

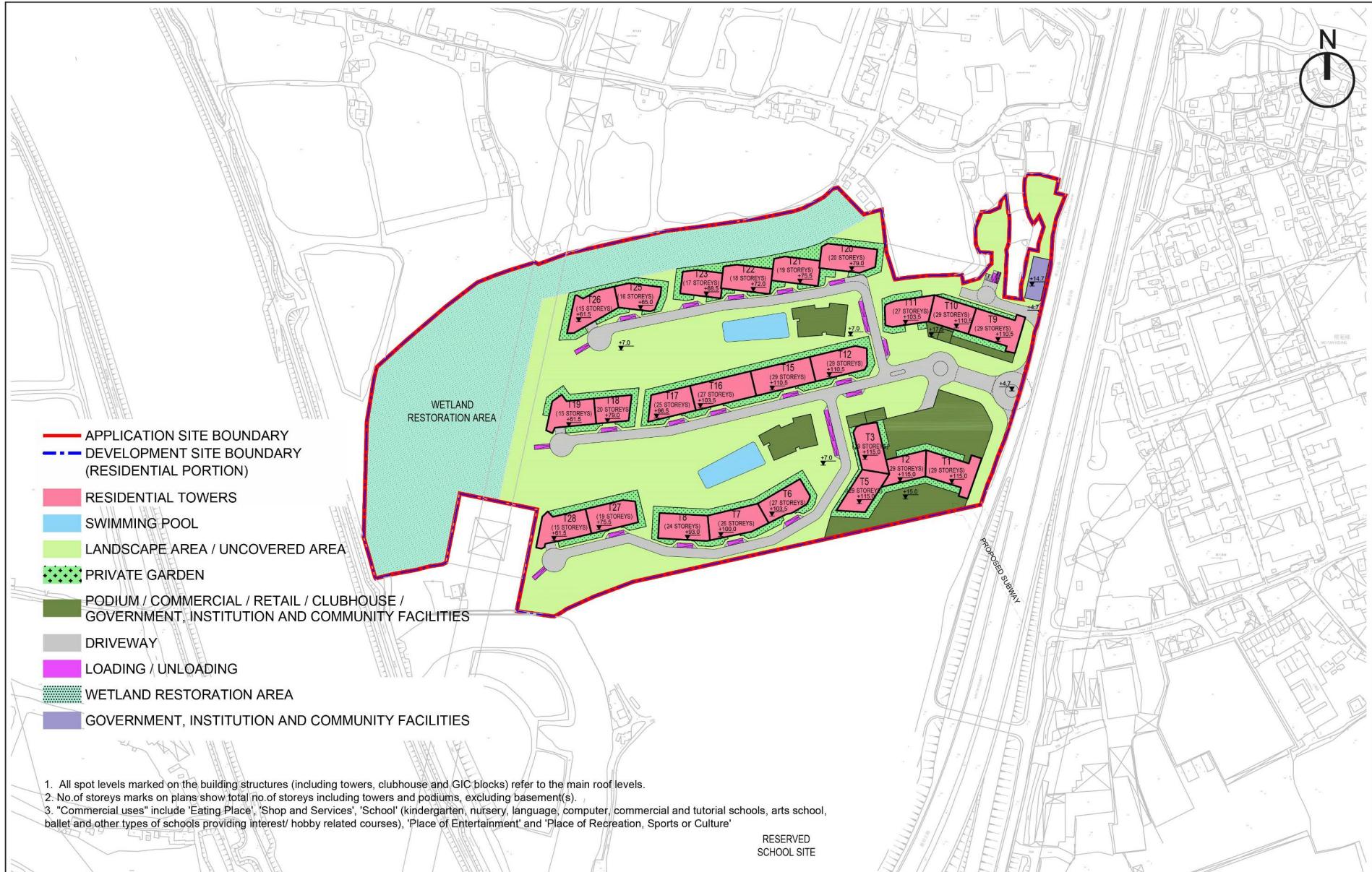
Title

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

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	Figure	4.10	

參考編號  
REFERENCE No.  
R/S/YL-NSW/1

繪圖  
DRAWING  
H-1a



**Title**

## Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	Figure	4.1	

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-1b

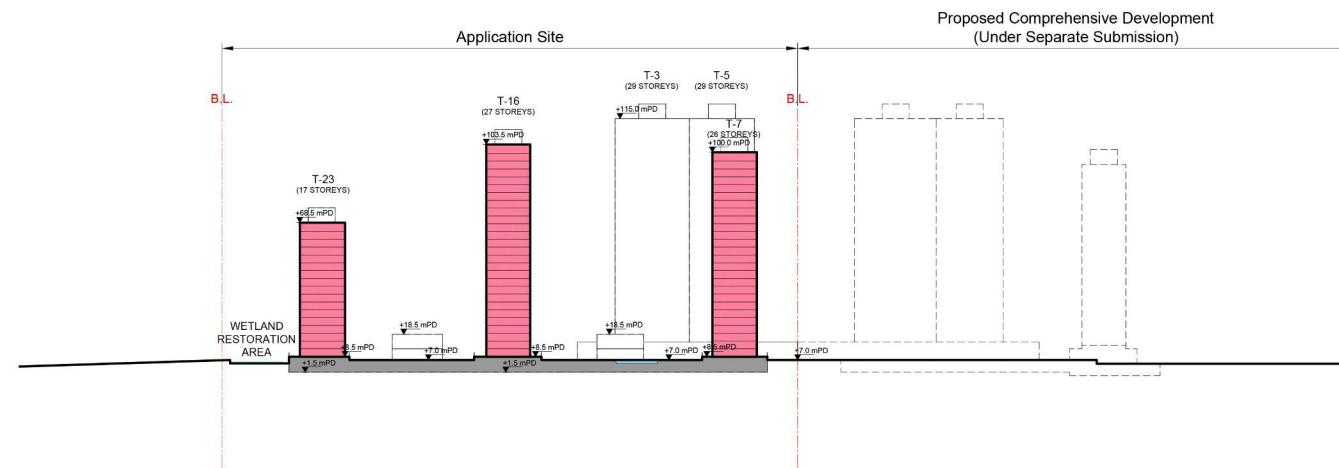
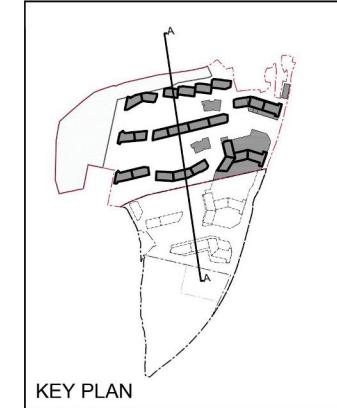


