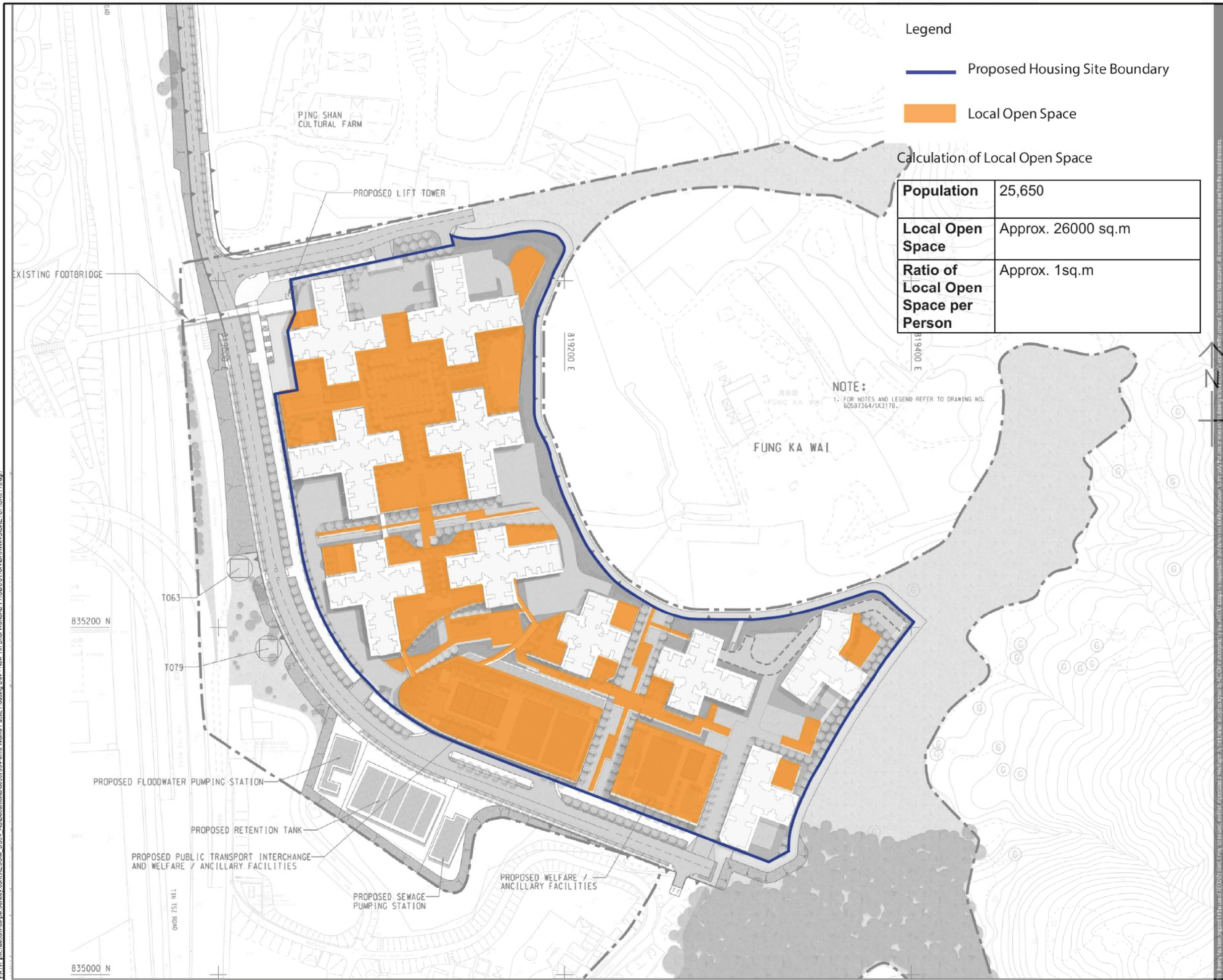


12/19/2019
PATH: g:\aecom-as-pw-bentley.com\AECOM_DSC4_ASDocument\60587364-Infra Works Public Housing Dev - New Tin Shui Wai\CAD PRODUCTION\DRAWING\KETCH\H-K3113.dgn
Project Management Initials: Designer: Checked: Approved: ISO A1 584mm x 841mm



AECOM

PROJECT
SITE FORMATION
AND INFRASTRUCTURAL
WORKS FOR PROPOSED
PUBLIC HOUSING
DEVELOPMENT
NEAR TIN SHUI WAI -
FEASIBILITY STUDY

CLIENT
土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION			
IR	DATE	DESCRIPTION	CHK.

STATUS

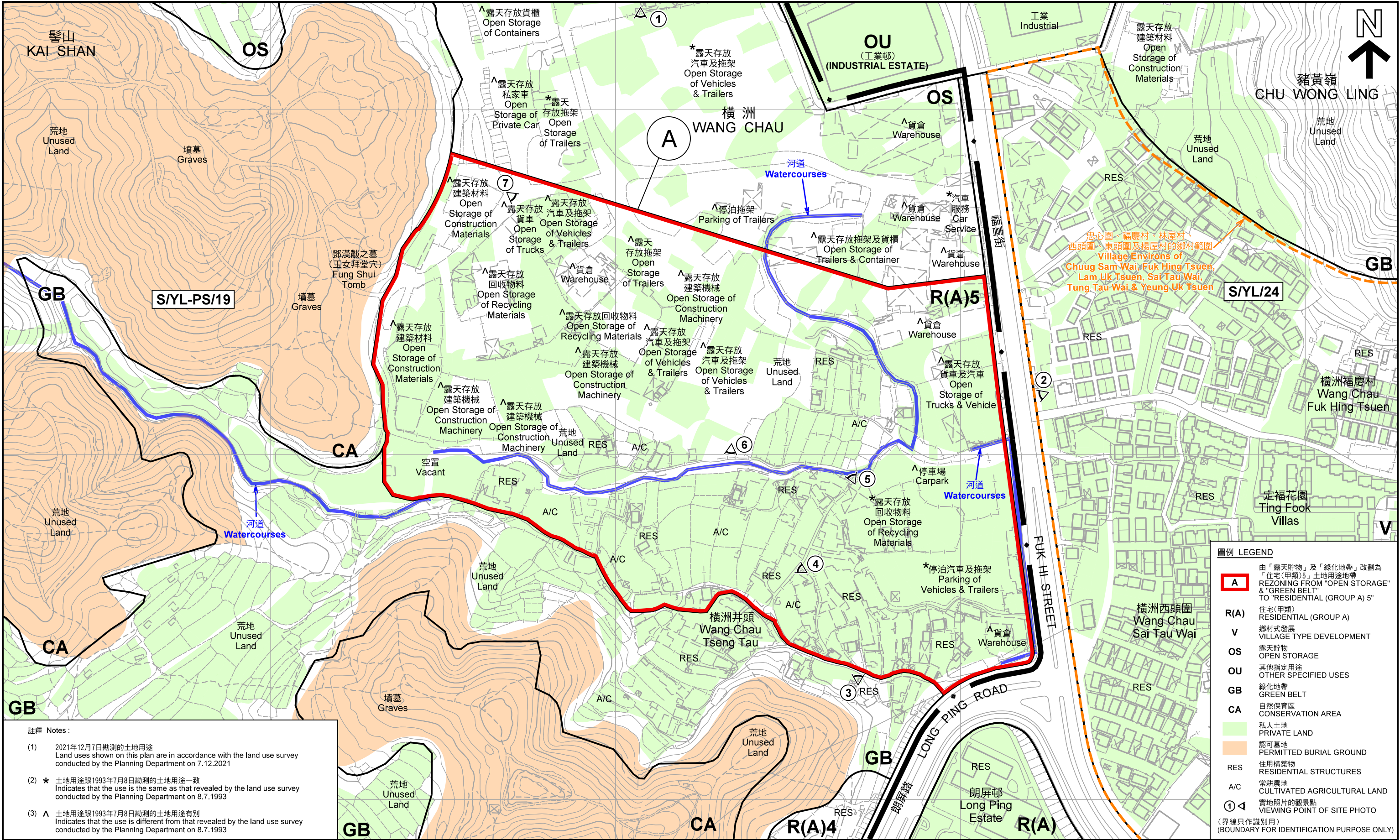
SCALE
A3
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60587364
AGREEMENT NO.
CE 11/2018 (CE)

SHEET TITLE
CALCULATION OF LOCAL OPEN
SPACE

SHEET NUMBER
FIGURE 3.4



註釋 Notes:

(1) 2021年12月7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 7.12.2021

(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

平面圖 - 項目A
SITE PLAN - ITEM A

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

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

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/SYL-PS/19

圖 PLAN
H-2a

本摘要圖於2021年12月30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 30.12.2021
BASED ON SURVEY SHEETS No.
6-NW-4C, 4D, 9A & 9B



<p>本摘要圖於2021年12月3日擬備，所根據的資料為地政總署於2020年11月25日拍得的航攝照片 編號 E106434C、E106435C、E106436C 及 E106437C EXTRACT PLAN PREPARED ON 3.12.2021 BASED ON AERIAL PHOTOS No. E106434C, E106435C, E106436C & E106437C TAKEN ON 25.11.2020 BY LANDS DEPARTMENT</p>	<p>航攝照片 - 項目A AERIAL PHOTO - ITEM A</p> <p>就屏山分區計劃大綱草圖編號 S/YL-PS/19 提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19</p>	<p>規 劃 署 PLANNING DEPARTMENT</p> 
	<p>參考編號 REFERENCE No. R/S/YL-PS/19</p>	<p>圖 PLAN H-2b</p>



