

K & W Architects Ltd.
關黃建築師有限公司



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Notify the Architect immediately of any discrepancy found herein.

Client

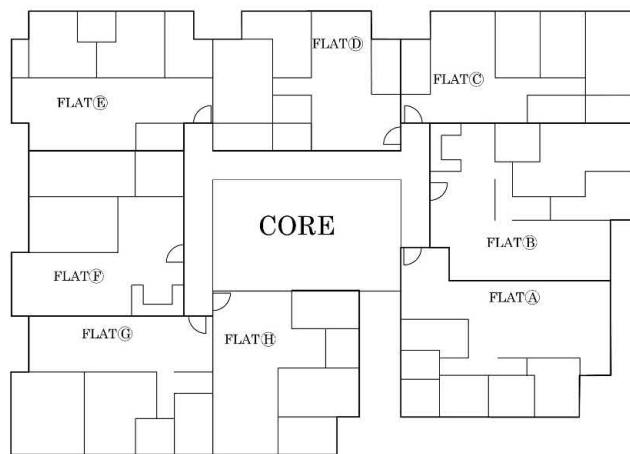
Project
APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (COP 131) TO REZONE THE APPLICATION SITE FROM "GREEN BELT AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C) S" FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SA KUNG

Drawing Title
MASTER LAYOUT PLAN

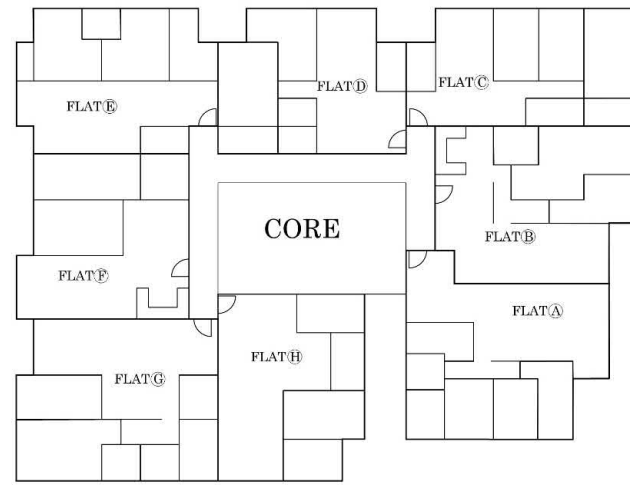
Job No.	Drawing No.	Revision No.
D1186	MLP-01	Q
Scale	Date	CAD Ref.
	09/06/2025	
Drawn	Checked	Approved
SF	SF	

(資料來源：申請人於02. 07. 2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

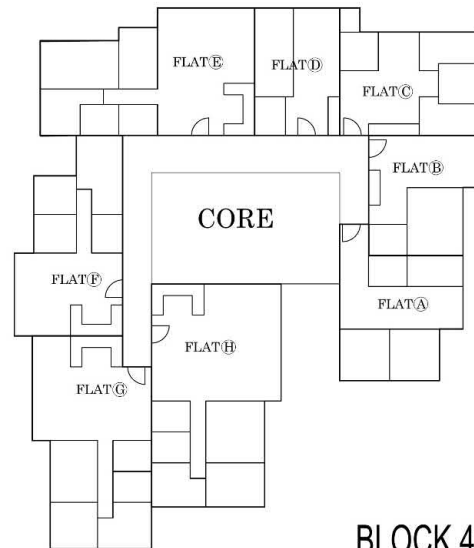
參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-1
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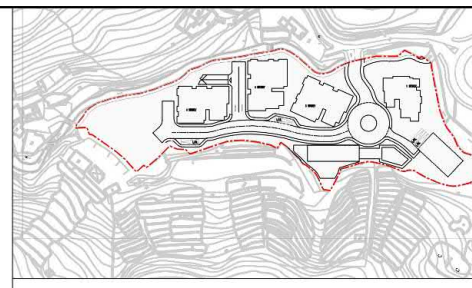
BLOCK 1
Average unit size: 76 sq.m



BLOCK 2,3
Average unit size: 83.48 sq.m



BLOCK 4
Average unit size: 63.5 sq.m



KEY PLAN 1 : 3000

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
FLOOR	NO. OF UNIT	FLOOR	NO. OF UNIT	FLOOR	NO. OF UNIT	FLOOR	NO. OF UNIT
G/F	8	G/F	8	G/F	8	G/F	8
1/F	8	1/F	8	1/F	8		
2/F	8	2/F	8	2/F	8		
3/F	8	3/F	8				
R/F		R/F		R/F			
TOTAL	32	TOTAL	32	TOTAL	24	TOTAL	8



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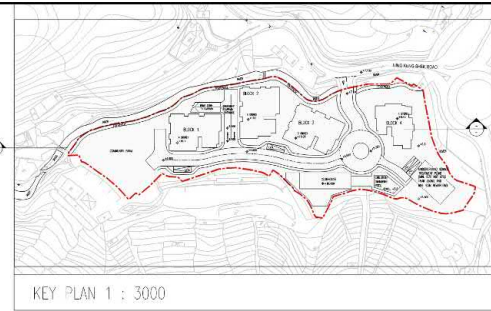


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Project
APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (COP 131) TO REZONE THE APPLICATION SITE FROM "GREEN BELT AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C) S" FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SA KUNG

Drawing Title
TYPICAL LAYOUT PLAN

Job No.	Drawing No.	Revision No.
D1186	FL-03	M
Scale	Date	CAD Ref.
	09/06/2025	
Drawn	Checked	Approved
SF	SF	



Rev.	Date	Amendment	Purpose
3	06/06/2023		



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關黃建築師有限公司

K&W

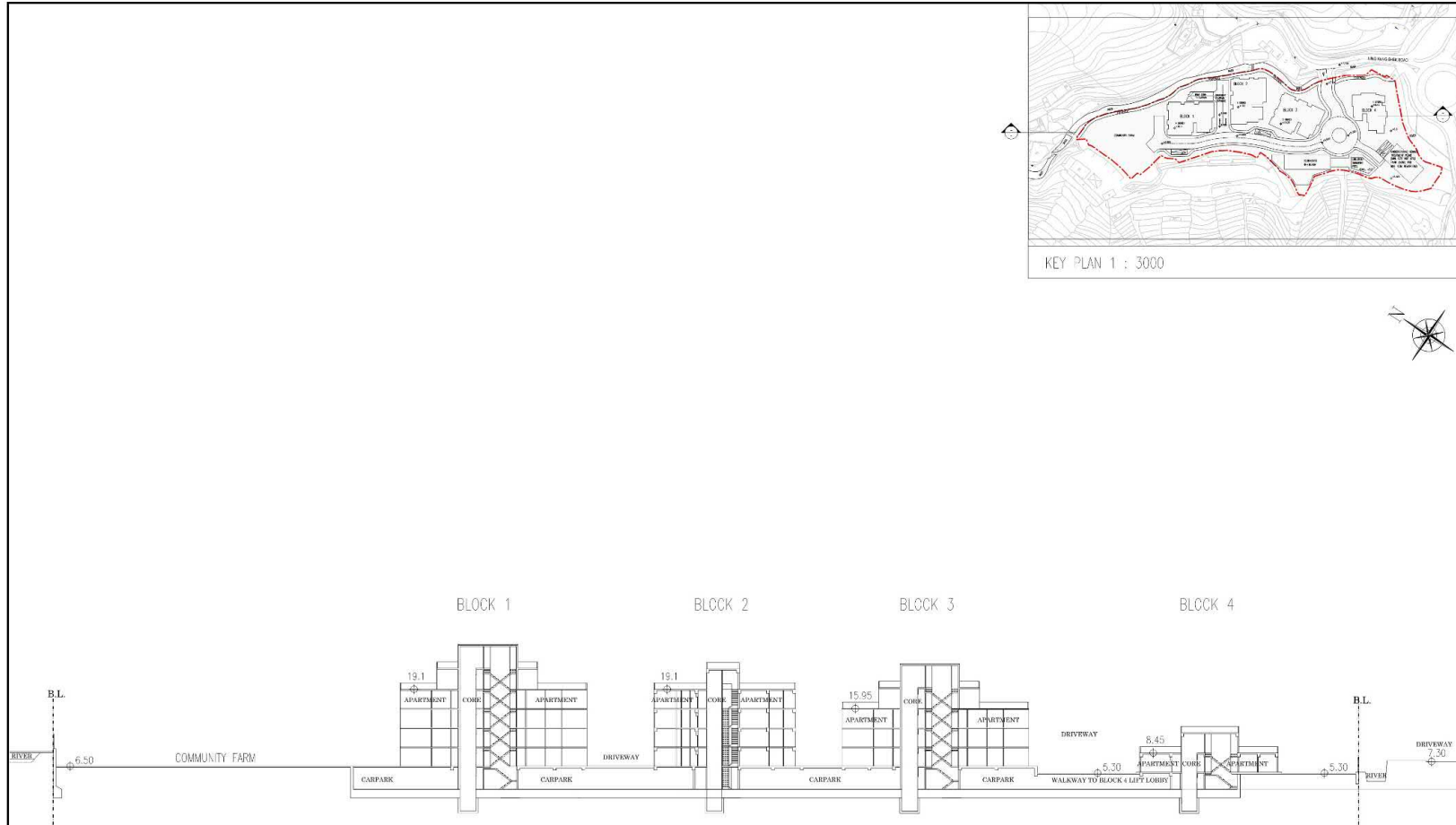
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Client

