

位置圖 LOCATION PLAN

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 400 500 600 700 800 METRES

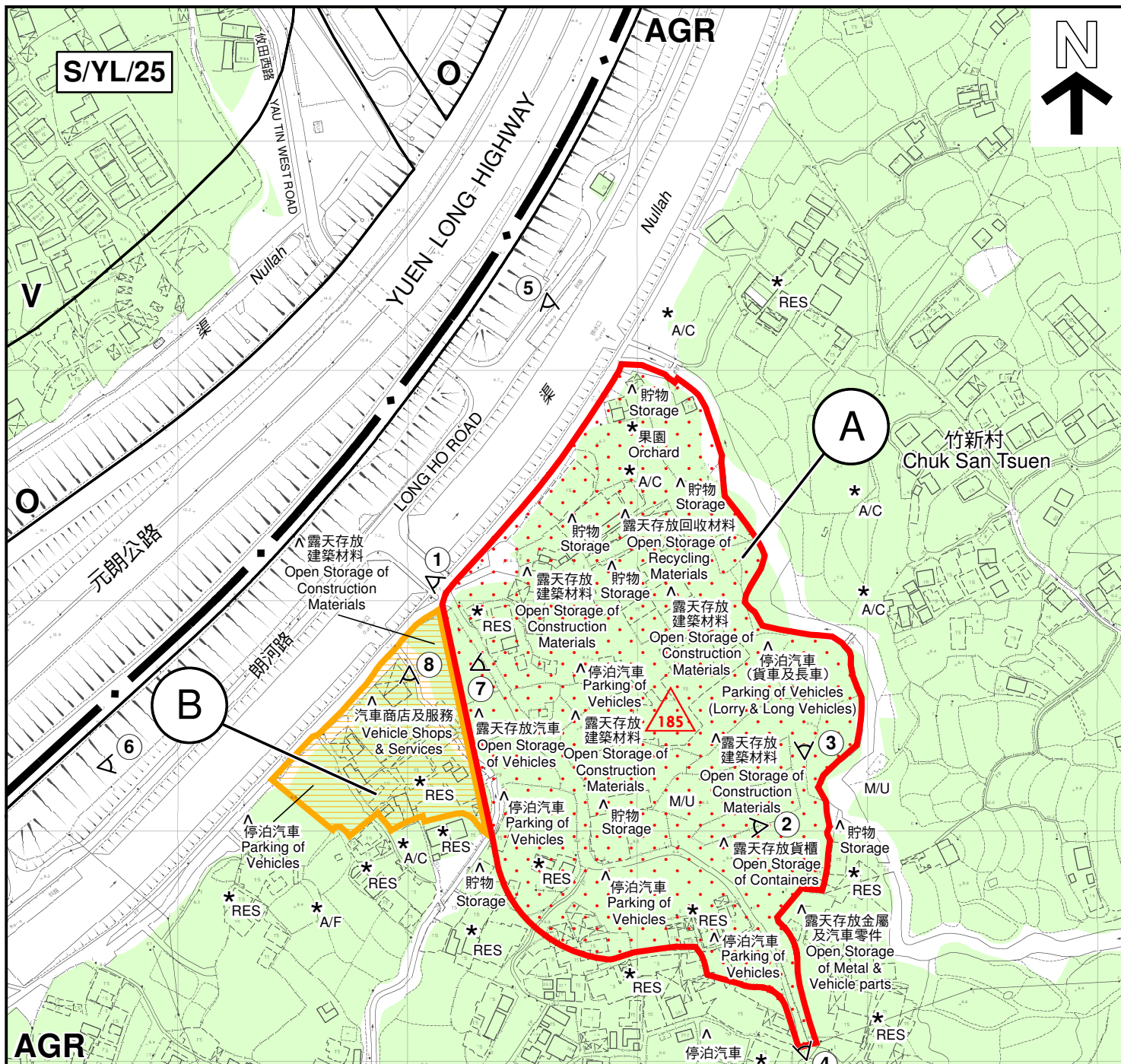
本摘要圖於2022年11月28日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TT/18
EXTRACT PLAN PREPARED ON 28.11.2022
BASED ON OUTLINE ZONING PLAN No. S/YL-TT/18
APPROVED ON 10.8.2021

