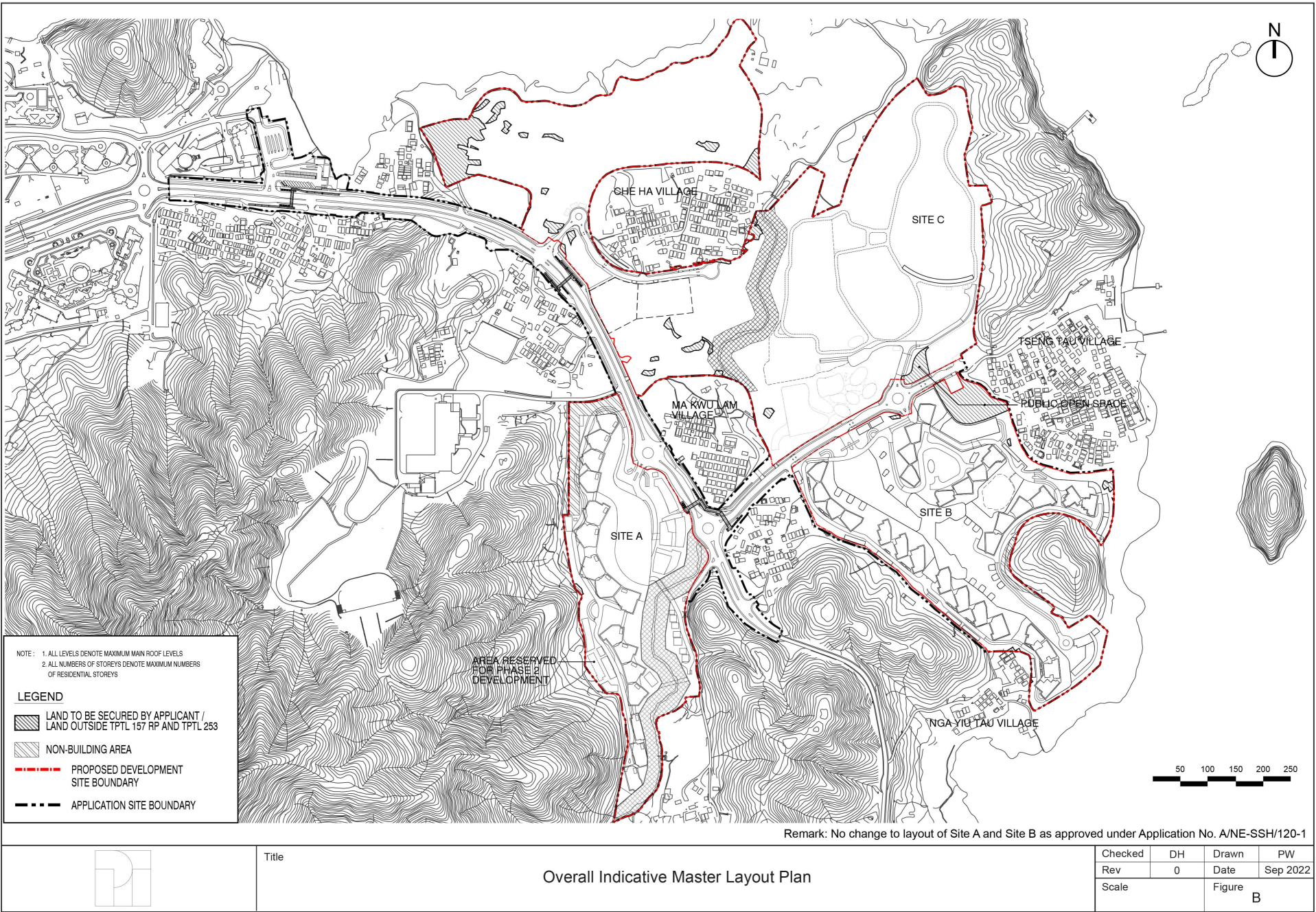
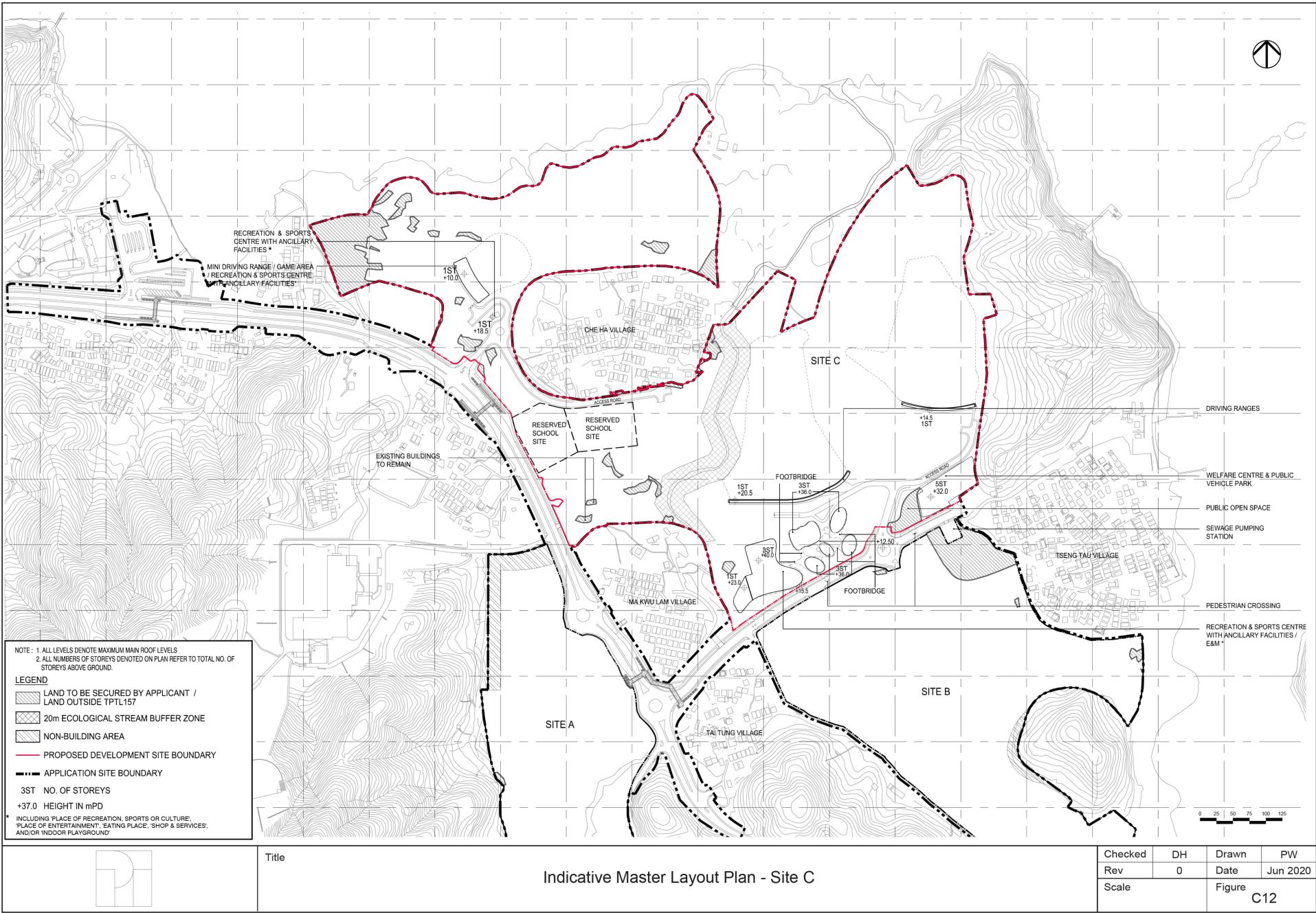


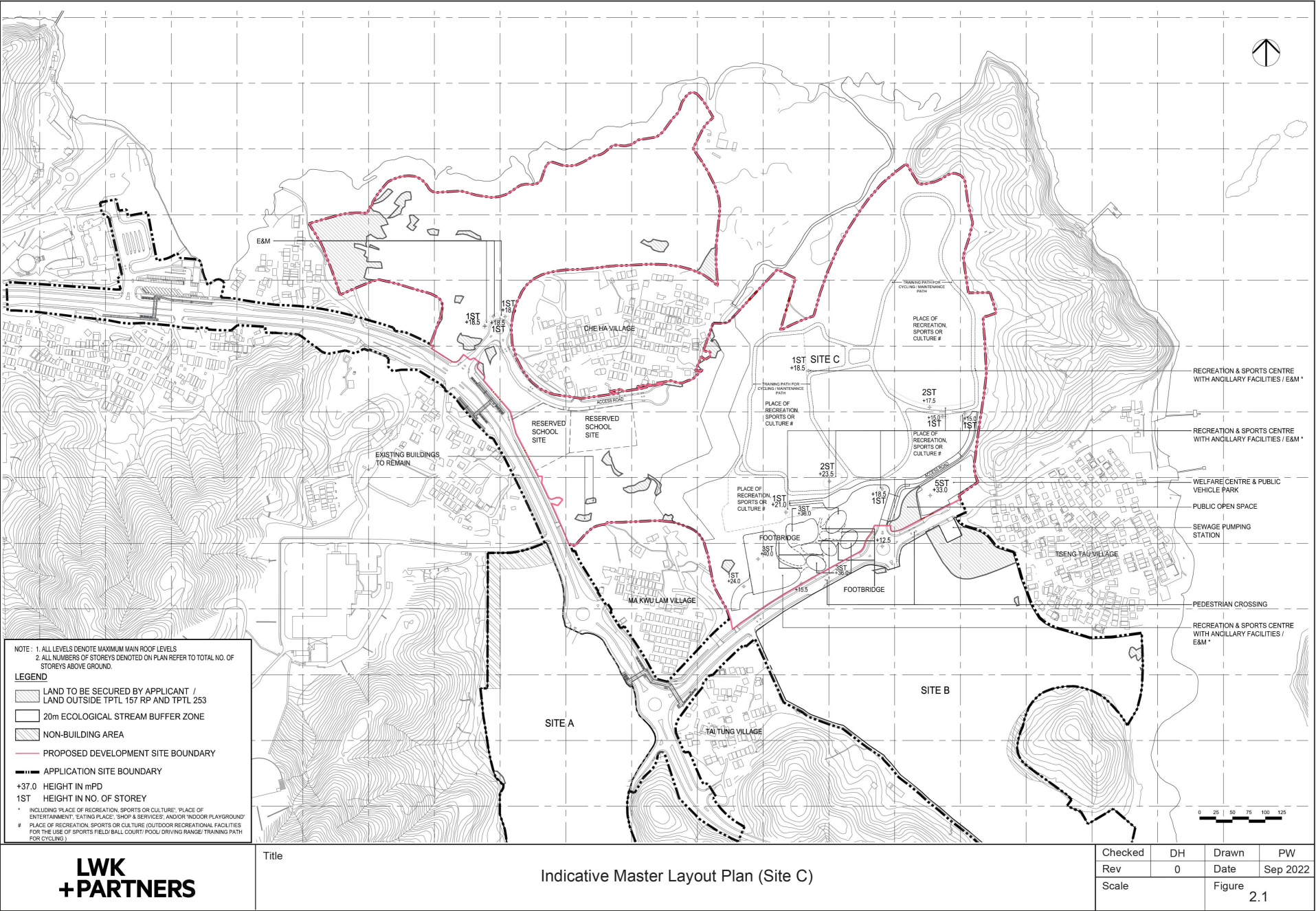
核准計劃 APPROVED SCHEME
(於2020年10月14日核准的申請編號A/NE-SSH/120-1)
(APPLICATION No. A/NE-SSH/120-1 APPROVED ON 14.10.2020)



今次計劃 CURRENT SCHEME
(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



核准計劃 APPROVED SCHEME
(於2020年10月14日核准的申請編號A/NE-SSH/120-1)
(APPLICATION No. A/NE-SSH/120-1 APPROVED ON 14.10.2020)



今次計劃 CURRENT SCHEME
(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)

