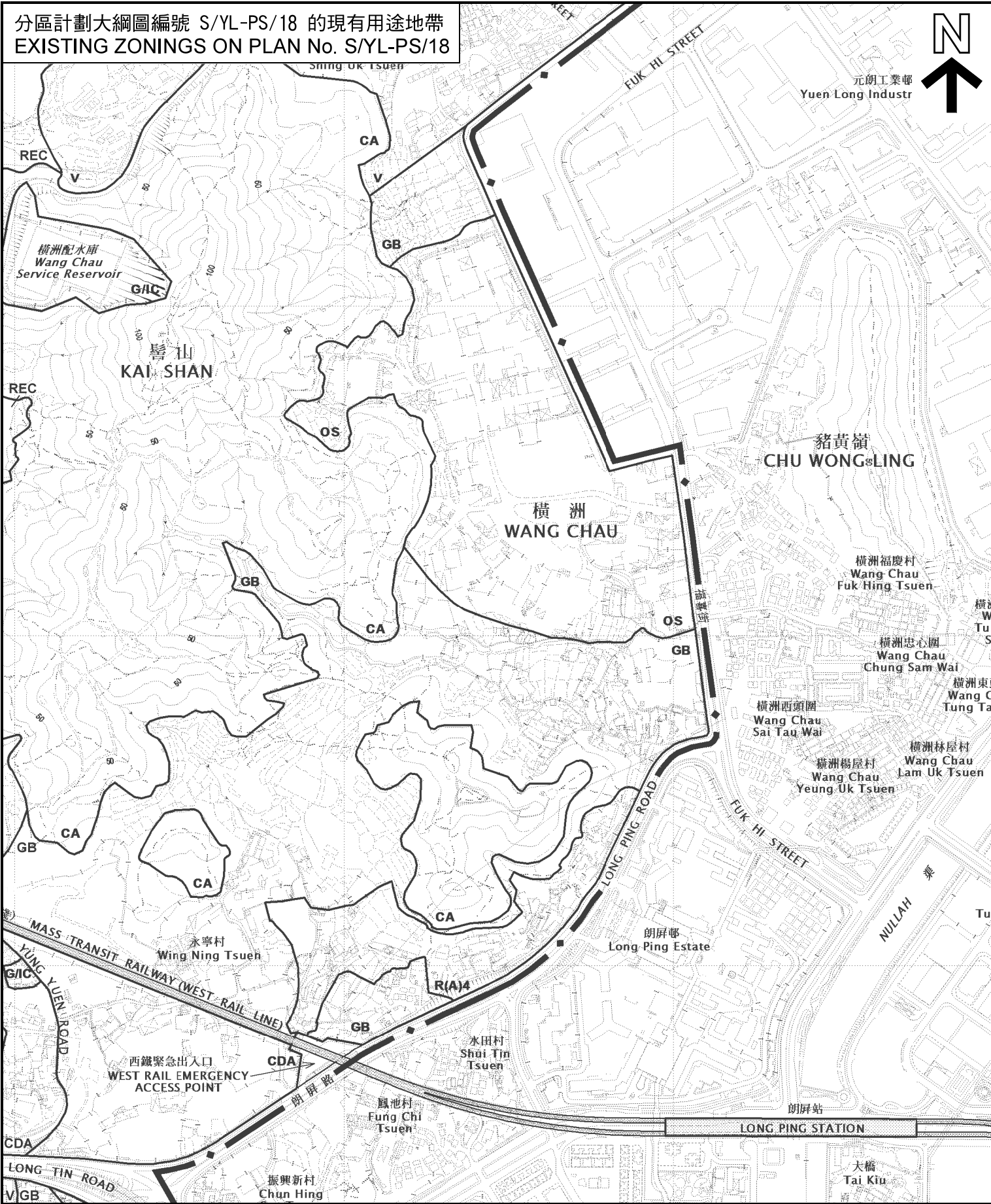
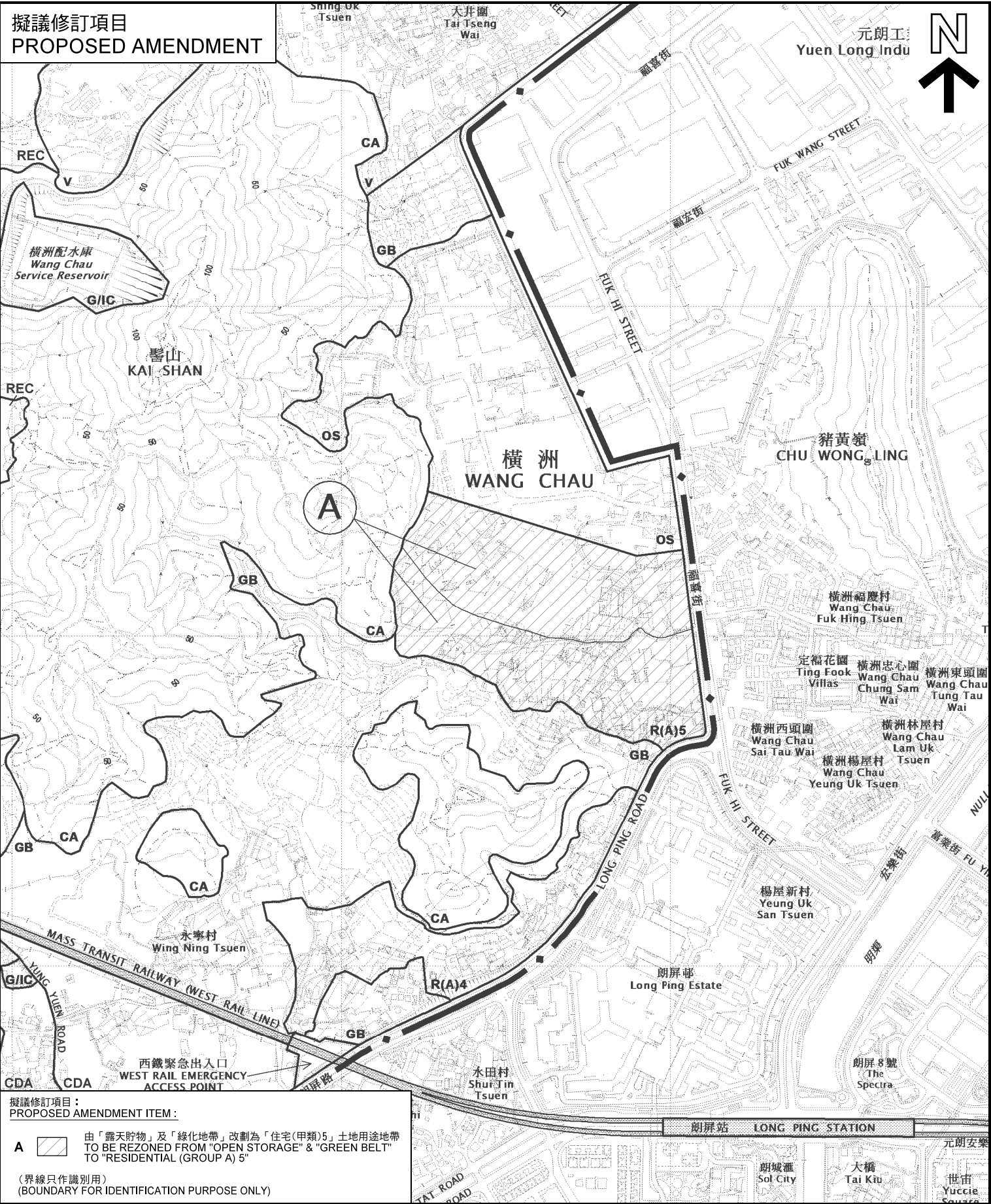


分區計劃大綱圖編號 S/YL-PS/18 的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/YL-PS/18



擬議修訂項目
PROPOSED AMENDMENT



擬議修訂項目：
PROPOSED AMENDMENT ITEM：
A 由「露天貯物」及「綠化地帶」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "OPEN STORAGE" & "GREEN BELT"
TO "RESIDENTIAL (GROUP A) 5"
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

