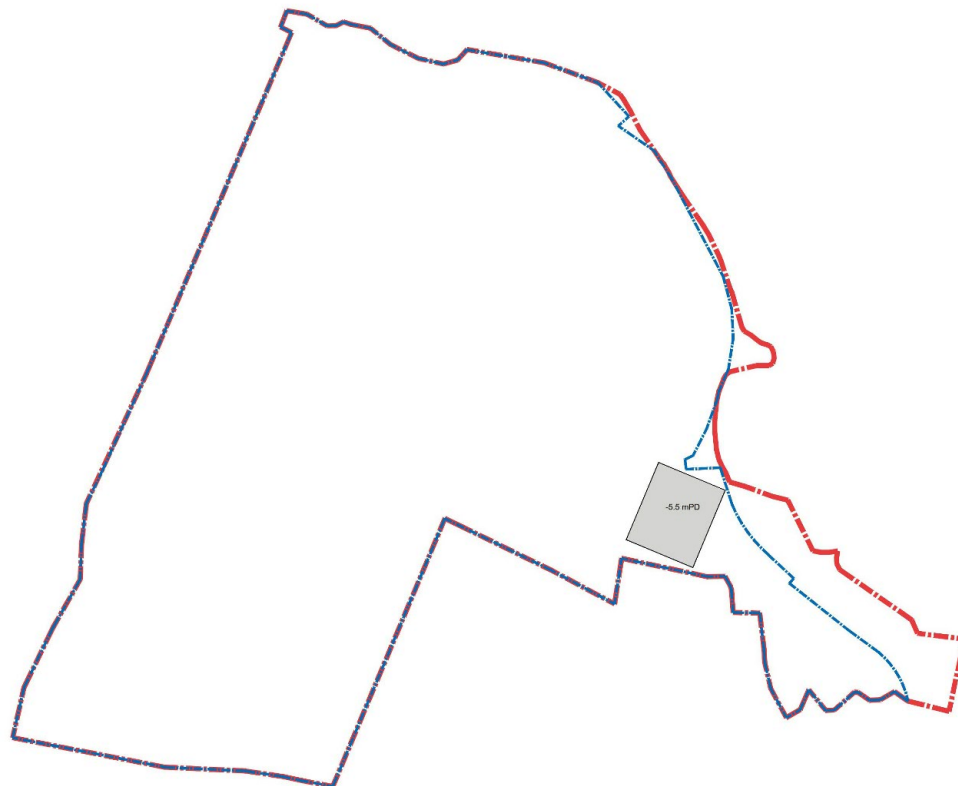
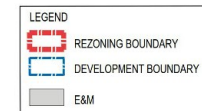
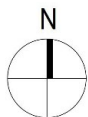


(摘錄自申請人於31. 10. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 31.10.2023)

參考編號
 REFERENCE No.
 Y/YL-NSW/7

繪圖
 DRAWING
 Z - 1



Proposed Comprehensive Residential Development to include Wetland Restoration Area
at Wing Kei Tsuen, Nam Sang Wai, Yuen Long

Sep 2023

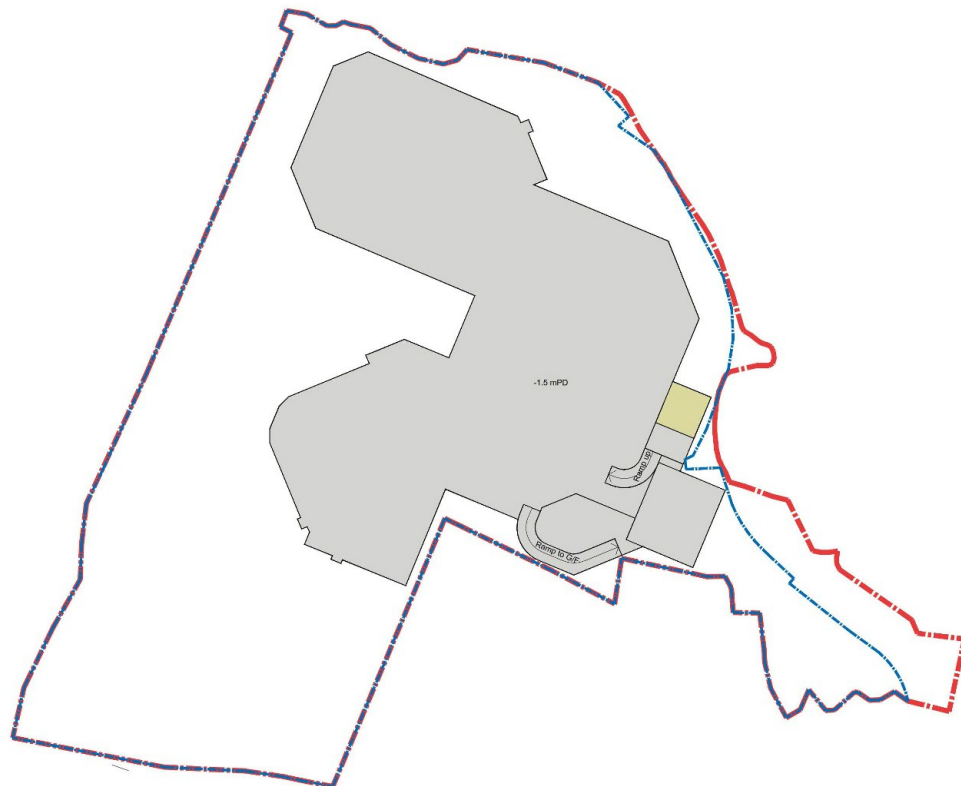
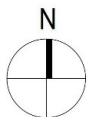
Schematic Design B2/F

LWK
+PARTNERS

(摘錄自申請人於31. 10. 2023呈交的進一步資料)
(Extract from Applicant's Further
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繪圖
DRAWING
Z - 2



LEGEND	
	REZONING BOUNDARY
	DEVELOPMENT BOUNDARY
	WETLAND RESTORATION AREA
	CAR PARK/E&M
	REFUSE COLLECTION POINT

PRIVATE CARPARK = 668
(incl. 7 no. accessible parking)

VISITOR CARPARK = 35
(incl. 1 no. accessible parking)

MOTORCYCLE PARKING= 32

CYCLE PARKING = 101

0m 25m 50m 100m 200m

Proposed Comprehensive Residential Development to include Wetland Restoration Area
at Wing Kei Tsuen, Nam Sang Wai, Yuen Long

