

LEGEND

- Application Site
- Development Site

ZONING

- | | |
|-------|--------------------------------------|
| R(C)1 | Residential (Group C)1 |
| R(D) | Residential (Group D) |
| R(E) | Residential (Group E) |
| CDA | Comprehensive Development Area |
| G/IC | Government, Institution or Community |
| GB | Green Belt |
| V | Village Type Development |
| CA | Conservation Area |
| CPA | Coastal Protection Area |

Figure No.	Scale	Figure Title
2.1	-	Location Plan
ARUP	Date	Source
	May 2023	Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/11)

(資料來源：申請人於30.05.2024呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

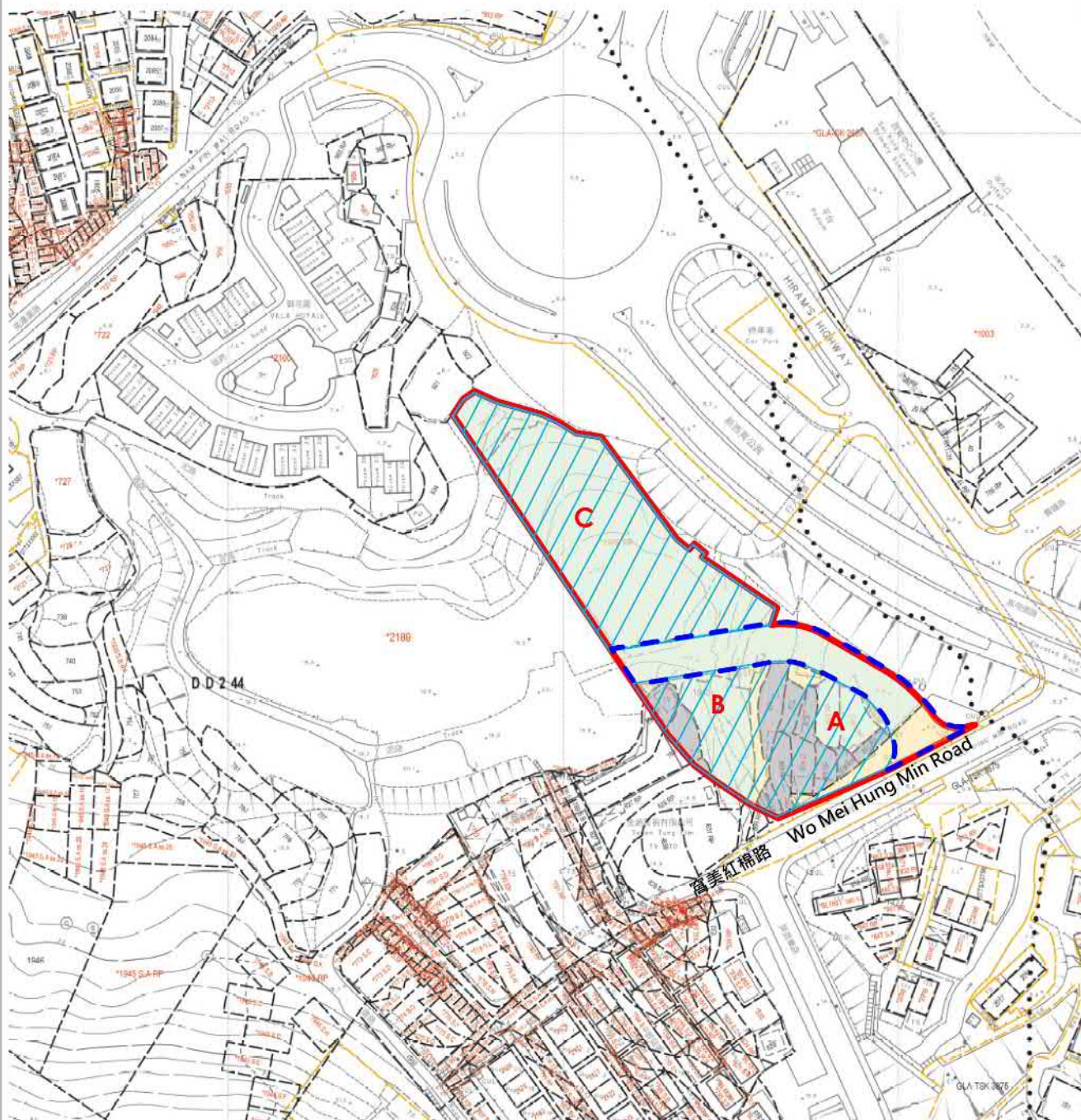
參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-1



