

**llewelyn
davis**

Title

Comparison of Proposed Access Road Alignment Options
(Access Road Portion with Works Area (including Woodland Planting Area))

Checked	DH	Drawn	PW
Rev	1	Date	Sep 2022
Scale	N / A		Figure 1.1b

參考編號

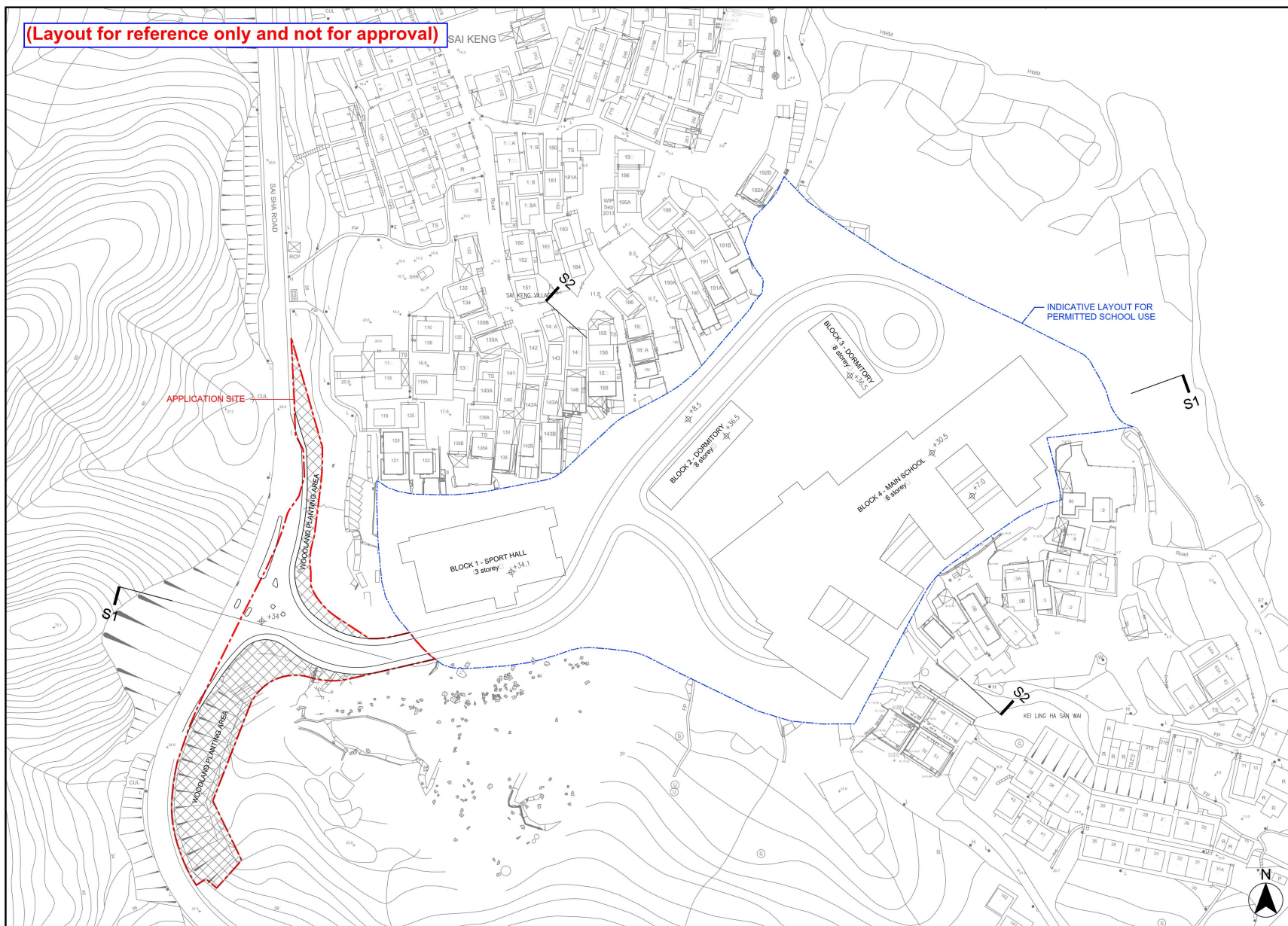
REFERENCE No.

A/NE-SSH/139

繪圖 DRAWING A-1

(來源：申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

(Layout for reference only and not for approval)



LEGEND

--- APPLICATION SITE BOUNDARY --- DEVELOPMENT SITE BOUNDARY FOR PERMITTED SCHOOL USE IN "G/GC" ZONE

Remark:

- The Proposed Access Road in the Application Site is to facilitate the permitted school use in the adjoining "G/GC" zone. The permitted school use is not the subject matter of this S16 planning application. The layout and development parameters presented are indicative and for reference only, which will be subject to change at detailed design stage.
- During the construction stage, the woodland planting area will be used as temporary works area or the Proposed Access Road.



B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE

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PROJECT :
PROPOSED ACCESS ROAD IN "GREEN BELT" ZONE FOR PERMITTED USES IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 209, SAI KENG, SHAP SZ HEUNG, THE NEW TERRITORIES