Project
APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (COP 131) TO REZONE THE APPLICATION SITE FROM "GREEN" BELT AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C) S" FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SA KUNG

Drawing Title
DIAGRAMATIC SECTION

Job No.	Drawing No.	Revision No.
D1186	FL-04	L
Scale	Date	CAD Ref.
	30/05/2024	
Drawn	Checked	Approved
PC	PC	



DIAGRAMATIC SECTION

(資料來源：申請人於02. 07. 2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號
REFERENCE No.
Y/SK-HC/8

繪圖 DRAWING
Z-3



LEGEND

- | | | | | | | | |
|----------------------|-------------------------|-------------------------|---------------|---|-------------------------------------|---------------------------------|-------------------|
| --- SITE BOUNDARY | 1 SWIMMING POOL | 6 CENTRAL PLAZA | PLANTING AREA | STONE GRANITE | ▲ KEY VEHICULAR ENTRANCE / EXIT | COMPENSATORY NEW TREES (NATIVE) | Transplanted Tree |
| 2 COMMUNITY FARM | 7 OUTDOOR ACTIVITY AREA | GRASSCRETE | STONE GRANITE | ▲ KEY PEDESTRIAN ENTRANCE / EXIT | COMPENSATORY NEW TREES (EXOTIC) | Existing Tree | |
| 3 CHILDREN PLAY AREA | 8 EVA | ARTIFICIAL GRANITE TILE | WOOD DECK | 2m PROPOSED FENCE WALL (WITH VERTICAL GREENING) | PROPOSED NEW TREE PLANTING (EXOTIC) | | |
| 4 FOOTPATH | 9 LUL AREA | HOMOGENOUS TILE | WOOD TILE | | FEATURE TREES | | |
| 5 BBQ AREA | 10 DROP-OFF AREA | STONE GRANITE | IN-SITU EPDM | | | | |

C	SCHEME UPDATED	12/25
B	MINOR REVISION	10/25
A	SCHEME UPDATED	07/25
NO.	DESCRIPTION	DATE BY

REVISIONS

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT
地利環境
TEAM 73

ARCHITECT

DRAWN:	
CHECKED:	
APPROVED:	

All measurements must be checked on the work by contractor.
 This drawing not to be used for construction purposes until completion.

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT AT DD210 PARK WAI SAI KUNG

TITLE
 LANDSCAPE MASTER PLAN

SCALE	PAPER SIZE	ISSUE DATE
	A3	10/10/2023

PROJECT NUMBER
 773-23003

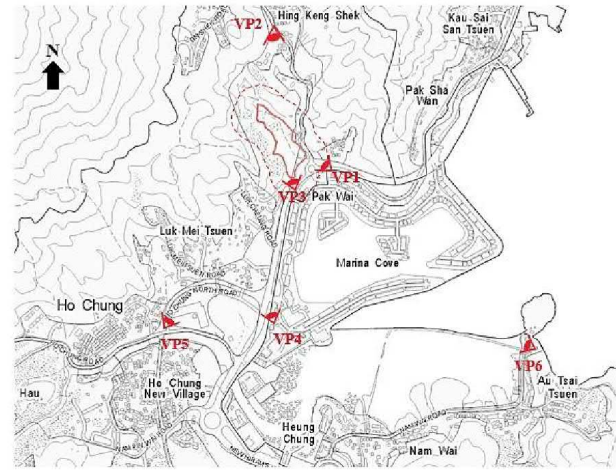
COMPUTER DWG. NUMBER
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DRAWING NUMBER	REV
LMP-01	D

(資料來源：申請人於02. 07. 2026呈交的資料)
 (Source : Applicant's Submission on 02.07.2026)

