



Figure 11e

ARCHITECT 香港城市規劃及建築師有限公司 ATELIER GLOBAL LIMITED 香港灣仔道111號14樓大室大室改裝 2/F, 111 Broadway, 111 Broadway, Hong Kong T: +852 25021111 F: +852 25021119 E: atelier@atelier-global.com	PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT AT NORTH OF KAM POK ROAD EAST, NAM SANG WAI, N.T.	DRAWING TITLE MASTER LAYOUT PLAN	 0 10 20 40 m
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SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	6	1,374
A-LOWER	246	6	1,476
B	334	24	8,016
C	196	25	4,900
D	184	2	368
E	159	27	4,293
TOTAL : 90			20,427

WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

• UNCOVERED HORIZONTAL PA	: 2,986 sqm
• REED ZONE	: 9,083 sqm
• GRASS PAVER	: 5,458 x 0.5 = 2,729 sqm
• VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 992m x 2.5m = 2,480 sqm
TOTAL : 17,278 sqm (33.83% OF SITE AREA)	

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN
- ▨ EVA

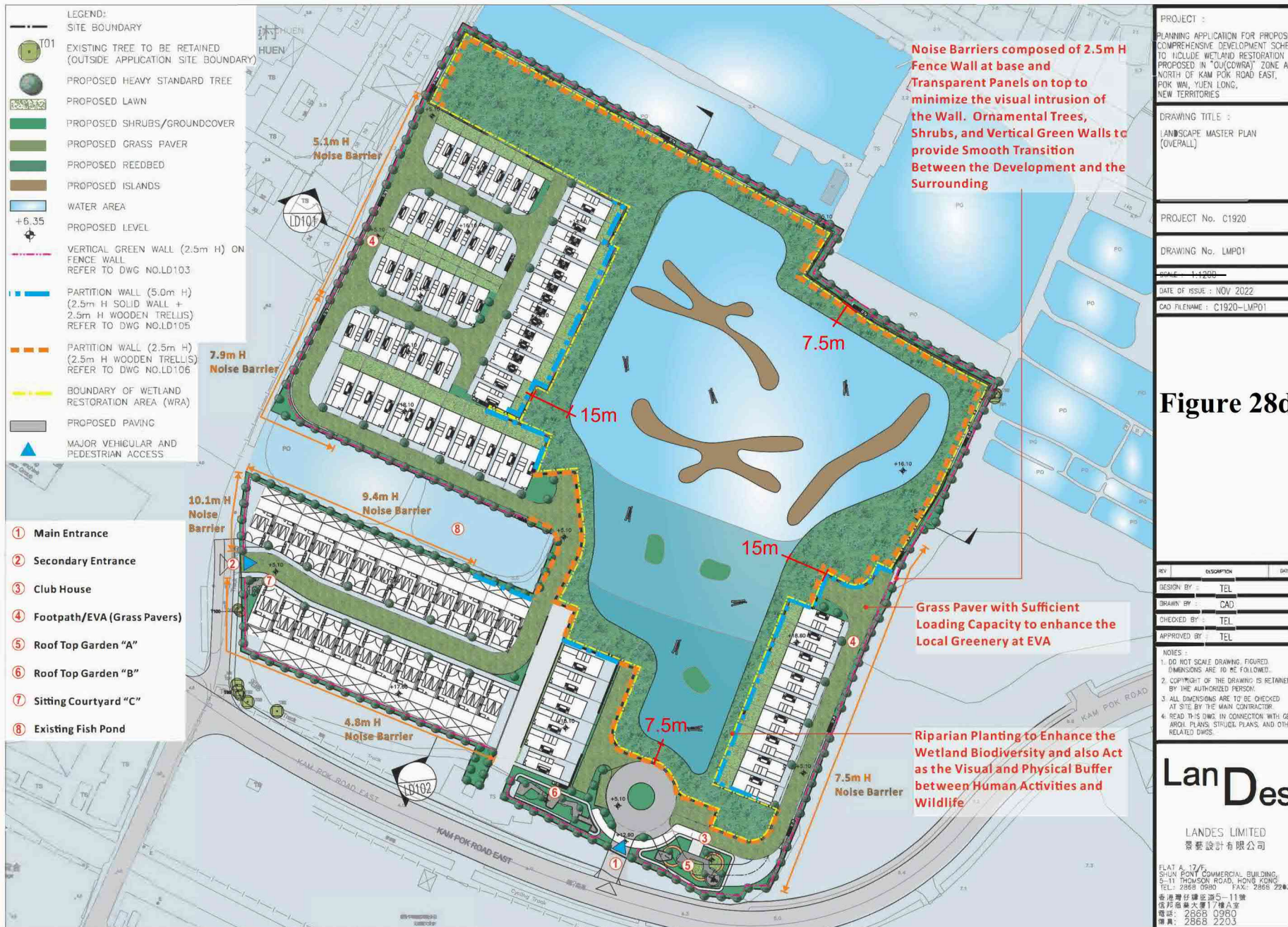
LIST OF HOUSING UNITS

A*(DUPLEX) Includes A-UPPER & A-LOWER	B	C	D	E & Ea*
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT	PHASE II DEVELOPMENT	PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 10.1.2025)

參考編號
 REFERENCE No.
 A/YL-NSW/314

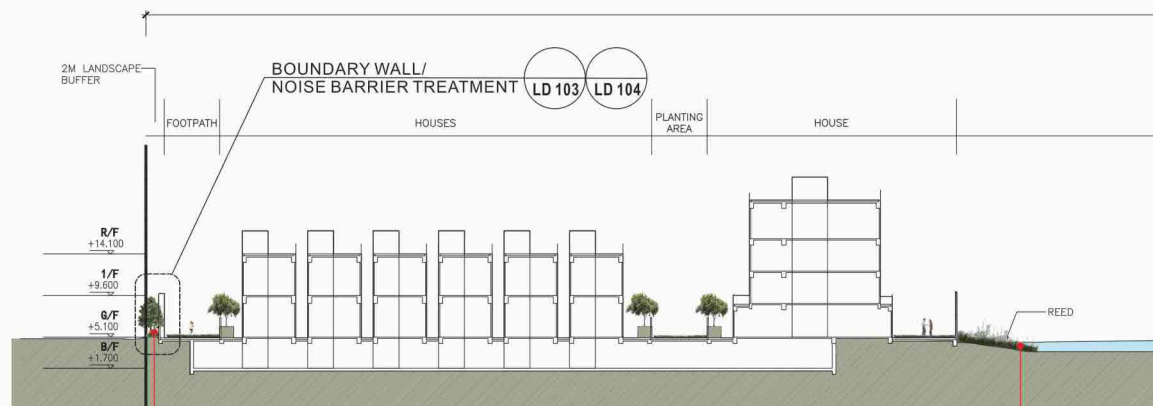
繪圖
 DRAWING
 A - 1



(摘錄自申請人於20. 2. 2025呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 20.2.2025)

參考編號
 REFERENCE No.
 A/YL-NSW/314

繪圖
 DRAWING
 A - 2a



Provision of Ornamental Trees, Shrubs and Vertical Green Wall to Provide Smooth Transition Between the Development and Surroundings

Provision of Reedbed to Enhance the Biodiversity and Provide Visual and Physical Buffer Between Human Activity and Wildlife

SUBJECT SITE



Provision of Heavy Standard Trees along the Internal Access to Provide Shade and Visual Amenity to the Occupants and Visitors

Provision of Grass Pavers at EVA to Enhance the Local Greenery

PROJECT :
PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSED IN "OU(COWRA)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C1920

DRAWING No. LD101

SCALE 1:500

DATE OF ISSUE : MAR 2020

CAD FILENAME : C1920-LD101

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :
1. DO NOT SCALE DRAWING FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

