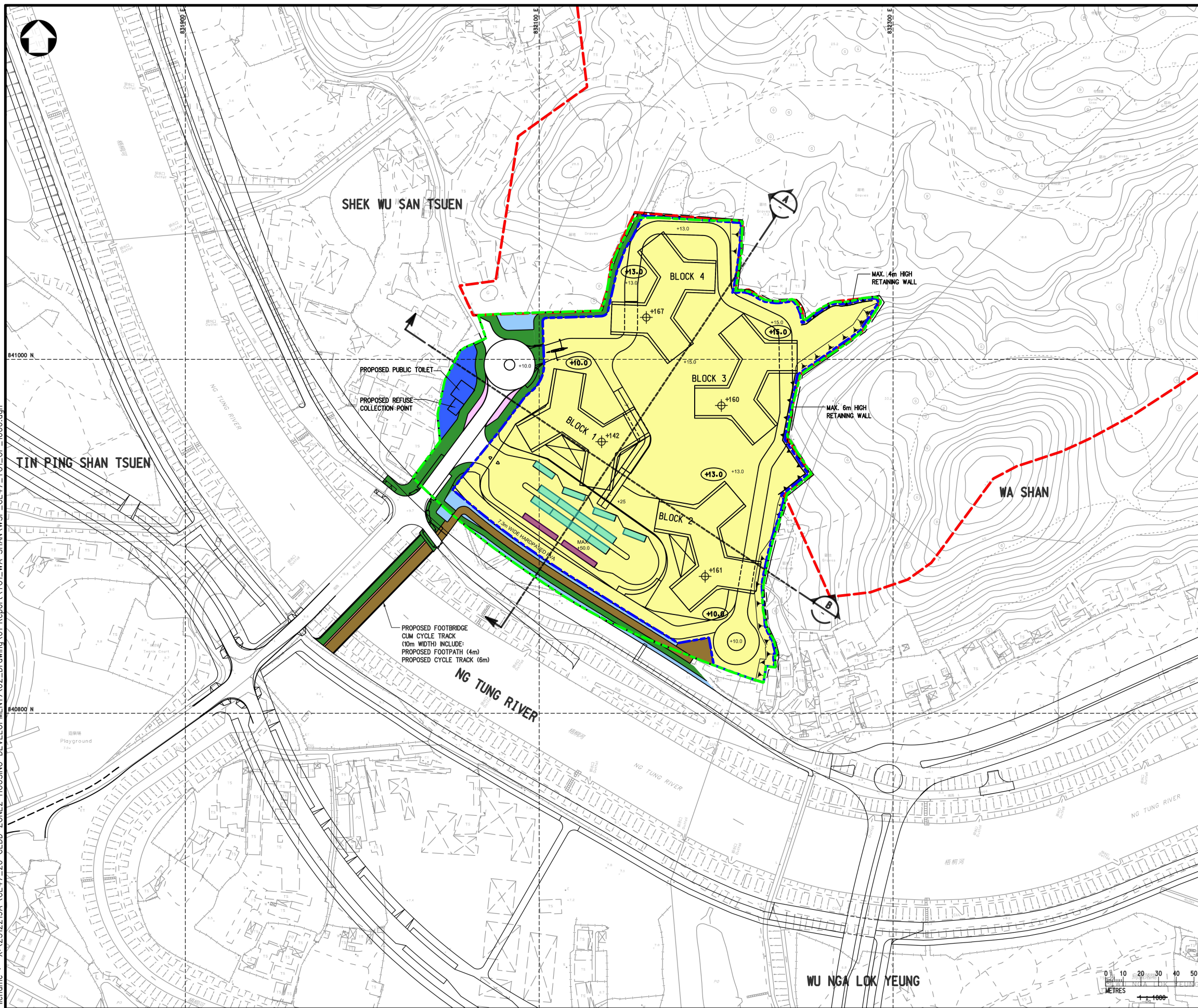


Date : 23/3/2023  
Filename : X:\2512219A (CE47\_20 CEDD ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01\_Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_OP\_1006.dgn



LEGEND :

- STUDY AREA FOR DEVELOPMENT
- HOUSING SITE BOUNDARY
- REZONING BOUNDARY
- PROPOSED ACCESS ROAD
- PERMITTED BURIAL GROUND
- PLANNED ROAD UNDER FLN NDA
- PROPOSED FOOTBRIDGE
- PROPOSED FOOTPATH
- PROPOSED CYCLE TRACK
- LANDSCAPING / AMENITY AREA
- PROPOSED LOADING/UNLOADING AREA
- AREA ALLOCATED FOR REPROVISIONING OF THE FEHD REFUSE COLLECTION POINT AND PUBLIC TOILET (753m<sup>2</sup>)
- PROPOSED SITE FORMATION LEVEL
- PROPOSED SLOPE
- PROPOSED BUILDING HEIGHT
- BUS BAY
- GMB BAY

Rev	Description	By	Date
-	FIRST ISSUE	VS	NOV 21

Consultant

**wsp**

Project title

AGREEMENT NO. CE47/2020 (CE)  
TERM CONSULTANCY FOR SITE FORMATION  
AND INFRASTRUCTURE WORKS FOR PROPOSED  
HOUSING DEVELOPMENTS IN ZONE 2  
(2021 - 2024) - FEASIBILITY STUDY

Drawing title

**TASK ORDER NO. 1**  
**WA SHAN**  
**SCHEMATIC BLOCK LAYOUT PLAN**

Drawing no.	Rev.
CE47/T01/OP/1006	-

Drawn	Date	Checked	Approved
CAD	APR 2021	VS	YWW

Scale	Status
1:1000 (A1)	-

© COPYRIGHT RESERVED

**CEDD**  
土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
土木工程處  
CIVIL ENGINEERING OFFICE



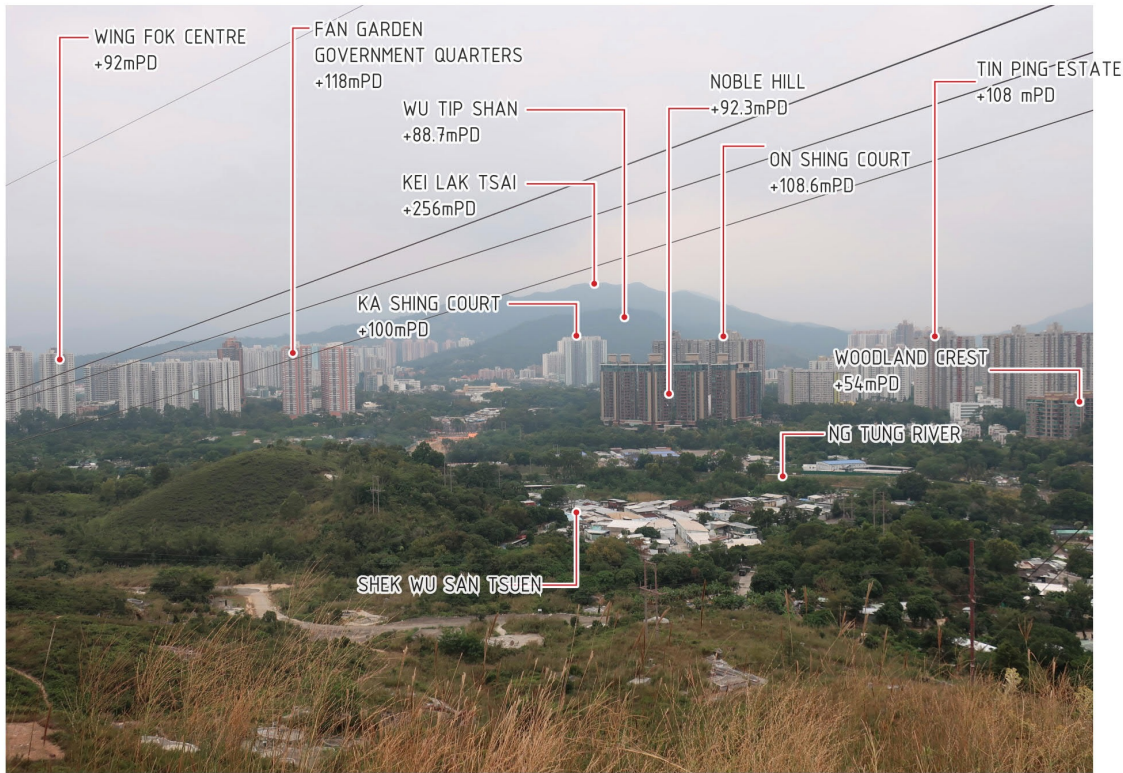
Date : 5/31/2021  
Filename : X:\2512219A\_CE47\_20\_CEDD\_ZONE2 HOUSING DEVELOPMENT\02\_Drawing\01-Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



