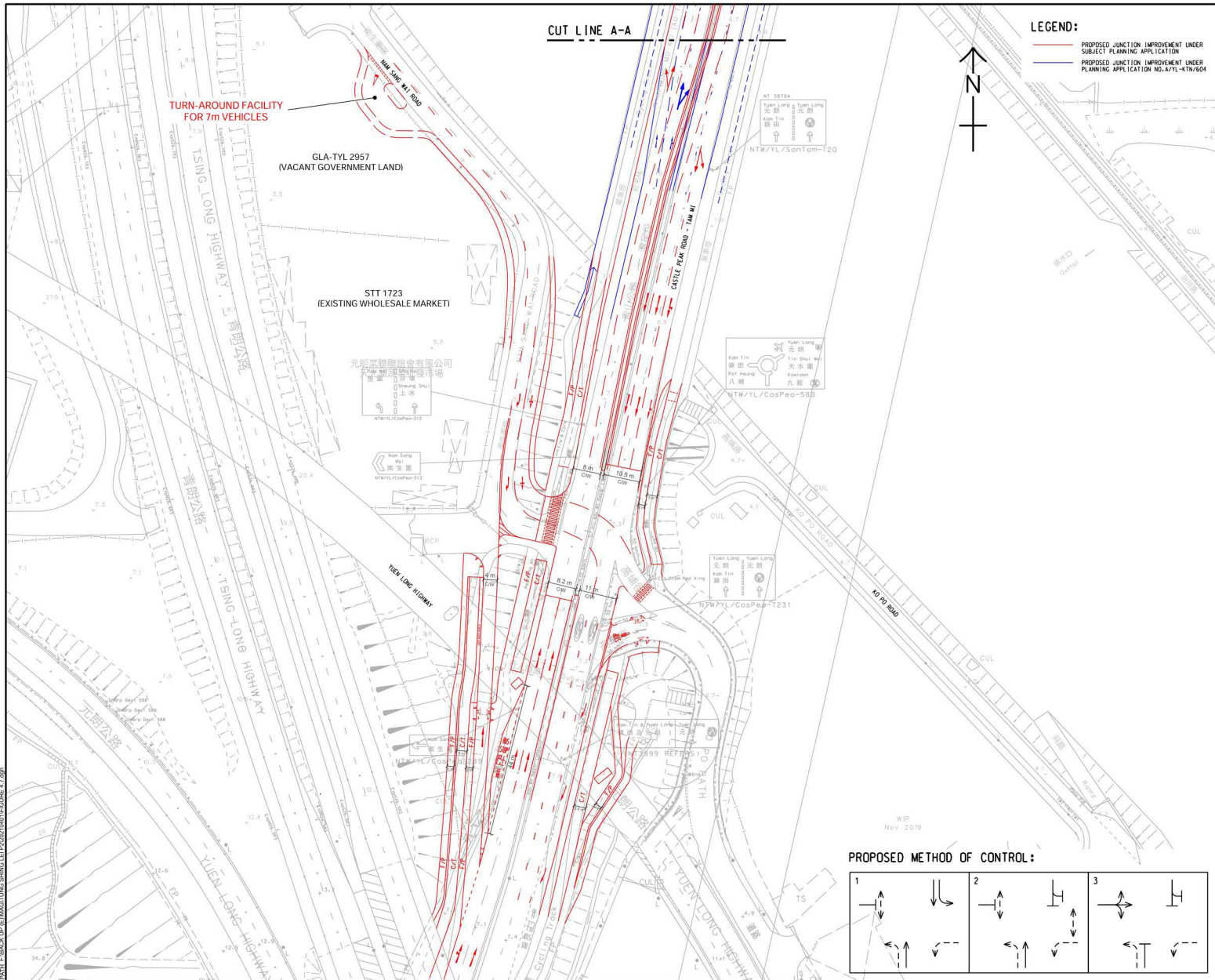






ISO A1 Information Sheet  
Approved  
Checked  
Designed  
Project Management Initials  
14/11/2023  
P2011-0401 FIGURE 4.7B



**AECOM**

**PROJECT**  
PROPOSED LAND SHARING  
PILOT SCHEME (LSPS) FOR A  
SITE AT VARIOUS LOTS IN  
D.D. 115, TUNG SHING LEI,  
YUEN LONG, THE NEW  
TERRITORIES

**CLIENT**  
NTW

**CONSULTANT**  
AECOM Asia Company Ltd.  
www.aecom.com

**SUB-CONSULTANTS**  
NTW

**ISSUE/REVISION**

IR	DATE	DESCRIPTION	CHK.
01	14/11/2023	ISSUED FOR PERMIT	NTW

**STATUS**  
PRELIMINARY

**SCALE**  
1:1000  
**DIMENSION UNIT**  
METRES

**KEY PLAN**  
NTW

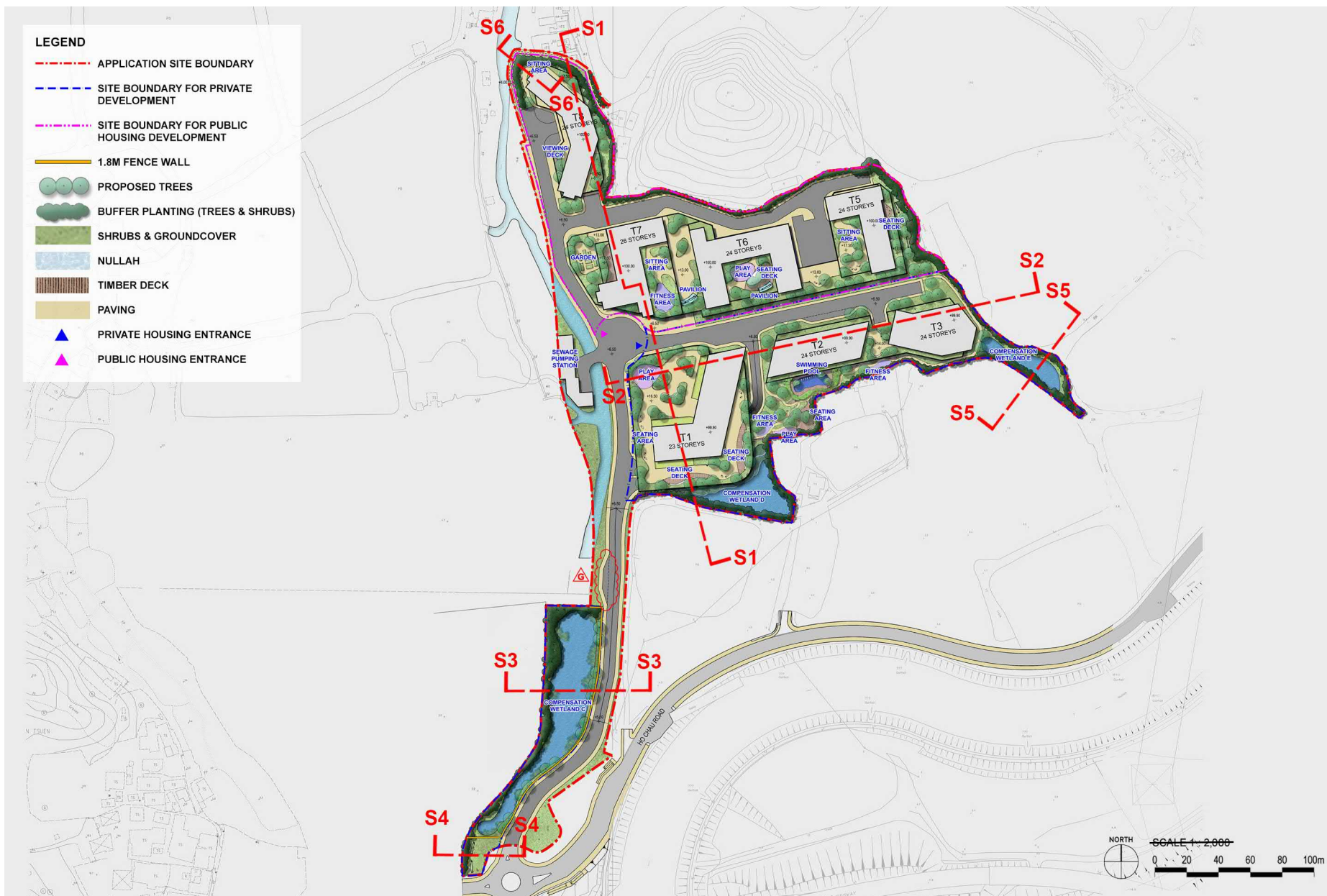
**PROJECT NO.**  
P2011-0401  
**CONTRACT NO.**  
NTW

