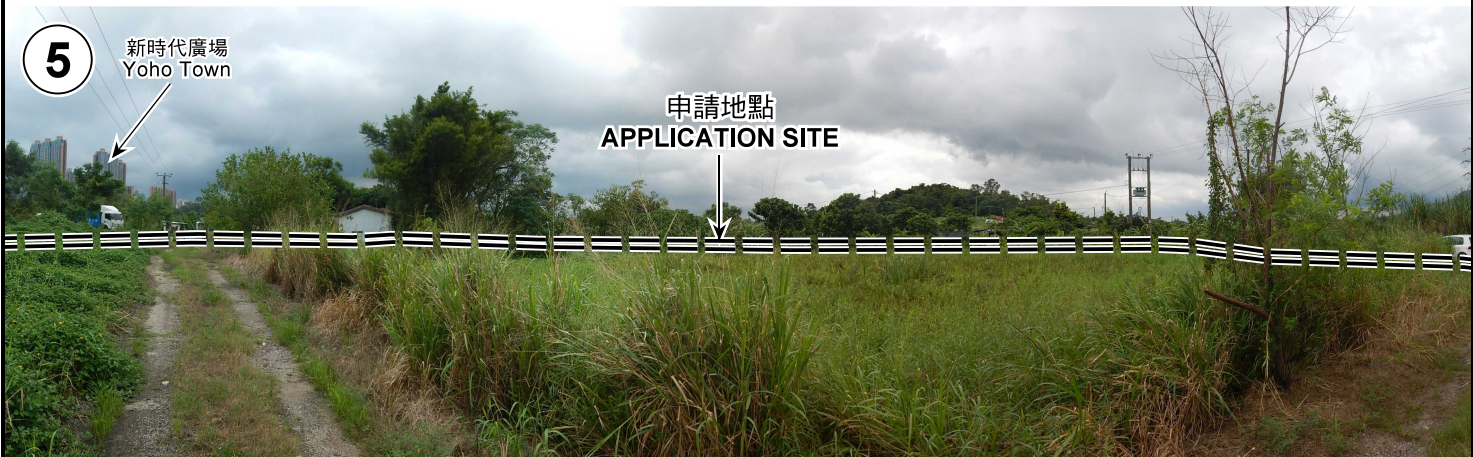


申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2017年12月8日擬備，所根據的資料為攝於2017年9月8日的實地照片
 PLAN PREPARED ON 8.12.2017
 BASED ON SITE PHOTOS TAKEN ON 8.9.2017

實地照片 SITE PHOTOS
 把申請地點由「住宅(丁類)」地帶改劃為「住宅(丁類)2」地帶
 元朗南生圍丈量約份第115約地段第594號、第595號(部分)、
 第600號(部分)、第1288號B分段餘段(部分)、
 第1289號B分段餘段(部分)及第1292號B分段餘段(部分)
 TO REZONE THE APPLICATION SITE FROM
 "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP D)2"
 LOTS 594, 595 (PART), 600 (PART), 1288 S.B RP (PART),
 1289 S.B RP (PART) AND 1292 S.B RP (PART) IN D.D. 115,
 NAM SANG WAI, YUEN LONG

規劃署 PLANNING DEPARTMENT 	
參考編號 REFERENCE No. Y/YL-NSW/4	圖 PLAN Z-4a



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

實地照片 SITE PHOTOS

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丁類)2」地帶
元朗南生圍丈量約份第115約地段第594號、第595號(部分)、
第600號(部分)、第1288號B分段餘段(部分)、
第1289號B分段餘段(部分)及第1292號B分段餘段(部分)
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP D)2"
LOTS 594, 595 (PART), 600 (PART), 1288 S.B RP (PART),
1289 S.B RP (PART) AND 1292 S.B RP (PART) IN D.D. 115,
NAM SANG WAI, YUEN LONG

本圖於2017年12月8日擬備，所根據的資料
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圖 PLAN
Z-4b