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NT/22/38

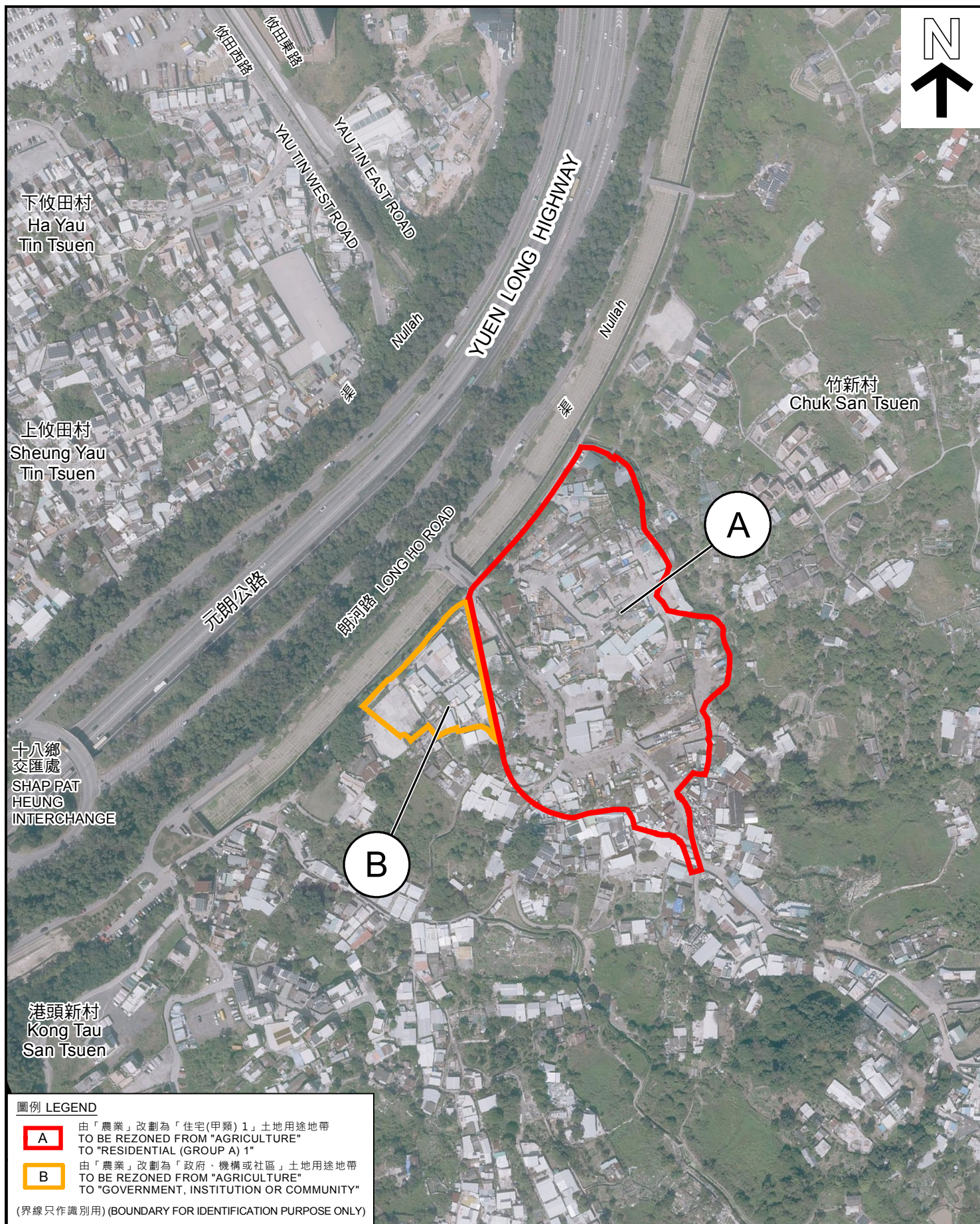
圖 PLAN
1



圖例 LEGEND			
擬議修訂項目 PROPOSED AMENDMENT ITEMS:			
A	由「農業」改劃為「住宅(甲類) 1」土地用途地帶 TO BE REZONED FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP A) 1"	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
B	由「農業」改劃為「政府、機構或社區」土地用途地帶 TO BE REZONED FROM "AGRICULTURE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"	O	休憩用地 OPEN SPACE
△ 185	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))	AGR	農業 AGRICULTURE
RES	住用構築物 RESIDENTIAL STRUCTURES	私人土地 PRIVATE LAND	
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND	A/F	休耕農地 FALLOW AGRICULTURAL LAND
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO	M/U	荒地 UNUSED LAND
(界線只作識別用) (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)			

註釋 Notes:	
(1)	2022年11月4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 4.11.2022
(2)	* 土地用途跟1991年11月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 in Nov 1991
(3)	△ 土地用途跟1991年11月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 in Nov 1991

<p>本摘要圖於2022年11月28日擬備。 所根據的資料為測量圖編號 6-NW-15B 及 6-NW-15D EXTRACT PLAN PREPARED ON 28.11.2022 BASED ON SURVEY SHEETS No. 6-NW-15B & 6-NW-15D</p>	<p style="text-align: center;">平面圖 SITE PLAN</p> <p style="text-align: center;">大棠分區計劃大綱核准圖編號S/YL-TT/18的擬議修訂 PROPOSED AMENDMENTS TO THE APPROVED TAI TONG OUTLINE ZONING PLAN No. S/YL-TT/18</p> <p style="text-align: center;">SCALE 1:2 500 比例尺</p> <p style="text-align: center;">米 50 0 50 100 米 METRES</p>	<p style="text-align: center;">規劃署 PLANNING DEPARTMENT</p> <p style="text-align: center;">參考編號 REFERENCE No. M/NT/22/38</p>	
		<p style="text-align: center;">圖 PLAN 2</p>	



航攝照片 AERIAL PHOTO

本摘要圖於2022年11月28日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E149343C
EXTRACT PLAN PREPARED ON 28.11.2022
BASED ON AERIAL PHOTO No.
E149343C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
3

1



2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
4a

本圖於2022年11月7日擬備，所根據的
資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

3



4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
4b

本圖於2022年11月7日擬備，所根據的
資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年11月7日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

實地照片 SITE PHOTO

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
4c

6



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年11月7日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

實地照片 SITE PHOTO

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
4d

7



8



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

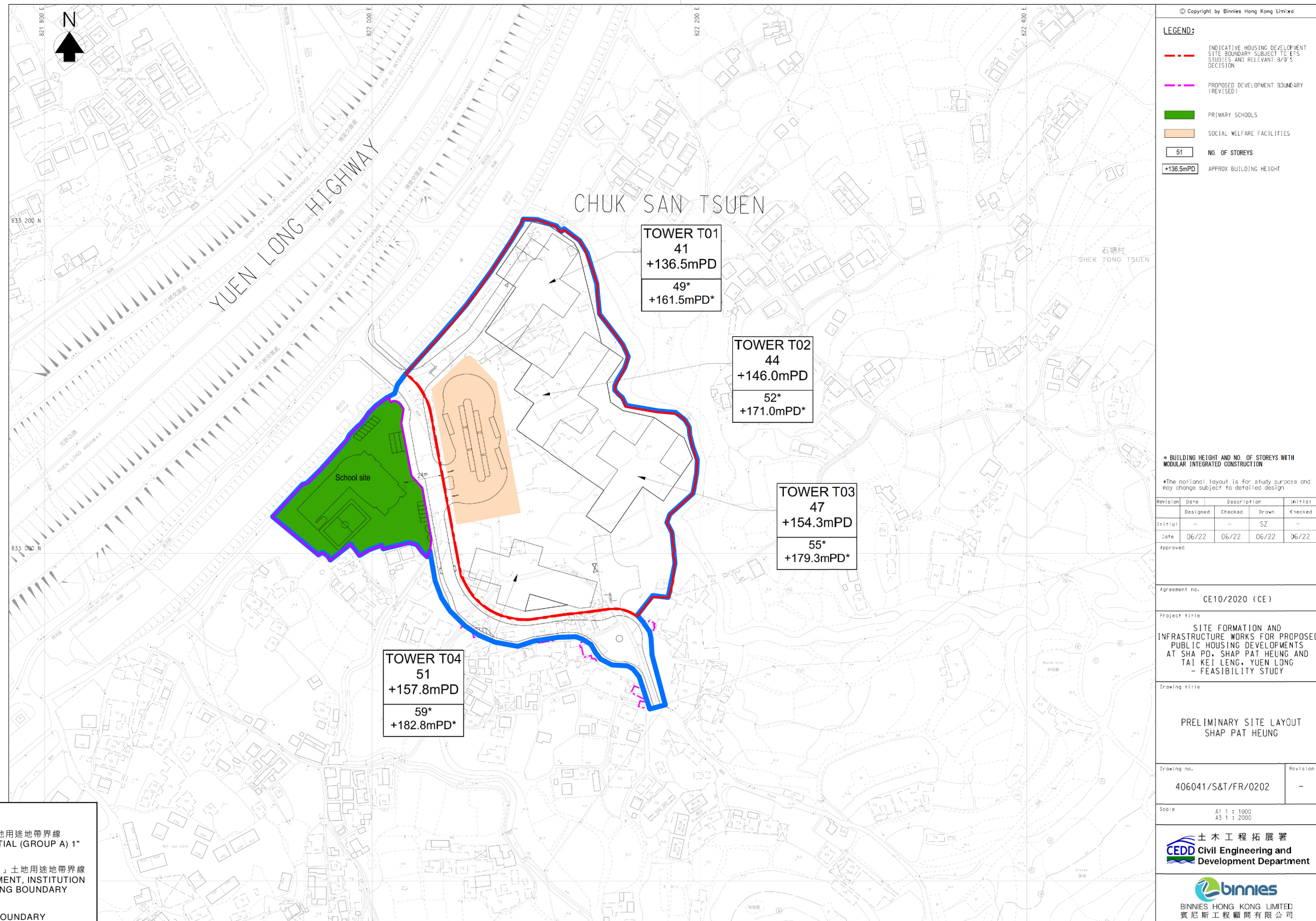
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
4e

本圖於2022年11月7日擬備，所根據的
資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 7.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022



圖例 LEGEND

- 擬議「住宅(甲類)1」土地用途地帶界線
PROPOSED "RESIDENTIAL (GROUP A) 1" ZONING BOUNDARY
- 擬議「政府、機構或社區」土地用途地帶界線
PROPOSED "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONING BOUNDARY
- 發展項目界線
DEVELOPMENT SITE BOUNDARY