**SHEET TITLE**  
PROPOSED LAYOUT FOR JUNCTION  
OF CASTLE PEAK ROAD - TAM MI /  
NAM SANG WAI ROAD (J3)

**SHEET NUMBER**  
FIGURE 4.7B

參考編號  
REFERENCE No.  
M/YLE1/24/30

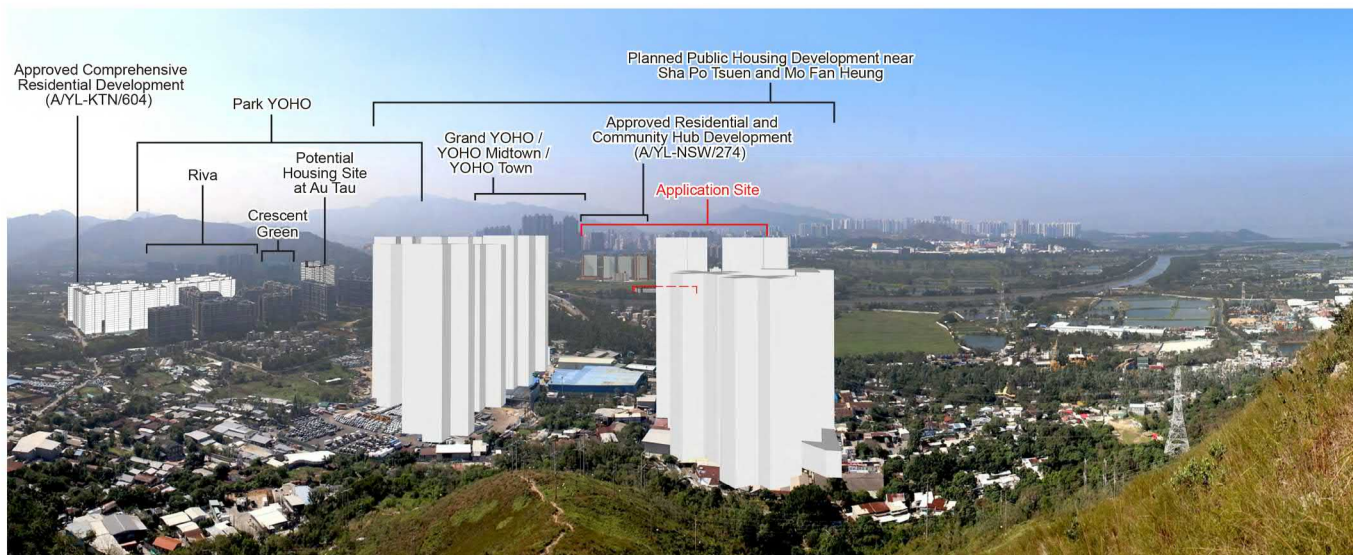
繪圖  
DRAWING  
3



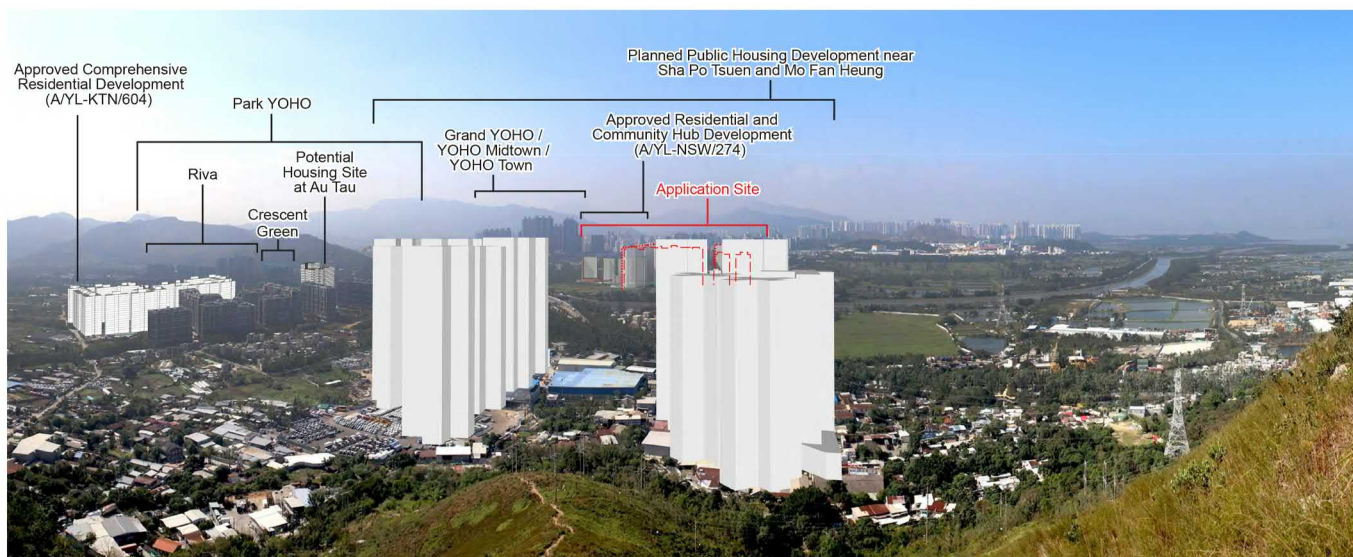
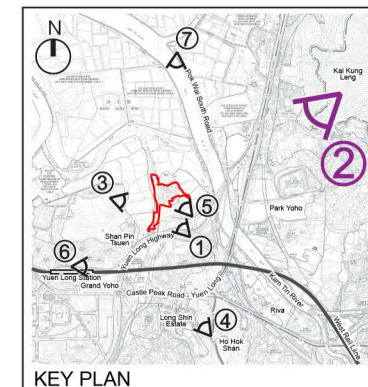
參考編號  
 REFERENCE No.  
 M/YLE1/24/30

繪圖  
 DRAWING  
 4





Baseline Scheme



Current Scheme

**Proposed Mitigation Measures (subject to refinements at detailed design stage):**

1. Incorporation of building setback of not less than 5m from site boundary
2. Building gaps of not less than 15m-wide are proposed between public housing site and private housing site, T2 & T3 and T7 & T8 of the Proposed Development
3. Provision of sufficient greenery within development sites
4. Provision of peripheral planting strip along site boundary to promote green interfacing with the surroundings
5. Compensation wetlands will be provided in private housing development based on "no net loss in wetland" principle
6. Careful architectural treatments, such as visually compatible colour scheme of building facades, will be incorporated

**llewelyn  
davies**

Title

Photomontages – Viewing from VP2 : Kai Kung Leng in Lam Tsuen Country Park

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale	Figure 5.2		

參考編號  
REFERENCE No.  
M/YLE1/24/30

繪圖  
DRAWING  
5a

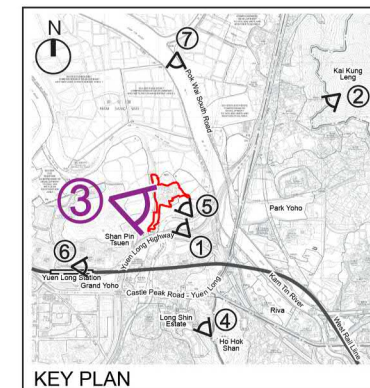




Baseline Scheme



Current Scheme



**Proposed Mitigation Measures (subject to refinements at detailed design stage):**

1. Incorporation of building setback of not less than 5m from site boundary
2. Building gaps of not less than 15m-wide are proposed between public housing site and private housing site, T2 & T3 and T7 & T8 of the Proposed Development
3. Provision of sufficient greenery within development sites
4. Provision of peripheral planting strip along site boundary to promote green interfacing with the surroundings
5. Compensation wetlands will be provided in private housing development based on "no net loss in wetland" principle
6. Careful architectural treatments, such as visually compatible colour scheme of building facades, will be incorporated

**llewelyn  
davies**

Title

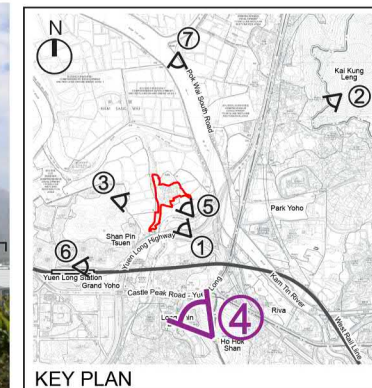
Photomontages – Viewing from VP3 : Shan Pui Tsuen Graves

