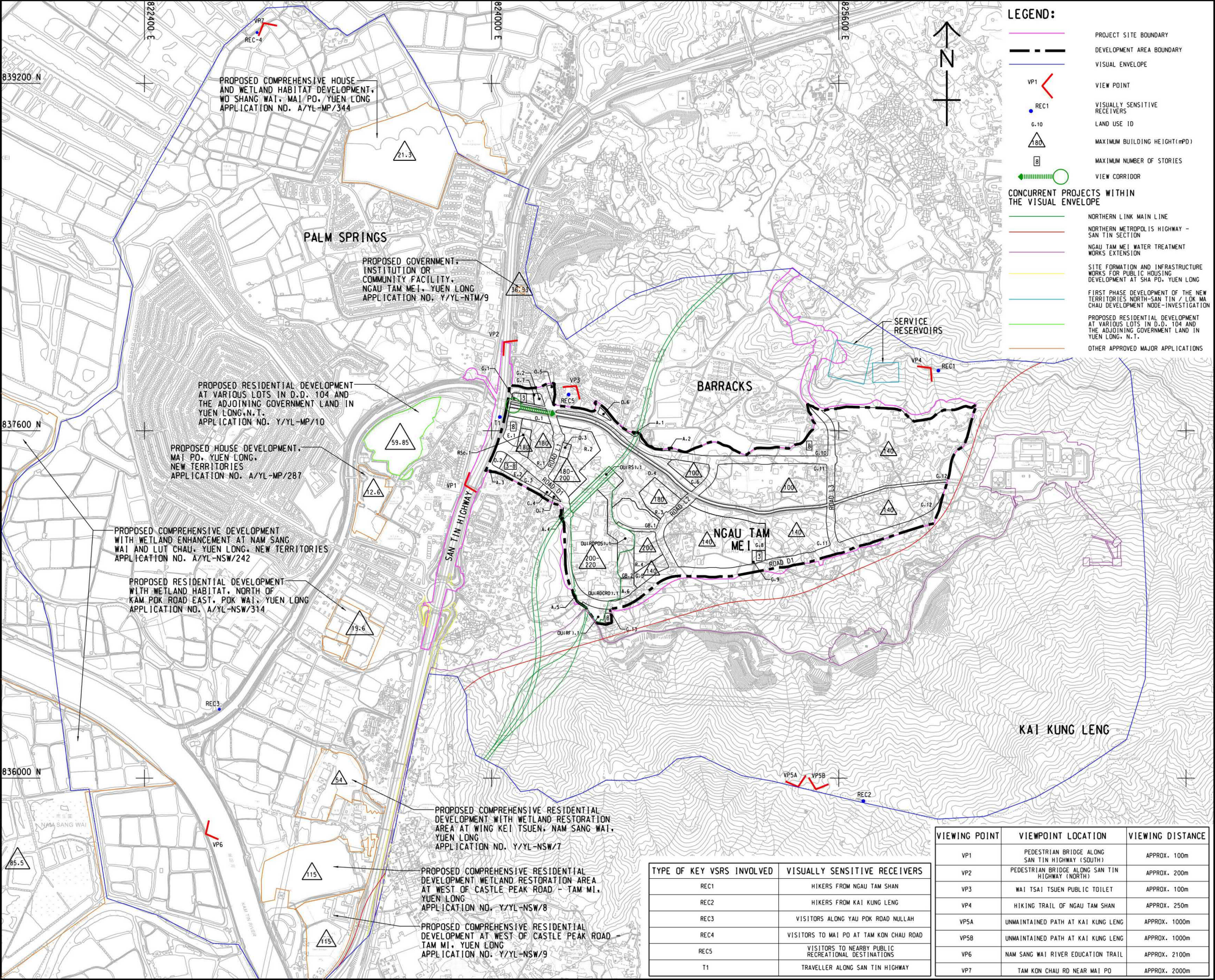




備注 Remarks:
 *擬議走線僅作示意之用。
 Proposed alignments are indicative only.
 *D1路會預留彈性以供連接規劃中的北都公路。
 Flexibility allowed at Road D1 for road connection to
 Northern Metropolis Highway (under planning).



本摘要圖於2025年10月13日擬備
EXTRACT PLAN PREPARED ON 13.10.2025

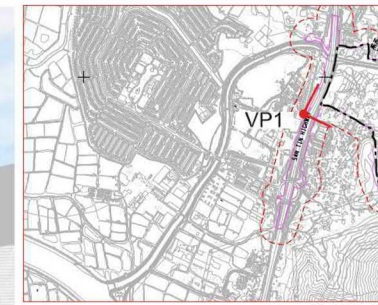
合成照片的觀景點的位置圖
LOCATION PLAN OF VIEW POINTS OF PHOTOMONTAGES



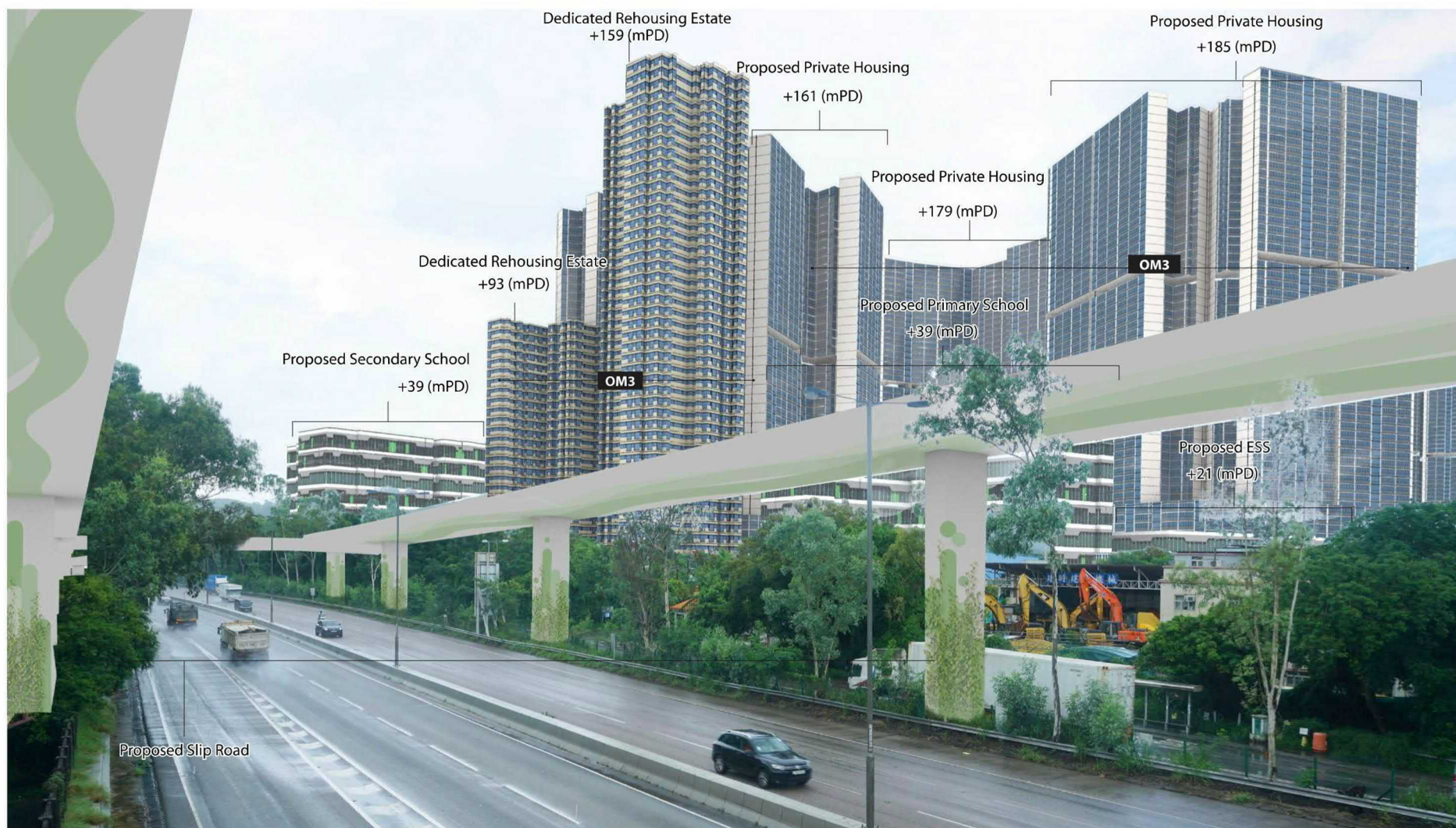
VIEWPOINT 1 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (SOUTH) (EXISTING BASELINE CONDITION)



VIEWPOINT 1 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (SOUTH) (WITHOUT MITIGATION MEASURES)



KEY PLAN



VIEWPOINT 1 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (SOUTH) (WITH MITIGATION MEASURES)

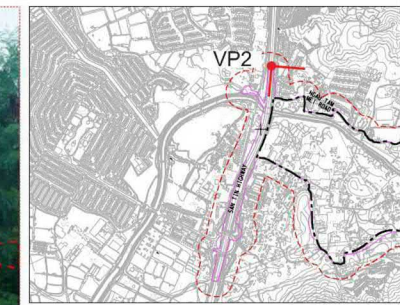
Note: (mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.



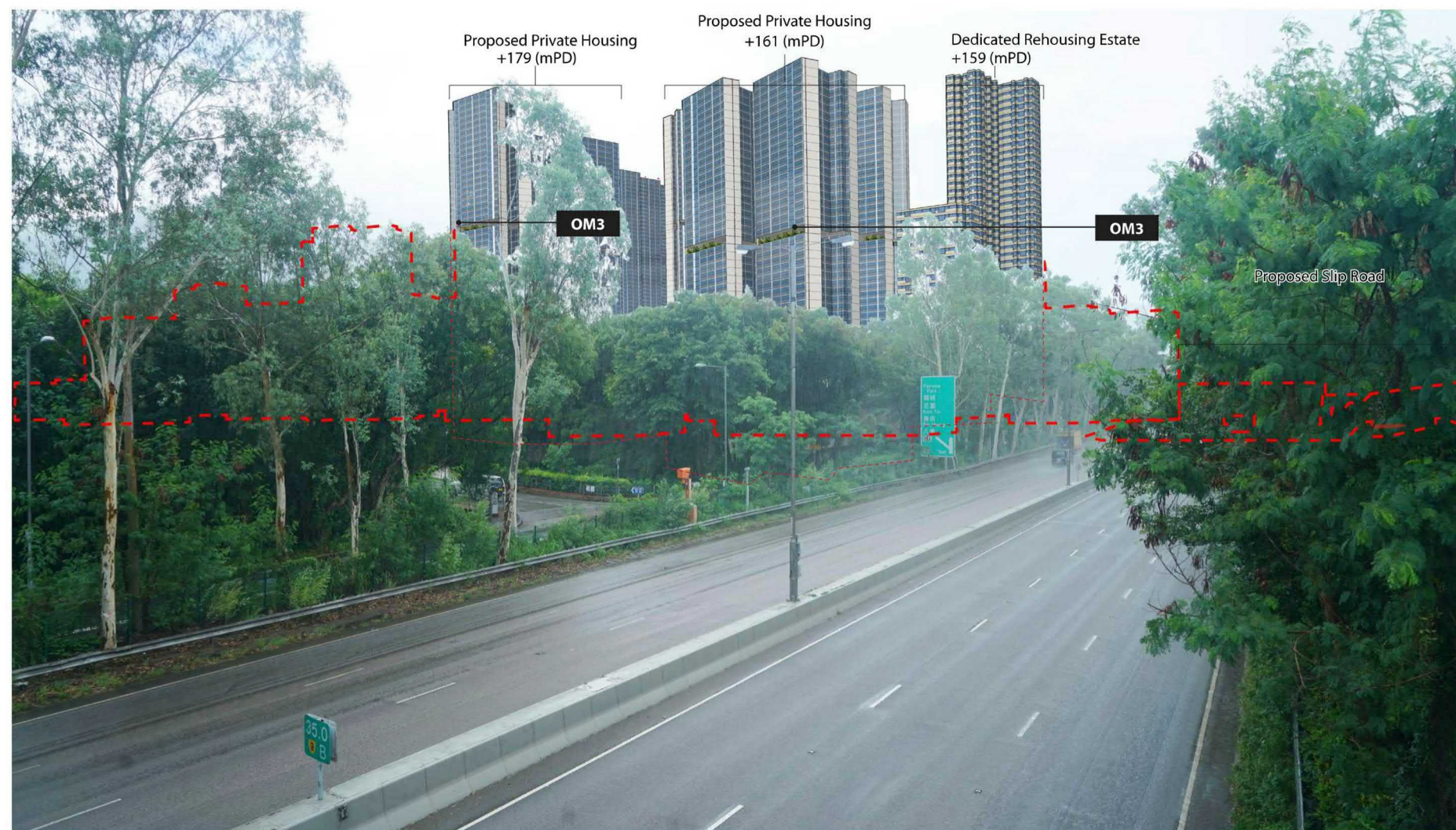
VIEWPOINT 2 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (NORTH) (EXISTING BASELINE CONDITION)



VIEWPOINT 2 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (NORTH) (WITHOUT MITIGATION MEASURES)



KEY PLAN



VIEWPOINT 2 - VIEW FROM PEDESTRIAN BRIDGE ALONG SAN TIN HIGHWAY (NORTH) (WITH MITIGATION MEASURES)

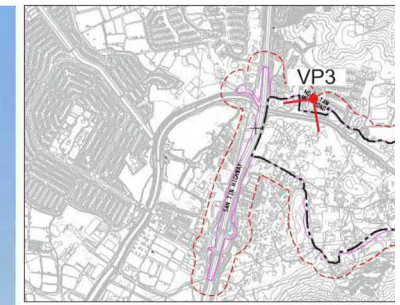
Note: (mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.



