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- Subject Sites
 - Existing Buildings
 - Existing Open Space / Green Space (Indicative)
- Previously Approved S16 Applications**
- A/TM/543: Patrick Lee Wan Keung Academic Building
 - A/TM/595: New Science Building

NUMBER	DATE	REVISION

P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司

PROJECT /
LINGNAN UNIVERSITY
Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction

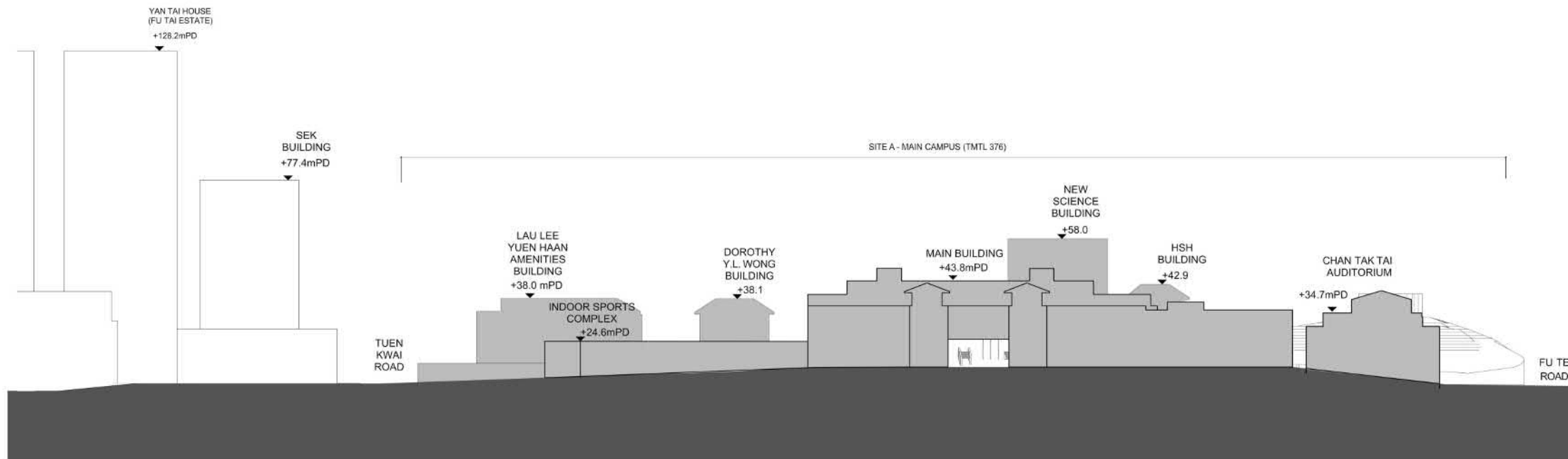
DRAWING /
EXISTING CAMPUS PLAN

SCALE /	JOB NUMBER /
DATE /	6173
	DRAWING NUMBER /

DESIGNED /	CHECKED /	APPROVED /
P&T	P&T	P&T

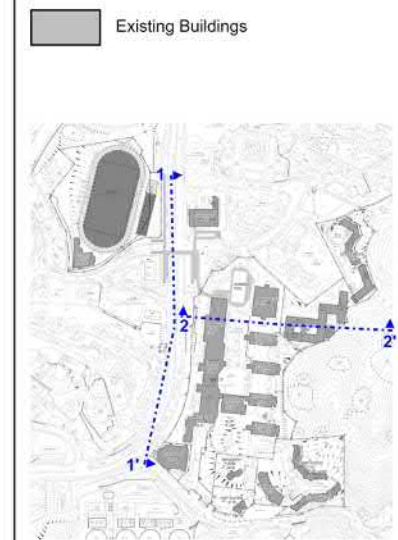
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Elevation 1-1'



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NO.	REV.	DATE	DESCRIPTION

P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司

PROJECT / 工程項目
LINGNAN UNIVERSITY
Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction

DRAWING / 圖名
ELEVATION (MAIN CAMPUS) - EXISTING

SCALE / 比例
DATE / 日期

JOB NUMBER / 工程編號
6173

DRAWING NUMBER / 圖號

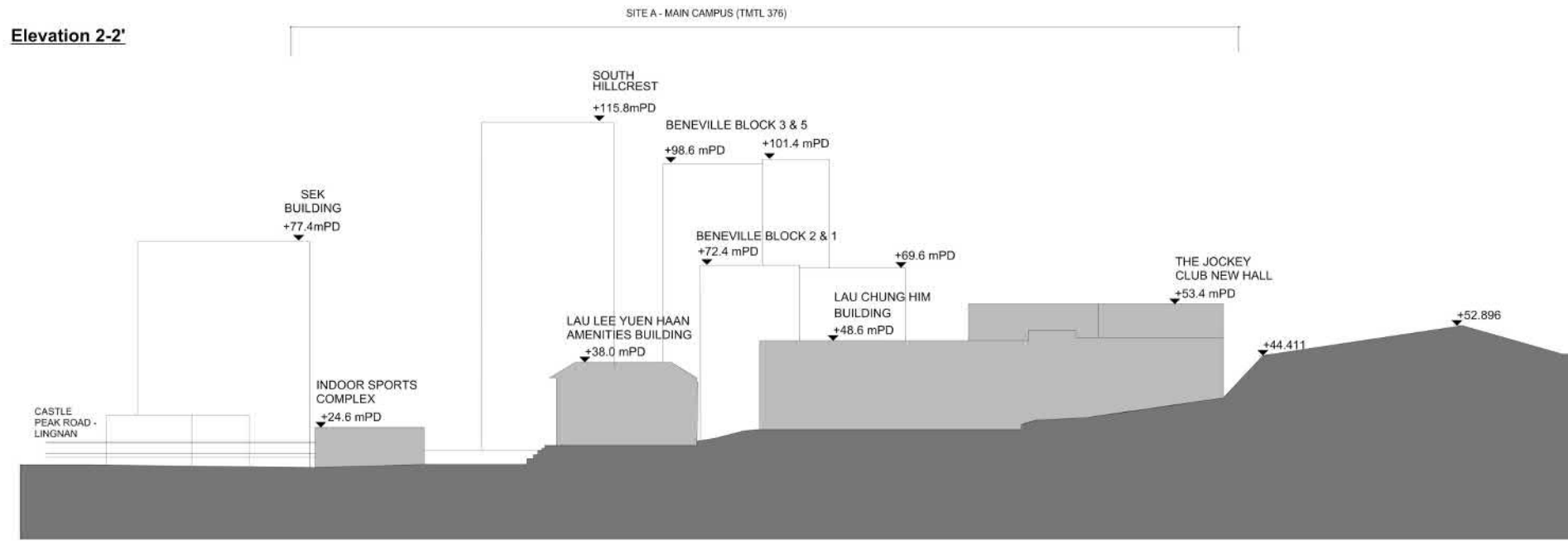
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P&T

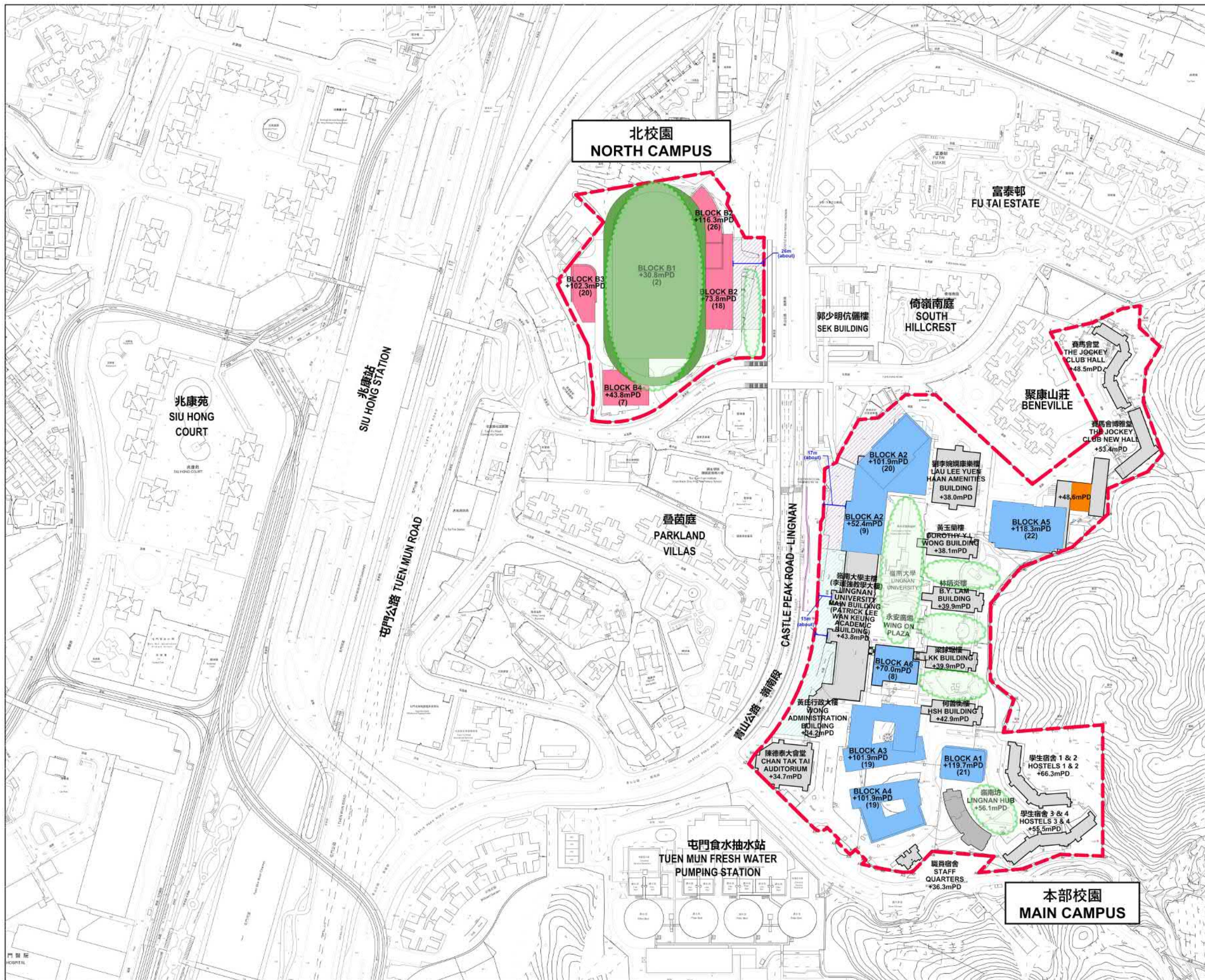
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APPROVED / 備定
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Elevation 2-2'





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- Subject Sites
- Proposed New Research / Academic Buildings
- Proposed Research / Academic / Living Quarters / Recreational Facilities
- Planned Development
- Retained Buildings
- Proposed At-grade Setback (about 17m - 26m)
- Existing At-grade Setback (about 15m)
- Proposed 1m footpath-widening
- Open Space / Green Space (Indicative)

NO.	REV.	DATE	REVISION

P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司

PROJECT / 工程項目
LINGNAN UNIVERSITY
Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction

DRAWING / 圖名
CAMPUS MASTER PLAN

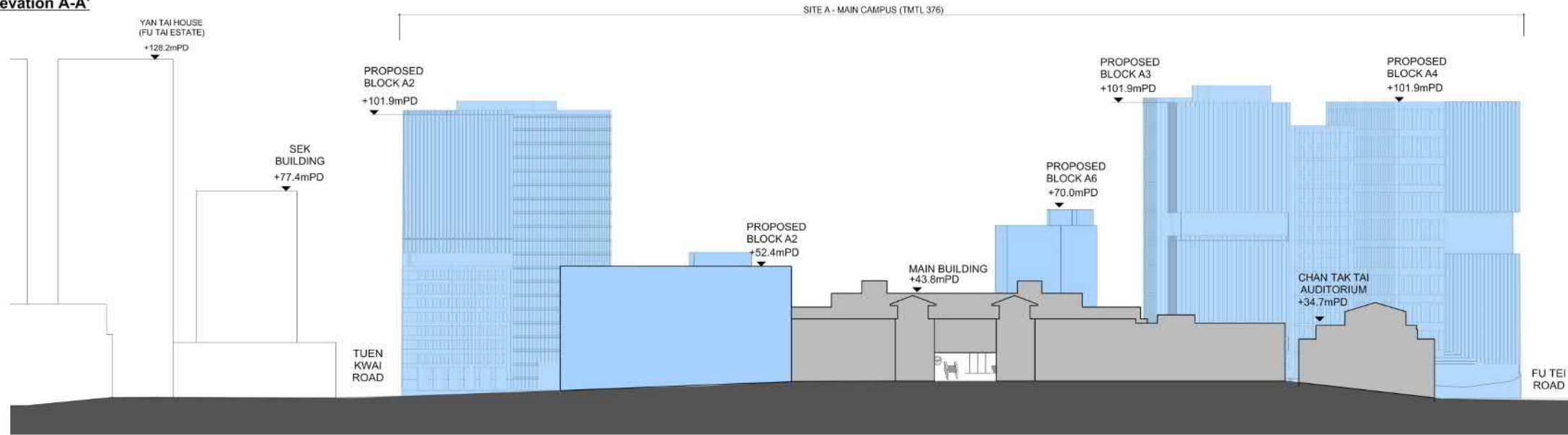
SCALE / 比例
JOB NUMBER / 工程編號
6173

DATE / 日期
DRAWING NUMBER / 圖號

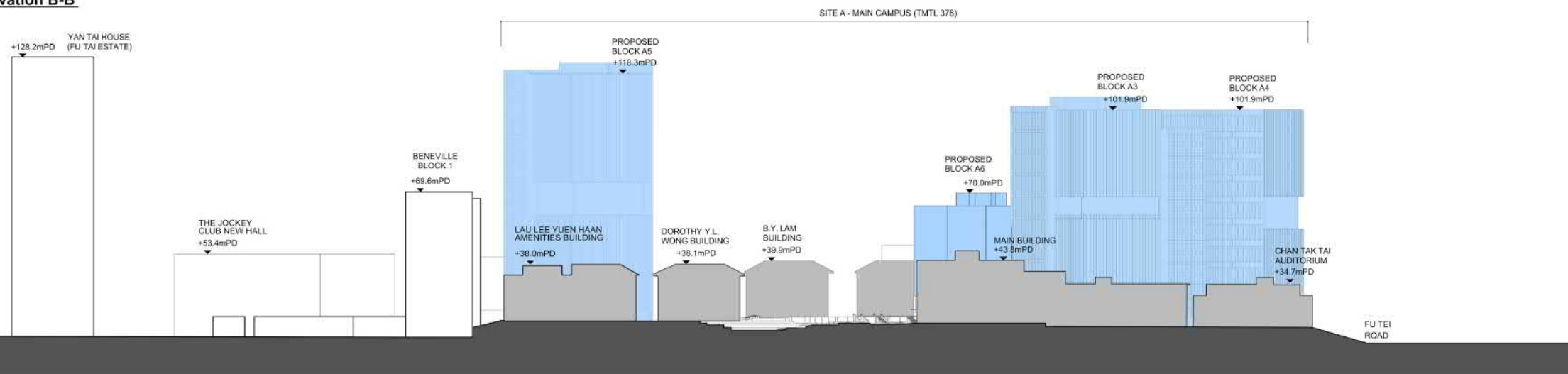
DESIGNED / 設計 P&T	CHECKED / 審核 P&T	APPROVED / 備註 P&T
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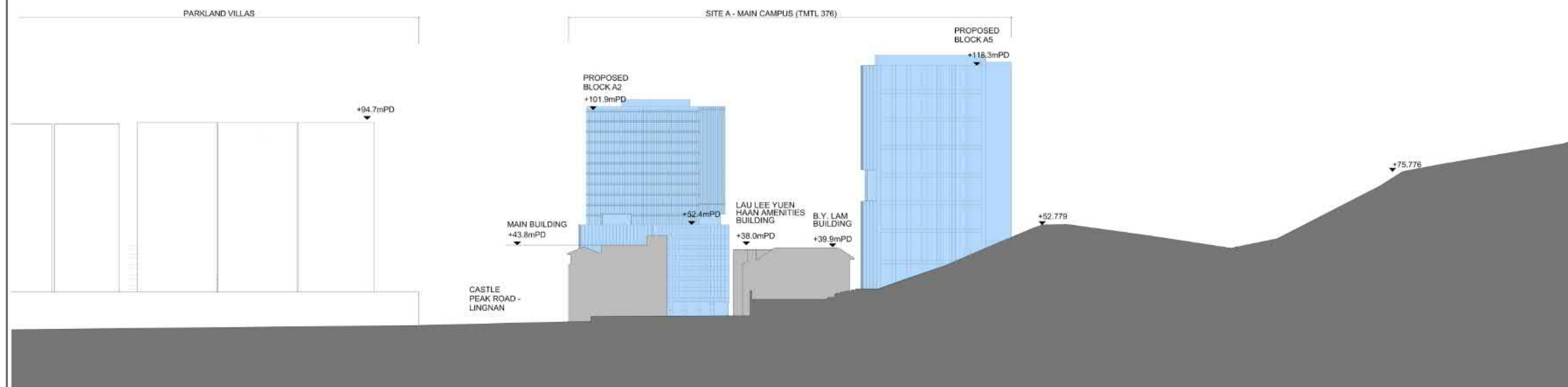
Elevation A-A'



Elevation B-B'



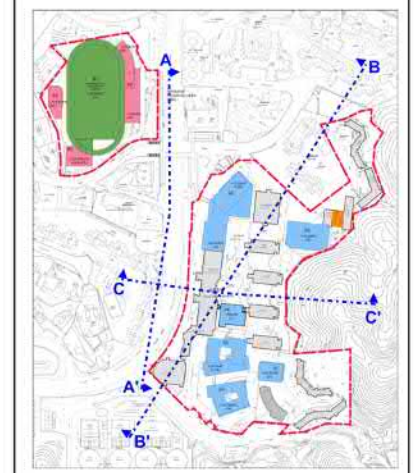
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- Proposed New Research / Academic Buildings
- Retained Buildings



NO.	REV.	DATE	DESCRIPTION

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巴馬丹拿建築及工程師有限公司

PROJECT / 工程項目
LINGNAN UNIVERSITY
Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction

DRAWING / 圖名
ELEVATION (MAIN CAMPUS) - PROPOSED

SCALE / 比例
JOB NUMBER / 工程編號
6173

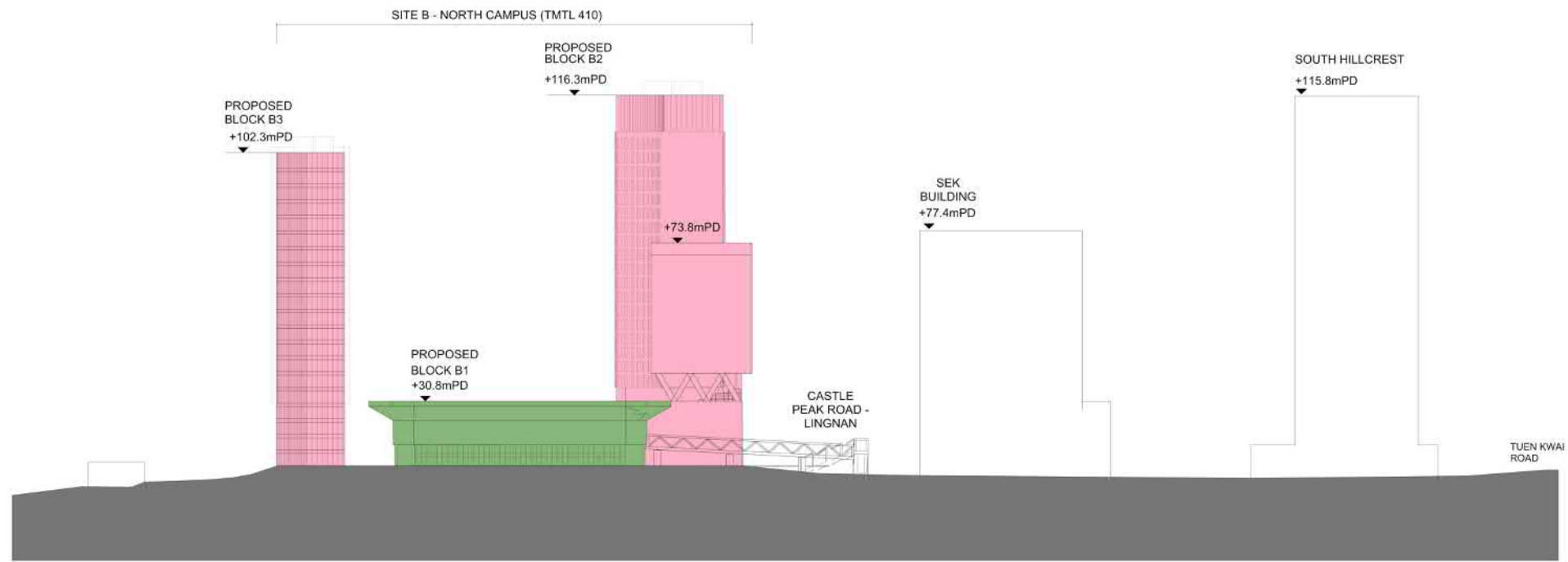
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DESIGNED / 設計
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APPROVED / 備註