DRAWING TITLE :
INDICATIVE
BLOCK PLAN

DATE : SEP 2022 PAPER SIZE : A3

SCALE : 1:1000 DRAWN : AIL

PROJECT NO. : 952

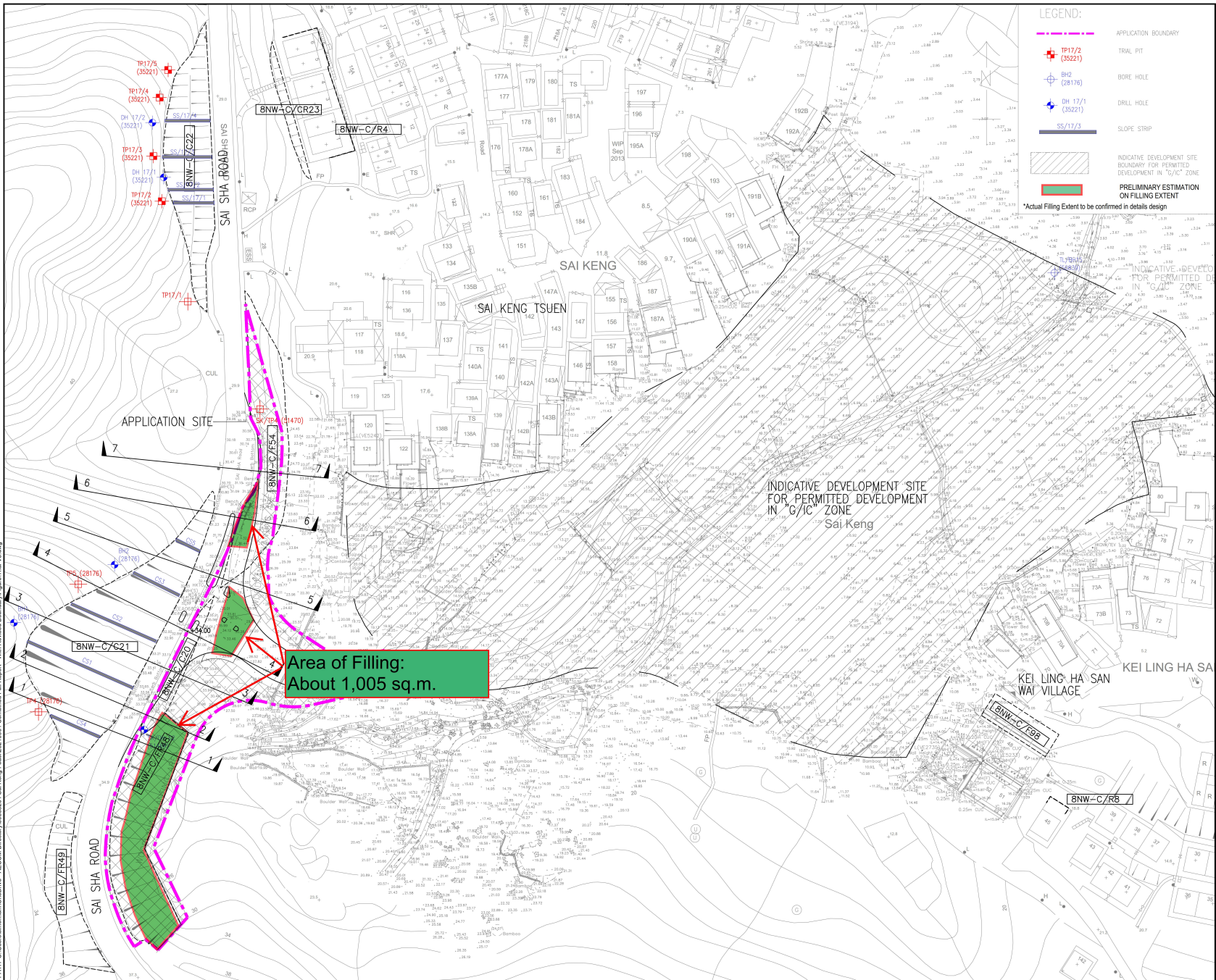
DWG. NO. : S16-A-01

參考編號
REFERENCE No. A/NE-SSH/139

繪圖 DRAWING A-2

(來源 : 申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

ISO A1 594mm x 841mm
Approved: _____
Check: _____
Project Management Initials: _____
Designer: _____
03/10/2021
Plot File by: Simon Lam
PATH: C:\Users\simon.lam\OneDrive - AECOM\Documents\06052024 Sai Keng Final\20210901 Combined Full Report - With Revised Boundary\Figure\Title V3.dwg



LEGEND:

- APPLICATION BOUNDARY
- TP17/2 (35221)
- BH2 (28176)
- DH 17/1 (35221)
- SS/17/3
- INDICATIVE DEVELOPMENT SITE BOUNDARY FOR PERMITTED DEVELOPMENT IN 'G/IC' ZONE
- PRELIMINARY ESTIMATION ON FILLING EXTENT
- *Actual Filling Extent to be confirmed in details design

AECOM

PROJECT
PROPOSED ACCESS ROAD IN "GREEN BELT" ZONE FOR PERMITTED USES IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN D.D. 209, SAI KENG, SHAP SZ HEUNG, THE NEW TERRITORIES

CLIENT
[Redacted]

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS
[Redacted]

ISSUE/REVISION

IR NO.	DATE	DESCRIPTION	CHK.

STATUS
PRELIMINARY

SCALE
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1:1000

DIMENSION UNIT
METRE

KEY PLAN
[Redacted]

PROJECT NO.
[Redacted]

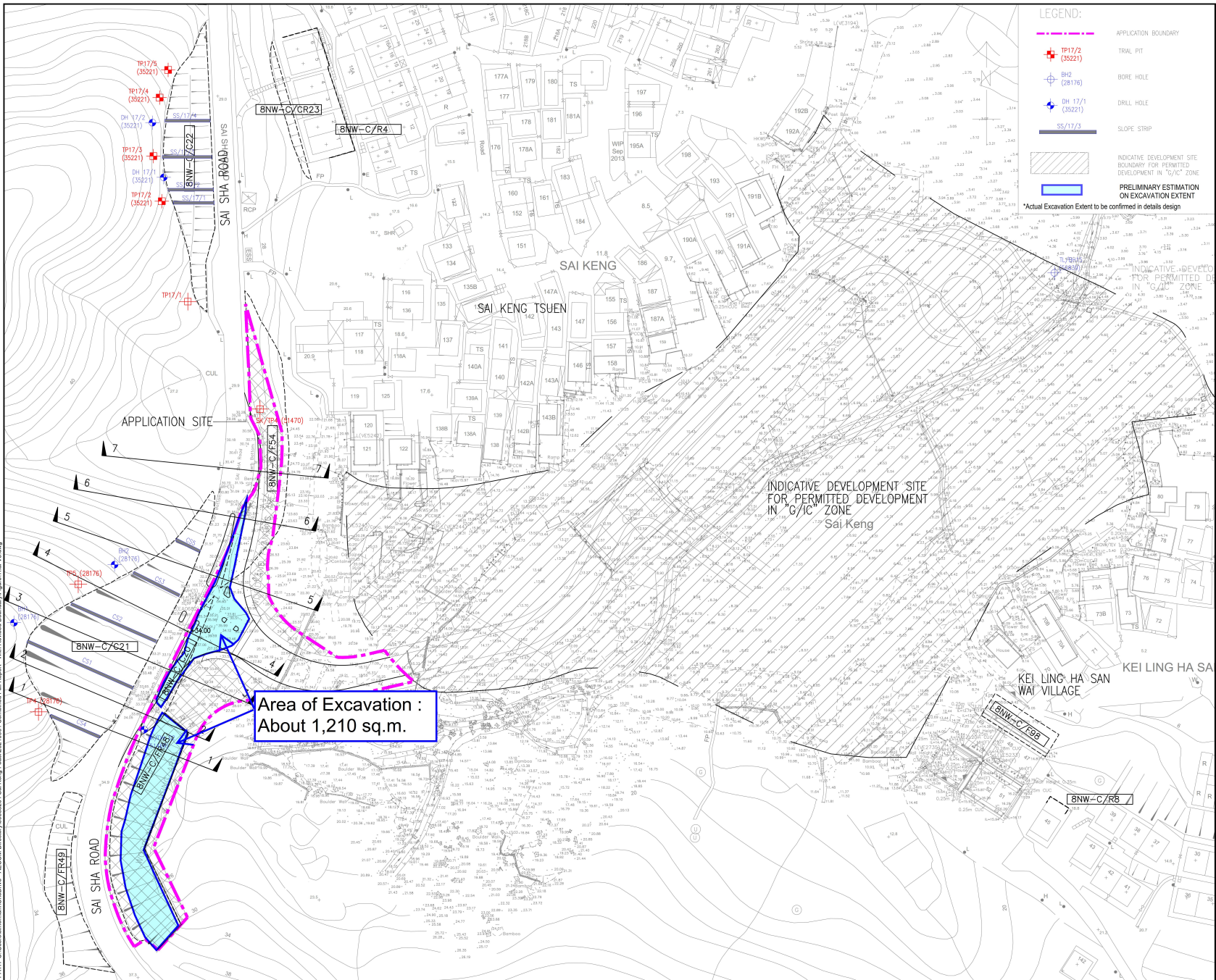
CONTRACT NO.
[Redacted]

SHEET TITLE
PRELIMINARY SITE FORMATION PLAN (PRELIMINARY ESTIMATION ON FILLING EXTENT)

SHEET NUMBER
[Redacted]

FIGURE - C&F - 002

ISO A1 594mm x 841mm
Approved: _____
Check: _____
Project Management Initials: _____
Designer: _____
Plot File by: Simon Lam
03/10/2021
PATH: C:\Users\simon.lam\OneDrive - AECOM\Documents\0655204_Sai Keng Final\20210901_Combined Full Report - With Revised Boundary\Figure\Trel V3.dwg
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PROJECT

PROPOSED ACCESS ROAD IN
"GREEN BELT" ZONE FOR PERMITTED
USES IN "GOVERNMENT, INSTITUTION OR
COMMUNITY" ZONE
AT VARIOUS LOTS AND ADJOINING
GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG,
THE NEW TERRITORIES

CLIENT

THE NEW TERRITORIES DEVELOPMENT CORPORATION

CONSULTANT

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THE NEW TERRITORIES DEVELOPMENT CORPORATION

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

STATUS

PRELIMINARY

SCALE

1:1000

1:5000

1:10000

KEY PLAN

SEE APPENDIX A

PROJECT NO.