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

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

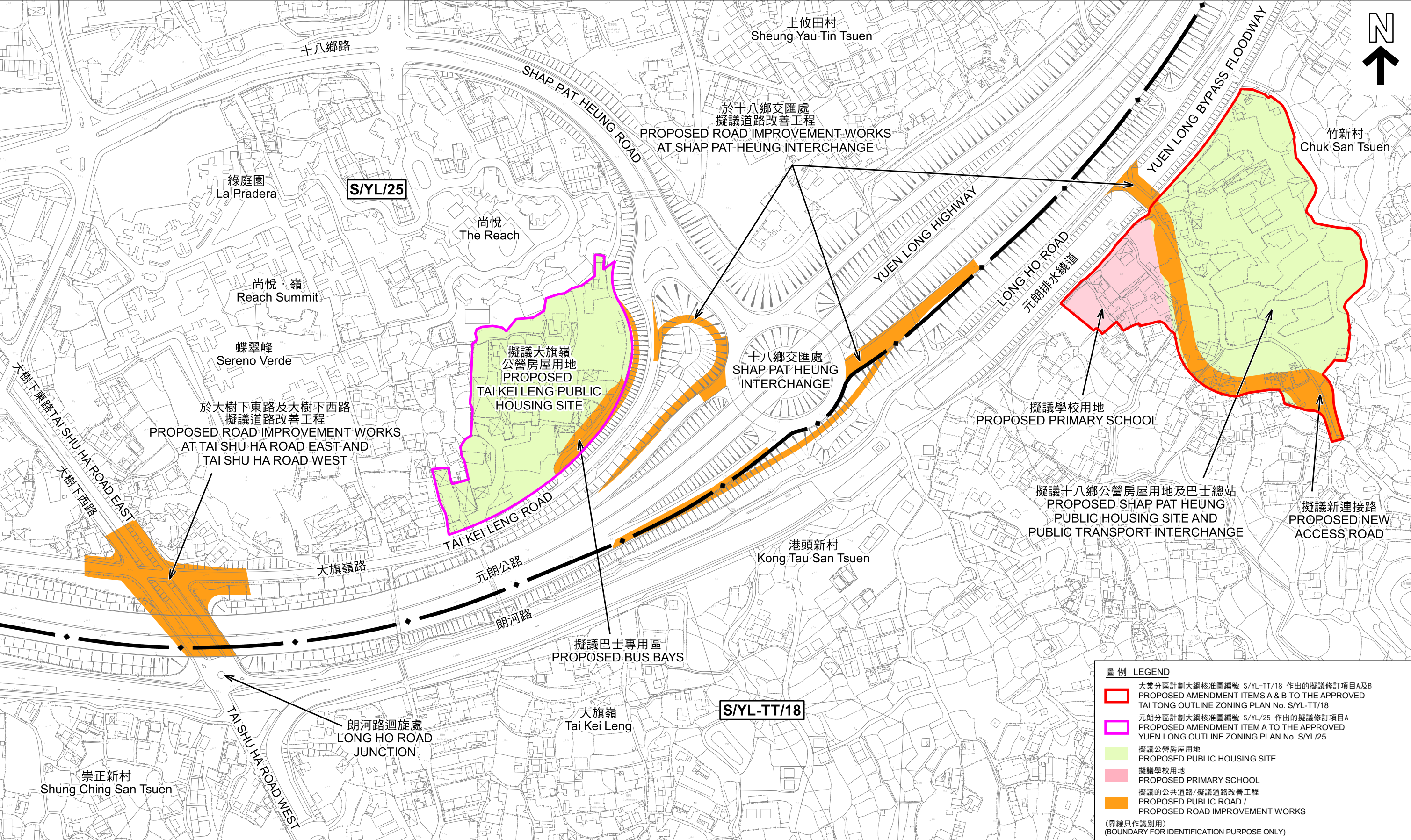
大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/NT/22/38

圖 PLAN
5



本摘要圖於2022年12月2日擬備
EXTRACT PLAN PREPARED ON 2.12.2022

擬議道路改善工程 PROPOSED TRAFFIC IMPROVEMENT WORKS

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

SCALE 1 : 3 000 比例尺

米 50 0 50 100 150 200 250 米
METRES

規劃署
PLANNING DEPARTMENT

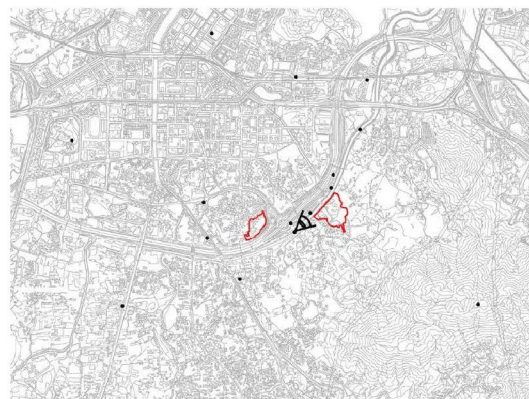
參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
6

Photomontage of Viewing Point 6 - Visitors of Kong Tau Tsuen Gazebo



EXISTING VIEW



KEY PLAN

Shap Pat Heung Site
+136.5-157.8mPD (max. 51)
+161.5-182.8mPD (max. 59)



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

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

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

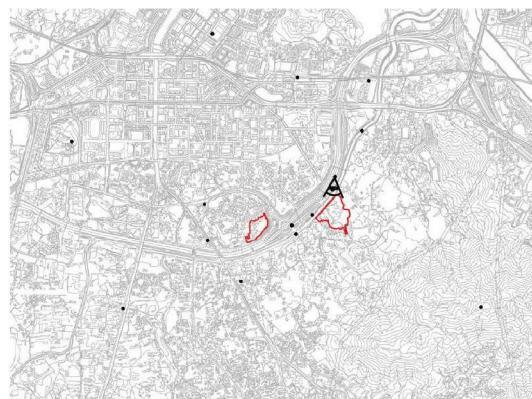
圖 PLAN
7a

本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

Photomontage of Viewing Point 7 - Vehicular Travelers at Shap Pat Heung Interchange
(Viewing Shap Pat Heung Site)



EXISTING VIEW



KEY PLAN

Shap Pat Heung Site
+136.5-157.8mPD (max. 51)
+161.5-182.8mPD (max. 59)



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND
VISUAL MITIGATION MEASURES

Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

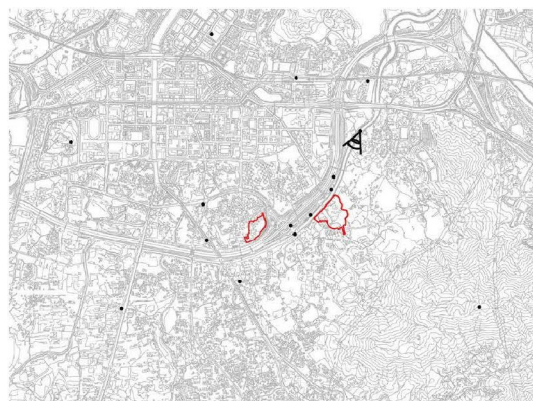
圖 PLAN
7b

本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

Photomontage of Viewing Point 8 - Pedestrians on Long Ho Road (Bridge)



EXISTING VIEW



KEY PLAN



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

本摘要圖於2022年12月1日擬備，所根據的資料為攝於2022年5月23日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2022
BASED ON SITE PHOTO
TAKEN ON 23.5.2022

