



圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP E)
VILLAGE TYPE DEVELOPMENT
OPEN STORAGE
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
RECREATION
OTHER SPECIFIED USES
GREEN BELT
CONSERVATION AREA

地帶

綜合發展區
住宅（甲類）
住宅（乙類）
住宅（戊類）
鄉村式發展
露天貯物
政府、機構或社區
休憩用地
康樂
其他指定用途
綠化地帶
自然保育區

COMMUNICATIONS

RAILWAY AND STATION (ELEVATED)
LIGHT RAIL
MAJOR ROAD AND JUNCTION
ELEVATED ROAD
BOUNDARY OF PLANNING SCHEME

交通

鐵路及車站（高架）
輕鐵
主要道路及路口
高架道路
規劃範圍界線

其他

MISCELLANEOUS

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMPREHENSIVE DEVELOPMENT AREA	25.06	7.05	綜合發展區
RESIDENTIAL (GROUP A)	28.23	7.93	住宅（甲類）
RESIDENTIAL (GROUP B)	3.91	1.10	住宅（乙類）
RESIDENTIAL (GROUP E)	4.54	1.28	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	66.08	24.19	鄉村式發展
OPEN STORAGE	13.14	3.69	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	13.25	3.72	政府、機構或社區
OPEN SPACE	3.46	0.97	休憩用地
RECREATION	27.41	7.70	康樂
OTHER SPECIFIED USES	1.68	0.47	其他指定用途
GREEN BELT	55.32	15.55	綠化地帶
CONSERVATION AREA	70.23	19.74	自然保育區
DRAINAGE CHANNEL	0.48	0.13	排水道
RAILWAY	0.95	0.27	鐵路
MAJOR ROAD ETC.	22.05	6.21	主要道路等
TOTAL PLANNING SCHEME AREA	355.82	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL-PS/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/18

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A
AMENDMENT ITEM B
AMENDMENT ITEM C

（參看附表）
(SEE ATTACHED SCHEDULE)

2021年5月7日 按照城市規劃條例第5條展示的
核准圖編號 S/YL-PS/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/18 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
7 MAY 2021

Fiona LUNG
SECRETARY
TOWN PLANNING BOARD

龍小玉
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的屏山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING SHAN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 200 400 600 800 1,000 METRES 呎

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **S/YL-PS/19**

**SCHEDULE OF AMENDMENTS TO THE
APPROVED PING SHAN
OUTLINE ZONING PLAN NO. S/YL-PS/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the west of Fuk Hi Street in Wang Chau from “Green Belt” (“GB”) and “Open Storage” (“OS”) to “Residential (Group A)5” (“R(A)5”) .
- Item B – Rezoning of a site to the east of Tin Tsz Road in Ping Shan north from “Recreation” (“REC”) to “Residential (Group A)6” (“R(A)6”) .
- Item C – Rezoning of a site to the north of Ha Mei San Tsuen from “REC” to “Government, Institution or Community” (“G/IC”) .

II. Amendments to the Notes of the Plan

- (a) Revision of the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the new “R(A)5” and “R(A)6” sub-areas.
- (b) Revision of the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “Residential (Group A)4” (“R(A)4”), “R(A)5” and “R(A)6” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)5” and “R(A)6” sub-areas, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.
- (d) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)4”, “R(A)5” and “R(A)6” sub-areas, any floor space that is constructed or intended for use solely as public vehicle park, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

- (e) Deletion of 'Market' from Column 2 of the Notes for "Comprehensive Development Area", "Residential (Group B)", "Residential (Group E)", "Village Type Development" and "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" zones.
- (f) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "R(A)" and "G/IC" zones.
- (g) Revision of the Remarks of the Notes for "Conservation Area" zone on filling of land/pond or excavation of land.

Town Planning Board

7 May 2021