

Title

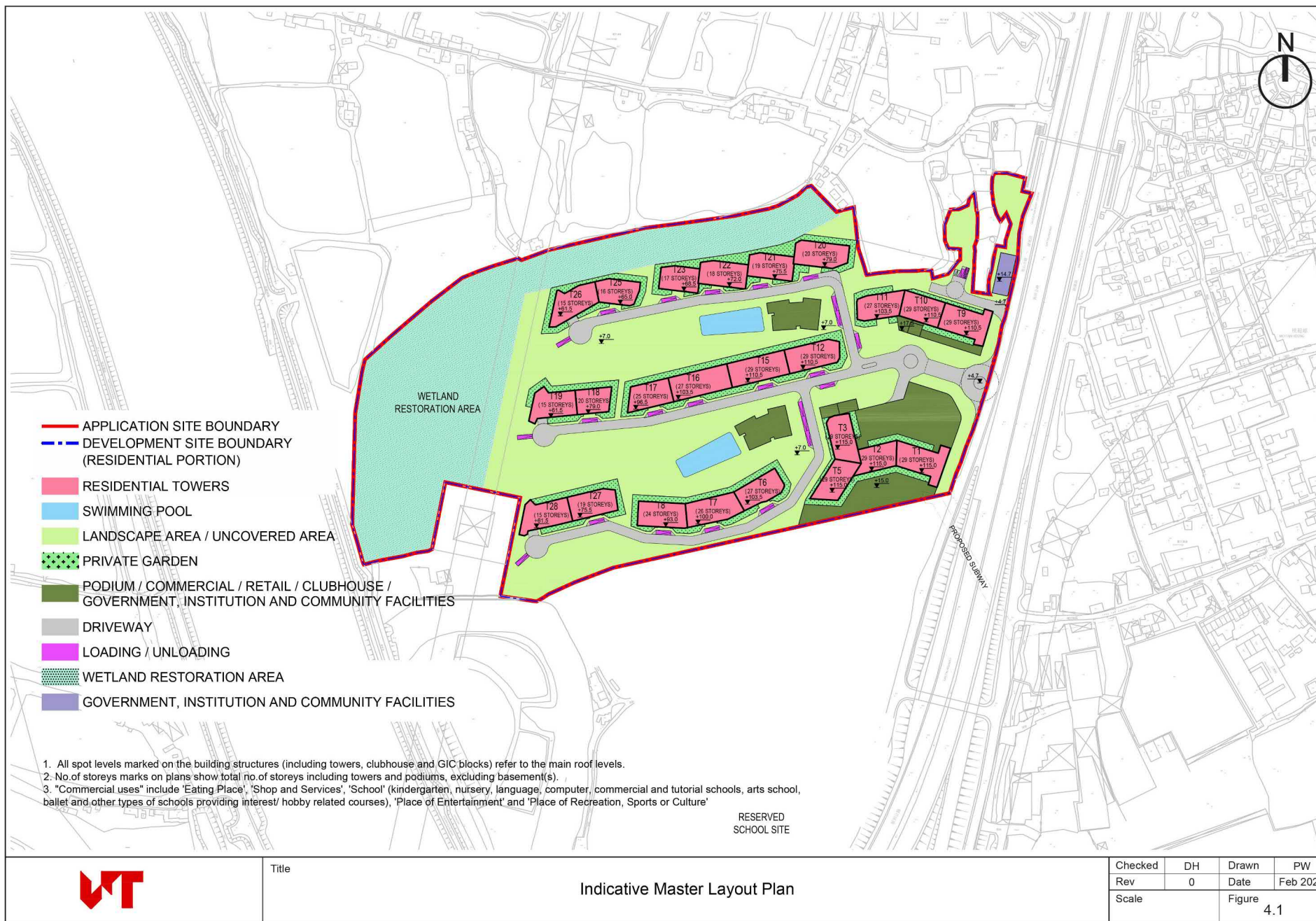
Combined Indicative Master Layout Plan (Proposed Developments under Planning Application No. Y/YL-NSW/8 & Y/YL-NSW/9)

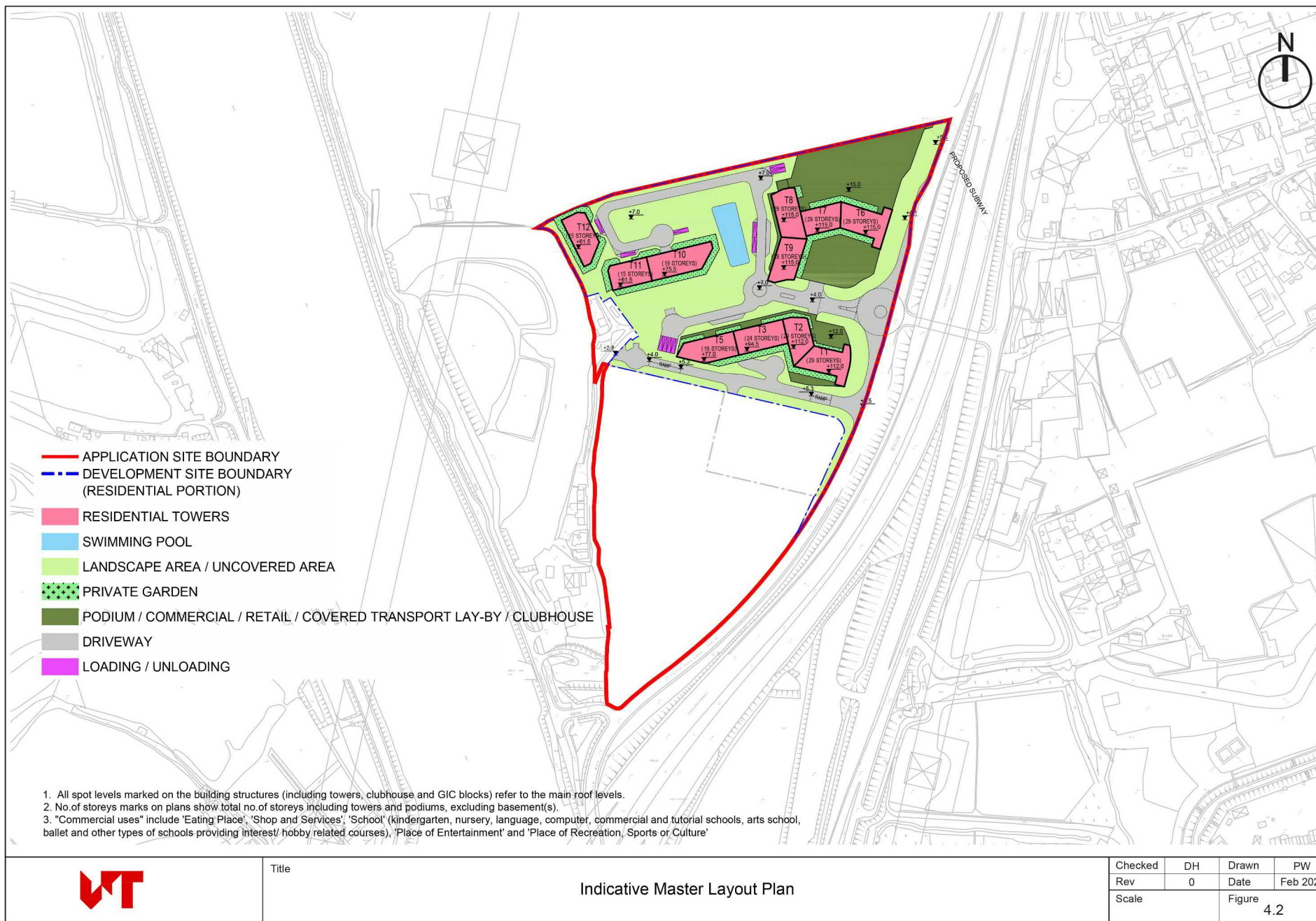
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Rev	0	Date	Feb 2025
Scale	Figure 4.10		