Overall Landscape Master Plan for Site A, B, C and Sai Sha Road

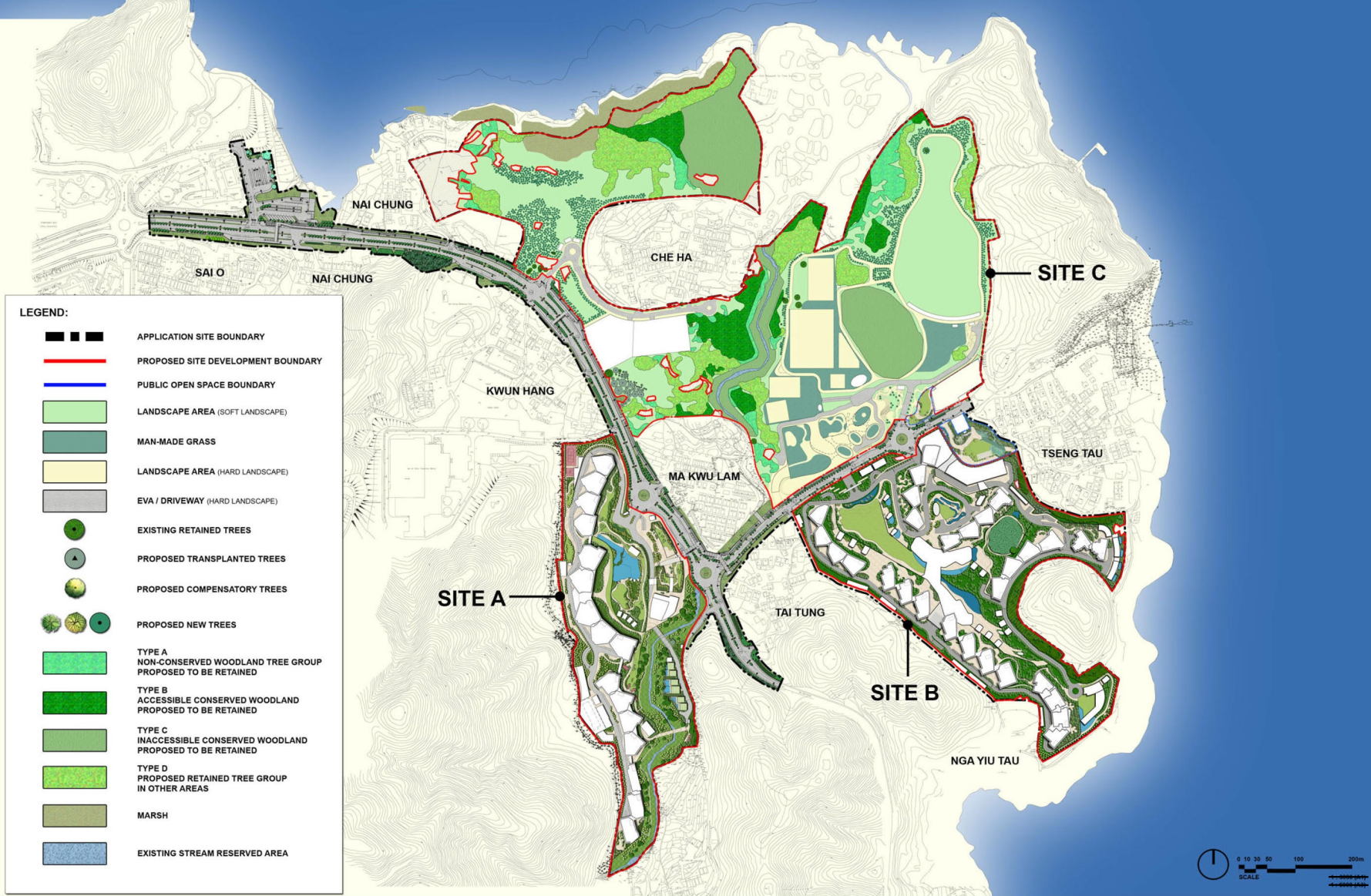


核准計劃 APPROVED SCHEME

(於2020年10月14日核准的申請編號A/NE-SSH/120-1)
(APPLICATION No. A/NE-SSH/120-1 APPROVED ON 14.10.2020)

Overall Landscape Master Plan for Site A, B, C and Sai Sha Road

Remark: No change to layout of Site A and Site B as approved under Application No. A/NE-SSH/120-1

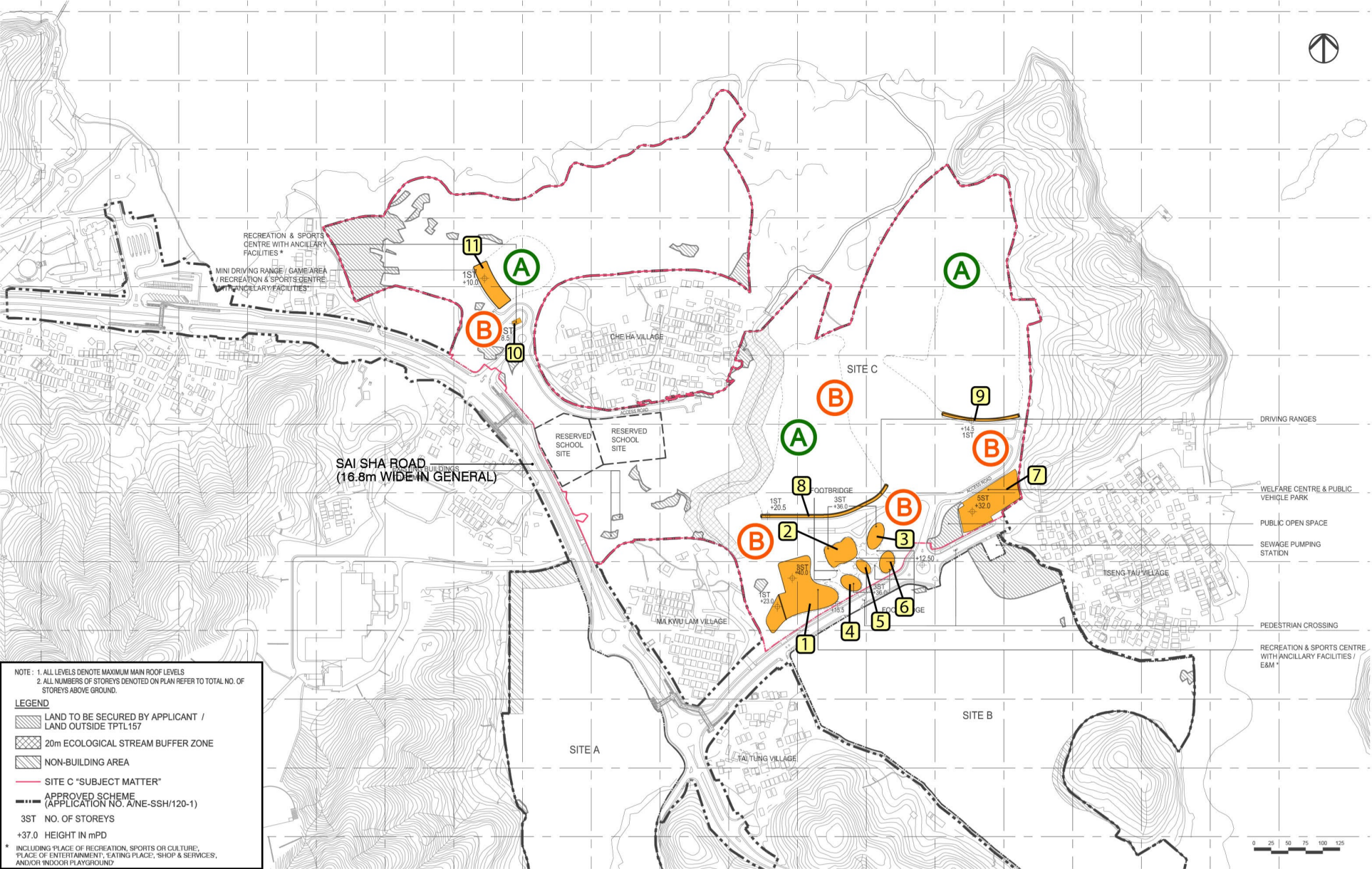


	Title	Indicative Landscape Master Plan (Overall)	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2022
			Scale	N/A	Figure	C

今次計劃 CURRENT SCHEME

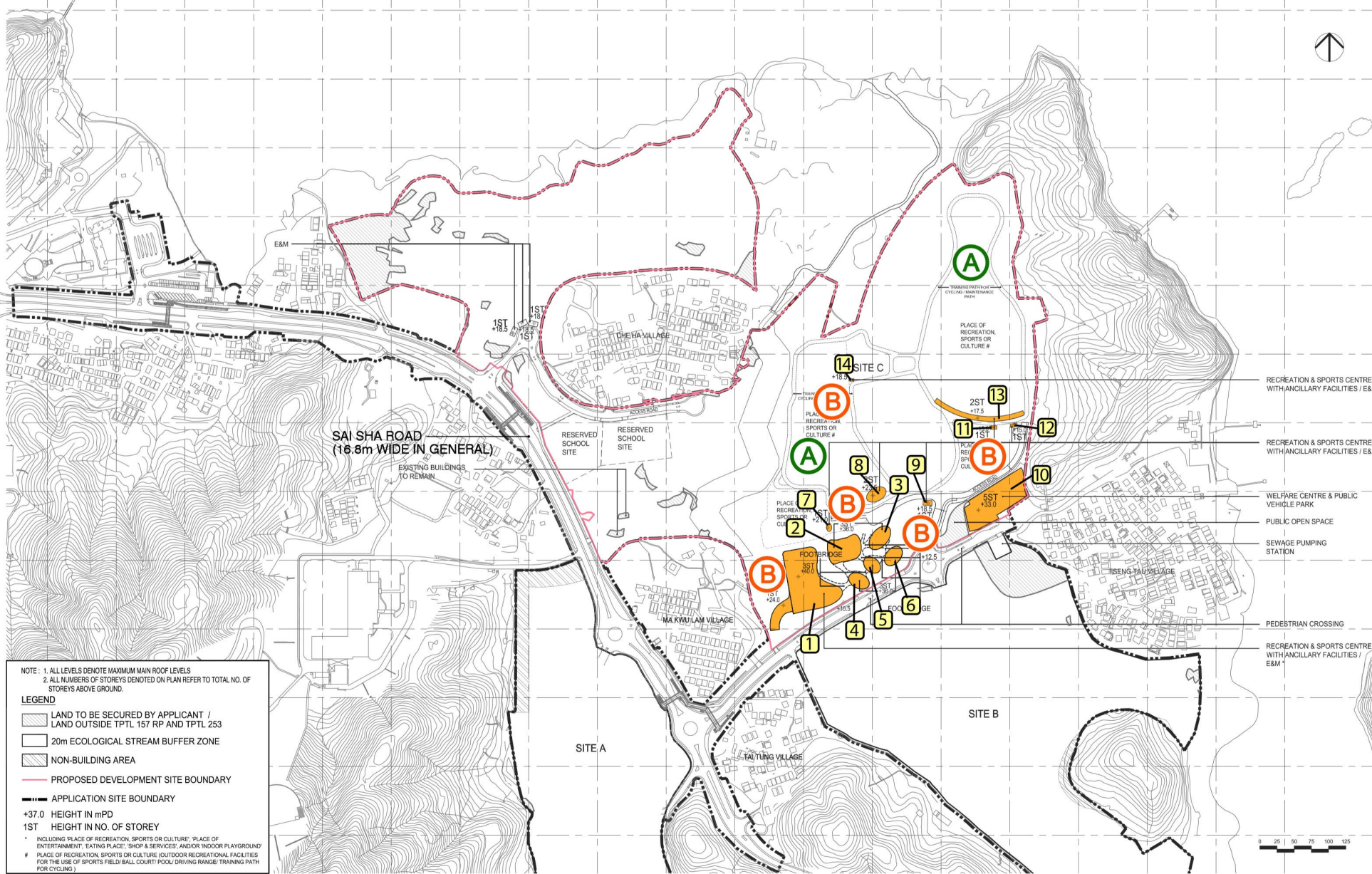
(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-3
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Approved Scheme (Application No. A/NE-SSH/120-1)