	Title  <b>Indicative Master Layout Plan</b>	Checked	DH	Drawn	PW
		Rev	0	Date	Feb 2025
		Scale	Figure 4.2		

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-1c

RESIDENTIAL TOWERS  
 SWIMMING POOL  
 CARPARK / E&M



Title

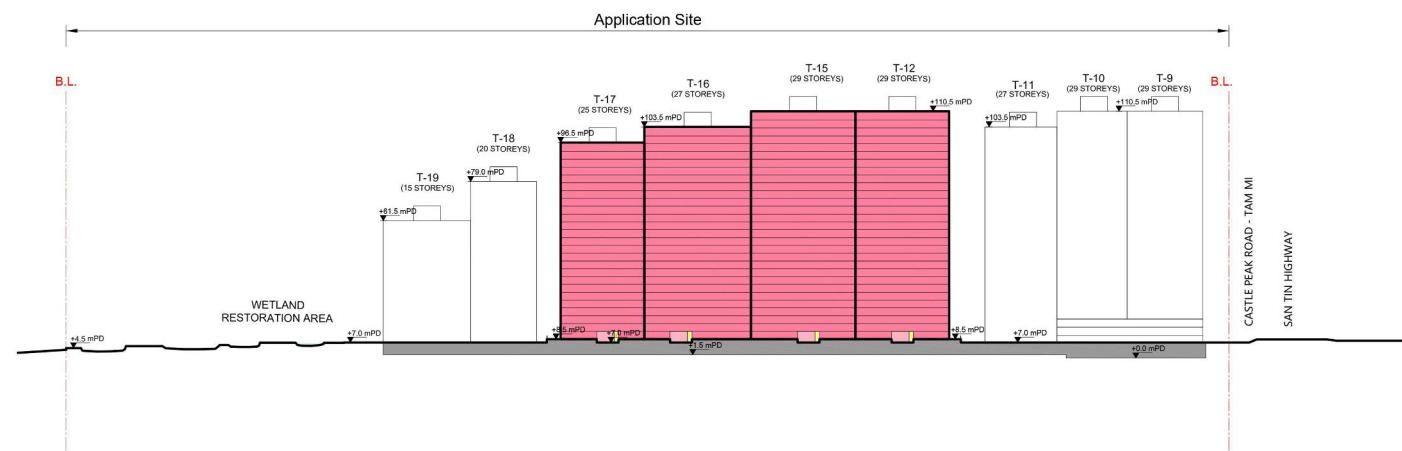
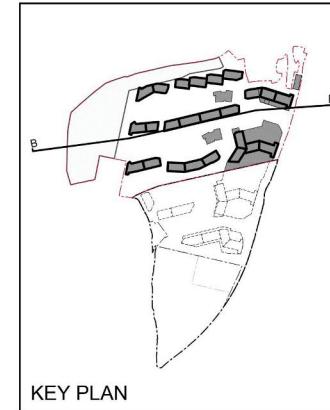
Indicative Section A - A Plan