0655204

CONTRACT NO.

0655204

SHEET TITLE

PRELIMINARY SITE

FORMATION PLAN

(PRELIMINARY ESTIMATION ON

EXCAVATION EXTENT)

SHEET NUMBER

FIGURE - C&F - 001

參考編號 REFERENCE No.	A/NE-SSH/139	繪圖 DRAWING A-4
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(來源 : 申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

ISO A1 841mm x 841mm
Approved: _____
Checked: _____
Designer: _____
Project Management Initials: _____
Prof File by: ChanKOC
PAX: L:\Support\Environment\Group\PROPOSAL ECO-20200706-SK Tree Group & LMP\CatCompensatoryPlantingPlan 20211203_1.dwg
06/12/2021

PROPOSED COMPENSATORY TREE PLANTING SCHEDULE

SPECIES NAME	CHINESE NAME	SPECIES CATEGORY	PLANTING SIZE ⁽¹⁾	PLANTING SPACING	MIX RATIO	APPROX. QUANTITY	APPROX. SUM
Ailanthus fordii	常綠臭椿	1	LIGHT -STANDARD	3m STAGGERED	5%	15	299
Canthium dicoccum	魚骨木	2			5%	15	
Celtis sinensis	朴樹	2			15%	45	
Cratoxylum cochinchinense	黃牛木	2			15%	44	
Ficus subpisocarpa	筆管榕	2			2%	6	
Bischofia javanica	秋楓	3			8%	24	
Bridelia tomentosa	土蜜樹	3			8%	24	
Cinnamomum camphora	樟	3			8%	24	
Ficus microcarpa	榕樹	3			2%	6	
Ficus variegata var. chlorocarpa	青果榕	3			2%	6	
Litsea glutinosa	潺槁樹	3			8%	24	
Sapium discolor	山烏柏	3			8%	24	
Schefflera heptaphylla	鵝掌柴	3			8%	24	
Melicope pteleifolia	三椏苦	4			3%	9	
Micras nervosa	破布葉	4			3%	9	

Note:

All planting sizes are according to the latest version of General Specification for Civil Engineering Works, 2020 Edition (CEPD, 2021).

CATEGORY 1 TREES TO BE TRANSPLANTED

TREE NO.	SPECIES NAME	CHINESE NAME	DBH(m)*HEIGHT(m)*SPREAD(m)	REMARKS
T0005	Ailanthus fordii	常綠臭椿	0.16*10*4.5	The 2 nos. of transplant trees will be planted within the "Transplantation Zone", along with 10 nos. of under-sized Aquilaria sinensis and 67 nos. of the shrub Pavetta hongkongensis.
T0010	Aquilaria sinensis	土沉香	0.15*6*1.5	

LEGEND:

- APPLICATION SITE
- DEVELOPMENT SITE FOR PERMITTED SCHOOL USE IN "G/IC" ZONE
- PROPOSED ACCESS ROAD
- WOODLAND PLANTING AREA
- SHADE-TOLERANT PLANTING UNDER THE VIADUCT
- INDICATIVE TRANSPLANTATION ZONE
- INDICATIVE LOCATION OF TRANSPLANT TREE

DEVELOPMENT SITE FOR
PERMITTED SCHOOL USE IN
"G/IC" ZONE

TRANSPLANTATION ZONE
APPROX. AREA=0.03ha(300m²)

WOODLAND PLANTING AREA
APPROX. AREA=0.24ha(2430m²)

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PROJECT

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PERMITTED USES IN
"GOVERNMENT, INSTITUTION OR
COMMUNITY" ZONE AT VARIOUS
LOTS AND ADJOINING
GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG, THE
NEW TERRITORIES

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ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
R6	03-12-21	INDICATIVE LANDSCAPE PLAN	-
R4	23-09-21	INDICATIVE LANDSCAPE PLAN	-
R3	06-09-21	INDICATIVE LANDSCAPE PLAN	-
R2	24-08-21	INDICATIVE LANDSCAPE PLAN	-
R1	30-06-21	INDICATIVE LANDSCAPE PLAN	-
R0	26-04-21	INDICATIVE LANDSCAPE PLAN	-

STATUS

SCALE

1:1000

KEY PLAN

1:1000

PROJECT NO.

60639068

SHEET TITLE

INDICATIVE LANDSCAPE PLAN

SHEET NUMBER

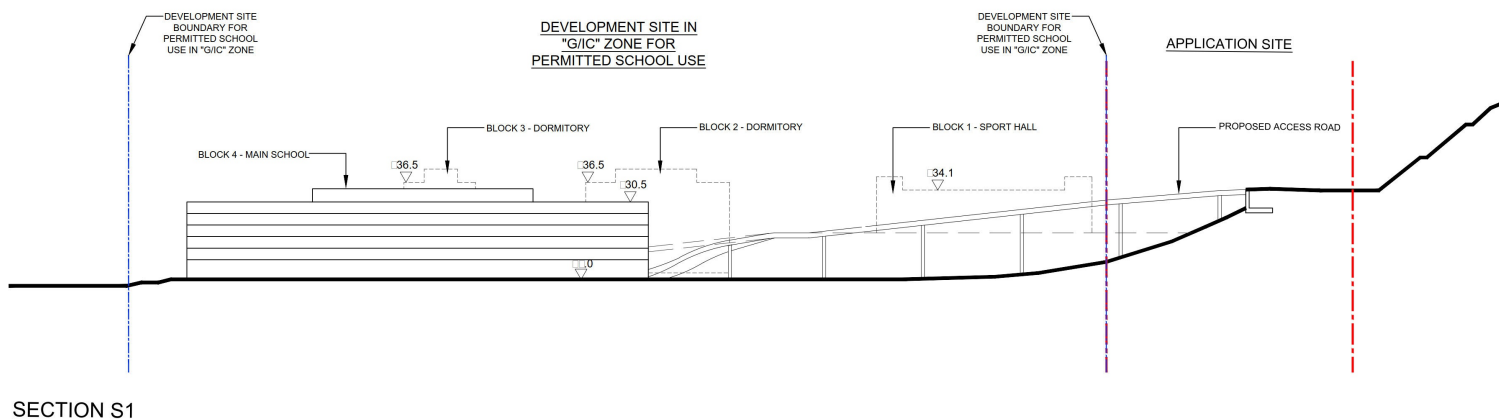
60639068/LMP/LP

參考編號
REFERENCE No. A/NE-SSH/139

繪圖 DRAWING A-5

(來源 : 申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

(Layout for reference only and not for approval)

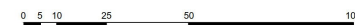


LEGEND

--- APPLICATION SITE BOUNDARY --- DEVELOPMENT SITE BOUNDARY FOR PERMITTED SCHOOL USE IN "G/I/C" ZONE

Remark:

- The Proposed Access Road in the Application Site is to facilitate the permitted school use in the adjoining "G/I/C" zone. The permitted school use is not the subject matter of this S16 planning application. The layout and development parameters presented are indicative and for reference only, which will be subject to change at detailed design stage.
- During the construction stage, the woodland planting area will be used as temporary works area or the Proposed Access Road.