Counting of Non-Domestic Blocks 1



Proposed Scheme

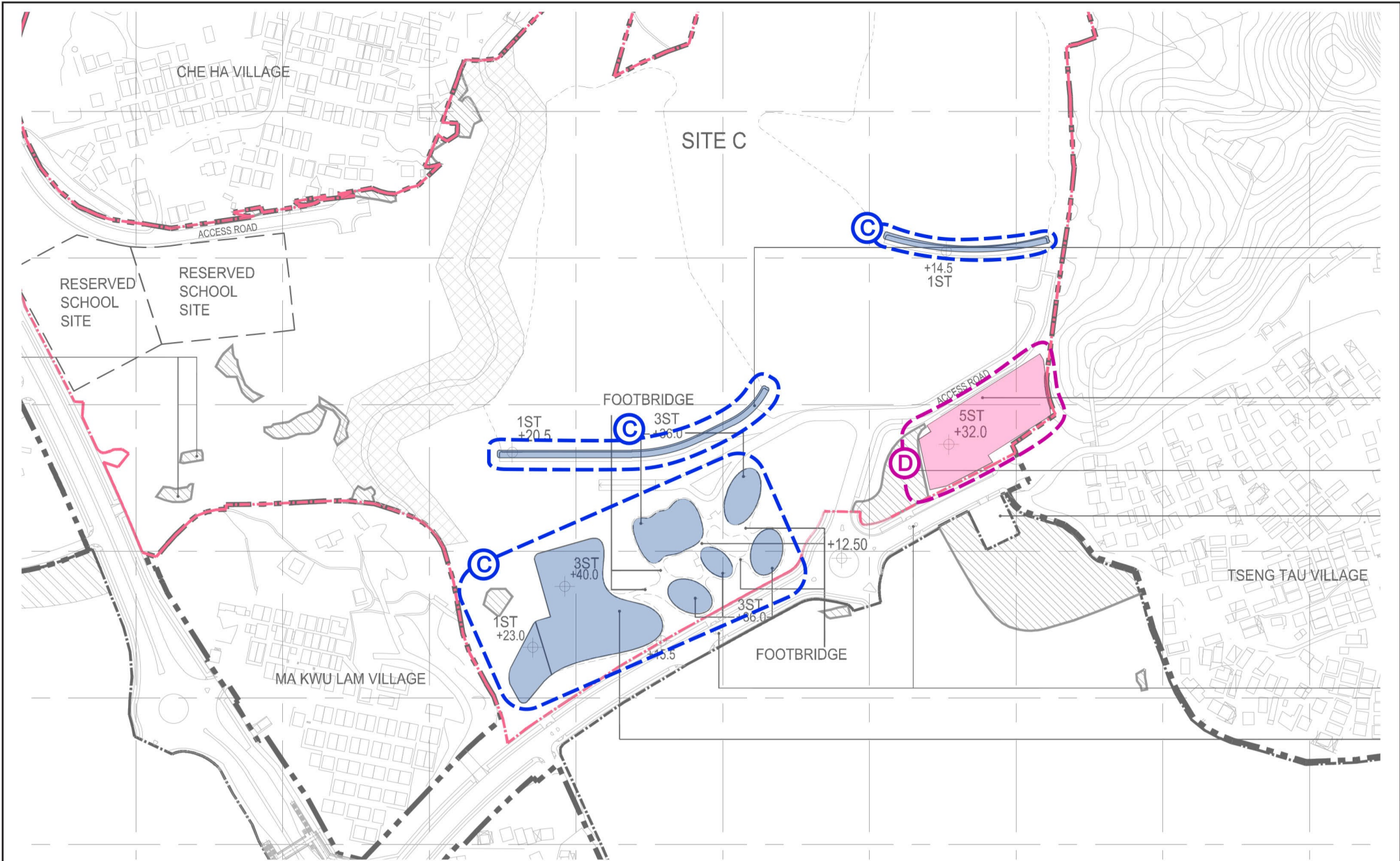
Counting of Non-Domestic Blocks 1

- (A) Change and diversification of recreational facilities
- (B) Minor increase in number of non-domestic blocks

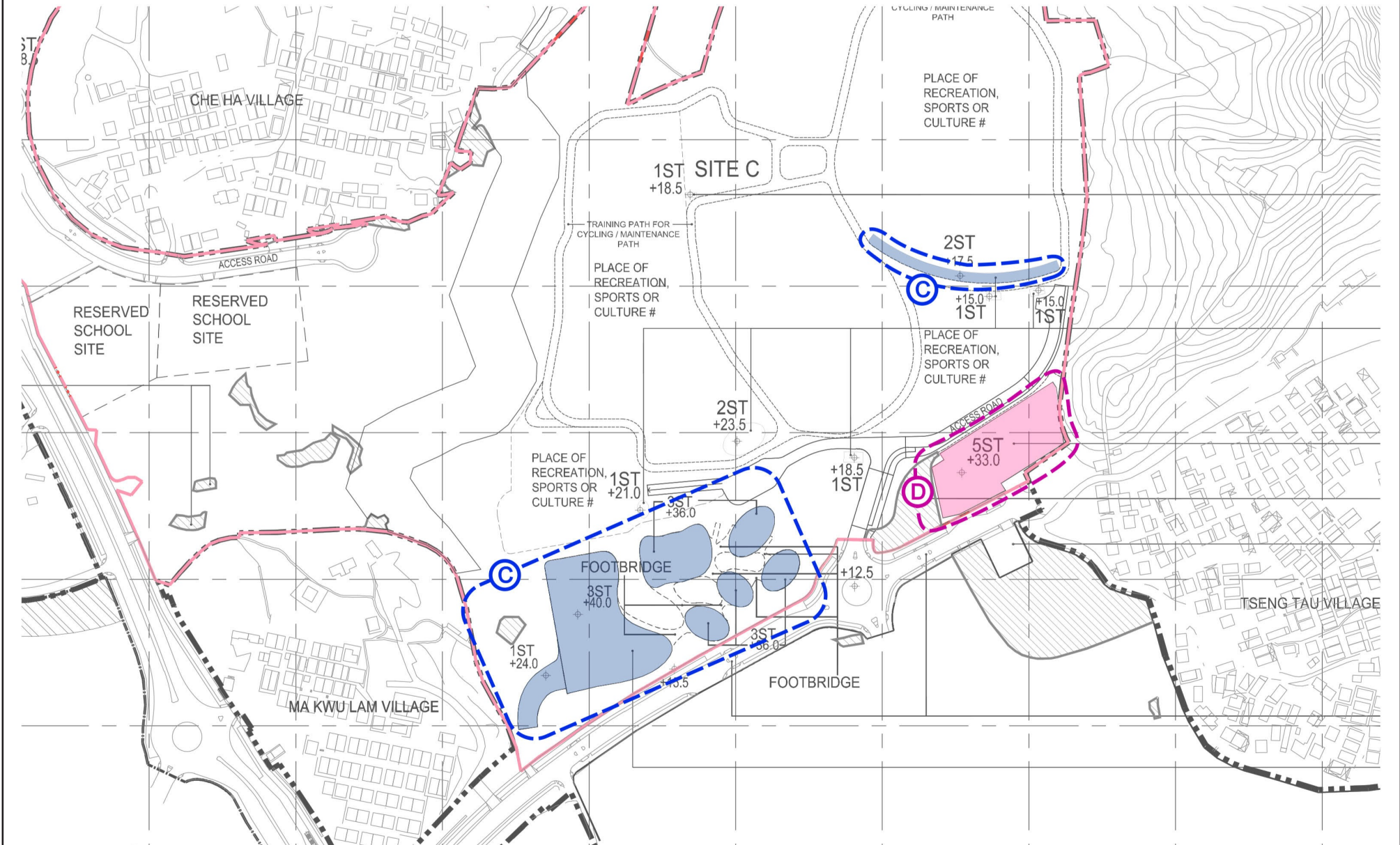
	Title	Comparison of Approved Scheme and Current Scheme on Site C	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A	Figure	2.3a

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-5
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



Approved Scheme (Application No. A/NE-SSH/120-1)



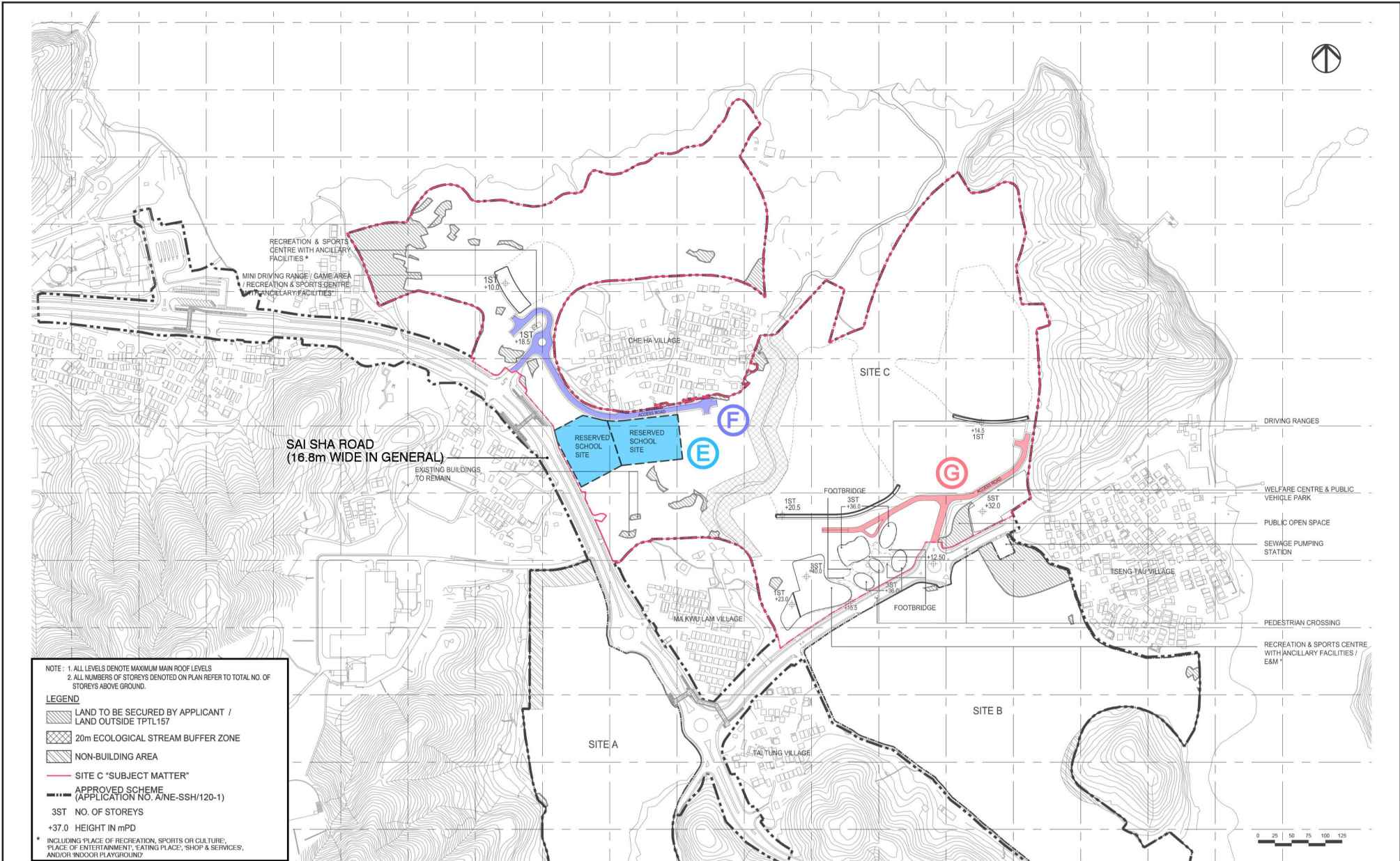
Proposed Scheme

- Ⓒ Change in Building Form and Disposition for Recreation & Sports Centre with Ancillary Facilities and Remaining Golf Driving Range Structure
- Ⓓ Minor Increase in Building Height for Welfare Centre & Public Vehicle Park Building