地段索引圖

LOT INDEX PLAN



LEGEND

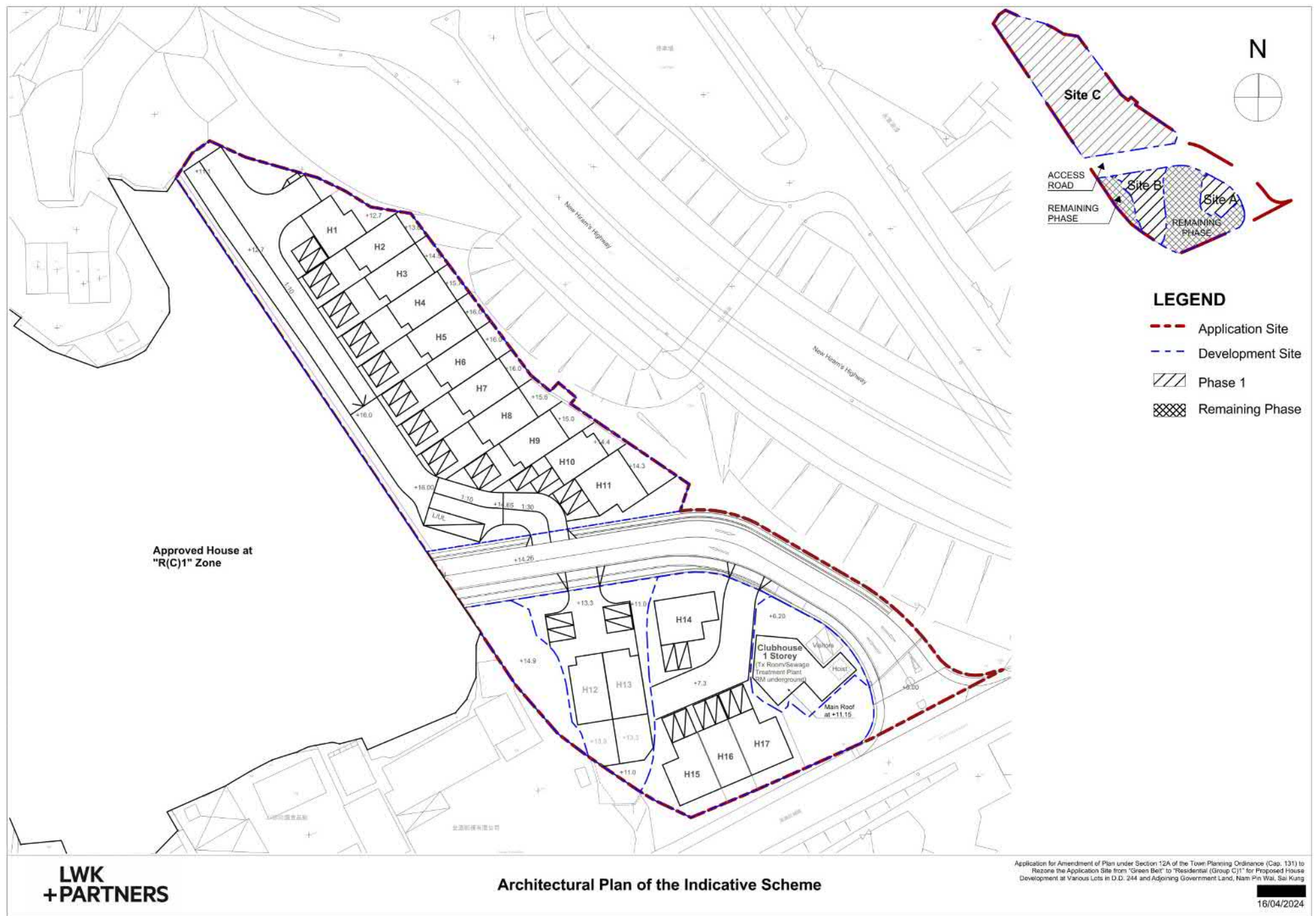
- | | |
|---|--|
|  Application Site |  Lots under the Applicants' ownership |
|  Development Site |  Lots under Third-Party Ownership |
|  Approved Access Road under Planning Application No. A/SK-HC/223 |  Government Land |

Figure No. 2.2	Scale -	Figure Title Lot Index Plan
ARUP	Date August 2023	Source Lot Index Plan No. ags_S00000075159_0001

(資料來源：申請人於 30.05.2024 呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-2



LWK
+PARTNERS

Architectural Plan of the Indicative Scheme

(資料來源：申請人於30.05.2024呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-3



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Master Plan

Dwg. No.: 2020209-S12A-LMP-01c

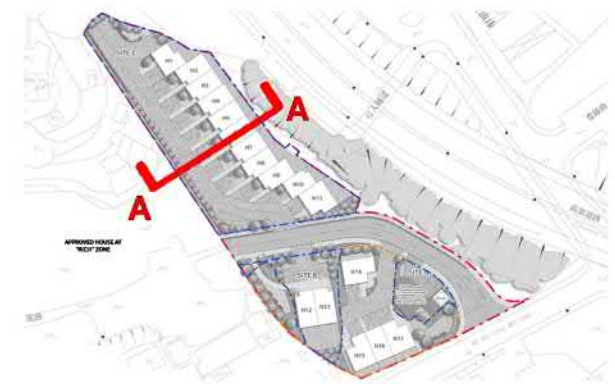
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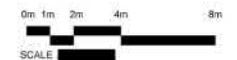
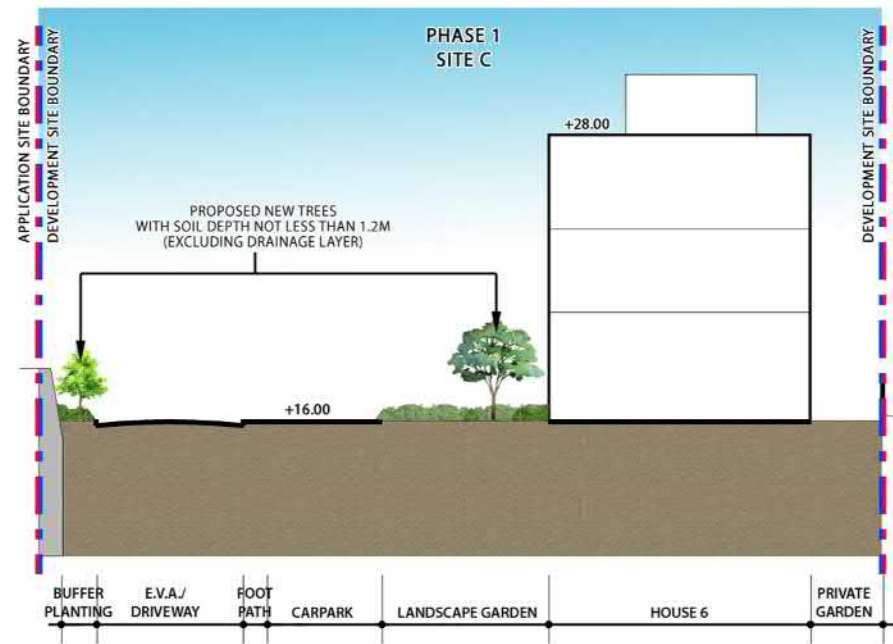
(資料來源：申請人於 30.05.2024 呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-4