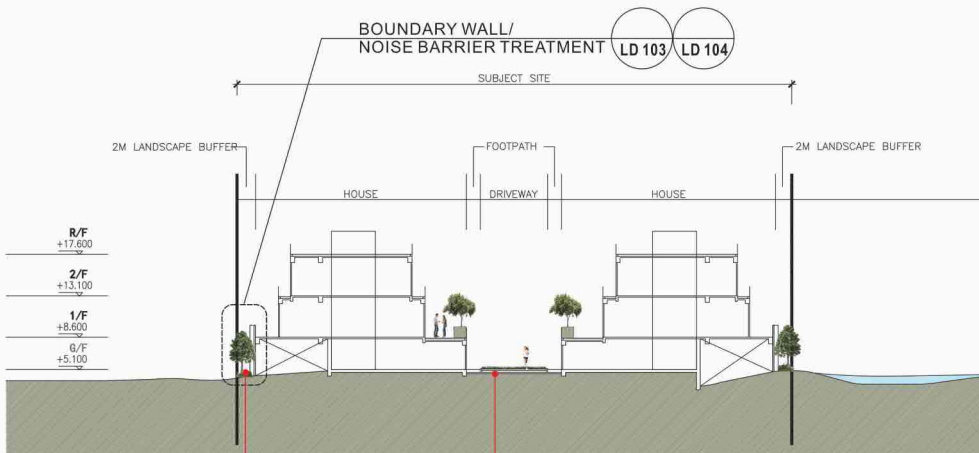
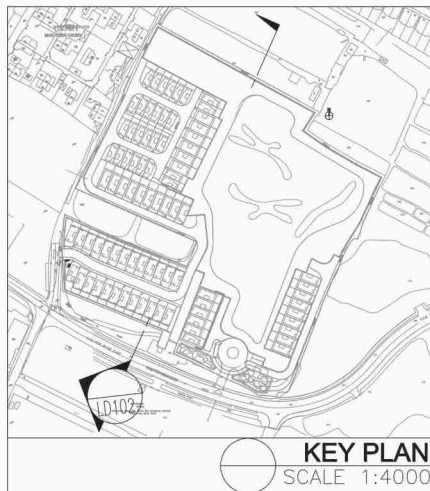
LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔羅臣道5-11號
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

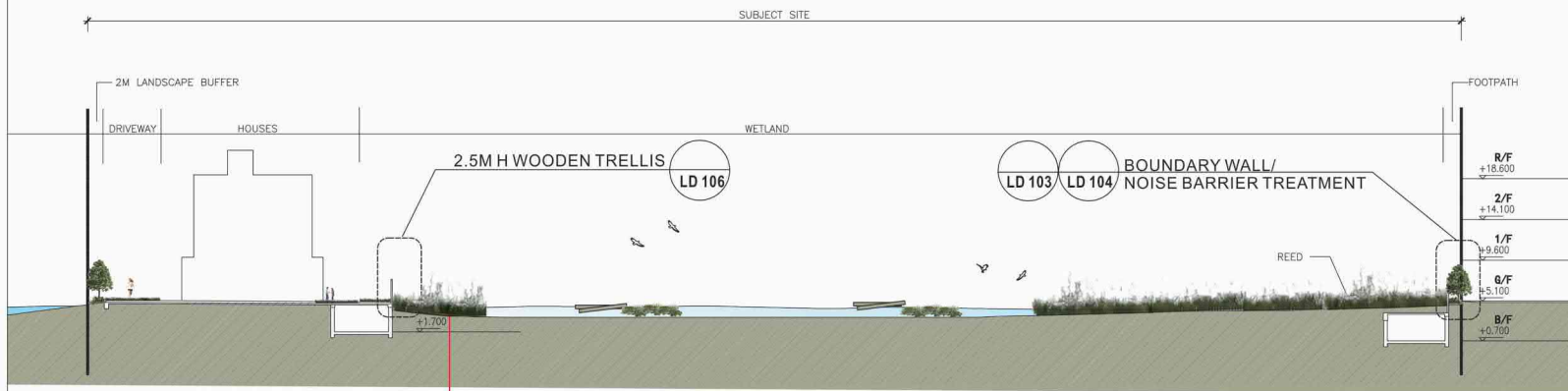
參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 2b



Provision of Ornamental Trees, Shrubs and Vertical Green Wall to Provide Smooth Transition Between the Development and Surroundings

Provision of Grass Pavers at EVA to Enhance the Local Greenery



Provision of Reedbed to Enhance the Biodiversity and Provide Visual and Physical Buffer between Human Activity and Wildlife

PROJECT :
PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSED IN "OU(COWRA)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C1920

DRAWING No. LD102

SCALE 1:500

DATE OF ISSUE : MAR 2020

CAD FILENAME : C1920-LD102

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

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2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

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信邦商業大廈17樓A室
電話: 2868 0980
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(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 2c

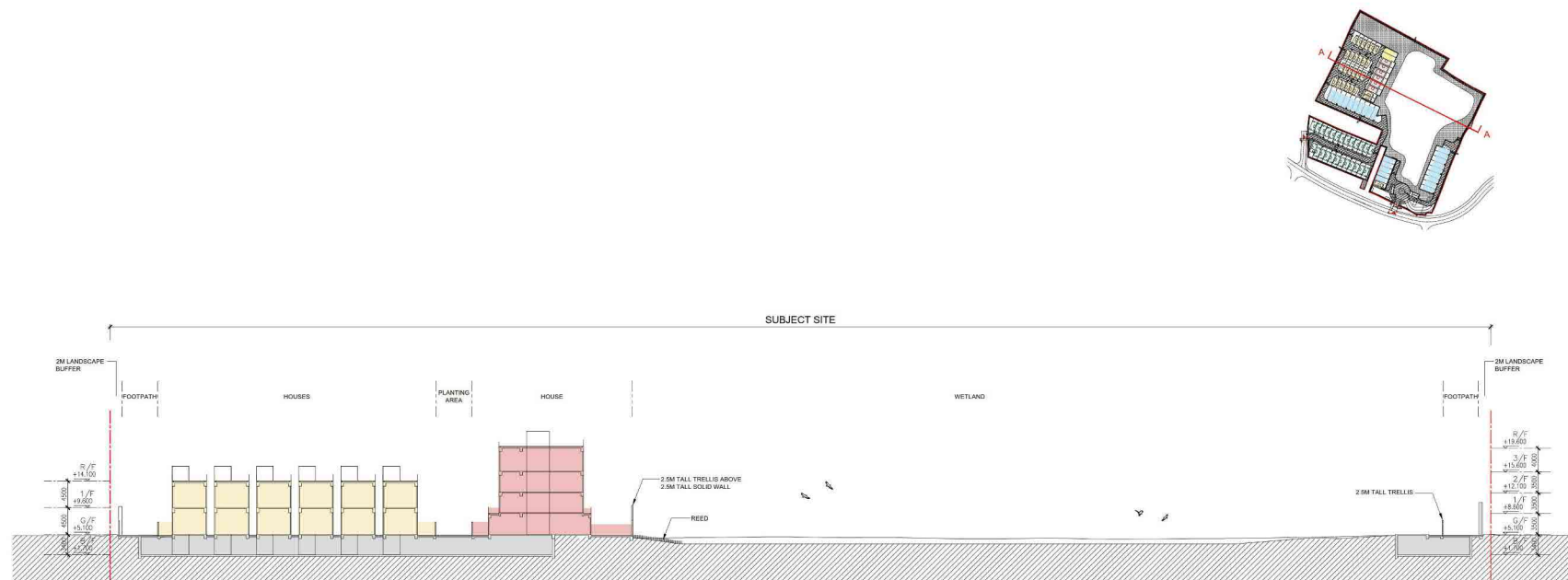
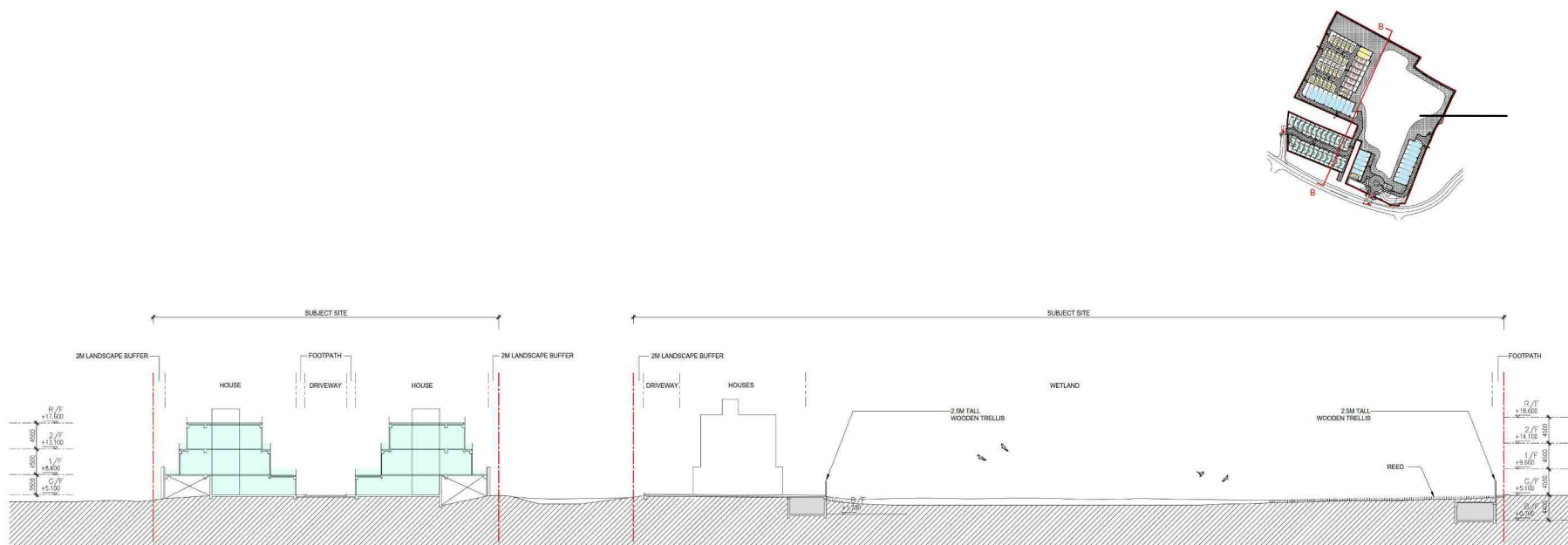




