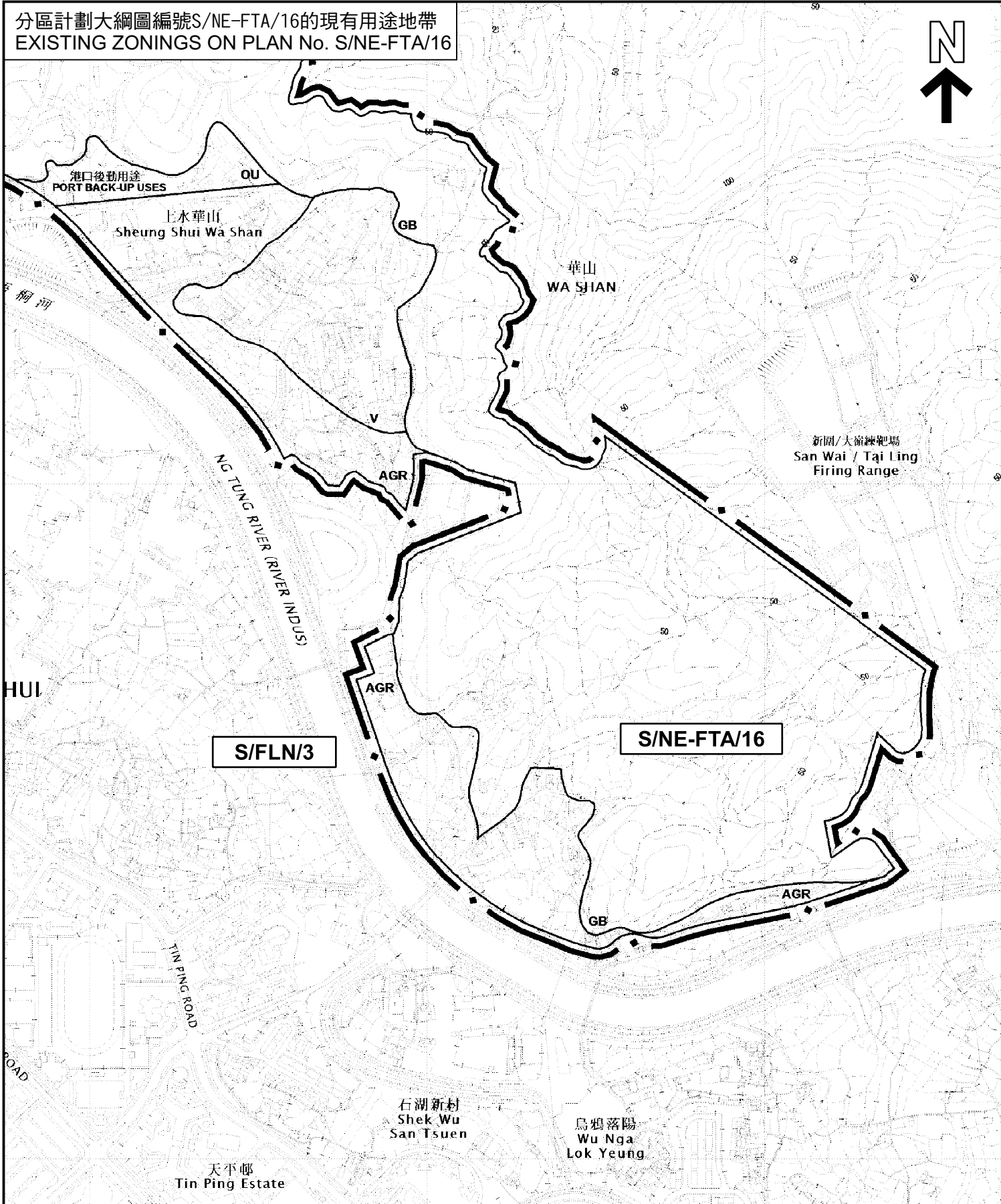
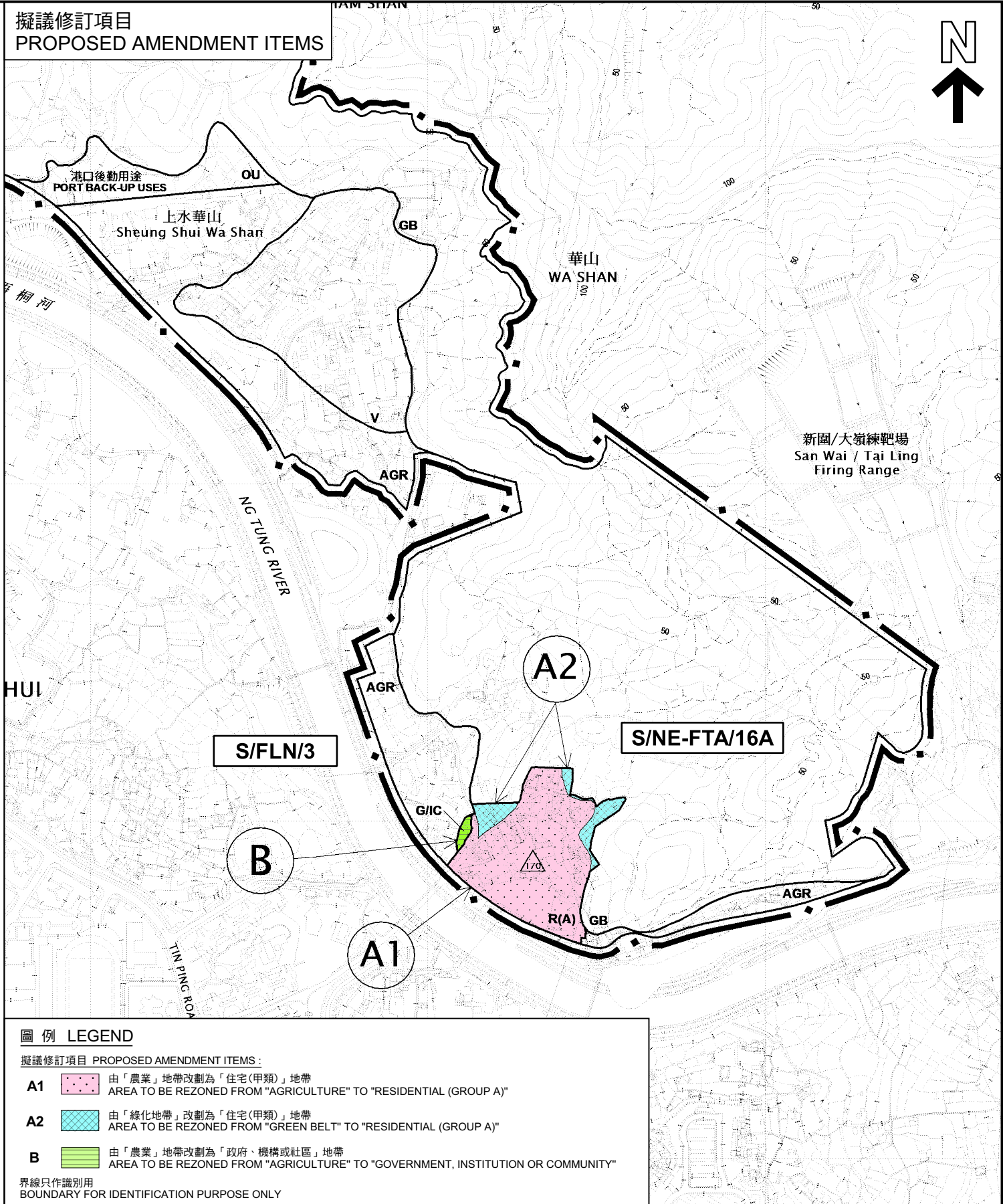


分區計劃大綱圖編號S/NE-FTA/16的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/NE-FTA/16



擬議修訂項目  
PROPOSED AMENDMENT ITEMS



圖例 LEGEND

擬議修訂項目 PROPOSED AMENDMENT ITEMS:

- A1** 由「農業」地帶改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP A)"
- A2** 由「綠化地帶」改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- B** 由「農業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在虎地坳及沙嶺分區計劃大綱核准圖

編號S/NE-FTA/16作出的擬議修訂

PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

SCALE 1 : 7 500 比例尺



本摘要圖於2023年3月14日擬備，  
所根據的資料為於2017年12月5日  
核准的分區計劃大綱圖編號S/NE-FTA/16  
EXTRACT PLAN PREPARED ON 14.3.2023  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-FTA/16 APPROVED ON 5.12.2017

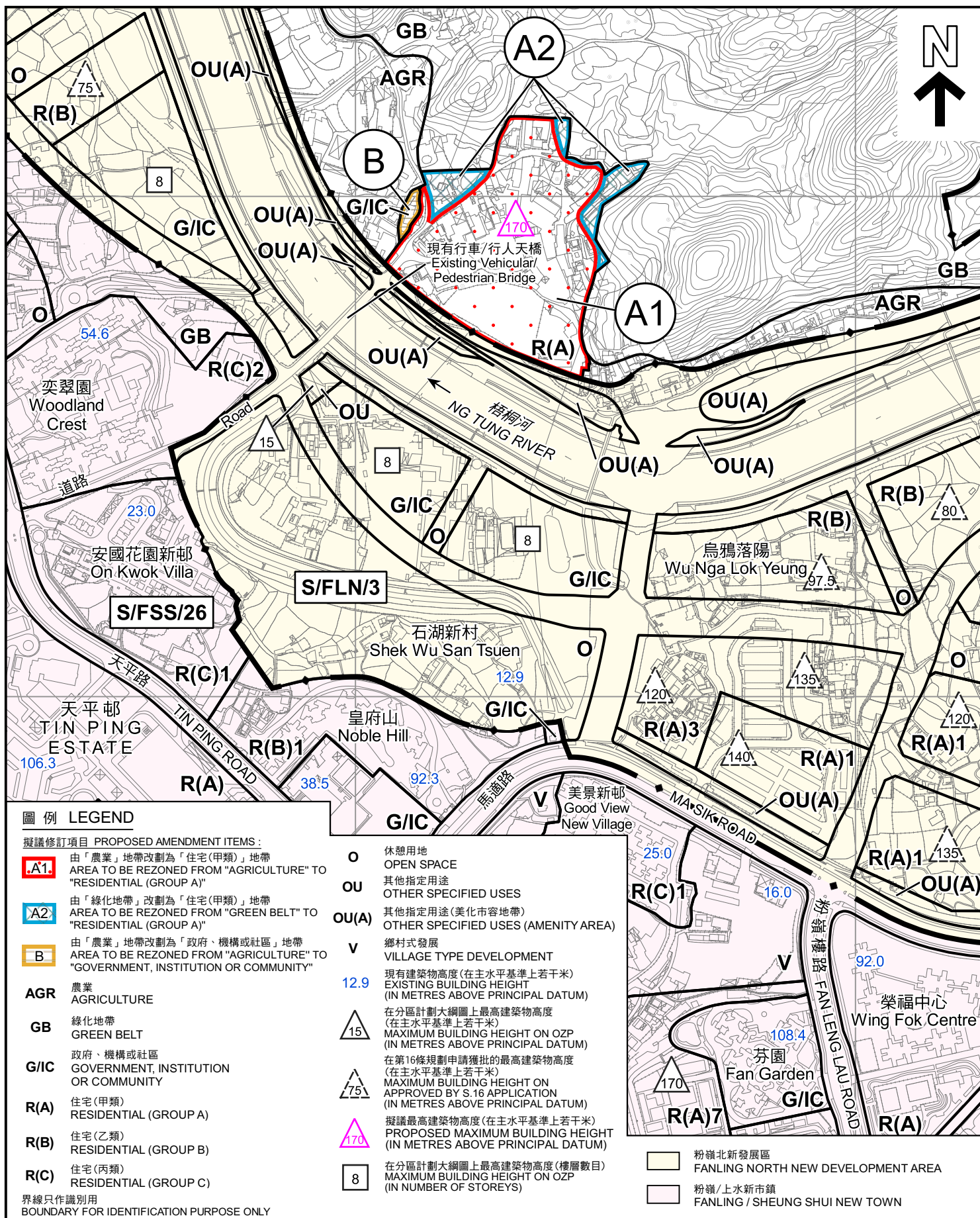
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
1