**VIEWPOINT 3 - VIEW FROM WAI TSAI TSUEN PUBLIC TOILET
(EXISTING BASELINE CONDITION)**



**VIEWPOINT 3 - VIEW FROM WAI TSAI TSUEN PUBLIC TOILET
(WITHOUT MITIGATION MEASURES)**

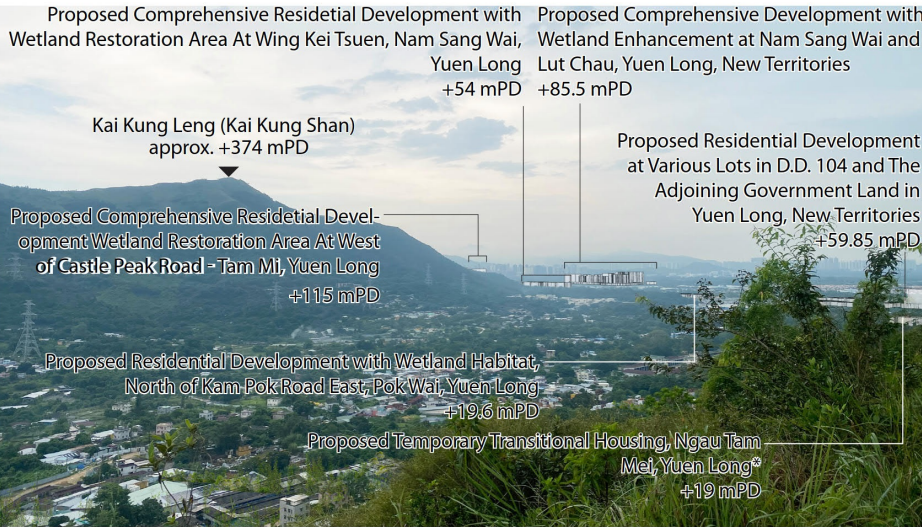


KEY PLAN



VIEWPOINT 3 - VIEW FROM WAI TSAI TSUEN PUBLIC TOILET (WITH MITIGATION MEASURES)

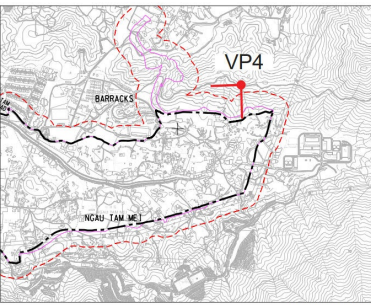
Note: (mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.



VIEWPOINT 4 - VIEW FROM HIKING TRAIL OF NGAU TAM SHAN (EXISTING BASELINE CONDITION)



VIEWPOINT 4 - VIEW FROM HIKING TRAIL OF NGAU TAM SHAN (WITHOUT MITIGATION MEASURES)



KEY PLAN



VIEWPOINT 4 - VIEW FROM HIKING TRAIL OF NGAU TAM SHAN (WITH MITIGATION MEASURES)

Note:
(mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.

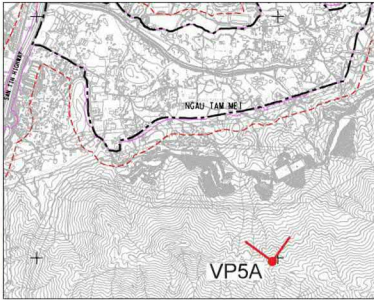
*Operation of the proposed development is expected to end prior to the operational phase of this project.



VIEWPOINT 5A - VIEW LOOKING NORTH FROM UNMAINTAINED PATH AT KAI KUNG LENG (EXISTING BASELINE CONDITION)



VIEWPOINT 5A - VIEW LOOKING NORTH FROM UNMAINTAINED PATH AT KAI KUNG LENG (WITHOUT MITIGATION MEASURES)



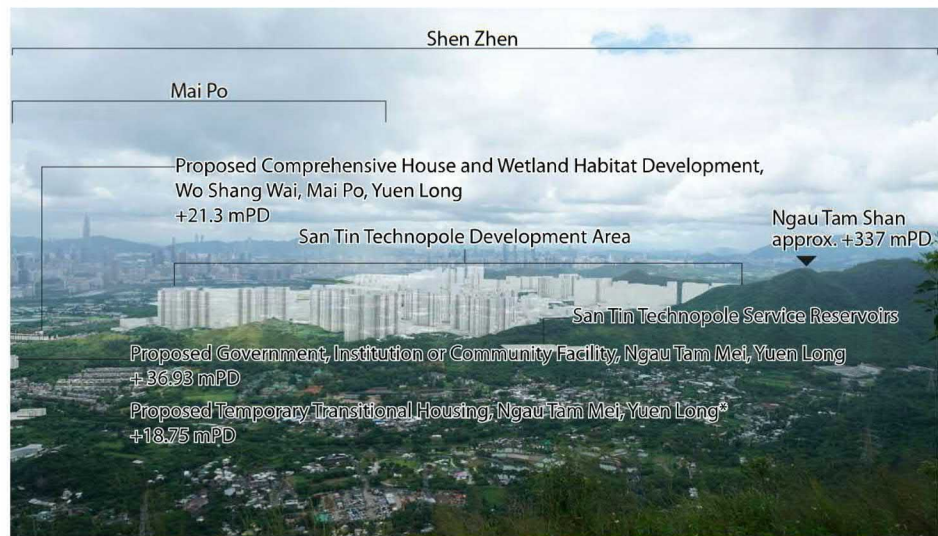
KEY PLAN



VIEWPOINT 5A - VIEW LOOKING NORTH FROM UNMAINTAINED PATH AT KAI KUNG LENG (WITH MITIGATION MEASURES)

Note:
(mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.

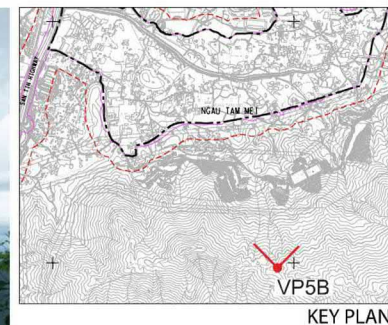
*Operation of the proposed development is expected to end prior to the operational phase of this project.



VIEWPOINT 5B - VIEW LOOKING NORTH-EAST FROM UNMAINTAINED PATH AT KAI KUNG LENG (EXISTING BASELINE CONDITION)



VIEWPOINT 5B - VIEW LOOKING NORTH-EAST FROM UNMAINTAINED PATH AT KAI KUNG LENG (WITHOUT MITIGATION MEASURES)



VIEWPOINT 5B - VIEW LOOKING NORTH EAST FROM UNMAINTAINED PATH AT KAI KUNG LENG (WITH MITIGATION MEASURES)

Note:
(mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.

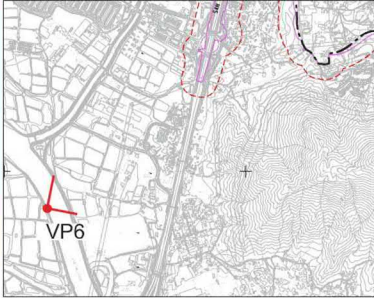
*Operation of the proposed development is expected to end prior to the operational phase of this project.



VIEWPOINT 6 - VIEW FROM NAM SANG WAI RIVER EDUCATION TRAIL (EXISTING BASELINE CONDITION)



VIEWPOINT 6 - VIEW FROM NAM SANG WAI RIVER EDUCATION TRAIL (WITHOUT MITIGATION MEASURES)



KEY PLAN



VIEWPOINT 6 - VIEW FROM NAM SANG WAI RIVER EDUCATION TRAIL (WITH MITIGATION MEASURES)

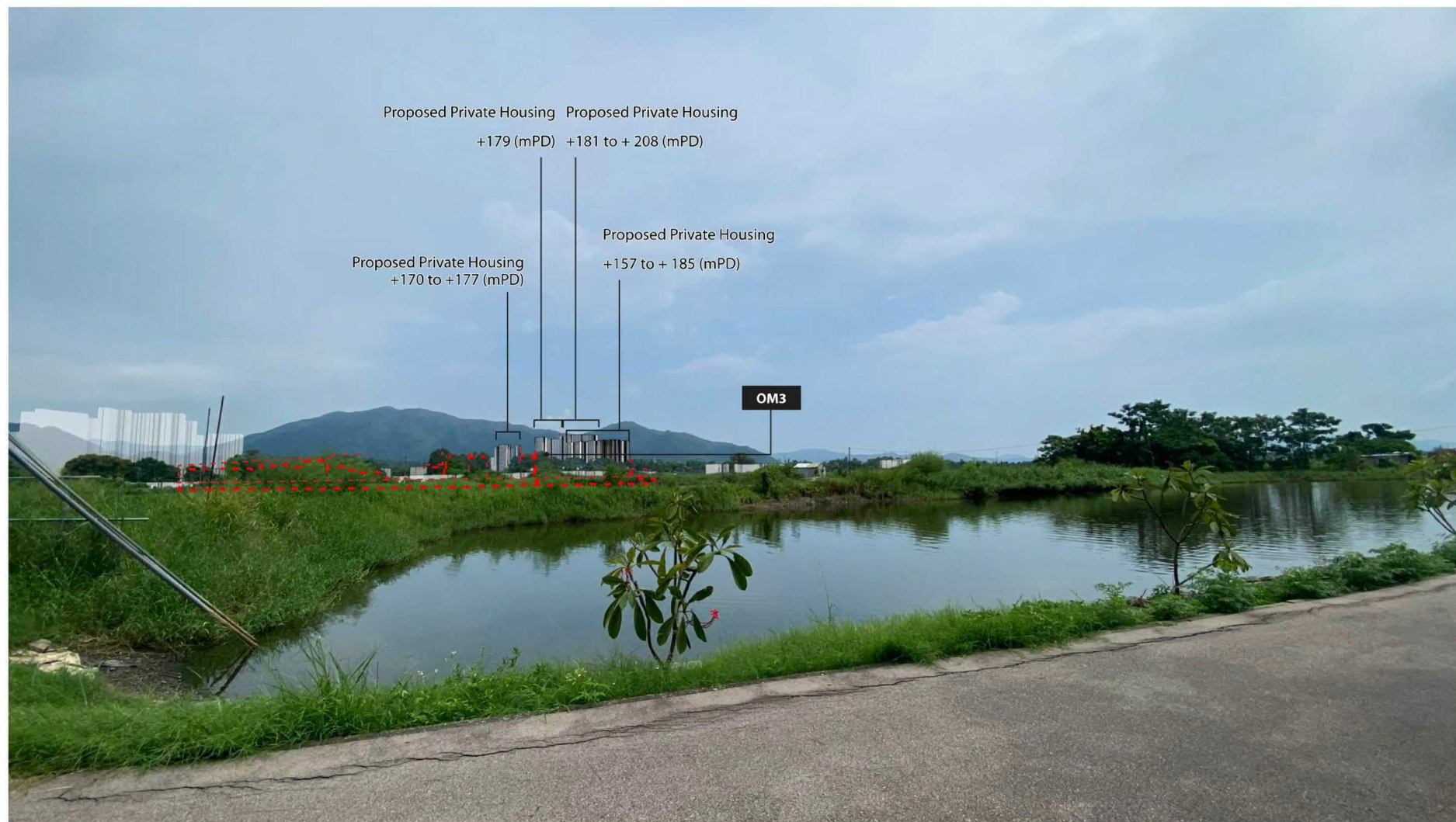
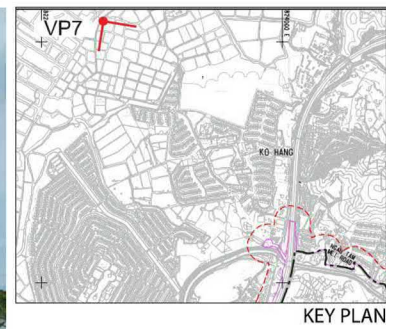
Note: (mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.



**VIEWPOINT 7 - VIEW FROM TAM KON CHAU ROAD NEAR MAI PO
(EXISTING BASELINE CONDITION)**



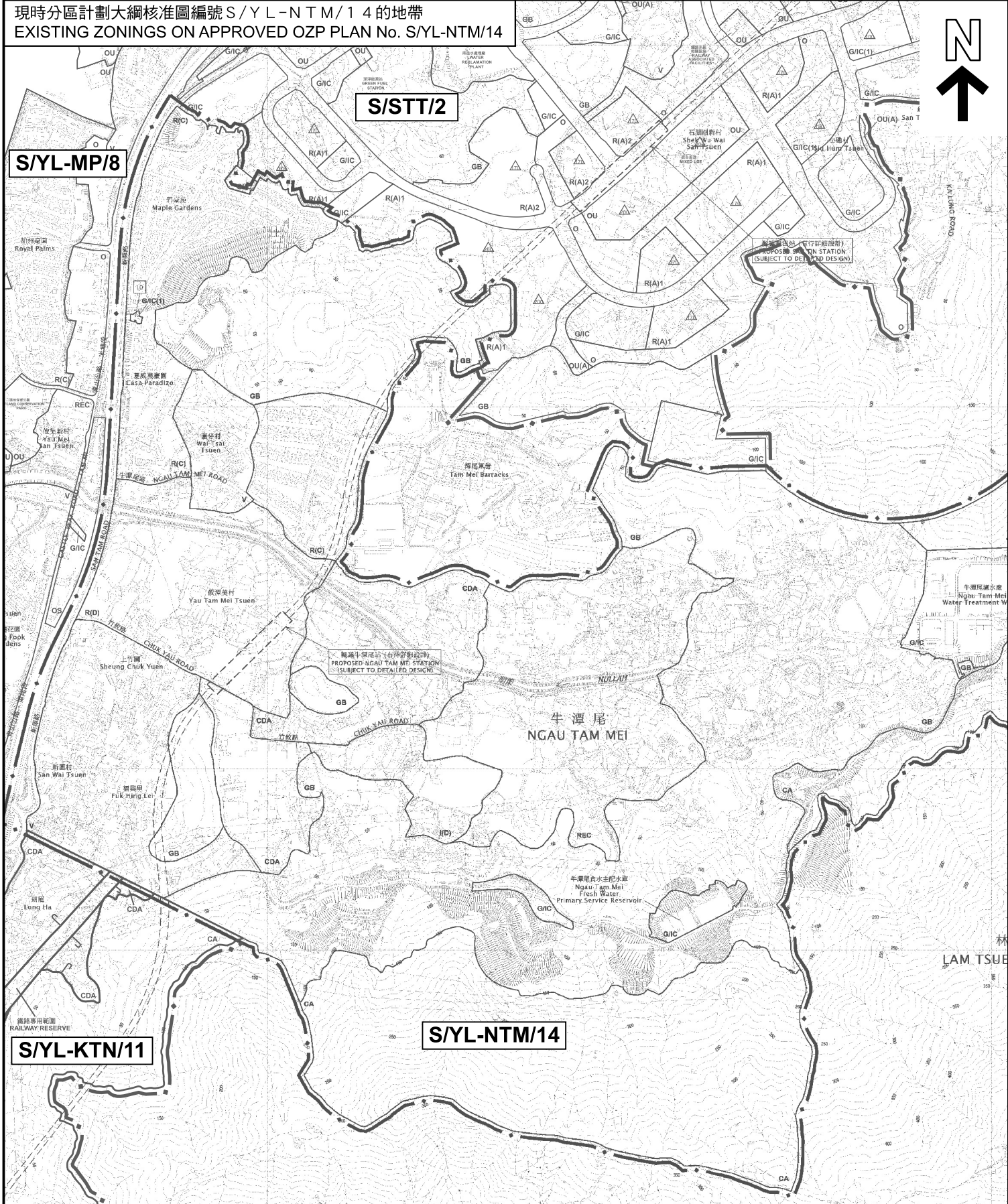
**VIEWPOINT 7- VIEW FROM TAM KON CHAU ROAD NEAR MAI PO
(WITHOUT MITIGATION MEASURES)**



