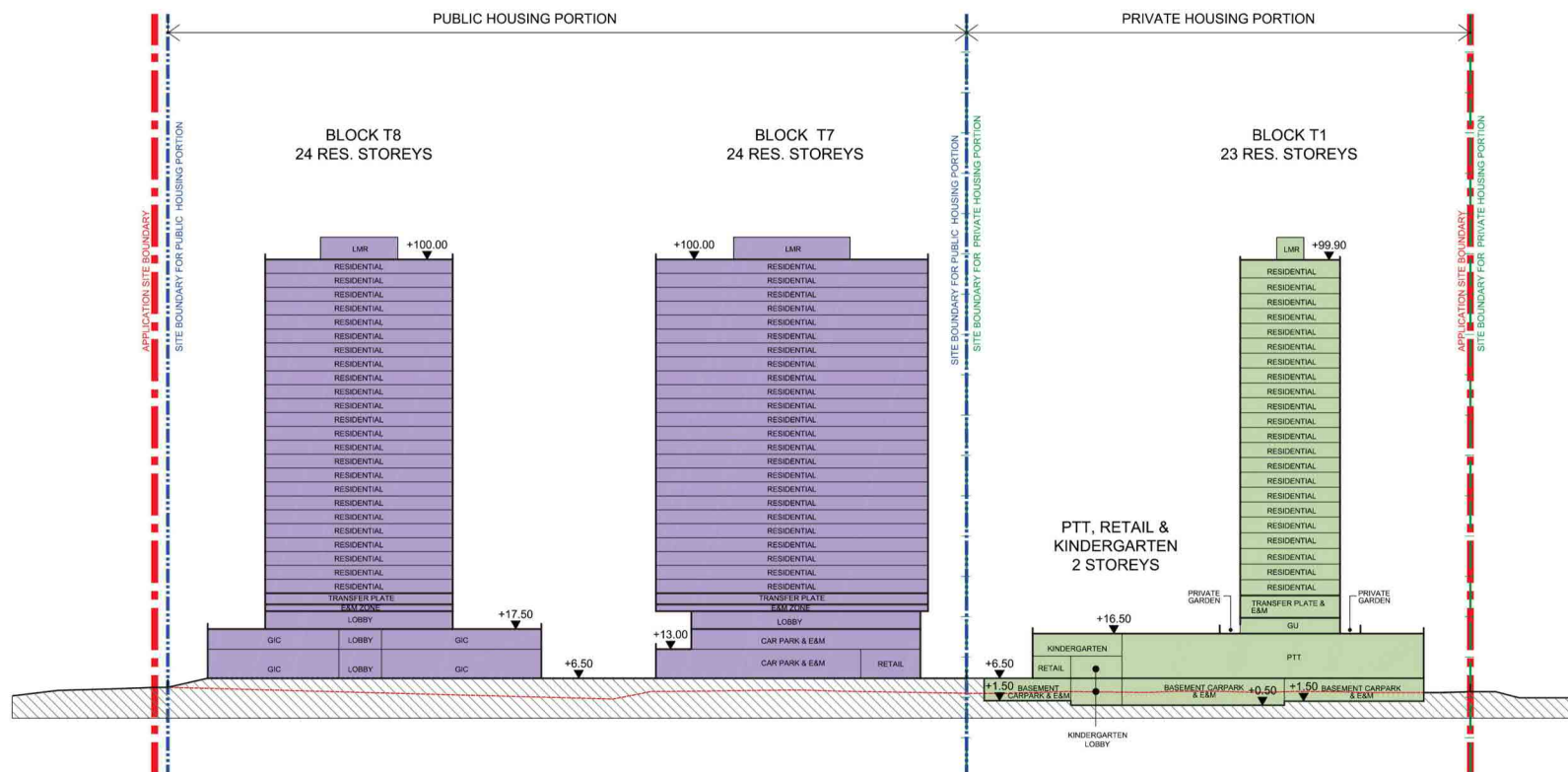


KEY PLAN

LEGEND

--- EXISTING SITE LEVEL



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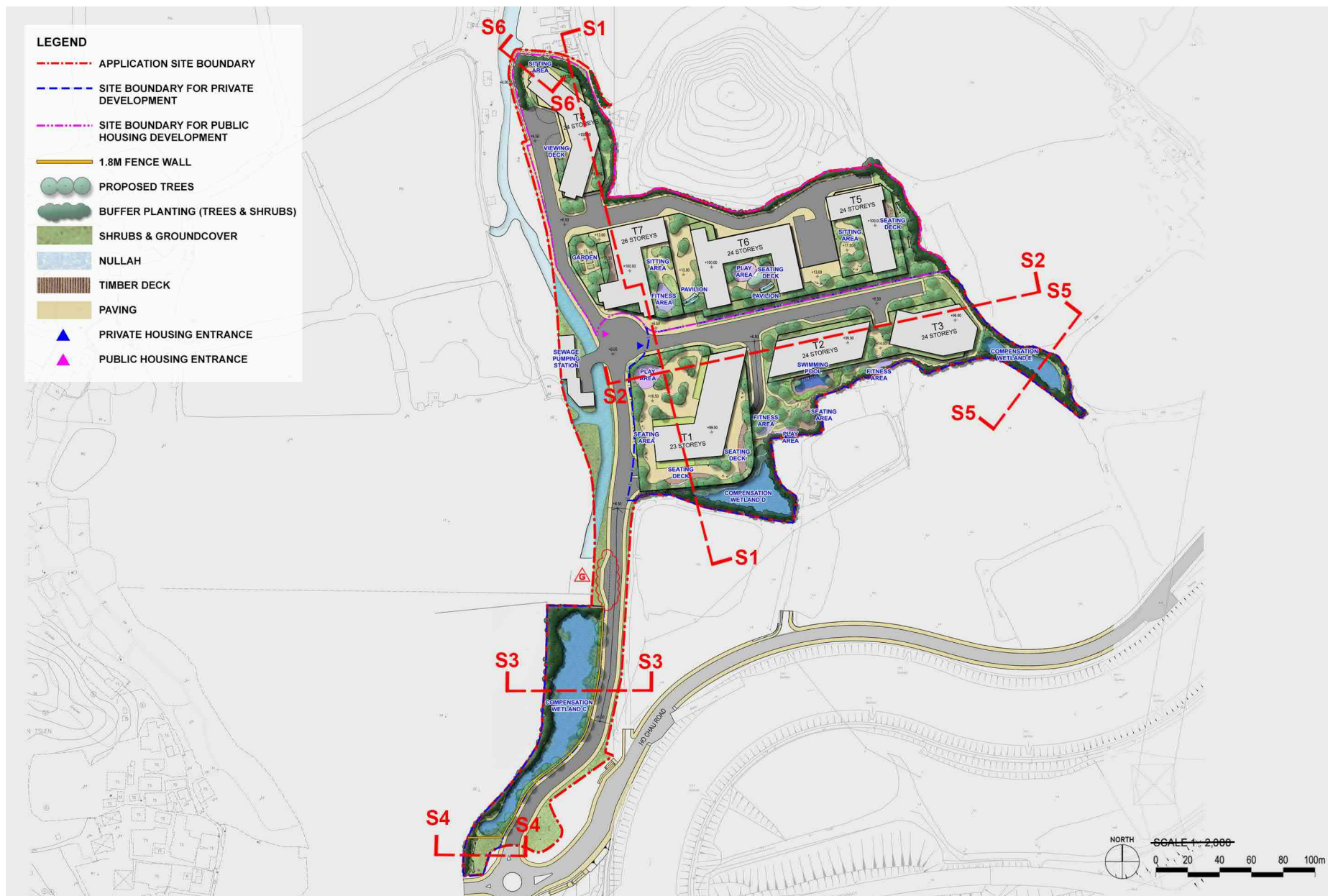
Title

