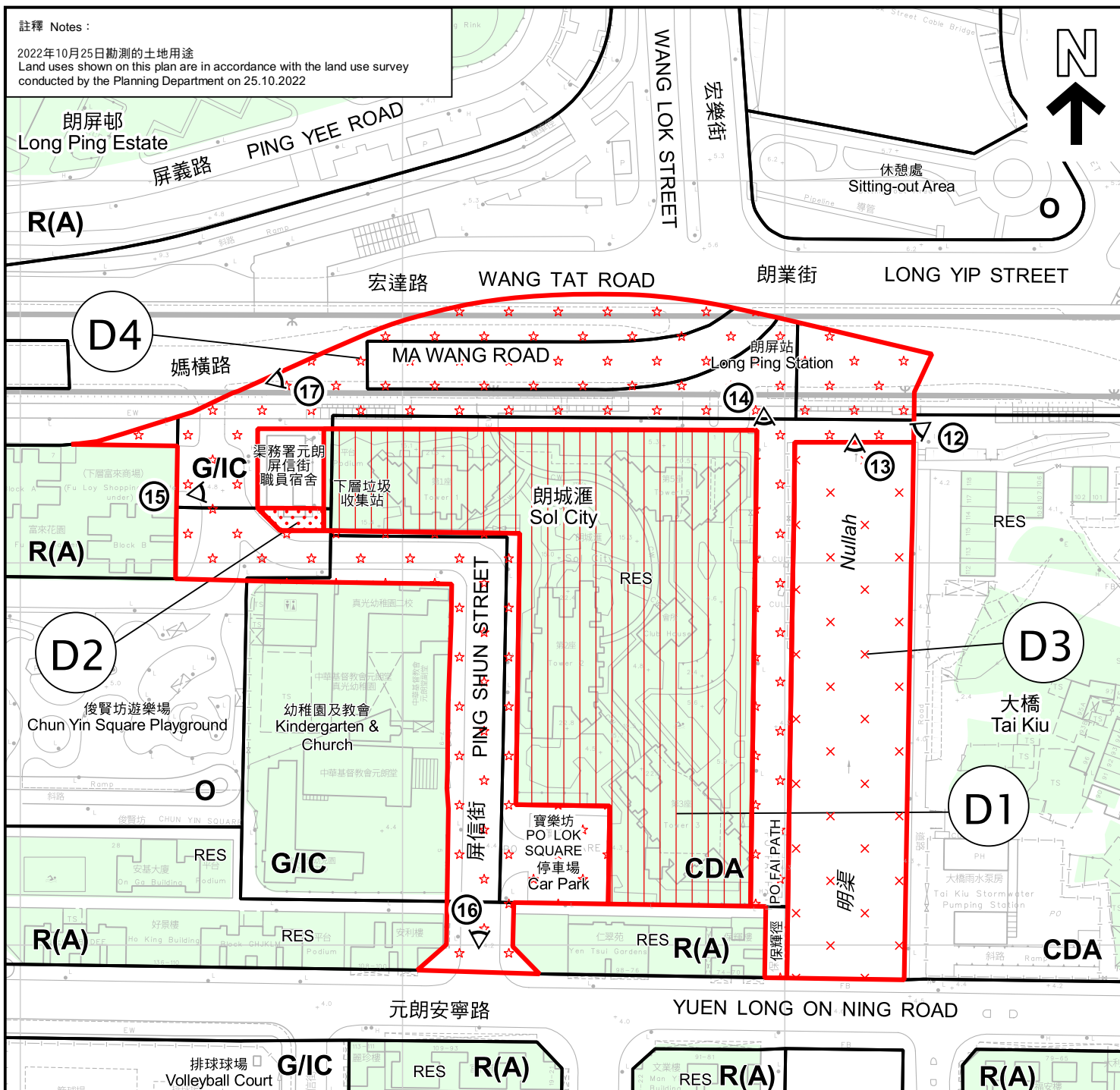


註釋 Notes:

2022年10月25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 25.10.2022



圖例 LEGEND

	由「綜合發展區」、「政府、機構或社區」及「休憩用地」改劃為「住宅(甲類)」土地用途地帶 TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "OPEN SPACE" TO "RESIDENTIAL (GROUP A) 8"
	由「休憩用地」改劃為「政府、機構或社區」土地用途地帶 TO BE REZONED FROM "OPEN SPACE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
	由「綜合發展區」改劃為顯示為「明渠」的地方 TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO AN AREA SHOWN AS 'NULLAH'
	由「政府、機構或社區」、「綜合發展區」、顯示為「明渠」的地方、「休憩用地」及「住宅(甲類)」改劃為顯示為「道路」的地方 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY", "COMPREHENSIVE DEVELOPMENT AREA", AN AREA SHOWN AS 'NULLAH', "OPEN SPACE" AND "RESIDENTIAL (GROUP A)" TO AN AREA SHOWN AS 'ROAD'
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
	(界線只作識別用) (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	休憩用地 OPEN SPACE
	政府土地 GOVERNMENT LAND
	私人土地 PRIVATE LAND
RES	住用構築物 RESIDENTIAL STRUCTURES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目D1、D2、D3及D4
PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

本摘要圖於2022年12月2日擬備，所根據的資料為測量圖編號 6-NW-9B 及 9D
EXTRACT PLAN PREPARED ON 2.12.2022
BASED ON SURVEY SHEETS No. 6-NW-9B & 9D

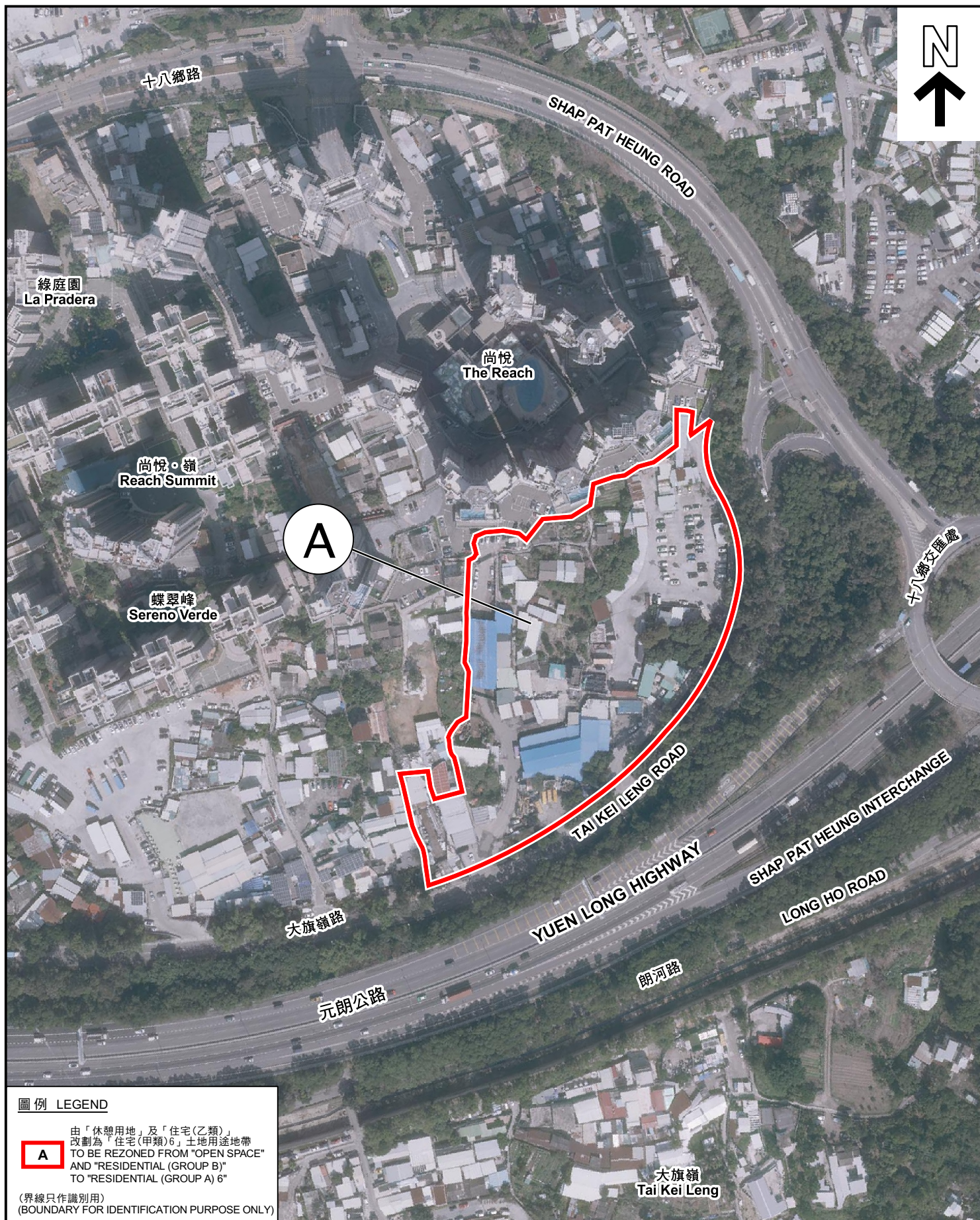
SCALE 1:1 500 比例尺
米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
2d