#### 圖例 LEGEND

##### 擬議修訂項目 PROPOSED AMENDMENT ITEMS:

- A1** 由「農業」地帶改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP A)"
- A2** 由「綠化地帶」改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- B** 由「農業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- AGR** 農業  
AGRICULTURE
- GB** 綠化地帶  
GREEN BELT
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- 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)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- OU(A)** 其他指定用途(美化市容地帶)  
OTHER SPECIFIED USES (AMENITY AREA)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- 12.9** 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)
- 15** 在分區計劃大綱圖上最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT ON OZP  
(IN METRES ABOVE PRINCIPAL DATUM)
- 75** 在第16條規劃申請獲批的最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT ON  
APPROVED BY S.16 APPLICATION  
(IN METRES ABOVE PRINCIPAL DATUM)
- 170** 擬議最高建築物高度(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 8** 在分區計劃大綱圖上最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT ON OZP  
(IN NUMBER OF STOREYS)

- 粉嶺北新發展區  
FANLING NORTH NEW DEVELOPMENT AREA
- 粉嶺/上水新市鎮  
FANLING / SHEUNG SHUI NEW TOWN

#### 平面圖 SITE PLAN

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

SCALE 1:5 000 比例尺



規劃署  
PLANNING  
DEPARTMENT

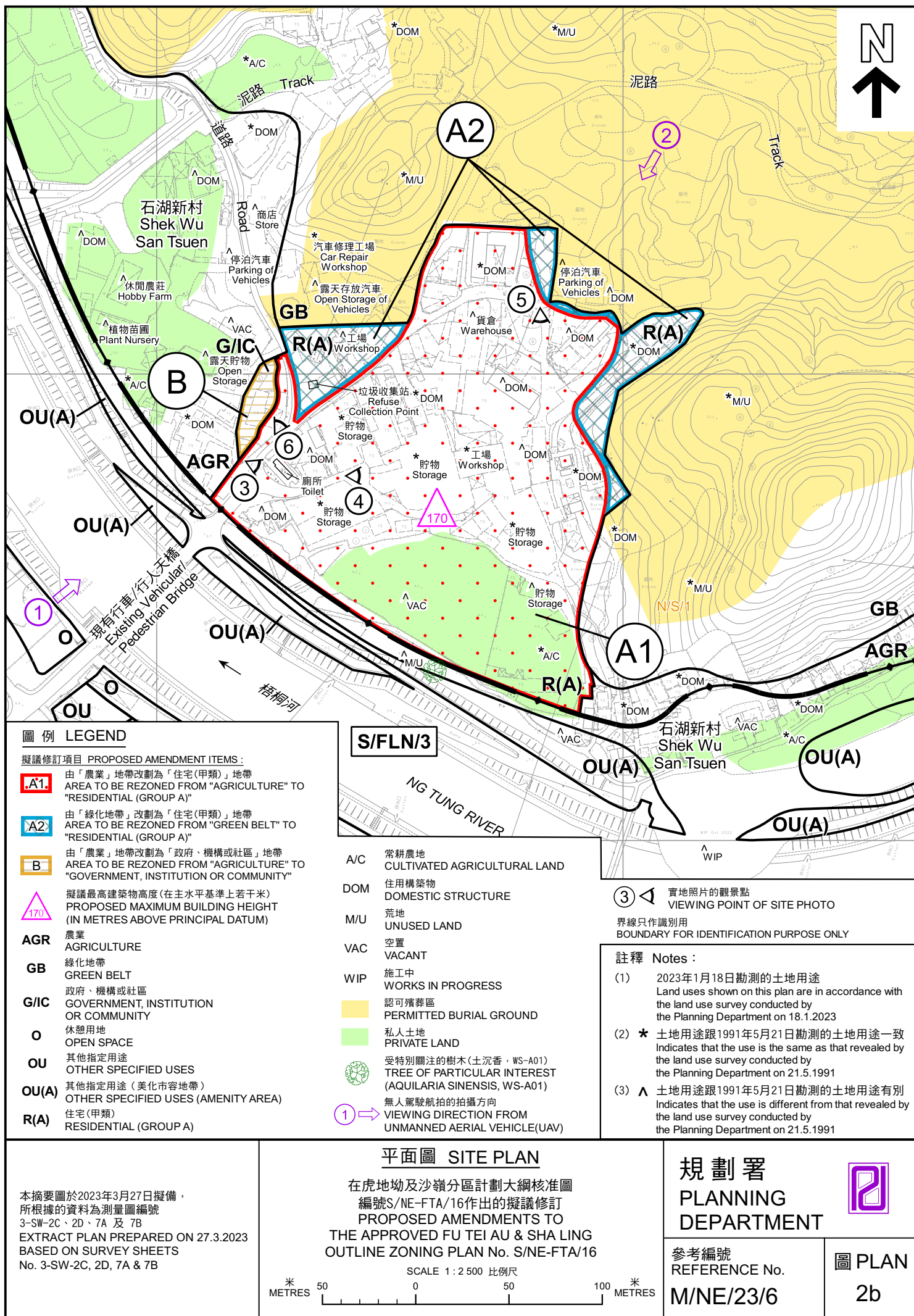


參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
2a

本摘要圖於2023年3月17日擬備，  
所根據的資料為測量圖編號  
3-SW-2C、2D、7A、7B、7C及7D  
EXTRACT PLAN PREPARED ON 17.3.2023  
BASED ON SURVEY SHEETS No.  
3-SW-2C, 2D, 7A, 7B, 7C & 7D









# 圖例 LEGEND

## 擬議修訂項目 PROPOSED AMENDMENT ITEMS:

- A1** 由「農業」地帶改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP A)"
- A2** 由「綠化地帶」改劃為「住宅(甲類)」地帶  
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A)"
- B** 由「農業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年3月10日擬備，  
所根據的資料為地政總署於2022年1月19日  
拍得的航攝照片編號E146434C  
EXTRACT PLAN PREPARED ON 10.3.2023  
BASED ON AERIAL PHOTO No. E146434C  
TAKEN ON 19.1.2022  
BY LANDS DEPARTMENT

## 航攝照片 AERIAL PHOTO

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

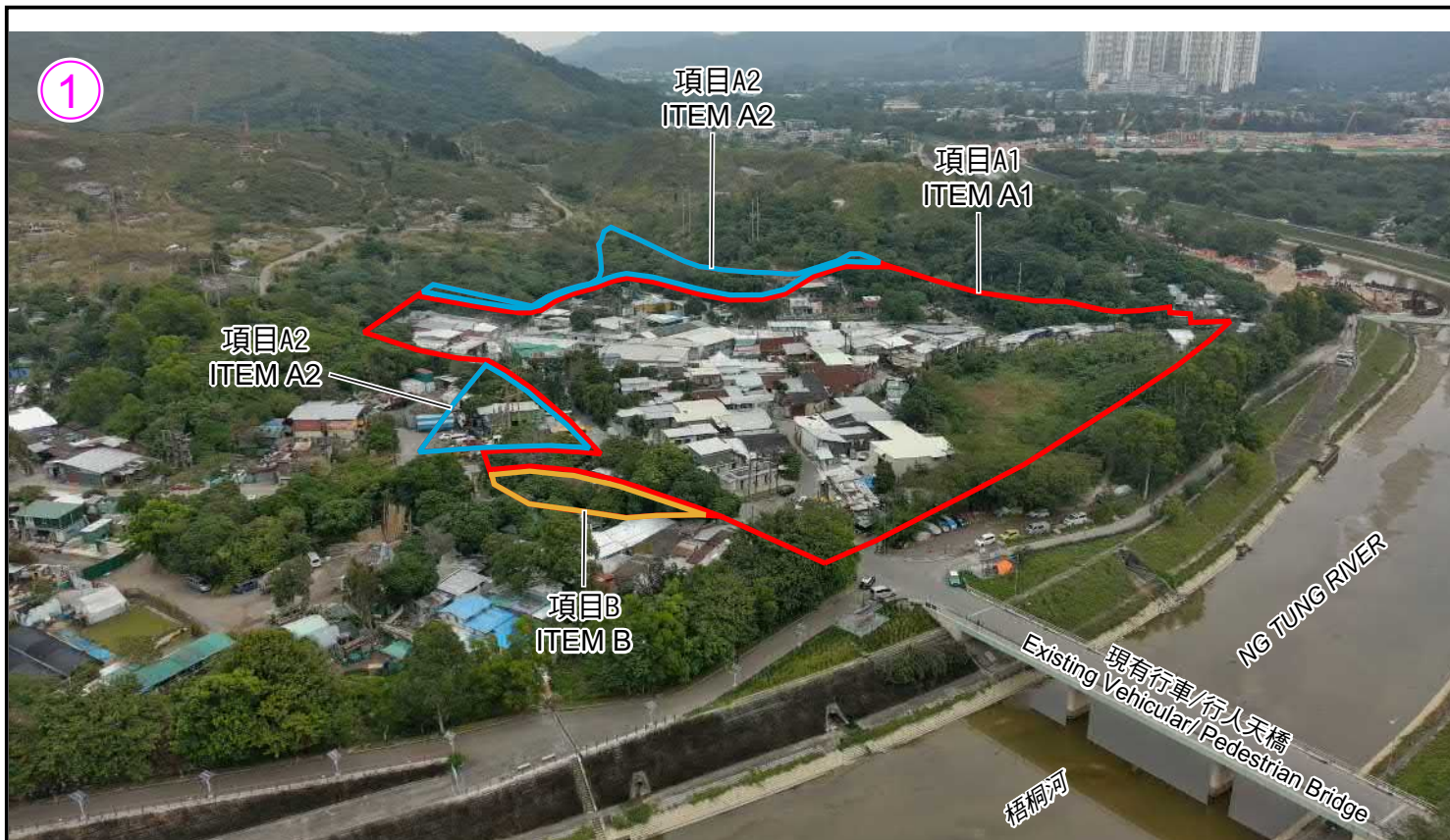
規劃署  
PLANNING  
DEPARTMENT



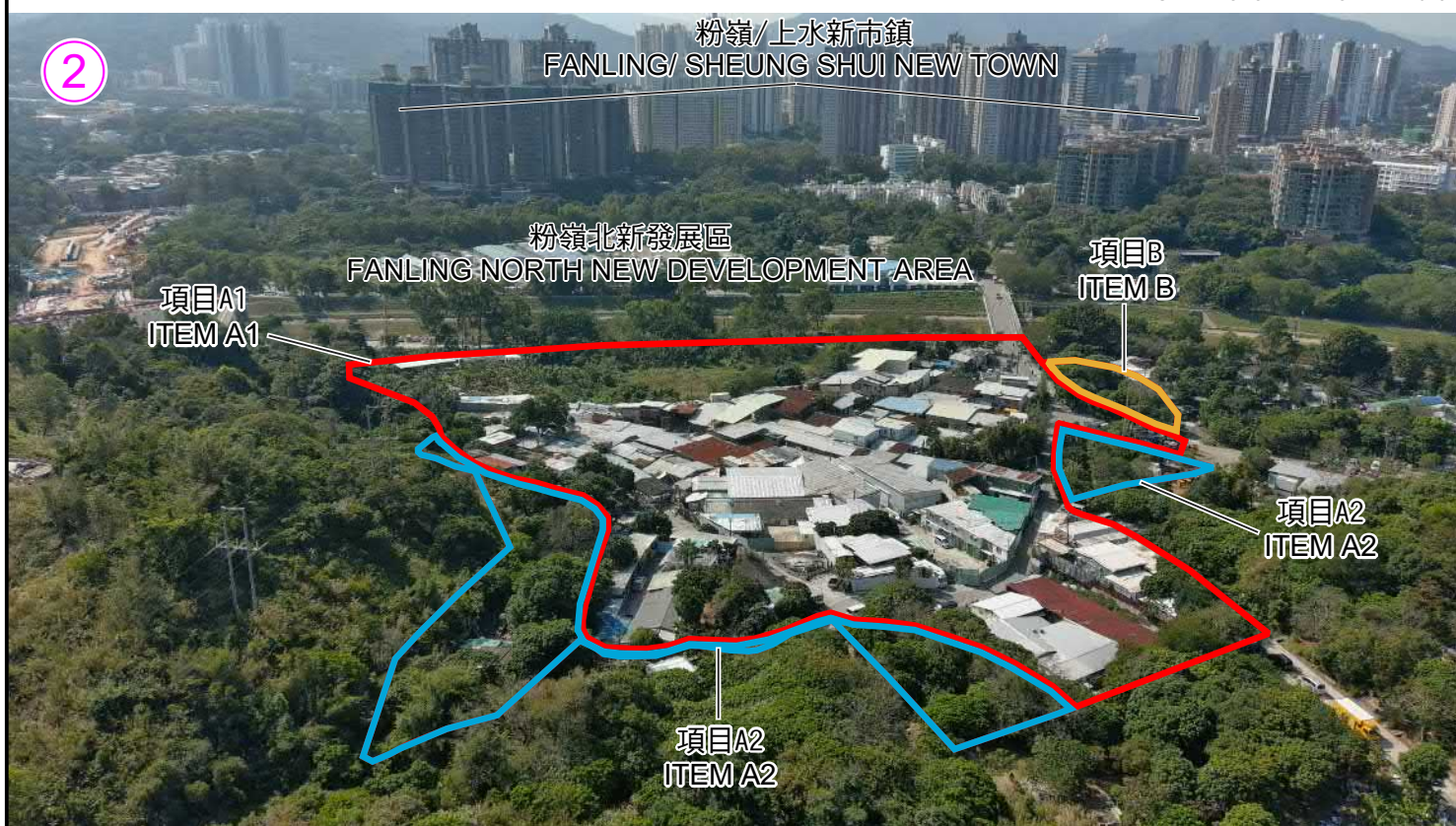
參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
3