位置圖 - 項目A
LOCATION PLAN - ITEM A

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING DEPARTMENT

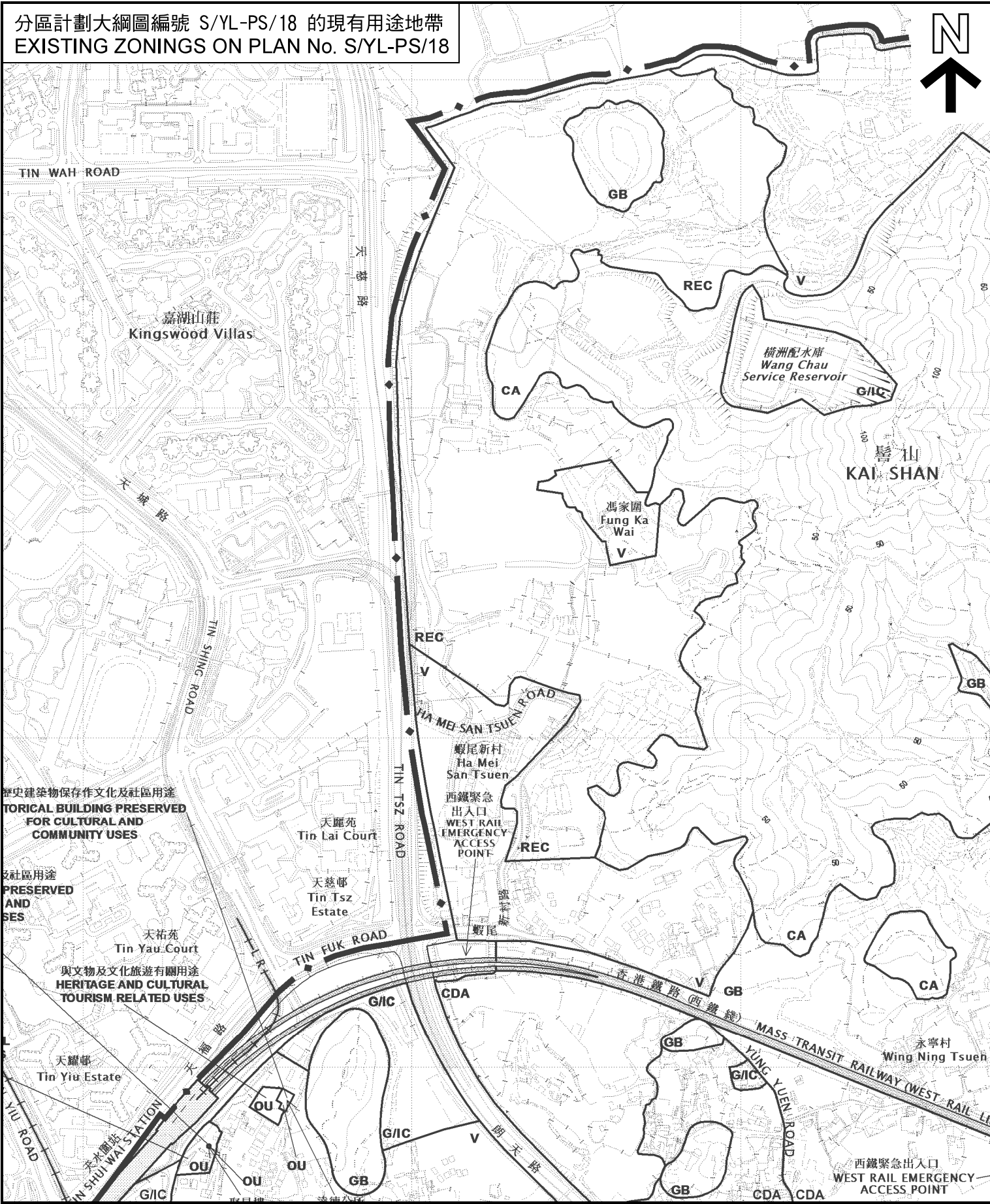


參考編號 REFERENCE No.
M/YLW2/21/14

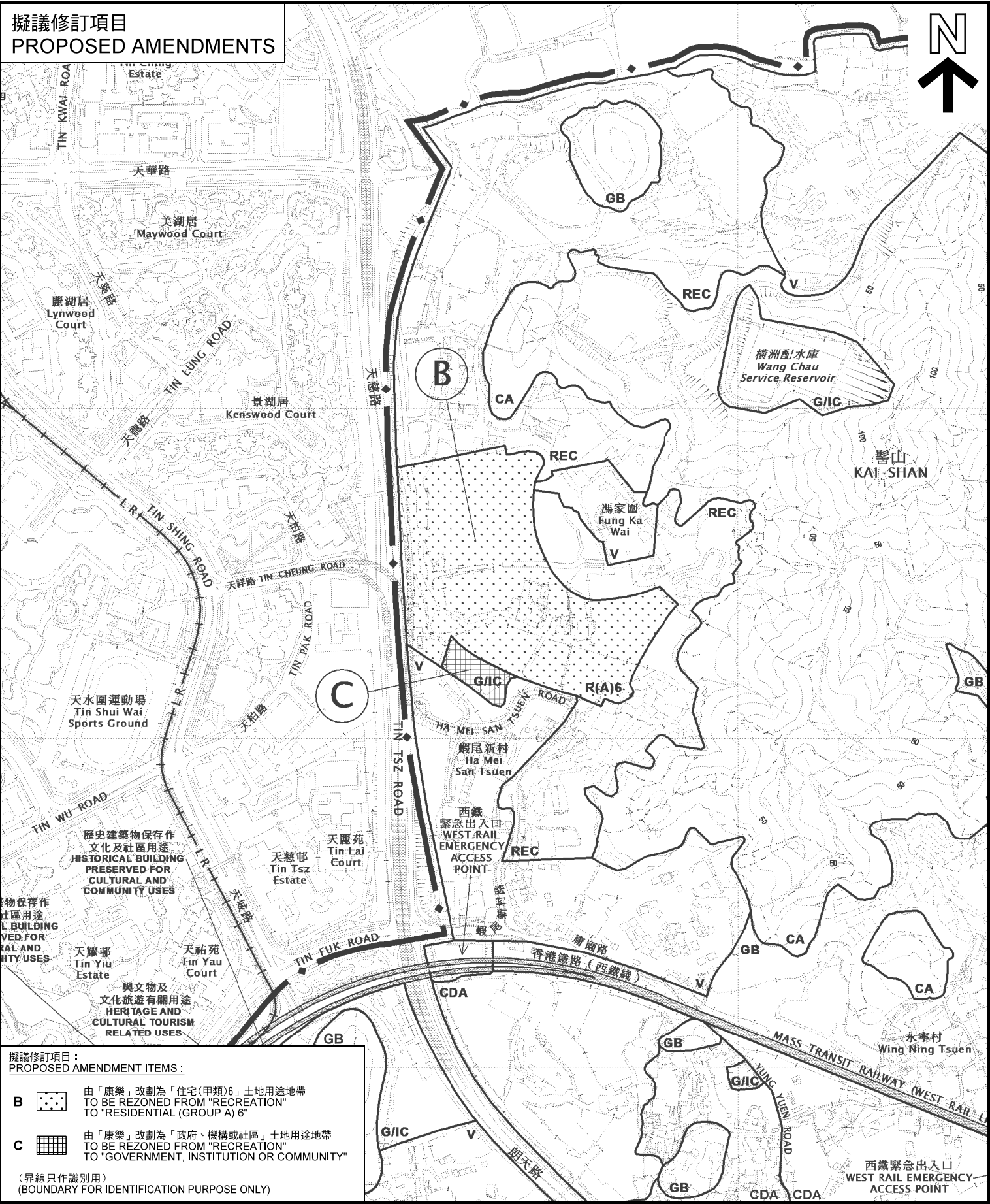
圖 PLAN
1a

本摘要圖於2021年3月26日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/YL-PS/18
EXTRACT PLAN PREPARED ON 26.3.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/18 APPROVED ON 16.10.2018

分區計劃大綱圖編號 S/YL-PS/18 的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/YL-PS/18



擬議修訂項目
PROPOSED AMENDMENTS



擬議修訂項目：
PROPOSED AMENDMENT ITEMS:

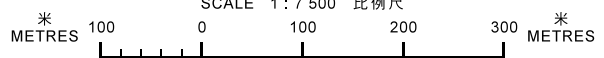
B 由「康樂」改劃為「住宅(甲類)6」土地用途地帶
TO BE REZONED FROM "RECREATION"
TO "RESIDENTIAL (GROUP A) 6"

C 由「康樂」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

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

位置圖 - 項目B及C
LOCATION PLAN - ITEMS B & C

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18



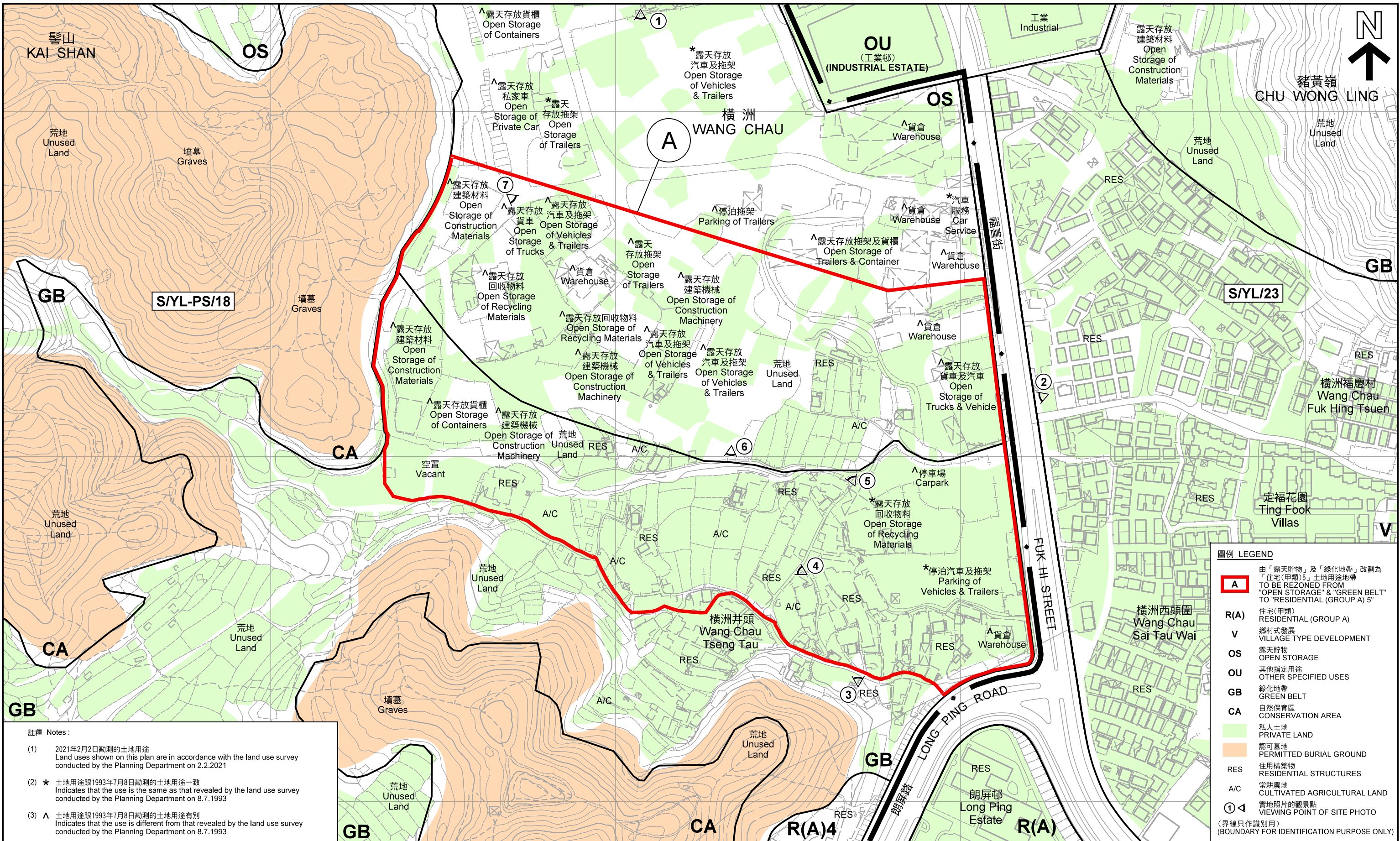
本摘要圖於2021年3月26日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/YL-PS/18
EXTRACT PLAN PREPARED ON 26.3.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/18 APPROVED ON 16.10.2018

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
1b



註釋 Notes :

(1) 2021年2月2日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 2.2.2021

(2) ★ 土地用途跟1993年7月8日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 8.7.1993

(3) ▲ 土地用途跟1993年7月8日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 8.7.1993

圖例 LEGEND

A 由「露天貯物」及「綠化地帶」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "OPEN STORAGE" & "GREEN BELT" TO "RESIDENTIAL (GROUP A) 5"

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

OS 露天貯物
OPEN STORAGE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

CA 自然保育區
CONSERVATION AREA

私人土地
PRIVATE LAND

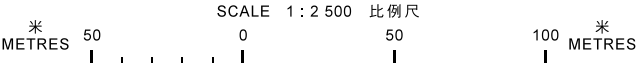
認可墓地
PERMITTED BURIAL GROUND

住用構築物
RESIDENTIAL STRUCTURES

常耕農地
CULTIVATED AGRICULTURAL LAND

實地照片的觀景點
VIEWING POINT OF SITE PHOTO
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

平面圖 - 項目A
SITE PLAN - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18



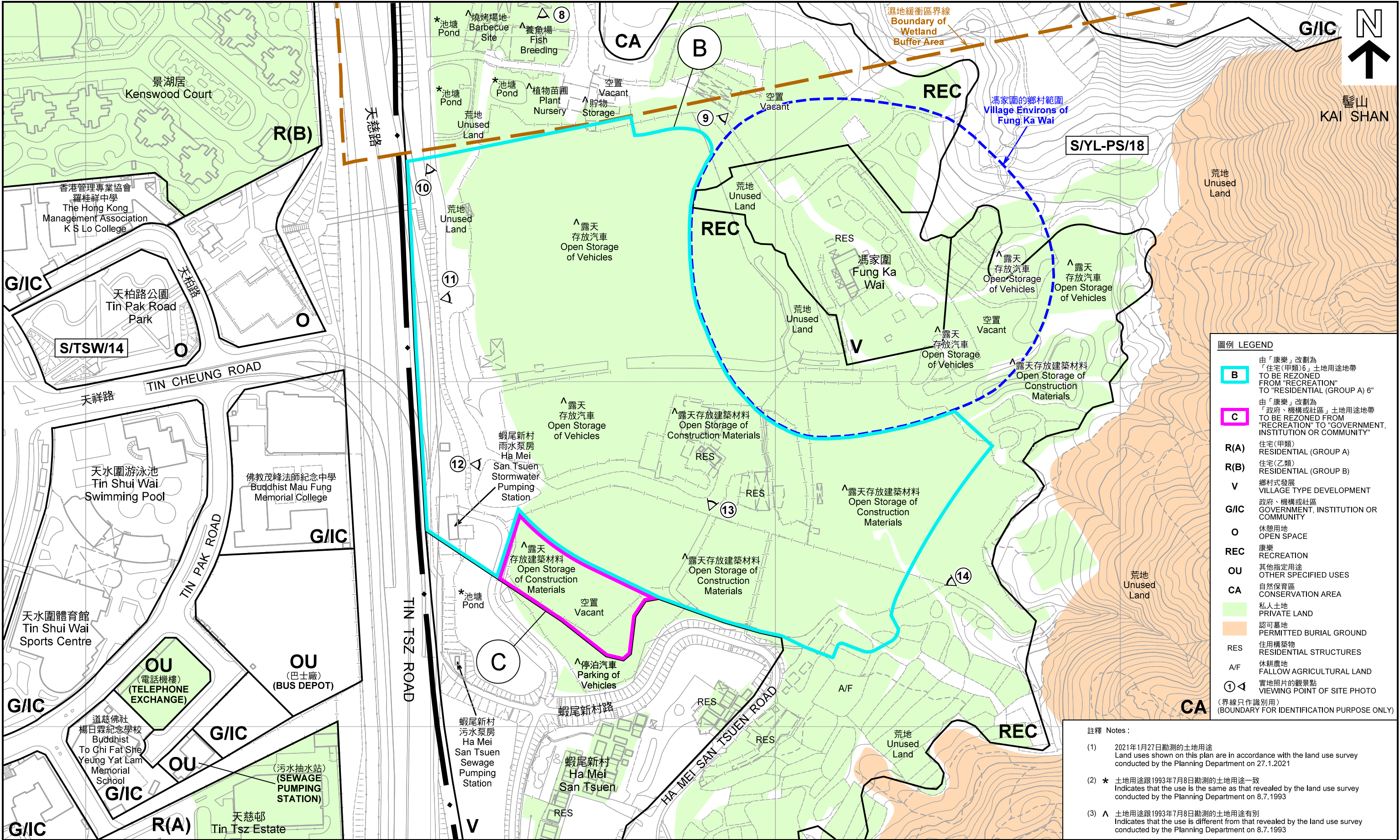
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
2a

