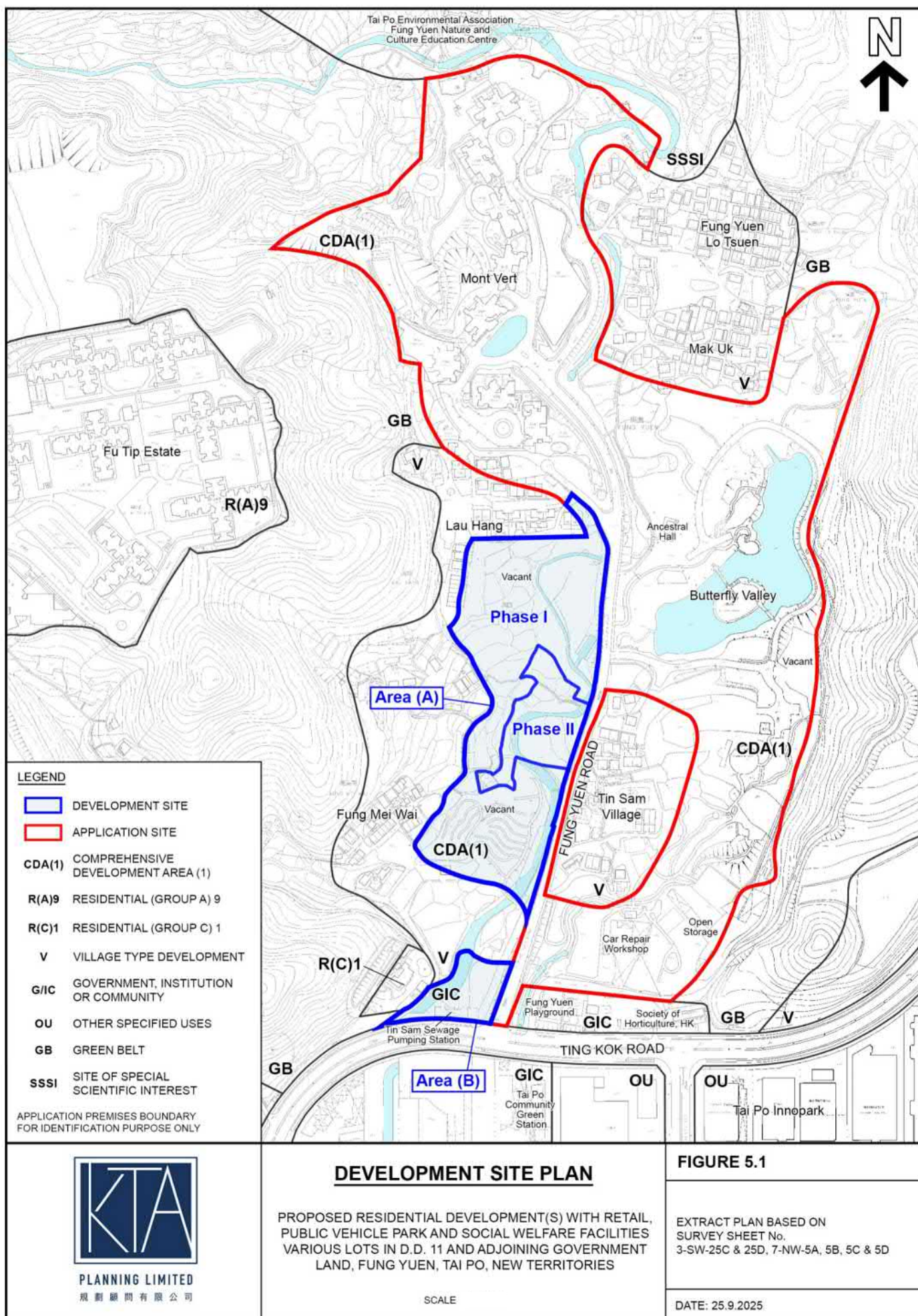
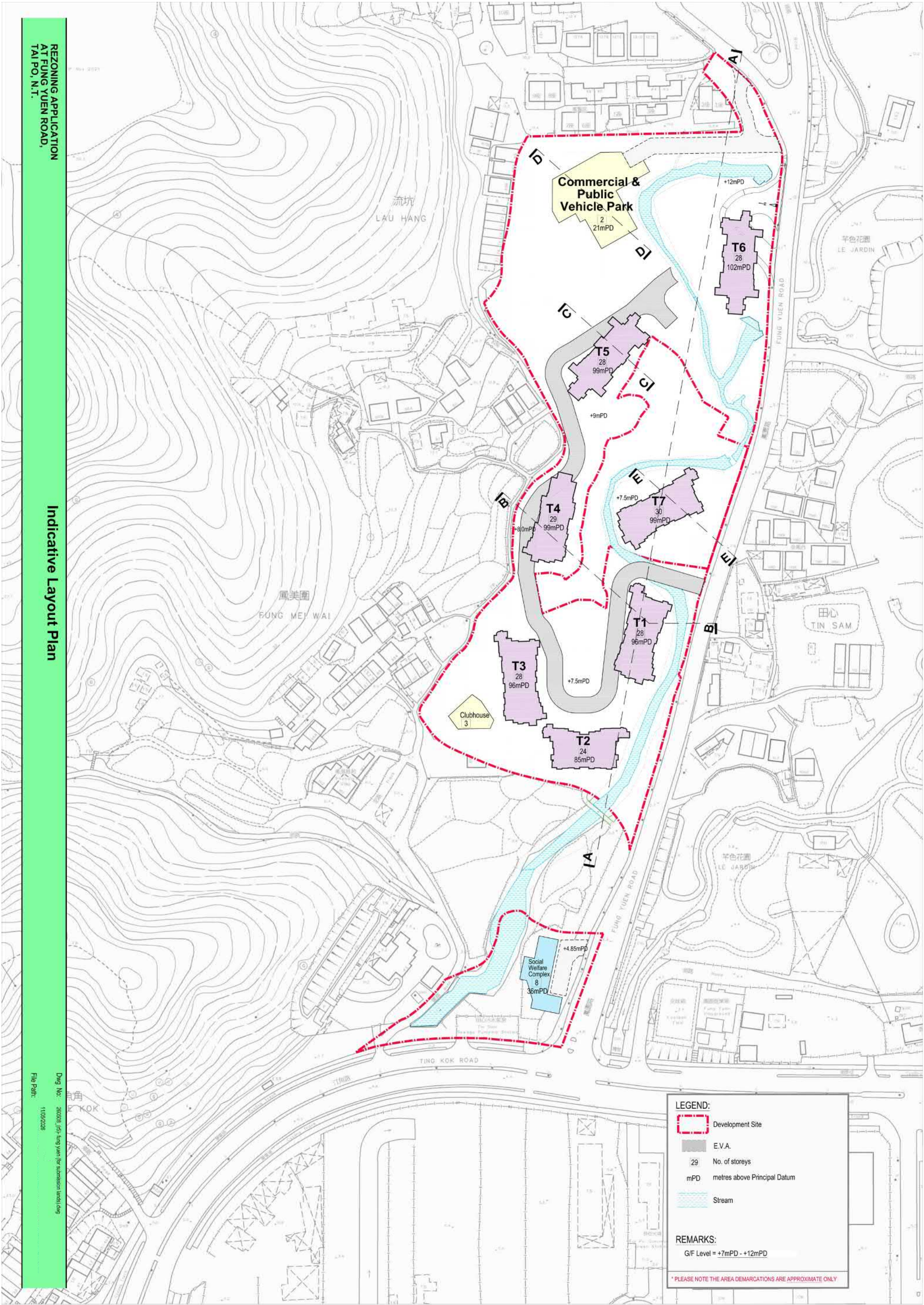


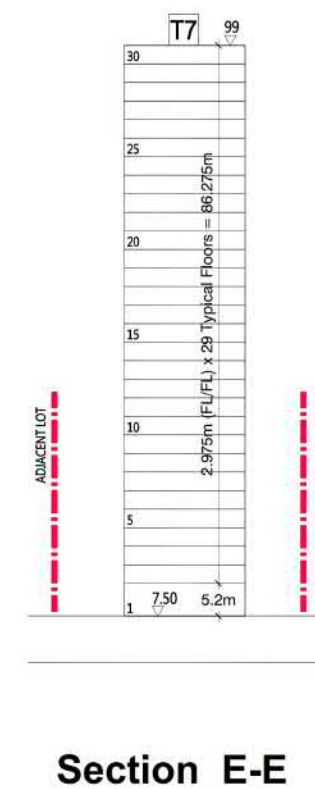
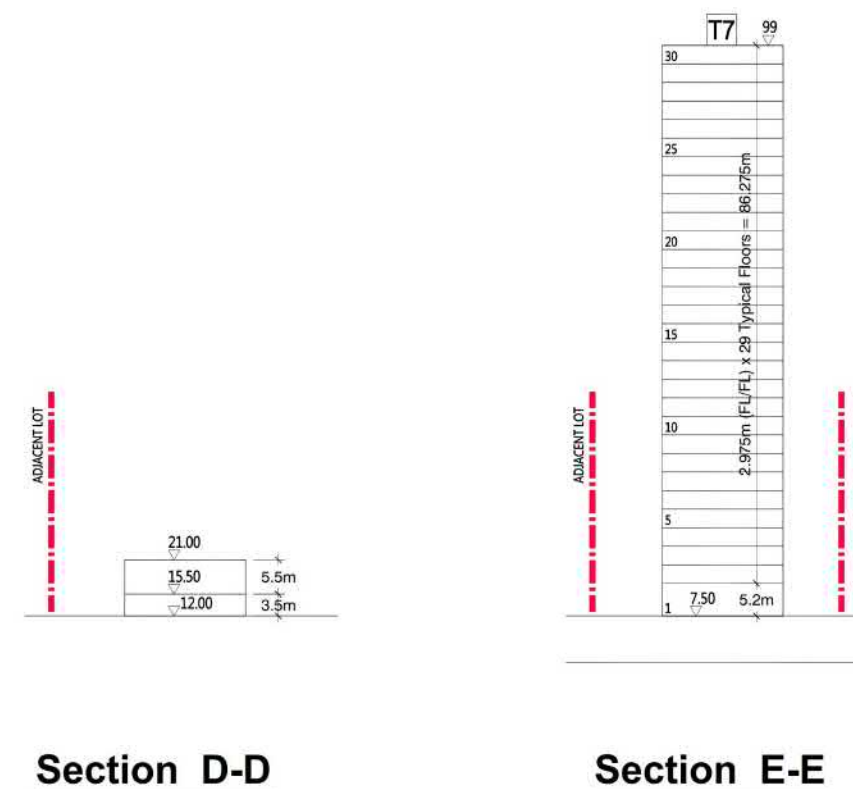
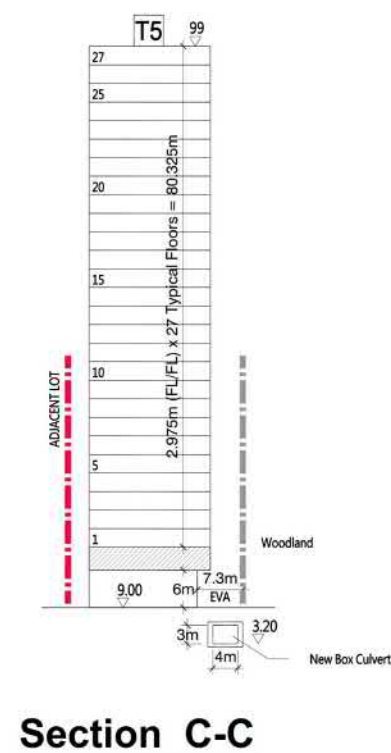
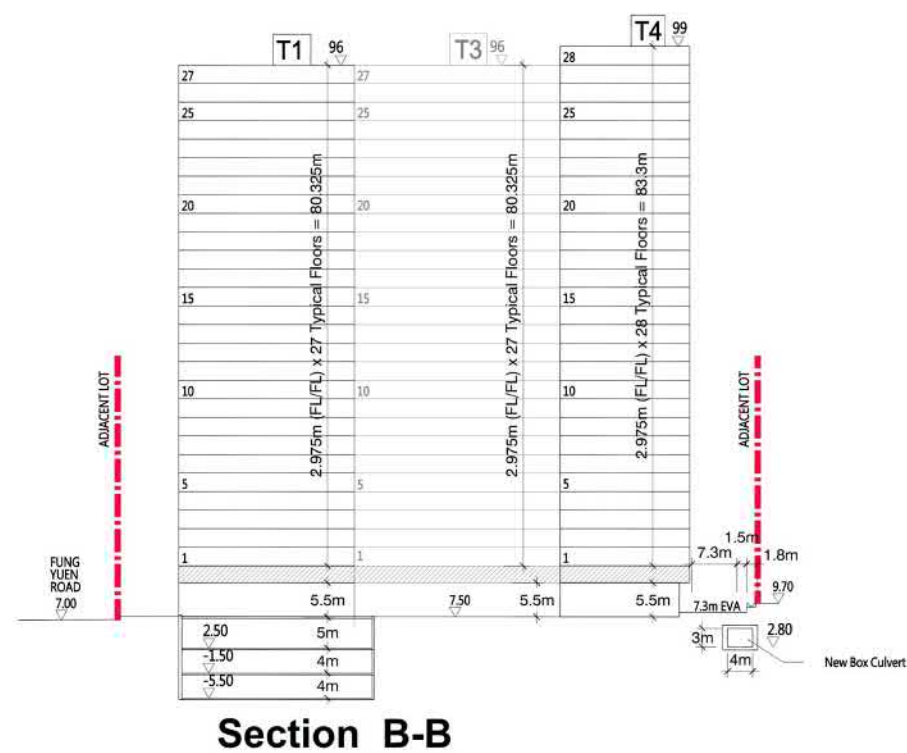
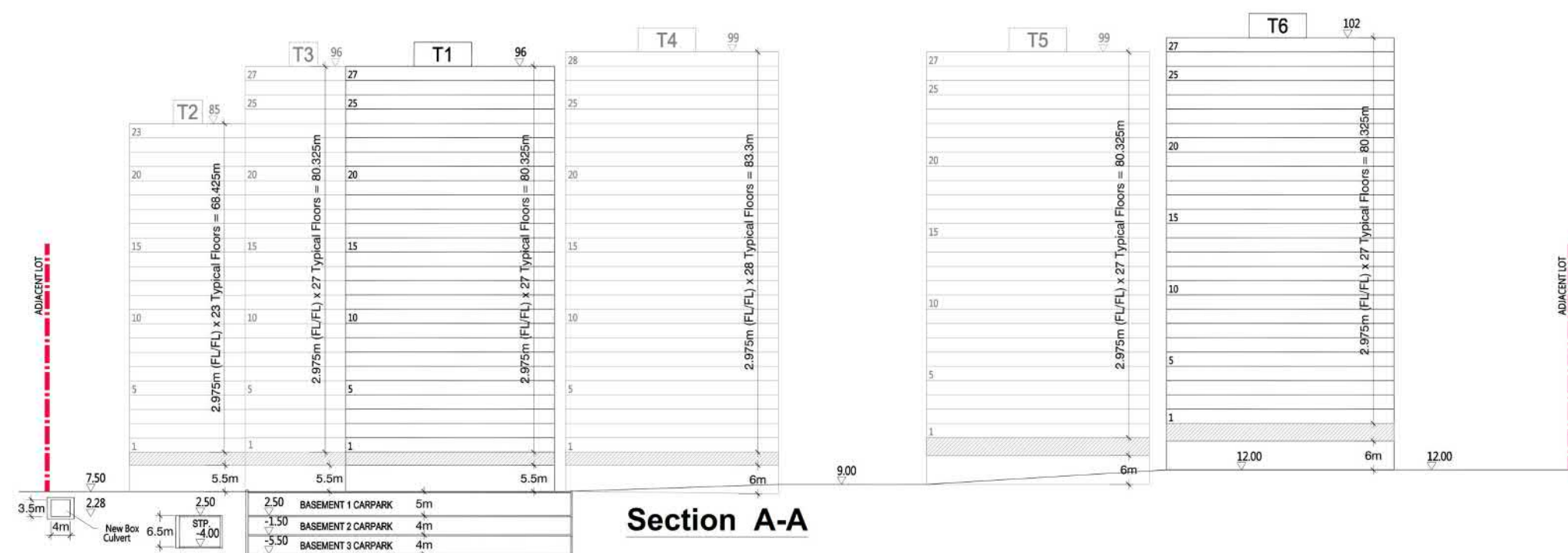


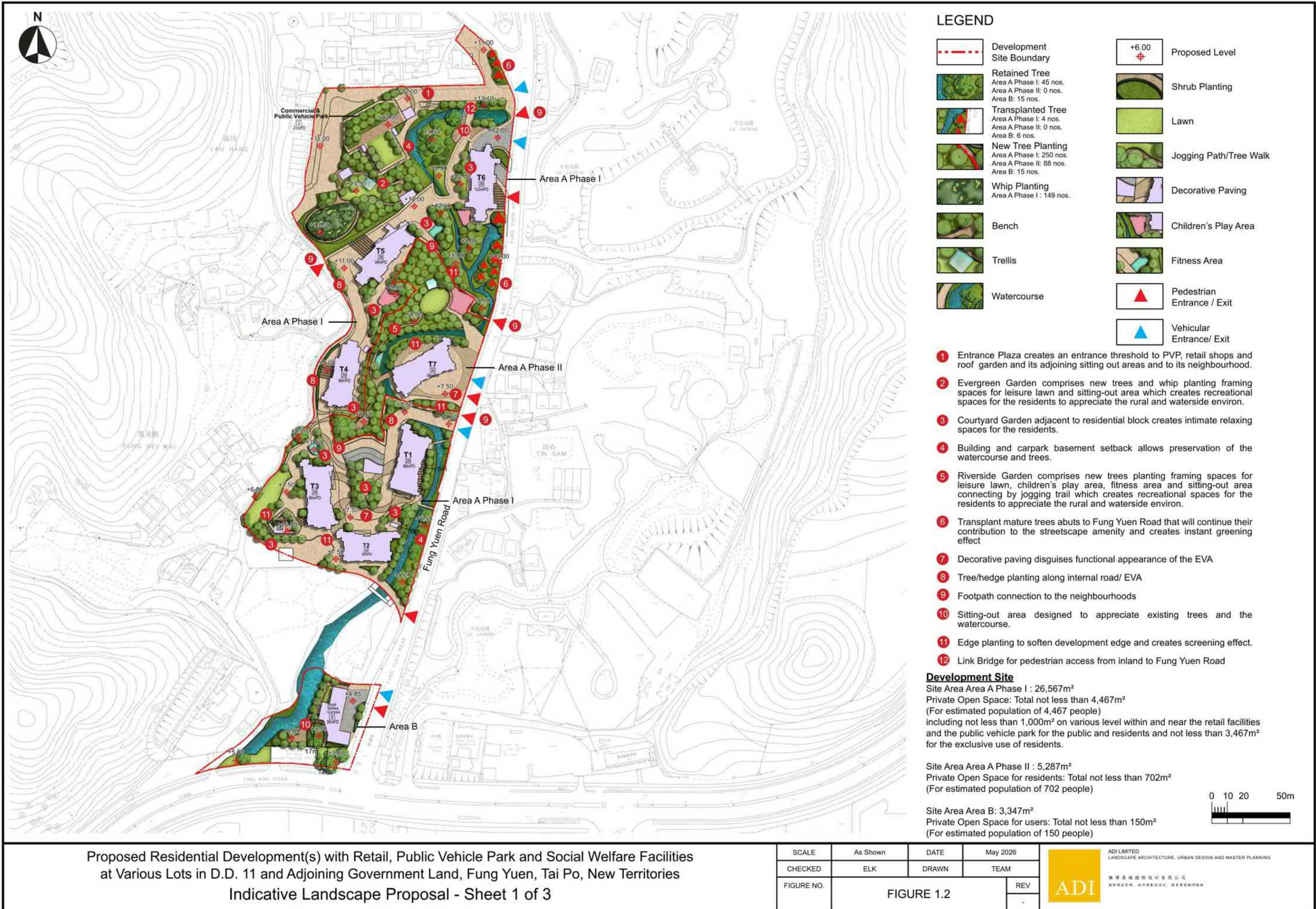
參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-1