Figure 23a

(Extract from Applicant's Further
Information Submitted on 20.2.2025)

繪圖
DRAWING
A - 3



<p>ARCHITECT</p>  <p>香港廣創建築師樓設計有限公司 ATELIER GLOBAL LIMITED 方潤輝 / 譚日輝 0434 4614 4614 2/F, 200 Hing Fong Street, Sheung Wan, Hong Kong E: atelier@agdesign.com.hk F: 182 262126</p>	<p>PROJECT TITLE</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT AT KAM POK ROAD EAST, NAM SANG WAI, N.T.</p>	<p>DRAWING TITLE</p> <p>SECTION B-B</p> 
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參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 4



LIST OF HOUSING UNITS				
A*(DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT	PHASE II DEVELOPMENT	PHASE III DEVELOPMENT	PHASE II & III DEVELOPMENT

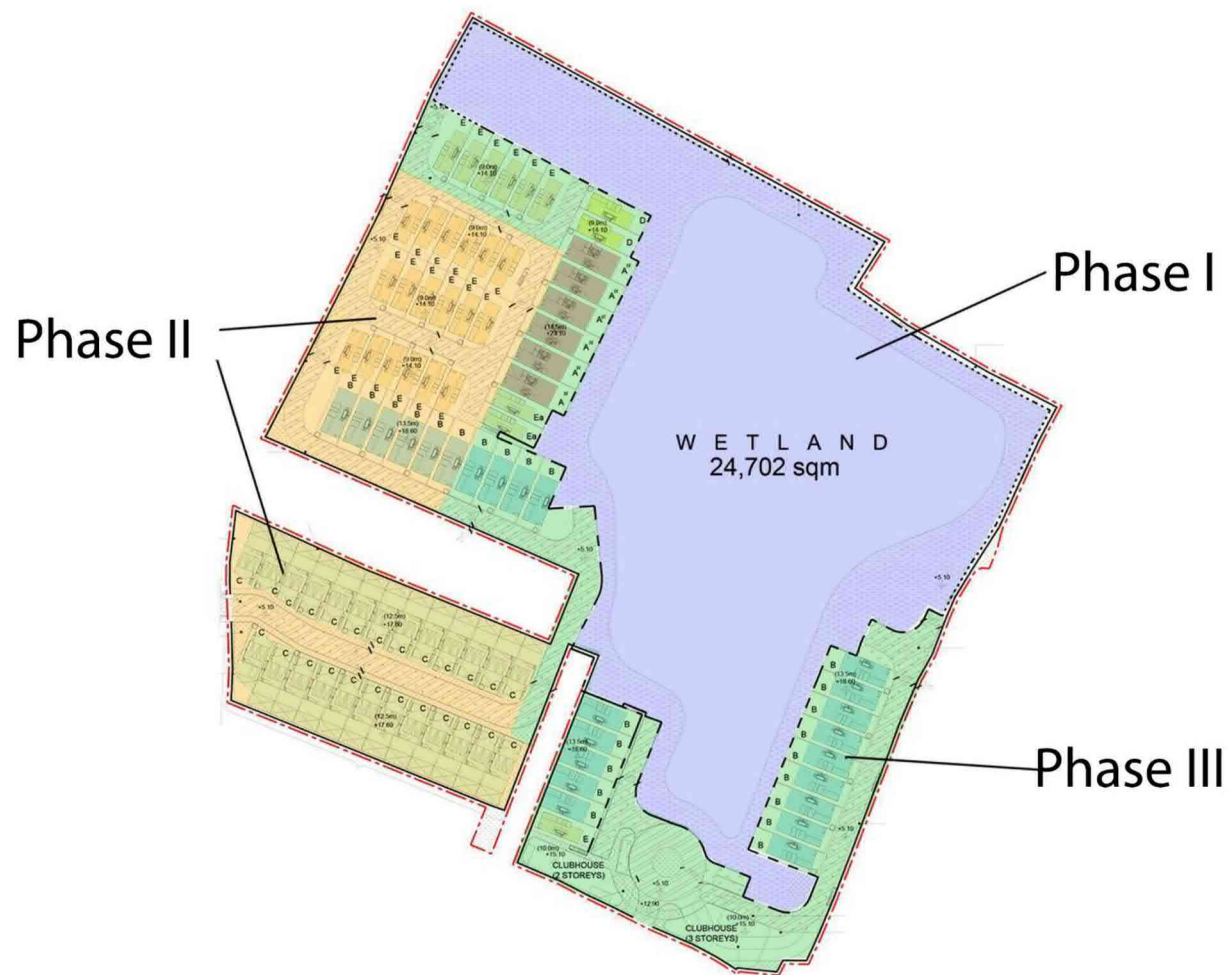
Figure 39a



WETLAND AREA : 20,200.70 sqm (39.55% OF SITE AREA)

LIST OF HOUSING UNITS

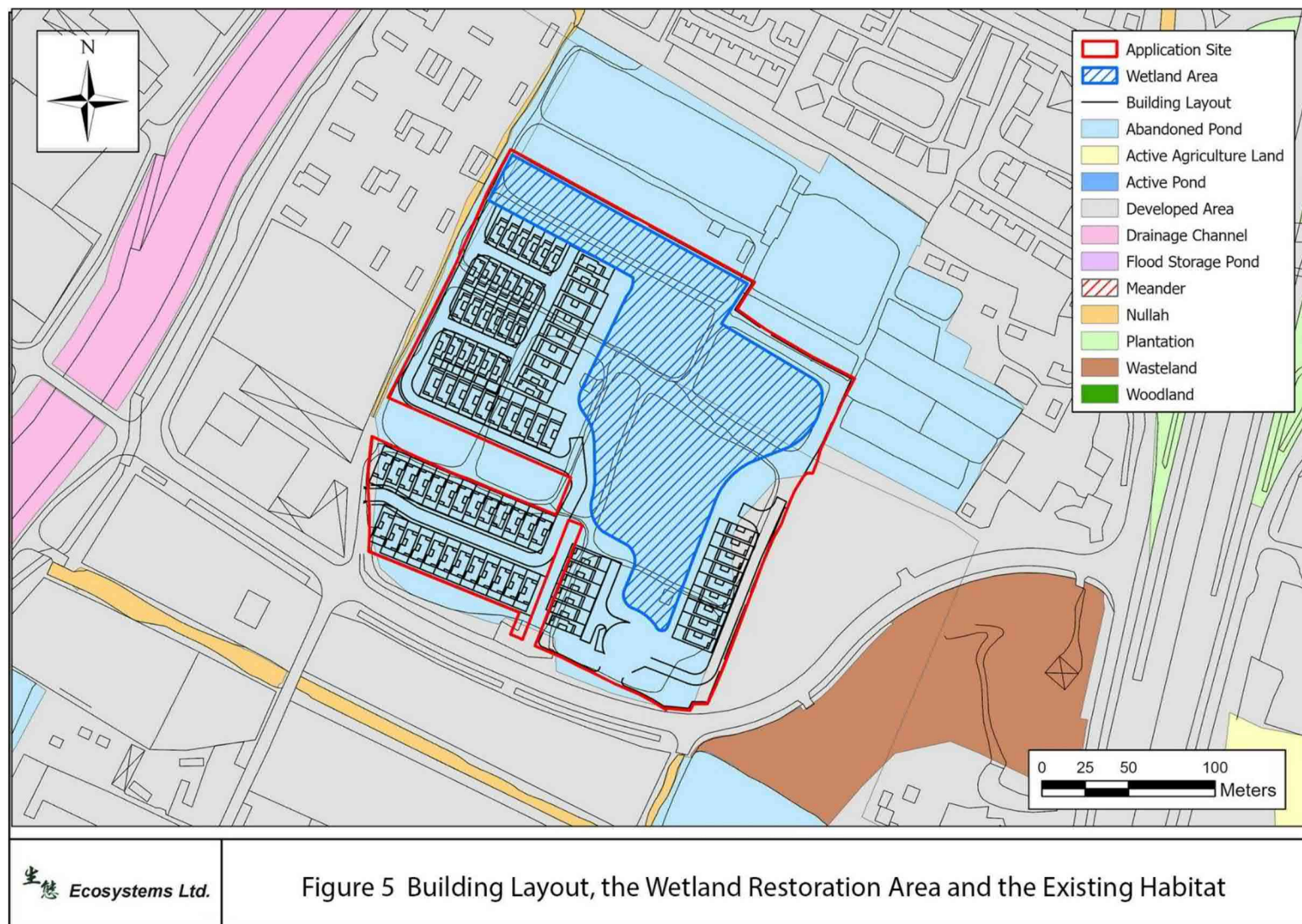
A (DUPLEX)	B, Ba & Bb	C	D	E & Ea
4 STOREYS + BASEMENT (BLDG HEIGHT: 18M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT

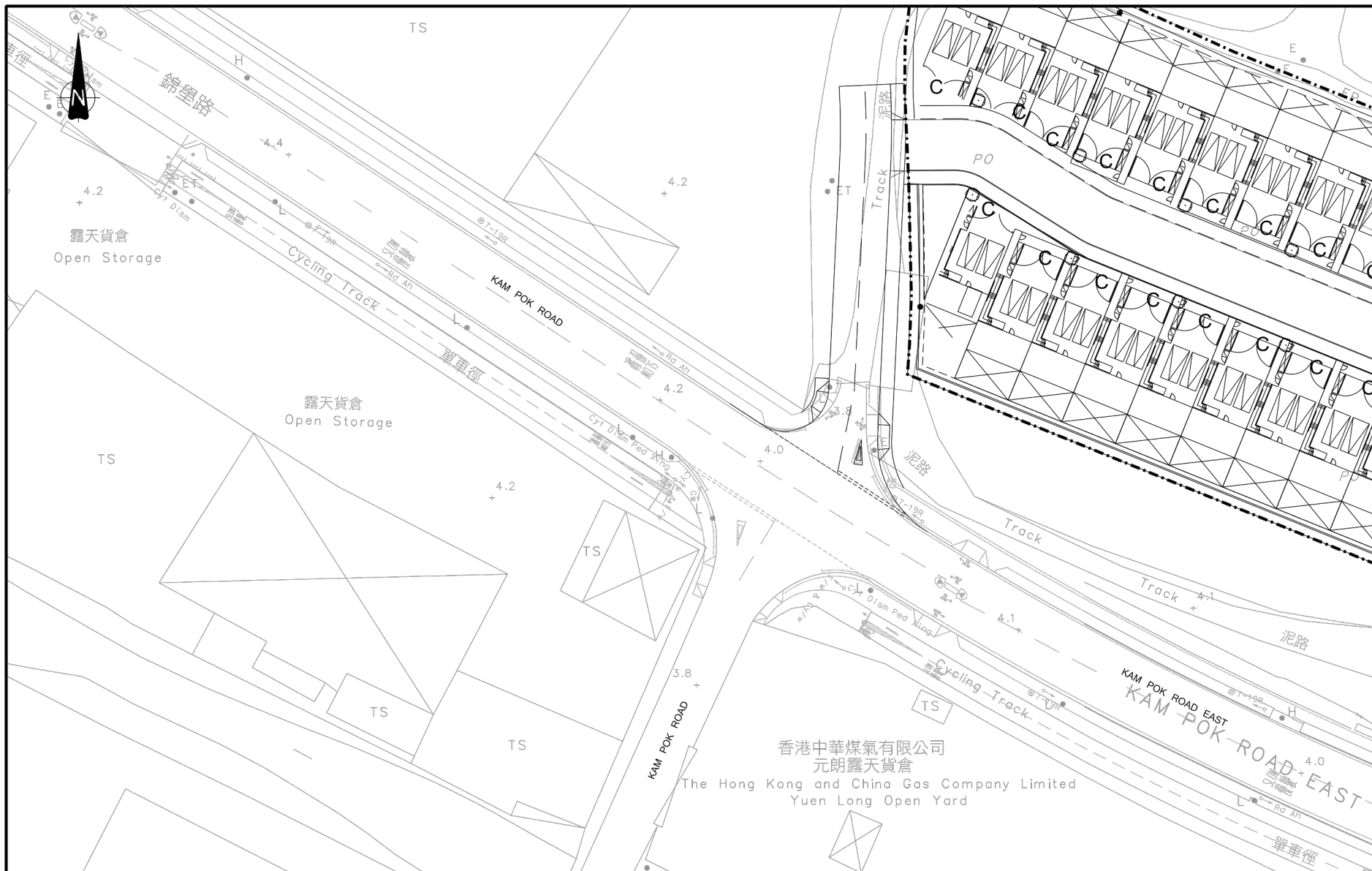




生態 Ecosystems Ltd.

Figure 4.1 Configuration details of the proposed wetland and the building layout





-	-	-	-	<div>Project Title</div> <div>PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSAL AND PROPOSED FILLING OF PONDS/LAND AND EXCAVATION OF LAND IN "OU(CDWRA)" ZONE AT VARIOUS LOTS IN D.D. 104, NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES</div>	<div>Drawing Title</div> <div>PROPOSED JUNCTION LAYOUT OF KAM POK ROAD EAST / KAM POK ROAD / NEW ACCESS ROAD CONNECTING APPLICATION SITE (J3)</div>					<div>SYSTRA</div> <div>MVA</div>					
B	REVISED TIA	MYL	26MAR24												
A	TD'S COMMENTS INCORPORATED	MYL	19JUL23												
Rev.	Description	Checked	Date												
				Designed	TBZ	Checked	MYL	Scale	1:500(A3)	Date	FEB 2023	Drawing No.	5.1	Rev.	B