Sep 2023

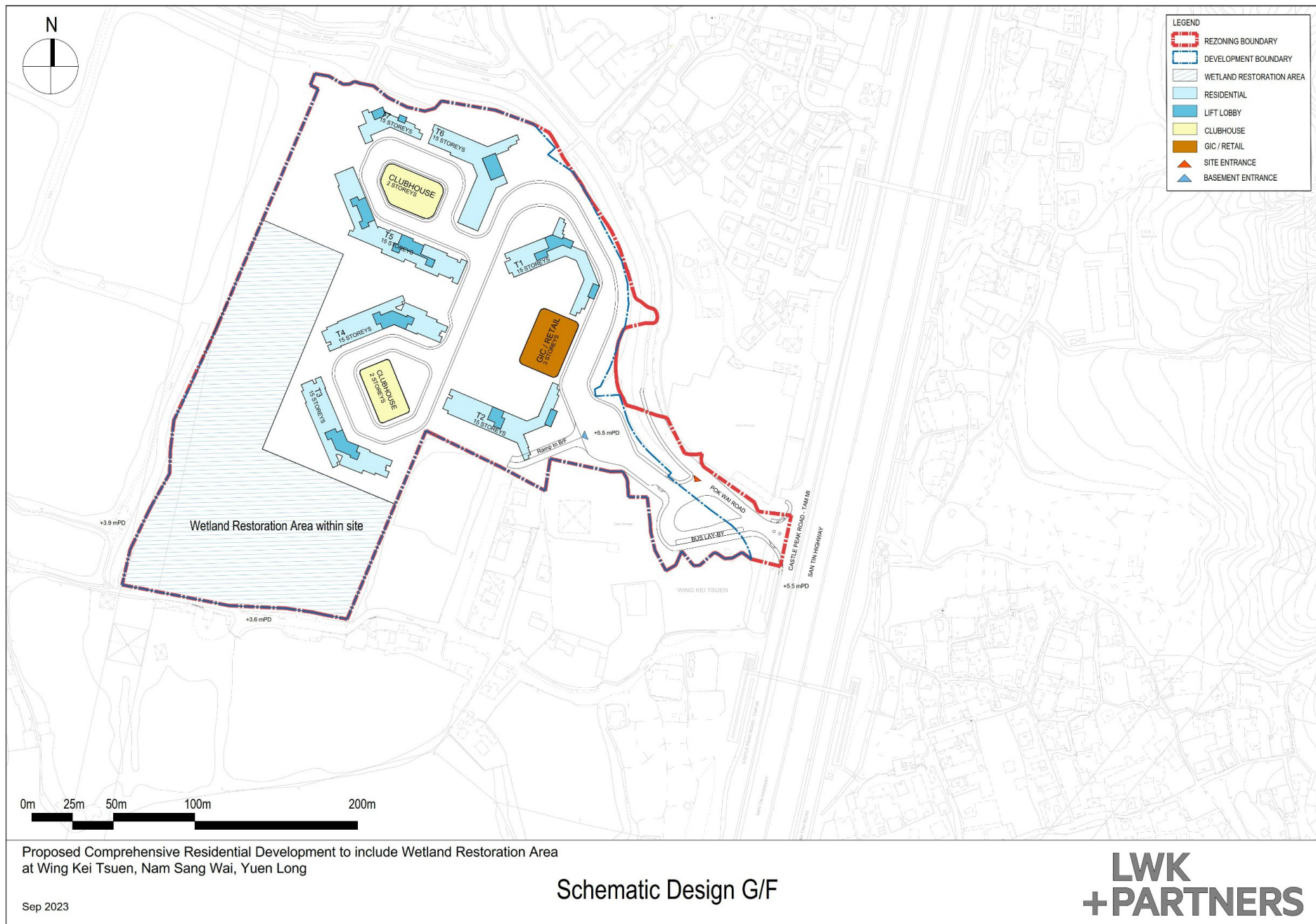
SCHEMATIC DESIGN B1/F

LWK
+PARTNERS

(摘錄自申請人於31. 10. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
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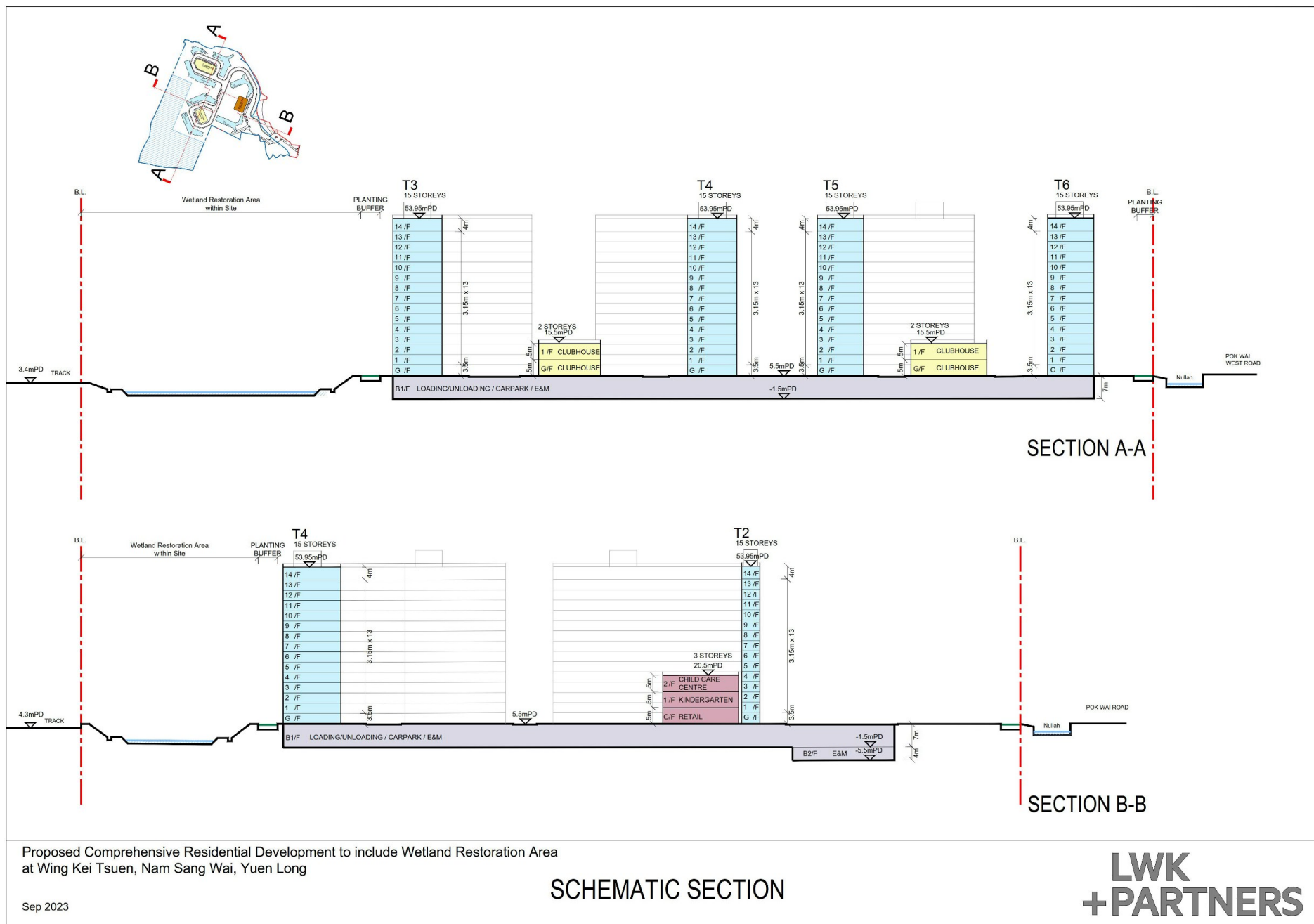
繪圖
DRAWING
Z - 3



(摘錄自申請人於31. 10. 2023呈交的進一步資料)
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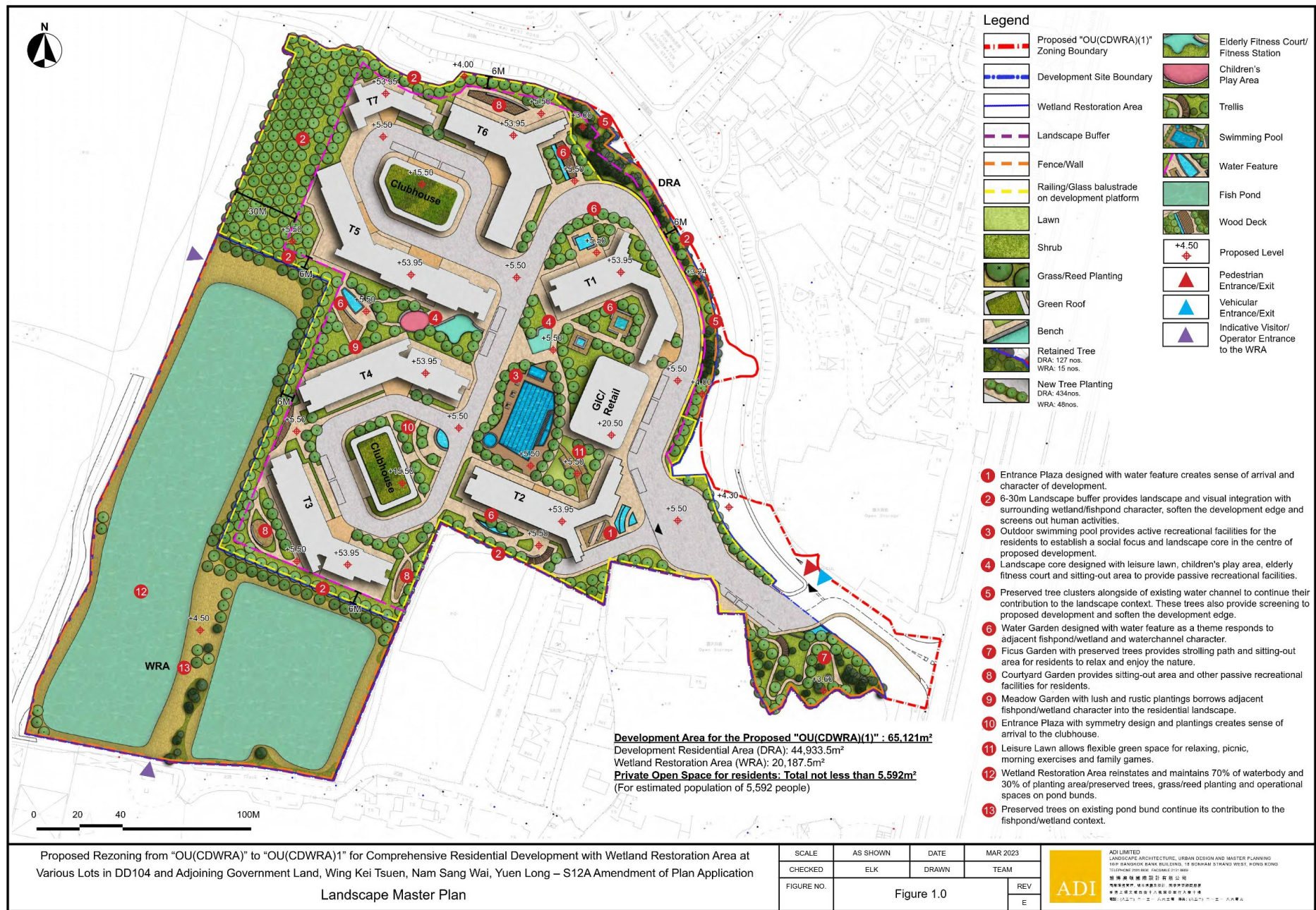
繪圖
DRAWING
Z - 4



(摘錄自申請人於31. 10. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NSW/7

繪圖
DRAWING
Z - 5



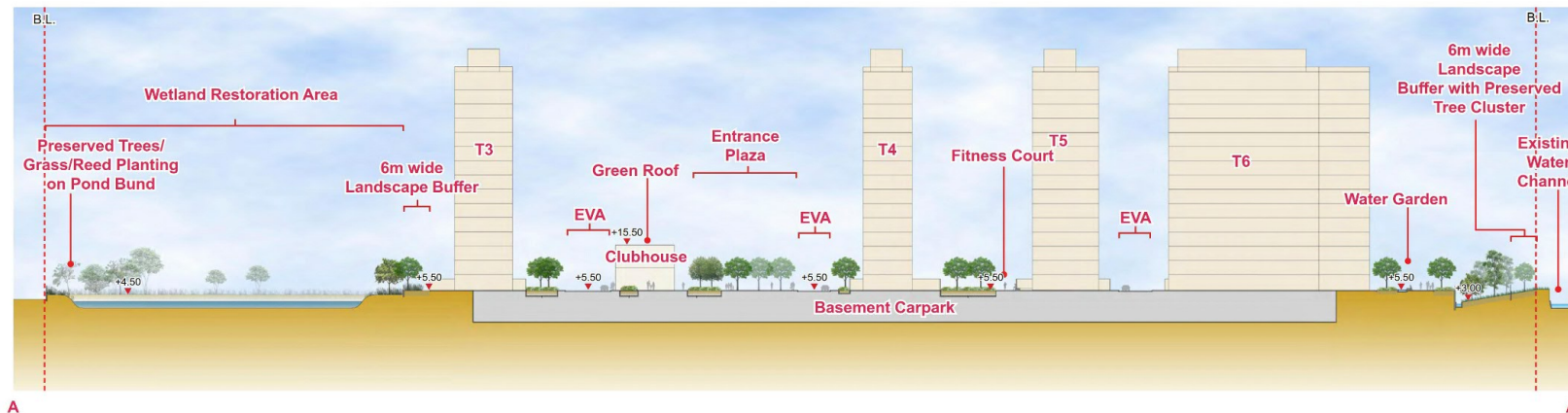
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參考編號
 REFERENCE No.
 Y/YL-NSW/7

繪圖
 DRAWING
 Z - 6



KEY PLAN



A
0 5 10 20M

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application
Landscape Section A-A'

SCALE	AS SHOWN	DATE	MAR 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2.1		
		REV	E

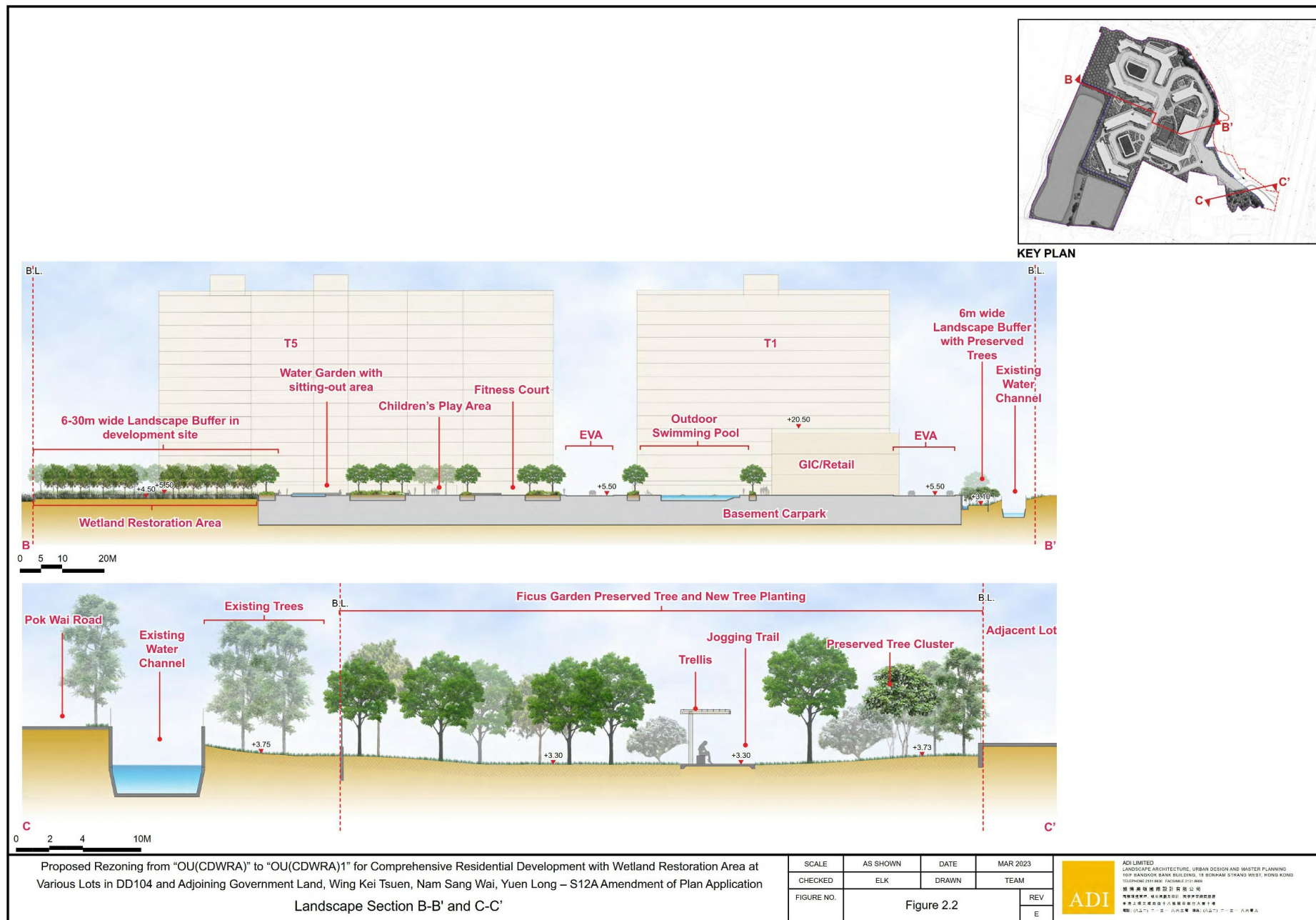


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TEL: (852) 2500 0000 FAX: (852) 2500 0001
WWW.ADLIMITED.COM.HK
香港城市規劃設計有限公司
香港城市規劃設計有限公司
香港城市規劃設計有限公司

