

**Llewelyn  
davies**

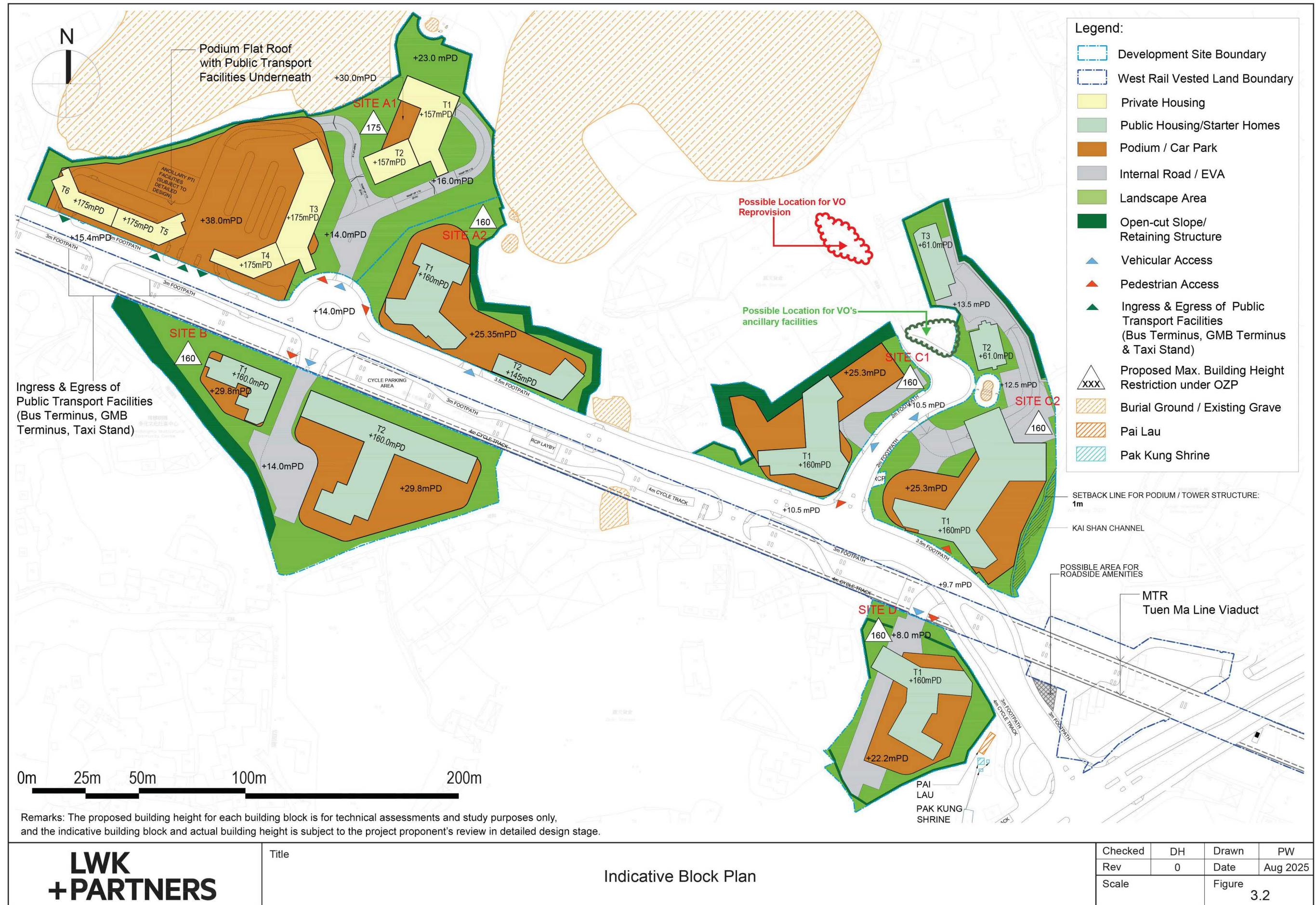
Title

## Indicative Site Demarcation Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2025
Scale		Figure 3.1	

參考編號  
REFERENCE No.  
R/S/YL-PS/21

# 繪圖 DRAWING



Remarks: The proposed building height for each building block is for technical assessments and study purposes only, and the indicative building block and actual building height is subject to the project proponent's review in detailed design stage.

**LWK  
+PARTNERS**

Title

## Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2025
Scale	Figure	3.2	

參考編號  
REFERENCE No.  
R/S/YL-PS/21

# 繪圖 DRAWING

## H-2



**LWK  
+PARTNERS**

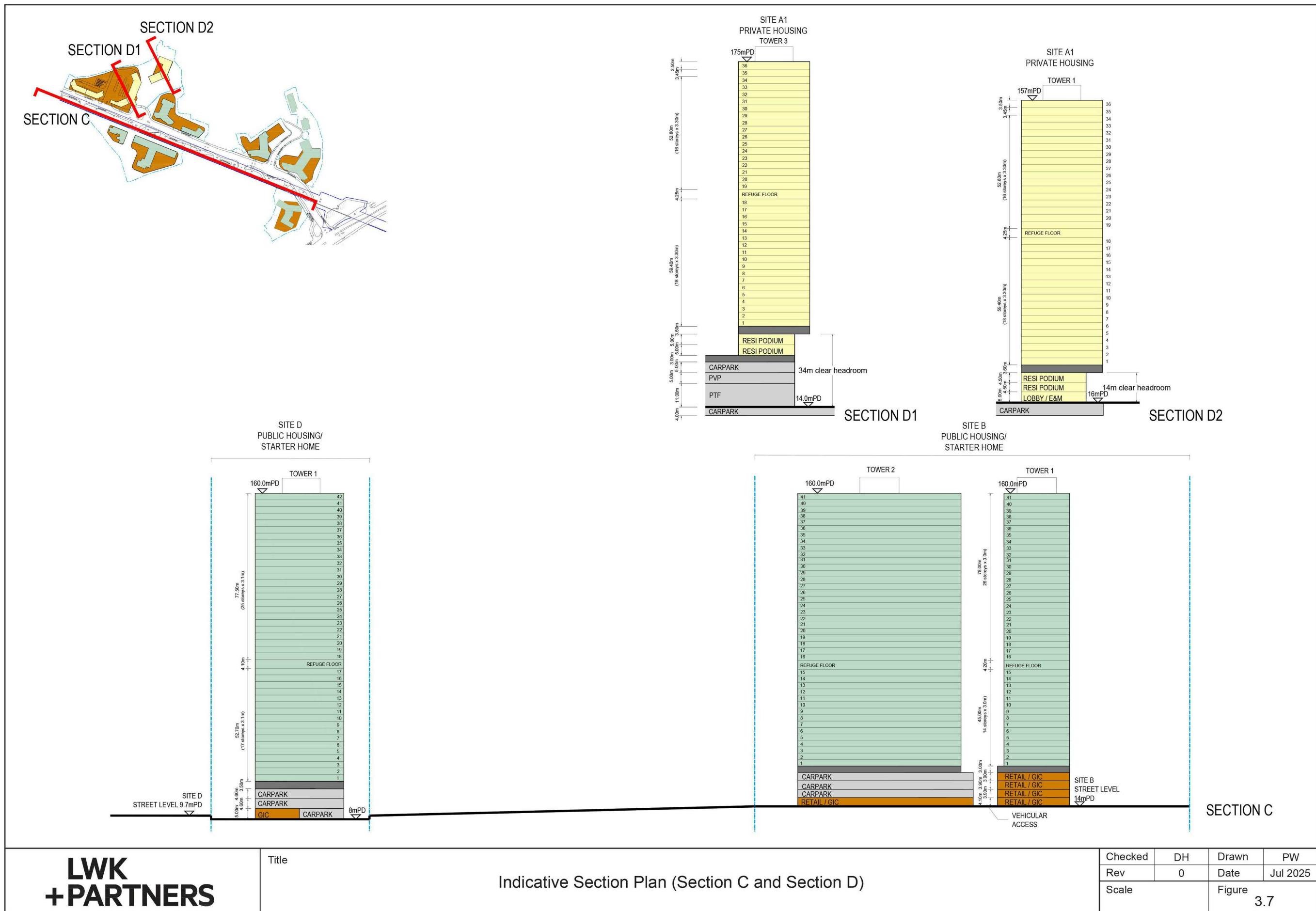
Title

## Indicative Section Plan (Section A and Section B)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale	Figure	3.6	

參考編號  
REFERENCE No.  
R/S/YL-PS/21

## 繪圖 DRAWING



# LWK +PARTNERS

Title

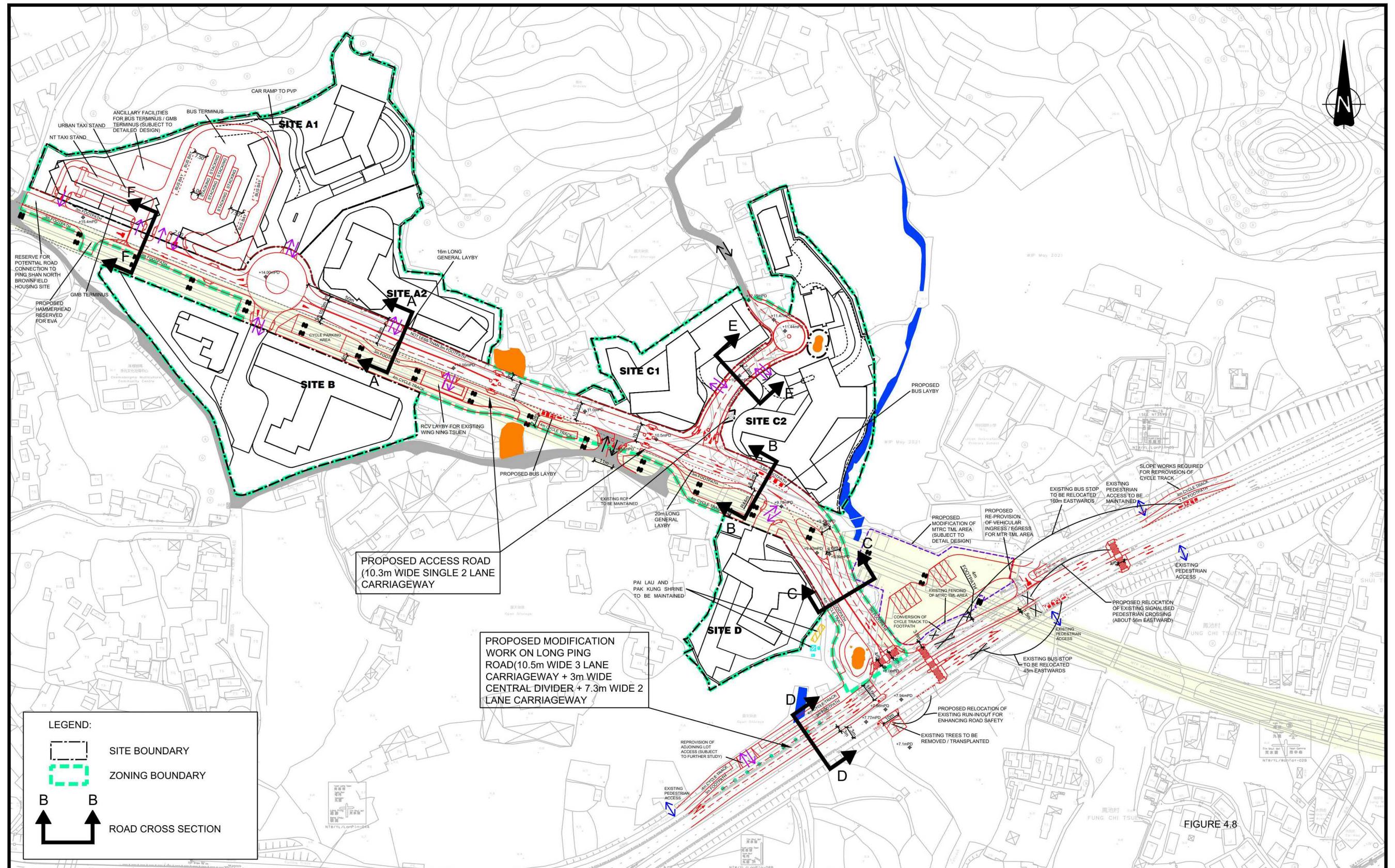
### Indicative Section Plan (Section C and Section D)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure 3.7	