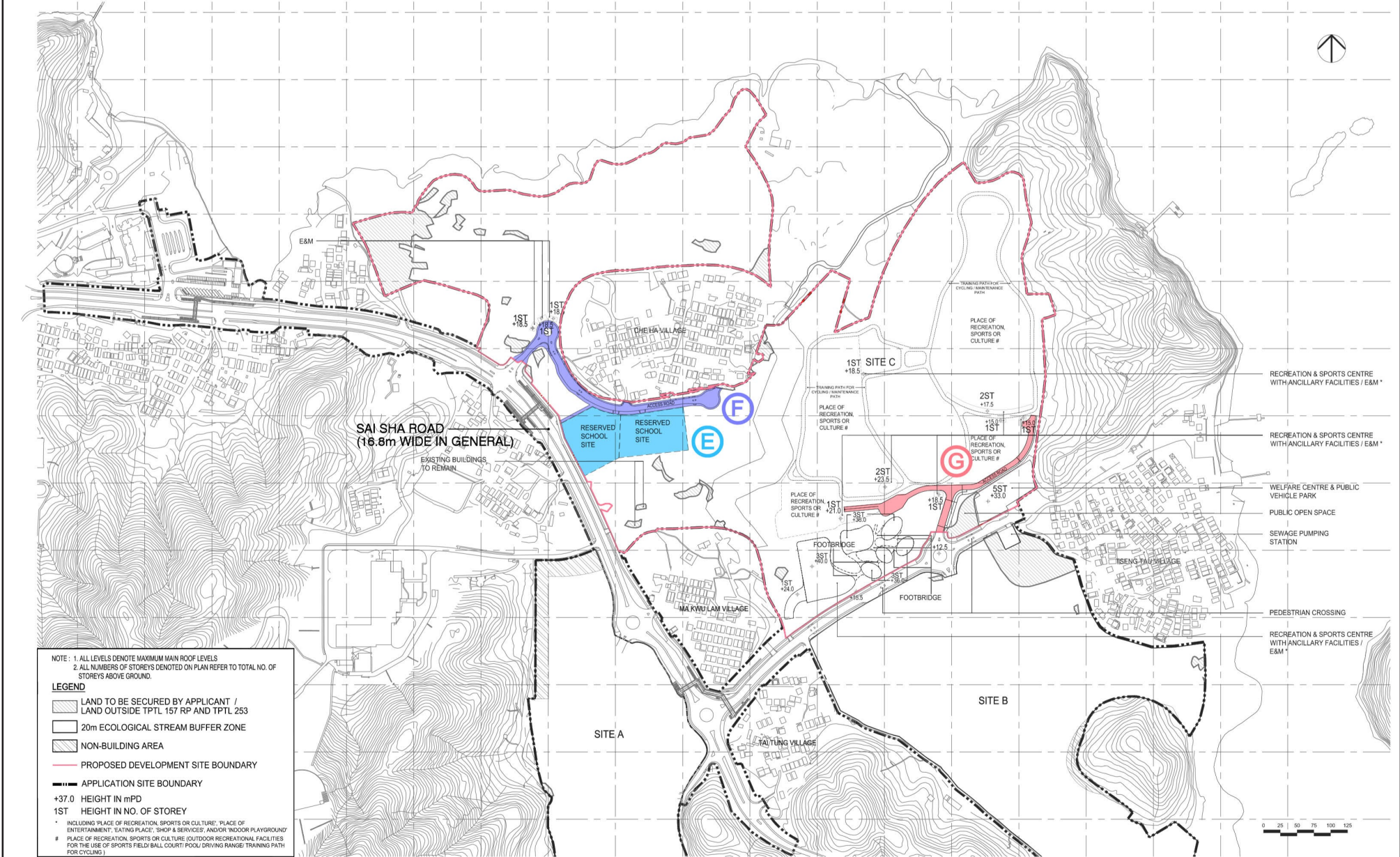
	Title	Comparison of Approved Scheme and Current Scheme on Site C	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A	Figure	2.3b

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-6
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



Approved Scheme (Application No. A/NE-SSH/120-1)



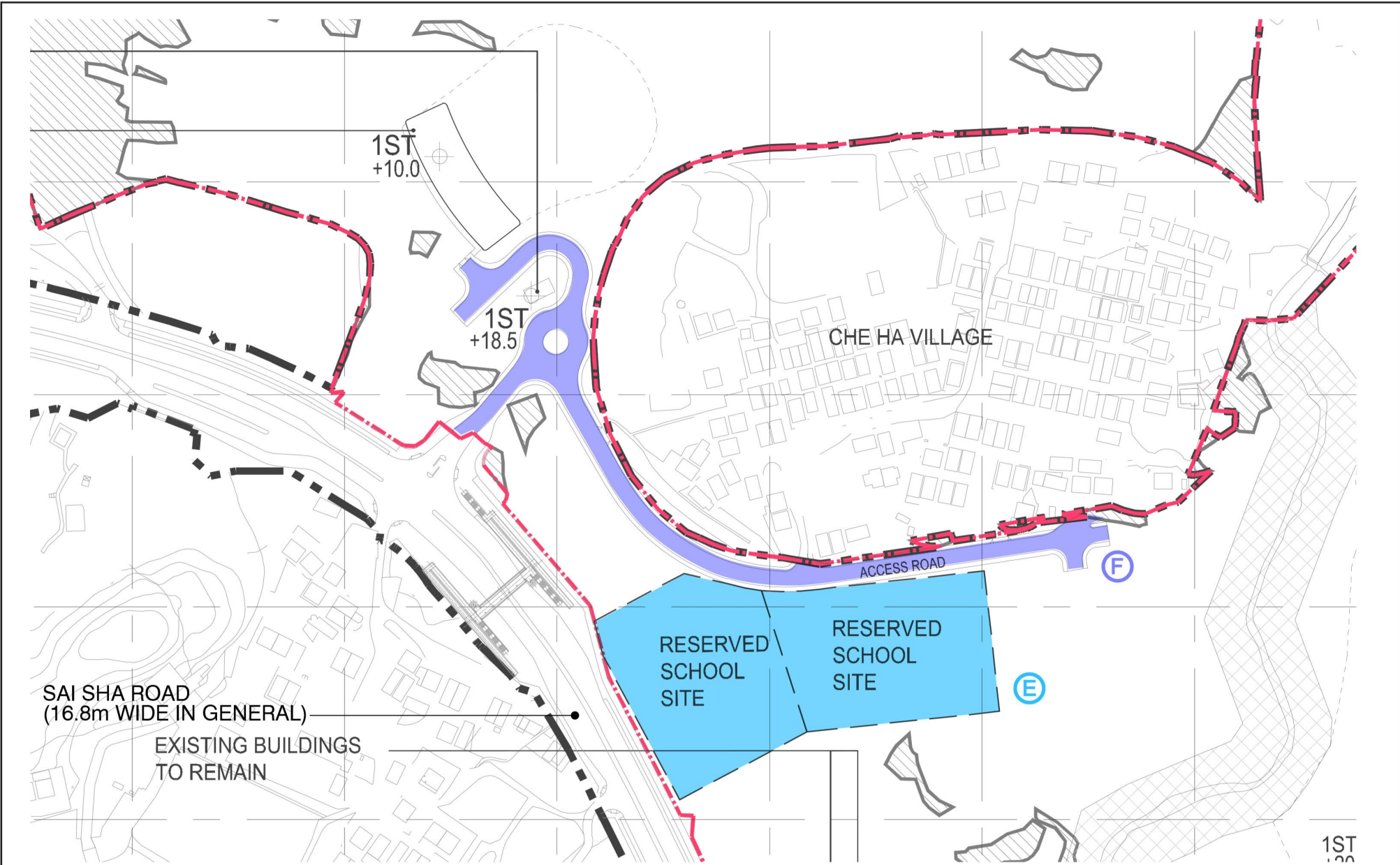
Proposed Scheme

- E** Minor Change in Configuration of Reserved Primary School Sites
- F** Minor Change in Alignment of Access Road to Che Ha Village
- G** Minor Change in Alignment of Internal Road and Emergency Vehicular Access

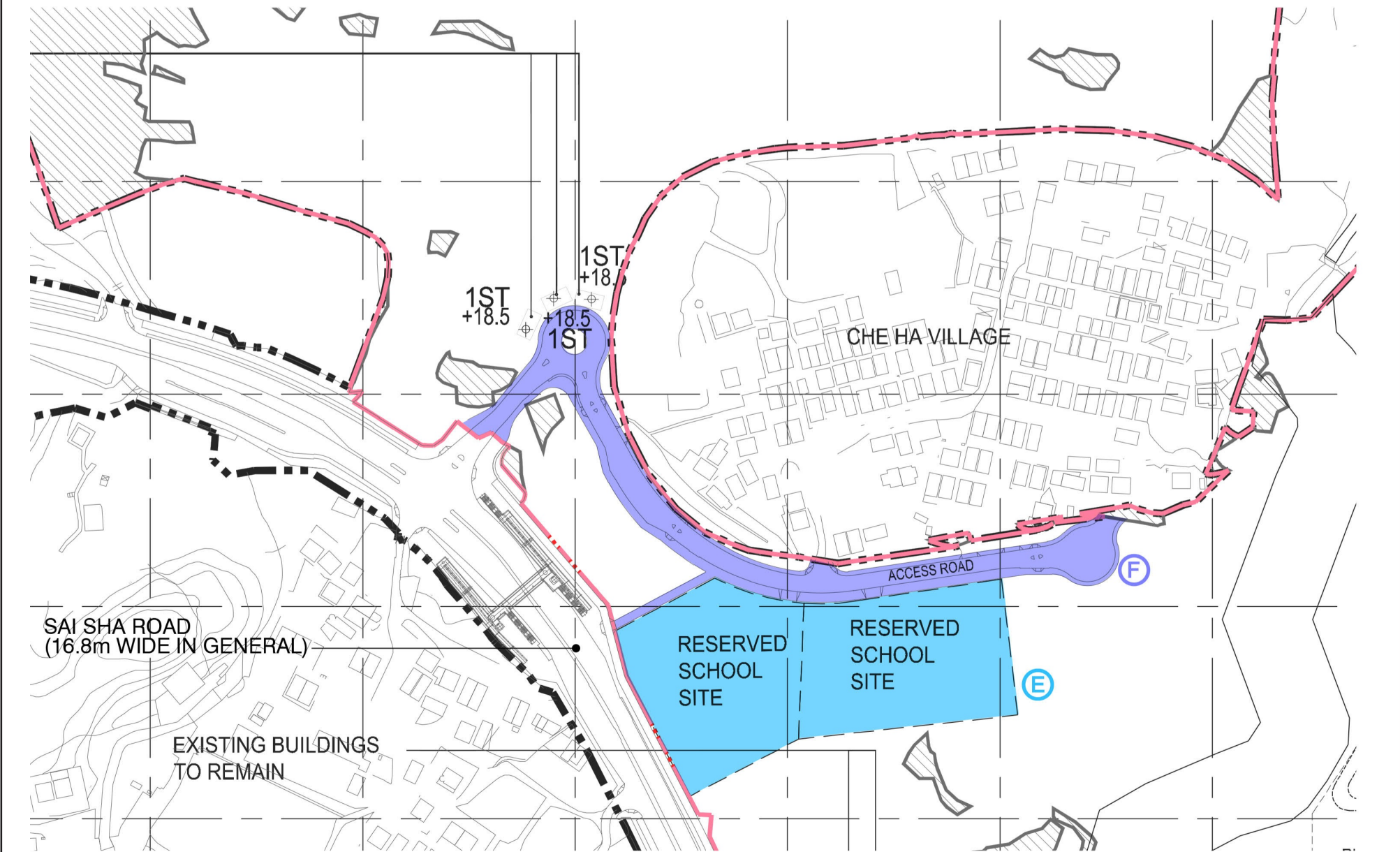
	Title	Comparison of Approved Scheme and Current Scheme on Site C	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A	Figure	2.3c

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-7
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



Approved Scheme (Application No. A/NE-SSH/120-1)



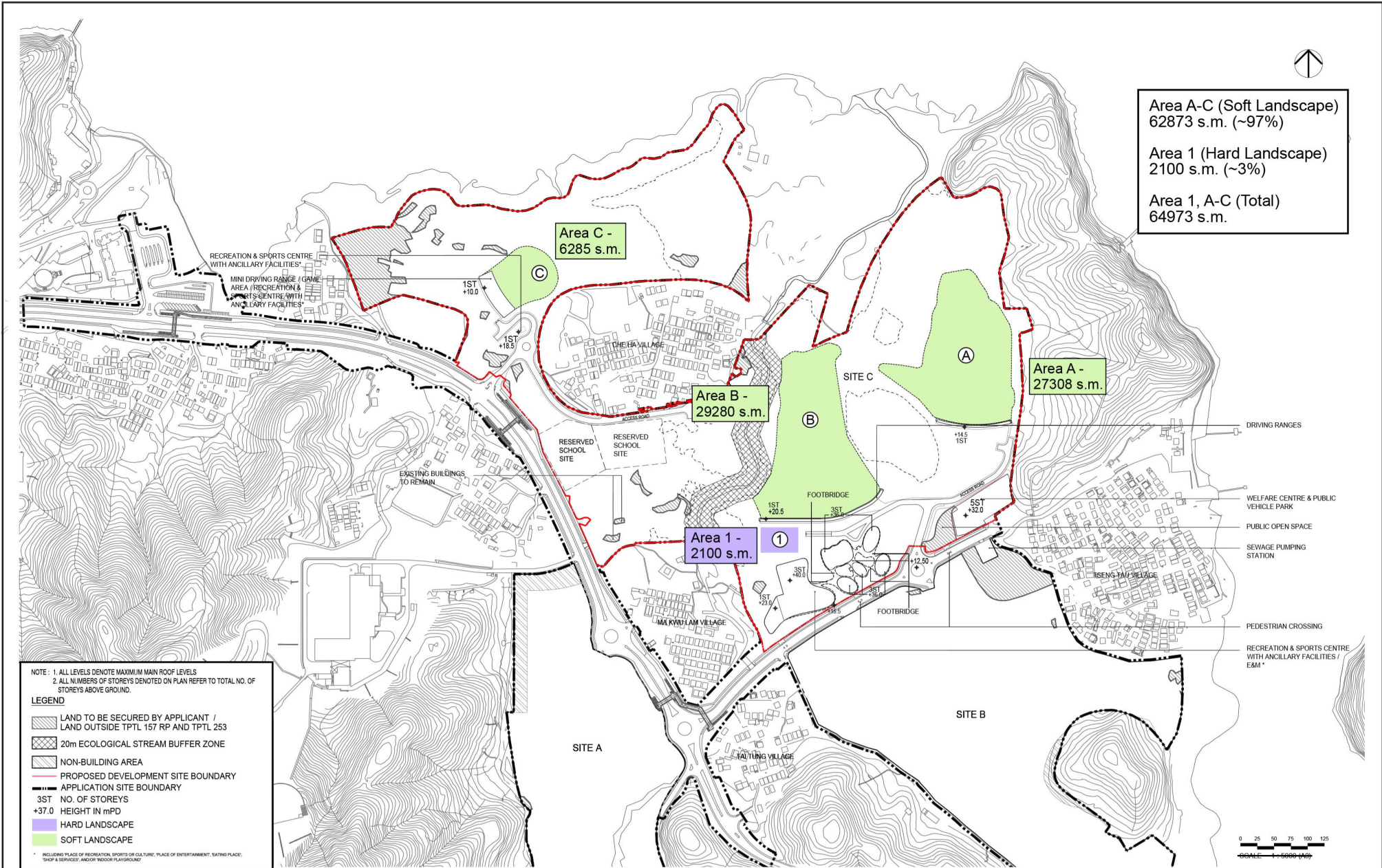
Proposed Scheme

- (E)** Minor Change in Configuration of Reserved Primary School Sites
- (F)** Minor Change in Alignment of Access Road to Che Ha Village