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參考編號
REFERENCE No.
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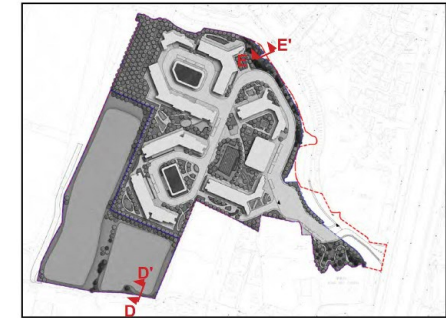
繪圖
DRAWING
Z - 7



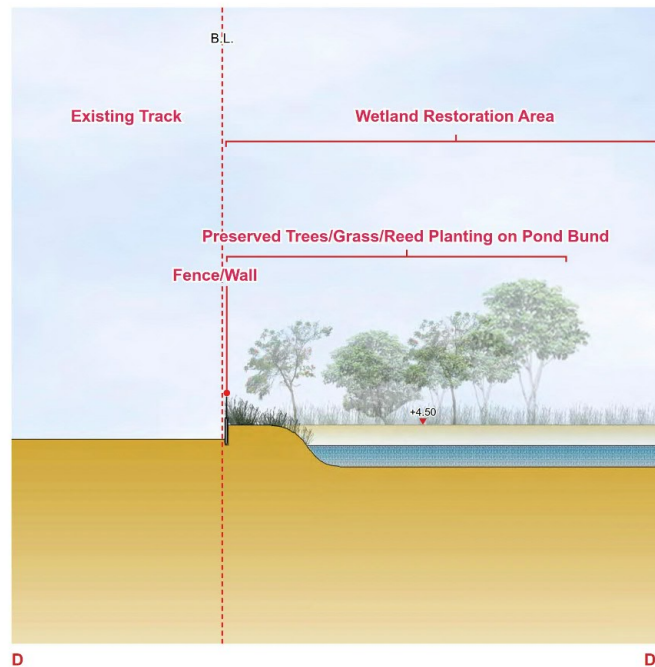
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(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NSW/7

繪圖
DRAWING
Z - 8

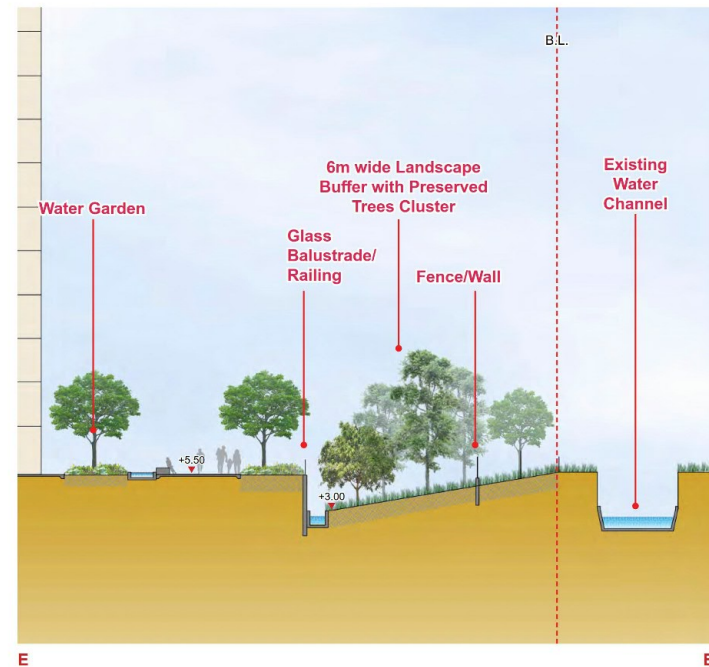
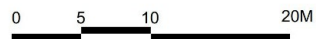


KEY PLAN



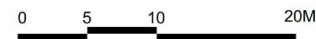
D

D'



E

E'



Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Edge Treatment - Sheet 1 of 2

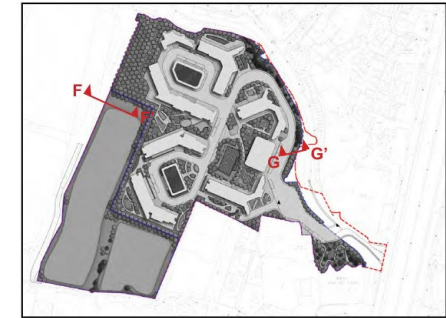
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CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 3.1		REV
			E



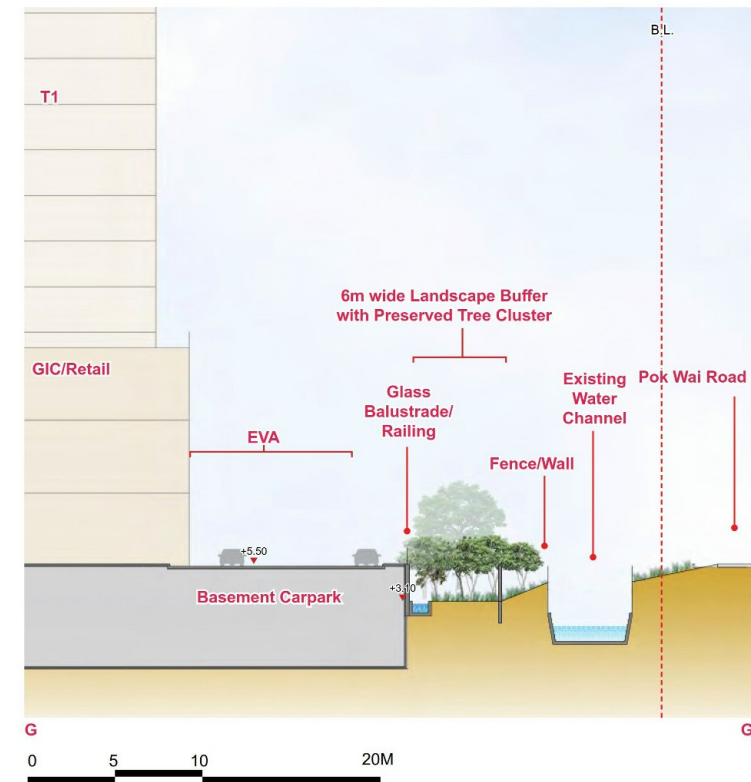
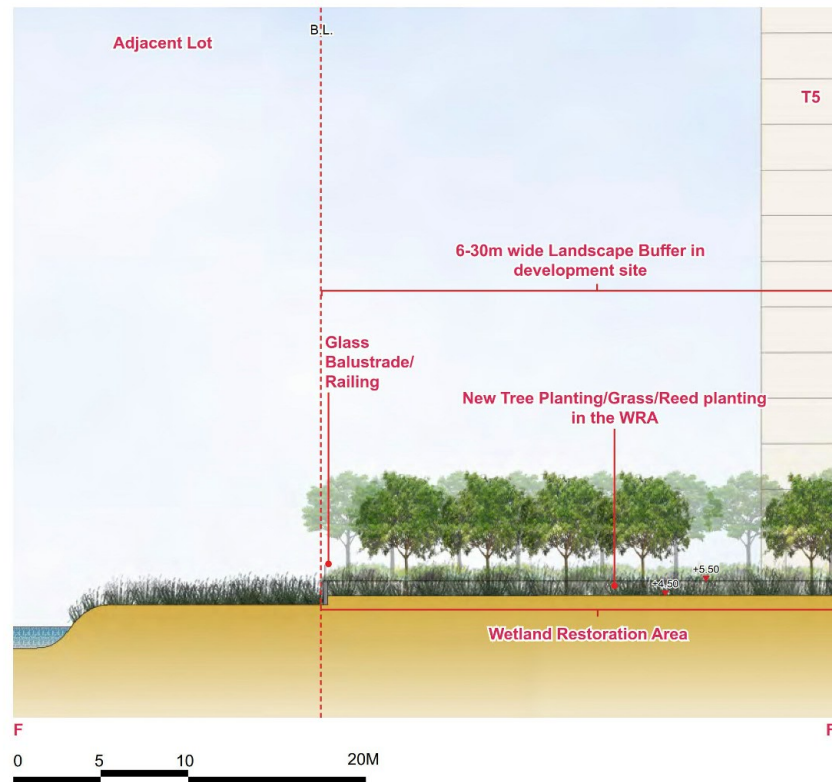
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繪圖
DRAWING
Z - 9



KEY PLAN



Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Edge Treatment - Sheet 2 of 2

SCALE	AS SHOWN	DATE	MAR 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 3.2		REV
			E



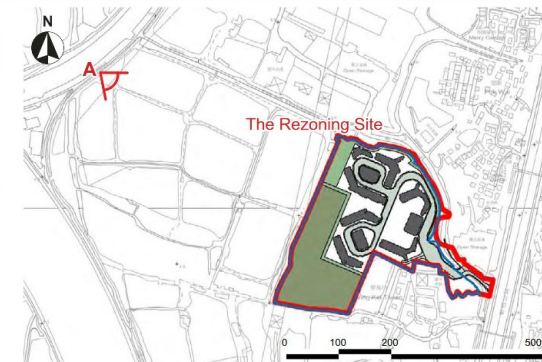
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(Extract from Applicant's Further
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REFERENCE No.
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繪圖
DRAWING
Z - 10



Existing View
View southeast from Pok Wai South Road along of Ngau Tam Mei Drainage Channel



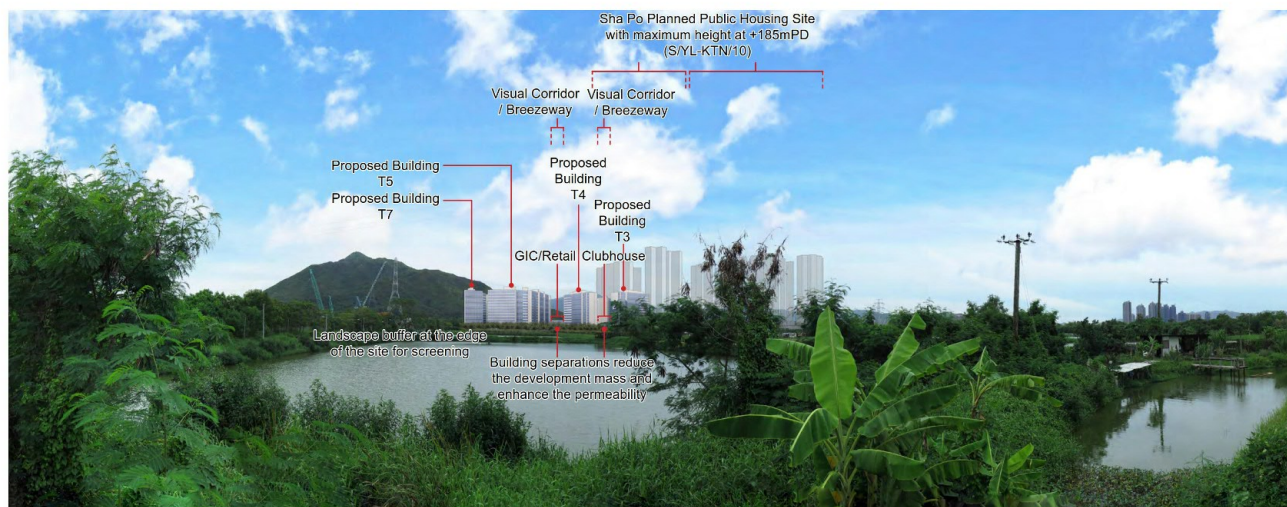
Key Plan

Viewpoint A

Viewpoint Elevation: +4.2mPD

Viewing Distance: 461m

Proposed Building Height: Approx. +15.5mPD to +53.95mPD



Proposed Development

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Photomontage - Viewpoint A

SCALE	As Shown	DATE	OCTOBER 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV D