參考編號
 REFERENCE No.
 Y/SK-HC/8

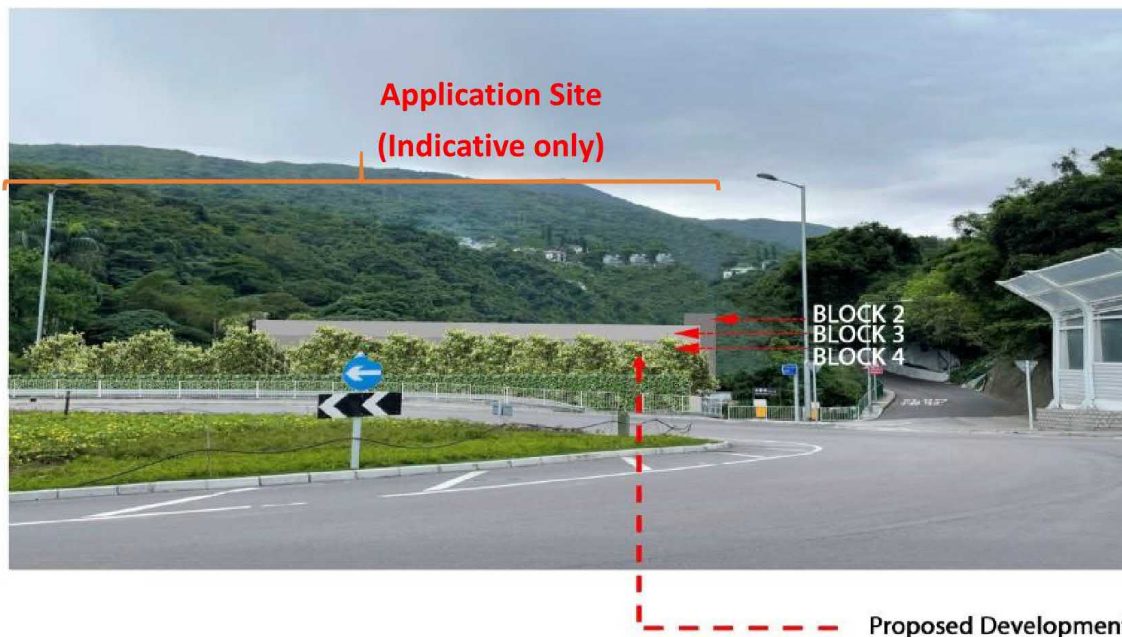
繪圖 DRAWING
 Z-4



**VP 1 : Entrance Gate of Pak Wai
(Existing Condition)**

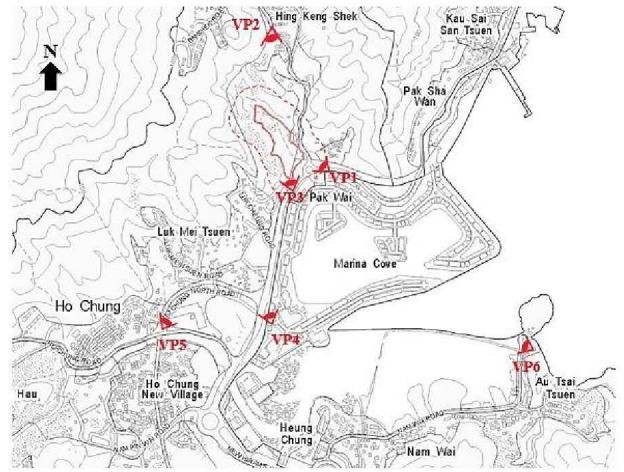


(Proposed Scheme)



(資料來源：申請人於02.07.2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-6
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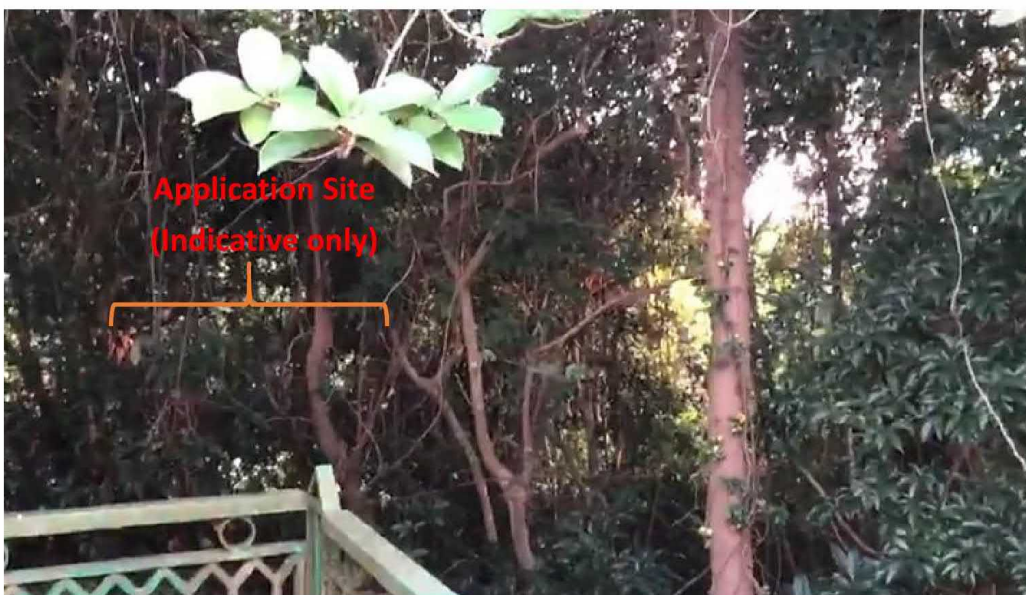


VP 2 : Hing Keng Shek Village office (村公所)

(Existing Condition)



(Proposed Scheme)

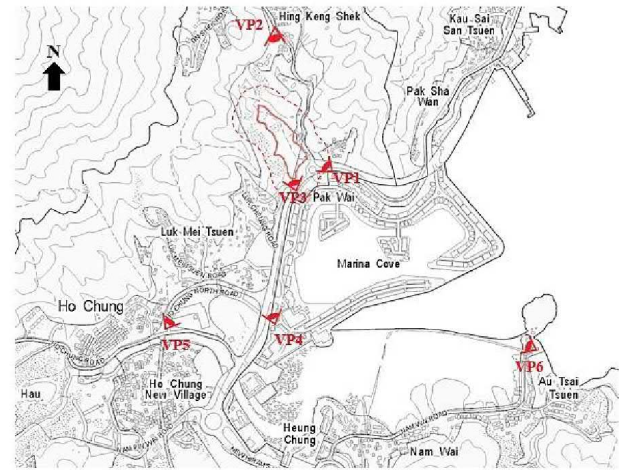


Note:

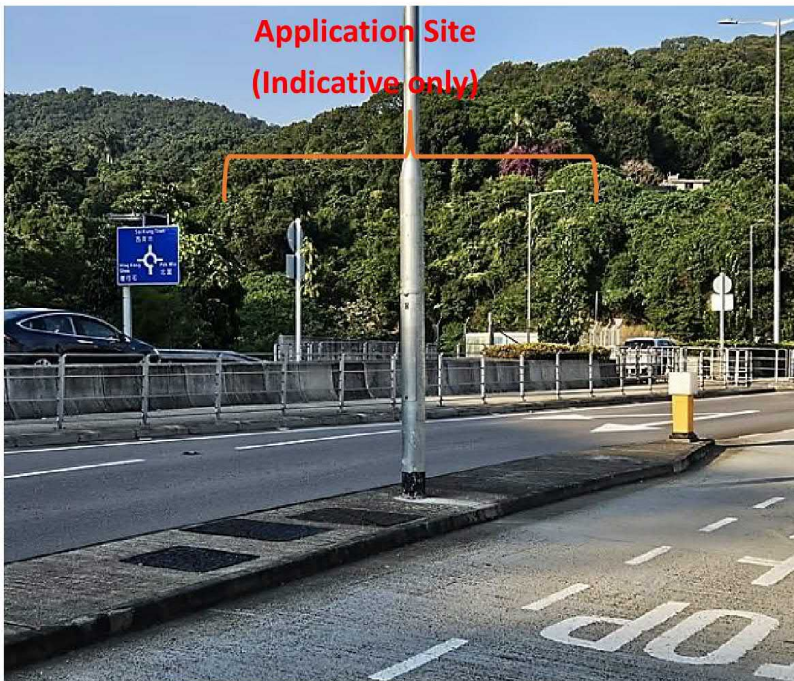
The development is invisible at VP2

(資料來源：申請人於02.07.2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

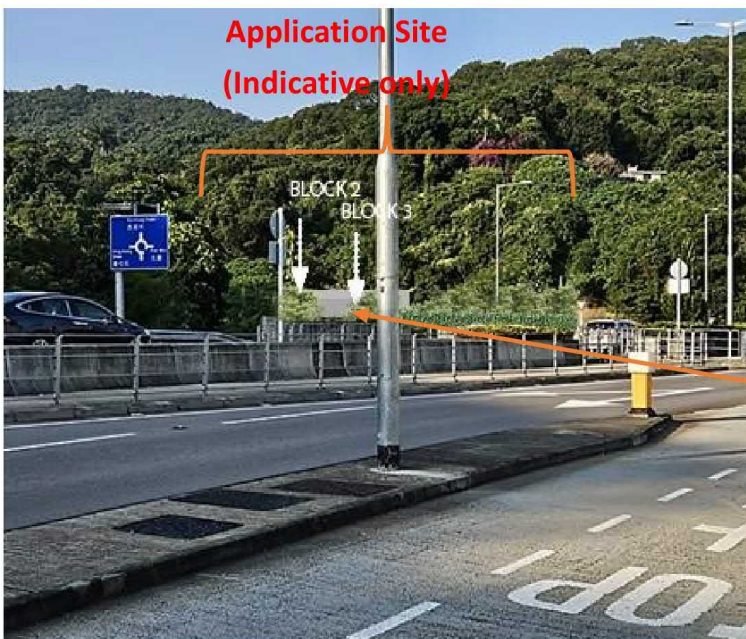
參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-7
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**VP 3 : Pak Wai Bus Stop (Southbound)
(Existing Condition)**