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



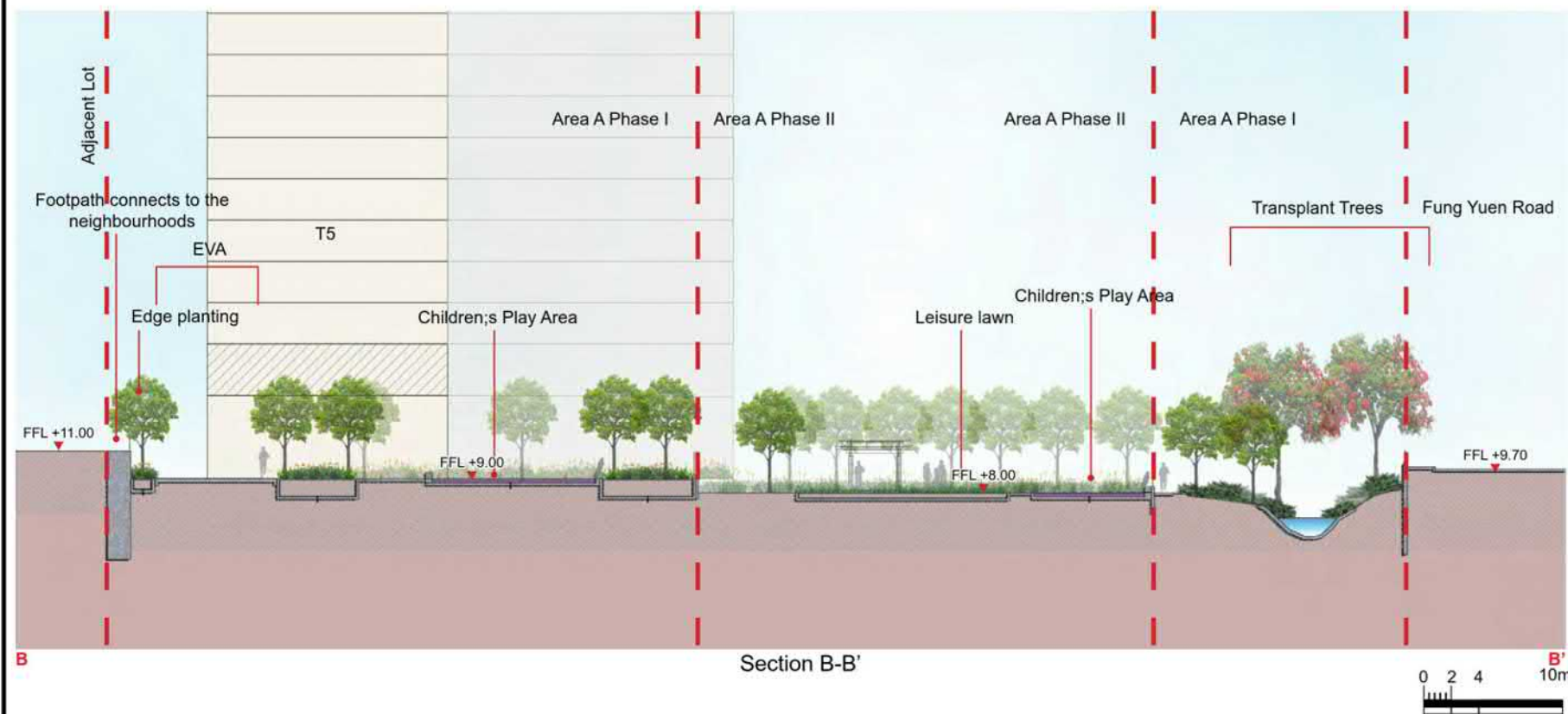
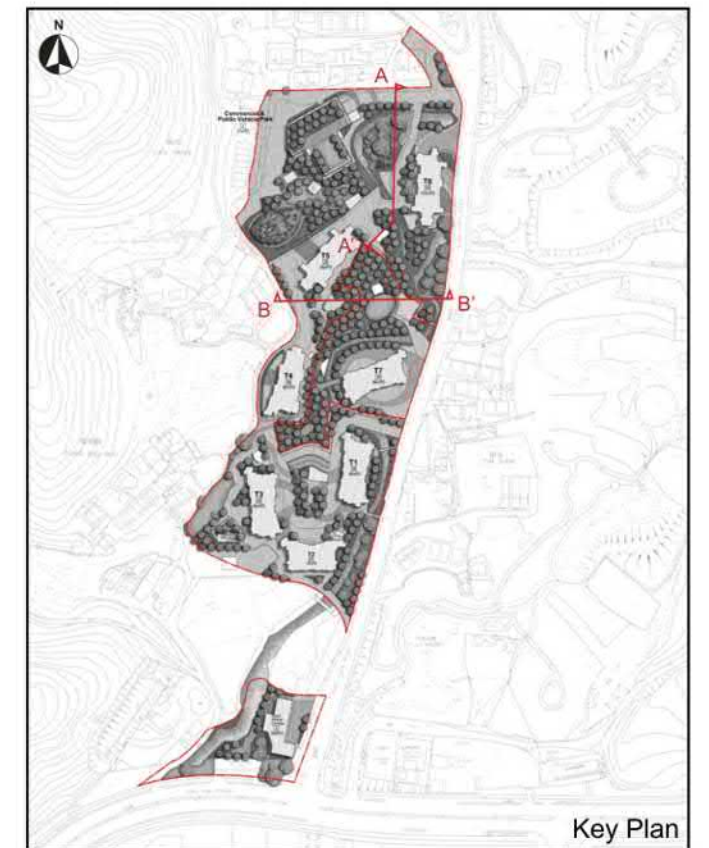
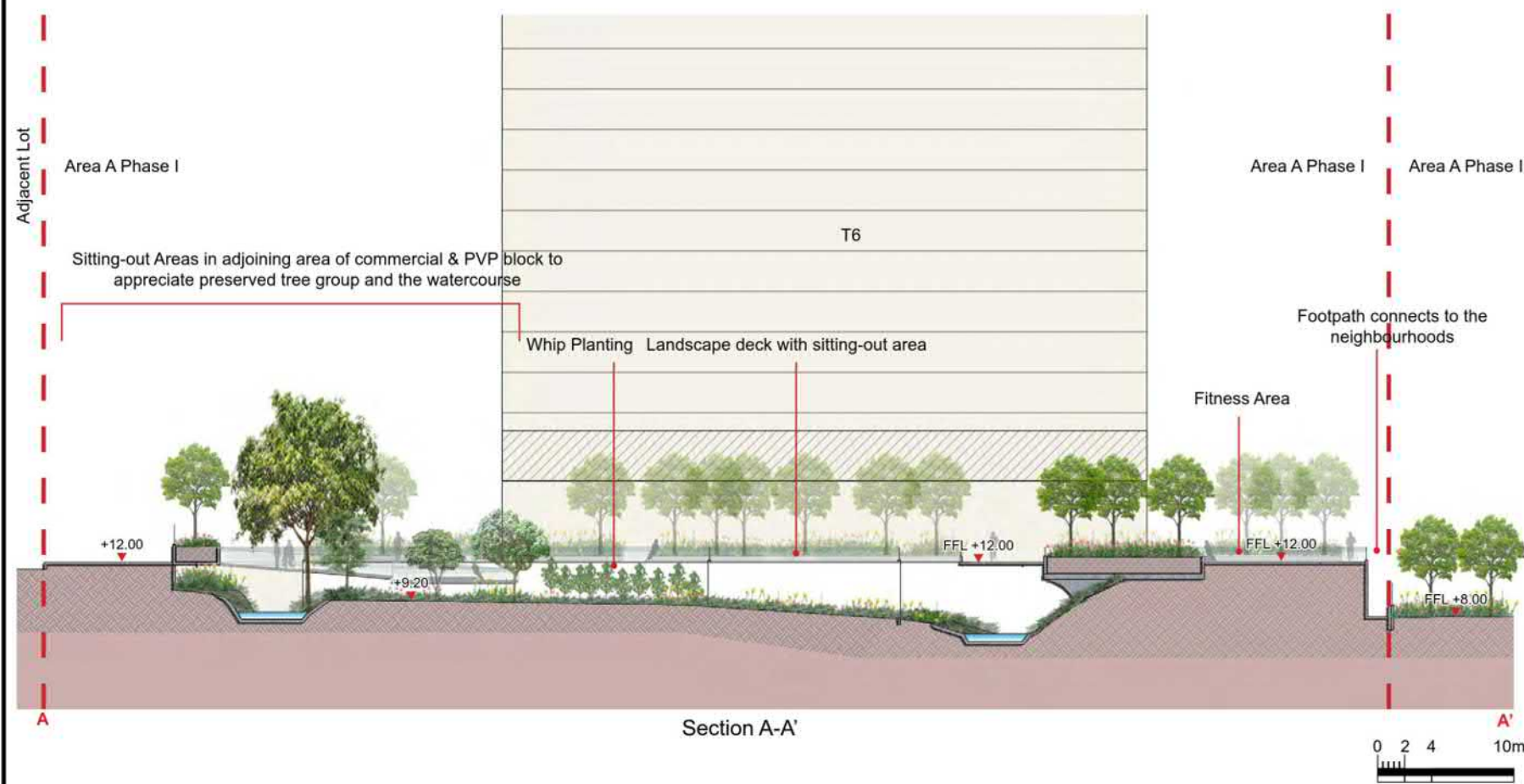




參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-4

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities
at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories
Landscape Sections A-A' and B-B'

SCALE	As Shown	DATE	September 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.1		REV
			-

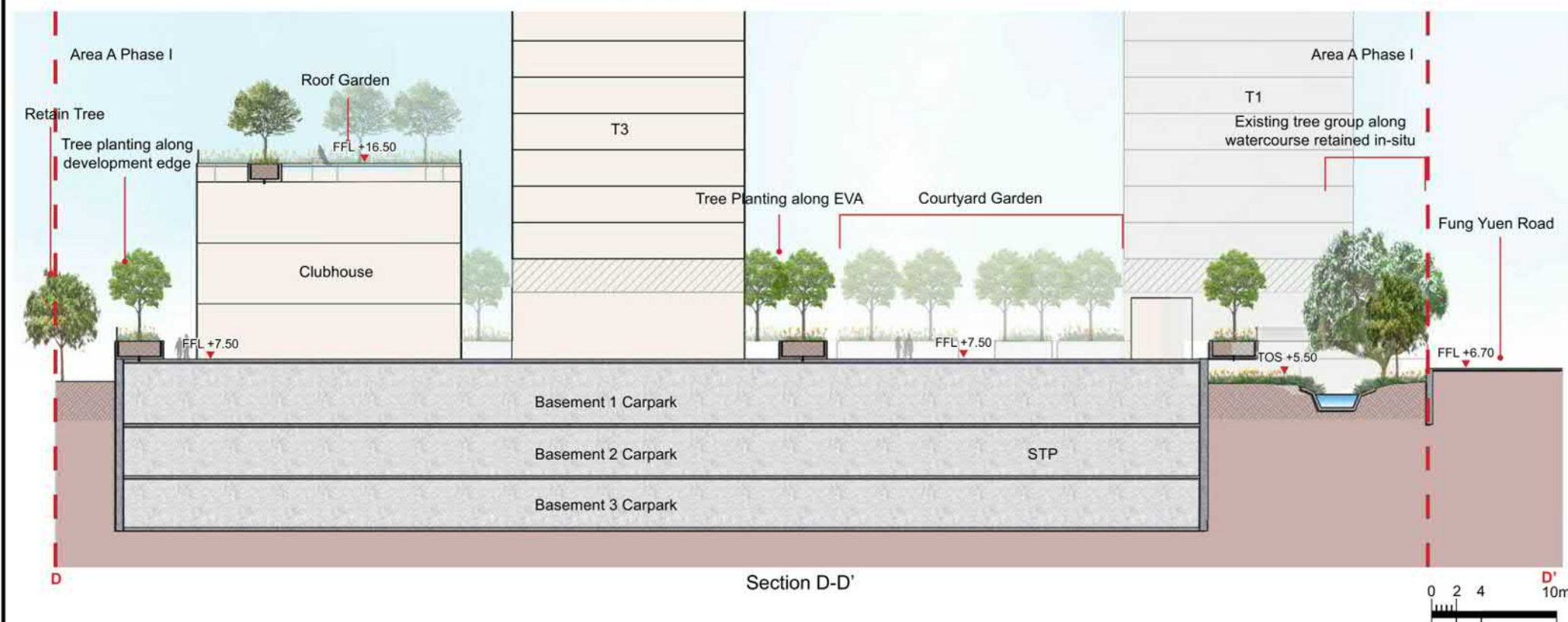
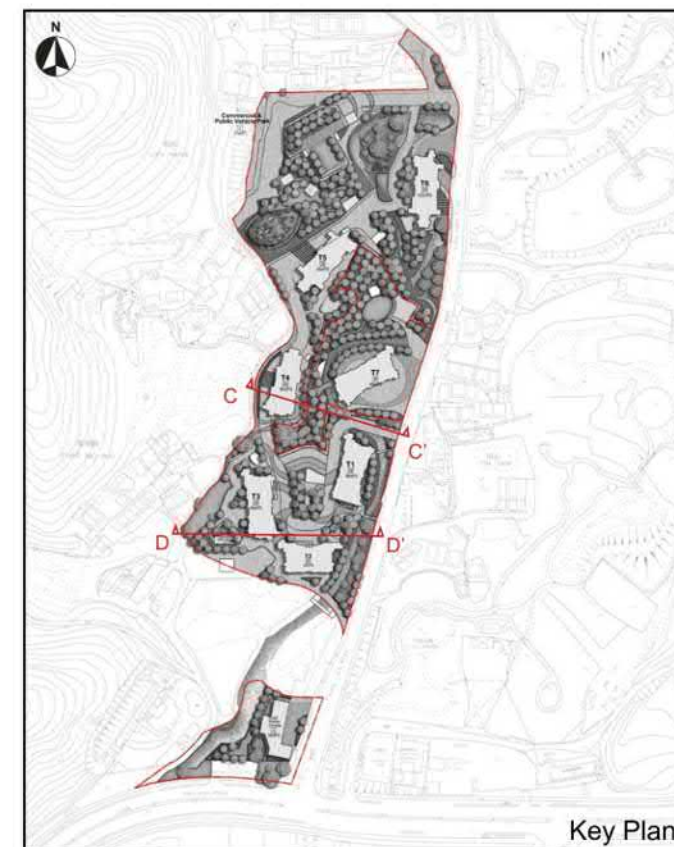
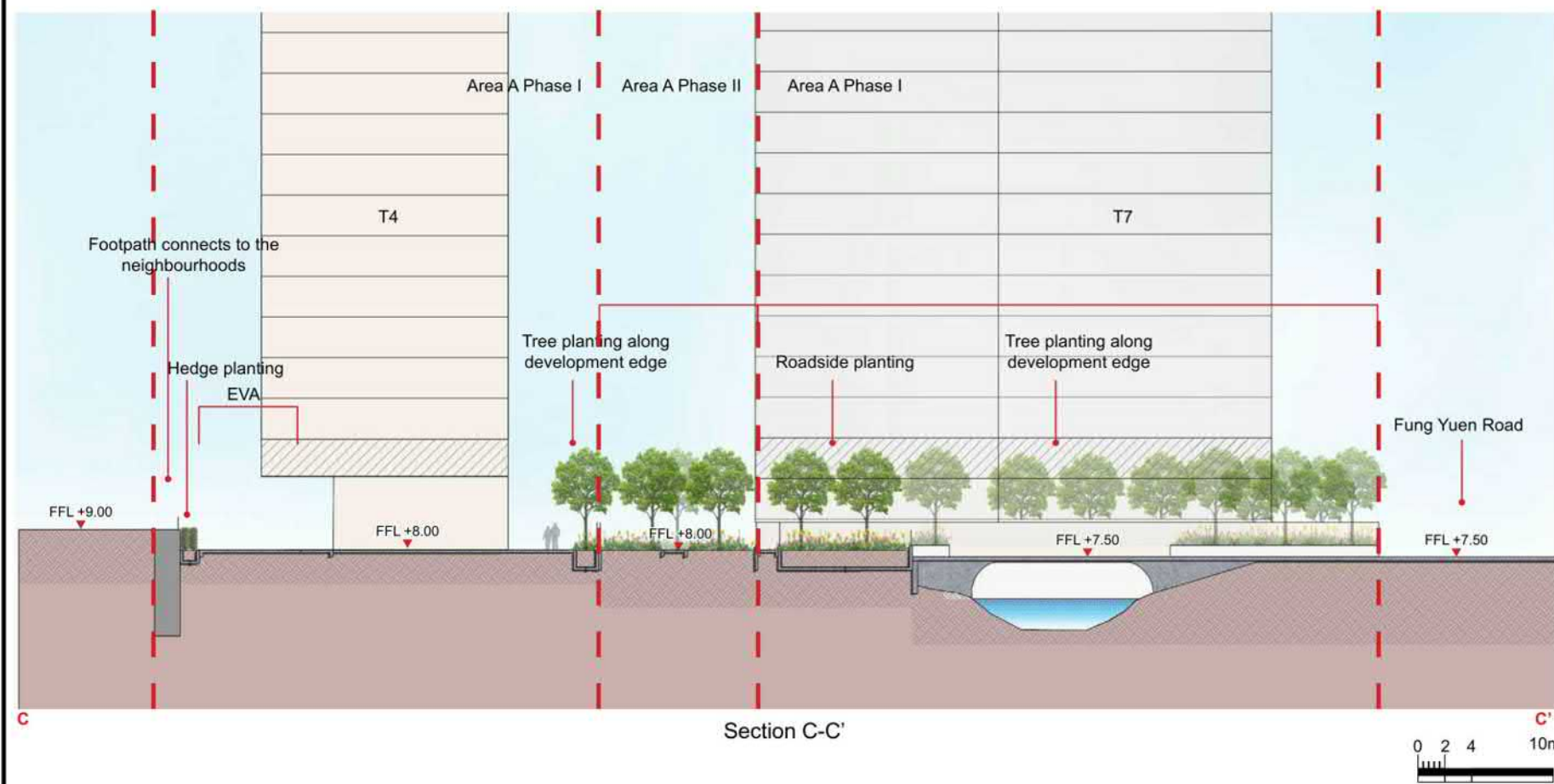


ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-5a

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities
at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories
Landscape Sections C-C' and D-D'