本摘要圖於2021年4月12日擬備，
所根據的資料為測量圖編號
6-NW-4C、4D、9A 及 9B
EXTRACT PLAN PREPARED ON 12.4.2021
BASED ON SURVEY SHEETS No.
6-NW-4C, 4D, 9A & 9B



平面圖 - 項目B及C
SITE PLAN - ITEMS B & C

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

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

本摘要圖於2021年4月12日擬備，
所根據的資料為測量圖編號
6-NW-3A、3B、3C、3D、4A 及 4C
EXTRACT PLAN PREPARED ON 12.4.2021
BASED ON SURVEY SHEETS No.
6-NW-3A, 3B, 3C, 3D, 4A & 4C

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
2b



圖例 LEGEND

A 由「露天貯物」及「綠化地帶」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "OPEN STORAGE" & "GREEN BELT" TO "RESIDENTIAL (GROUP A) 5"

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

本摘要圖於2021年3月25日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片
編號 E072767C、E072768C 及 E072769C
EXTRACT PLAN PREPARED ON 25.3.2021
BASED ON AERIAL PHOTOS No. E072767C, E072768C & E072769C TAKEN ON 18.10.2019 BY LANDS DEPARTMENT

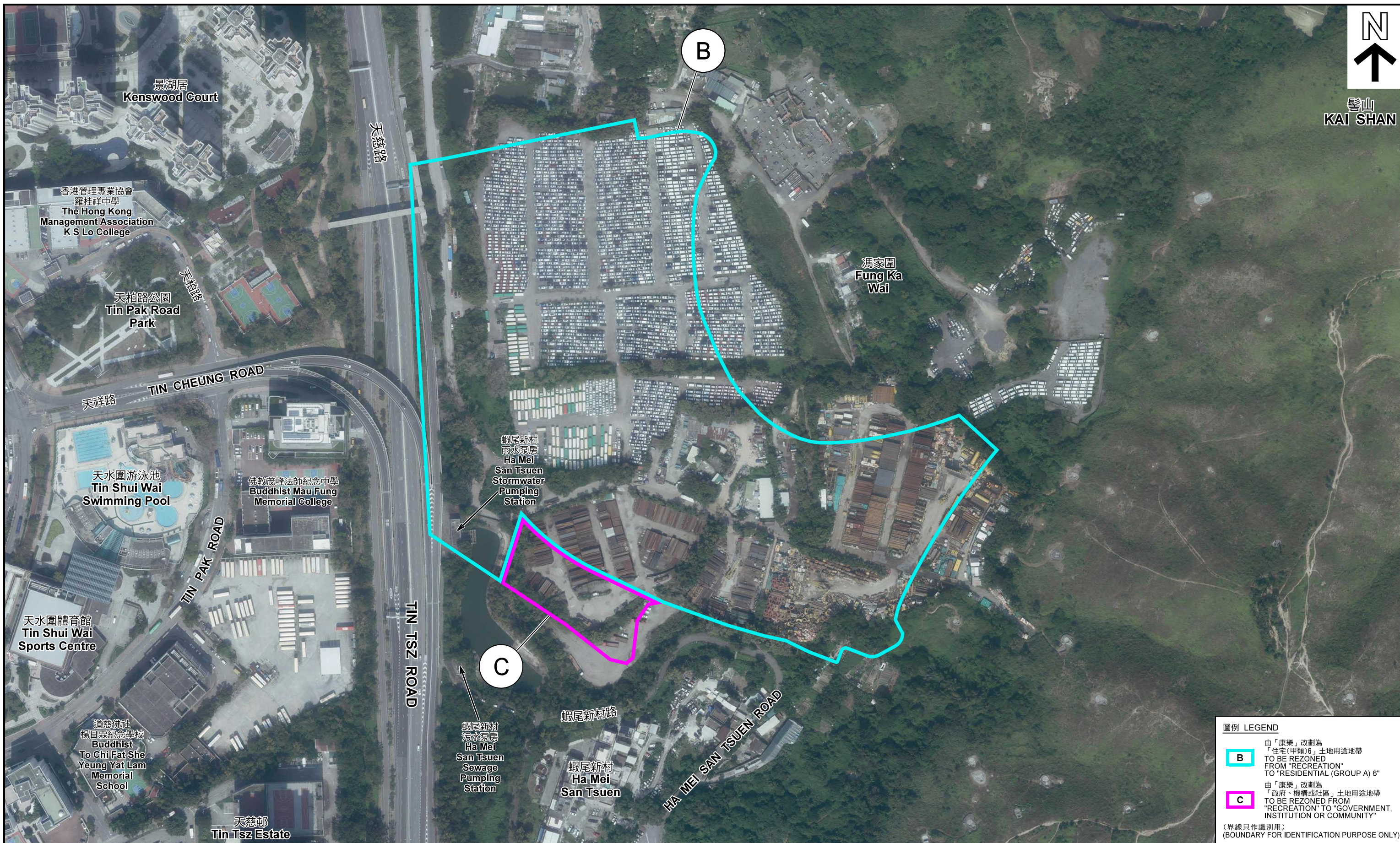
航攝照片 - 項目A
AERIAL PHOTO - ITEM A

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
3a



圖例 LEGEND

B 由「康樂」改劃為
「住宅(甲類)6」土地用途地帶
TO BE REZONED
FROM "RECREATION"
TO "RESIDENTIAL (GROUP A) 6"

C 由「康樂」改劃為
「政府、機構或社區」土地用途地帶
TO BE REZONED FROM
"RECREATION" TO "GOVERNMENT,
INSTITUTION OR COMMUNITY"

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

本摘要圖於2021年4月8日擬備，所根據的資料為
地政總署於2019年10月18日拍得的航攝照片編號
E072606C、E072607C、E072608C 及 E072609C
EXTRACT PLAN PREPARED ON 8.4.2021
BASED ON AERIAL PHOTOS No. E072606C,
E072607C, E072608C, E072609C TAKEN ON
18.10.2019 BY LANDS DEPARTMENT

航攝照片 - 項目B及C
AERIAL PHOTO - ITEMS B & C

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
3b



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年3月17日擬備，所根據的資料為攝於2021年3月11日的實地照片
PLAN PREPARED ON 17.3.2021
BASED ON SITE PHOTOS
TAKEN ON 11.3.2021

實地照片 - 項目A SITE PHOTOS - ITEM A

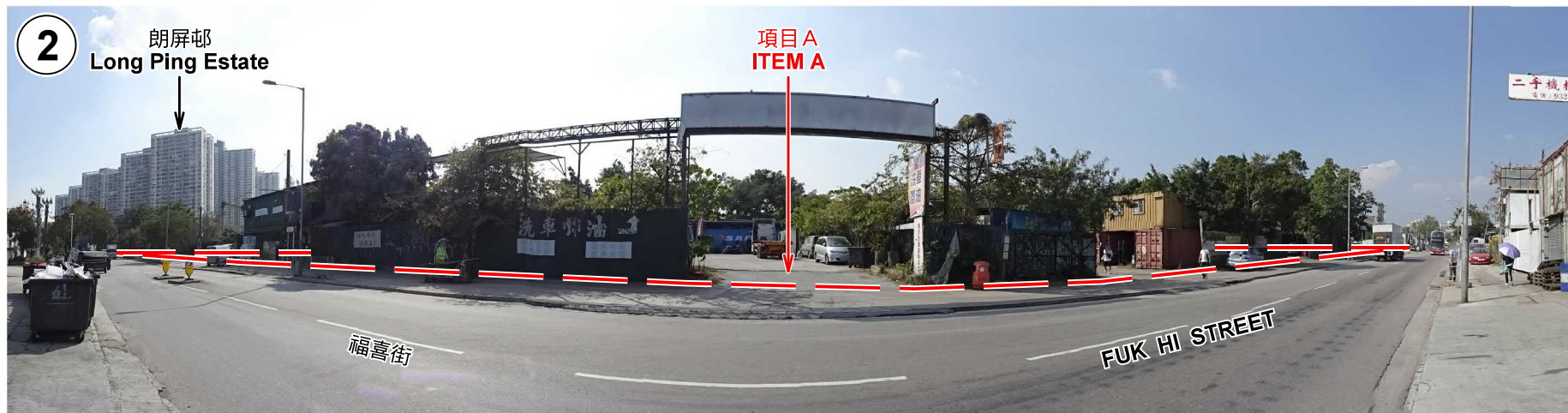
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4a



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年3月8日擬備，所根據的資料為攝於2021年2月2日的實地照片
PLAN PREPARED ON 8.3.2021
BASED ON SITE PHOTOS
TAKEN ON 2.2.2021

實地照片 - 項目 A SITE PHOTOS - ITEM A

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4b



本圖於2021年3月8日擬備，所根據的資料為攝於2021年2月2日的實地照片
PLAN PREPARED ON 8.3.2021
BASED ON SITE PHOTOS
TAKEN ON 2.2.2021

實地照片 - 項目A
SITE PHOTOS - ITEM A

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4c



本圖於2021年3月8日擬備，所根據的資料為攝於2021年2月2日的實地照片
PLAN PREPARED ON 8.3.2021
BASED ON SITE PHOTOS
TAKEN ON 2.2.2021

實地照片 - 項目A
SITE PHOTOS - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4d

8



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年3月17日擬備，所根據的資料為攝於2021年3月11日的實地照片
PLAN PREPARED ON 17.3.2021
BASED ON SITE PHOTOS
TAKEN ON 11.3.2021

實地照片 - 項目B及C SITE PHOTOS - ITEMS B & C

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4e



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年3月8日擬備，所根據的資料為攝於2021年1月27日的實地照片
PLAN PREPARED ON 8.3.2021
BASED ON SITE PHOTOS
TAKEN ON 27.1.2021

實地照片 - 項目B
SITE PHOTOS - ITEM B
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4f



本圖於2021年3月8日擬備，所根據的
資料為攝於2021年1月27日的實地照片
PLAN PREPARED ON 8.3.2021
BASED ON SITE PHOTOS
TAKEN ON 27.1.2021

實地照片 - 項目B
SITE PHOTOS - ITEM B
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW2/21/14

圖 PLAN
A-4g



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年3月8日擬備，所根據的資料為攝於2021年1月27日的實地照片
 PLAN PREPARED ON 8.3.2021
 BASED ON SITE PHOTOS
 TAKEN ON 27.1.2021