Indicative Section S1

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale	N/A		Figure 3.6

參考編號
REFERENCE No.
R/S/YL-NSW/9

繪圖
DRAWING
H-1b



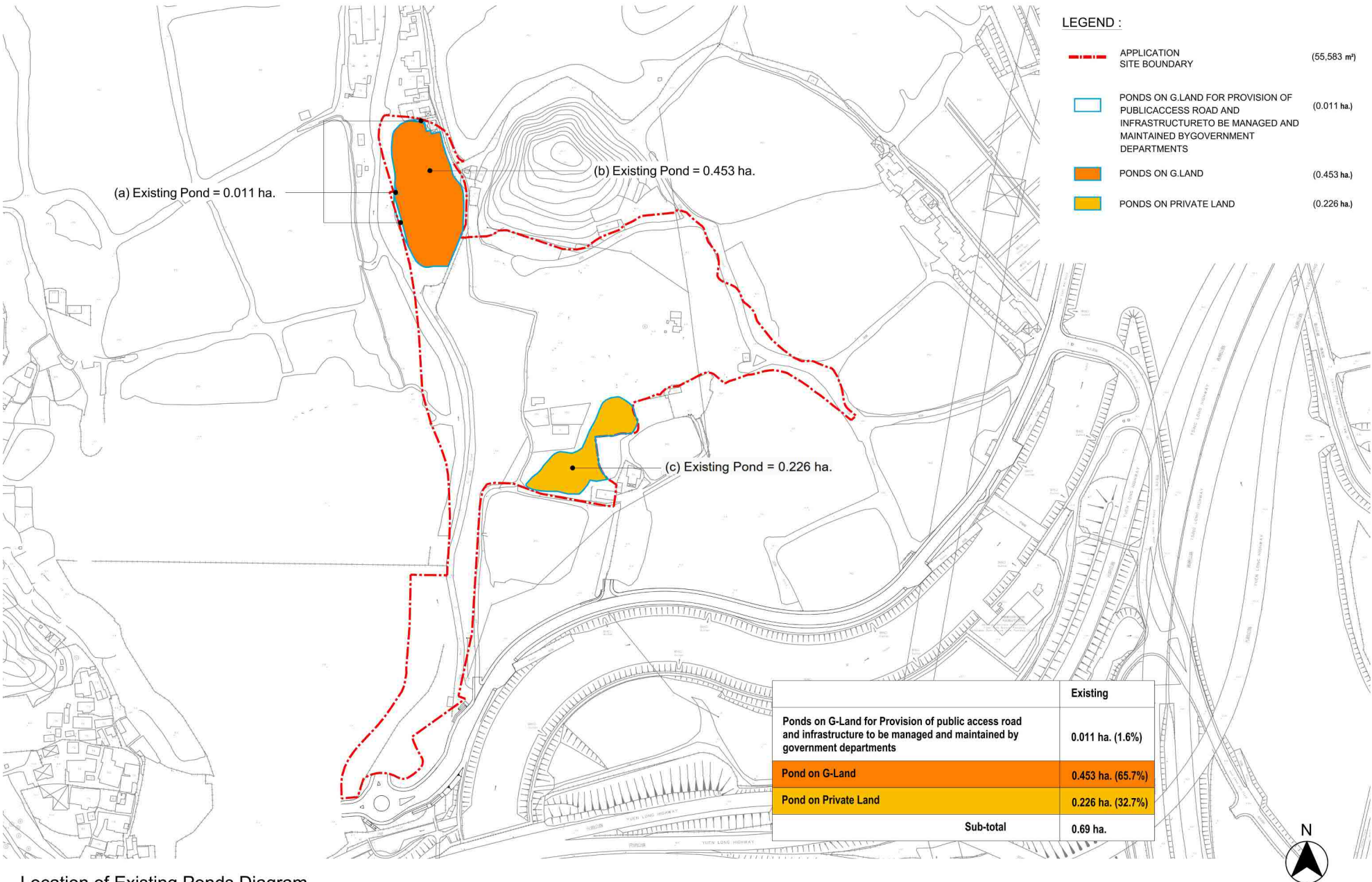
PROPOSED LAND SHARING PILOT SCHEME (LSPS) FOR A SITE AT VARIOUS LOTS IN D.D.115, TUNG SHING LEI, YUEN LONG, THE NEW TERRITORIES

FIGURE 81 | MAR 2024
LANDSCAPE MASTER PLAN | REV G
SCALE 1:2000 (A3)



參考編號
REFERENCE No.
R/S/YL-NSW/9

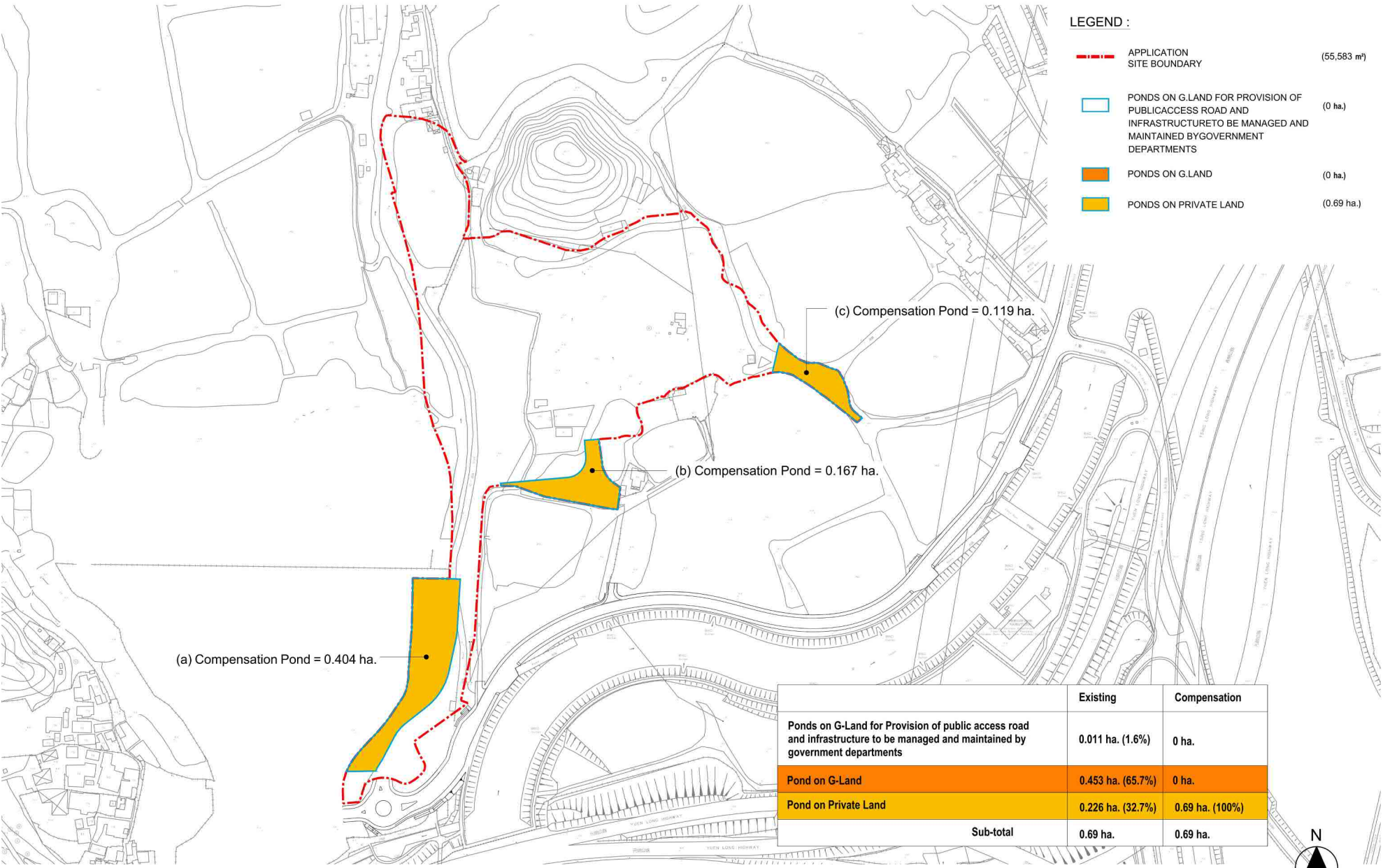
繪圖
DRAWING
H-1c



Location of Existing Ponds Diagram

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

DATE : 05 JUL 2023
1:2500 (A3)
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED



Location of Compensation Ponds Diagram

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

DATE : 05 JUL 2023
1:2500 (A3)
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

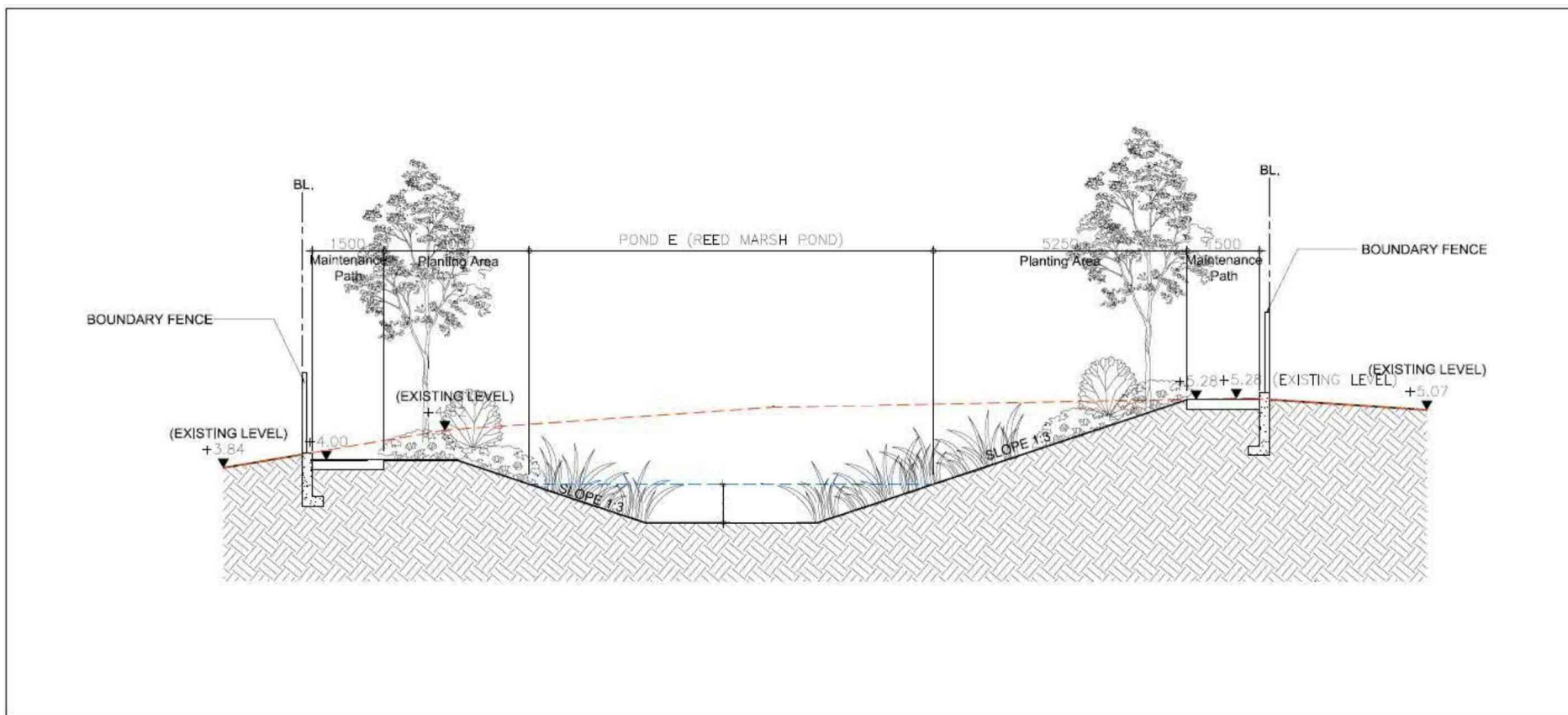


Figure E Proposed Section of Compensation Wetland E

S

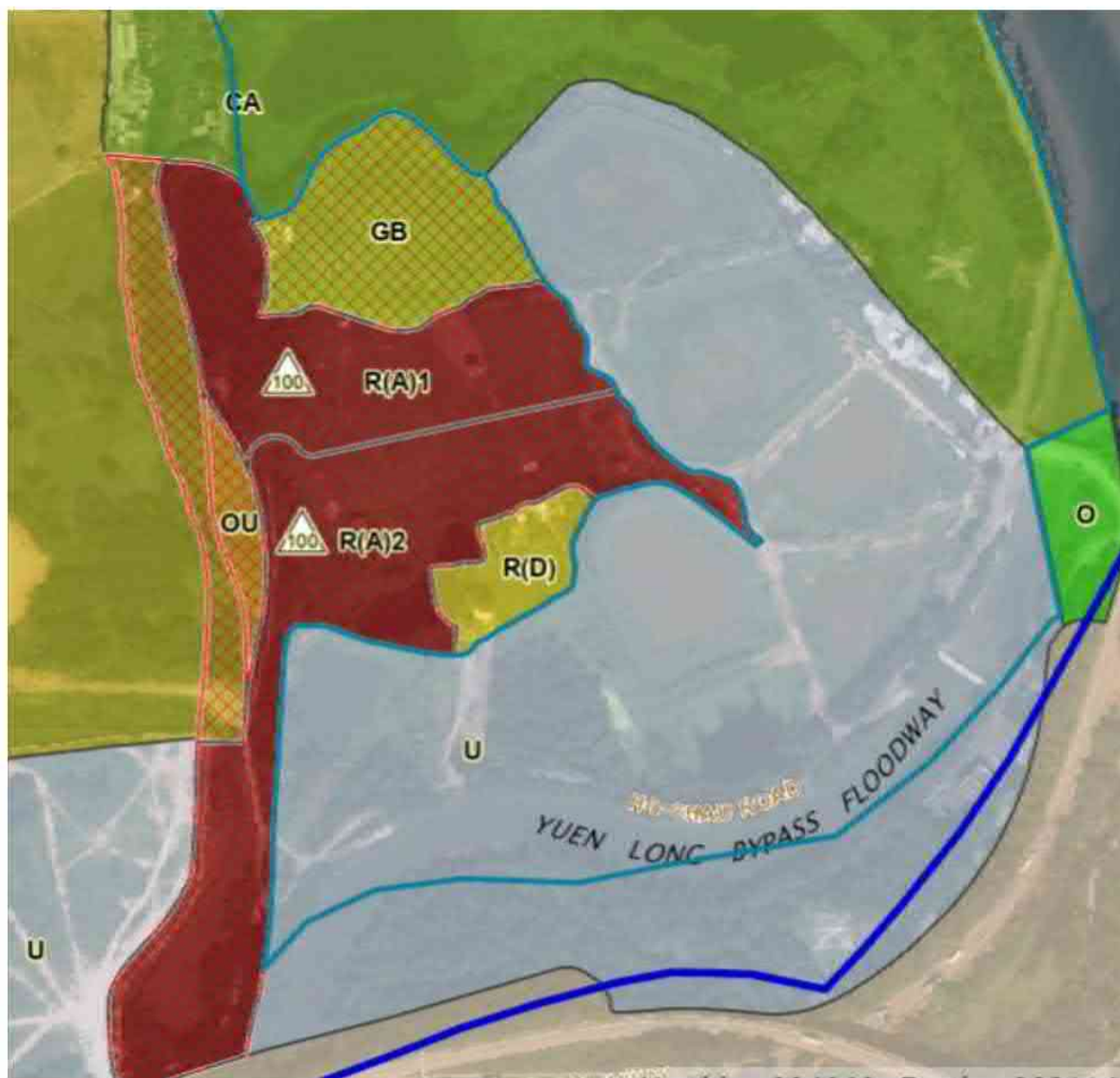
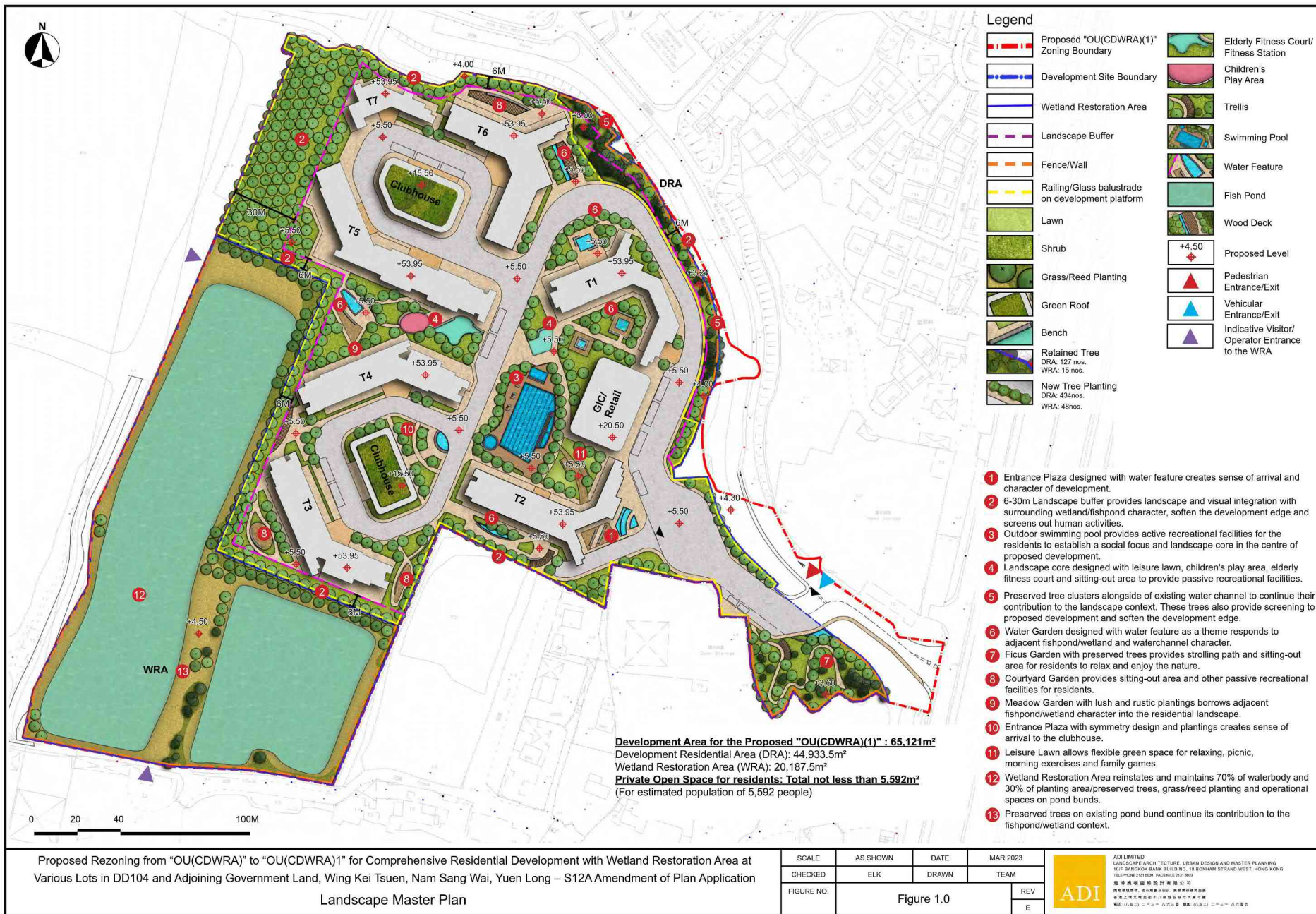


Figure 5. The map extracted from the planning portal 3 shows the U zone under the Draft OZP with aerial photograph as basemap.



Development Area for the Proposed "OU(CDWRA)(1)" : 65,121m²
Development Residential Area (DRA): 44,933.5m²
Wetland Restoration Area (WRA): 20,187.5m²
Private Open Space for residents: Total not less than 5,592m²
(For estimated population of 5,592 people)

- 1 Entrance Plaza designed with water feature creates sense of arrival and character of development.
- 2 6-30m Landscape buffer provides landscape and visual integration with surrounding wetland/fishpond character, softens the development edge and screens out human activities.
- 3 Outdoor swimming pool provides active recreational facilities for the residents to establish a social focus and landscape core in the centre of proposed development.
- 4 Landscape core designed with leisure lawn, children's play area, elderly fitness court and sitting-out area to provide passive recreational facilities.
- 5 Preserved tree clusters alongside of existing water channel to continue their contribution to the landscape context. These trees also provide screening to proposed development and soften the development edge.
- 6 Water Garden designed with water feature as a theme responds to adjacent fishpond/wetland and waterchannel character.
- 7 Ficus Garden with preserved trees provides strolling path and sitting-out area for residents to relax and enjoy the nature.
- 8 Courtyard Garden provides sitting-out area and other passive recreational facilities for residents.
- 9 Meadow Garden with lush and rustic plantings borrows adjacent fishpond/wetland character into the residential landscape.
- 10 Entrance Plaza with symmetry design and plantings creates sense of arrival to the clubhouse.
- 11 Leisure Lawn allows flexible green space for relaxing, picnic, morning exercises and family games.
- 12 Wetland Restoration Area reinstates and maintains 70% of waterbody and 30% of planting area/preserved trees, grass/reed planting and operational spaces on pond bunds.
- 13 Preserved trees on existing pond bund continue its contribution to the fishpond/wetland context.