圖例 LEGEND

A 由「休憩用地」及「住宅(乙類)」
改劃為「住宅(甲類)6」土地用途地帶
TO BE REZONED FROM "OPEN SPACE"
AND "RESIDENTIAL (GROUP B)"
TO "RESIDENTIAL (GROUP A) 6"
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A

PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
3a

本摘要圖於2022年11月30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 E147573C
EXTRACT PLAN PREPARED ON 30.11.2022
BASED ON AERIAL PHOTO No.
E147573C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT



圖例 LEGEND

由「其他指定用途」註明
「藝術品儲存及公共休憩空間」
改劃為「住宅(甲類)7」土地用途地帶
TO BE REZONED FROM
"OTHER SPECIFIED USES" ANNOTATED
"ART STORAGE AND PUBLIC OPEN
SPACE" TO "RESIDENTIAL (GROUP A) 7"

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

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

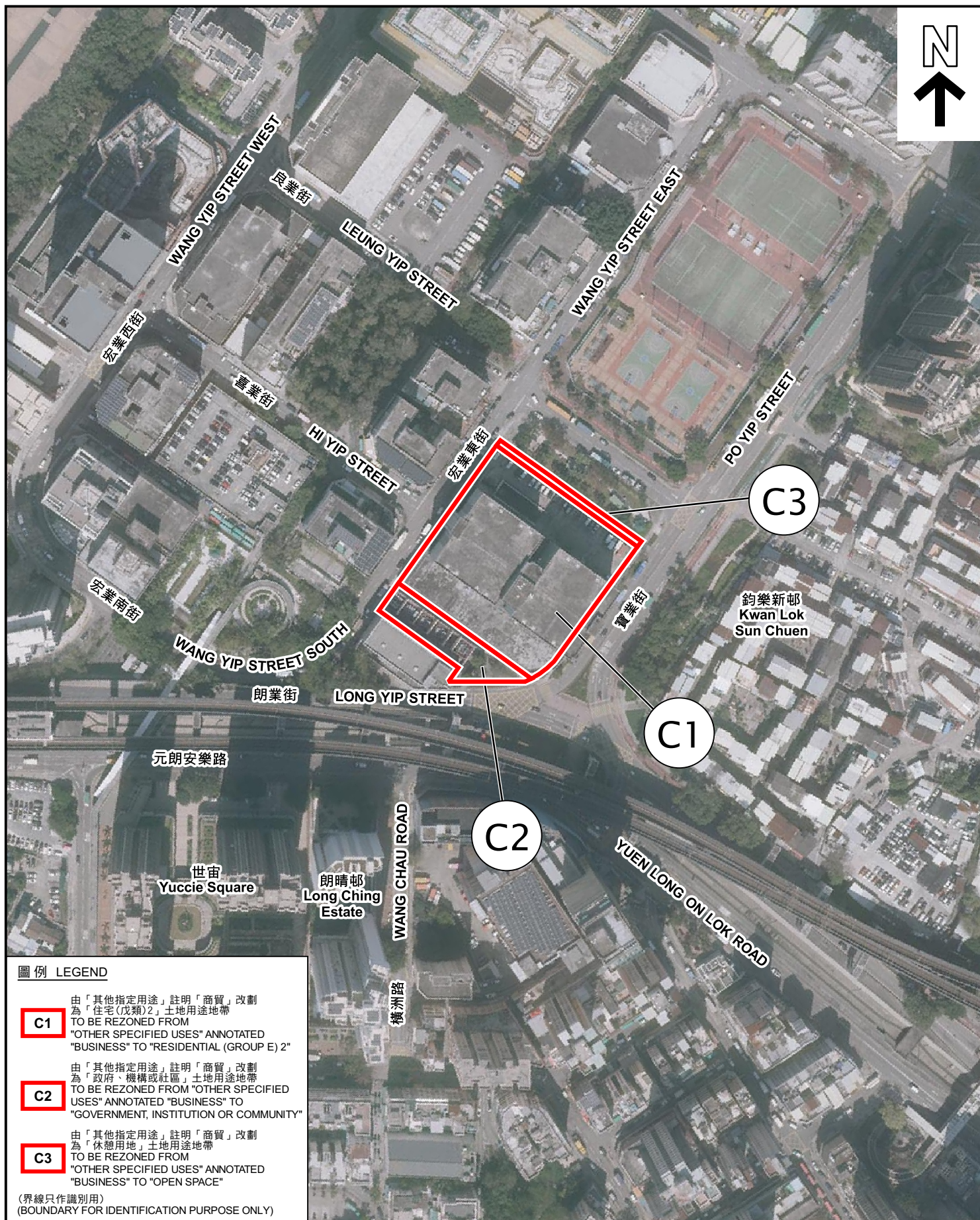
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
3b

本摘要圖於2022年11月30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 E147568C
EXTRACT PLAN PREPARED ON 30.11.2022
BASED ON AERIAL PHOTO No.
E147568C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT



圖例 LEGEND

- C1** 由「其他指定用途」註明「商貿」改劃為「住宅(戊類)2」土地用途地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E) 2"
- C2** 由「其他指定用途」註明「商貿」改劃為「政府、機構或社區」土地用途地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- C3** 由「其他指定用途」註明「商貿」改劃為「休憩用地」土地用途地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" TO "OPEN SPACE"

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

航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目C1、C2及C3
PROPOSED AMENDMENT ITEMS C1, C2 AND C3
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