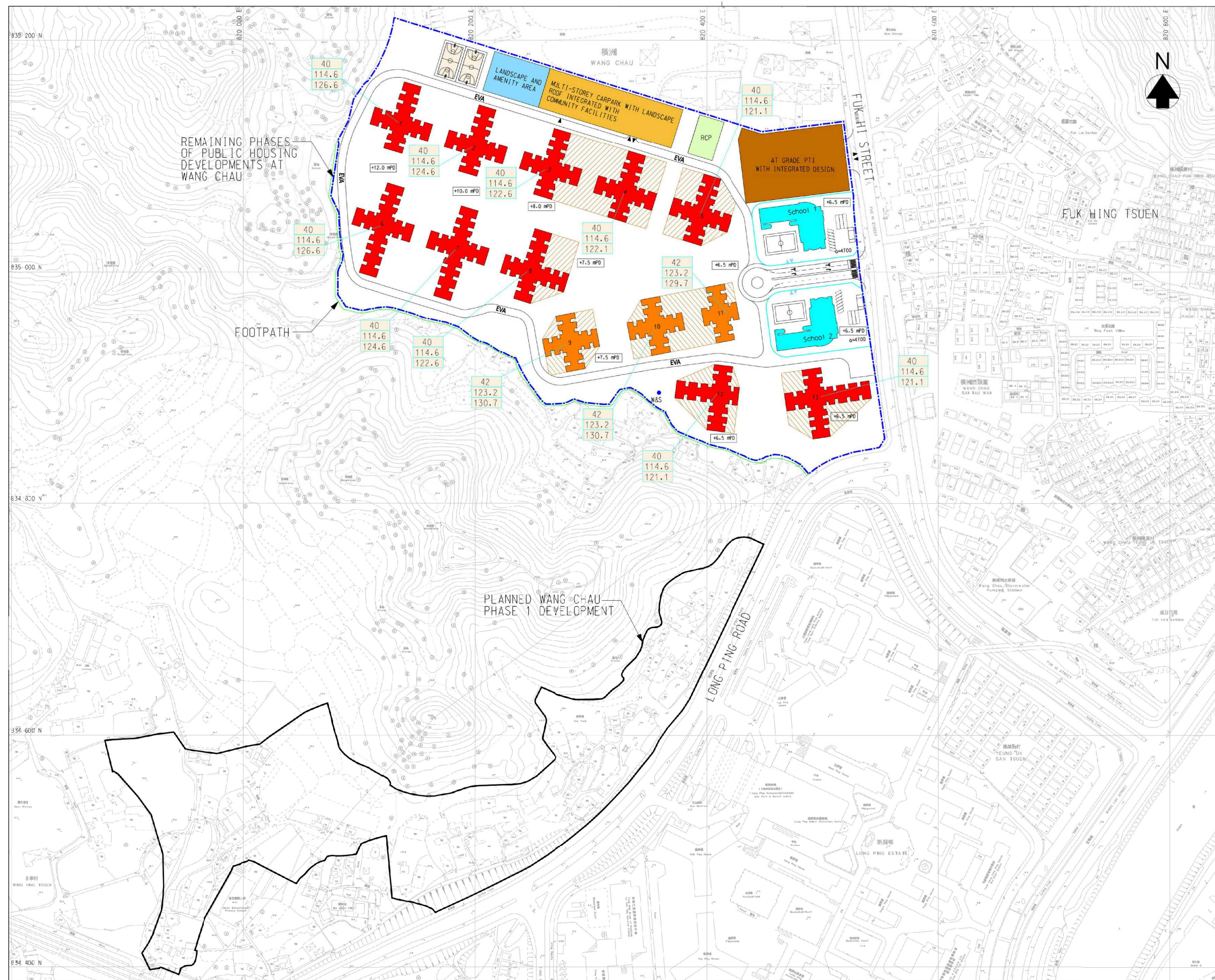
實地照片 - 項目 B
 SITE PHOTOS - ITEM B
 屏山分區計劃大綱核准圖
 編號 S/YL-PS/18 的擬議修訂
 PROPOSED AMENDMENTS TO
 THE APPROVED PING SHAN
 OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/YLW2/21/14

圖 PLAN
 A-4h



- LEGEND:
- SITE BOUNDARY FOR PHASE 1 OF PUBLIC HOUSING DEVELOPMENTS AT WANG CHAU
 - SITE BOUNDARY FOR REMAINING PHASES OF PUBLIC HOUSING DEVELOPMENTS AT WANG CHAU (SUBJECT TO REVIEW)
 - RESIDENTIAL BLOCKS (41 STOREYS)
 - RESIDENTIAL BLOCKS (44 STOREYS (WITH 1 REFUGE FLOOR))
 - RETAIL
 - G/I/C FACILITY
 - NO. OF DOMESTIC STOREYS (EXCL. POD/UM/LOBBY)
 - BUILDING HEIGHT (METERS)
 - MPD OF BUILDING (METERS)
 - WELL AND SHRINE (TO BE RETAINED IN SITU AS FAR AS POSSIBLE)
 - PROPOSED FOOTPATH
 - ACCESS TO SCHOOL SITE

本摘要圖於2021年3月19日擬備
EXTRACT PLAN PREPARED ON 19.3.2021

概念規劃圖 - 項目A
CONCEPTUAL LAYOUT - ITEM A

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

SCALE 1 : 3 500 比例尺

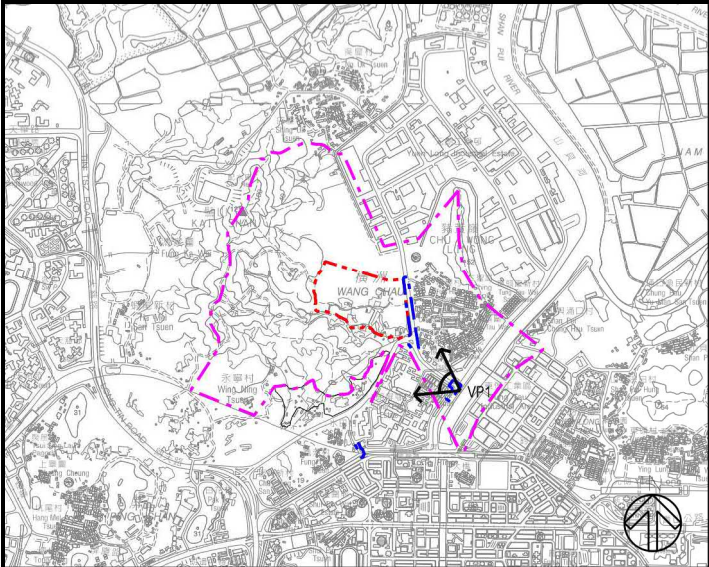
50 0 50 100 150
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
5



- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT



EXISTING CONDITIONS

YEAR 10 WITH MITIGATION MEASURES



Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.
OM3	Road lighting units to be directional and minimise unnecessary light spill and glare.
OM7	Streetscape (e.g. paving, signage, street furniture, lighting etc.) shall be sensitively designed in a manner that responds to the existing context, and minimises potential adverse landscape and visual impacts.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

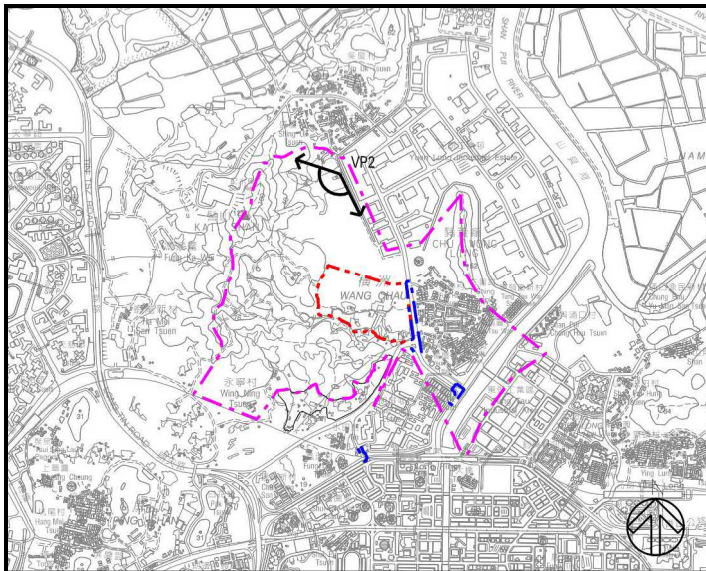
合成照片 - 項目A
PHOTOMONTAGE - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6a



- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

KEY PLAN
PHOTOMONTAGE VIEWPOINT VP2:
VIEW FROM YUEN LONG INDUSTRIAL ESTATE



EXISTING CONDITIONS



YEAR 10 WITH MITIGATION MEASURES

Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

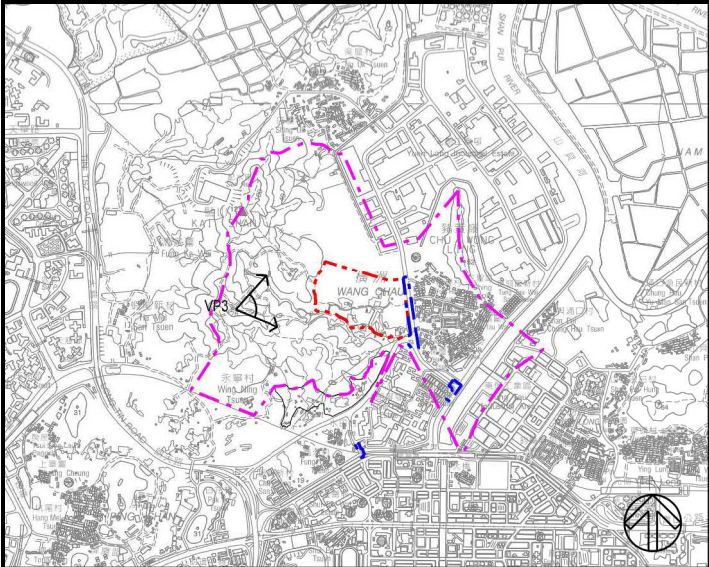
合成照片 - 項目A
PHOTOMONTAGE - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6b



KEY PLAN

PHOTOMONTAGE VIEWPOINT VP3:
VIEW FROM HIKING TRAIL ON KAI SHAN



EXISTING CONDITIONS

YEAR 10 WITH MITIGATION MEASURES



Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

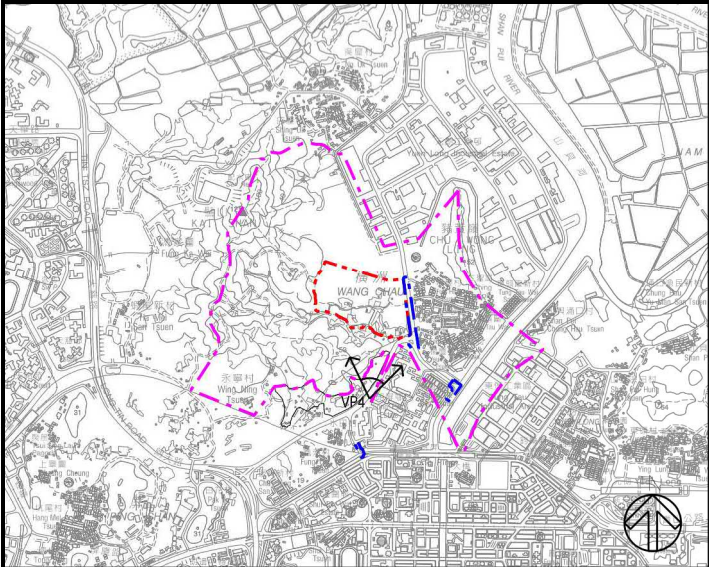
合成照片 - 項目A
PHOTOMONTAGE - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6c