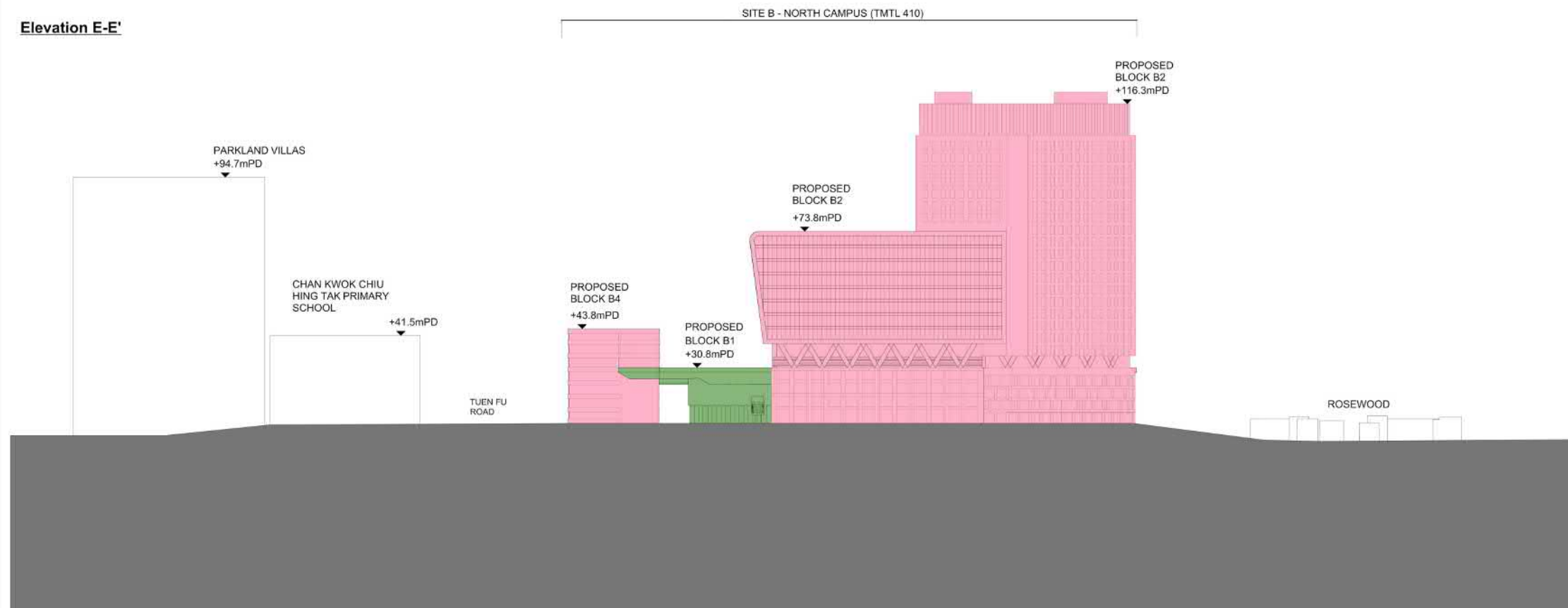
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Elevation D-D'



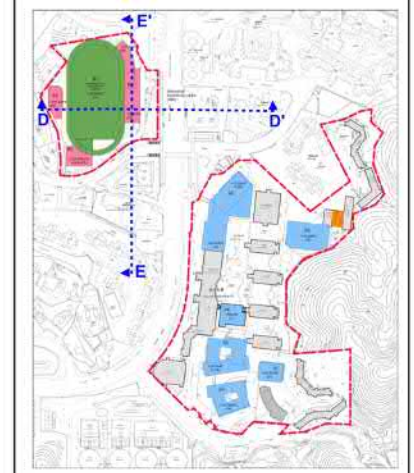
Elevation E-E'



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Proposed Research / Academic / Living Quarters / Recreational Facilities



NO.	DATE	REVISION

P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司

PROJECT / 工程項目
LINGNAN UNIVERSITY
Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction

DRAWING / 圖號
ELEVATION (NORTH CAMPUS) - PROPOSED

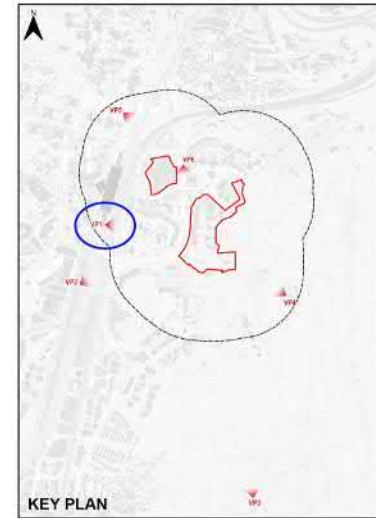
SCALE / 比例	JOB NUMBER / 工程編號
DATE / 日期	6173
	DRAWING NUMBER / 圖號

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EXISTING CONDITION



KEY PLAN



PROPOSED DEVELOPMENT



PLANNING LIMITED
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Viewpoint 1 - PTI of MTR Siu Hong Station

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

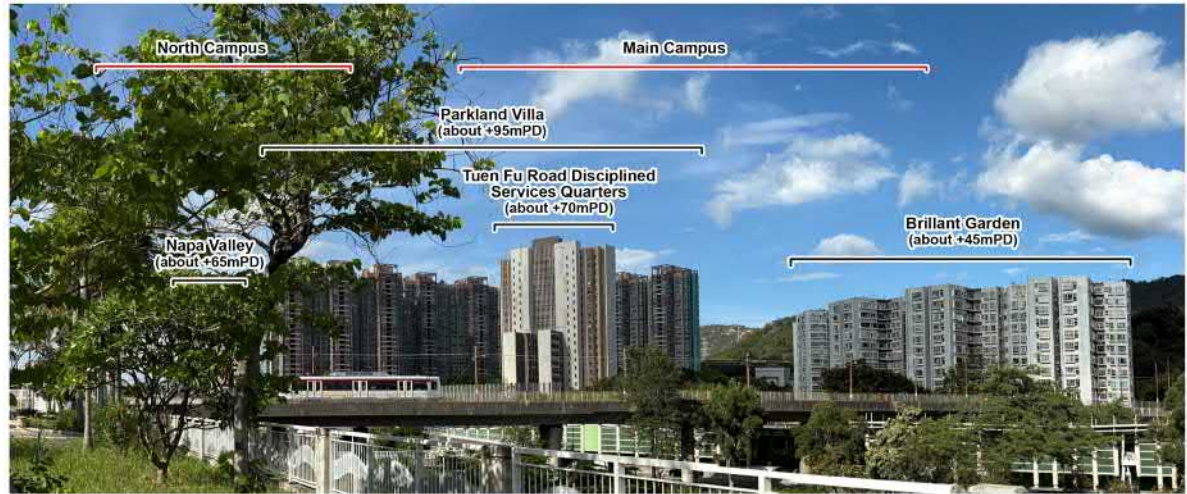
Figure 6.1

Visual Impact Assessment

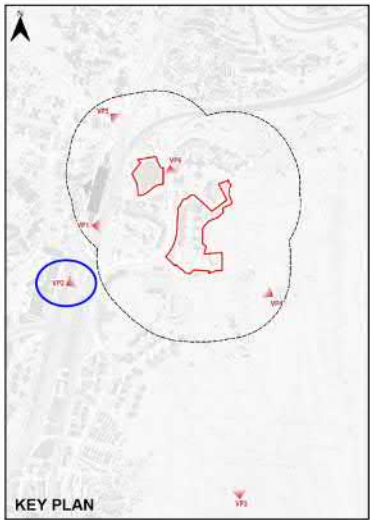
Date: 19 May 2026

參考編號
 REFERENCE No.
 M/TM/26/52

繪圖 DRAWING
 6



EXISTING CONDITION



KEY PLAN



PROPOSED DEVELOPMENT



Viewpoint 2 - Rooftop Garden of Tuen Mun Riverside Park

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

Figure 6.2

Visual Impact Assessment

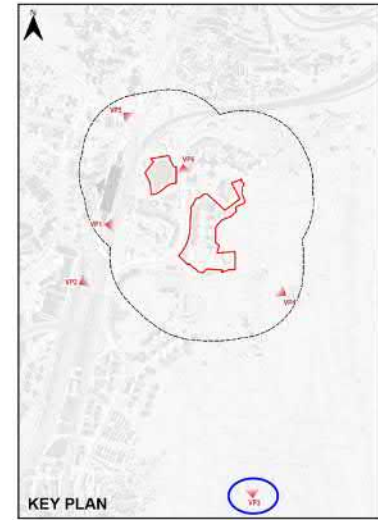
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參考編號
REFERENCE No.
M/TM/26/52

繪圖 DRAWING
7



EXISTING CONDITION



KEY PLAN



PROPOSED DEVELOPMENT



Viewpoint 3 - Kwun Yum Shan

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

Figure 6.3

Visual Impact Assessment

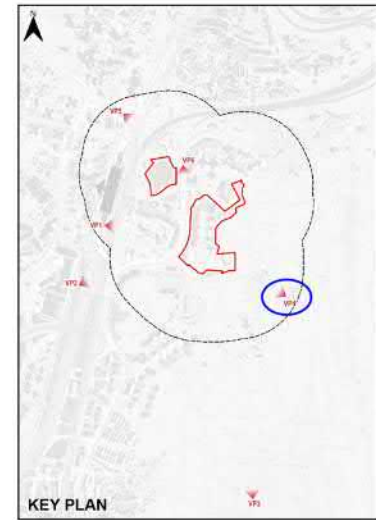
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參考編號
REFERENCE No.
M/TM/26/52

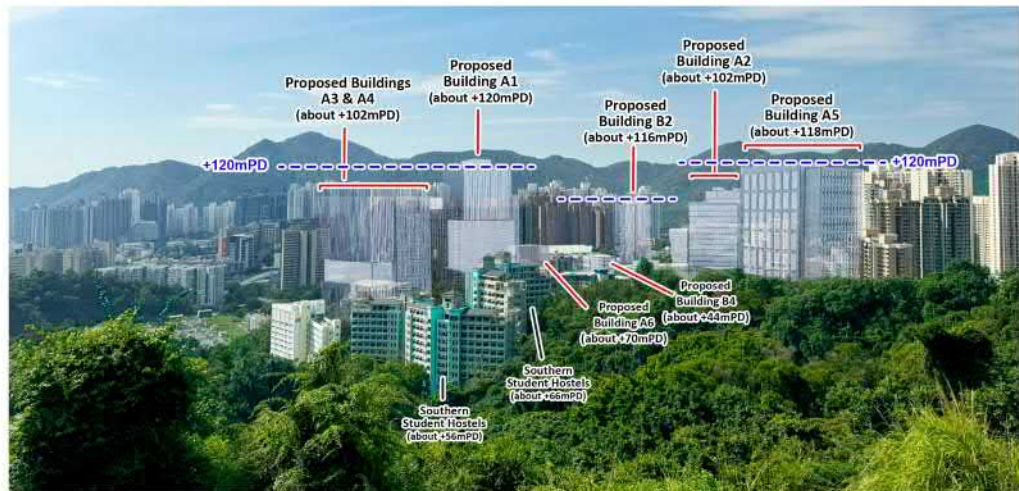
繪圖 DRAWING
8



EXISTING CONDITION



KEY PLAN



PROPOSED DEVELOPMENT



Viewpoint 4 - Tuen Mun Fresh Water Service Reservoir

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

Figure 6.4

Visual Impact Assessment

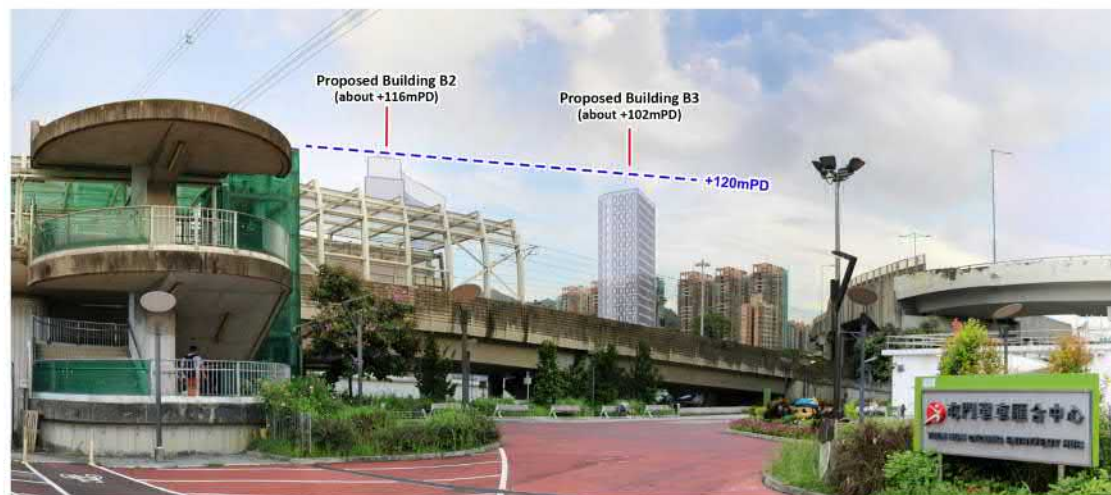
Date: 19 May 2026

參考編號
REFERENCE No.
M/TM/26/52

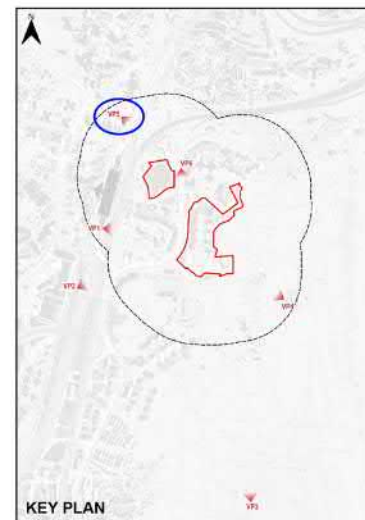
繪圖 DRAWING
9



EXISTING CONDITION



PROPOSED DEVELOPMENT



KEY PLAN



Viewpoint 5 - Tuen Mun Cycling Entry/Exit Hub

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

Figure 6.5

Visual Impact Assessment

Date: 19 May 2026

參考編號
REFERENCE No.
M/TM/26/52

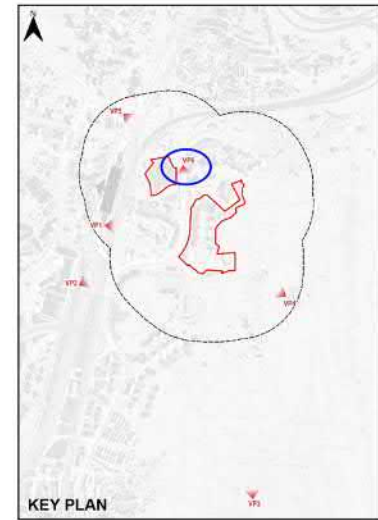
繪圖 DRAWING
10



EXISTING CONDITION



PROPOSED DEVELOPMENT



Viewpoint 6 - Fu Tai Estate Bus Stop (Northbound)

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 for the Amendment to the Building Height Restriction of the "Government, Institution or Community" Zone, Lingnan University, Castle Peak Road – Lingnan, Tuen Mun

Figure 6.6

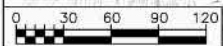
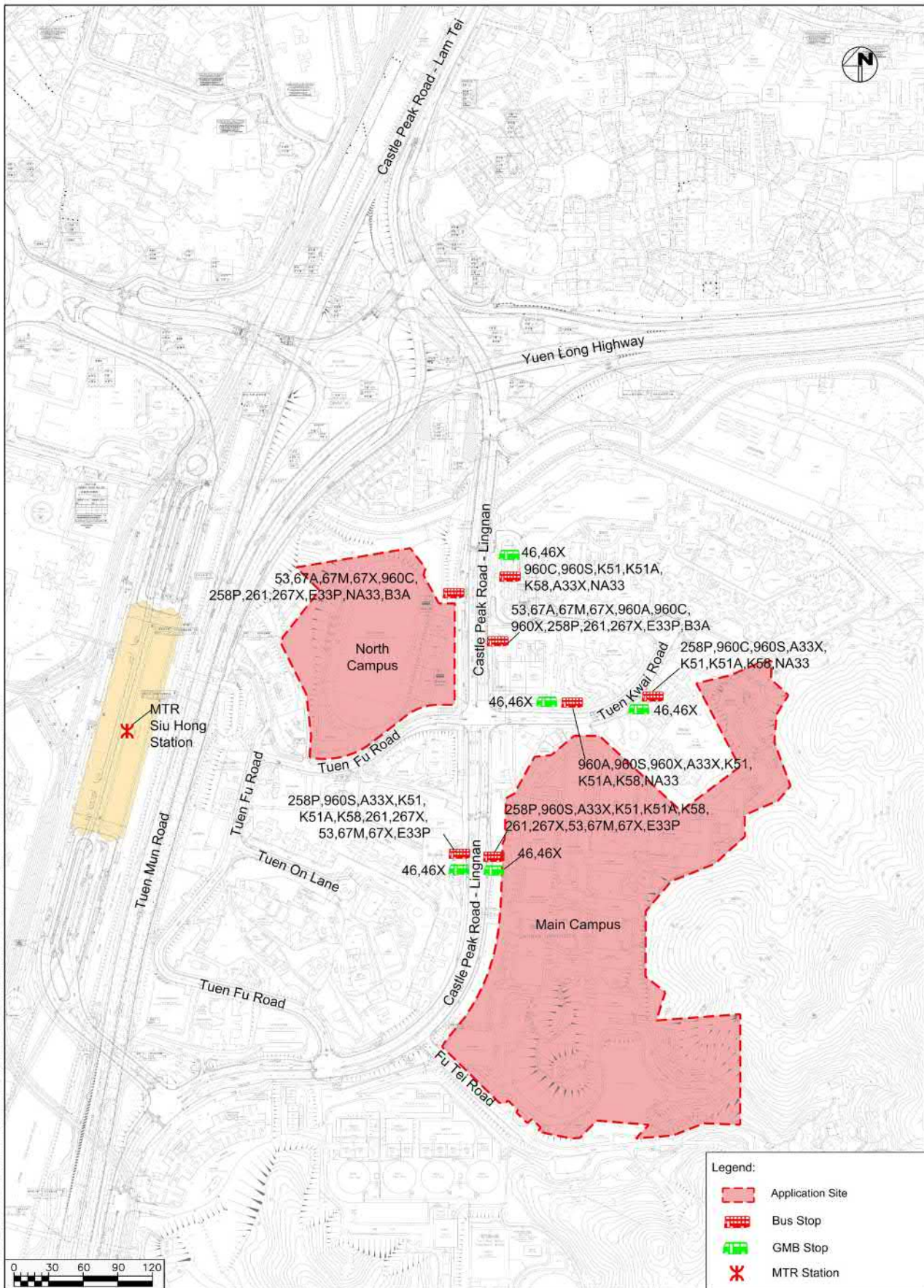
Visual Impact Assessment