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TELEPHONE 2731 8000 FAX 2731 8000
傳真 2731 8000 2731 8000
2731 8000 2731 8000
2731 8000 2731 8000

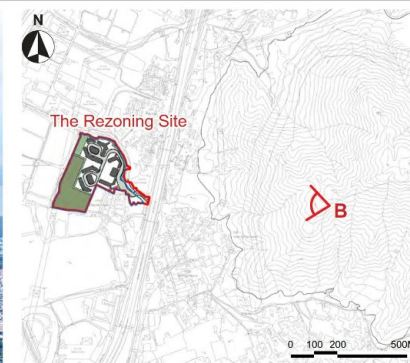
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(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NSW/7

繪圖
DRAWING
Z - 11

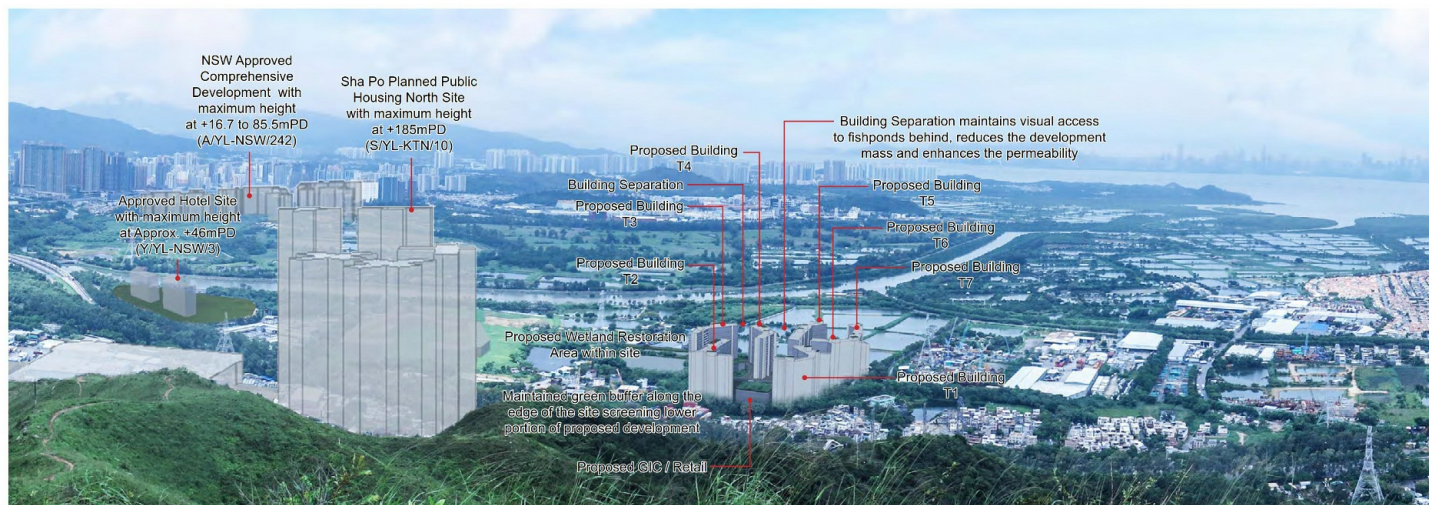


Existing View
View west from Kai Keng Leng



Key Plan

Viewpoint B
Viewpoint Elevation: +210 mPD
Viewing Distance: 733m
Proposed Building Height:
Approx. +15.5mPD to +53.95mPD



Proposed Development with surrounding planned developments

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Photomontage - Viewpoint B

SCALE	As Shown	DATE	OCTOBER 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV D



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LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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TELEPHONE 2711 8000, FACSIMILE 2711 8000
傳真 2711 8000, 傳呼 2711 8000
地址: 香港中環干諾道西18號銀行大廈10樓
電話: (852) 2711 8000 傳真: (852) 2711 8000 傳呼: (852) 2711 8000

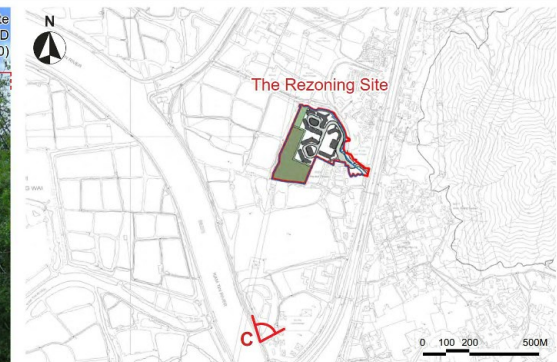
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(Extract from Applicant's Further
Information Submitted on 31.10.2023)

參考編號
REFERENCE No.
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繪圖
DRAWING
Z - 12

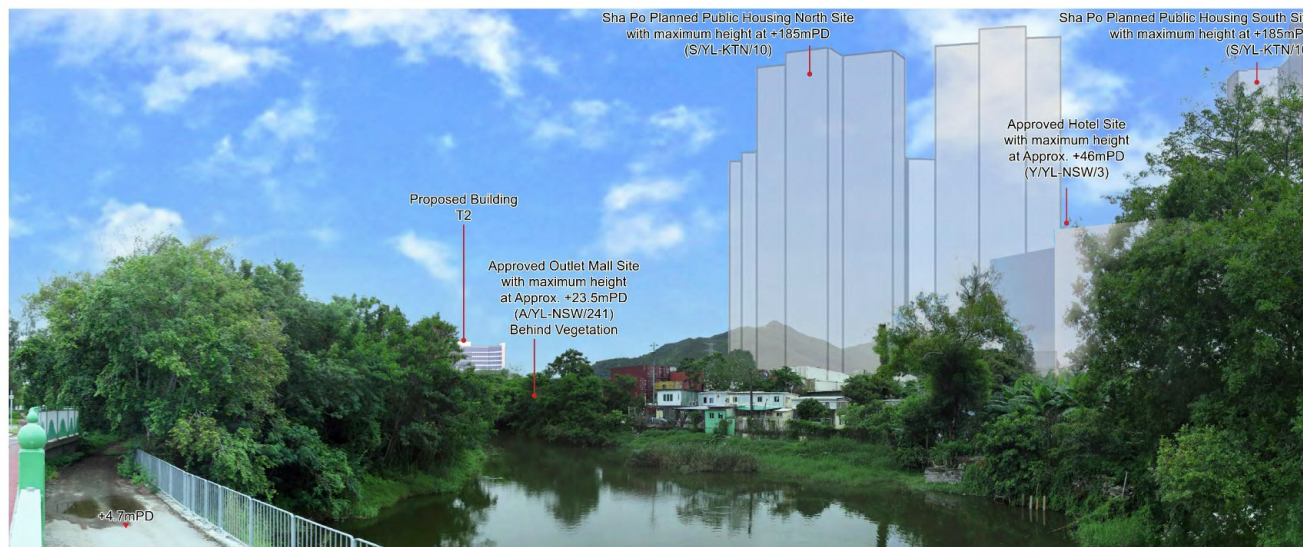


Existing View
View north from Pok Wai South Road Planned Open Space



Key Plan

Viewpoint C
Viewpoint Elevation: +4.7 mPD
Viewing Distance: 680m
Proposed Building Height: Approx. +15.5mPD to +53.95mPD



Proposed Development with surrounding planned developments

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Photomontage - Viewpoint C

SCALE	As Shown	DATE	OCTOBER 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV D



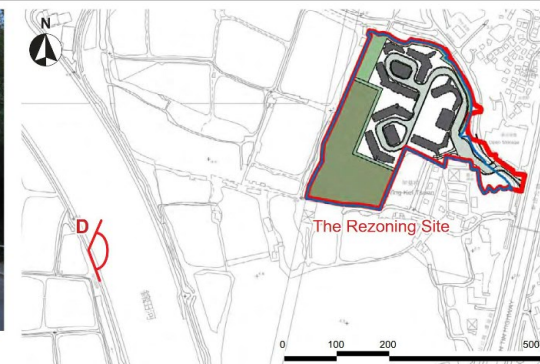
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參考編號
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YYL-NSW/7

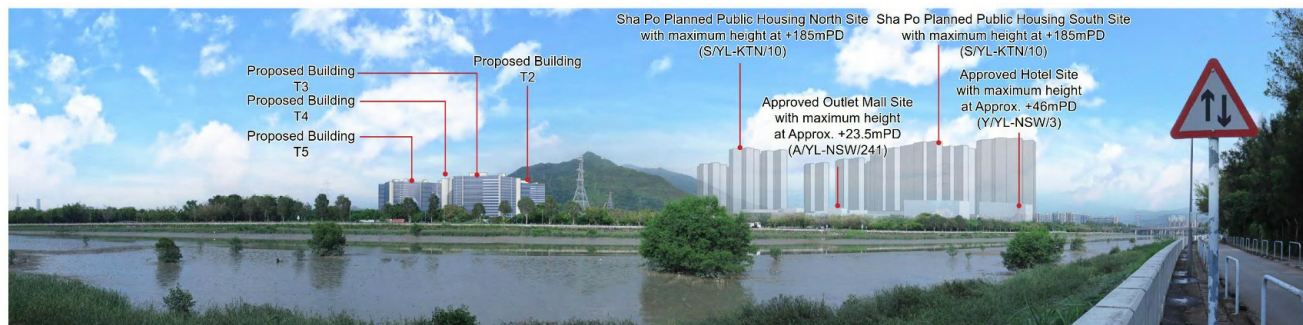
繪圖
DRAWING
Z - 13



Existing View
View northeast from Kam Tin Riverside at Nam Sang Wai



Key Plan



Proposed Development with surrounding planned residential developments

Viewpoint D

Viewpoint Elevation: +4.5 mPD

Viewing Distance: 416m

Proposed Building Height: Approx. +15.5mPD to +53.95mPD

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Photomontage - Viewpoint D

SCALE	As Shown	DATE	OCTOBER 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV D



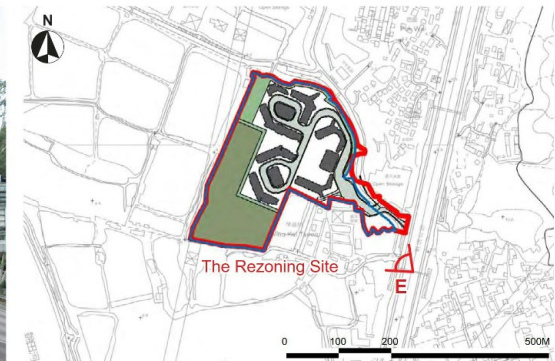
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(Extract from Applicant's Further
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參考編號
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繪圖
DRAWING
Z - 14



View E - View northwest from footbridge connecting Wing Kei Tsuen and Mo Fan Heung across San Tin Highway