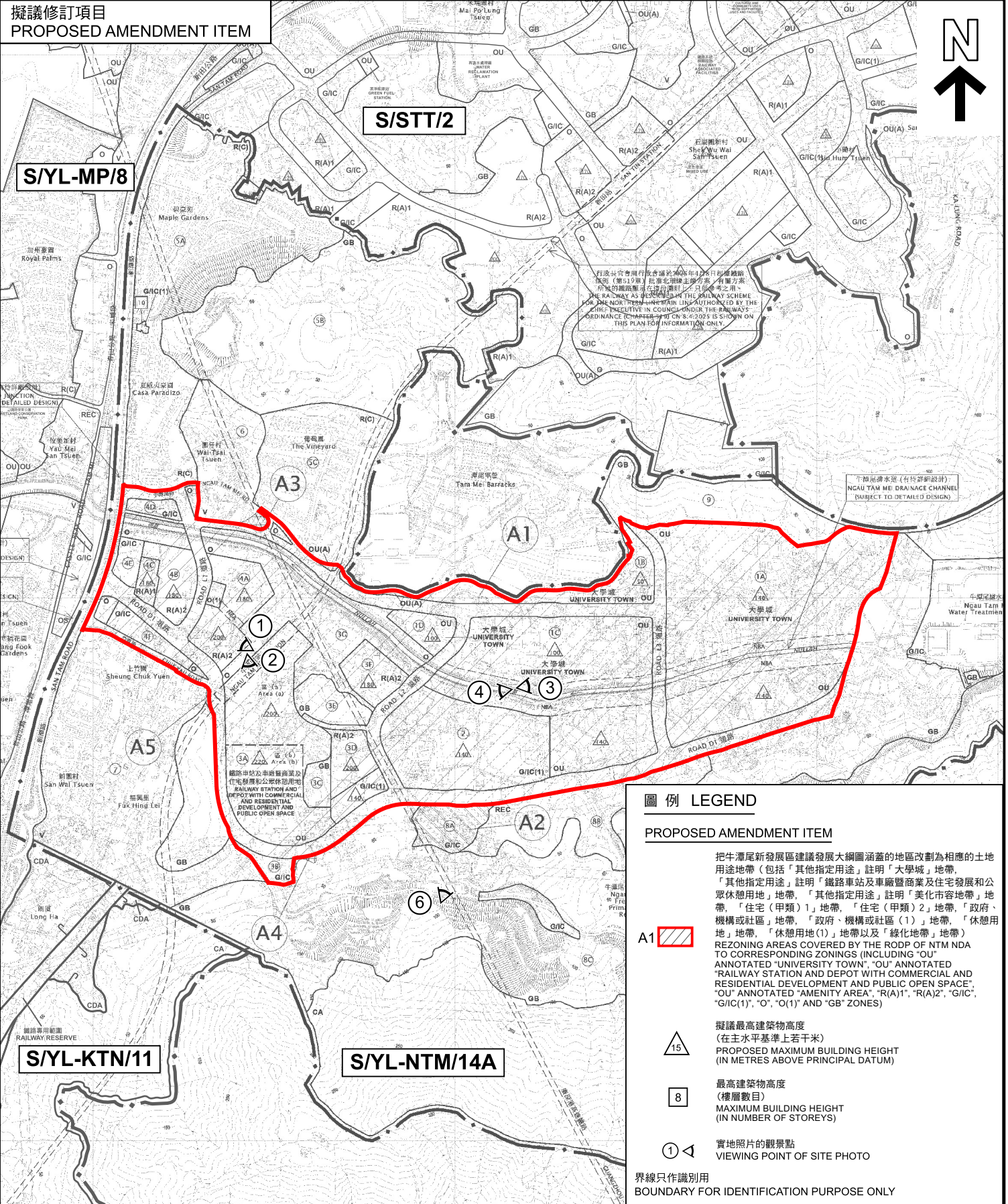
VIEWPOINT 7- VIEW FROM TAM KON CHAU ROAD NEAR MAI PO (WITH MITIGATION MEASURES)

Note: (mPD) estimated from maximum number of building stories as per proposed floor to floor height (m), subject to changes in detailed design stage.

現時分區計劃大綱核准圖編號 S/YL-NTM/14 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NTM/14



擬議修訂項目
PROPOSED AMENDMENT ITEM



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A1

把牛潭尾新發展區建議發展大綱圖涵蓋的地區改制為相應的土地用途地帶（包括「其他指定用途」註明「大學城」地帶，「其他指定用途」註明「鐵路車站及車廠暨商業及住宅發展和公眾休憩用地」地帶，「其他指定用途」註明「美化市容地帶」地帶，「住宅（甲類）1」地帶，「住宅（甲類）2」地帶，「政府、機構或社區」地帶，「政府、機構或社區（1）」地帶，「休憩用地」地帶，「休憩用地（1）」地帶以及「綠化地帶」地帶）REZONING AREAS COVERED BY THE RODP OF NTM NDA TO CORRESPONDING ZONINGS (INCLUDING "OU" ANNOTATED "UNIVERSITY TOWN", "OU" ANNOTATED "RAILWAY STATION AND DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND PUBLIC OPEN SPACE", "OU" ANNOTATED "AMENITY AREA", "R(A)1", "R(A)2", "G/C", "G/C(1)", "O", "O(1)" AND "GB" ZONES)

15

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)

8

最高建築物高度
(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

1

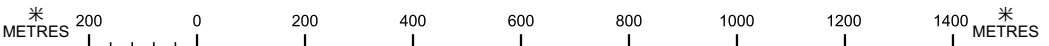
實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A1
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A1

SCALE 1 : 14 000 比例尺

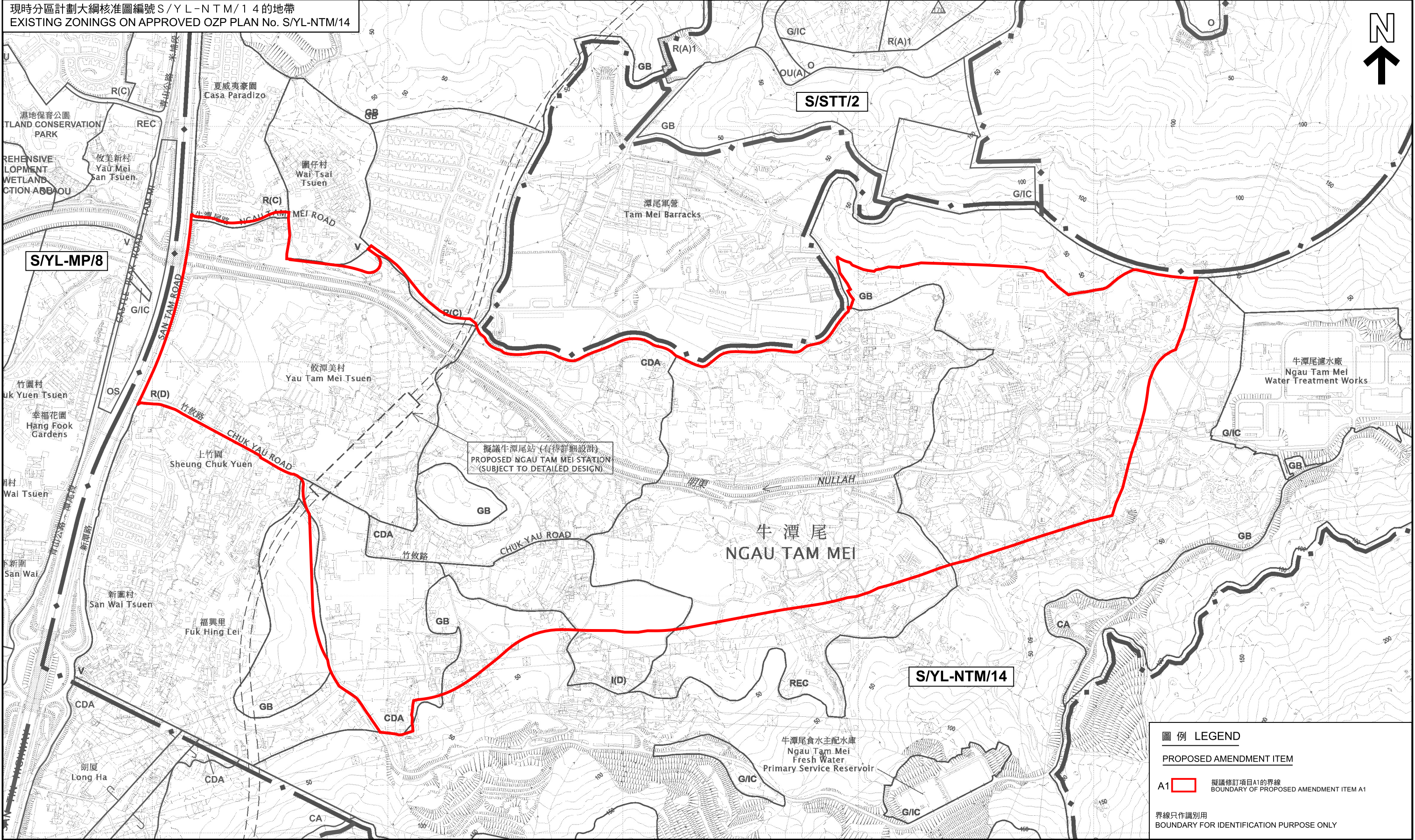


本摘要圖於2025年10月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-NTM/14
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024



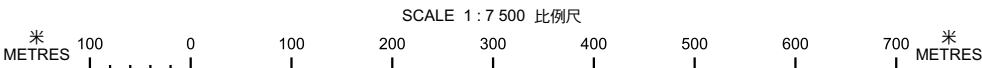
參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3a



本摘要圖於2025年10月13日擬備，
所根據的資料為於2024年9月17日
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EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

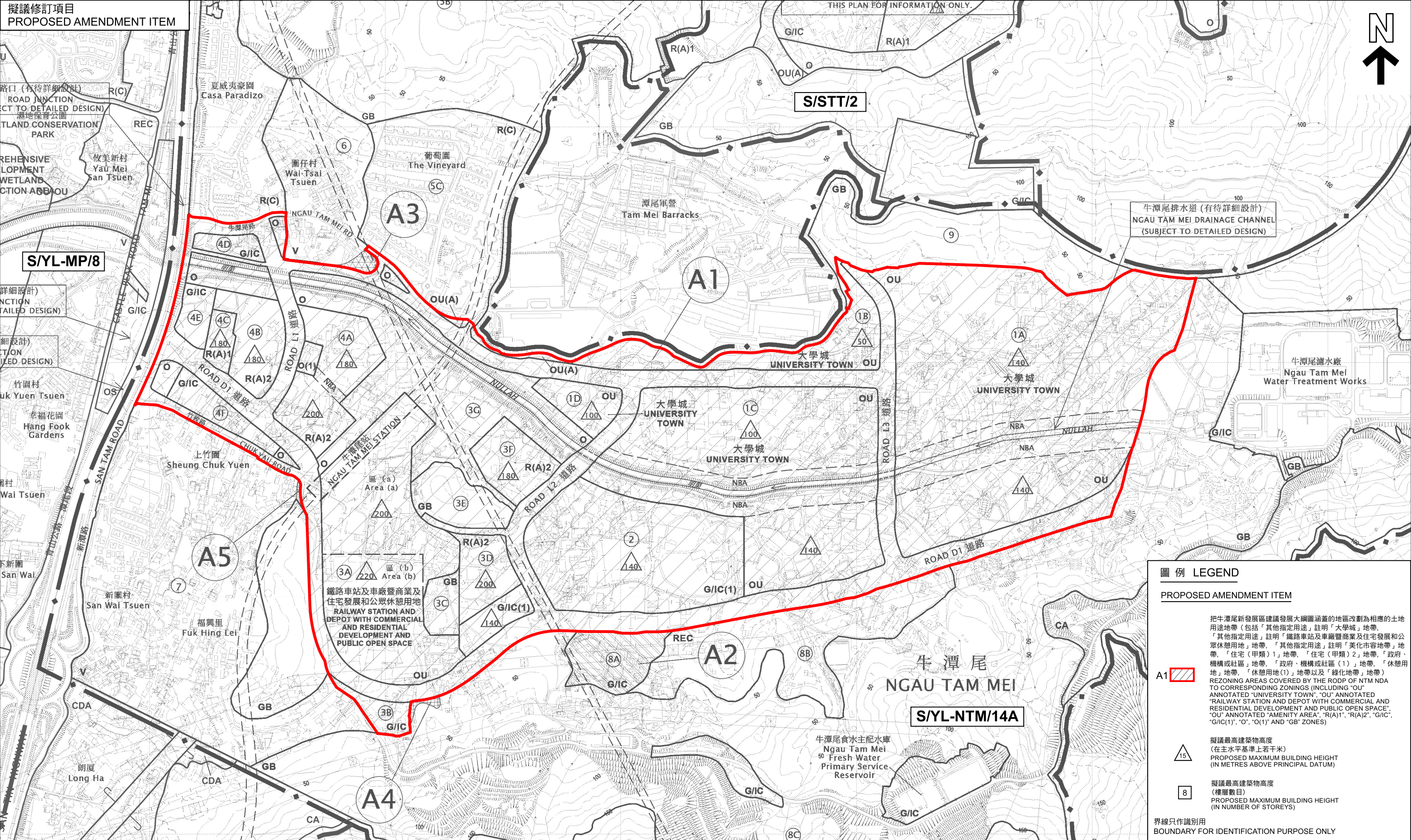
位置圖 LOCATION PLAN



 規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3b



圖例

LEGEND

PROPOSED AMENDMENT ITEM

A1

把牛潭尾新發展區建議發展大綱圖涵蓋的地區改劃為相應的土地用途地帶（包括「其他指定用途」註明「大學城」地帶，「其他指定用途」註明「鐵路車站及車廠暨商業及住宅發展和公眾休憩用地」地帶，「其他指定用途」註明「美化市容地帶」地帶，「住宅（甲類）1」地帶，「住宅（甲類）2」地帶，「政府、機構或社區」地帶，「政府、機構或社區（1）」地帶，「休憩用地」地帶，「休憩用地（1）」地帶以及「綠化地帶」地帶）
REZONING AREAS COVERED BY THE RODP OF NTM NDA TO CORRESPONDING ZONINGS (INCLUDING "OU" ANNOTATED "UNIVERSITY TOWN", "OU" ANNOTATED "RAILWAY STATION AND DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND PUBLIC OPEN SPACE", "OU" ANNOTATED "AMENITY AREA", "R(A)1", "R(A)2", "G/I/C", "G/I/C(1)", "O", "O(1)" AND "GB" ZONES)