KEYPLAN



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section A-A

Dwg. No. : 2020209-S12A-SEC-01c

Date : APR 2024

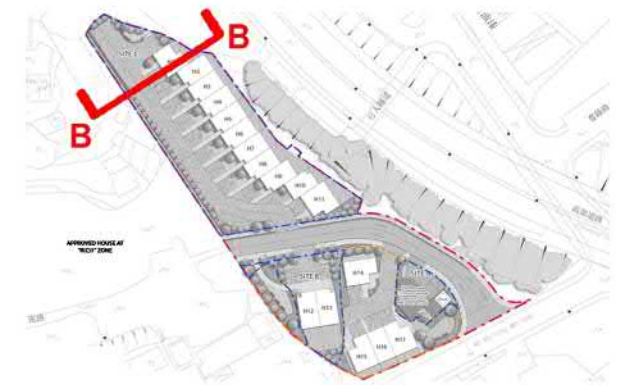
(3/3 sheets)



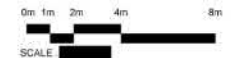
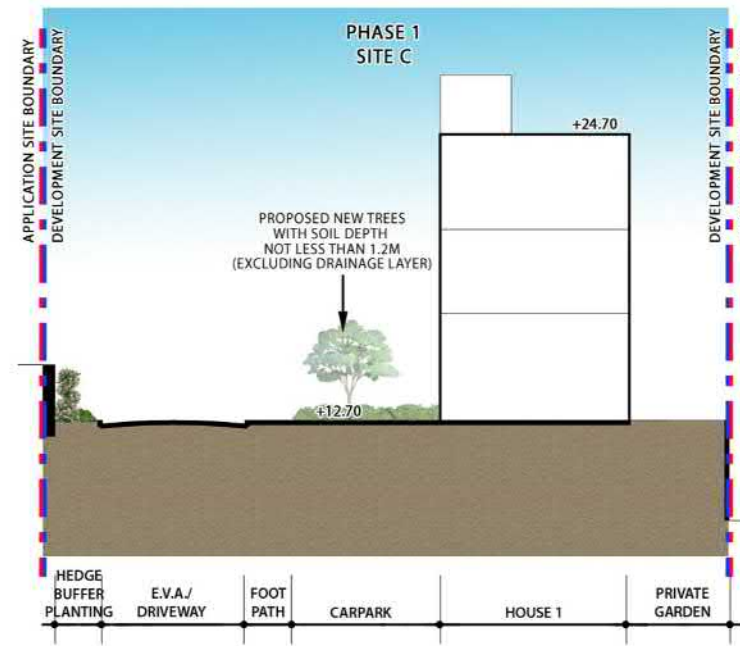
(資料來源：申請人於 30.05.2024 呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-5



KEYPLAN



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section B-B

Dwg. No. : 2020209-S12A-SEC-02c

Date : APR 2024

(3/3 sheets)

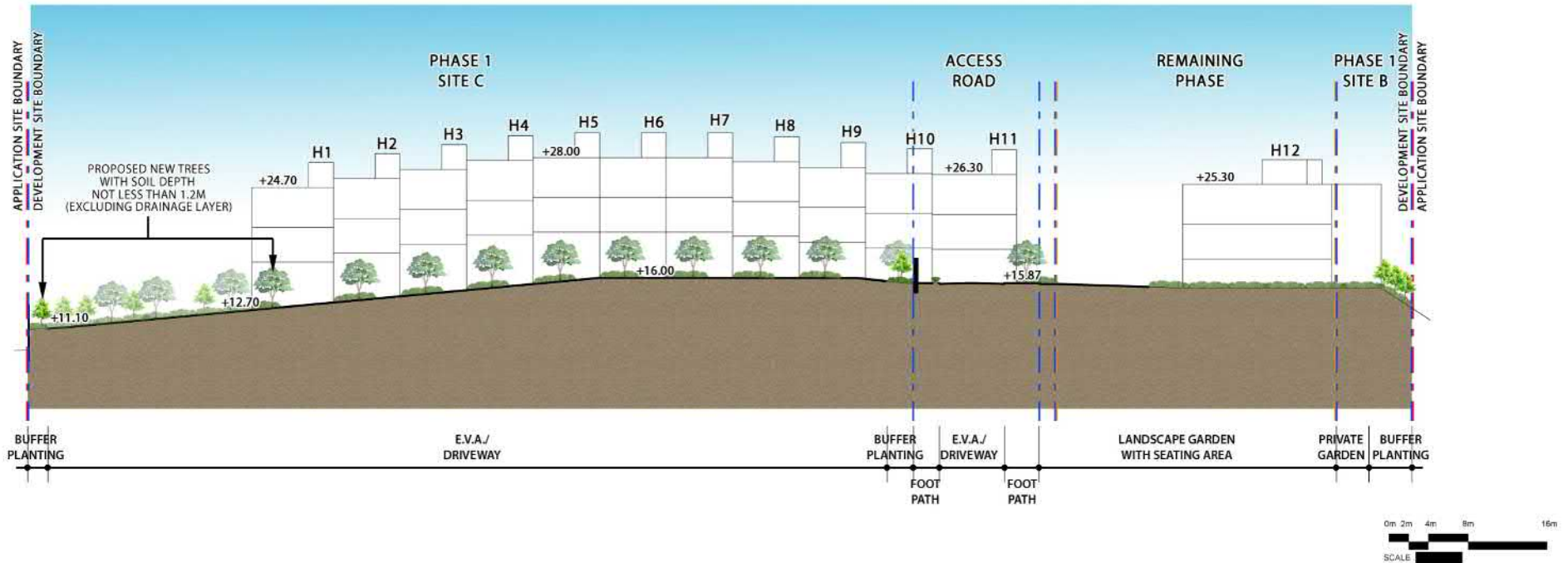
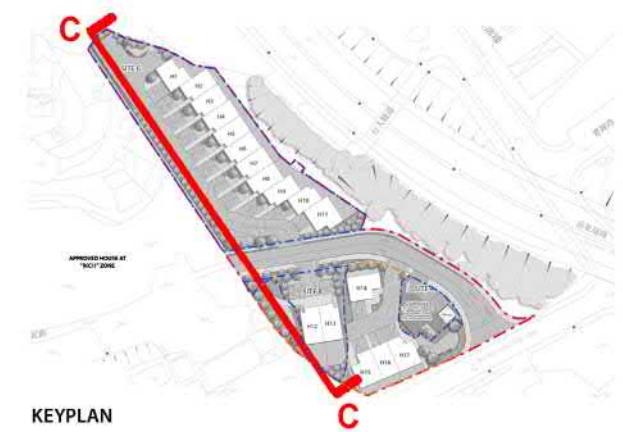