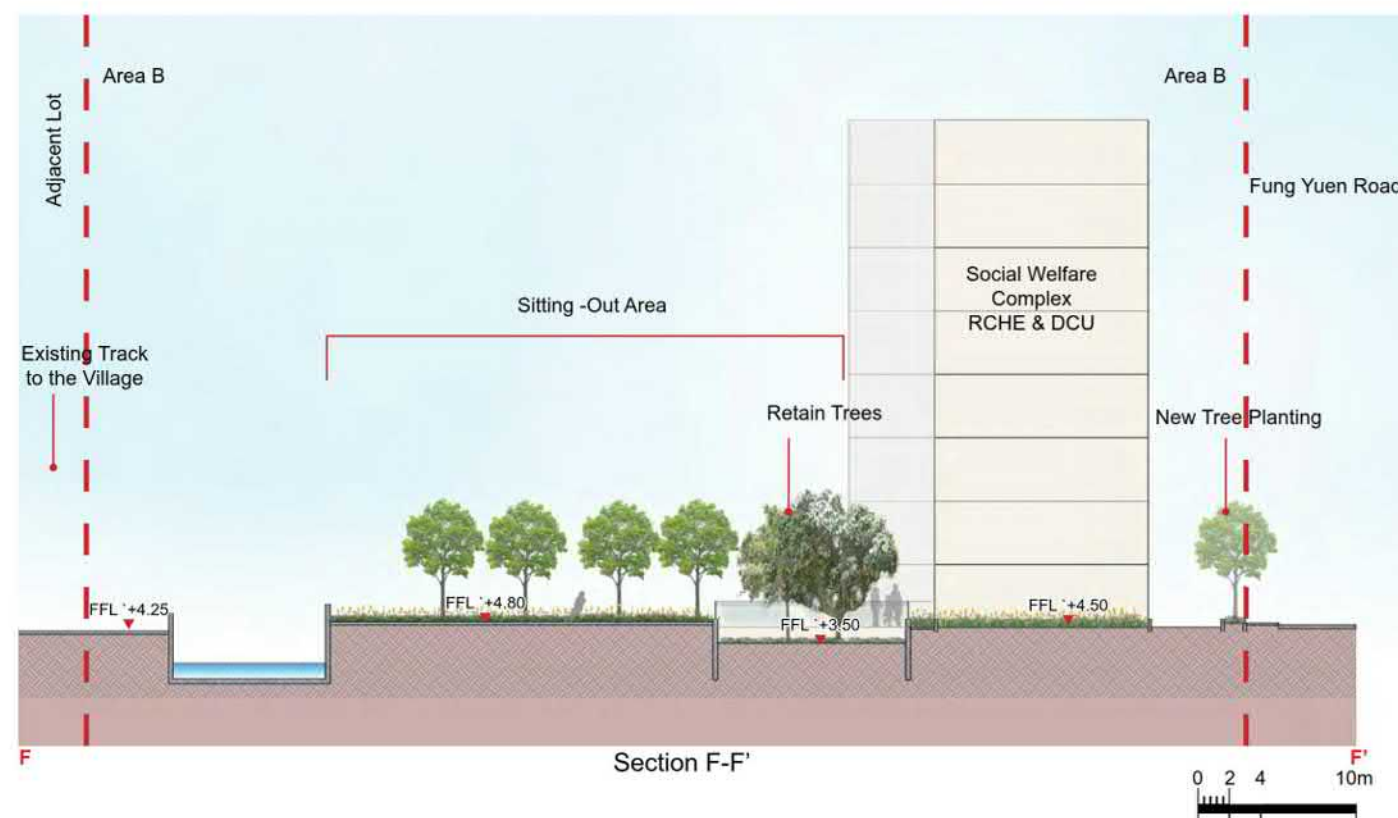
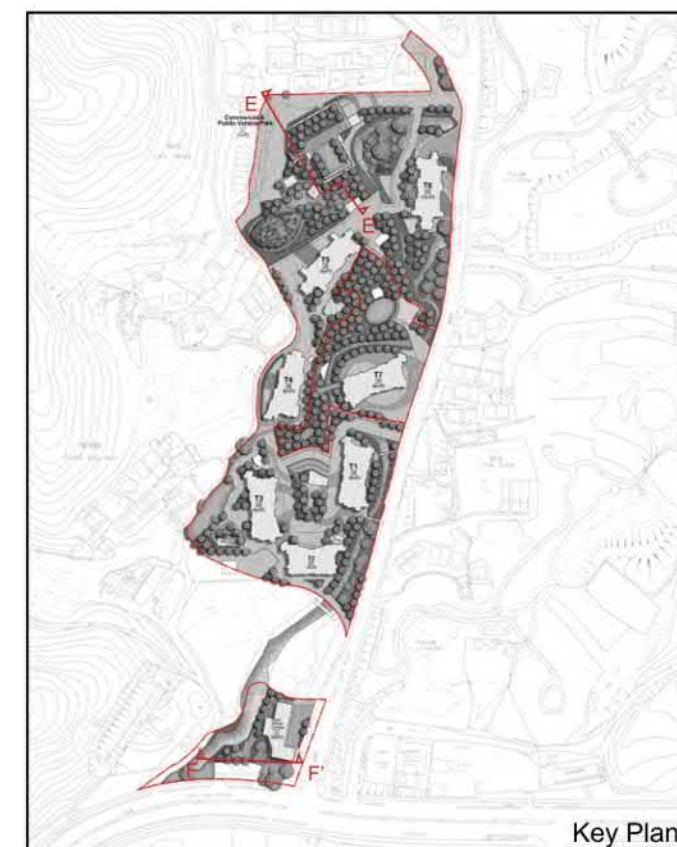
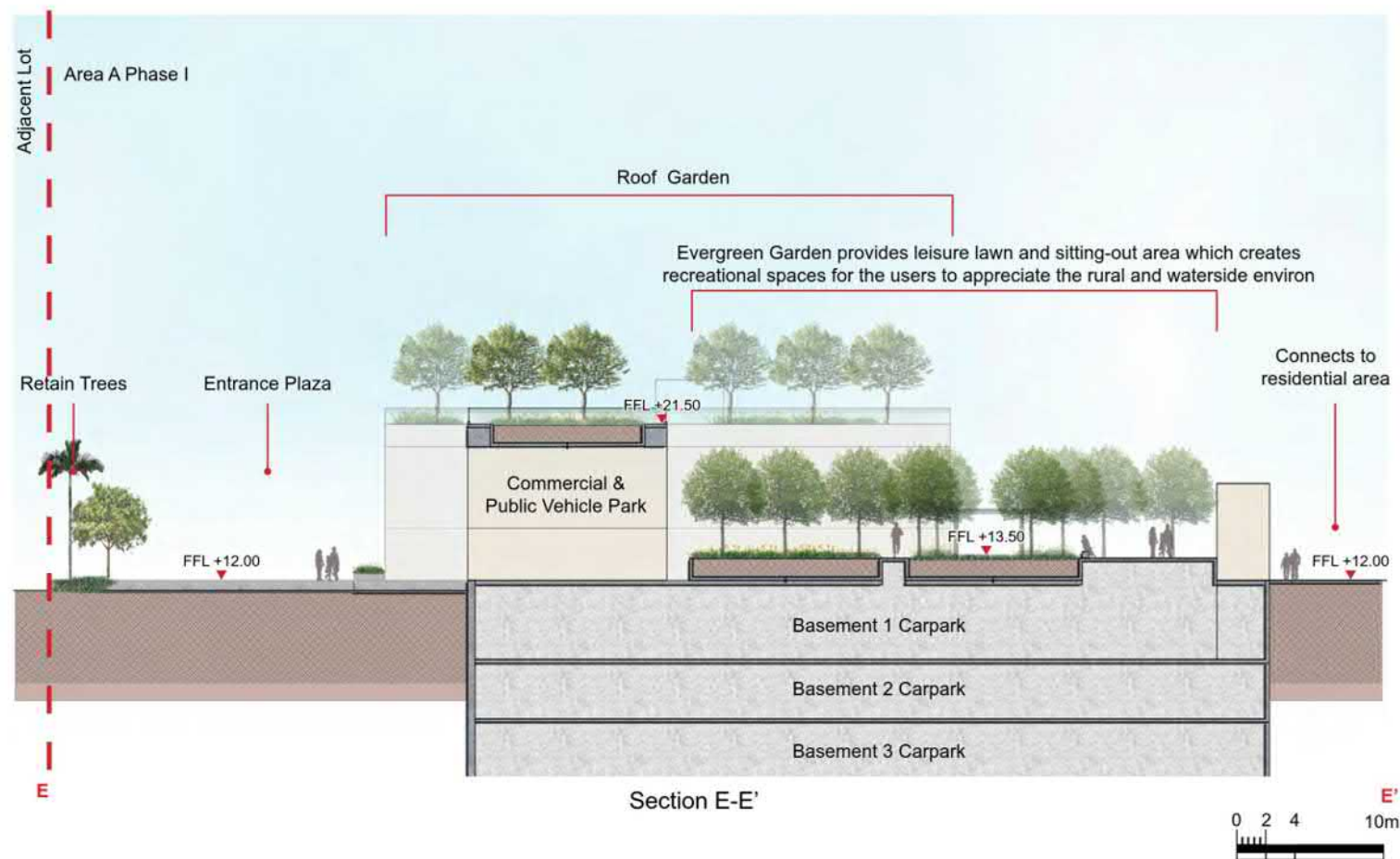
SCALE	As Shown	DATE	May 2026
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.2		REV
			-



參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-5b

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities
at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories
Landscape Sections E-E' and F-F'

SCALE	As Shown	DATE	September 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.3		REV
			-



ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-5c

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



LEGEND

- Development Site Boundary
- Proposed Level
- Private Open Space (for the exclusive use of residents)
- Private Open Space (Potential area to incorporate open space for the public and residents)

Note:
Following HKPSG requirement
(1m²/person(estimated population))

Private Open Space for Residents

Area A Phase I :

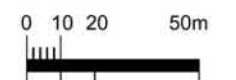
Private Open Space for residents: Total not less than 4,467m²
(For estimated population of 4,467 people)
including not less than 1,000m² on various level within
and near the retail facilities and the public vehicle park for
the public and residents and not less than 3,467m² for the
exclusive use of residents.

Area A Phase II :

Private Open Space for residents: Total not less than 702m²
(For estimated population of 702 people)

Area B :

Private Open Space for users: Total not less than 150m²
(For estimated population of 150 people)



Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities
at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories
Open Space Framework

SCALE	As Shown	DATE	May 2026
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 4.0		REV



ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
雅博國際園林設計有限公司
園林景觀設計、城市規劃設計、園林建築設計

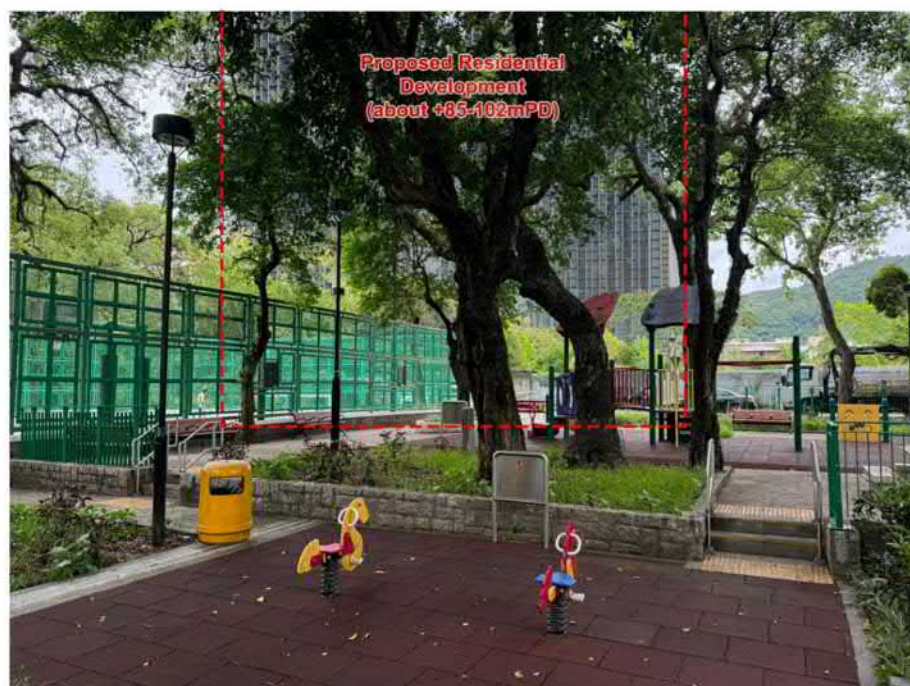
參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-6

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP1 - FUNG YUEN PLAYGROUND

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.1

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 5.6.2025

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7a

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PHOTOMONTAGE

VP2 - CHUEN ON ROAD BUS TERMINUS

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.2

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 11.6.2025

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7b

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP3 - WILSON TRAIL SECTION 8

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.3

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 5.2.2026

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7c

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP4 - TAI PO COUNTRY TRAIL TO SHA LO TUNG

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.4

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 11.9.2025

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7d

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP5 - TAI PO WATERFRONT PARK LOOKOUT TOWER

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.5

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 16.7.2025

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7e

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP6 - TOLO HARBOUR WATERFRONT

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.6

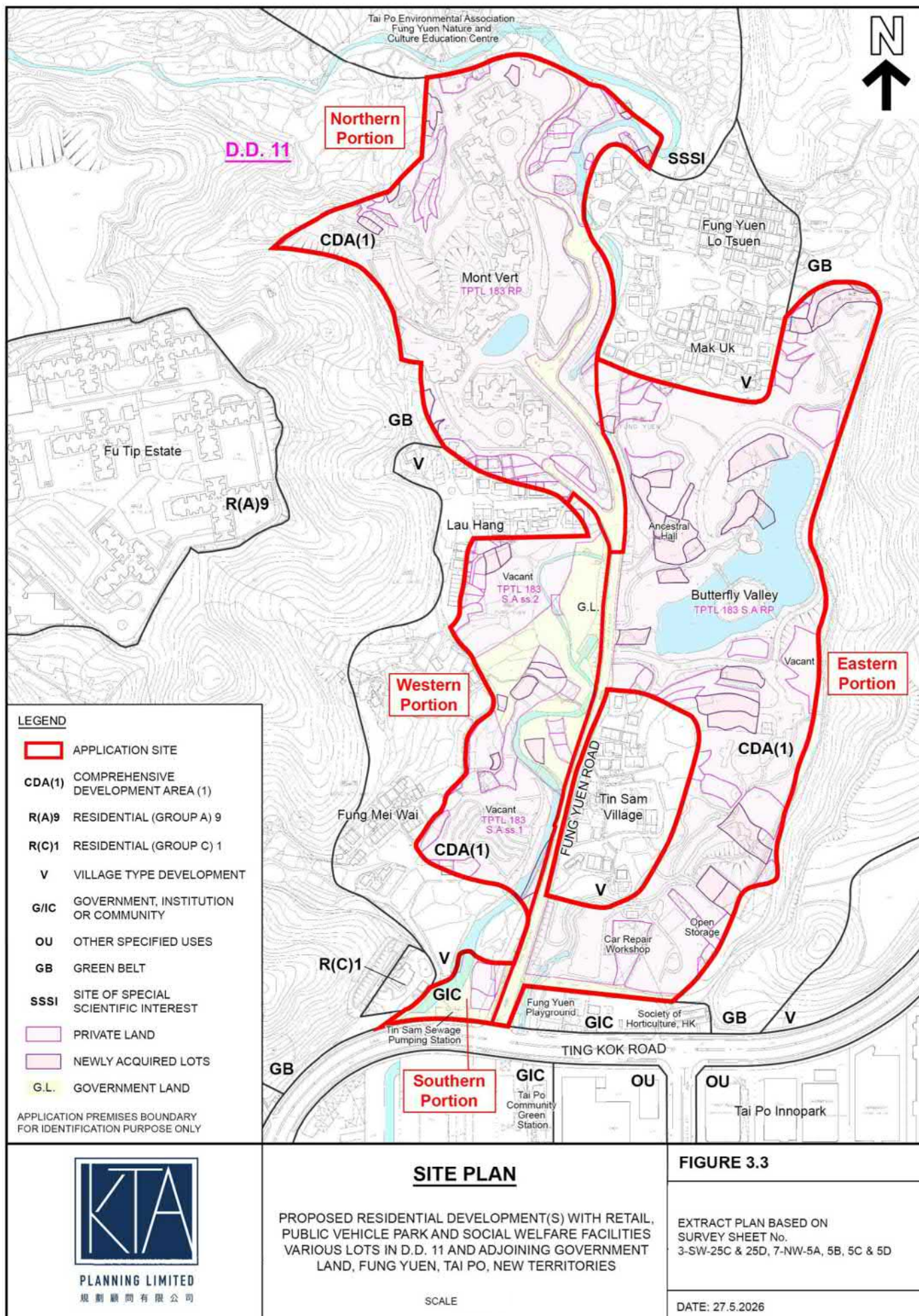
BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 5.6.2025

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-7f

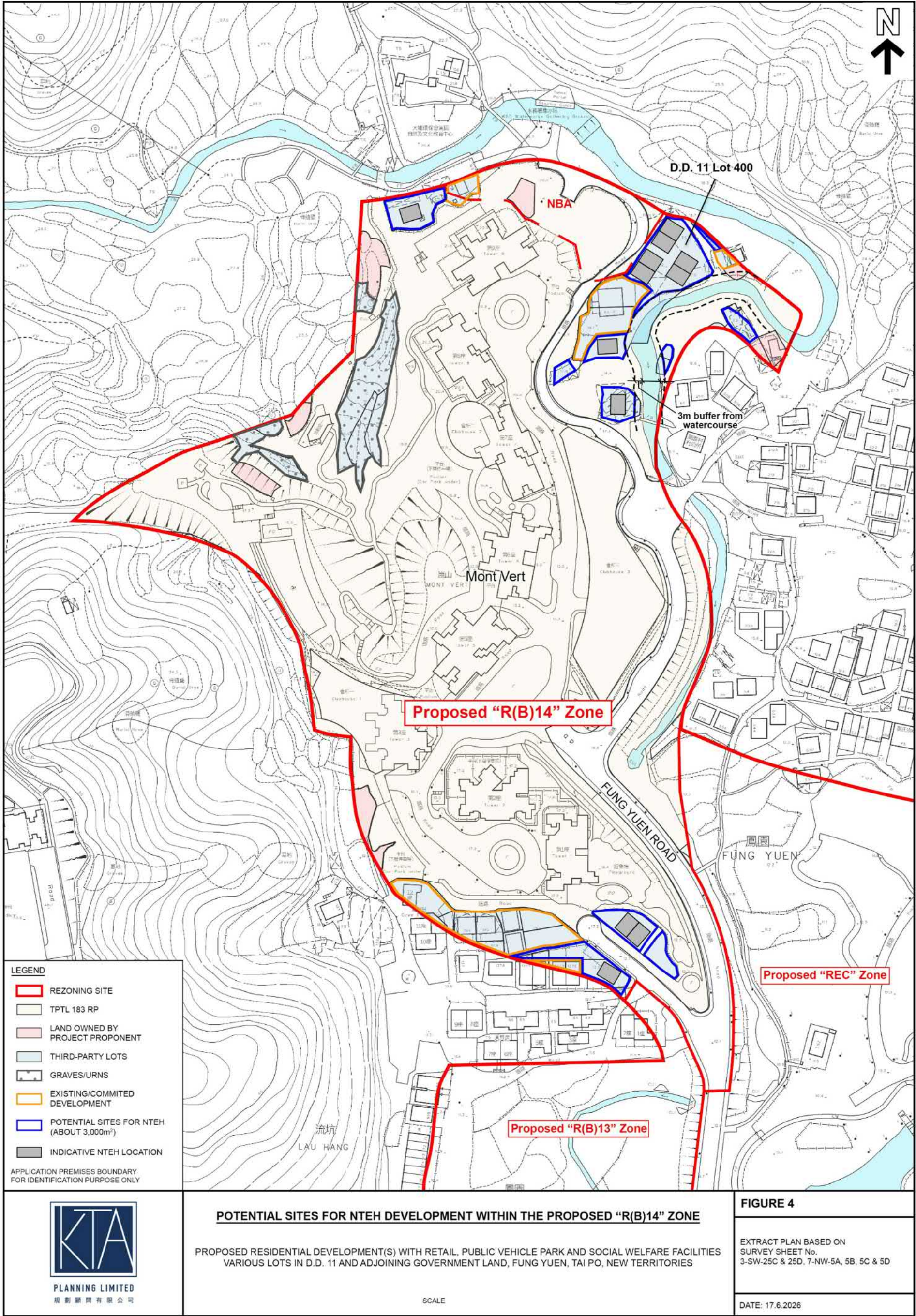
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-8