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale	Figure 5.3		

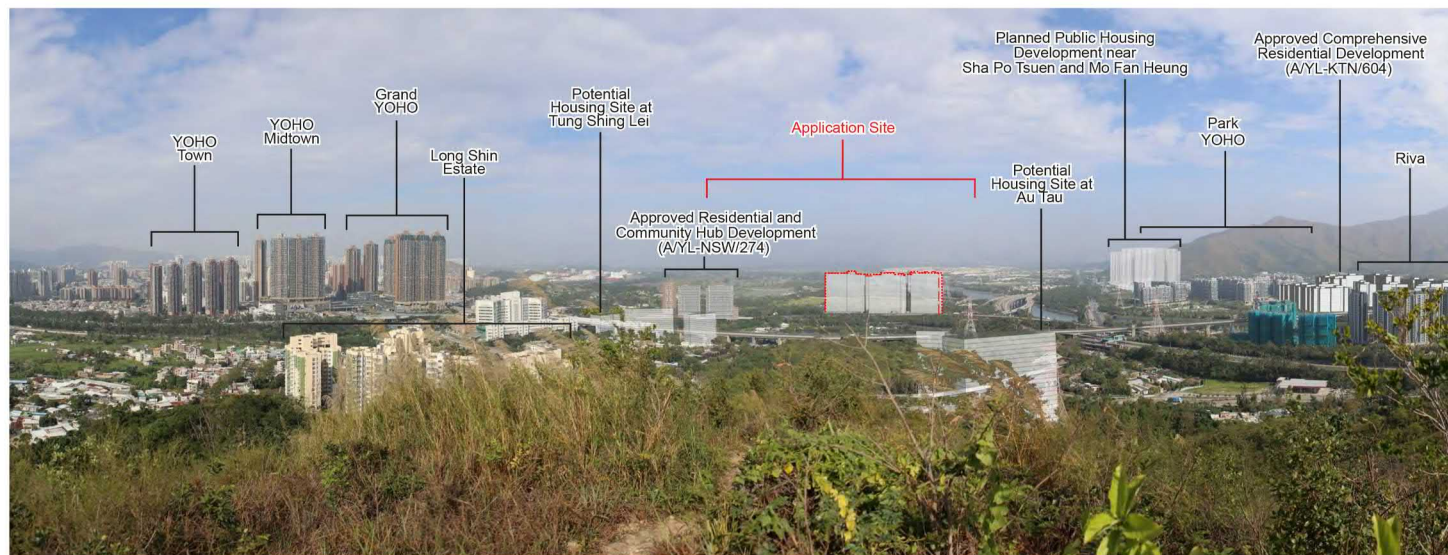
參考編號  
REFERENCE No.  
M/YLE1/24/30

繪圖  
DRAWING  
5b





Baseline Scheme



Current Scheme

**Proposed Mitigation Measures (subject to refinements at detailed design stage):**

1. Incorporation of building setback of not less than 5m from site boundary
2. Building gaps of not less than 15m-wide are proposed between public housing site and private housing site, T2 & T3 and T7 & T8 of the Proposed Development
3. Provision of sufficient greenery within development sites
4. Provision of peripheral planting strip along site boundary to promote green interfacing with the surroundings
5. Compensation wetlands will be provided in private housing development based on "no net loss in wetland" principle
6. Careful architectural treatments, such as visually compatible colour scheme of building facades, will be incorporated

**llewelyn  
davies**

Title

Photomontages – Viewing from VP4 : Ho Hok Shan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale	Figure 5.4		

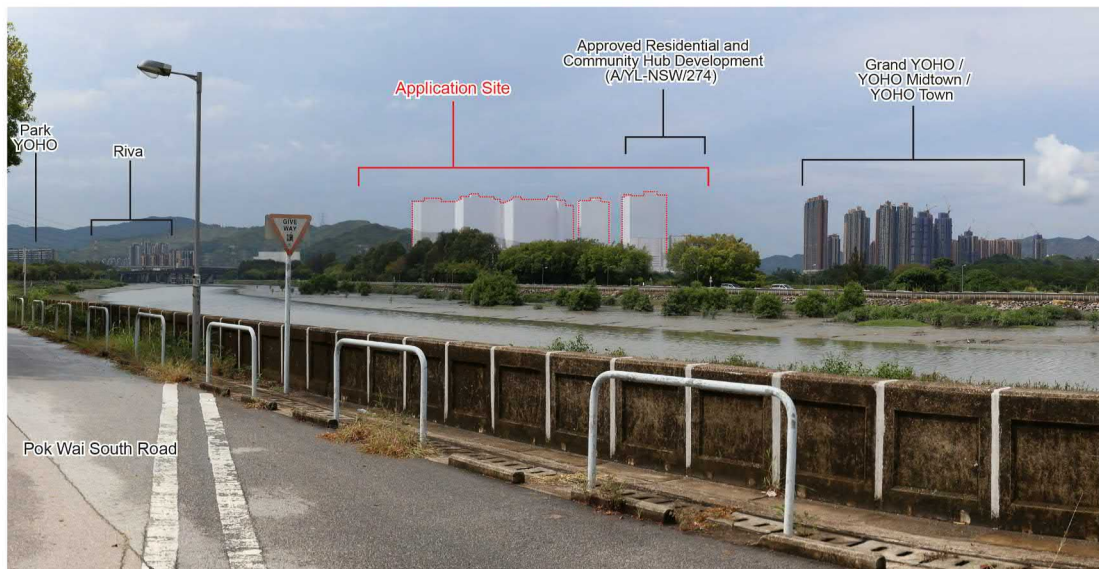
參考編號  
REFERENCE No.  
M/YLE1/24/30

繪圖  
DRAWING  
5c

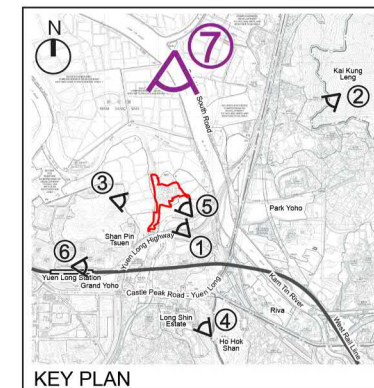




Baseline Scheme



Current Scheme



**Proposed Mitigation Measures (subject to refinements at detailed design stage):**

1. Incorporation of building setback of not less than 5m from site boundary
2. Building gaps of not less than 15m-wide are proposed between public housing site and private housing site, T2 & T3 and T7 & T8 of the Proposed Development
3. Provision of sufficient greenery within development sites
4. Provision of peripheral planting strip along site boundary to promote green interfacing with the surroundings
5. Compensation wetlands will be provided in private housing development based on "no net loss in wetland" principle
6. Careful architectural treatments, such as visually compatible colour scheme of building facades, will be incorporated