Y:\16-axxagroup\Project\20202020209_Nam Pin Wai\Residential Storage\03_Conceptual Design\2024-04-12\B12A-LMP12\2020209-S12A-SEC-02c

(資料來源：申請人於30.05.2024呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-6



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section C-C

Dwg. No. : 2020209-S12A-SEC-03c

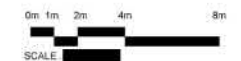
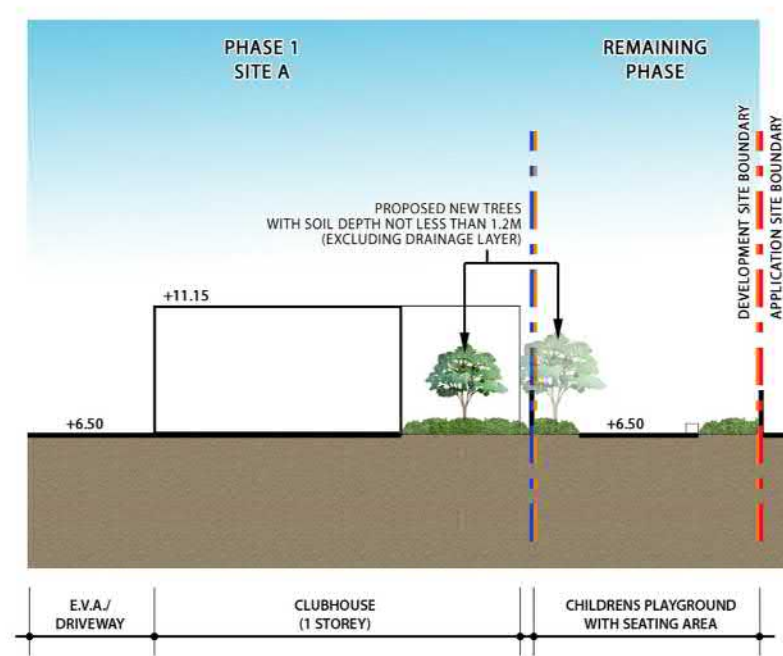
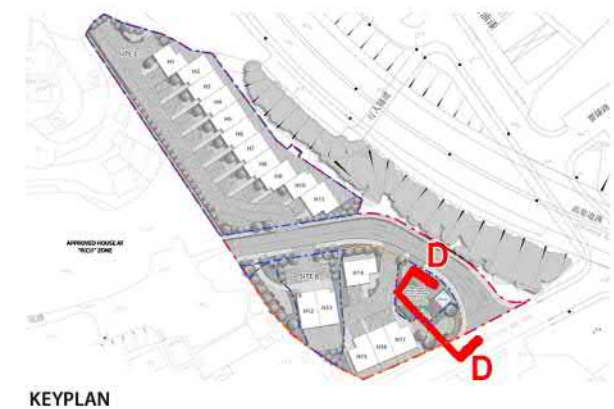
Date: 10/01/2024
(8/1/2024)



(資料來源：申請人於 30.05.2024 呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-7



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section D-D

Dwg. No. : 2020209-S12A-SEC-04b

Date : APR 2024

(3.5m x 1.5m)



(資料來源：申請人於 30.05.2024 呈交的資料)
(Source : Applicant's Submission of 30.05.2024)

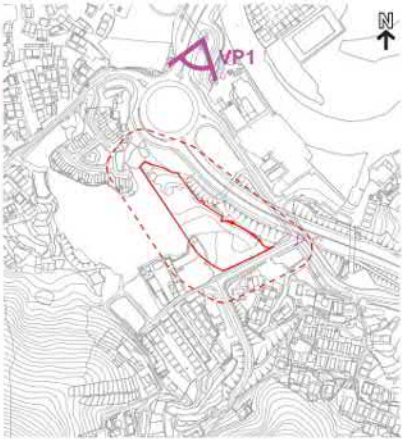
參考編號
REFERENCE No.
Y/SK-HC/7

繪圖
DRAWING
Z-8

Existing Condition



Key Plan



Planned Condition



- Invisible Parts of Approved House at adjoining "R(C)1" Zone
- Invisible Parts of Proposed Development at Application Site

Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Footbridge across Hiram's Highway
ARUP	Date Jan 2024	Source -

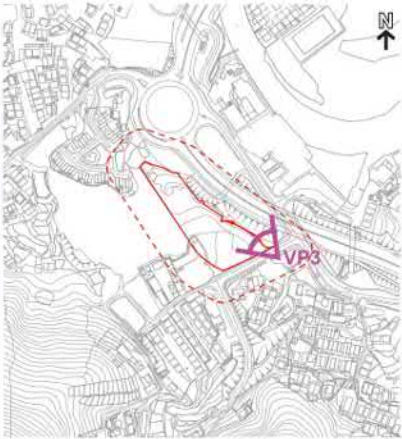
(資料來源：申請人於 31.01.2024 呈交的資料)
(Source : Applicant's Submission of 31.01.2024)

參考編號 REFERENCE No. Y/SK-HC/7	繪圖 DRAWING Z-9
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Existing Condition



Key Plan



- Invisible Parts of Approved House at adjoining "R(C)1" Zone
- Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 5	N/A	Viewing Point 3 : Wo Mei Public Parking
ARUP	Date Jan 2024	Source -

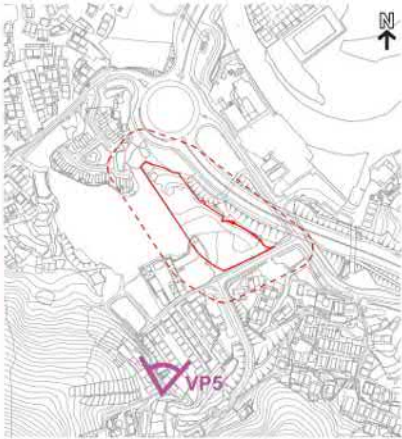
(資料來源：申請人於 31.01.2024 呈交的資料)
(Source : Applicant's Submission of 31.01.2024)

參考編號 REFERENCE No. Y/SK-HC/7	繪圖 DRAWING Z-10
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Existing Condition

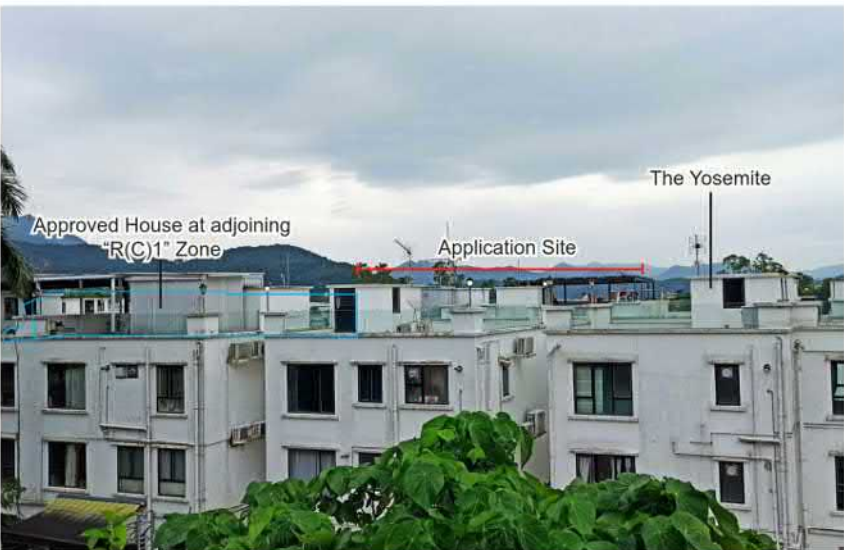


Key Plan



- Invisible Parts of Approved House at adjoining "R(C)1" Zone
- Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme



Figure No.	Scale	Figure Title	Viewing Point 5 : Footpath to the natural stream to the north of Mok Tse Che
Fig. 7	N/A		
ARUP	Date	Source	
	Jan 2024	-	

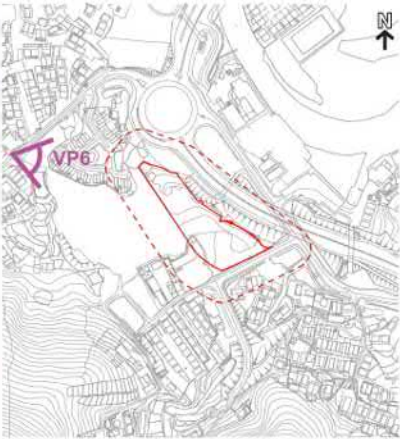
(資料來源：申請人於 31.01.2024 呈交的資料)
(Source : Applicant's Submission of 31.01.2024)

參考編號 REFERENCE No. Y/SK-HC/7	繪圖 DRAWING Z-11
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Existing Condition



Key Plan



- Invisible Parts of Approved House at adjoining "R(C)1" Zone
- Invisible Parts of Proposed Development at Application Site