攝於2023年1月17日的實地照片  
SITE PHOTO TAKEN ON 17.1.2023



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

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
4a

本圖於2023年3月14日擬備，  
所根據的資料為攝於2023年1月17日及18日  
的無人駕駛航拍照片  
PLAN PREPARED ON 14.3.2023 BASED ON  
UNMANNED AERIAL VEHICLE PHOTOS  
TAKEN ON 17 & 18.1.2023





# 實地照片 SITE PHOTOS

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
4b

本圖於2023年3月2日擬備，  
所根據的資料為攝於2023年1月18日  
的實地照片  
PLAN PREPARED ON 2.3.2023  
BASED ON SITE PHOTOS TAKEN ON  
18.1.2023





項目A1  
ITEM A1

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



項目A2  
ITEM A2

攝於2022年10月31日的實地照片  
SITE PHOTO TAKEN ON 31.10.2022

### 實地照片 SITE PHOTOS

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT



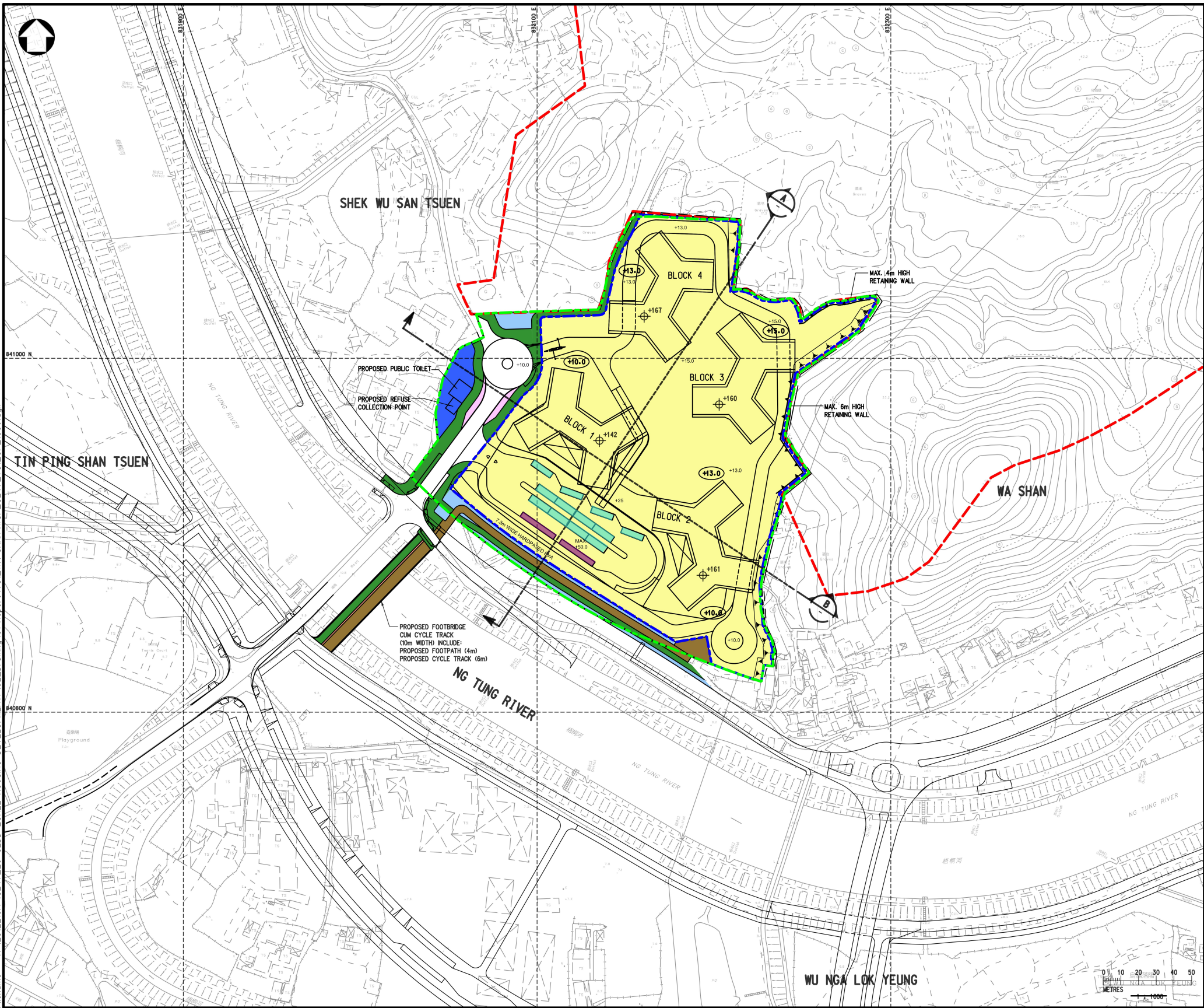
參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
4c

本圖於2023年3月3日擬備，  
所根據的資料為攝於2022年10月31日及  
2023年1月18日的實地照片  
PLAN PREPARED ON 3.3.2023  
BASED ON SITE PHOTOS TAKEN ON  
31.10.2022 & 18.1.2023



Date : 23/3/2023  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\T01\_WA\_SHAN.WSP\_CE47\_T01\_OP\_1006.dgn



- LEGEND :
- STUDY AREA FOR DEVELOPMENT
  - HOUSING SITE BOUNDARY
  - REZONING BOUNDARY
  - PROPOSED ACCESS ROAD
  - PERMITTED BURIAL GROUND
  - PLANNED ROAD UNDER FLN NDA
  - PROPOSED FOOTBRIDGE
  - PROPOSED FOOTPATH
  - PROPOSED CYCLE TRACK
  - LANDSCAPING / AMENITY AREA
  - PROPOSED LOADING/UNLOADING AREA
  - AREA ALLOCATED FOR REPROVISIONING OF THE FEHD REFUSE COLLECTION POINT AND PUBLIC TOILET (753m²)
  - PROPOSED SITE FORMATION LEVEL
  - PROPOSED SLOPE
  - PROPOSED BUILDING HEIGHT
  - BUS BAY
  - GMB BAY

Rev	DESCRIPTION	VS	NOV 21
1	FIRST ISSUE		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

© COPYRIGHT RESERVED

土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
土木工程處  
CIVIL ENGINEERING OFFICE

擬議發展的概念規劃圖 INDICATIVE LAYOUT FOR PROPOSED DEVELOPMENT

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

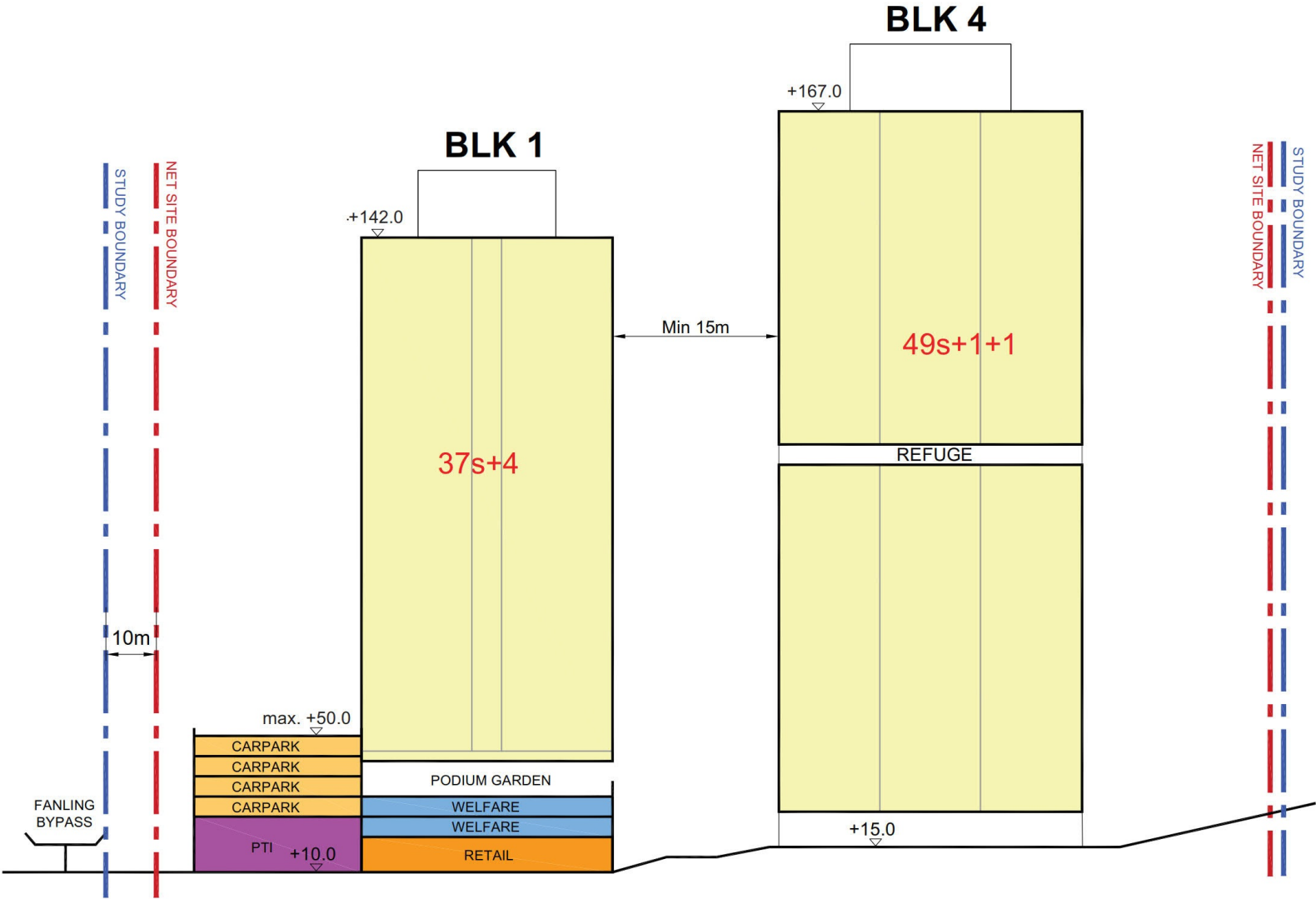
在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
5





POTENTIAL SITE  
WA SHAN, SHEUNG SHUI

DRAWING TITLE  
SCHEMATIC SECTION A-A - SCHEME 28

THE SCHEMATIC SECTION IS SUBJECT  
TO DETAIL DESIGN.

