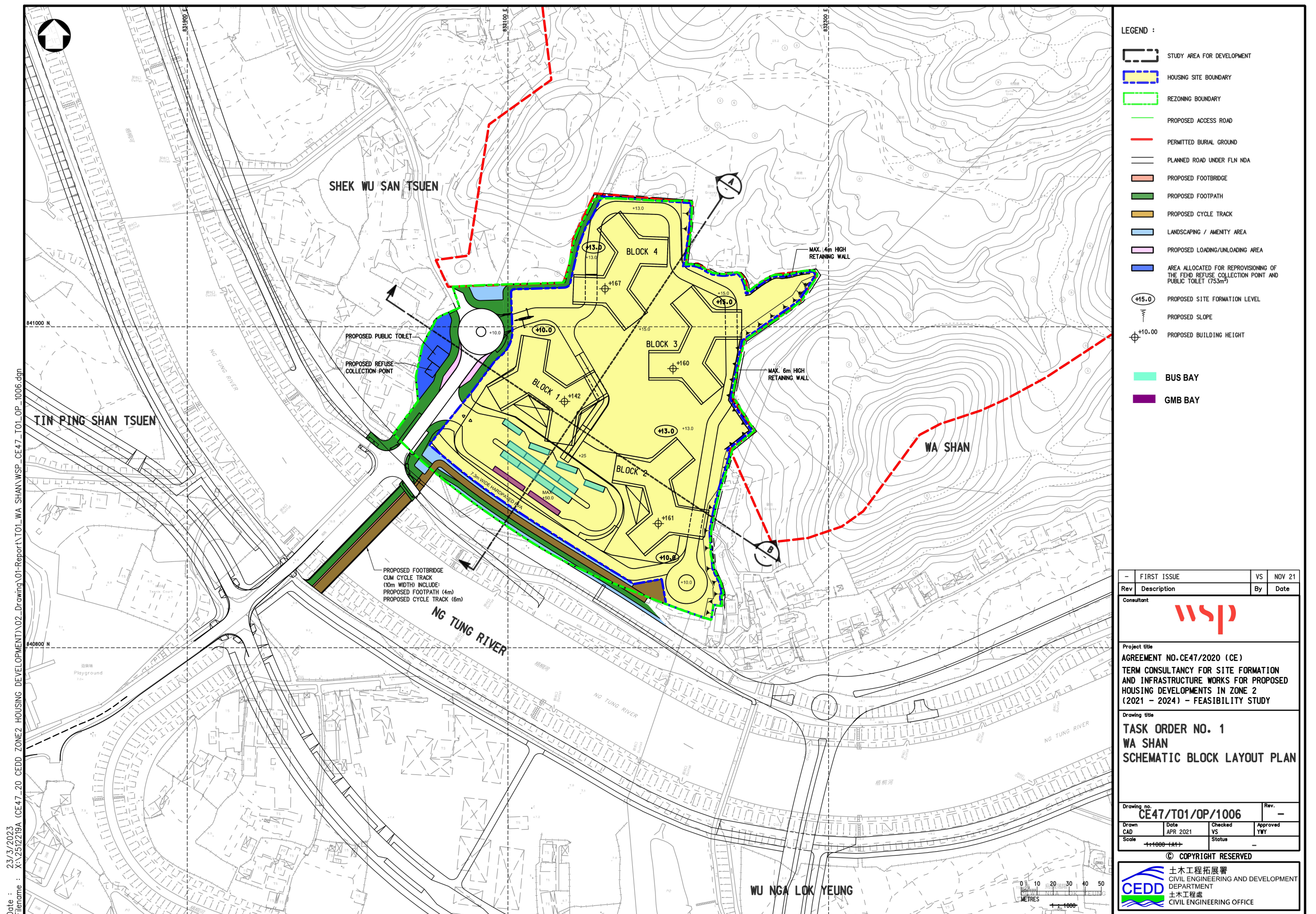




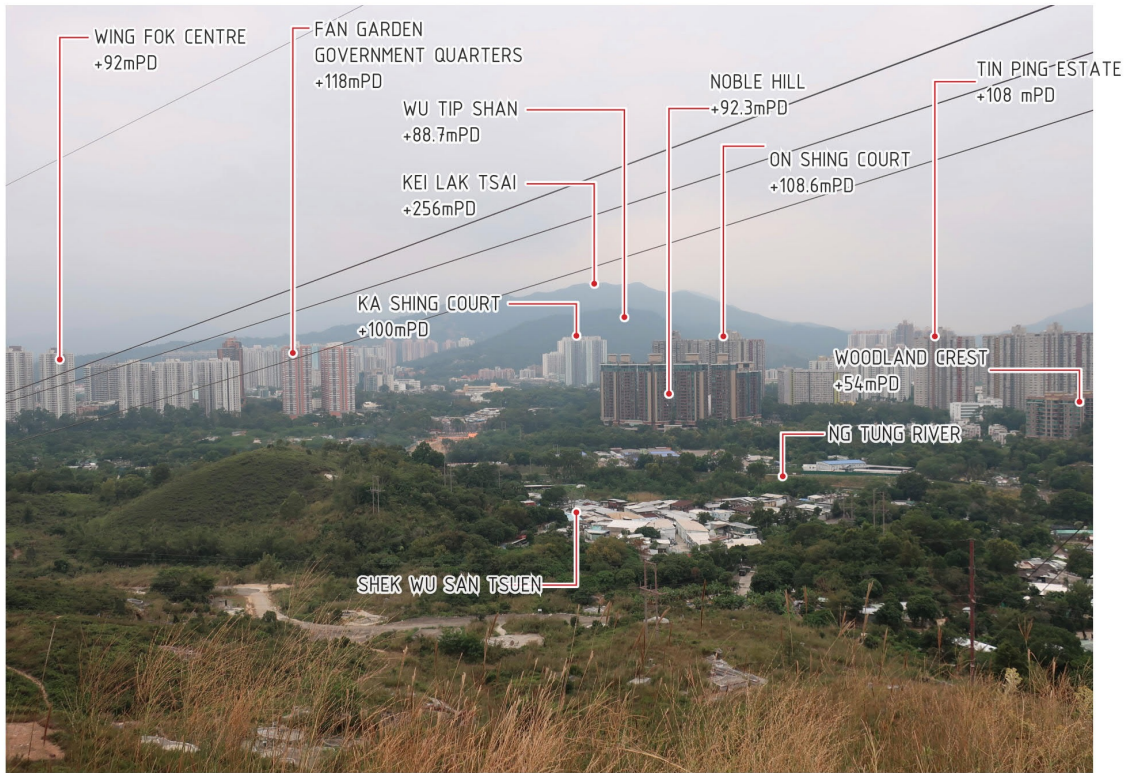
Date : 5/31/2021
Filename : X:\2512219A_CE47_20_CEDD_ZONE2 HOUSING DEVELOPMENT\02_Drawing\01-Report\T01_WA_SHAN\WSP_CE47_T01_LR_1002.dgn