Checked	DH	Drawn	PW
Rev 0	Date Feb 2025		
Scale Figure 4.5			

參考編號  
 REFERENCE No.  
 R/S/YL-NSW/11

繪圖  
 DRAWING  
 H-2a

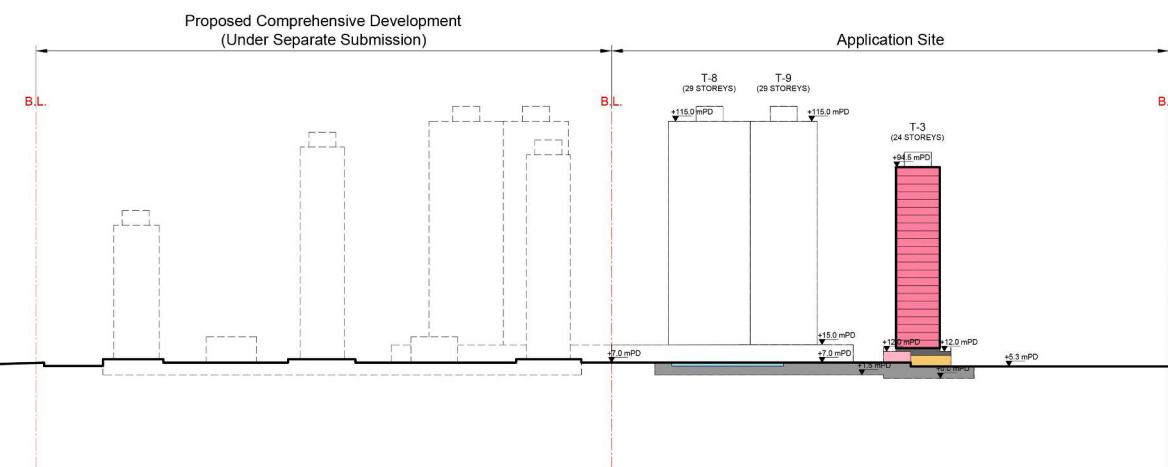
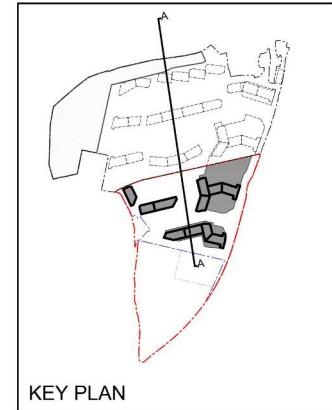
- RESIDENTIAL TOWERS
- CLUBHOUSE
- RESIDENTIAL LOBBY AREA / LIFTS
- CARPARK / E&M
- COVERED TRANSPORT LAY-BY



	Title <b>Indicative Section B - B Plan</b>	Checked Rev Scale	DH Date Figure	Drawn Feb 2025 4.6	PW
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參考編號 REFERENCE No. <b>R/S/YL-NSW/11</b>	繪圖 DRAWING <b>H-2b</b>
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- █ RESIDENTIAL TOWERS
- █ CLUBHOUSE
- █ RESIDENTIAL LOBBY AREA / LIFTS
- █ COMMERCIAL / RETAIL
- █ CARPARK / E&M

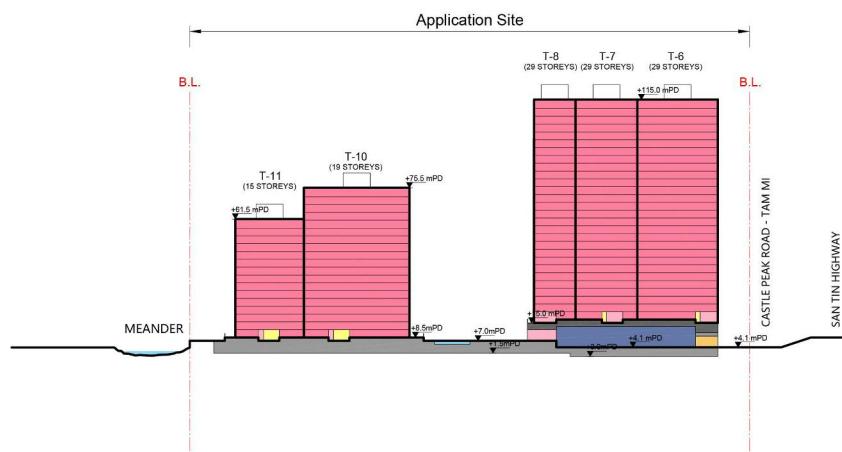
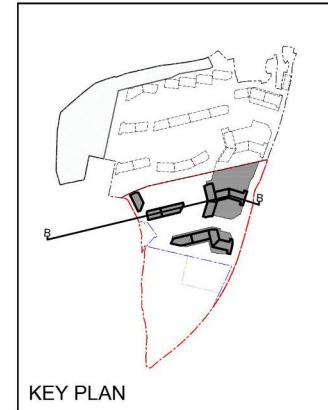


	Title <b>Indicative Section A-A Plan</b>	Checked Rev Scale	DH Date Figure	Drawn Feb 2025 4.7	PW
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參考編號  
REFERENCE No.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-2c