Planned Condition



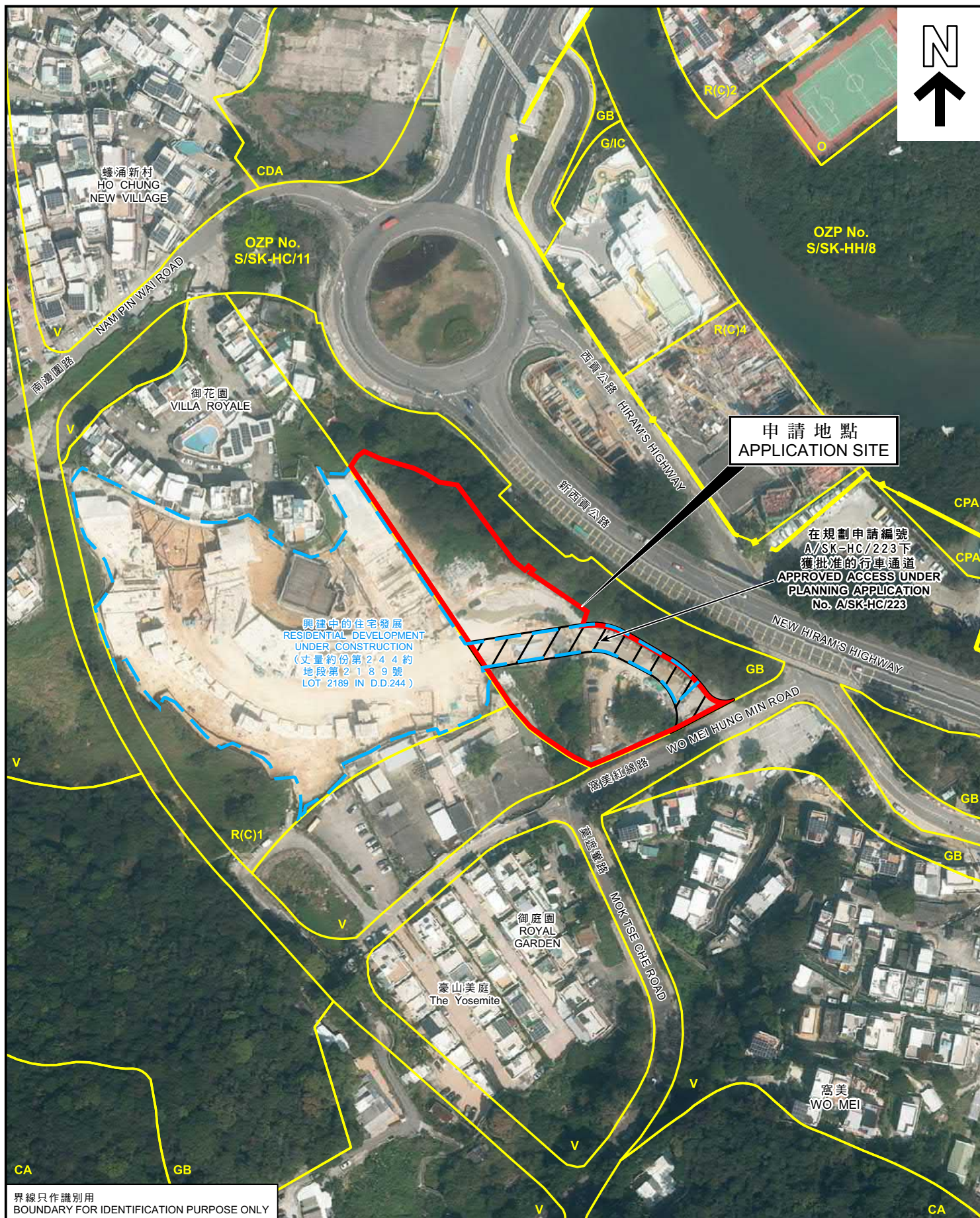
Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 8	N/A	Viewing Point 6 : Footpath along Nam Pin Wai Road
ARUP	Date	Source
	Jan 2024	-

(資料來源：申請人於 31.01.2024 呈交的資料)
(Source : Applicant's Submission of 31.01.2024)

參考編號 REFERENCE No. Y/SK-HC/7	繪圖 DRAWING Z-12
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界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年5月31日擬備，
所根據的資料為地政總署
於2023年3月1日拍得的
航攝照片編號E194121C
EXTRACT PLAN PREPARED ON 31.5.2024
BASED ON AERIAL PHOTO No. E194121C
TAKEN ON 1.3.2023
BY LANDS DEPARTMENT

近期航攝照片 LATEST AERIAL PHOTO (2023)