參考編號  
REFERENCE No.  
R/S/YL-PS/21

# 繪圖 DRAWING

## H-4



-	-	-	
-	-	-	
B	UPDATE LAYOUT	KFM	20
A	UPDATE LAYOUT	KFM	13
Rev.	Description	Checked	

Project Title  
**PROPOSED PUBLIC HOUSING / STARTER HOMES DEVELOPMENT AND  
PRIVATE RESIDENTIAL DEVELOPMENT WITH GOVERNMENT,  
INSTITUTION OR COMMUNITY FACILITIES AT VARIOUS LOTS IN D.D. 122  
AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES  
(LAND SHARING PILOT SCHEME (APPLICATION NO.: LSPS / 005))  
TRAFFIC IMPACT ASSESSMENT**

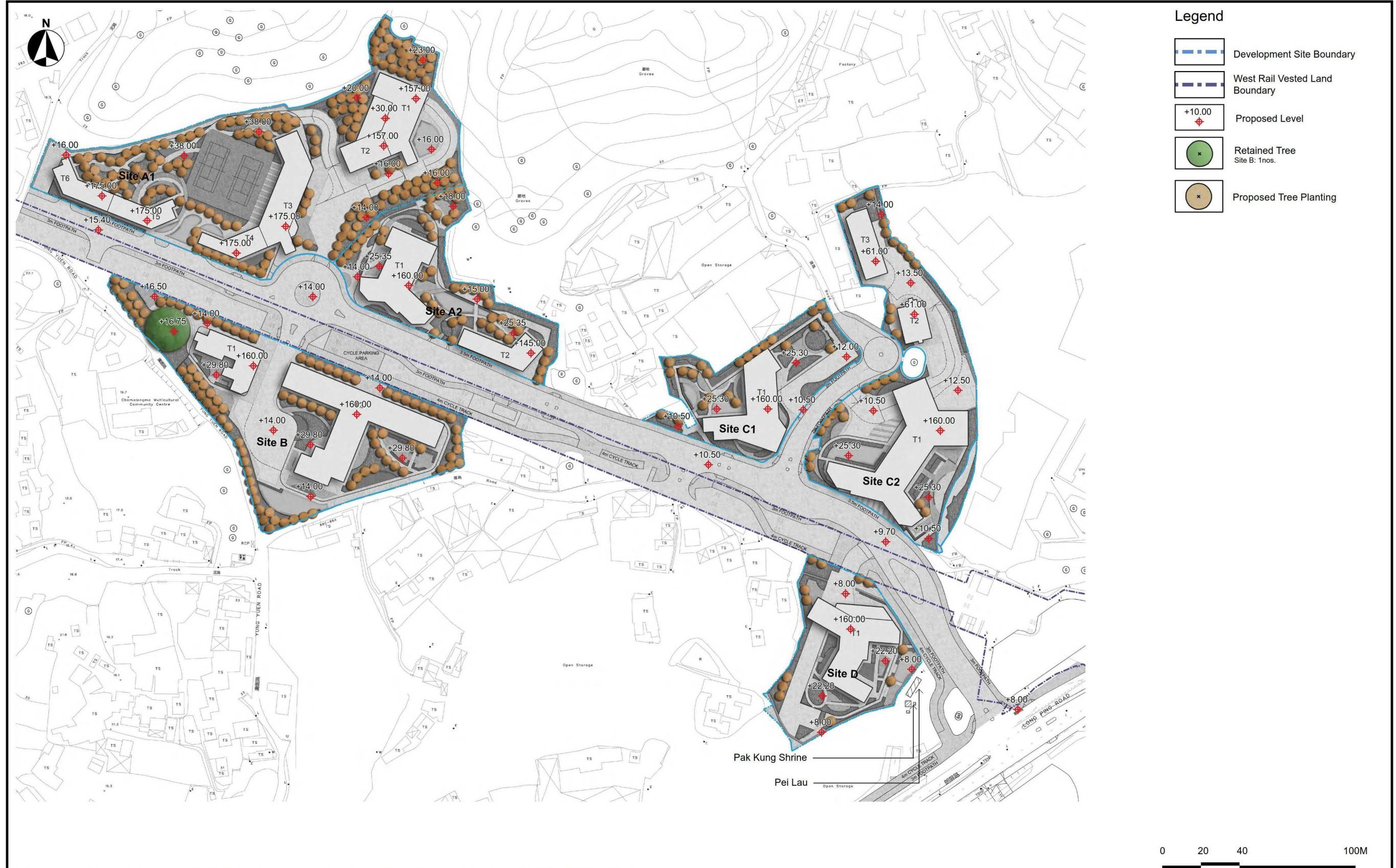
Drawing T

## **FUTURE ROAD NETWORK ASSUMPTIONS**

Designed **TWS** Checked **KEM** Scale **1:2000(AS)** Date **FEB 2024**



Original Size : A3



The proposed tree plantings are for technical assessments only and the actual provision is subject to detailed design.

Proposed Public Housing / Starter Homes Development and Private Residential Development with Government, Institution or Community Facilities at Various Lots in D.D. 122 and Adjoining Government Land, Yuen Long, New Territories  
(Land Sharing Pilot Scheme (Application No.: LSPS / 005))

#### Proposed Tree Planting Concept

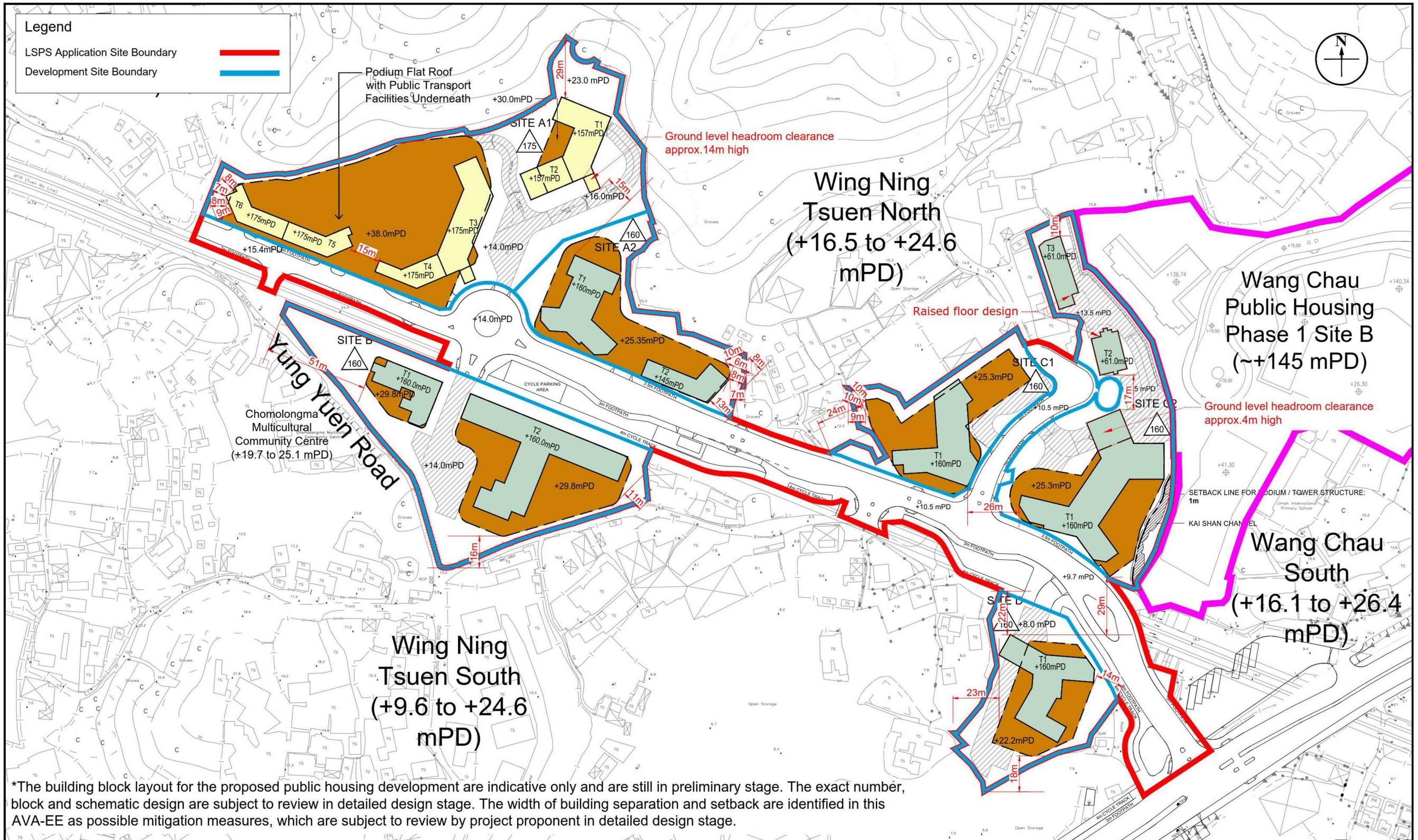
SCALE	AS SHOWN	DATE	AUGUST 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Appendix V		
REV			

ADI LIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2511 8629 FAX 2511 8609  
雅博奧頓國際設計有限公司  
香港環境管理、城市規劃及設計、園林建築顧問服務  
香港上環文咸西街十八號新紀元行大廈十樓  
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