VP1 - LUNG SUM AVENUE SPORT CENTRE
EXISTING CONDITION



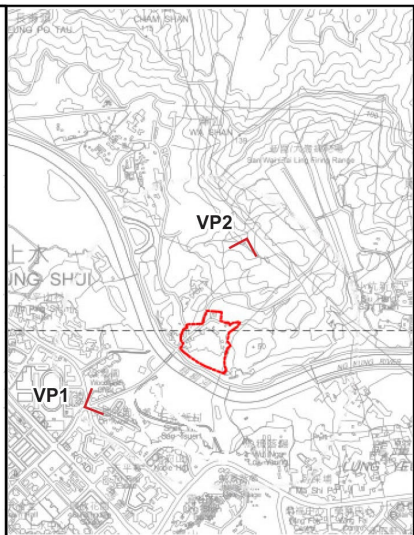
VP1 - LUNG SUM AVENUE SPORT CENTRE
OPERATION WITH MITIGATION MEASURES



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			
			
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.		Rev.	
FIGURE 24		-	
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale		Status	
		-	
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土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓處 NORTH DEVELOPMENT OFFICE			

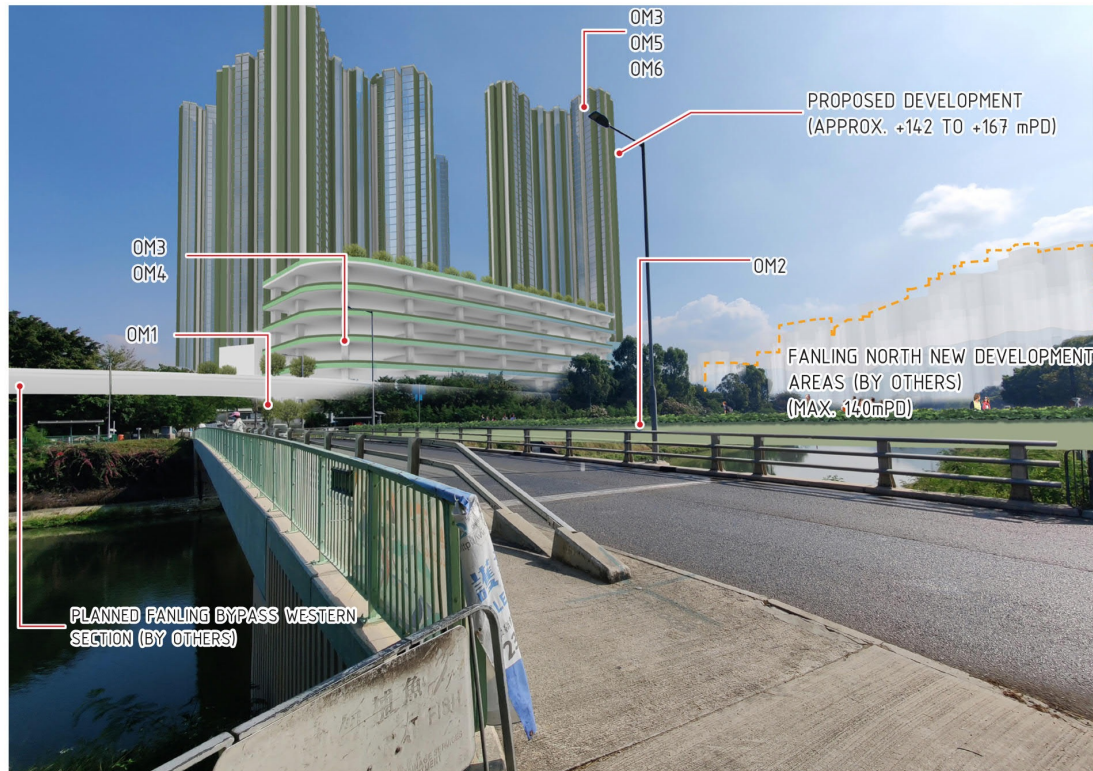
Date : 5/31/2021
Filename : X:\2512219A_CE47_20_CEDD_ZONE2 HOUSING DEVELOPMENT\02_Drawing\01-Report\T01_WA_SHAN\WSP_CE47_T01_LR_1002.dgn



VP3 - FOOTBRIDGE AND DRIVEWAY ACROSS NG TUNG RIVER
EXISTING CONDITION



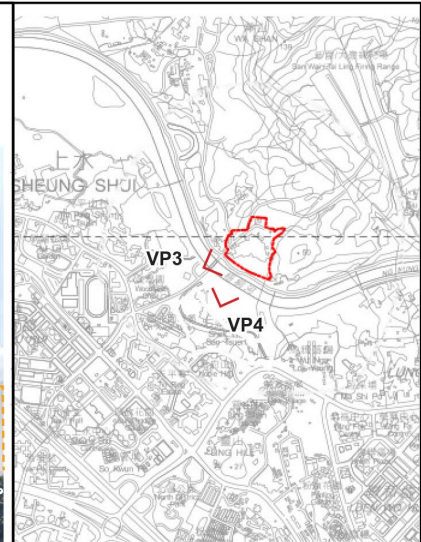
VP4 - PLANNED CENTRAL PARK IN FANLING NORTH NEW DEVELOPMENT AREA
EXISTING CONDITION



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

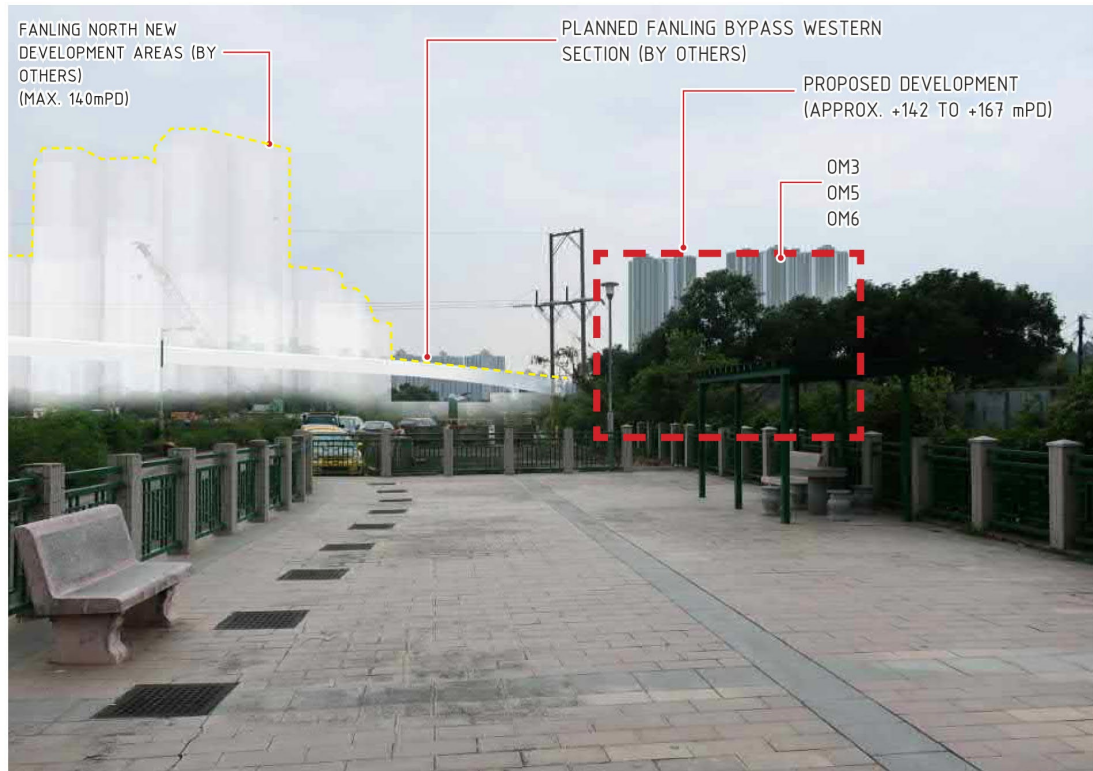
MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING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