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



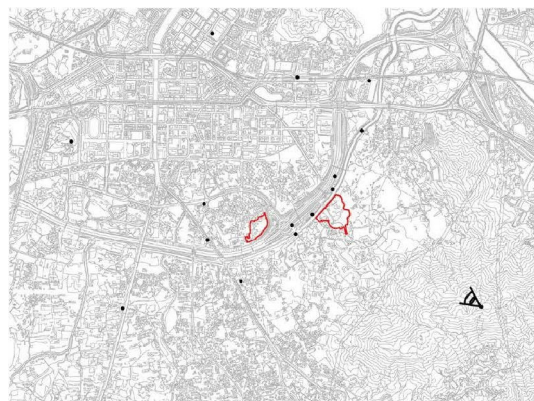
參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
7c

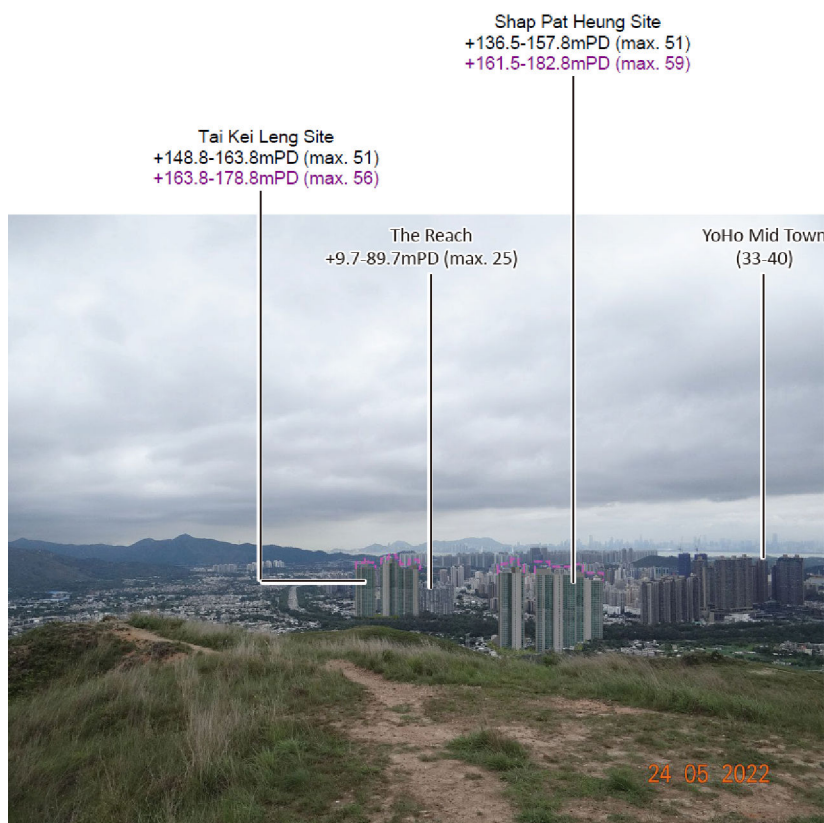
Photomontage of Viewing Point 9 - Visitors of Ho Hok Shan



EXISTING VIEW



KEY PLAN



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

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PLANNING
DEPARTMENT



參考編號
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M/NT/22/38

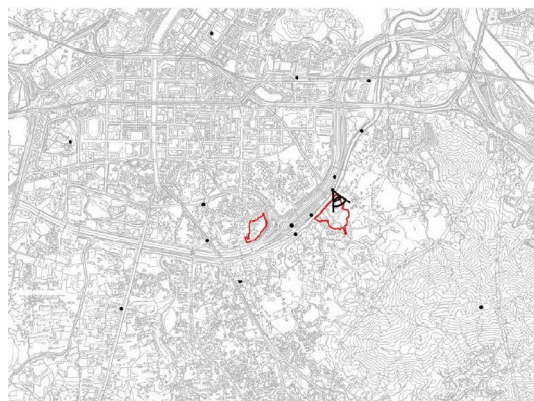
圖 PLAN
7d

本摘要圖於2022年12月1日擬備，所根據
的資料為攝於2022年5月24日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2022
BASED ON SITE PHOTO
TAKEN ON 24.5.2022

Photomontage of Viewing Point 10 - Pedestrians on Long Ho Road (Viewing Shap Pat Heung Site)



EXISTING VIEW



KEY PLAN

Shap Pat Heung Site
+136.5-157.8mPD (max. 51)
+161.5-182.8mPD (max. 59)



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

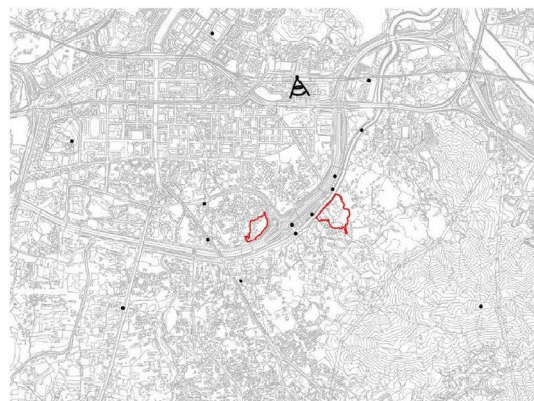
圖 PLAN
7e

本摘要圖於2022年12月1日擬備，所根據
的資料為攝於2021年11月5日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2022
BASED ON SITE PHOTO
TAKEN ON 5.11.2021

Photomontage of Viewing Point 11 - Pedestrians in Yuen Long Station



EXISTING VIEW



KEY PLAN

Shap Pat Heung Site
+136.5-157.8mPD (max. 51)
+161.5-182.8mPD (max. 59)

Tai Kei Leng Site
+148.8-163.8mPD (max. 51)
+163.8-178.8mPD (max. 56)



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

- ■ ■ Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)
- ■ ■ Building Height in Initial scheme (Invisible)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

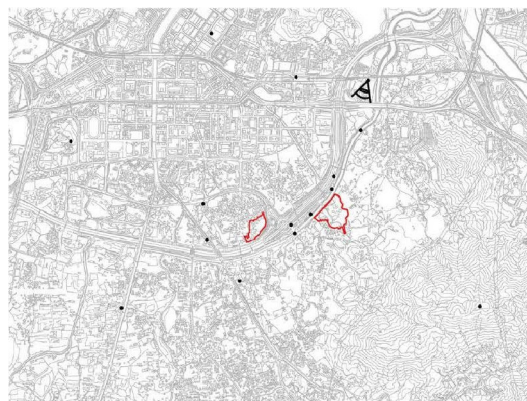
圖 PLAN
7f

本摘要圖於2022年12月1日擬備，所根據的資料為攝於2022年6月10日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2022
BASED ON SITE PHOTO
TAKEN ON 10.6.2022