參考編號  
REFERENCE No.  
R/S/YL-PS/21

繪圖 DRAWING  
H-6



**Figure: 3.1**

**RAMBOLL**

**Title:** Proposed Mitigation Measures within the Proposed Development

Drawn by: SC

Checked by: KY

**Project:** Proposed Public Housing / Starter Homes Development and Private Residential Development with Government, Institution or Community Facilities at Various Lots in D.D. 122 and Adjoining Government Land, Yuen Long, New Territories (Land Sharing Pilot Scheme (Application No.: LSPS / 005))

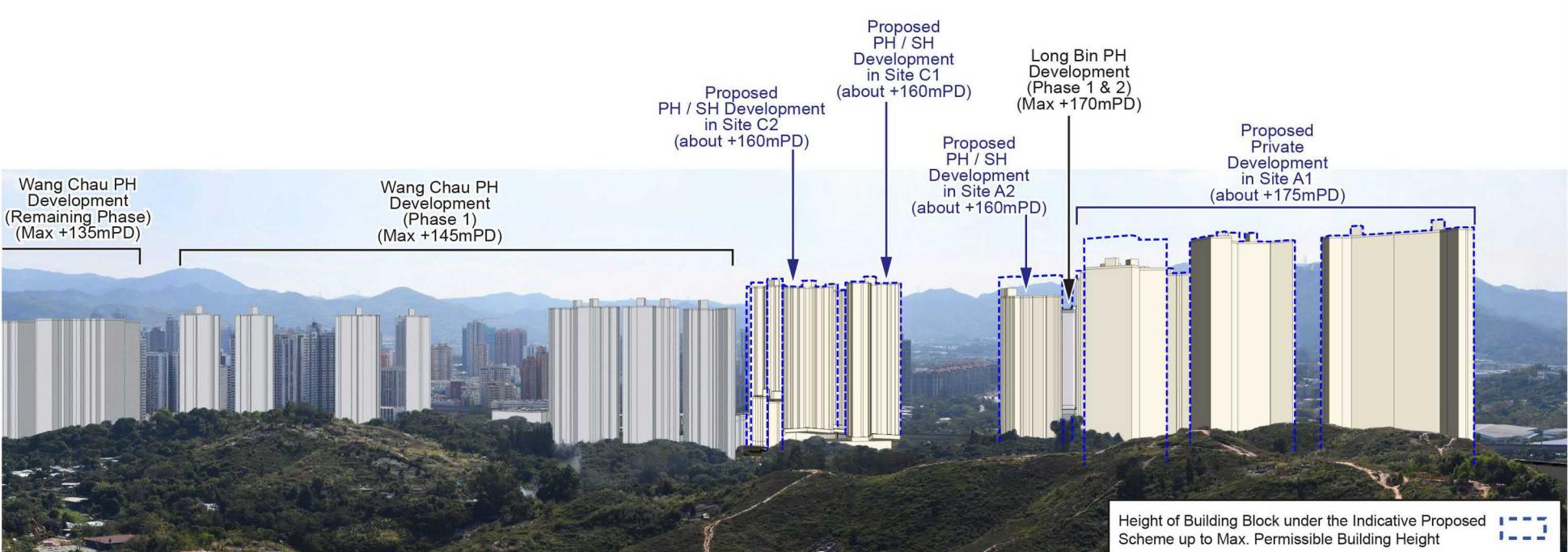
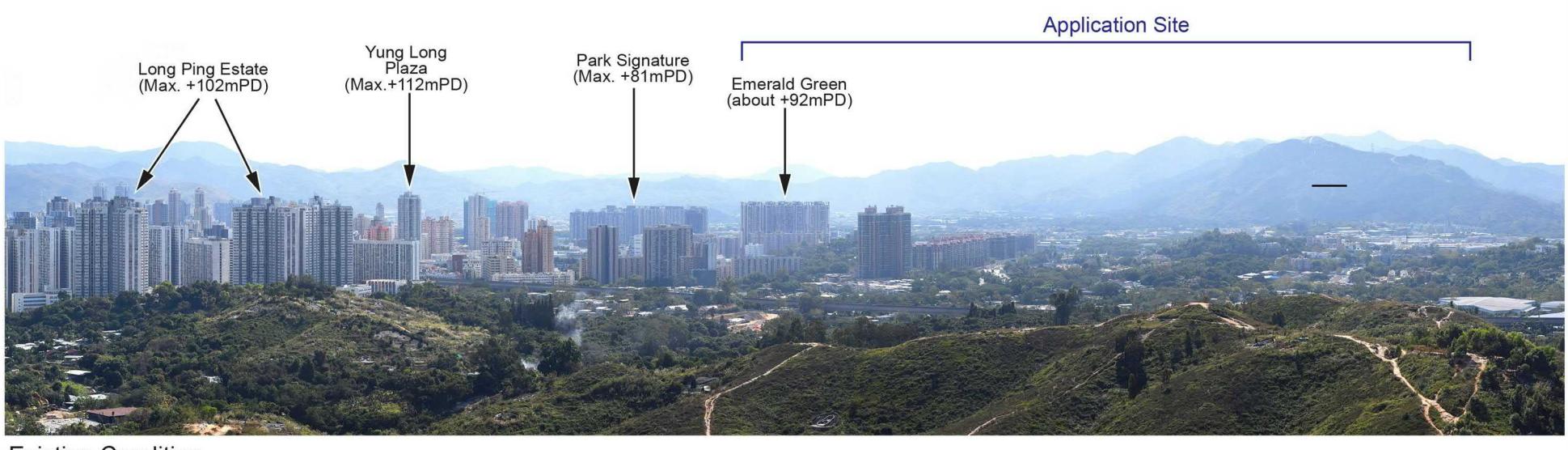
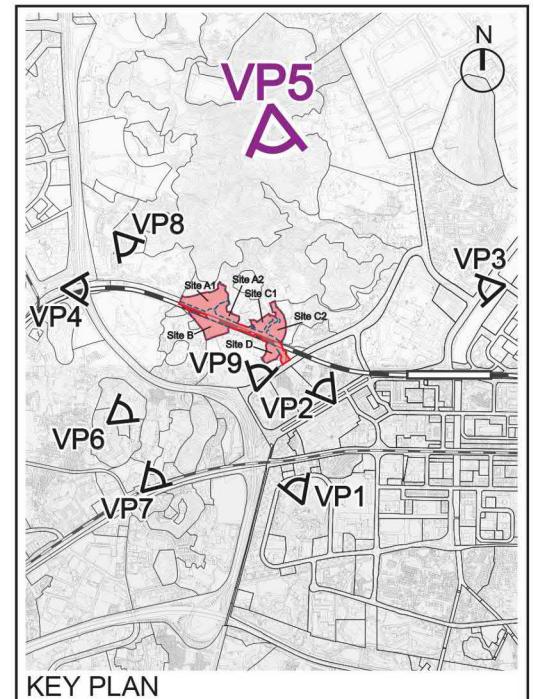
Rev.: 10.0

Date: Aug 2025

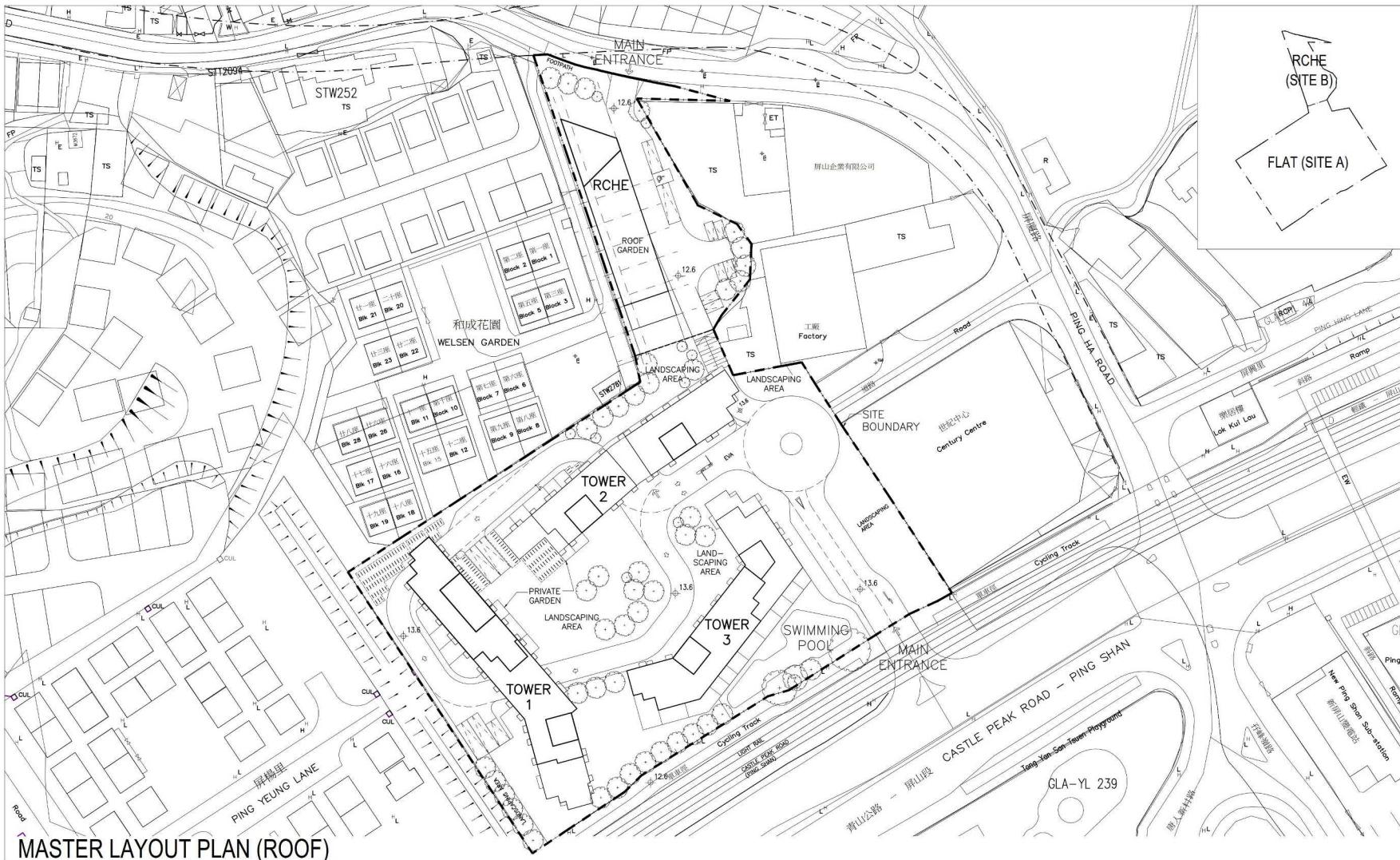
Q:\PROJECTS\NWDLWNT\00104\DELIVERABLES\02\AVA REPORT\01 FIGURES\10.0\SOURCE\FIG 3.1\_MITIGATION MEASURES\_V2 (UPDATE SITE BOUNDARY).DWG

參考編號  
REFERENCE No.  
R/S/YL-PS/21

繪圖 DRAWING  
H-7



Title	Photomontages – Viewing from VP5 (Kai Shan)	Checked	DH	Drawn	PW
		Rev	1	Date	Aug 2025
		Scale	N / A	Figure	7.5



Rev	Description	Drawn	Checked	Approved Date	Rev	Description	Drawn	Checked	Approved Date
A	DCN	NC	DY	10/10/22					
B	GENERAL REVISION	NC	DY	25/10/22					
C	GENERAL REVISION	IL	DY	15/11/22					

Check all measurements on site. Do not scale off drawings.  
This drawing is to be read in conjunction with the Site Plan and any discrepancies to be immediately reported to the Architect.  
This drawing remains the copyright of MG DESIGN H.K. LTD. It may not be reproduced in whole or in part without permission of the Architect.