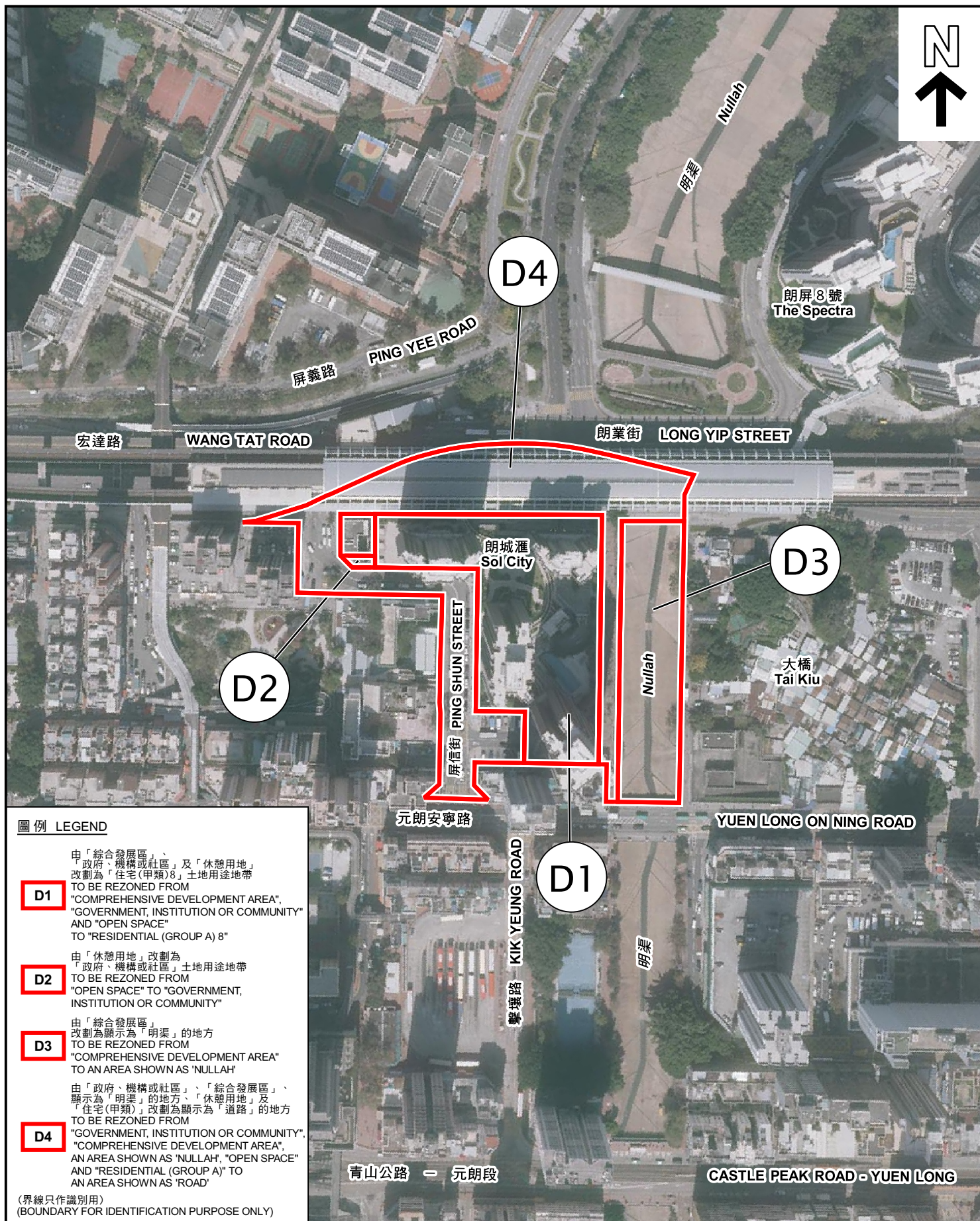
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
3c

本摘要圖於2022年11月30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 E149017C
EXTRACT PLAN PREPARED ON 30.11.2022
BASED ON AERIAL PHOTO No. E149017C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT



航攝照片 AERIAL PHOTO

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目D1、D2、D3及D4
PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
3d

本摘要圖於2022年12月2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 E149015C
EXTRACT PLAN PREPARED ON 2.12.2022
BASED ON AERIAL PHOTO No. E149015C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT



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

實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4a

本圖於2022年11月30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 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

3

尚悅
The Reach



項目 A
ITEM A

4

尚悅
The Reach



項目 A
ITEM A

5



項目 A
ITEM A

實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A

PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

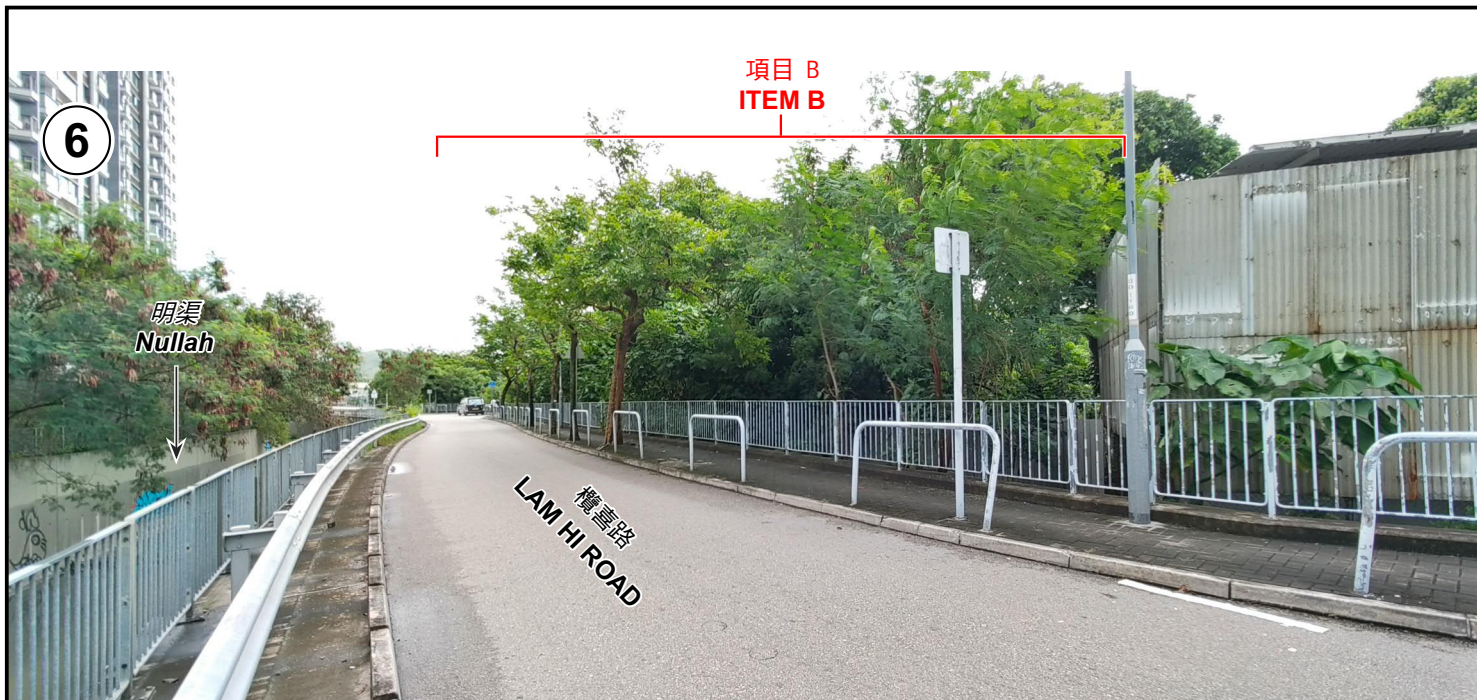
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4b