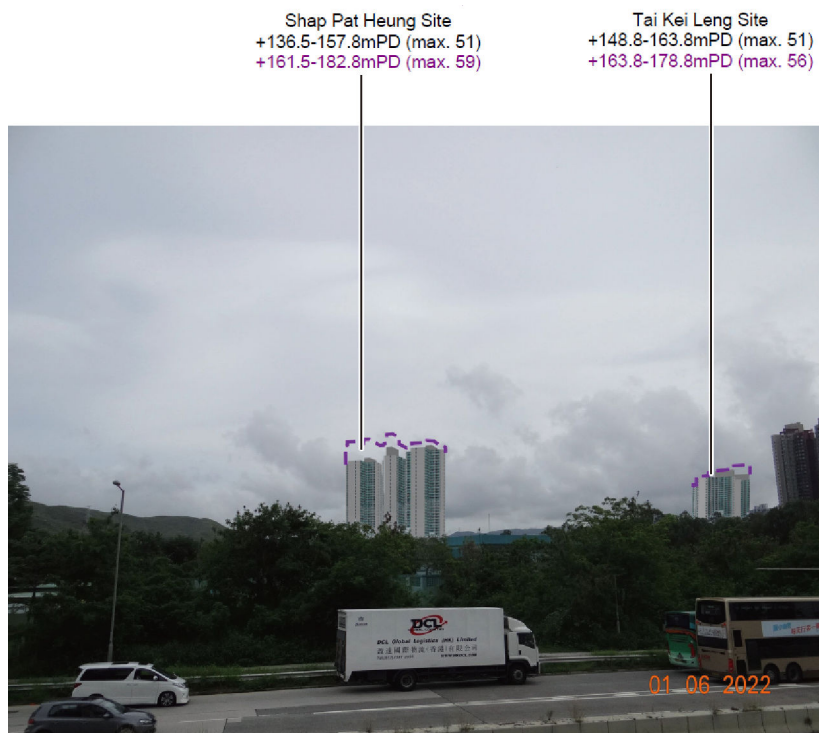
Photomontage of Viewing Point 12 - Users of Pok Oi Hospital



EXISTING VIEW



KEY PLAN



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Maximum Building Height with adoption of Modular Integrated Construction increased by 15m in Tai Kei Leng site /25m in Shap Pat Heung site (indicative)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

大棠分區計劃大綱核准圖
編號 S/YL-TT/18 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

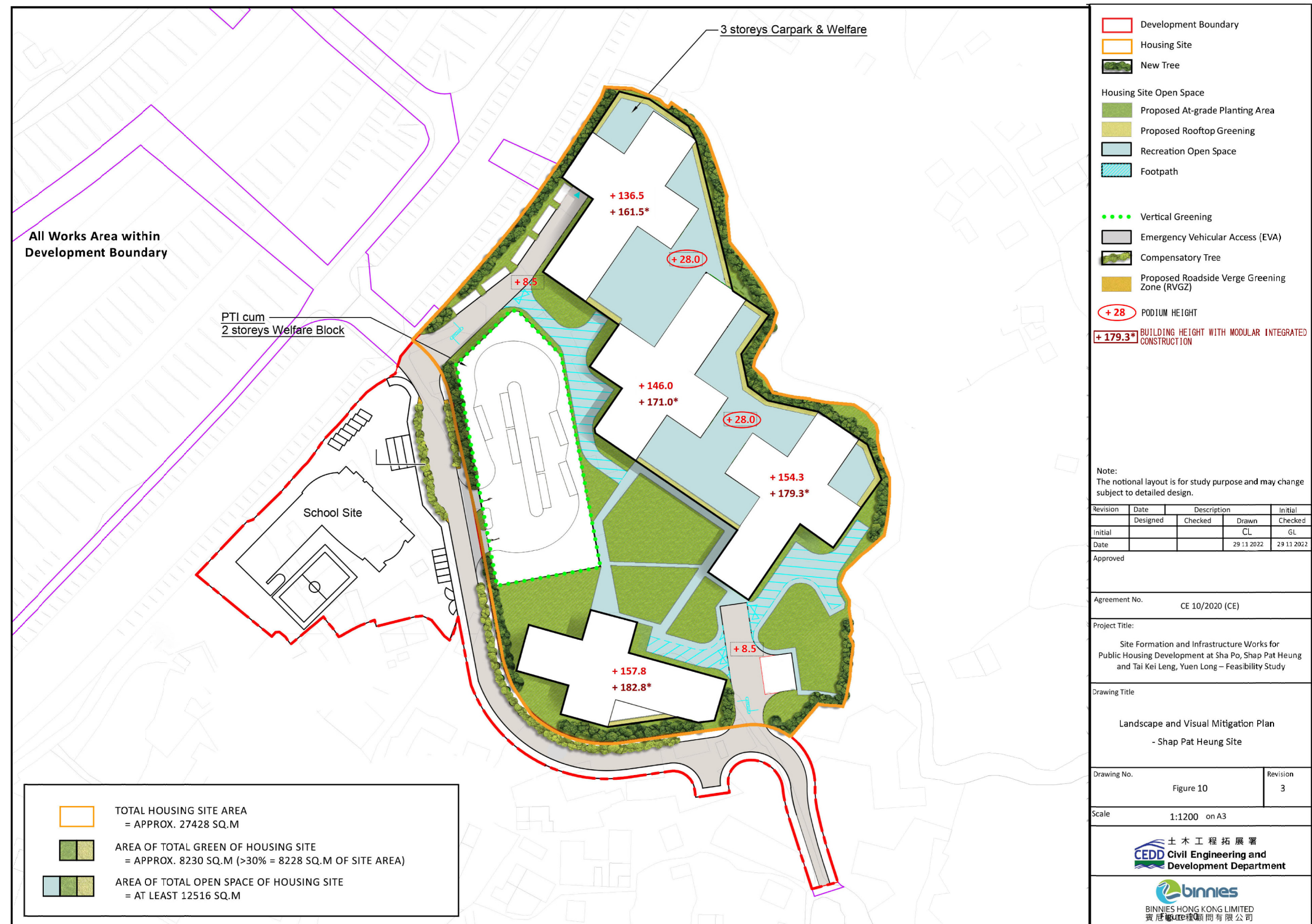
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/22/38

圖 PLAN
7g

本摘要圖於2022年12月1日擬備，所根據的資料為攝於2022年6月1日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2022
BASED ON SITE PHOTO
TAKEN ON 1.6.2022