VP1 - LUNG SUM AVENUE SPORT CENTRE  
EXISTING CONDITION



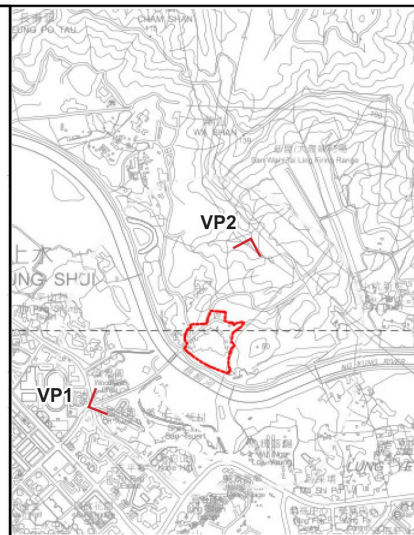
VP1 - LUNG SUM AVENUE SPORT CENTRE  
OPERATION WITH MITIGATION MEASURES



VP2 - TIN PANG SHAN MOUNTAIN BIKE TRAIL  
EXISTING CONDITION




VP2 - TIN PANG SHAN MOUNTAIN BIKE TRAIL  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM7	BUILDING SETBACK

-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant <div>wsp</div>			
Project title AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP1 & VP2			
Drawing no.		FIGURE 24	Rev. -
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale	Status -		
© COPYRIGHT RESERVED			
<div><div><div>土木 engineered 拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓展處 NORTH DEVELOPMENT OFFICE</div></div></div>			



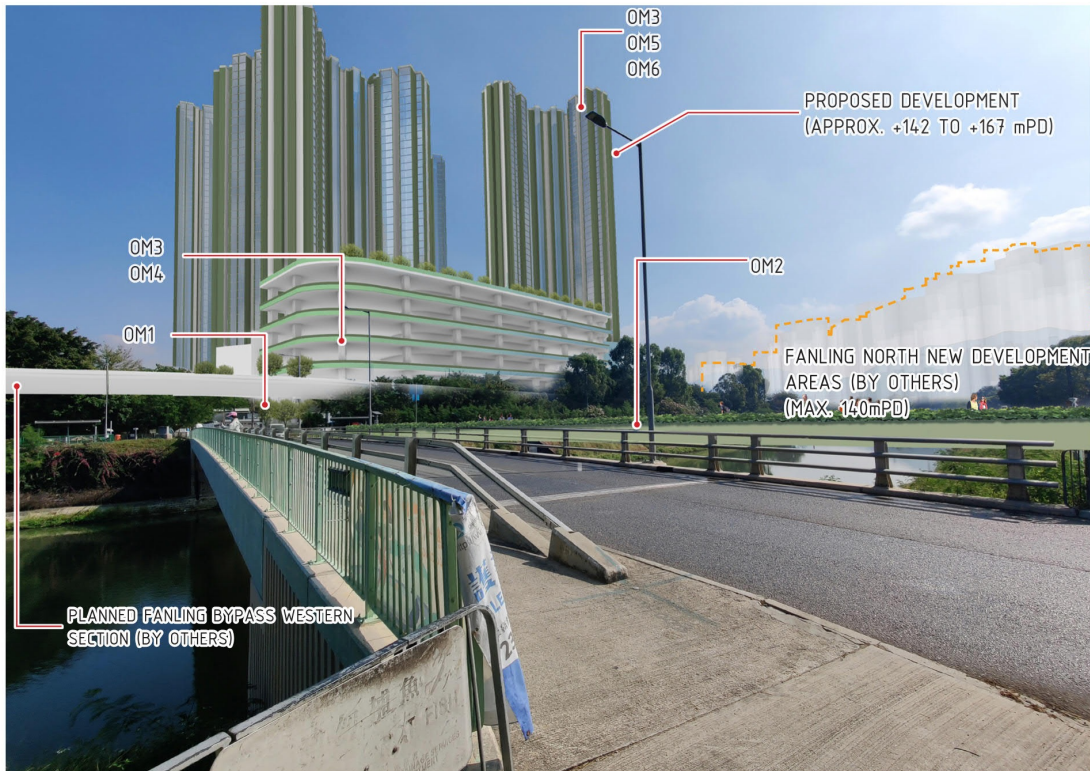
Date : 5/31/2021  
Filename : X:\2512219A\_CE47\_20\_CEDD\_ZONE2 HOUSING DEVELOPMENT\02\_Drawing\01-Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



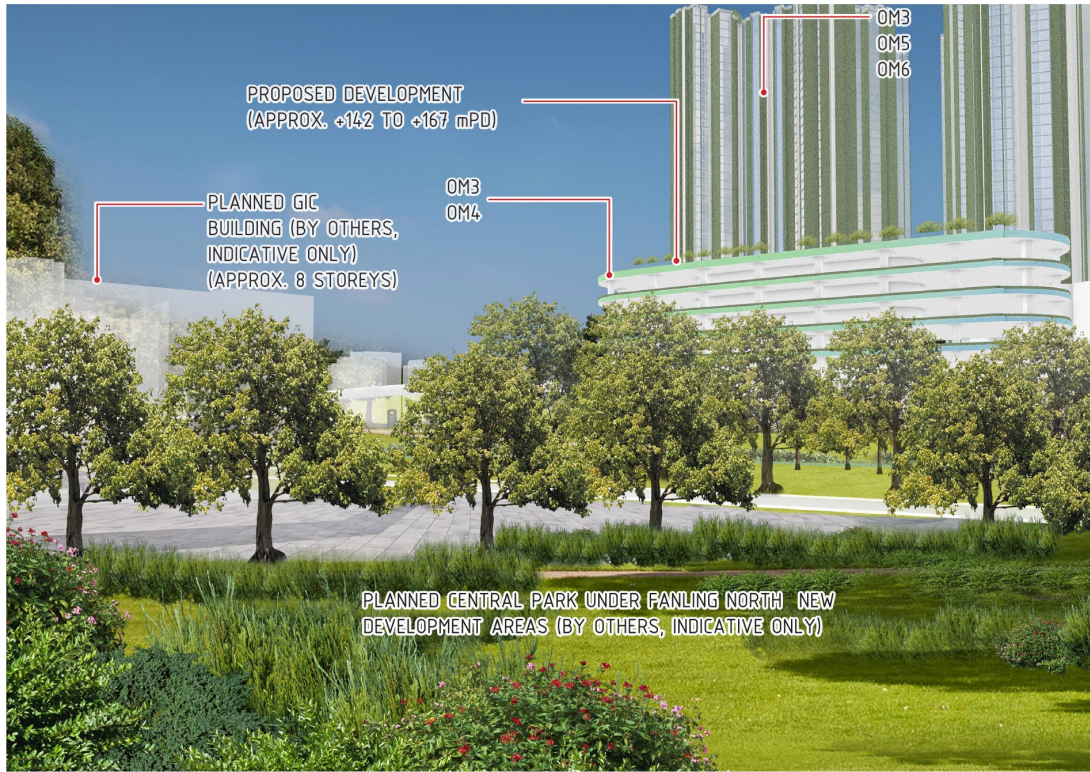
VP3 - FOOTBRIDGE AND DRIVEWAY ACROSS NG TUNG RIVER  
EXISTING CONDITION



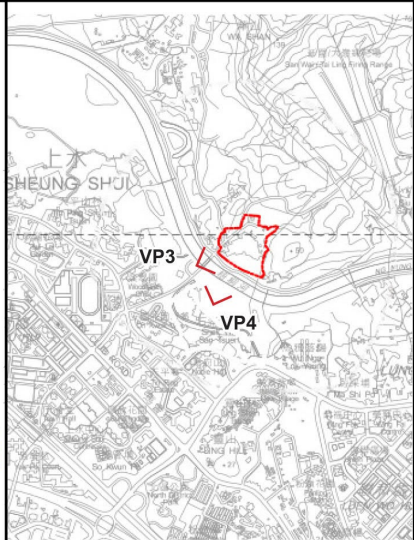
VP4 - PLANNED CENTRAL PARK IN FANLING NORTH NEW DEVELOPMENT AREA  
EXISTING CONDITION



VP3 - EXISTING FOOTBRIDGE AND DRIVEWAY ACROSS NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES




VP4 - PLANNED CENTRAL PARK IN FANLING NORTH NEW DEVELOPMENT AREA  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM7	BUILDING SETBACK

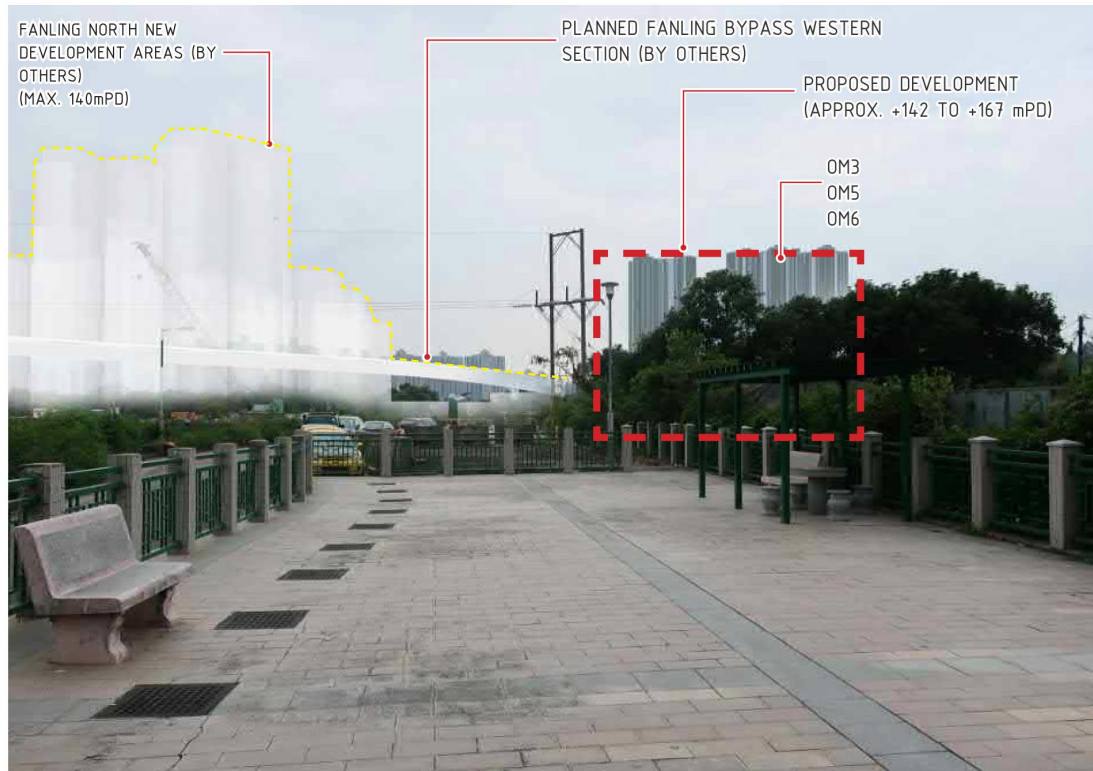
-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant <div>wsp</div>			
Project title AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP3 & VP4			
Drawing no.		FIGURE 25	
		Rev. -	
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale	Status -		
© COPYRIGHT RESERVED			
<div><div><div>土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓處 NORTH DEVELOPMENT OFFICE</div></div></div>			