CHK50709210/TIA/F51-B.DGN/KCM/26MAR24

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 10

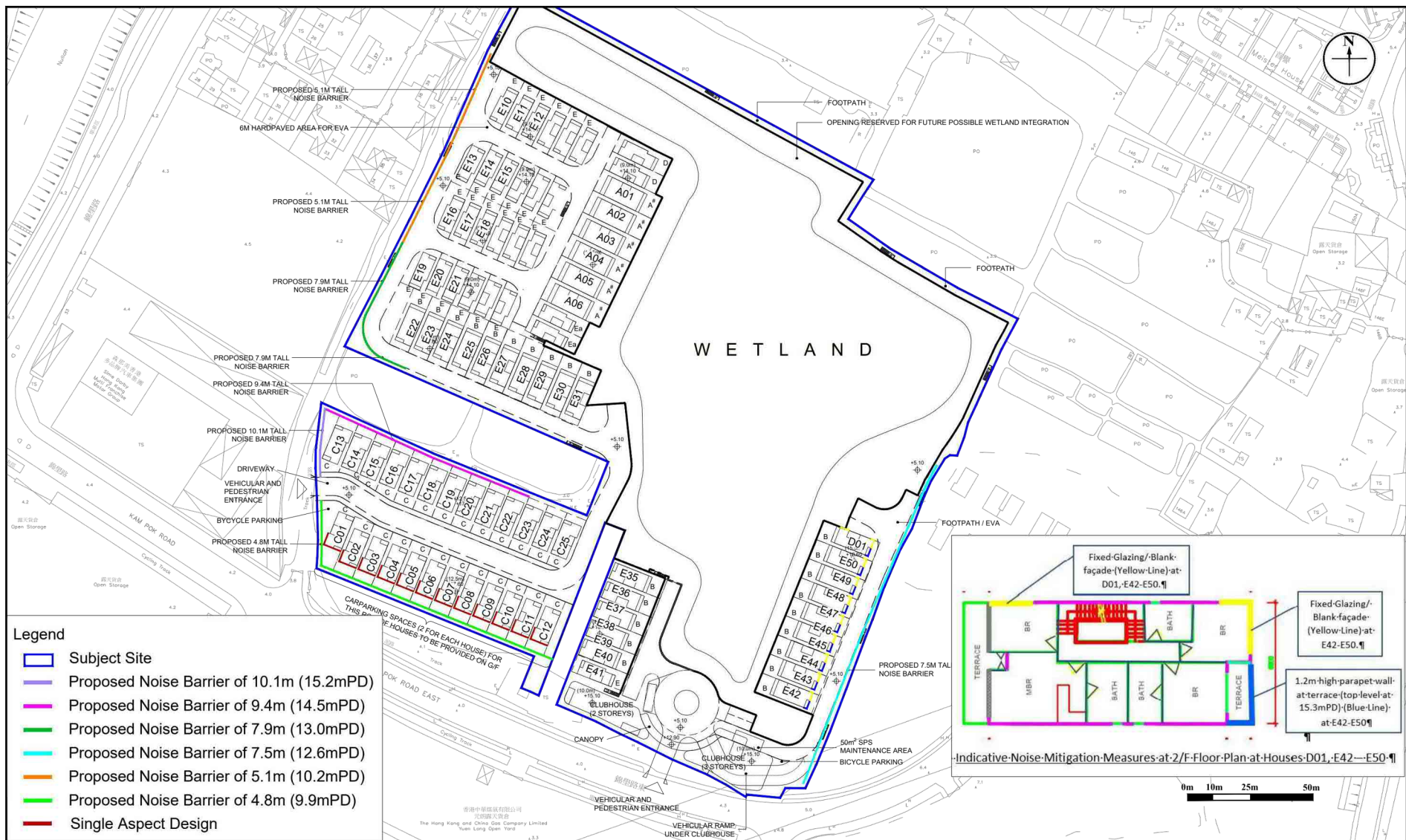


Figure: 4.6

Title: Proposed Noise Mitigation Measures for Proposed Development

Project: Planning Application for Proposed Comprehensive Development Scheme to include Wetland Restoration Proposal and Proposed Filling of Ponds/Land and Excavation of Land in "OU(CDWRA)" Zone at Various Lots in D.D. 104, North of Kam Pok Road East, Pok Wai, Yuen Long, New Territories

RAMBOLL

Drawn by: CL

Checked by: HN

Rev.: 6.0

Date: Feb 2024

Q:\PROJECTS\FDBNPWWREA00\04 DELIVERABLES\01 EA REPORT\01 FIGURES\IR8923_V6.0\SOURCE\FIGURE 4.1 TO 4.6 INIA.DWG

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 11

User : liu45022

Plot date : 9/12/2023

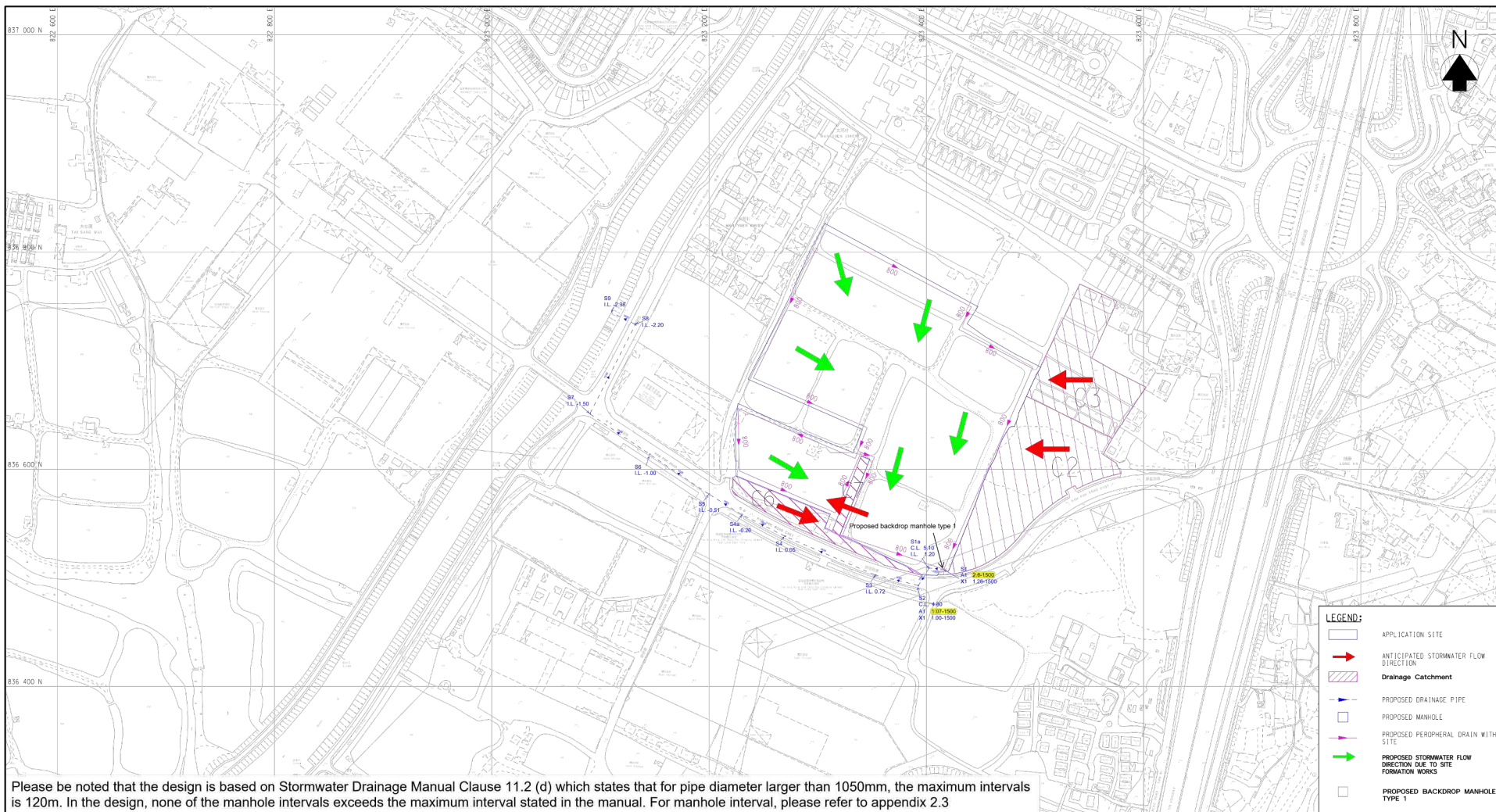


Figure: 3.1

Title: PROPOSED DRAINAGE SYSTEM FOR THE APPLICATION SITE

Project: PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSAL IN "OU(CDWR)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES

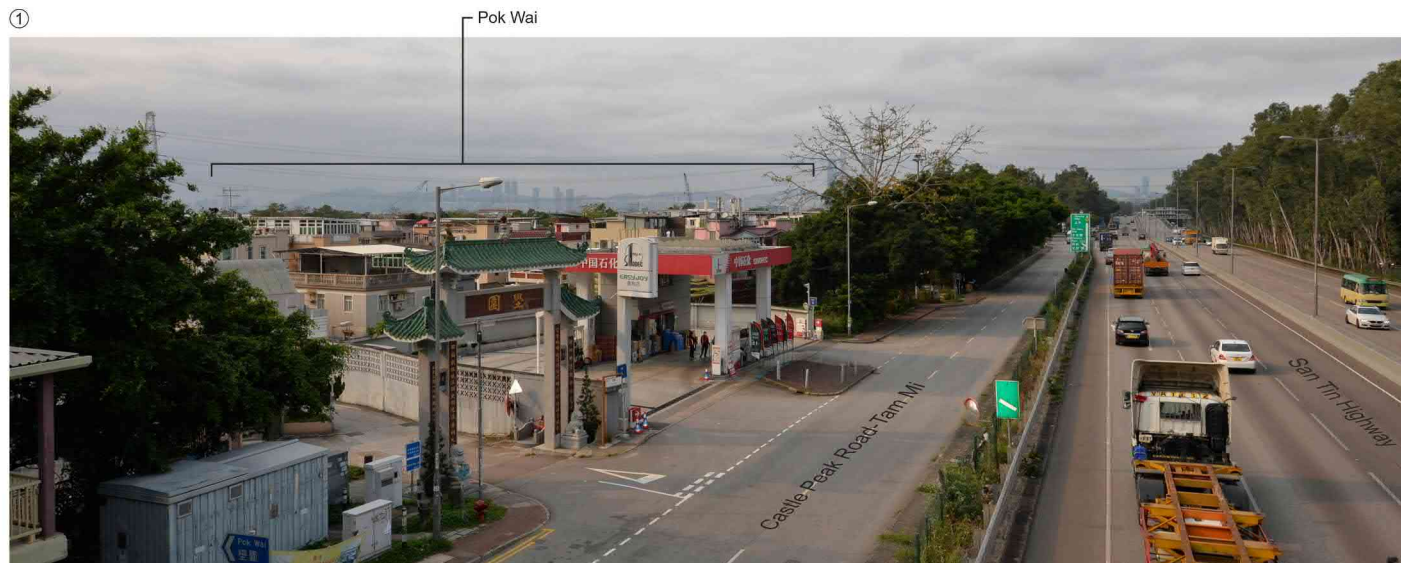
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Drawn by:	CL
Checked by:	NH
Rev:	6.1
Date:	Aug 2023