園境概念圖 LANDSCAPE CONCEPT PLAN

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

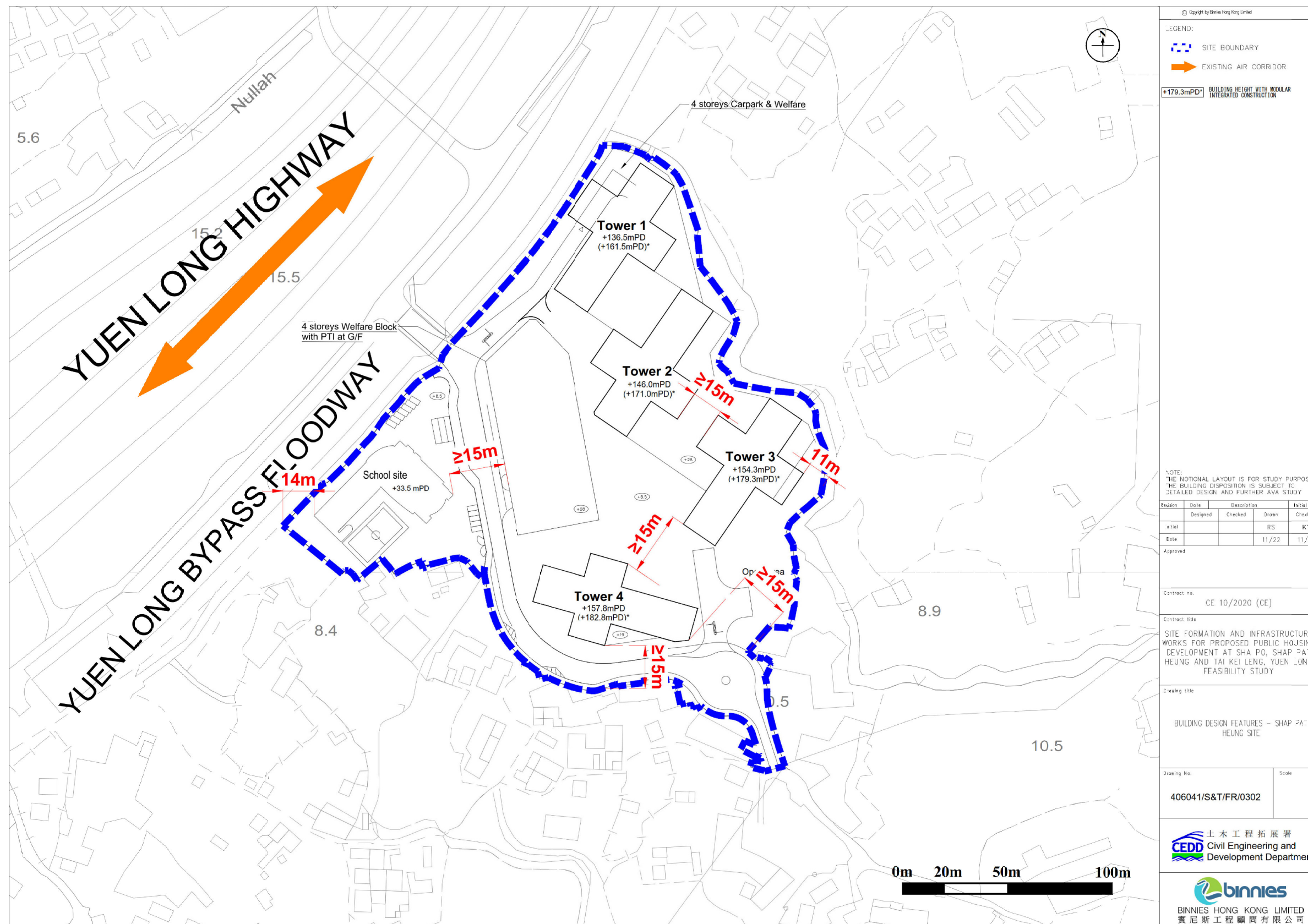
本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NT/22/38

圖 PLAN
8



本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

樓宇間距圖
BUILDING SEPARATION PLAN

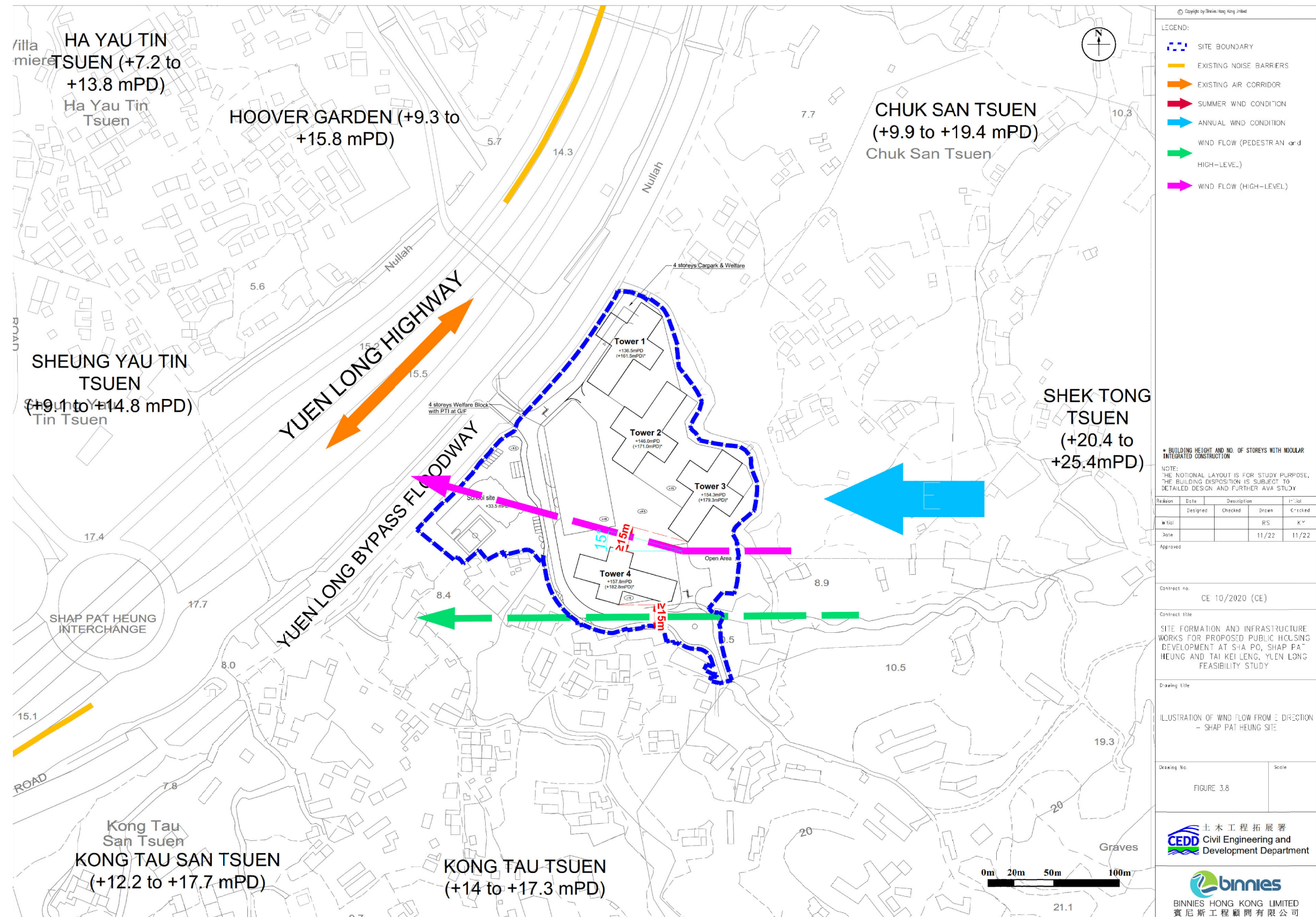
大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NT/22/38