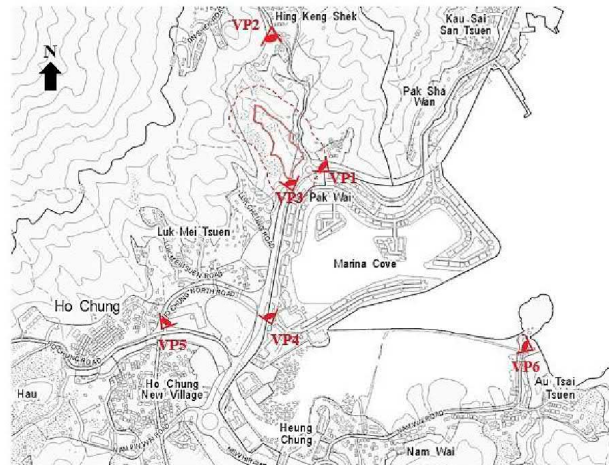
(Proposed Scheme)



**Proposed Development
Building Profile**

(資料來源：申請人於02.07.2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-8
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**VP 4 : Bus Stop in front of Marina Cove Shopping Centre
(Existing Condition)**



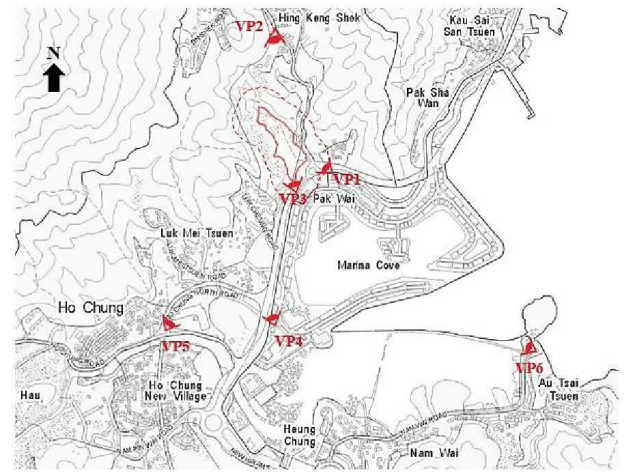
(Proposed Scheme)



(資料來源：申請人於02.07.2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號
REFERENCE No.
Y/SK-HC/8

繪圖 DRAWING
Z-9



**VP 5 : Ho Chung Public Toilet
(Existing Condition)**



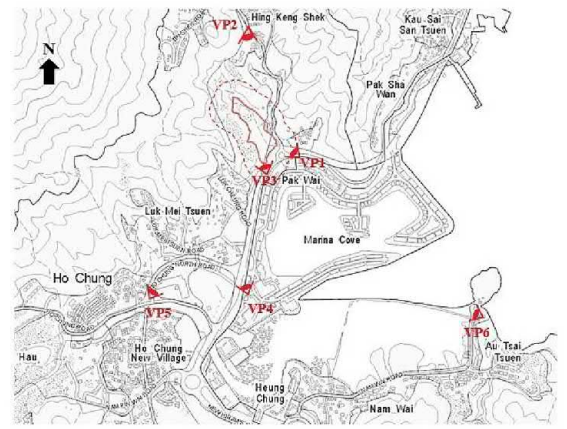
(Proposed Scheme)



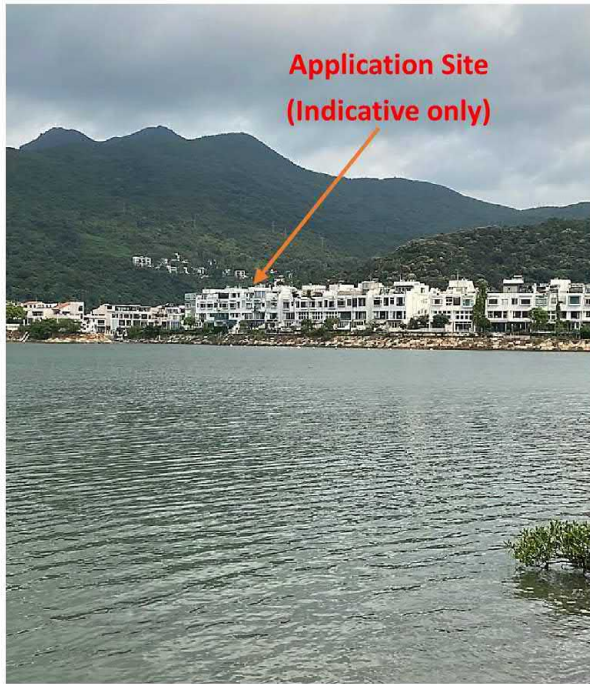
Note:

Our proposed development highest point is 19.1 mPD.