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

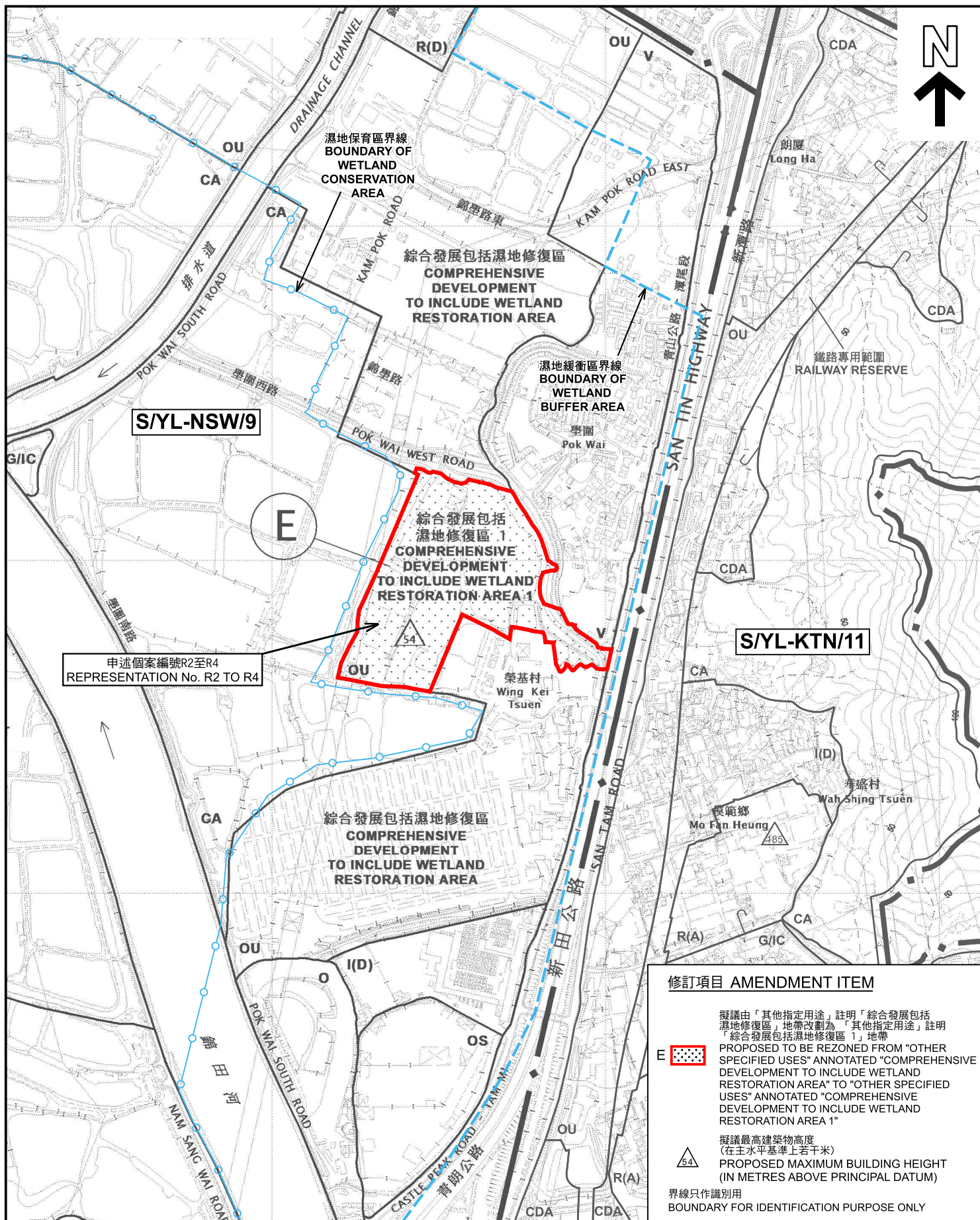
Landscape Master Plan

SCALE	AS SHOWN	DATE	MAR 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		
		REV	
		E	

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
18/F RANKING BANK BUILDING, 18 BONHAM STREET, HONG KONG
TEL: (852) 2111 8888, FAX: (852) 2111 8889
香港威靈頓道18號18樓ADI有限公司
香港威靈頓道18號18樓ADI有限公司
電話: (八五二) 二一三一 八八八八 傳真: (八五二) 二一三一 八八八九



Figure 2 Indicative cross section of the fish farming pond



位置圖 LOCATION PLAN

本摘要圖於2024年11月6日擬備，
所根據的資料為於2024年7月12日
展示的分區計劃大綱圖編號S/YL-NSW/9
EXTRACT PLAN PREPARED ON 6.11.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/9 EXHIBITED ON 12.7.2024

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

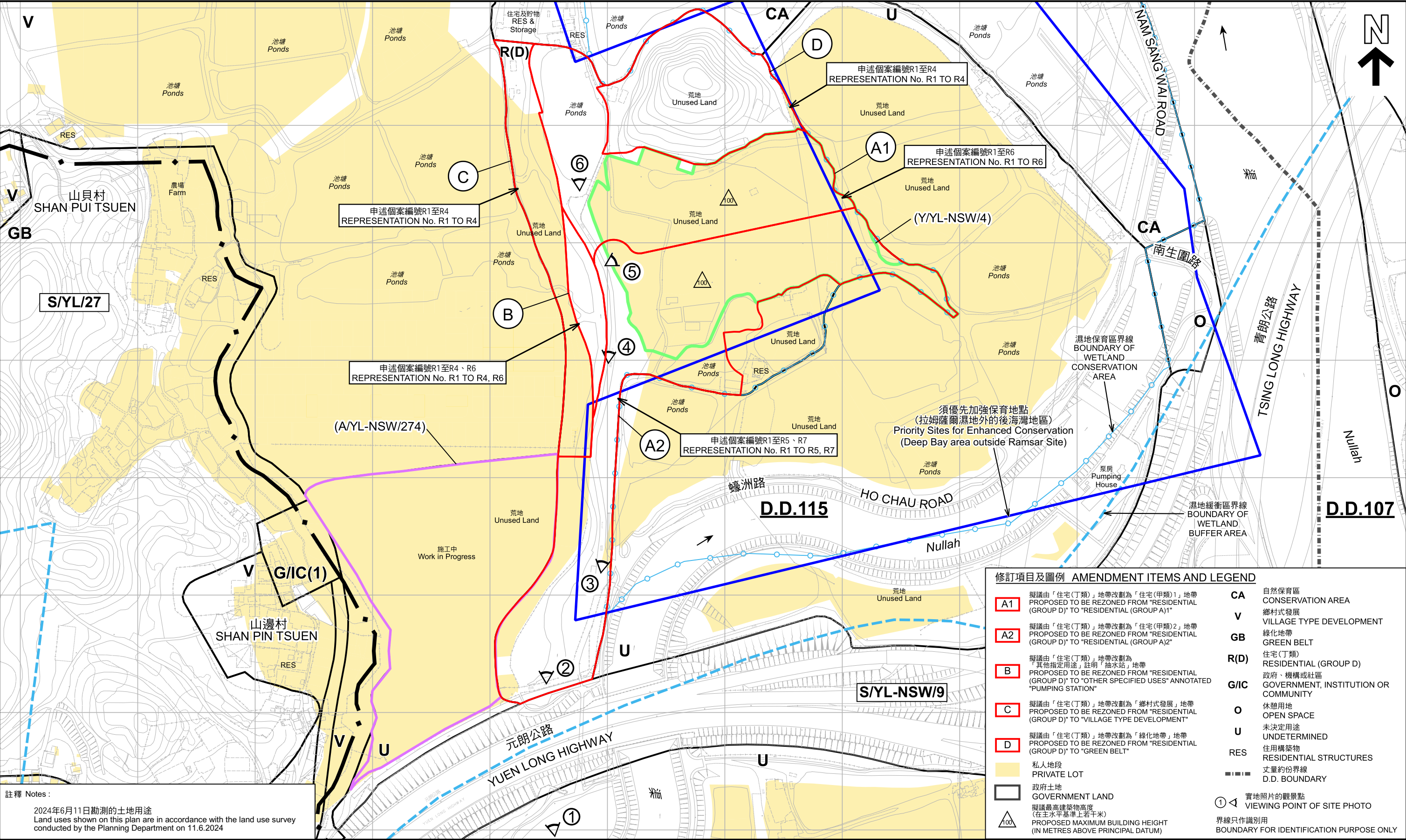
SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-1b



註釋 Notes :
2024年6月11日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 11.6.2024

本摘要圖於2024年11月19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 19.11.2024
BASED ON SURVEY SHEETS No.
6-NE-1C, 6A & 6-NW-5D, 10B

平面圖 SITE PLAN

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R1 - R7作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 - R7
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