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年12月23日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 23.12.2021
BASED ON SITE PHOTOS
TAKEN ON 7.12.2021

實地照片 - 項目 A SITE PHOTOS - ITEM A

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-2c



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年12月23日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 23.12.2021
BASED ON SITE PHOTOS
TAKEN ON 7.12.2021

實地照片 - 項目A SITE PHOTOS - ITEM A

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-2d



本圖於2021年12月23日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 3.12.2021
BASED ON SITE PHOTOS
TAKEN ON 2.2.2021

實地照片 - 項目A SITE PHOTOS - ITEM A

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-2e



本圖於2021年12月23日擬備，所根據的資料為攝於2021年12月7日的實地照片
 PLAN PREPARED ON 23.12.2021
 BASED ON SITE PHOTOS
 TAKEN ON 7.2.2021

實地照片 - 項目A SITE PHOTOS - ITEM A

就屏山分區計劃大綱草圖編號 S/YL-PS/19
 提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
 CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

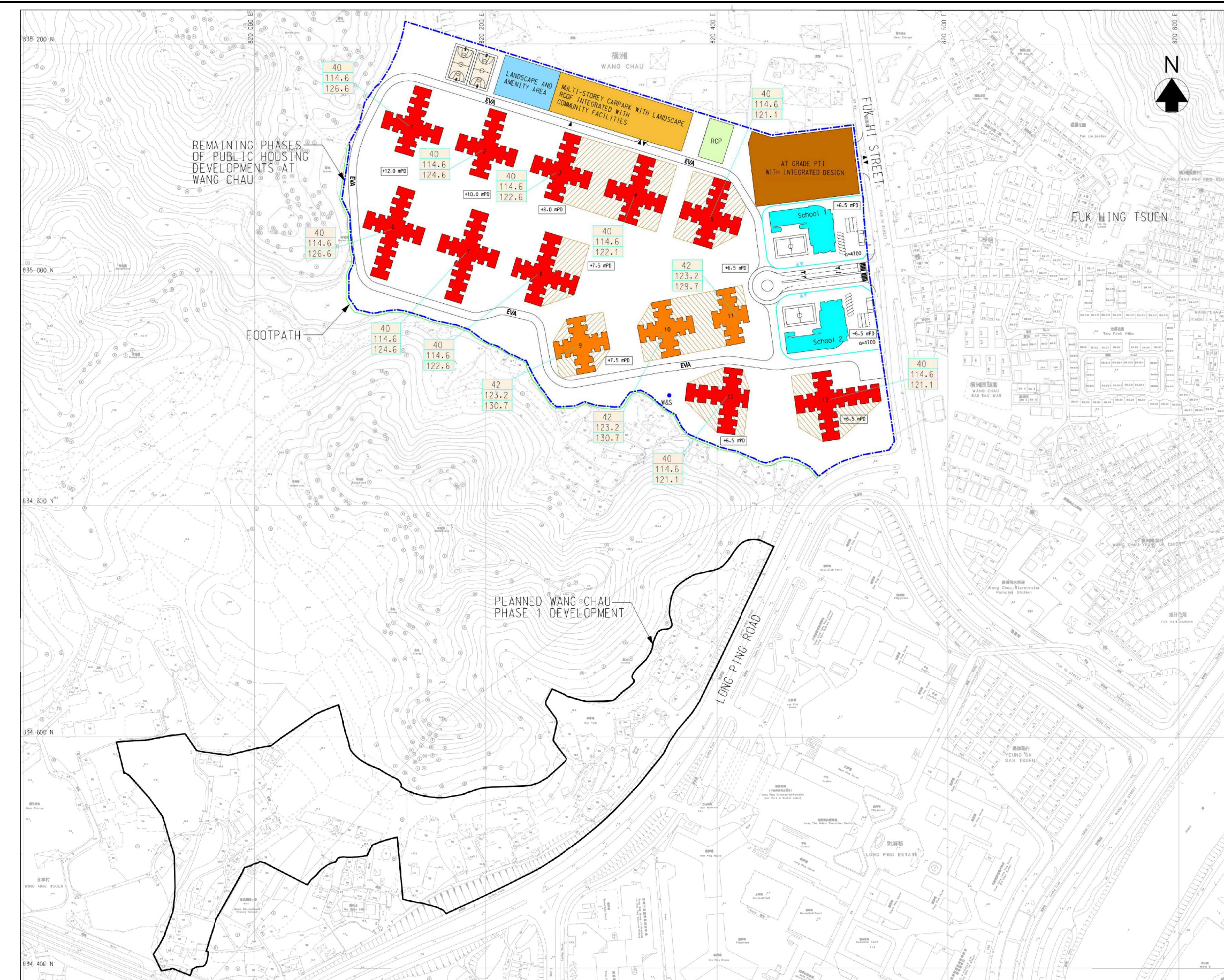
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/YL-PS/19

圖 PLAN
 H-2f

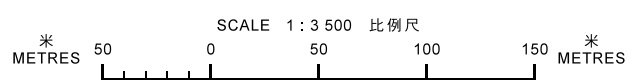
- LEGEND:
- SITE BOUNDARY FOR PHASE 1 OF PUBLIC HOUSING DEVELOPMENTS AT WANG CHAU
 - SITE BOUNDARY FOR REMAINING PHASES OF PUBLIC HOUSING DEVELOPMENTS AT WANG CHAU (SUBJECT TO REVIEW)
 - RESIDENTIAL BLOCKS (41 STOREYS)
 - RESIDENTIAL BLOCKS (44 STOREYS (WITH 1 REFUGE FLOOR))
 - RETAIL
 - G/C FACILITY
 - 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



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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

本摘要圖於2021年12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

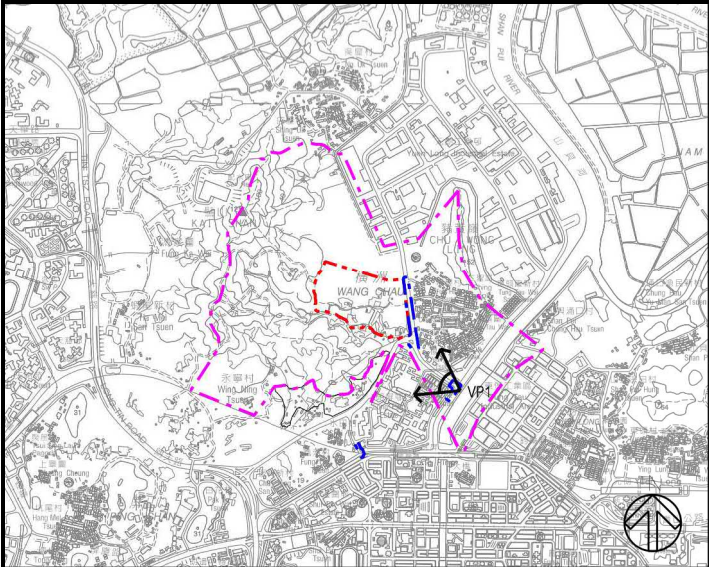


規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/SYL-PS/19

圖 PLAN
H-3



KEY PLAN

PHOTOMONTAGE VIEWPOINT VP1:
VIEW FROM WANG LOK STREET

- 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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目A
PHOTOMONTAGE - ITEM A

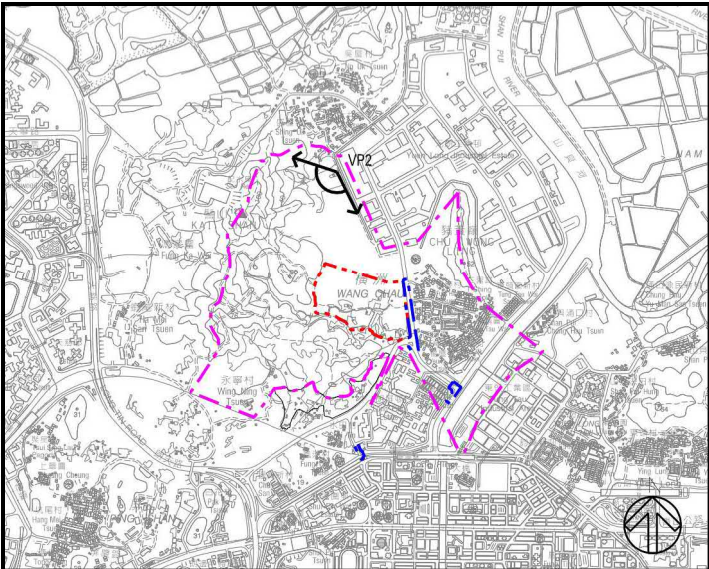
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4a