B.D. REF. :

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REVISIONS :

NO.	DESCRIPTION	DATE

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PROPOSED ACCESS ROAD IN
"GREEN BELT" ZONE FOR
PERMITTED USES IN "GOVERNMENT,
INSTITUTION OR COMMUNITY" ZONE
AT VARIOUS LOTS AND ADJOINING
GOVERNMENT LAND IN D.D. 209, SAI
KENG, SHAP SZ HEUNG, THE NEW
TERRITORIES

DRAWING TITLE :
INDICATIVE
SCHEMATIC SECTION S1

DATE : SEP 2022 PAPER SIZE : A3

~~SCALE : 1:1500~~ DRAWN : AIL

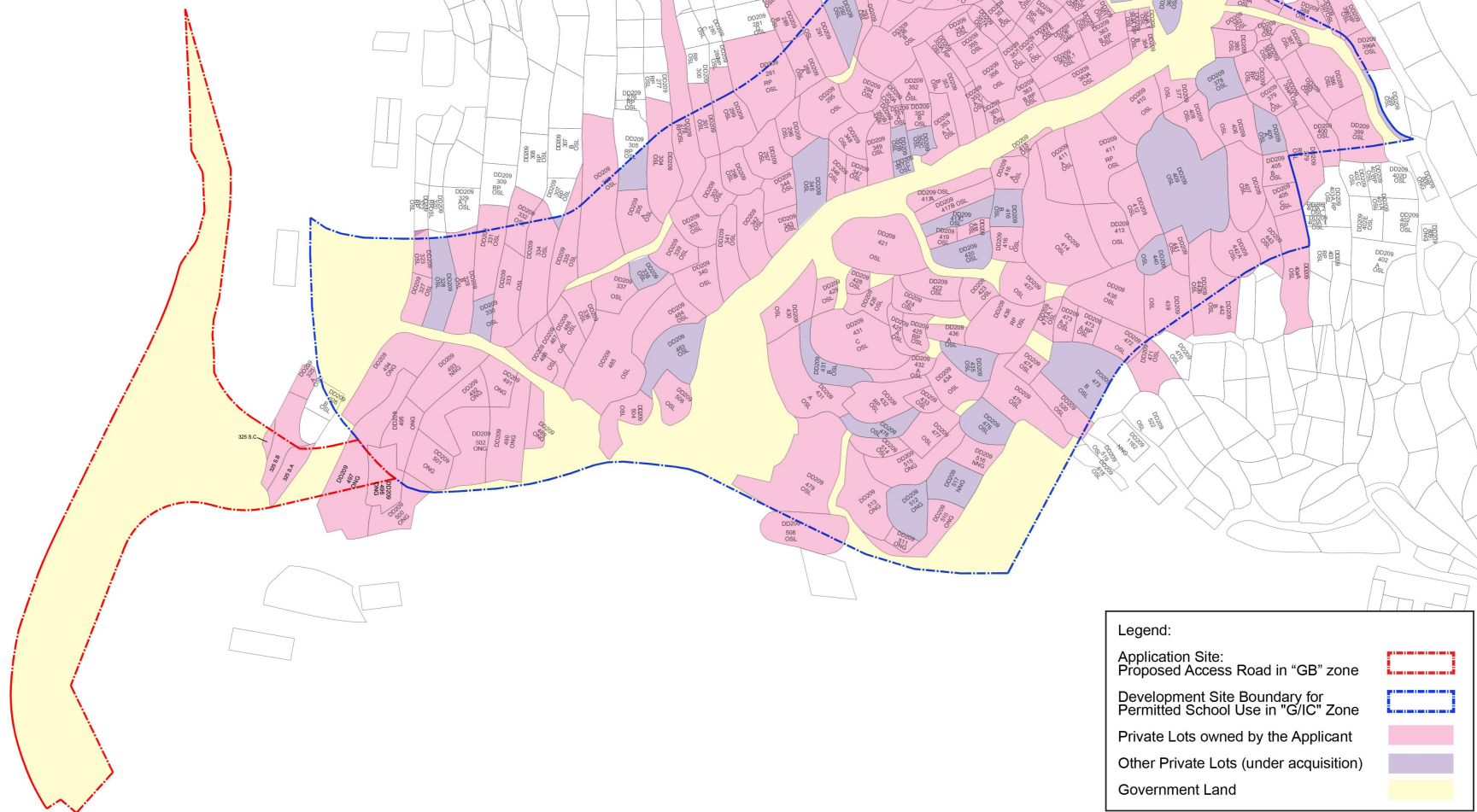
PROJECT NO. : 952

DWG. NO. : S16-S-01A

參考編號
REFERENCE No. A/NE-SSH/139

繪圖 DRAWING A-6

(來源 : 申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)



Legend:

Application Site:
Proposed Access Road in "GB" zone

Development Site Boundary for
Permitted School Use in "G/IC" Zone

Private Lots owned by the Applicant

Other Private Lots (under acquisition)

Government Land

**llewelyn
davies**

Title

Land Holding Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2022
Scale	Figure 2.3		

參考編號
REFERENCE No. A/NE-SSH/139

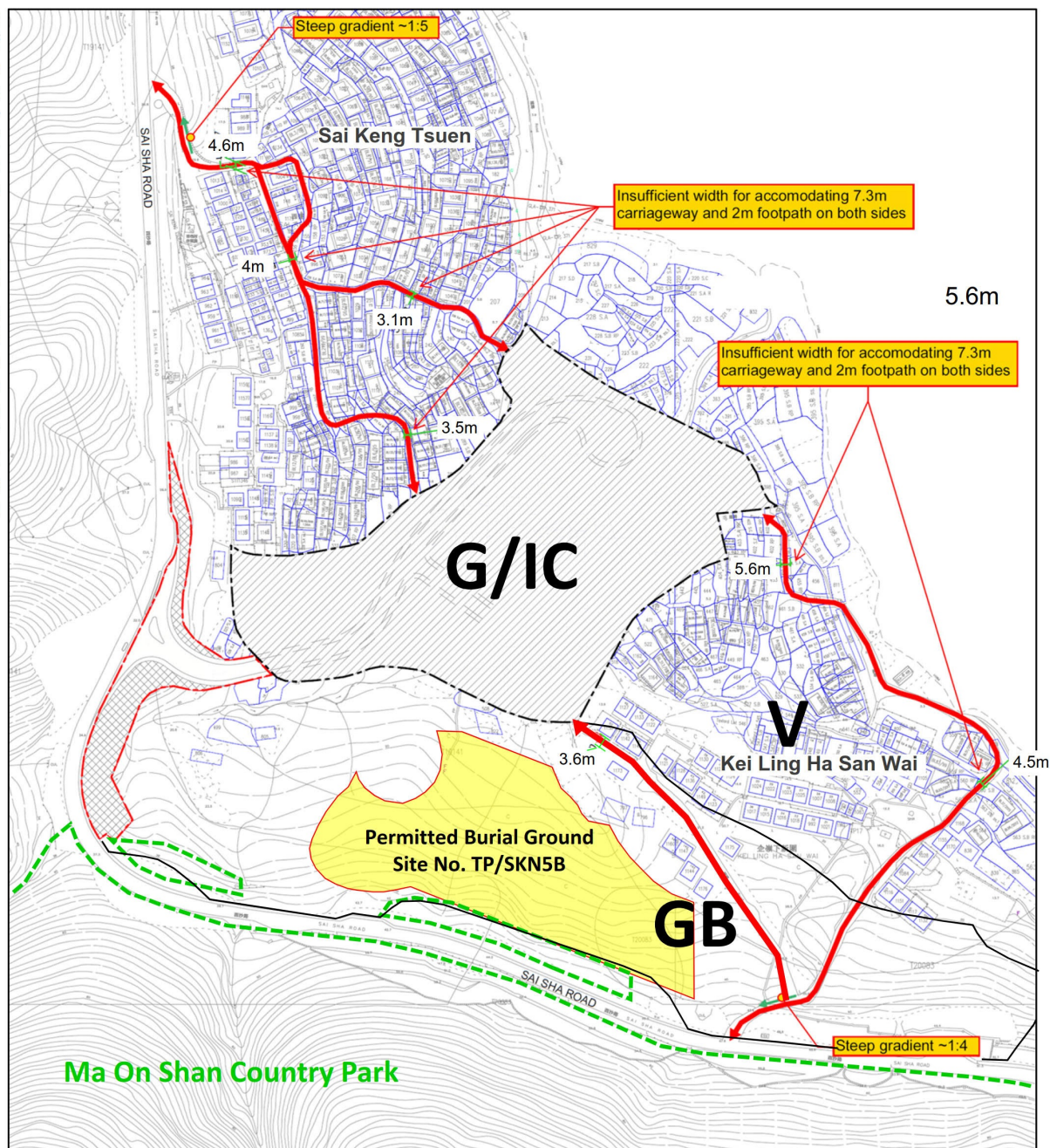
繪圖 DRAWING A-7

(來源：申請人呈交的進一步資料)
(SOURCE: APPLICANT'S SUBMITTED FURTHER INFORMATION)

Infeasibility of Upgrading the Existing Village Tracks to Serve as Vehicular Access for the “G/IC” Site

According to HKPSG, a standard access road to school development should be a carriageway of minimum 7.3m-wide (straight section) with 2m-wide footpath at both sides. The existing village tracks from Sai Sha Road to the “Government, Institution or Community” (“G/IC”) site via Sai Keng Tsuen and Kei Ling Ha San Wai are very narrow (ranging from 3.1m to 5.6m only). Hence, they do not meet the requirements mentioned above.