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



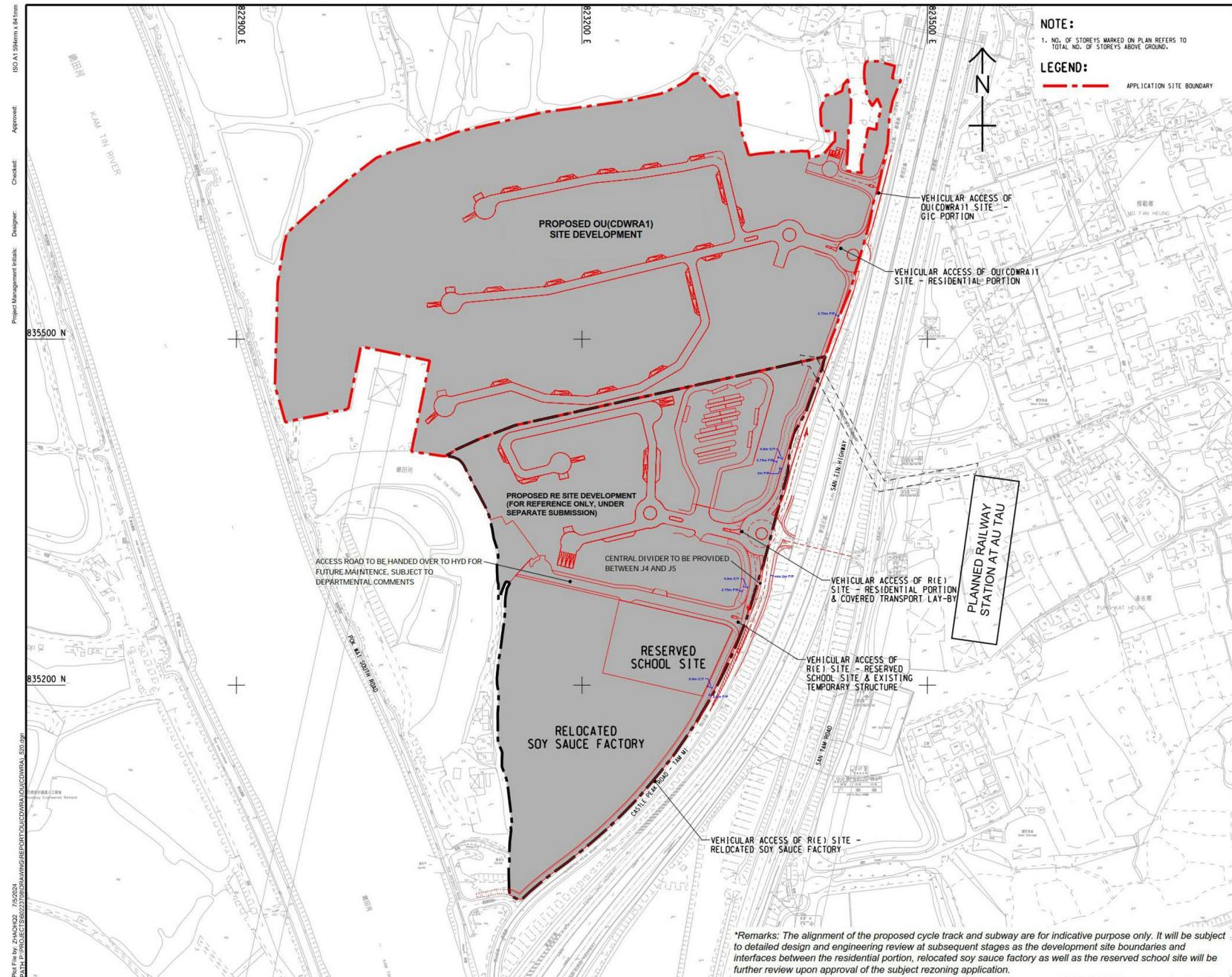
Title

Indicative Section B - B Plan

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

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-2d



AECOM

## PROJECT

SECTION 12A PLANNING APPLICATION  
FOR PROPOSED AMENDMENTS TO THE  
NAM SANG WAI OUTLINE ZONING PLAN  
FROM 'OU(CDWRA)' ZONE TO  
'OU(CDWRA)1' ZONE AT VARIOUS LOTS  
IN D.D.107 AND ADJOINING  
GOVERNMENT LAND, WEST OF CASTLE  
PEAK ROAD - TAM MI, YUEN LONG

**CLIENT**

#### CONSULTANT

AECOM Asia Company Ltd.  
[www.aecom.com](http://www.aecom.com)

**SUB-CONSULTANTS**  
分包人及顾问公司

**ISSUE/REVISION**

A	SEP. 22	2ND SUBMISSION	T
IR	DATE	DESCRIPTION	CH

STATE

SCALE 比例 DIMENSION UNIT 尺寸单位

1000 1000

PROJECT NO. **CONTRACT NO.**

00223700

---

**PROPOSED ROAD WIDENING AT  
CASTLE PEAK ROAD - TAM MI**

60223708/OU(CDWRA)/FIGURE 2.2

參考編號

参考文献  
REFERENCE No.  
R/S/YI-NSW/1

繪圖  
DRAWING  
H 3



	Title	Indicative Landscape Master Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Feb 2025
Scale			Figure 4.7			

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

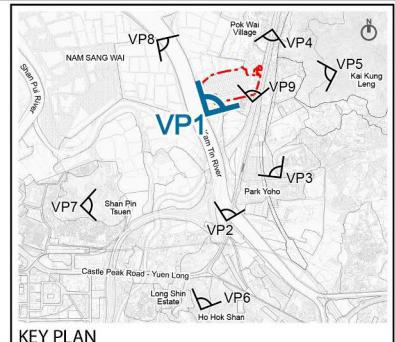
繪圖  
DRAWING  
H-4a



	Title  Indicative Landscape Master Plan	Checked	DH	Drawn	PW
		Rev 0	Date Feb 2025		
		Scale	Figure	4.9	