15

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)

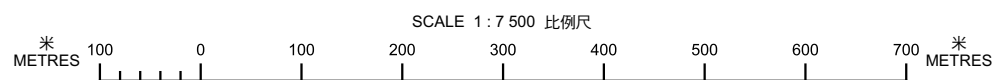
8

擬議最高建築物高度
(樓層數目)
PROPOSED MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A1
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A1



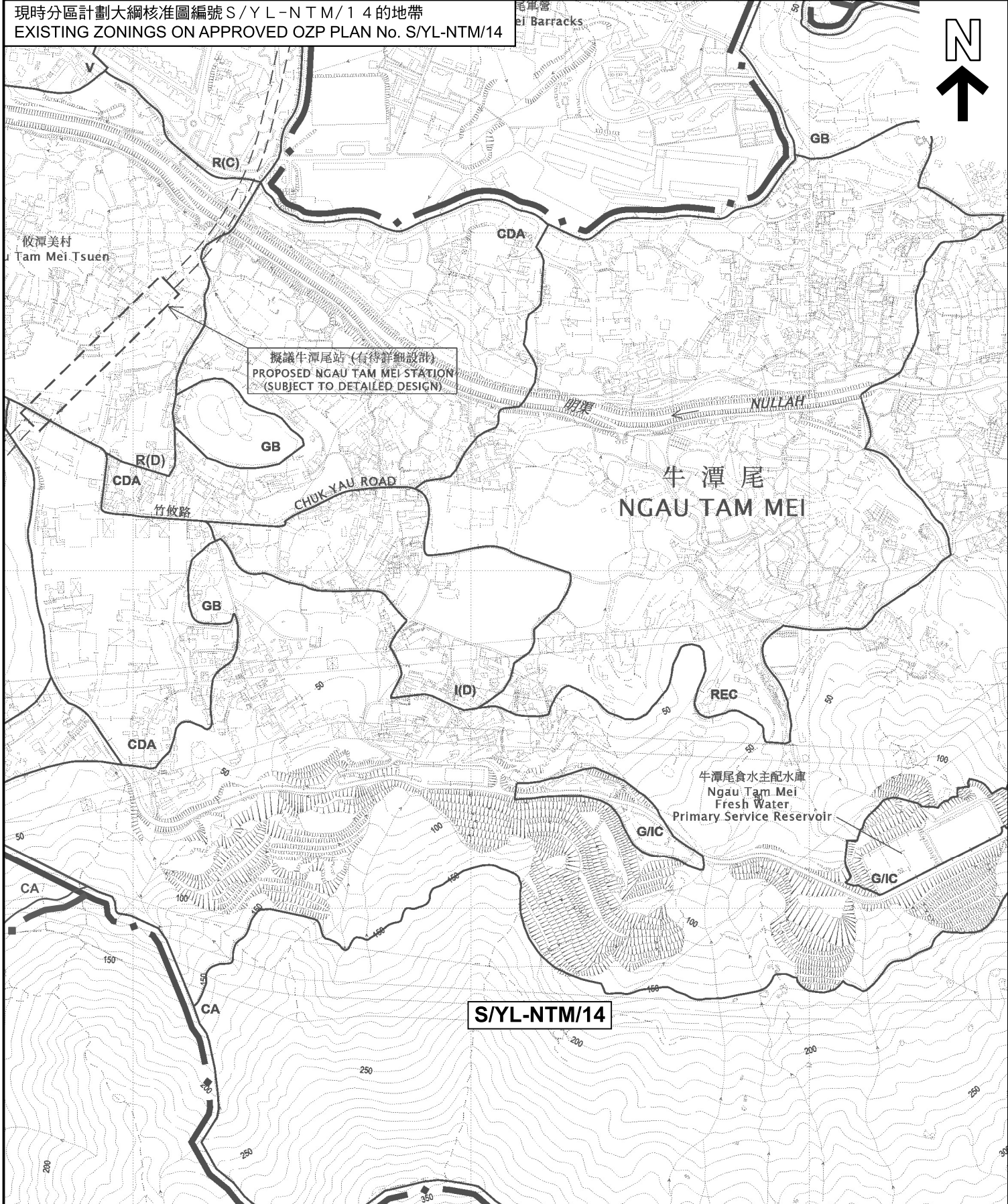
本摘要圖於2025年10月14日擬備
EXTRACT PLAN PREPARED ON 14.10.2025

 規劃署
Planning Department

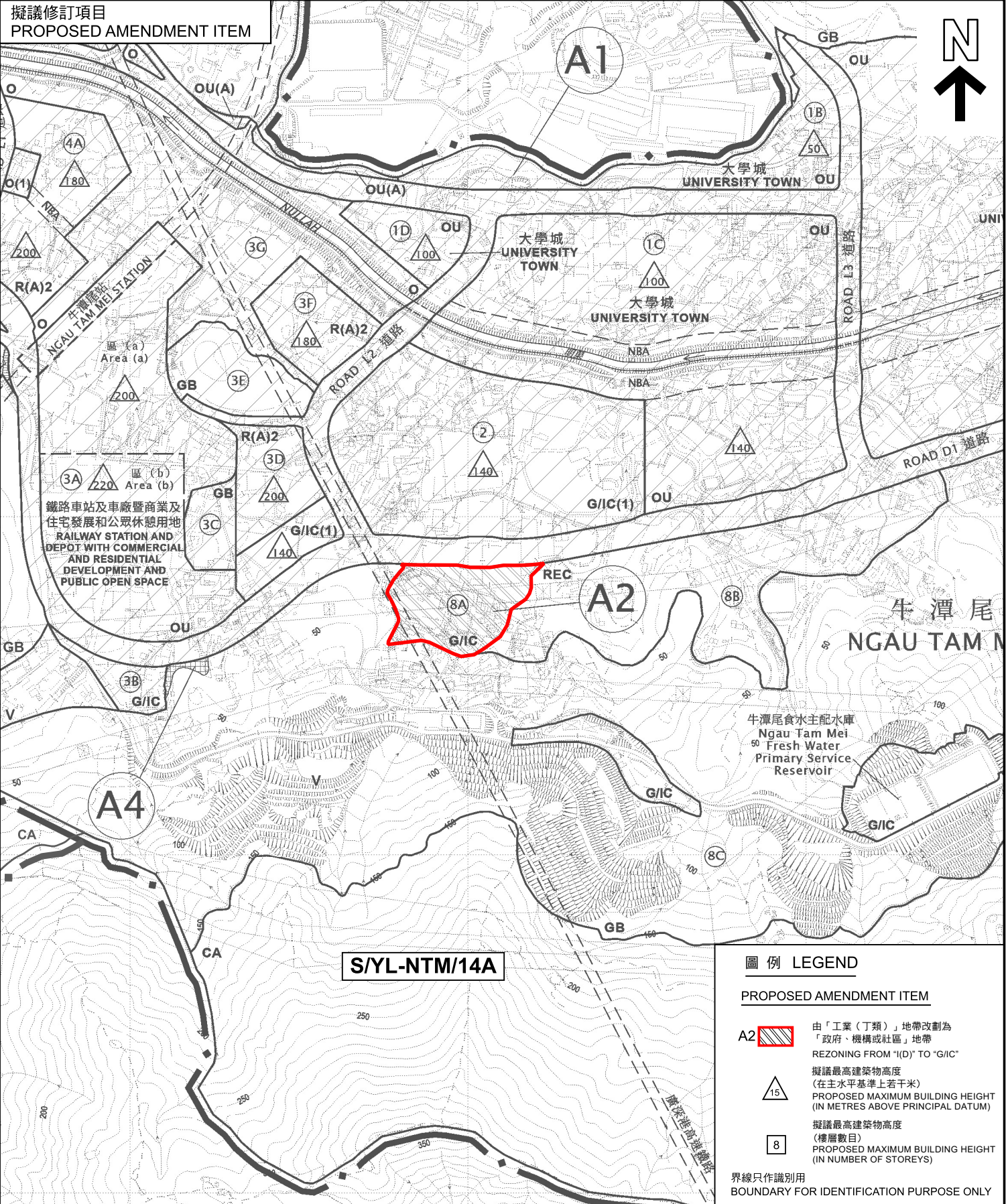
參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3c

現時分區計劃大綱核准圖編號 S/YL-NTM/14 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NTM/14



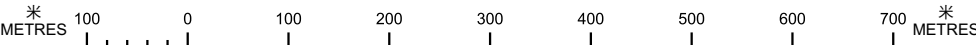
擬議修訂項目
PROPOSED AMENDMENT ITEM



位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 2
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A2

SCALE 1:7 500 比例尺



本摘要圖於2025年10月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-NTM/14
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

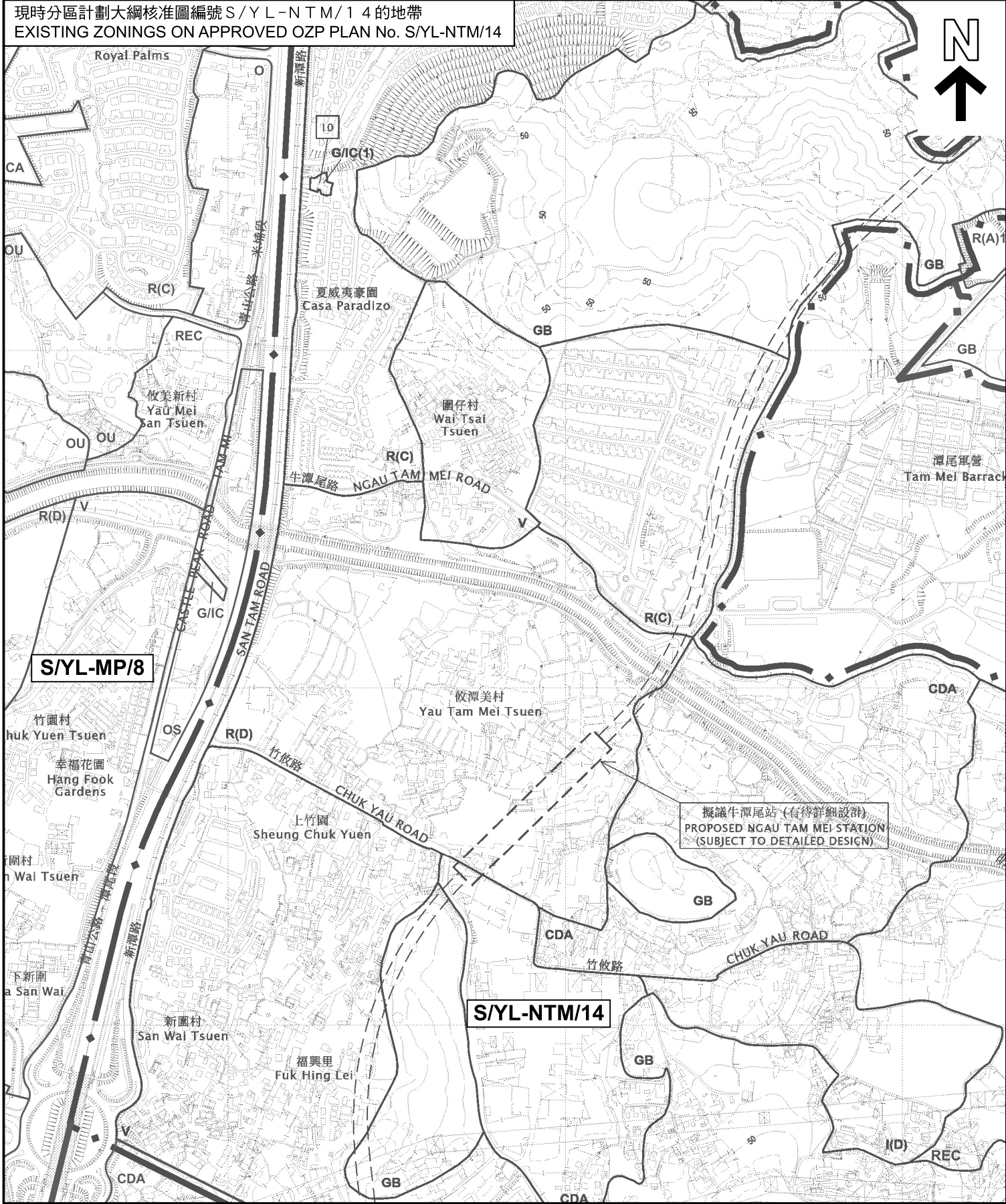


規劃署
Planning Department

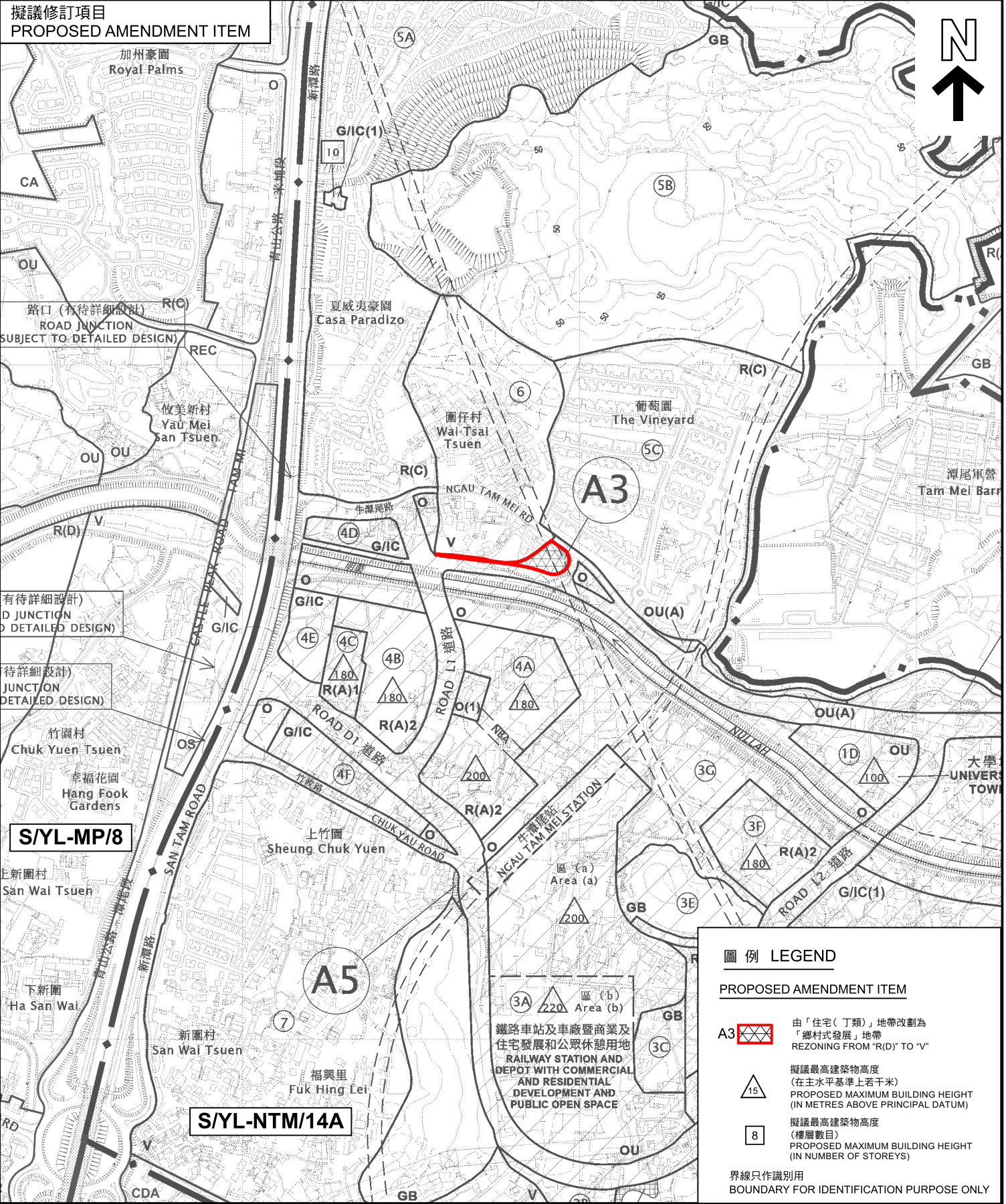
參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3d