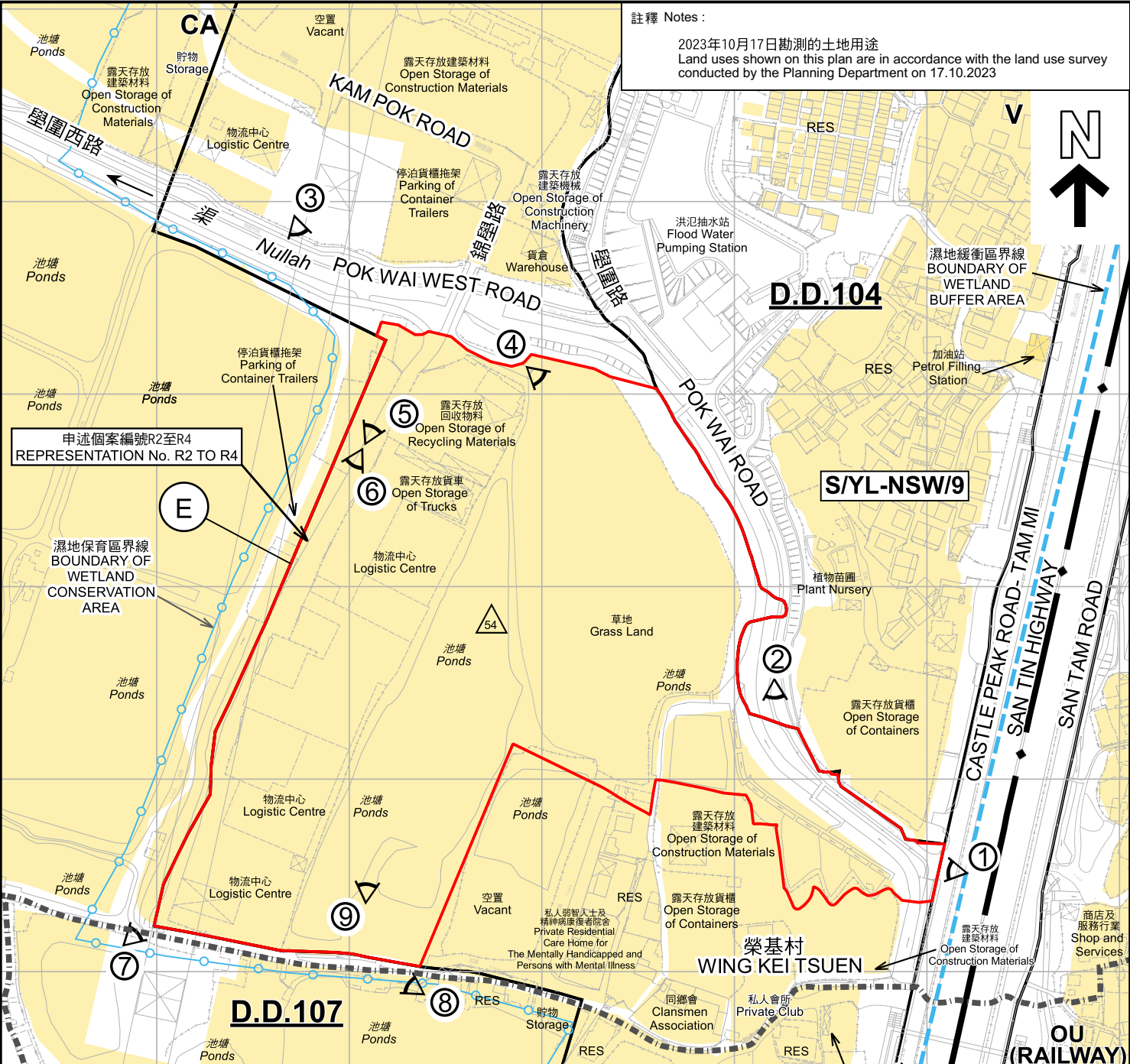
SCALE 1:3,000 比例尺

米 METRES 50 0 50 100 150 200 250 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-2a



註釋 Notes :
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

修訂項目及圖例 AMENDMENT ITEMS AND 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"

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

OU 其他指定用途
OTHER SPECIFIED USES

CA 自然保育區
CONSERVATION AREA

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- 私人地段
PRIVATE LOT

政府土地
GOVERNMENT LAND

RES 住用構築物
RESIDENTIAL STRUCTURES

A/C 常耕農地
CULTIVATED AGRICULTURAL LAND

△5.4 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)

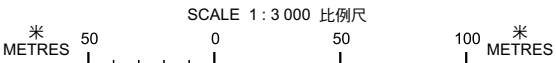
① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

—— 丈量約份界線
D.D. BOUNDARY

平面圖 SITE PLAN

本摘要圖於2024年11月19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 19.11.2024
BASED ON SURVEY SHEETS NO.
2-SE-21C, 21D & 6-NE-1A, 1B

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

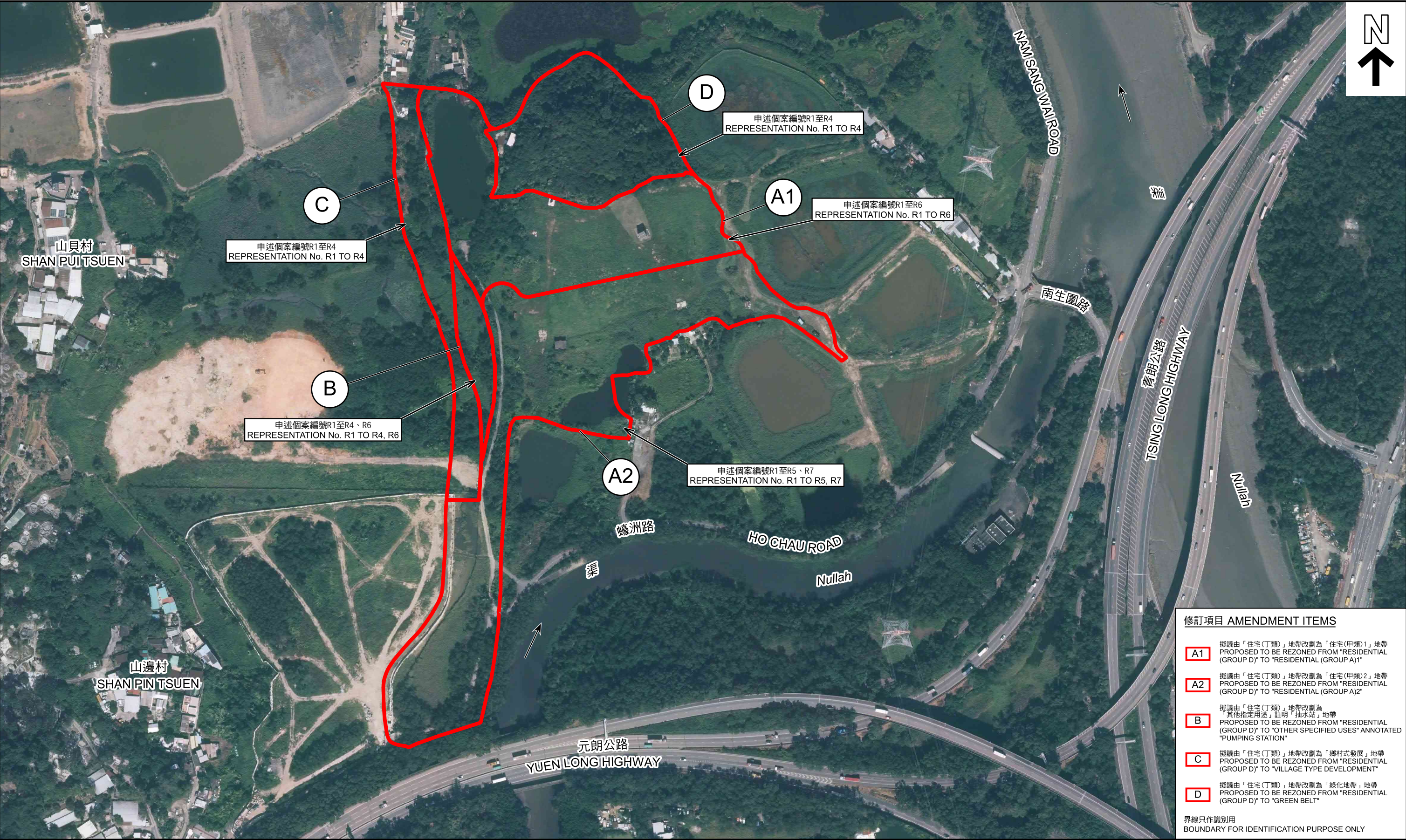


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-2b



修訂項目 AMENDMENT ITEMS

- A1** 擬議由「住宅(丁類)」地帶改制為「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)」地帶改制為「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)」地帶改制為「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)」地帶改制為「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)」地帶改制為「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