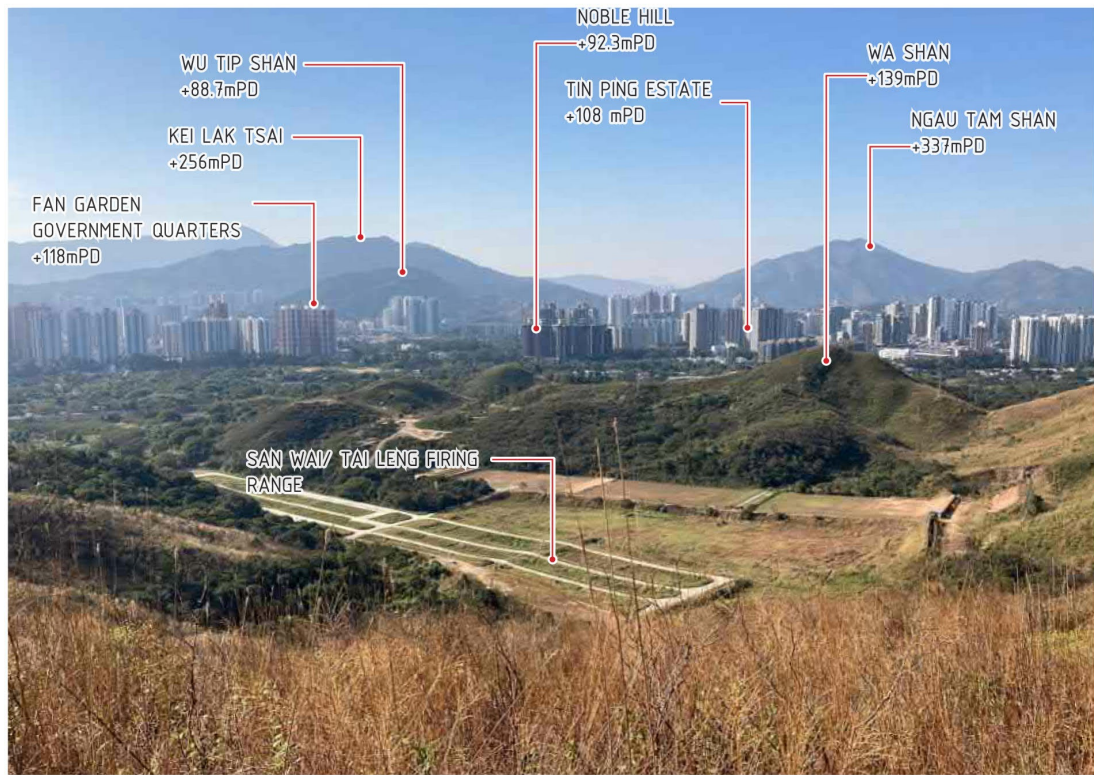
Date : 5/31/2021  
Filename : X:\2512219A\_CE47\_20\_CEDD\_ZONE2 HOUSING DEVELOPMENT\02\_Drawing\01-Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



VP5 - PAVILION ALONG NG TUNG RIVER  
EXISTING CONDITION



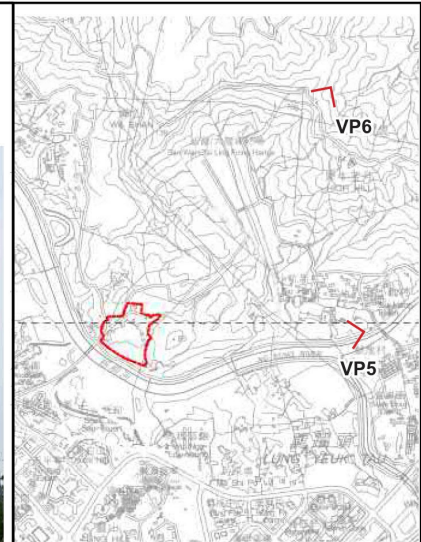
VP5 - PAVILION ALONG NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES