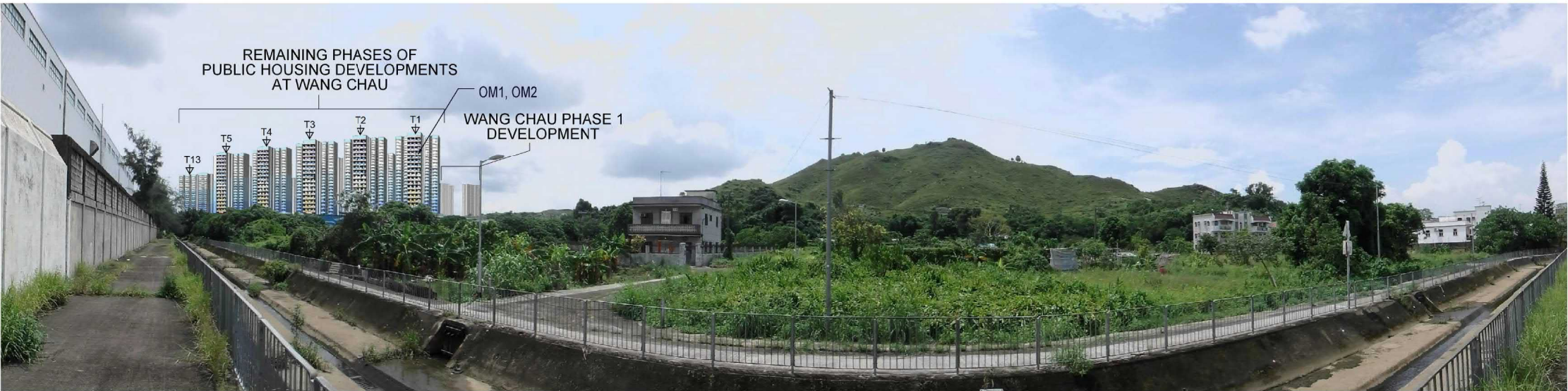


- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目A
PHOTOMONTAGE - ITEM A

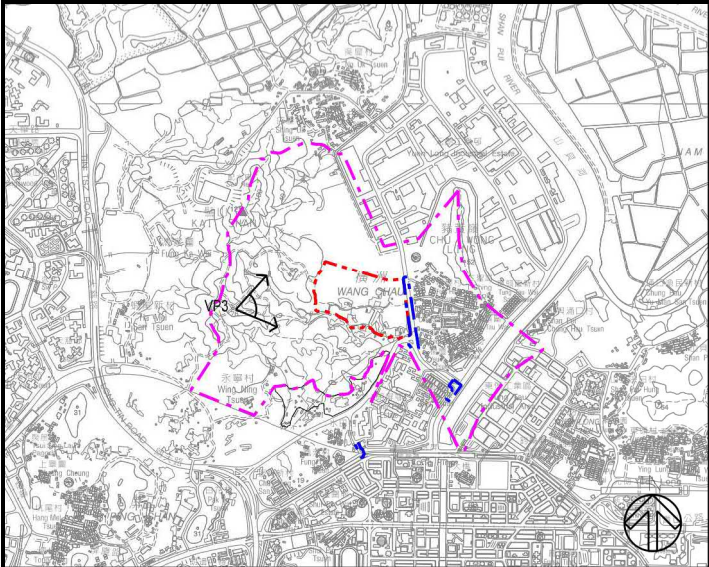
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4b



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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目A
PHOTOMONTAGE - ITEM A

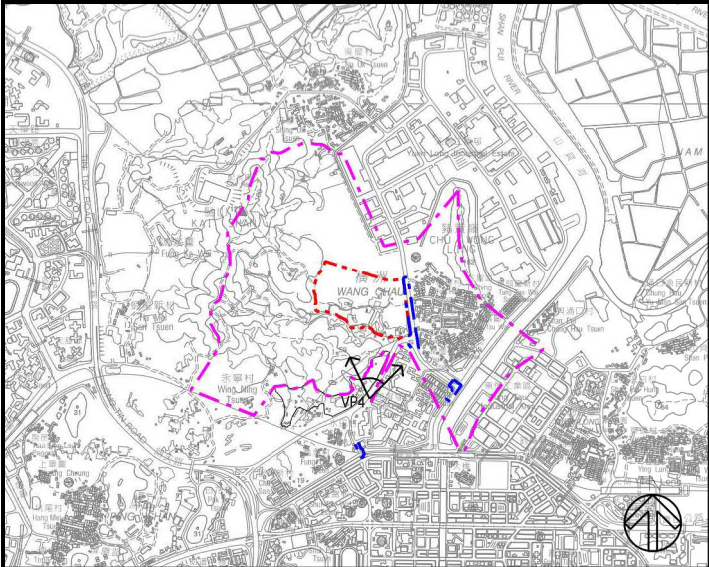
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4c

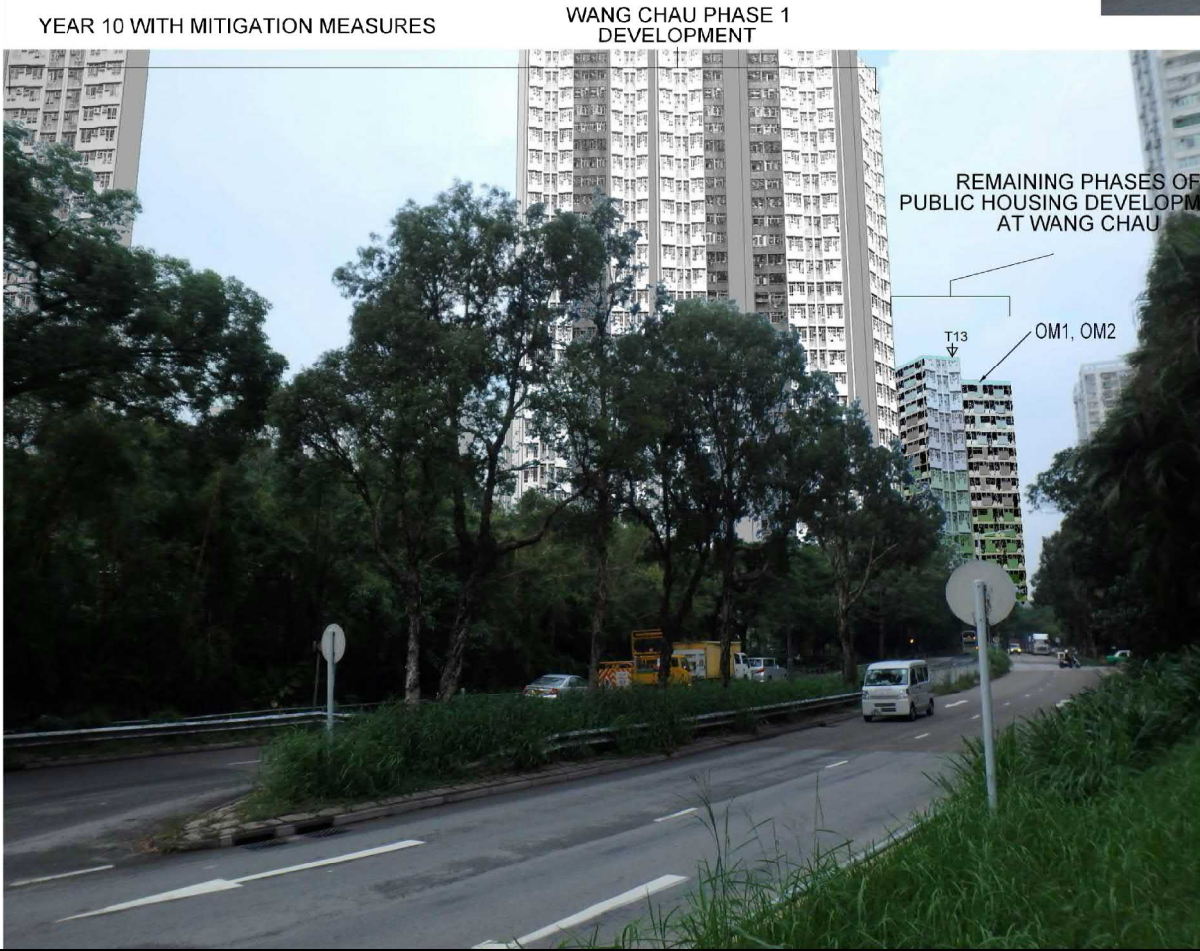


- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目A
PHOTOMONTAGE - ITEM A

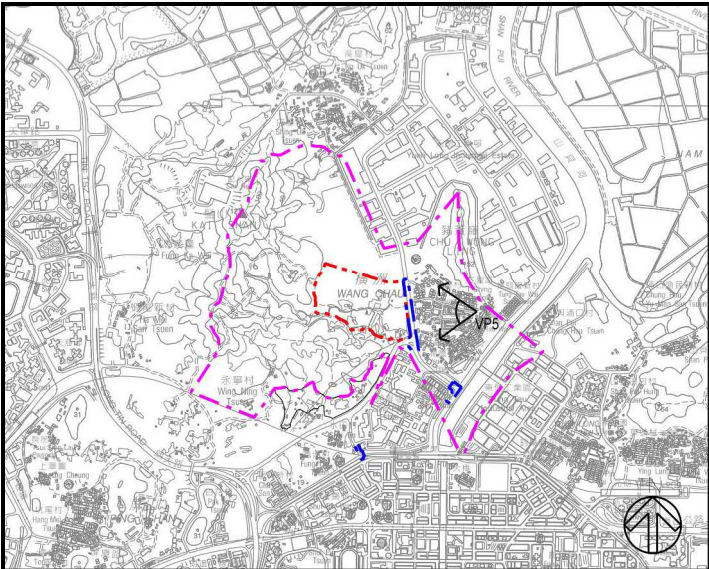
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4d