The development is invisible at VP5



**VP 6 : Tin Hau Temple at Nam Wai
(Existing Condition)**

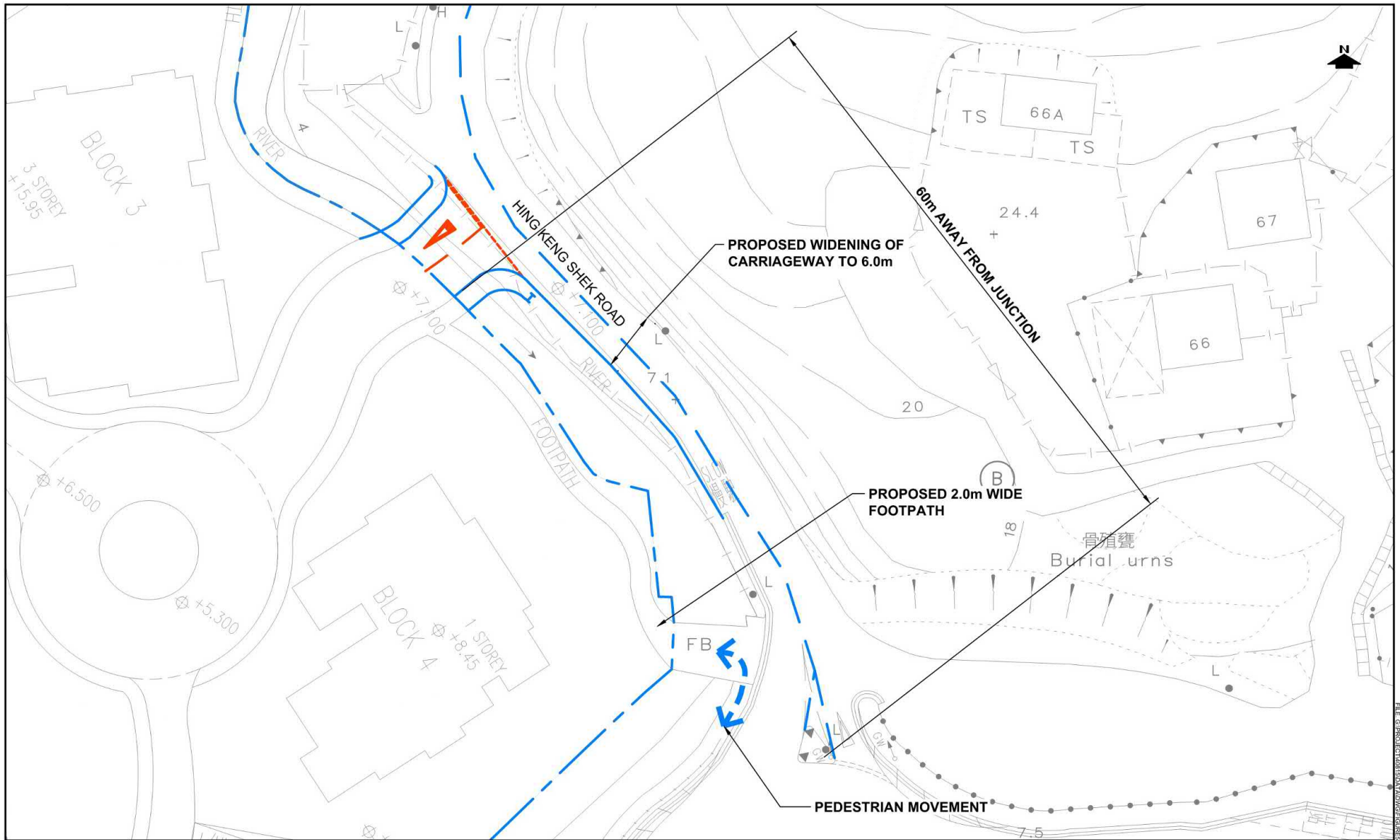


(Proposed Scheme)



(資料來源：申請人於02.07.2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-11
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PROJECT NO. 40815	
DESIGNED SLN	DATE AUG 2024
DRAWN CLL	SCALE [REDACTED]
CHECKED SLN	

PROJECT TITLE APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131) TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG

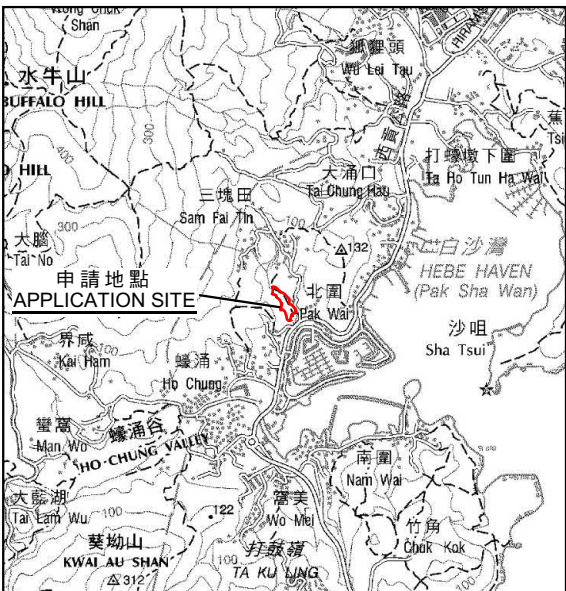
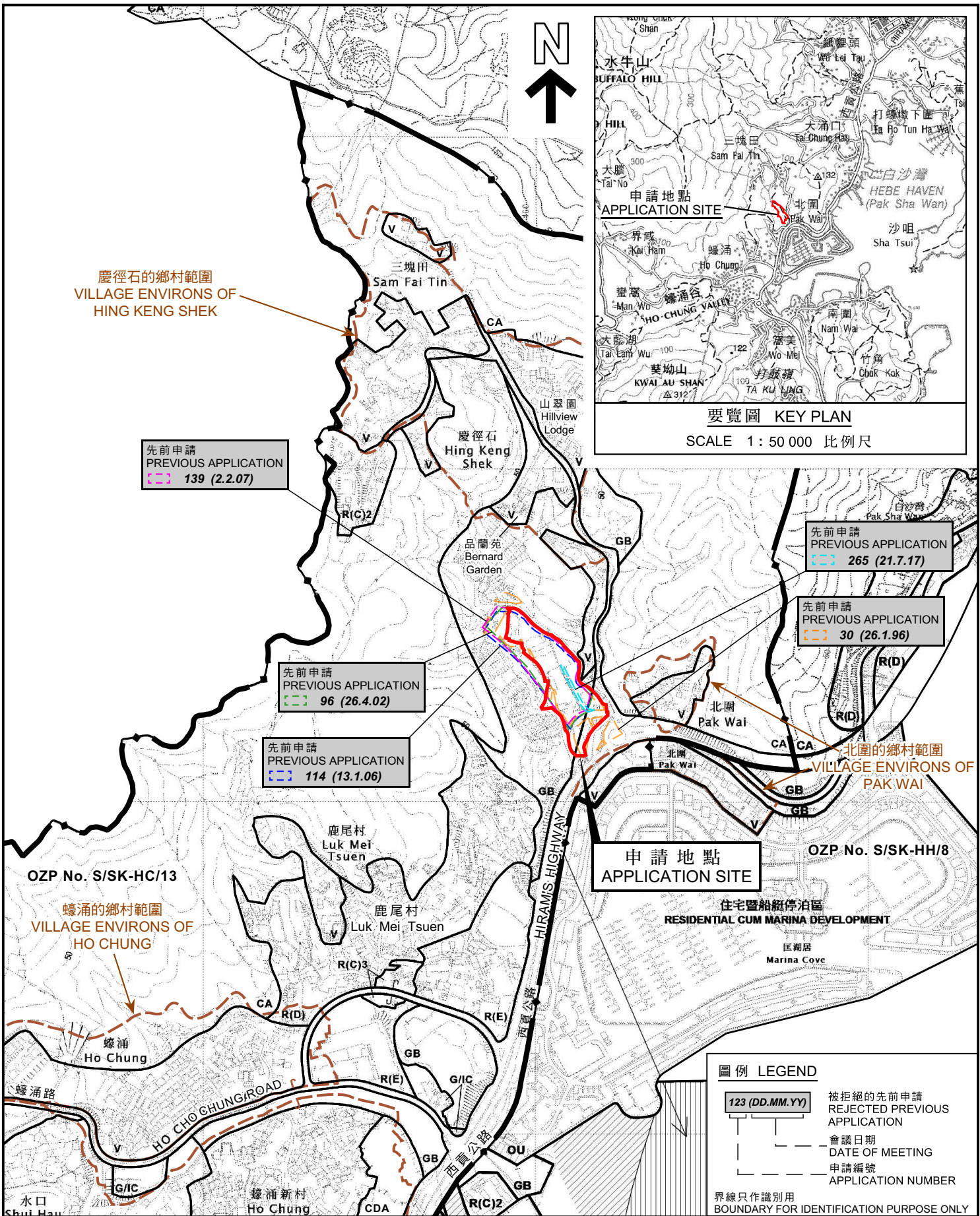
DRAWING TITLE PROPOSED TRAFFIC ARRANGEMENT	
--	--

DRAWING NO. FIGURE 5.1	REV. F
LLA 顧問有限公司 Consultancy Limited	

FILE: G:\PROJECT\40815\DATA\DWG\FIGURES\F.DWG PLOT SCALE: 1:1

(資料來源：申請人於02. 07. 2026呈交的資料)
(Source : Applicant's Submission on 02.07.2026)

參考編號 REFERENCE No. Y/SK-HC/8	繪圖 DRAWING Z-12
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要覽圖 KEY PLAN
SCALE 1: 50 000 比例尺

本摘要圖於2026年6月4日擬備，所根據的資料為於2025年9月16日和2020年6月2日核准的合成分區計劃大綱圖編號，分別為S/SK-HC/13及S/SK-HH/8
EXTRACT PLAN PREPARED ON 4.6.2026 BASED ON COMPOSITE OUTLINE ZONING PLANS No.S/SK-HC/13 & S/SK-HH/8 APPROVED ON 16.9.2025 AND 2.6.2020 RESPECTIVELY