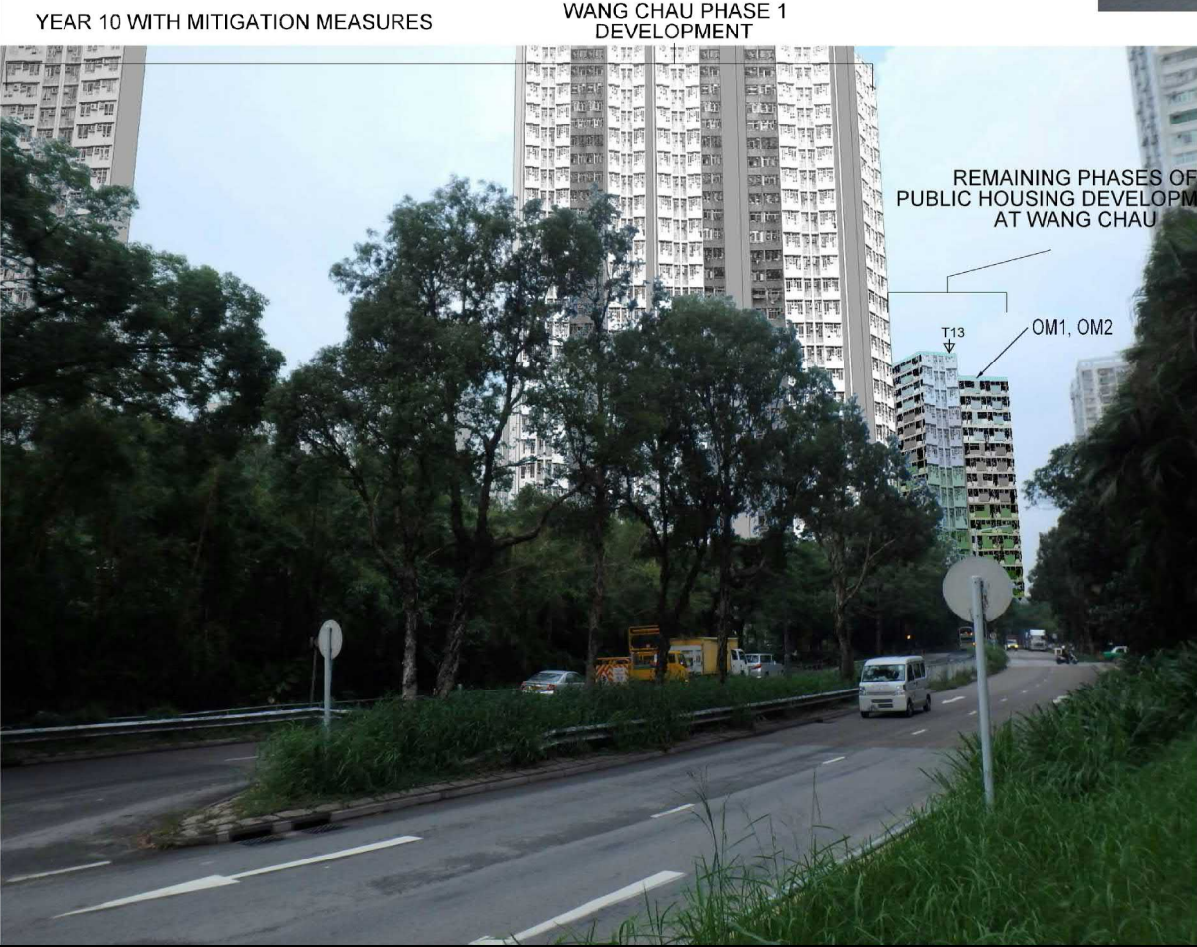
- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

KEY PLAN

PHOTOMONTAGE VIEWPOINT VP4:
VIEW FROM LONG PING ROAD



EXISTING CONDITIONS



Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

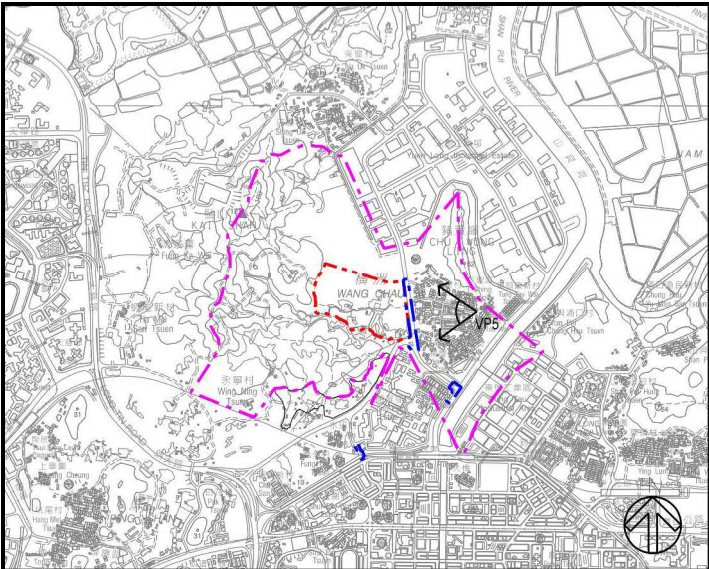
合成照片 - 項目A
PHOTOMONTAGE - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

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PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6d

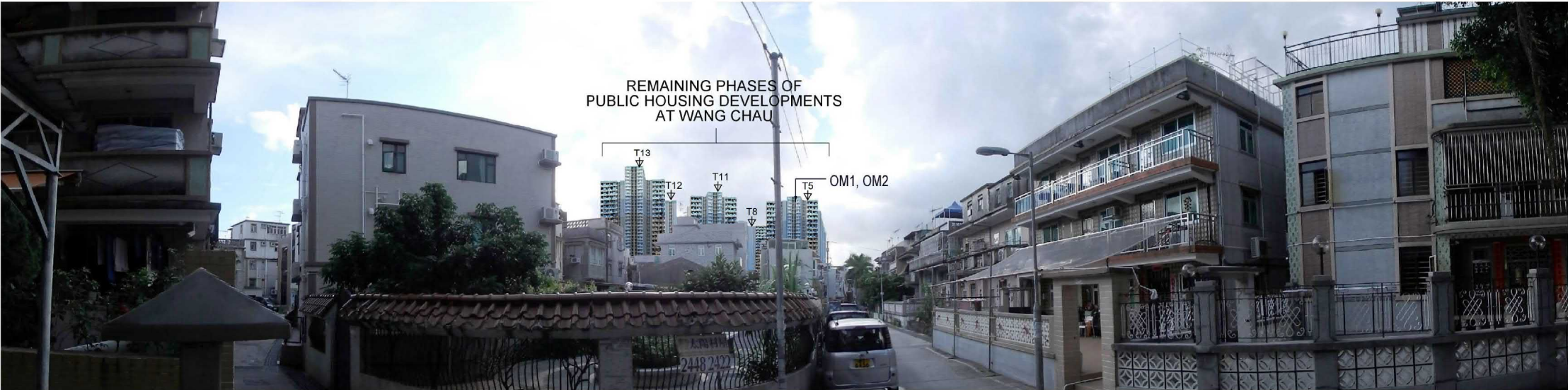


- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

KEY PLAN
PHOTOMONTAGE VIEWPOINT VP5:
VIEW FROM SAI TAU WAI



EXISTING CONDITIONS



YEAR 10 WITH MITIGATION MEASURES

Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

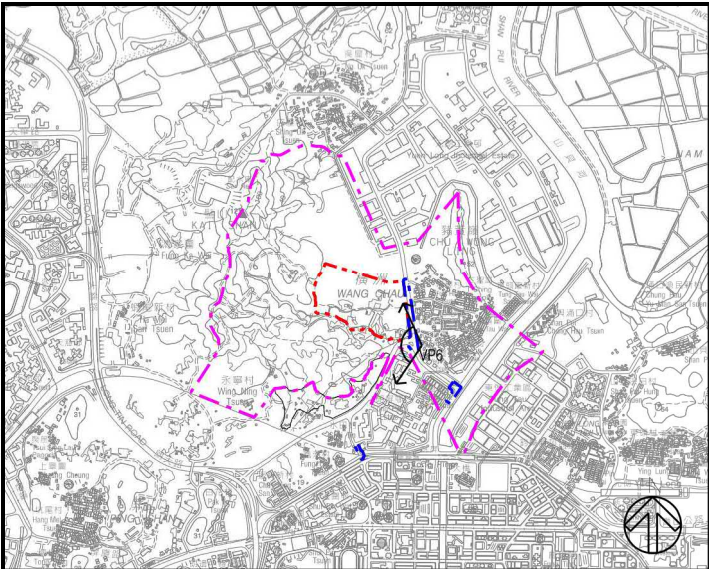
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屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

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PLANNING DEPARTMENT



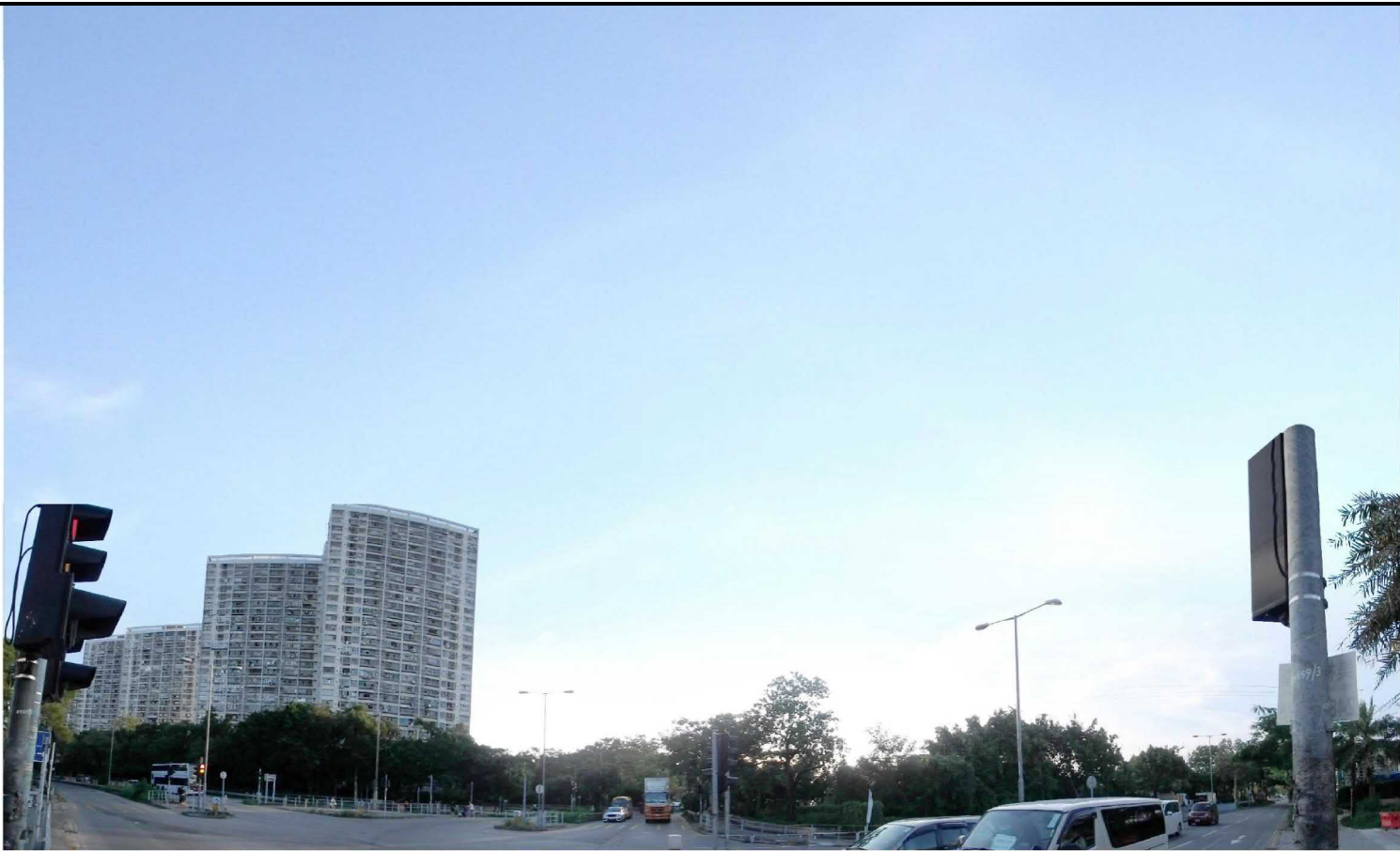
參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6e



- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

KEY PLAN
PHOTOMONTAGE VIEWPOINT VP6:
VIEW FROM FUK HI STREET



EXISTING CONDITIONS

YEAR 10 WITH MITIGATION MEASURES



Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive design of buildings in terms of scale, height and bulk (visual weight).
OM2	Use of appropriate building materials and colours to complement surroundings.
OM3	Road lighting units to be directional and minimise unnecessary light spill and glare.
OM5	Compensatory tree planting shall be provided at 1:1 ratio as far as possible based on felled tree numbers and to the satisfaction of relevant Government departments. Required numbers and locations of compensatory trees shall be determined and agreed separately with Government during the Tree Felling Application process under Development Bureau Technical Circular (Works) No. 7/2015 - Tree Preservation.
OM7	Streetscape (e.g. paving, signage, street furniture, lighting etc.) shall be sensitively designed in a manner that responds to the existing context, and minimises potential adverse landscape and visual impacts.
OM8	Provision of amenity landscape area and new tree planting (approximately 640 nos.) within the HKHA Site.
OM9	Aesthetic design of noise barriers along Fuk Hi Street.