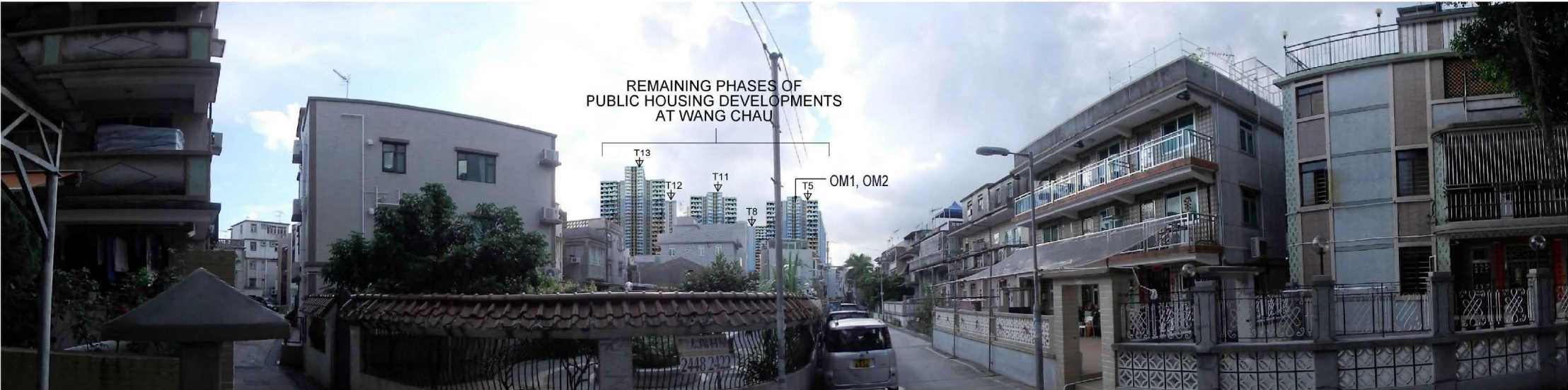


- LEGEND
- BOUNDARY OF THE SITE (SUBJECT TO REVIEW)
 - BOUNDARY FOR ROAD IMPROVEMENT WORKS OF THE DEVELOPMENT (SUBJECT TO REVIEW)
 - EXTENT OF VISUAL IMPACT

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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目A
PHOTOMONTAGE - ITEM A

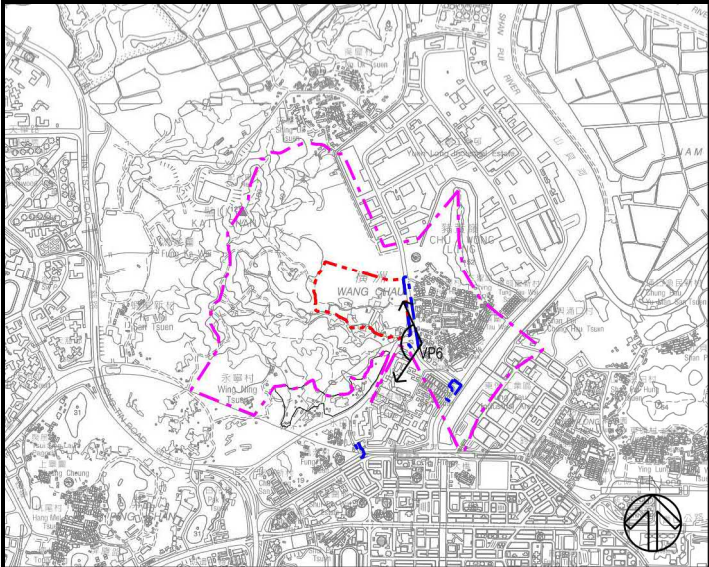
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4e



- 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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

合成照片 - 項目 A
PHOTOMONTAGE - ITEM A

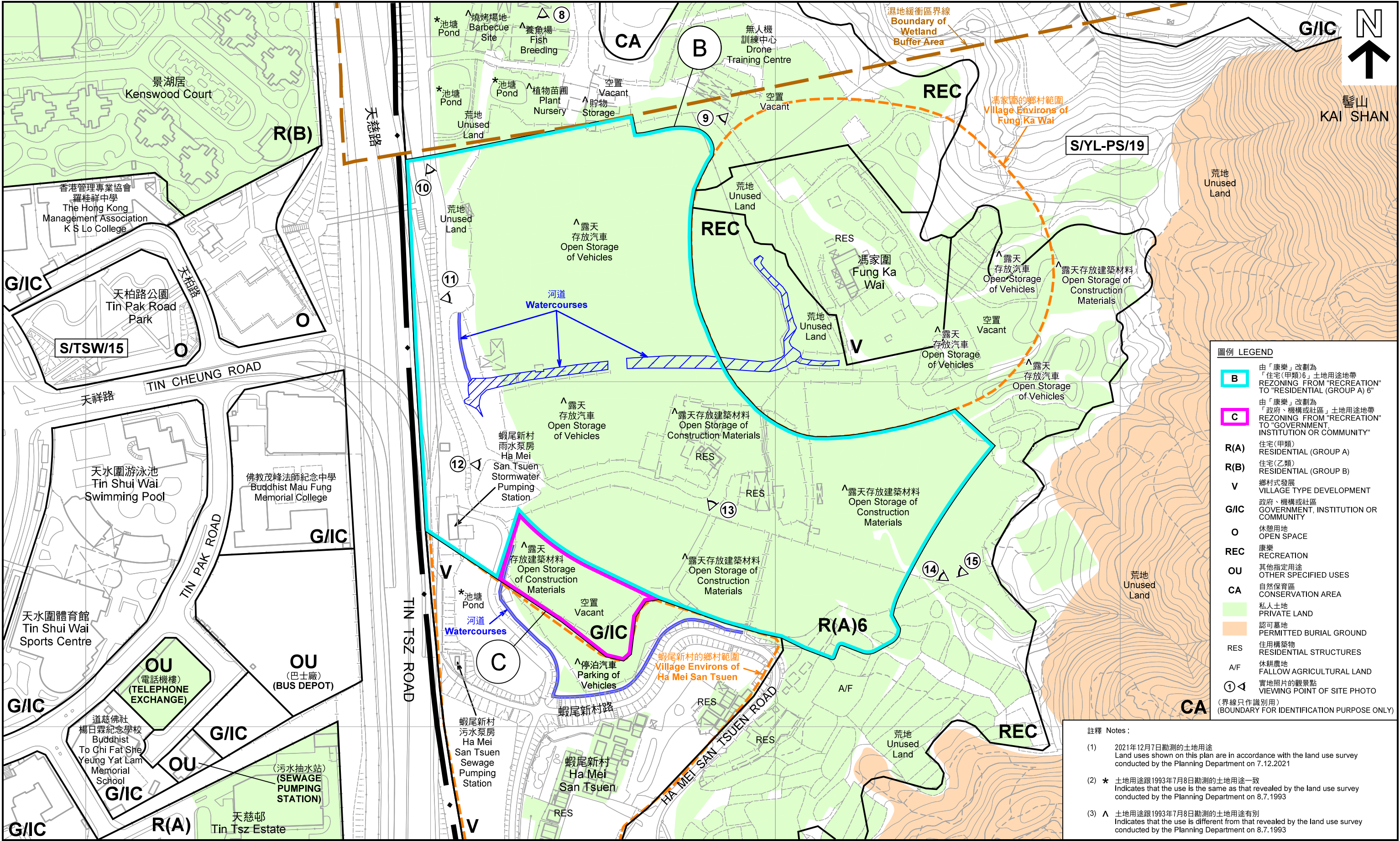
就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT