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
1a

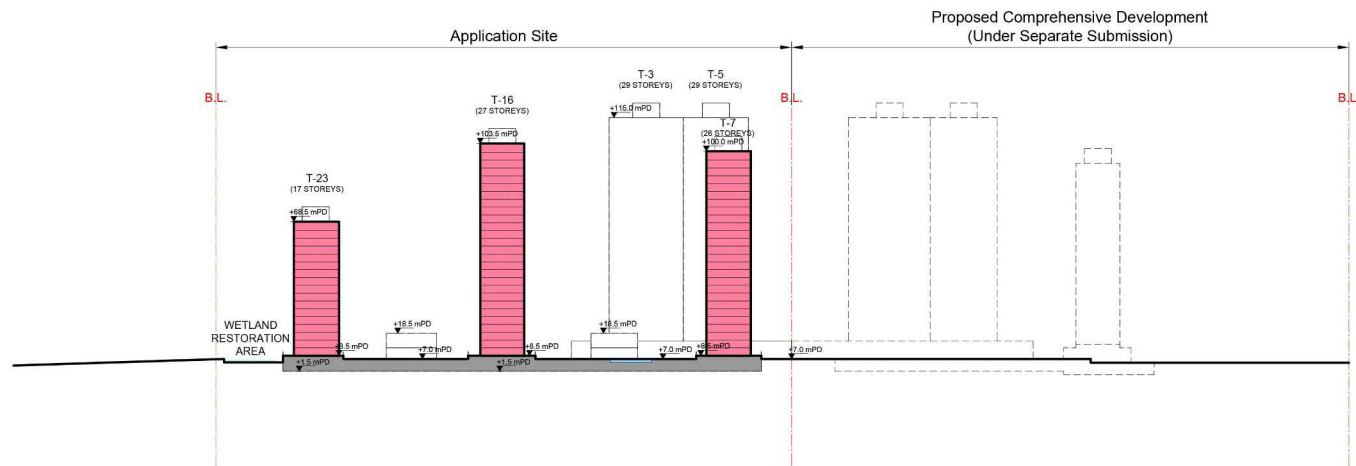
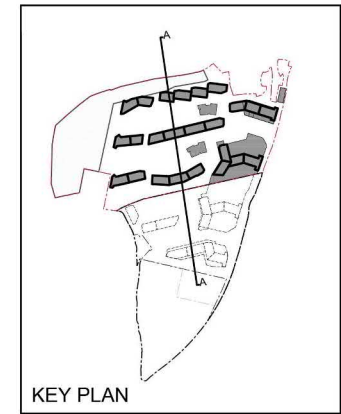








- RESIDENTIAL TOWERS
- SWIMMING POOL
- CARPARK / E&M



Title

Indicative Section A - A Plan

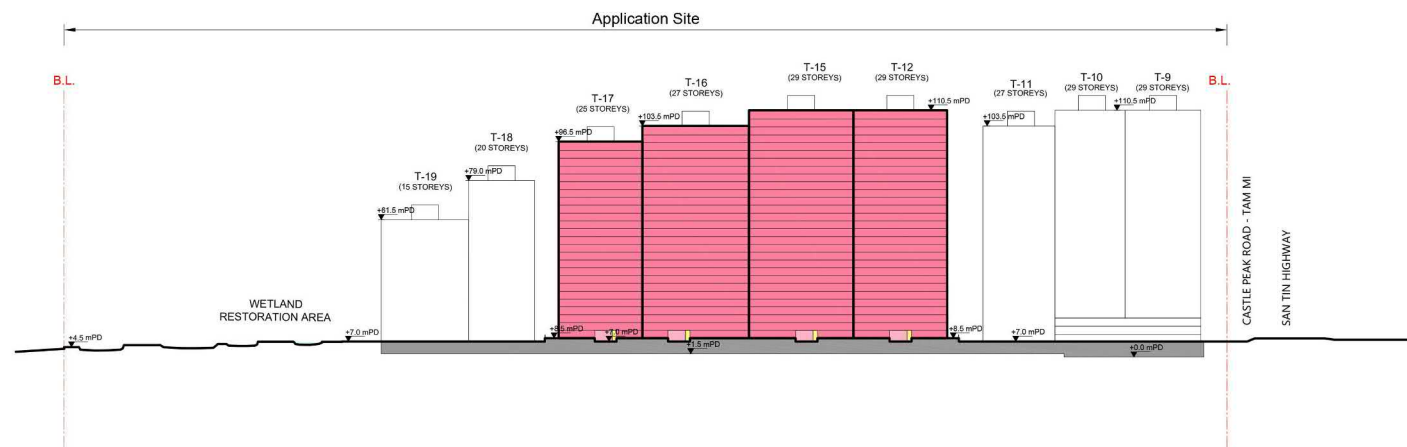
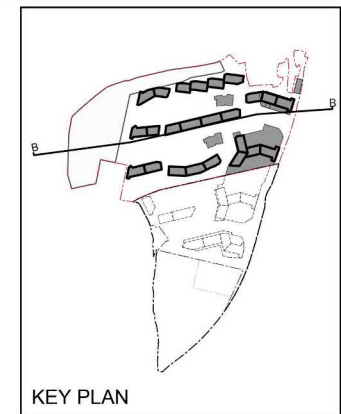
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Rev	0	Date	Feb 2025
Scale	Figure 4.5		