房屋署  
HOUSING DEPARTMENT

比例 SCALE 日期 DATE

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

擬議發展的截視圖 SECTION PLAN FOR PROPOSED DEVELOPMENT

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

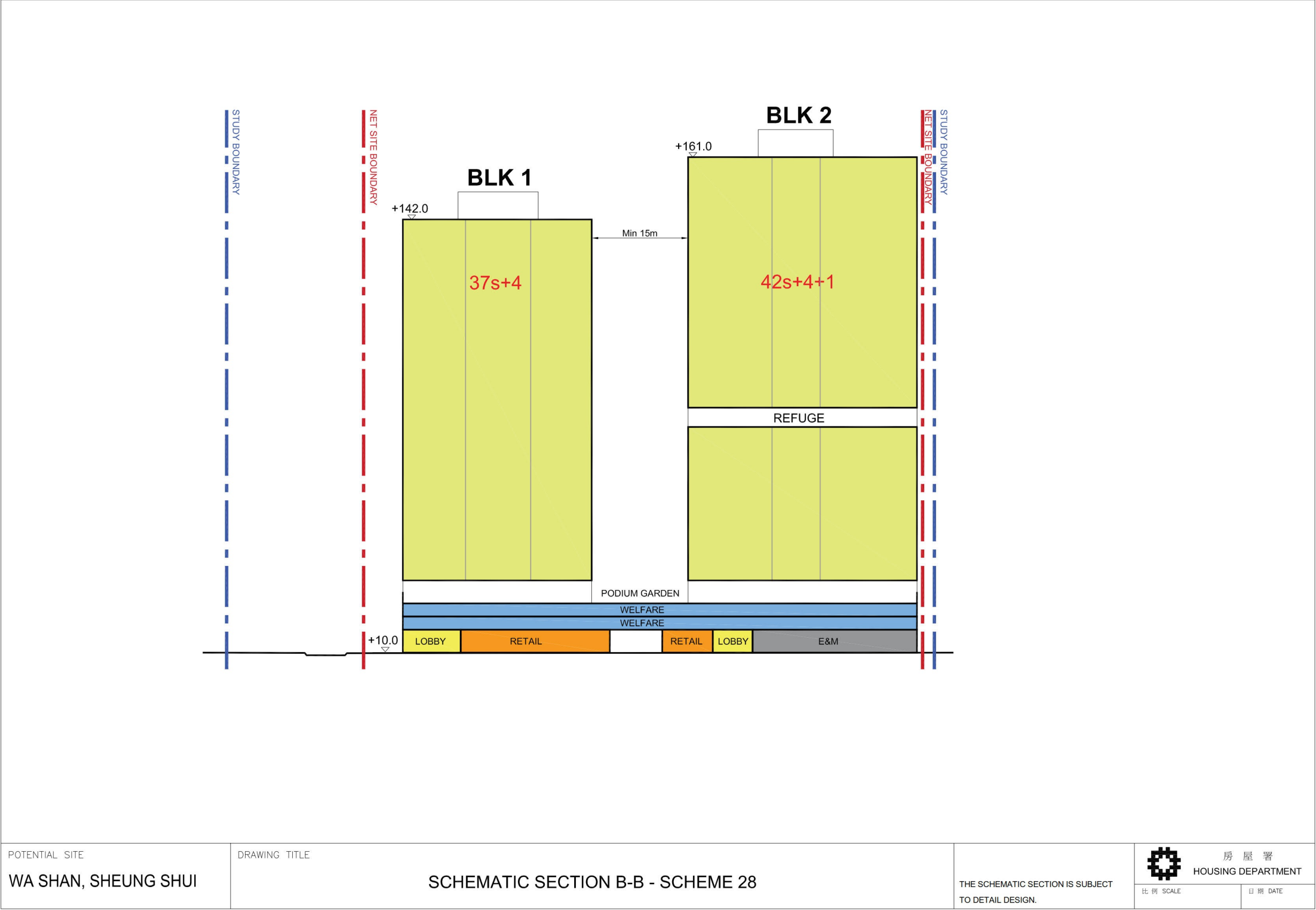
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
6a





本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

擬議發展的截視圖 SECTION PLAN FOR PROPOSED DEVELOPMENT

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

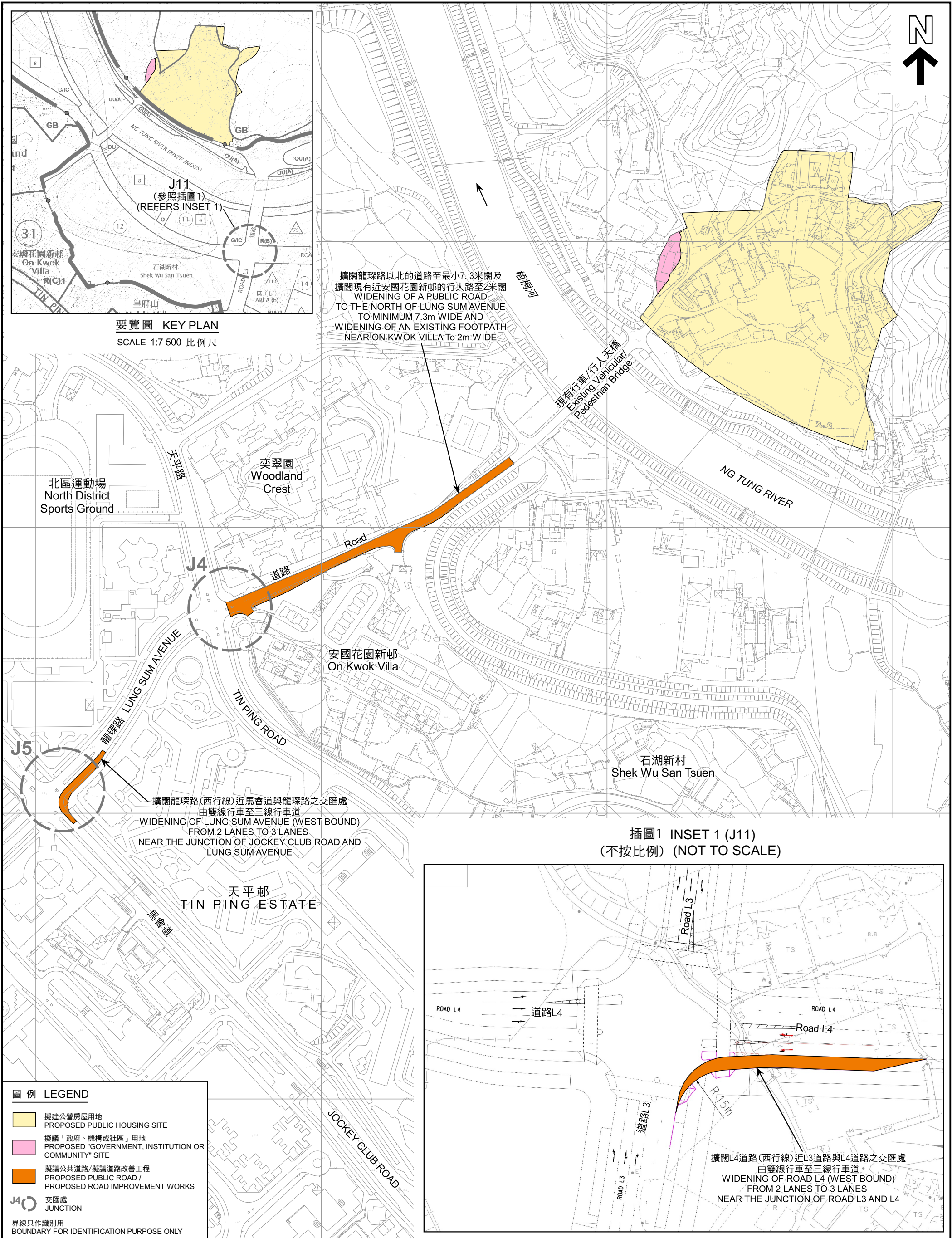
規劃署  
PLANNING  
DEPARTMENT



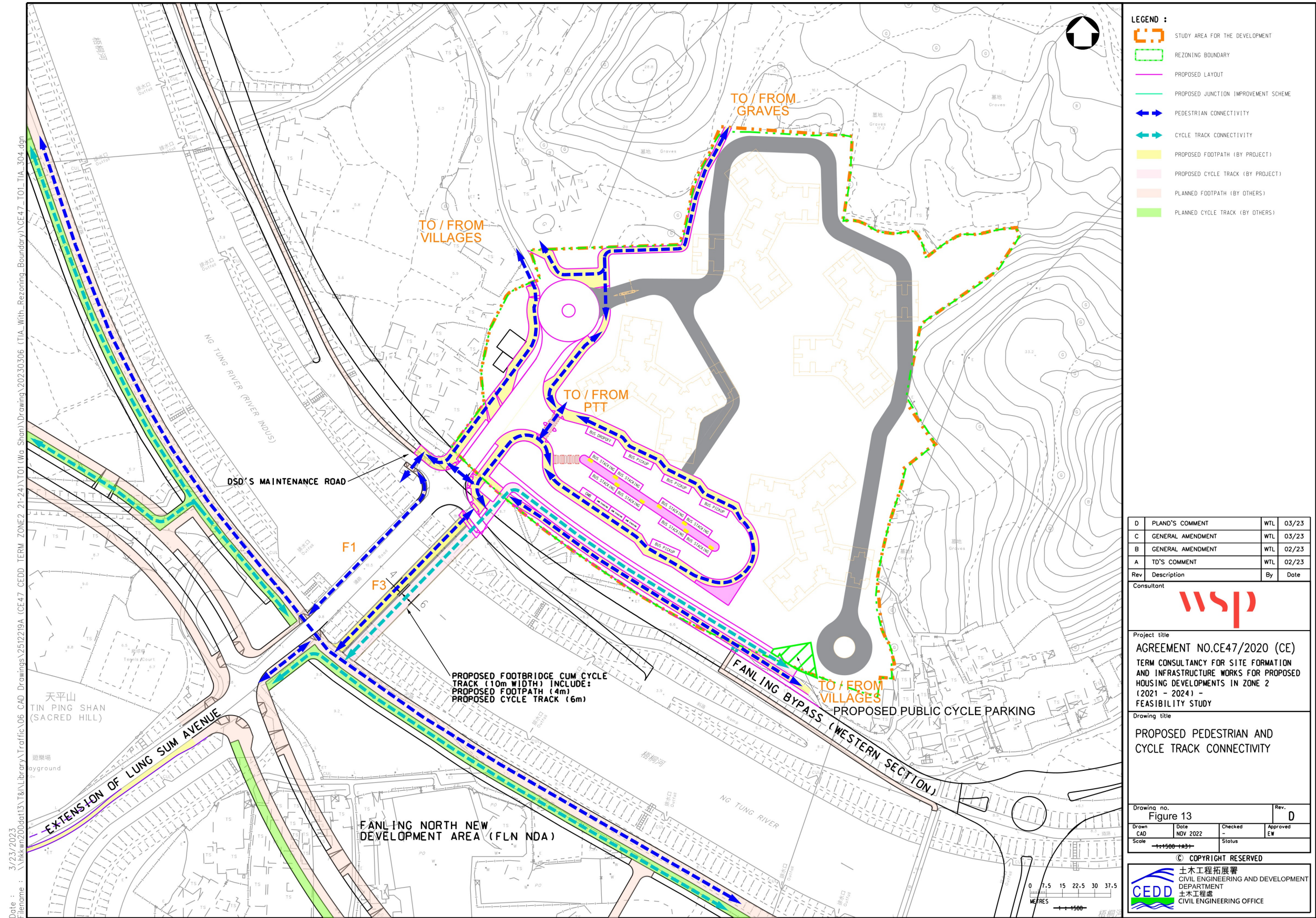
參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
6b









本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

擬議行人路及單車徑連接  
PROPOSED PEDESTRIAN AND CYCLE TRACK CONNECTIVITY

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
參考編號  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
8



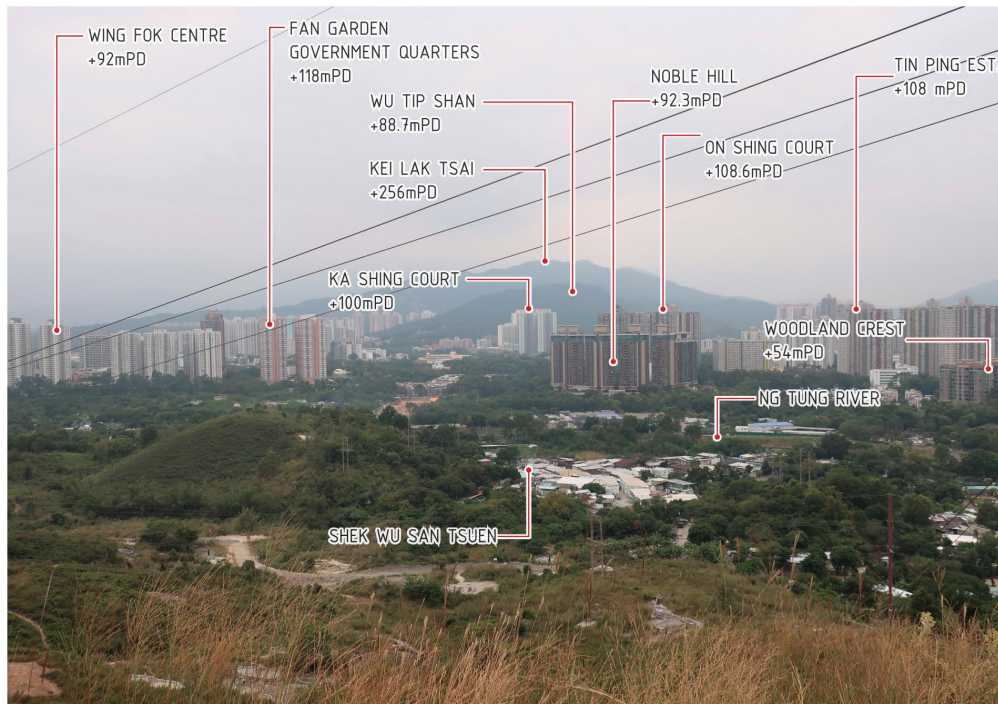
Date : 5/31/2021  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\TO1\_WA\_SHAN\WSP\_CE47\_TO1\_LR\_1002.dgn