**llewelyn  
davies**

Title

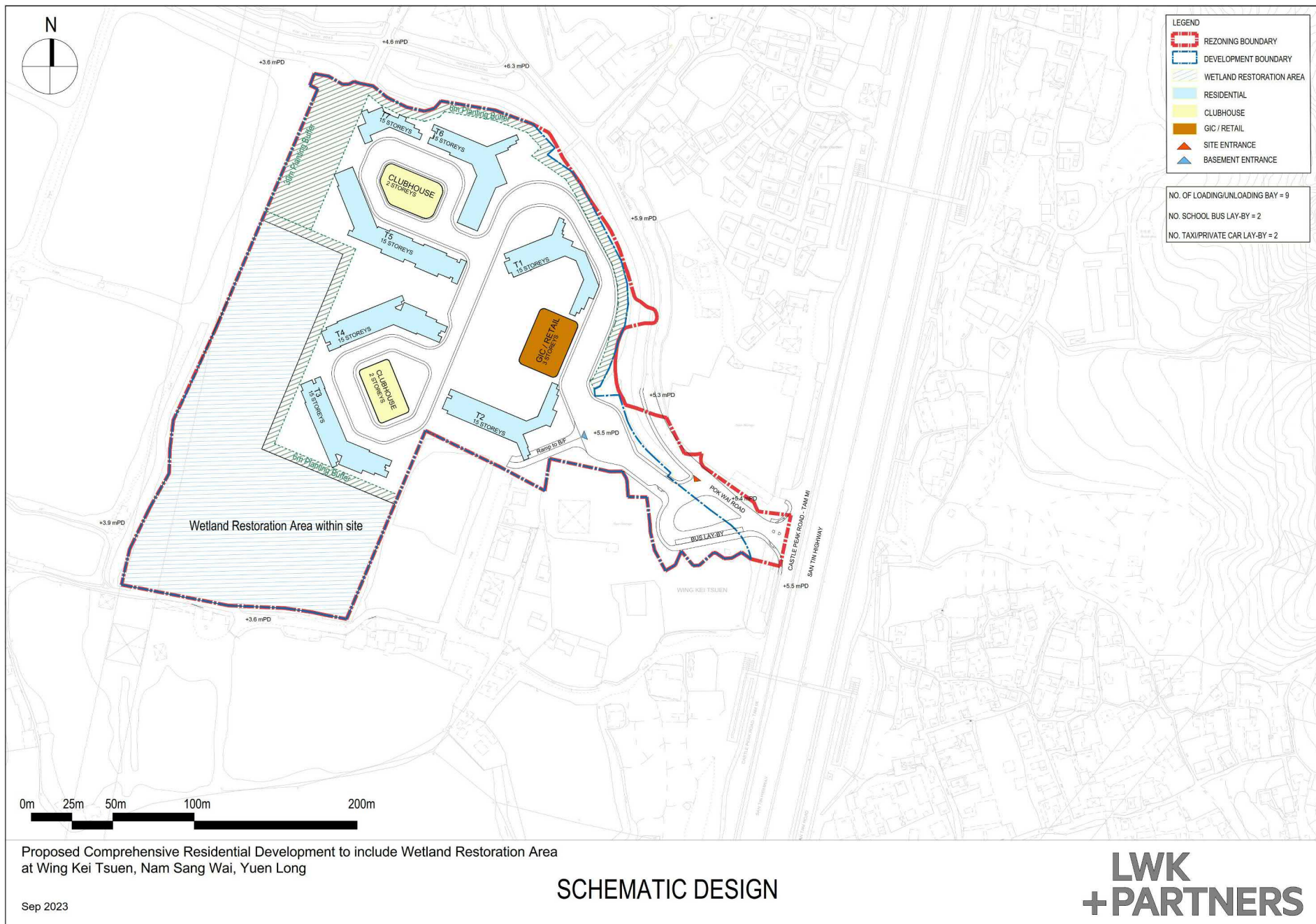
Photomontages – Viewing from VP7 : Further North of Pok Wai South Road