位置圖 LOCATION PLAN
把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES
SCALE 1: 7 500 比例尺

圖例 LEGEND

123 (DD.MM.YY) 被拒絕的先前申請
REJECTED PREVIOUS APPLICATION

會議日期
DATE OF MEETING

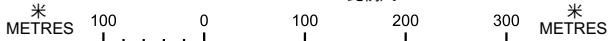
申請編號
APPLICATION NUMBER

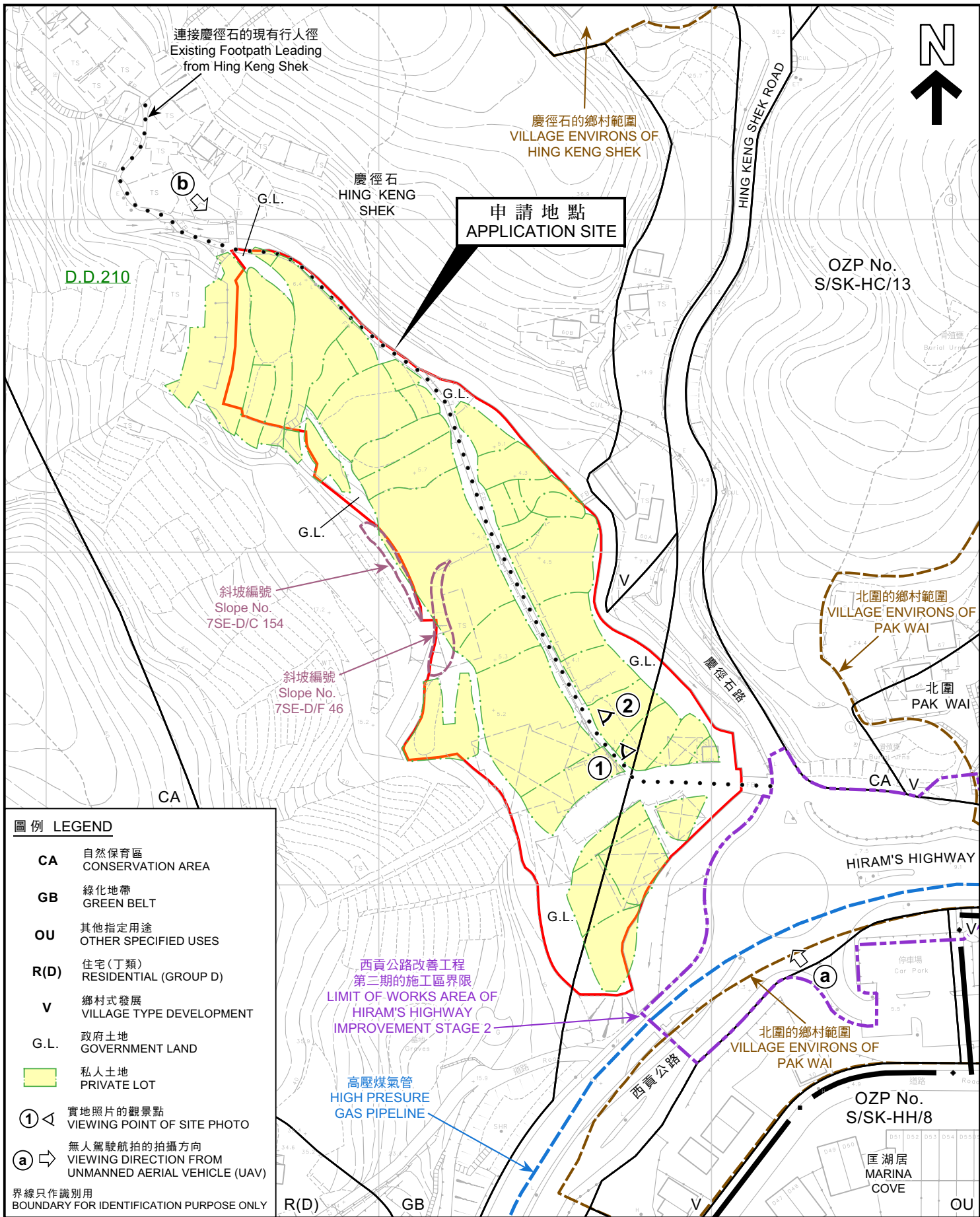
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
Planning Department

參考編號
REFERENCE No.
Y/SK-HC/8

圖 PLAN
Z-1





圖例 LEGEND

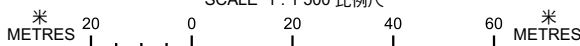
- CA** 自然保育區
CONSERVATION AREA
- GB** 綠化地帶
GREEN BELT
- OU** 其他指定用途
OTHER SPECIFIED USES
- R(D)** 住宅(丁類)
RESIDENTIAL (GROUP D)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G.L.** 政府土地
GOVERNMENT LAND
- 私人土地
PRIVATE LOT
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- (a)** 無人駕駛航拍的拍攝方向
UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅(丙類)5」及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 500 比例尺