VP1 - LUNG SUM AVENUE SPORT CENTRE  
EXISTING CONDITION



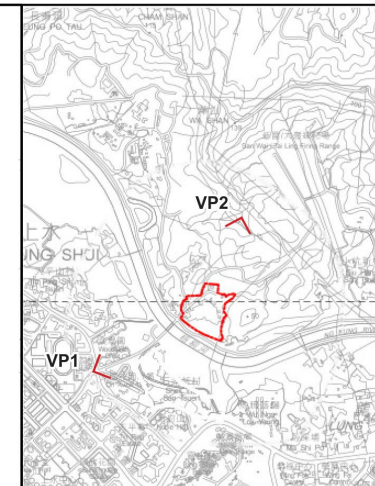
VP1 - LUNG SUM AVENUE SPORT CENTRE  
OPERATION WITH MITIGATION MEASURES



VP2 - TIN PANG SHAN MOUNTAIN BIKE TRAIL  
EXISTING CONDITION



VP2 - TIN PANG SHAN MOUNTAIN BIKE TRAIL  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

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

- FIRST ISSUE		EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP1 & VP2			
Drawing no.		Rev.	
FIGURE 24		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		

© COPYRIGHT RESERVED

CEDD  
土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
北拓處  
NORTH DEVELOPMENT OFFICE

## 合成照片 PHOTOMONTAGES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
9a



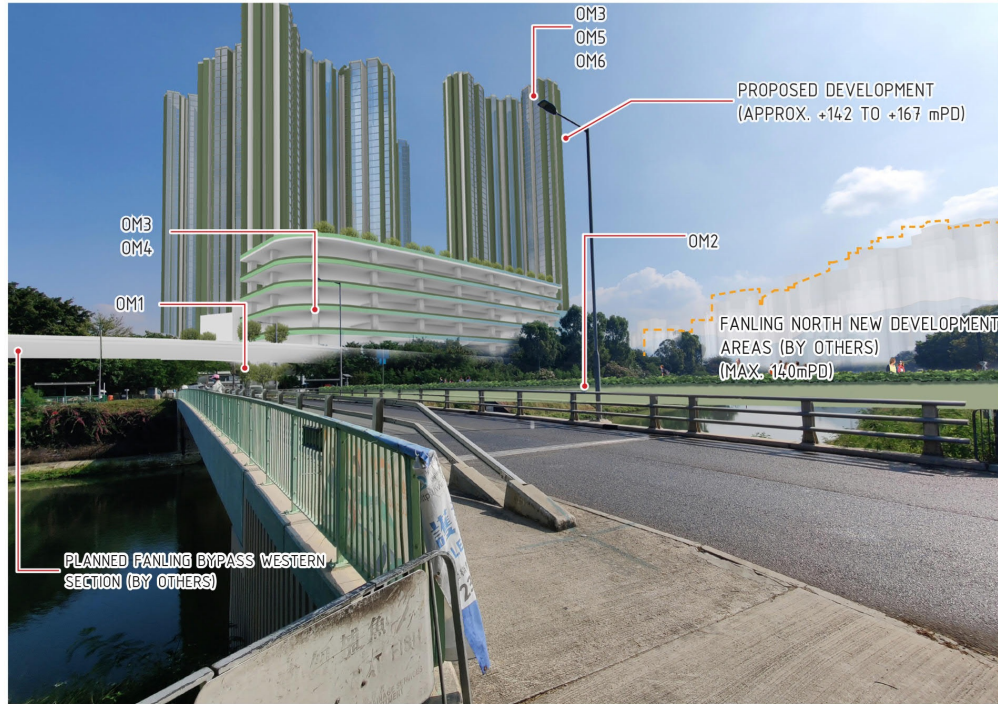
5/31/2021  
Date :  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\01-WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



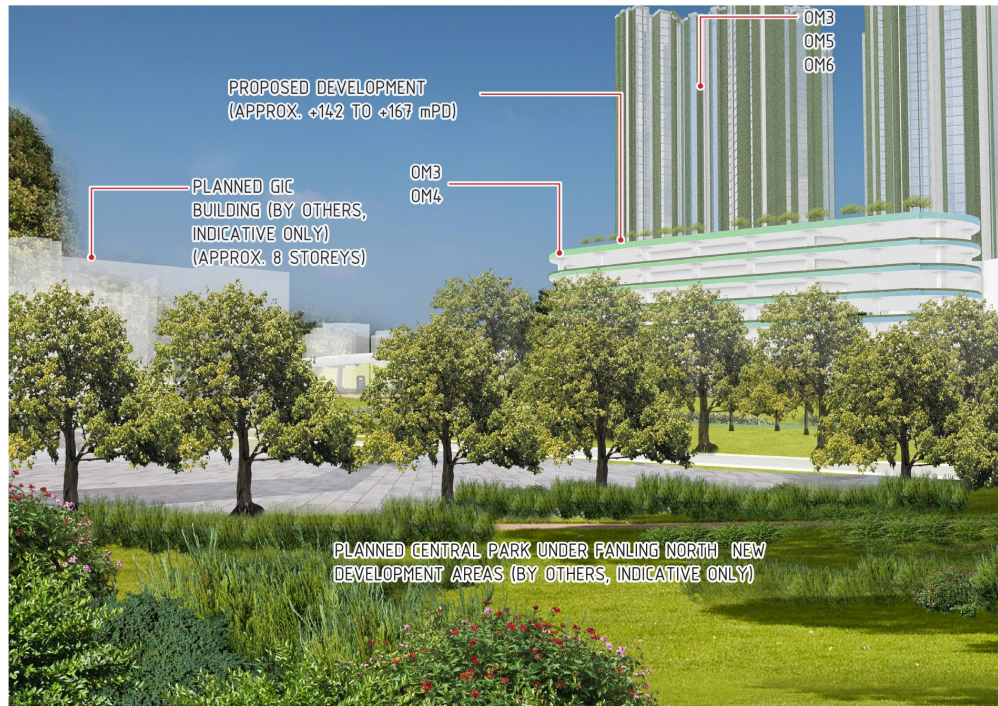
VP3 - FOOTBRIDGE AND DRIVEWAY ACROSS NG TUNG RIVER  
EXISTING CONDITION



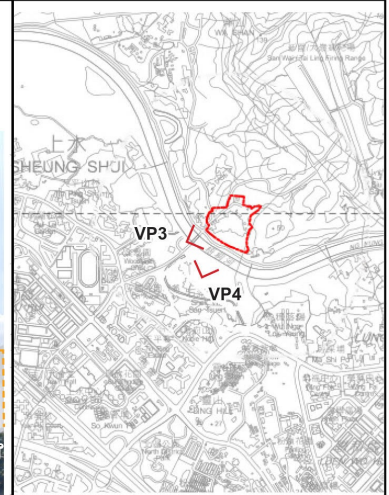
VP4 - PLANNED CENTRAL PARK IN FANLING NORTH NEW DEVELOPMENT AREA  
EXISTING CONDITION



VP3 - EXISTING FOOTBRIDGE AND DRIVEWAY ACROSS NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES



VP4 - PLANNED CENTRAL PARK IN FANLING NORTH NEW DEVELOPMENT AREA  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

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

- FIRST ISSUE		EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP3 & VP4			
Drawing no.		Rev.	
FIGURE 25		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		

© COPYRIGHT RESERVED  
土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
北拓處  
NORTH DEVELOPMENT OFFICE

## 合成照片 PHOTOMONTAGES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
9b

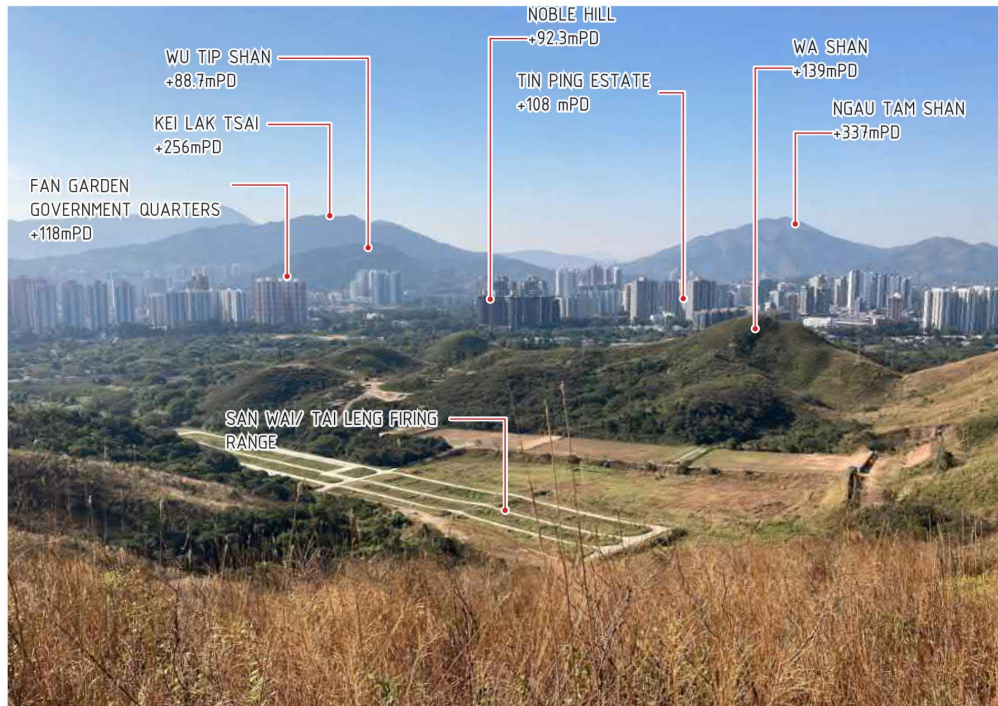
本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023



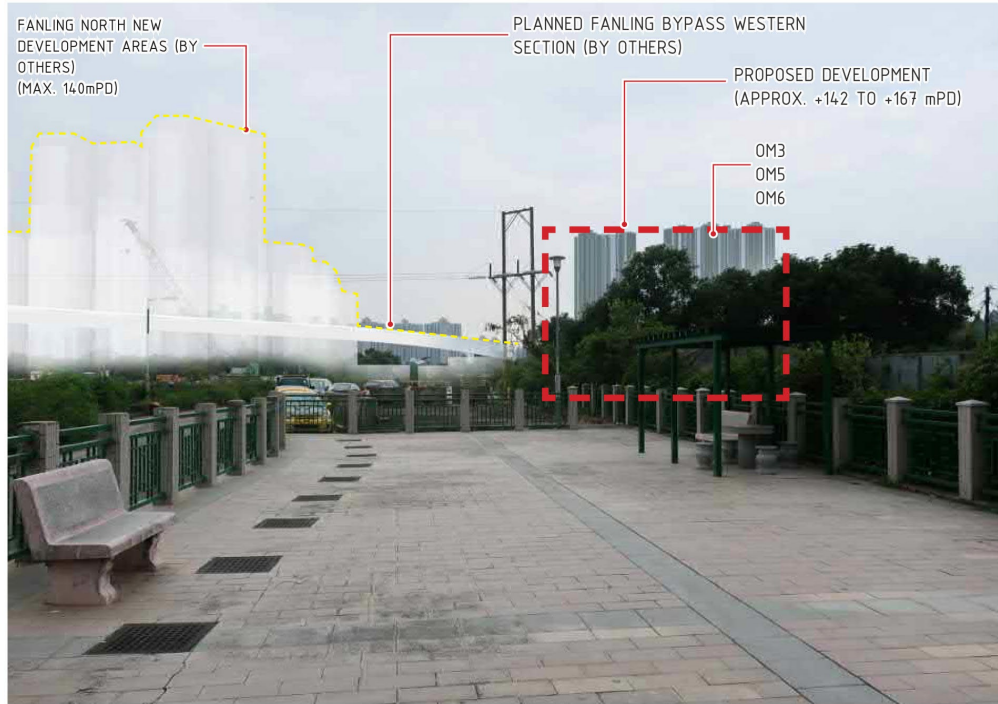
Date : 5/31/2021  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\TOI\_WA\_SHAN\WSP\_CE47\_TOI\_LR\_1002.dgn