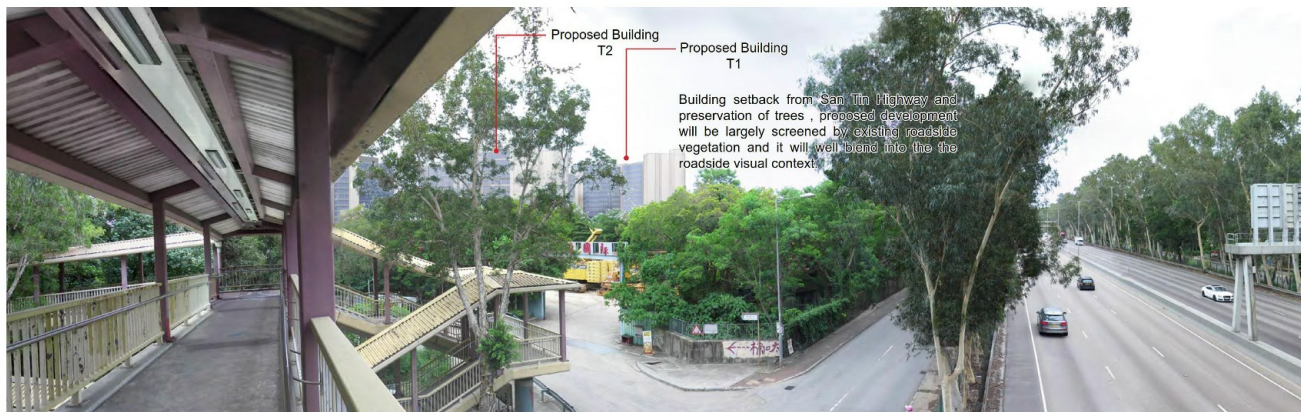
Key Plan

Viewpoint E

Viewpoint Elevation: +18 mPD

Viewing Distance: 220m

Proposed Building Height: Approx. +15.5mPD to +53.95mPD



Proposed Development

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

Photomontage - Viewpoint E

SCALE	As Shown	DATE	OCTOBER 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV D

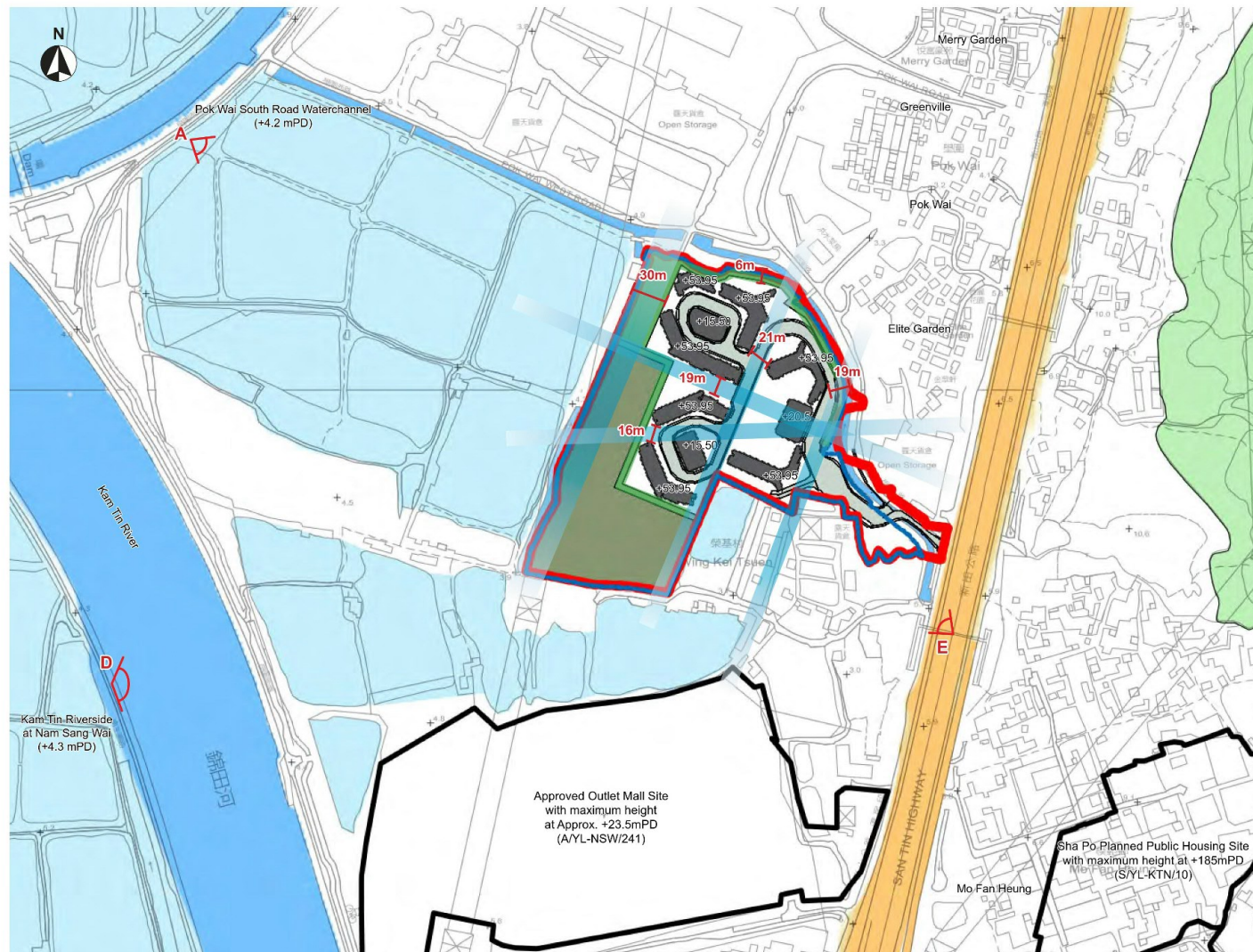


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(摘錄自申請人於31. 10. 2023呈交的進一步資料)
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參考編號
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Y/YL-NSW/7

繪圖
DRAWING
Z - 15



LEGEND

- The Rezoning Site
- The Development Site
- Photomontage Viewpoint
- Assessment Area (Visual Envelope)
- Proposed Development
- Wetland Restoration Area within Site
- +53.95 Building Heights (mPD)
- Visual Corridor/Breezeaway
- 6m wide Building Setback for Landscape Buffer

Visual Features

- Infrastructure Edge
- Green Knoll/Mountain
- Engineered Water Channel
- Open Space (Park, Garden and Sports Ground)
- Fish Pond/Gei Wai
- Deep Bay Coastal Area

Assessment Area covered Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 and Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

Viewpoint A - View southeast from Pok Wai South Road along of Ngau Tam Mei Drainage Channel

Viewpoint B - View west from Kai Kung Leng

Viewpoint C - View north from Pok Wai South Road Planned Open Space

Viewpoint D - View northeast from Kam Tin Riverside at Nam Sang Wai

Viewpoint E - View northwest from footbridge connecting Wing Kei Tsuen and Mo Feng Heung across San Tin Highway

0 100 200 500M

Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application
Assessment Area and Viewpoint Location of Photomontages - Sheet 2 of 2

SCALE	As Shown	DATE	OCTOBER 2023
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FIGURE NO.	FIGURE V2.2		
		REV	D



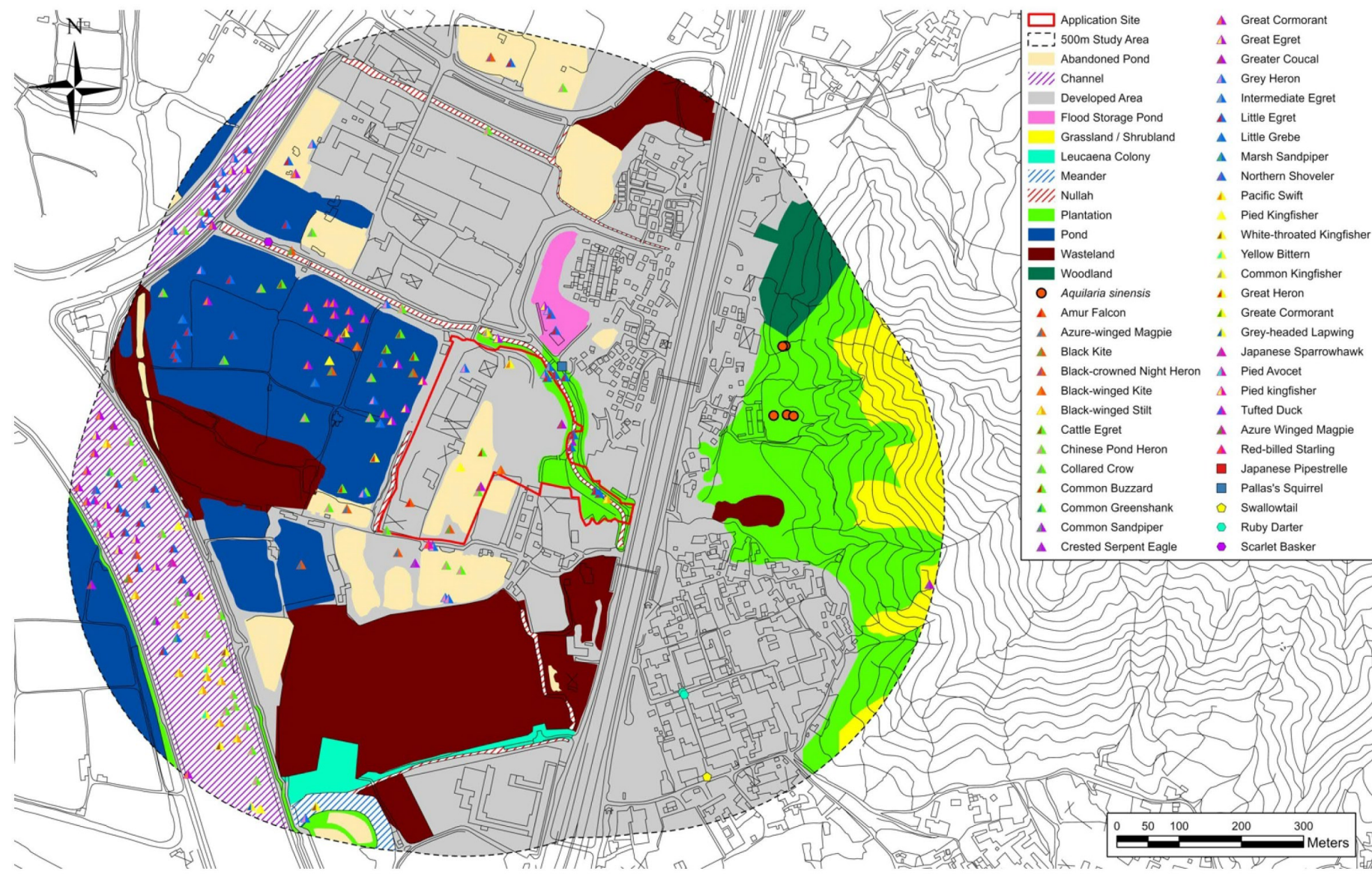
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10/F BANGKOK BANK BUILDING, 18 BONHAB STREET WEST, HONG KONG
TEL: (852) 2111 1000 FAX: (852) 2111 1001
傳真: (852) 2111 1001 傳呼: (852) 2111 1001
地址: 香港中環德輔道中18號10樓 電話: (852) 2111 1000 傳呼: (852) 2111 1001