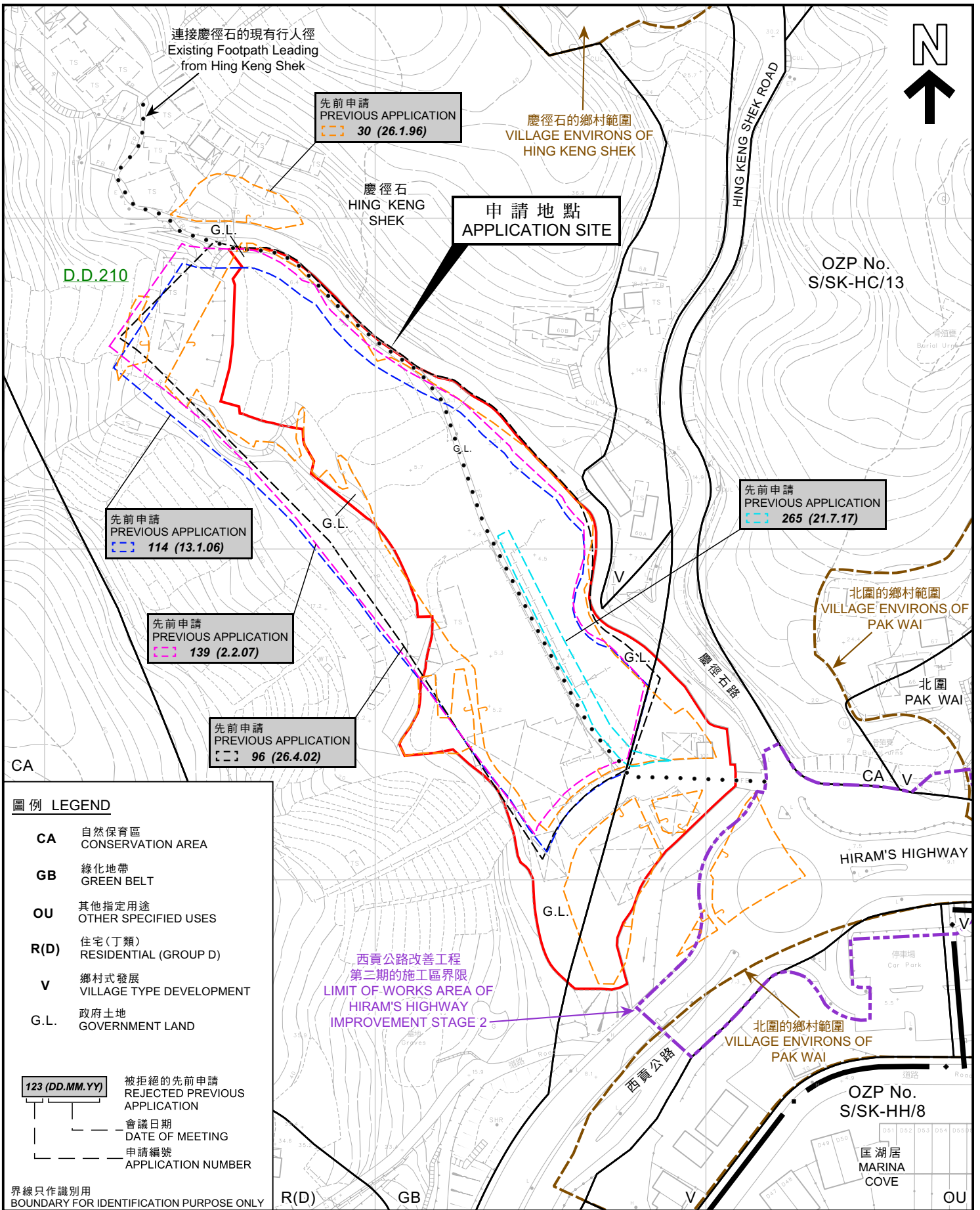


規劃署
Planning Department

參考編號
REFERENCE No.
Y/SK-HC/8

圖 PLAN
Z-2a

本摘要圖於2026年6月4日擬備，
所根據的資料為測量圖編號
7-SE-25A及25C
EXTRACT PLAN PREPARED ON 4.6.2026
BASED ON SURVEY SHEETS No.
7-SE-25A & 25C



圖例 LEGEND

CA	自然保育區 CONSERVATION AREA
GB	綠化地帶 GREEN BELT
OU	其他指定用途 OTHER SPECIFIED USES
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G.L.	政府土地 GOVERNMENT LAND

123 (DD.MM.YY)	被拒絕的先前申請 REJECTED PREVIOUS APPLICATION
---	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

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本摘要圖於2026年6月4日擬備，所根據的資料為測量圖編號 7-SE-25A及25C
EXTRACT PLAN PREPARED ON 4.6.2026 BASED ON SURVEY SHEETS No. 7-SE-25A & 25C

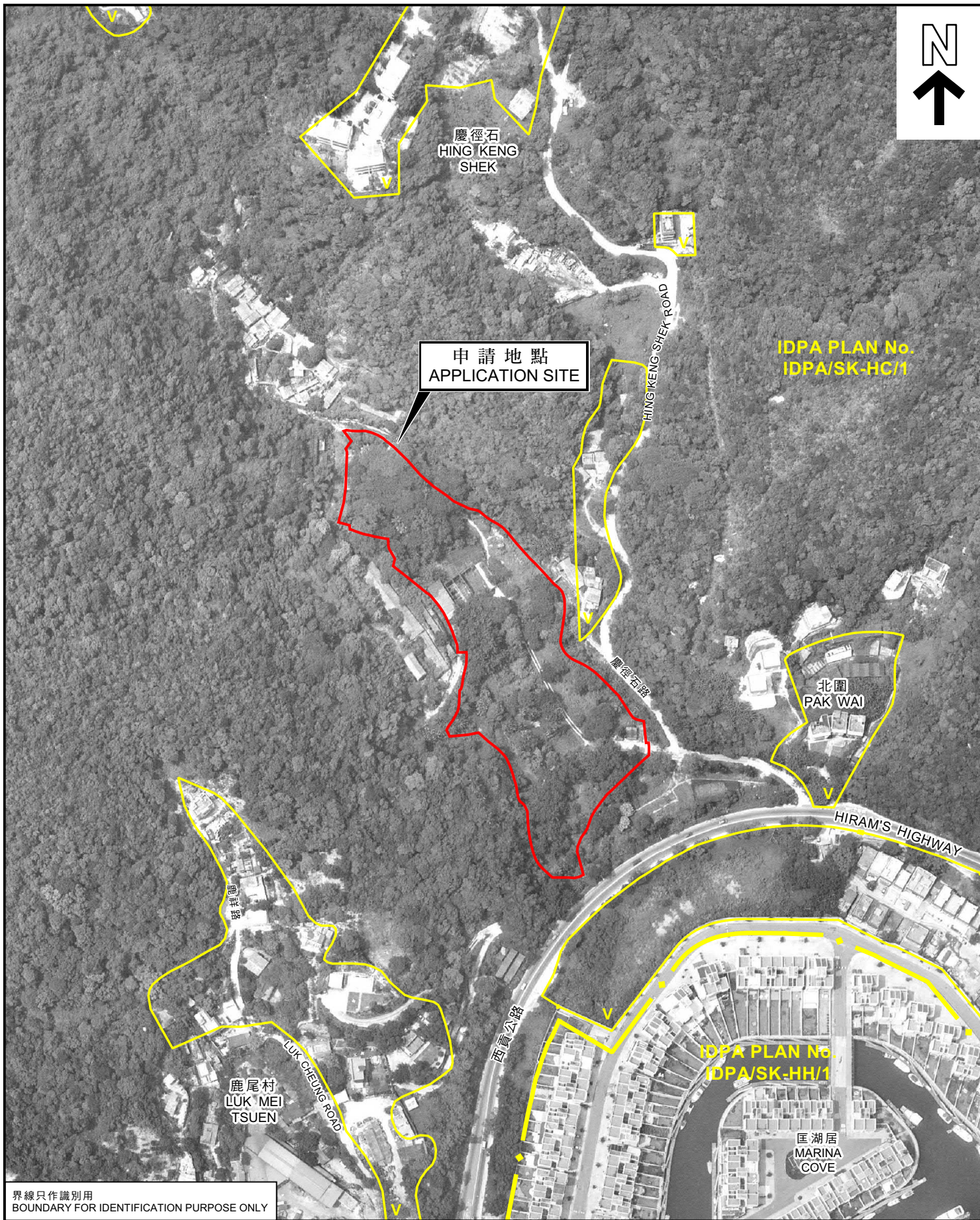
平面圖 SITE PLAN

把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅(丙類)5」及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES

SCALE 1:1500 比例尺

米 20 0 20 40 60 米
METRES

<p>規劃署 Planning Department</p>	參考編號 REFERENCE No.	圖 PLAN
	Y/SK-HC/8	Z-2b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

(IDPA/SK-HC/1 on 16/8/1990)

本摘要圖於2026年5月8日擬備，所根據的資料為地政總署於1990年8月17日拍得的航攝照片編號A22093
EXTRACT PLAN PREPARED ON 8.5.2026 BASED ON AERIAL PHOTO No. A22093 TAKEN ON 17.8.1990 BY LANDS DEPARTMENT