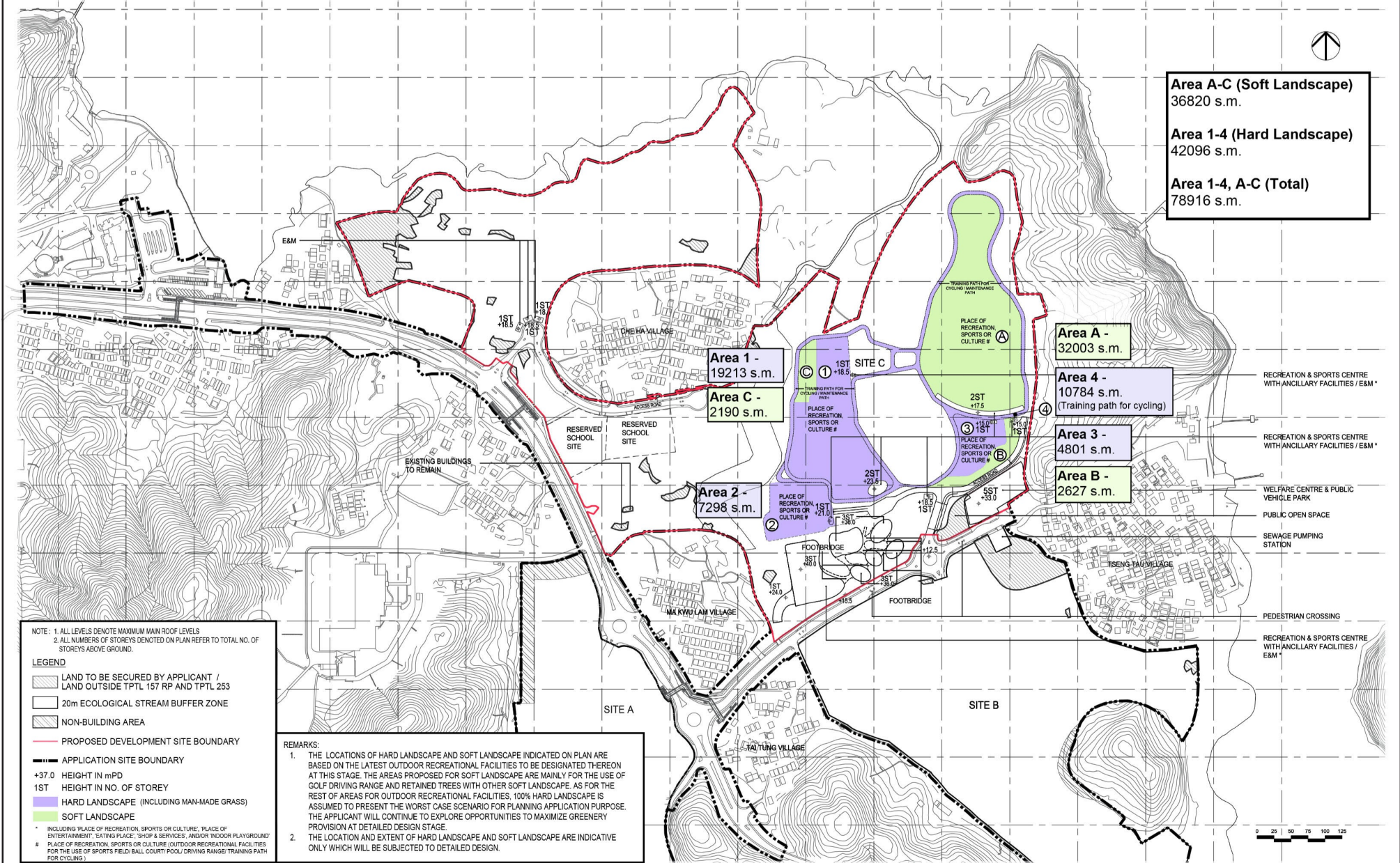
	Title	Comparison of Approved Scheme and Current Scheme on Site C to the west of Che Ha Village (Blow up)				Checked	DH	Drawn	PW
						Rev	1	Date	Sep 2022
						Scale	N / A	Figure	2.3d

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-8
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)

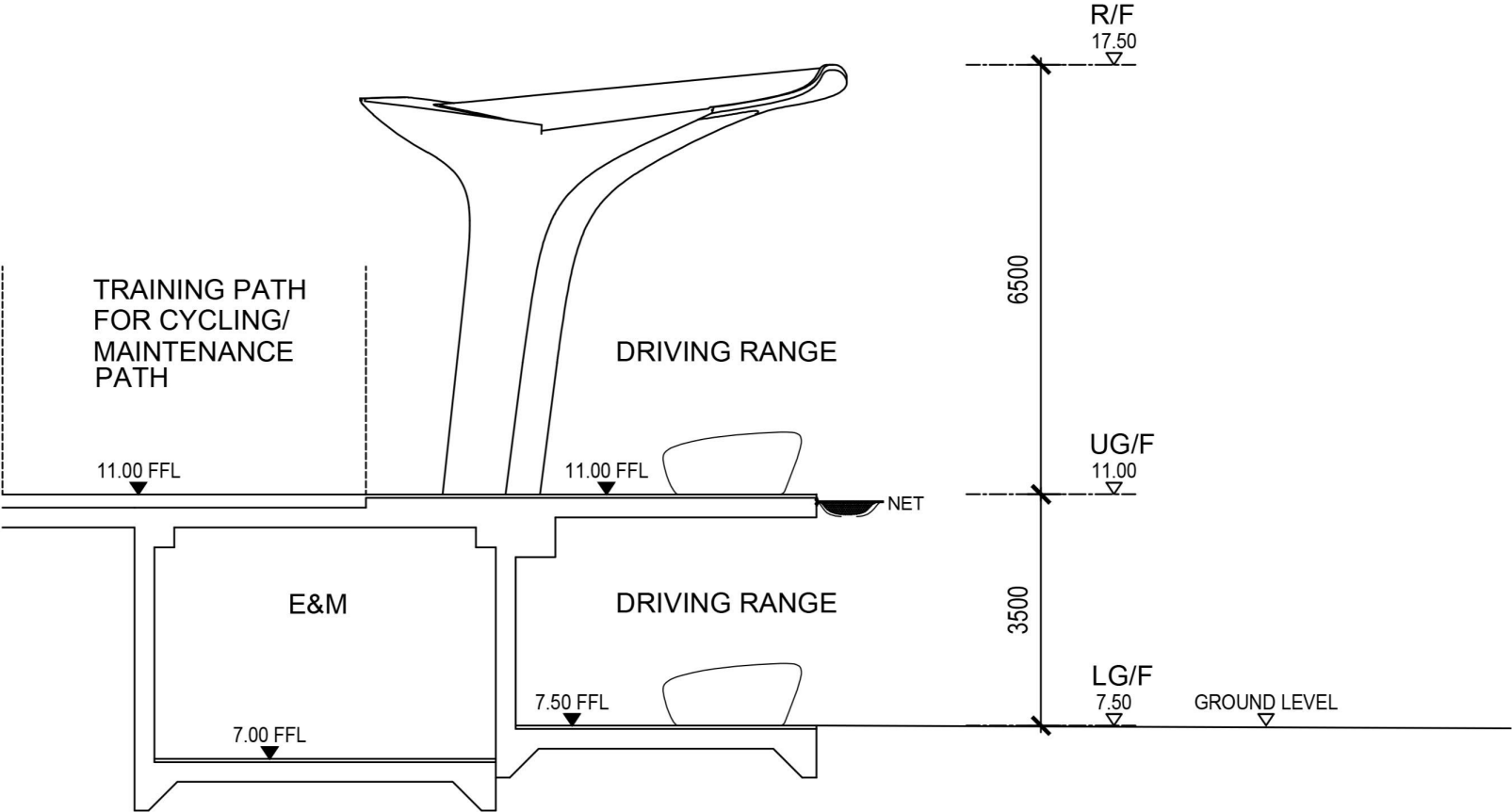
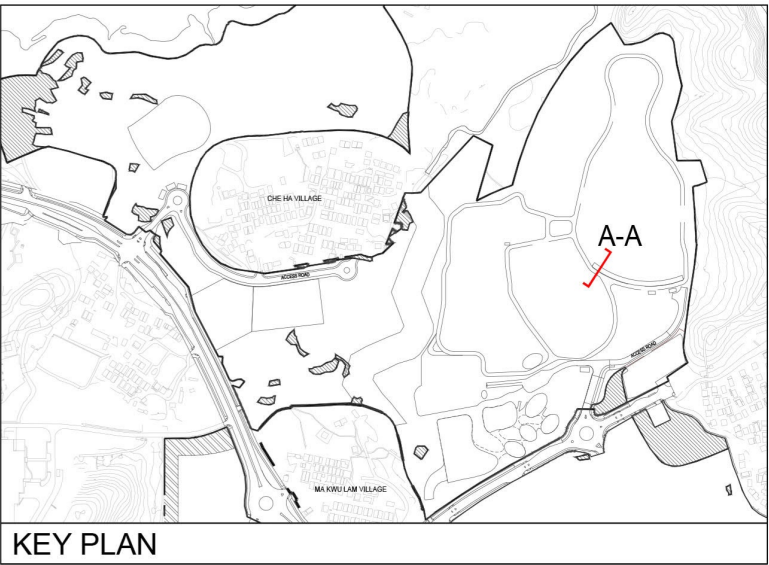


Approved Scheme (under No. A/NE-SSH/120-1 approved on 14 Oct 2022)



Proposed Scheme

	Title	Comparison of Indicative Location and Area of Hard and Soft Landscape on Various Outdoor Sports and Recreational Facilities under the Approved Scheme (under No. A/NE-SSH/120-1 approved on 14 Oct 2022) and Current Scheme	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A	Figure	A



**llewelyn
davies**

Title

Indicative Section Plan of Golf Driving Range

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2022
Scale		Figure 2.7	

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING	A-11
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