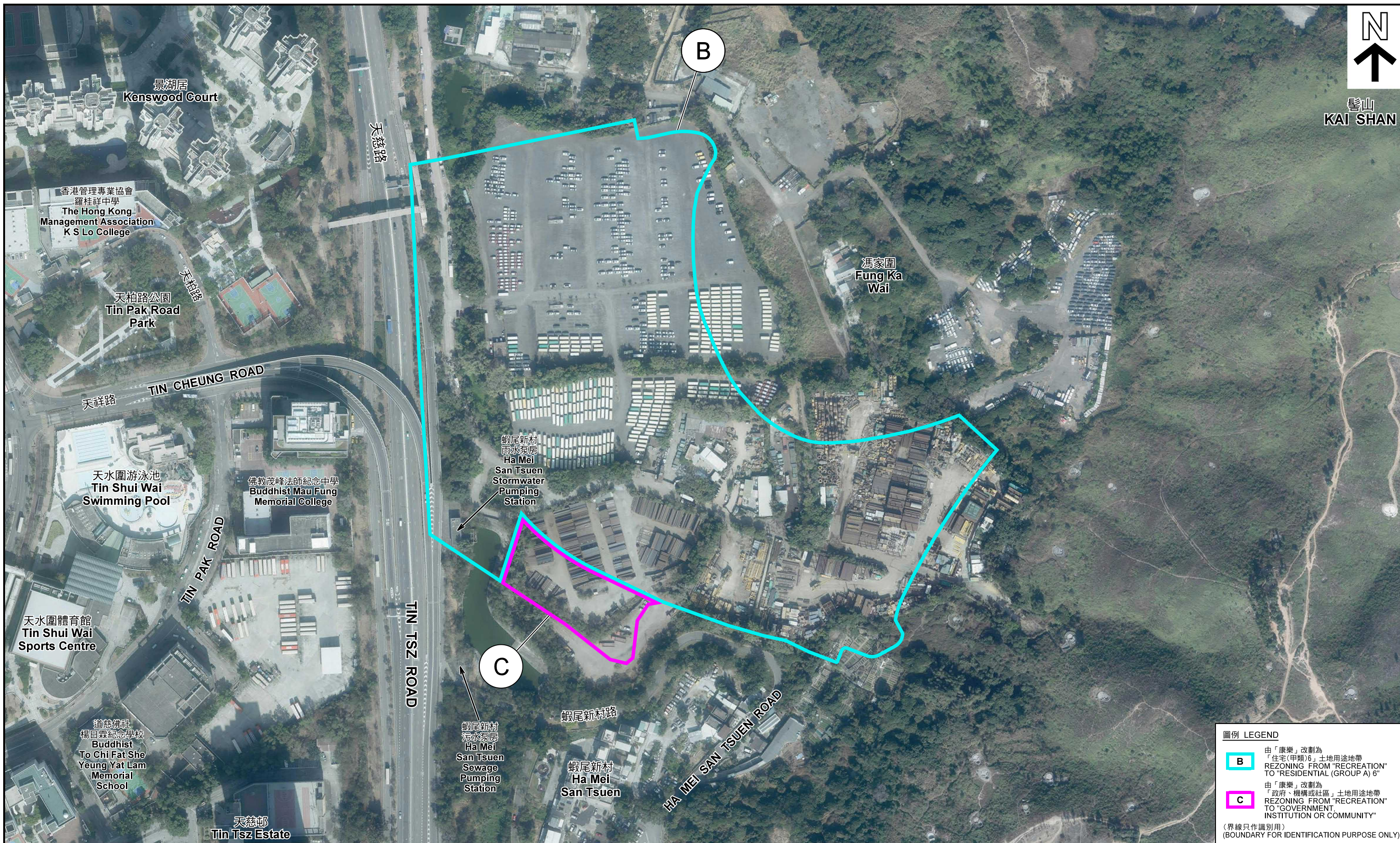


參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-4f



本摘要圖於2021年12月24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 24.12.2021
BASED ON SURVEY SHEETS No.
6-NW-3A, 3B, 3C, 3D, 4A & 4C



本摘要圖於2021年12月10日擬備，所根據的資料為地政總署於2021年1月15日拍得的航攝照片編號 E127230C、E127231C、E127232C、E127233C、E127234C 及 E127235C
EXTRACT PLAN PREPARED ON 10.12.2021
BASED ON AERIAL PHOTOS No. E127230C, E127231C, E127232C, E127233C, E127234C & E127235C
TAKEN ON 15.1.2021 BY LANDS DEPARTMENT

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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-5b



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年12月24日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 24.12.2021
BASED ON SITE PHOTOS
TAKEN ON 7.12.2021

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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-5c



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年12月24日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 24.12.2021
BASED ON SITE PHOTOS
TAKEN ON 7.12.2021

實地照片 - 項目B SITE PHOTOS - ITEM B

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-5d



本圖於2021年12月24日擬備，所根據的資料為攝於2021年12月7日的實地照片
 PLAN PREPARED ON 24.12.2021
 BASED ON SITE PHOTOS
 TAKEN ON 7.12.2021

實地照片 - 項目B SITE PHOTOS - ITEM B

就屏山分區計劃大綱草圖編號 S/YL-PS/19
 提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
 CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
 DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/YL-PS/19

圖 PLAN
 H-5e



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年12月24日擬備，所根據的資料為攝於2021年12月7日的實地照片
PLAN PREPARED ON 24.12.2021
BASED ON SITE PHOTOS
TAKEN ON 7.12.2021

實地照片 - 項目 B SITE PHOTOS - ITEM B

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DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING
DEPARTMENT



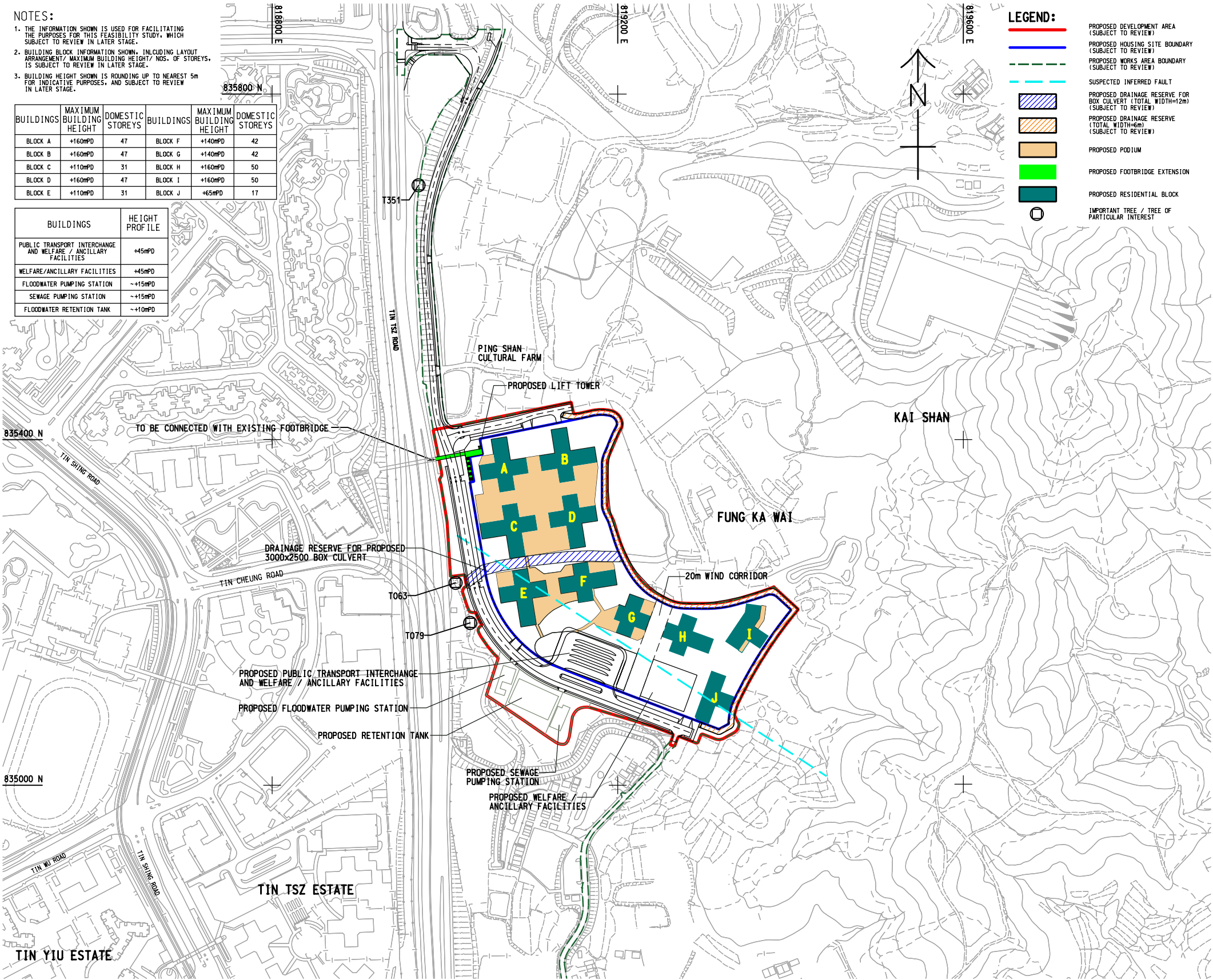
參考編號
REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-5f

- 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

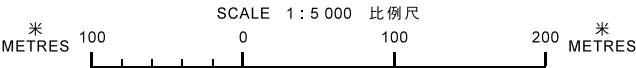
BUILDINGS	HEIGHT PROFILE
PUBLIC TRANSPORT INTERCHANGE AND WELFARE / ANCILLARY FACILITIES	+45mPD
WELFARE/ANCILLARY FACILITIES	+45mPD
FLOODWATER PUMPING STATION	~+15mPD
SEWAGE PUMPING STATION	~+15mPD
FLOODWATER RETENTION TANK	~+10mPD



- LEGEND:
- PROPOSED DEVELOPMENT AREA (SUBJECT TO REVIEW)
 - PROPOSED HOUSING SITE BOUNDARY (SUBJECT TO REVIEW)
 - PROPOSED WORKS AREA BOUNDARY (SUBJECT TO REVIEW)
 - SUSPECTED INFERRED FAULT
 - PROPOSED DRAINAGE RESERVE FOR BOX CULVERT (TOTAL WIDTH=12m) (SUBJECT TO REVIEW)
 - PROPOSED DRAINAGE RESERVE (TOTAL WIDTH=6m) (SUBJECT TO REVIEW)
 - PROPOSED PODIUM
 - PROPOSED FOOTBRIDGE EXTENSION
 - PROPOSED RESIDENTIAL BLOCK
 - IMPORTANT TREE / TREE OF PARTICULAR INTEREST

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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
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DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19