航攝照片 AERIAL PHOTO

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R1 - R7作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 - R7
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

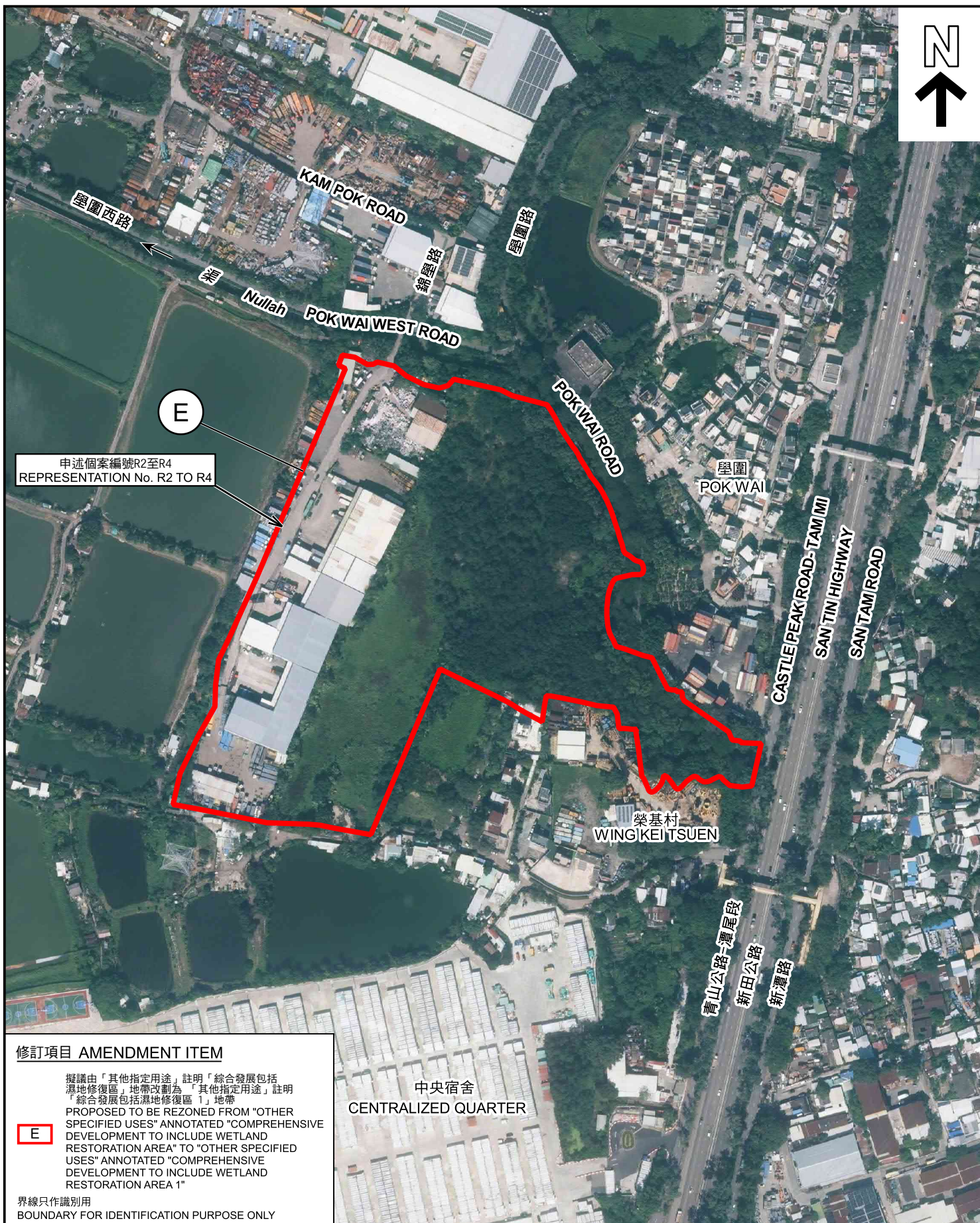
本摘要圖於2024年10月31日擬備，
所根據的資料為地政總署
於2023年11月拍得的
數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 31.10.2024
BASED ON DIGITAL ORTHOPHOTO
DOP5000 TAKEN ON 11.2023

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-3a



修訂項目 AMENDMENT ITEM

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

中央宿舍
CENTRALIZED QUARTER

航攝照片 AERIAL PHOTO

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-3b

本摘要圖於2024年10月31日擬備，
所根據的資料為地政總署
於2023年11月拍得的
數碼正射影像圖DOP5000
EXTRACT PLAN PREPARED ON 31.10.2024
BASED ON DIGITAL ORTHOPHOTO
DOP5000 TAKEN ON 11.2023

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11月26日擬備，所根據的資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 26.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-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11月25日擬備，所根據的資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 25.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-4b

5



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

6



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

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
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DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

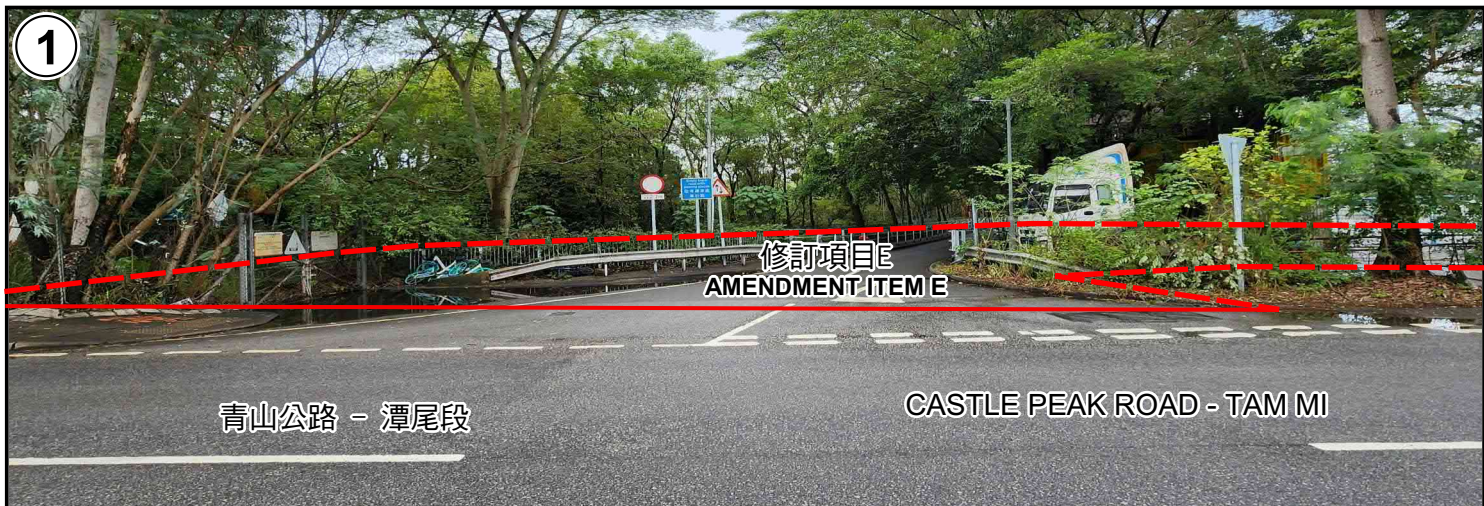
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-4c

本圖於2024年11月25日擬備，所根據的
資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 25.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024



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11月26日擬備，所根據的資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 26.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024

就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2 - R4
DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-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

本圖於2024年11月26日擬備，所根據的資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 26.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024