VP6 - HIKING TRAIL ALONG WA SHAN/ HIGH HILL  
EXISTING CONDITION





VP6 - HIKING TRAIL ALONG WA SHAN/ HIGH HILL  
OPERATION WITH MITIGATION MEASURES



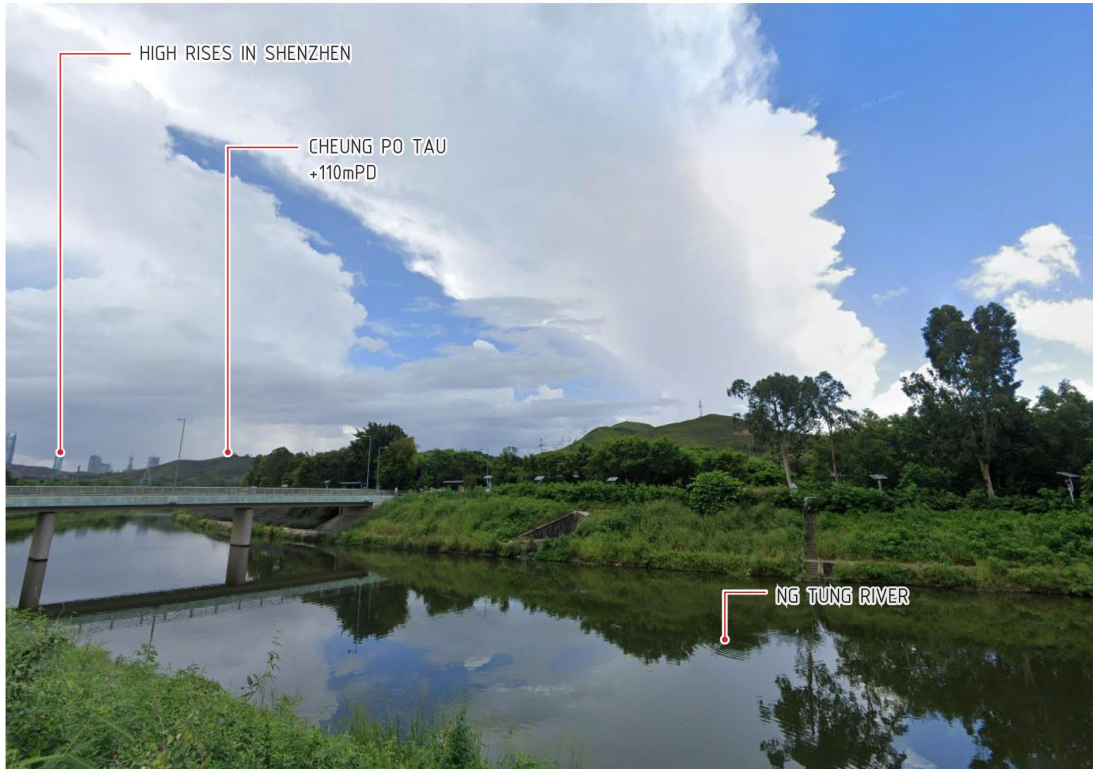
KEY PLAN

MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM7	BUILDING SETBACK

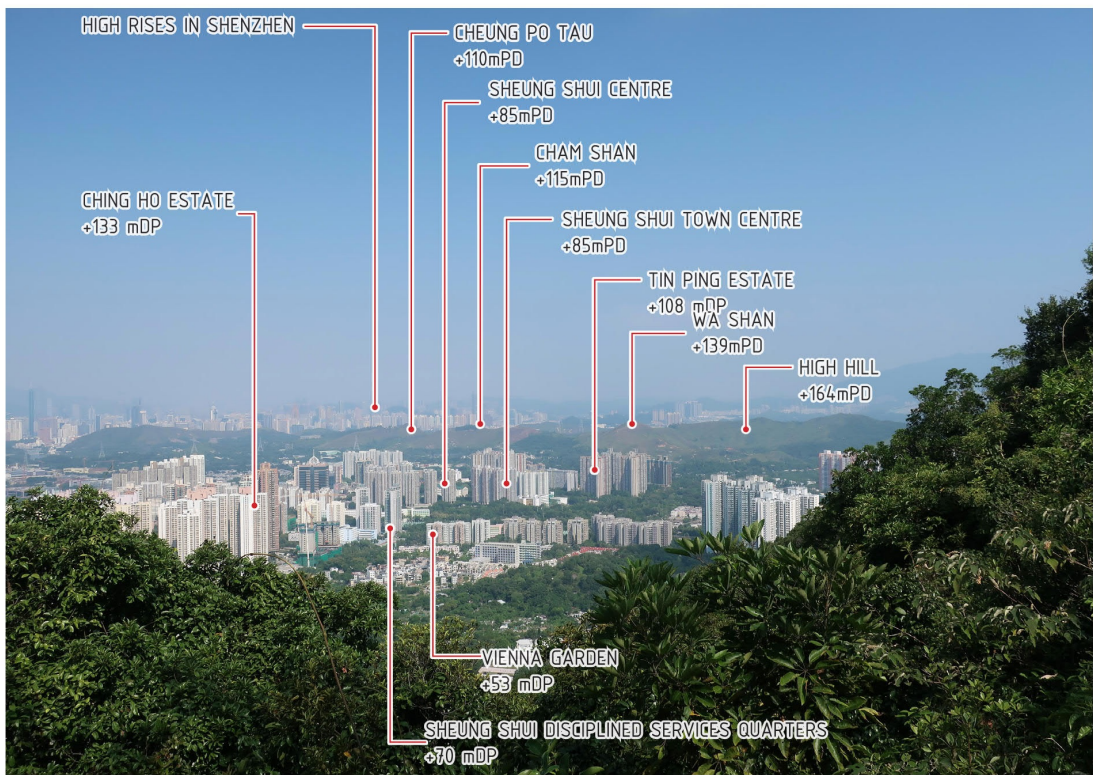
-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant			
			
Project title			
AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP5 & VP6			
Drawing no.		Rev.	
FIGURE 26		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		
© COPYRIGHT RESERVED			
 <div>土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓展處 NORTH DEVELOPMENT OFFICE</div>			



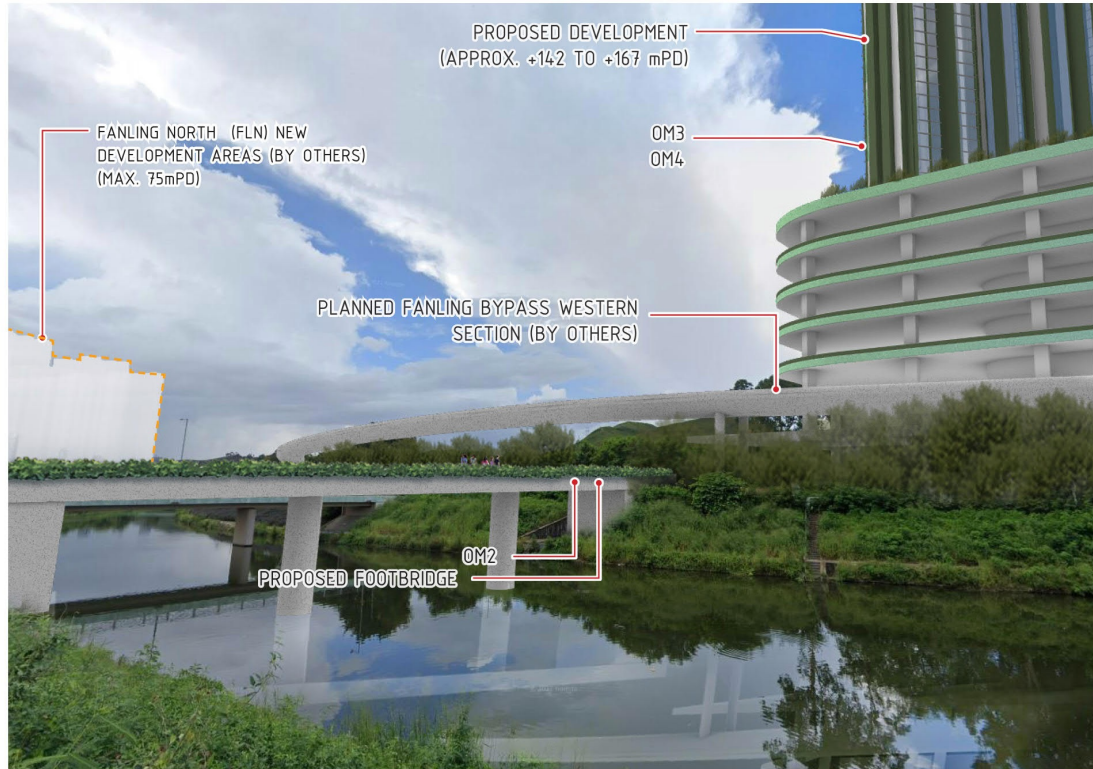
Date : 5/31/2021  
Filename : X:\2512219A\_CE47\_20\_CEDD\_ZONE2 HOUSING DEVELOPMENT\02\_Drawing\01-Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



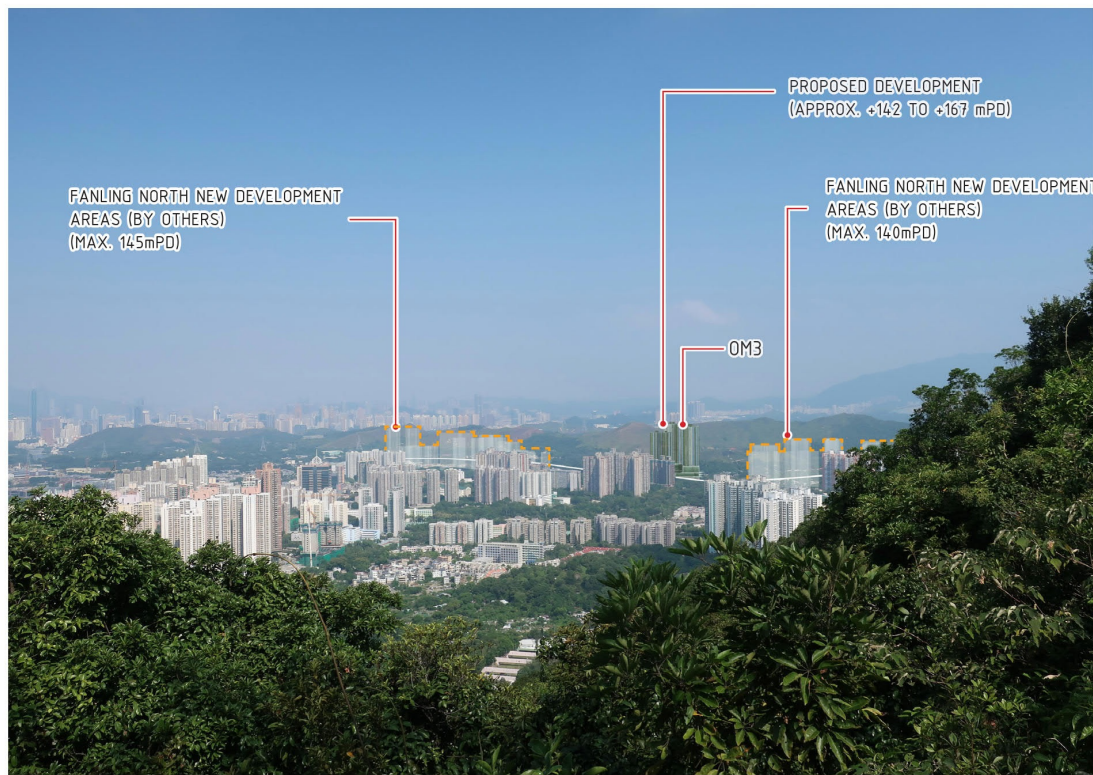
VP7 - FOOTPATH ALONG NG TUNG RIVER  
EXISTING CONDITION



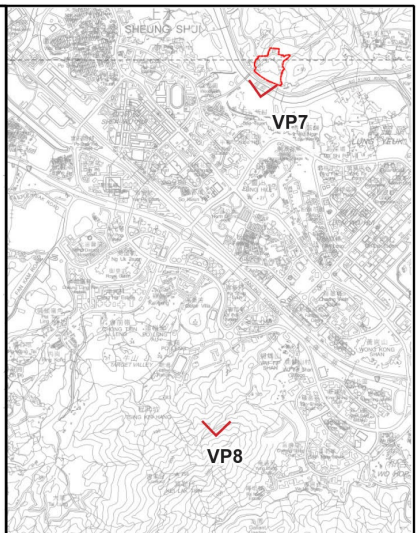
VP8 - WU TIP SHAN LOOKOUT  
EXISTING CONDITION



VP7 - FOOTPATH ALONG NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES




VP8 - WU TIP SHAN LOOKOUT  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM7	BUILDING SETBACK