**llewelyn
davies**

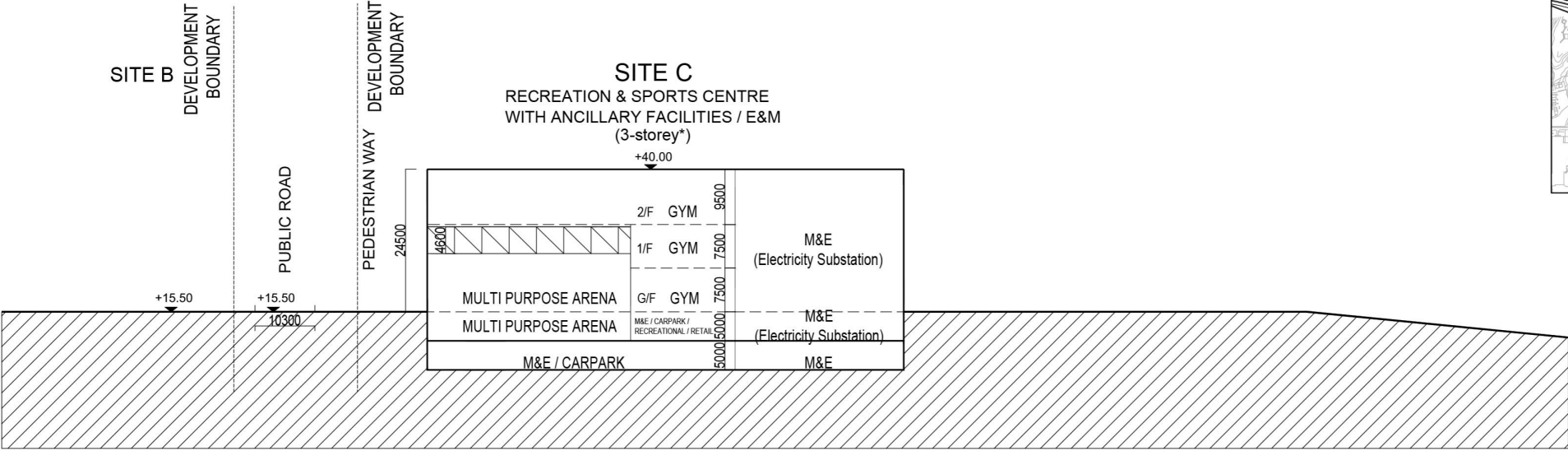
Title

Visual Illustration of Diversified Sports and Recreational Facilities in Site C

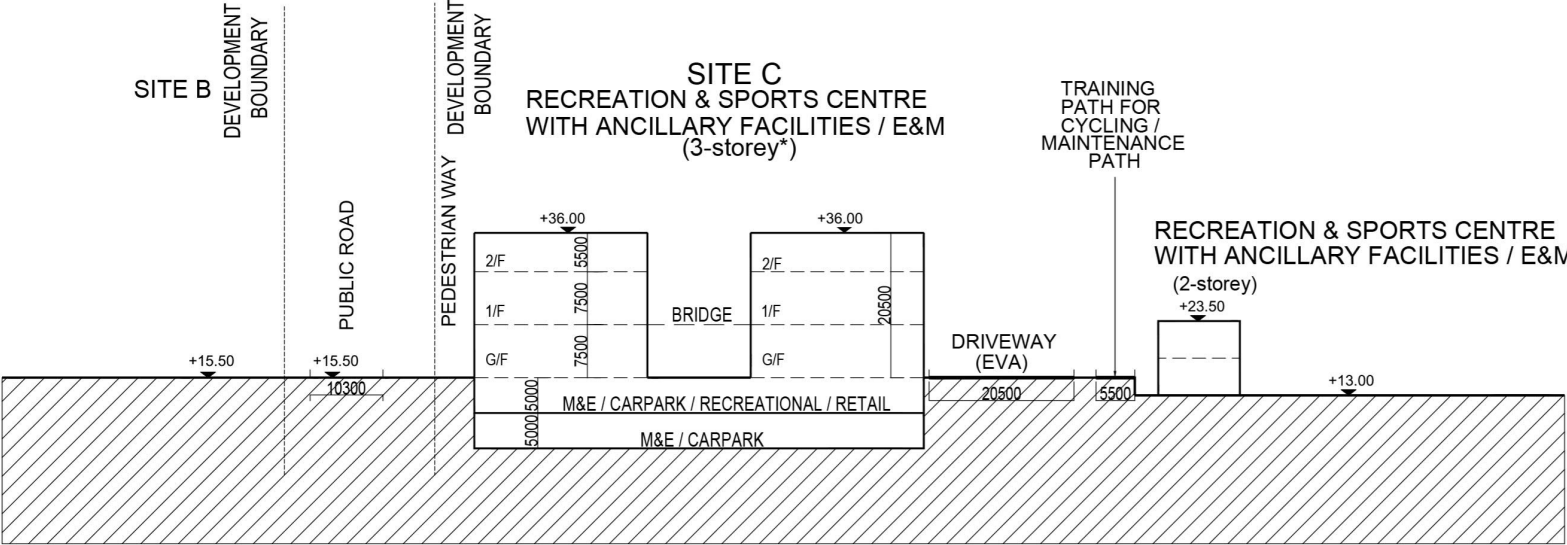
Checked	DH	Drawn	PW
Rev	0	Date	Sep 2022
Scale		Figure 2.4	

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING A-12
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



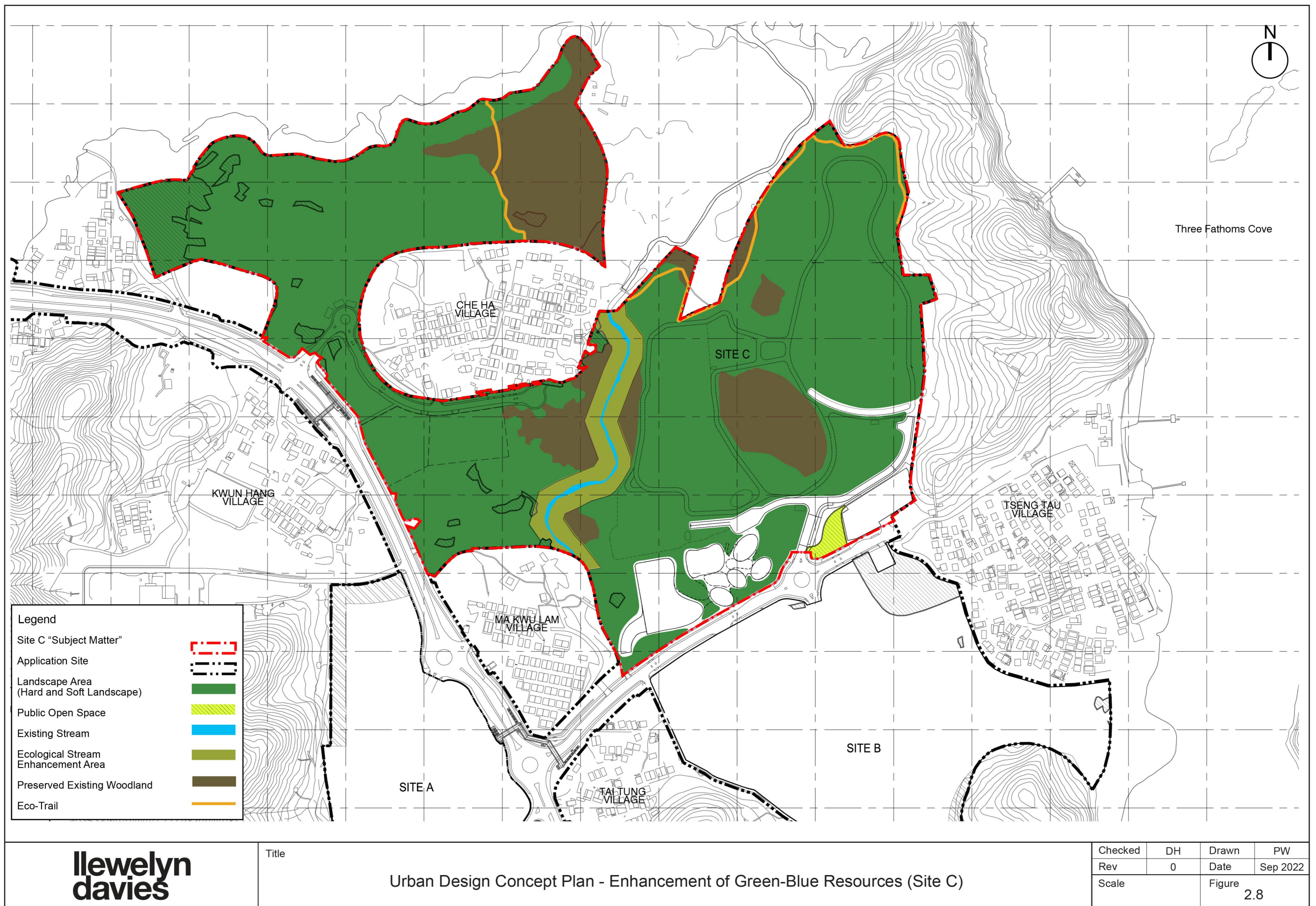
SCHEMATIC SECTION A-A



SCHEMATIC SECTION B-B

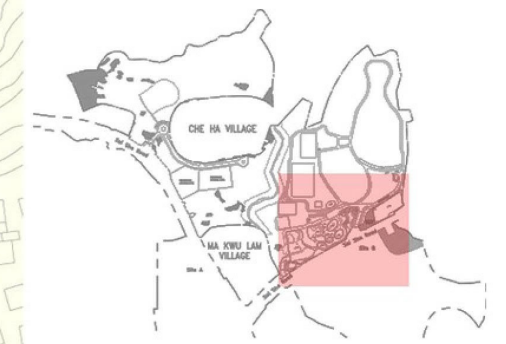
NOTE:
*ALL NUMBERS OF STOREYS DENOTED ON PLAN REFER TO TOTAL NO. OF STOREYS ABOVE GROUND.

LWK +PARTNERS	Title	Indicative Section Plans (Site C)	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2022
			Scale		Figure 2.2	

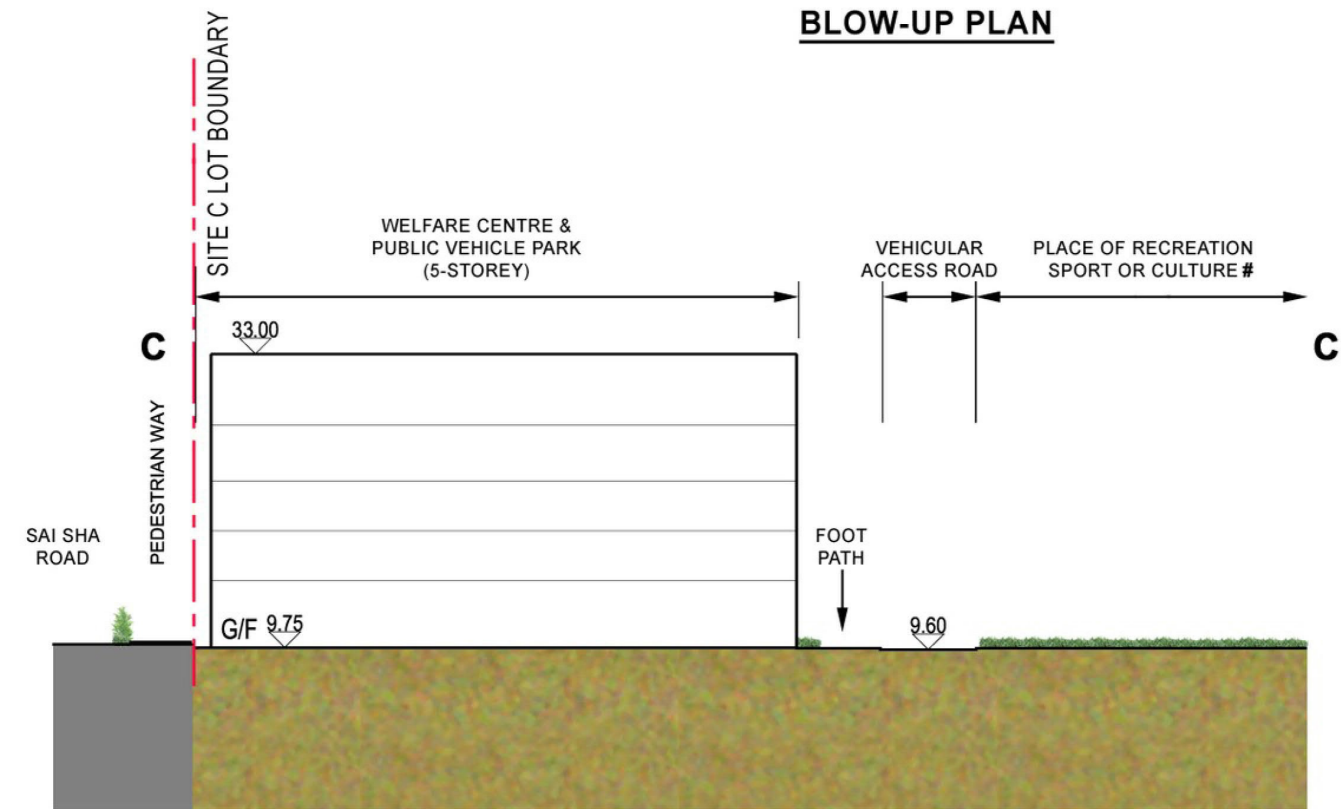




BLOW-UP PLAN



KEYPLAN



SECTION C - C'



NOTE:

PLACE OF RECREATION, SPORTS OR CULTURE (OUTDOOR RECREATIONAL FACILITIES FOR THE USE OF SPORTS FIELD / BALL COURT / POOL / DRIVING RANGE / TRAINING PATH FOR CYCLING)

Section 16 Planning Application for Amendments to the Approved Development (Application No. A/NE-SSH/120-1)

– Amendments to Recreation and Sports Centre with Ancillary Facilities in Site C

Landscape Section for Site C

Dwg. No. : 2009201-SC-NewS16-2021-SEC-03b

Date : APR 2022
(A3-size)