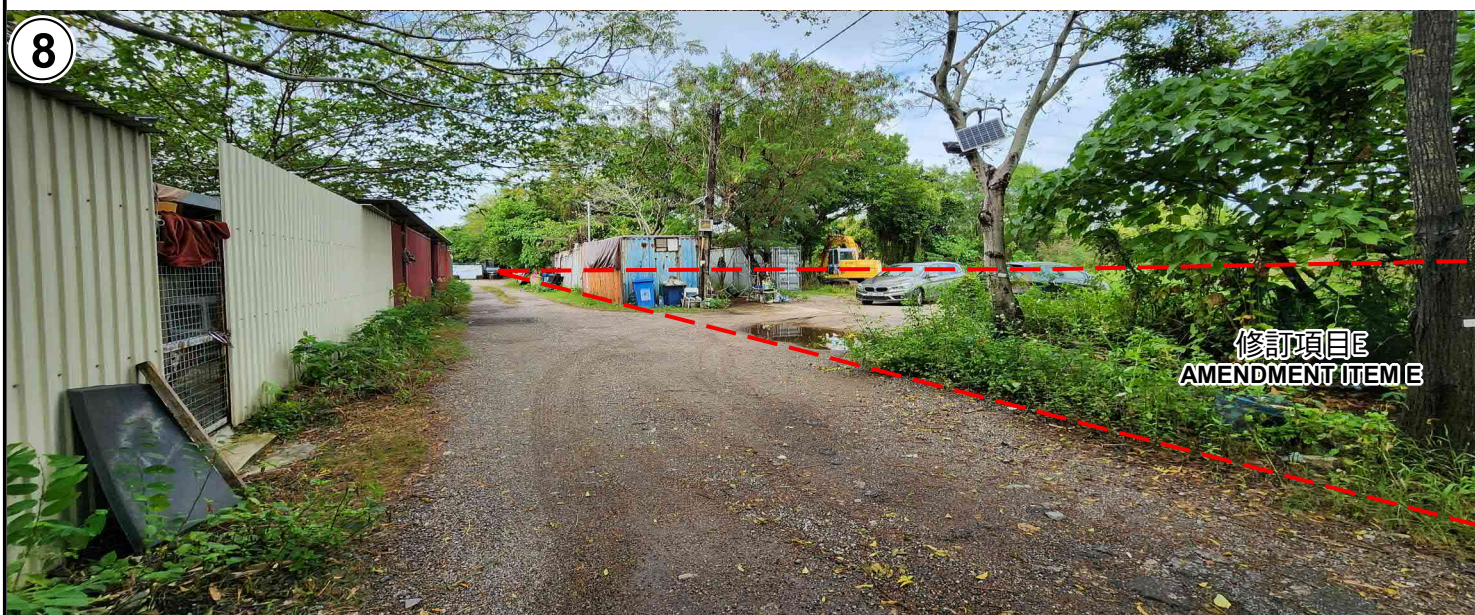
就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
提出的申述個案編號R2 - R4作出考慮
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DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-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

本圖於2024年11月26日擬備，所根據的資料為攝於2024年11月21日的實地照片
PLAN PREPARED ON 26.11.2024
BASED ON SITE PHOTOS
TAKEN ON 21.11.2024

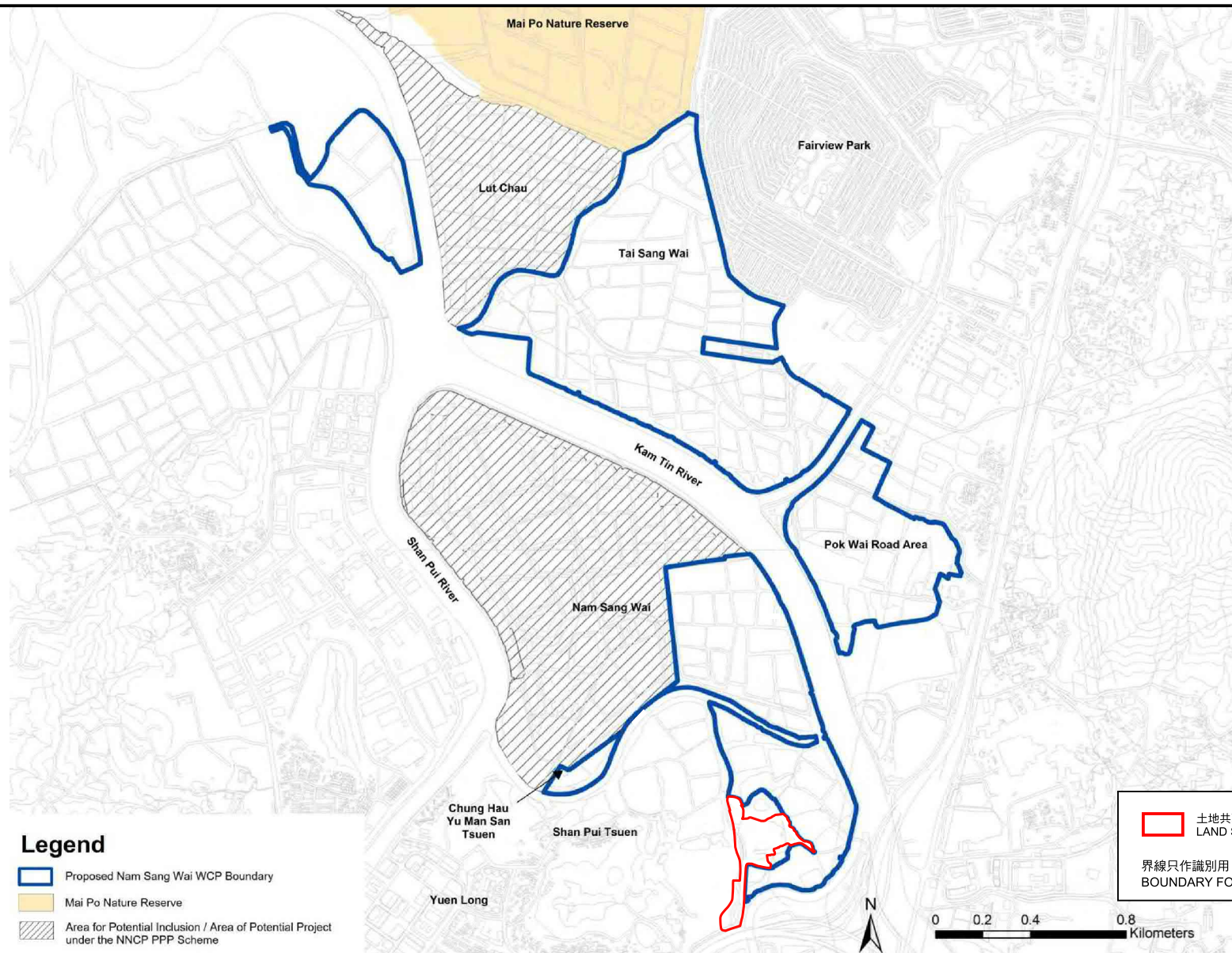
就南生圍分區計劃大綱草圖編號 S/YL-NSW/9
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DRAFT NAM SNAG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/9

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-5c



Legend

- Proposed Nam Sang Wai WCP Boundary
- Mai Po Nature Reserve
- Area for Potential Inclusion / Area of Potential Project under the NNCP PPP Scheme

土地共享先導計畫地盤
LAND SHARING PILOT SCHEME SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年12月3日擬備
EXTRACT PLAN PREPARED ON 3.12.2024

位置圖 LOCATION PLAN

擬議南生圍濕地保育公園界線
PROPOSED PARK BOUNDARY OF
THE NAM SANG WAI WETLAND CONSERVATION PARK

SCALE 1 : 25 000 比例尺

米 250 0 250 500 750 1000 1250 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-NSW/9

圖 PLAN
H-6