現時分區計劃大綱核准圖編號 S/YL-NTM/14 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NTM/14



擬議修訂項目
PROPOSED AMENDMENT ITEM



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A3  由「住宅（丁類）」地帶改劃為「鄉村式發展」地帶
REZONING FROM "R(D)" TO "V"

 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)

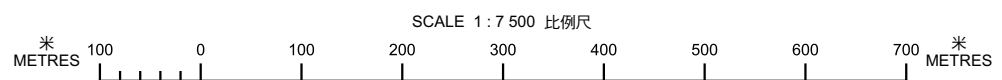
 擬議最高建築物高度（樓層數目）
PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 3
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A3

本摘要圖於2025年10月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-NTM/14
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

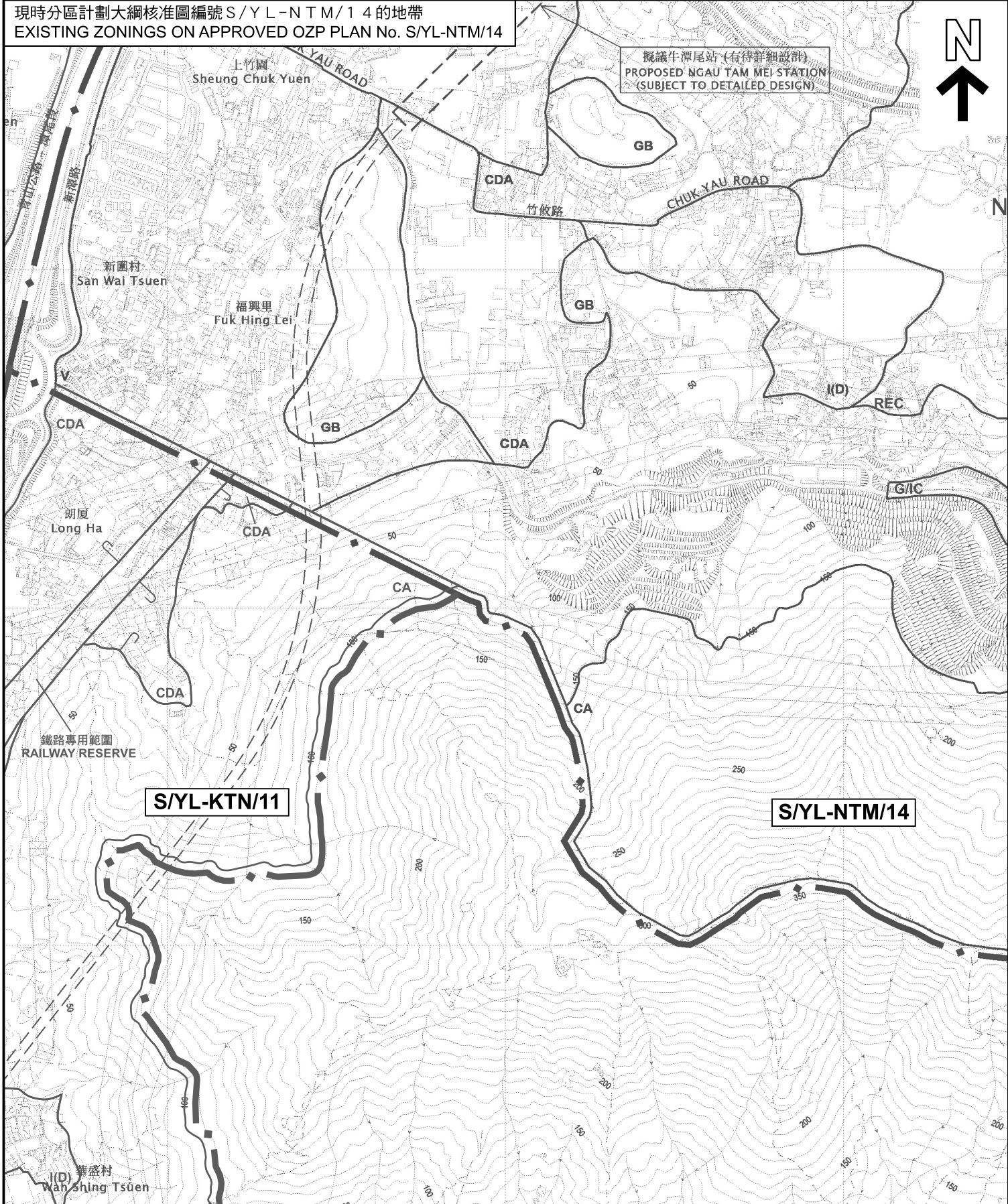


規劃署
Planning Department

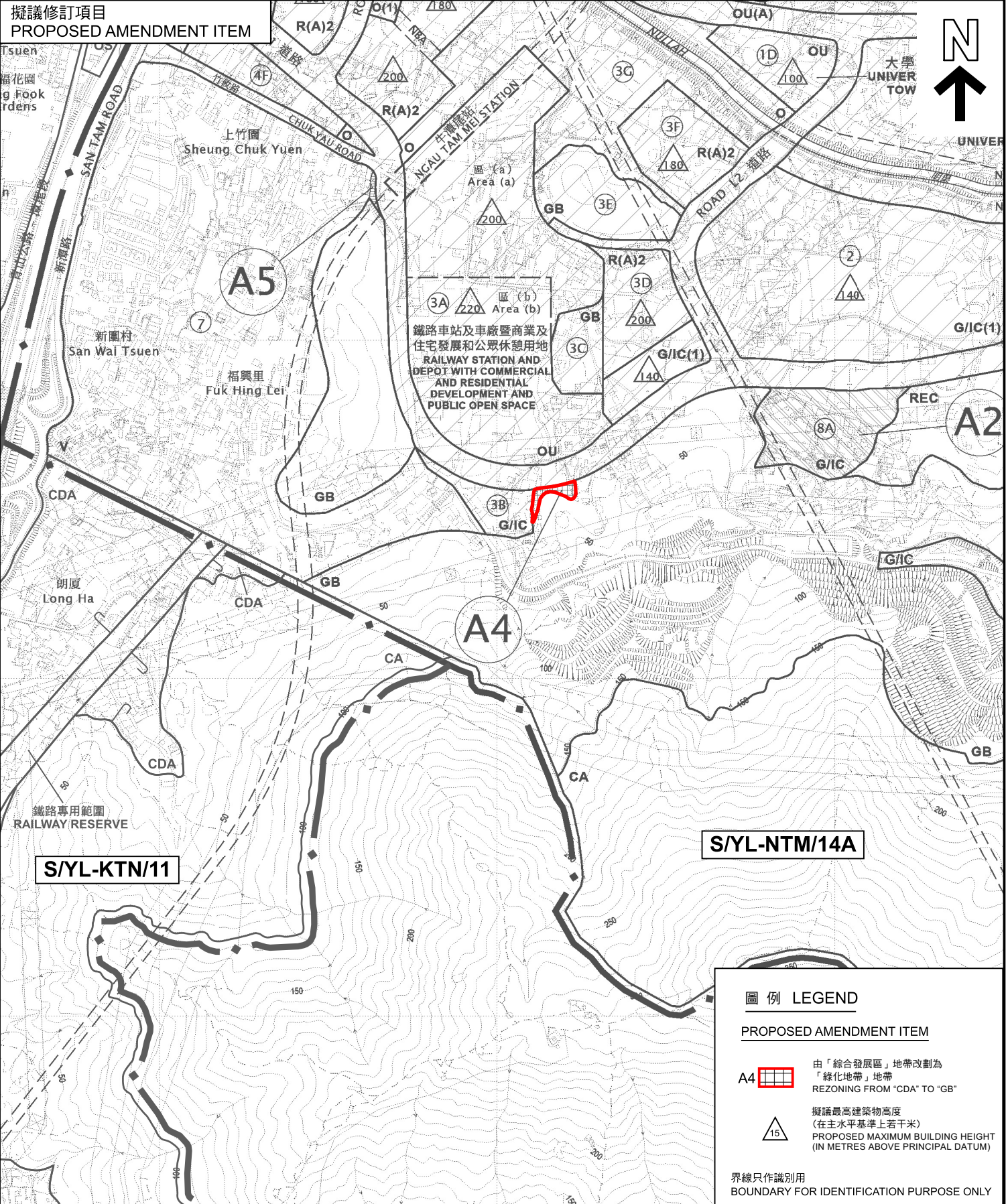
參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3e

現時分區計劃大綱核准圖編號 S/YL-NTM/14 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NTM/14



擬議修訂項目
PROPOSED AMENDMENT ITEM



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A4

由「綜合發展區」地帶改劃為「綠化地帶」地帶
REZONING FROM "CDA" TO "GB"

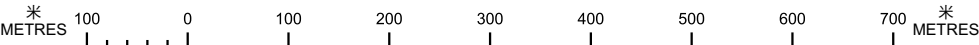
擬議最高建築物高度
(在主水平基準上若干米)
PROPOSED MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 4
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A4

SCALE 1 : 7 500 比例尺



本摘要圖於2025年10月14日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-NTM/14
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