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



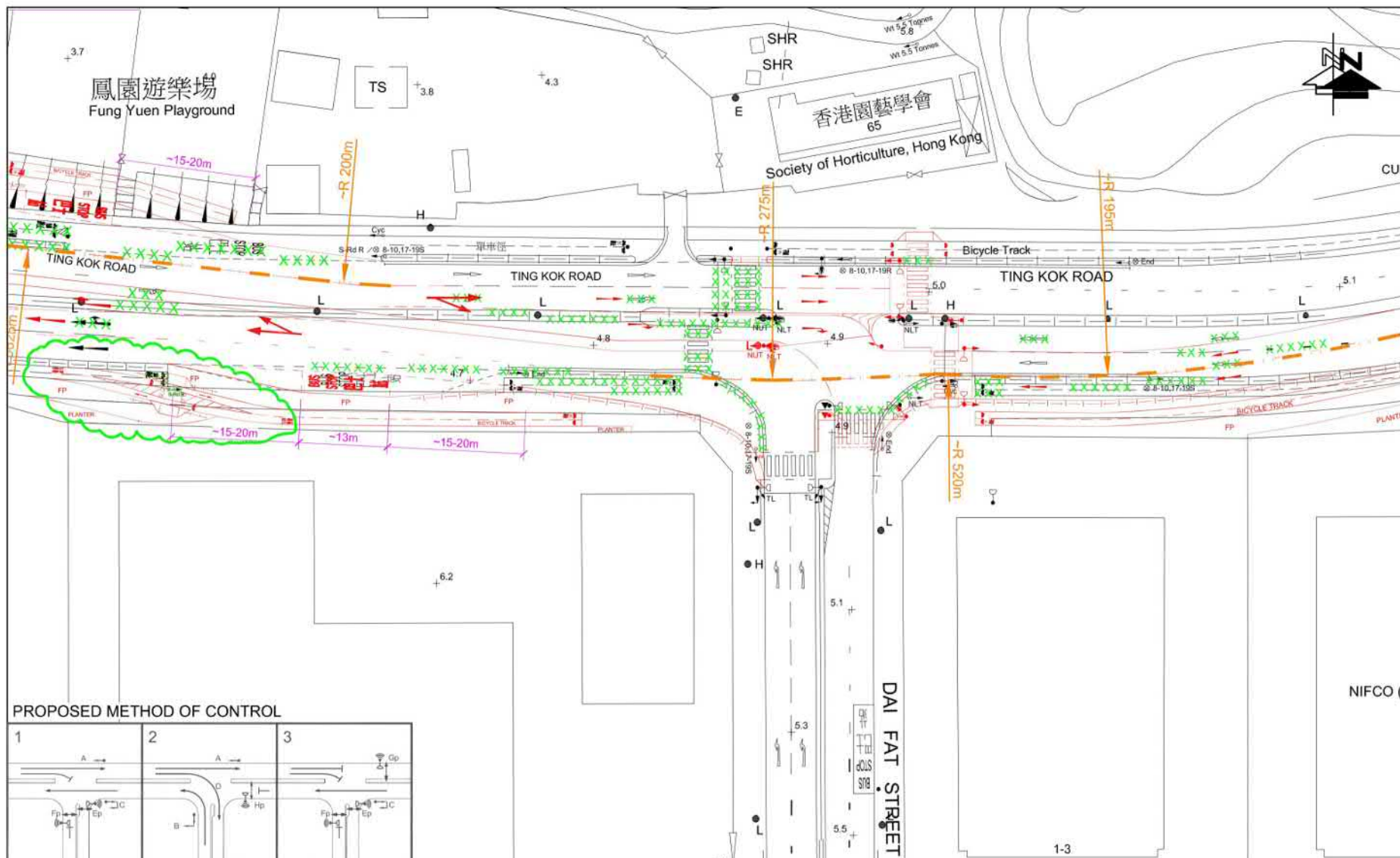
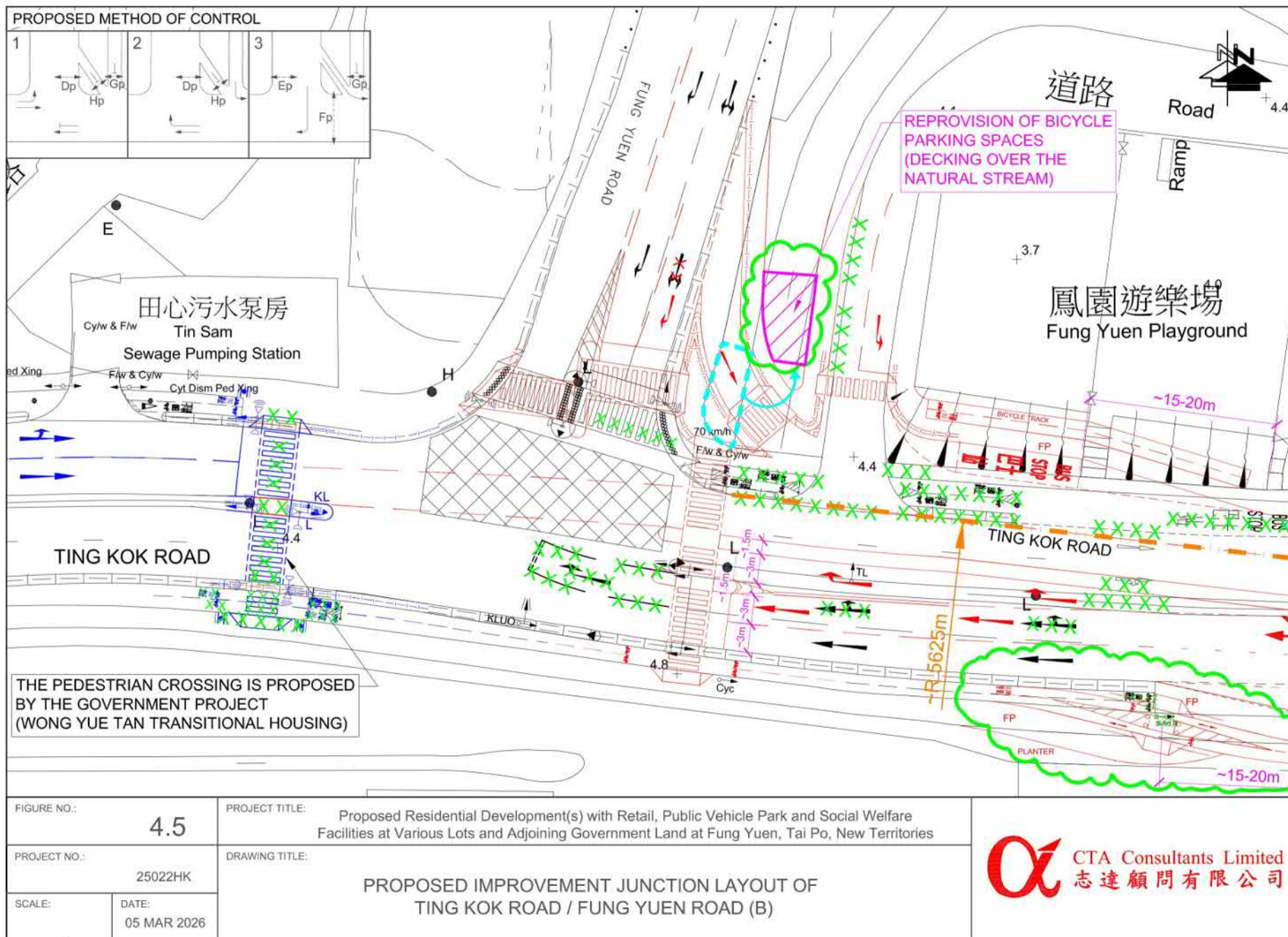


FIGURE NO.: 4.4	PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 25022HK	DRAWING TITLE: PROPOSED IMPROVEMENT JUNCTION LAYOUT OF TING KOK ROAD / DAI FAT STREET (A)	
SCALE:	DATE: 05 MAR 2026	

參考編號 REFERENCE No. Y/TP/40	繪圖 DRAWING Z-10a
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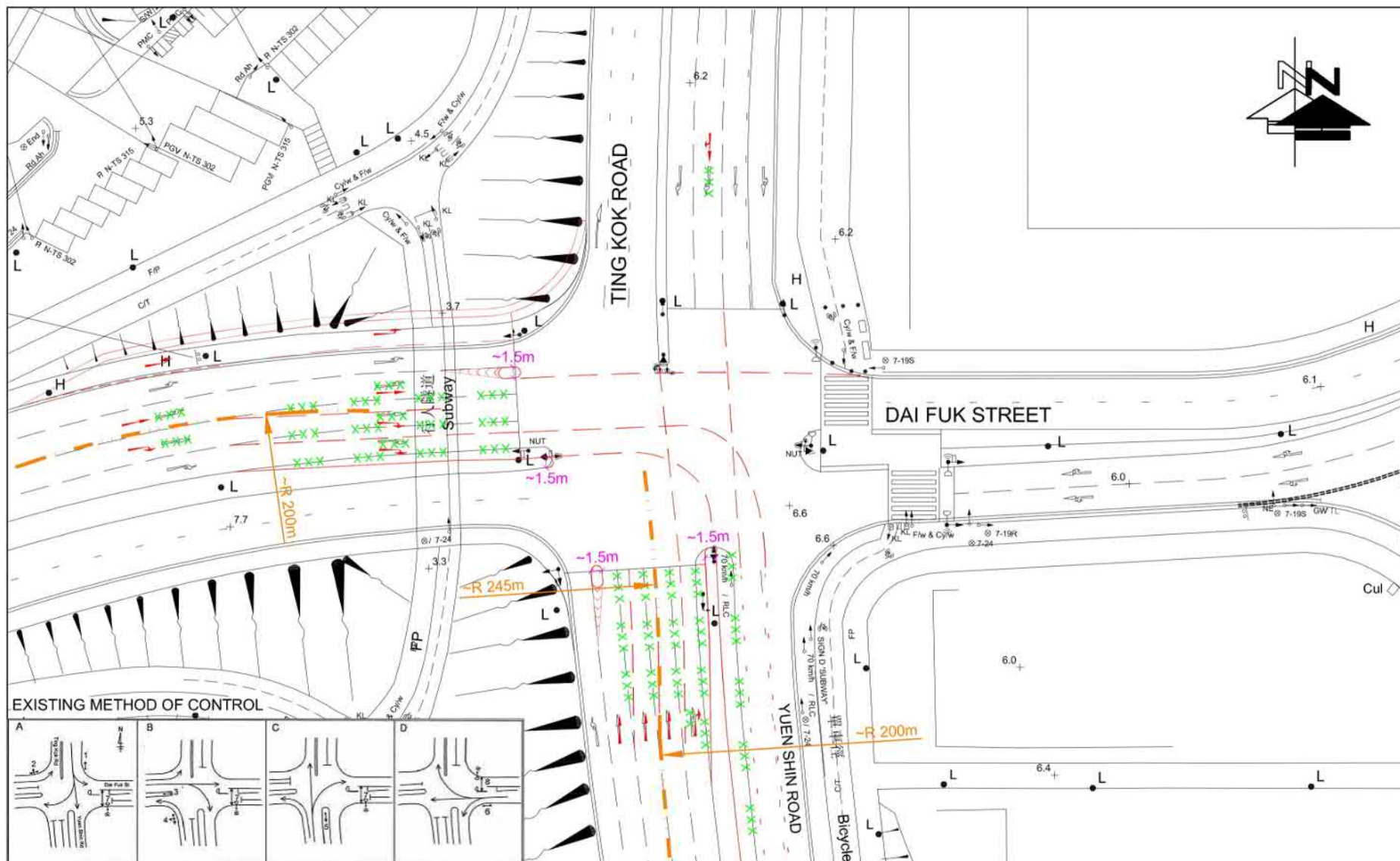
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-10b

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



EXISTING METHOD OF CONTROL

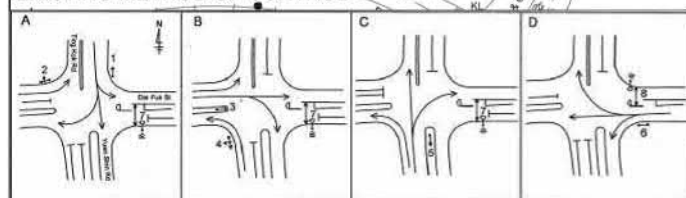


FIGURE NO.: 4.6	PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 25022HK	DRAWING TITLE: PROPOSED IMPROVEMENT JUNCTION LAYOUT OF TING KOK ROAD / DAI FUK ROAD / YUEN SHIN ROAD (C)	
SCALE:	DATE: 18 JUL 2025	

參考編號 REFERENCE No. Y/TP/40	繪圖 DRAWING Z-10c
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(來源：申請人建議書)
 (SOURCE: APPLICANT'S SUBMISSION PLAN)

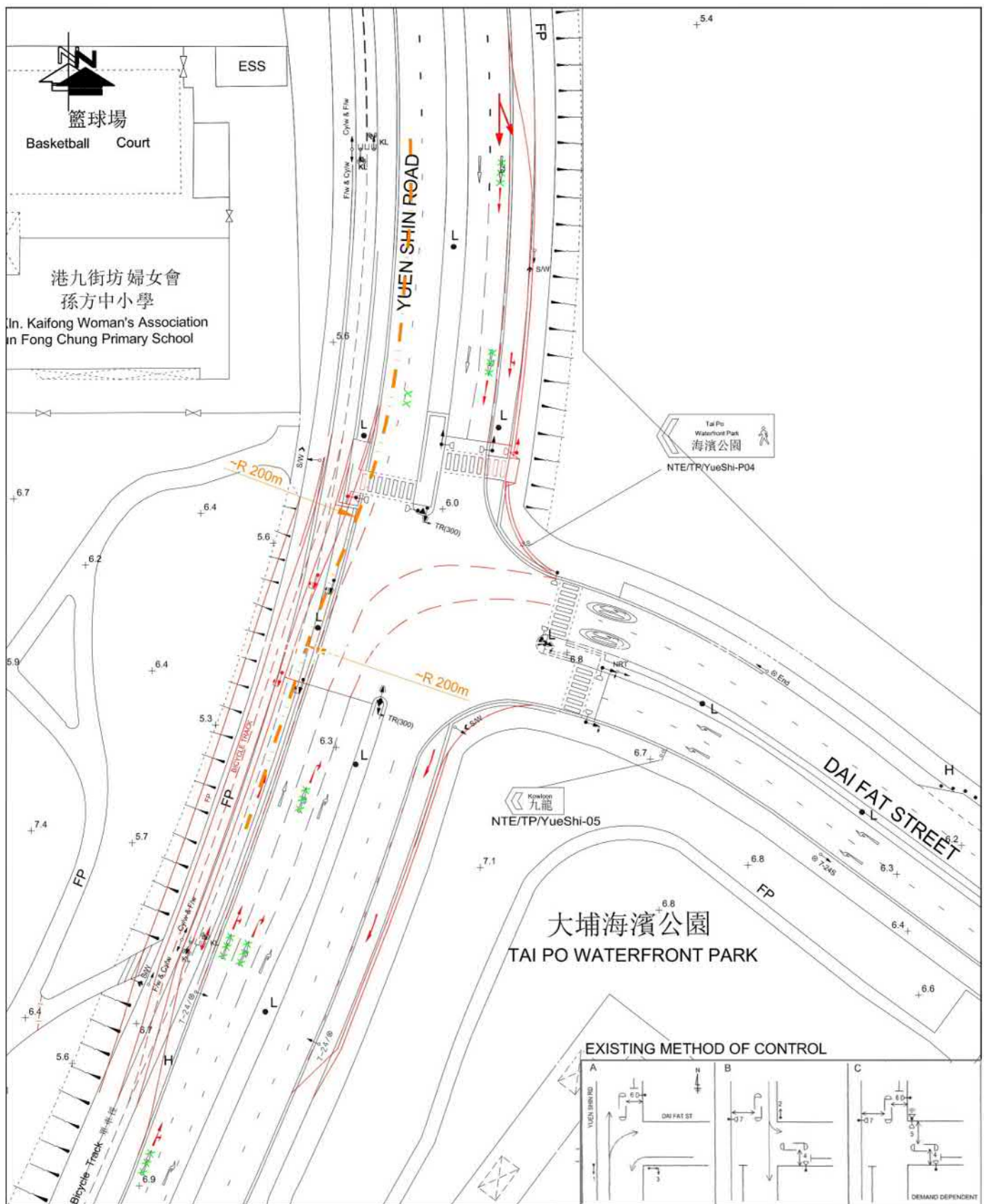


FIGURE NO.: 4.7		PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	
PROJECT NO.: 25022HK		DRAWING TITLE: PROPOSED IMPROVEMENT JUNCTION LAYOUT OF YUEN SHIN ROAD / DAI FAT STREET (D)	
SCALE:	DATE: 08 DEC 2025	 CTA Consultants Limited 志達顧問有限公司	

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-10d

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

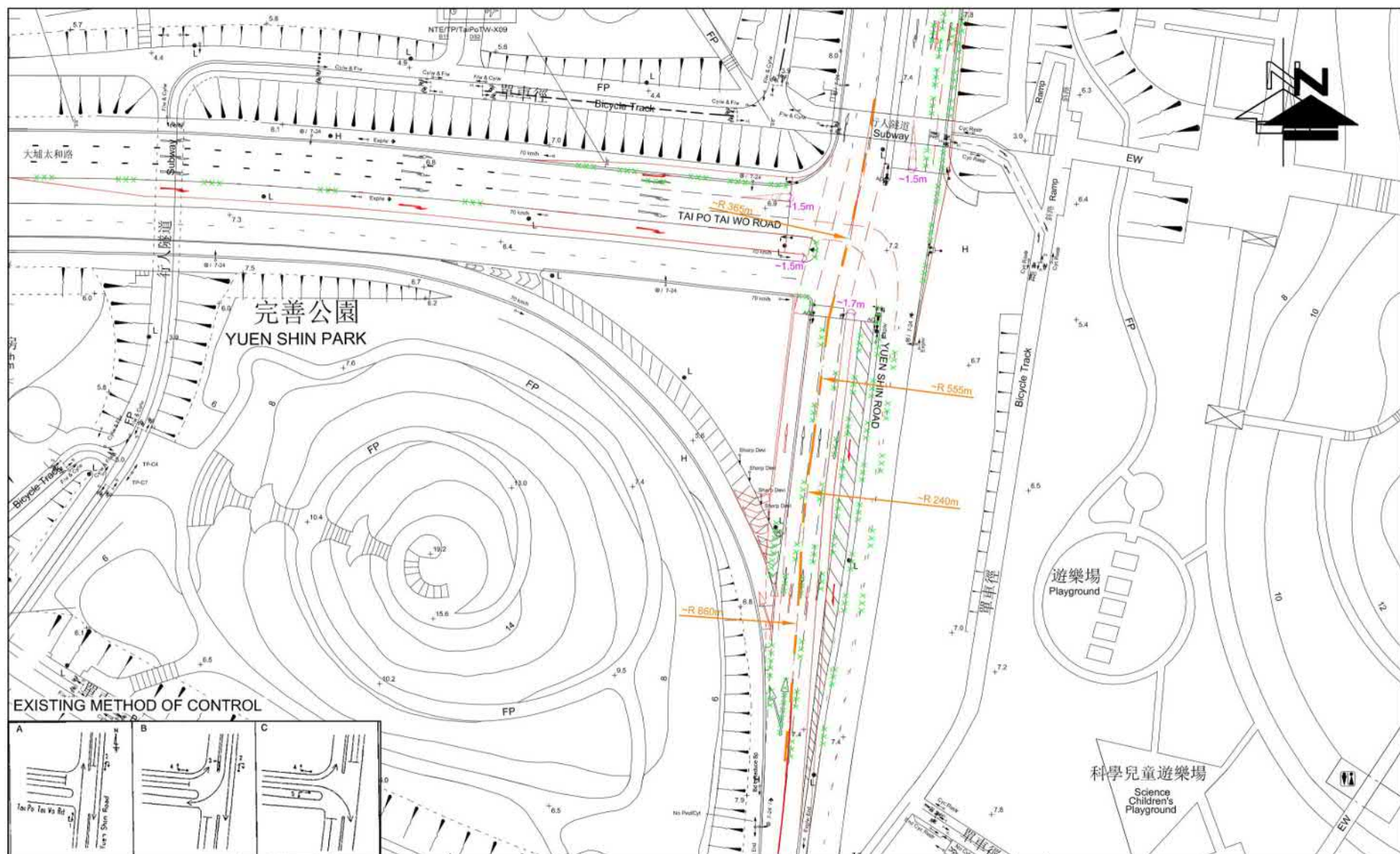
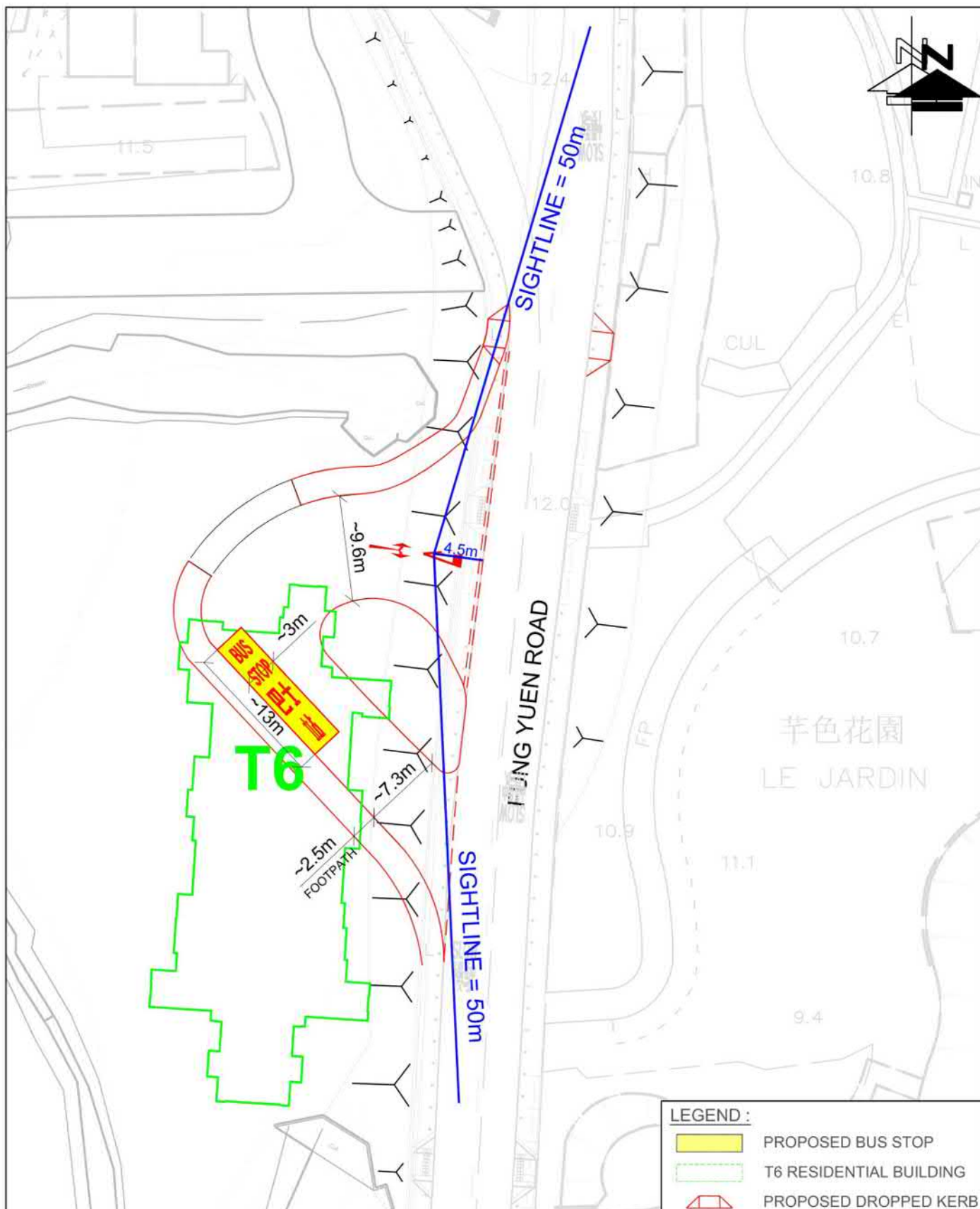