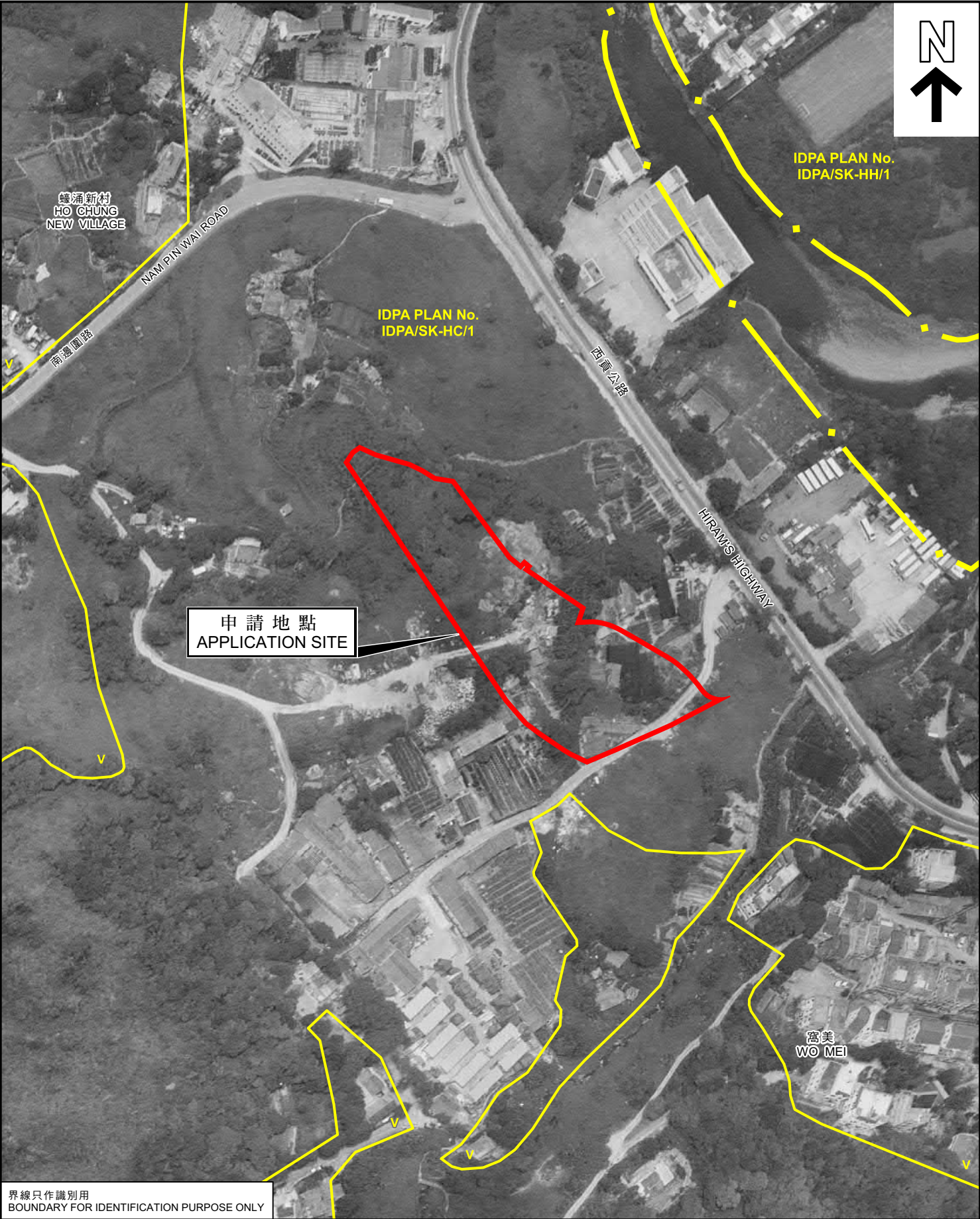
把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第 2 4 4 約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-3a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年5月31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A22101及於1990年8月17日公告的中期發展審批地區圖編號IDPA/SK-HC/1，以及於1990年10月12日公告的中期發展審批地區圖編號IDPA/SK-HH/1
EXTRACT PLAN PREPARED ON 31.5.2024
BASED ON AERIAL PHOTO No. A22101
TAKEN ON 17.8.1990 BY LANDS DEPARTMENT
AND INTERIM DEVELOPMENT PERMISSION AREA PLAN No. IDPA/SK-HC/1 PUBLISHED ON 17.8.1990 AND IDPA/SK-HH/1 PUBLISHED ON 12.10.1990

航攝照片 AERIAL PHOTO (1990)
中期發展審批地區圖編號 IDPA/SK-HC/1
INTERIM DEVELOPMENT PERMISSION AREA PLAN No. IDPA/SK-HC/1
把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第 2 4 4 約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-3b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年5月31日擬備，所根據的資料為地政總署於1994年6月30日拍得的航攝照片編號CN7611及於1994年5月20日展示的分區計劃大綱圖編號S/SK-HC/1，以及於1994年6月10日展示的分區計劃大綱圖編號S/SK-HH/1

EXTRACT PLAN PREPARED ON 31.5.2024
BASED ON AERIAL PHOTO No. CN7611
TAKEN ON 30.6.1994 BY LANDS DEPARTMENT
AND OUTLINE ZONING PLAN No. S/SK-HC/1
EXHIBITED ON 20.5.1994 AND S/SK-HH/1
EXHIBITED ON 10.6.1994

航攝照片 AERIAL PHOTO (1994)