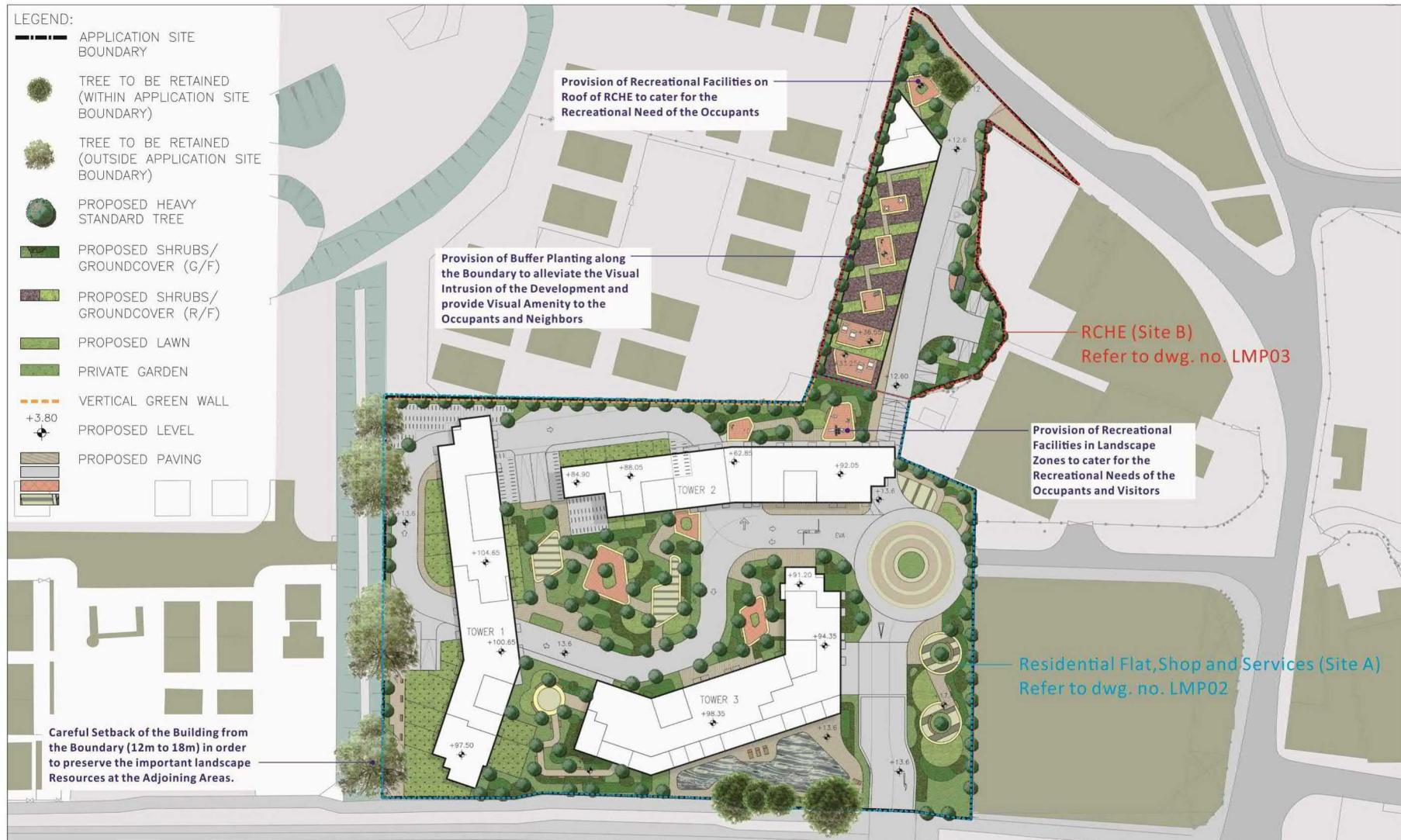
Project Title  
NEW REZONING APPLICATION  
FOR PROPOSED RESIDENTIAL  
DEVELOPMENT AND GIC USES  
AT DD121, PING SHAN

Drawing Title  
MASTER LAYOUT PLAN  
(ROOF)

Project No.	Issue Date,
20HAYL02	11/10/2022
Ref. File No.	layout_plan.dwg
SCALE	1:1000 (A3)
Browsing No.	AP-001 (C)

參考編號  
REFERENCE No.  
R/S/YL-PS/21

繪圖 DRAWING  
H-9



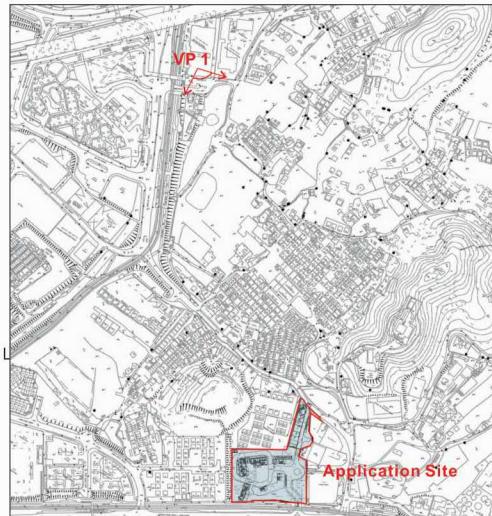
REVISION 版次	DESCRIPTION 内容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 壓批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例	COPYRIGHT RESERVED 保留版權	
						<p>PROJECT 工程項目 DEVELOPMENT PLANNING APPLICATION-REQUEST FOR AMENDMENT TO THE APPROVED KING YUEN OUTDOOR ZONING PLAN NO. SCY-F-220 DEVELOPMENT AREA ZONE TO RESIDENTIAL/GROUP B1-ZONE AT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 繪圖名稱 LANDSCAPE MASTER PLAN</p> <p>SCALE 正比例 1:1000</p> <p>DATE 日期 NOV 2022</p> <p>REVISION 版次 0</p> <p>DRAWN 繪圖 TEL</p> <p>CHECKED 審核 TEL</p> <p>APPROVED 壓批 TEL</p> <p>DRAWING NUMBER 繪圖 LMP01</p>	DESIGNED 設計 TEL	DRAWN 繪圖 CAD
						<p>LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 11/F, SHIN POK COMMERCIAL BUILDING, 5-11 THOMSON ROAD, WN CHN, HONG KONG TELEPHONE 2868 0880 FAXPHONE 2868 2233 電郵(英/中) 二八八八零八八零零 传真(英/中) 二八八八二二三三</p>	LandDes	
							CAD FILENAME : C2119-LMP01	

Landes

C2119-LMP01

參考編號  
REFERENCE No.  
R/S/YL-PS/21

# 繪圖 DRAWING



Key Plan



VP 1: View looking towards the Subject Site from Ping Shan Tin Shui Wai Public Library (Existing Situation)



VP 1: View looking towards the Subject Site from Ping Shan Tin Shui Wai Public Library (with Proposed Scheme)

REVISION 版次	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	06/02/2023	TEL	ANK	PROJECT 工程項目 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG DATE 日期 N.T.S.	2868 1:1000 AUG 2021	TEL DRAWN 繪圖 CAD	

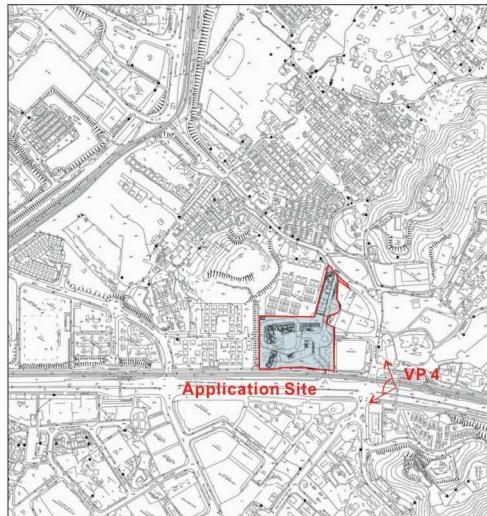
LandDes

LANDDES LIMITED 土地测量处有限公司  
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION  
景觀規劃及設計  
FLAT A, 11/F, SHIN PONG COMMERCIAL BUILDING, 5 – 11 THOMSON ROAD, WAN CHAI, HONG KONG  
香港銅鑼灣銅鑼道5-11號信興大廈17樓  
TELEPHONE 2868 0880 FACSIMILE 2868 2303 電話: (八五二) 二八六八 電傳: (八五二) 二八六八 二二零三

CAD FILENAME : FIGURE 4

參考編號  
REFERENCE No.  
R/S/YL-PS/21

繪圖 DRAWING  
H-11



Key Plan



VP 4: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Ping Shan Section (Existing Situation)



VP 4: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Ping Shan Section (with Proposed Scheme)

REVISION 版次	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	PROJECT 工程項目	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	06/02/2023	TEL	ANK		PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT VARIOUS LOTS IN DD121 & DD122, PING SHAN, YUEN LONG	N.T.S.	TEL	