-	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant 			
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.		Rev. -	
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale		Status -	
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		土木工程有限公司 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓處處 NORTH DEVELOPMENT OFFICE	

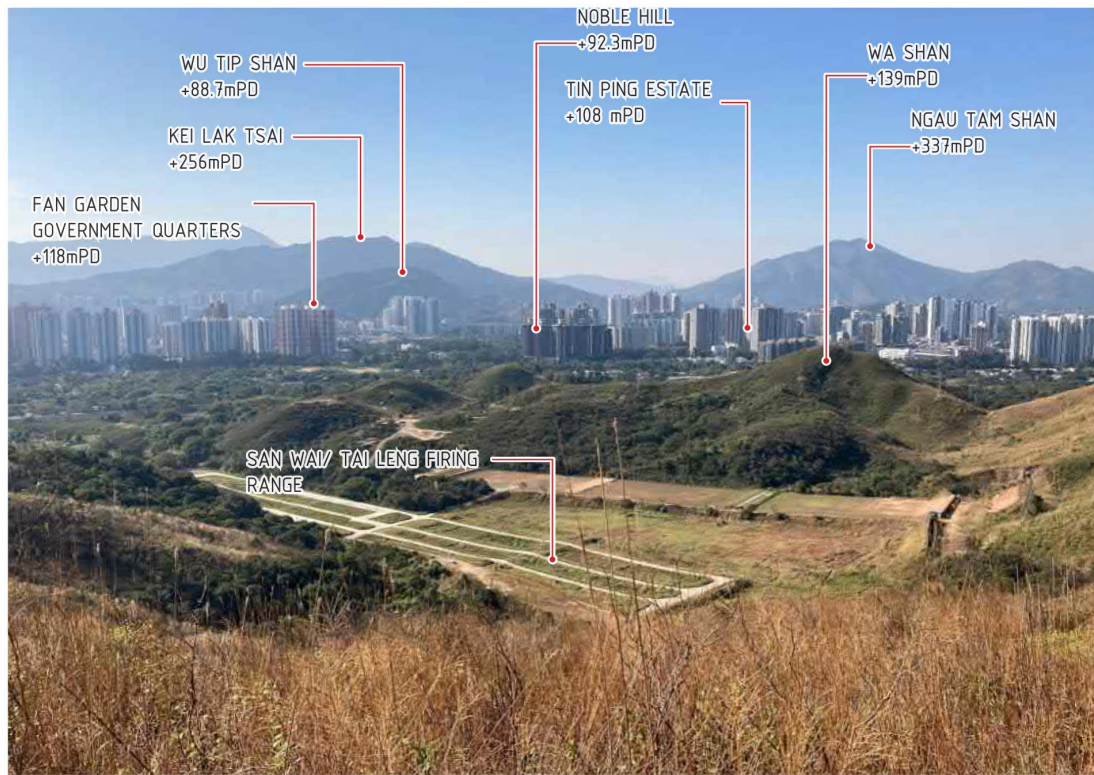
Date : 5/31/2021
Filename : X:\2512219A_CE47_20_CEDD_ZONE2 HOUSING DEVELOPMENT\02_Drawing\01-Report\T01_WA_SHAN\WSP_CE47_T01_LR_1002.dgn



VP5 - PAVILION ALONG NG TUNG RIVER
EXISTING CONDITION



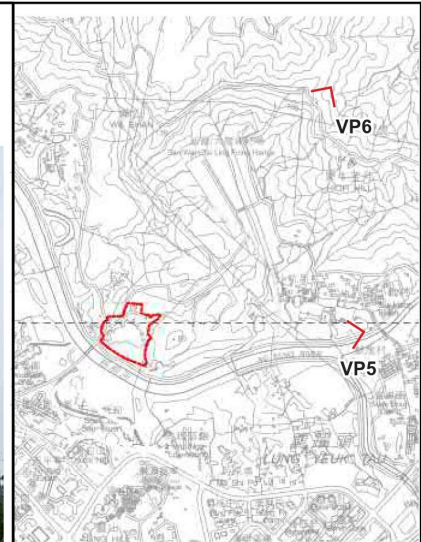
VP5 - PAVILION ALONG NG TUNG RIVER
OPERATION WITH MITIGATION MEASURES



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



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



KEY PLAN

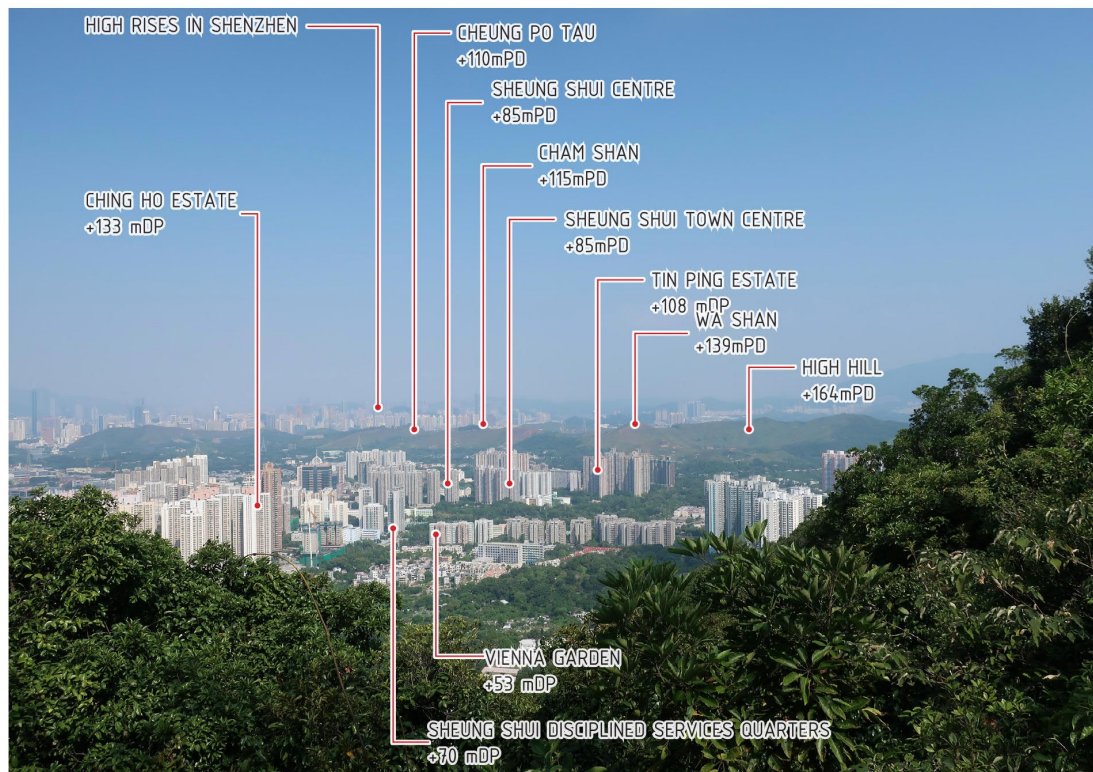
MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING 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		
	-		
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 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓展處 NORTH DEVELOPMENT OFFICE			