Date: 21 January 2026

參考編號
REFERENCE No.
M/TM/26/52

繪圖 DRAWING
11

X:\Ozzol\83202_Planning_Application for Lingnan University\Data\Dwg\83202_Figure 3-1B.dwg 2026/05/27 13:58:54



OZZO TECHNOLOGY

Date: 27/05/2026
Scale:

**Technical Feasibility Study for Lingnan University,
NO.8 Castle Peak Road - Lingnan, Tuen Mun**

Existing Public Transport Inventory

Project No.	83202	Rev.	B
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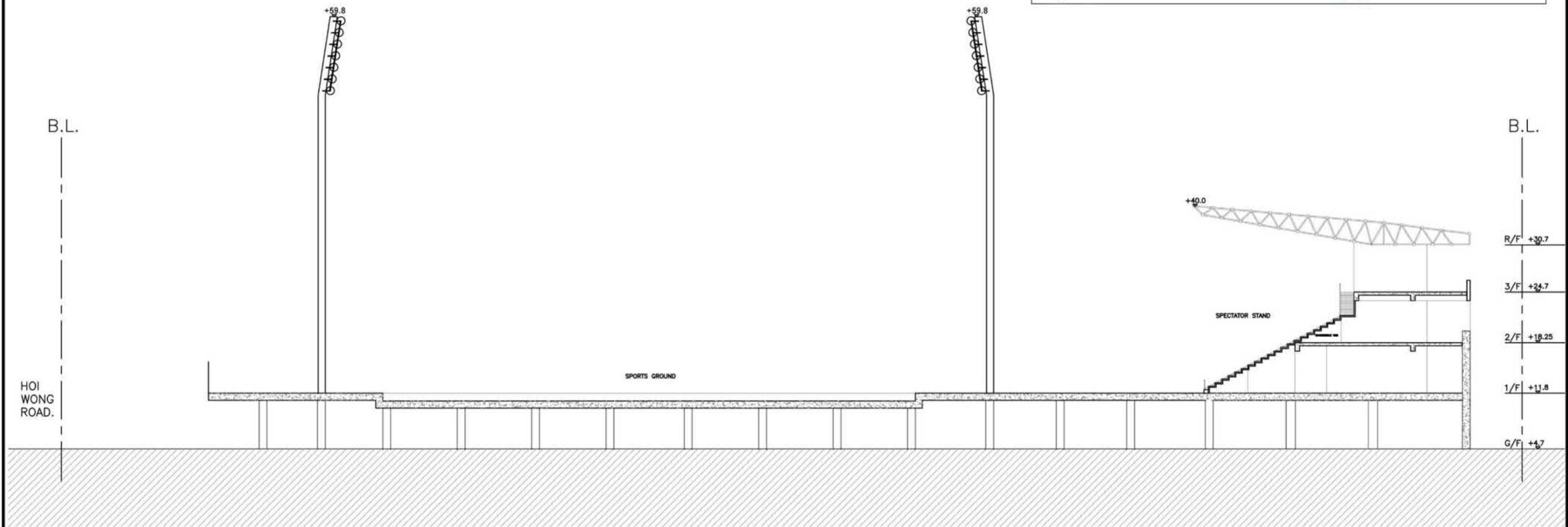
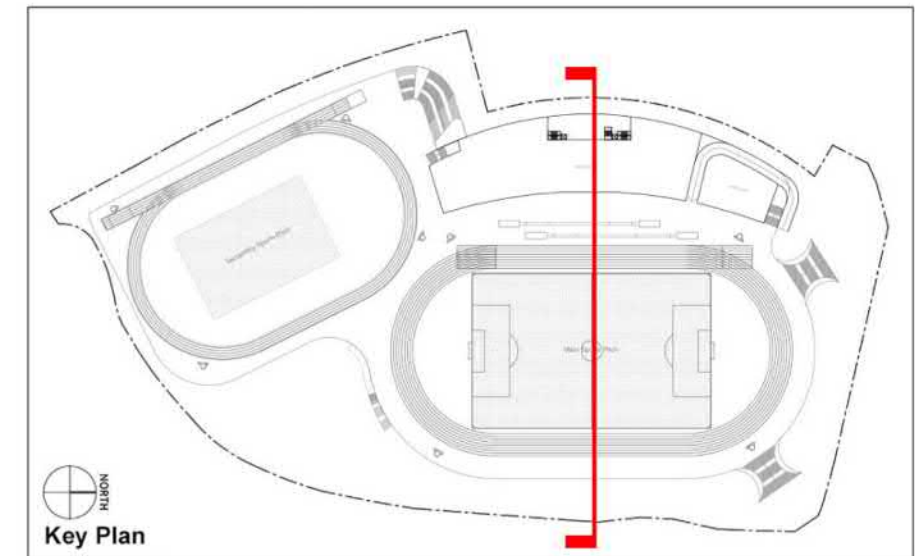
- Legend**
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 - B Grand Staircase (North)
 - C Entrance Plaza
 - D Tree Walk
 - E Lawn
 - F Sports Pitches
 - G Circulation Area
 - H Spectator Stand
 - I Seating Area with Shaded Trees along the Promenade
 - Application Site
 - Proposed Tree Planting
 - Proposed Shrub & Groundcover Planting
 - Proposed Lawn Area
 - Proposed Sports Turf
 - Sports Ground
 - Tree to be Retained
 - Entrance
 - Floodlight
 - Seating Area

Remarks:
 As the project is procured under design and build mode, the reference design is subject to design and build contractor's proposal.



 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun

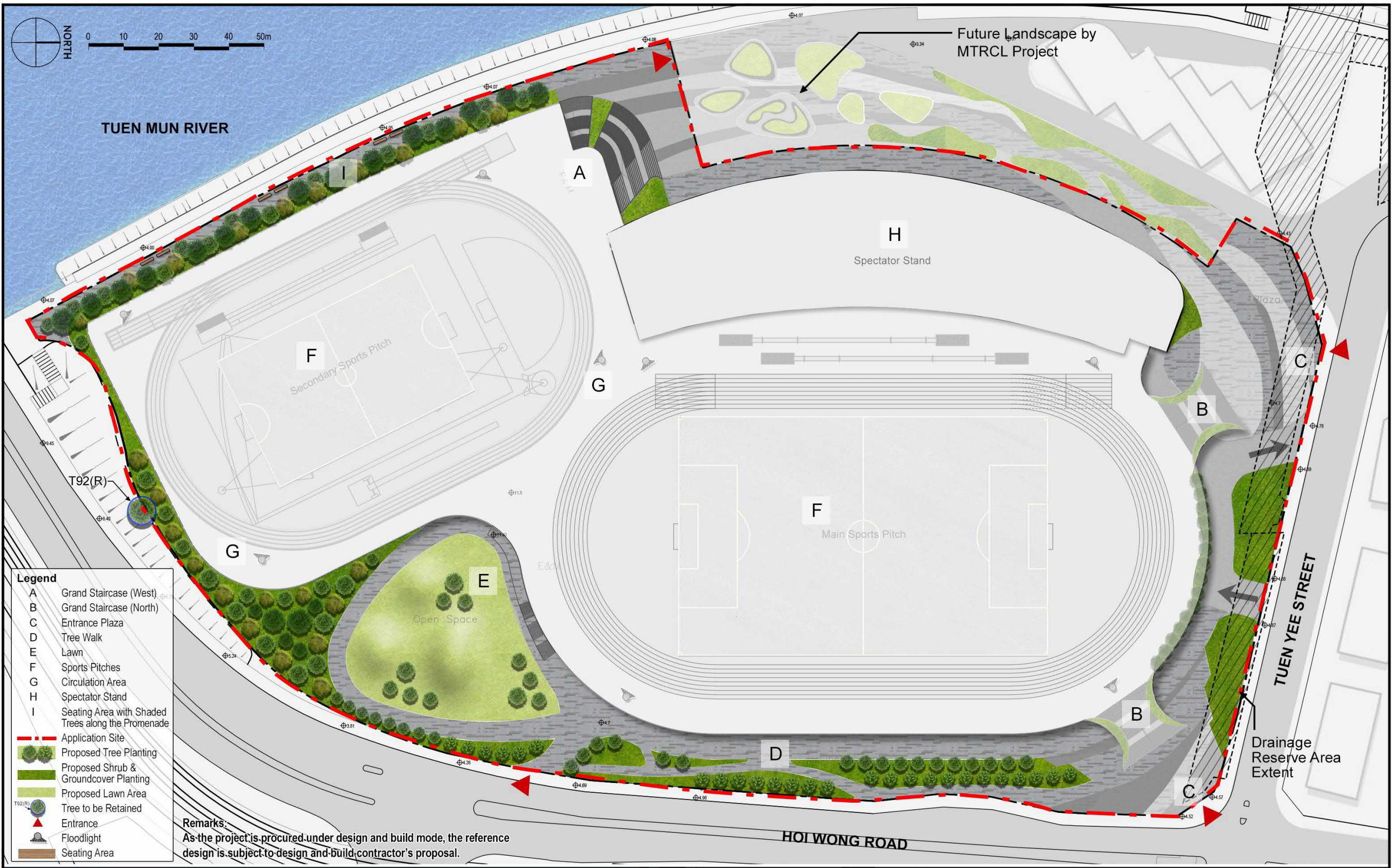

 Title: **Master Layout Plan**
 Scale: 1:1,000 @ A3 Date: November 2025 Figure No. **J.4**

All figures and drawings shows an indicative scheme only




 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun


 Title: Section Drawing
 Scale: _____ Date: February 2026 Figure No. **4.5**



- Legend**
- A Grand Staircase (West)
 - B Grand Staircase (North)
 - C Entrance Plaza
 - D Tree Walk
 - E Lawn
 - F Sports Pitches
 - G Circulation Area
 - H Spectator Stand
 - I Seating Area with Shaded Trees along the Promenade
- - - Application Site
 - Proposed Tree Planting
 - Proposed Shrub & Groundcover Planting
 - Proposed Lawn Area
 - Tree to be Retained
 - Entrance
 - Floodlight
 - Seating Area

Remarks:
 As the project is procured under design and build mode, the reference design is subject to design and build contractor's proposal.

	Quotation Contract No. CPM303_45/24 (Programme No. 278RS)		Title Landscape Layout Plan
	Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun	Scale 1:1,000 @ A3	Date June 2026



Rev	Description	Checked	Date
A	MINOR AMENDMENT	EDC	29APR22

Project Title			
REZONING STUDY FOR A MIXED USE DEVELOPMENT AT TUEN MUN AREA 16			

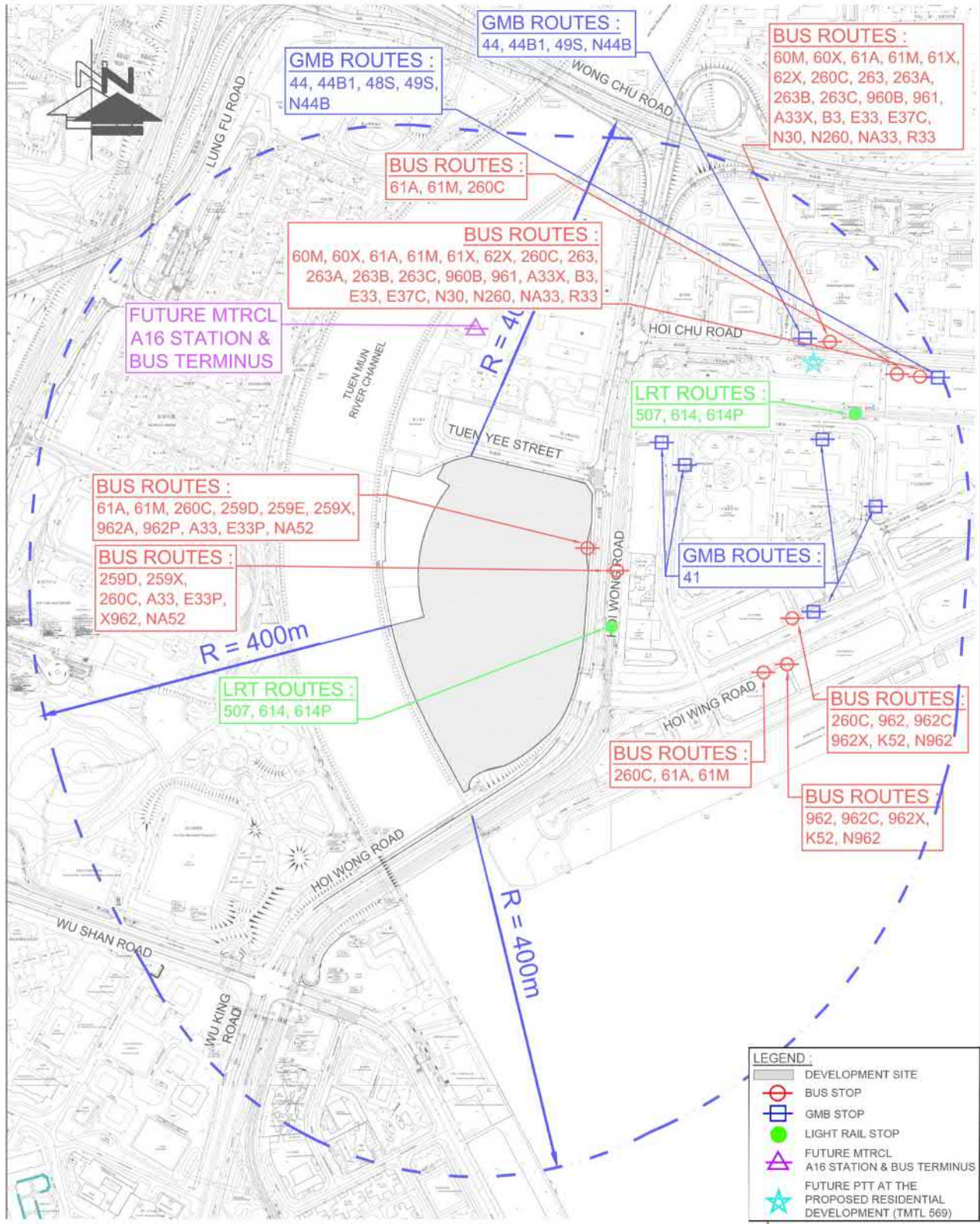
Figure Title			
OVERALL PLAN OF INTERNAL ROAD, IMPROVED JUNCTION LAYOUT OF J1 AND J2 UPON COMPLETION OF PROPOSED DEVELOPMENT IN TUEN MUN AREA 16			
Designed	Checked	Date	Figure No.
LTH	EDC	FEB 2022	2.5
			Rev
			A

SYSTRA
MVA

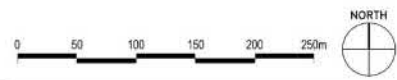
CHK5033851DXT\A\F25-A.DGN\RC\M\29APR22

Original Size: A3


參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 16
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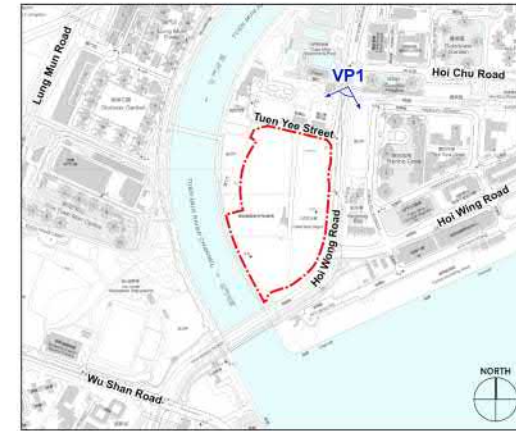
Remark: The under construction MTR A16 station in Tuen Mun Area 16, is expected to open for service in 2030.




 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun


 Title: **Public Transport in the Vicinity**
 Date: February 2026 Figure No. **4.6**

EXISTING CONDITION



KEY PLAN

PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030



Quotation Contract No. CPM303_45/24

(Programme No. 278RS)

Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title

Photomontage of VP1 (with annotations)

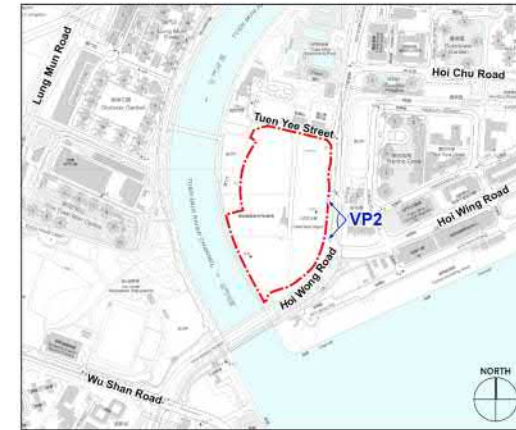
Date January 2026

Figure No. **4.4b**

參考編號
REFERENCE No.
M/TM/26/52

繪圖 DRAWING
18

EXISTING CONDITION



KEY PLAN

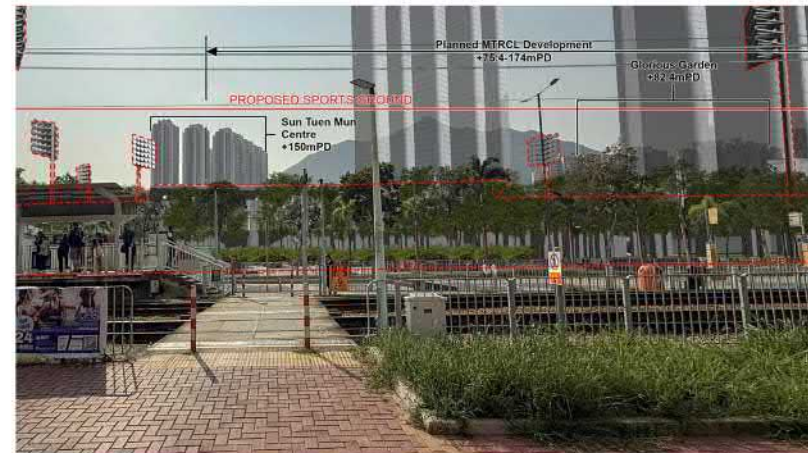
PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030





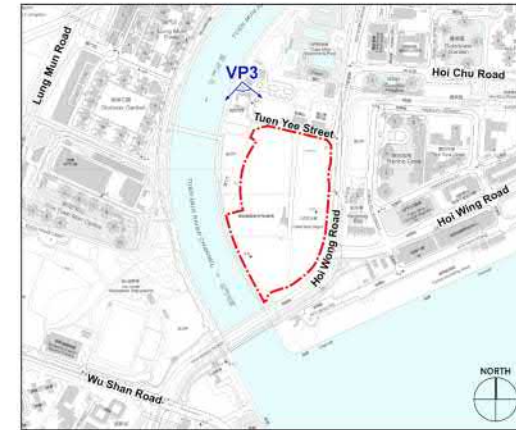
 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title Photomontage of VP2 (with annotations)		
Date	February 2026	Figure No. 4.5b