規劃署
PLANNING DEPARTMENT



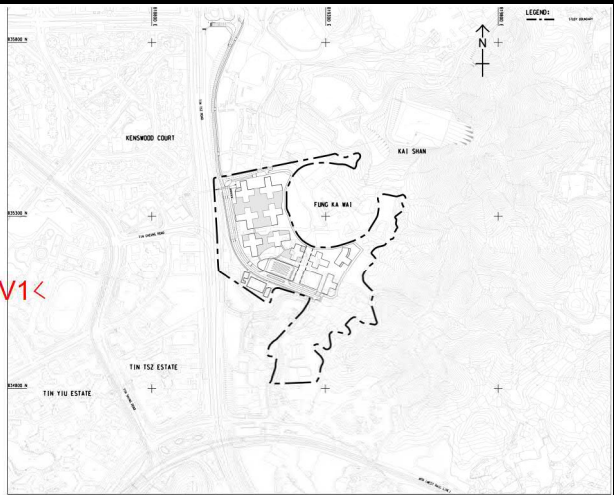
參考編號 REFERENCE No.
R/SYL-PS/19

圖 PLAN
H-6

本摘要圖於2021年12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021



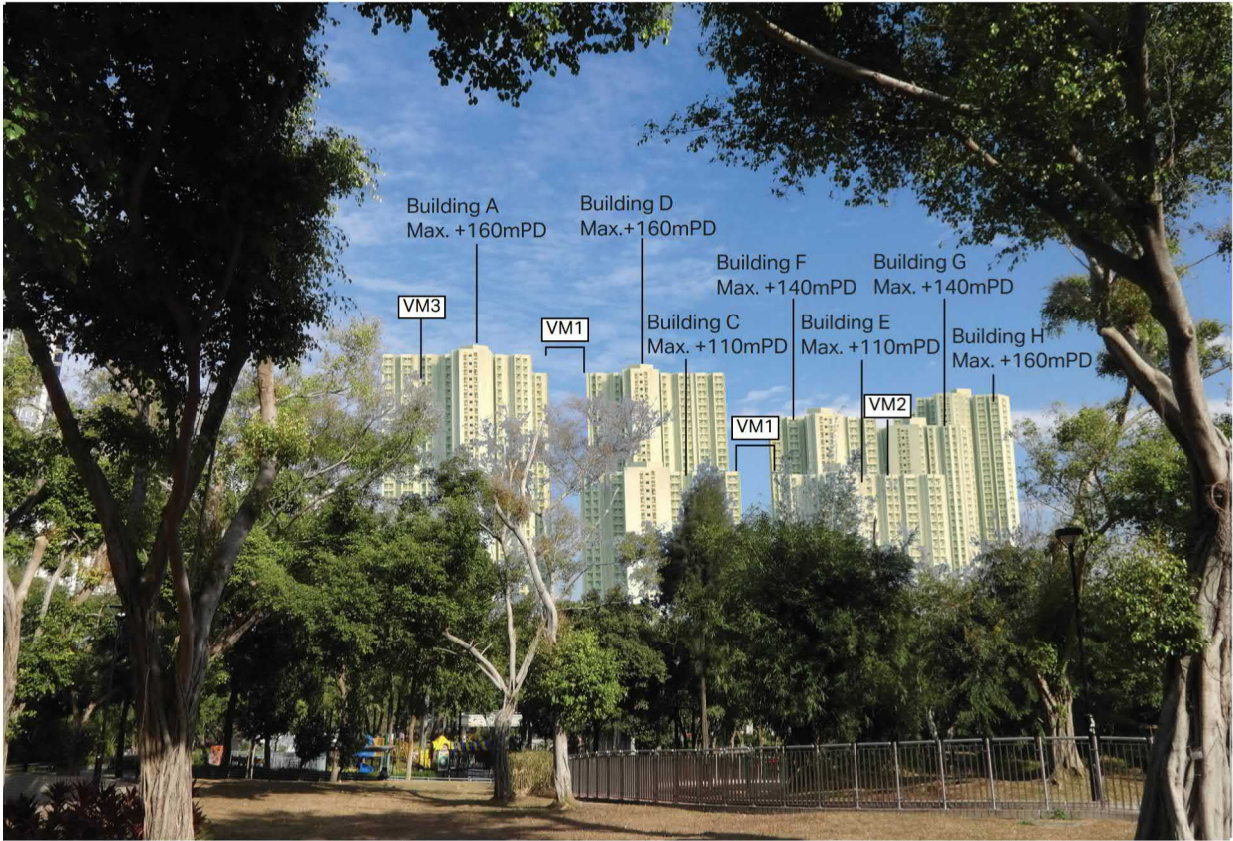
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Key Plan

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

本摘要圖於2021年12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
提出的申述個案編號 R1-R62 以及相關意見個案編號 C1-C4 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-7a



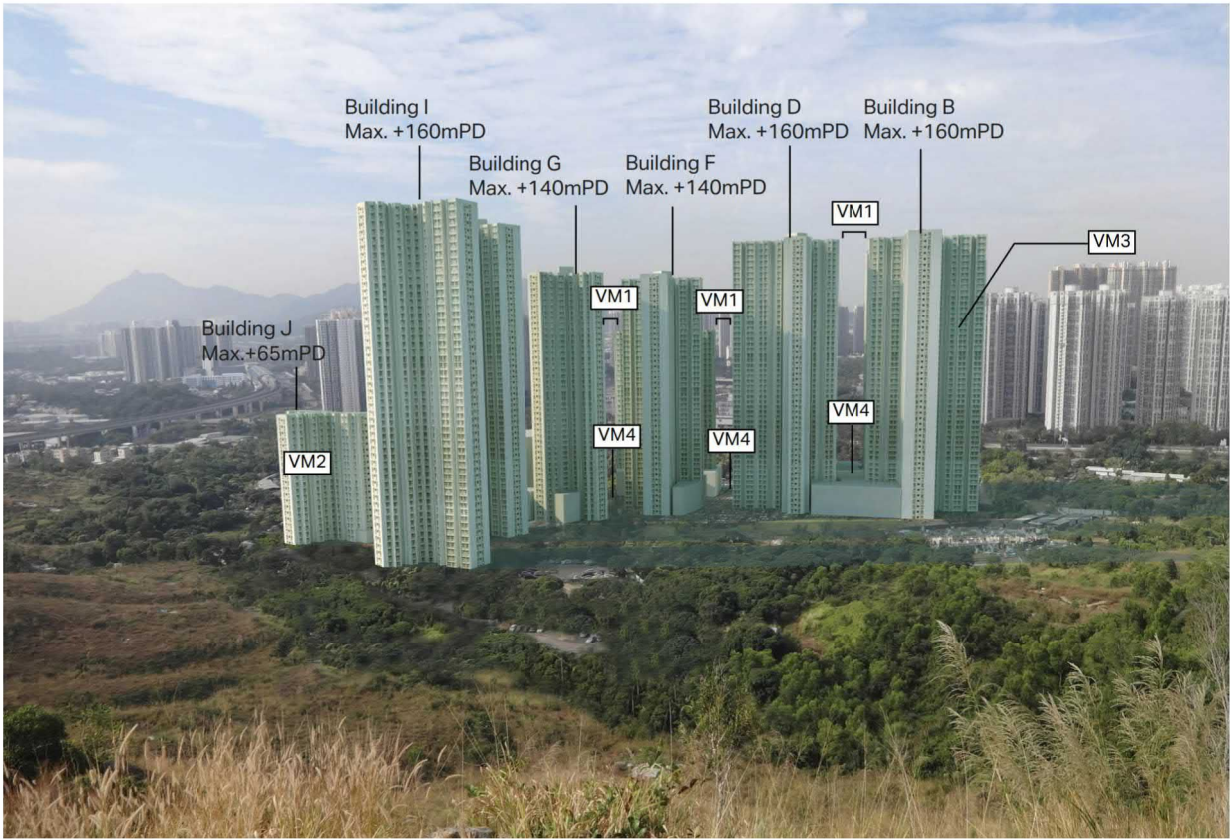
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Key Plan

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12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