本圖於2022年11月30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 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022



漆柏
Park Signature



實地照片 SITE PHOTOS

本圖於2022年11月30日擬備，所根據的資料為攝於2022年8月4日的實地照片
PLAN PREPARED ON 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.8.2022

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目B
PROPOSED AMENDMENT ITEM B
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4c

9



10



11



實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目C1、C2及C3
PROPOSED AMENDMENT ITEMS C1, C2 AND C3
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

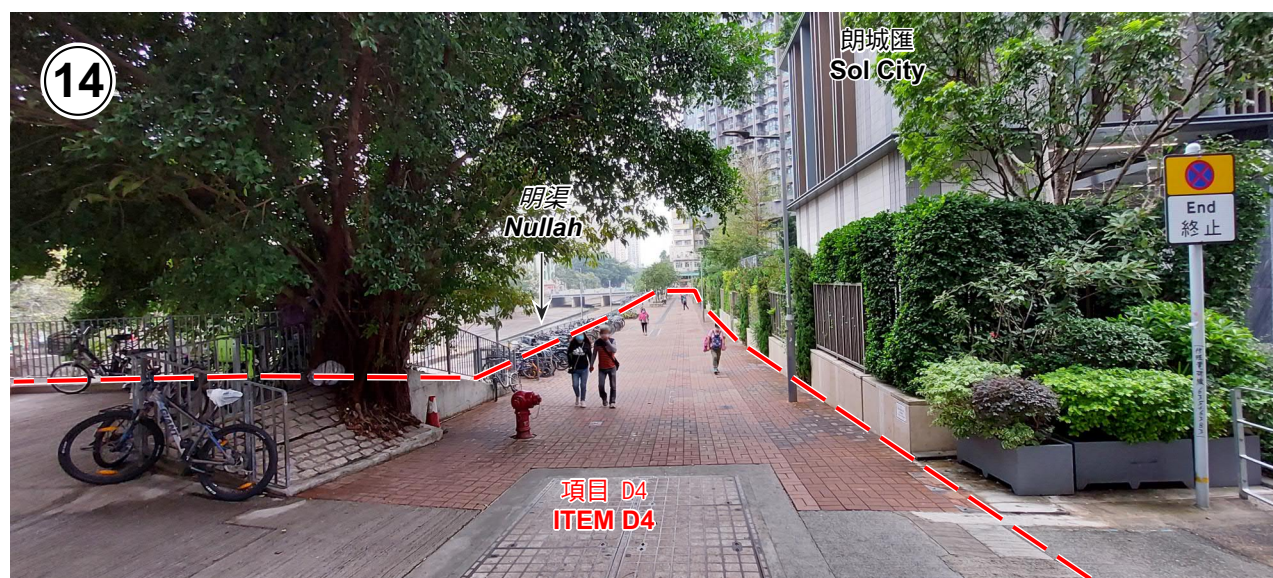
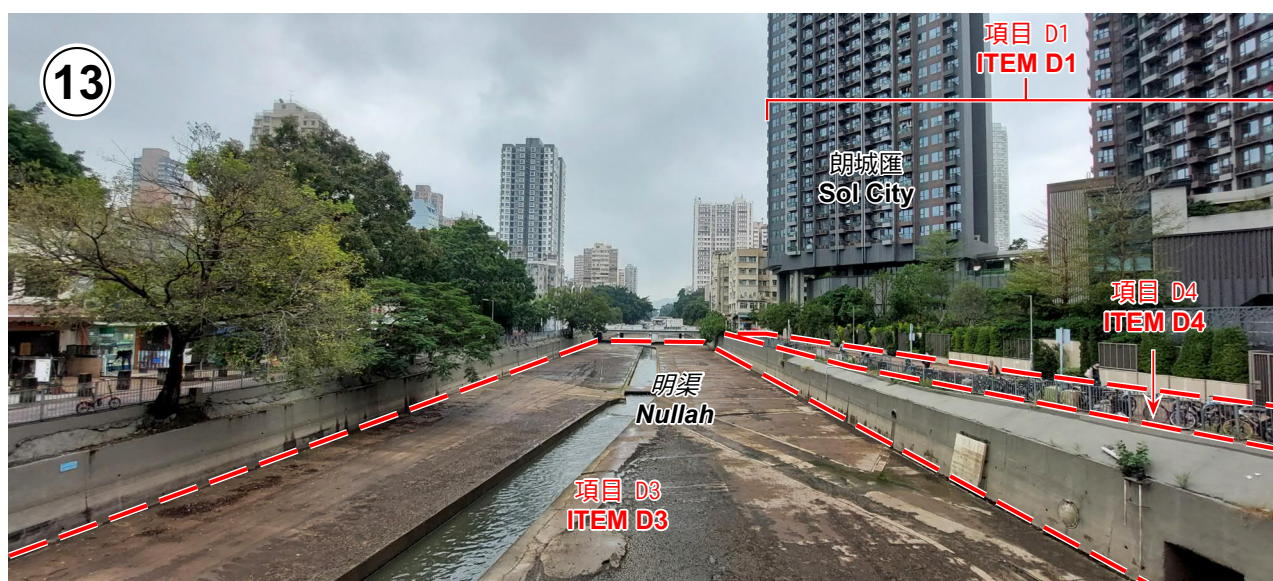
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4d

本圖於2022年11月30日擬備，所根據的資料為攝於2022年10月25日的實地照片
PLAN PREPARED ON 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 25.10.2022



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2022年11月30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 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

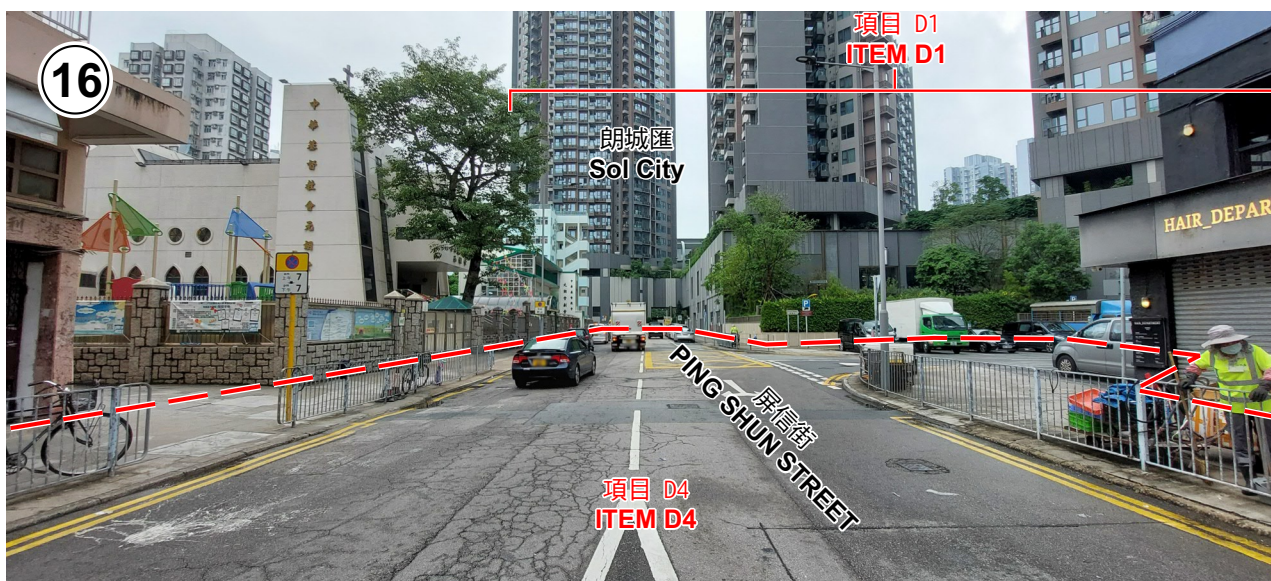
元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目D1、D2、D3及D4
PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4e