參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 19
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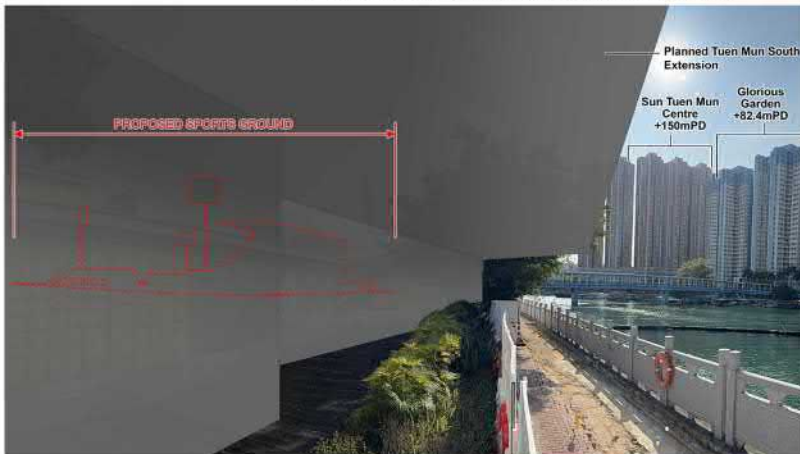
EXISTING CONDITION



KEY PLAN

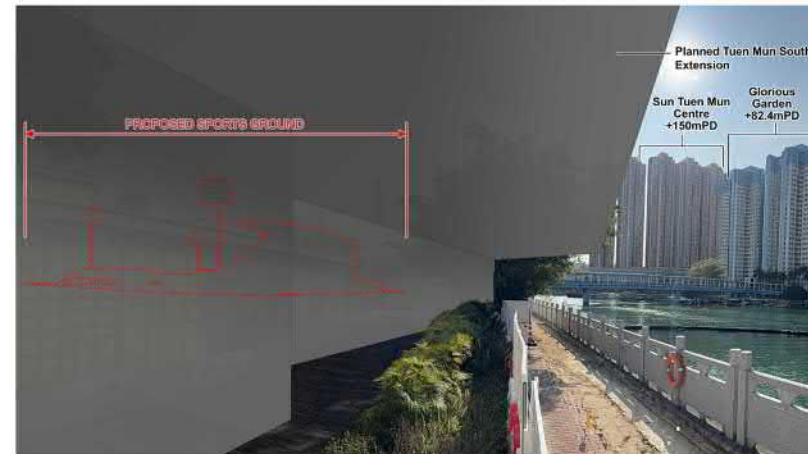
PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030





 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title Photomontage of VP3 (with annotations)		
Date	January 2026	Figure No. 4.6b

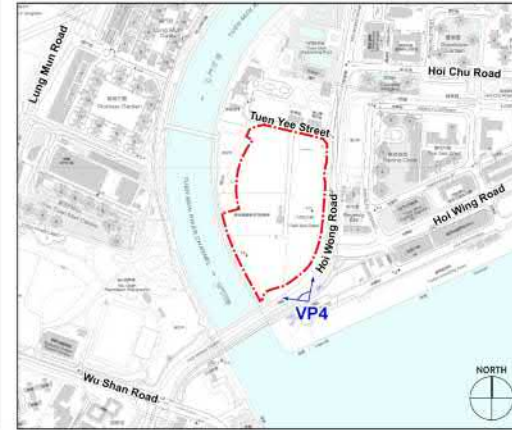
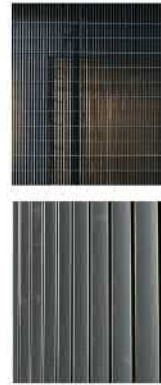
參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 20
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EXISTING CONDITION



Notes: Image reference of non-solid façade etc., subject to future design and build contractor proposal.

Indicative Palette of Architectural Finishing



KEY PLAN

PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030





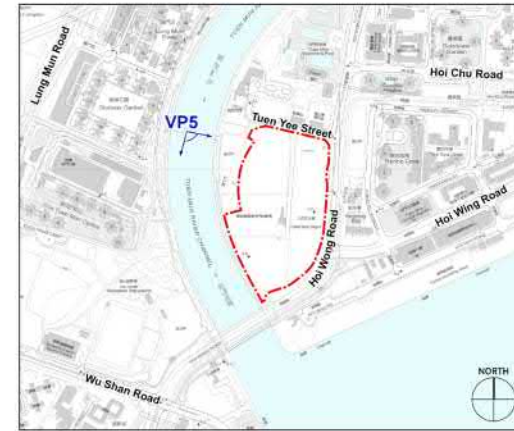
 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title	Photomontage of VP4 (with annotations)		
Date	March 2026	Figure No.	4.7b

參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 21
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EXISTING CONDITION



KEY PLAN

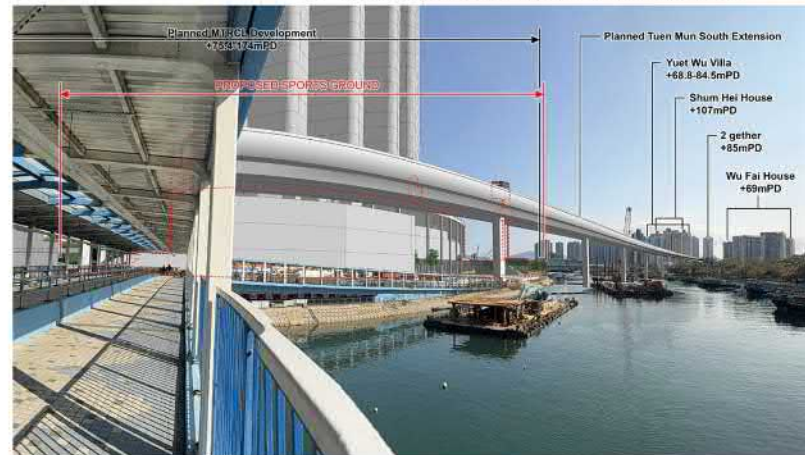
PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030



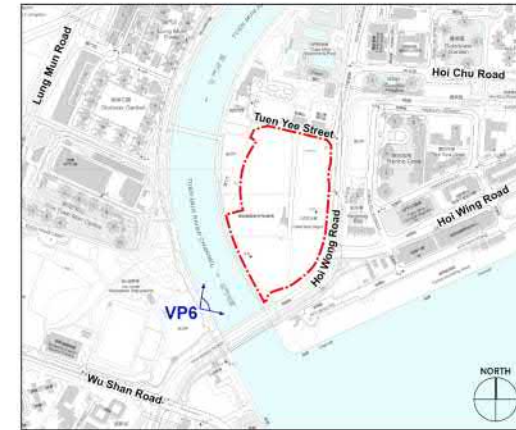

 Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title	Photomontage of VP5 (with annotations)		
Date	January 2026	Figure No.	4.8b

參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 22
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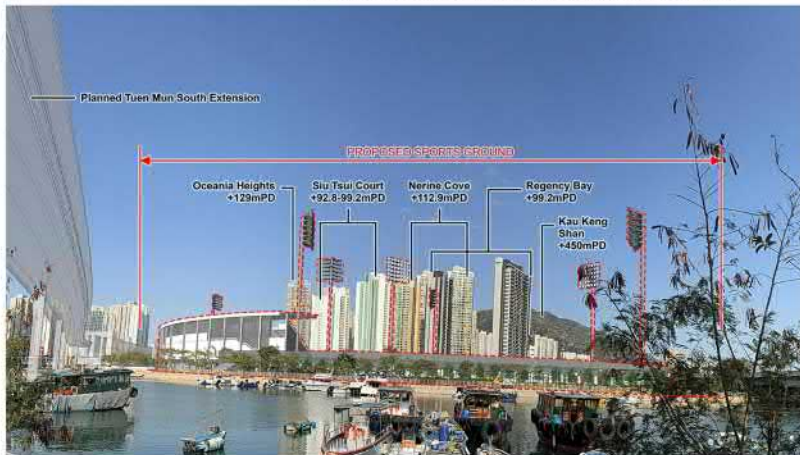
EXISTING CONDITION



KEY PLAN

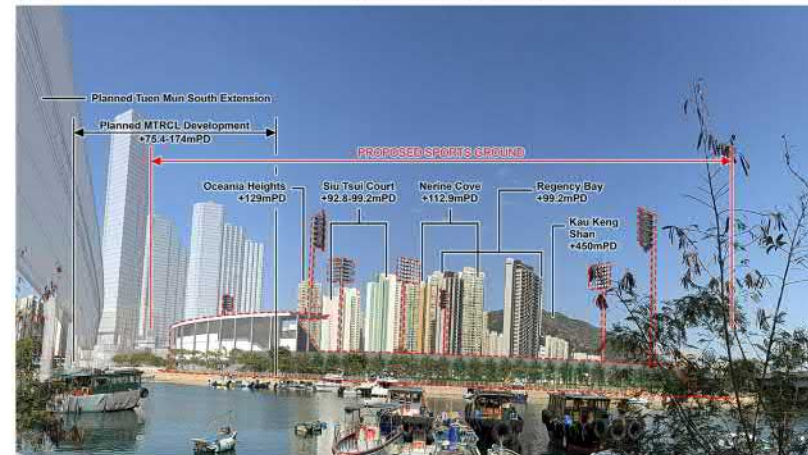
PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030




屯門

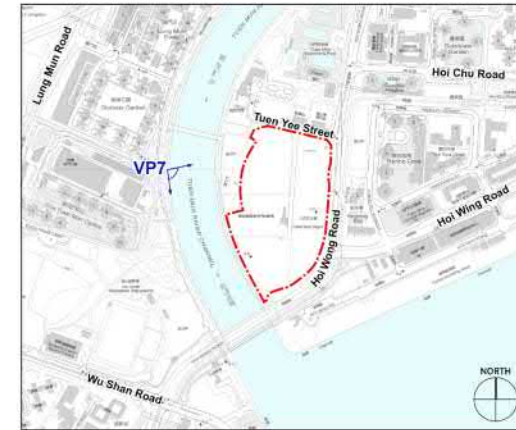
Quotation Contract No. CPM303_45/24 (Programme No. 278RS)
Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title		
Photomontage of VP6 (with annotations)		
Date	January 2026	Figure No. 4.9b

參考編號 REFERENCE No. M/TM/26/52	繪圖 DRAWING 23
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EXISTING CONDITION



KEY PLAN

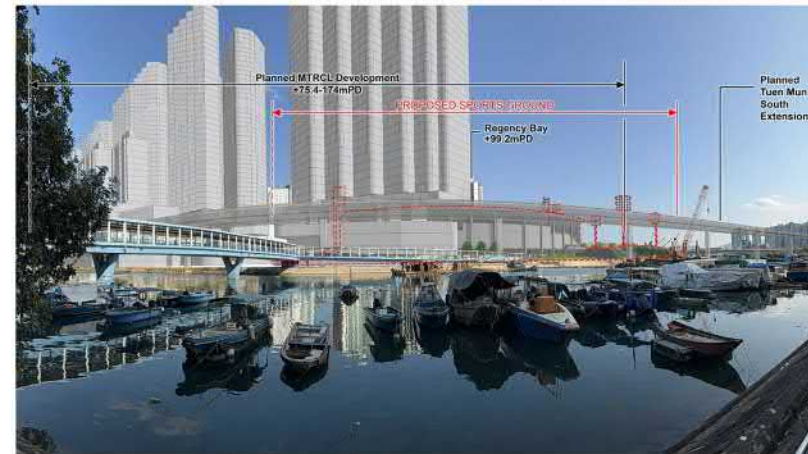
PROPOSED SCHEME IN 2032

Remark: Viaduct constructed by MTRCL will be in place in 2030



PROPOSED SCHEME IN 2042

Remark: Viaduct constructed by MTRCL will be in place in 2030



Quotation Contract No. CPM303_45/24

(Programme No. 278RS)

Proposed Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun



Title

Photomontage of VP7 (with annotations)

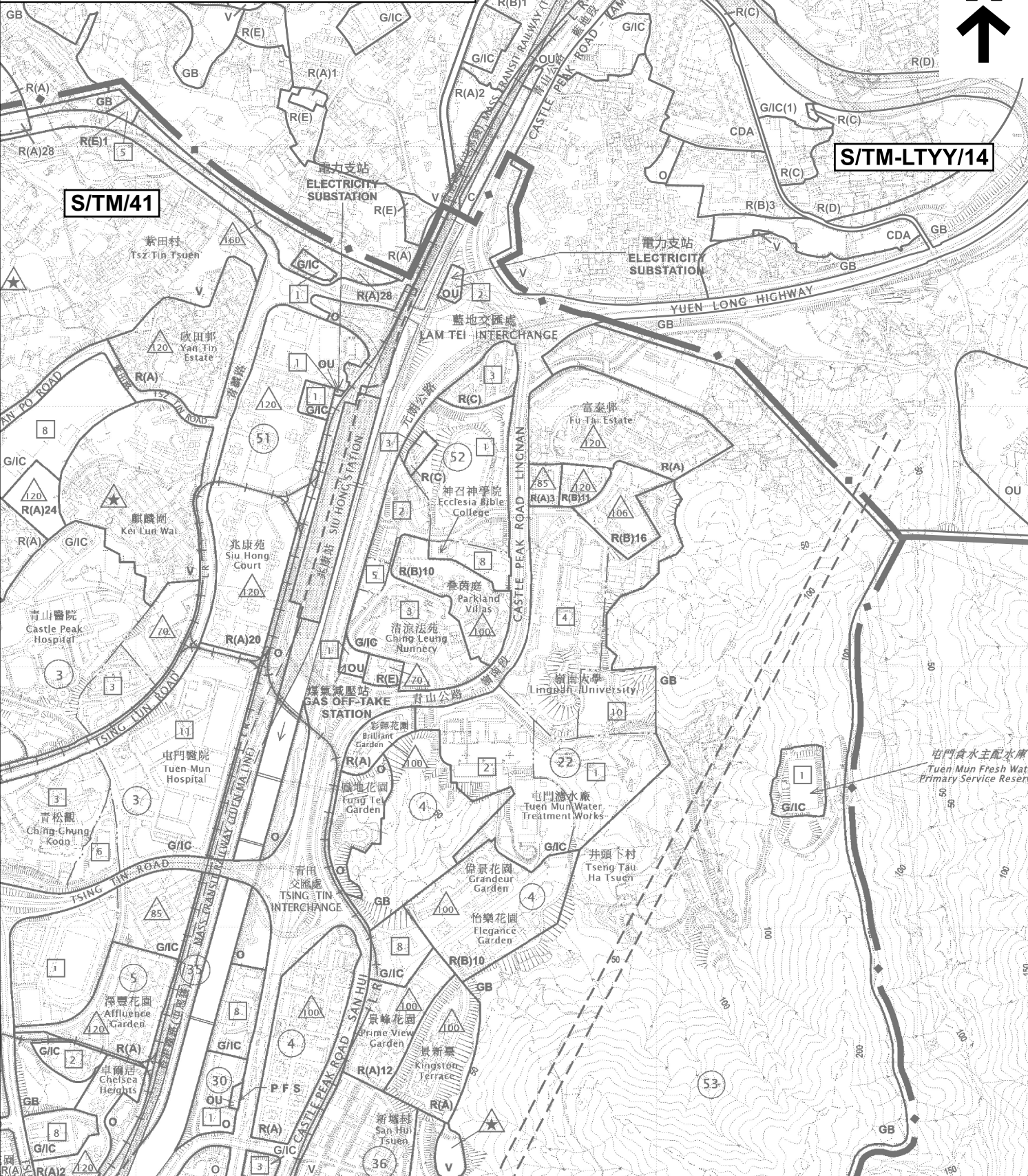
Date January 2026

Figure No. **4.10b**

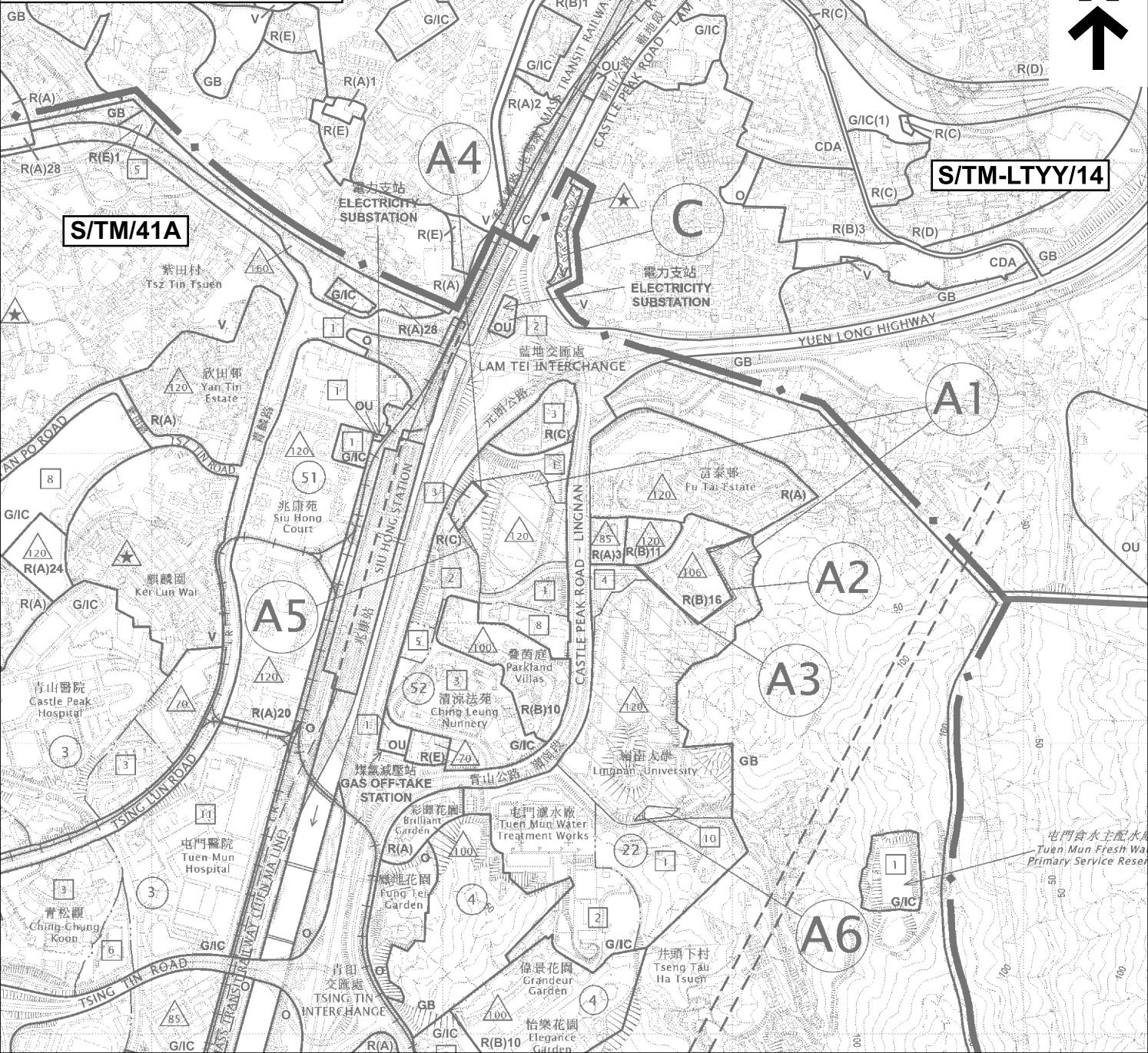
參考編號
REFERENCE No.
M/TM/26/52

繪圖 DRAWING
24

分區計劃大綱圖編號S/TM/41的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/TM/41



擬議修訂項目
PROPOSED AMENDMENTS



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

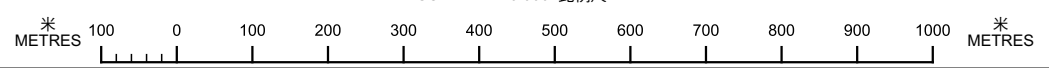
A1	修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"	A4	由住宅（丙類）地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP C)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
A2	由「住宅（乙類）16」地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP B) 16" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"	A5	修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
A3	由「政府、機構或社區」地帶改劃為「住宅（乙類）16」地帶 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 16"	A6	修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
		C	由顯示為「道路」的地方改劃為「鄉村式發展」地帶 TO BE REZONED FROM AREA SHOWN AS "ROAD" TO "VILLAGE TYPE DEVELOPMENT"