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
2a



- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



Title

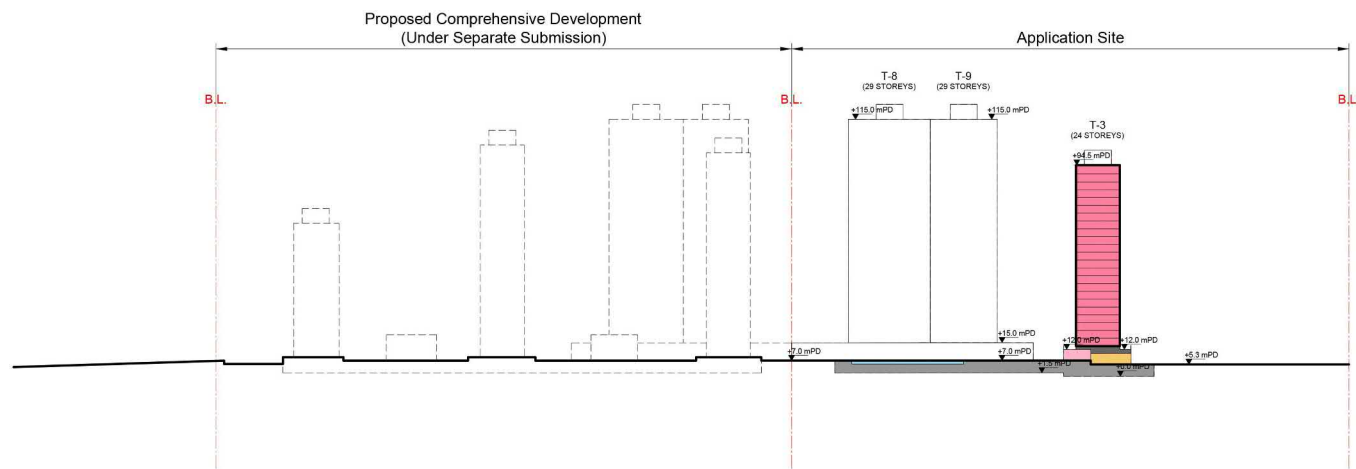
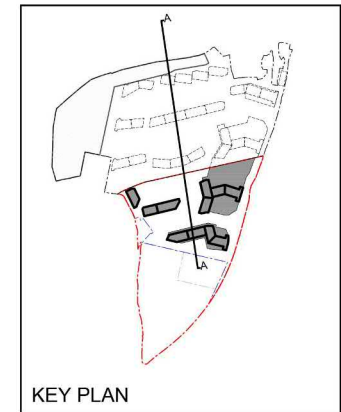
Indicative Section B - B Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	Figure 4.6		

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
2b

- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M



Title

Indicative Section A-A Plan

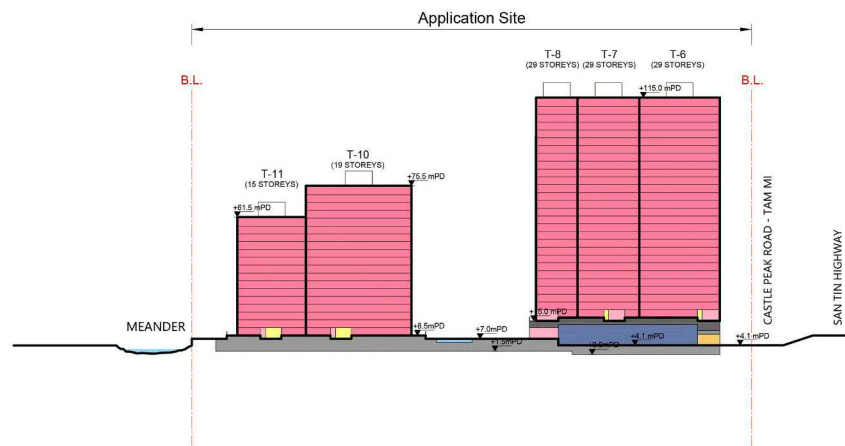
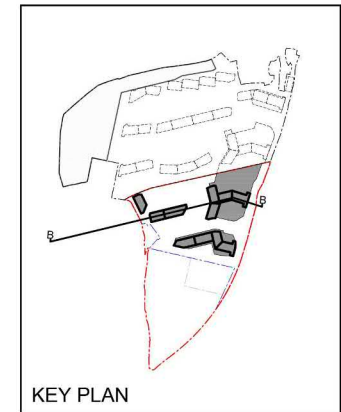
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Rev	0	Date	Feb 2025
Scale		Figure 4.7	

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
2c



- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- COMMERCIAL / RETAIL
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



Title

Indicative Section B - B Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale		Figure 4.8	

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
2d











Title

Indicative Landscape Master Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	Figure 4.9		

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
4b





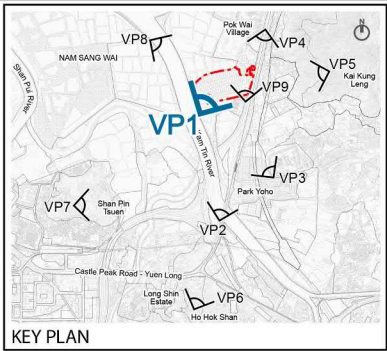
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