VP5 - PAVILION ALONG NG TUNG RIVER  
EXISTING CONDITION



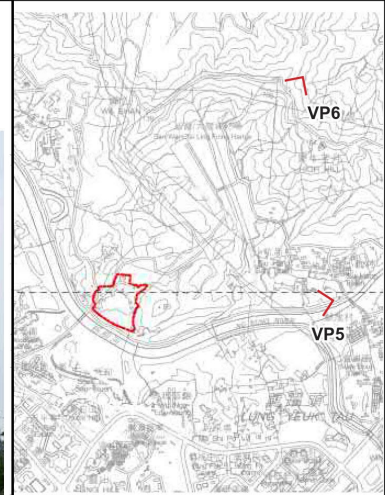
VP6 - HIKING TRAIL ALONG WA SHAN/ HIGH HILL  
EXISTING CONDITION



VP5 - PAVILION ALONG NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES



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



KEY PLAN

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

- FIRST ISSUE		EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP5 & VP6			
Drawing no.		Rev.	
FIGURE 26		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale		Status	
		-	



## 合成照片 PHOTOMONTAGES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

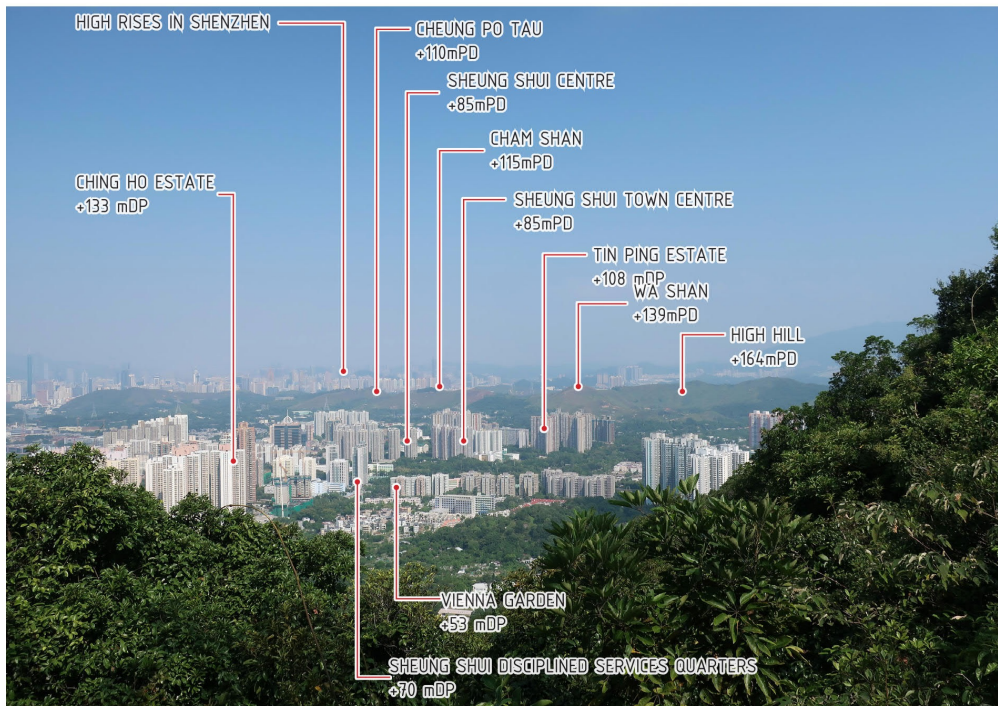
圖 PLAN  
9c



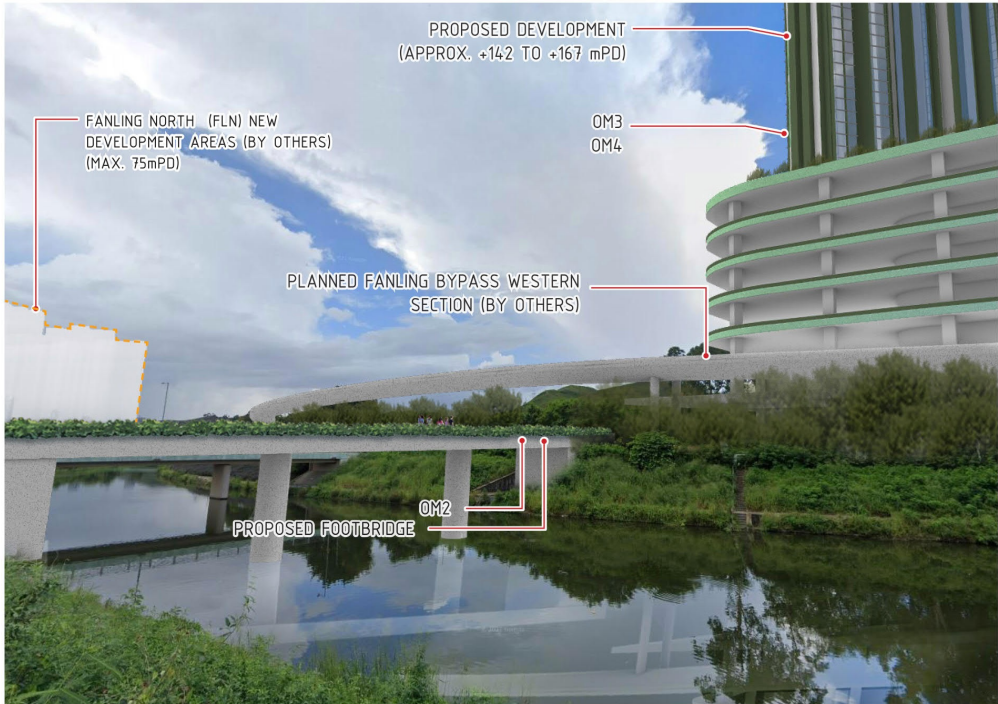
Date : 5/31/2021  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\TO1\_WA\_SHAN.WSP\_CE47\_TO1\_LR\_1002.dgn



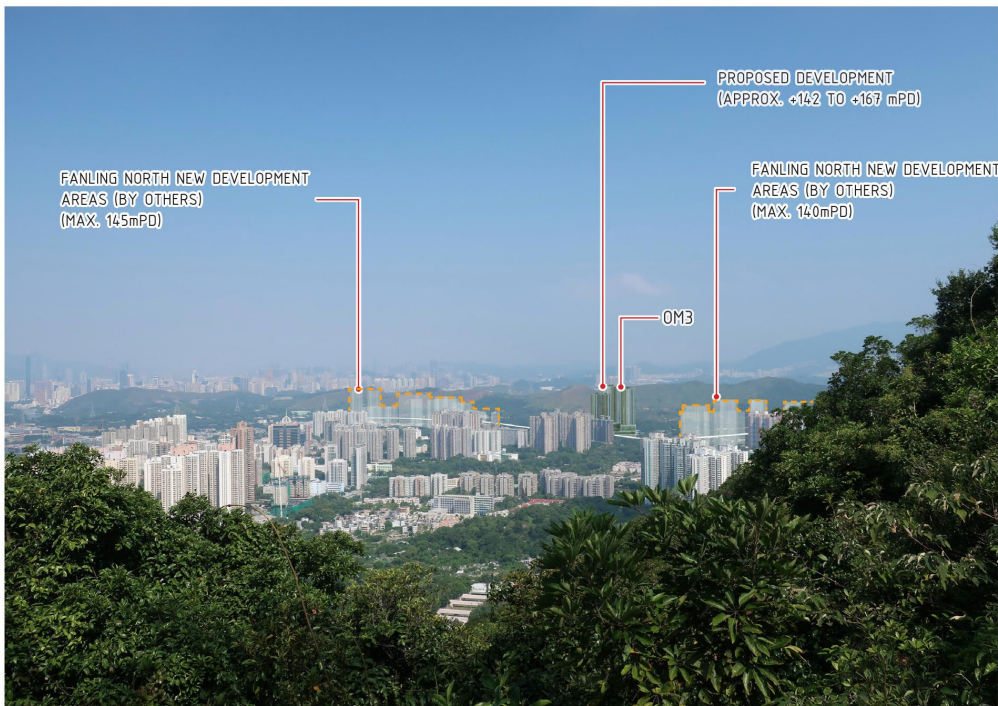
VP7 - FOOTPATH ALONG NG TUNG RIVER  
EXISTING CONDITION



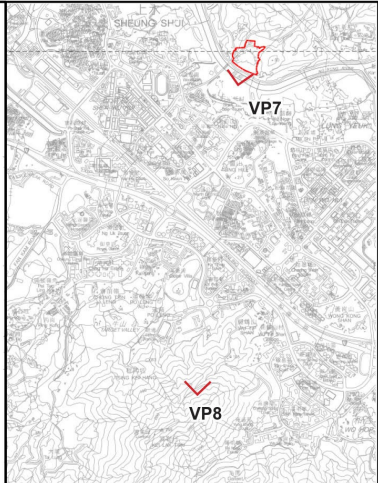
VP8 - WU TIP SHAN LOOKOUT  
EXISTING CONDITION



VP7 - FOOTPATH ALONG NG TUNG RIVER  
OPERATION WITH MITIGATION MEASURES



VP8 - WU TIP SHAN LOOKOUT  
OPERATION WITH MITIGATION MEASURES



KEY PLAN

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

Rev	First Issue	EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP7 & VP8			
Drawing no.		Rev.	
FIGURE 27		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		



## 合成照片 PHOTOMONTAGES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

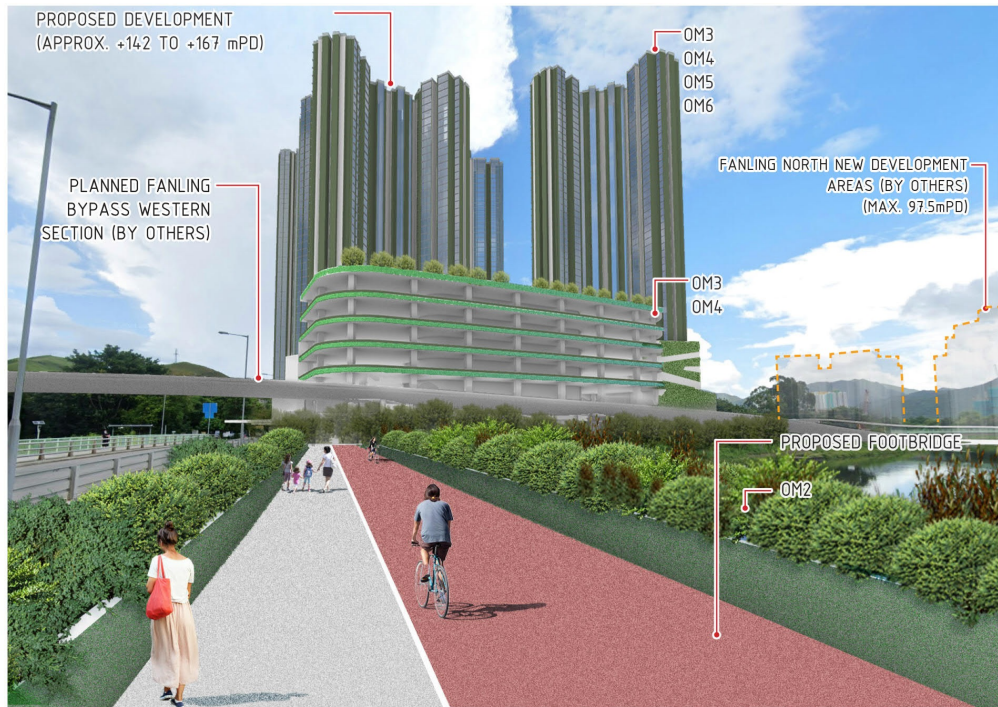
圖 PLAN  
9d



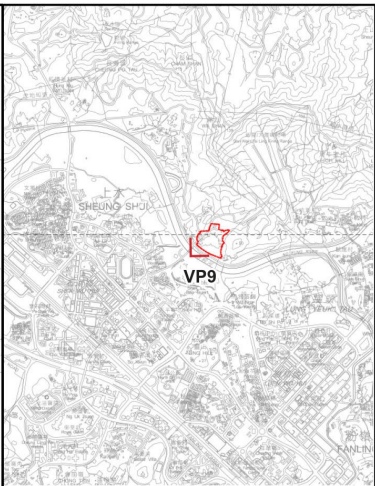
5/31/2021  
Date :  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\01-WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