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale	Figure 5.7		

參考編號  
REFERENCE No.  
M/YLE1/24/30

繪圖  
DRAWING  
5d



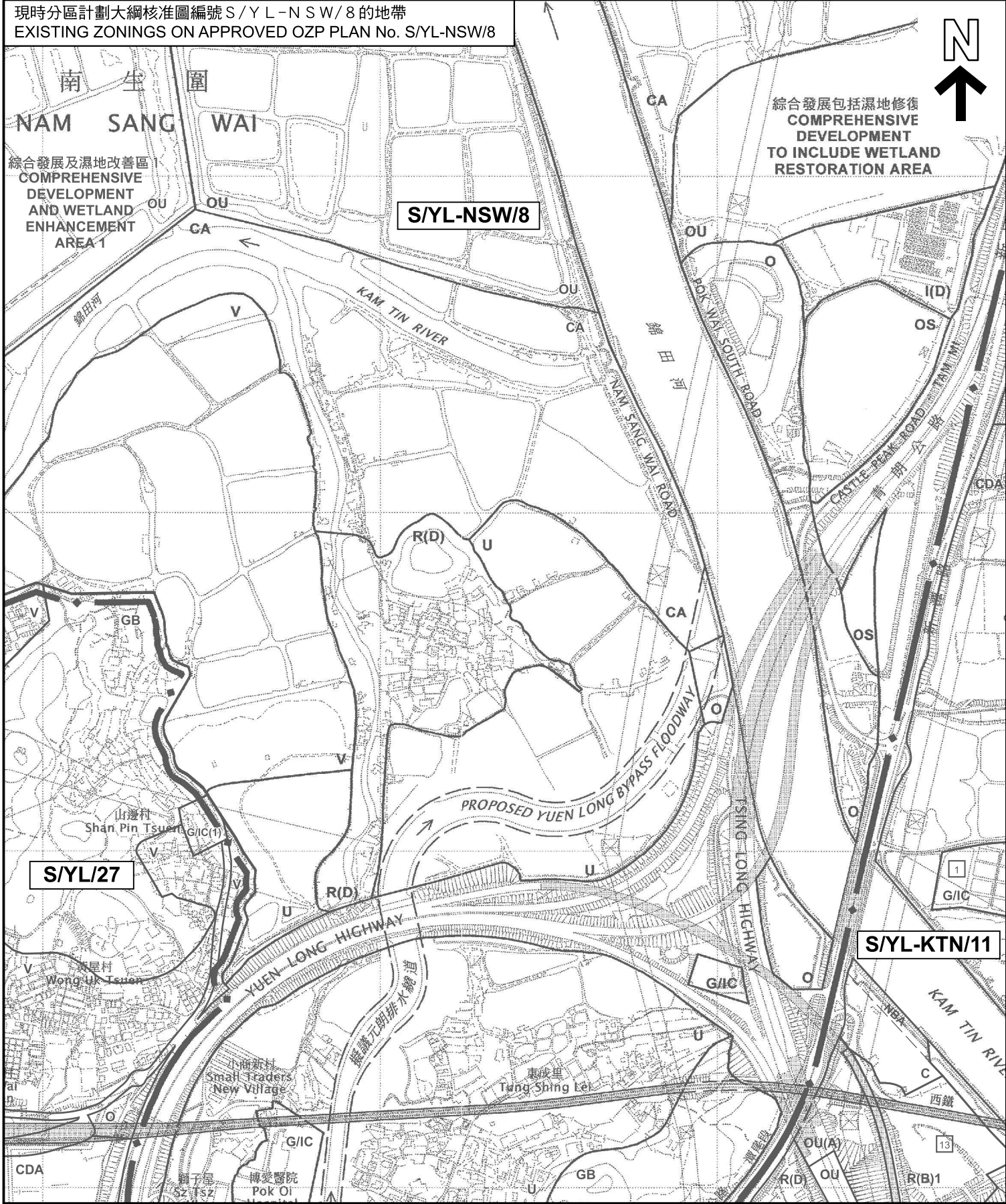


參考編號  
 REFERENCE No.  
 M/YLE1/24/30

繪圖  
 DRAWING  
 6

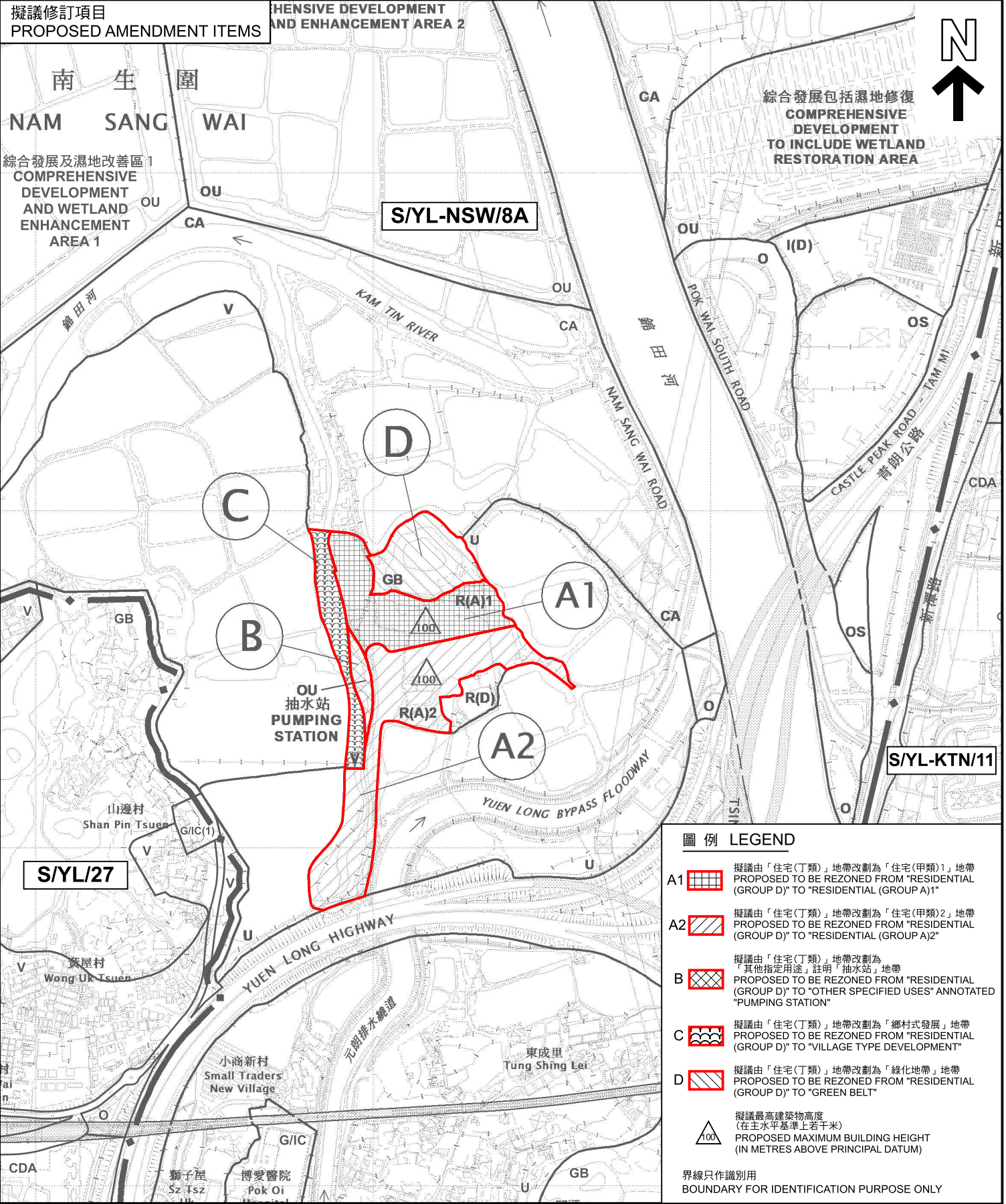


現時分區計劃大綱核准圖編號 S/YL-NSW/8 的地帶  
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NSW/8



擬議修訂項目  
PROPOSED AMENDMENT ITEMS

綜合發展及濕地改善區 2  
COMPREHENSIVE DEVELOPMENT AND ENHANCEMENT AREA 2



圖例 LEGEND

- A1 擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)1」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)1"
- A2 擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)2」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)2"
- B 擬議由「住宅(丁類)」地帶改劃為「其他指定用途」註明「抽水站」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "OTHER SPECIFIED USES" ANNOTATED "PUMPING STATION"
- C 擬議由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "VILLAGE TYPE DEVELOPMENT"
- D 擬議由「住宅(丁類)」地帶改劃為「綠化地帶」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "GREEN BELT"
- 擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2024年6月14日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 14.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目A1, A2, B, C 及 D  
PROPOSED AMENDMENT ITEMS A1, A2, B, C AND D TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