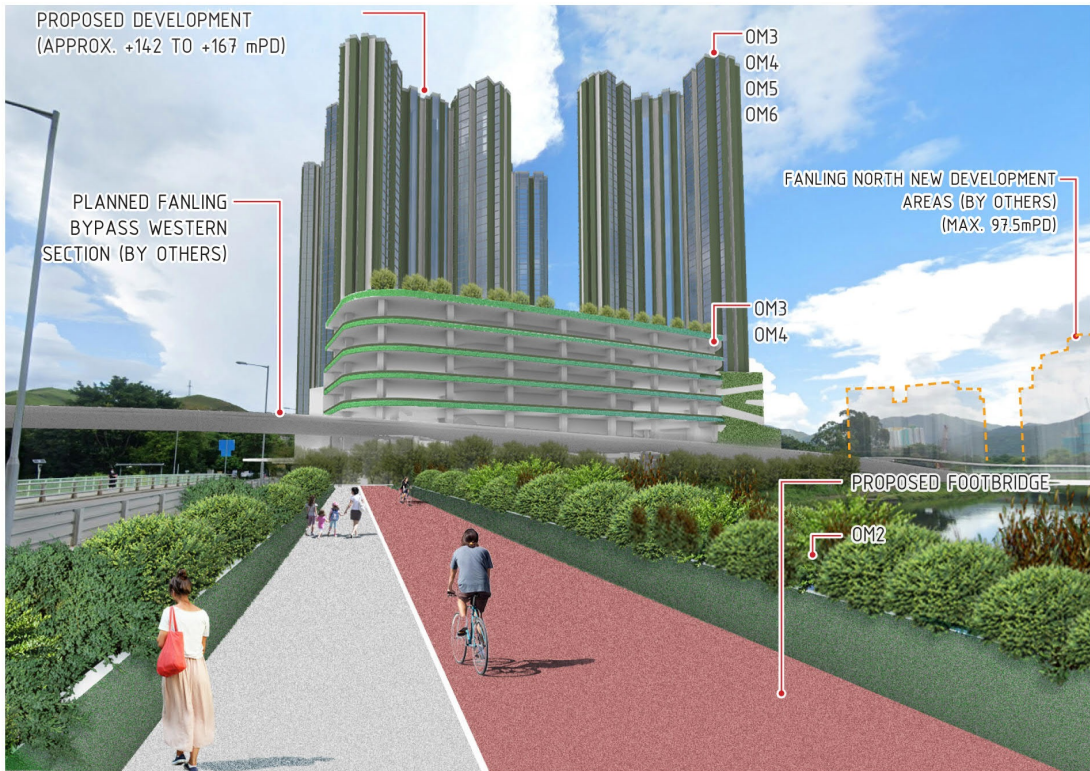
-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant <div>wsp</div>			
Project title AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP7 & VP8			
Drawing no.		Rev.	
FIGURE 27		-	
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale		Status	
-			
© COPYRIGHT RESERVED			
<div><div><div>土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓處 NORTH DEVELOPMENT OFFICE</div></div></div>			



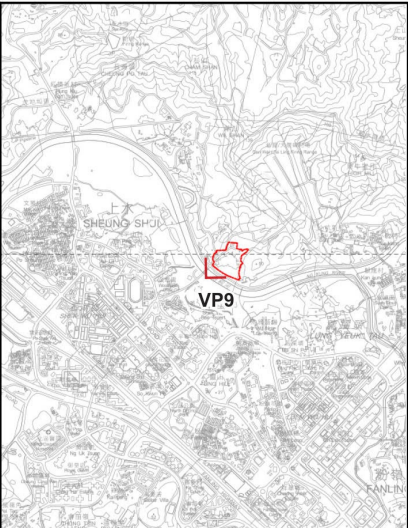
Date : 5/31/2021  
Filename : X:\2512219A\_CE47\_20\_CEDD\_ZONE2 HOUSING DEVELOPMENT\02\_Drawing\01-Report\01-WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



VP9 - PROPOSED FOOTBRIDGE ACROSS NG TUNG RIVER  
EXISTING CONDITION



VP9 - PROPOSED FOOTBRIDGE ACROSS NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM7	BUILDING SETBACK

-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP9			
Drawing no.		Rev.	
FIGURE 28		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		