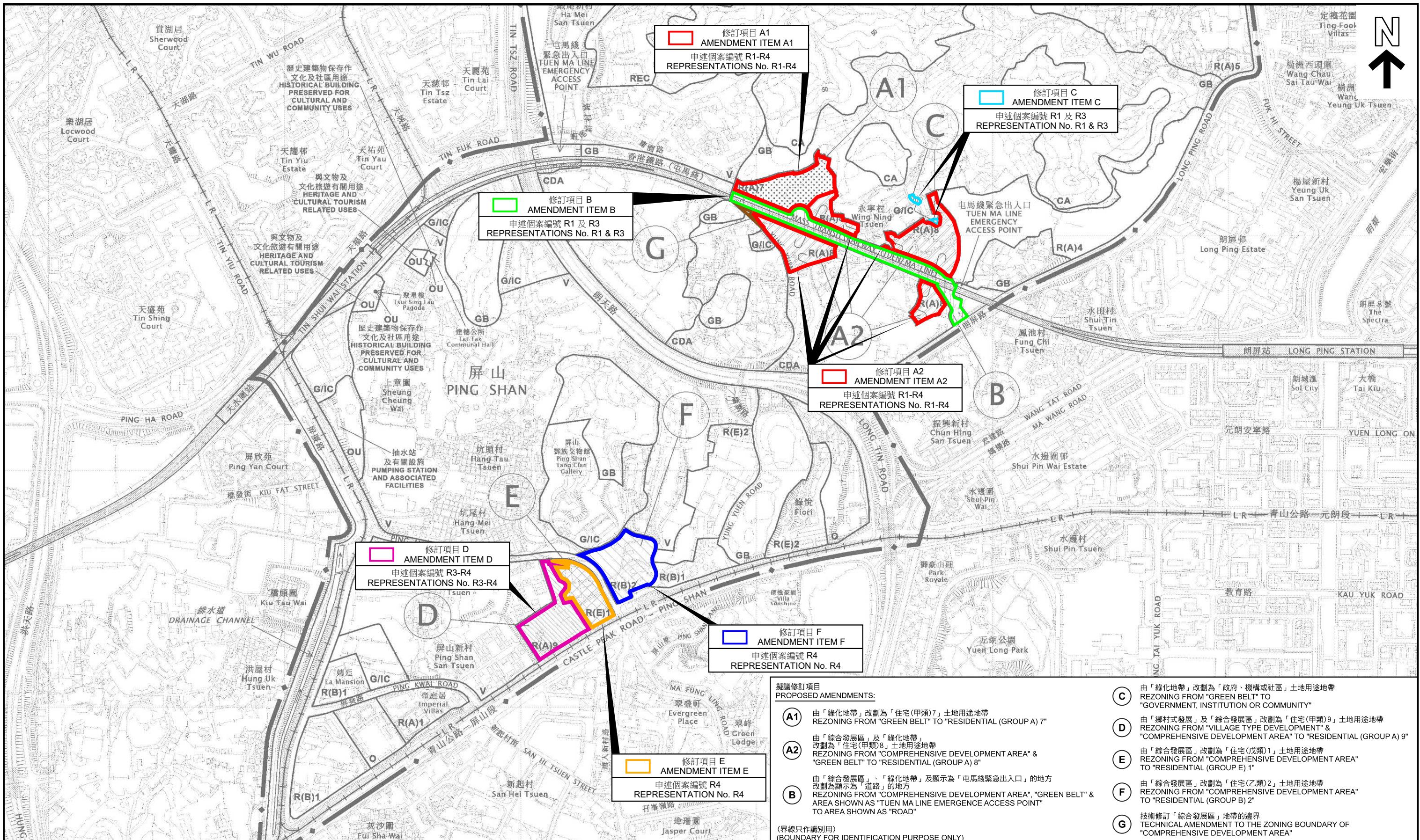
LandDes

LANDDES LIMITED  
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION  
FLAT A, 17/F, SHIN PONG COMMERCIAL BUILDING, 5-11 THOMSON ROAD, WANCHAI, HONG KONG  
TELEPHONE 2868 0880 FACSIMILE 2868 2303  
電話: (八五二) 二八六八零八八 電傳: (八五二) 二八六八二二零三

CAD FILENAME : FIGURE 7

參考編號  
REFERENCE No.  
R/S/YL-PS/21

繪圖 DRAWING  
H-12



本摘要圖於2026年2月6日擬備，  
所根據的資料為於2025年9月26日  
展示的分區計劃大綱圖編號 S/YL-PS/21  
EXTRACT PLAN PREPARED ON 6.2.2026  
BASED ON OUTLINE ZONING PLAN No. S/YL-PS/21  
EXHIBITED ON 26.9.2025

### 申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES

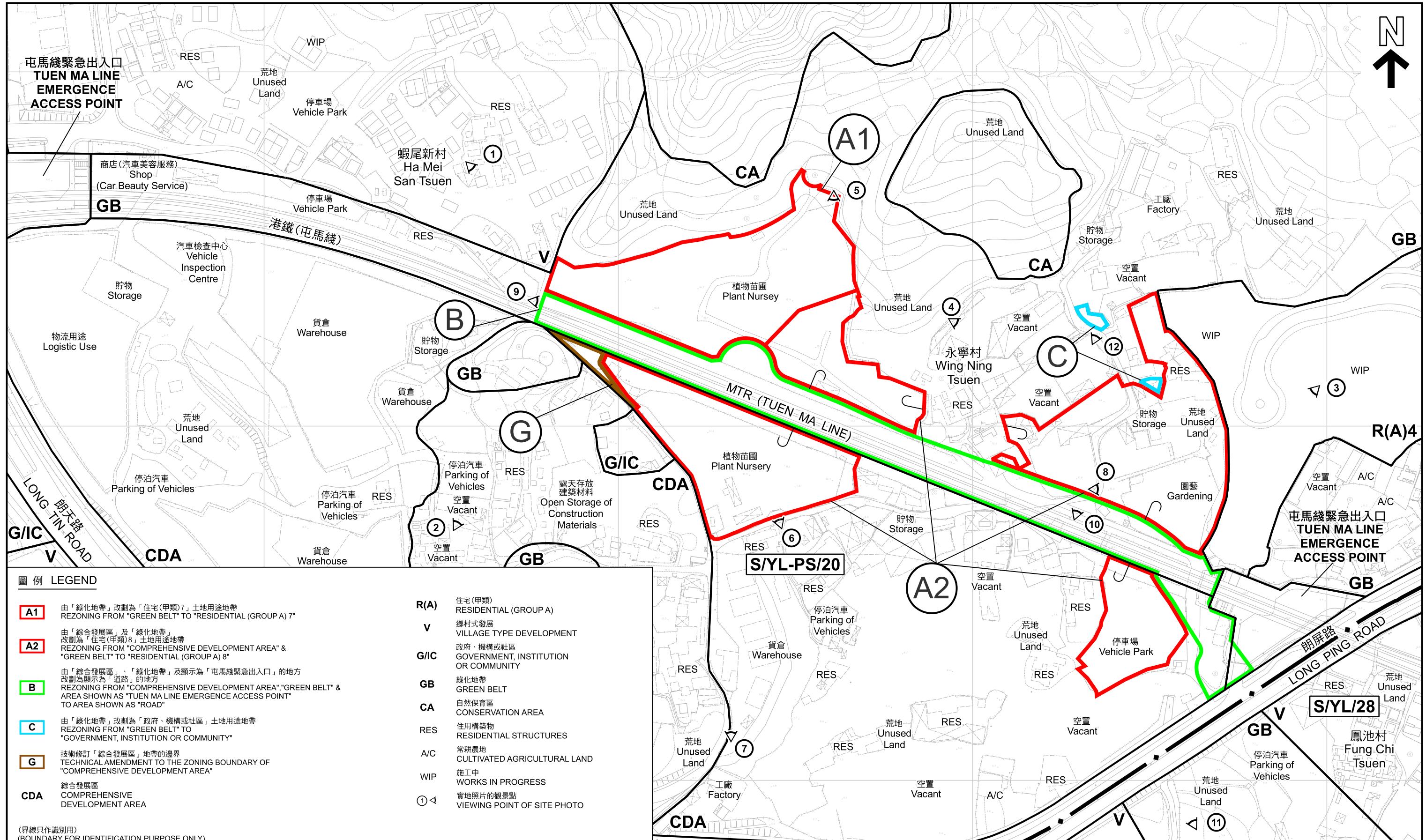
就屏山分區計劃大綱圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

SCALE 1:7500 比例尺  
METRES 100 0 100 200 300 400 500 600 700 METRES

規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-1



## 平面圖 - 項目A1, A2, B, C, 及G SITE PLAN - ITEMS A1, A2, B, C & G

本摘要圖於2026年1月15日擬備，所根據的  
資料為測量圖編號 6-NW-8B 和 6-NW-9A  
EXTRACT PLAN PREPARED ON 15.1.2026  
BASED ON SURVEY SHEETS No.  
6-NW-8B and 6-NW-9A

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

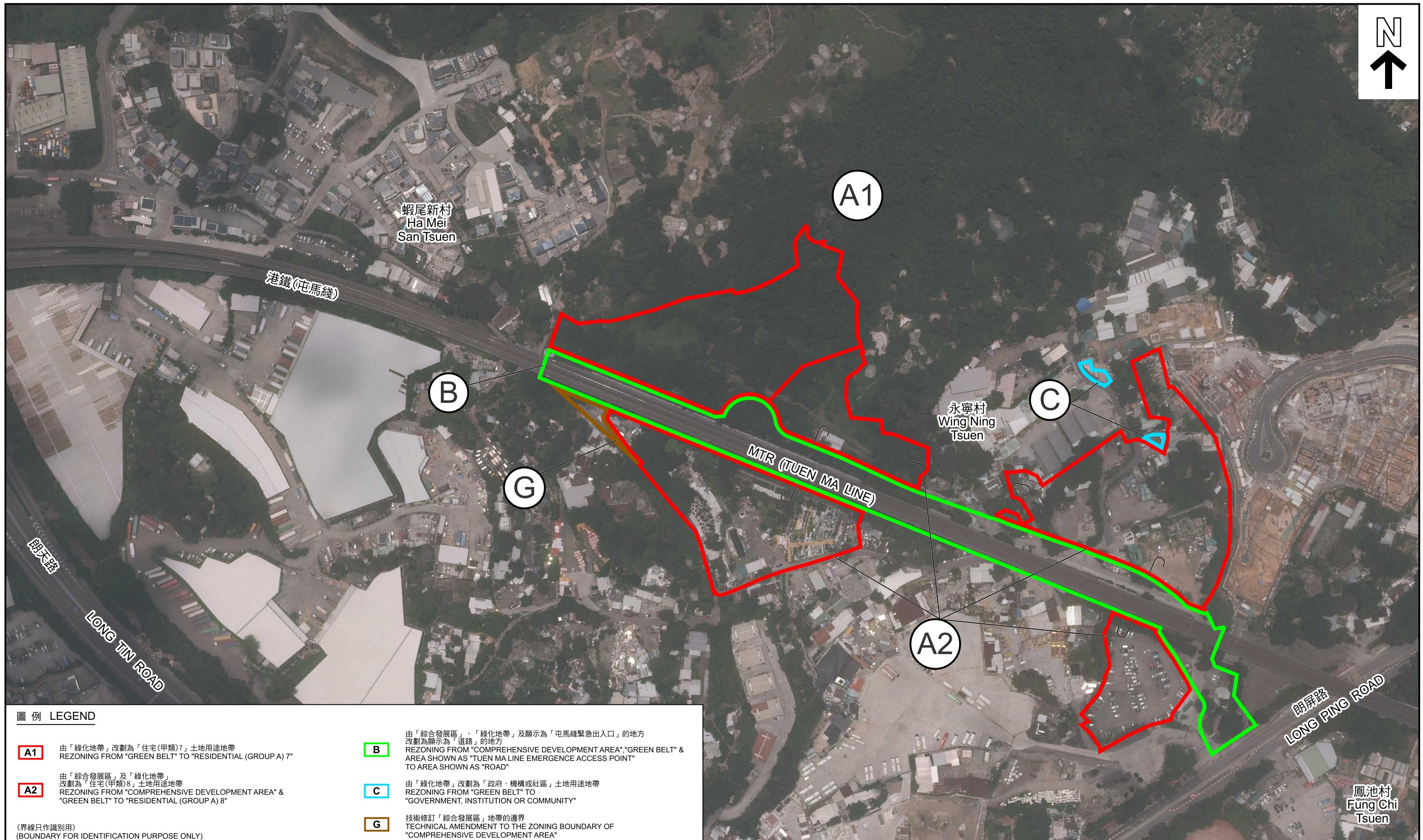
SCALE 1:2500 比例尺  
METRES 50 0 50 100 150 200 METRES