SCALE 1:7 500 比例尺  
米 METRES 100 0 100 200 300 400 500 600 700 米 METRES

規劃署  
PLANNING DEPARTMENT

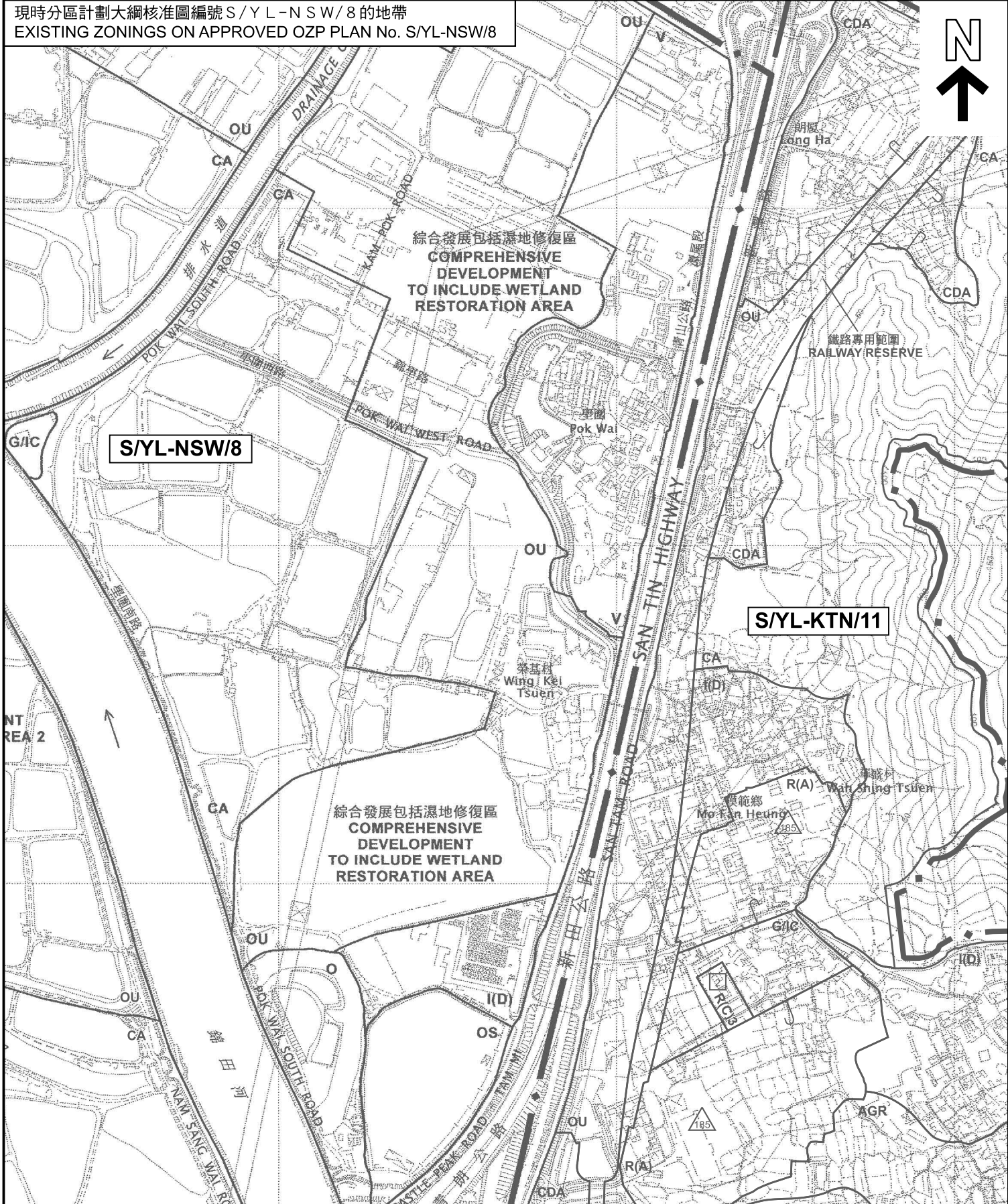


參考編號  
REFERENCE No.  
M/YLE1/24/30

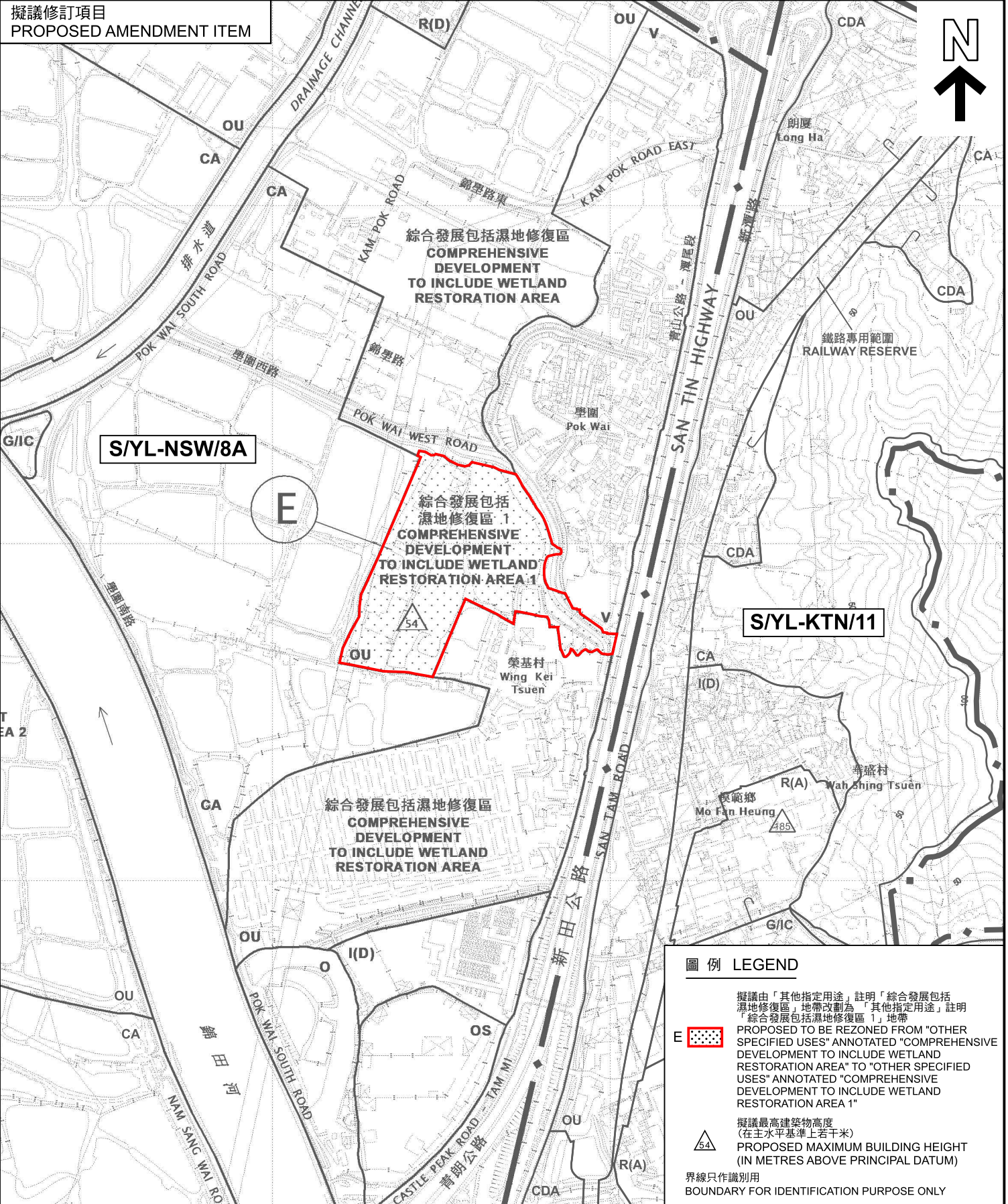
圖 PLAN  
1a



現時分區計劃大綱核准圖編號 S/YL-NSW/8 的地帶  
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NSW/8



擬議修訂項目  
PROPOSED AMENDMENT ITEM



圖例 LEGEND

E

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「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶

PROPOSED TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA 1"

54

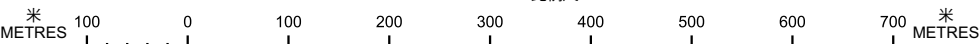
擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目E  
PROPOSED AMENDMENT ITEM E TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

SCALE 1 : 7 500 比例尺



本摘要圖於2024年4月18日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/YL-NSW/8  
EXTRACT PLAN PREPARED ON 18.4.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NSW/8 APPROVED ON 17.10.2006

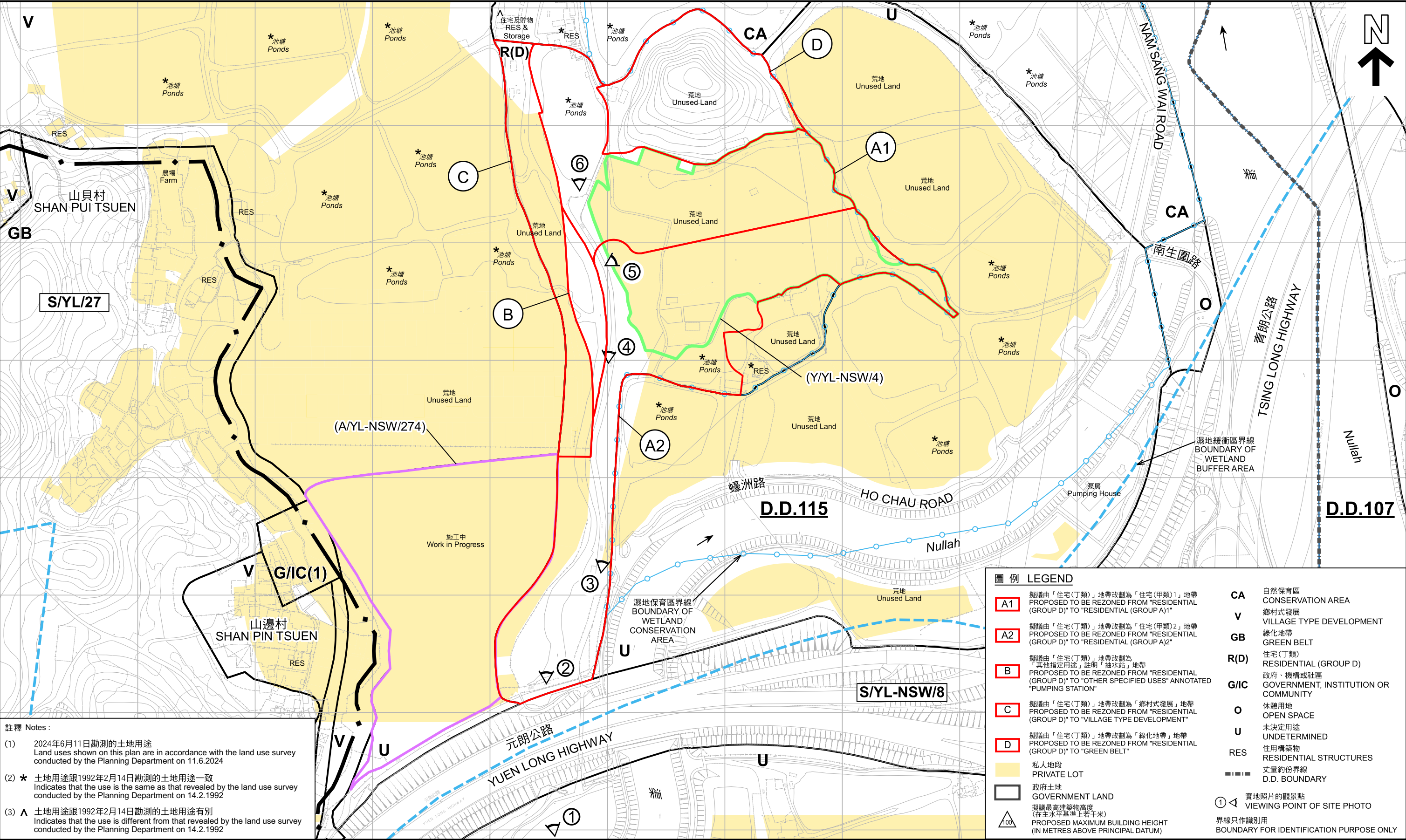
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
1b





註釋 Notes:

(1) 2024年6月11日勘测的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 11.6.2024

(2) ★ 土地用途跟1992年2月14日勘测的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 14.2.1992

(3) ▲ 土地用途跟1992年2月14日勘测的土地用途有别  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 14.2.1992

本摘要圖於2024年6月17日擬備，  
所根據的資料為測量圖編號  
6-NE-1C、6A 及 6-NW-5D、10B  
EXTRACT PLAN PREPARED ON 17.6.2024  
BASED ON SURVEY SHEETS No.  
6-NE-1C, 6A & 6-NW-5D, 10B

平面圖 SITE PLAN

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目A1, A2, B, C 及 D  
PROPOSED AMENDMENT ITEMS A1, A2, B, C AND D TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 150 200 250 米