File : Y:\Daily Work\20230911A\Figure3.2.dgn

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 13



VP2: View looking towards the Subject Site from footbridge across San Tin Highway (Existing Situation)



Viewing Point 2 (VP2) Plan 10b



VP2: View looking towards the subject site from footbridge across San Tin Highway (with Proposed Scheme)

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 14

①



VP5: View looking towards the Subject Site from Kam Pok Road West (Existing Situation)



Viewing Point 5 (VP5) Plan 12b

②



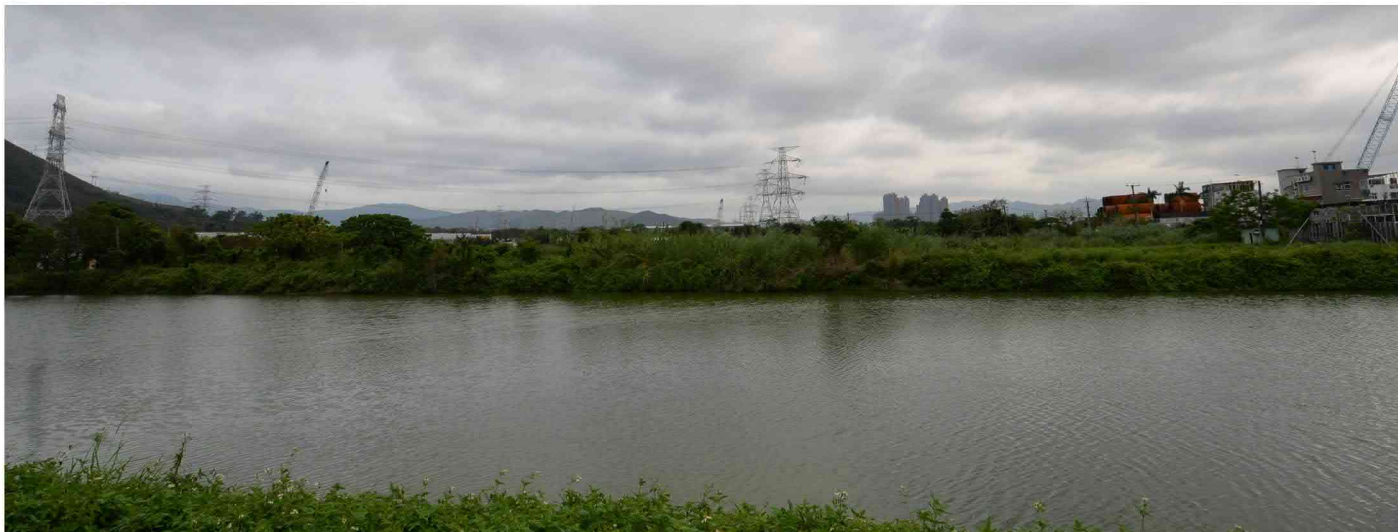
VP5: View looking towards the Subject Site from Kam Pok Road West (with Proposed Scheme)

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 15

①

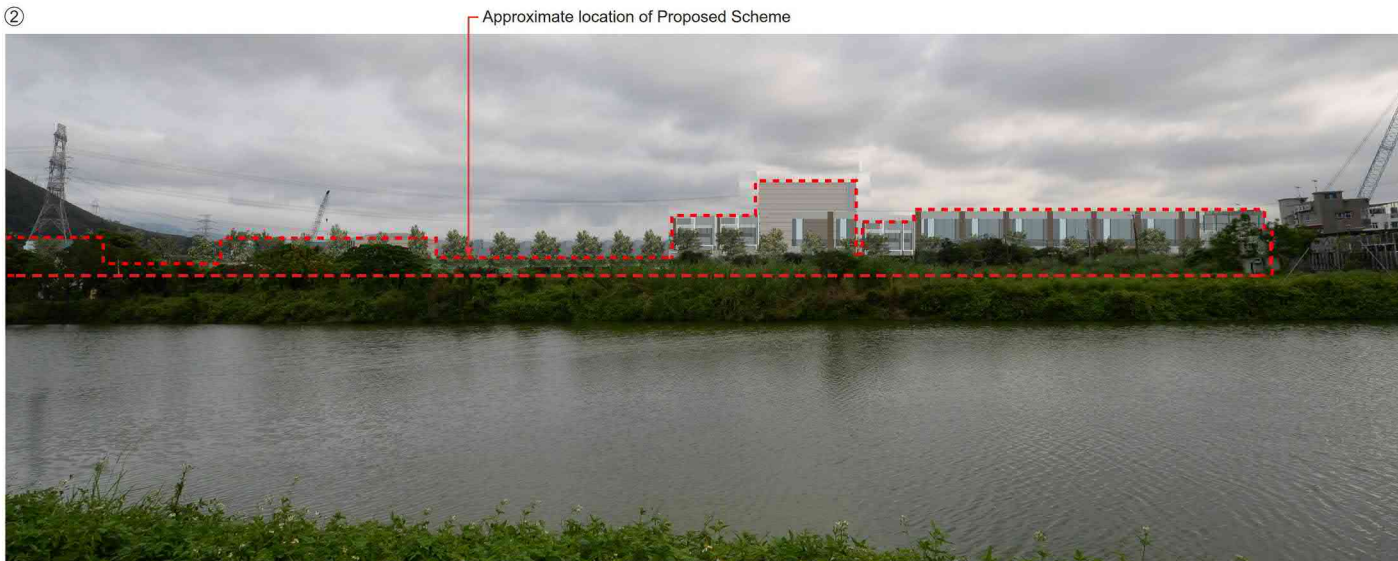


VP6: View looking south from Lake Park beside Royal Camellia (Existing Situation)



Viewing Point 6 (VP6) Plan 13b

②



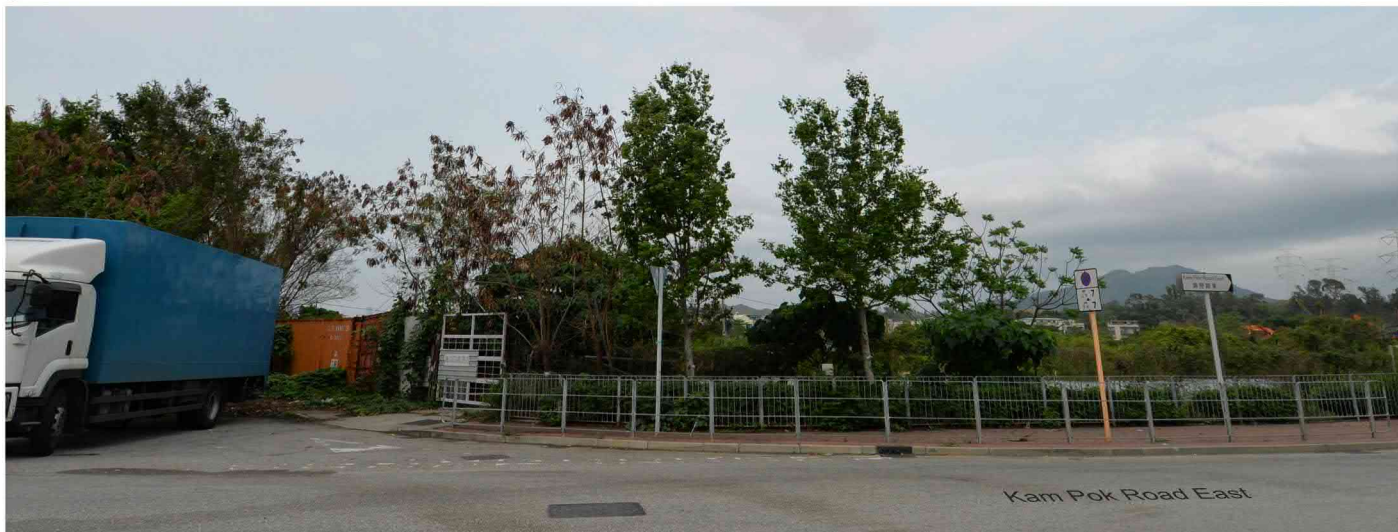
VP6: View looking south from Lake Park beside Royal Camellia (with Proposed Scheme)