本摘要圖於2021年4月12日擬備
EXTRACT PLAN PREPARED ON 12.4.2021

合成照片 - 項目 A
PHOTOMONTAGE - ITEM A
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

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PLANNING DEPARTMENT



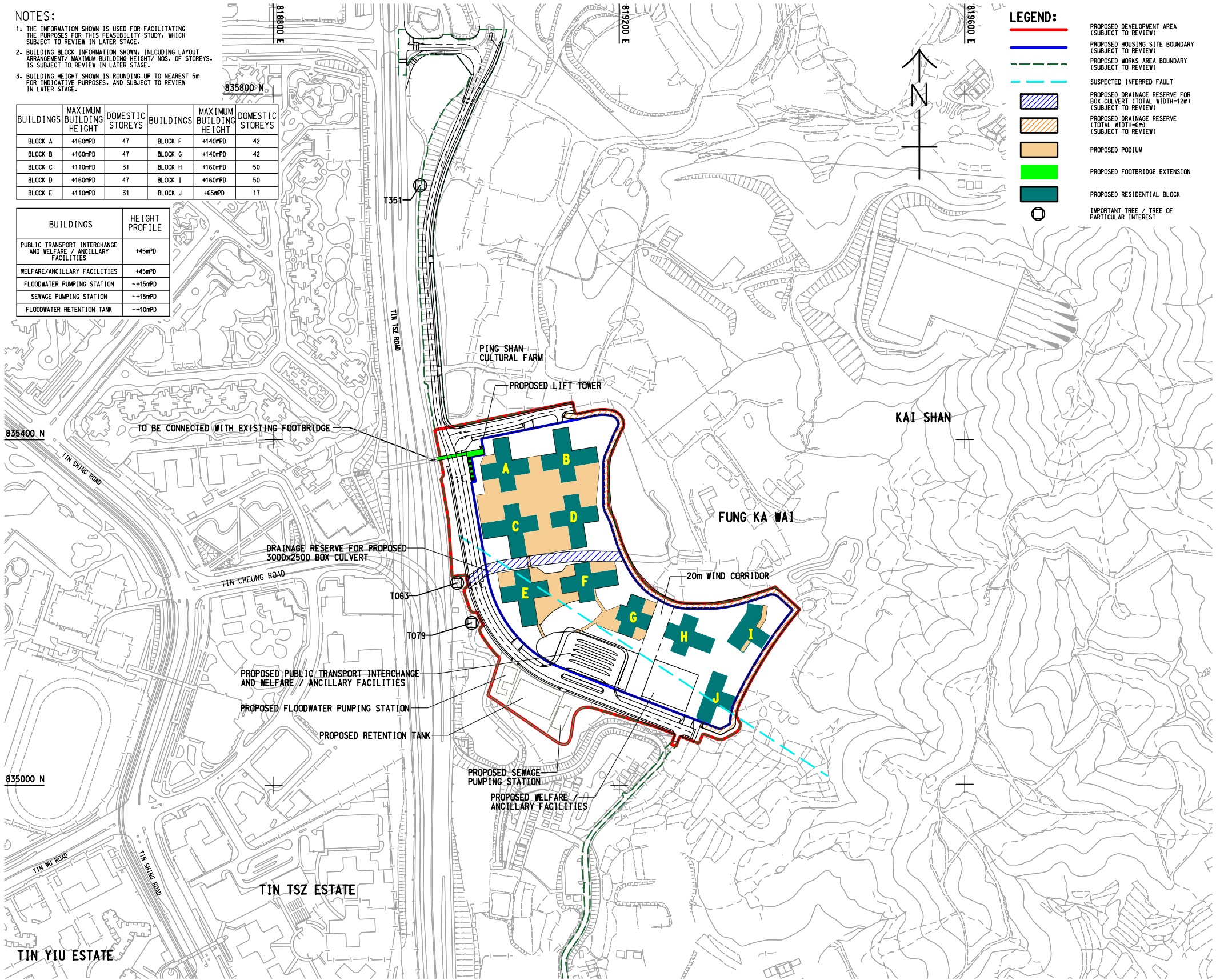
參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
6f

- NOTES:
1. THE INFORMATION SHOWN IS USED FOR FACILITATING THE PURPOSES FOR THIS FEASIBILITY STUDY, WHICH IS SUBJECT TO REVIEW IN LATER STAGE.
 2. BUILDING BLOCK INFORMATION SHOWN, INCLUDING LAYOUT ARRANGEMENT/ MAXIMUM BUILDING HEIGHT/ NOS. OF STOREYS, IS SUBJECT TO REVIEW IN LATER STAGE.
 3. BUILDING HEIGHT SHOWN IS ROUNDING UP TO NEAREST 5m FOR INDICATIVE PURPOSES, AND SUBJECT TO REVIEW IN LATER STAGE.

BUILDINGS	MAXIMUM BUILDING HEIGHT	DOMESTIC STOREYS	BUILDINGS	MAXIMUM BUILDING HEIGHT	DOMESTIC STOREYS
BLOCK A	+160mPD	47	BLOCK F	+140mPD	42
BLOCK B	+160mPD	47	BLOCK G	+140mPD	42
BLOCK C	+110mPD	31	BLOCK H	+160mPD	50
BLOCK D	+160mPD	47	BLOCK I	+160mPD	50
BLOCK E	+110mPD	31	BLOCK J	+65mPD	17

BUILDINGS	HEIGHT PROFILE
PUBLIC TRANSPORT INTERCHANGE AND WELFARE / ANCILLARY FACILITIES	+45mPD
WELFARE/ANCILLARY FACILITIES	+45mPD
FLOODWATER PUMPING STATION	~+15mPD
SEWAGE PUMPING STATION	~+15mPD
FLOODWATER RETENTION TANK	~+10mPD



概念規劃圖 - 項目B及C
CONCEPTUAL LAYOUT - ITEMS B & C

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
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OUTLINE ZONING PLAN No. S/YL-PS/18

SCALE 1 : 5 000 比例尺

100 0 100 200
METRES METRES

規劃署
PLANNING DEPARTMENT



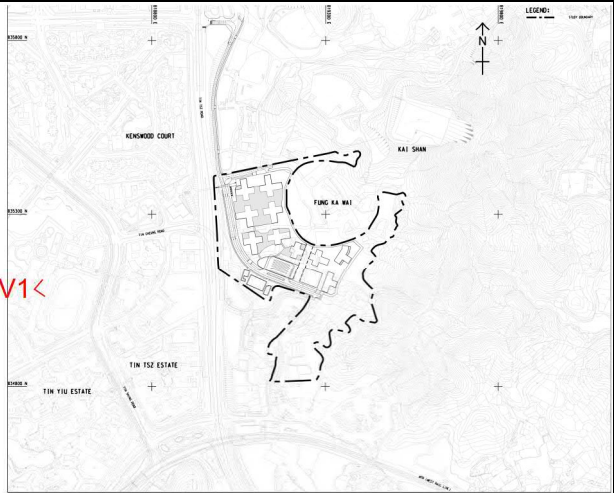
參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
7

本摘要圖於2021年4月7日擬備
EXTRACT PLAN PREPARED ON 7.4.2021



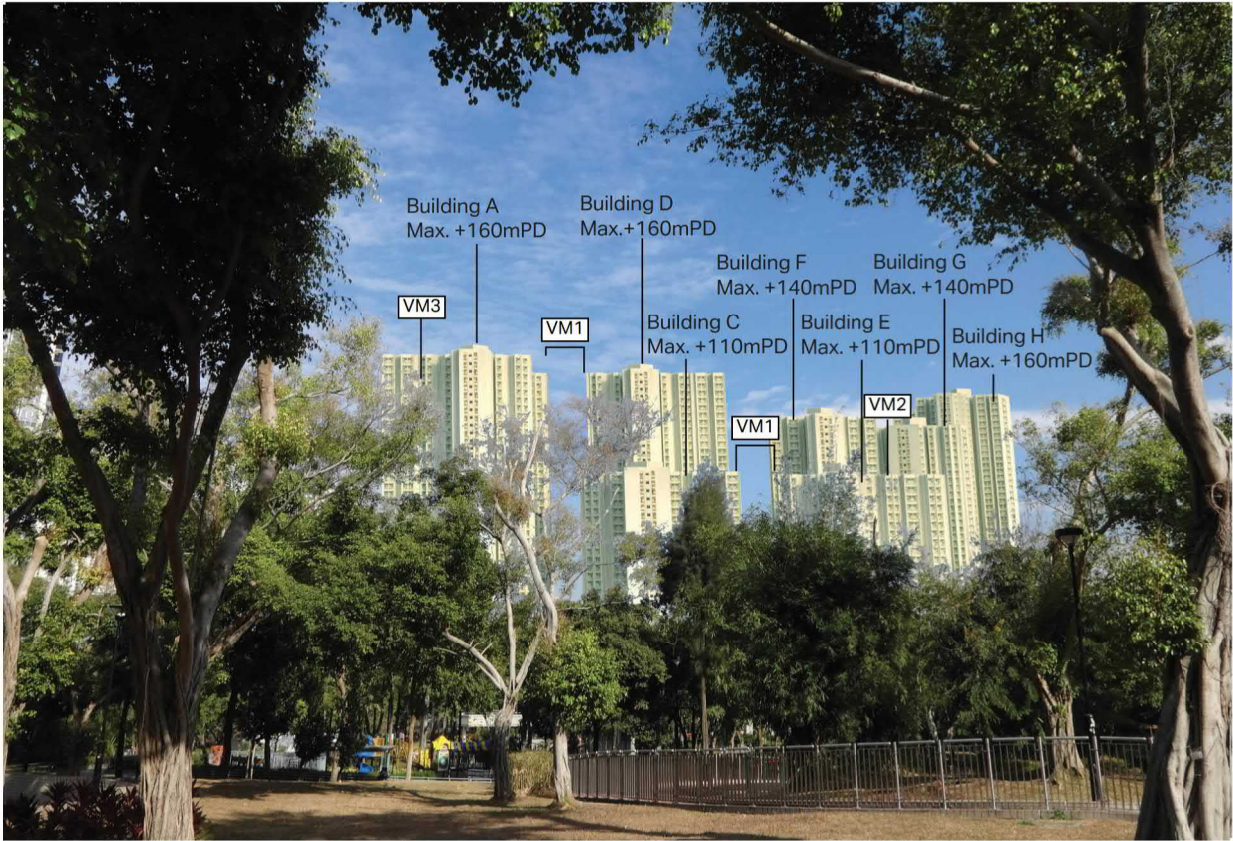
Existing Photo



Key Plan

Visual Mitigation Measures

- VM1** Creation of Visual Greening Connection and Breezeways
- VM2** Control Development Heights and Massing
- VM3** Visual Compatibility of the Proposed Development
- VM4** Maximization of Greenery Provision



Photomontage of VP 1 - Tin Shui Wai Park (Day 1 / Year 10 with mitigation measures)

本摘要圖於2021年4月8日擬備
EXTRACT PLAN PREPARED ON 8.4.2021

合成照片 - 項目 B 及 C
PHOTOMONTAGE - ITEMS B & C
屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
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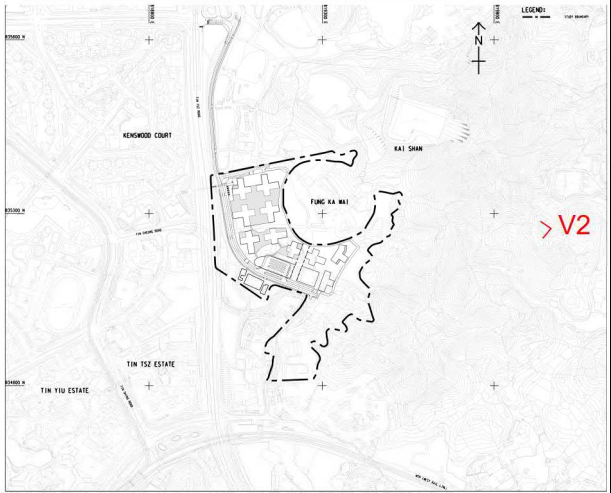