In addition, due to prominent level difference between Sai Sha Road and the villages as well as the “G/IC” site, the sections between Sai Sha Road and the existing tracks are very steep with gradient of around 1:4/1:5, which are not in compliance with the acceptable gradient of 1:10 for school coaches. Due to the presence of the existing village houses and the need to encroach into private lots or other “no-go” areas like country park and the permitted burial ground, further widening of the existing village tracks and modification of their alignments to achieve an acceptable gradient is not practicable.



參考編號

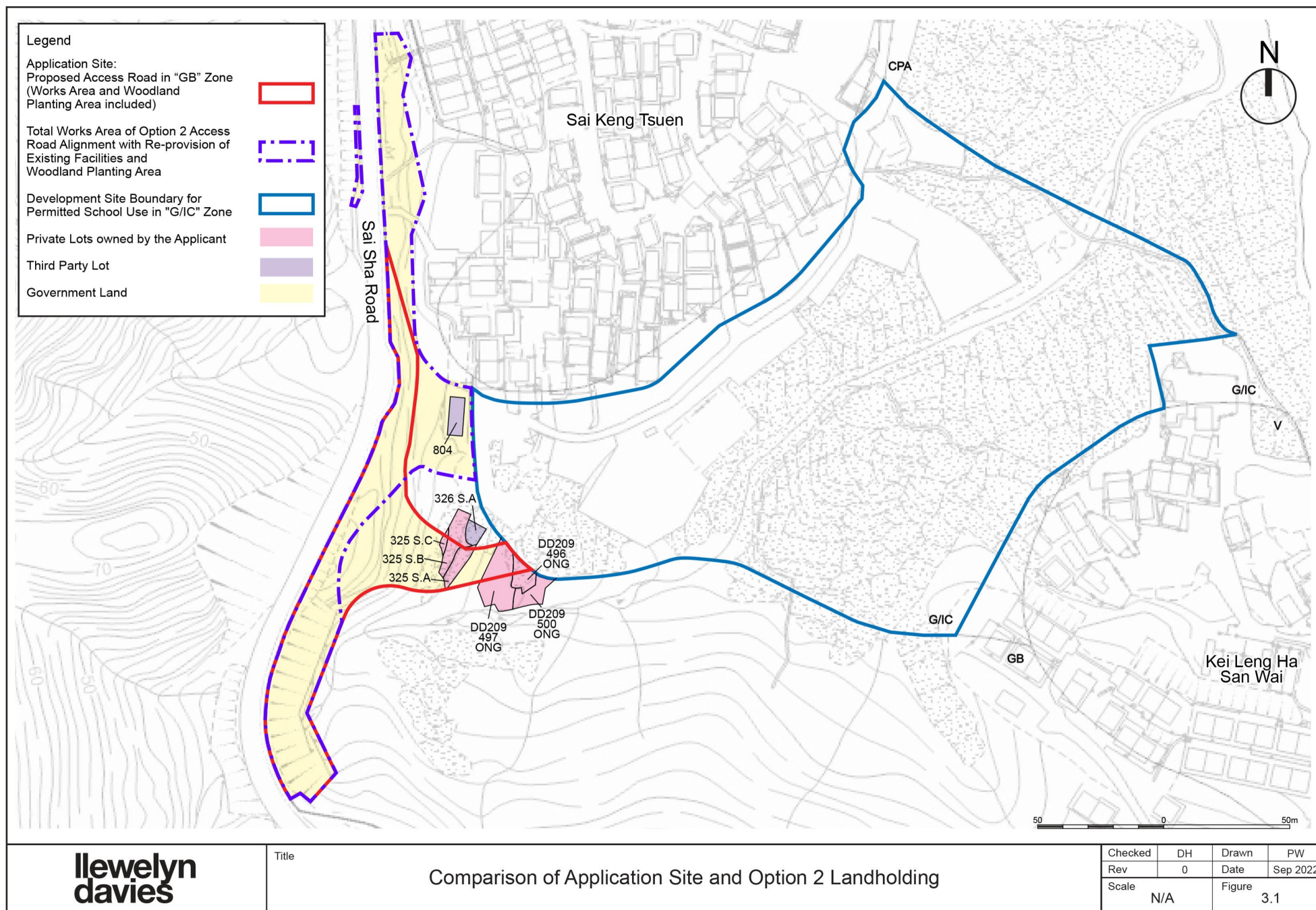
REFERENCE No.

A/NE-SSH/139

繪圖 DRAWING A-8

(來源：申請人呈交的進一步資料)