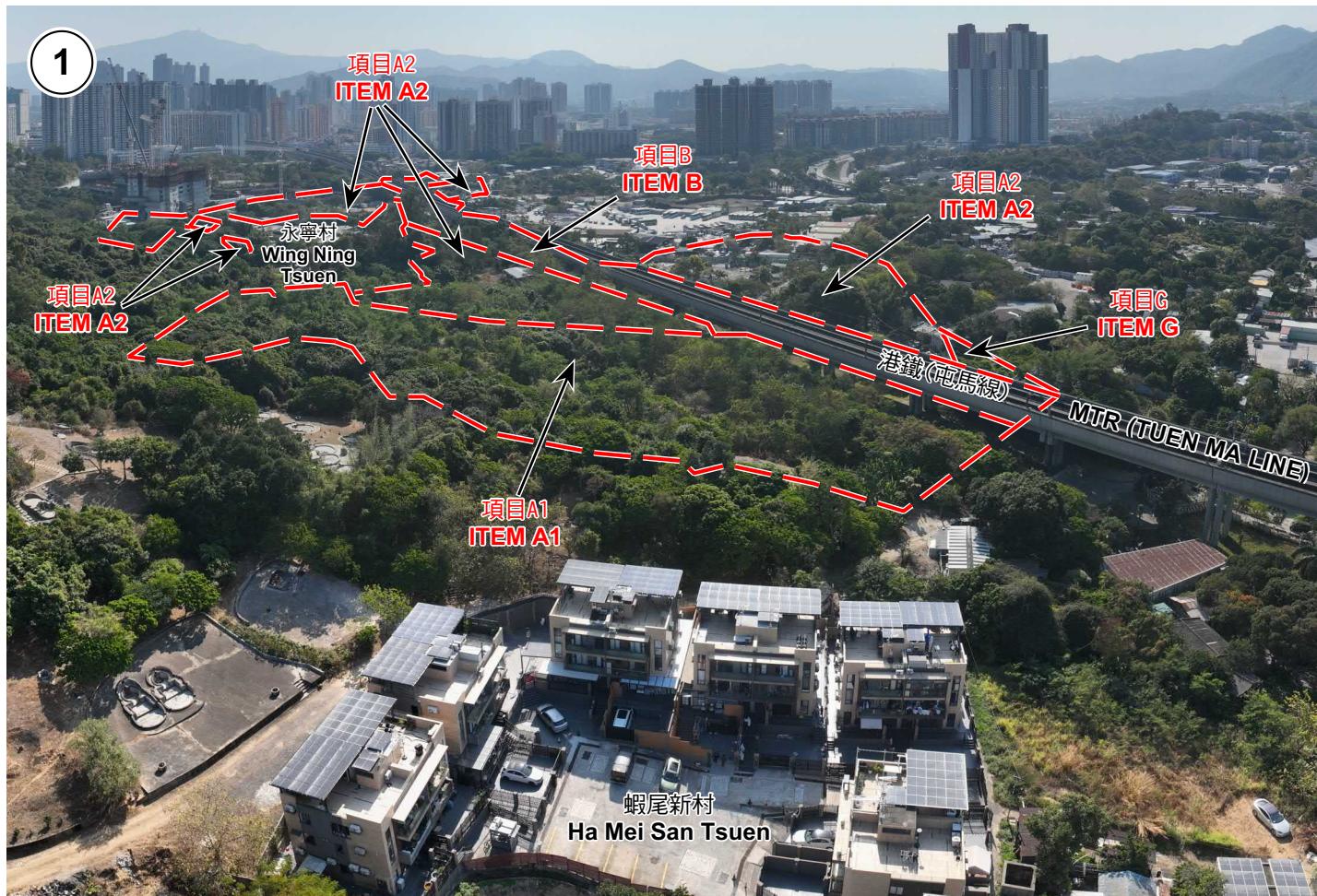
# 規劃署 Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

## 圖 PLAN H-2a



<p>本摘要圖於2026年1月6日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257529C EXTRACT PLAN PREPARED ON 6.1.2026 BASED ON AERIAL PHOTO No. E257529C TAKEN ON 9.6.2025 BY LANDS DEPARTMENT</p>	<p>航攝照片 - 項目A1, A2, B, C及G AERIAL PHOTO - ITEMS A1, A2, B, C &amp; G</p> <p>就屏山分區計劃大綱草圖編號 S/YL-PS/21 提出的申述個案編號 R1-R4 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1-R4 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21</p>	<p>規畫署 Planning Department</p> <p>參考編號 REFERENCE No. R/S/YL-PS/21</p> <p>圖 PLAN H-2b</p>
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界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 A1, A2, B, C, 及 G  
SITE PHOTOS - ITEMS A1, A2, B, C & G

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-2c



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本圖於2026年1月16日擬備，所根據的資料為攝於2026年1月14日的實地照片 PLAN PREPARED ON 16.1.2026 BASED ON SITE PHOTOS TAKEN ON 14.1.2026</p>	<p>實地照片 - 項目 A1, A2, B, C, 及 G SITE PHOTOS - ITEMS A1, A2, B, C &amp; G</p> <p>就屏山分區計劃大綱草圖編號 S/YL-PS/21 提出的申述個案編號 R1-R4 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1-R4 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21</p>	<p><b>規劃署</b> Planning Department</p> <p>參考編號 REFERENCE No. R/S/YL-PS/21</p> <p>圖 PLAN H-2d</p>
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界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 A1, A2, B, C, 及 G  
SITE PHOTOS - ITEMS A1, A2, B, C & G

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-2e

8



9



10



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 A1, A2, B, C, 及 G  
SITE PHOTOS - ITEMS A1, A2, B, C & G

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-2f



界線只作識別用 FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 A1, A2, B, C, 及 G  
SITE PHOTOS - ITEMS A1, A2, B, C & G

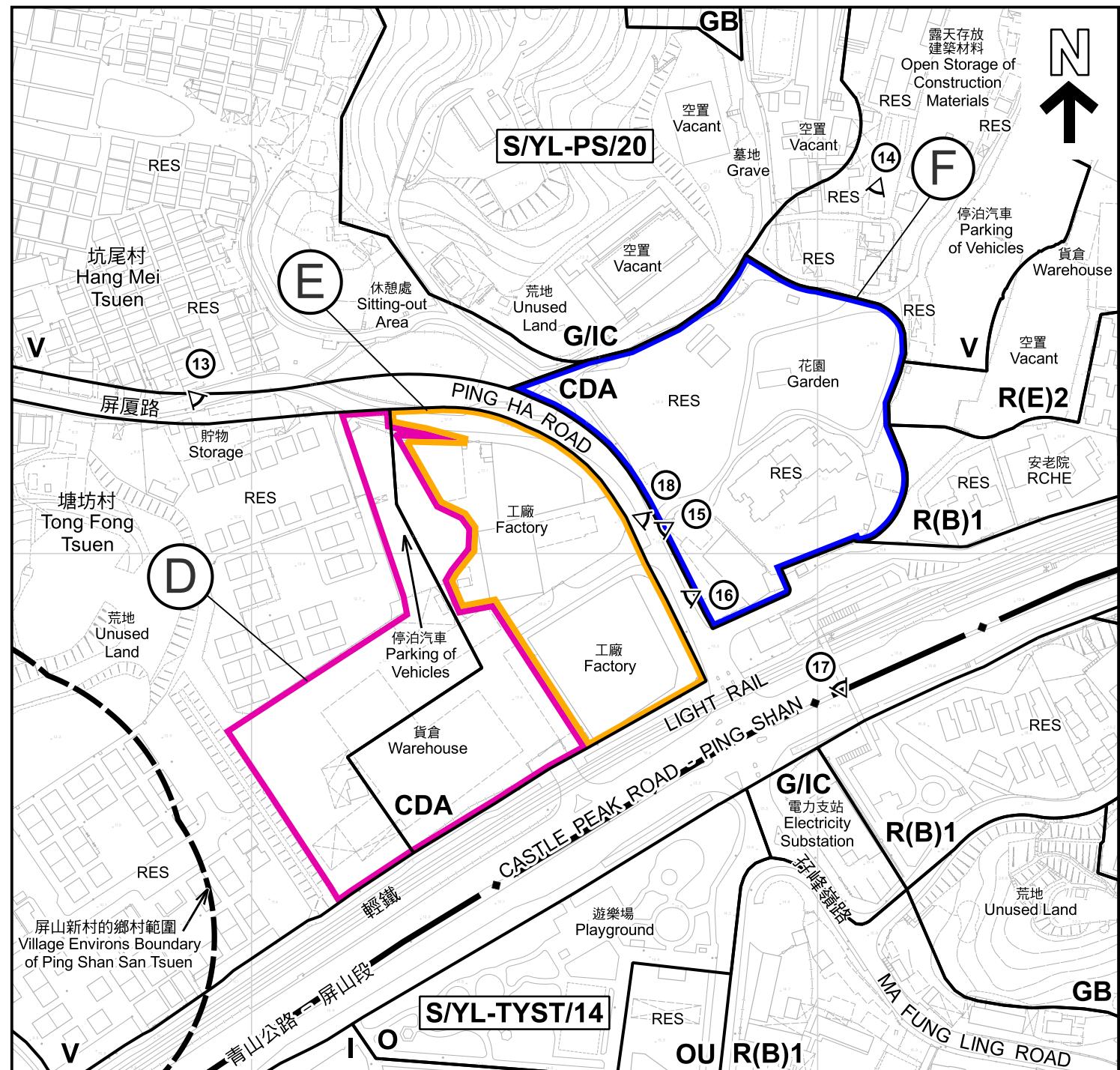
就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-2g