**llewelyn  
davies**

Title

Photomontages – Viewing from VP1: Pok Wai South Road

Checked	DH	Drawn	PW
Rev	1	Date	Feb 2025
Scale	N / A	Figure	5.1

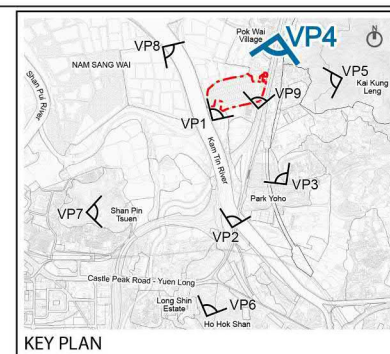
參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
5a

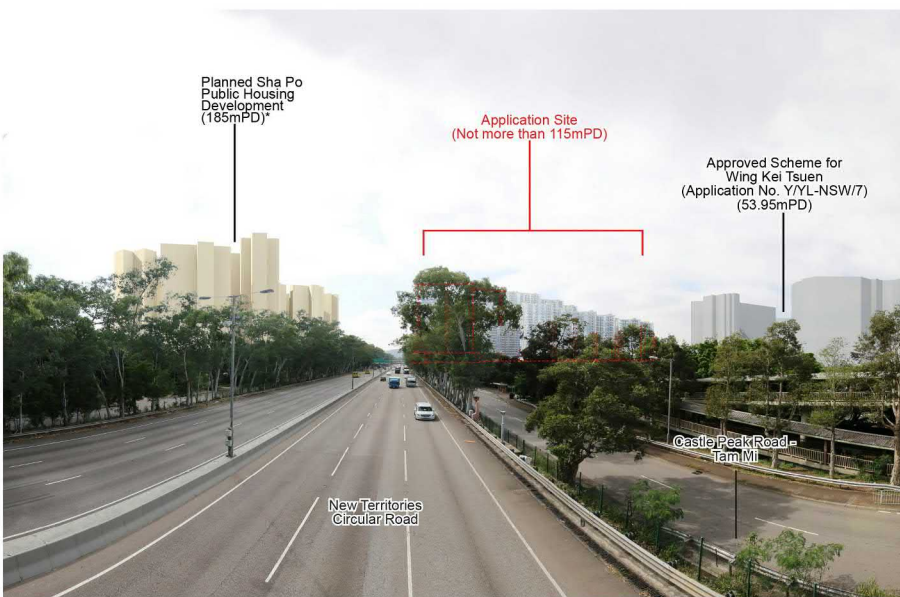




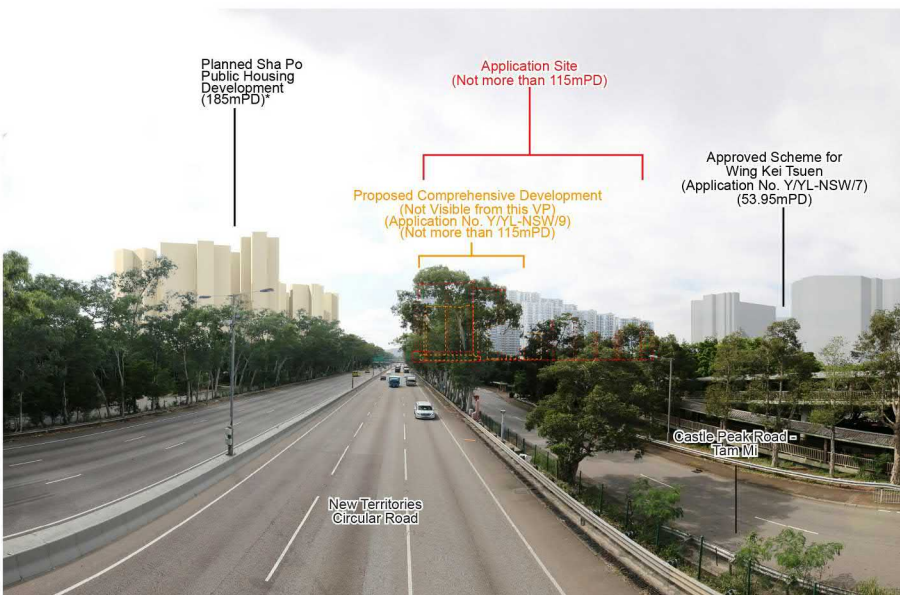
Existing Condition



KEY PLAN



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

Remarks:  
\*According to the Approved Kam Tin North OZP No. S/YL-KTN/11 gazetted in December 2023

**llewelyn  
d Davies**

Title  
Photomontages – Viewing from VP4: Footbridge on San Tin Highway near Pok Wai

Checked	DH	Drawn	PW
Rev	1	Date	Feb 2025
Scale	N / A	Figure	5.4

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
5b





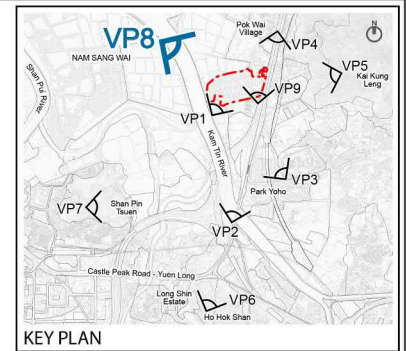
Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario



KEY PLAN

Remarks:  
\*According to the Approved Kam Tin North OZP No. S/YL-KTN/11 gazetted in December 2023