FIGURE NO.: 4.8	PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 25022HK	DRAWING TITLE: PROPOSED IMPROVEMENT JUNCTION LAYOUT OF TAI PO TAI WO ROAD / YUEN SHIN ROAD (E)	
SCALE:	DATE: 18 JUL 2025	

參考編號 REFERENCE No. Y/TP/40	繪圖 DRAWING Z-10e
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(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



LEGEND :	
	PROPOSED BUS STOP
	T6 RESIDENTIAL BUILDING
	PROPOSED DROPPED KERB

FIGURE NO.: 5.2		PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	
PROJECT NO.: 25022HK		DRAWING TITLE: PROPOSED BUS STOP	
SCALE:	DATE: 09 SEP 2025	 CTA Consultants Limited 志達顧問有限公司	

參考編號 REFERENCE No. Y/TP/40	繪圖 DRAWING Z-11
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(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

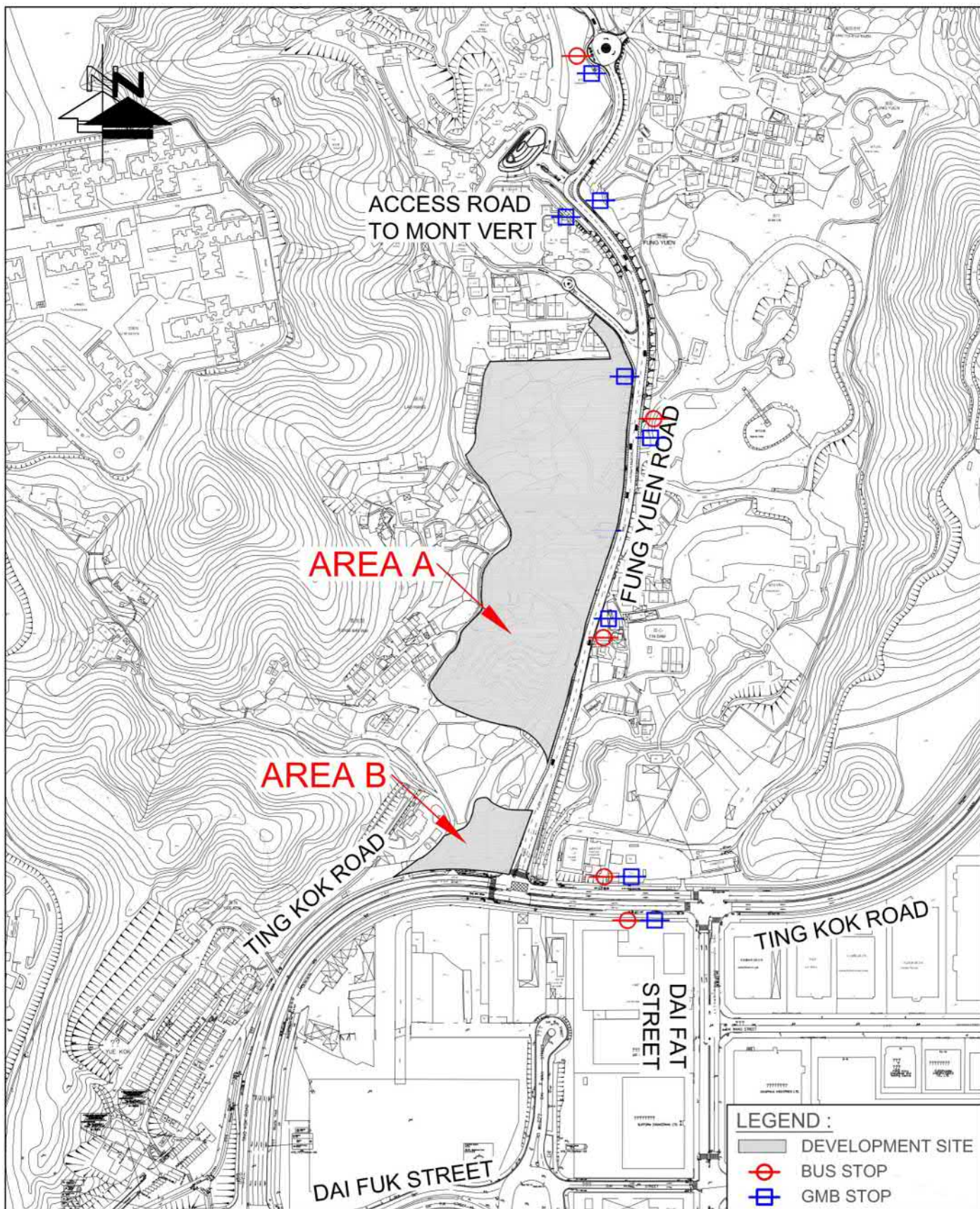
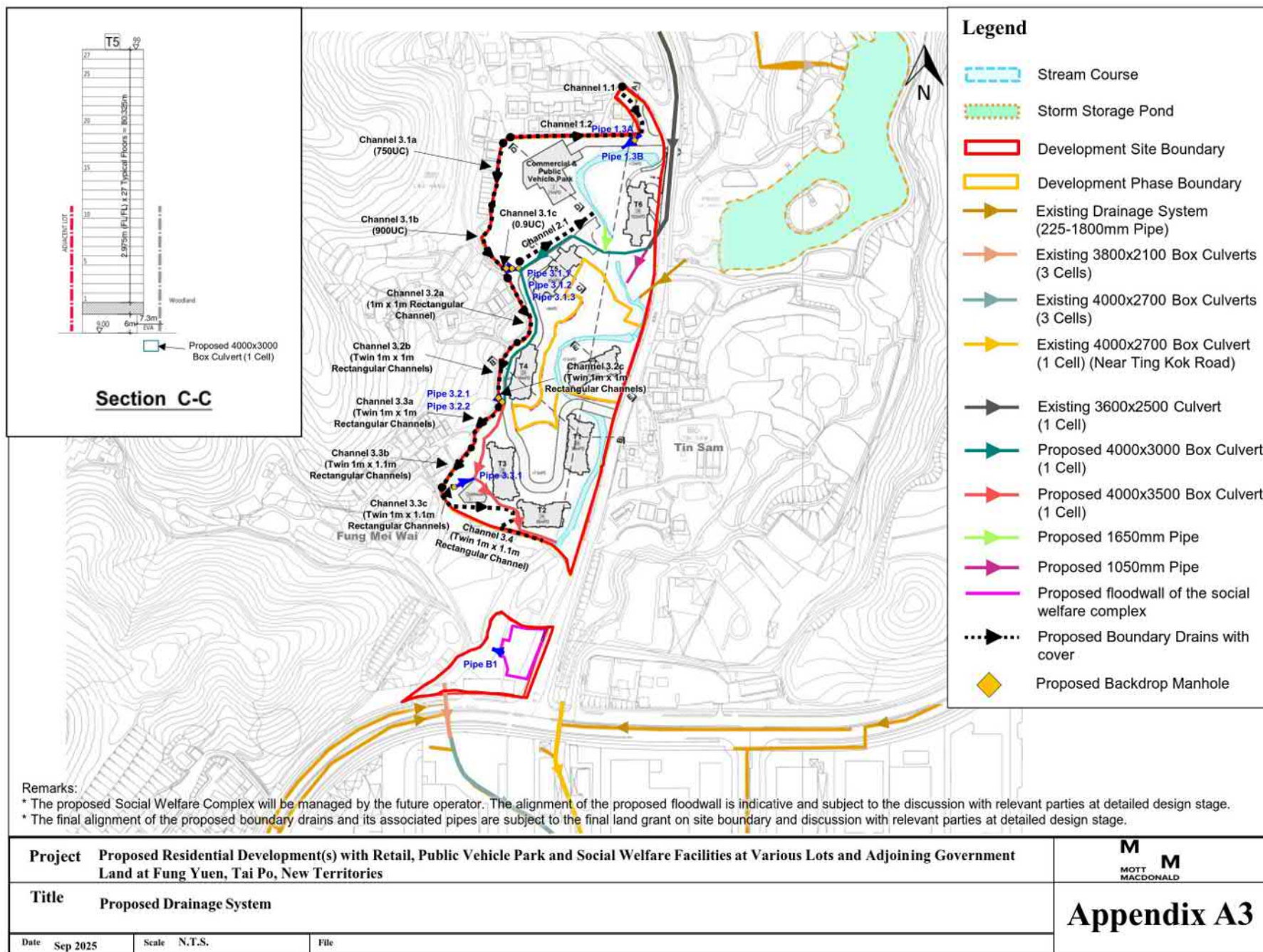


FIGURE NO.: 2.6		PROJECT TITLE: Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots and Adjoining Government Land at Fung Yuen, Tai Po, New Territories	
PROJECT NO.: 25022HK		DRAWING TITLE: LOCATION OF THE NEARBY BUS STOP & GMB STOP	
SCALE:	DATE: 27 NOV 2025	 CTA Consultants Limited 志達顧問有限公司	

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-12

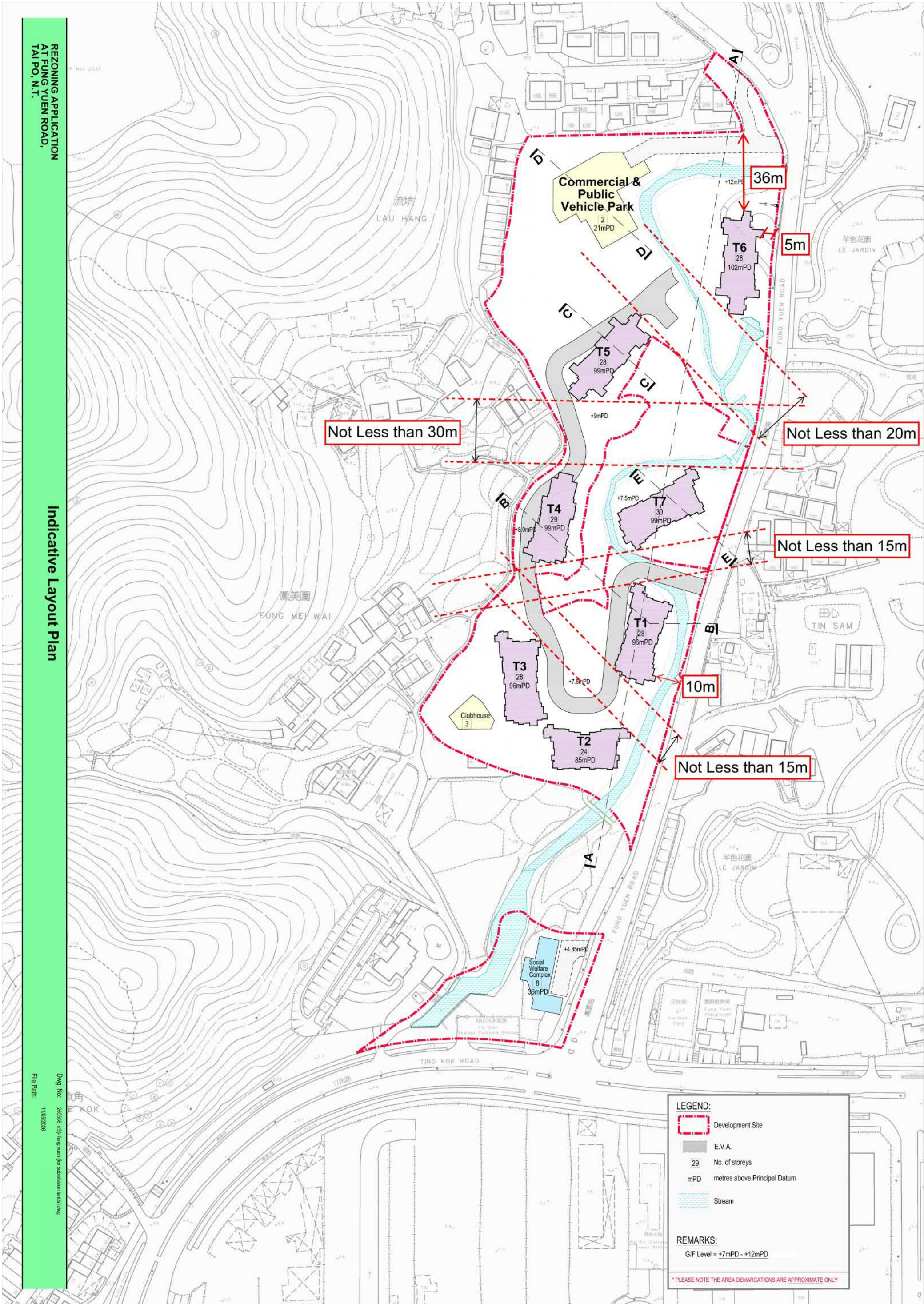
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-13