### 圖 例 LEGEND

- D** 由「鄉村式發展」及「綜合發展區」改劃為「住宅(甲類)9」土地用途地帶  
REZONING FROM "VILLAGE TYPE DEVELOPMENT" &  
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP A) 9"
- E** 由「綜合發展區」改劃為「住宅(乙類)1」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP E) 1"
- F** 由「綜合發展區」改劃為「住宅(乙類)2」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP B) 2"
- 綜合發展區  
**CDA** COMPREHENSIVE  
DEVELOPMENT AREA

(界線只作識別用)  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

<b>R(B)</b>	住宅(乙類) RESIDENTIAL (GROUP B)	<b>O</b>	休憩用地 OPEN SPACE
<b>R(E)</b>	住宅(戊類) RESIDENTIAL (GROUP E)	<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT	<b>GB</b>	綠化地帶 GREEN BELT
<b>I</b>	工業 INDUSTRIAL	<b>RES</b>	住用構築物 RESIDENTIAL STRUCTURES
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	<b>①</b> 	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

本摘要圖於2026年1月15日擬備，所根據的  
資料為測量圖編號 6-NW-8D 和 6-NW-13B  
EXTRACT PLAN PREPARED ON 15.1.2026  
BASED ON SURVEY SHEETS No.  
6-NW-8D and 6-NW-13B

## 平面圖 - 項目D, E及F SITE PLAN - ITEMS D, E & F

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就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

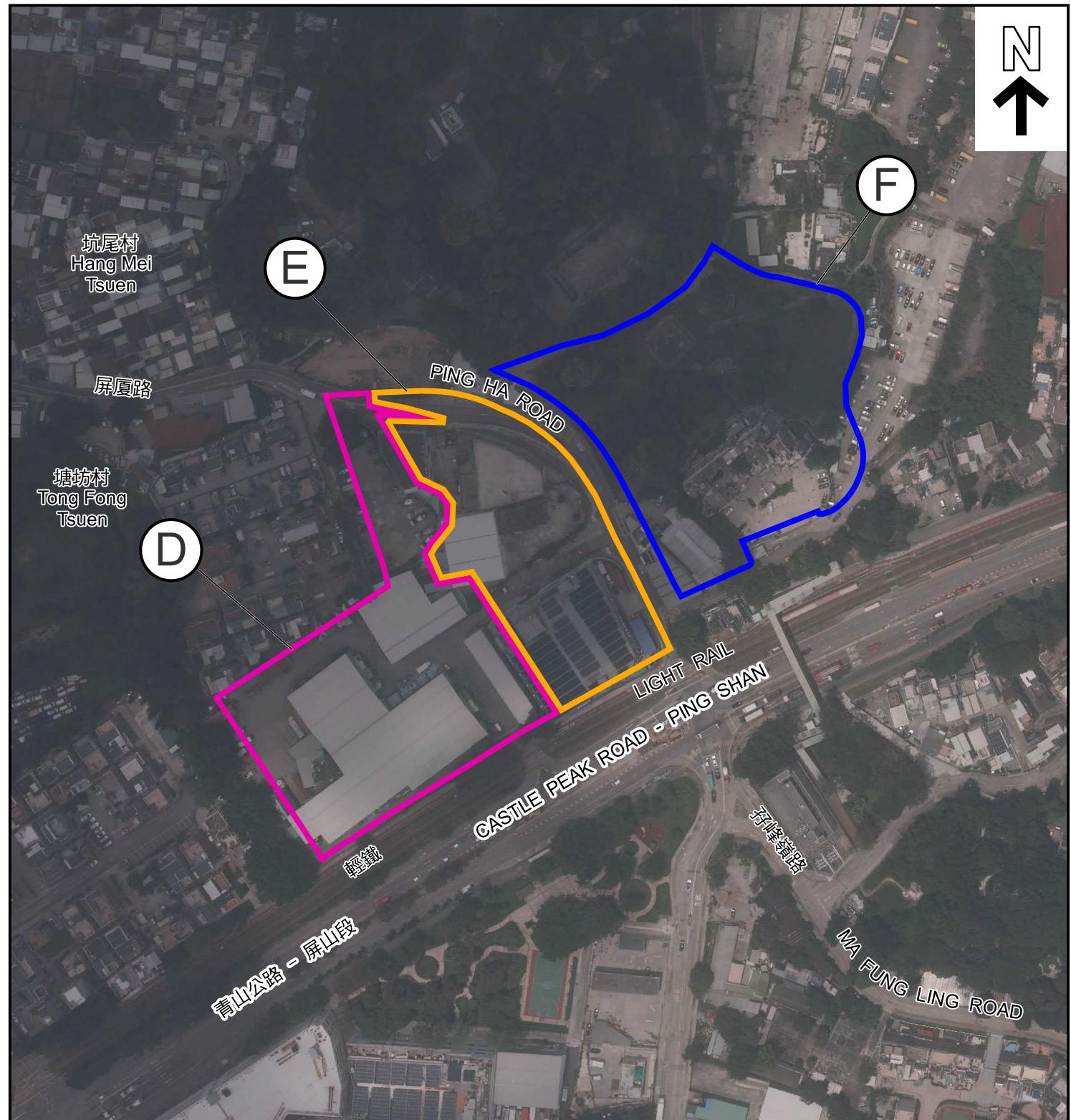
SCALE 1 : 2 500 比例尺  
 米 METRES 50 0 50 100 米 METRES



# 規劃署 Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

## 圖 PLAN H-3a



#### 圖例 LEGEND

**D** 由「鄉村式發展」及「綜合發展區」改劃為「住宅(甲類)9」土地用途地帶  
REZONING FROM "VILLAGE TYPE DEVELOPMENT" &  
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP A) 9"  
**E** 由「綜合發展區」改劃為「住宅(戊類)1」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP E) 1"

**F** 由「綜合發展區」改劃為「住宅(乙類)2」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP B) 2"

(界線只作識別用)  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

<p>本摘要圖於2026年1月6日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257529C EXTRACT PLAN PREPARED ON 6.1.2026 BASED ON AERIAL PHOTO NO. E257529C TAKEN ON 9.6.2025 BY LANDS DEPARTMENT</p>	<p><b>航攝照片 - 項目D, E及F</b> <b>AERIAL PHOTO - ITEMS D, E &amp; F</b></p> <p>就屏山分區計劃大綱草圖編號 S/YL-PS/21 提出的申述個案編號 R1-R4 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1-R4 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21</p>	<p><b>規劃署</b> Planning Department</p> <p>參考編號 REFERENCE No. R/S/YL-PS/21</p> <p><b>圖 PLAN</b> H-3b</p>
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界線只作識別用 FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 D, E 及 F  
SITE PHOTOS - ITEMS D, E & F

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-3c

14



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本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