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

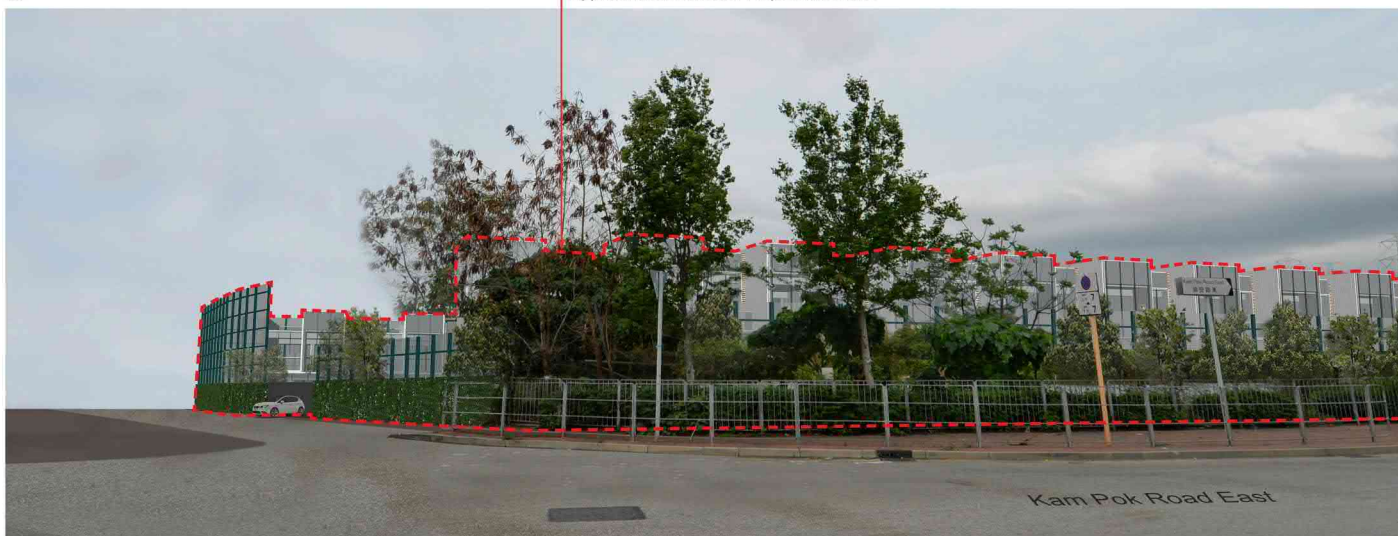
繪圖
DRAWING
A - 16

①

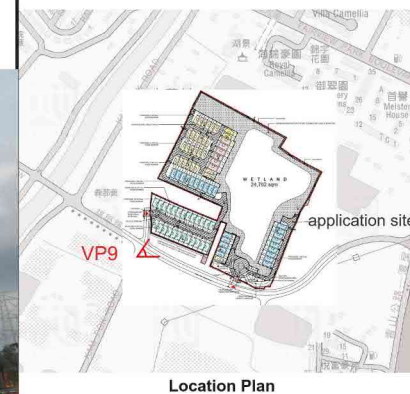


VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (Existing Situation)

②



VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (with Proposed Scheme)



**Viewing Point 9 (VP9)
Plan 14b**

(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 17

①



VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (Existing Situation)



Viewing Point 10 (VP10)
Plan 15b

②

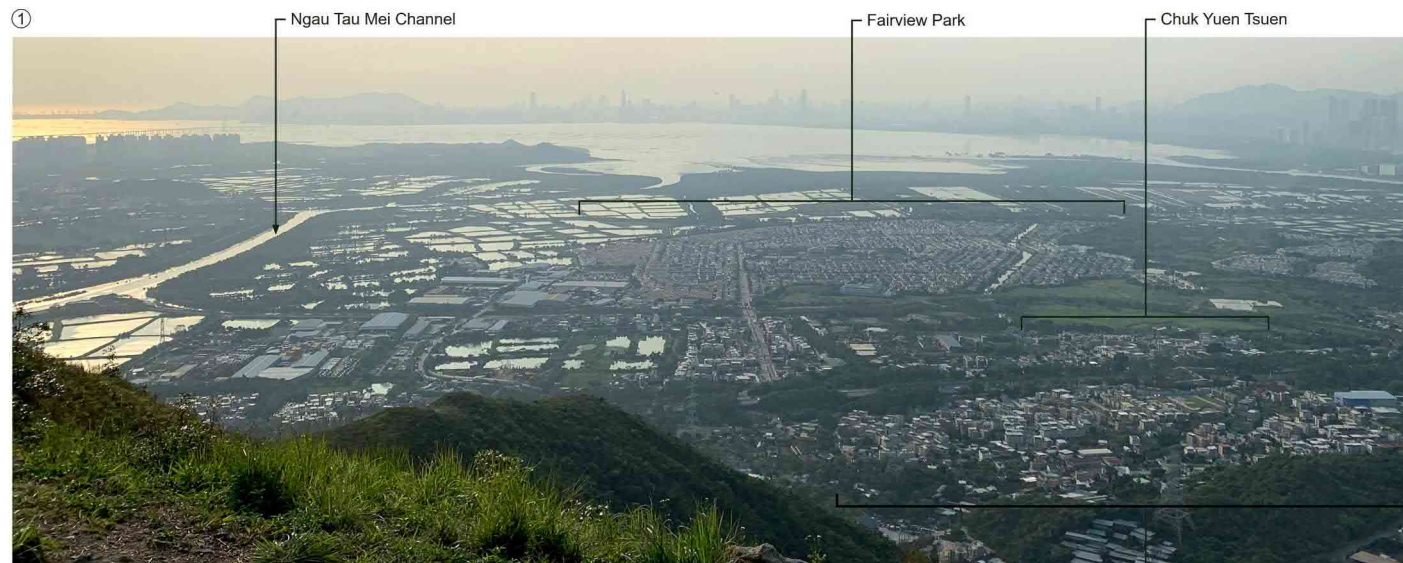


VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (with Proposed Scheme)

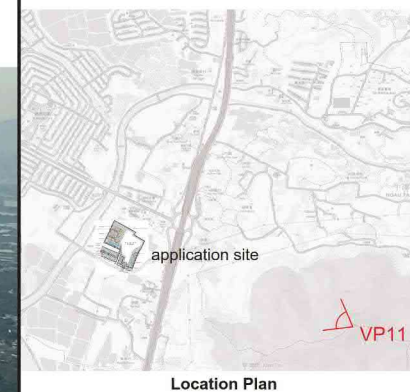
(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 18



VP11: View looking towards the Subject Site from Kai Kung Leng (Existing Situation)