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-4b



Existing Condition



Proposed Scheme - Interim Scenario



Proposed Scheme - Ultimate Scenario

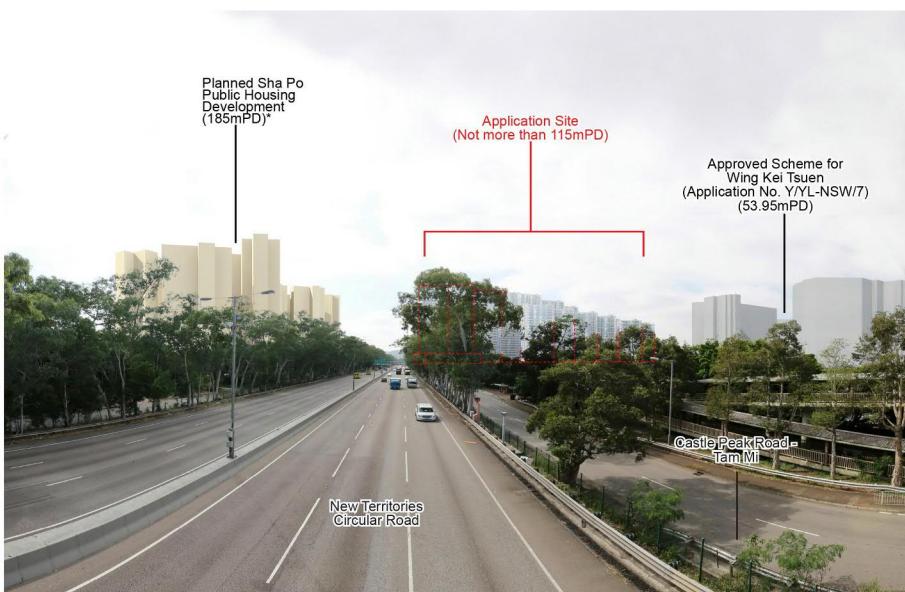
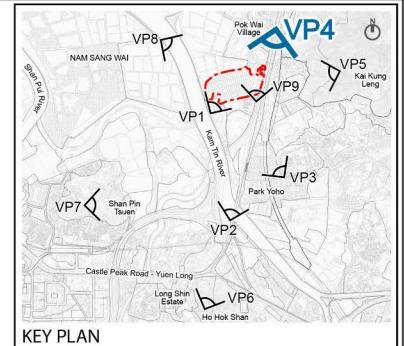
Llewelyn davies	Title	Photomontages – Viewing from VP1: Pok Wai South Road			
		Checked	DH	Drawn	PW
		Rev	1	Date	Feb 2025
		Scale	N/A	Figure	5.1

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

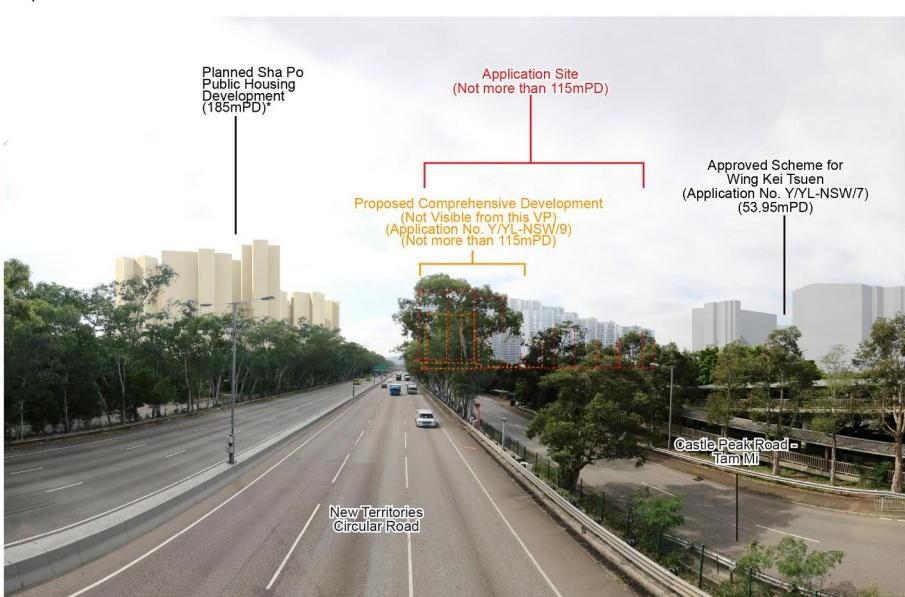
繪圖  
DRAWING  
H-5a



Existing Condition



Proposed Scheme - Interim Scenario



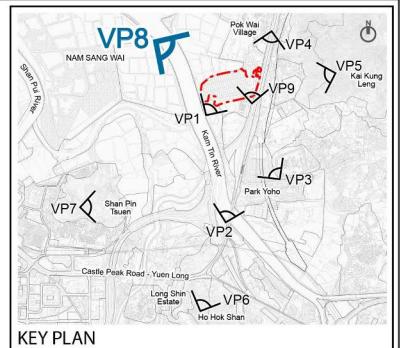
Proposed Scheme - Ultimate Scenario

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

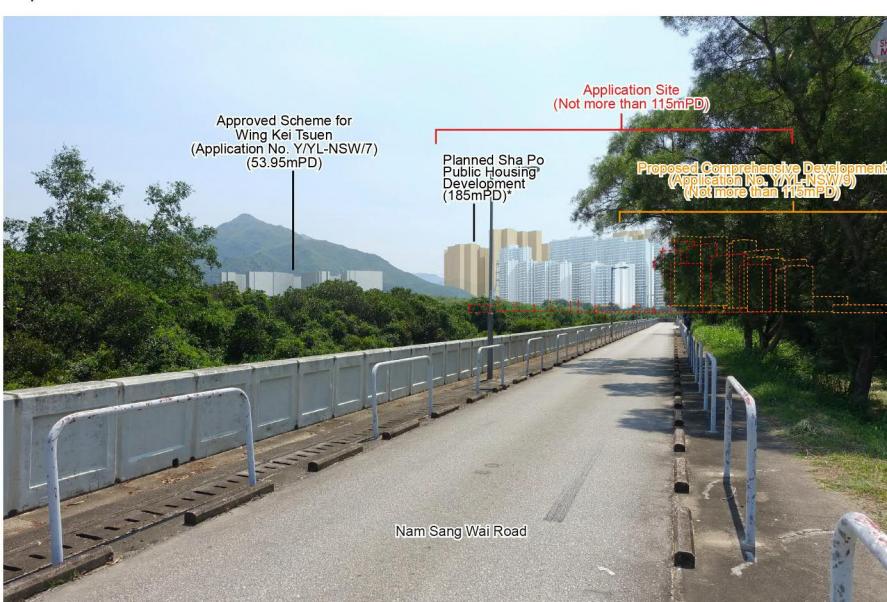
Title	Photomontages – Viewing from VP4: Footbridge on San Tin Highway near Pok Wai	Checked	DH	Drawn	PW
		Rev	1	Date	Feb 2025
Scale	N/A	Figure	5.4		