**實地照片 - 項目 D, E 及 F**  
**SITE PHOTOS - ITEMS D, E & F**

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

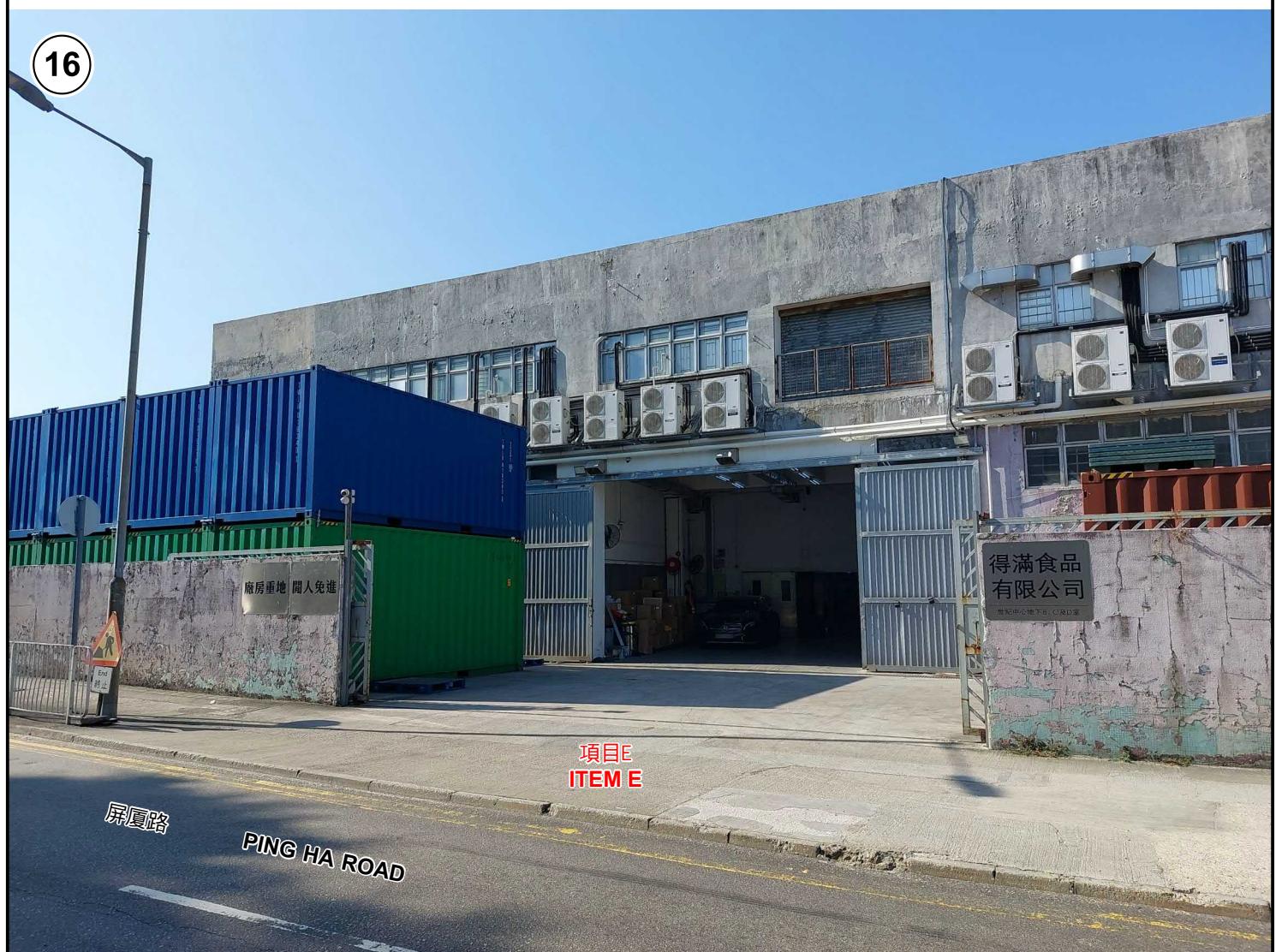


**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

**圖 PLAN**  
H-3d

16



界線只作識別用 FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

實地照片 - 項目 D, E 及 F  
SITE PHOTOS - ITEMS D, E & F

就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

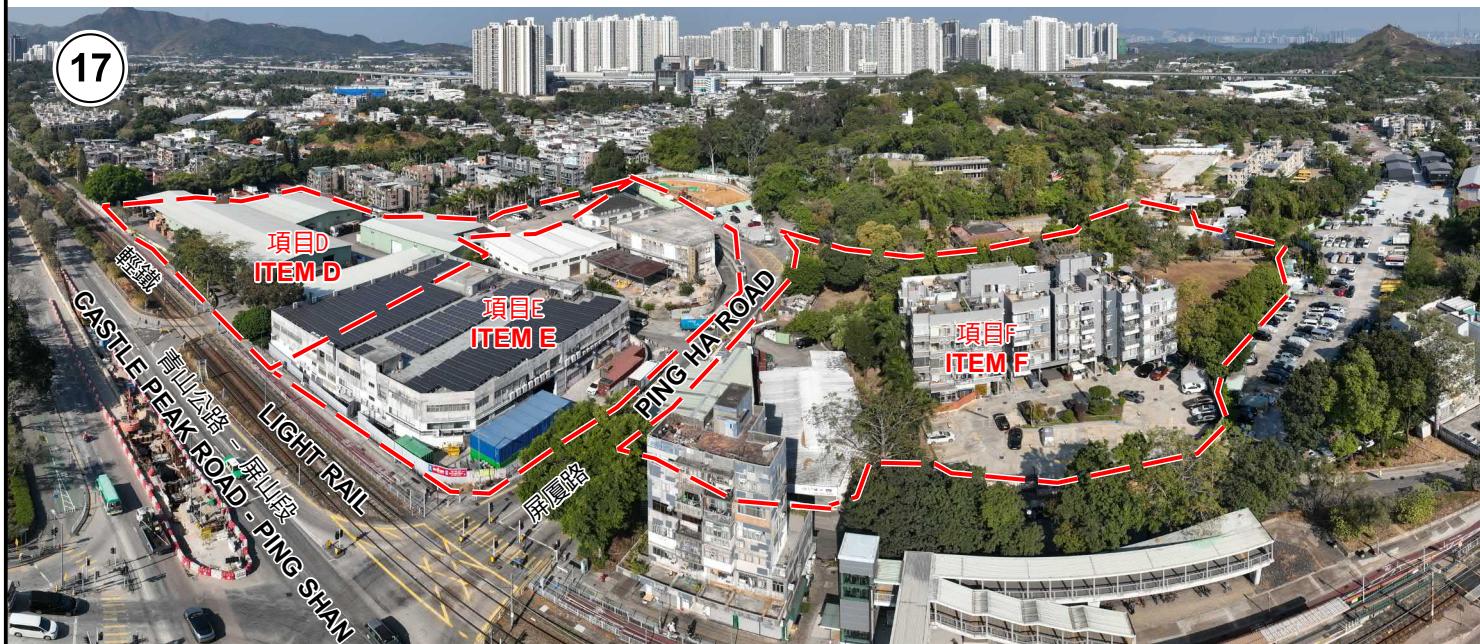


規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-3e

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界線只作識別用 FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備，所根據的  
資料為攝於2026年1月14日的實地照片  
PLAN PREPARED ON 16.1.2026  
BASED ON SITE PHOTOS  
TAKEN ON 14.1.2026

**實地照片 - 項目 D, E 及 F**  
**SITE PHOTOS - ITEMS D, E & F**

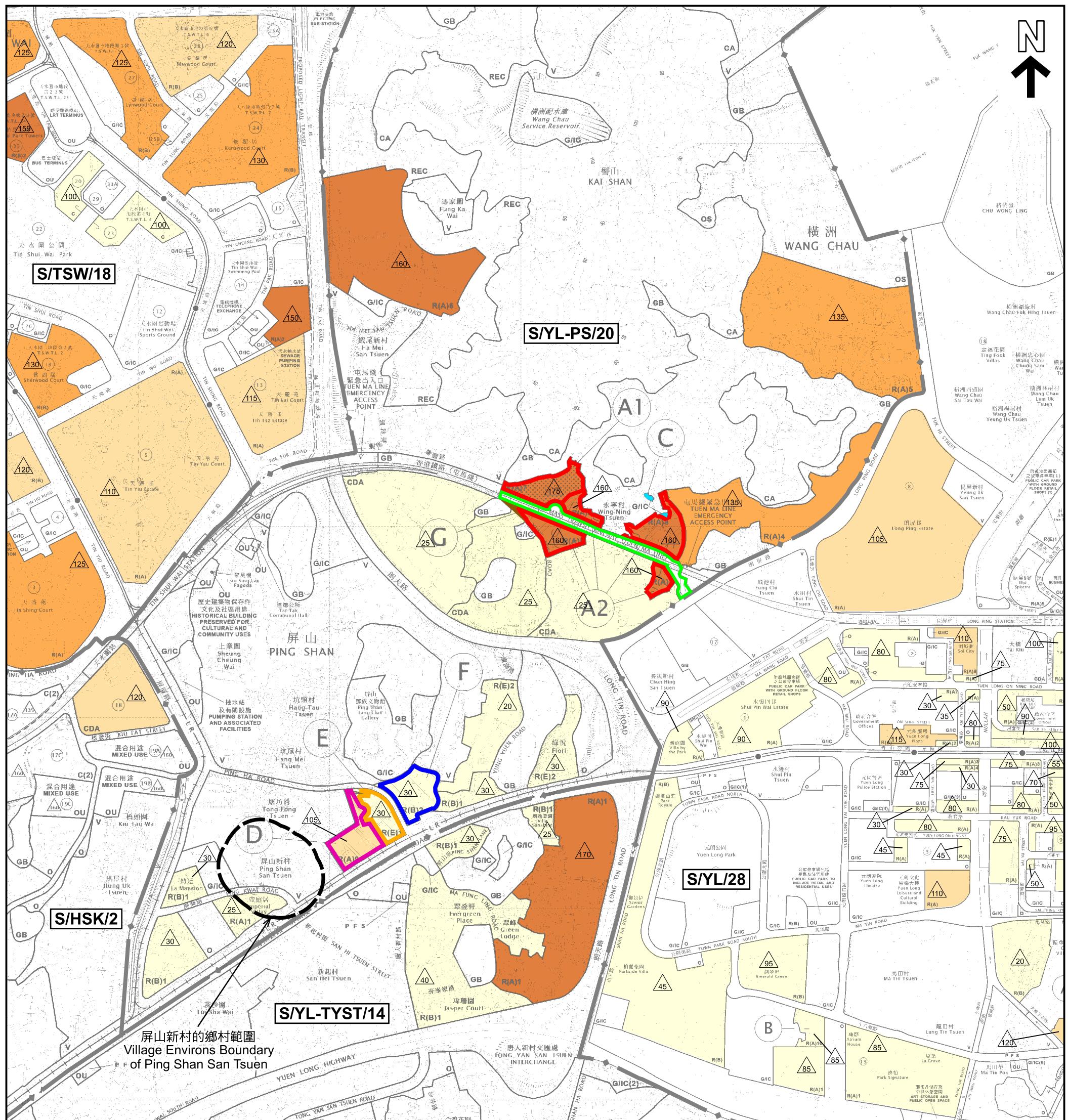
就屏山分區計劃大綱草圖編號 S/YL-PS/21  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

**圖 PLAN**  
**H-3f**



#### 圖例 LEGEND

擬議修訂項目  
PROPOSED AMENDMENT:

**A1** 由「綠化地帶」改劃為「住宅(甲類)7」土地用途地帶  
REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A) 7"

**A2** 由「綜合發展區」及「綠化地帶」  
改劃為「住宅(甲類)8」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" &  
"GREEN BELT" TO "RESIDENTIAL (GROUP A) 8"

**B** 由「綜合發展區」、「綠化地帶」及顯示為「屯馬線緊急出入口」的地方  
改劃為顯示為「道路」的地方  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA", "GREEN BELT" &  
AREA SHOWN AS "TUEN MA LINE EMERGENCY ACCESS POINT"  
TO AREA SHOWN AS "ROAD"

**C** 由「綠化地帶」改劃為「政府、機構或社區」土地用途地帶  
REZONING FROM "GREEN BELT" TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY"

**D** 由「鄉村式發展」及「綜合發展區」改劃為「住宅(甲類)9」土地用途地帶  
REZONING FROM "VILLAGE TYPE DEVELOPMENT" &  
"COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP A) 9"

**E** 由「綜合發展區」改劃為「住宅(戊類)1」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP E) 1"

**F** 由「綜合發展區」改劃為「住宅(乙類)2」土地用途地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA"  
TO "RESIDENTIAL (GROUP B) 2"

**G** 技術修訂「綜合發展區」地帶的邊界  
TECHNICAL AMENDMENT TO THE ZONING BOUNDARY OF  
"COMPREHENSIVE DEVELOPMENT AREA"

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

141 - 180 mPD

121 - 140 mPD

101 - 120 mPD

≤ 100 mPD

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年1月9日擬備，所根據的資料為  
於2018年10月16日核淮的分區計劃大綱圖編號 S/HSK/2、  
於2021年8月10日核准的分區計劃大綱圖編號 S/YL-TYST/14、  
於2025年1月14日核准的分區計劃大綱圖編號 S/TSW/18、  
於2022年9月13日核准的分區計劃大綱圖編號 S/YL-PS/20、  
及於2025年7月11日展示的分區計劃大綱圖編號 S/YL/28  
EXTRACT PLAN PREPARED ON 9.1.2026 BASED ON  
OUTLINE ZONING PLAN No. S/HSK/2 APPROVED ON 16.10.2018,  
OUTLINE ZONING PLAN No. S/YL-TYST/14 APPROVED ON 10.8.2021,  
OUTLINE ZONING PLAN No. S/TSW/18 APPROVED ON 14.1.2025,  
OUTLINE ZONING PLAN No. S/YL-PS/20 APPROVED ON 13.9.2022 &  
OUTLINE ZONING PLAN No. S/YL/28 EXHIBITED ON 11.7.2025

#### BUILDING HEIGHT PROFILE FOR RESIDENTIAL SITES IN THE VICINITY OF THE PROPOSED AMENDMENT

就屏山分區計劃大綱草圖編號 S/YL-TYST/14  
提出的申述個案編號 R1-R4 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R4  
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/21

SCALE 1:10 000 比例尺

100 0 100 200 300 400 500 600 700 800 900 1000 METRES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/YL-PS/21

圖 PLAN  
H-4