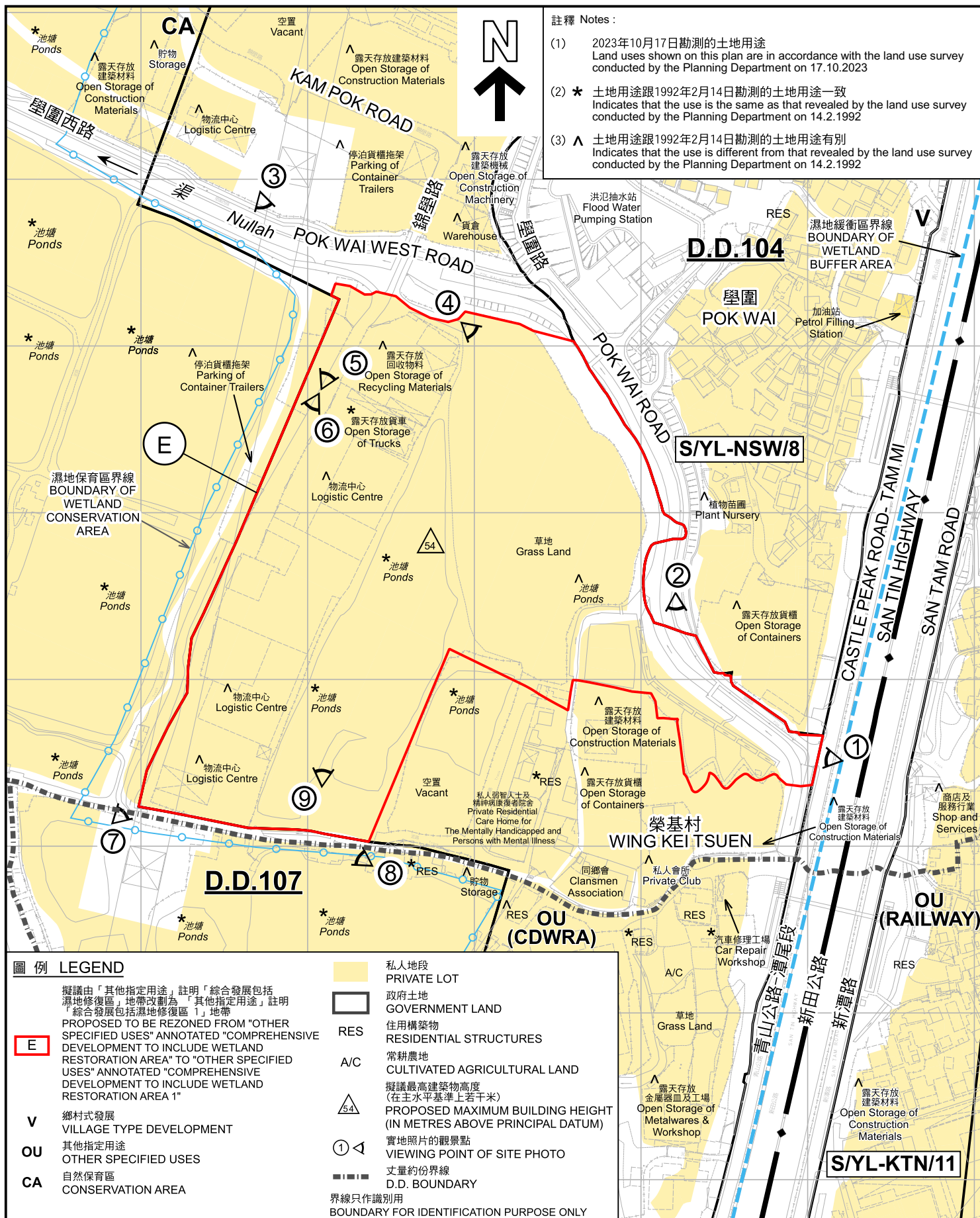
規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
2a

圖例 LEGEND	
<div>A1</div>	擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)1」地帶 PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)1"
<div>A2</div>	擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)2」地帶 PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)2"
<div>B</div>	擬議由「住宅(丁類)」地帶改劃為「其他指定用途」註明「抽水站」地帶 PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "OTHER SPECIFIED USES" ANNOTATED "PUMPING STATION"
<div>C</div>	擬議由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶 PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "VILLAGE TYPE DEVELOPMENT"
<div>D</div>	擬議由「住宅(丁類)」地帶改劃為「綠化地帶」地帶 PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "GREEN BELT"
<div>私人地段 PRIVATE LOT</div>	
<div>政府土地 GOVERNMENT LAND</div>	
<div>擬議最高建築物高度 (在主水平基準上若干米) PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)</div>	
<div>CA</div>	自然保育區 CONSERVATION AREA
<div>V</div>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<div>GB</div>	綠化地帶 GREEN BELT
<div>R(D)</div>	住宅(丁類) RESIDENTIAL (GROUP D)
<div>G/IC</div>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<div>O</div>	休憩用地 OPEN SPACE
<div>U</div>	未決定用途 UNDETERMINED
<div>RES</div>	住用構築物 RESIDENTIAL STRUCTURES
<div>丈量約份界線 D.D. BOUNDARY</div>	
<div>① ▲</div>	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	





<p>本摘要圖於2024年6月17日擬備， 所根據的資料為測量圖編號 2-SE-21C、21D 及 6-NE-1A、1B EXTRACT PLAN PREPARED ON 17.6.2024 BASED ON SURVEY SHEETS NO. 2-SE-21C, 21D &amp; 6-NE-1A, 1B</p>	<p>平面圖 SITE PLAN</p> <p>在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 作出的擬議修訂項目E PROPOSED AMENDMENT ITEM E TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8</p> <p>SCALE 1:3 000 比例尺</p> <p>米 METRES 50 0 50 100 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/YLE1/24/30</p> <p>圖 PLAN 2b</p>
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圖 例 LEGEND

A1

擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)1」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)1"

A2

擬議由「住宅(丁類)」地帶改劃為「住宅(甲類)2」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP A)2"

B

擬議由「住宅(丁類)」地帶改劃為「其他指定用途」註明「抽水站」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "OTHER SPECIFIED USES" ANNOTATED "PUMPING STATION"

C

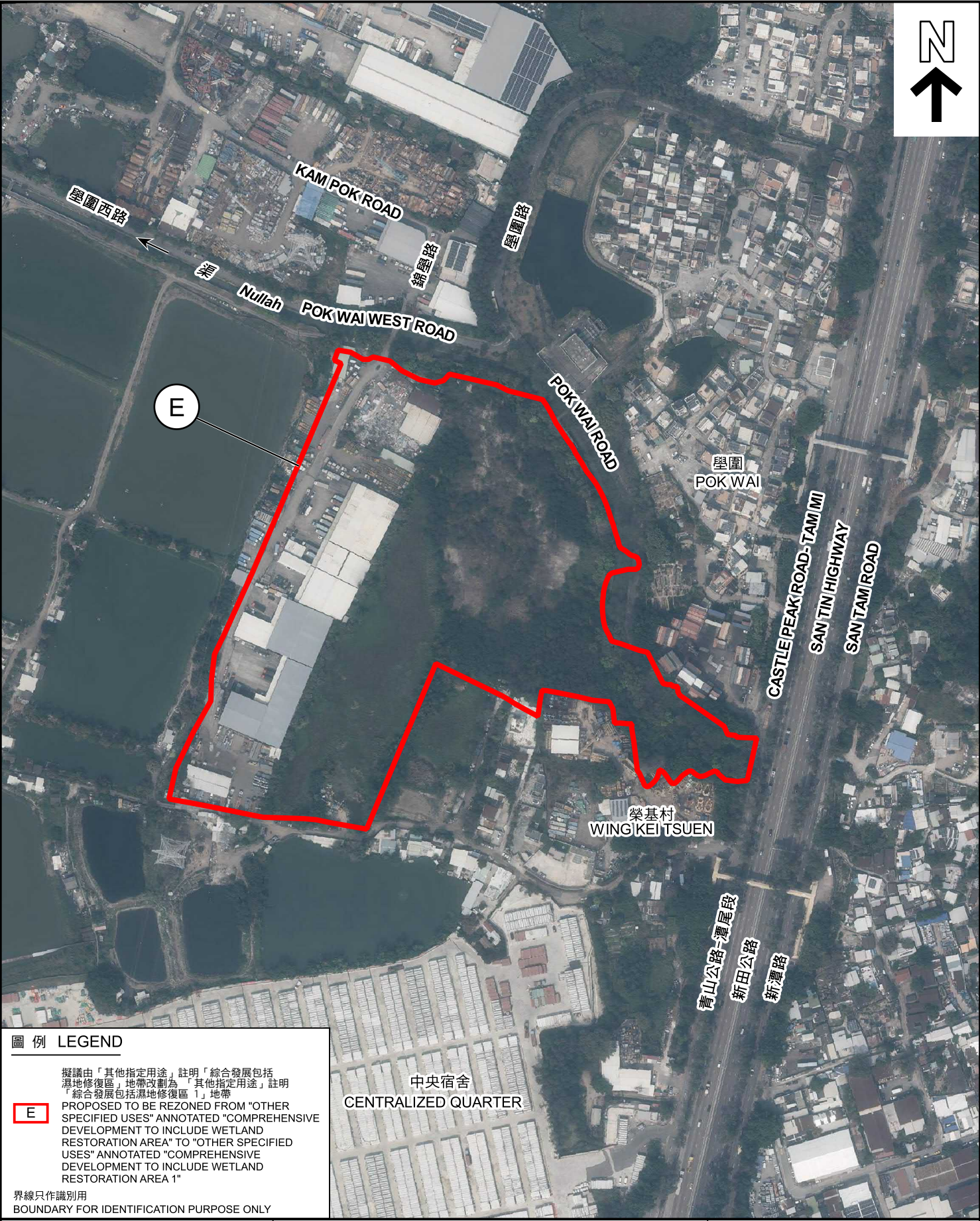
擬議由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "VILLAGE TYPE DEVELOPMENT"