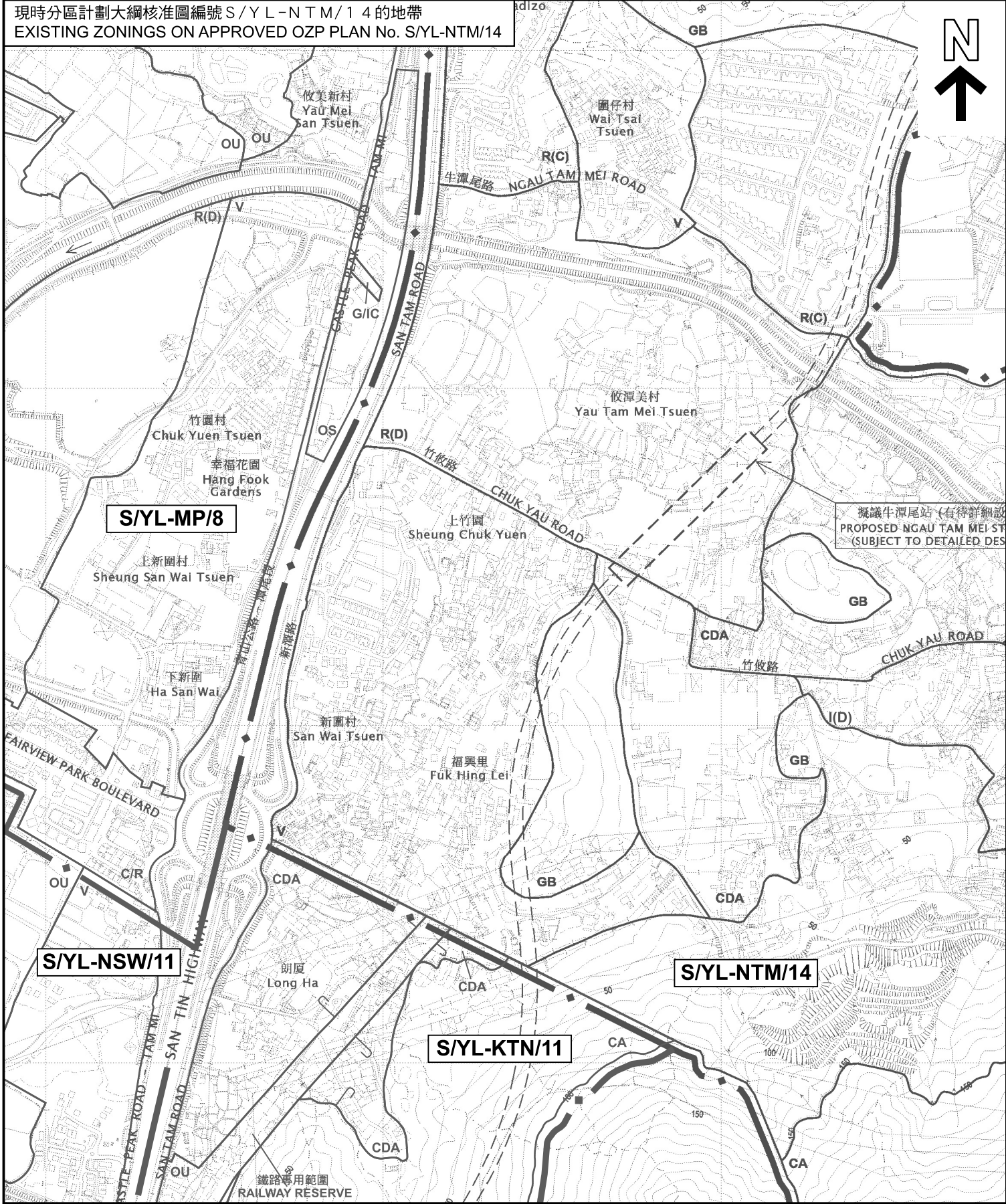


規劃署
Planning Department

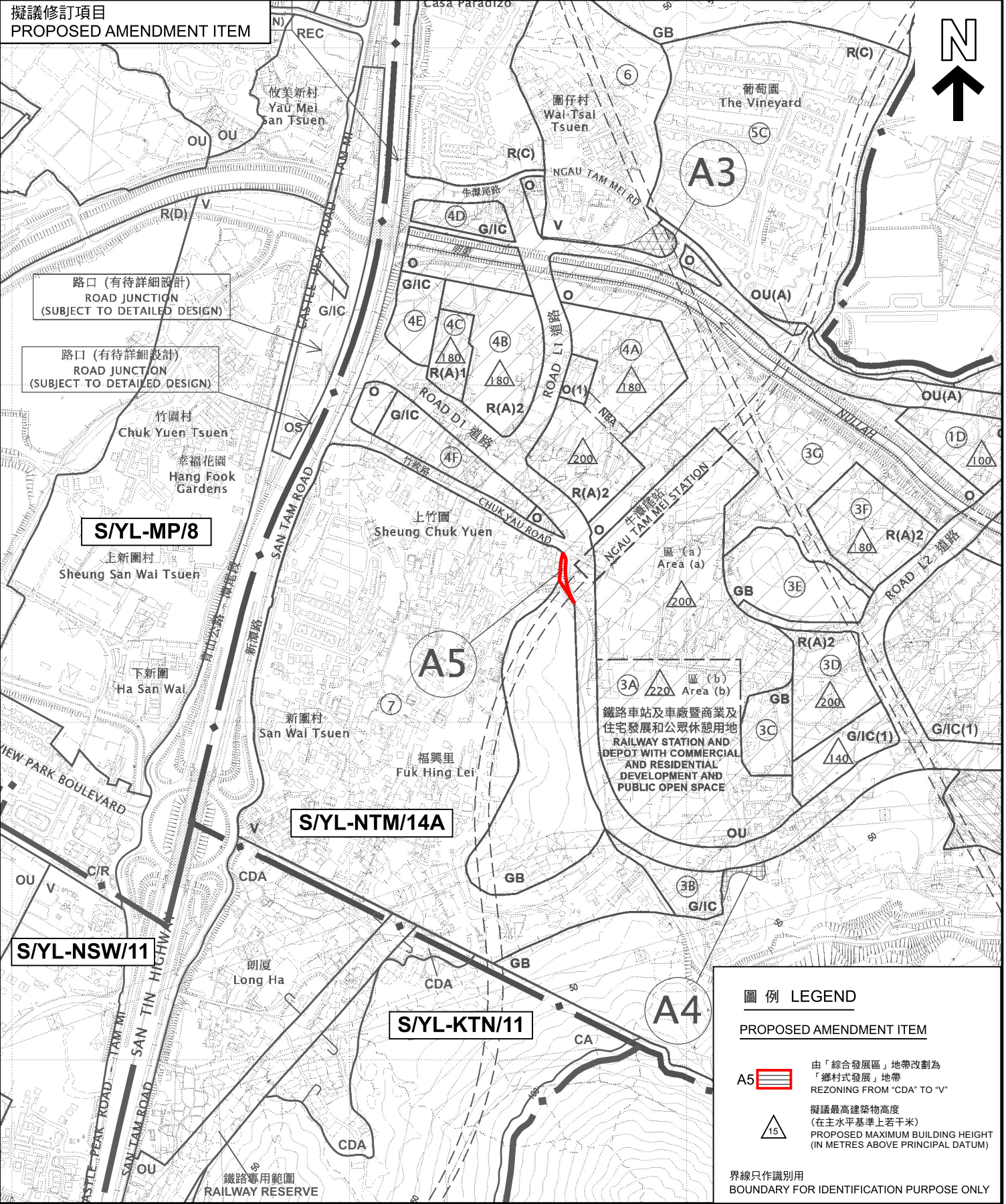
參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3f

現時分區計劃大綱核准圖編號 S/YL-NTM/14 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-NTM/14



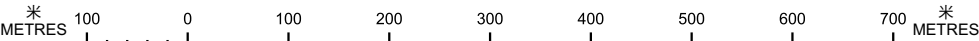
擬議修訂項目
PROPOSED AMENDMENT ITEM



位置圖 LOCATION PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 5
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A5

SCALE 1:7 500 比例尺

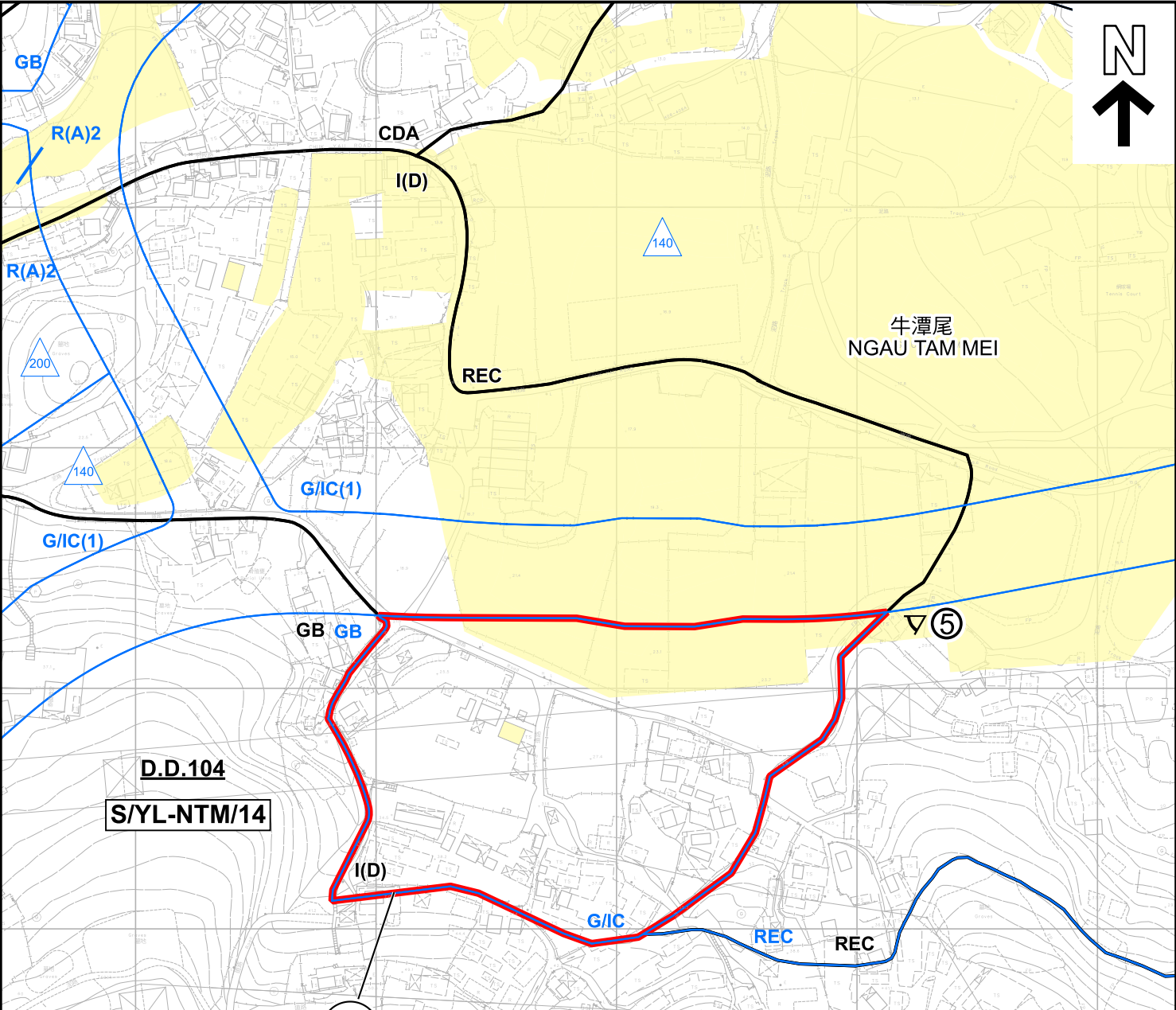


本摘要圖於2025年10月14日擬備，
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核准的分區計劃大綱圖編號 S/YL-NTM/14
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
3g



D.D.104
S/YL-NTM/14

A2

圖例 LEGEND

PROPOSED AMENDMENT ITEM

A2

由「工業（丁類）」地帶改劃為
「政府、機構或社區」地帶
REZONING FROM "I(D)" TO "G/IC"

GB

現行牛潭尾分區計劃大綱核准圖
編號 S/YL-NTM/14 的土地用途地帶
LAND USE ZONING ON
APPROVED NTM OZP No. S/YL-NTM/14

GB

於擬議牛潭尾分區計劃大綱草圖編號 S/YL-NTM/14A
的土地用途地帶
LAND USE ZONING
ON DRAFT NTM OZP No. S/YL-NTM/14A

私人土地

PRIVATE LAND

政府土地

GOVERNMENT LAND

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

CDA

綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA

R(A)

住宅（甲類）
RESIDENTIAL (GROUP A)

I(D)

工業（丁類）
INDUSTRIAL (GROUP D)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

REC

康樂
RECREATION

GB

綠化地帶
GREEN BELT

15

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

平面圖 SITE PLAN

本摘要圖於2025年10月13日擬備，
所根據的資料為測量圖編號
2-SE-22A、22B、22C 及 22D
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON SURVEY SHEETS No.
2-SE-22A, 22B, 22C & 22D

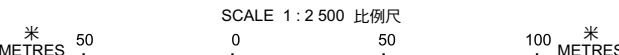
牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 2
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A2

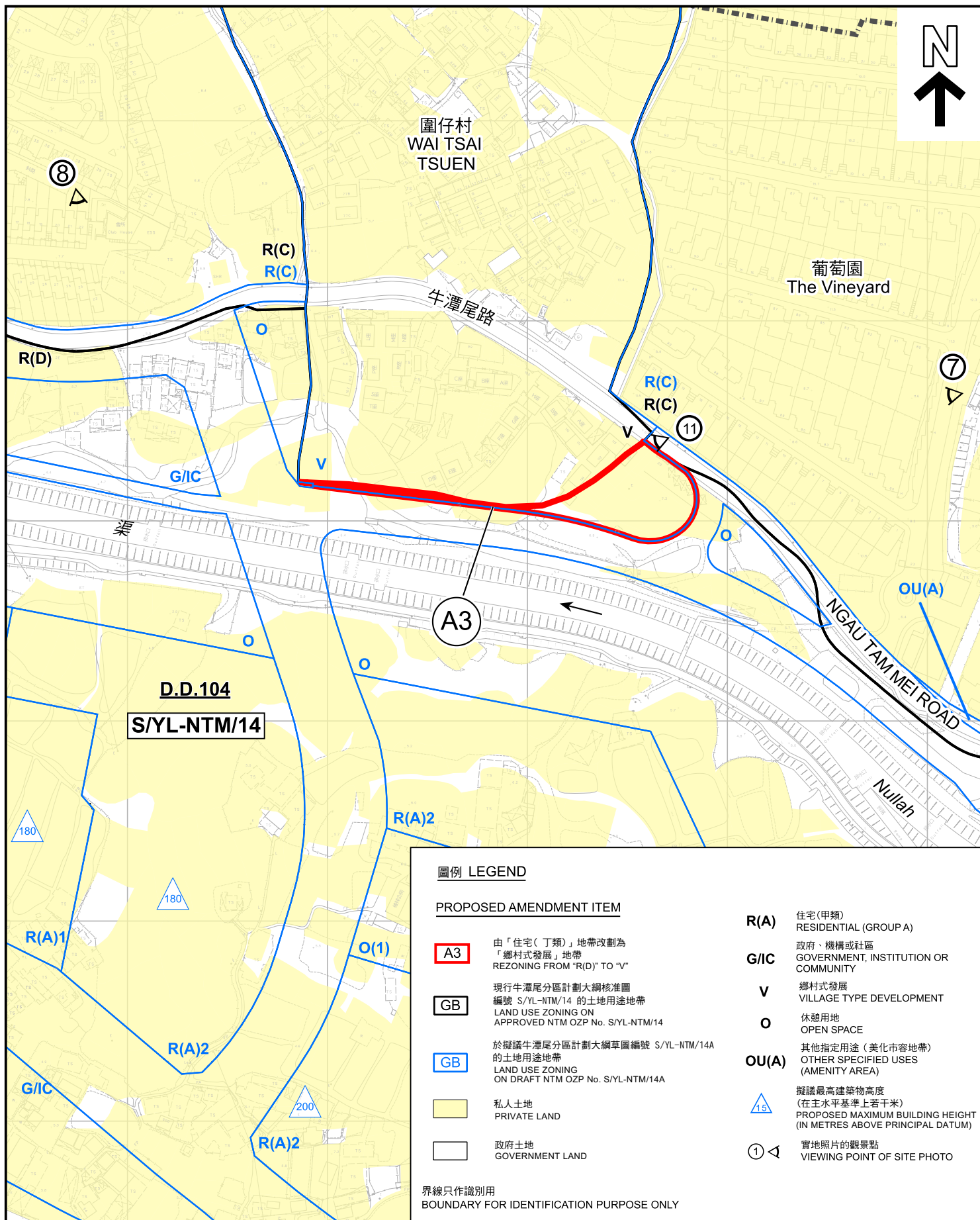


規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
4b





圖例 LEGEND

PROPOSED AMENDMENT ITEM

A3

由「住宅(丁類)」地帶改劃為
「鄉村式發展」地帶
REZONING FROM "R(D)" TO "V"

GB

現行牛潭尾分區計劃大綱核准圖
編號 S/YL-NM/14 的土地用途地帶
LAND USE ZONING ON
APPROVED NTM OZP No. S/YL-NM/14

GB

於擬議牛潭尾分區計劃大綱草圖編號 S/YL-NM/14A
的土地用途地帶
LAND USE ZONING
ON DRAFT NTM OZP No. S/YL-NM/14A

私人土地

PRIVATE LAND

政府土地

GOVERNMENT LAND

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

O

休憩用地
OPEN SPACE

OU(A)

其他指定用途(美化市容地帶)
OTHER SPECIFIED USES
(AMENITY AREA)

15

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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NM/14 的擬議修訂
項目 A 3
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NM/14
ITEM A3

本摘要圖於2025年10月13日擬備，
所根據的資料為測量圖編號
2-SE-17A及 17C
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON SURVEY SHEETS No.
2-SE-17A & 17C