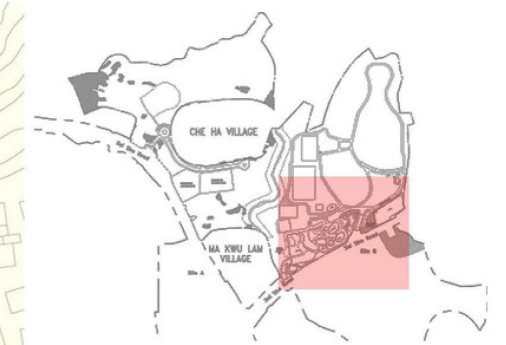
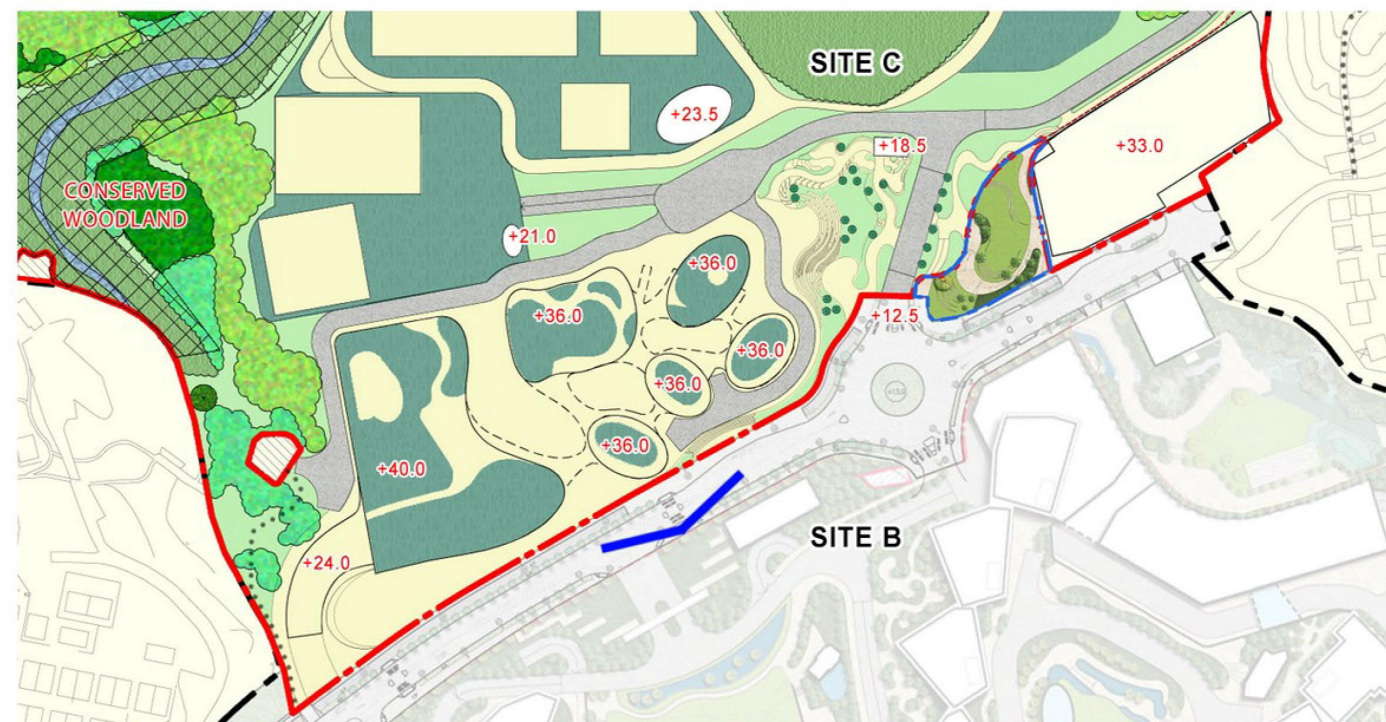
Y:\0-Axxagroup Project 2009\2009201_Sai Sha\Graphic Storage\3. Conceptual Design\NewS16-2021\Site C\2022-05-04\2009201-SC-NewS16-2021-SEC-03b

參考編號
REFERENCE No.

A/NE-SSH/142

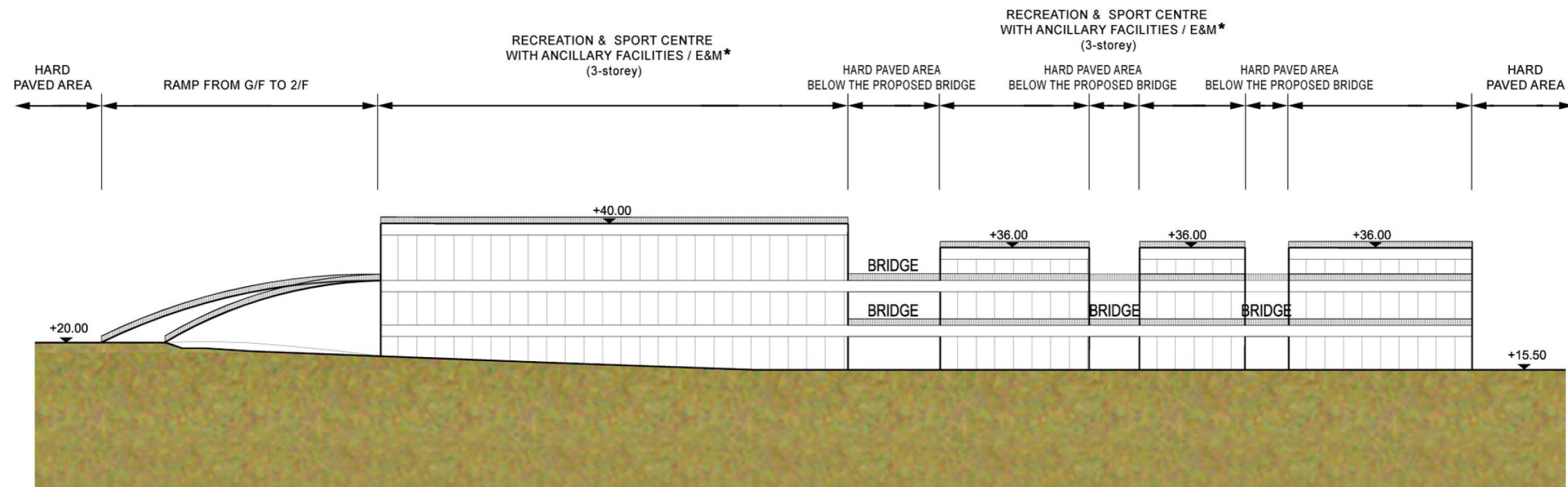
繪圖 DRAWING A-15

(來源 : 申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



KEYPLAN

BLOW-UP PLAN



ELEVATION A

NOTE:

* INCLUDING 'PLACE OF RECREATION, SPORTS OR CULTURE', 'PLACE OF ENTERTAINMENT', 'EATING PLACE', 'SHOP & SERVICES', AND/OR 'INDOOR PLAYGROUND'



Section 16 Planning Application for Amendments to the Approved Development (Application No. A/NE-SSH/120-1)

– Amendments to Recreation and Sports Centre with Ancillary Facilities in Site C

Landscape Elevation for Site C

Dwg. No. : 2009201-SC-NewS16-2021-ELE-01

Date : APR 2022
(A3-size)

Y:\0-Axxagroup Project 2009\2009201_Sai Shat\Graphic Storage\3. Conceptual Design\NewS16-2021\Site C\2022-05-04\2009201-SC-NewS16-2021-ELE-01

參考編號

REFERENCE No. A/NE-SSH/142

繪圖 DRAWING A-16

(來源 : 申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



Approved Scheme (Application No. A/NE-SSH/120-1)

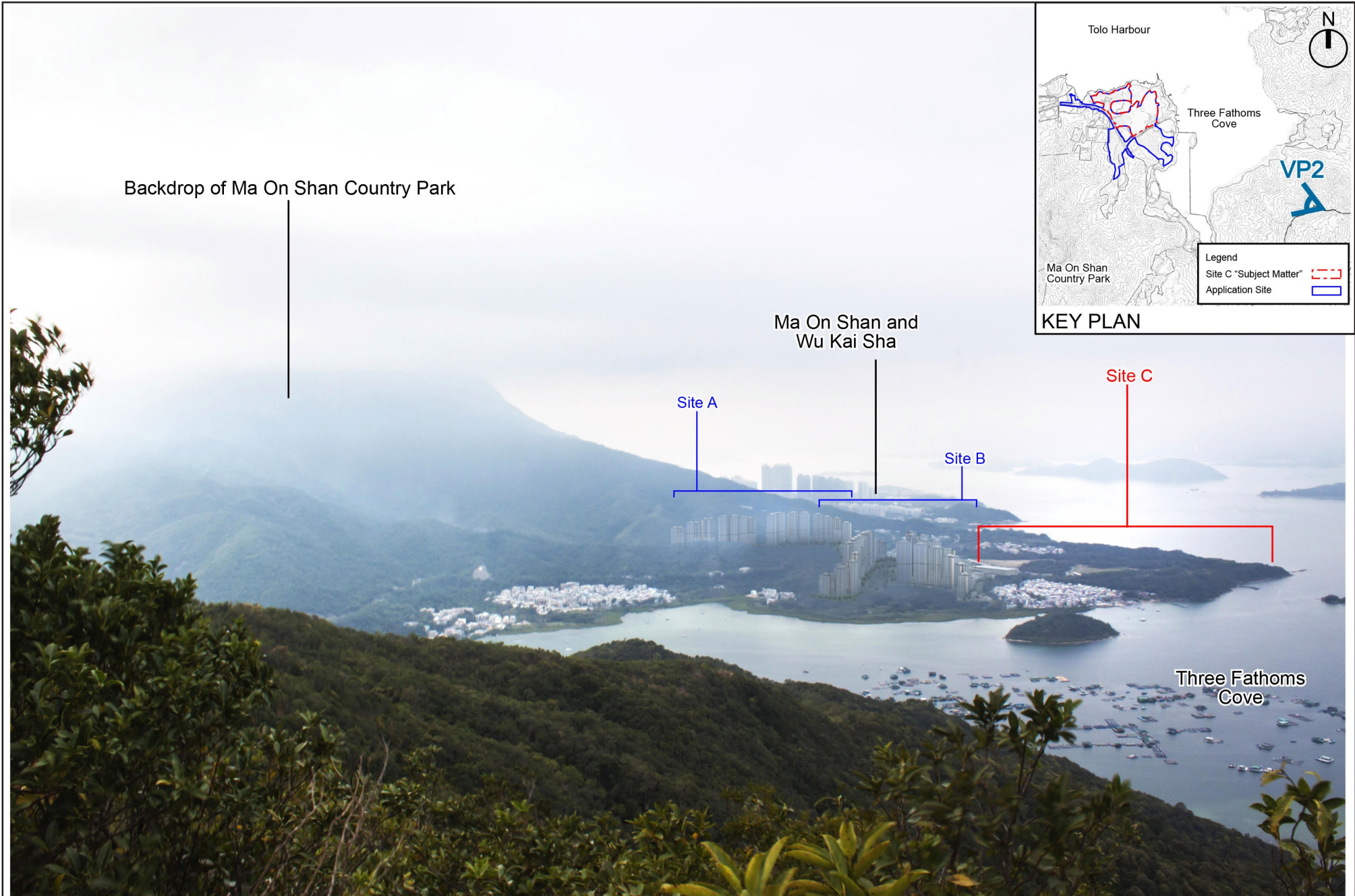


Proposed Scheme

	Title	Photomontages - Viewing from the Summit of Ma On Shan in Ma On Shan Country Park (VP 1)	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A		Figure
						3.3

參考編號 REFERENCE No.	A/NE-SSH/142	繪圖 DRAWING A-17
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



Approved Scheme (Application No. A/NE-SSH/120-1)