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

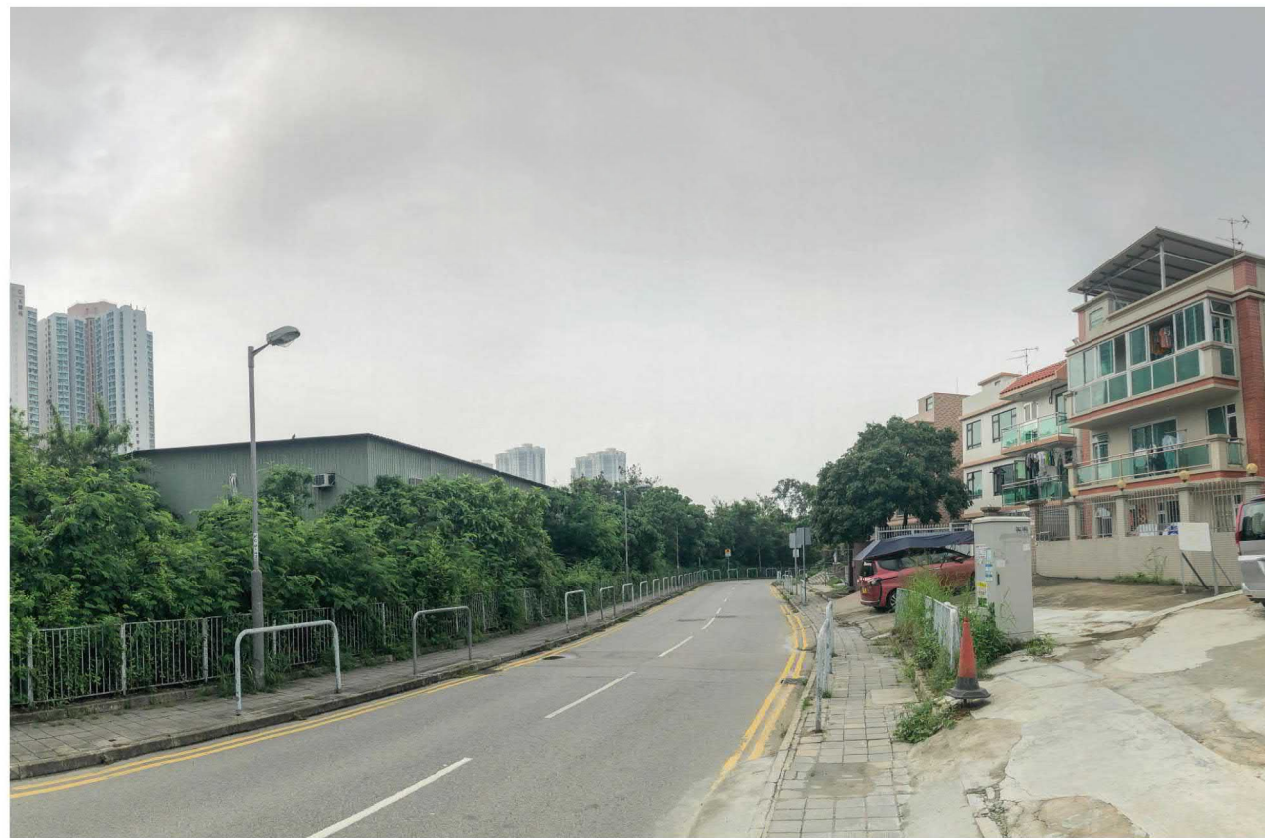
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DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規 劃 署
PLANNING DEPARTMENT

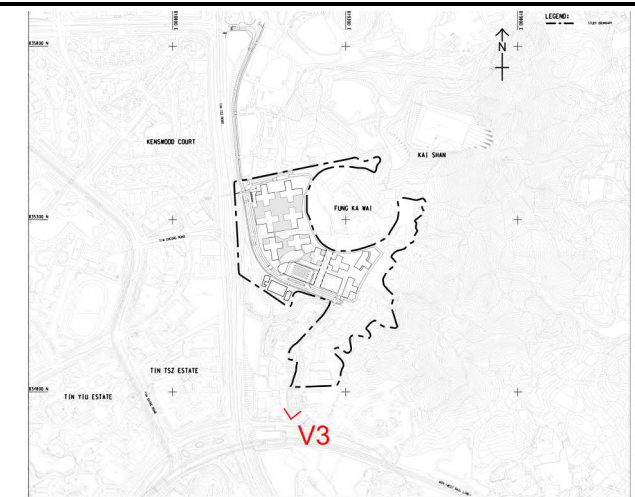


參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-7b



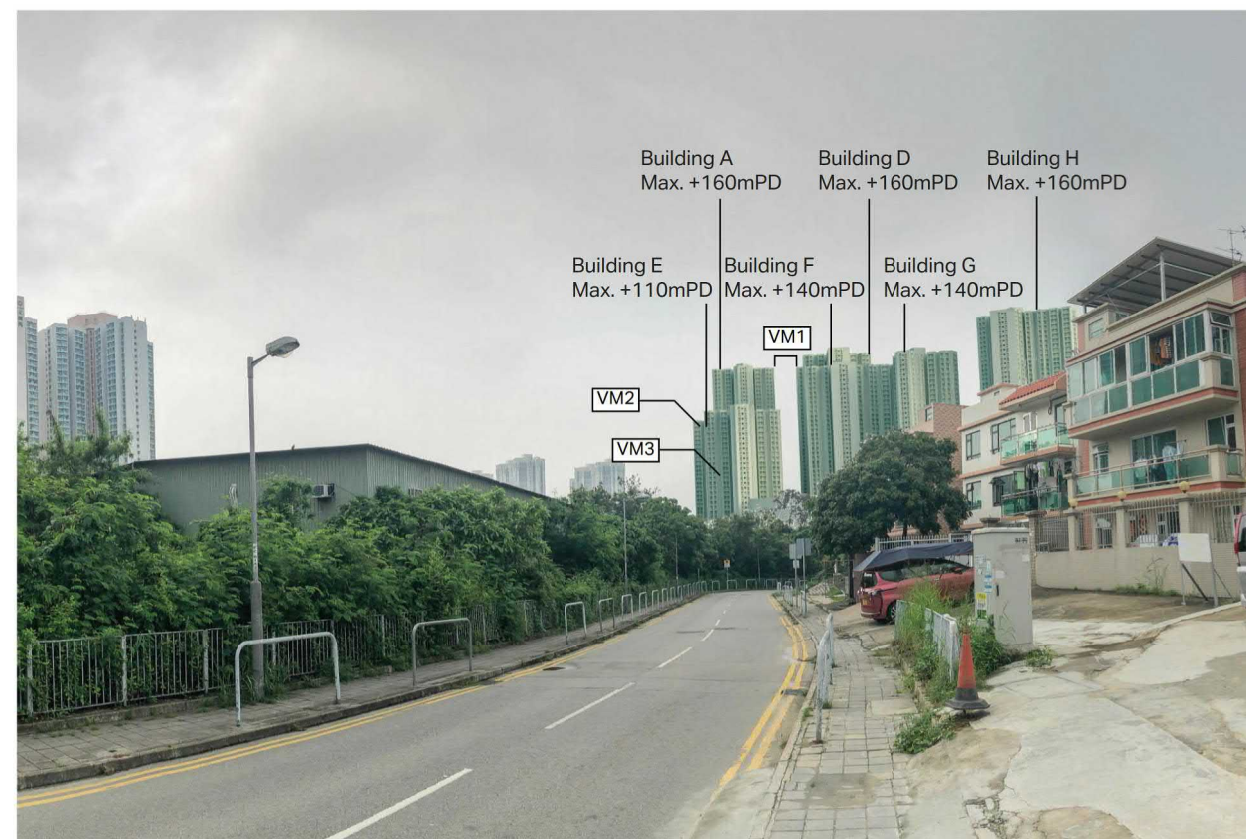
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Key Plan

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

本摘要圖於2021年12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

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

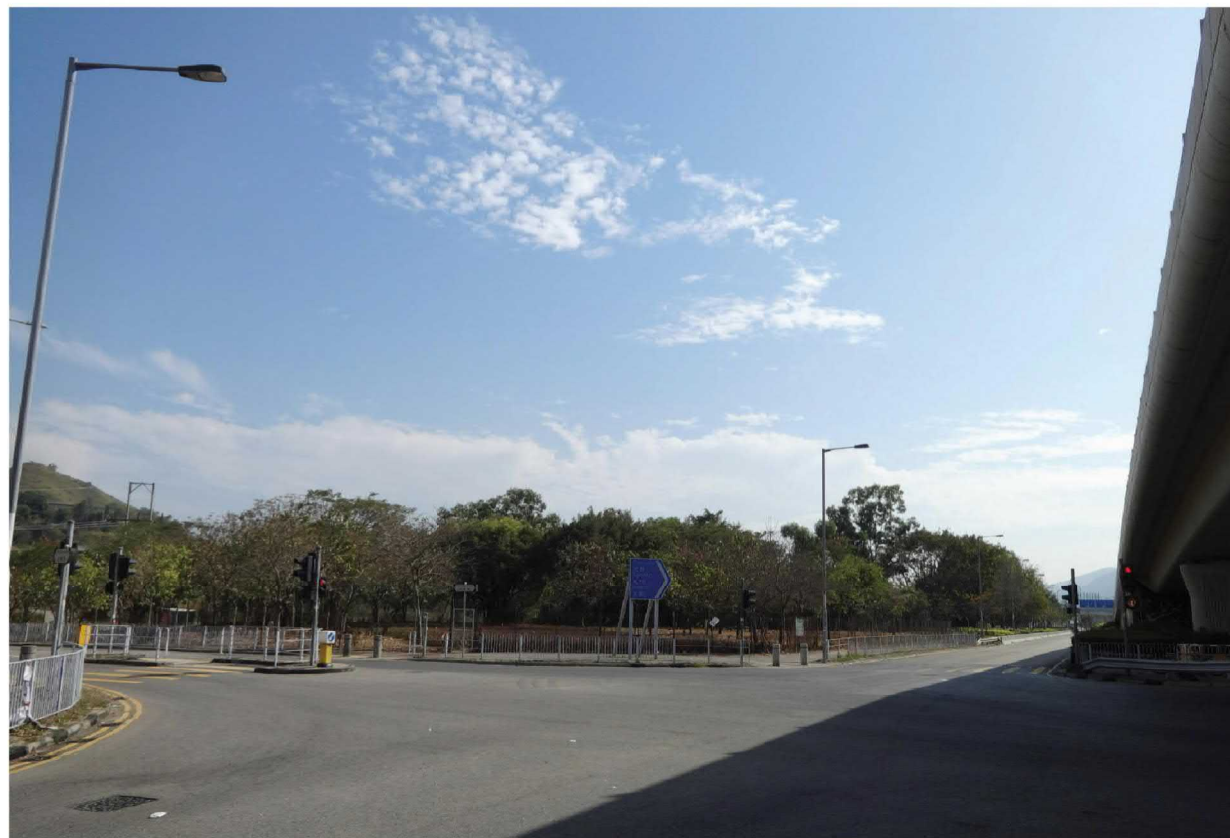
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DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING DEPARTMENT