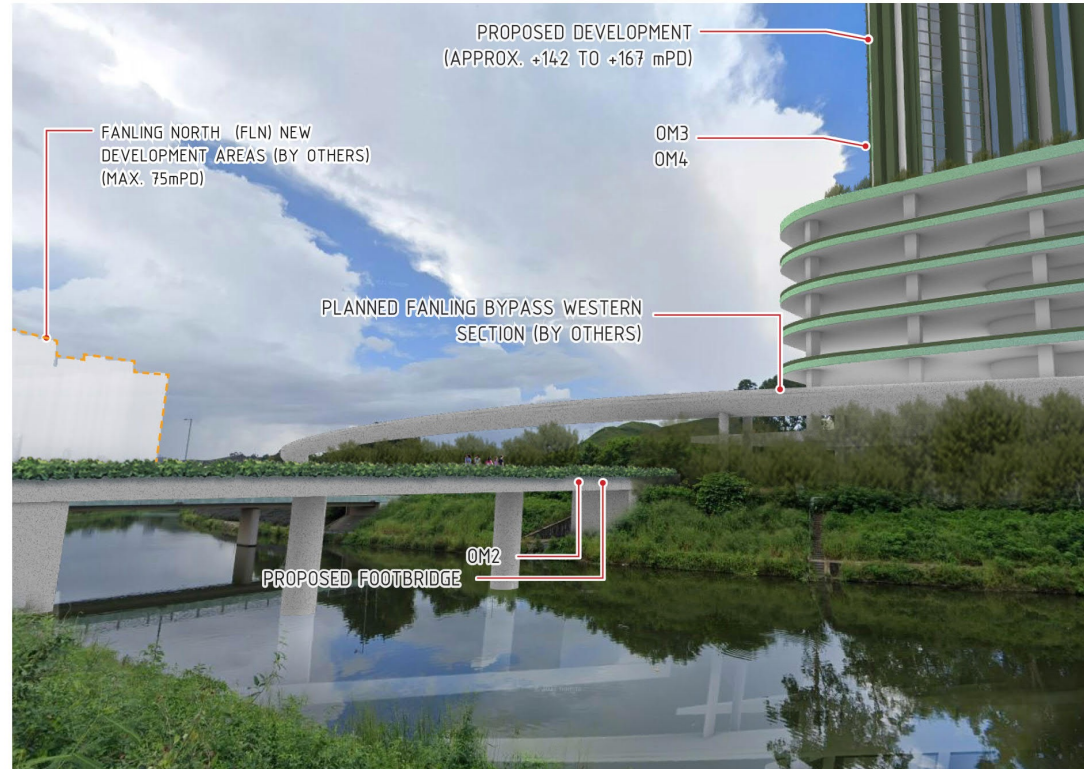
Date : 5/31/2021
Filename : X:\2512219A_CE47_20_CEDD_ZONE2 HOUSING DEVELOPMENT\02_Drawing\01-Report\T01_WA_SHAN\WSP_CE47_T01_LR_1002.dgn



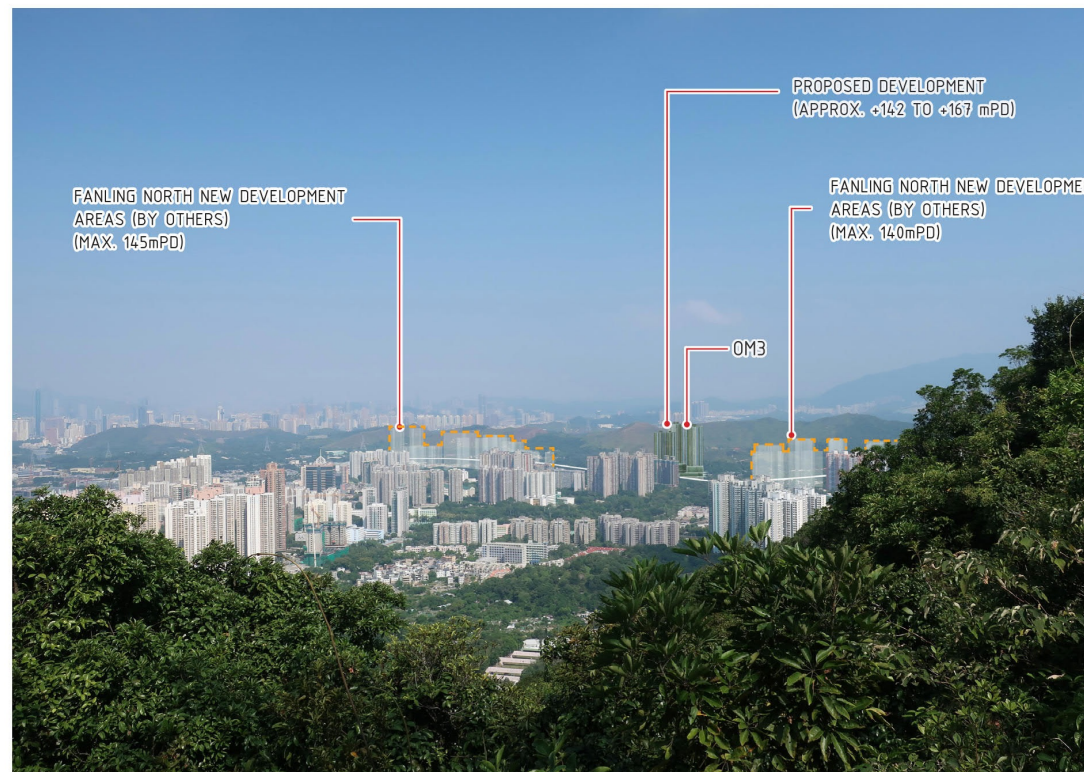
VP7 - FOOTPATH ALONG NG TUNG RIVER
EXISTING CONDITION



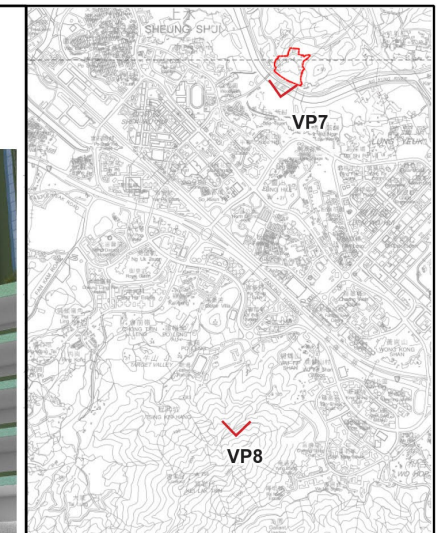
VP8 - WU TIP SHAN LOOKOUT
EXISTING CONDITION



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



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. FIGURE 27		Rev. -	
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale		Status	