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2022年11月30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 30.11.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

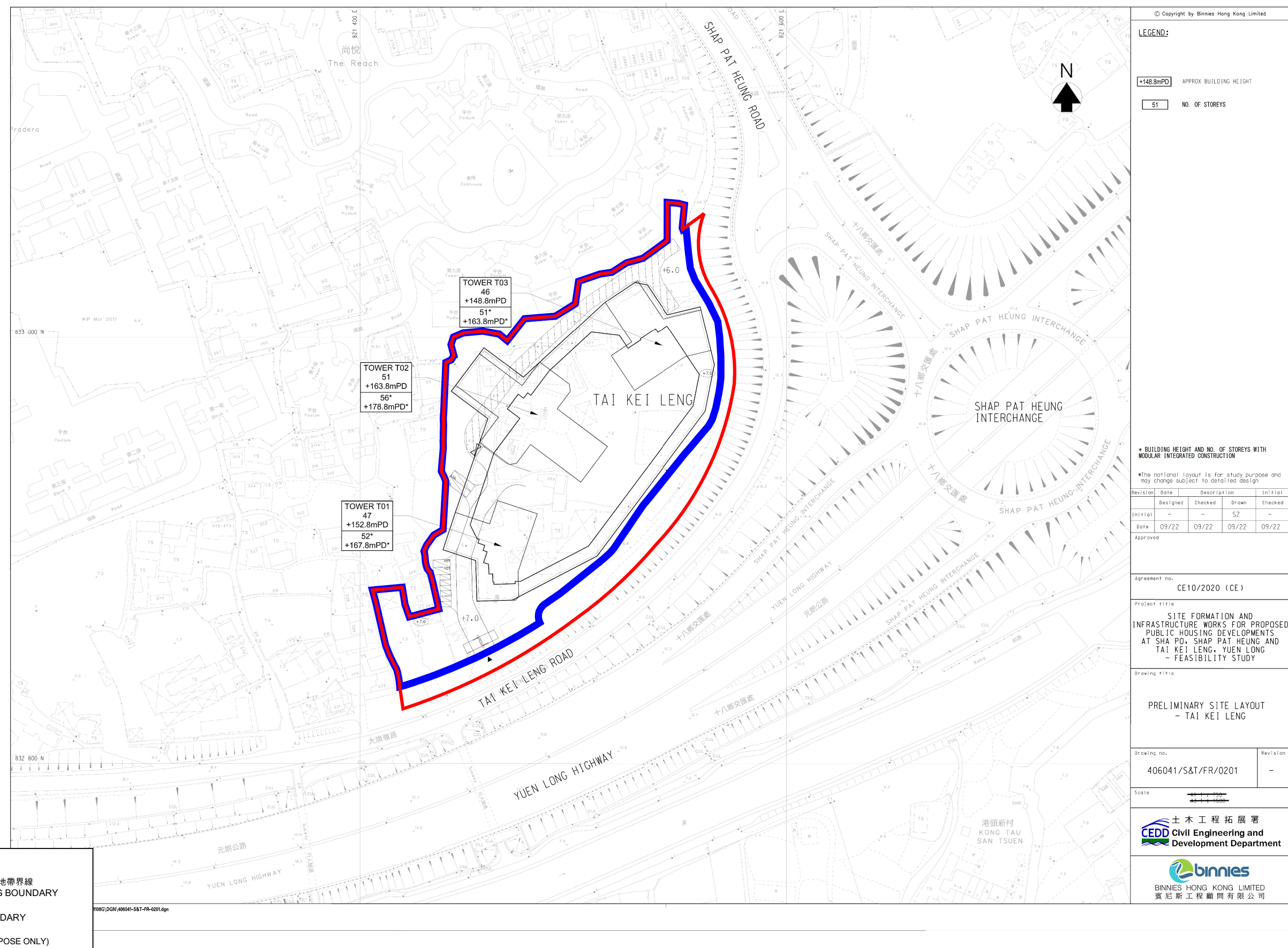
元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目D1、D2、D3及D4
PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
4f



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

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

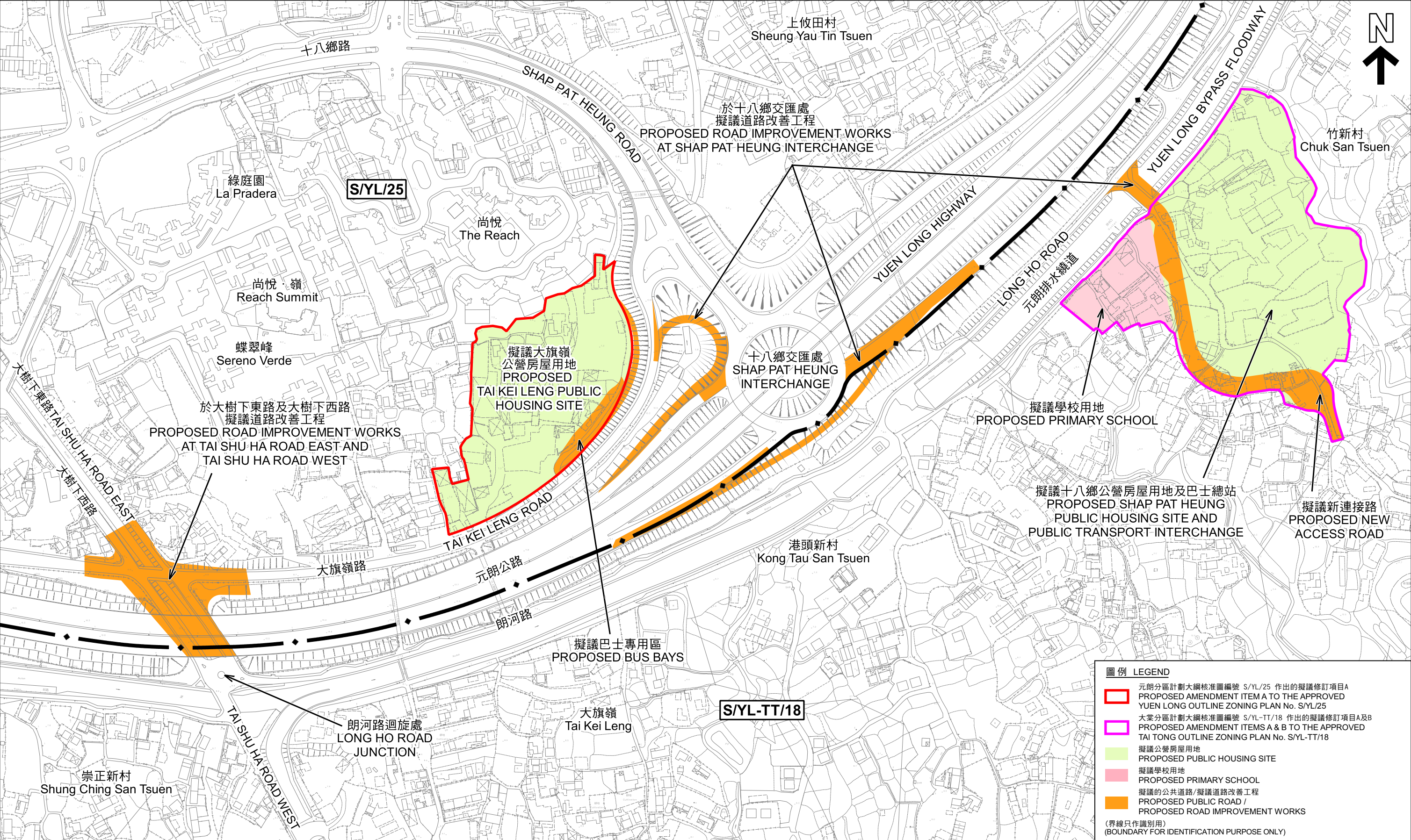
本摘要圖於2022年12月2日擬備
EXTRACT PLAN PREPARED ON 2.12.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
5