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

本摘要圖於2026年6月10日擬備，
所根據的資料為於2025年6月3日
核准的分區計劃大綱圖編號S/TM/41
EXTRACT PLAN PREPARED ON 10.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/TM/41 APPROVED ON 3.6.2025

位置圖 LOCATION PLAN

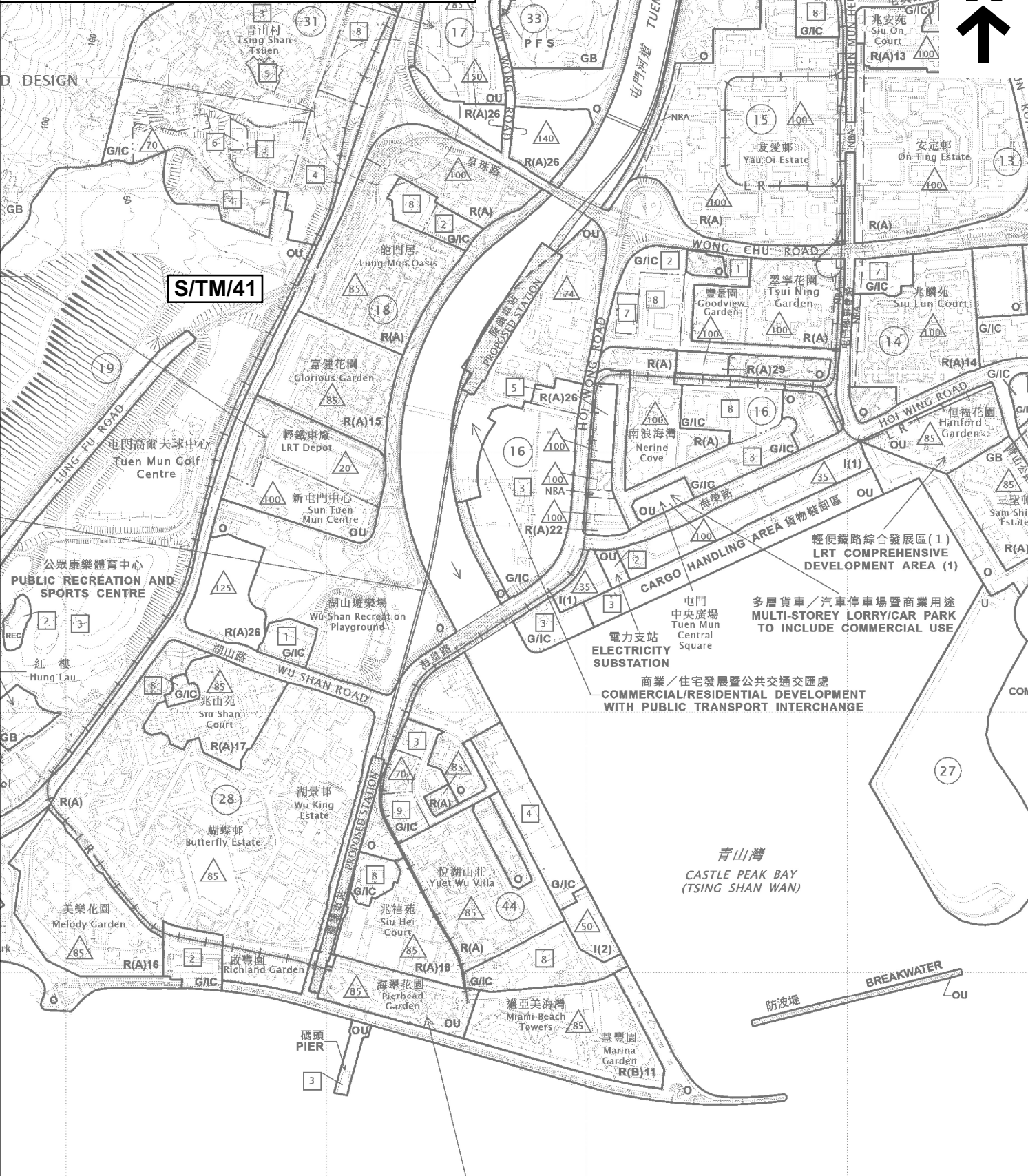
擬就屯門分區計劃大綱核准圖
編號 S/TM/41 作出修訂
(項目A1、A2、A3、A4、A5、A6及C)
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN
OUTLINE ZONING PLAN No. S/TM/41
(ITEMS A1, A2, A3, A4, A5, A6 AND C)
SCALE 1 : 10 000 比例尺



參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
1a

分區計劃大綱圖編號S/TM/41的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/TM/41



擬議修訂項目
PROPOSED AMENDMENTS



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

B1 由「休憩用地」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "OPEN SPACE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

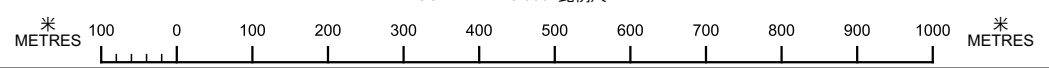
B2 刪除「政府、機構或社區」地帶的最高建築物高度限制
TO DELETE THE MAXIMUM BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

本摘要圖於2026年6月10日擬備，
所根據的資料為於2025年6月3日
核准的分區計劃大綱圖編號S/TM/41
EXTRACT PLAN PREPARED ON 10.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/TM/41 APPROVED ON 3.6.2025

位置圖 LOCATION PLAN

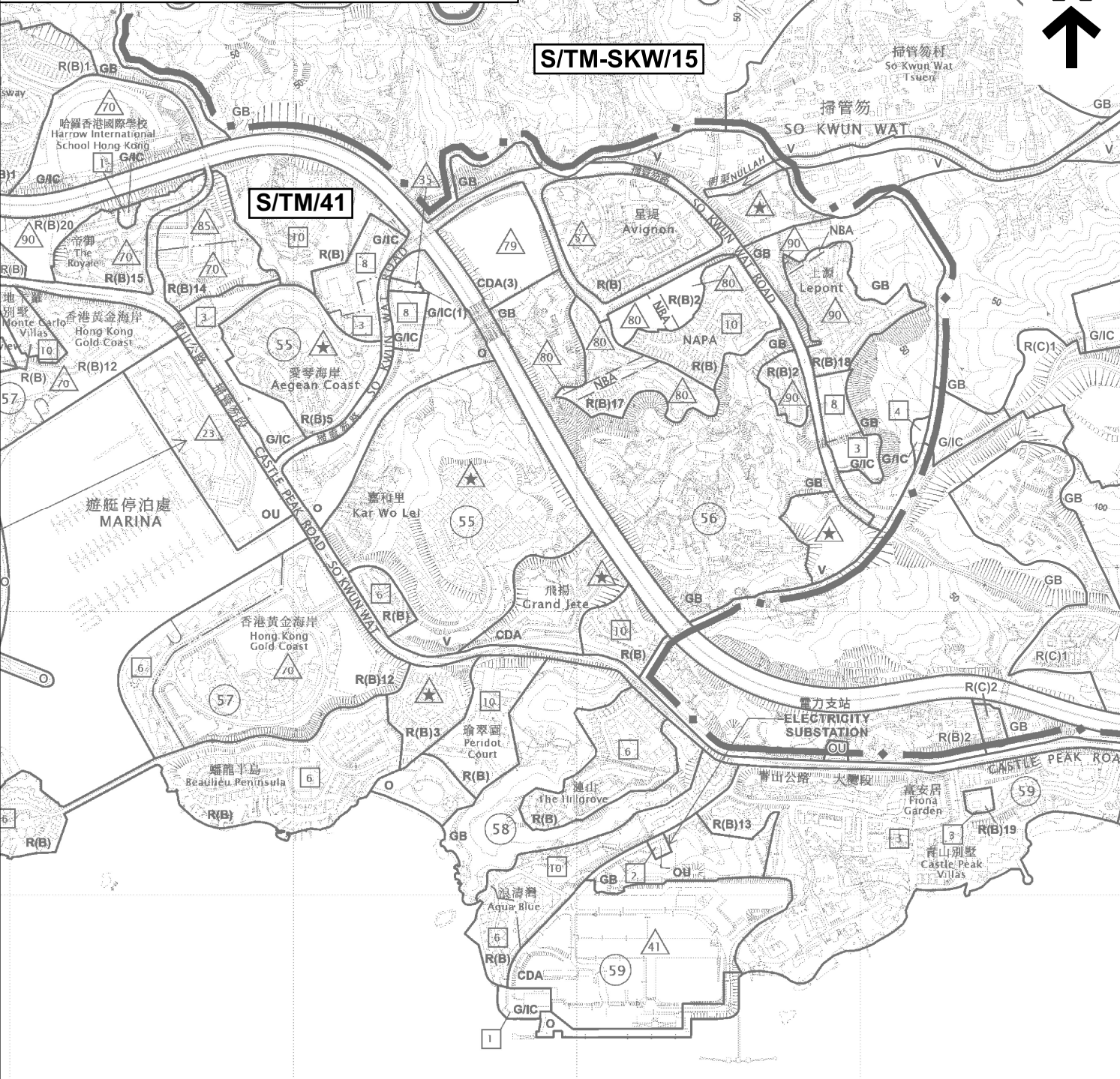
擬就屯門分區計劃大綱核准圖
編號 S/TM/41 作出修訂
(項目B1 及 B2)
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN
OUTLINE ZONING PLAN No. S/TM/41
(ITEMS B1 AND B2)
SCALE 1 : 10 000 比例尺



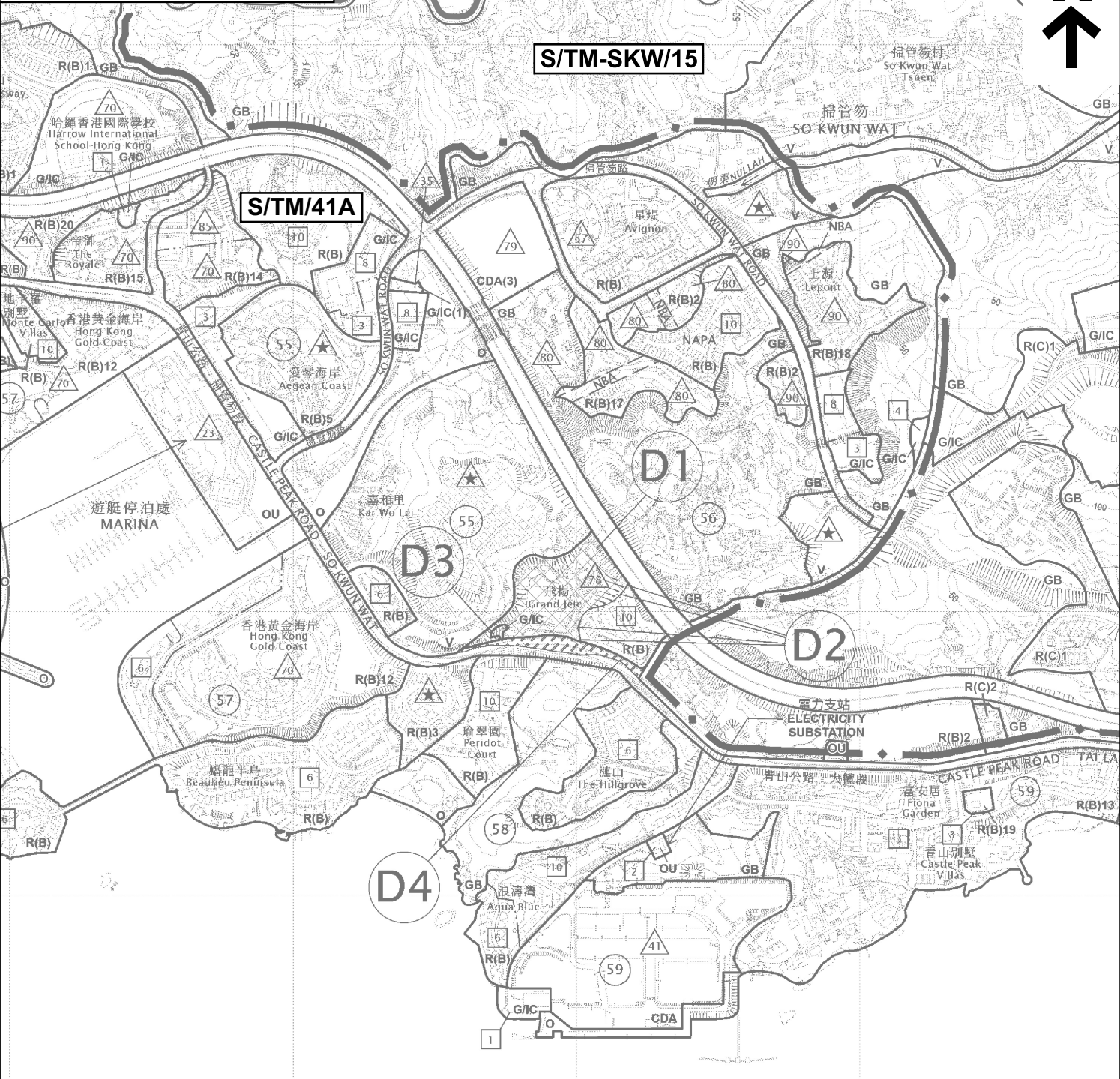
參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
1b

分區計劃大綱圖編號S/TM/41的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/TM/41



擬議修訂項目
PROPOSED AMENDMENTS



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

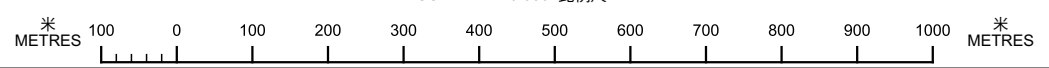
- | | |
|--|--|
| <p>D1 由「綜合發展區」地帶改劃為「住宅(乙類)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"</p> | <p>D3 由「綜合發展區」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> |
| <p>D2 由「綜合發展區」地帶改劃為「住宅(乙類)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"</p> | <p>D4 由「綜合發展區」及「住宅(乙類)」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "RESIDENTIAL (GROUP B)" TO AREA SHOWN AS "ROAD"</p> |

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

本摘要圖於2026年6月10日擬備，
所根據的資料為於2025年6月3日
核准的分區計劃大綱圖編號S/TM/41
EXTRACT PLAN PREPARED ON 10.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/TM/41 APPROVED ON 3.6.2025

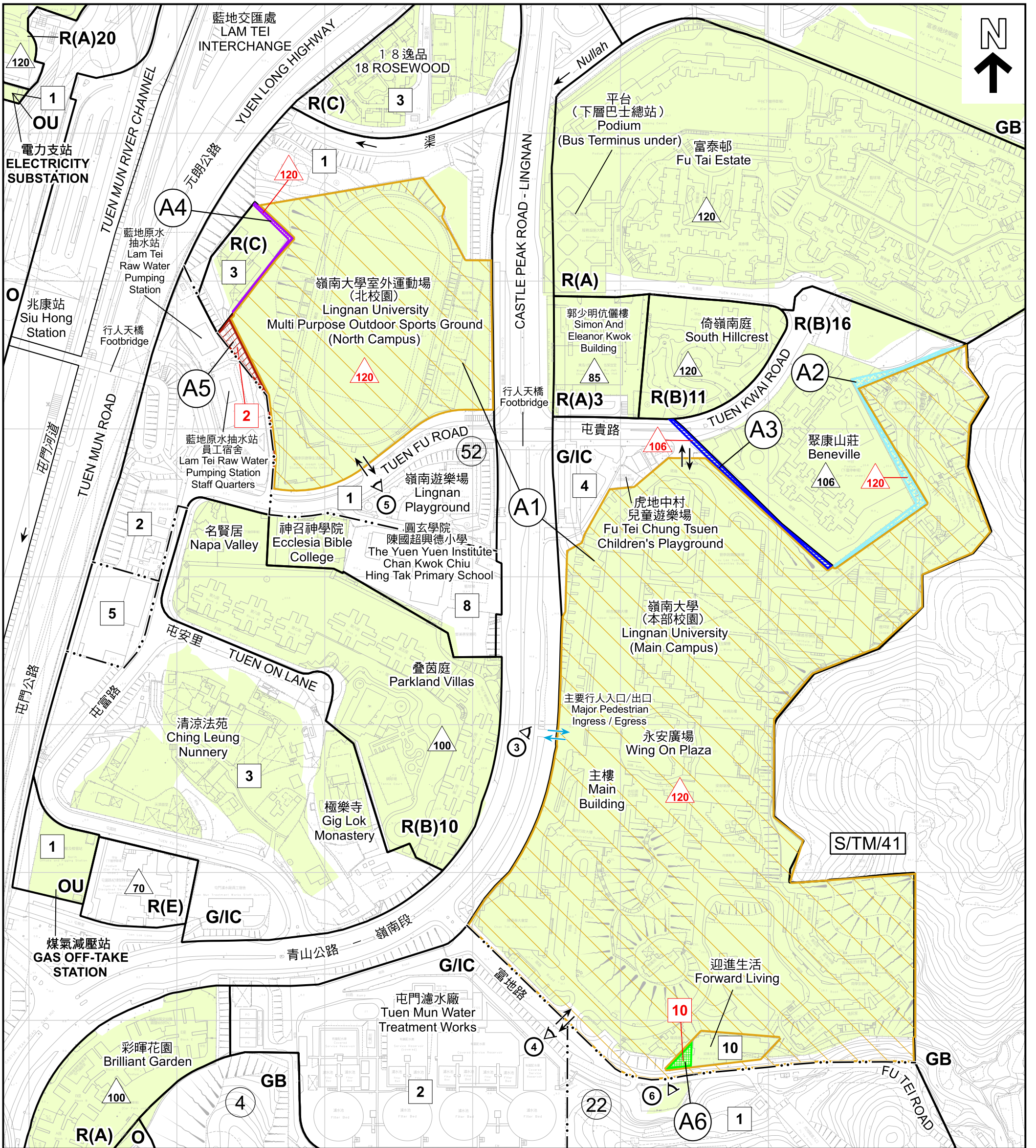
位置圖 LOCATION PLAN

擬就屯門分區計劃大綱核准圖
編號 S/TM/41 作出修訂
(項目D1、D2、D3 及 D4)
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN
OUTLINE ZONING PLAN No. S/TM/41
(ITEMS D1, D2, D3 AND D4)
SCALE 1 : 10 000 比例尺



參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
1c



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- A1** 修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A2** 由「住宅(乙類)16」地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP B) 16" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A3** 由「政府、機構或社區」地帶改劃為「住宅(乙類)16」地帶 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 16"
- A4** 由「住宅(丙類)」地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP C)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

- A5** 修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A6** 修改「政府、機構或社區」地帶的建築物高度限制 TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 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 (mPD))
- 擬議最高建築物高度(樓層數目) PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米) MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 分區計劃大綱圖上列明之最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT UNDER OZP (IN NUMBER OF STOREYS)

- 分區計劃大綱圖上列明之建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY UNDER OZP
- 規劃區編號 PLANNING AREA NUMBER
- 政府土地 GOVERNMENT LAND
- 私人土地 PRIVATE LAND
- R(A)** 住宅(甲類) RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類) RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類) RESIDENTIAL (GROUP C)

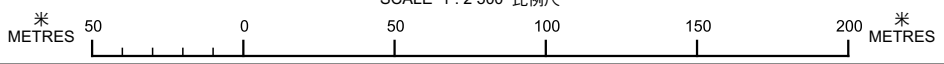
- R(E)** 住宅(戊類) RESIDENTIAL (GROUP E)
- G/I/C** 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地 OPEN SPACE
- OU** 其他指定用途 OTHER SPECIFIED USES
- GB** 綠化地帶 GREEN BELT
- 實地照片的觀景點 VIEWING POINT OF SITE PHOTO
- 主要行人入口/出口 MAJOR PEDESTRIAN INGRESS / EGRESS
- 入口/出口 INGRESS / EGRESS