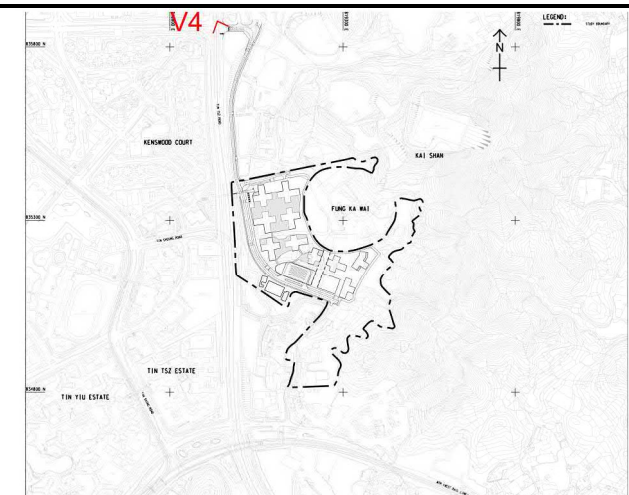


參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-7c



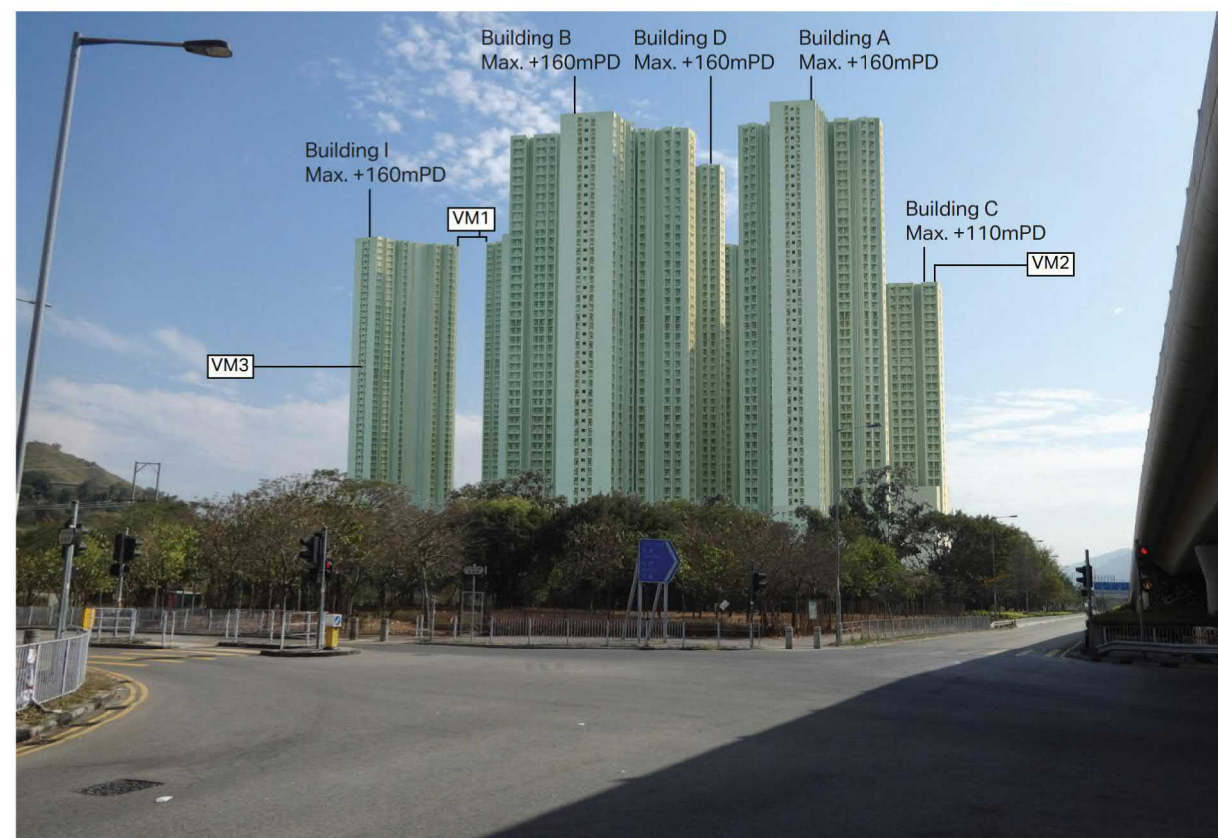
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Key Plan

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

本摘要圖於2021年12月10日擬備
EXTRACT PLAN PREPARED ON 10.12.2021

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

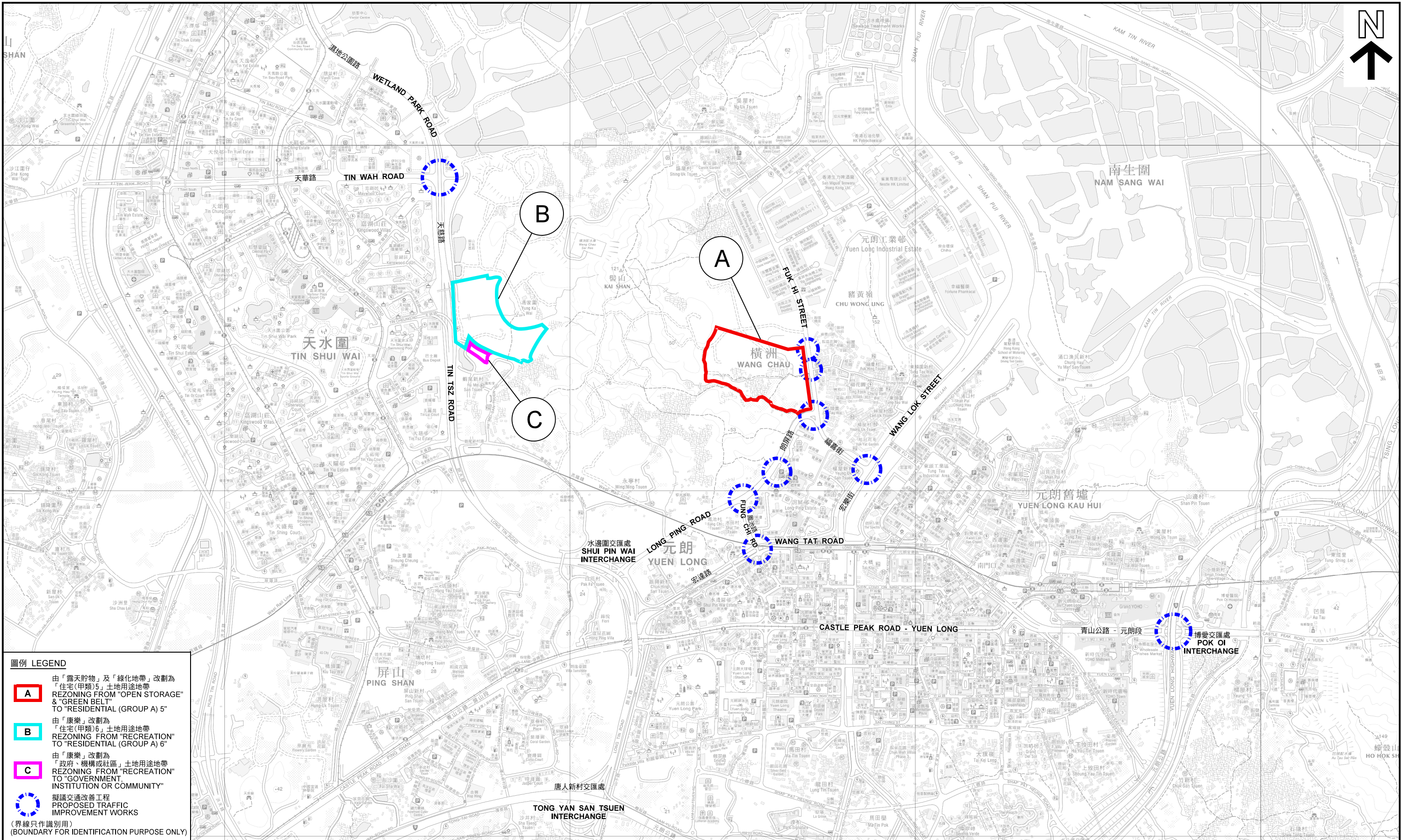
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CONSIDERATION OF REPRESENTATIONS No. R1-R62 AND RELATED COMMENTS No. C1-C4
DRAFT PING SHAN OUTLINE ZONING PLAN No. S/YL-PS/19

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/YL-PS/19

圖 PLAN
H-7d

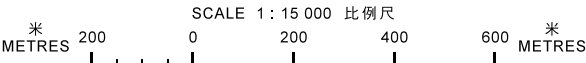


圖例 LEGEND

- 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
REZONING 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
REZONING 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
REZONING 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

就屏山分區計劃大綱草圖編號 S/YL-PS/19
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規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No.	圖 PLAN	
R/SYL-PS/19	H-8	

本摘要圖於2021年12月9日擬備
EXTRACT PLAN PREPARED ON 9.12.2021