**llewelyn  
d Davies**

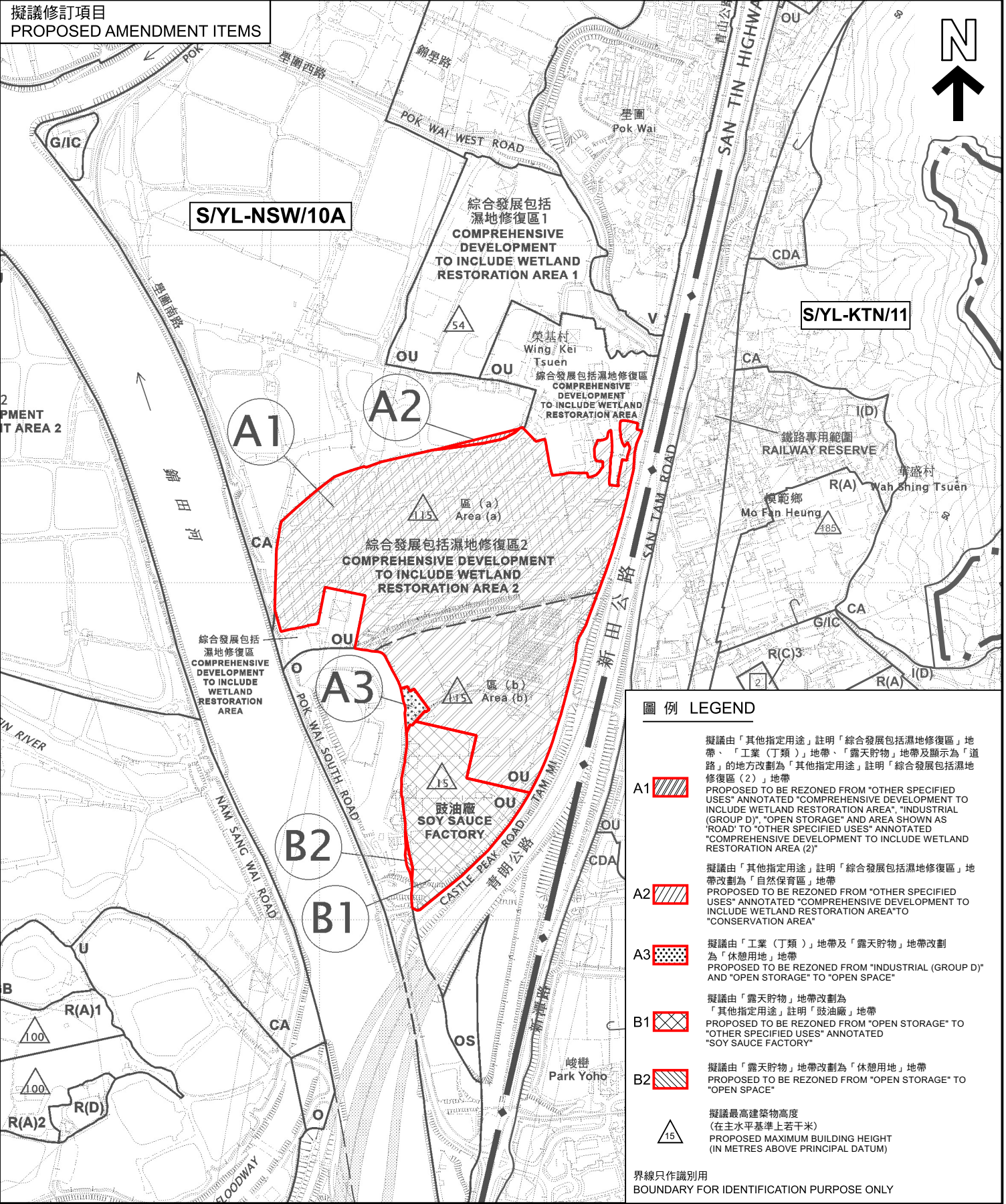
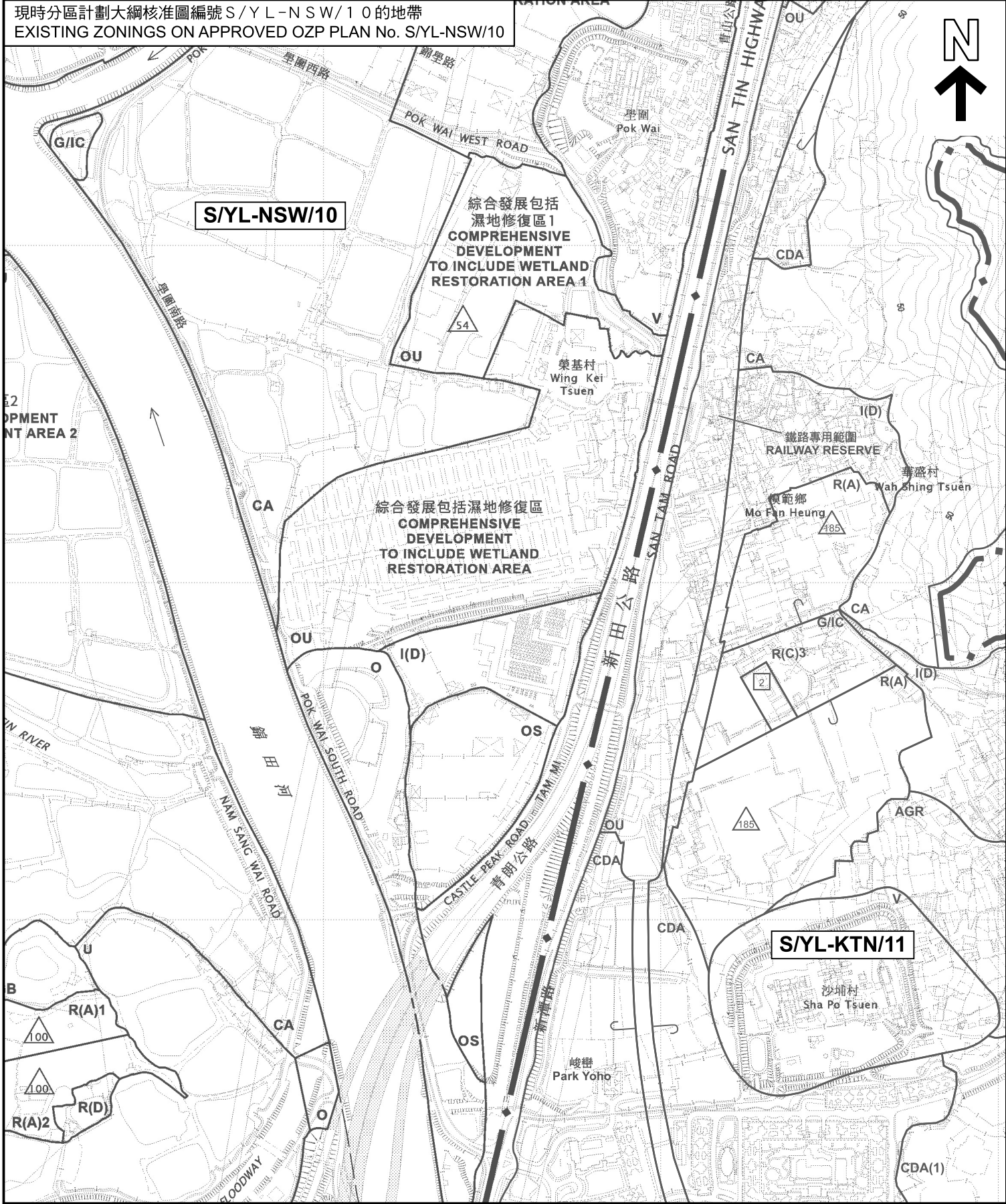
Title Photomontages –Viewing from VP8: Nam Sang Wai River Education Trail  
(i.e. Nam Sang Wai Road near Nam Sang Wai Fishpond Education Kiosk)