(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

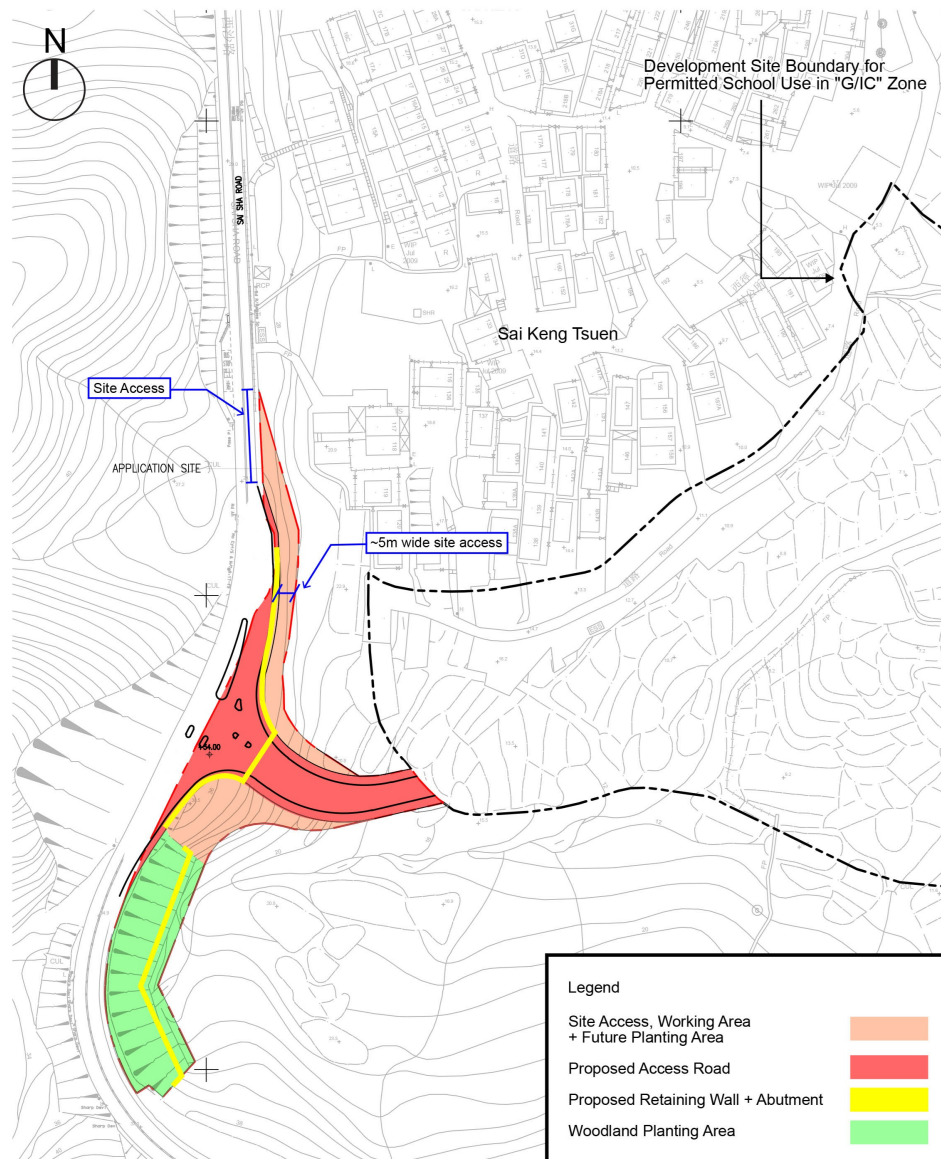


參考編號
REFERENCE No. A/NE-SSH/139

繪圖 DRAWING A-9

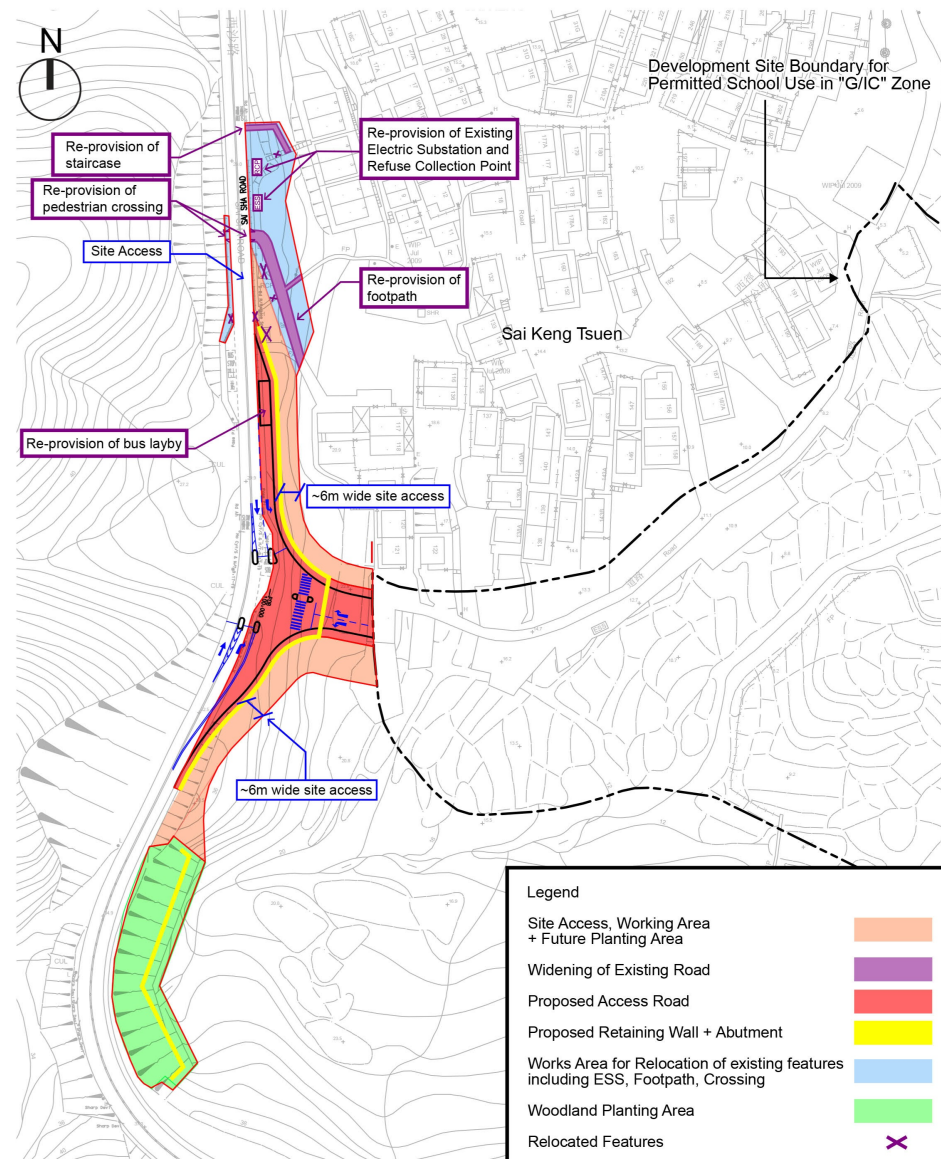
(來源：申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)

Proposed Access Road Scheme



Remarks: For information only. This is rough estimation based on the proposed alignment.

Option 2



Remarks: For information only. This is rough estimation based on the proposed alignment.

AECOM

Title

Comparison of Proposed Access Road Alignment and Option 2 Alignment

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2022
Scale	Figure 3.2b		

參考編號

REFERENCE No. A/NE-SSH/139

繪圖 DRAWING A-10

(來源：申請人呈交的進一步資料)
(SOURCE: APPLICANT'S SUBMITTED FURTHER INFORMATION)



Option 1



Option 2



Proposed Access Road

	Option 1	Option 2	Proposed Access Road
Estimated Vegetated Area	7,957 (m ²)	4,338 (m ²)	4,264 (m ²)

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davies**

Title

Aerial Photo Showing Existing Vegetation within Site Boundary of
Option 1, Option 2 and Proposed Access Road