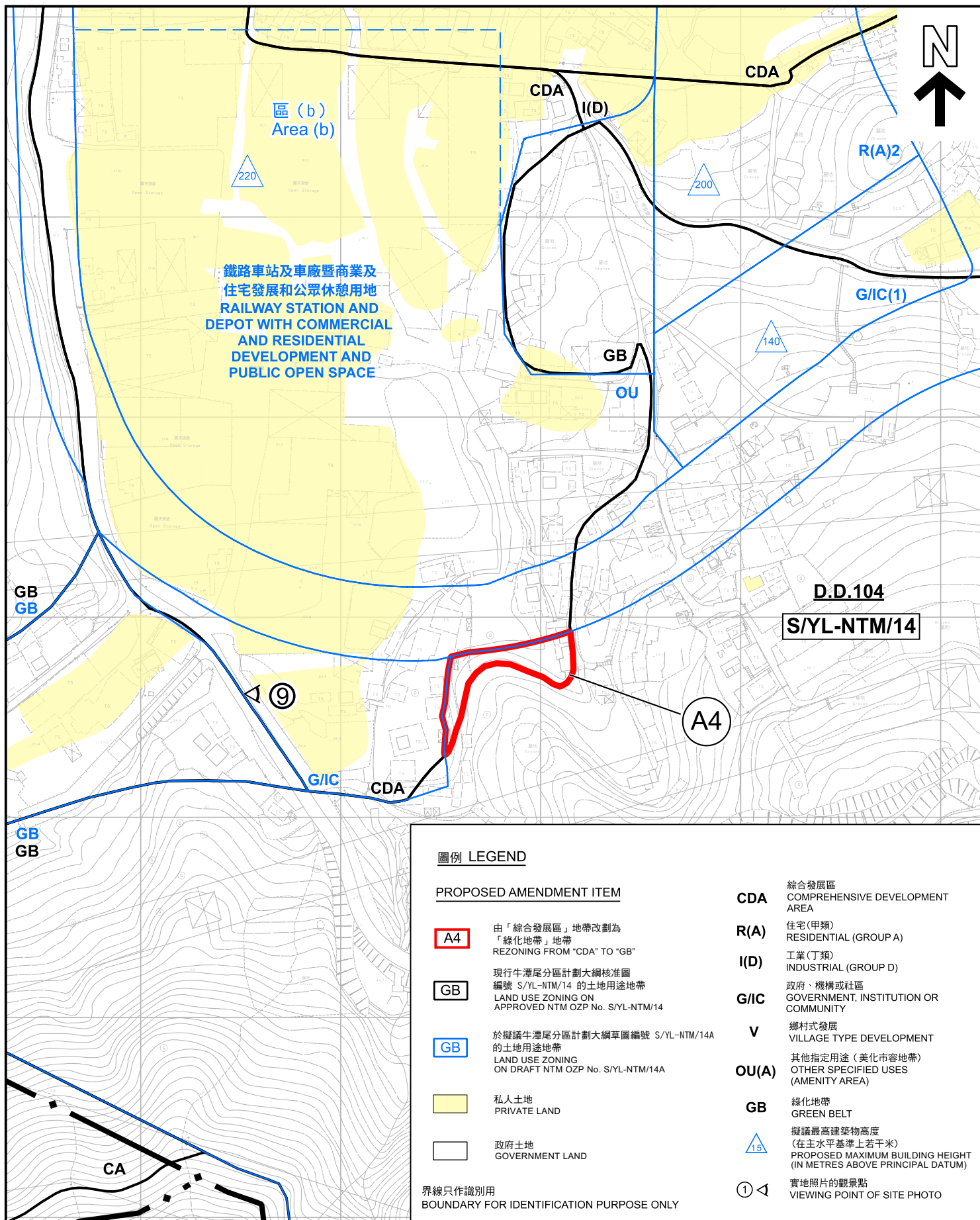
SCALE 1 : 2 500 比例尺
米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
4c



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A4

由「綜合發展區」地帶改劃為
「綠化地帶」地帶
REZONING FROM "CDA" TO "GB"

GB

現行牛潭尾分區計劃大綱核准圖
編號 S/YL-NTM/14 的土地用途地帶
LAND USE ZONING ON
APPROVED NTM OZP No. S/YL-NTM/14

GB

於擬議牛潭尾分區計劃大綱草圖編號 S/YL-NTM/14A
的土地用途地帶
LAND USE ZONING
ON DRAFT NTM OZP No. S/YL-NTM/14A

GB

私人土地
PRIVATE LAND

GB

政府土地
GOVERNMENT LAND

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

I(D) 工業(丁類)
INDUSTRIAL (GROUP D)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

OU(A) 其他指定用途(美化市容地帶)
OTHER SPECIFIED USES
(AMENITY AREA)

GB 綠化地帶
GREEN BELT

15 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

平面圖 SITE PLAN

本摘要圖於2025年10月13日擬備，
所根據的資料為測量圖編號
2-SE-22A、22B、22C 及 22D
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON SURVEY SHEETS No.
2-SE-22A, 22B, 22C & 22D

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 4
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A4

SCALE 1 : 2 500 比例尺

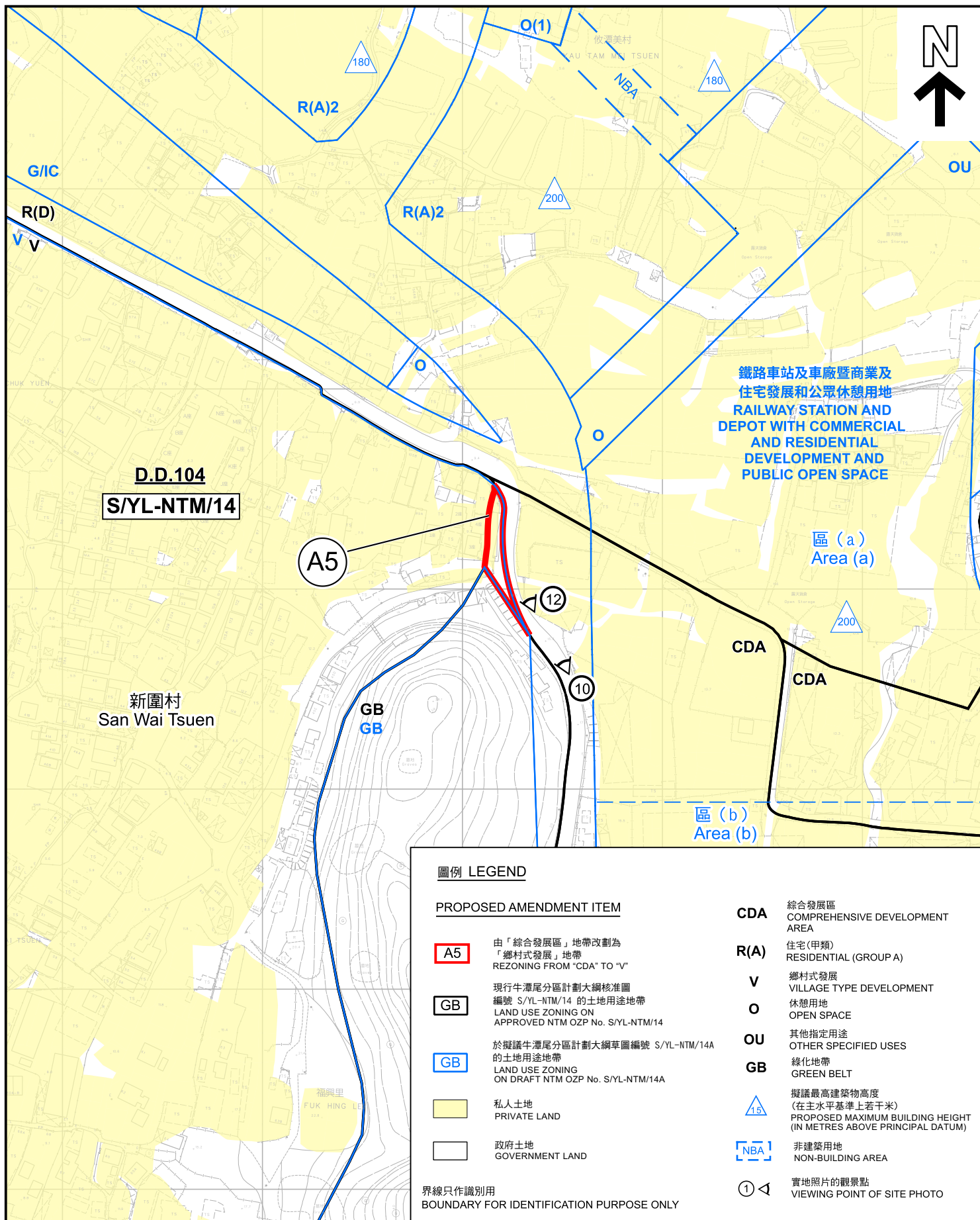
米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
4d



本摘要圖於2025年10月13日擬備，
所根據的資料為測量圖編號
2-SE-17C 及 22A
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON SURVEY SHEETS No.
2-SE-17C & 22A

平面圖 SITE PLAN

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 5
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A4

SCALE 1 : 2 500 比例尺

米 50 0 50 100 米
METRES

規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
4e



圖例 LEGEND

PROPOSED AMENDMENT ITEM

把牛潭尾新發展區建議發展大綱圖涵蓋的地區改制為相應的土地用途地帶（包括「其他指定用途」註明「大學城」地帶，「其他指定用途」註明「鐵路車站及車廠暨商業及住宅發展和公眾休憩用地」地帶，「其他指定用途」註明「美化市容地帶」地帶，「住宅（甲類）1」地帶，「住宅（甲類）2」地帶，「政府、機構或社區」地帶，「政府、機構或社區（1）」地帶，「休憩用地」地帶，「休憩用地（1）」地帶以及「綠化地帶」地帶）

REZONING AREAS COVERED BY THE RODP OF NTM NDA TO CORRESPONDING ZONINGS (INCLUDING "OU" ANNOTATED "UNIVERSITY TOWN", "OU" ANNOTATED "RAILWAY STATION AND DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND PUBLIC OPEN SPACE", "OU" ANNOTATED "AMENITY AREA", "R(A)1", "R(A)2", "G(IC)", "G(IC)1", "O", "O(1)" AND "GB" ZONES)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

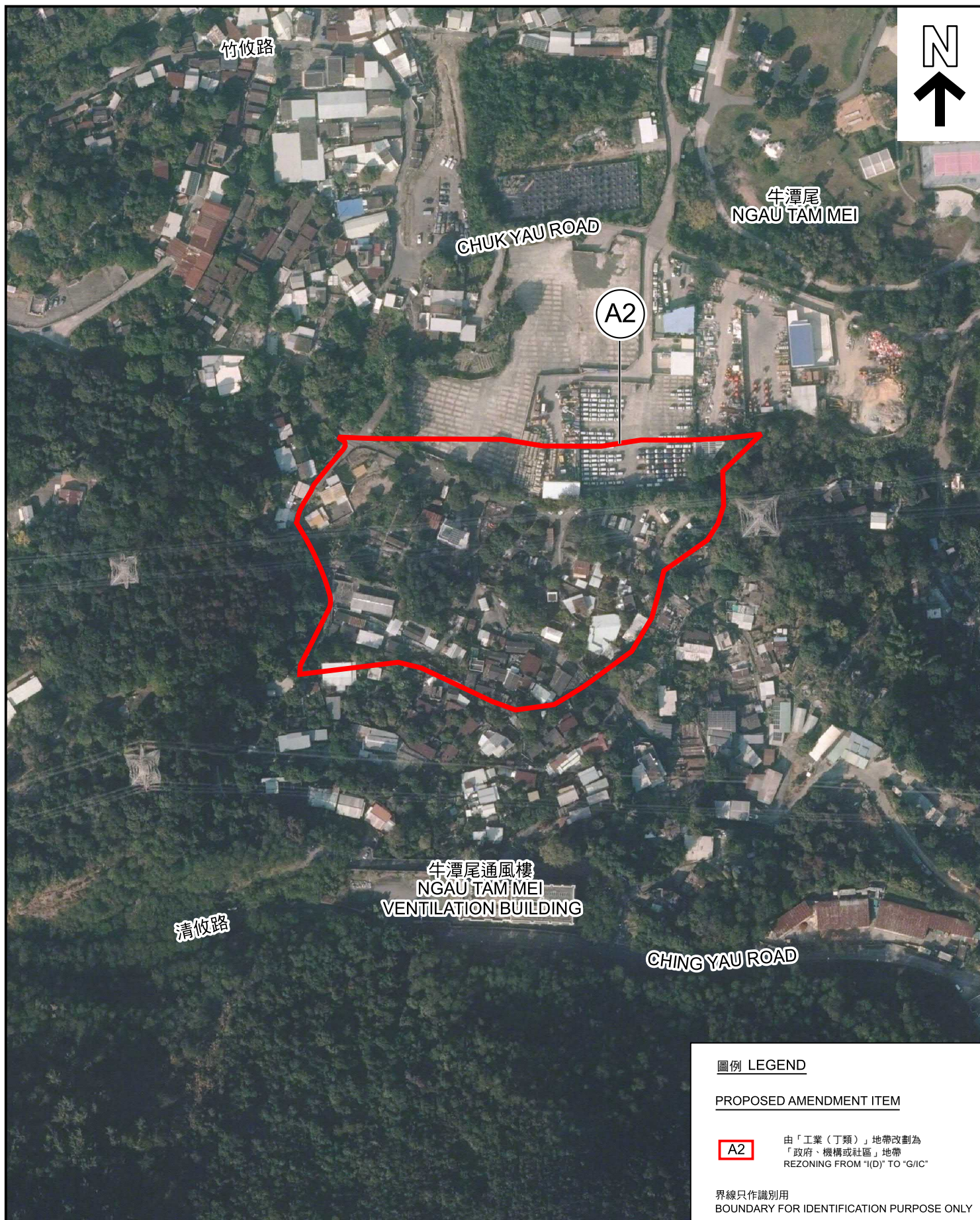
本摘要圖於2025年10月13日擬備，
所根據的資料為地政總署真數碼正視影像圖
（2025年7月版本）
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025))
BY LANDS DEPARTMENT

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A1
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A1

 規劃署
Planning Department

參考編號 REFERENCE No.
M/YLE1/25/112

圖 PLAN
5a



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A2 由「工業（丁類）」地帶改劃為
「政府、機構或社區」地帶
REZONING FROM "I(D)" TO "G/I/C"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年10月13日擬備，
所根據的資料為地政總署真數碼正視影像圖
(2025年7月版本)

EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP (VERSION JUL 2025))
BY LANDS DEPARTMENT