參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
8a



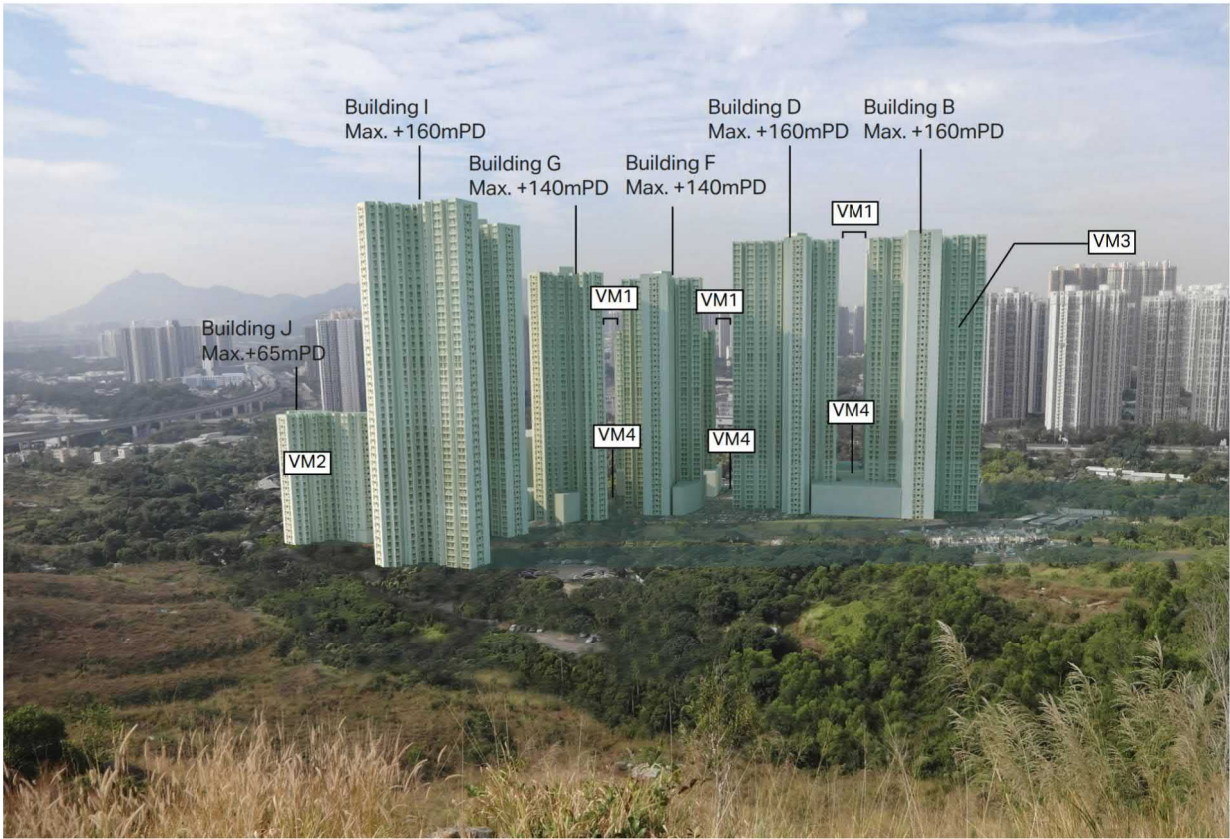
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Key Plan

Visual Mitigation Measures

- VM1** Creation of Visual Greening Connection and Breezeways
- VM2** Control Development Heights and Massing
- VM3** Visual Compatibility of the Proposed Development
- VM4** Maximization of Greenery Provision



Photomontage of VP2- Kai Shan (Day 1 / Year 10 with mitigation measures)

本摘要圖於2021年4月8日擬備
EXTRACT PLAN PREPARED ON 8.4.2021

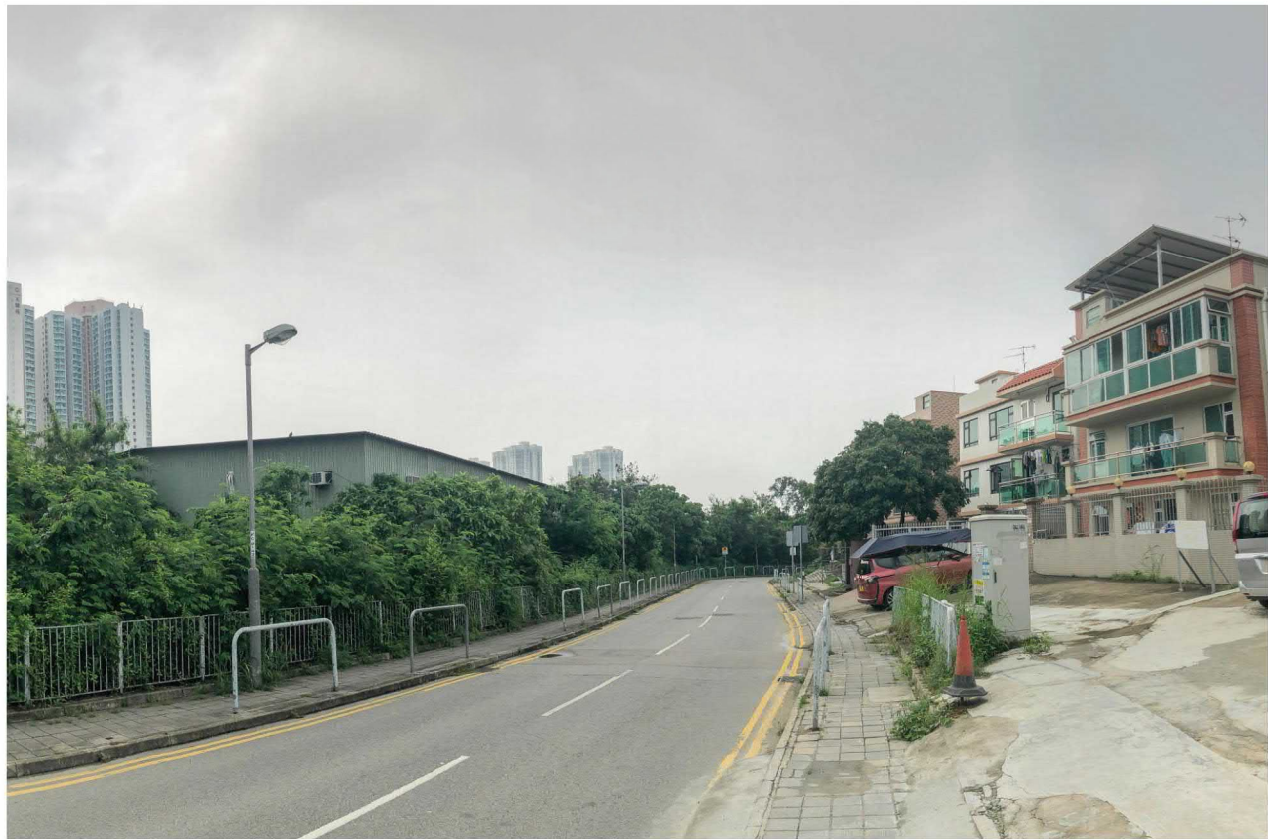
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PHOTOMONTAGE - ITEMS B & C
屏山分區計劃大綱核准圖
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PLANNING DEPARTMENT

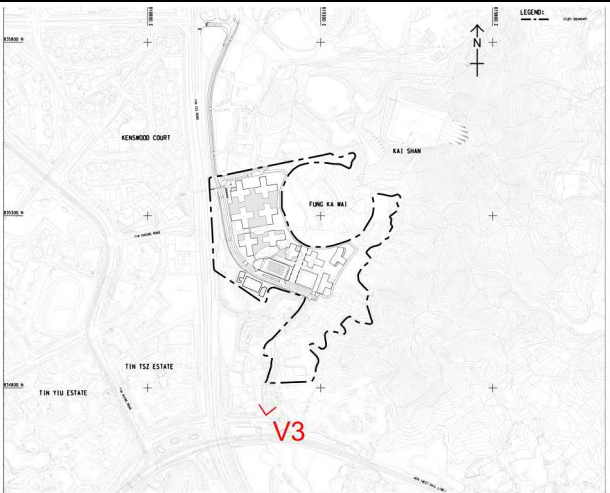


參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
8b



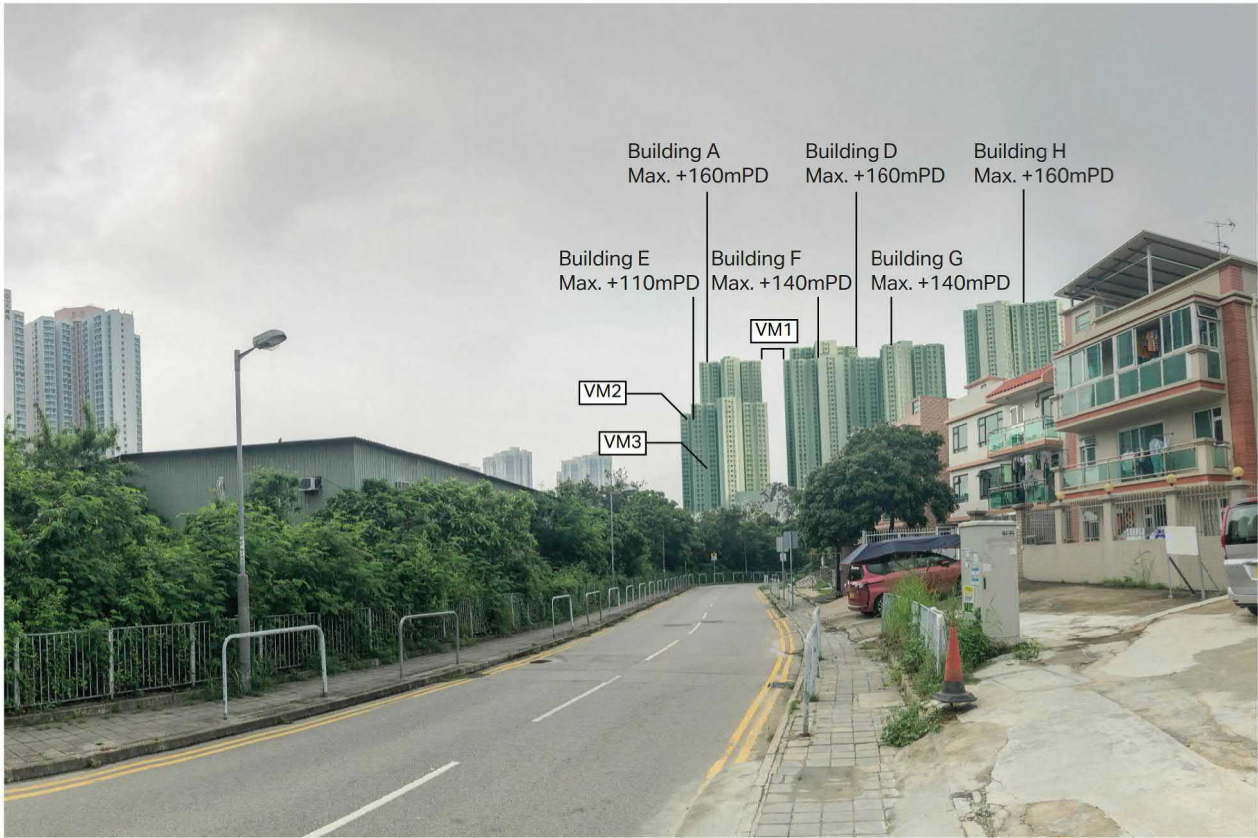
Existing Photo



Key Plan

Visual Mitigation Measures

- VM1** Creation of Visual Greening Connection and Breezeways
- VM2** Control Development Heights and Massing
- VM3** Visual Compatibility of the Proposed Development
- VM4** Maximization of Greenery Provision



Photomontage of VP3- Ha Mei San Tsuen (Day 1 / Year 10 with mitigation measures)