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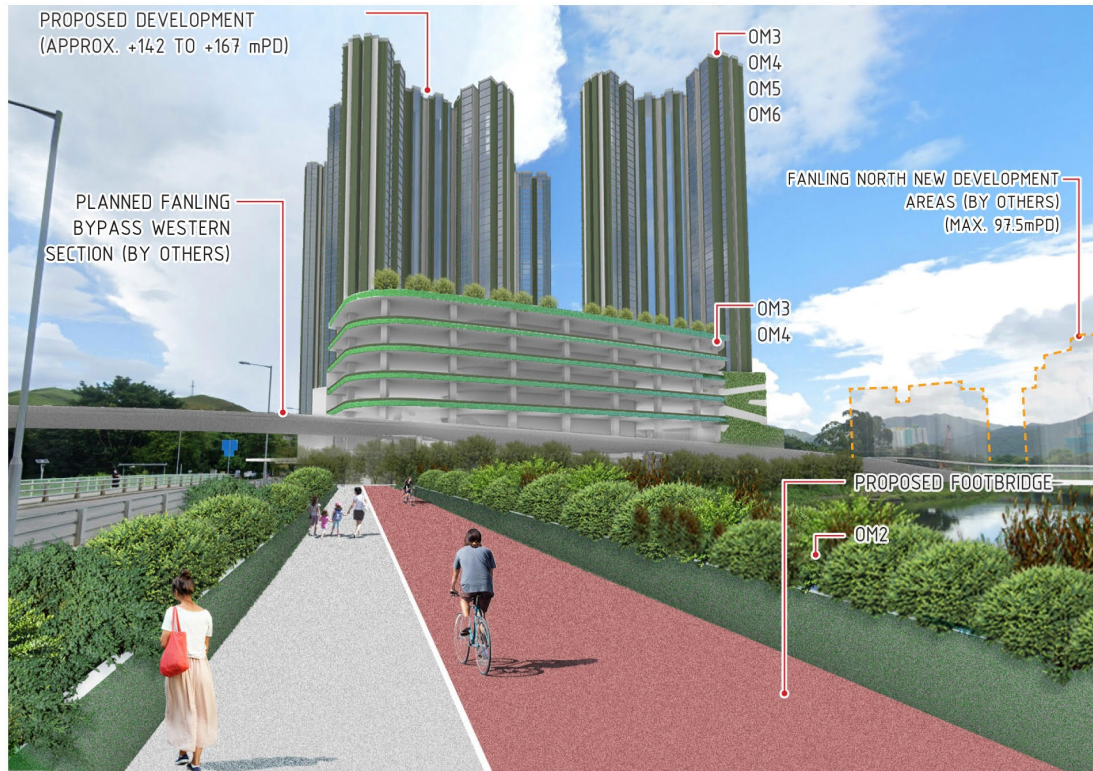
參考編號
REFERENCE No. R/S/NE-FTA/17-1 to 3

繪圖
DRAWING H-2d

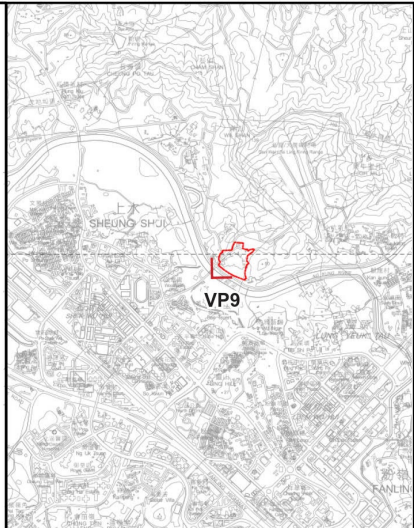
Date : 5/31/2021
Filename : X:\2512219A_CE47_20_CEDD_ZONE2 HOUSING DEVELOPMENT\02_Drawing\01-Report\01-Report\TO1_WA_SHAN\WSP_CE47_TO1_LR_1002.dgn