VP9 - PROPOSED FOOTBRIDGE ACROSS NG TUNG RIVER  
EXISTING CONDITION



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



KEY PLAN

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

- FIRST ISSUE		EW	MAY 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1 WA SHAN PHOTOMONTAGE OF VIEWPOINT VP9			
Drawing no.		Rev.	
FIGURE 28		-	
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		
	-		



本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

合成照片 PHOTOMONTAGES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
9e







Date : 5/31/2021  
Filename : X:\2522279A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\T01\_WA\_SHAN\WSP\_CE47\_T01\_LR\_1002.dgn



- KEY**
- A ROOF GARDEN
  - B SITTING OUT AREA
  - C TREE BUFFER
  - D ROUNDABOUT PLANTINGS
  - E SITTING OUT AREA
  - F CHILDREN PLAYGROUND
  - G FITNESS AREA
  - H BASKETBALL COURT
  - I BADMINTON COURT
  - J ZERO-IRRIGATION PLANTING AREA
  - +160 PROPOSED LEVEL
  - REZONING BOUNDARY
  - WORKS LIMIT
  - HOUSING SITE BOUNDARY
  - NEW TREES BY HD (APPROX. 180 NOS.)
  - COMPENSATORY TREES BY CEDD (64 NOS.)
  - RETAINED TREE
  - MATURE TREE
  - ROAD
  - PAVING AT GRADE
  - PAVING AT PODIUM
  - PLANTING AREA
  - SPORT GROUND
  - PLAYGROUND/ FITNESS AREA
  - BENCH
  - RETAINED GRAVE
  - VEHICULAR INGRESS/ EGRESS
  - MAIN ENTRANCE TO DEVELOPMENT (PEDESTRIANS)

Rev	DESCRIPTION	By	Date
1	FIRST ISSUE	EW	MAY 21
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE)			
TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 1			
WA SHAN			
CONCEPTUAL LANDSCAPE PLAN			
Drawing no.	FIGURE 22		Rev.
Drawn	Date	Checked	Approved
CAD	APR 2021	HL	EW
Scale	Status		

© COPYRIGHT RESERVED

土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
北拓處  
NORTH DEVELOPMENT OFFICE

## 園境概念圖 LANDSCAPE CONCEPT PLAN

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
11





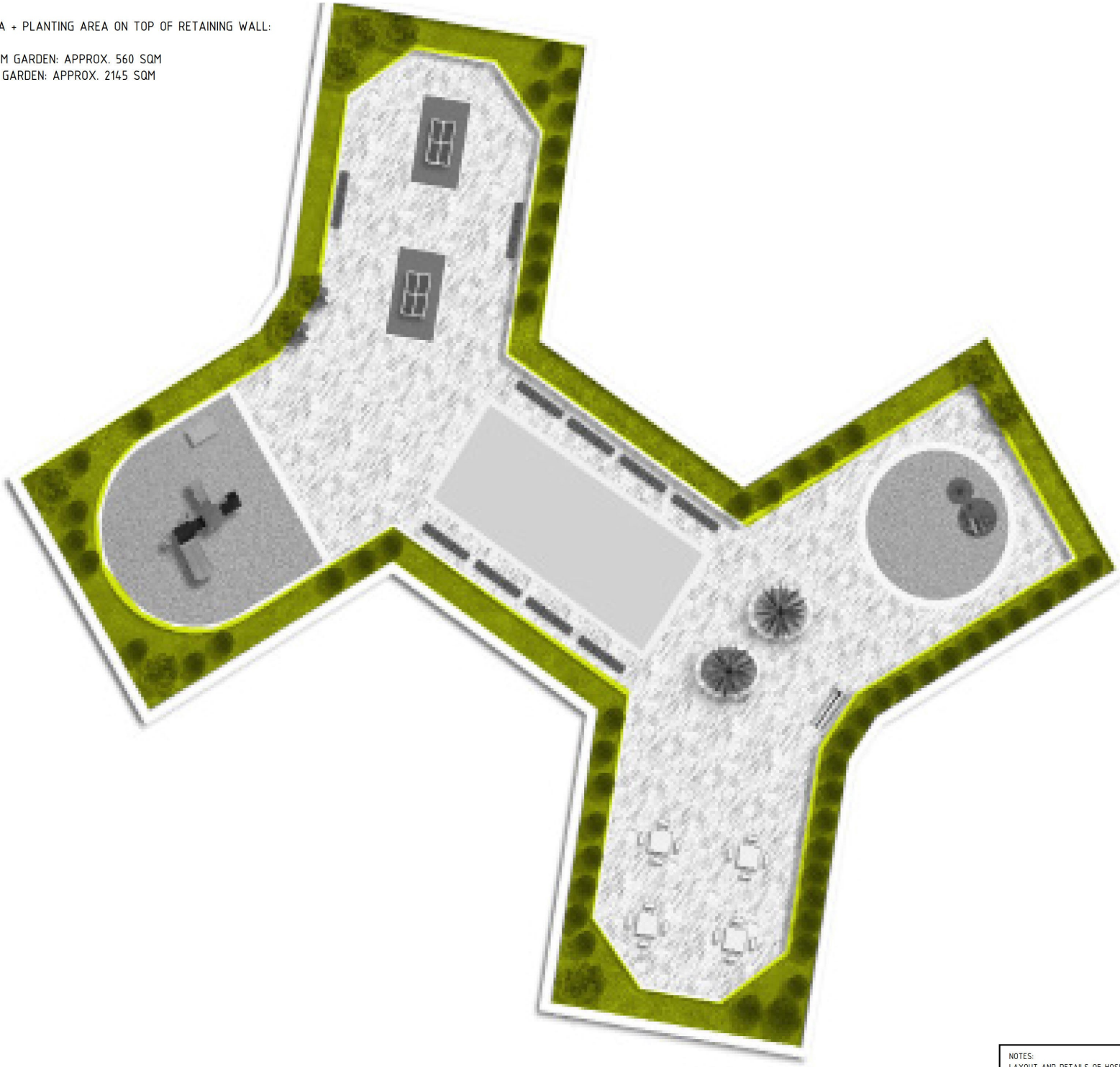




Date : 5/31/2021  
Filename : X:\2512219A (CE47\_20 CEDD\_ZONE2 HOUSING DEVELOPMENT)\02\_Drawing\01-Report\01\_WA\_SHAN\WSP\_CE47\_T01.LR\_1002.dgn


GREEN AREA CALCULATION		
	REQUIREMENT	PROVISION
GREENERY COVERAGE (TARGET)	30% OF SITE AREA (31,400 sqm)	TARGET: 9,420 sqm
GREENERY COVERAGE (MINIMUM)	20% OF SITE AREA (31,400 sqm)	MIN 6,280 sqm

AT GRADE PLANTING AREA + PLANTING AREA ON TOP OF RETAINING WALL:  
APPROX. 6,720 SQM  
PLANTING AREA ON PODIUM GARDEN: APPROX. 560 SQM  
PLANTING AREA ON ROOF GARDEN: APPROX. 2145 SQM



NOTES:  
LAYOUT AND DETAILS OF HOUSING DEVELOPMENT ARE SUBJECT TO  
CHANGES IN DESIGN DEVELOPMENT STAGE.

LEGEND:  
  
PODIUM GREENERY AREA

—	FIRST ISSUE	EW	MAY 21
Rev	Description	By	Date
Consultant: 			
Project title AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 – 2024) – FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 1 WA SHAN GREENERY COVERAGE PLAN (BLK 1 - PODIUM GARDEN)			
Drawing no. FIGURE 30			Rev. —
Drawn CAD	Date APR 2021	Checked HL	Approved EW
Scale	Status —		

© COPYRIGHT RESERVED  
 土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT  
北拓處  
NORTH DEVELOPMENT OFFICE

綠化覆蓋率圖 GREENERY COVERAGE PLAN

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

規 劃 署  
PLANNING  
DEPARTMENT



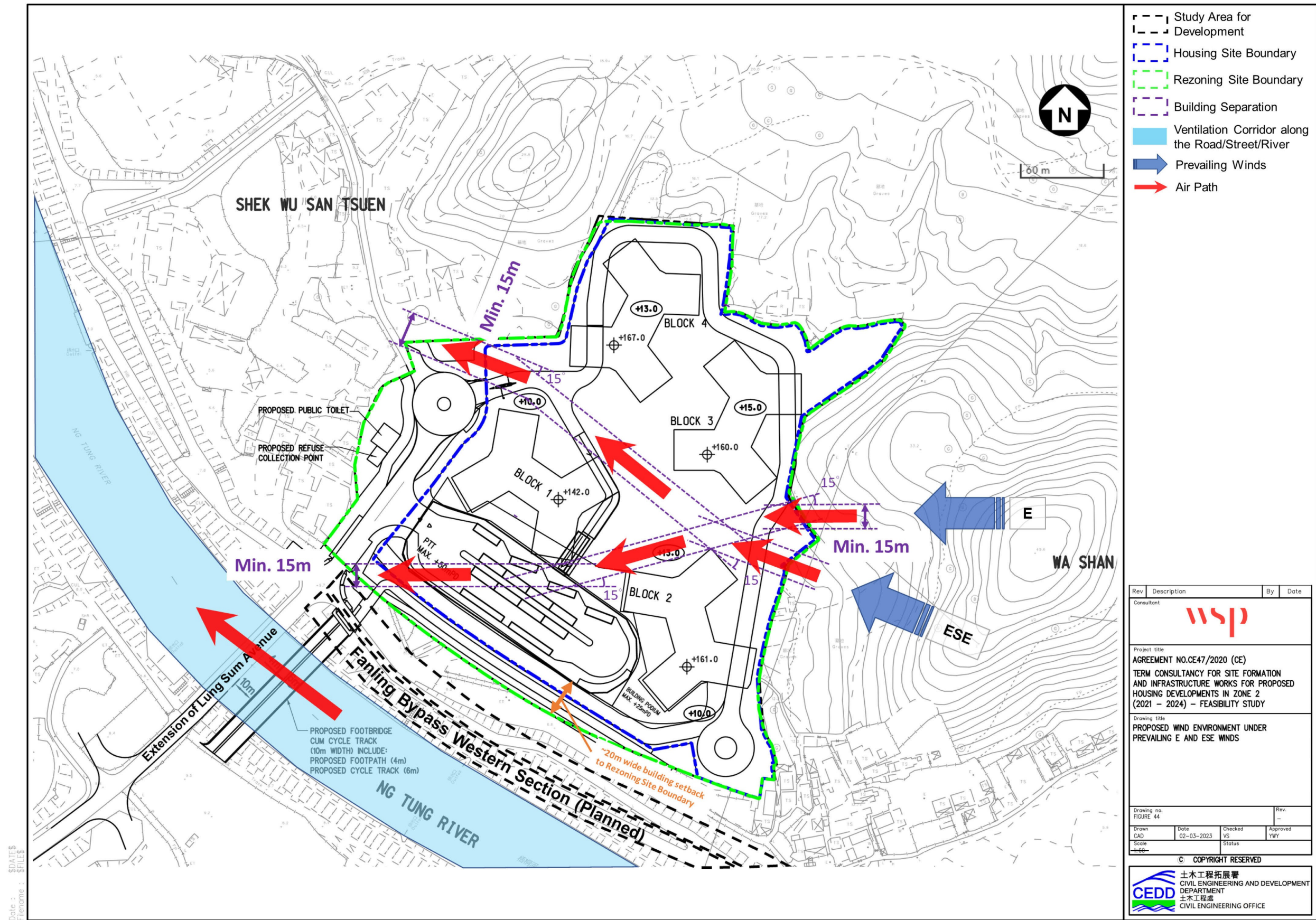
參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
12b