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2022
Scale	N/A	Figure	2.2

參考編號
REFERENCE No. A/NE-SSH/139

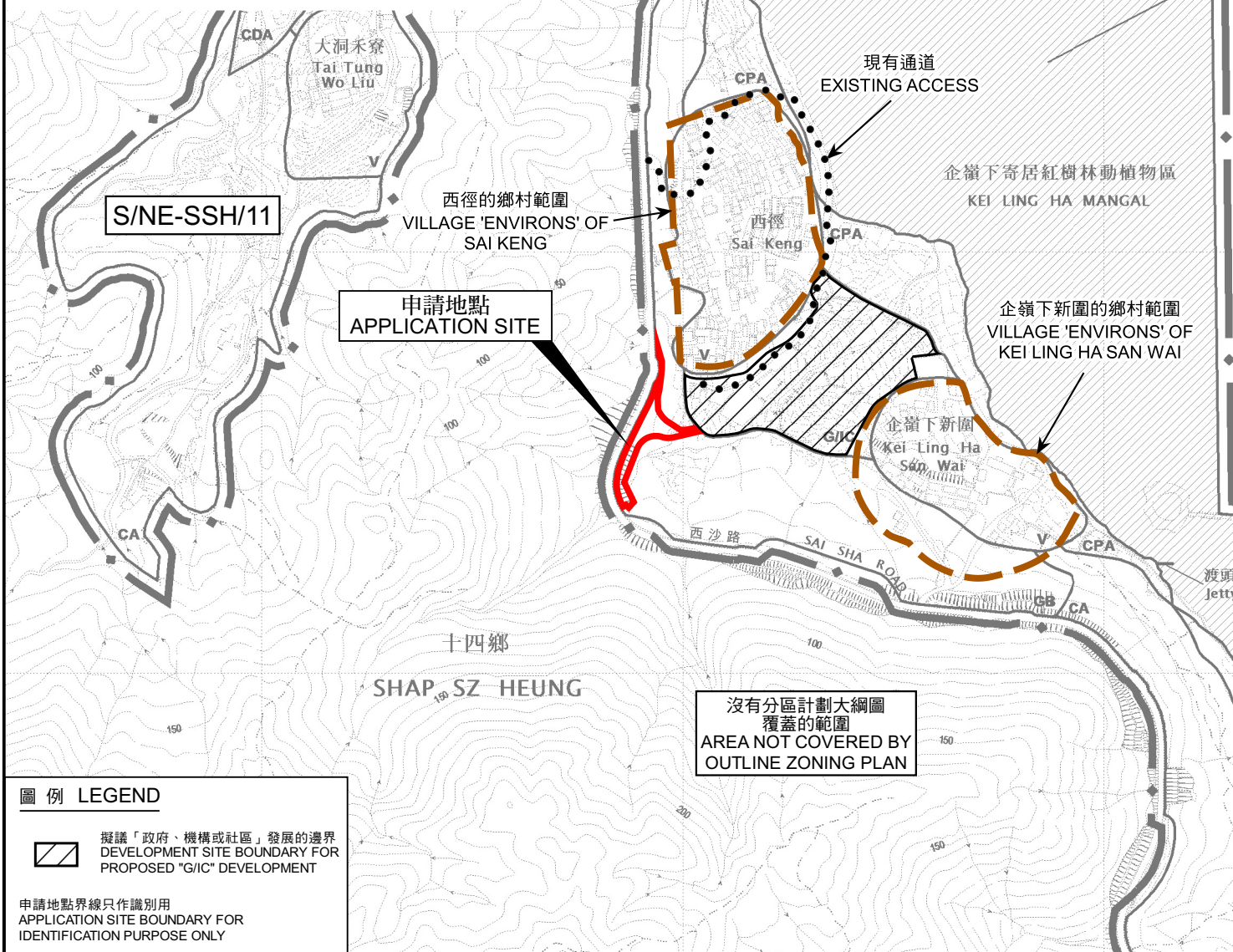
繪圖 DRAWING A-11

(來源：申請人呈交的進一步資料)
(SOURCE : APPLICANT'S SUBMITTED FURTHER INFORMATION)



要覽圖 KEY PLAN

SCALE 1:50,000 比例尺



位置圖 LOCATION PLAN

擬議行車通道以連接毗連的「政府、機構或社區」地帶
作已准許的學校發展和相關的填土及挖土工程
新界十四鄉徑徑丈約第209地段第325號A段(部分)、第325號B段(部分)、
第325號C段(部分)、第496號(部分)、第497號(部分)及毗連政府土地
PROPOSED ACCESS ROAD FOR PERMITTED SCHOOL DEVELOPMENT
AT THE ADJOINING "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND
ASSOCIATED FILLING AND EXCAVATION OF LAND
LOTS 325 S.A (PART), 325 S.B (PART), 325 S.C (PART), 496 (PART),
497 (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG, NEW TERRITORIES
SCALE 1:7 500 比例尺

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

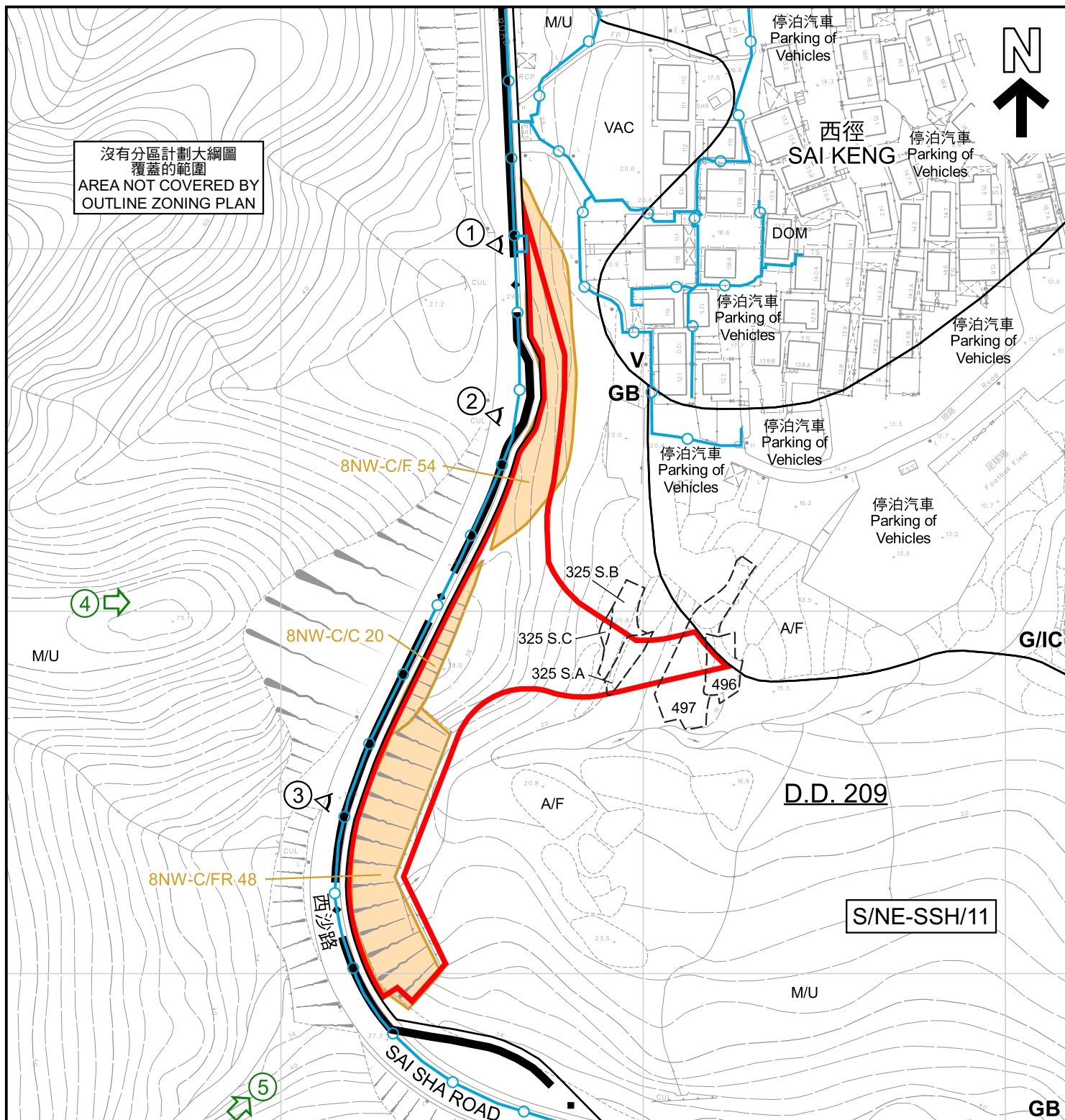
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/139

PLAN
A-1

本摘要圖於2022年10月3日擬備，
所根據的資料為於2015年10月6日
核准的分區計劃大綱圖編號S/NE-SSH/11
EXTRACT PLAN PREPARED ON 3.10.2022
BASED ON OUTLINE ZONING PLAN No.
S/NE-SSH/11 APPROVED ON 6.10.2015



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB 綠化地帶
GREEN BELT

- A/F 休耕農地
FALLOW AGRICULTURAL LAND
- DOM 住用構築物
DOMESTIC STRUCTURE
- M/U 荒地
UNUSED LAND
- VAC 空置
VACANT
- 現有水管
EXISTING WATER MAIN

- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ④ 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

- 斜坡
SLOPE

註釋 Note :