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



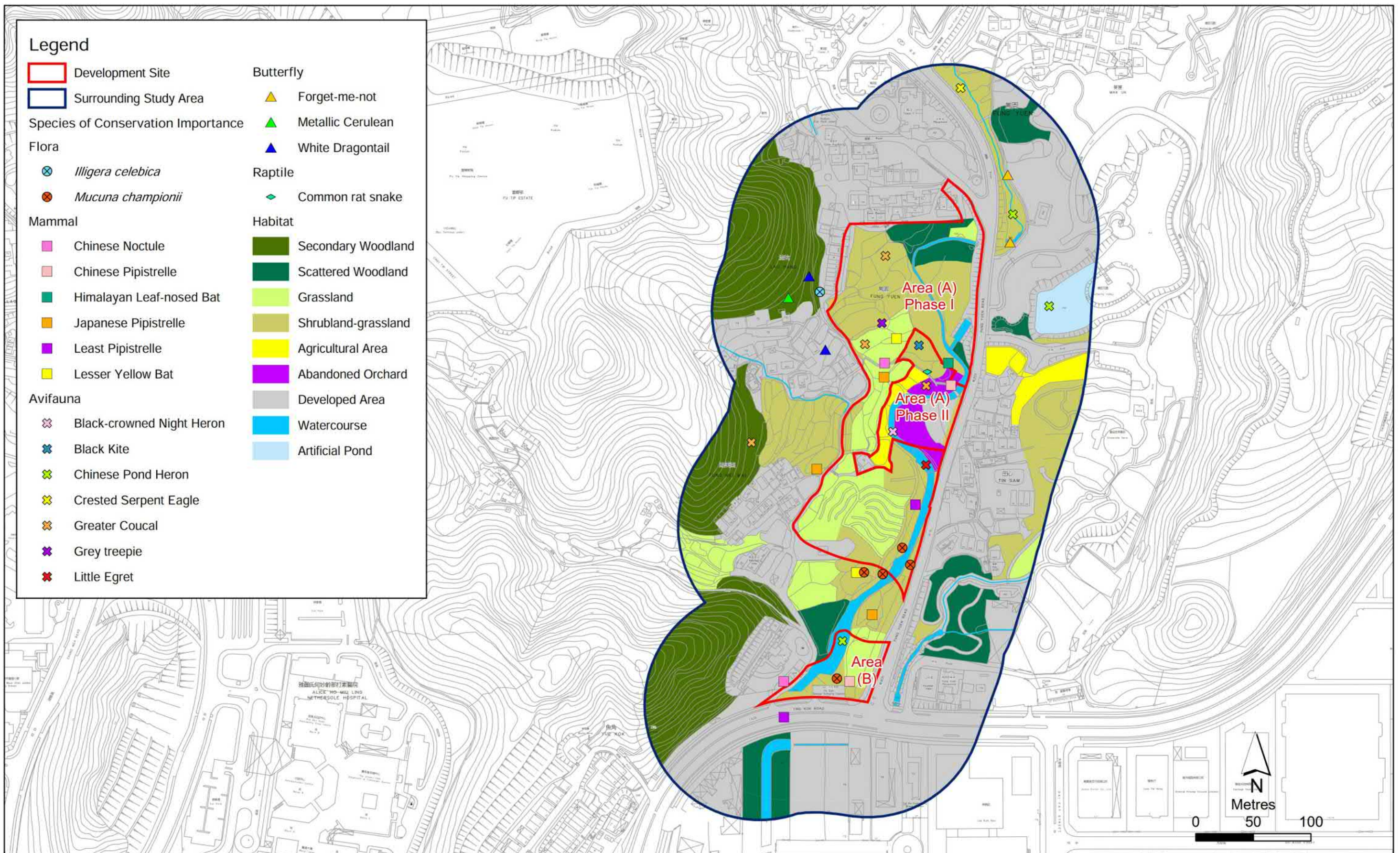


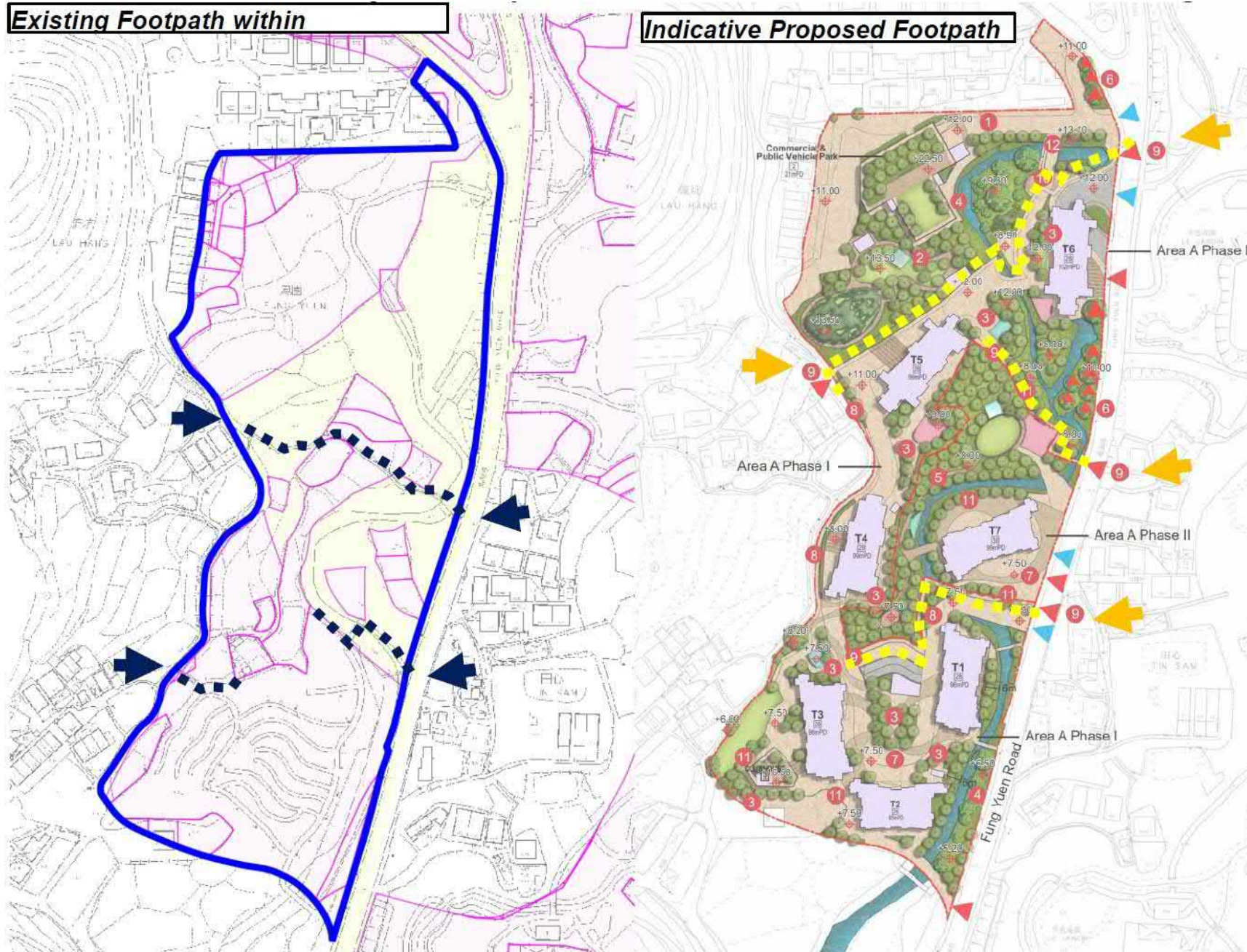
Figure 3.3

Habitat Map and Species of Conservation Importance Recorded



Existing Footpath within

Indicative Proposed Footpath

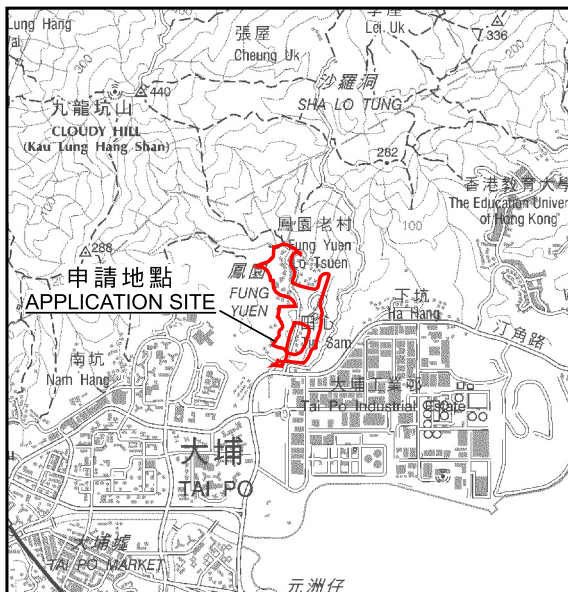


9 Footpath connection to the neighbourhoods

參考編號
REFERENCE No. Y/TP/40

繪圖 DRAWING Z-16

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

N
↑
科學價值地點
LONG TUN VALLEY
SPECIAL SCIENTIFIC INTEREST

申請地點

APPLICATION SITE

先前申請
PREVIOUS APPLICATIONS

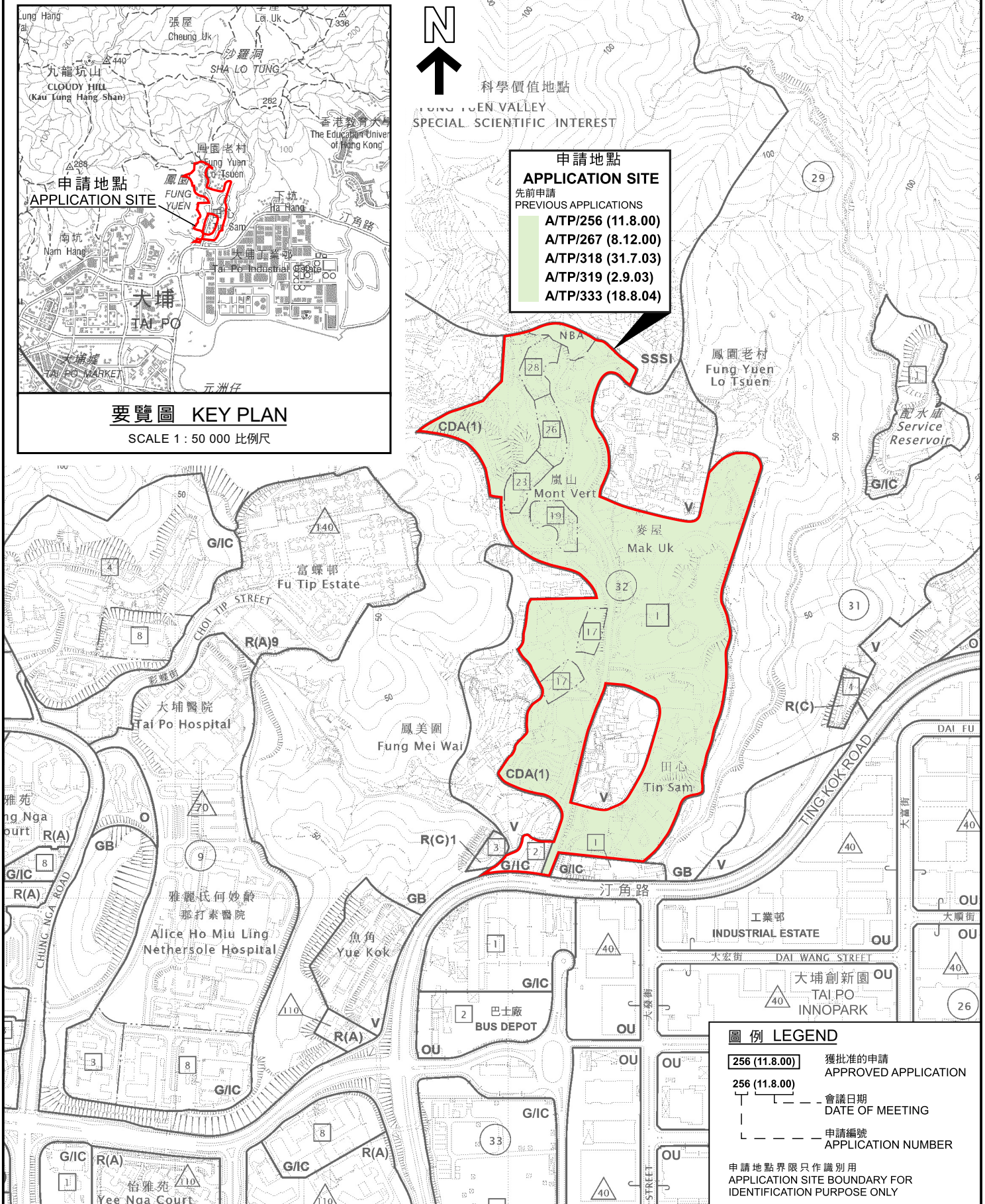
A/TP/256 (11.8.00)

A/TP/267 (8.12.00)

A/TP/318 (31.7.03)

A/TP/319 (2.9.03)

A/TP/333 (18.8.04)



圖例 LEGEND

- 256 (11.8.00) 獲批准的申請
APPROVED APPLICATION
- 256 (11.8.00) 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

申請地點界限只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層

新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地地段

TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS

VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

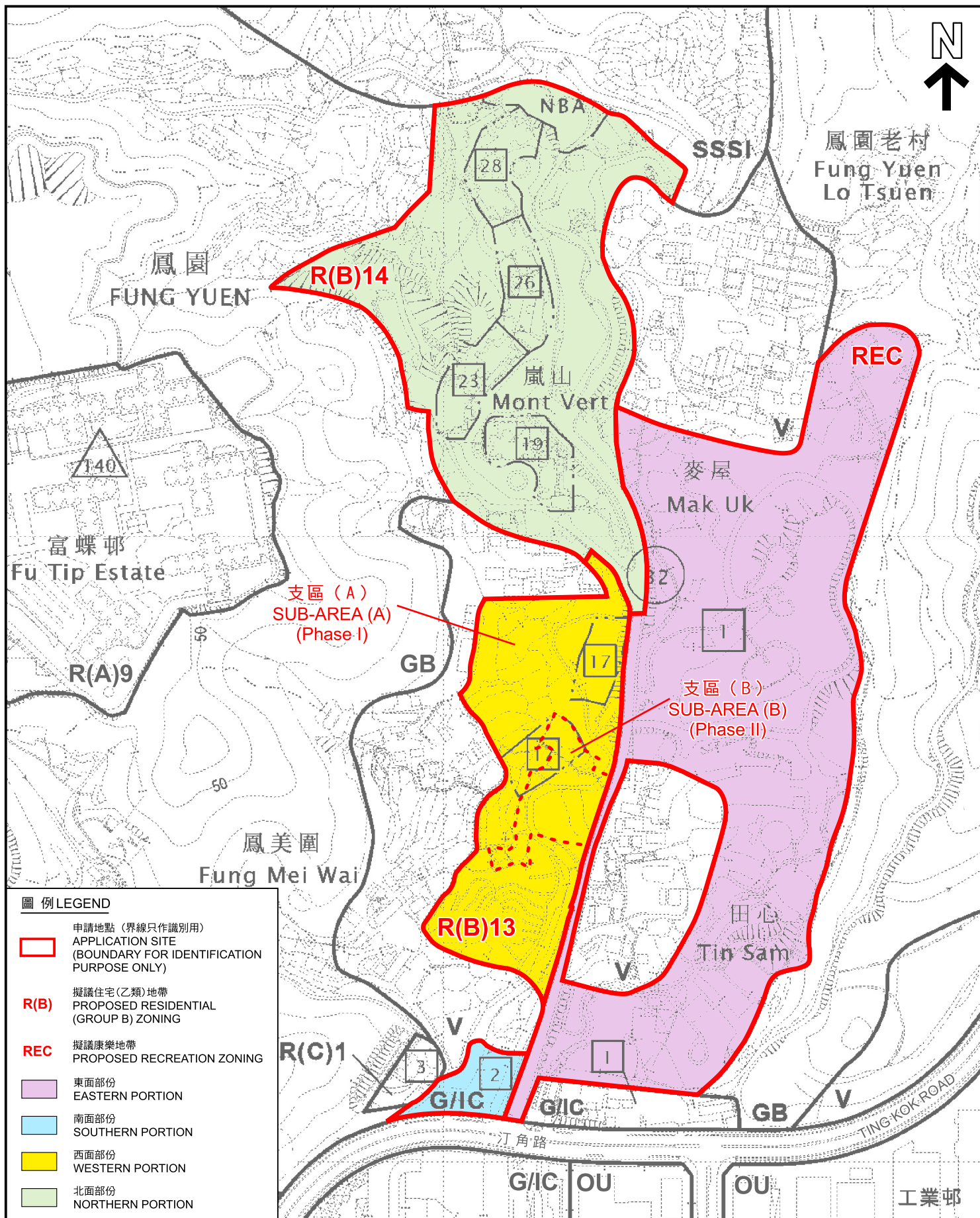
本摘要圖於2026年7月8日擬備，
所根據的資料為於2026年1月13日
核准的分區計劃大綱圖編號S/TP/32
EXTRACT PLAN PREPARED ON 8.7.2026
BASED ON OUTLINE ZONING PLAN
No. S/TP/32 APPROVED ON 13.1.2026



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-1a



本摘要圖於2026年7月8日擬備，
所根據的資料為於2026年1月13日
核准的分區計劃大綱圖編號S/TP/32
EXTRACT PLAN PREPARED ON 8.7.2026
BASED ON OUTLINE ZONING PLAN
No. S/TP/32 APPROVED ON 13.1.2026

平面圖 SITE PLAN

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園文量約份第11約多幅地段和毗連政府土地地段
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13",
"RESIDENTIAL (GROUP B)14" AND "RECREATION" AND AMEND THE NOTES OF
THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES
SCALE 1 : 4 000 比例尺

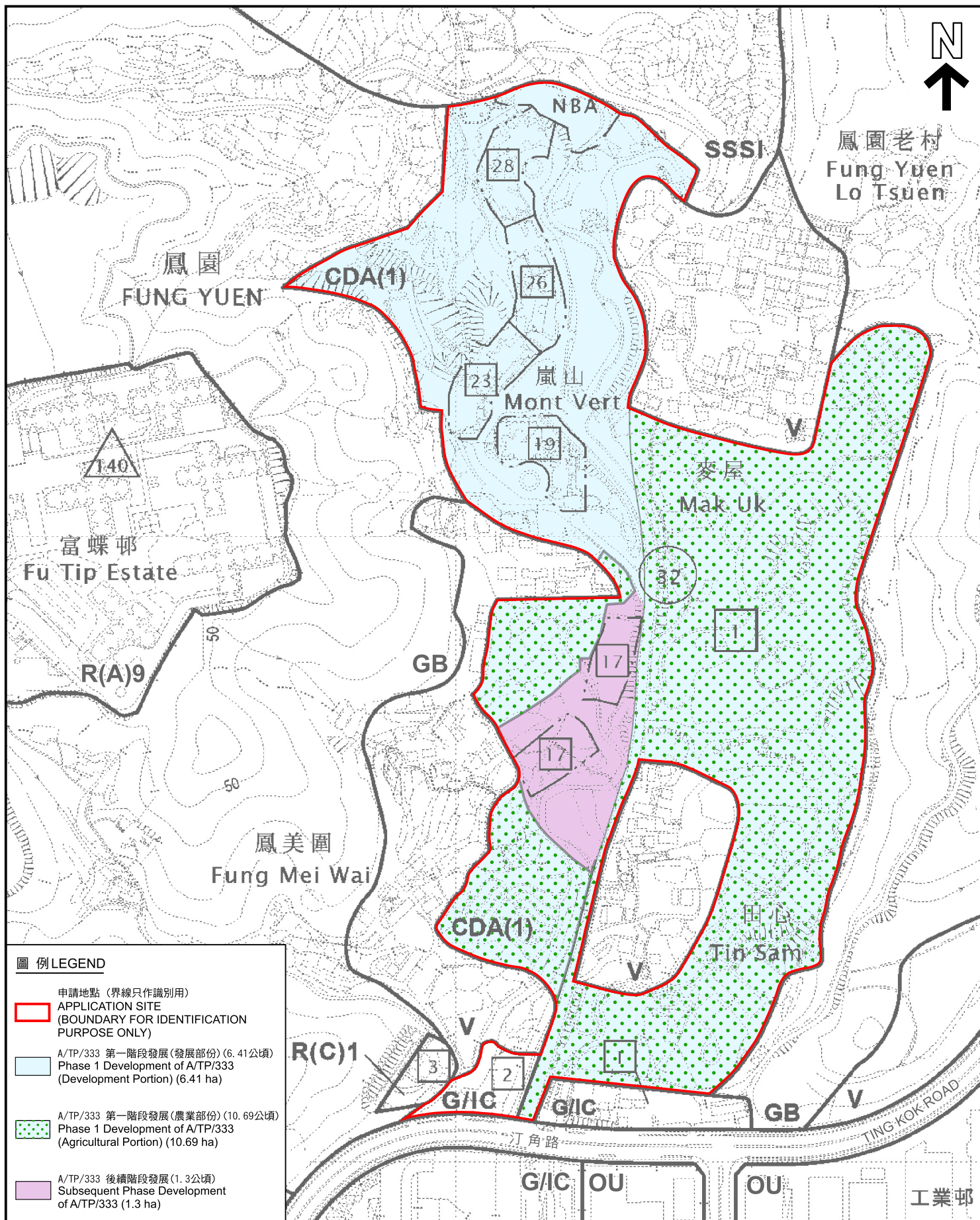
米 80 0 80 160 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-1b



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- A/TP/333 第一階段發展 (發展部份) (6.41公頃)
Phase 1 Development of A/TP/333
(Development Portion) (6.41 ha)
- A/TP/333 第一階段發展 (農業部份) (10.69公頃)
Phase 1 Development of A/TP/333
(Agricultural Portion) (10.69 ha)
- A/TP/333 後續階段發展 (1.3公頃)
Subsequent Phase Development
of A/TP/333 (1.3 ha)

本摘要圖於2026年8月7日擬備，
所根據的資料為於2026年1月13日
核准的分區計劃大綱圖編號S/TP/32
EXTRACT PLAN PREPARED ON 7.8.2026
BASED ON OUTLINE ZONING PLAN
No. S/TP/32 APPROVED ON 13.1.2026

分期發展圖 (申請編號 A/TP/333)
PHASING PLAN (APPLICATION No. A/TP/333)

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地地段
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13";
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THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES
SCALE 1 : 4 000 比例尺

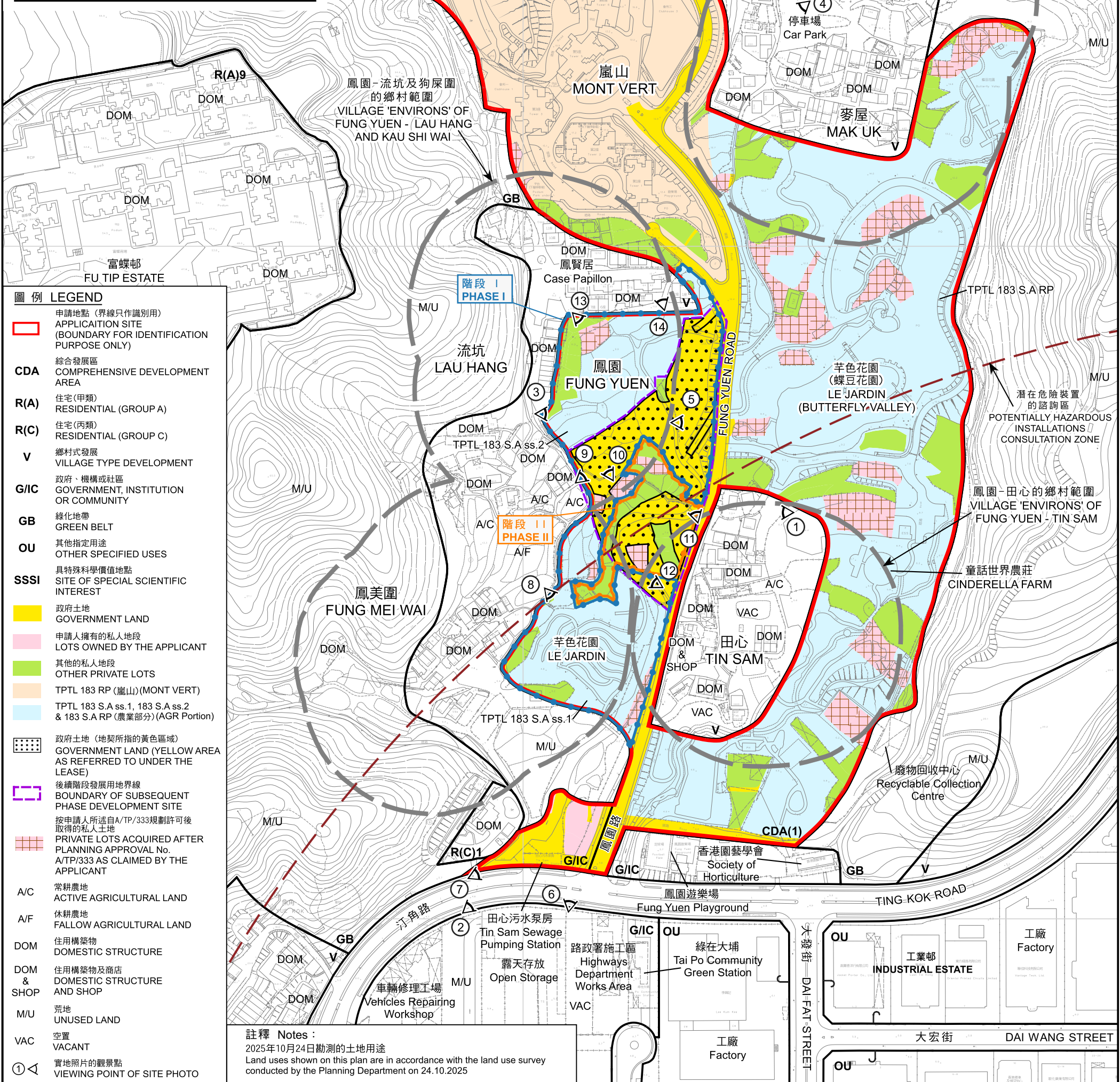
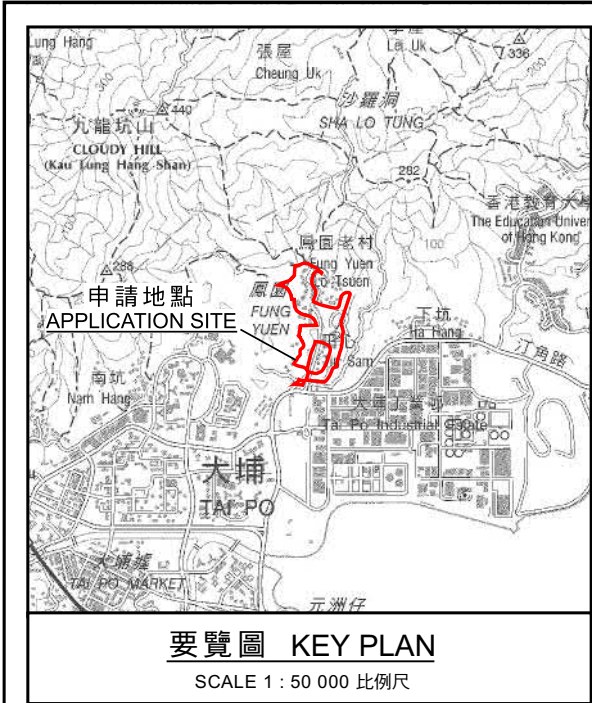
米 80 160 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-2a