本摘要圖於2026年6月18日擬備，所根據的資料為測量圖編號 6-NW-21D、6-NW-22C、6-SW-1B 和 6-SW-2A
EXTRACT PLAN PREPARED ON 18.6.2026 BASED ON SURVEY SHEETS No. 6-NW-21D, 6-NW-22C, 6-SW-1B and 6-SW-2A

平面圖 - 項目A1至A6
SITE PLAN - ITEMS A1 TO A6

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

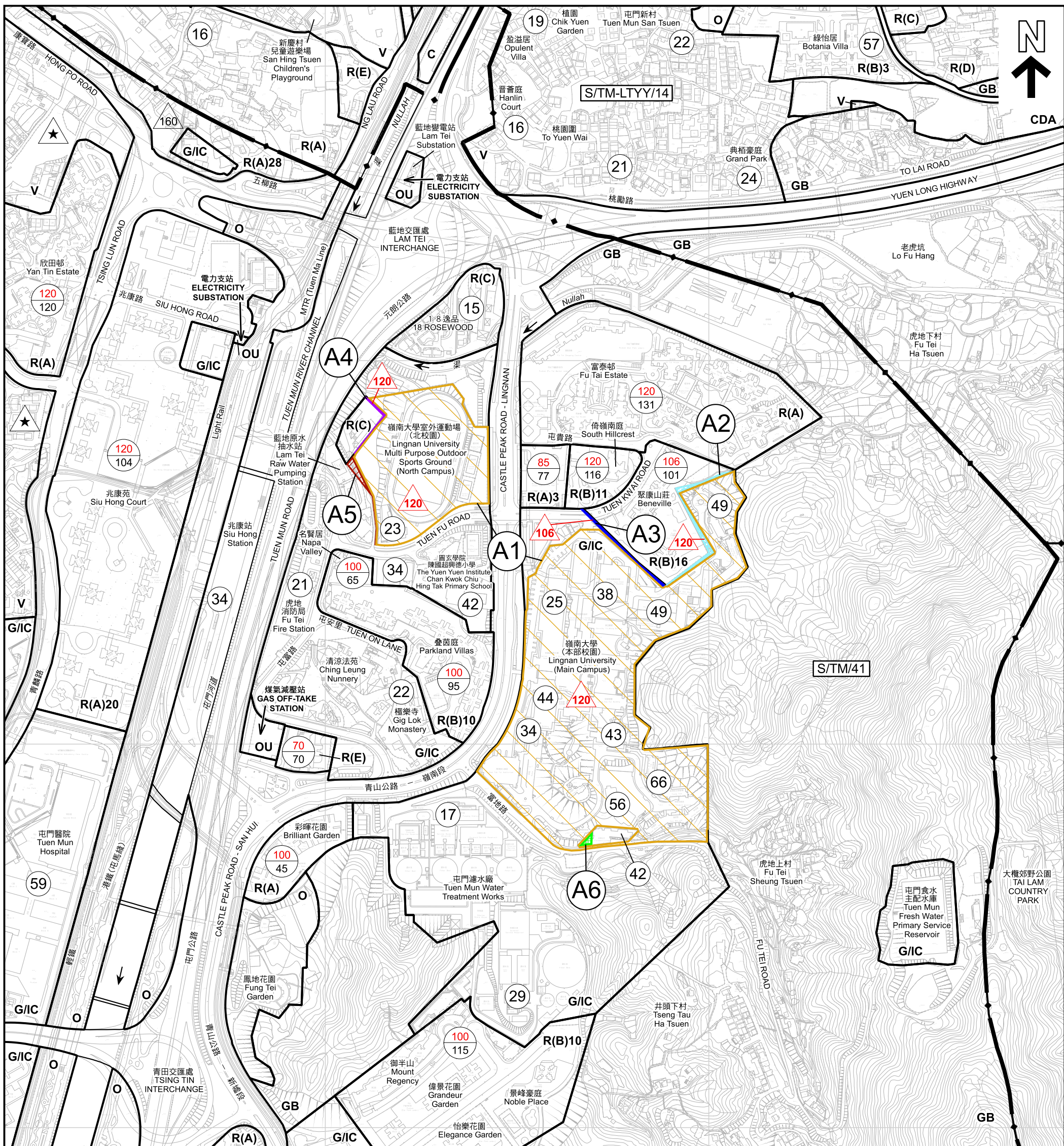
SCALE 1:2 500 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 **PLAN**
2a



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- A1** 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A2** 由「住宅(乙類)16」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "RESIDENTIAL (GROUP B) 16" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A3** 由「政府、機構或社區」地帶改劃為「住宅(乙類)16」地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 16"
- A4** 由住宅(丙類)地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "RESIDENTIAL (GROUP C)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- A5** 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

- A6** 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 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 (mPD))
- 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
- 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 現有建築物高度(在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM (mPD))

- C** 商業
COMMERCIAL
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- R(D)** 住宅(丁類)
RESIDENTIAL (GROUP D)
- R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT

本摘要圖於2026年6月18日擬備，所根據的資料為測量圖編號 6-NW-21A、B、C及D、6-NW-22A及C、6-SW-1A、B、C及D和 6-SW-2A及C
EXTRACT PLAN PREPARED ON 18.6.2026
BASED ON SURVEY SHEETS No. 6-NW-21A,B,C&D, 6-NW-22A&C, 6-SW-1A,B,C&D and 6-SW-2A&C

**建築物高度圖 - 項目A1至A6
BUILDING HEIGHT PLAN - ITEMS A1 TO A6**

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

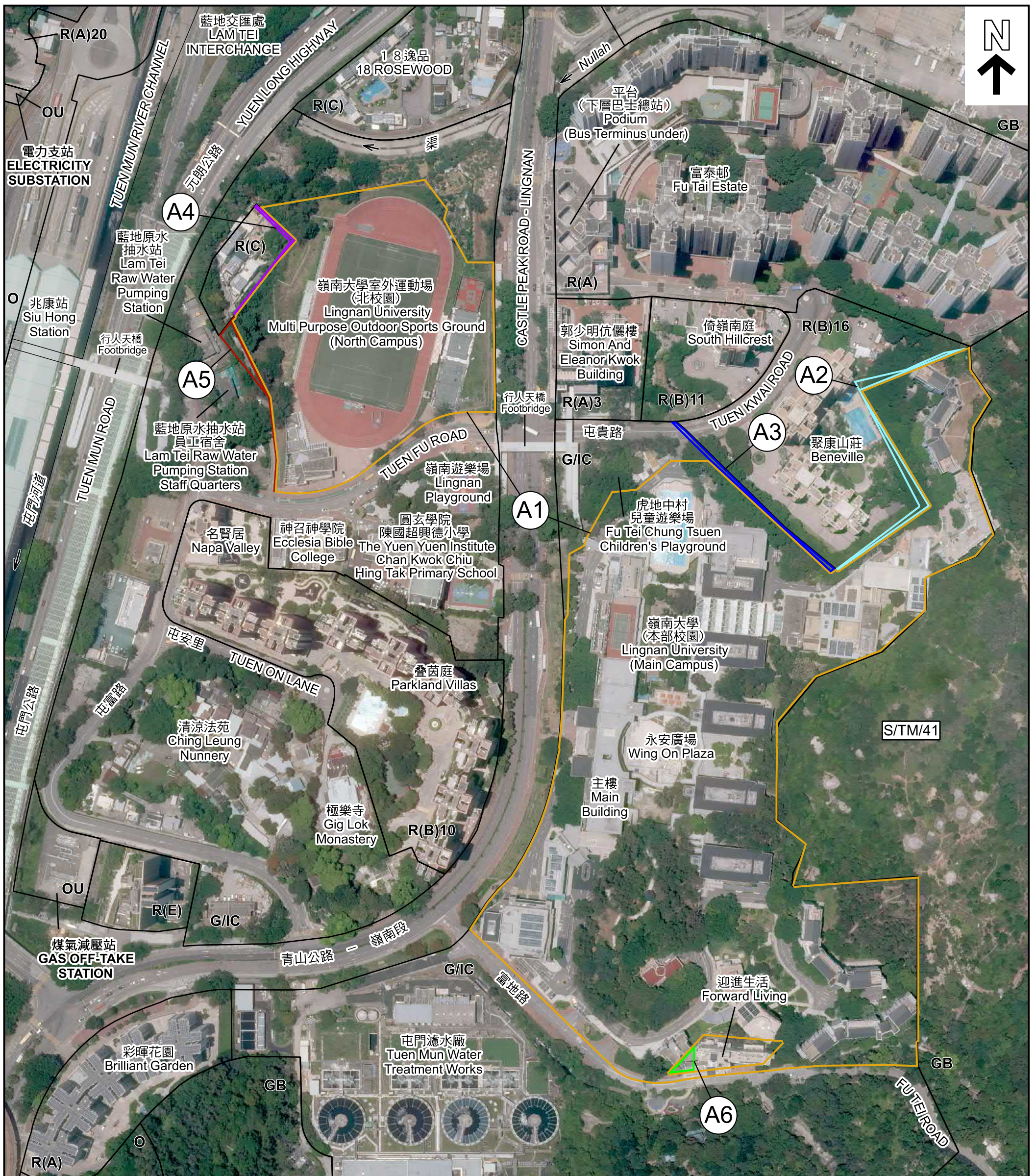
SCALE 1:5 000 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 **PLAN**
2b



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- | | | | |
|--|---|---|--|
| <p>A1 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>A2 由「住宅(乙類)16」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "RESIDENTIAL (GROUP B) 16" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>A3 由「政府、機構或社區」地帶改劃為「住宅(乙類)16」地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 16"</p> | <p>A4 由住宅(丙類)地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "RESIDENTIAL (GROUP C)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>A5 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>A6 修改「政府、機構或社區」地帶的建築物高度限制
TO REVISE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> | <p>R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)</p> <p>R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)</p> <p>R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)</p> <p>R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)</p> | <p>G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY</p> <p>O 休憩用地
OPEN SPACE</p> <p>OU 其他指定用途
OTHER SPECIFIED USES</p> <p>GB 綠化地帶
GREEN BELT</p> |
|--|---|---|--|

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**航攝照片 - 項目A1至A6
AERIAL PHOTO - ITEMS A1 TO A6**

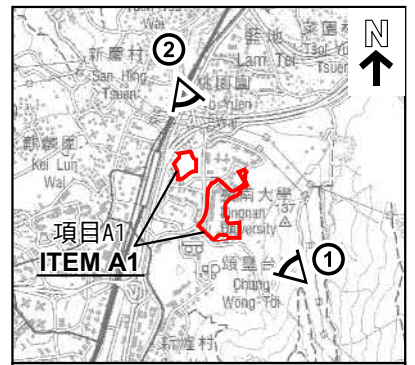
擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

規劃署
Planning Department

本摘要圖於2026年6月18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 E257627C
EXTRACT PLAN PREPARED ON 18.6.2026
BASED ON AERIAL PHOTO No. E257627C
TAKEN ON 9.6.2025 BY LANDS DEPARTMENT

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
2c



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目A1
SITE PHOTO - ITEM A1

本圖於2026年6月22日擬備，所根據的資料為攝於2026年4月24日的實地照片
PLAN PREPARED ON 22.6.2026
BASED ON SITE PHOTO
TAKEN ON 24.4.2026

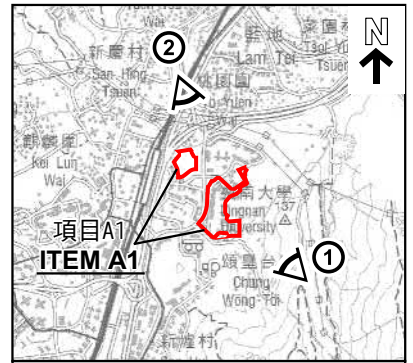
擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
2d



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目A1
SITE PHOTO - ITEM A1

本圖於2026年6月22日擬備，所根據的資料為攝於2026年4月24日的實地照片
PLAN PREPARED ON 22.6.2026
BASED ON SITE PHOTO
TAKEN ON 24.4.2026

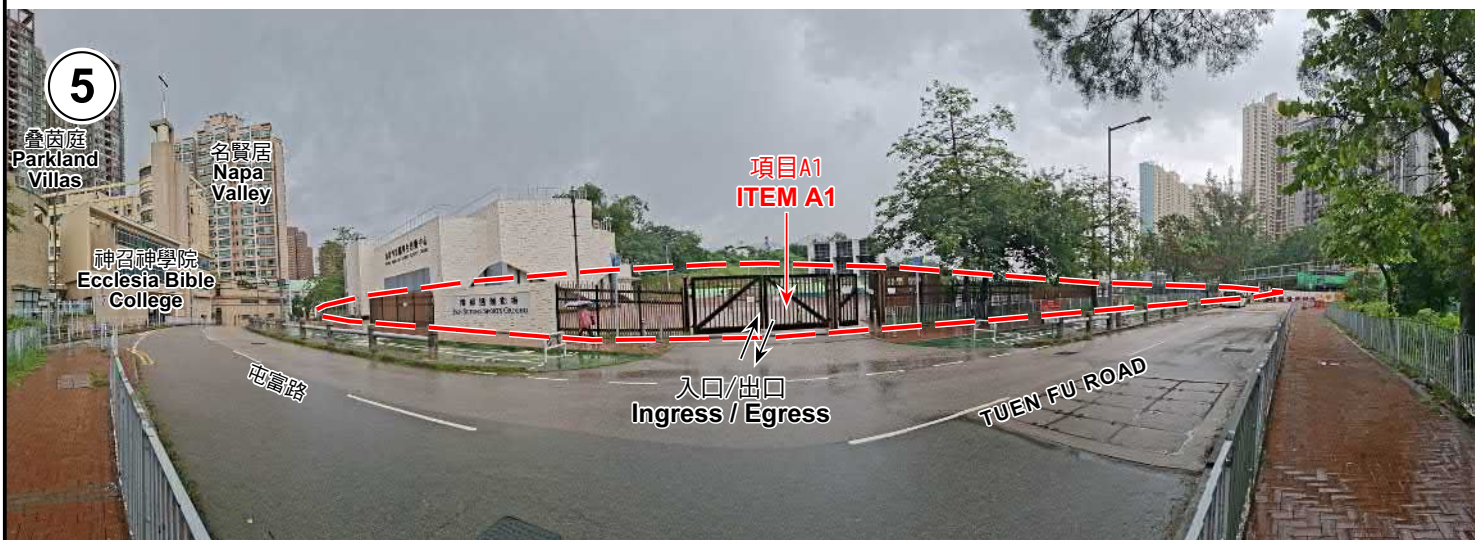
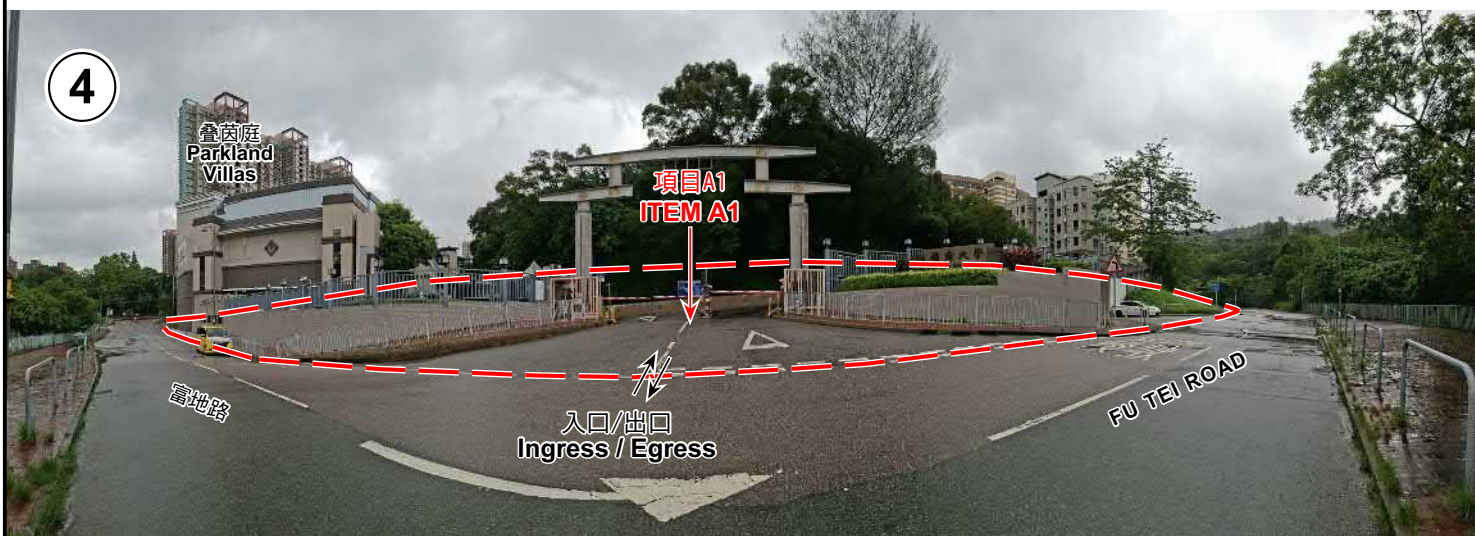
擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
2e



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目A1
SITE PHOTOS - ITEM A1

本圖於2026年6月18日擬備，所根據的資料為攝於2026年6月18日的實地照片
PLAN PREPARED ON 18.6.2026
BASED ON SITE PHOTOS
TAKEN ON 18.6.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



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Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
2f

6



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目A1 及 A6
SITE PHOTOS - ITEMS A1 AND A6



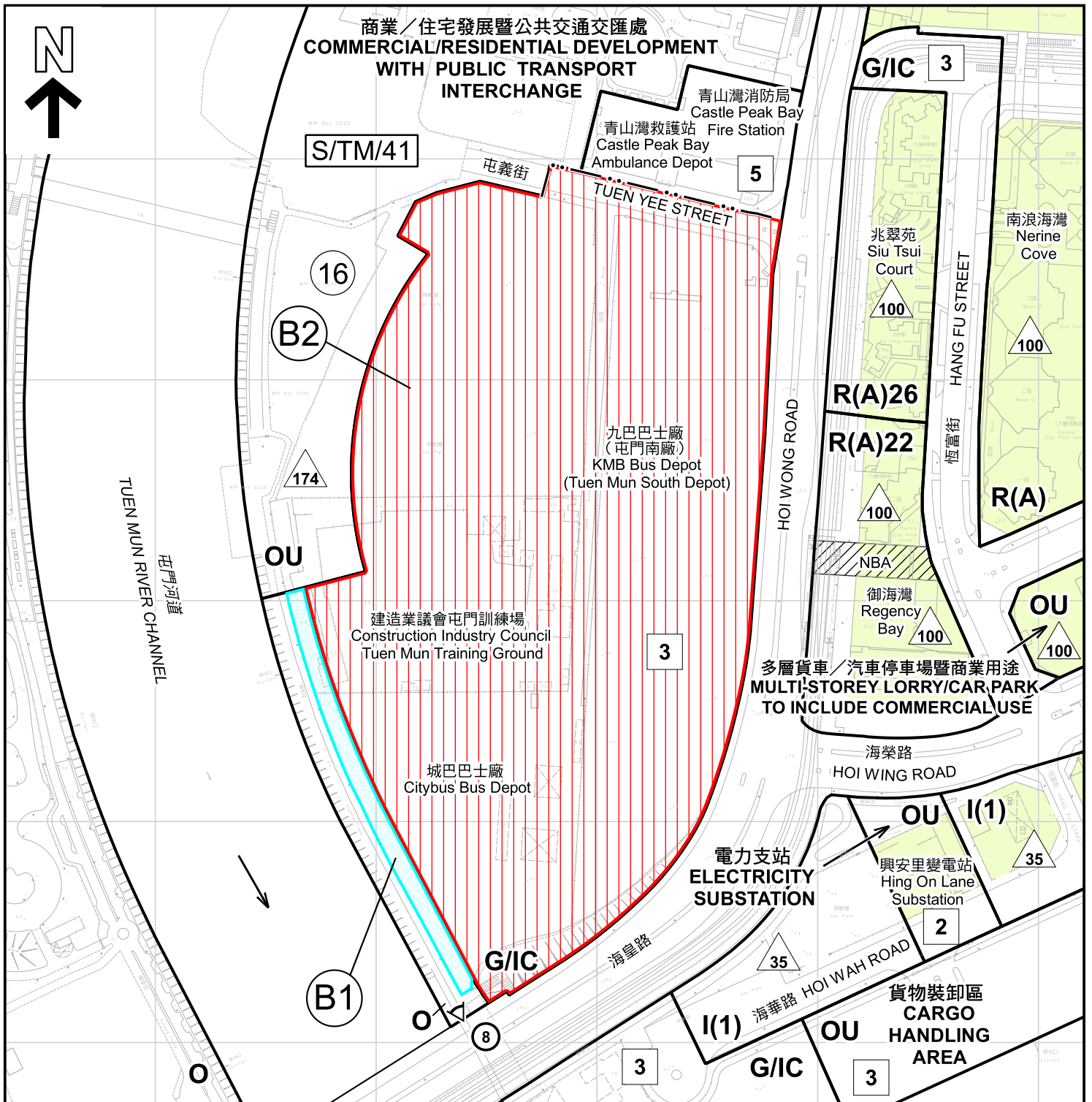
規劃署
Planning Department

本圖於2026年6月18日擬備，所根據的資料為攝於2026年4月9日的實地照片
PLAN PREPARED ON 18.6.2026
BASED ON SITE PHOTOS
TAKEN ON 9.4.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
2g