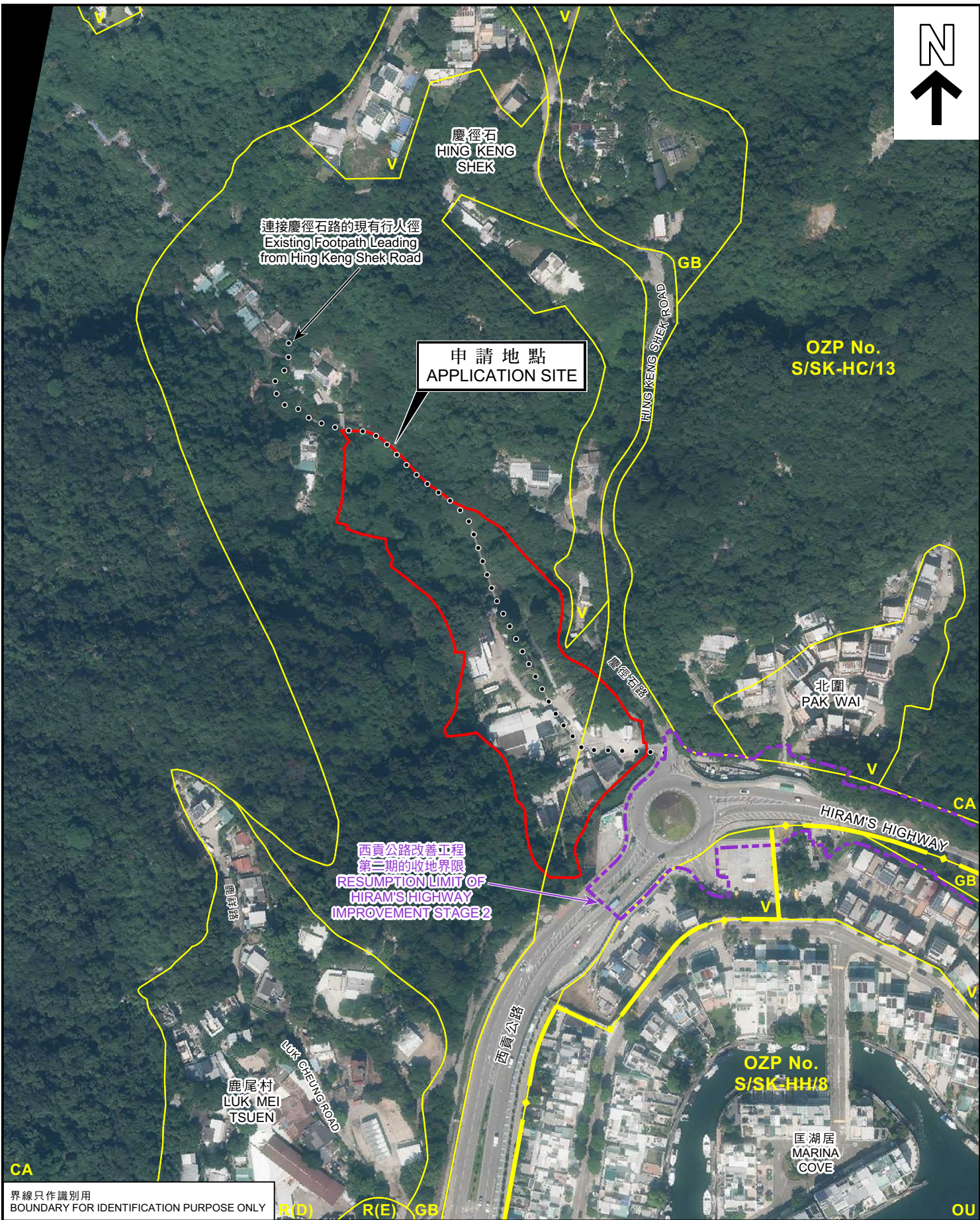
把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」，及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/SK-HC/8

圖 PLAN
Z-3a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年7月2日擬備，所根據的資料為地政總署於2024年10月22日拍得的航攝照片編號E233512C
EXTRACT PLAN PREPARED ON 2.7.2026 BASED ON AERIAL PHOTO No.E233512C TAKEN ON 22.10.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

(S/SK-HC/13 on 16/9/2025)

把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」，及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/SK-HC/8

圖 PLAN
Z-3b



1



申請地點
APPLICATION SITE

2



申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年1月26日擬備，所根據的資料
為攝於2025年9月26日的實地照片
PLAN PREPARED ON 26.1.2026
BASED ON SITE PHOTOS
TAKEN ON 26.9.2025

把申請地點由「綠化地帶」及顯示為「道路」的地方改制為「住宅（丙類）5」
及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT"
AND AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP C)5"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND,
PAK WAI, SAI KUNG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/SK-HC/8

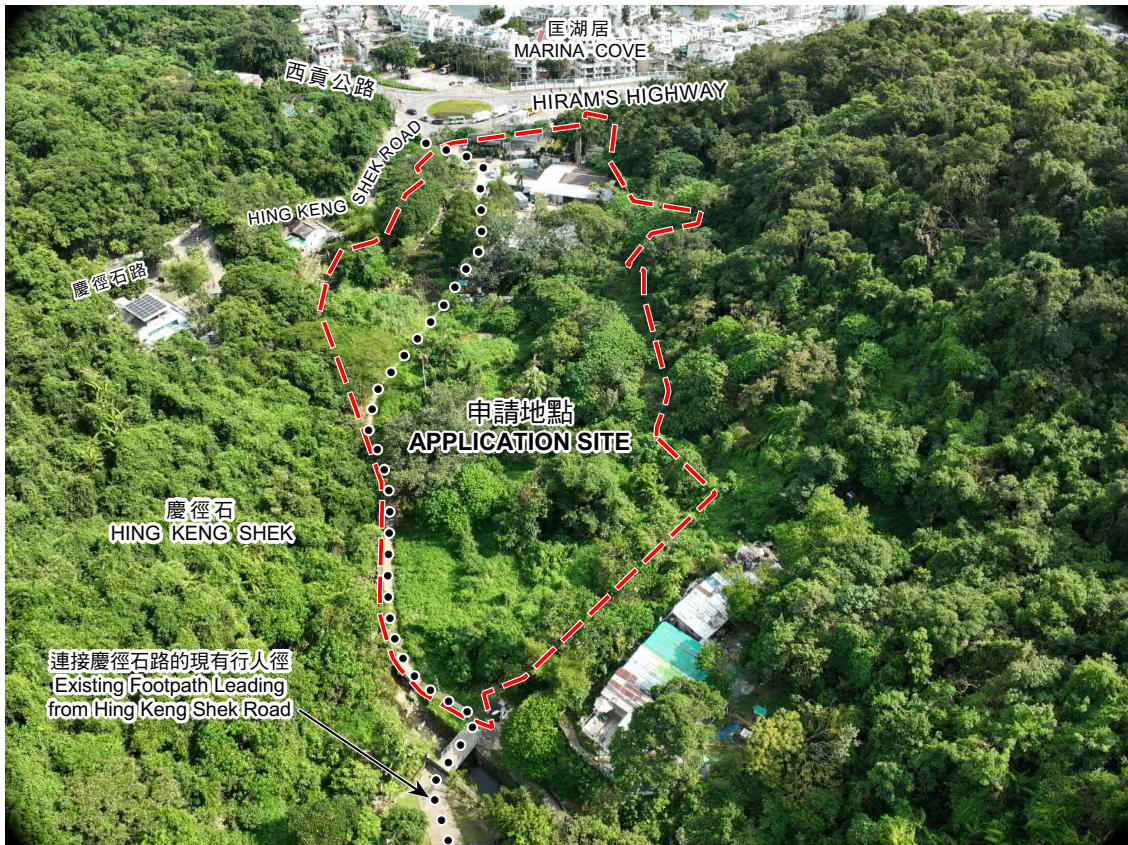
圖 PLAN
Z-4a



a



b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年1月26日擬備，所根據的資料為攝於2025年9月30日的無人駕駛航拍照片
PLAN PREPARED ON 26.1.2026 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 30.9.2025

把申請地點由「綠化地帶」及顯示為「道路」的地方改制為「住宅（丙類）5」及修訂適用於申請地點土地用途地帶的《註釋》
新界西貢北圍丈量約份第210約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP C)5" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 210 AND ADJOINING GOVERNMENT LAND, PAK WAI, SAI KUNG, NEW TERRITORIES



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圖 PLAN
Z-4b