本摘要圖於2026年7月29日擬備，
所根據的資料為測量圖編號
3-SW-25C及D和7-NW-5A、B、C及D
EXTRACT PLAN PREPARED ON 29.7.2026
EXTRACT ON SURVEY SHEETS No.
3-SW-25C & D and 7-NW-5A, B, C & D

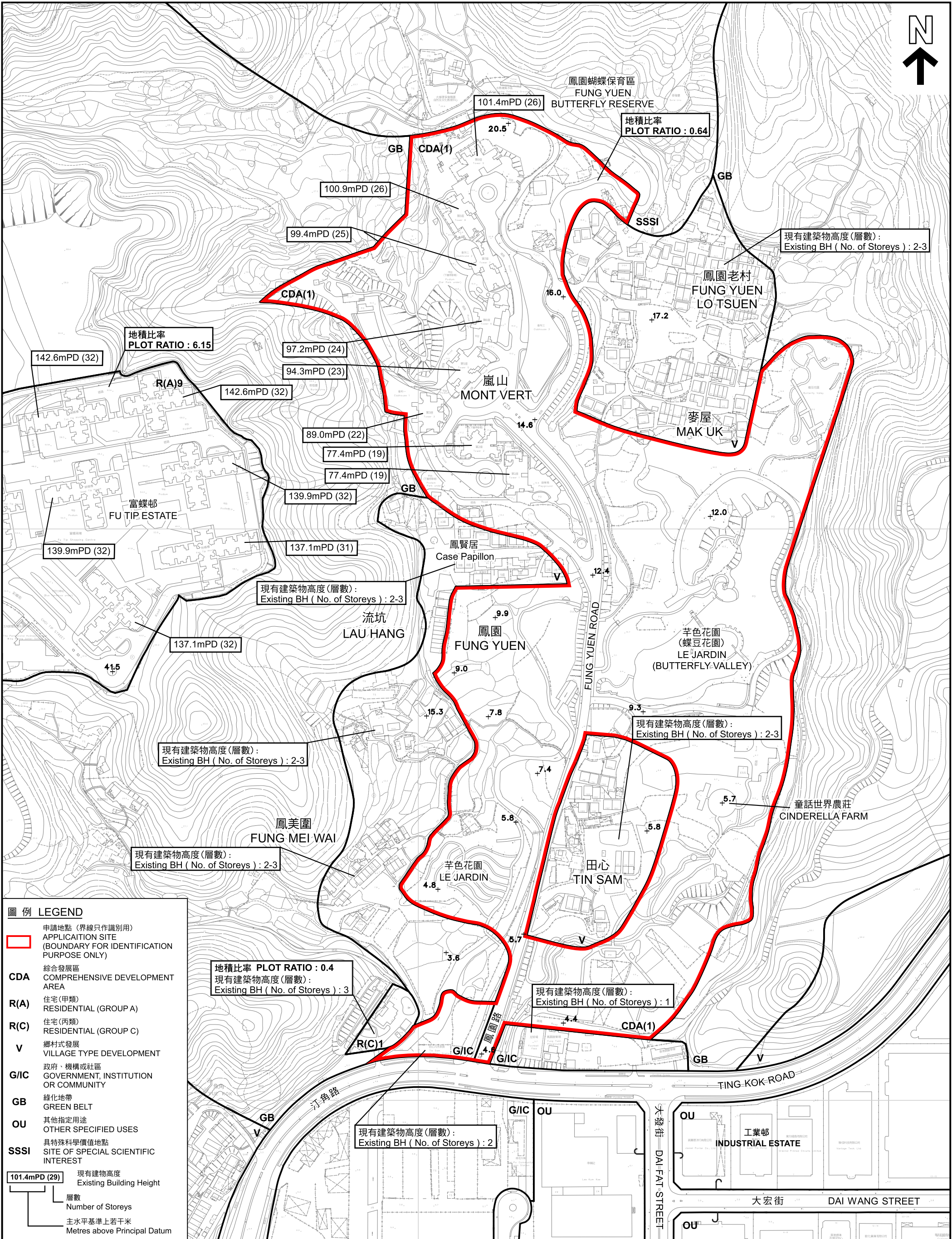
土地業權分佈 LAND OWNERSHIP

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶
及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES
SCALE 1 : 3 000 比例尺

規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-2b





圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2026年8月6日擬備，
所根據的資料為地政總署
於TDOP系列的正射影像圖
EXTRACT PLAN PREPARED ON 6.8.2026
BASED ON ORTHOPHOTO IN TDOP SERIES
BY LANDS DEPARTMENT

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
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A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-3

1



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本圖於2026年7月8日擬備，所根據
的資料為攝於2025年10月24日
的實地照片
PLAN PREPARED ON 8.7.2026 BASED ON
SITE PHOTO TAKEN ON 24.10.2025

實地照片 SITE PHOTOS

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地

TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4a

2

嵐山
MONT VERT

北面部份
NORTHERN PORTION

東面部份
EASTERN PORTION

田心
TIN SAM

西面部份
WESTERN PORTION

南面部份
SOUTHERN PORTION

鳳園路

FUNG YUEN ROAD

TING KOK ROAD

汀角路

圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

實地照片 SITE PHOTOS

本圖於2026年7月8日擬備，所根據
的資料為攝於2025年10月27日
的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON
SITE PHOTO TAKEN ON 27.10.2025

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第111約多幅地段和毗連政府土地地段

TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13",
"RESIDENTIAL (GROUP B)14" AND "RECREATION" AND AMEND THE NOTES OF
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VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4b



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

實地照片 SITE PHOTOS

本圖於2026年7月8日擬備，所根據
的資料為攝於2025年10月24日
的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON
SITE PHOTO TAKEN ON 24.10.2025

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地

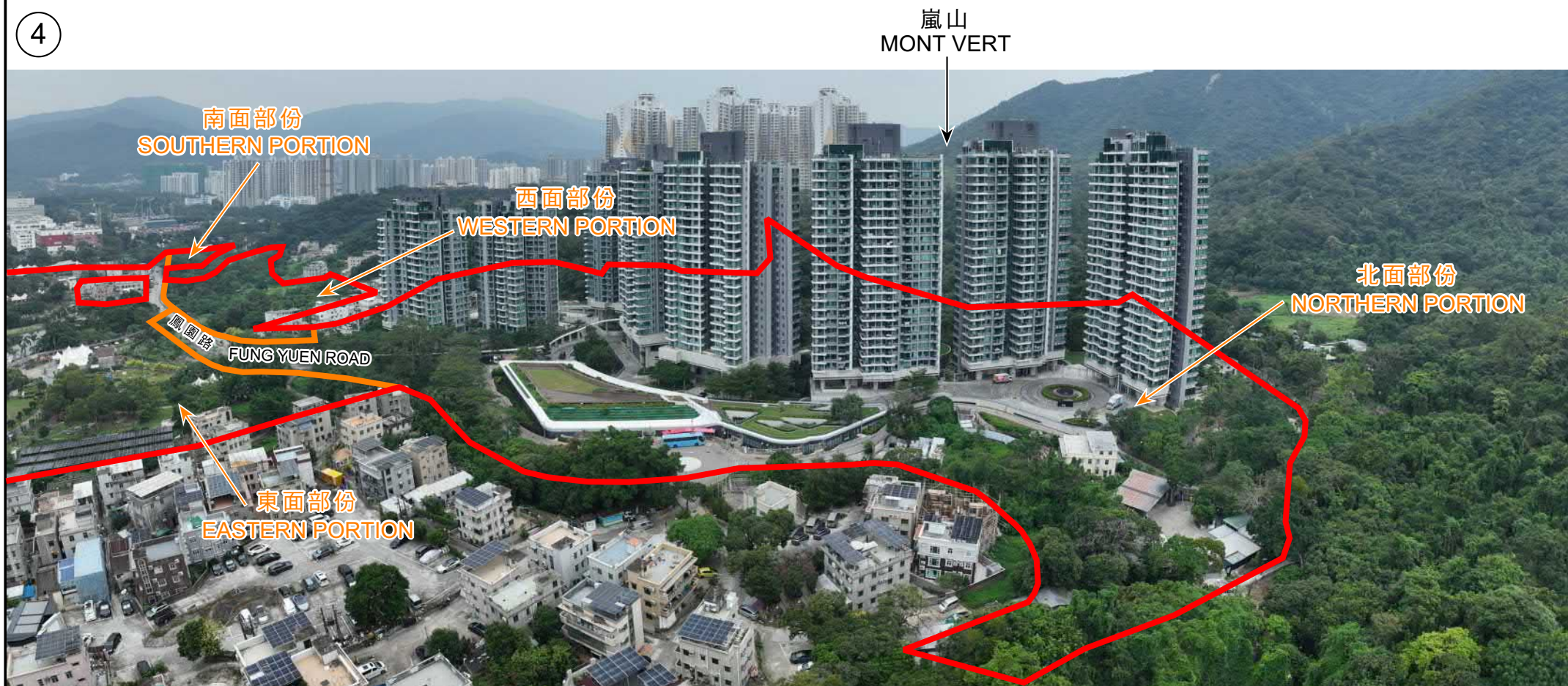
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4c



圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本圖於2026年7月8日擬備，所根據
的資料為攝於2025年10月27日
的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON
SITE PHOTO TAKEN ON 27.10.2025

實地照片 SITE PHOTOS

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、
「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地段

TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4d

5



圖例 LEGEND

- 申請地點 (界線只作識別用)
- APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本圖於2026年7月8日擬備，所根據的資料為攝於2025年10月24日的實地照片
 PLAN PREPARED ON 8.7.2026 BASED ON SITE PHOTO TAKEN ON 24.10.2025

實地照片 SITE PHOTOS

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
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 TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
 VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
 Planning Department

參考編號
 REFERENCE No.
 Y/TP/40

圖 PLAN
 Z-4e

6



7



8



實地照片 SITE PHOTOS

本圖於2026年7月8日擬備，所根據的資料為攝於2025年10月24日的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON SITE PHOTOS TAKEN ON 24.10.2025

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地段

“COMPREHENSIVE DEVELOPMENT AREA (1)” TO “RESIDENTIAL (GROUP B)13”, “RESIDENTIAL (GROUP B)14” AND “RECREATION” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON A “GOVERNMENT, INSTITUTION OR COMMUNITY” SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4f

9



10



11



實地照片 SITE PHOTOS

本圖於2026年7月8日擬備，所根據的資料為攝於2025年10月24日的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON SITE PHOTOS TAKEN ON 24.10.2025

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地

TO REZONE THE APPLICATION SITE FROM
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A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4g

12



13



14



實地照片 SITE PHOTOS

本圖於2026年7月8日擬備，所根據的資料為攝於2025年10月24日及2025年11月4日的實地照片

PLAN PREPARED ON 8.7.2026 BASED ON SITE PHOTOS TAKEN ON 24.10.2025 AND 4.11.2025

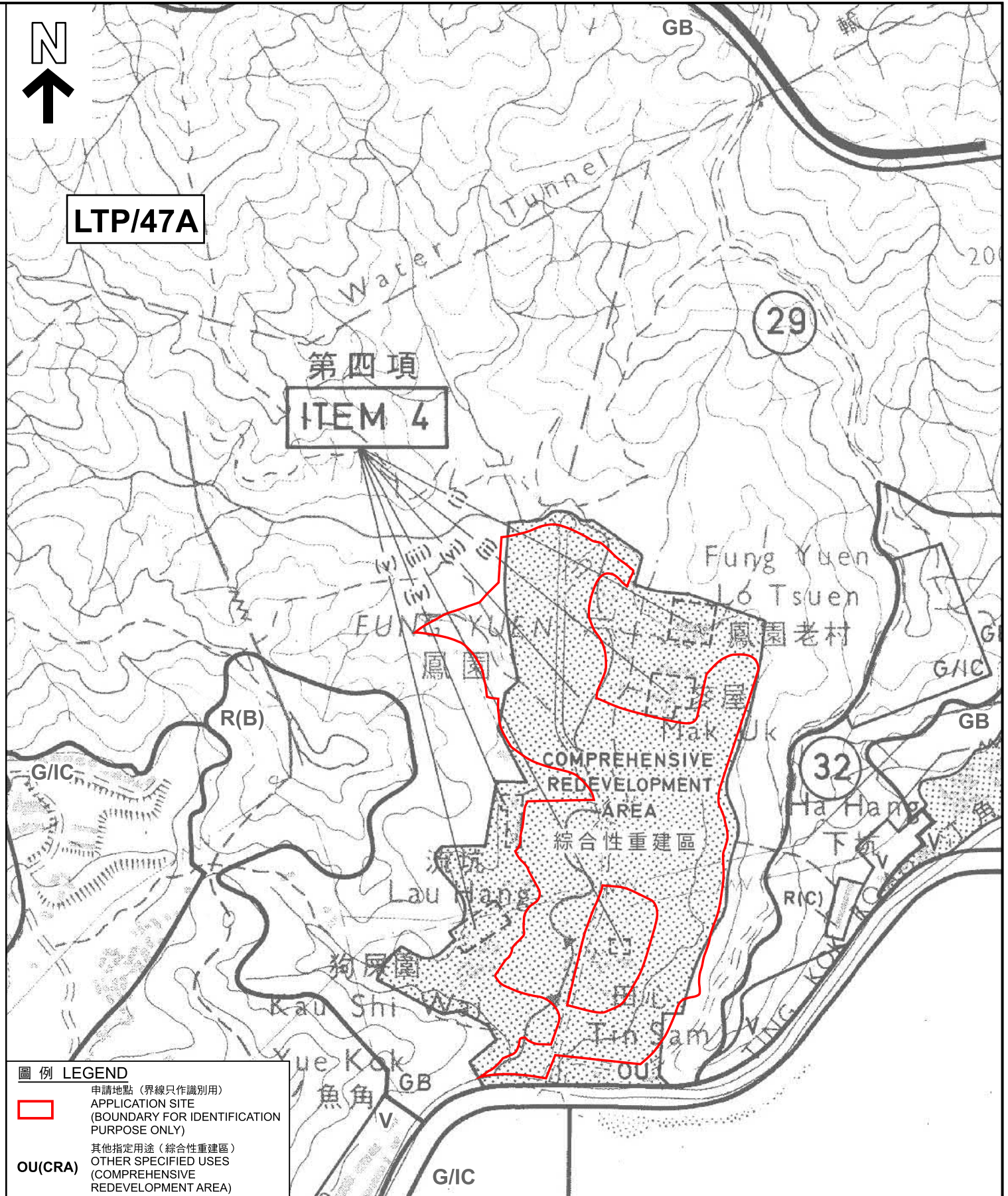
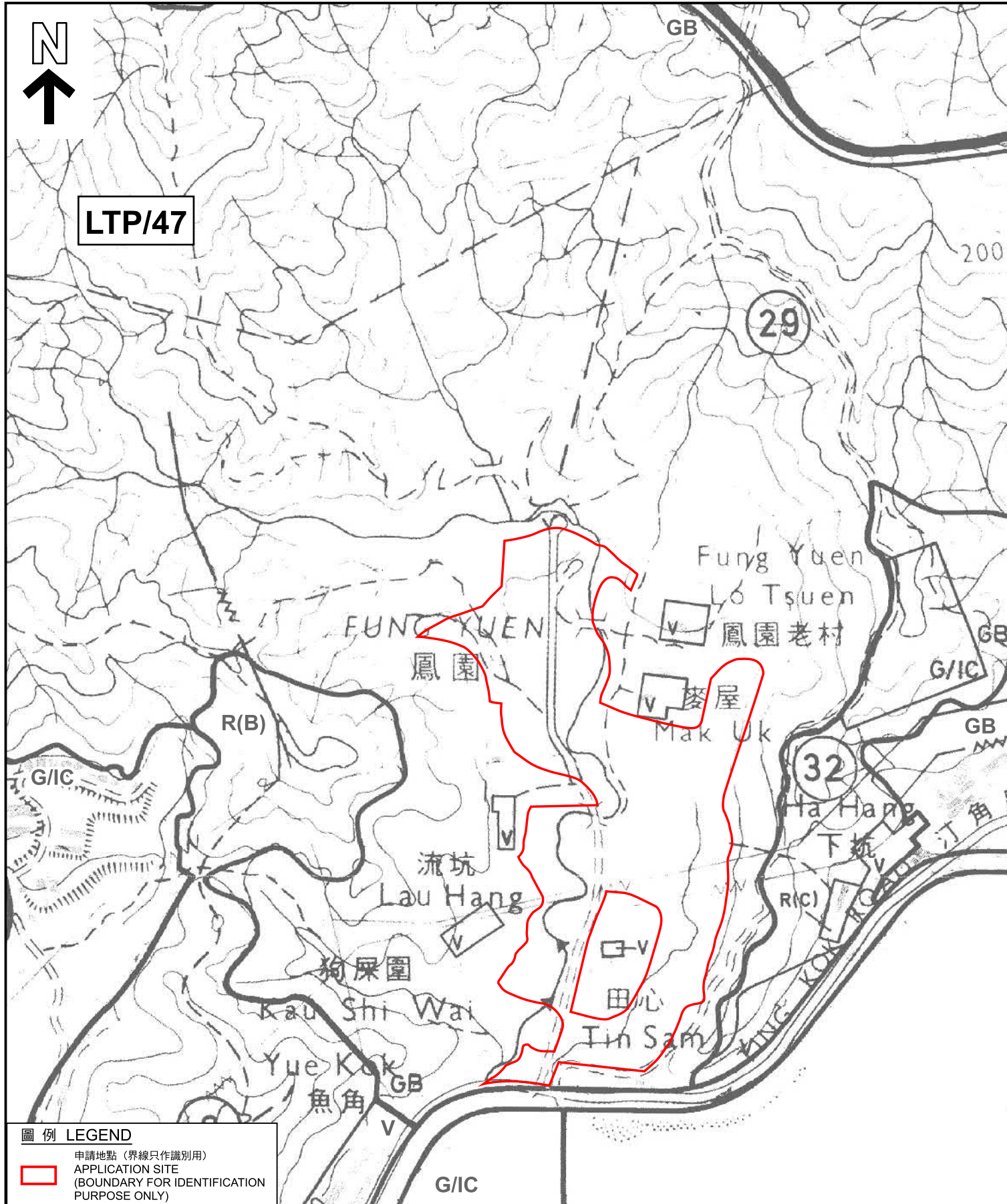
把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
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TO REZONE THE APPLICATION SITE FROM
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VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND,
FUNG YUEN, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-4h



鳳園谷土地用途地帶改變 CHANGE OF LAND USE ZONING IN FUNG YUEN VALLEY

本摘要圖於2026年7月8日擬備，
所根據的資料為：
於1980年12月12日展示的分區計劃大綱圖編號LTP/47及
於1982年4月30日展示的分區計劃大綱圖編號LTP/47A
EXTRACT PLAN PREPARED ON 8.7.2026
BASED ON OUTLINE ZONING PLANS No.
LTP/47 EXHIBITED ON 12.12.1980 AND
LTP/47A EXHIBITED ON 30.4.1982

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶
及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