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- B1** 由「休憩用地」地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "OPEN SPACE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- B2** 刪除「政府、機構或社區」地帶的建築物高度限制 TO DELETE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 分區計劃大綱圖上列明之最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 分區計劃大綱圖上列明之最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT UNDER OZP (IN NUMBER OF STOREYS)

- 分區計劃大綱圖上列明之建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY UNDER OZP
- 規劃區編號 PLANNING AREA NUMBER
- 政府土地 GOVERNMENT LAND
- 私人土地 PRIVATE LAND
- 非建築用地 NON-BUILDING AREA

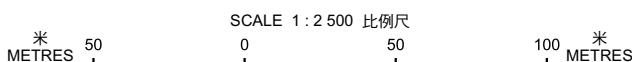
- R(A)** 住宅(甲類) RESIDENTIAL (GROUP A)
- I** 工業 INDUSTRIAL
- G/IC** 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地 OPEN SPACE
- OU** 其他指定用途 OTHER SPECIFIED USES
- 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**平面圖 - 項目B1 及 B2
SITE PLAN - ITEMS B1 AND B2**

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

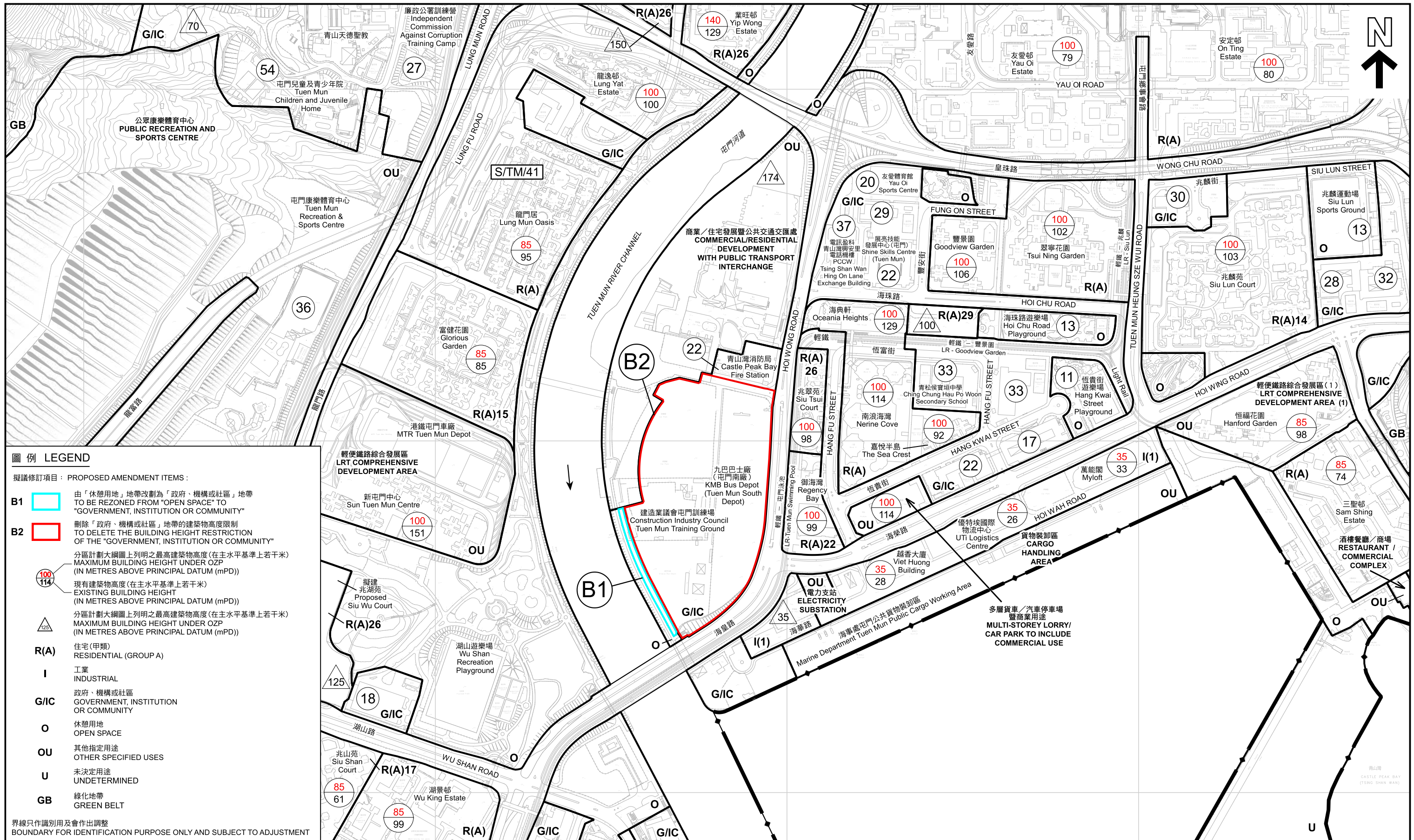
本摘要圖於2026年6月11日擬備，所根據的資料為測量圖編號 5-SE-15B及D 和 6-SW-11A及C
EXTRACT PLAN PREPARED ON 11.6.2026
BASED ON SURVEY SHEETS No. 5-SE-15B&D and 6-SW-11A&C



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
3a



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

B1 由「休憩用地」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "OPEN SPACE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

B2 刪除「政府、機構或社區」地帶的建築物高度限制
TO DELETE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"

100 114 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))

129 現有建築物高度(在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM (mPD))

125 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

I 工業
INDUSTRIAL

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

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

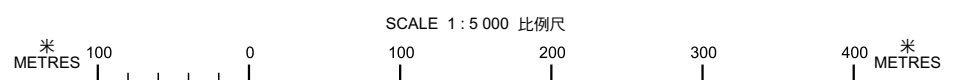
U 未決定用途
UNDETERMINED

GB 綠化地帶
GREEN BELT

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

建築物高度圖 - 項目B1 及 B2
BUILDING HEIGHT PLAN - ITEMS B1 AND B2

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

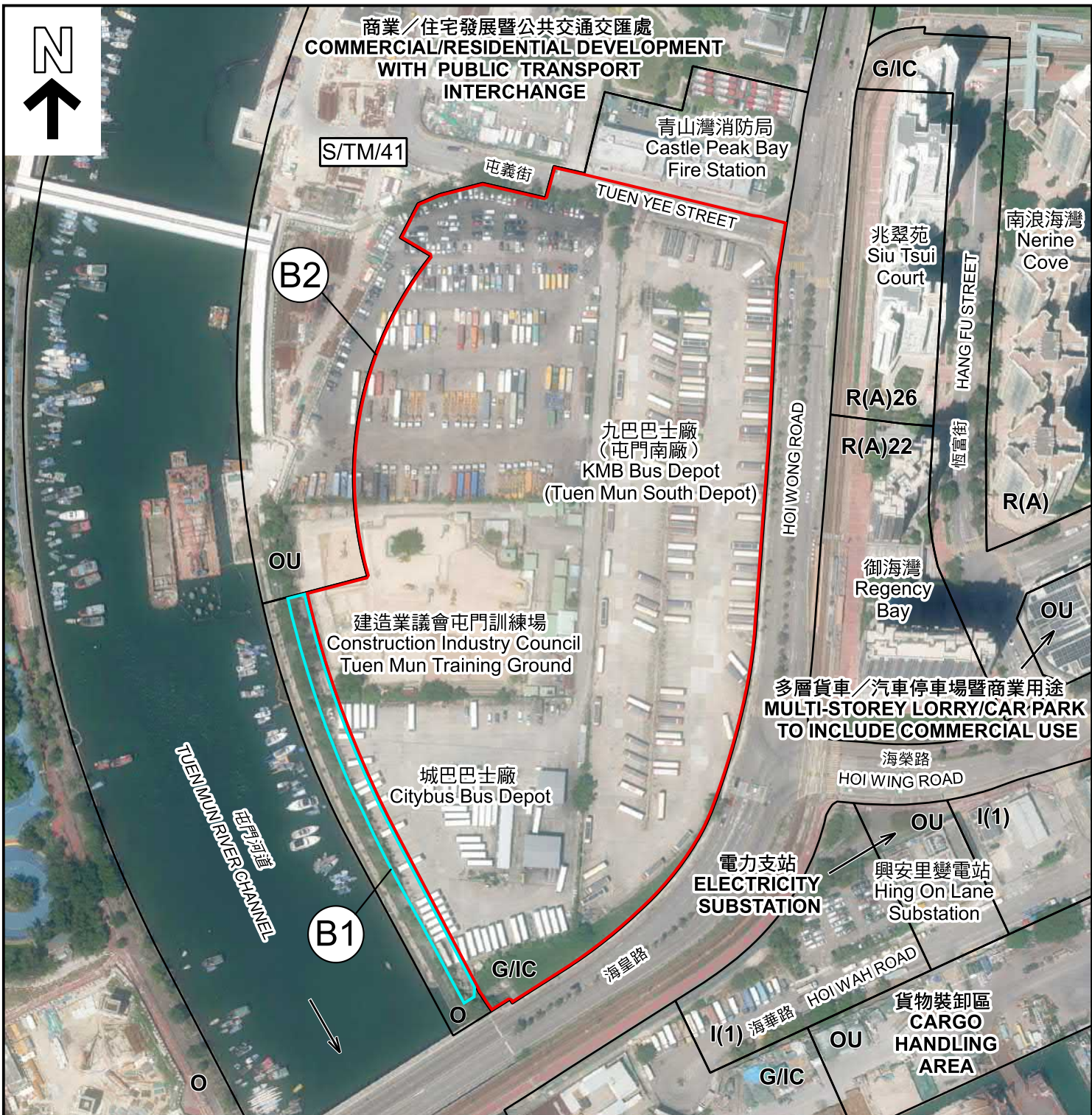


本摘要圖於2026年6月11日擬備，所根據的資料為測量圖編號 5-SE-10C及D、5-SE-15A、B、C及D、6-SW-11A、B、C及D 和 6-SW-6C及D
EXTRACT PLAN PREPARED ON 11.6.2026
BASED ON SURVEY SHEETS No. 5-SE-10C&D, 5-SE-15A,B,C&D, 6-SW-11A,B,C&D and 6-SW-6C&D

規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 **PLAN**
3b



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- | | | |
|--|--|--|
| <p>B1 由「休憩用地」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "OPEN SPACE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>B2 刪除「政府、機構或社區」地帶的建築物高度限制
TO DELETE THE BUILDING HEIGHT RESTRICTION OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> | <p>R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)</p> <p>I 工業
INDUSTRIAL</p> <p>G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY</p> | <p>O 休憩用地
OPEN SPACE</p> <p>OU 其他指定用途
OTHER SPECIFIED USES</p> |
|--|--|--|

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**航攝照片 - 項目B1 及 B2
AERIAL PHOTO - ITEMS B1 AND B2**

本摘要圖於2026年6月11日擬備，所根據的資料為地政總署於2025年9月14日拍得的航攝照片編號 E262930C
EXTRACT PLAN PREPARED ON 11.6.2026 BASED ON AERIAL PHOTO No. E262930C TAKEN ON 14.9.2025 BY LANDS DEPARTMENT

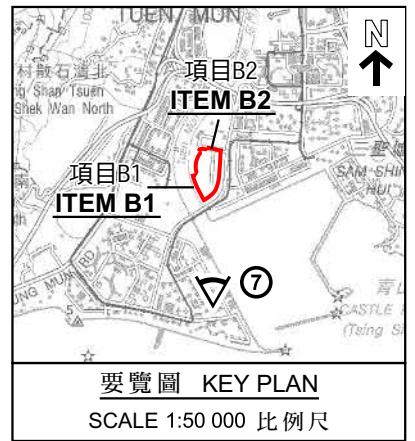
擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
3c



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目B1 及 B2
SITE PHOTO - ITEMS B1 AND B2

本圖於2026年6月11日擬備，所根據的資料為攝於2026年4月24日的實地照片
PLAN PREPARED ON 11.6.2026
BASED ON SITE PHOTO
TAKEN ON 24.4.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
3d

8

新屯門中心
Sun Tuen Mun
Centre

富健花園
Glorious Garden

龍門居
Lung Mun Oasis

弦海
The Esplanade

業旺邨
Yip Wong Estate

屯門河道
TUEN MUN RIVER CHANNEL

項目B1
ITEM B1

項目B2
ITEM B2

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目B1 及 B2
SITE PHOTO - ITEMS B1 AND B2



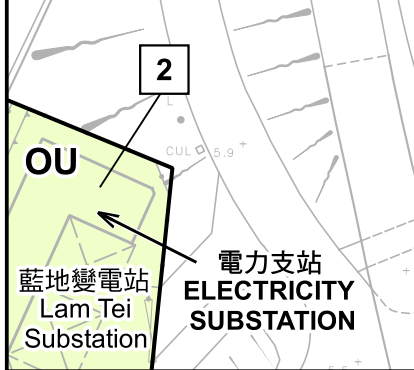
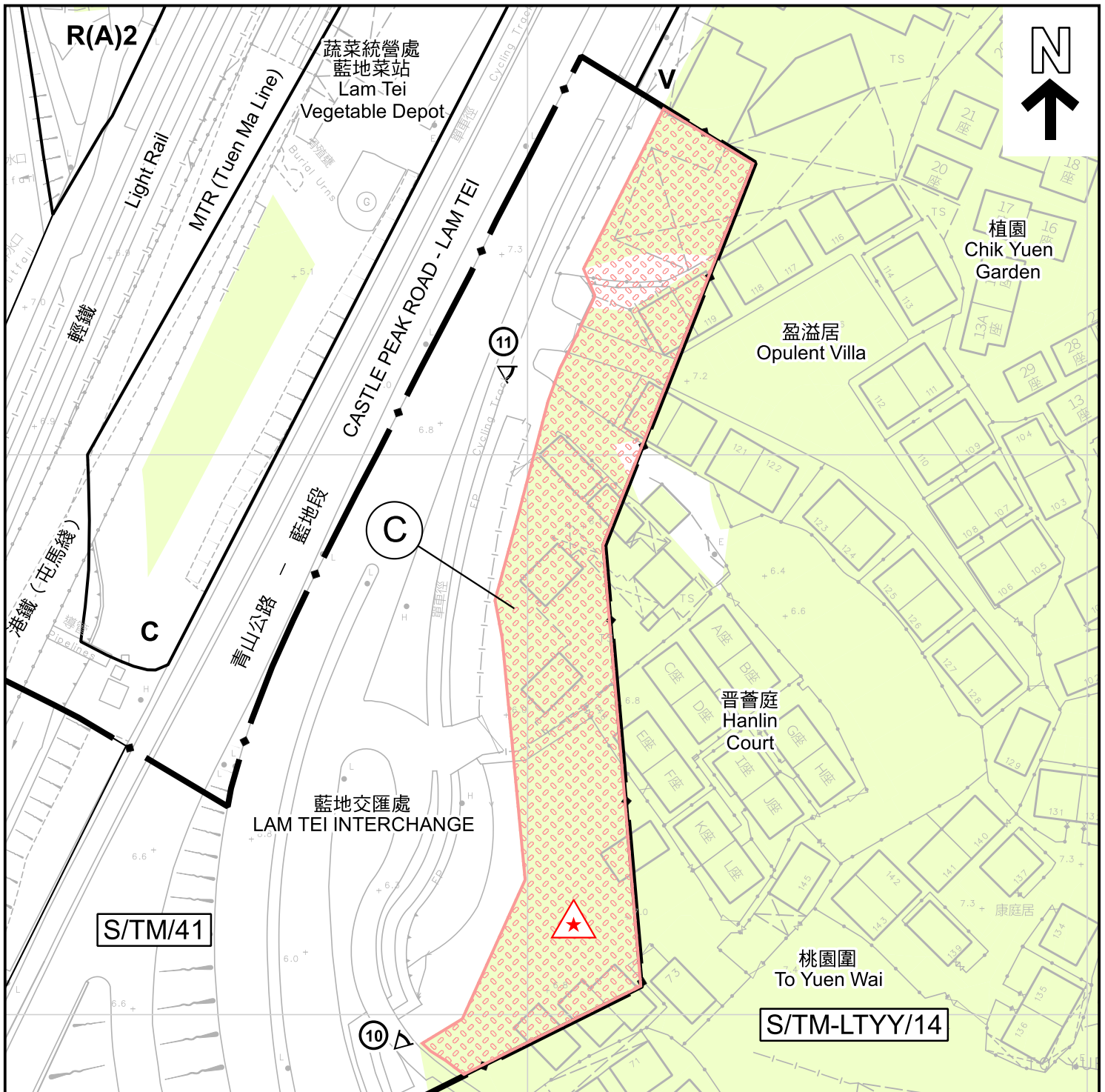
規劃署
Planning Department

本圖於2026年6月11日擬備，所根據的資料為攝於2026年4月9日的實地照片
PLAN PREPARED ON 11.6.2026
BASED ON SITE PHOTO
TAKEN ON 9.4.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
3e



圖例 LEGEND	
擬議修訂項目：PROPOSED AMENDMENT ITEM：	
C	由顯示為「道路」的地方改制為「鄉村式發展」地帶 TO BE REZONED FROM AREA SHOWN AS 'ROAD' TO "VILLAGE TYPE DEVELOPMENT"
	擬議《註釋》內訂明最高建築物高度限制 PROPOSED MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
	分區計劃大綱圖上列明之最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT UNDER OZP (IN NUMBER OF STOREYS)
界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT	
	政府土地 GOVERNMENT LAND
	私人土地 PRIVATE LAND
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
C	商業 COMMERCIAL
OU	其他指定用途 OTHER SPECIFIED USES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

本摘要圖於2026年6月22日擬備，所根據的資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 22.6.2026 BASED ON SURVEY SHEET No. 6-NW-21B