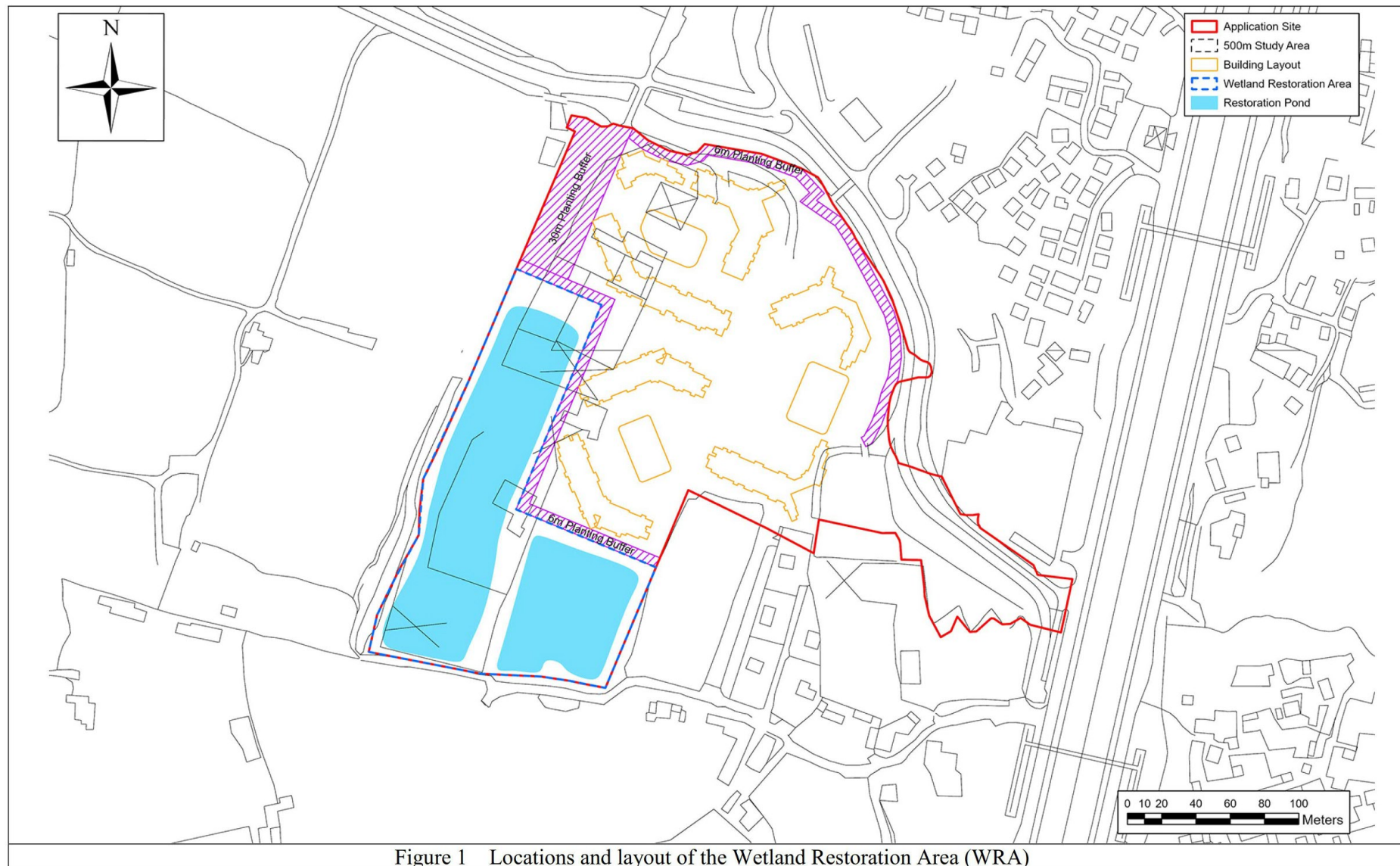
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繪圖
DRAWING
Z - 16

Figure 3 Habitat Map and the Locations of Species of Conservation Importance





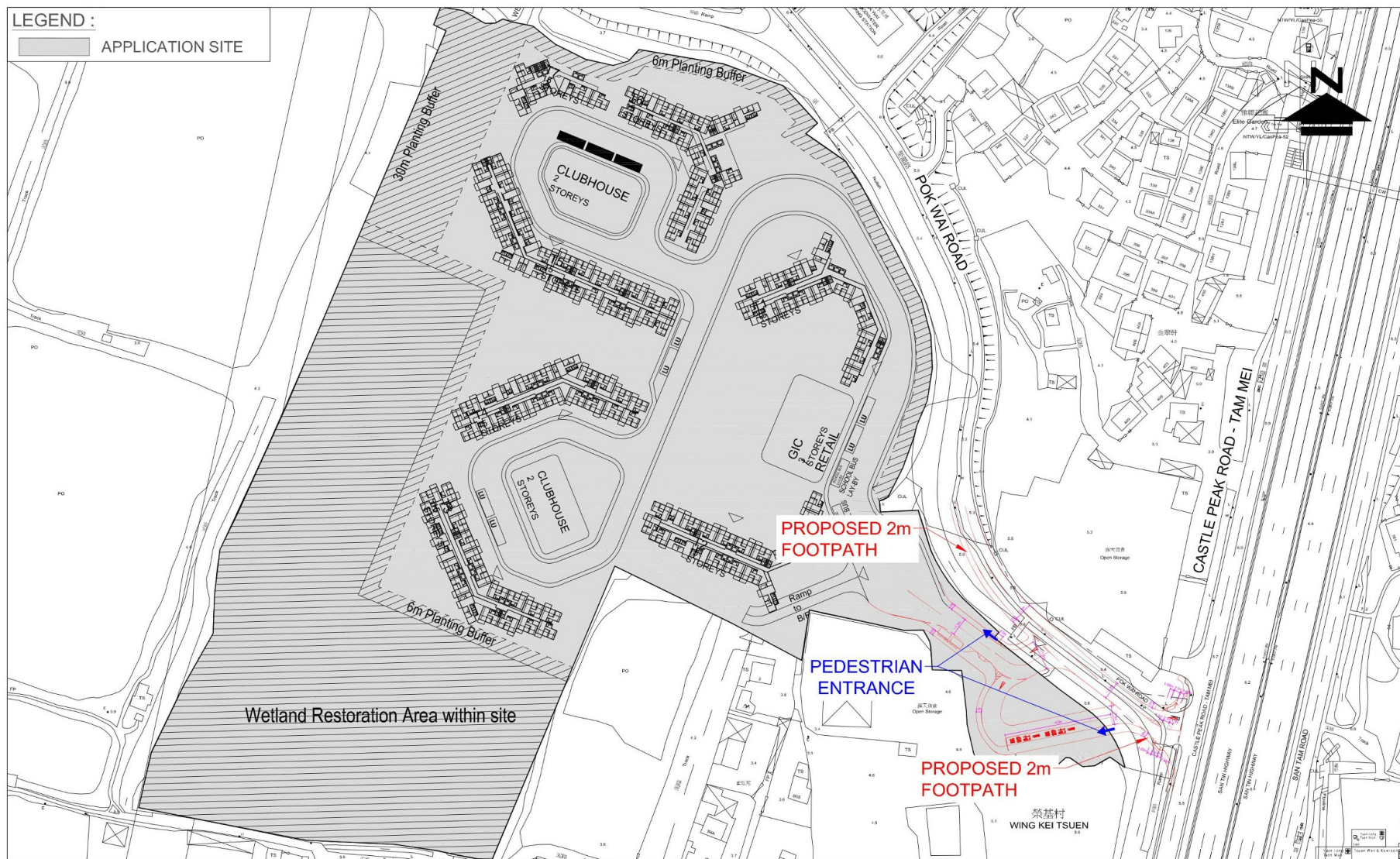


FIGURE NO.:
RC-01(B)

PROJECT NO.:
21059HK

SCALE:
1:2000 @A4

DATE:
04 MAY 2023

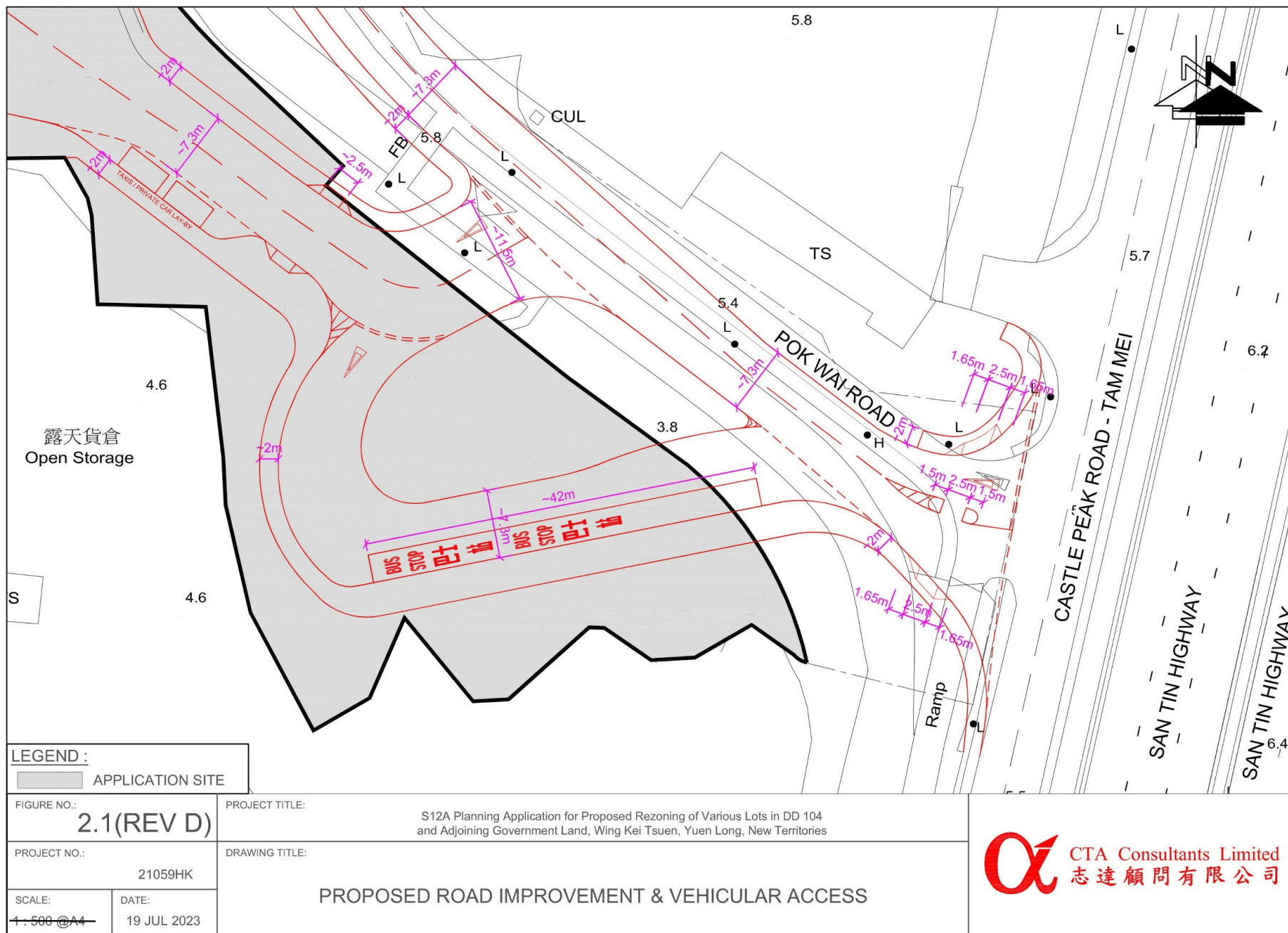
PROJECT TITLE:
S12A Planning Application for Proposed Rezoning of Various Lots in DD 104 and Adjoining Government Land, Wing Kei Tsuen, Yuen Long, New Territories

DRAWING TITLE:
PROPOSED PEDESTRIAN ENTRANCE

CTA Consultants Limited
志達顧問有限公司

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(Extract from Applicant's Further
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參考編號 REFERENCE No. YY/L-NSW/7	繪圖 DRAWING Z - 19
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繪圖
 DRAWING
 Z - 20