Existing Condition



Proposed Scheme - Interim Scenario



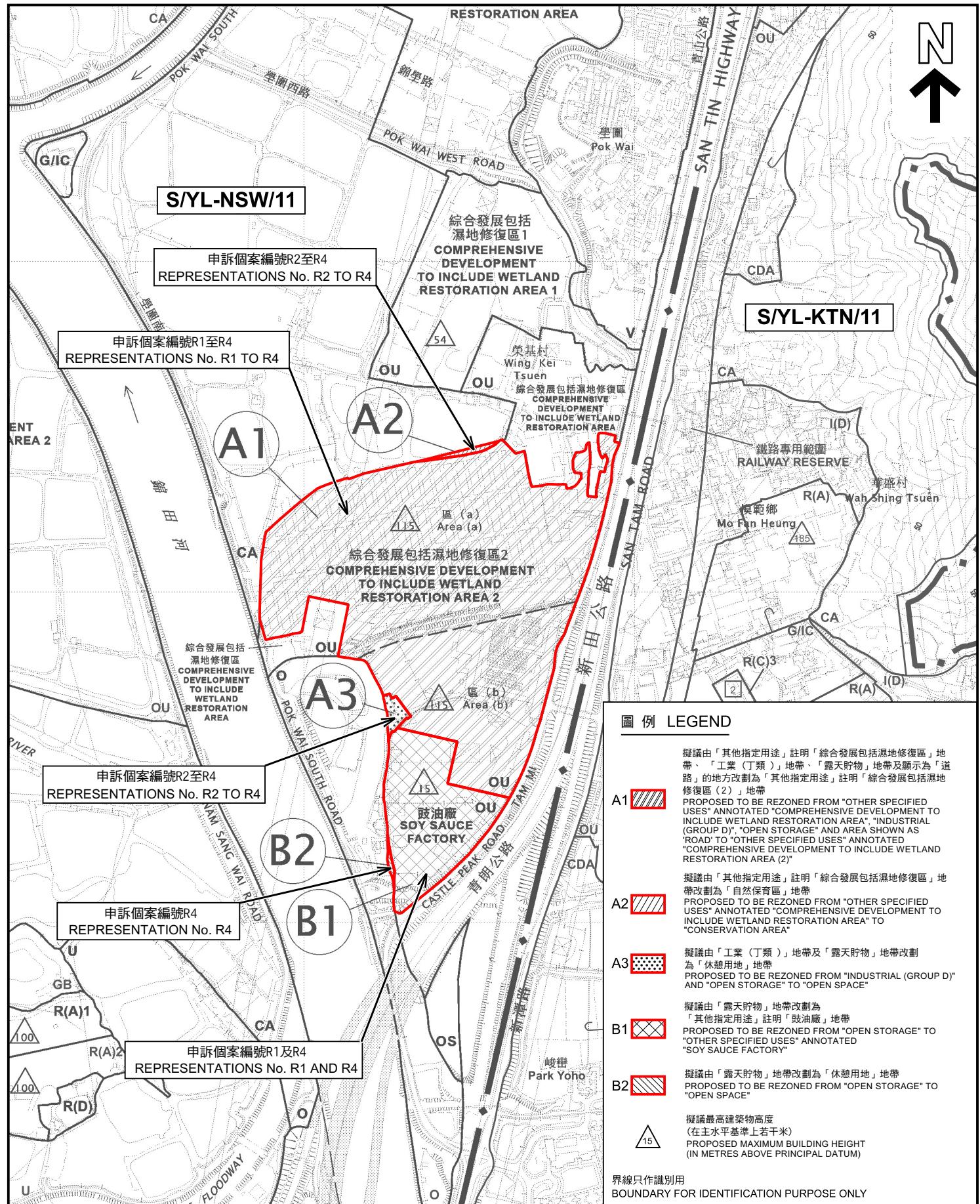
Remarks:  
\*According to the Approved Kam Tin North OZP No. S/YL-KTN/11 gazetted in December 2023

Proposed Scheme - Ultimate Scenario

Llewelyn 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.  
R/S/YL-NSW/11

繪圖  
DRAWING  
H-5c



### 位置圖 LOCATION PLAN

本摘要圖於2025年12月4日擬備，  
所根據的資料為於2025年9月12日  
展示的分區計劃大綱圖編號 S/YL-NSW/11  
EXTRACT PLAN PREPARED ON 4.12.2025  
BASED ON OUTLINE ZONING PLAN NO.  
S/YL-NSW/11 EXHIBITED ON 12.9.2025

就南生圍分區計劃大綱草圖編號 S/YL-NSW/11  
提出的申訴個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4  
DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11