VP9 - PROPOSED FOOTBRIDGE ACROSS NG TUNG RIVER
EXISTING CONDITION



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



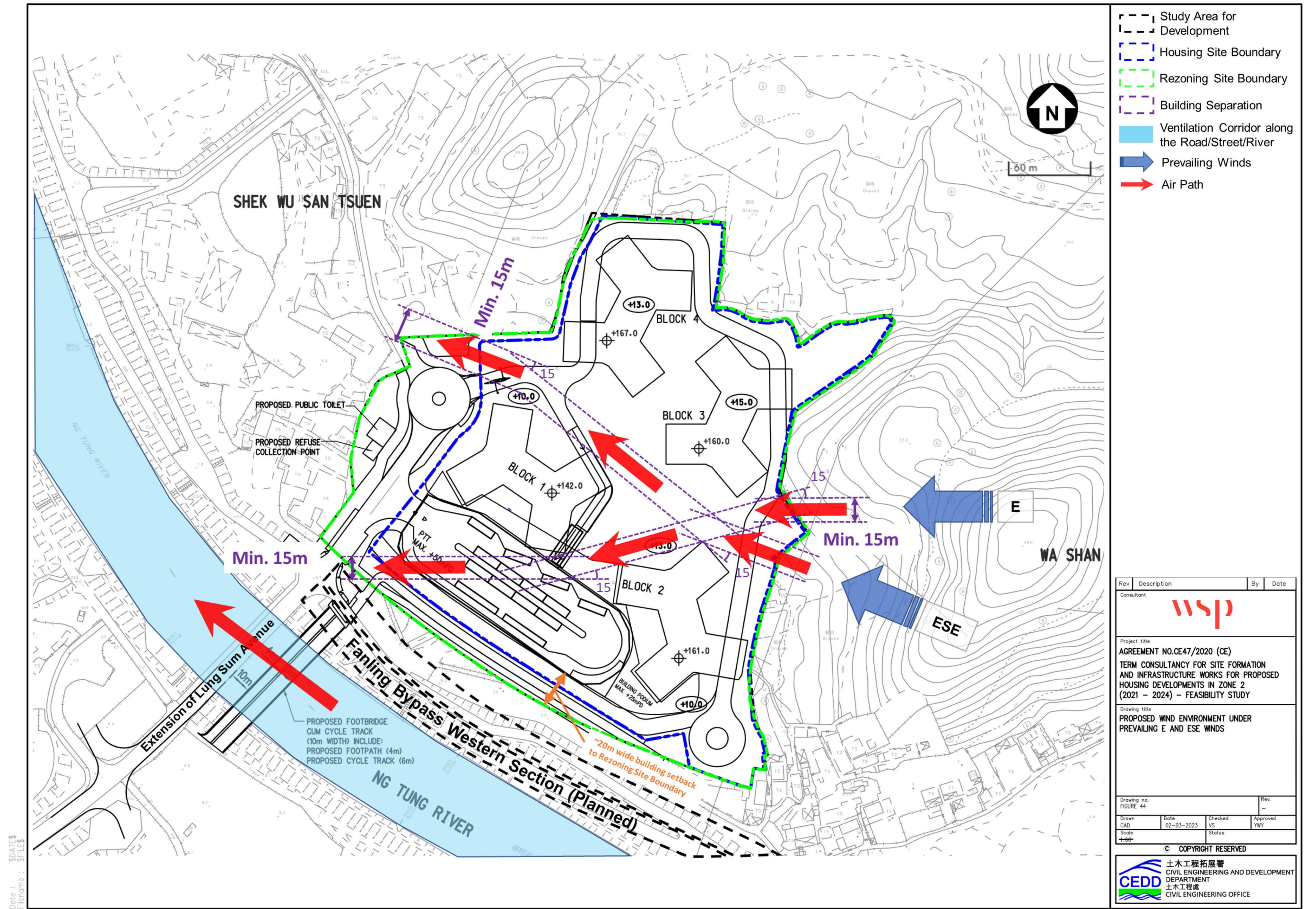
KEY PLAN

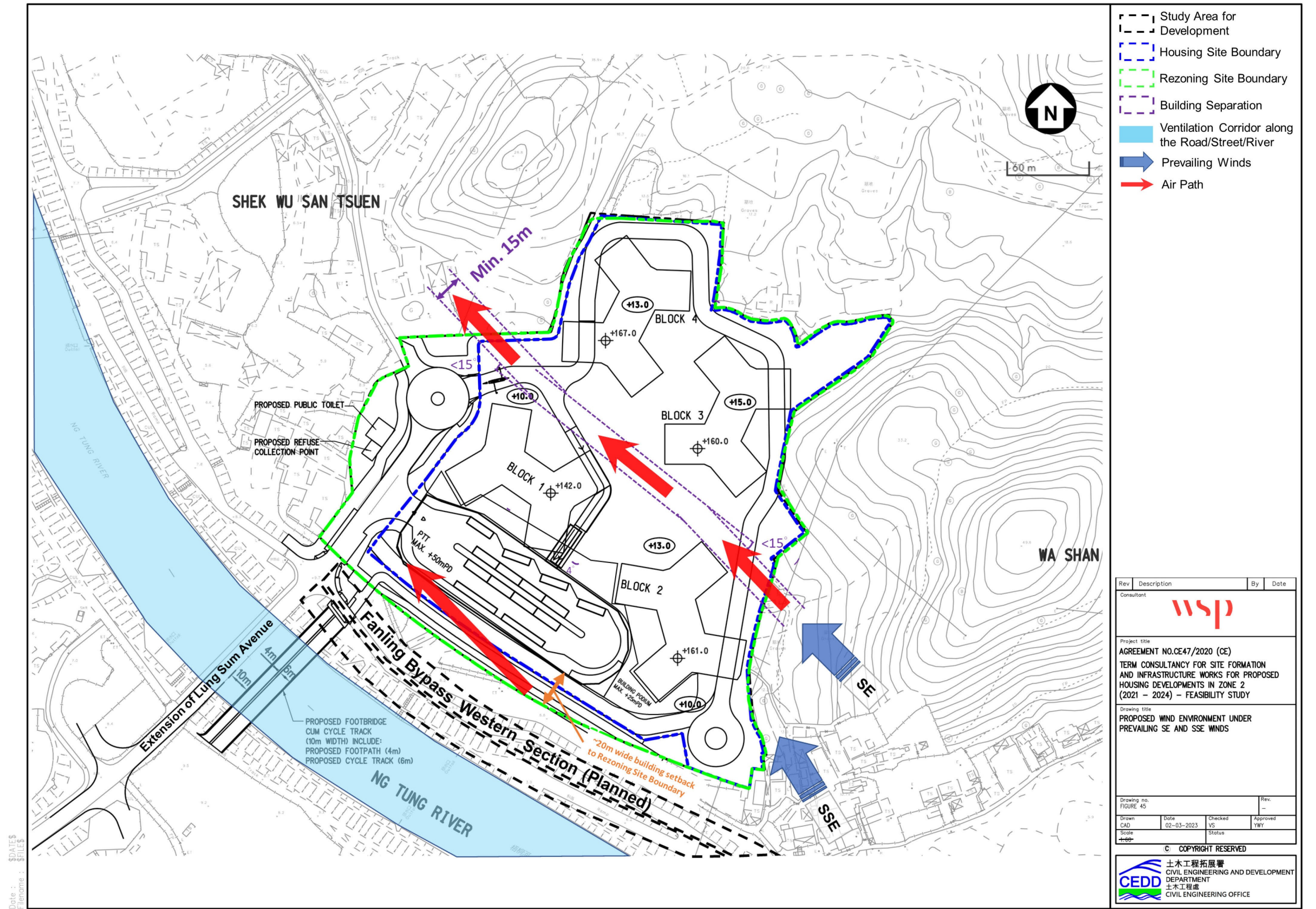
MITIGATION MEASURES (OPERATION PHASE)	
OM1	COMPENSATORY/ NEW TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED HOUSING DEVELOPMENT
OM5	VARIATION OF BUILDING HEIGHT PROFILE OF PROPOSED PUBLIC HOUSING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