圖例 LEGEND

元朗分區計劃大綱核准圖編號 S/YL/25 作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

大棠分區計劃大綱核准圖編號 S/YL-TT/18 作出的擬議修訂項目A及B
PROPOSED AMENDMENT ITEMS A & B TO THE APPROVED
TAI TONG OUTLINE ZONING PLAN No. S/YL-TT/18

擬議公營房屋用地
PROPOSED PUBLIC HOUSING SITE

擬議學校用地
PROPOSED PRIMARY SCHOOL

擬議的公共道路/擬議道路改善工程
PROPOSED PUBLIC ROAD /
PROPOSED ROAD IMPROVEMENT WORKS

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

擬議道路改善工程
PROPOSED TRAFFIC IMPROVEMENT WORKS

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25
SCALE 1 : 3 000 比例尺

米
METRES

50 0 50 100 150 200 250

米
METRES

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

規劃署
PLANNING DEPARTMENT

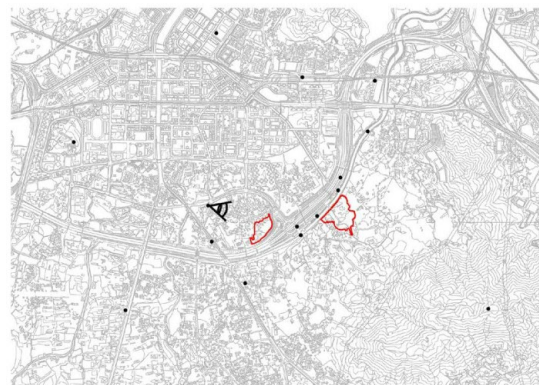
參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
6

Photomontage of Viewing Point 1



EXISTING CONDITION



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)
- Building Height in Initial scheme (Invisible)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT

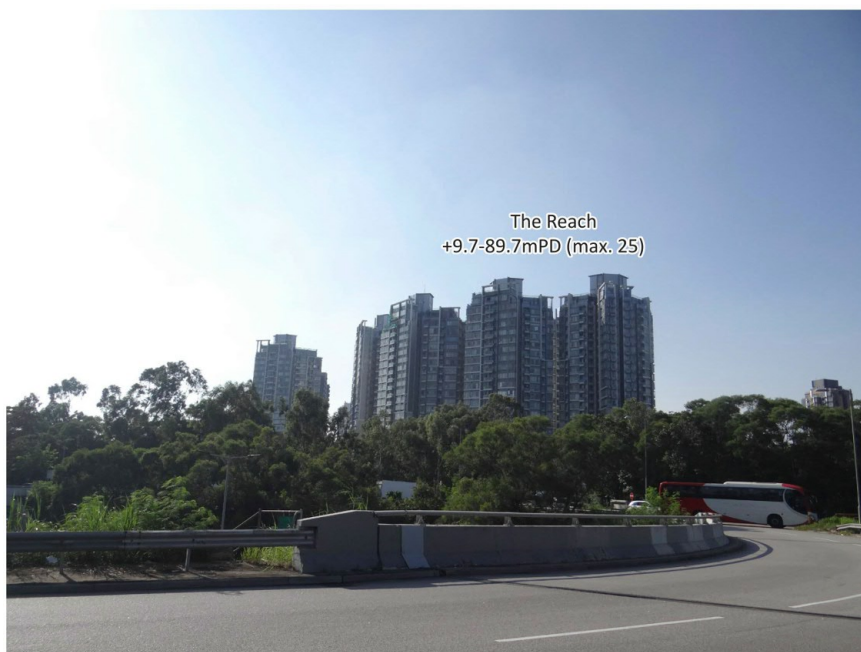


參考編號
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M/YLW1/22/34

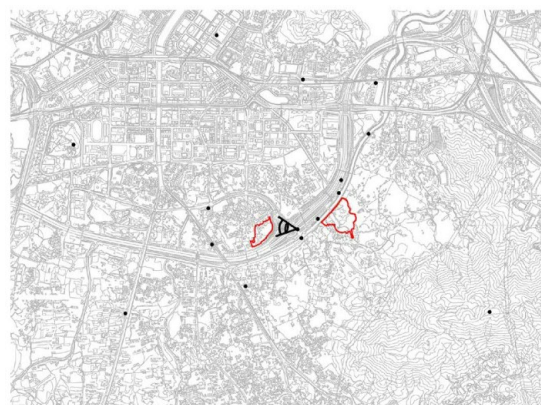
圖 PLAN
7a

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

Photomontage of Viewing Point 2



EXISTING CONDITION



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

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

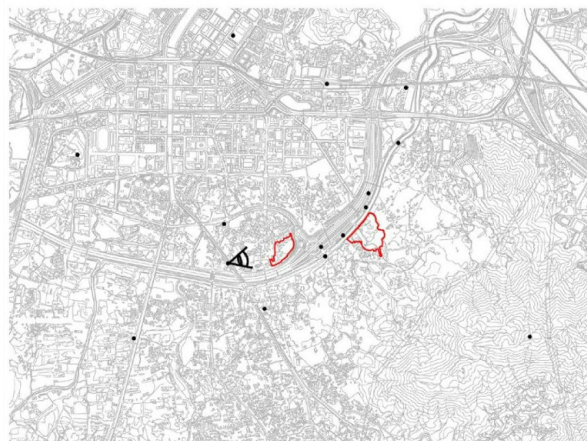
圖 PLAN
7b

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

Photomontage of Viewing Point 3



EXISTING CONDITION



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)