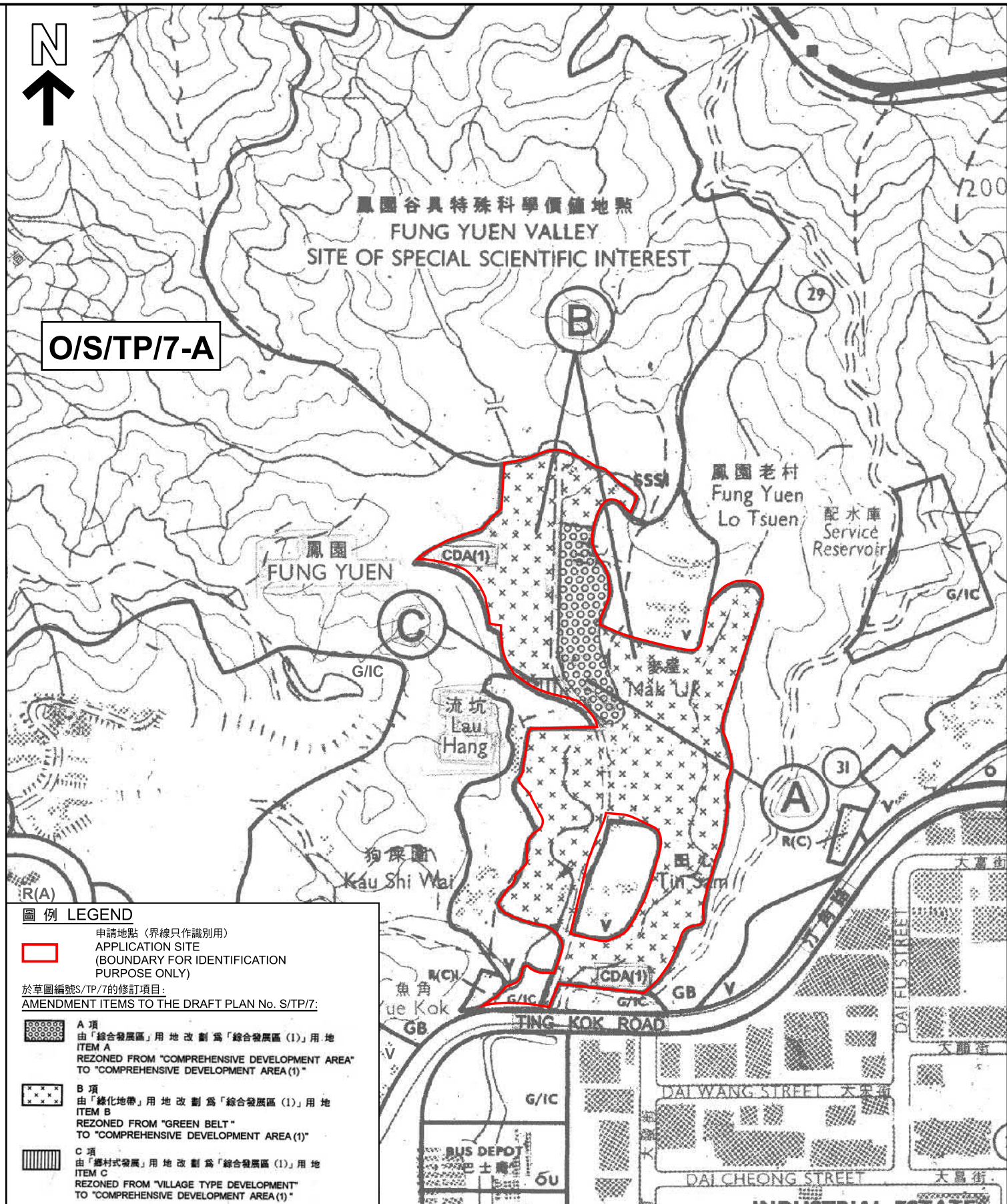
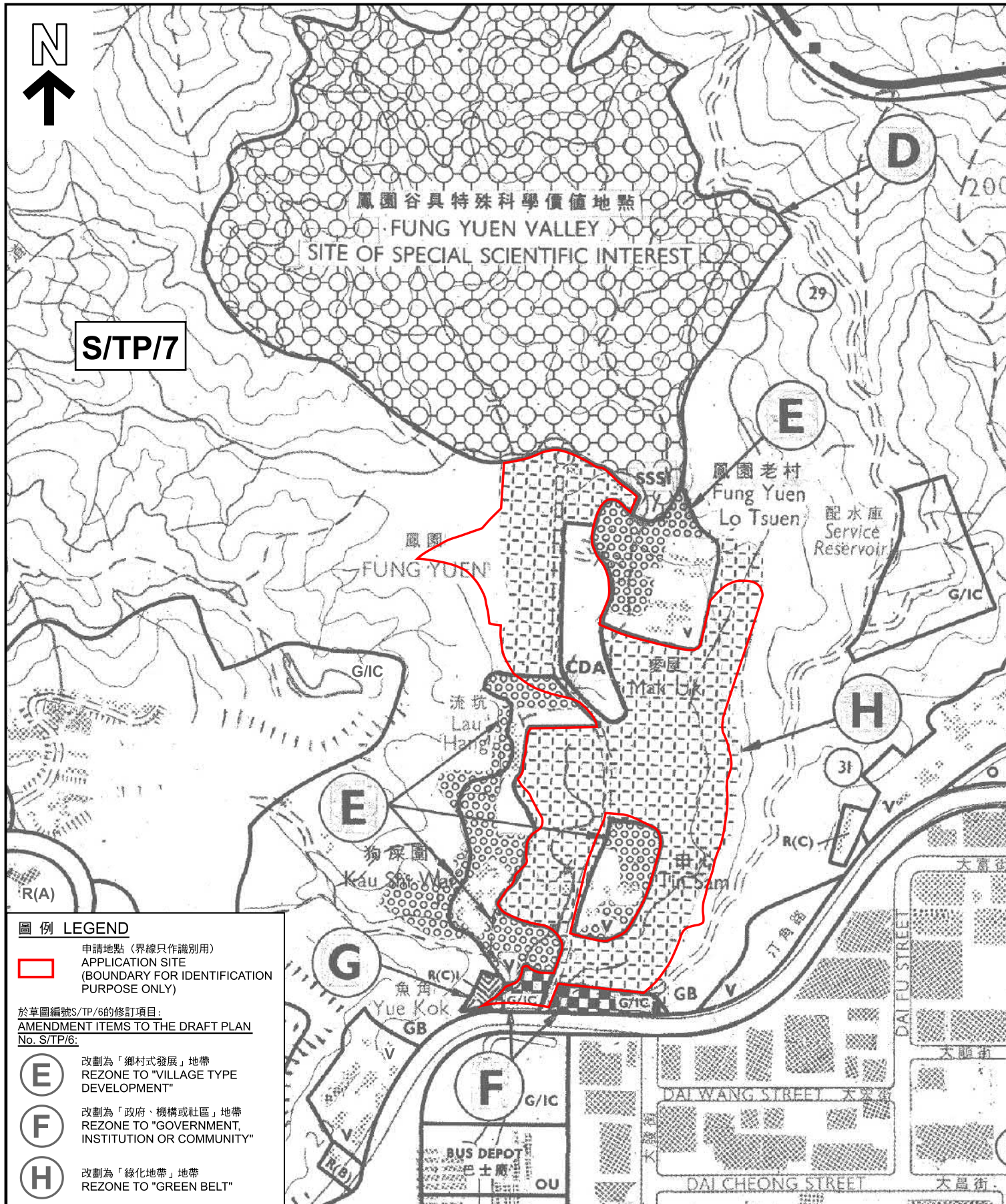
米 100 0 100 200 300 400 500 600 700 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-5a



鳳園谷土地用途地帶改變 CHANGE OF LAND USE ZONING IN FUNG YUEN VALLEY

本摘要圖於2026年7月8日擬備，
所根據的資料為：
於1994年11月11日展示的分區計劃大綱圖編號S/TP/7及
於1997年11月21日公布的圖則編號O/S/TP/7-A
EXTRACT PLAN PREPARED ON 8.7.2026
BASED ON OUTLINE ZONING PLAN No.
S/TP/7 EXHIBITED ON 11.11.1994 AND
PLAN No. O/S/TP/7-A NOTIFIED ON 21.11.1997

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶
及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

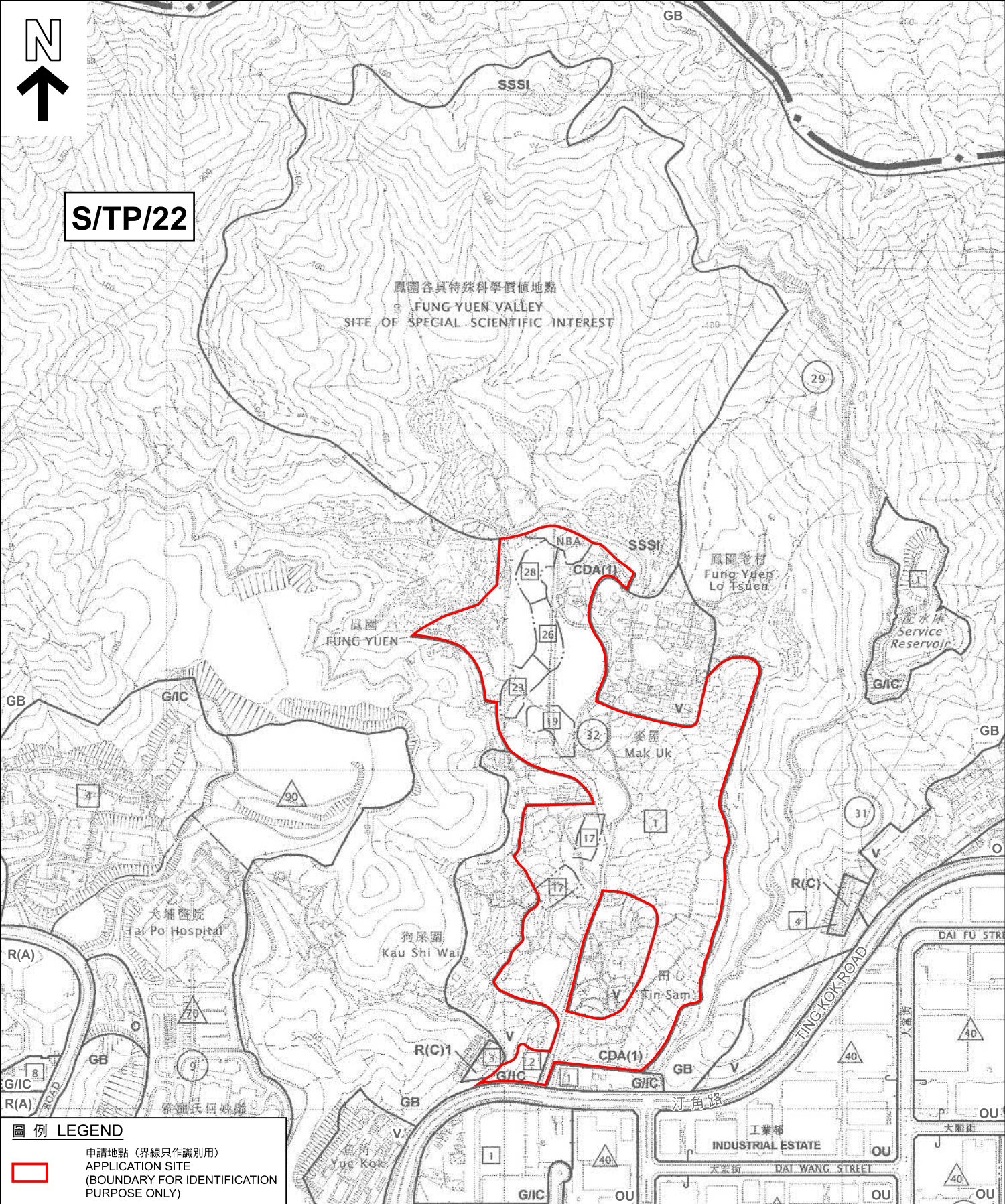
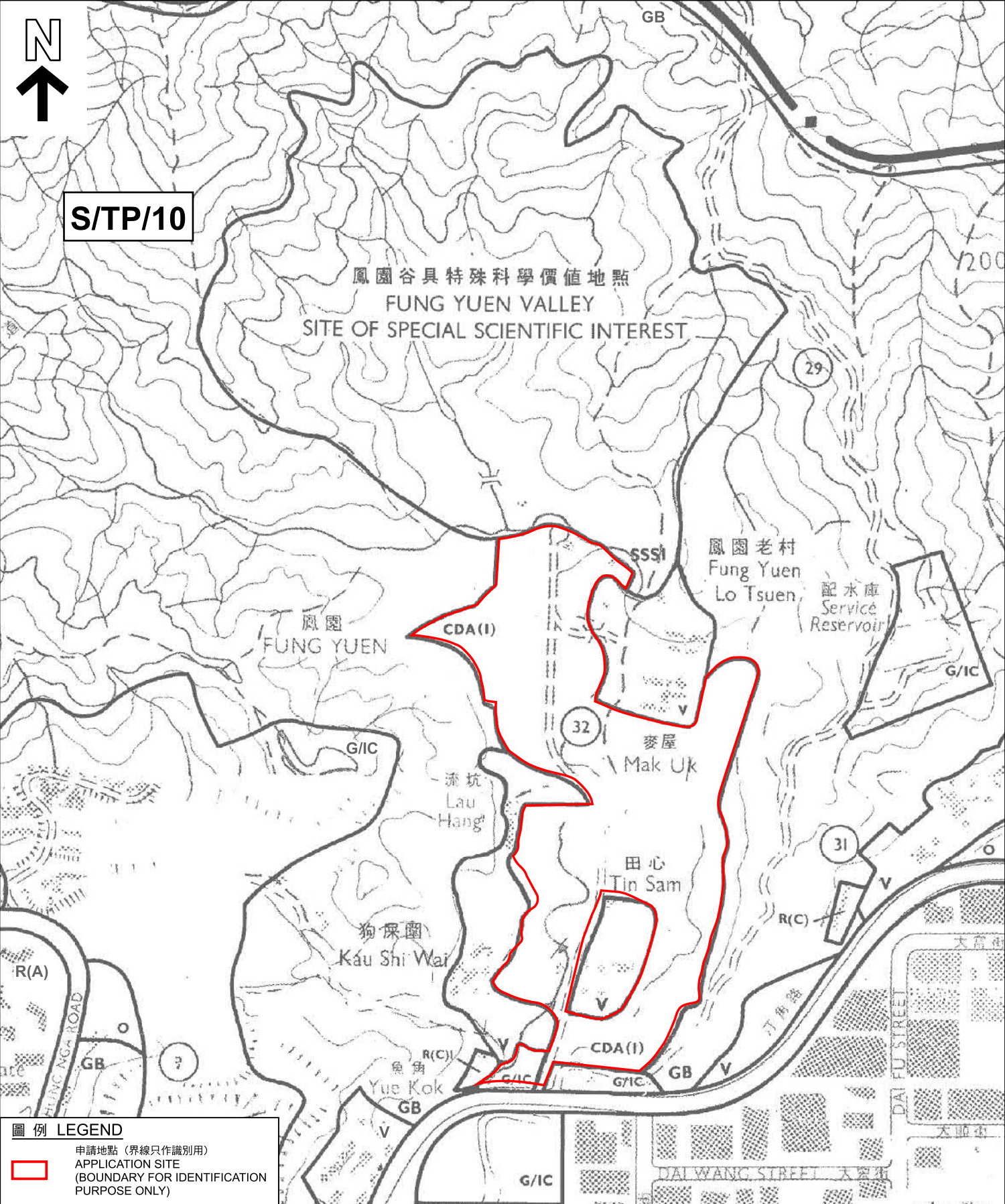
SCALE 1:7 500 比例尺
100 0 100 200 300 400 500 600 700 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-5b



圖例 LEGEND
申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

圖例 LEGEND
申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

鳳園谷土地用途地帶改變 CHANGE OF LAND USE ZONING IN FUNG YUEN VALLEY

本摘要圖於2026年7月8日擬備，
所根據的資料為：
於1999年3月23日核准的
分區計劃大綱圖編號S/TP/10及
於2010年9月17日展示的
分區計劃大綱圖編號S/TP/22
EXTRACT PLAN PREPARED ON 8.7.2026
BASED ON OUTLINE ZONING PLANS No.
S/TP/10 APPROVED ON 23.3.1999 AND
S/TP/22 EXHIBITED ON 17.9.2010

把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶、「住宅(乙類)14」地帶
及「康樂」地帶及修訂適用於申請地點土地用途地帶的《註釋》
及修訂一幅「政府、機構或社區」用地的建築物高度限制，由2層改為8層
新界大埔鳳園丈量約份第11約多幅地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP B)13", "RESIDENTIAL (GROUP B)14" AND "RECREATION" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE, AND AMEND THE BUILDING HEIGHT RESTRICTION ON
A "GOVERNMENT, INSTITUTION OR COMMUNITY" SITE FROM 2 STOREYS TO 8 STOREYS
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 7 500 比例尺
100 0 100 200 300 400 500 600 700 米
METRES

規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-5c

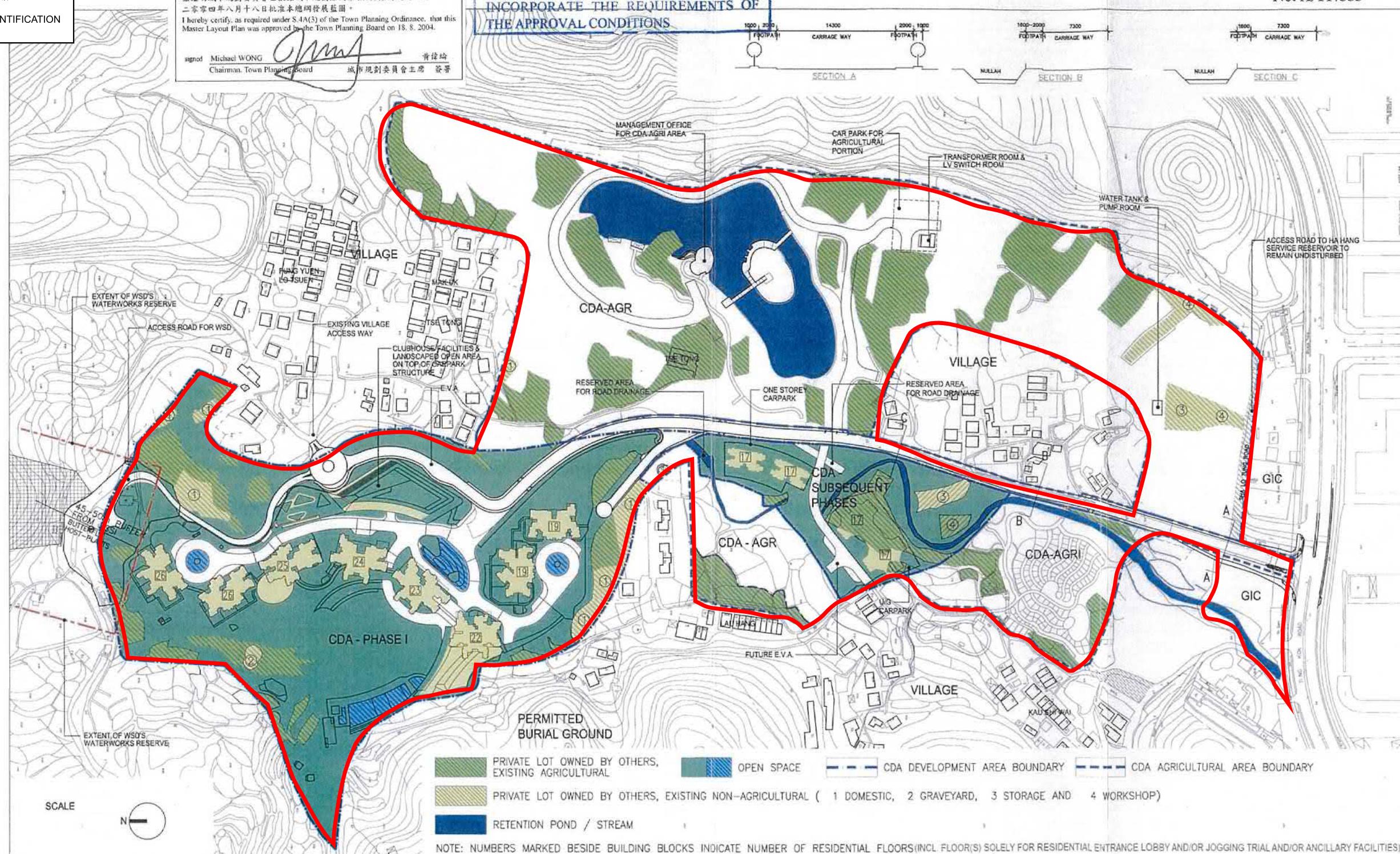
申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零四年八月十八日批准本總圖發展藍圖。

I hereby certify, as required under s.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 18. 8. 2004.

signed Michael WONG  黃偉倫
Chairman, Town Planning Board 城市規劃委員會主席 簽署



December 2015

「綜合發展區(1)」的核准總綱發展藍圖
APPROVED MASTER LAYOUT PLAN FOR "COMPREHENSIVE DEVELOPMENT AREA(1)" ZONE



規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

PLAN
Z-6

Four Functional Areas Indicated within the Agricultural Portion

Figure 4.1



本圖於2026年7月31日擬備
(來源：申請人建議書)
PLAN PREPARED ON 31.7.2026
(SOURCE: APPLICANT'S SUBMISSION PLAN)

核准的詳細保養及管理計劃(A/TP/333)
APPROVED DETAILED MAINTENANCE AND MANAGEMENT PLAN (NO. A/TP/333)

規劃署
Planning Department

參考編號
REFERENCE No.
Y/TP/40

圖 PLAN
Z-7