Checked	DH	Drawn	PW
Rev	1	Date	Feb 2025
Scale	N / A	Figure	5.8

參考編號  
REFERENCE No.  
M/YLE1/25/62

繪圖  
DRAWING  
5c



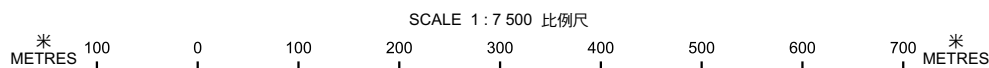


- 圖例 LEGEND
- A1 擬議由「其他指定用途」註明「綜合發展包括濕地修復區」地帶、「工業（丁類）」地帶、「露天貯物」地帶及顯示為「道路」的地方改劃為「其他指定用途」註明「綜合發展包括濕地修復區（2）」地帶  
PROPOSED TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA", "INDUSTRIAL (GROUP D)", "OPEN STORAGE" AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA (2)"
- A2 擬議由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「自然保育區」地帶  
PROPOSED TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "CONSERVATION AREA"
- A3 擬議由「工業（丁類）」地帶及「露天貯物」地帶改劃為「休憩用地」地帶  
PROPOSED TO BE REZONED FROM "INDUSTRIAL (GROUP D)" AND "OPEN STORAGE" TO "OPEN SPACE"
- B1 擬議由「露天貯物」地帶改劃為「其他指定用途」註明「肢油廠」地帶  
PROPOSED TO BE REZONED FROM "OPEN STORAGE" TO "OTHER SPECIFIED USES" ANNOTATED "SOY SAUCE FACTORY"
- B2 擬議由「露天貯物」地帶改劃為「休憩用地」地帶  
PROPOSED TO BE REZONED FROM "OPEN STORAGE" TO "OPEN SPACE"
- 擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目 A 及 B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

本摘要圖於2025年7月30日擬備，  
所根據的資料為於2025年3月17日  
核准的分區計劃大綱圖編號S/YL-NSW/10  
EXTRACT PLAN PREPARED ON 30.7.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/10 APPROVED ON 17.3.2025



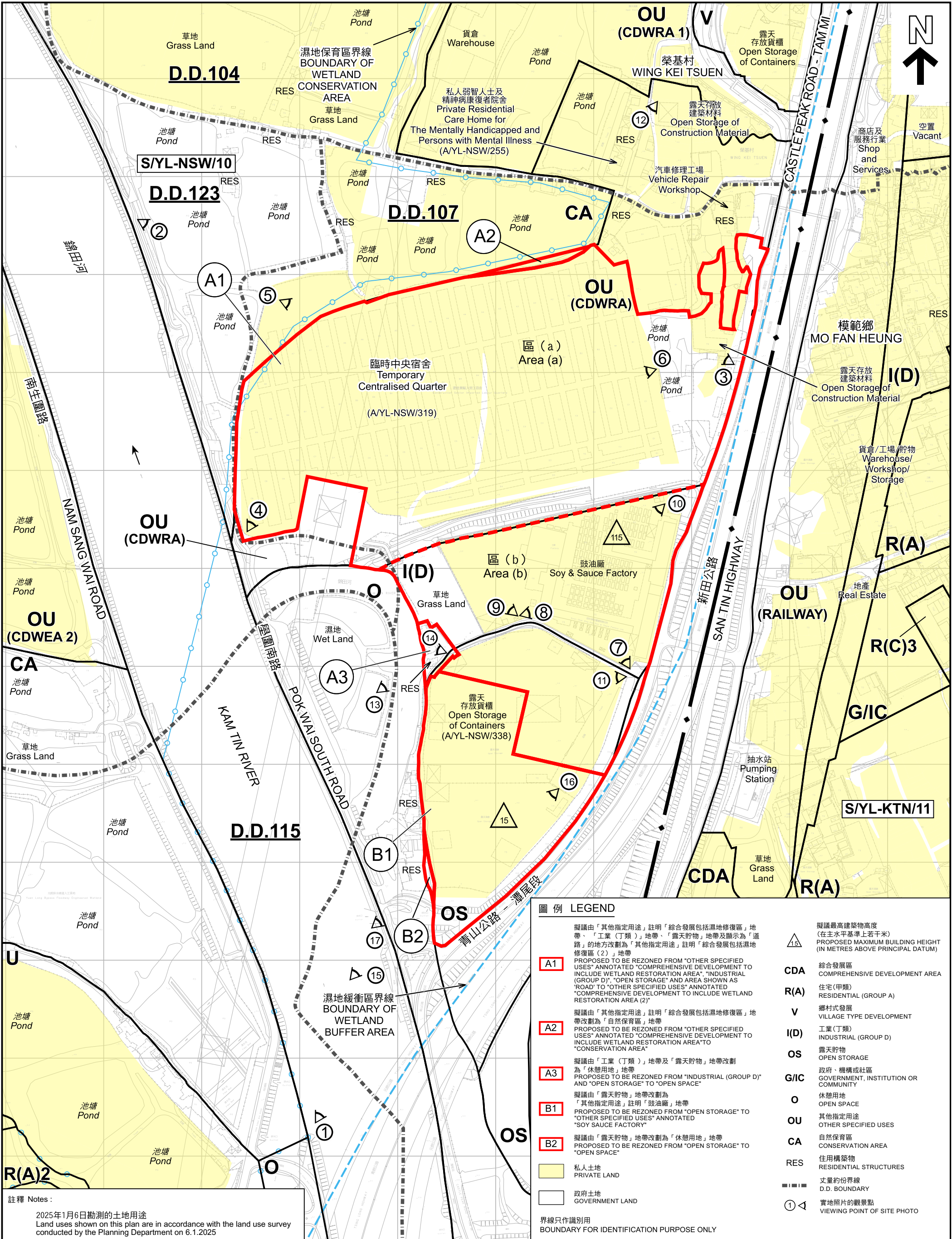
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
1