平面圖 - 項目C
SITE PLAN - ITEM C

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

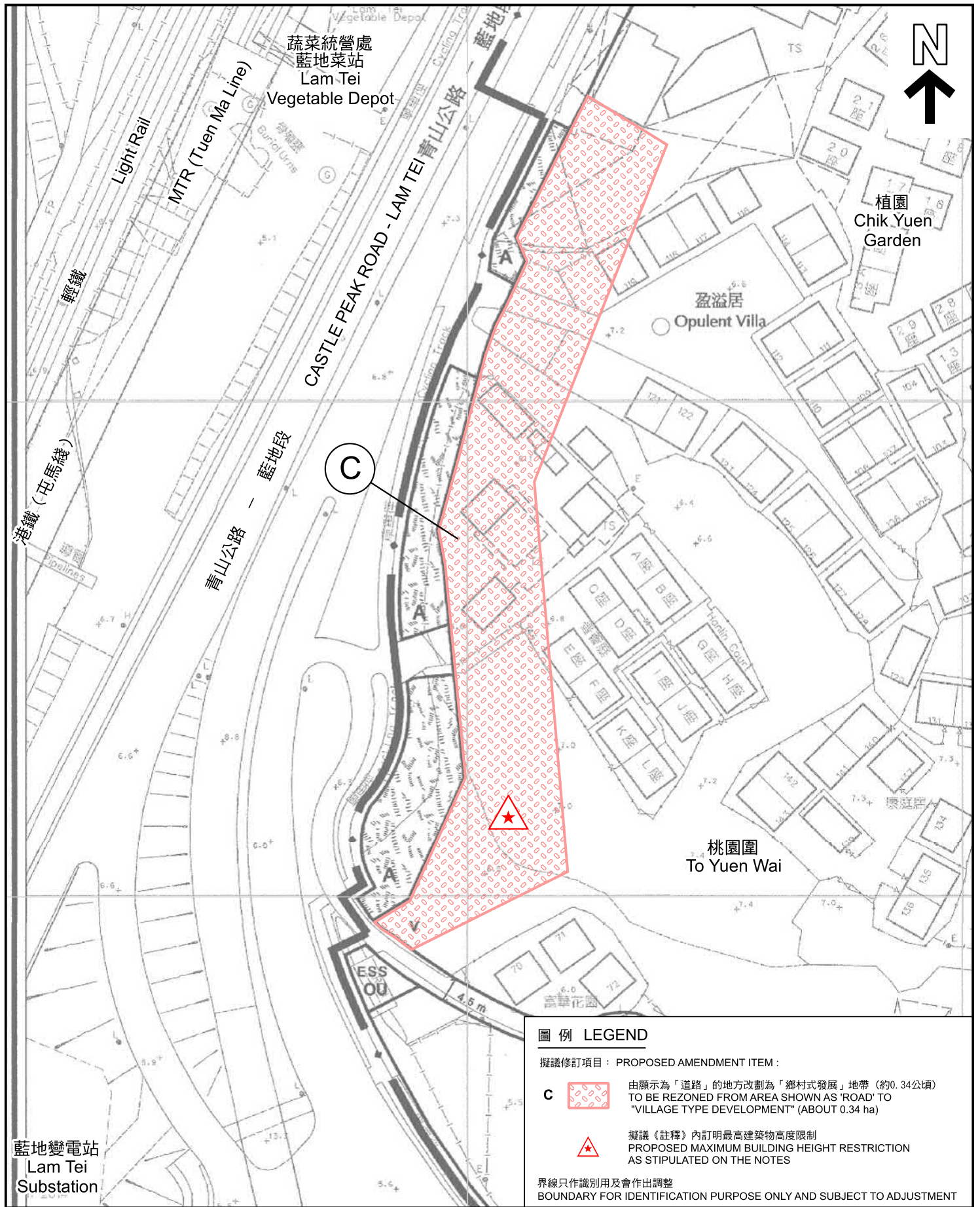
SCALE 1:1 000 比例尺

米 20
0
20
40 米

METRES

規劃署
Planning Department

參考編號 REFERENCE No. M/TM/26/52	圖 PLAN 4a
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圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEM：

C  由顯示為「道路」的地方改劃為「鄉村式發展」地帶（約0.34公頃）
TO BE REZONED FROM AREA SHOWN AS 'ROAD' TO
'VILLAGE TYPE DEVELOPMENT' (ABOUT 0.34 ha)

 擬議《註釋》內訂明最高建築物高度限制
PROPOSED MAXIMUM BUILDING HEIGHT RESTRICTION
AS STIPULATED ON THE NOTES

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

藍地變電站
Lam Tei
Substation

**平面圖 - 項目C
SITE PLAN - ITEM C**

在藍地鄉區中心發展藍圖 L/TM-LT/K 的修訂項目C
AMENDMENT ITEM C ON LAM TEI LOCAL CENTRE
LAYOUT PLAN - L/TM-LT/K

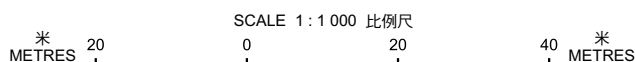


規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
4b

本摘要圖於2026年6月11日擬備，
所根據的資料為於2014年10月23日
傳閱的發展藍圖編號 L/TM-LT/K
EXTRACT PLAN PREPARED ON 11.6.2026
BASED ON LAYOUT PLAN No.
L/TM-LT/K CIRCULATED ON 23.10.2014





圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEM：

- C** 由顯示為「道路」的地方改劃為「鄉村式發展」地帶
TO BE REZONED FROM AREA SHOWN AS 'ROAD' TO "VILLAGE TYPE DEVELOPMENT"
- C** 商業
COMMERCIAL
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**航攝照片 - 項目C
AERIAL PHOTO - ITEM C**

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

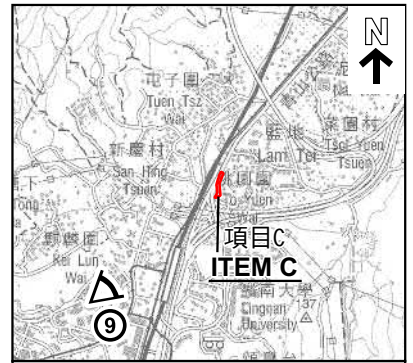


**規劃署
Planning Department**

本摘要圖於2026年6月22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 E257627C
EXTRACT PLAN PREPARED ON 22.6.2026
BASED ON AERIAL PHOTO No. E257627C TAKEN ON 9.6.2025
BY LANDS DEPARTMENT

參考編號
REFERENCE No.
M/TM/26/52

圖 **PLAN**
4c



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目C
SITE PHOTO - ITEM C

本圖於2026年6月22日擬備，所根據的資料為攝於2026年4月24日的實地照片
PLAN PREPARED ON 22.6.2026
BASED ON SITE PHOTO
TAKEN ON 24.4.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
4d



桃園圍
To Yuen Wai

10



青山公路—藍地段
CASTLE PEAK ROAD - LAM TEI

項目C
ITEM C

11

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目C
SITE PHOTOS - ITEM C



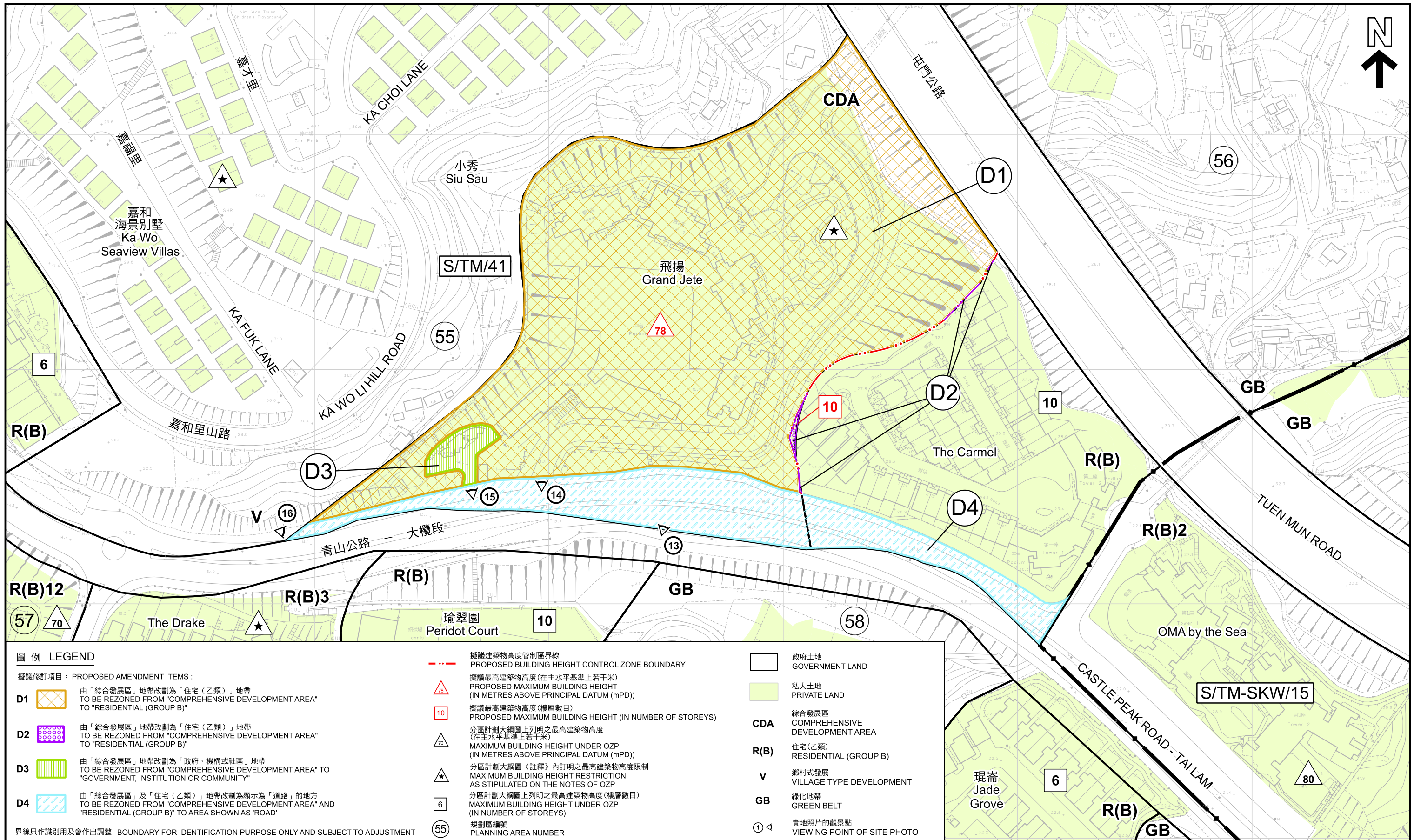
規劃署
Planning Department

本圖於2026年6月22日擬備，所根據的資料為攝於2026年5月14日的實地照片
PLAN PREPARED ON 22.6.2026
BASED ON SITE PHOTOS
TAKEN ON 14.5.2026

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
4e



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- D1** 由「綜合發展區」地帶改劃為「住宅(乙類)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"
- D2** 由「綜合發展區」地帶改劃為「住宅(乙類)」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"
- D3** 由「綜合發展區」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- D4** 由「綜合發展區」及「住宅(乙類)」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "RESIDENTIAL (GROUP B)" TO AREA SHOWN AS "ROAD"

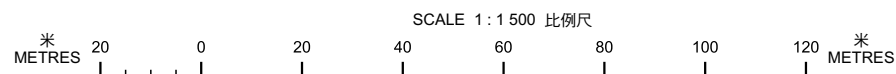
界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

- 擬議建築物高度管制區界線
PROPOSED BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 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 (mPD))
- 擬議最高建築物高度(樓層數目)
PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 分區計劃大綱圖上列明之最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 分區計劃大綱圖《註釋》內訂明之最高建築物高度限制
AS STIPULATED ON THE NOTES OF OZP
- 分區計劃大綱圖上列明之最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT UNDER OZP (IN NUMBER OF STOREYS)
- 規劃區編號
PLANNING AREA NUMBER

- 政府土地
GOVERNMENT LAND
- 私人土地
PRIVATE LAND
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- GB** 綠化地帶
GREEN BELT
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

**平面圖 - 項目D1至D4
SITE PLAN - ITEMS D1 TO D4**

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

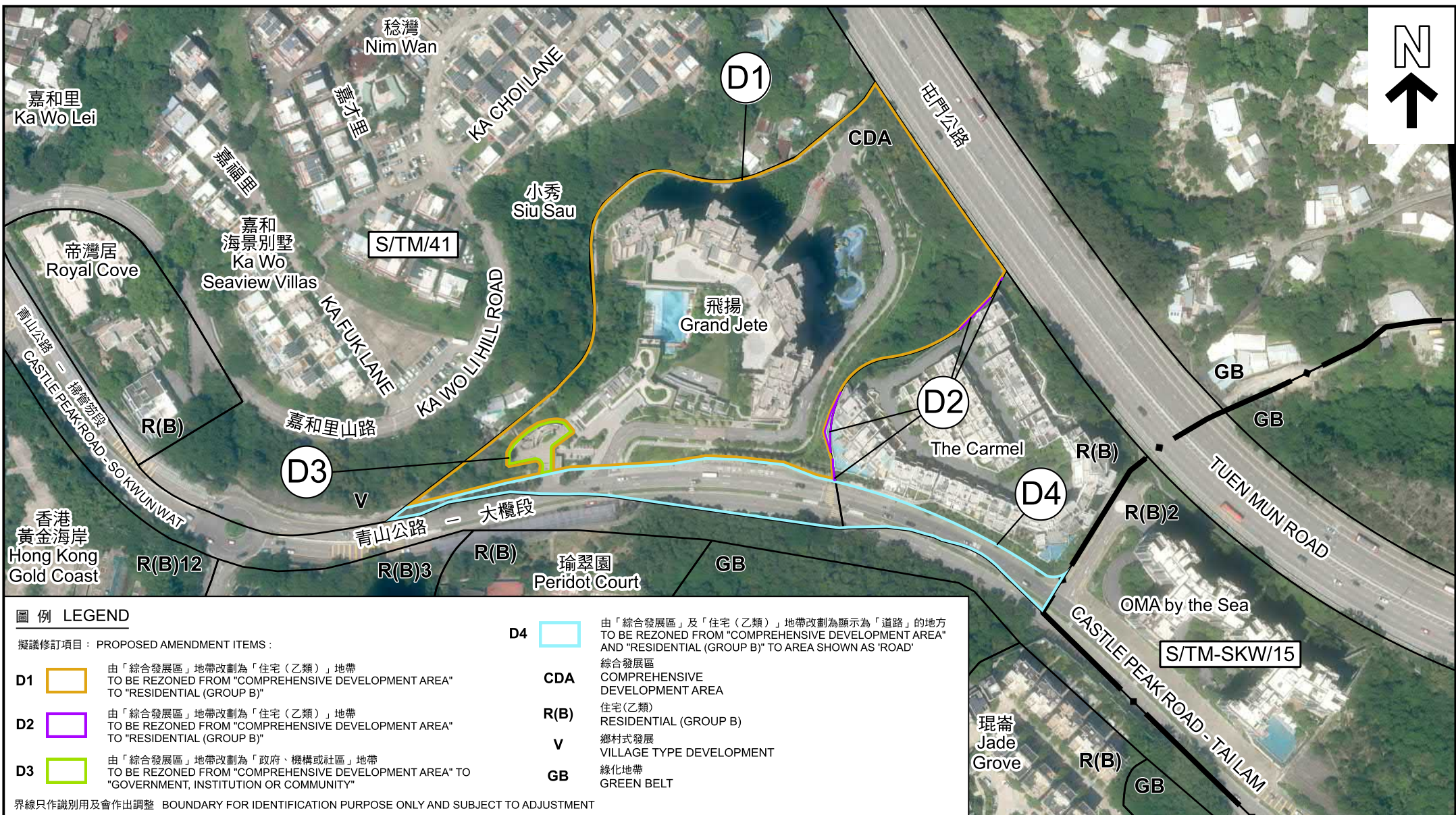


本摘要圖於2026年6月11日擬備，所根據的資料為測量圖編號 6-SW-17D 和 6-SW-18C
EXTRACT PLAN PREPARED ON 11.6.2026
BASED ON SURVEY SHEETS No. 6-SW-17D and 6-SW-18C

規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
5a



圖例 LEGEND

擬議修訂項目：PROPOSED AMENDMENT ITEMS：

- D1** 由「綜合發展區」地帶改劃為「住宅（乙類）」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"/>
- D2** 由「綜合發展區」地帶改劃為「住宅（乙類）」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B)"/>
- D3** 由「綜合發展區」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

- D4** 由「綜合發展區」及「住宅（乙類）」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "RESIDENTIAL (GROUP B)" TO AREA SHOWN AS 'ROAD'
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(B)** 住宅（乙類）
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- GB** 綠化地帶
GREEN BELT

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**航攝照片 - 項目D1至D4
AERIAL PHOTO - ITEMS D1 TO D4**

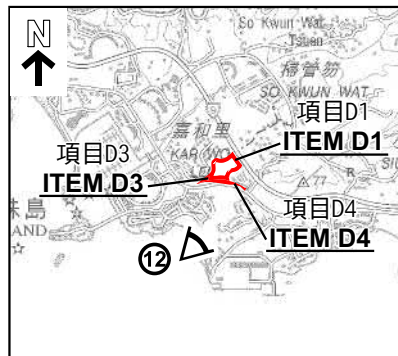
本摘要圖於2026年6月11日擬備，所根據的資料為地政總署於2025年9月14日拍得的航攝照片編號 E263219C
EXTRACT PLAN PREPARED ON 11.6.2026
BASED ON AERIAL PHOTO No.E263219C TAKEN ON 14.9.2025 BY LANDS DEPARTMENT

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41

規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
5b



要覽圖 KEY PLAN
SCALE 1:50 000 比例尺



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目D1、D3 及 D4
SITE PHOTO - ITEMS D1, D3 AND D4

本圖於2026年6月11日擬備，所根據的資料為攝於2026年4月24日的實地照片
PLAN PREPARED ON 11.6.2026
BASED ON SITE PHOTO
TAKEN ON 24.4.2026

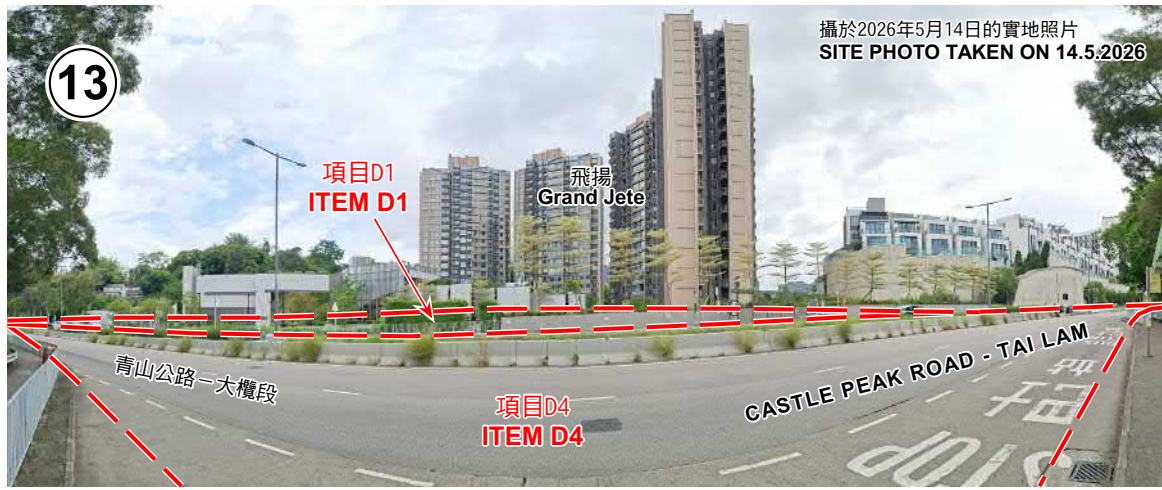
擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
5c



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 - 項目D1、D3 及 D4
SITE PHOTOS - ITEMS D1, D3 AND D4

擬就屯門分區計劃大綱核准圖編號 S/TM/41 作出修訂
PROPOSED AMENDMENTS
TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN No. S/TM/41



規劃署
Planning Department

參考編號
REFERENCE No.
M/TM/26/52

圖 PLAN
5d

本圖於2026年6月11日擬備，所根據的資料為攝於2026年4月9日及5月14日的實地照片
PLAN PREPARED ON 11.6.2026
BASED ON SITE PHOTOS
TAKEN ON 9.4.2026 & 14.5.2026