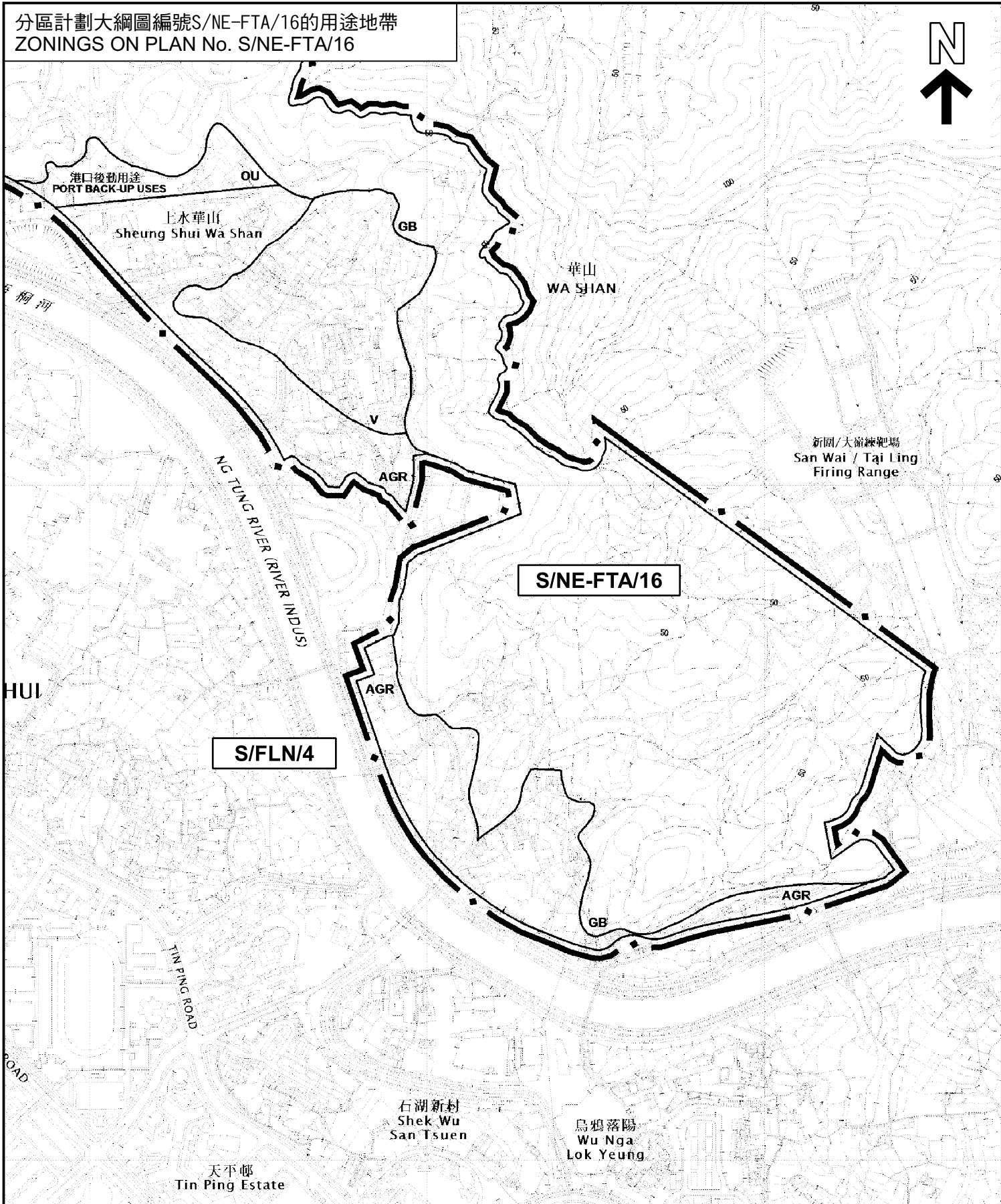
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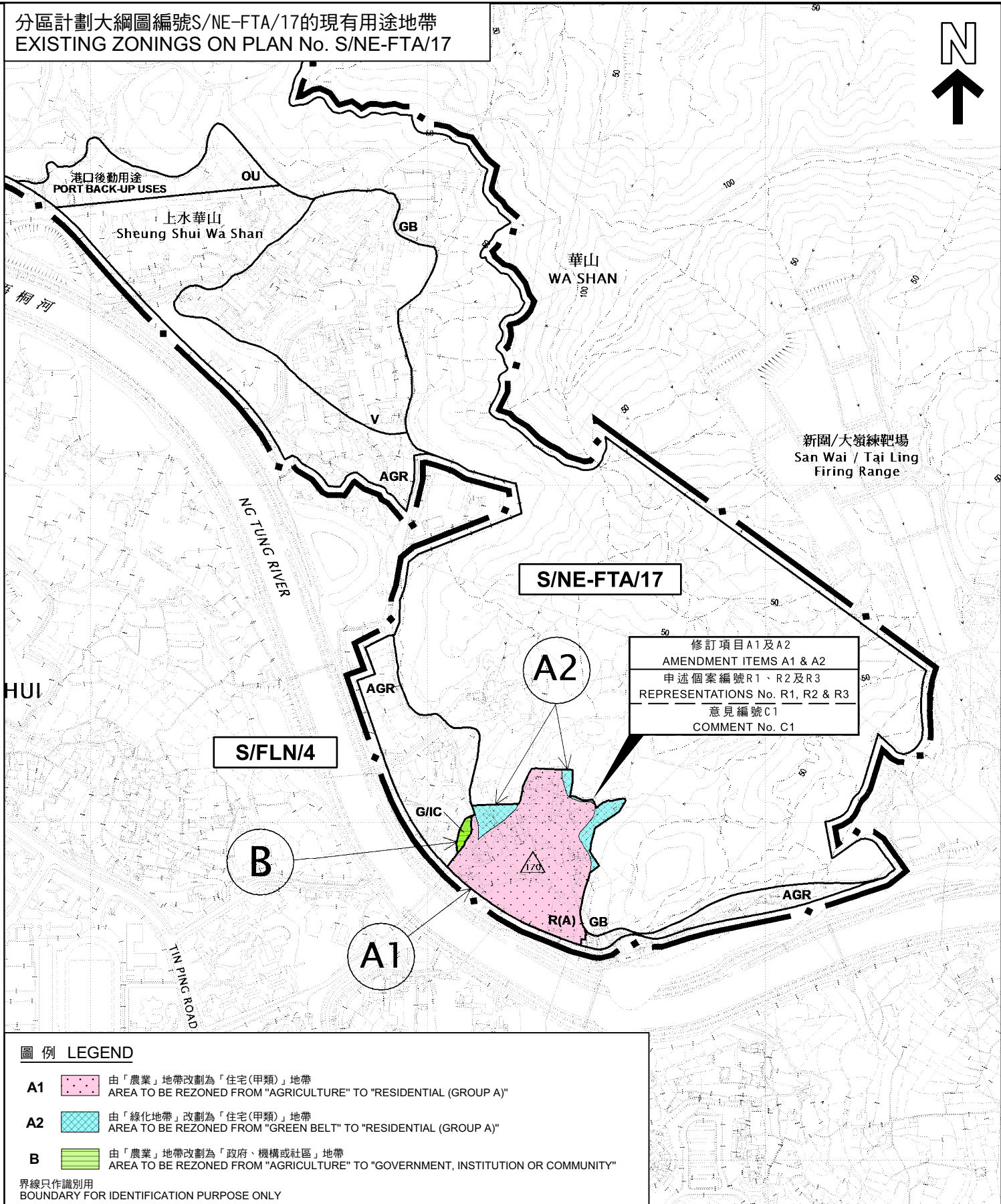