Source: Civil Engineering and Development Department

合成照片 PHOTOMONTAGE

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

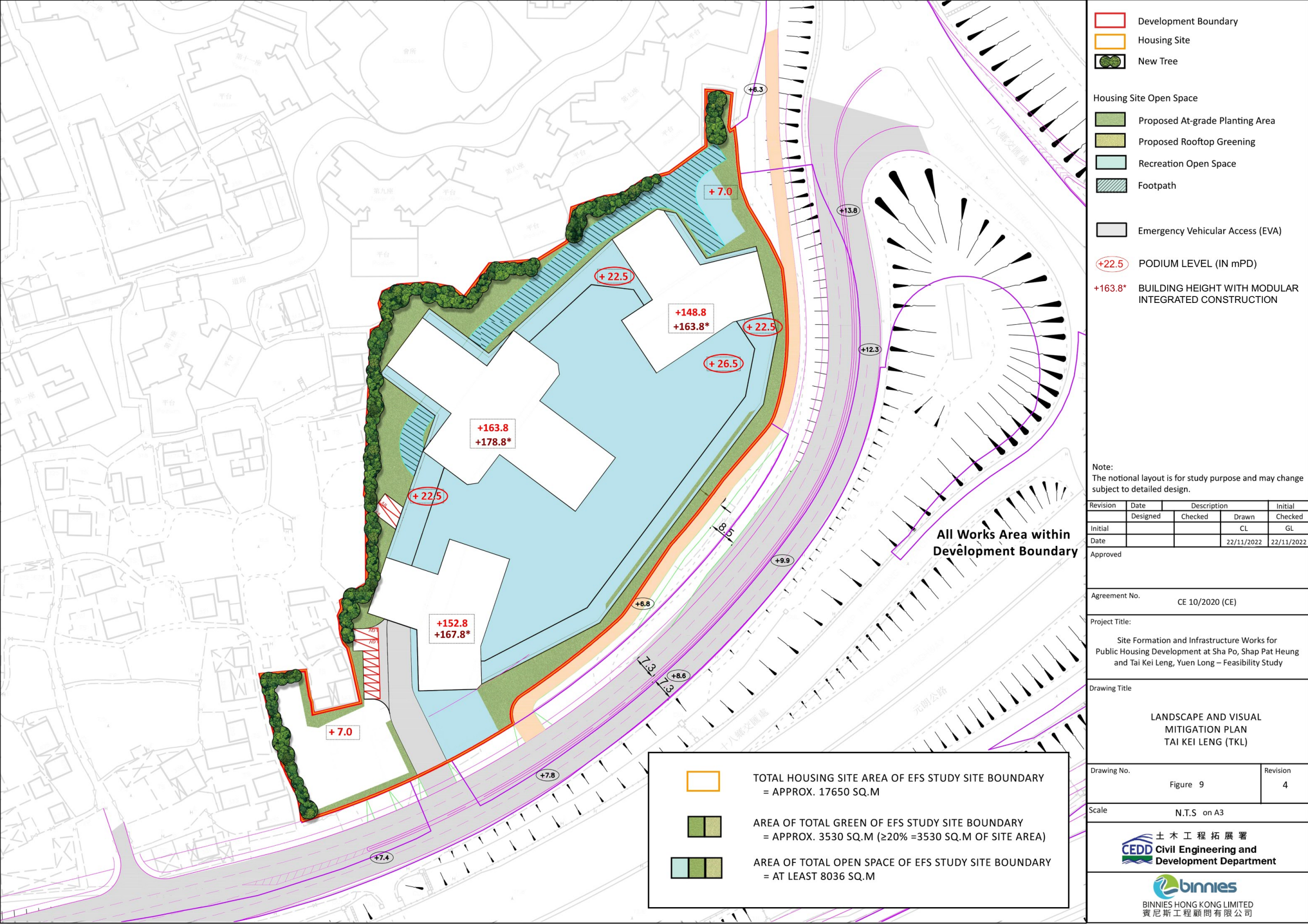
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
7c

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



園境概念圖 LANDSCAPE CONCEPT PLAN

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

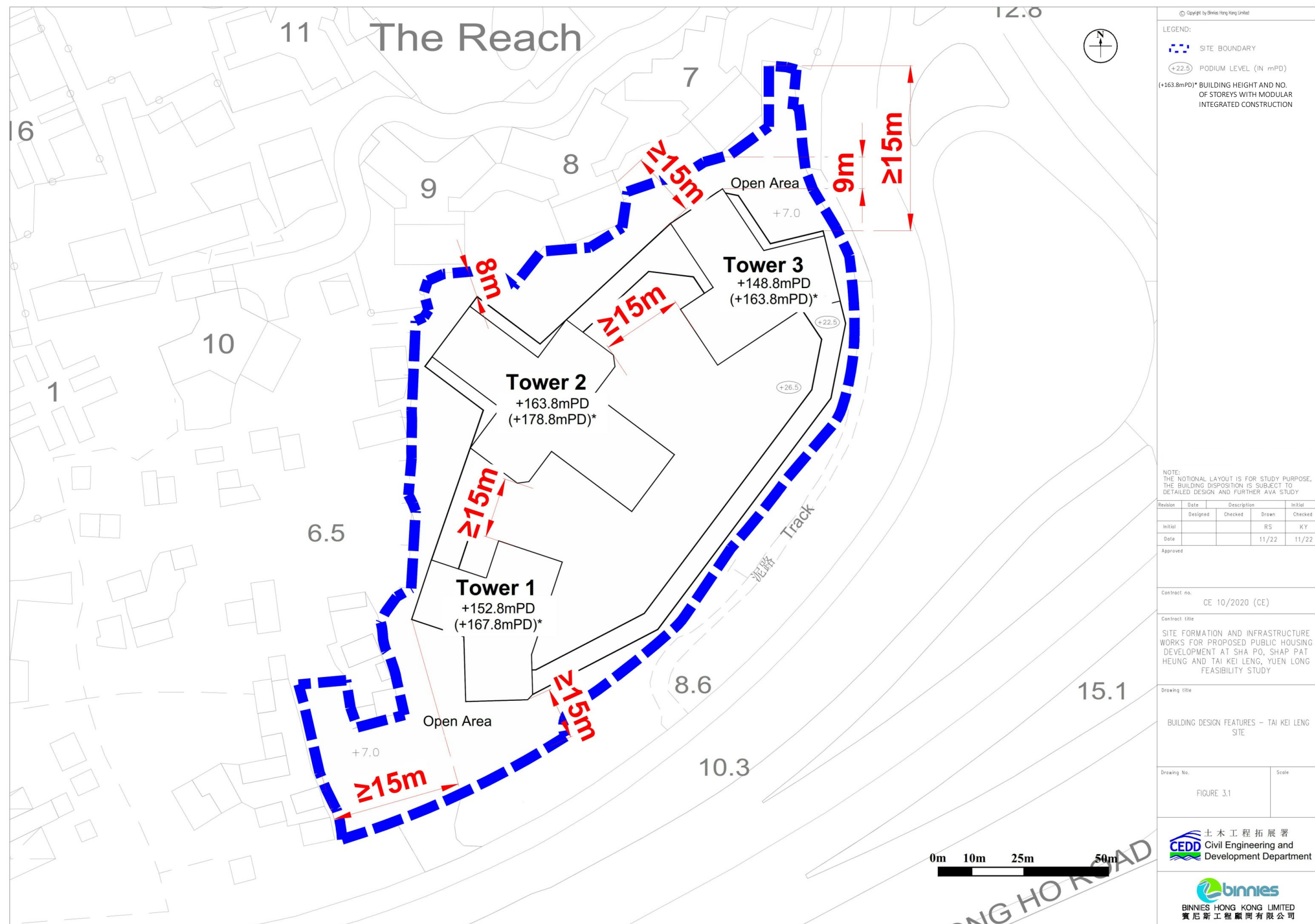
元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
8