本摘要圖於2025年7月30日擬備，  
所根據的資料為地政總署於2024年3月19日  
拍得的航攝照片編號  
E219736C、E219776C、E219778C、  
E219779C 及 E219819C  
EXTRACT PLAN PREPARED ON 30.7.2025  
BASED ON AERIAL PHOTO No.  
E219736C, E219776C, E219778C,  
E219779C & E219819C  
TAKEN ON 19.3.2024  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目 A 及 B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規劃署  
PLANNING  
DEPARTMENT

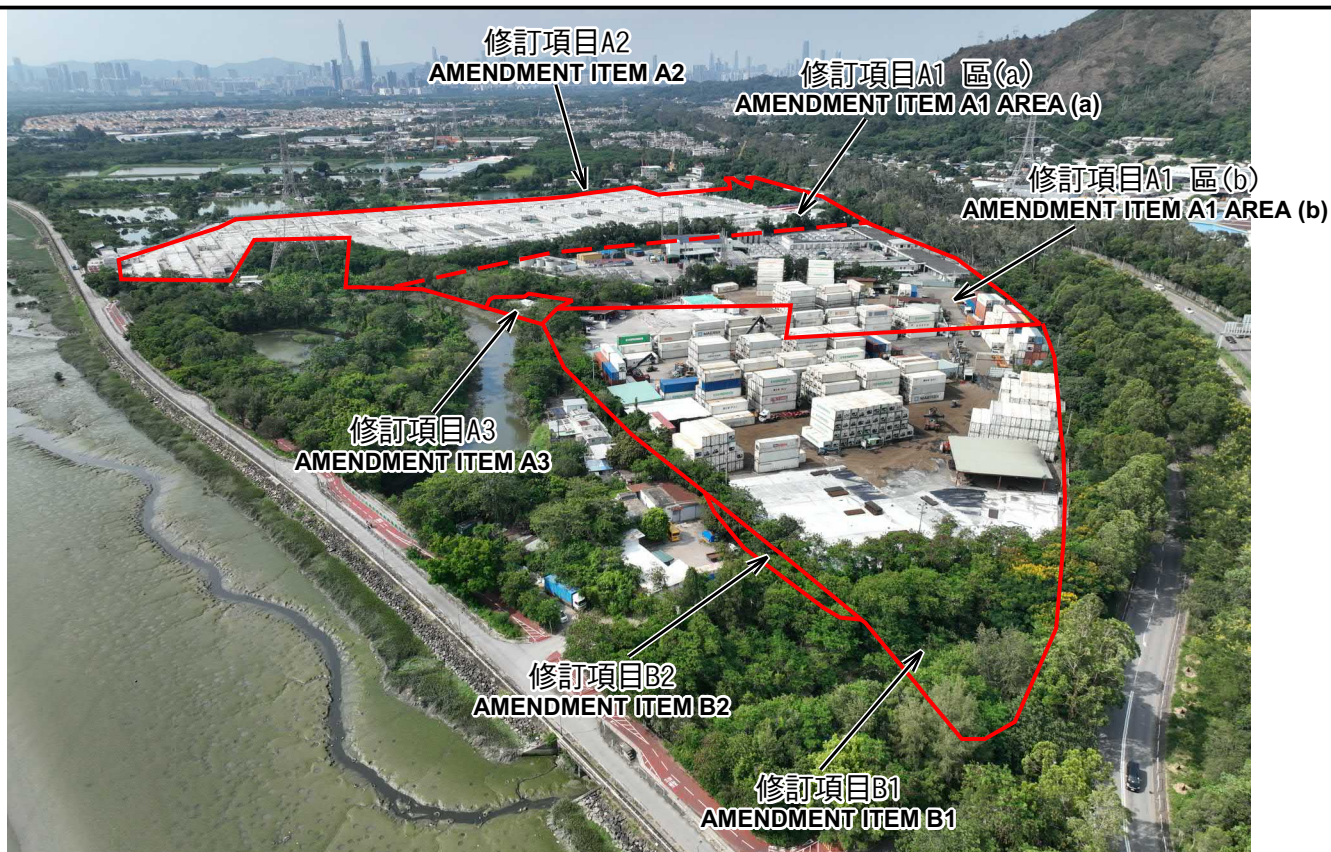


參考編號  
REFERENCE No.  
M/YLE1/25/62

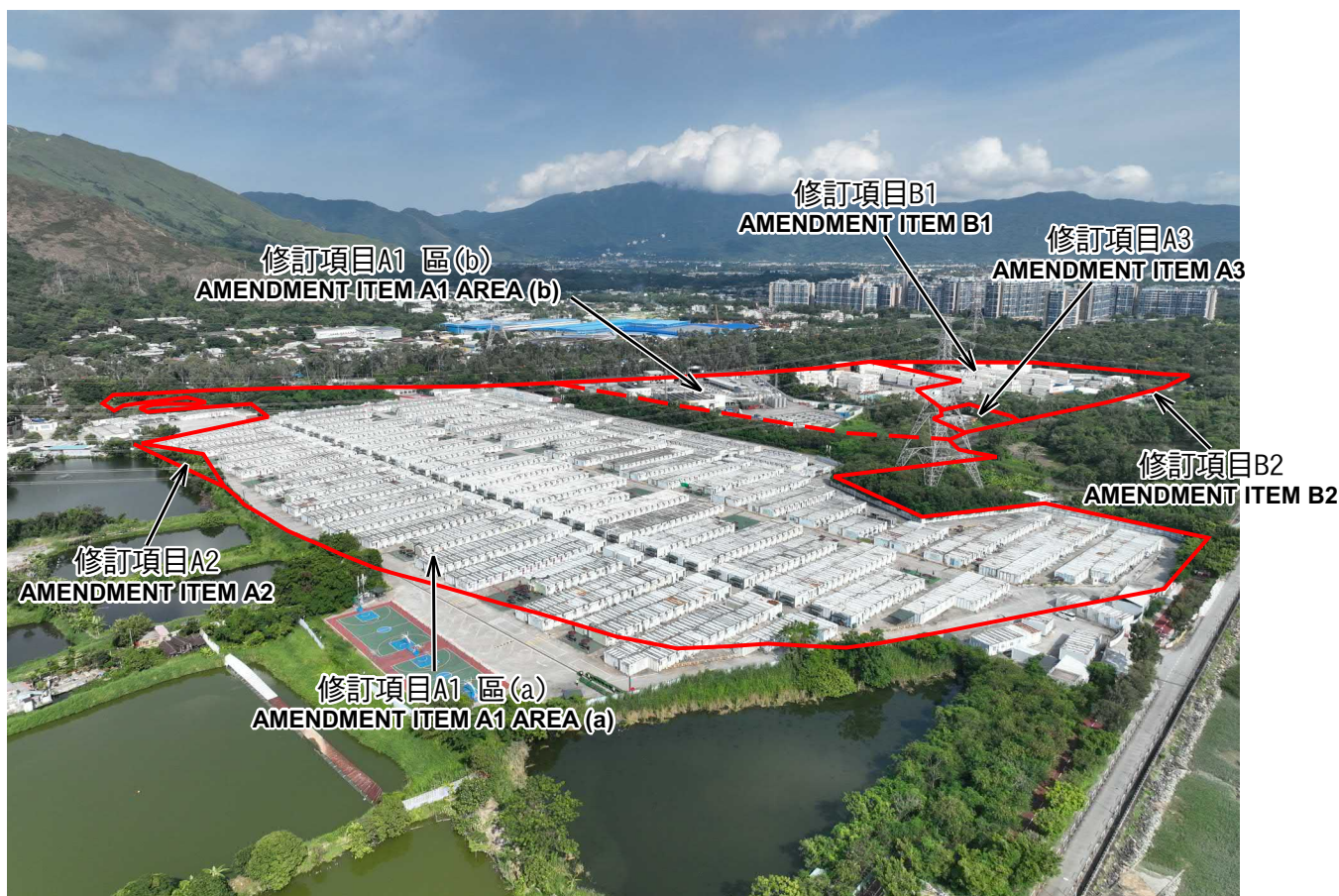
圖 PLAN  
3



1



2



修訂項目界線只作識別用 AMENDMENT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年7月30日擬備，所根據的資料為攝於2025年7月9日的實地照片  
PLAN PREPARED ON 30.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 9.7.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4a



3



修訂項目A1 區(a)  
AMENDMENT ITEM A1 AREA (a)

4



修訂項目A1 區(a)  
AMENDMENT ITEM A1 AREA (a)

5



修訂項目A1 區(a)  
AMENDMENT ITEM A1 AREA (a)

修訂項目界線只作識別用 AMENDMENT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年7月30日擬備，所根據的資料為攝於2025年6月19日的實地照片  
PLAN PREPARED ON 30.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 19.6.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4b



6



修訂項目A1 區(a)  
AMENDMENT ITEM A1 AREA (a)

7



修訂項目A1 區(b)  
AMENDMENT ITEM A1 AREA (b)

8



修訂項目A1 區(b)  