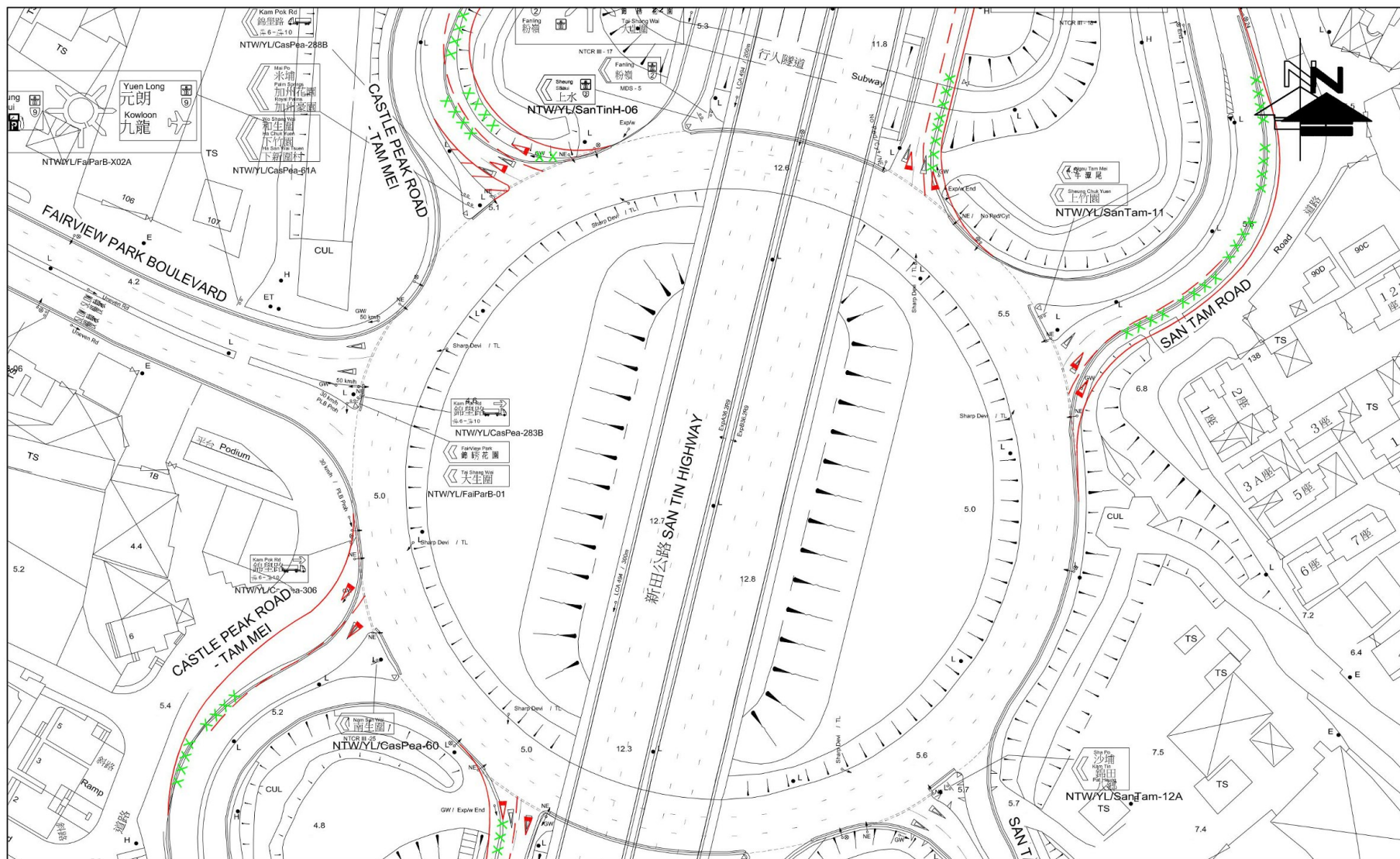



FIGURE NO.: RC-07(A)	PROJECT TITLE: S12A Planning Application for Proposed Rezoning of Various Lots in DD 104 and Adjoining Government Land, Wing Kei Tsuen, Yuen Long, New Territories	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 21059HK	DRAWING TITLE: PROPOSED FURTHER JUNCTION IMPROVEMENT OF FAIRVIEW PARK INTERCHANGE (A)	
SCALE: 1:1000 @A4	DATE: 15 NOV 2022	

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REFERENCE No.
Y/YL-NSW/7

繪圖
DRAWING
Z - 21

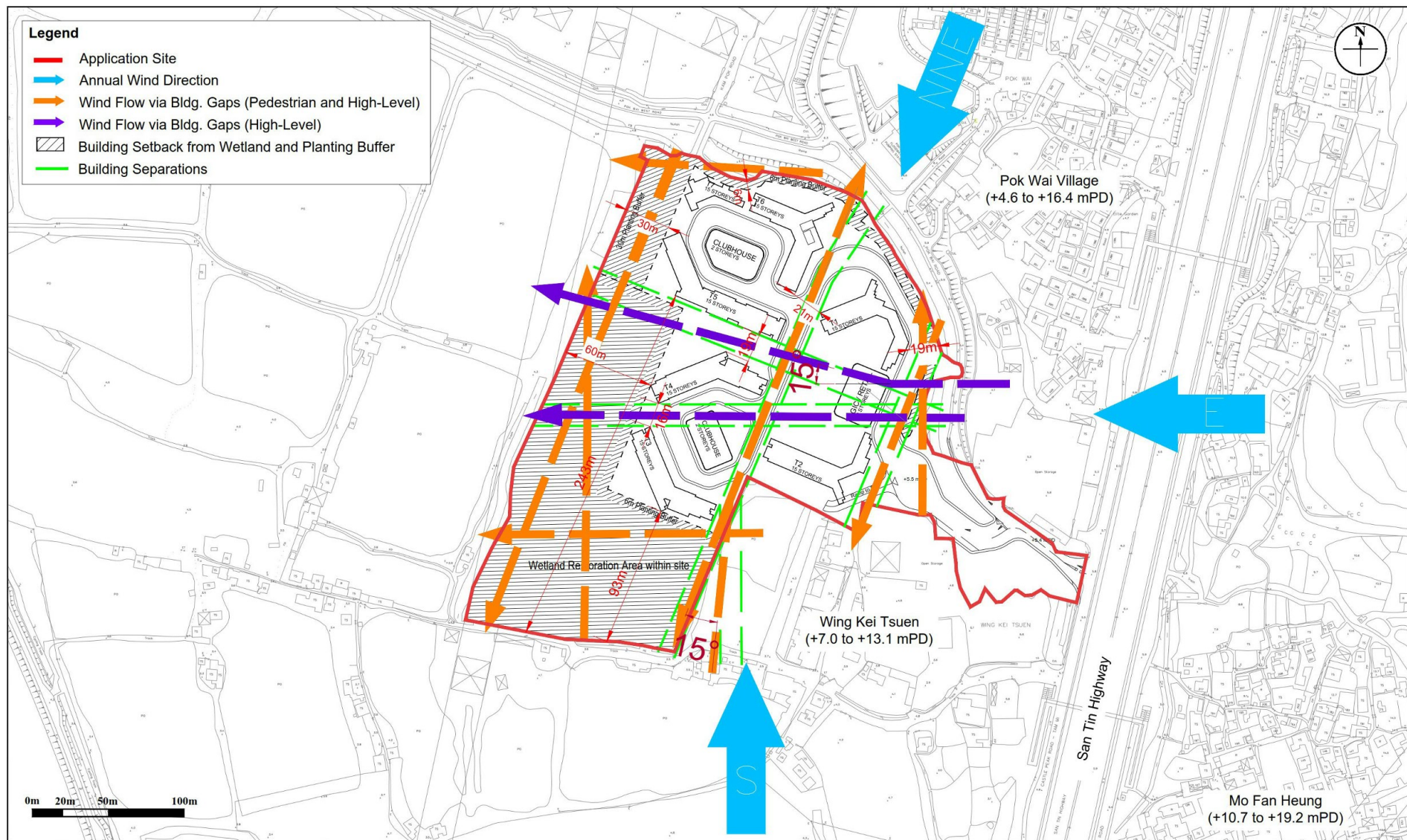


Figure: 5

Title: Illustration of Annual Wind Flow for Proposed Development

Project: Proposed Rezoning from "OU(CDWRA)" to "OU(CDWRA)1" for Comprehensive Residential Development with Wetland Restoration Area at Various Lots in DD104 and Adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long – S12A Amendment of Plan Application

RAMBOLL

Drawn by: YM

Checked by: HN

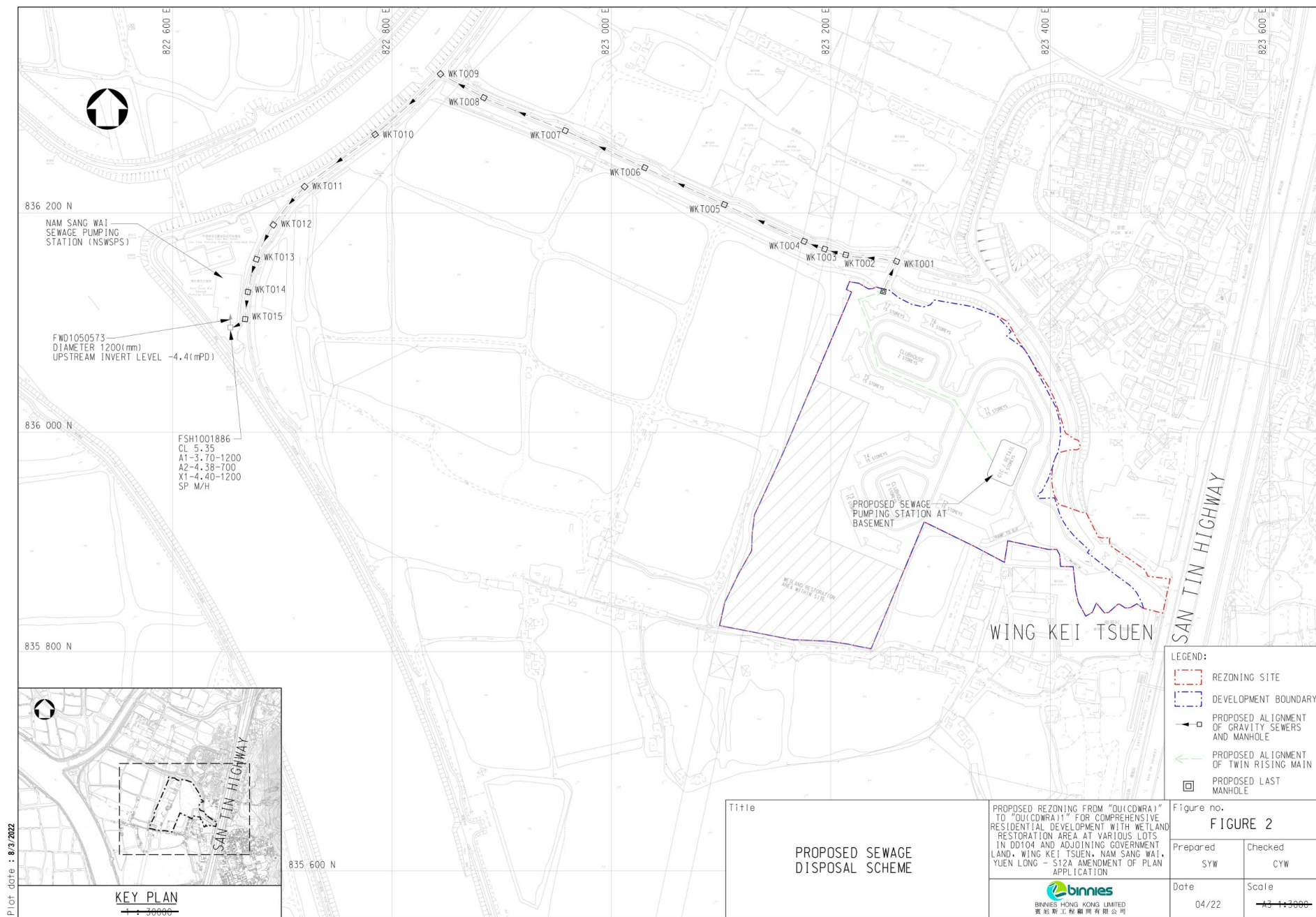
Rev.: 4.0

Date: Jan 2023

(摘錄自申請人於31. 10. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.10.2023)