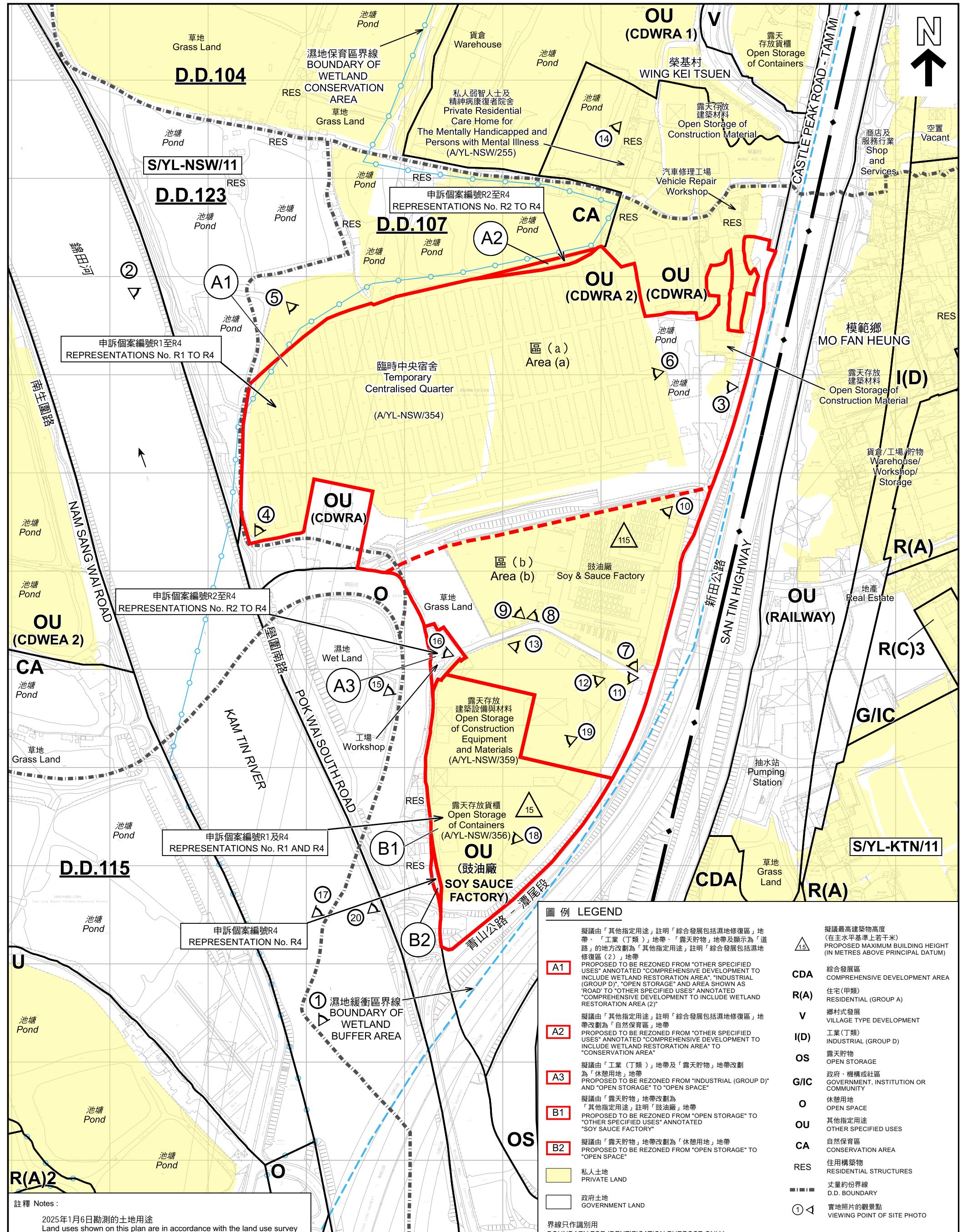
SCALE 1: 7 500 比例尺  
100 0 100 200 300 METRES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

圖 PLAN  
H-1



註釋 Notes :  
2025年1月6日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey

本摘要圖於2025年12月17日擬備，  
所根據的資料為測量圖編號  
6-NE-1A、1B、1C、1D、6A 及 6B  
EXTRACT PLAN PREPARED ON 17.12.2025  
BASED ON SURVEY SHEETS No.  
6-NE-1A, 1B, 1C, 1D, 6A & 6B

就南生圍分區計劃大綱草圖編號 S/YL-NSW/11  
提出的申訴個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4  
DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11