圖 PLAN
9



本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022

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

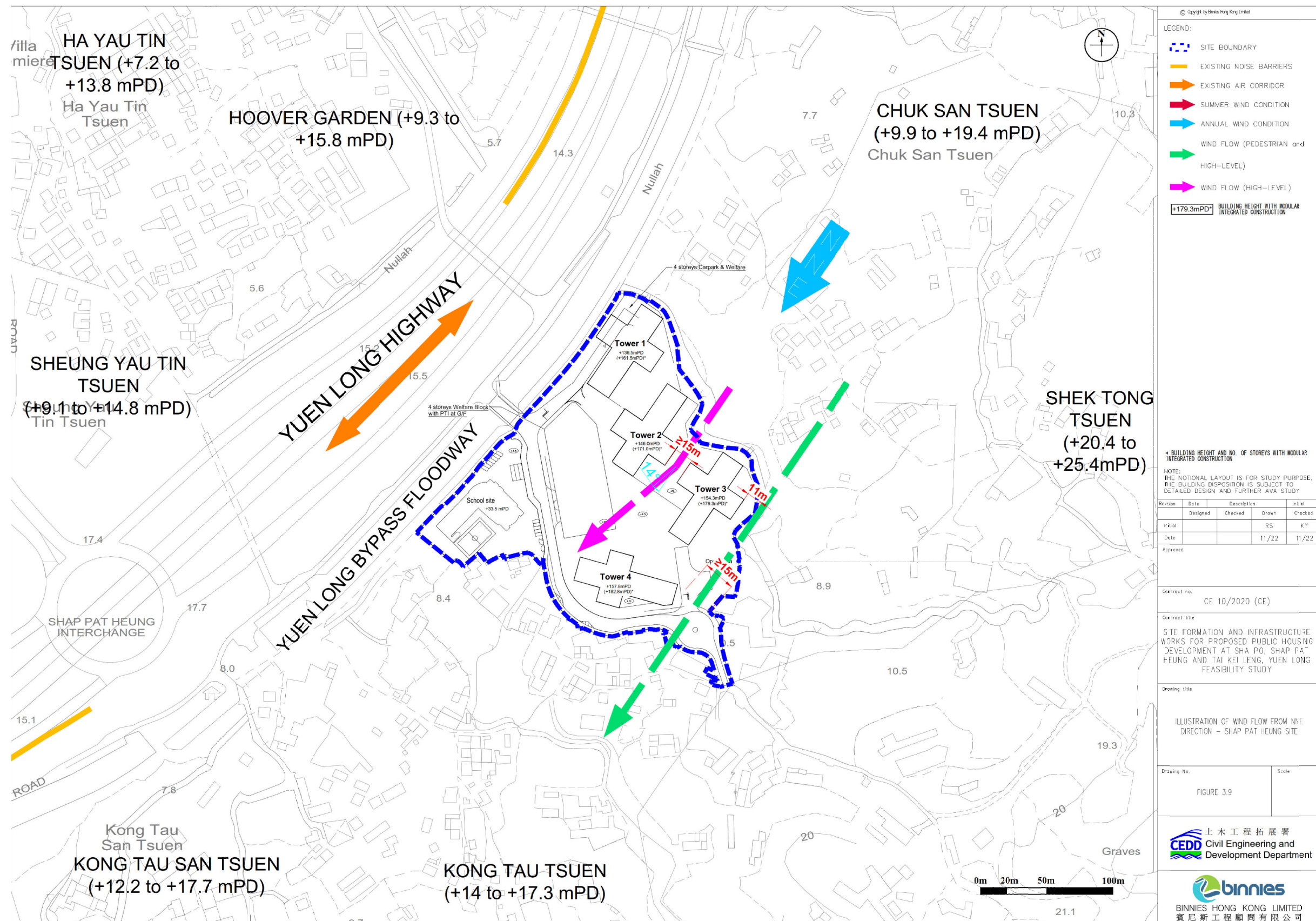
大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
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規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NT/22/38

圖 PLAN
10a



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

大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
OUTLINE ZONING PLAN No. S/YL-TT/18

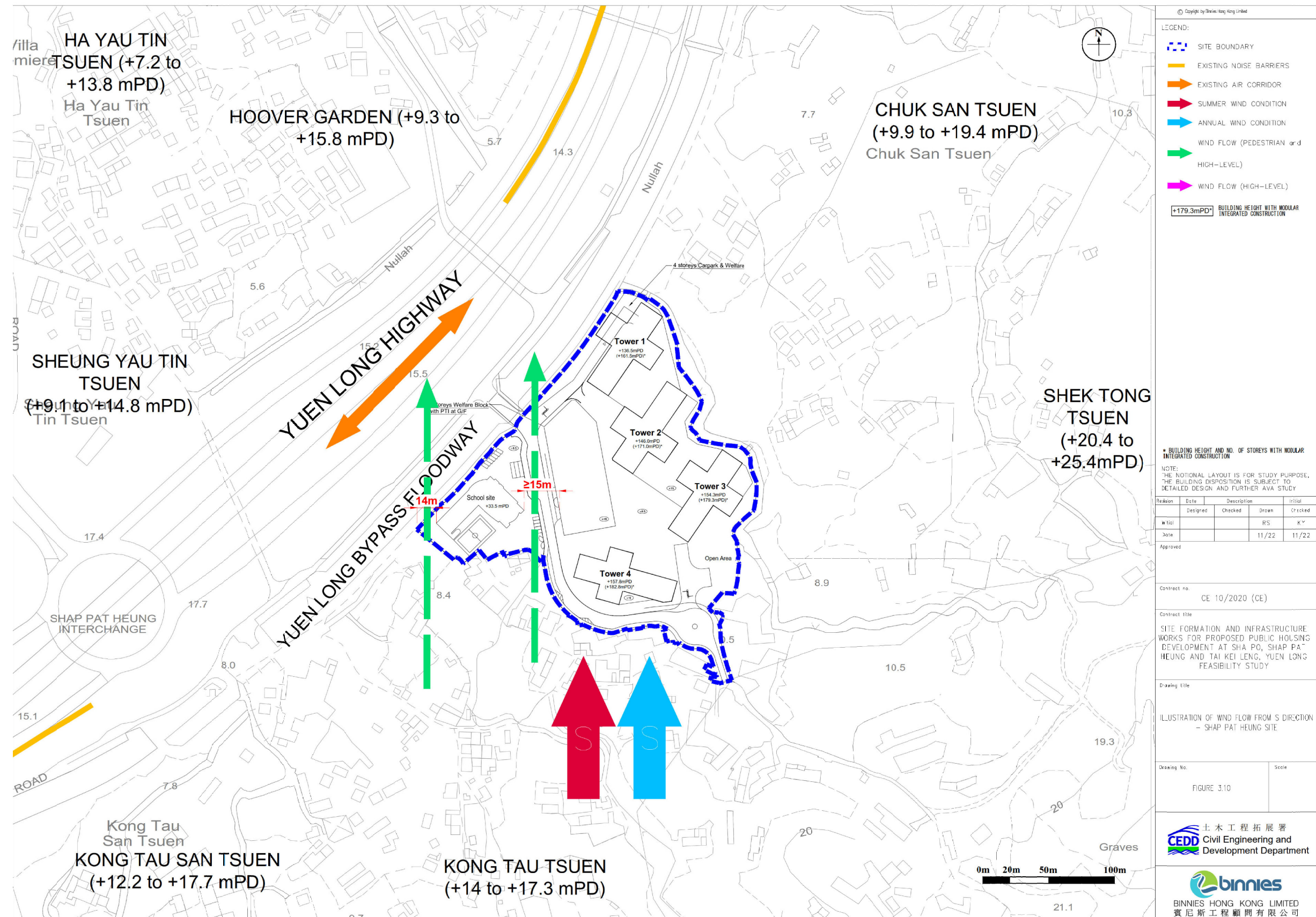
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NT/22/38