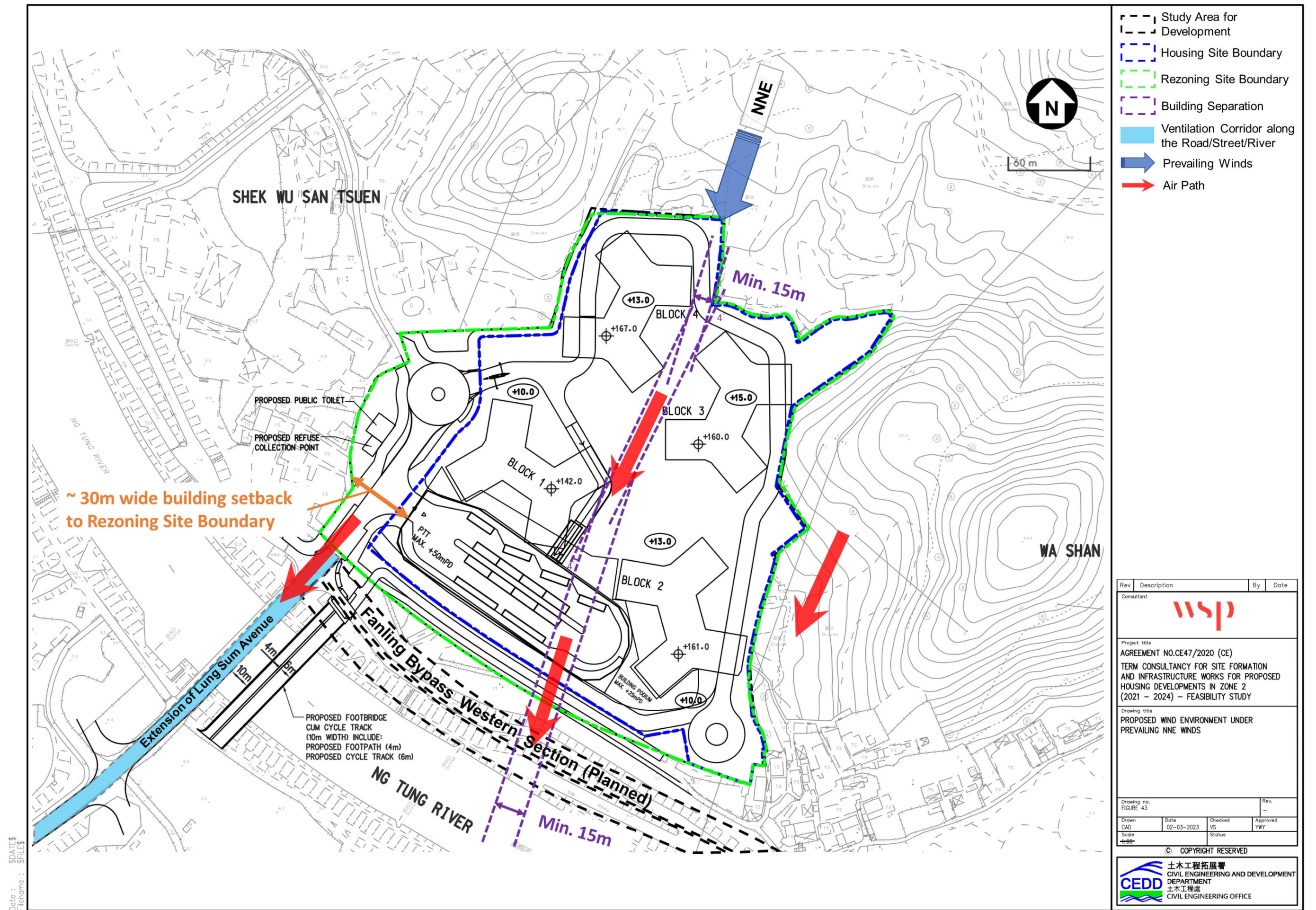
© COPYRIGHT RESERVED



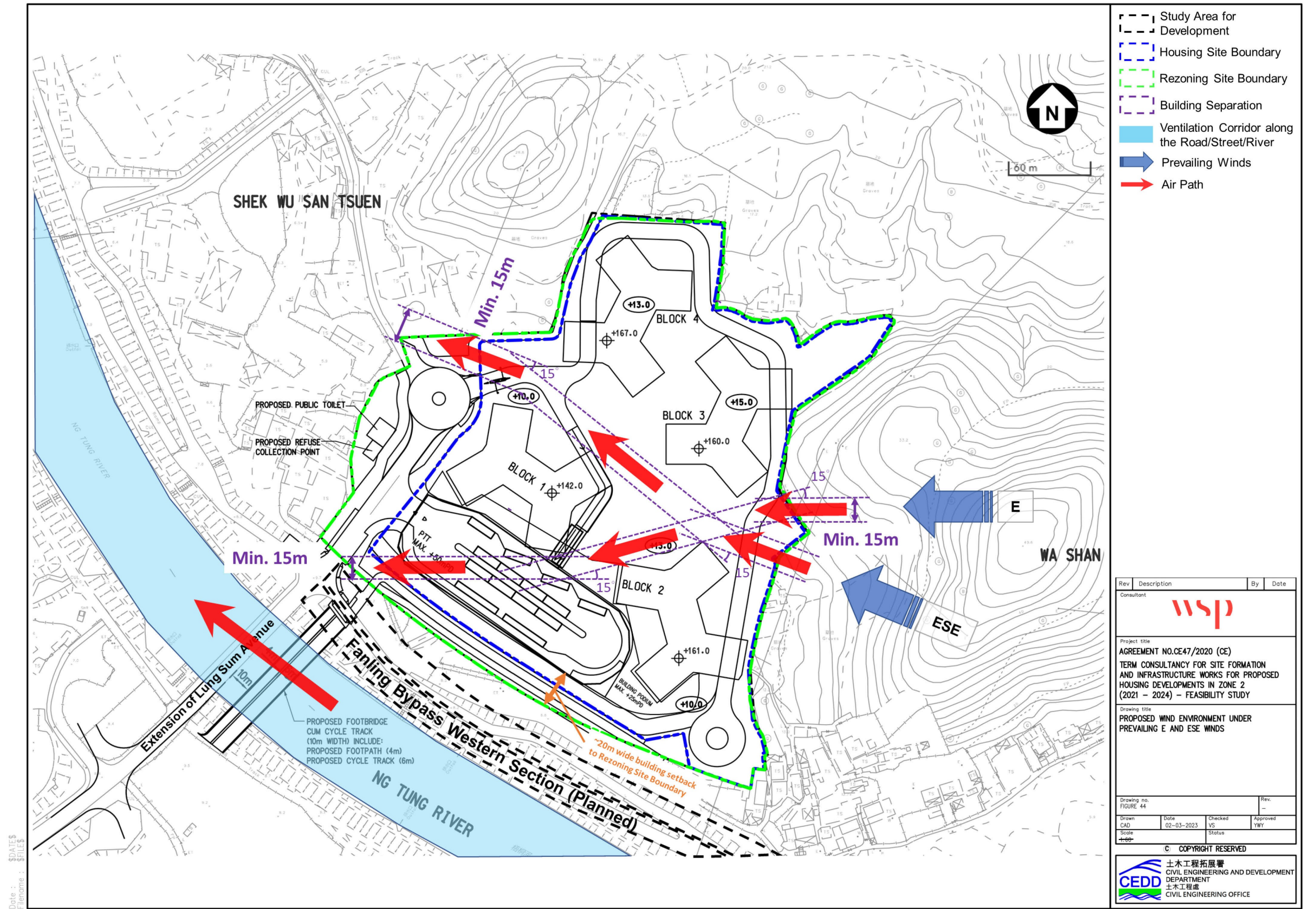




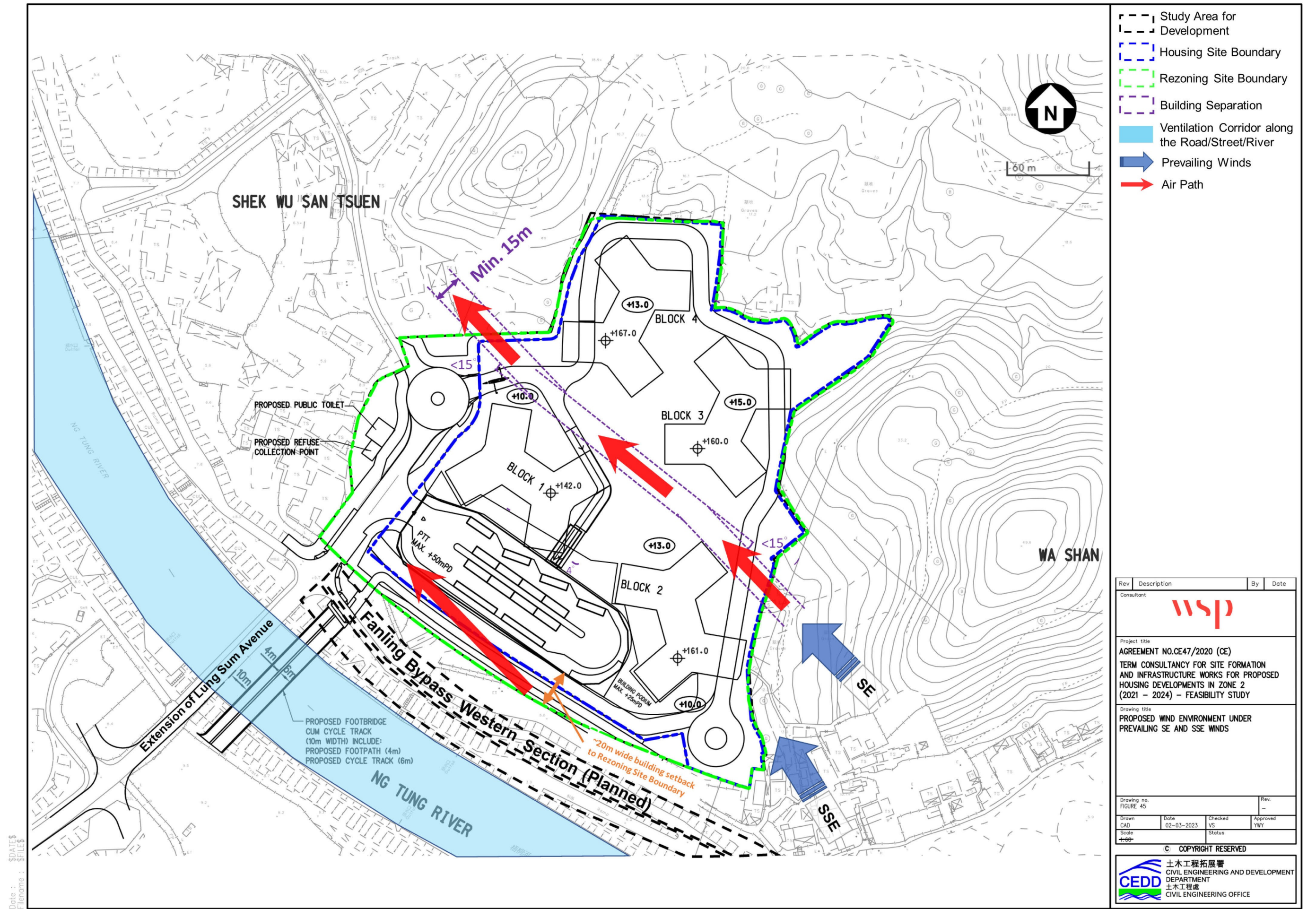




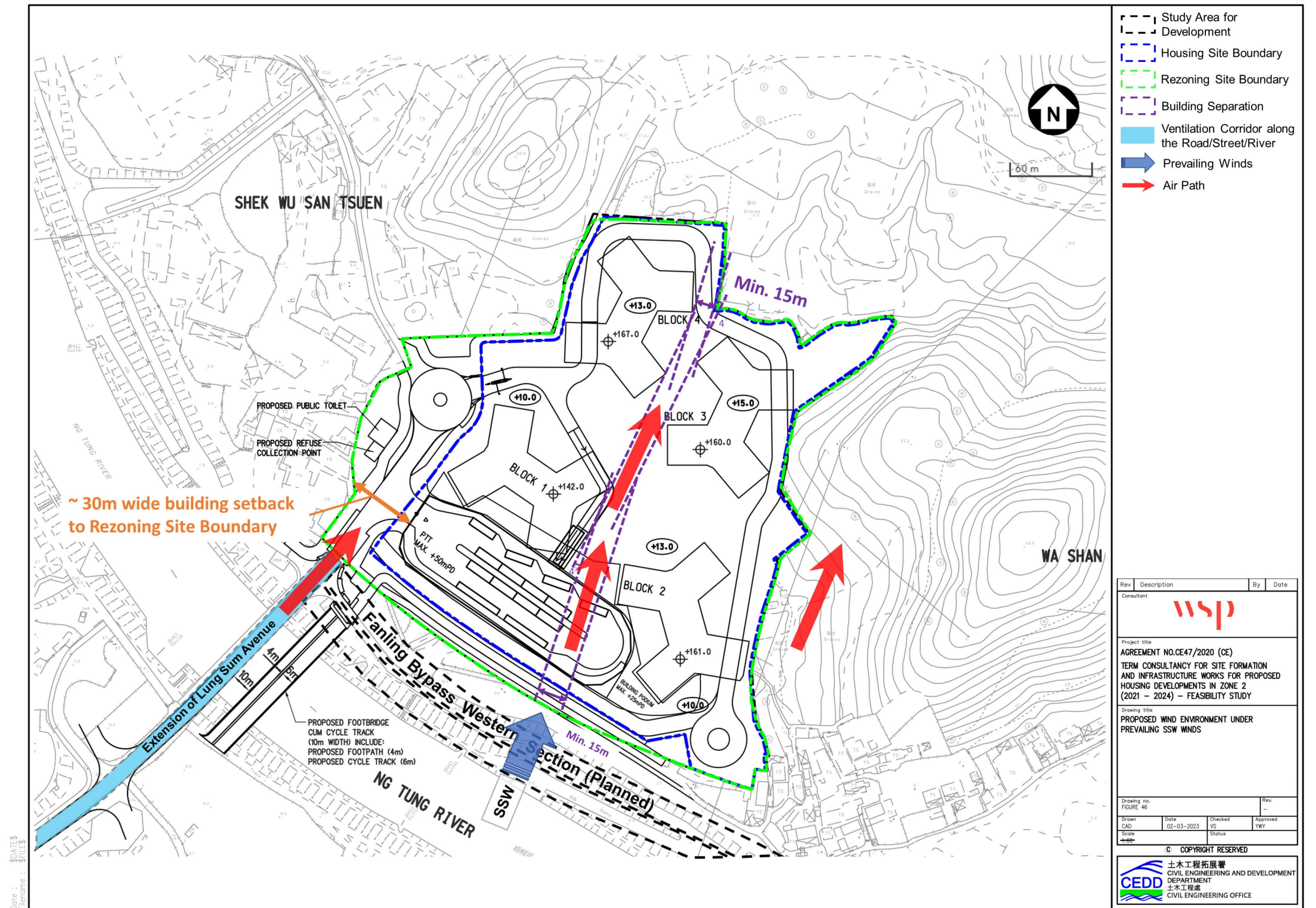










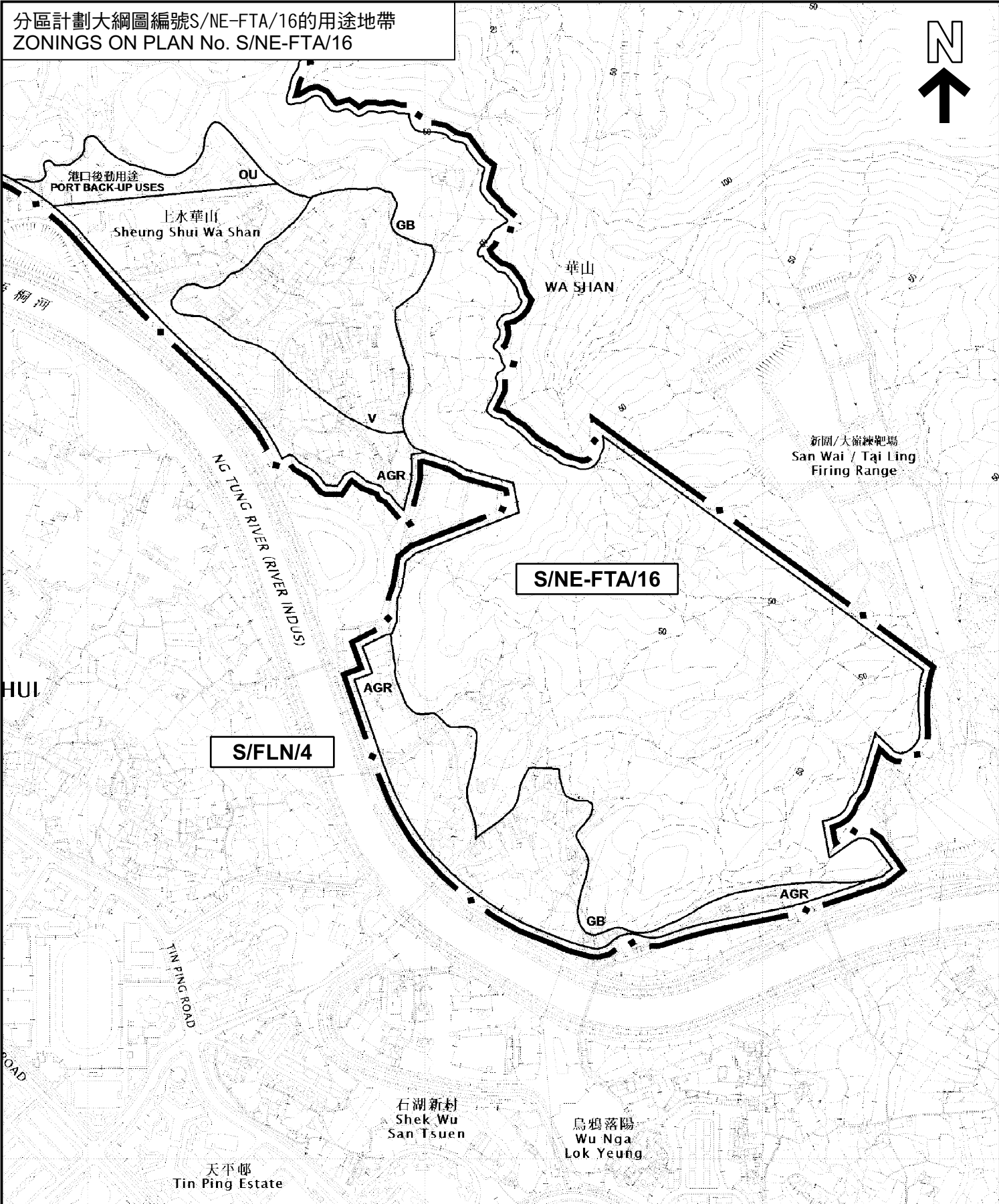




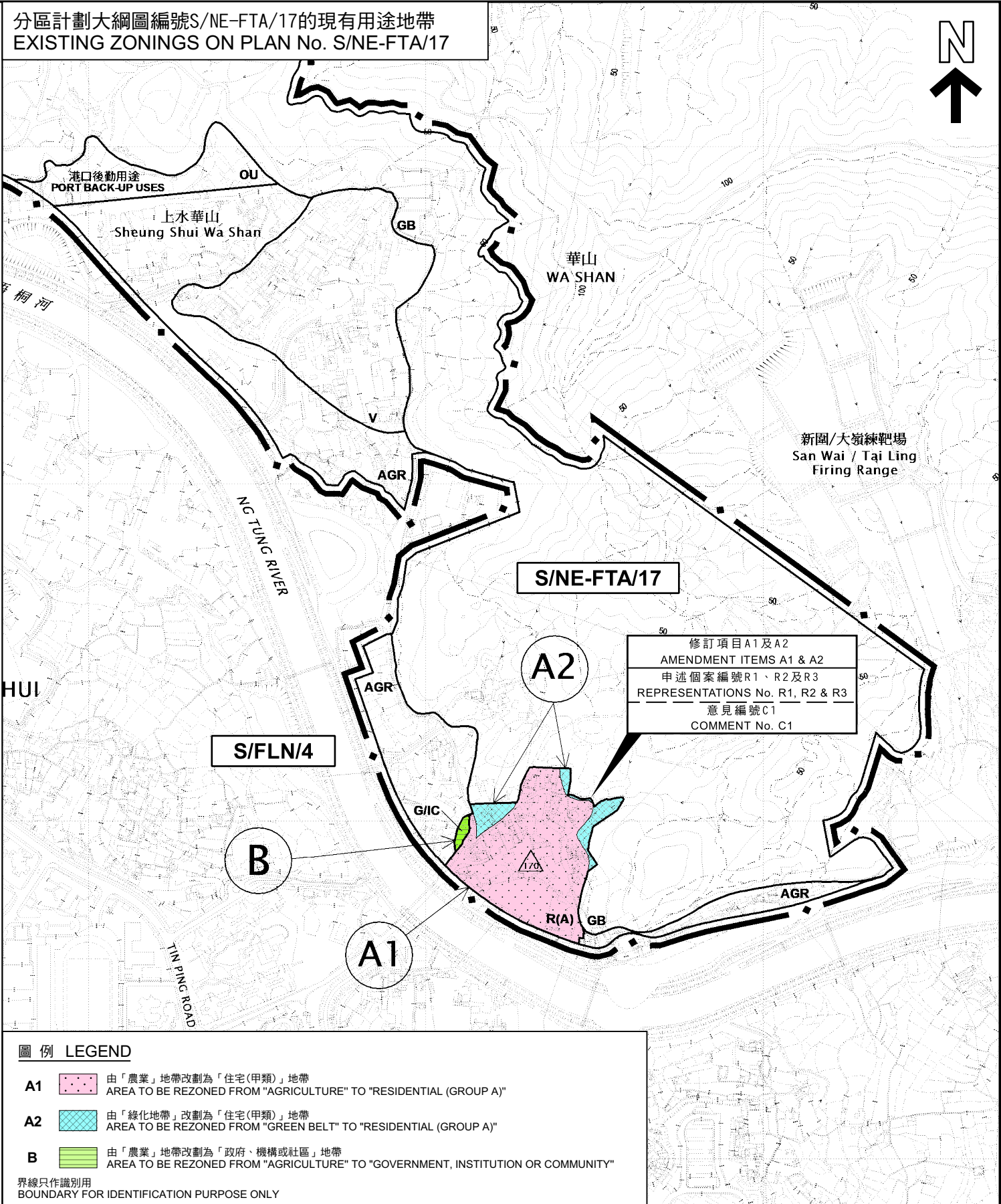




分區計劃大綱圖編號S/NE-FTA/16的用途地帶  
ZONINGS ON PLAN No. S/NE-FTA/16



分區計劃大綱圖編號S/NE-FTA/17的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/NE-FTA/17



本摘要圖於2023年10月11日擬備，  
所根據的資料為：  
於2017年12月5日核准的  
分區計劃大綱圖編號S/NE-FTA/16及  
於2023年4月28日展示的  
分區計劃大綱圖編號S/NE-FTA/17  
EXTRACT PLAN PREPARED ON 11.10.2023  
BASED ON OUTLINE ZONING PLANS No.  
S/NE-FTA/16 APPROVED ON 5.12.2017 AND  
S/NE-FTA/17 EXHIBITED ON 28.4.2023

位置圖 LOCATION PLAN

就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17  
提出的申述個案編號R1至R3以及相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3 AND RELATED COMMENT No. C1  
DRAFT FU TEI AU & SHA LING OUTLINE ZONING PLAN No. S/NE-FTA/17

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 400 500 600 700 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