- (1) 2022年7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 8.7.2022

平面圖 SITE PLAN

擬議行車通道以連接毗連的「政府、機構或社區」地帶
作已准許的學校發展和相關的填土及挖土工程
新界十四鄉西徑第209約地段第325號A段(部分)、第325號B段(部分)、
第325號C段(部分)、第496號(部分)、第497號(部分)及毗連政府土地
PROPOSED ACCESS ROAD FOR PERMITTED SCHOOL DEVELOPMENT
AT THE ADJOINING "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND
ASSOCIATED FILLING AND EXCAVATION OF LAND
LOTS 325 S.A (PART), 325 S.B (PART), 325 S.C (PART), 496 (PART),
497 (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG, NEW TERRITORIES
SCALE 1 : 1 500 比例尺

米 25 0 25 50 米
METRES

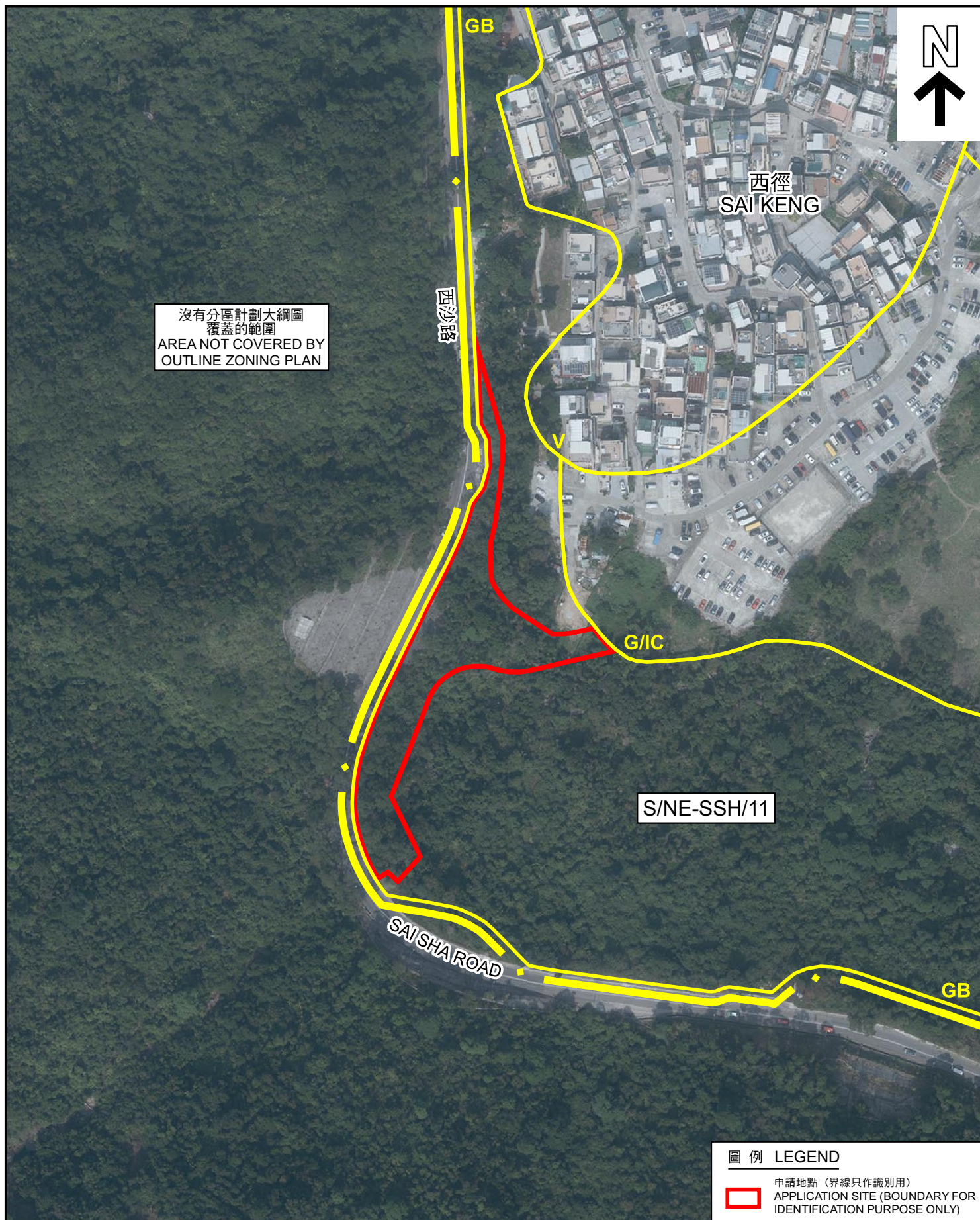
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/139

圖 PLAN
A-2

本摘要圖於2022年10月11日擬備，
所根據的資料為測量圖編號8-NW-21A
EXTRACT PLAN PREPARED ON 11.10.2022
BASED ON SURVEY SHEET No. 8-NW-21A



沒有分區計劃大綱圖
覆蓋的範圍
AREA NOT COVERED BY
OUTLINE ZONING PLAN

西徑
SAI KENG

西沙路

G/I/C

S/NE-SSH/11

SAI SHA ROAD

GB

圖例 LEGEND

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

航攝照片 AERIAL PHOTO

擬議行車通道以連接毗連的「政府、機構或社區」地帶
作已准許的學校發展和相關的填土及挖土工程
新界十四鄉西徑丈量約份第209約地段第325號A分段(部分)、第325號B分段(部分)、
第325號C分段(部分)、第496號(部分)、第497號(部分)及毗連政府土地
PROPOSED ACCESS ROAD FOR PERMITTED SCHOOL DEVELOPMENT
AT THE ADJOINING "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND
ASSOCIATED FILLING AND EXCAVATION OF LAND
LOTS 325 S.A (PART), 325 S.B (PART), 325 S.C (PART), 496 (PART),
497 (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/139

圖 PLAN
A-3

本摘要圖於2022年10月3日擬備，
所根據的資料為地政總署
於2020年2月19日拍得的航攝照片
編號E090860C

EXTRACT PLAN PREPARED ON 3.10.2022
BASED ON AERIAL PHOTO No.E090860C
TAKEN ON 19.2.2020
BY LANDS DEPARTMENT



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

實地照片 SITE PHOTOS

本圖於2022年10月3日擬備，所根據的資料為攝於2022年7月8日的實地照片
PLAN PREPARED ON 3.10.2022
BASED ON SITE PHOTOS
TAKEN ON 8.7.2022

擬議行車通道以連接毗連的「政府、機構或社區」地帶
作已准許的學校發展和相關的填土及挖土工程
新界十四鄉西徑丈量約份第209約地段第325號A分段(部分)、第325號B分段(部分)、
第325號C分段(部分)、第496號(部分)、第497號(部分)及毗連政府土地
PROPOSED ACCESS ROAD FOR PERMITTED SCHOOL DEVELOPMENT
AT THE ADJOINING "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND
ASSOCIATED FILLING AND EXCAVATION OF LAND
LOTS 325 S.A (PART), 325 S.B (PART), 325 S.C (PART), 496 (PART),
497 (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 209,
SAI KENG, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/139

圖 PLAN
A-4a

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

實地照片 SITE PHOTOS

本圖於2022年10月3日擬備，所根據的資料為攝於2022年4月27日的無人駕駛航拍照片
PLAN PREPARED ON 3.10.2022
BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTOS TAKEN ON 27.4.2022

擬議行車通道以連接毗連的「政府、機構或社區」地帶作已准許的學校發展和相關的填土及挖土工程
新界十四鄉西徑丈量約份第209約地段第325號A分段(部分)、第325號B分段(部分)、第325號C分段(部分)、第496號(部分)、第497號(部分)及毗連政府土地
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LOTS 325 S.A (PART), 325 S.B (PART), 325 S.C (PART), 496 (PART), 497 (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 209, SAI KENG, SHAP SZ HEUNG, NEW TERRITORIES

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圖 PLAN
A-4b