分區計劃大綱圖編號S/NE-FTA/16的用途地帶
ZONINGS ON PLAN No. S/NE-FTA/16



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



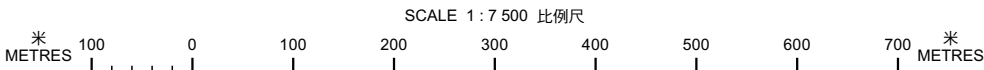
圖例 LEGEND

- 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

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



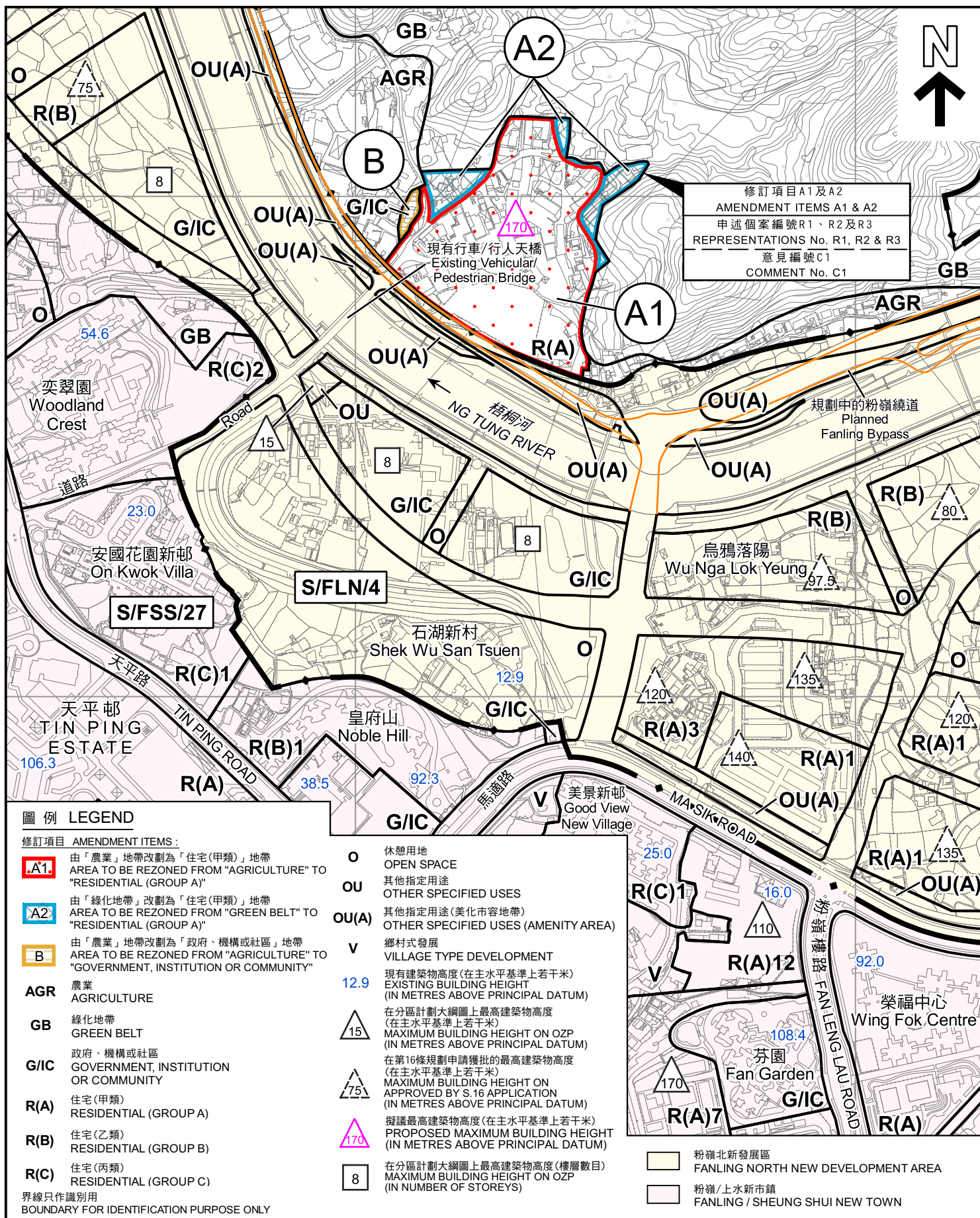
本摘要圖於2023年10月11日擬備，
所根據的資料為：
於2017年12月5日核准的
分區計劃大綱圖編號S/NE-FTA/16及
於2023年4月28日展示的
分區計劃大綱圖編號S/NE-FTA/17
EXTRACT PLAN PREPARED ON 11.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/NE-FTA/16 APPROVED ON 5.12.2017 AND
S/NE-FTA/17 EXHIBITED ON 28.4.2023

規劃署
PLANNING
DEPARTMENT



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

圖 PLAN
H-1



本摘要圖於2023年10月13日擬備，
所根據的資料為測量圖編號
3-SW-2C、2D、7A、7B、7C及7D
EXTRACT PLAN PREPARED ON 13.10.2023
BASED ON SURVEY SHEETS No.
3-SW-2C, 2D, 7A, 7B, 7C & 7D

平面圖 SITE 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 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

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

圖 PLAN
H-2a



修訂項目 A1 及 A2
AMENDMENT ITEMS A1 & A2
申述個案編號 R1、R2 及 R3
REPRESENTATIONS No. R1, R2 & R3
意見編號 C1
COMMENT No. C1

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

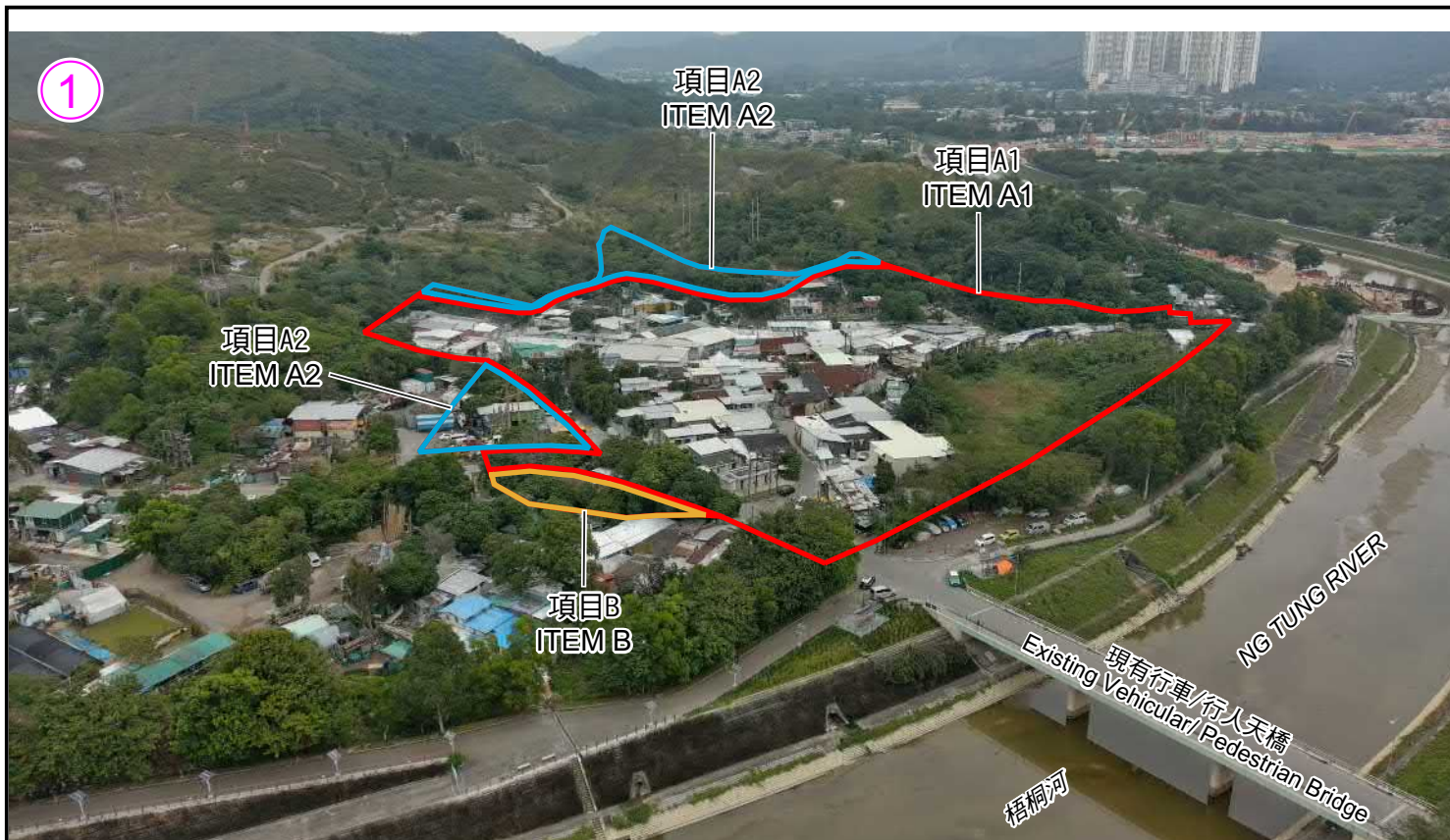
就虎地坳及沙嶺分區計劃大綱草圖編號S/NE-FTA/17
提出的申述個案編號R1至R3以及
相關意見個案編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3
AND RELATED COMMENT No. C1
DRAFT FU TEI AU & SHA LING
OUTLINE ZONING PLAN No. S/NE-FTA/17

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



項目A1
ITEM A1

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



項目A2
ITEM A2

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