本摘要圖於2021年4月8日擬備
EXTRACT PLAN PREPARED ON 8.4.2021

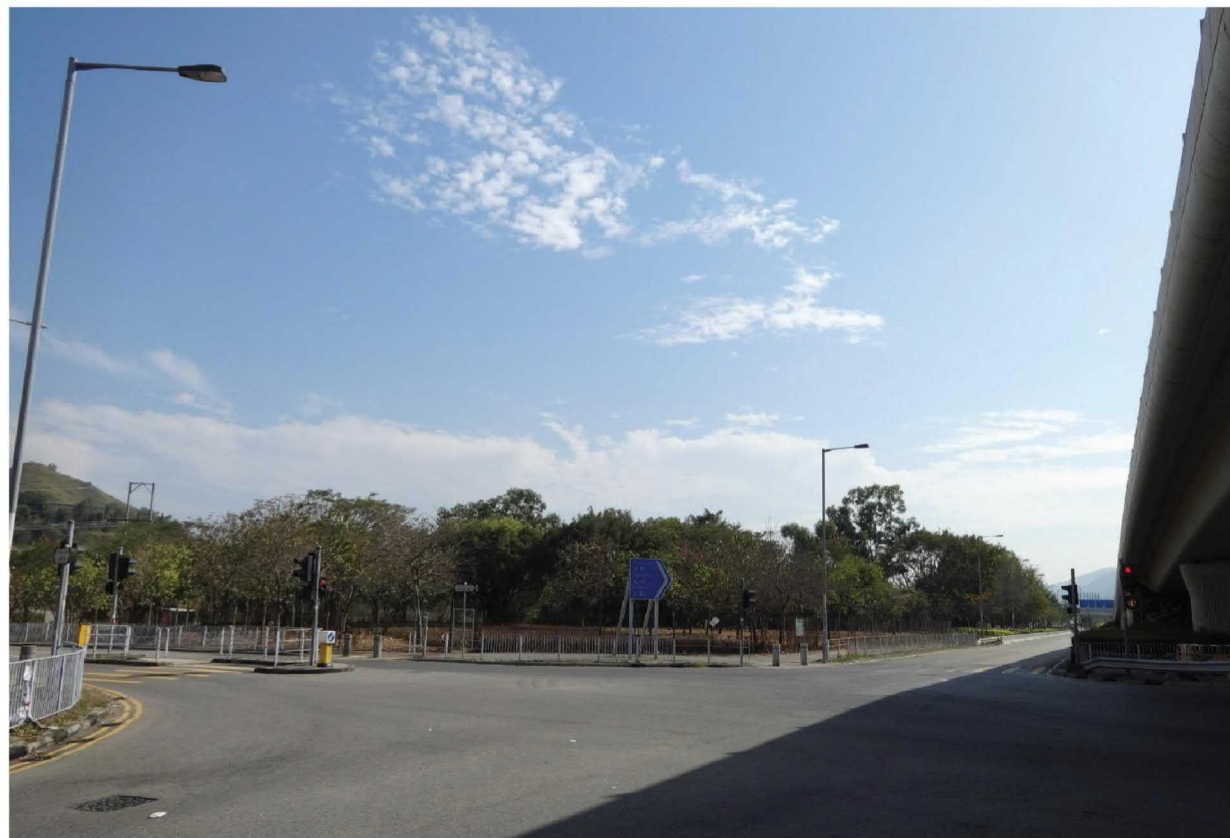
合成照片 - 項目 B 及 C
PHOTOMONTAGE - ITEMS B & C
屏山分區計劃大綱核准圖
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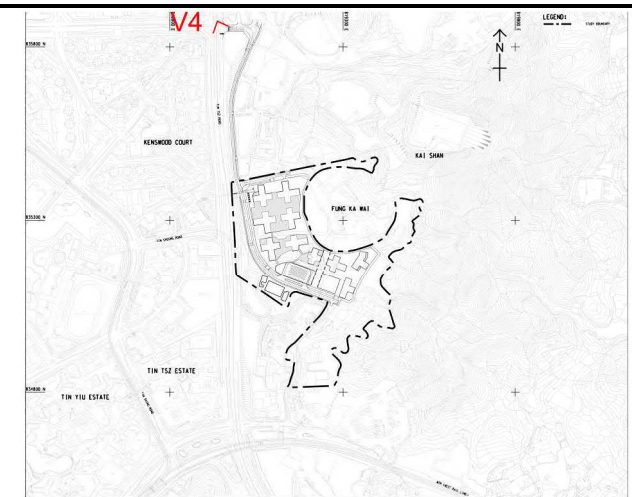


參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
8c



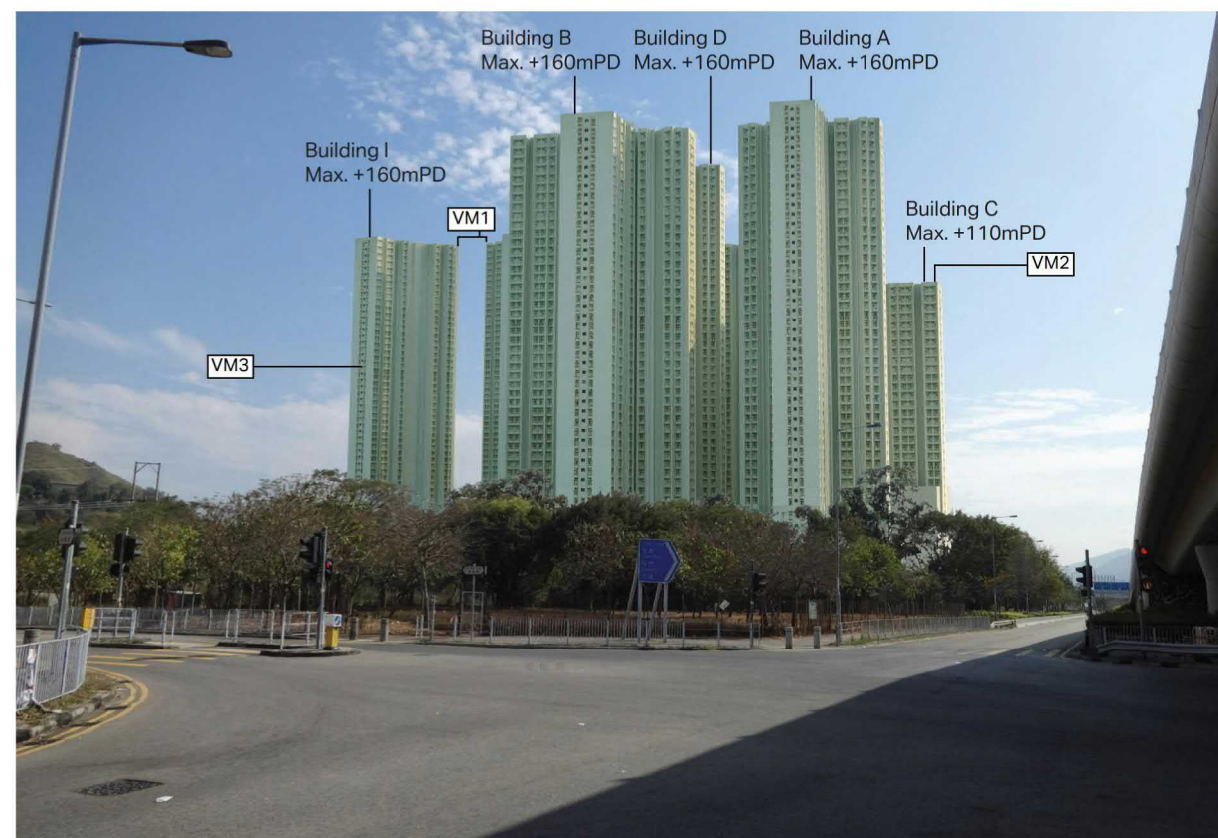
Existing Photo



Key Plan

Visual Mitigation Measures

- VM1** Creation of Visual Greening Connection and Breezeways
- VM2** Control Development Heights and Massing
- VM3** Visual Compatibility of the Proposed Development
- VM4** Maximization of Greenery Provision



Photomontage of VP4- Tin Wah Road (Day 1 / Year 10 with mitigation measures)

本摘要圖於2021年4月8日擬備
EXTRACT PLAN PREPARED ON 8.4.2021

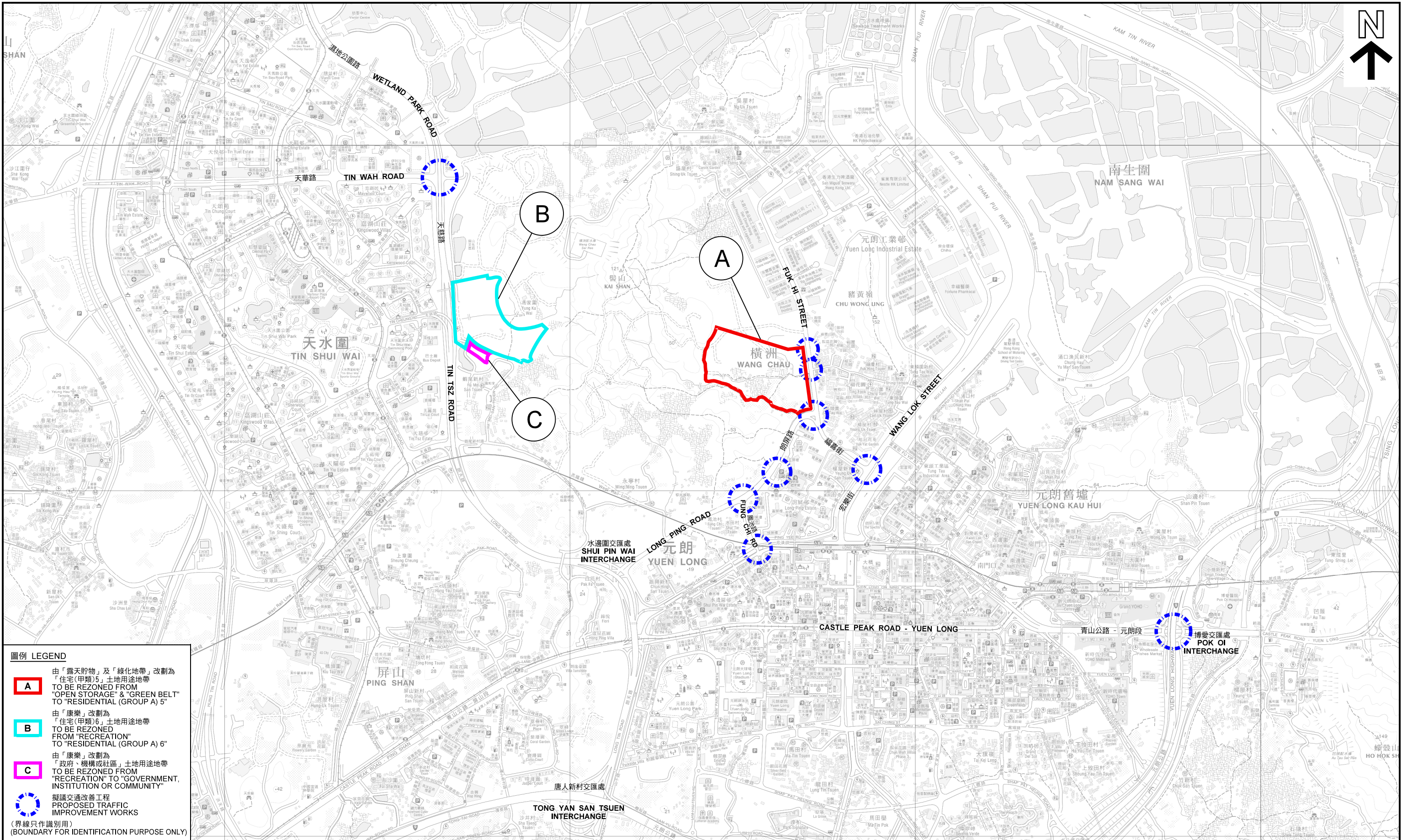
合成照片 - 項目 B 及 C
PHOTOMONTAGE - ITEMS B & C
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PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
8d



圖例 LEGEND

A 由「露天貯物」及「綠化地帶」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "OPEN STORAGE" & "GREEN BELT" TO "RESIDENTIAL (GROUP A) 5"

B 由「康樂」改劃為「住宅(甲類)6」土地用途地帶
TO BE REZONED FROM "RECREATION" TO "RESIDENTIAL (GROUP A) 6"

C 由「康樂」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "RECREATION" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

擬議交通改善工程
PROPOSED TRAFFIC IMPROVEMENT WORKS
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

擬議交通改善工程
PROPOSED TRAFFIC IMPROVEMENT WORKS

屏山分區計劃大綱核准圖
編號 S/YL-PS/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN
OUTLINE ZONING PLAN No. S/YL-PS/18

SCALE 1: 15 000 比例尺
米 200 0 200 400 600 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW2/21/14

圖 PLAN
9

本摘要圖於2021年4月1日擬備
EXTRACT PLAN PREPARED ON 1.4.2021