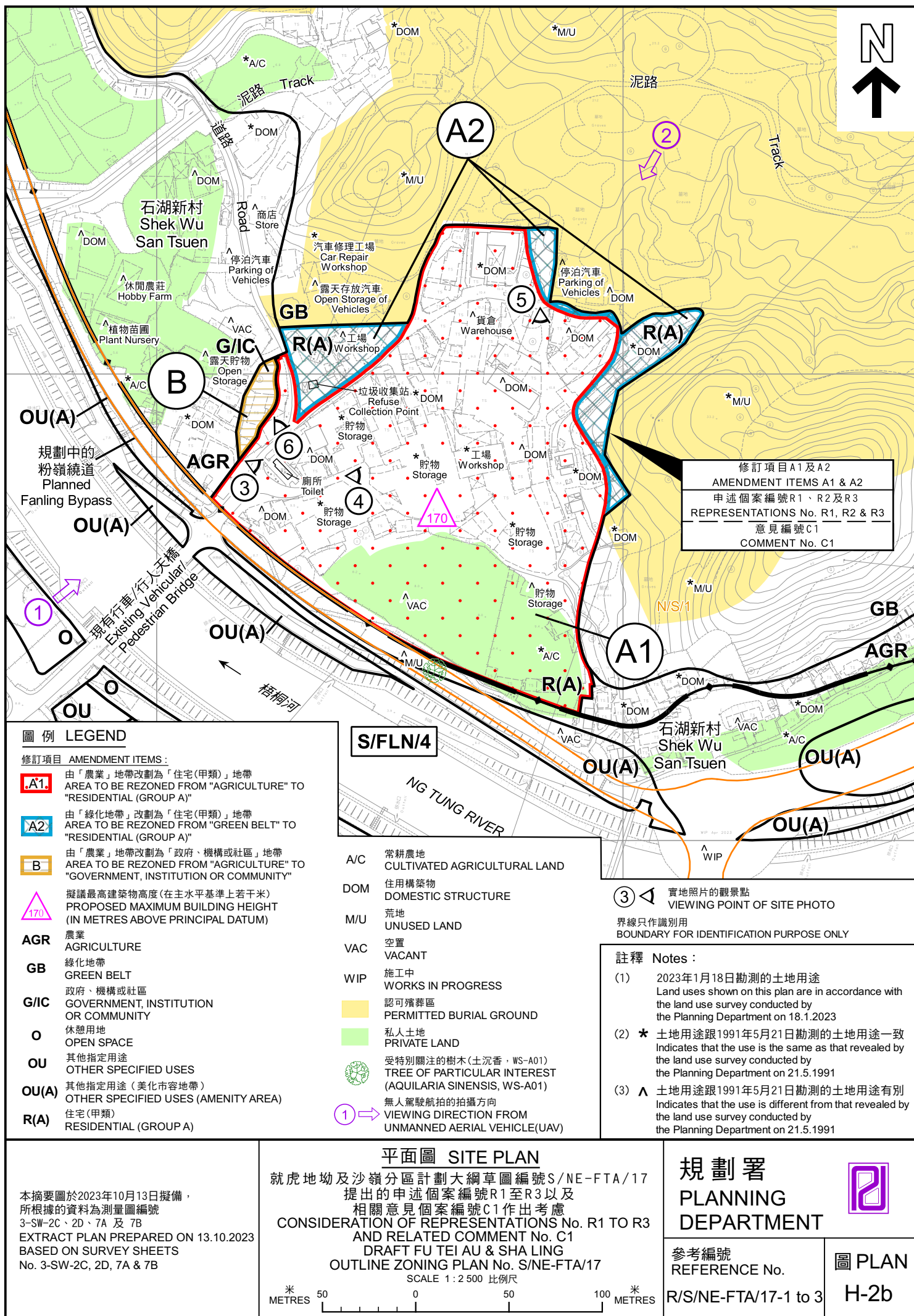
參考編號  
REFERENCE No.  
R/S/NE-FTA/17-1 to 3

圖 PLAN  
H-1













# 圖例 LEGEND

## 修訂項目 AMENDMENT ITEMS:

- A1** 由「農業」地帶改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP A)"
- A2** 由「綠化地帶」改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- B** 由「農業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年9月28日擬備，  
所根據的資料為地政總署於2022年1月19日  
拍得的航攝照片編號E146434C  
EXTRACT PLAN PREPARED ON 28.9.2023  
BASED ON AERIAL PHOTO No. E146434C  
TAKEN ON 19.1.2022  
BY LANDS DEPARTMENT

## 航攝照片 AERIAL PHOTO

就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17  
提出的申述個案編號R1至R3以及  
相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3  
AND RELATED COMMENT No. C1  
DRAFT FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/17

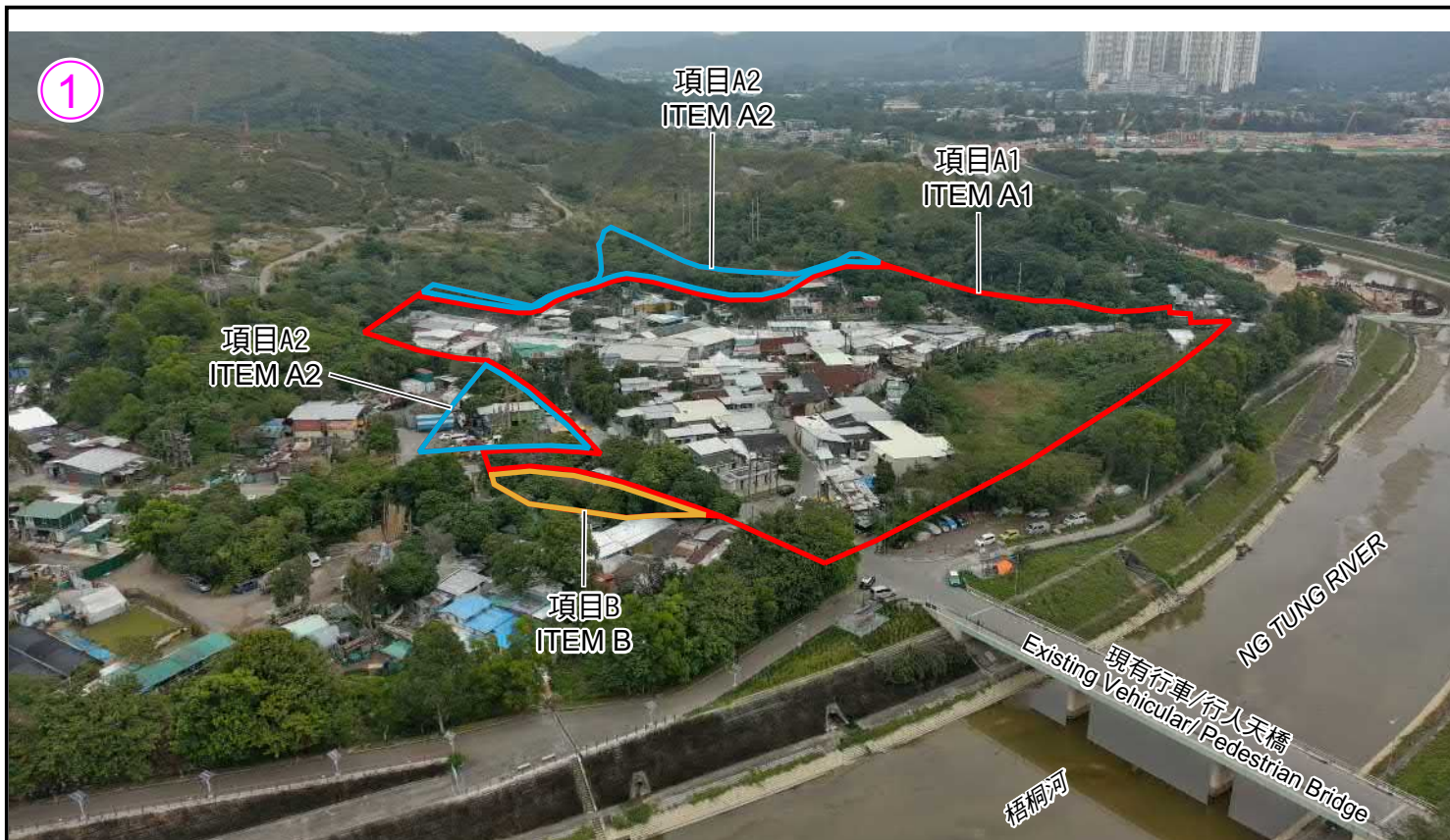
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-FTA/17-1 to 3

圖 PLAN  
H-3





攝於2023年1月17日的實地照片  
SITE PHOTO TAKEN ON 17.1.2023



攝於2023年1月18日的實地照片  
SITE PHOTO TAKEN ON 18.1.2023

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17  
提出的申述個案編號R1至R3以及  
相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3  
AND RELATED COMMENT No. C1  
DRAFT FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-FTA/17-1 to 3

圖 PLAN  
H-4a

本圖於2023年9月28日擬備，  
所根據的資料為攝於2023年1月17日及18日  
的無人駕駛航拍照片  
PLAN PREPARED ON 28.9.2023 BASED ON  
UNMANNED AERIAL VEHICLE PHOTOS  
TAKEN ON 17 & 18.1.2023





### 實地照片 SITE PHOTOS

就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17  
提出的申述個案編號R1至R3以及  
相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3  
AND RELATED COMMENT No. C1  
DRAFT FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-FTA/17-1 to 3

圖 PLAN  
H-4b

本圖於2023年9月28日擬備，  
所根據的資料為攝於2023年1月18日  
的實地照片  
PLAN PREPARED ON 28.9.2023  
BASED ON SITE PHOTOS TAKEN ON  
18.1.2023





攝於2023年1月18日的實地照片  
SITE PHOTO TAKEN ON 18.1.2023



攝於2022年10月31日的實地照片  
SITE PHOTO TAKEN ON 31.10.2022

### 實地照片 SITE PHOTOS

就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17  
提出的申述個案編號R1至R3以及  
相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3  
AND RELATED COMMENT No. C1  
DRAFT FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-FTA/17-1 to 3

圖 PLAN  
H-4c

本圖於2023年9月28日擬備，  
所根據的資料為攝於2022年10月31日及  
2023年1月18日的實地照片  
PLAN PREPARED ON 28.9.2023  
BASED ON SITE PHOTOS TAKEN ON  
31.10.2022 & 18.1.2023