AMENDMENT ITEM A1 AREA (b)

修訂項目界線只作識別用 AMENDMENT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年7月30日擬備，所根據的資料為攝於2025年6月19日的實地照片  
PLAN PREPARED ON 30.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 19.6.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4c



9



10



11



修訂項目界線只作識別用 AMENDMMT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年7月30日擬備，所根據的資料為攝於2025年6月19日的實地照片  
PLAN PREPARED ON 30.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 19.6.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4d



12



13



14



修訂項目界線只作識別用 AMENDMENT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年7月22日擬備，所根據的資料為攝於2025年6月26日及7月9日的實地照片  
PLAN PREPARED ON 22.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 26.6.2025 & 9.7.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4e



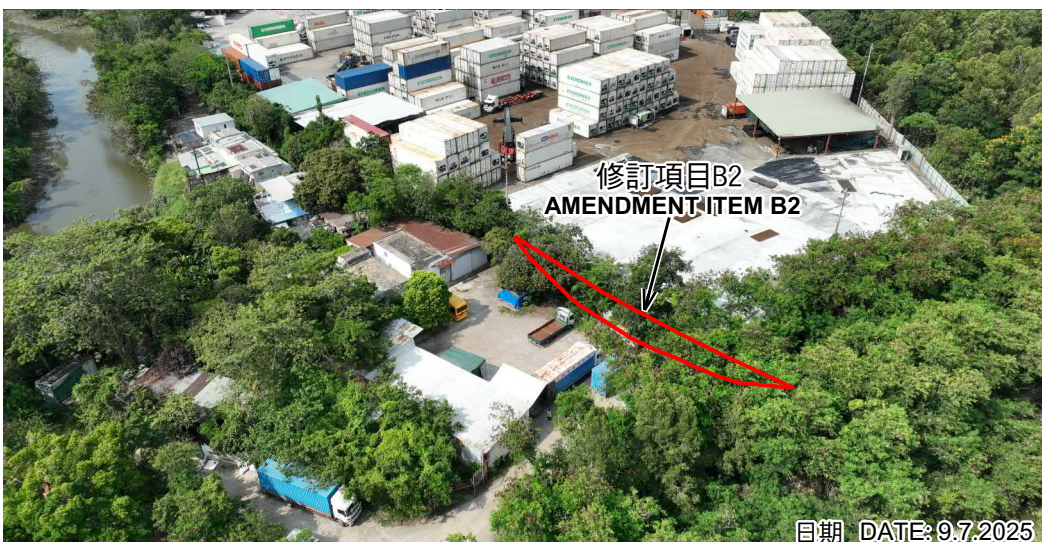
15



16



17



修訂項目界線只作識別用 AMENDMENT ITEM BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年7月30日擬備，所根據的資料為攝於2025年6月19日及7月9日的實地照片  
PLAN PREPARED ON 30.7.2025  
BASED ON SITE PHOTOS  
TAKEN ON 19.6.2025 & 9.7.2025

南生圍分區計劃大綱核准圖編號 S/YL-NSW/10 的擬議修訂  
項目A及B  
PROPOSED AMENDMENTS TO THE APPROVED  
NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
ITEMS A AND B

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/25/62

圖 PLAN  
4f