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 2

PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A2



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
5b



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A3 由「住宅(丁類)」地帶改制為
「鄉村式發展」地帶
REZONING FROM "R(D)" TO "V"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年10月13日擬備，
所根據的資料為地政總署真數碼正視影像圖
(2025年7月版本)

EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025))
BY LANDS DEPARTMENT

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 3

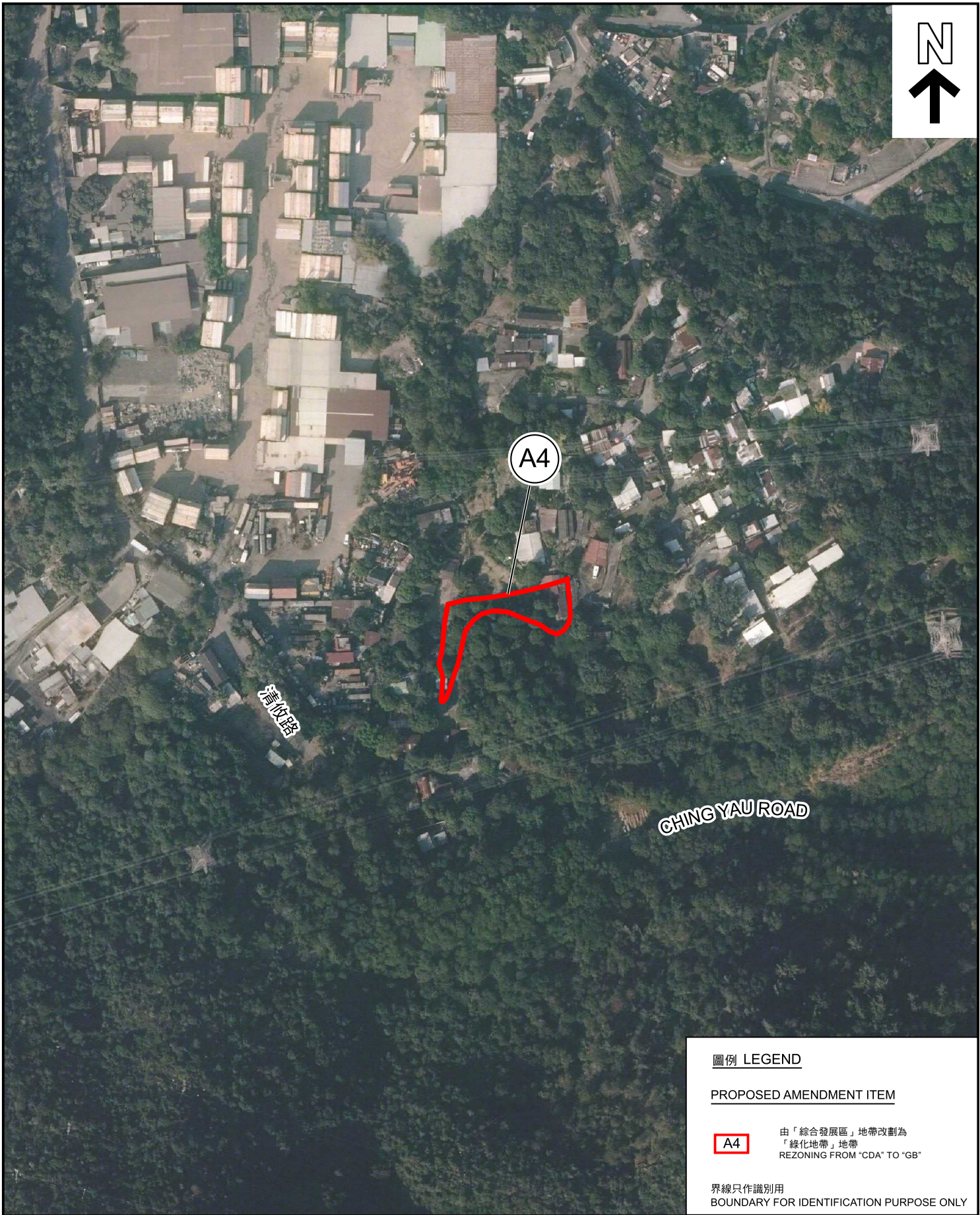
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
5c



圖例 LEGEND

PROPOSED AMENDMENT ITEM

A4 由「綜合發展區」地帶改劃為
「綠化地帶」地帶
REZONING FROM "CDA" TO "GB"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年10月13日擬備，
所根據的資料為地政總署真數碼正視影像圖
(2025年7月版本)

EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025))
BY LANDS DEPARTMENT

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 4

PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A4



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
5d



圖例 LEGEND

PROPOSED AMENDMENT ITEM



由「綜合發展區」地帶改劃為
「鄉村式發展」地帶
REZONING FROM "CDA" TO "V"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年10月13日擬備，
所根據的資料為地政總署真數碼正視影像圖
(2025年7月版本)
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025))
BY LANDS DEPARTMENT

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 5
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A5



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
5e

1



2



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2025年10月10日擬備，所根據的資料為攝於2025年10月6日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 6.10.2025

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目A1、A4及A5
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEMS A1, A4 & A5



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6a

3



4



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2025年10月10日擬備，所根據的資料為攝於2025年10月6日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 6.10.2025

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目A1 及 A5
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEMS A1 & A5



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6b

5



6



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2025年10月10日擬備，所根據的資料為攝於2025年9月17日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 17.9.2025

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A2
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A2



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6c

7



8



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2025年10月10日擬備，所根據的資料為攝於2025年9月17日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 17.9.2025

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A3
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEM A3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6d

9



10



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2025年10月10日擬備，所根據的資料為攝於2025年9月17日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 17.9.2025

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 4 和 A 5
PROPOSED AMENDMENT TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEMS A4 AND A5



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6e

11



12



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2025年10月10日擬備，所根據的資料為攝於2025年10月6日的實地照片
PLAN PREPARED ON 10.10.2025
BASED ON SITE PHOTOS
TAKEN ON 6.10.2025

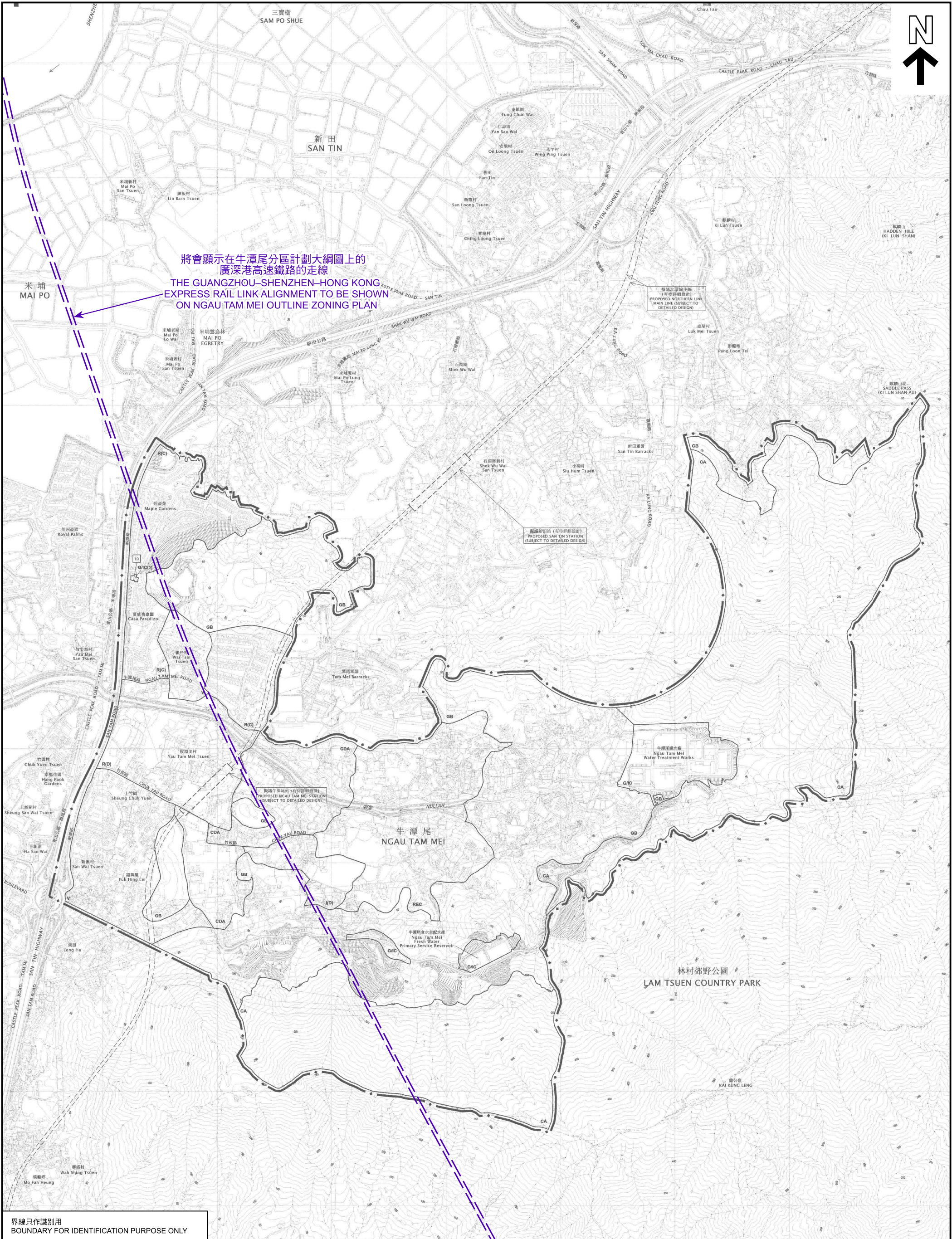
牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 的擬議修訂
項目 A 3 及 A 5
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14
ITEMS A3 & A5



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
6f

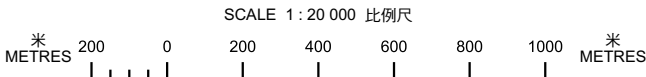


本摘要圖於2025年9月18日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/YL-NTM/14

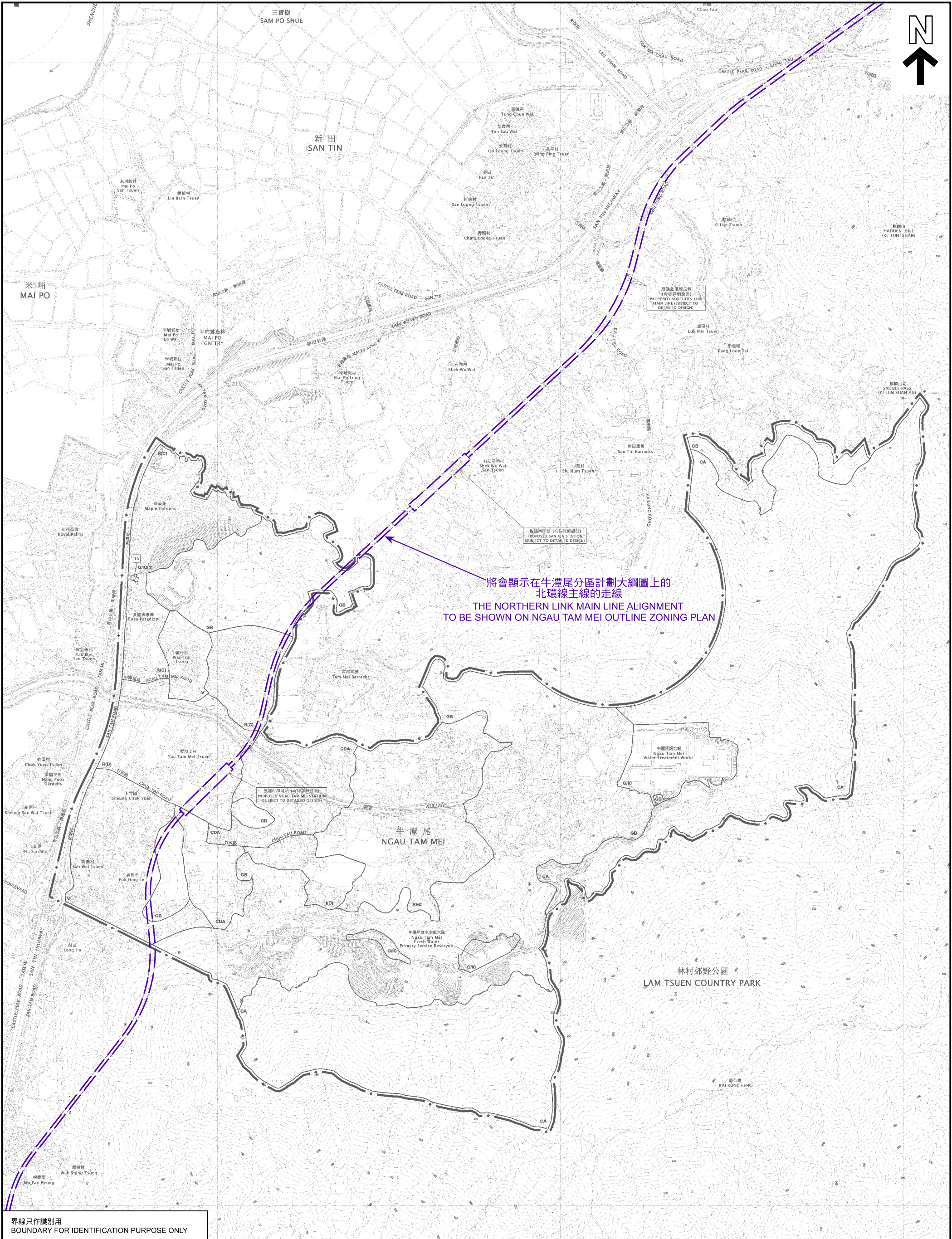
EXTRACT PLAN PREPARED ON 18.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

廣深港高速鐵路的走線
ALIGNMENT OF GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK

牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 作出的擬議修訂
PROPOSED AMENDMENT TO THE
APPROVED NGAU TAM MEI OUTLINE ZONING PLAN No. S/YL-NTM/14



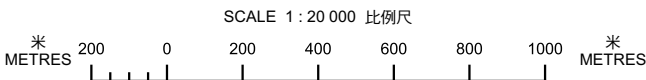
	規劃署 Planning Department	
	參考編號 REFERENCE No. M/YLE1/25/112	圖 PLAN 7



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年10月13日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/YL-NTM/14
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/14 APPROVED ON 17.9.2024

北環線主線的走線
ALIGNMENT OF NORTHERN LINK MAIN LINE
牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/14 作出的擬議修訂
PROPOSED AMENDMENT TO THE
APPROVED NGAU TAM MEI OUTLINE ZONING PLAN No. S/YL-NTM/14



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/112

圖 PLAN
8