圖 PLAN
10b

本摘要圖於2022年12月1日擬備
EXTRACT PLAN PREPARED ON 1.12.2022



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

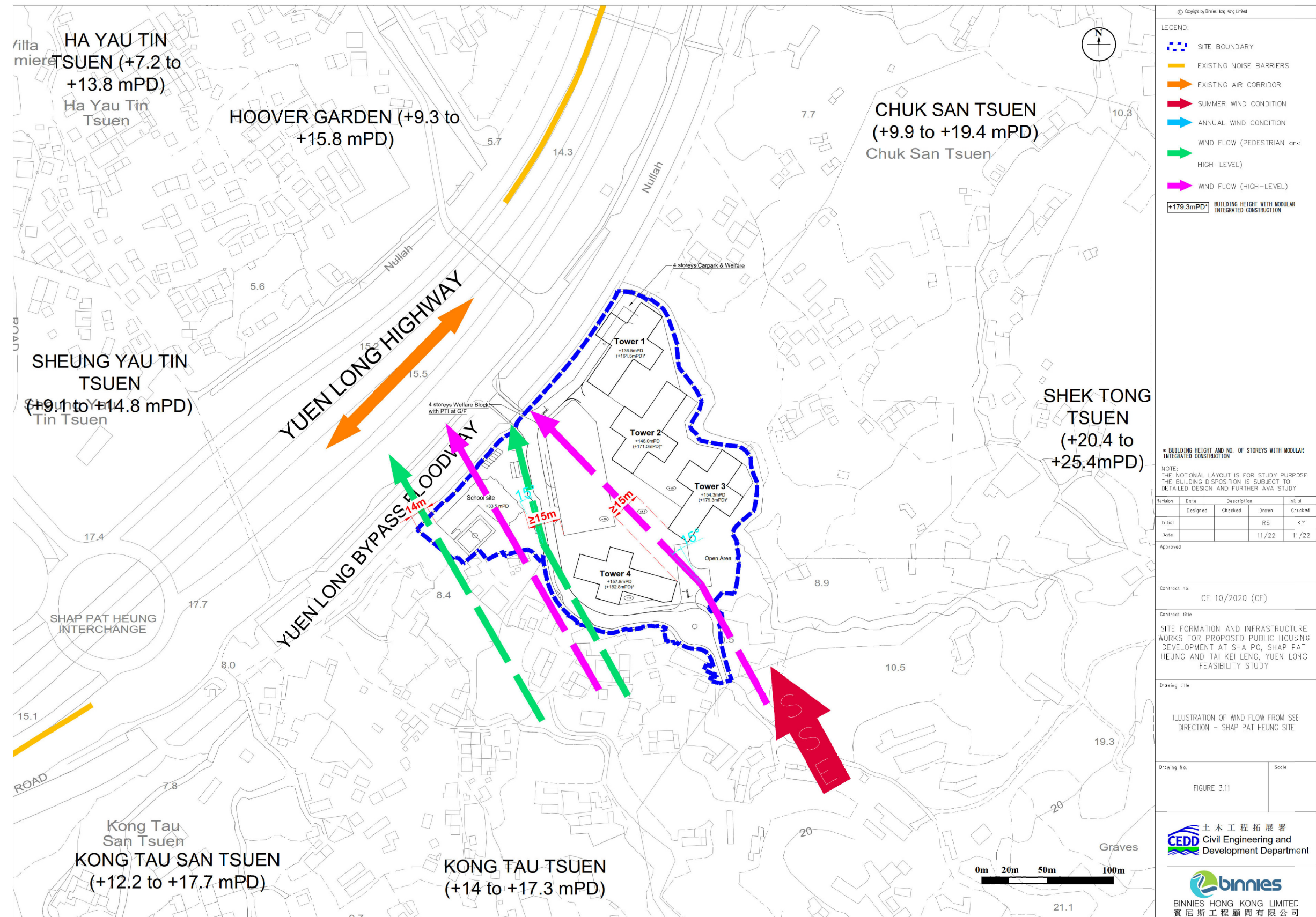
大棠分區計劃大綱核准圖
編號S/YL-TT/18的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TAI TONG
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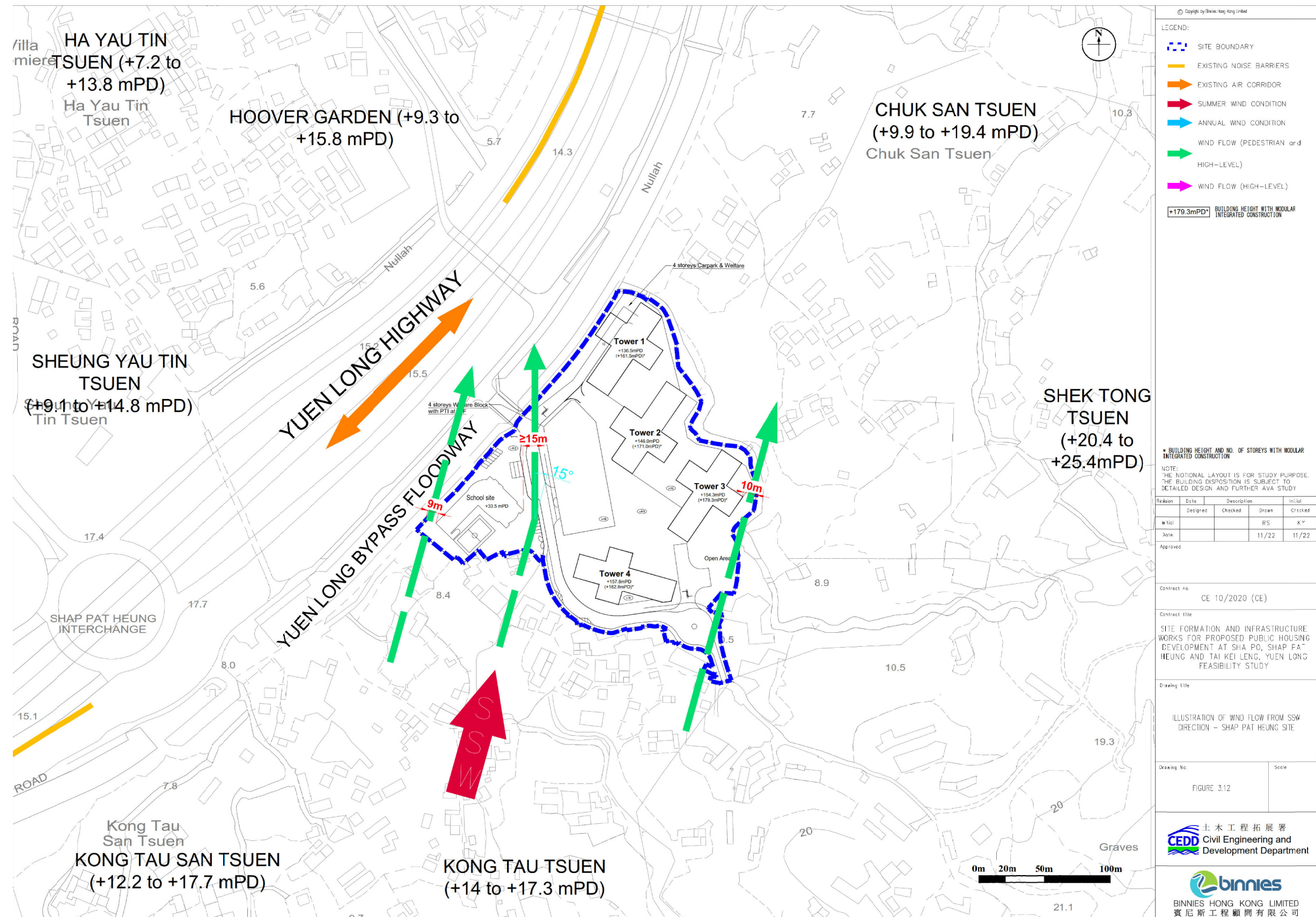
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10d



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

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