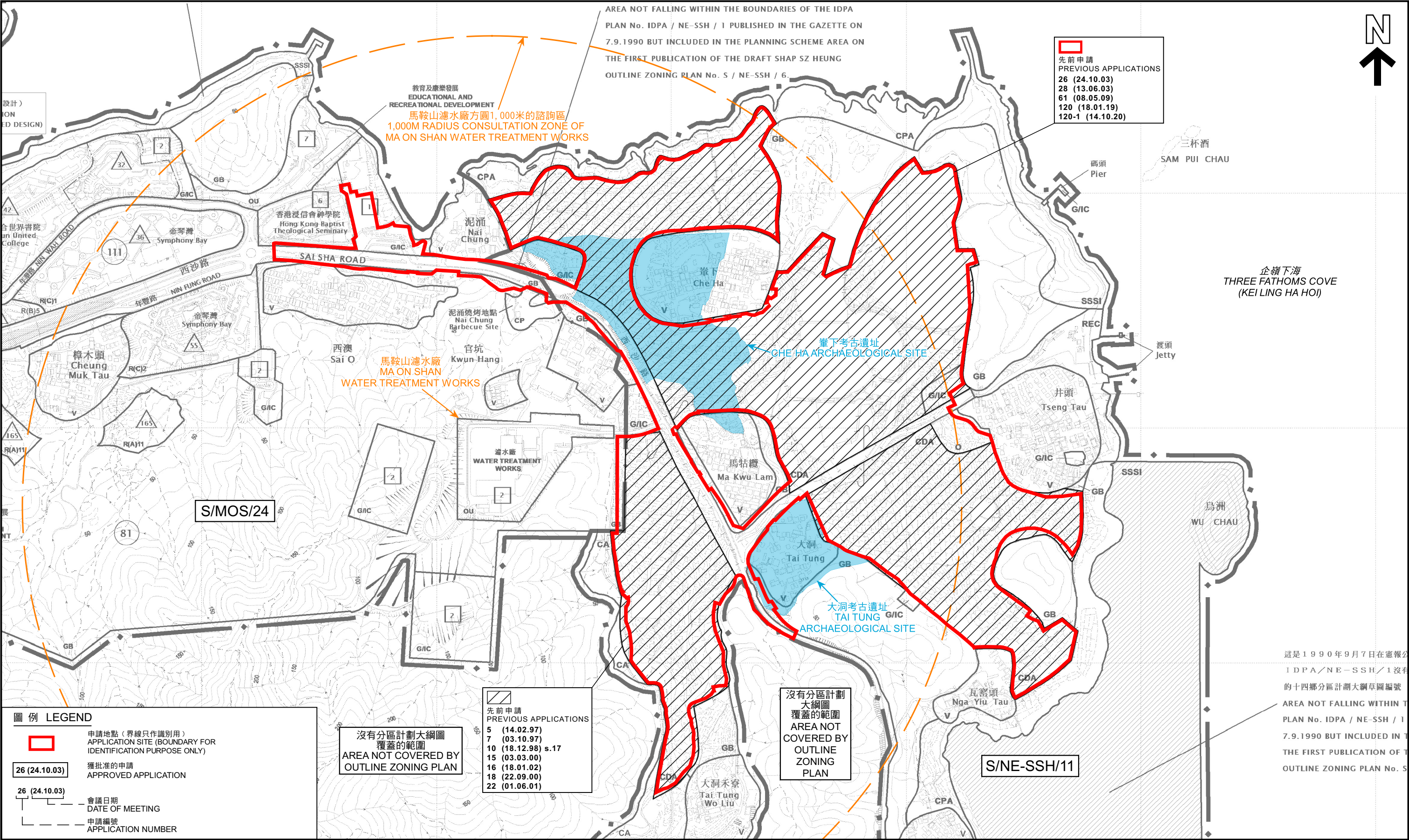


Proposed Scheme

	Title	Photomontages - Viewing from the Summit of Kai Kung Shan in Sai Kung East Country Park (VP 2)	Checked	DH	Drawn	PW
			Rev	1	Date	Sep 2022
			Scale	N / A		Figure
					3.4	

參考編號 REFERENCE NO.	A/NE-SSH/142	繪圖 DRAWING A-18
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(來源：申請人於2022年9月15日呈交的進一步資料內的繪圖)
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.9.2022)



本摘要圖於2022年9月14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，以及
於2022年1月4日核准的分區計劃大綱圖編號S/MOS/24
EXTRACT PLAN PREPARED ON 14.9.2022 BASED ON
OUTLINE ZONING PLANS No. S/NE-SSH/11 APPROVED ON 6.10.2015
AND S/MOS/24 APPROVED ON 4.1.2022

擬議綜合住宅及商業發展及政府、機構或社區設施和略為放寬總樓面面積與建築物高度限制(擬議修訂核准總綱發展藍圖)
新界十四鄉西沙大埔市地段第157號餘段及第253號及丈量約份第165約、第207約及第218約多幅地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES
WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS (PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN)
TAI PO TOWN LOTS 157 RP AND 253 AND VARIOUS LOTS IN D.D. 165, D.D. 207 AND D.D. 218 AND ADJOINING GOVERNMENT LAND, SAI SHA, SHAP SZ HEUNG, NEW TERRITORIES

位置圖 LOCATION PLAN

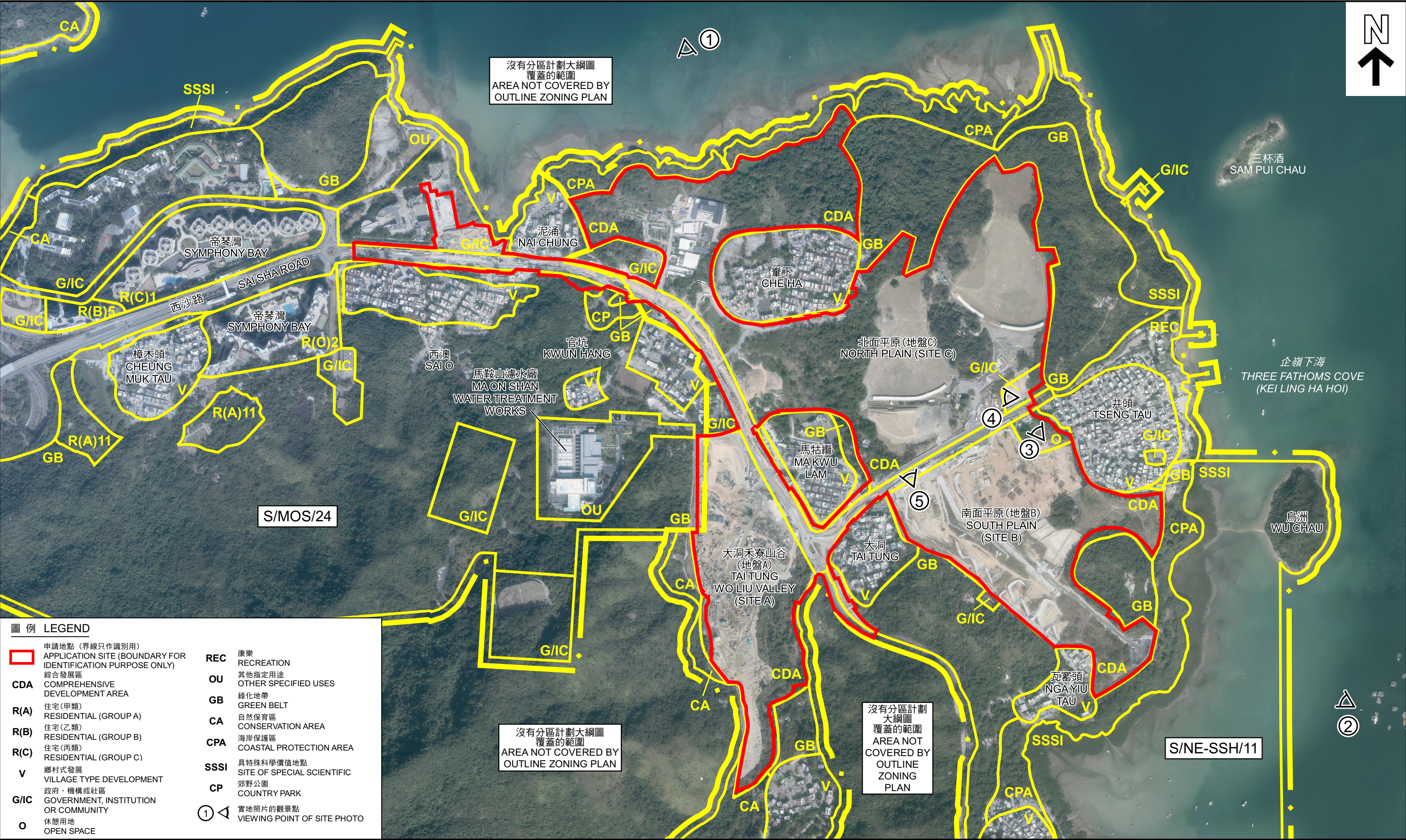
SCALE 1:7 500 比例尺

米 100 0 100 200 300 400 500 600 700 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/NE-SSH/142

圖 PLAN
A-1



圖例

LEGEND

申請地點 (界線只作識別用)

APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

綜合發展區

COMPREHENSIVE DEVELOPMENT AREA

R(A) 住宅(甲類)

RESIDENTIAL (GROUP A)

R(B) 住宅(乙類)

RESIDENTIAL (GROUP B)

R(C) 住宅(丙類)

RESIDENTIAL (GROUP C)

V 鄉村式發展

VILLAGE TYPE DEVELOPMENT

G/IC 政府、機構或社區

GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地

OPEN SPACE

REC 康樂

RECREATION

OU 其他指定用途

OTHER SPECIFIED USES

GB 綠化地帶

GREEN BELT

CA 自然保育區

CONSERVATION AREA

CPA 海岸保護區

COASTAL PROTECTION AREA

SSSI 具特殊科學價值地點

SITE OF SPECIAL SCIENTIFIC

CP 郊野公園

COUNTRY PARK

1

實地照片的觀景點

VIEWING POINT OF SITE PHOTO

本摘要圖於2022年9月14日擬備，所根據的資料為地政總署於2021年1月19日拍得的航攝照片編號E130108C-124C、649C-665C、E131049C-065C及520C-536C
EXTRACT PLAN PREPARED ON 14.9.2022 BASED ON AERIAL PHOTOS No.E130108C-124C, 649C-665C, E131049C-065C AND 520C-536C
TAKEN ON 19.1.2021 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議綜合住宅及商業發展及政府、機構或社區設施和略為放寬總樓面面積與建築物高度限制(擬議修訂核准總綱發展藍圖)
新界十四鄉西沙大埔市地段第157號餘段及第253號及丈量約份第165約、第207約及第218約多幅地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES
WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS (PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN)
TAI PO TOWN LOTS 157 RP AND 253 AND VARIOUS LOTS IN D.D. 165, D.D. 207 AND D.D. 218 AND ADJOINING GOVERNMENT LAND, SAI SHA, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/NE-SSH/142

圖 PLAN
A-2

1



圖例 LEGEND

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

實地照片 SITE PHOTO

本圖於2022年7月25日擬備，所根據的資料為攝於2017年11月22日的實地照片
PLAN PREPARED ON 25.7.2022
BASED ON SITE PHOTO
TAKEN ON 22.11.2017

擬議綜合住宅及商業發展及政府、機構或社區設施和略為放寬總樓面面積與建築物高度限制(擬議修訂核准總綱發展藍圖)
新界十四鄉西沙大埔市地段第157號餘段及第253號及丈量約份第165約、第207約及第218約多幅地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES
WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS
(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN)
TAI PO TOWN LOTS 157 RP AND 253 AND VARIOUS LOTS IN D.D. 165, D.D. 207 AND D.D. 218
AND ADJOINING GOVERNMENT LAND, SAI SHA, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/142

圖 PLAN
A-3a



圖例 LEGEND

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

實地照片 SITE PHOTO

本圖於2022年7月25日擬備，所根據的資料為攝於2017年11月22日的實地照片
PLAN PREPARED ON 25.7.2022
BASED ON SITE PHOTO
TAKEN ON 22.11.2017

擬議綜合住宅及商業發展及政府、機構或社區設施和略為放寬總樓面面積與建築物高度限制(擬議修訂核准總發展藍圖)
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES
WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS
(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN)
TAI PO TOWN LOTS 157 RP AND 253 AND VARIOUS LOTS IN D.D. 165, D.D. 207 AND D.D. 218
AND ADJOINING GOVERNMENT LAND, SAI SHA, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/142

圖 PLAN
A-3b



圖例 LEGEND

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

實地照片 SITE PHOTO

本圖於2022年9月14日擬備，所根據的資料為攝於2022年4月27日的實地照片
PLAN PREPARED ON 14.9.2022
BASED ON SITE PHOTO
TAKEN ON 27.4.2022

擬議綜合住宅及商業發展及政府、機構或社區設施和略為放寬總樓面面積與建築物高度限制(擬議修訂核准總發展藍圖)
新界十四鄉西沙大埔市地段第157號餘段及第253號及丈量約份第165約、第207約及第218約多幅地段及毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES
WITH MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS
(PROPOSED AMENDMENTS TO APPROVED MASTER LAYOUT PLAN)
TAI PO TOWN LOTS 157 RP AND 253 AND VARIOUS LOTS IN D.D. 165, D.D. 207 AND D.D. 218
AND ADJOINING GOVERNMENT LAND, SAI SHA, SHAP SZ HEUNG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-SSH/142

圖 PLAN
A-3c



圖例 LEGEND

 申請地點 (界線只作識別用)
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