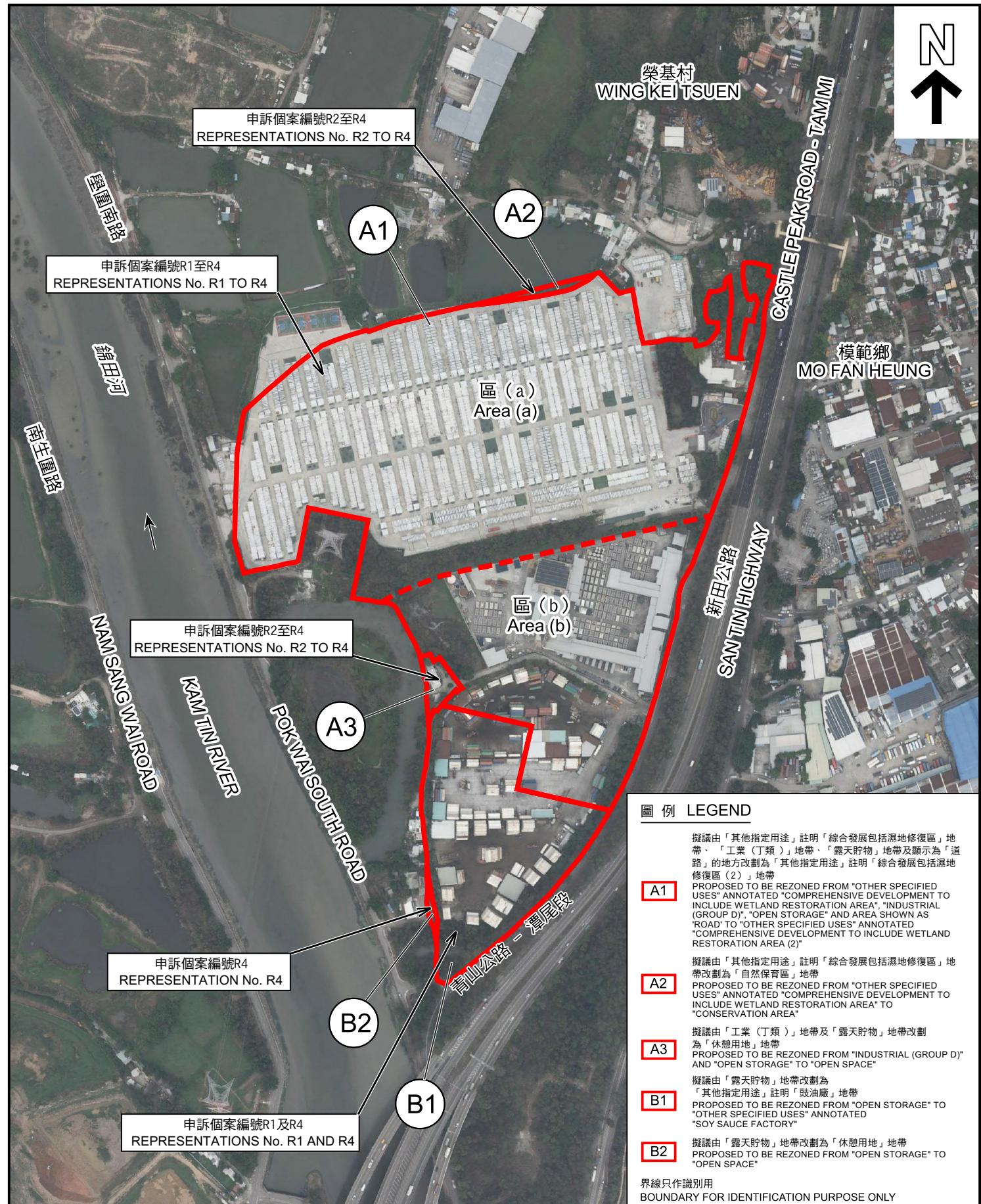
SCALE 1:3500 比例尺



## 規劃署 Planning Department

參考編號  
REFERENCE No.  
B/S/MI NSW

## 圖 PLAN



#### 圖例 LEGEND

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

**A1**  
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)"

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

**A2**  
PROPOSED TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "CONSERVATION AREA"

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

**A3**  
PROPOSED TO BE REZONED FROM "INDUSTRIAL (GROUP D)" AND "OPEN STORAGE" TO "OPEN SPACE"

擬議由「露天貯物」地帶改劃為「其他指定用途」註明「豉油廠」地帶

**B1**  
PROPOSED TO BE REZONED FROM "OPEN STORAGE" TO "OTHER SPECIFIED USES" ANNOTATED "SOY SAUCE FACTORY"

擬議由「露天貯物」地帶改劃為「休憩用地」地帶

**B2**  
PROPOSED TO BE REZONED FROM "OPEN STORAGE" TO "OPEN SPACE"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年12月4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 4.12.2025  
BASED ON AERIAL PHOTO No.  
E219736C, E219776C, E219778C,  
E219779C & E219819C  
TAKEN ON 19.3.2024  
BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

就南生圍分區計劃大綱草圖編號 S/YL-NSW/11  
提出的申訴個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4  
DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

圖 PLAN  
H-3

1



2



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

	<u>實地照片 SITE PHOTOS</u> <small>就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1-R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11</small>	 <b>規劃署</b> Planning Department <small>參考編號 REFERENCE No. R/S/YL-NSW/11</small>
<small>本圖於2025年12月17日擬備，所根據的 資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025</small>		<small>圖 PLAN H-4a</small>

3



4



5



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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	實地照片 SITE PHOTOS  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1-R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規畫署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11	圖 PLAN H-4b
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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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	實地照片 SITE PHOTOS  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1-R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規畫署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11  圖 PLAN H-4c
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9



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

10



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

11



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12月17日擬備，所根據的  
資料為攝於2025年12月11日的實地照片  
PLAN PREPARED ON 17.12.2025  
BASED ON SITE PHOTOS  
TAKEN ON 11.12.2025

就南生圍分區計劃大綱草圖編號 S/YL-NSW/11  
提出的申訴個案編號R1-R4作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4  
DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-NSW/11

圖 PLAN  
H-4d

12



13



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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	<u>實地照片 SITE PHOTOS</u>  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1-R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規畫署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11	圖 PLAN H-4e
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14



15



16



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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	實地照片 SITE PHOTOS  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R2-R4作出考慮 CONSIDERATION OF REPRESENTATION NO.R2 - R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規劃署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11  圖 PLAN H-4f
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17



18



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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	實地照片 SITE PHOTOS  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1及R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 AND R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規劃署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11  圖 PLAN H-4g
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19



20



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

本圖於2025年12月17日擬備，所根據的資料為攝於2025年12月11日的實地照片 PLAN PREPARED ON 17.12.2025 BASED ON SITE PHOTOS TAKEN ON 11.12.2025	實地照片 SITE PHOTOS  就南生圍分區計劃大綱草圖編號 S/YL-NSW/11 提出的申訴個案編號R1及R4作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 AND R4 DRAFT SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11	規畫署 Planning Department  參考編號 REFERENCE No. R/S/YL-NSW/11 圖 PLAN H-4h
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