D

擬議由「住宅(丁類)」地帶改劃為「綠化地帶」地帶  
PROPOSED TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "GREEN BELT"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





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」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶

**E** PROPOSED TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA 1"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目E  
PROPOSED AMENDMENT ITEM E TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
3b

本摘要圖於2024年6月17日擬備，  
所根據的資料為地政總署於2023年2月24日  
拍得的航攝照片編號 E187461C-E187464C  
EXTRACT PLAN PREPARED ON 17.6.2024  
BASED ON AERIAL PHOTOS No.  
E187461C-E187464C TAKEN ON 24.2.2023  
BY LANDS DEPARTMENT



1



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2024年6月17日擬備，所根據的資料為攝於2024年5月10日的實地照片  
PLAN PREPARED ON 17.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 10.5.2024

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目A1, A2, B, C 及 D  
PROPOSED AMENDMENT ITEMS A1, A2, B, C AND D TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
4a



2



修訂項目A1, A2, B, C 及 D  
AMENDMENT ITEMS A1, A2, B, C AND D

3



修訂項目A1, A2, B, C 及 D  
AMENDMENT ITEMS A1, A2, B, C AND D

4



修訂項目A1, A2, B, C 及 D  
AMENDMENT ITEMS A1, A2, B, C AND D

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2024年5月16日擬備，所根據的資料為攝於2024年5月10日的實地照片  
PLAN PREPARED ON 16.5.2024  
BASED ON SITE PHOTOS  
TAKEN ON 10.5.2024

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目A1, A2, B, C 及 D  
PROPOSED AMENDMENT ITEMS A1, A2, B, C AND D TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
4b



5



6



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

### 實地照片 SITE PHOTOS

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目A1, A2, B, C 及 D  
PROPOSED AMENDMENT ITEMS A1, A2, B, C AND D TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

本圖於2024年5月16日擬備，所根據的  
資料為攝於2024年5月10日的實地照片  
PLAN PREPARED ON 16.5.2024  
BASED ON SITE PHOTOS  
TAKEN ON 10.5.2024

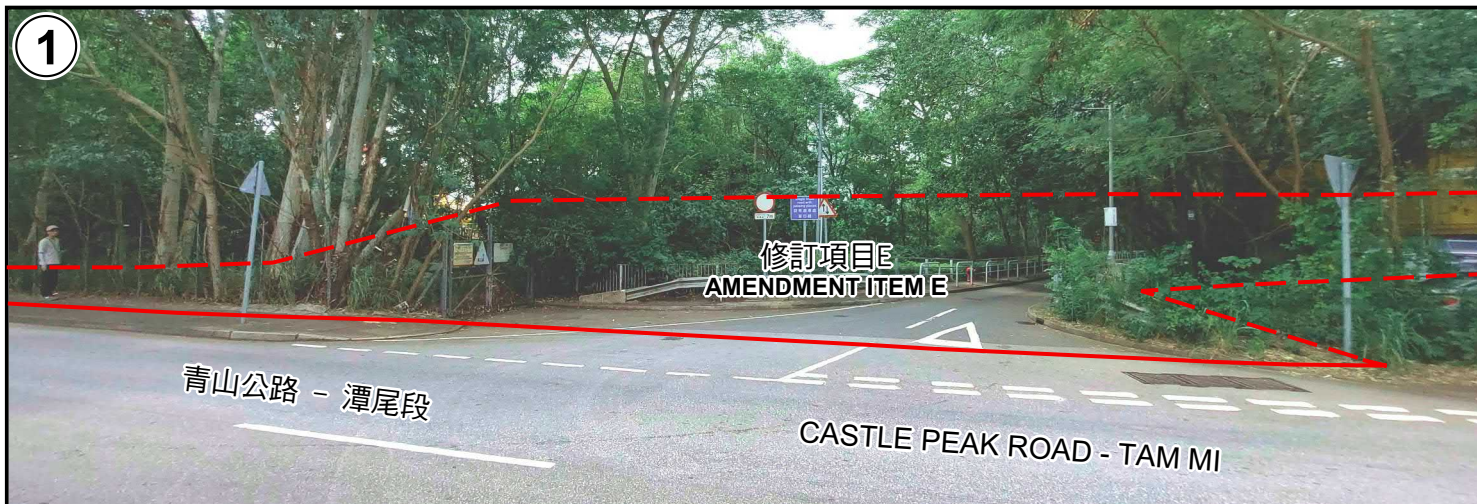
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
4c





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

### 實地照片 SITE PHOTOS

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目E  
PROPOSED AMENDMENT ITEM E TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

本圖於2024年4月17日擬備，所根據的  
資料為攝於2023年10月17日的實地照片  
PLAN PREPARED ON 17.4.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.10.2023

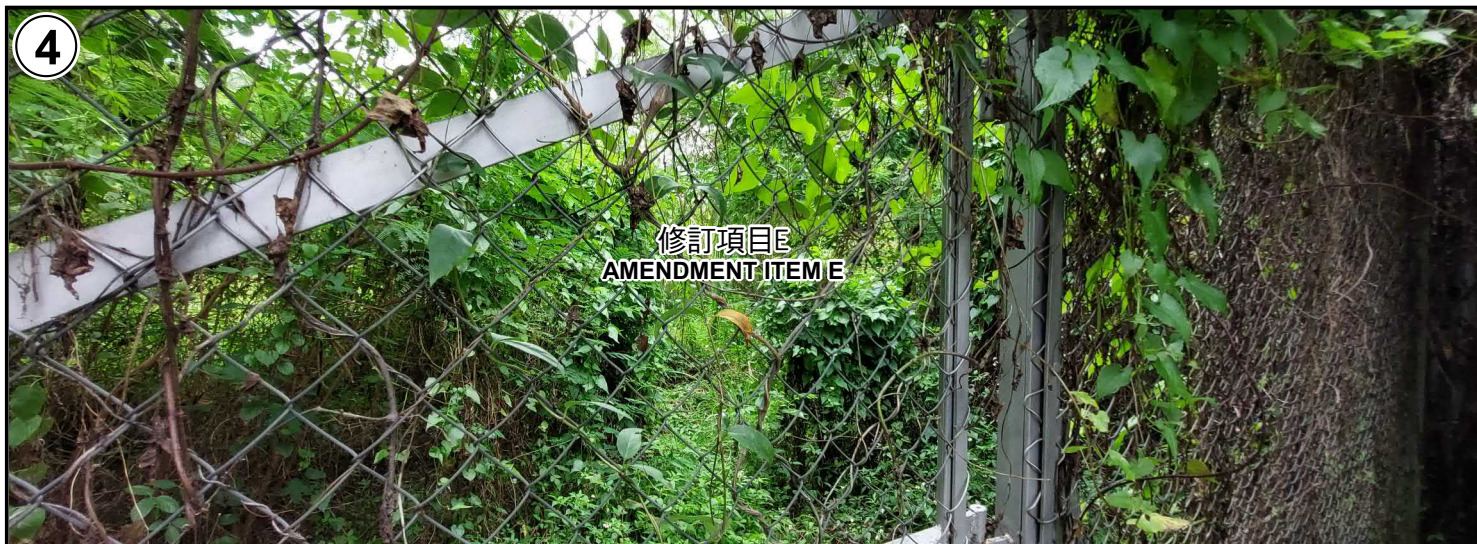
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
5a





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

### 實地照片 SITE PHOTOS

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目E  
PROPOSED AMENDMENT ITEM E TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

本圖於2024年4月17日擬備，所根據的  
資料為攝於2023年10月17日的實地照片  
PLAN PREPARED ON 17.4.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.10.2023

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
5b





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

### 實地照片 SITE PHOTOS

在南生圍分區計劃大綱核准圖編號 S/YL-NSW/8  
作出的擬議修訂項目E  
PROPOSED AMENDMENT ITEM E TO THE  
APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8

本圖於2024年4月17日擬備，所根據的  
資料為攝於2023年10月17日的實地照片  
PLAN PREPARED ON 17.4.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.10.2023

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/30

圖 PLAN  
5c