樓宇間距圖 BUILDING SEPARATION PLAN

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

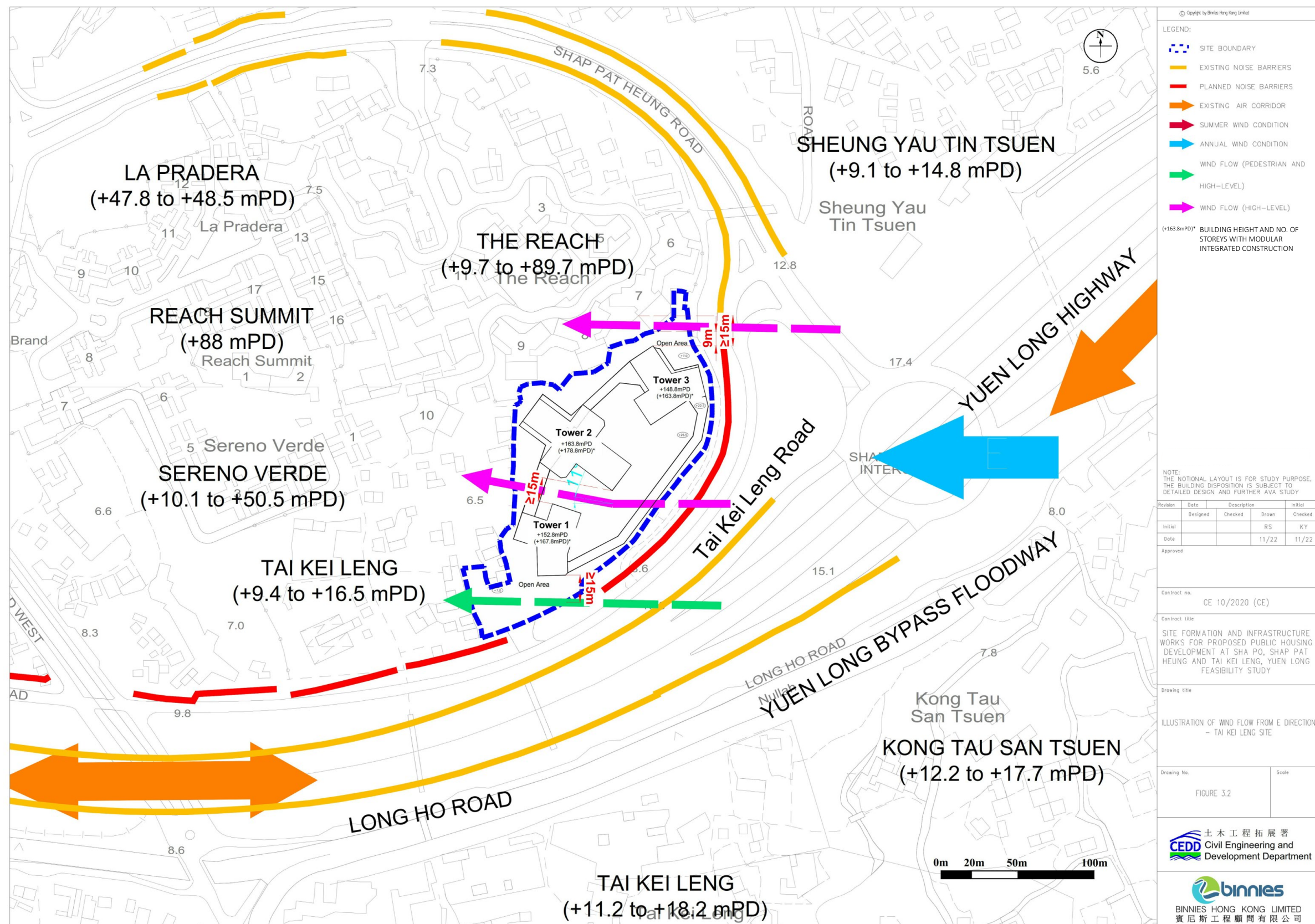
元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

圖 PLAN
9



盛行風向及擬議空氣流通措施

PREVAILING WIND FLOW AND PROPOSED AIR VENTILATION MITIGATION MEASURES

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

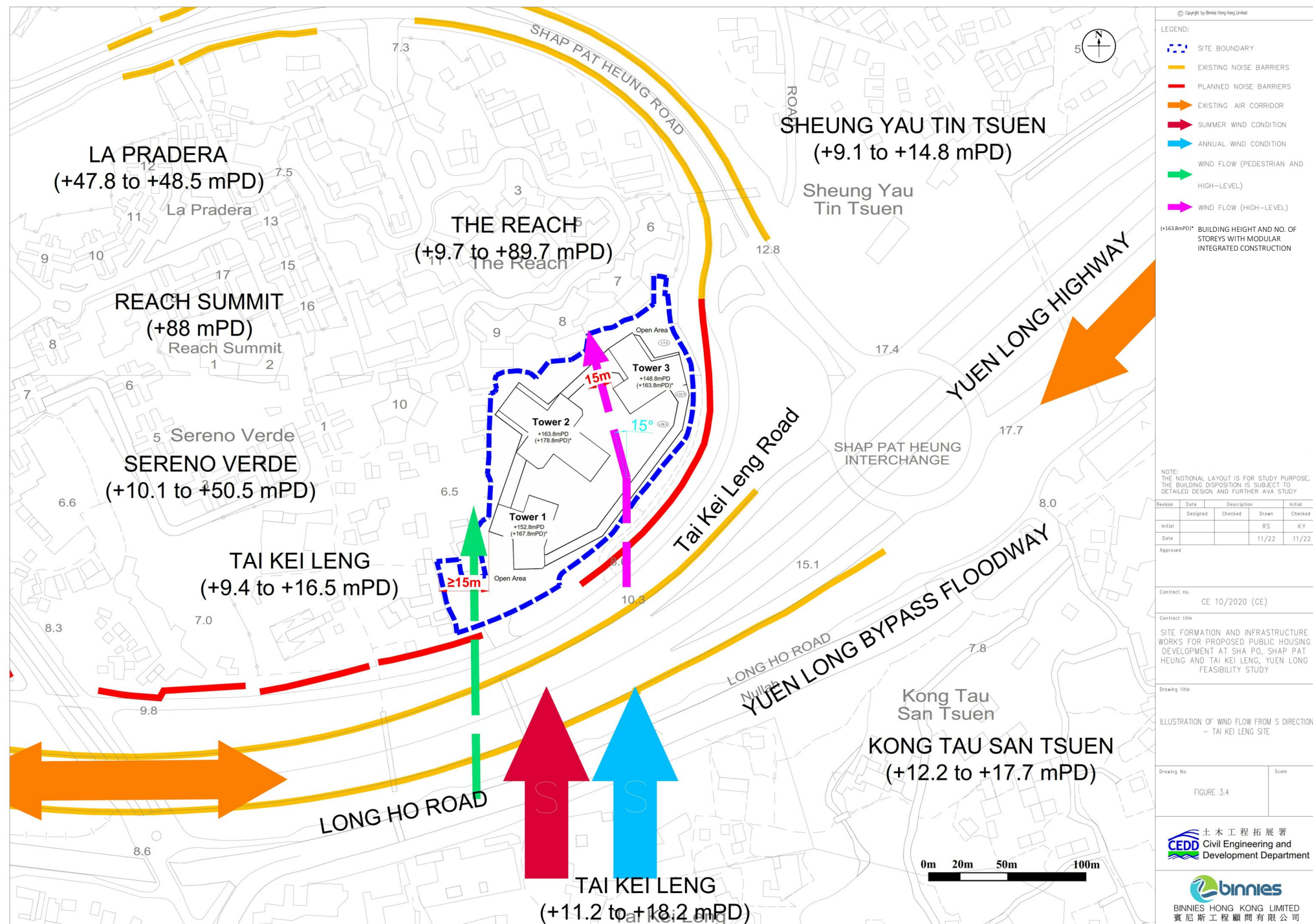
元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/22/34

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

元朗分區計劃大綱核准圖編號 S/YL/25
作出的擬議修訂項目A
PROPOSED AMENDMENT ITEM A
TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/25

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

規劃署
PLANNING DEPARTMENT



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REFERENCE No.
M/YLW1/22/34

圖 PLAN
10b