參考編號
REFERENCE No.
Y/YL-NSW/7

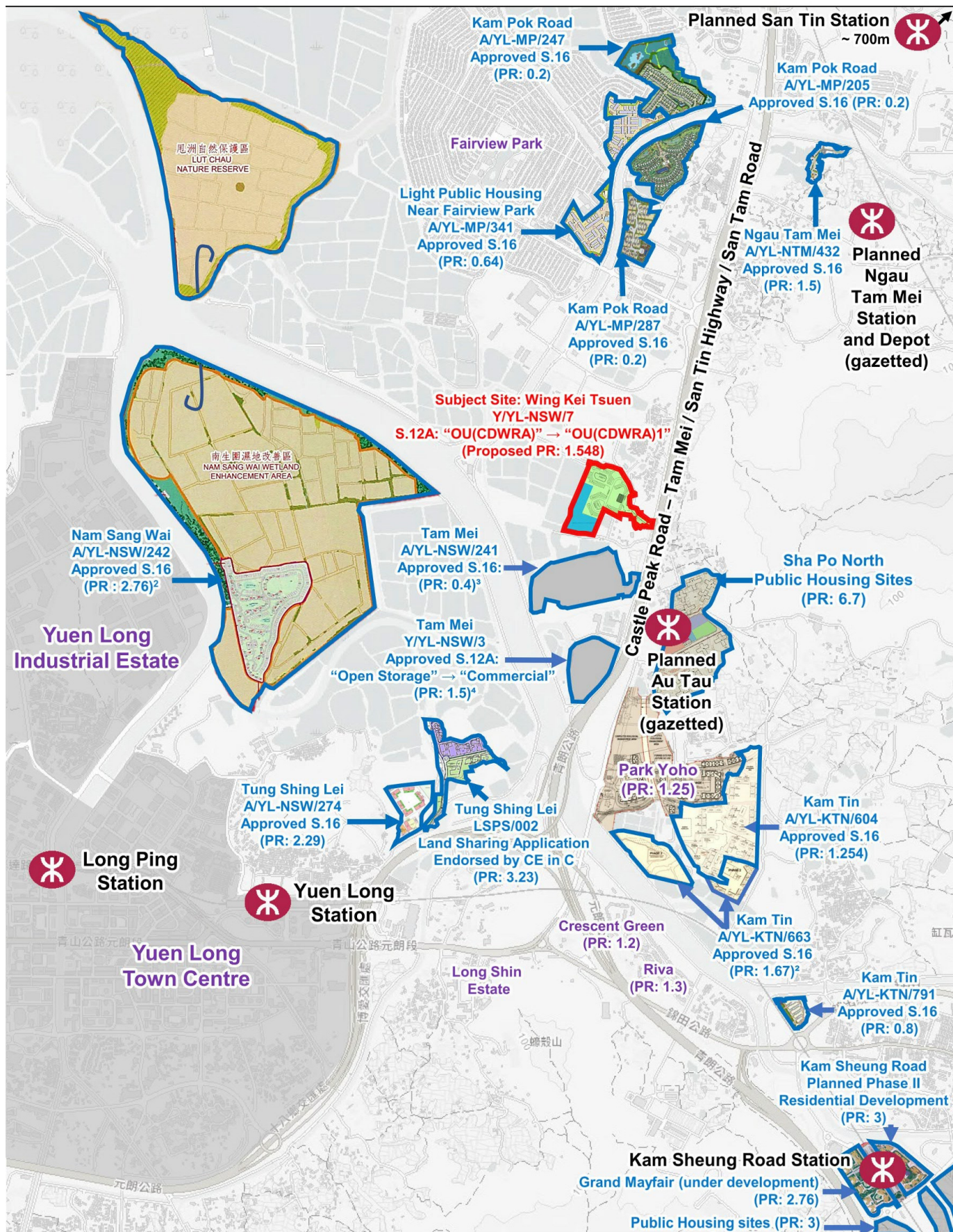
繪圖
DRAWING
Z - 22



(摘錄自申請人於31. 10. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.10.2023)

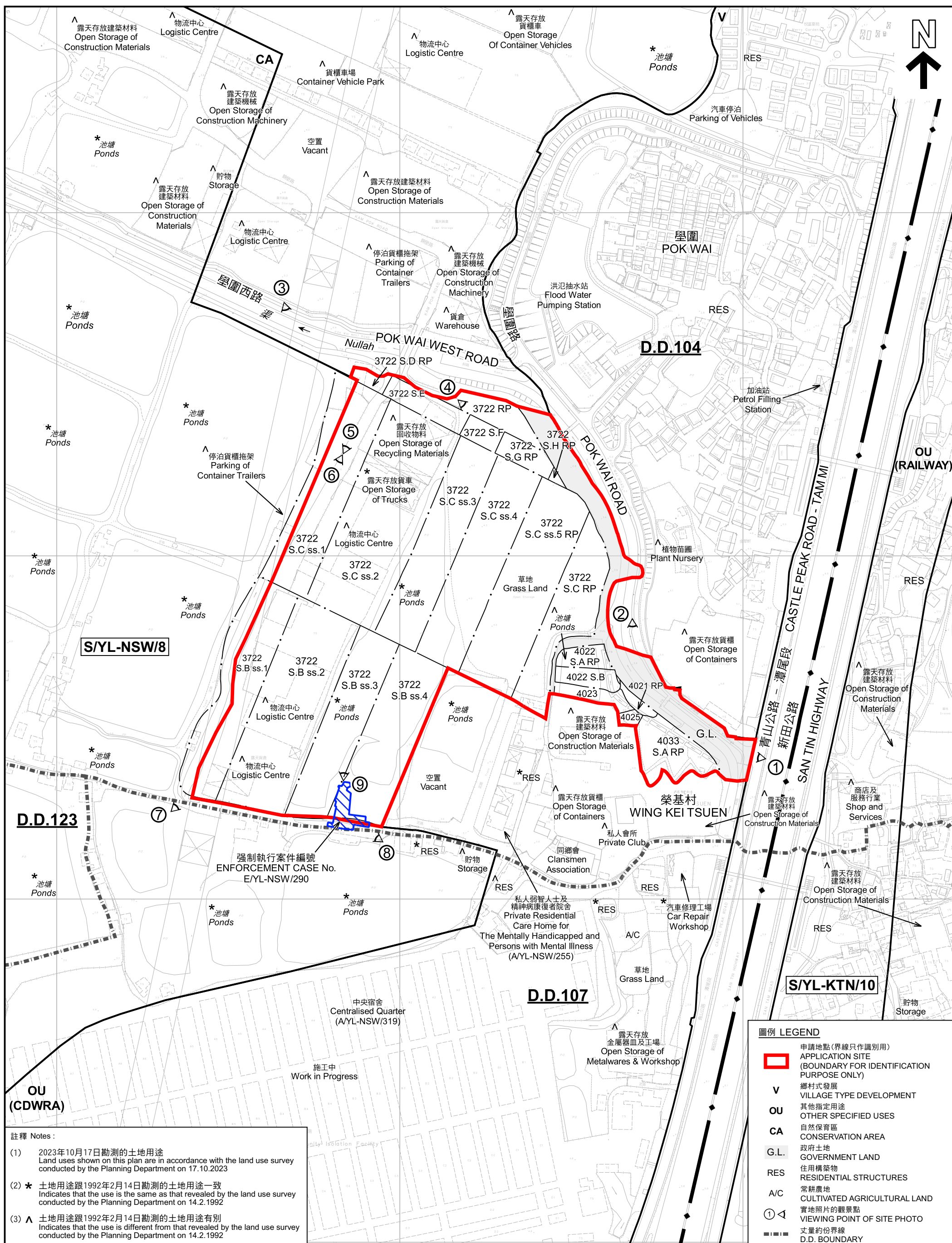
參考編號
REFERENCE No.
Y/YL-NSW/7

繪圖
DRAWING
Z - 23



Notes:

- 1 All plot ratios illustrated are total plot ratios including domestic and non-domestic.
- 2 The plot ratio is calculated based on the development site area.
- 3 There is a current S.12A application covering the concerned site (i.e. Y/YL-NSW/8) for rezoning from OU(CDWRA) to OU(CDWRA)1, to PR of 2.25.
- 4 There is a current S.12A application covering the concerned site (i.e. Y/YL-NSW/9) for rezoning from I(D), OS & road to R(E), to PR of 2.7.



註釋 Notes :

- (1) 2023年10月17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 17.10.2023
- (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

平面圖 SITE PLAN

把申請地點由「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

元朗南生圍基村土地量約佔第104約多個地段和毗連政府土地

TO REZONE THE SPECIFIED USES 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"

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, WING KEI TSDEN, NAM SANG WAI, YUEN LONG

SCALE 1 : 2 500 比例尺

米 50 0 50 100 150 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/7

PLAN
Z-2



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2023年10月11日擬備，
所根據的資料為地政總署於2022年3月8日
拍得的航攝照片編號 E152688C
EXTRACT PLAN PREPARED ON 11.10.2023
BASED ON AERIAL PHOTO No.
E152688C TAKEN ON 8.3.2022
BY LANDS DEPARTMENT

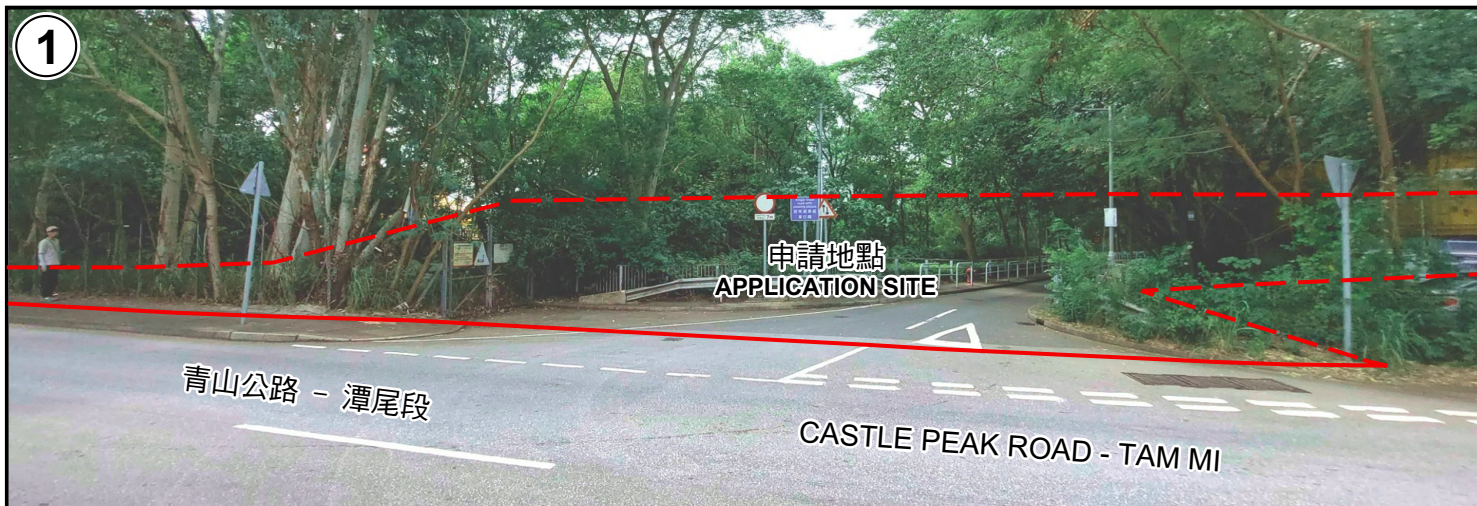
把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶
改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶
元朗南生圍榮基村丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA" TO "OTHER SPECIFIED USES"
ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA 1"
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
WING KEI TSUEN, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/7

圖 PLAN
Z-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2023年10月26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 26.10.2023
BASED ON SITE PHOTOS
TAKEN ON 17.10.2023

把申請地點由「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
元朗南生圍榮基村丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE 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"
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
WING KEI TSUEN, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/7

圖 PLAN
Z-4a



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2023年10月26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 26.10.2023
BASED ON SITE PHOTOS
TAKEN ON 17.10.2023

把申請地點由「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
元朗南生圍榮基村丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE 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"
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
WING KEI TSUEN, NAM SANG WAI, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/7

圖 PLAN
Z-4b



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2023年10月26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 26.10.2023
BASED ON SITE PHOTOS
TAKEN ON 17.10.2023

把申請地點由「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
元朗南生圍榮基村丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE 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"
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
WING KEI TSUEN, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NSW/7

圖 PLAN
Z-4c