本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

盛行風向及擬議空氣流通措施  
PREVAILING WIND FLOW AND PROPOSED AIR VENTILATION MITIGATION MEASURES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

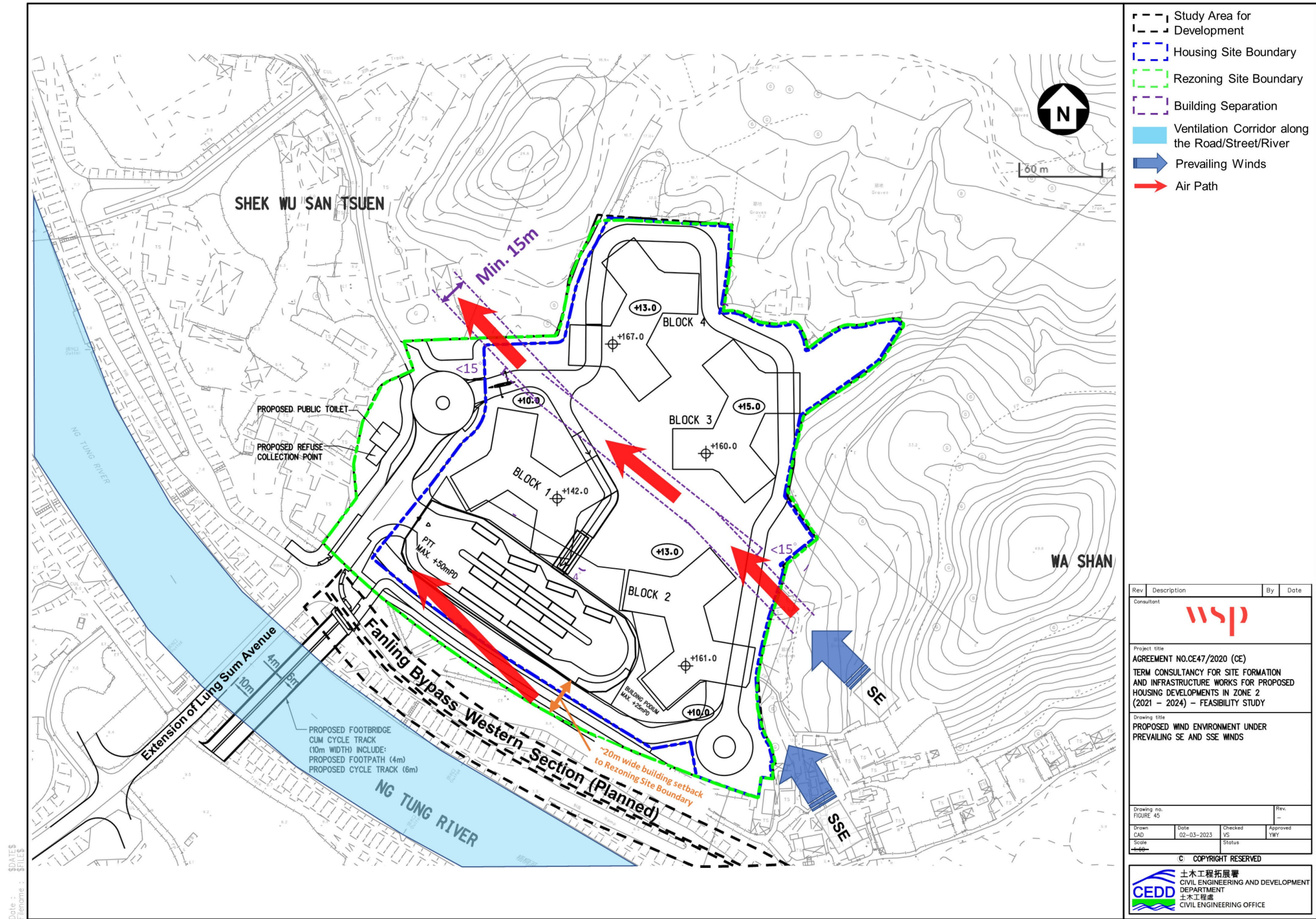
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
13b





本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

盛行風向及擬議空氣流通措施  
PREVAILING WIND FLOW AND PROPOSED AIR VENTILATION MITIGATION MEASURES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

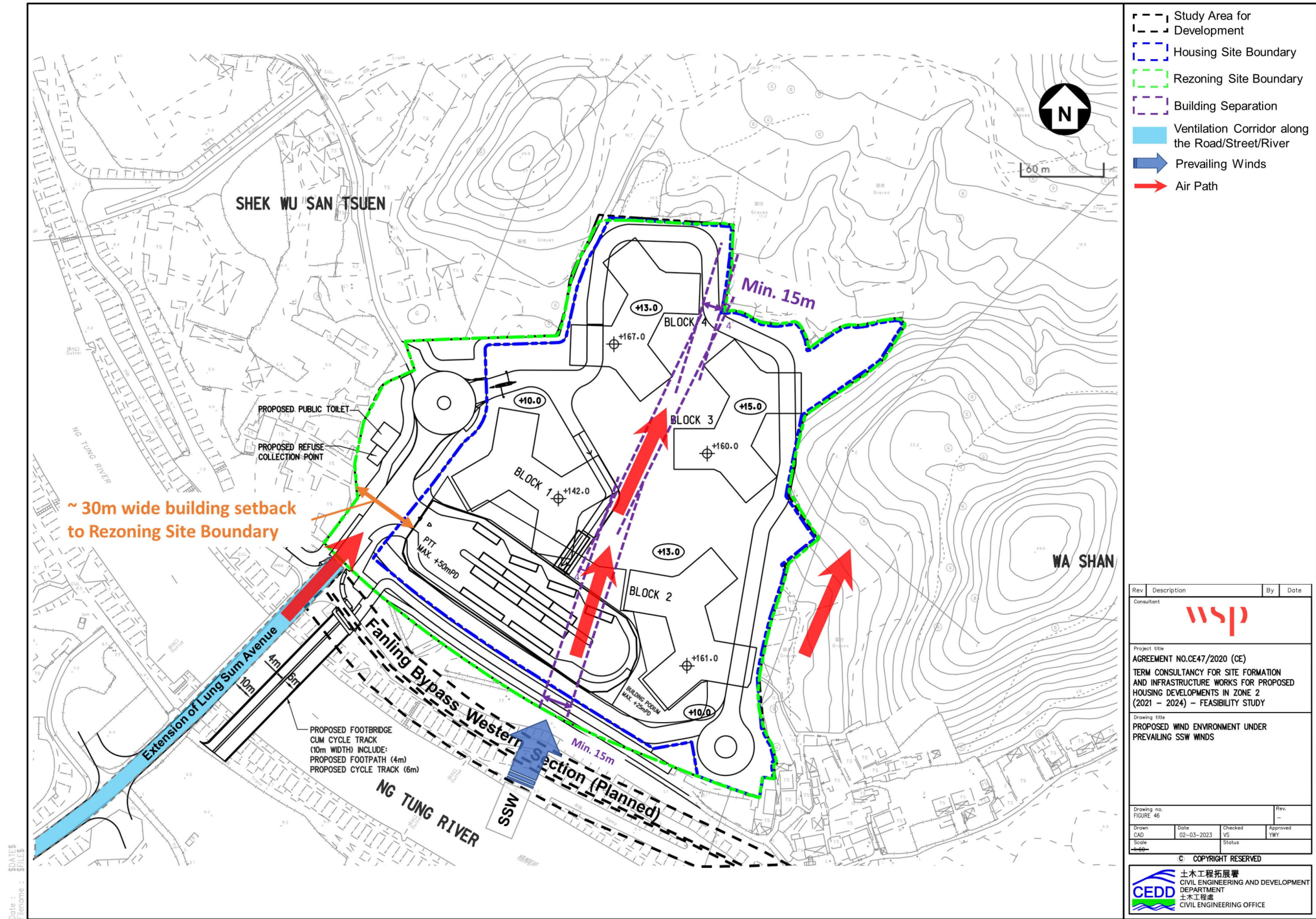
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
13c





本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

盛行風向及擬議空氣流通措施  
PREVAILING WIND FLOW AND PROPOSED AIR VENTILATION MITIGATION MEASURES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

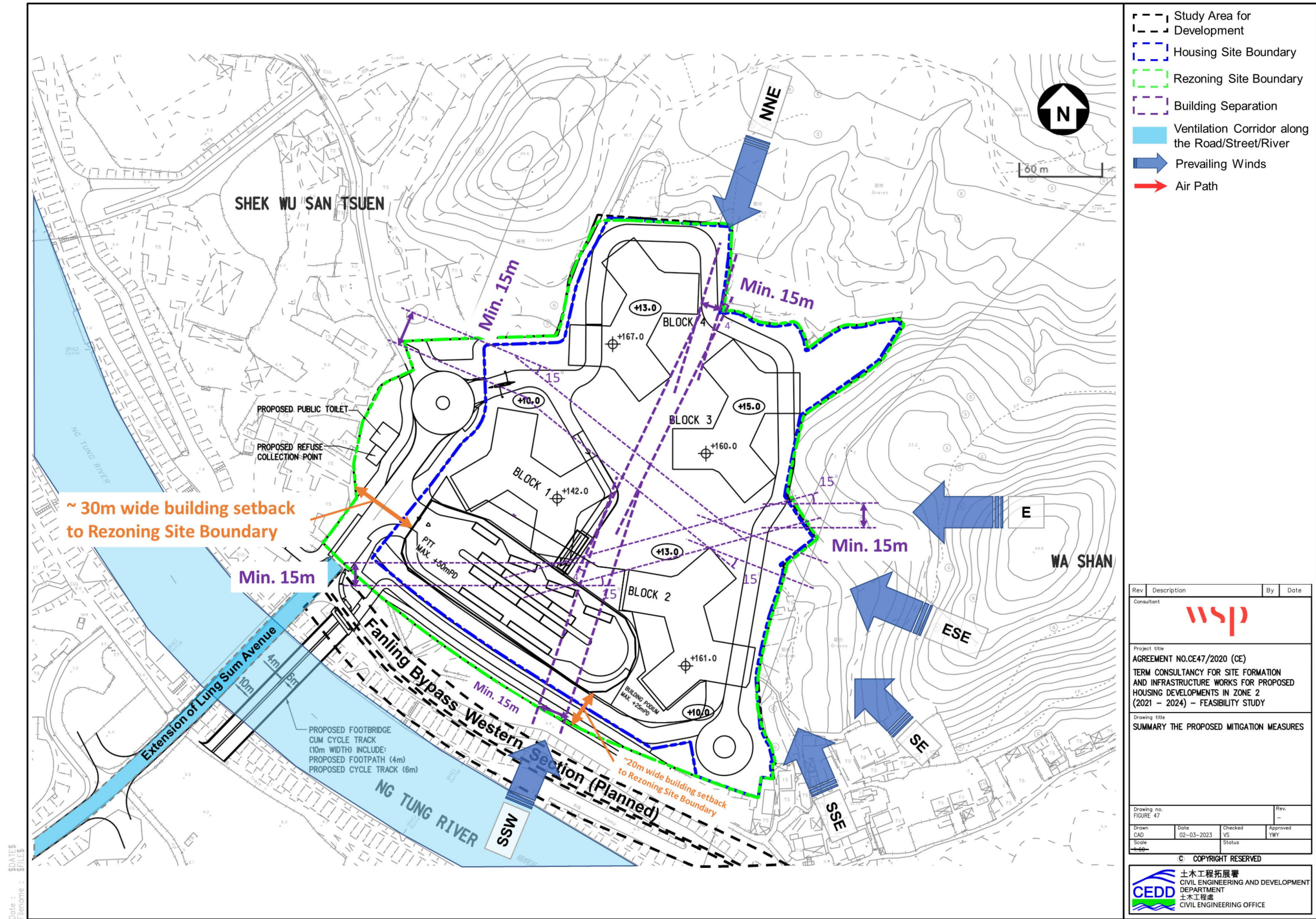
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
13d





本圖於2023年3月27日擬備  
PLAN PREPARED ON 27.3.2023

盛行風向及擬議空氣流通措施  
PREVAILING WIND FLOW AND PROPOSED AIR VENTILATION MITIGATION MEASURES

在虎地坳及沙嶺分區計劃大綱核准圖  
編號S/NE-FTA/16作出的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED FU TEI AU & SHA LING  
OUTLINE ZONING PLAN No. S/NE-FTA/16

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/NE/23/6

圖 PLAN  
13e