Viewing Point 11 (VP11) Plan 16b



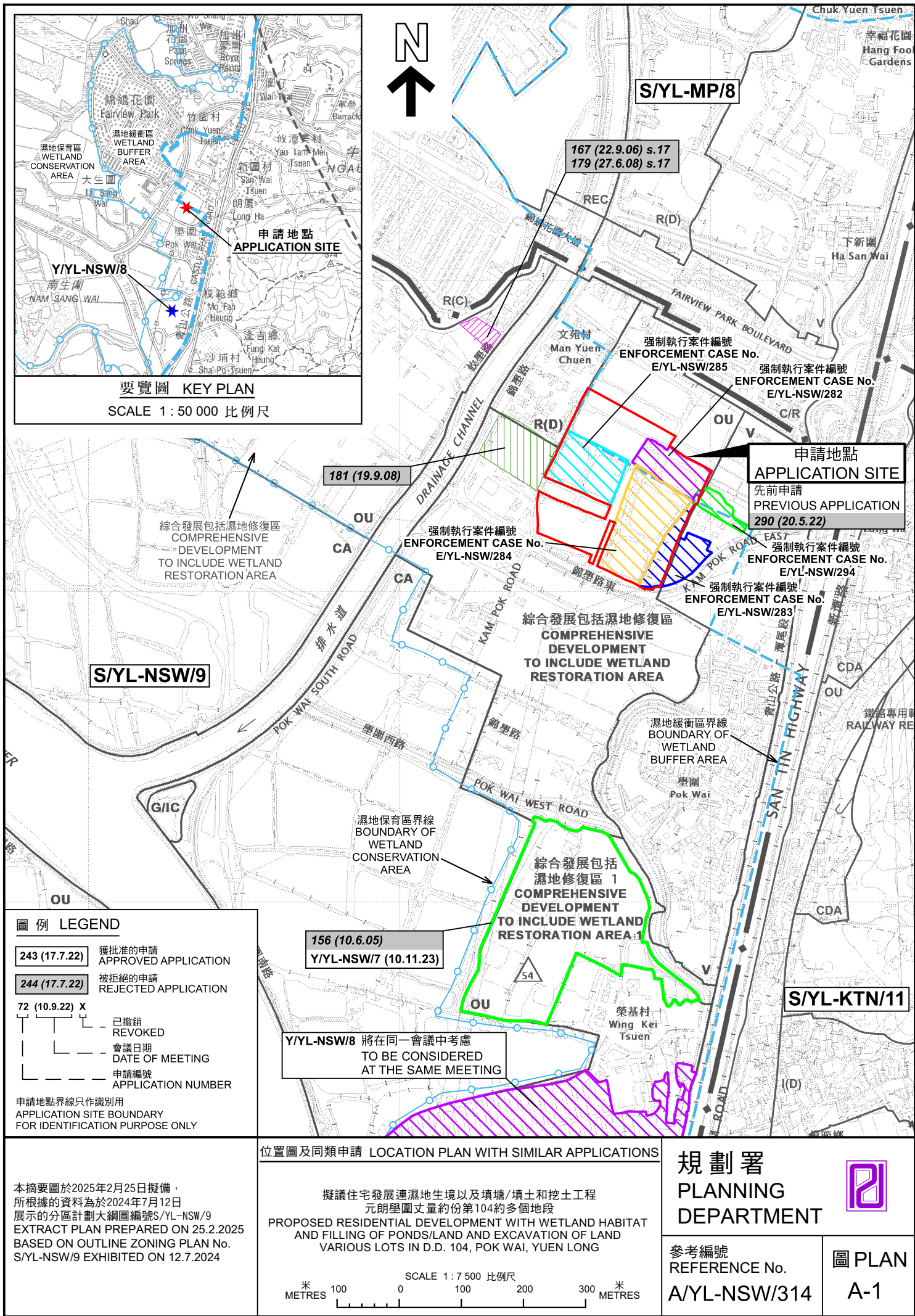
VP11: View looking towards the Subject Site from Kai Kung Leng (with Proposed Scheme)

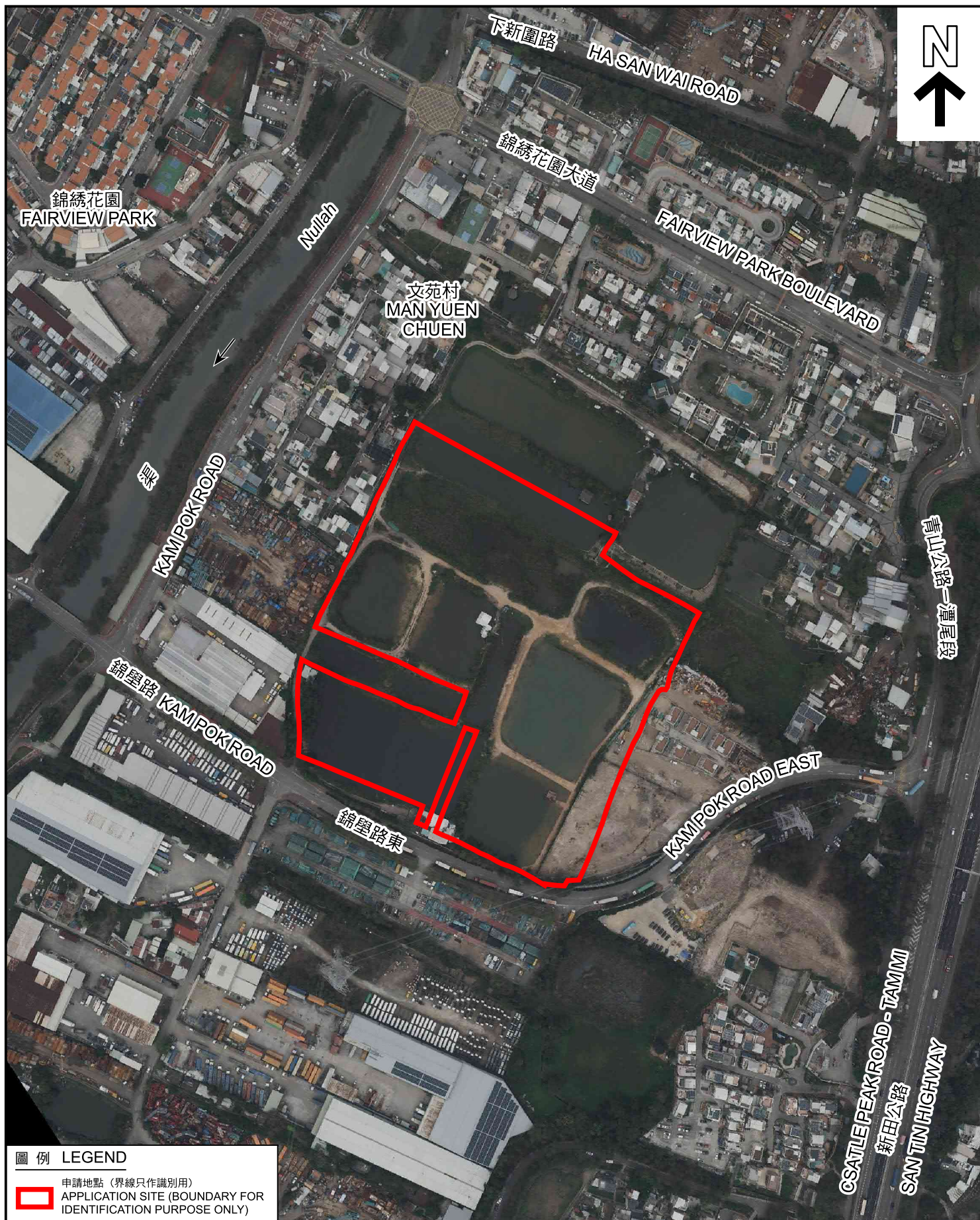
(摘錄自申請人於10. 1. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 10.1.2025)

參考編號
REFERENCE No.
A/YL-NSW/314

繪圖
DRAWING
A - 19







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

本摘要圖於2025年1月16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 E219683C-E219684C
EXTRACT PLAN PREPARED ON 16.1.2025
BASED ON AERIAL PHOTOS No.
E219683C-E219684C TAKEN ON 19.3.2024
BY LANDS DEPARTMENT

擬議住宅發展連濕地生境以及填塘/填土和挖土工程
元朗壘圍丈量約份第104約多個地段
PROPOSED RESIDENTIAL DEVELOPMENT WITH WETLAND HABITAT
AND FILLING OF PONDS/LAND AND EXCAVATION OF LAND
VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/314

圖 PLAN
A-3



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2025年1月16日擬備，所根據的資料為攝於2025年1月10日的實地照片
PLAN PREPARED ON 16.1.2025
BASED ON SITE PHOTOS
TAKEN ON 10.1.2025

擬議住宅發展連濕地生境以及填塘/填土和挖土工程
元朗壘圍丈量約份第104約多個地段
PROPOSED RESIDENTIAL DEVELOPMENT WITH WETLAND HABITAT
AND FILLING OF PONDS/LAND AND EXCAVATION OF LAND
VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/314

圖 PLAN
A-4a



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

<p>本圖於2025年2月21日擬備，所根據的資料為攝於2025年1月9日的實地照片 PLAN PREPARED ON 21.2.2025 BASED ON SITE PHOTOS TAKEN ON 9.1.2025</p>	<p style="text-align: center;">實地照片 SITE PHOTOS</p> <p style="text-align: center;">擬議住宅發展連濕地生境以及填塘/填土和挖土工程 元朗壘圍丈量約份第104約多個地段 PROPOSED RESIDENTIAL DEVELOPMENT WITH WETLAND HABITAT AND FILLING OF PONDS/LAND AND EXCAVATION OF LAND VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG</p>	<p style="text-align: center;">規 劃 署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. A/YL-NSW/314</p>	<p style="text-align: center;"></p> <p>圖 PLAN A-4b</p>
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7



申請地點
APPLICATION SITE

8



申請地點
APPLICATION SITE

9



申請地點
APPLICATION SITE

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2025年1月21日擬備，所根據的資料為攝於2025年1月9日的實地照片
PLAN PREPARED ON 21.1.2025
BASED ON SITE PHOTOS
TAKEN ON 9.1.2025

擬議住宅發展連濕地生境以及填塘/填土和挖土工程
元朗壘圍丈量約份第104約多個地段
PROPOSED RESIDENTIAL DEVELOPMENT WITH WETLAND HABITAT
AND FILLING OF PONDS/LAND AND EXCAVATION OF LAND
VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/314

圖 PLAN
A-4c