分區計劃大綱圖編號S/SK-HC/1
OUTLINE ZONING PLAN No. S/SK-HC/1

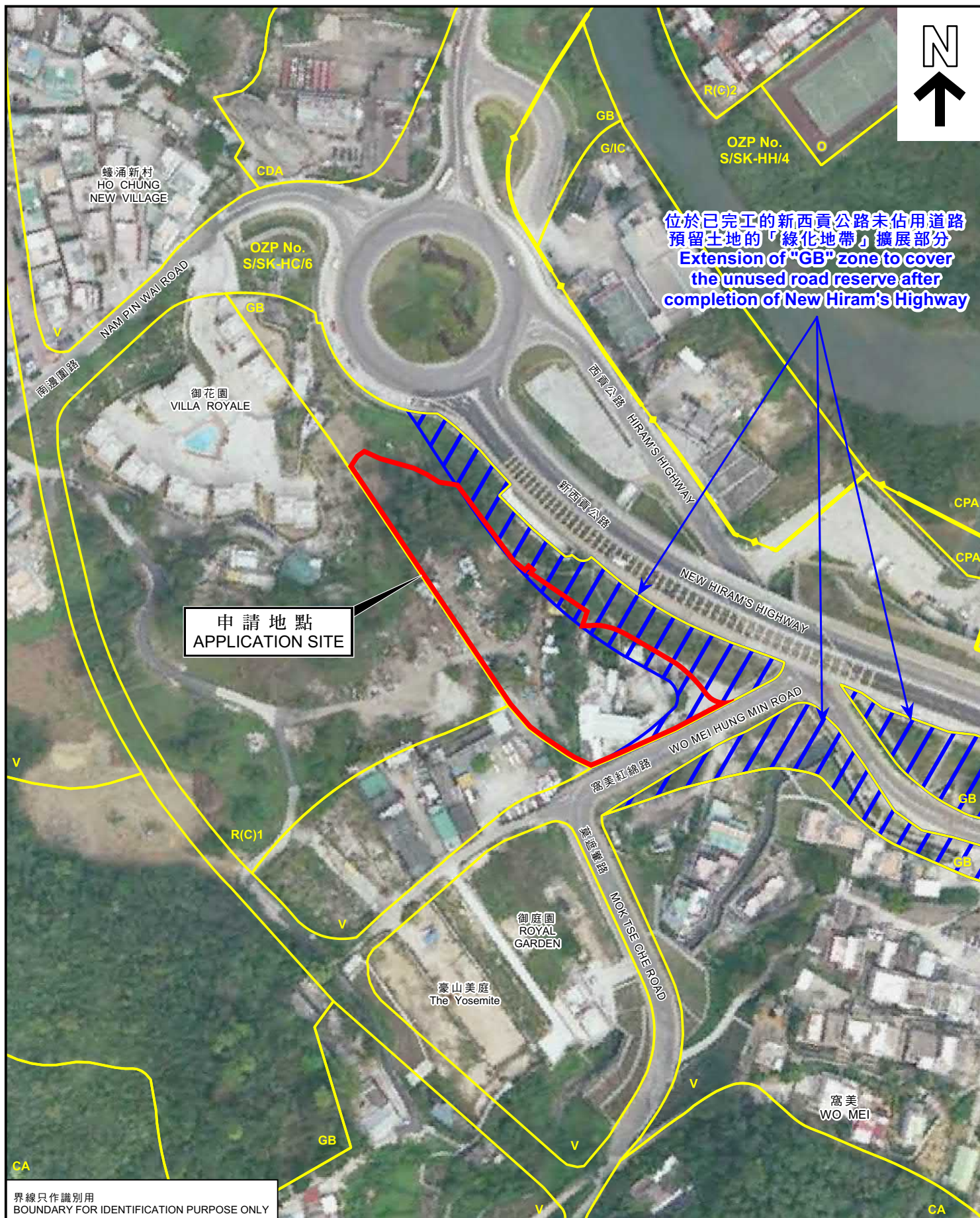
把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第244約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-3c



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年5月31日擬備，所根據的資料為地政總署於2004年3月4日拍得的航攝照片編號CW55884及於2004年7月2日展示的分區計劃大綱圖編號S/SK-HC/6，以及於2004年6月25日展示的分區計劃大綱圖編號S/SK-HH/4

EXTRACT PLAN PREPARED ON 31.5.2024
BASED ON AERIAL PHOTO No. CW55884
TAKEN ON 4.3.2004 BY LANDS DEPARTMENT
AND OUTLINE ZONING PLAN No. S/SK-HC/6
EXHIBITED ON 2.7.2004 AND S/SK-HH/4
EXHIBITED ON 25.6.2004

航攝照片 AERIAL PHOTO (2004)

「綠化地帶」擴展部分 EXTENSION OF "GREEN BELT" ZONE

把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第2 4 4約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-3d



申請地點
APPLICATION SITE

圖例 LEGEND

 新西貢公路兩旁由路政署維修保養的斜坡
SLOPES MAINTAINED BY THE HIGHWAYS DEPARTMENT ALONG NEW HIRAM'S HIGHWAY

 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年5月31日擬備，
所根據的資料為地政總署
於2022年3月9日拍得的
航攝照片編號E153927C
EXTRACT PLAN PREPARED ON 31.5.2024
BASED ON AERIAL PHOTO No.E153927C
TAKEN ON 9.3.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO (2022)
沿西貢公路及新西貢公路的「綠化地帶」
"GREEN BELT" ZONES ALONG
HIRAM'S HIGHWAY AND NEW HIRAM'S HIGHWAY
把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第2 4 4約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署 PLANNING DEPARTMENT 	
參考編號 REFERENCE No. Y/SK-HC/7	圖 PLAN Z-3e

興建中的住宅發展
RESIDENTIAL DEVELOPMENT
UNDER CONSTRUCTION

申請地點
APPLICATION SITE

御花園
VILLA ROYALE

蠔涌新村
HO CHUNG
NEW VILLAGE

西貢公路

HIRAM'S HIGHWAY

NEW HIRAM'S HIGHWAY

地盤C
SITE C

地盤B
SITE B

地盤A
SITE A

餘下期數
REMAINING PHASE

窩美紅棉路

WO MEI HUNG MIN ROAD

窩美
WO MEI

由路政署
維修保養的斜坡
SLOPE MAINTAINED BY
THE HIGHWAYS DEPARTMENT

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-4a

本圖於2024年5月24日擬備，所根據的資料
為攝於2024年5月10日的小型無人機照片
PLAN PREPARED ON 24.5.2024
BASED ON SMALL UNMANNED AIRCRAFT
(SUA) PHOTO TAKEN ON 10.5.2024

b

申請地點
APPLICATION SITE

由路政署
維修保養的斜坡
SLOPE MAINTAINED BY
THE HIGHWAYS DEPARTMENT



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2024年5月24日擬備，所根據的資料
為攝於2024年5月10日的小型無人機照片
PLAN PREPARED ON 24.5.2024
BASED ON SMALL UNMANNED AIRCRAFT
(SUA) PHOTO TAKEN ON 10.5.2024

把申請地點由「綠化地帶」改劃為「住宅(丙類)1」地帶
西貢南邊圍丈量約份第244約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"GREEN BELT" TO "RESIDENTIAL (GROUP C)1"
VARIOUS LOTS IN D.D. 244 AND ADJOINING
GOVERNMENT LAND, NAM PIN WAI, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-HC/7

圖 PLAN
Z-4b