

附件:地圖一



圖 Figure 1

附件:地圖三



圖 Figure 2



附件：地圖四



圖 Figure 3

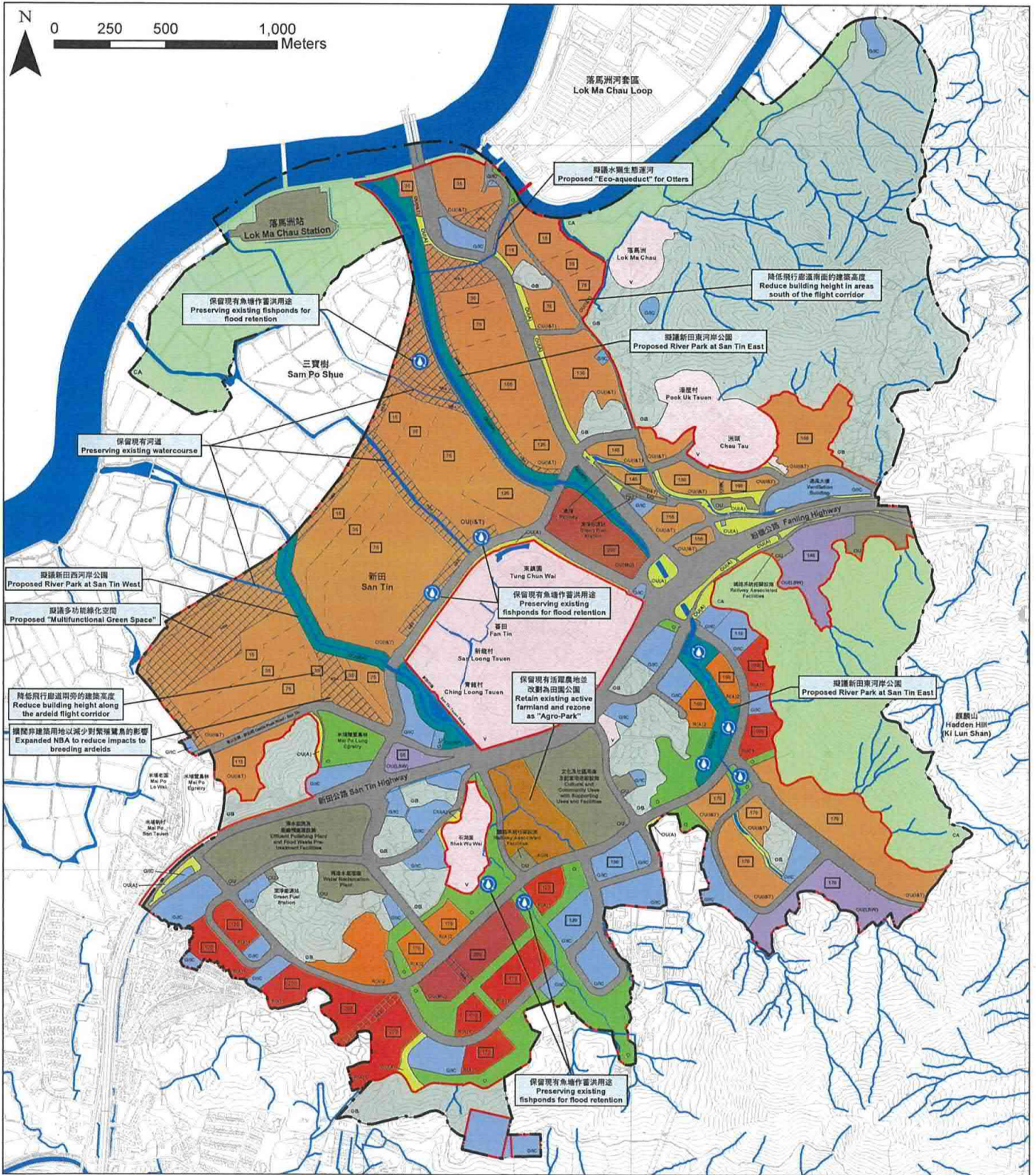
附件：地圖五



圖 Figure 4



# An Alternative OZP for San Tin Technopole Jointly Developed by HKILA and WWF Hong Kong



## 圖例 Legend

- 規劃範圍界線 Boundary of Planning Scheme
- 新田科技城範圍 Boundary of San Tin Technopole
- 河道 Watercourse
- 最高建築物高度 Maximum Building Height (+mPD)
- 農業 Agriculture [AGR]
- 自然保育區 Conservation Area [CA]
- 政府、機構或社區 Government, Institution or Community [G/C]
- 綠化帶 Green Belt [GB]
- 主要道路及路口 Major Road and Junction [MRDJ]
- 休憩用地 Open Space [O]
- 其他指定用途 Other Specified Uses [OU]
- 美化市容地帶 Amenity Area [OU(A)]
- 創新及科技 Innovation and Technology [OU(I&T)]
- 物流、貯物和工場 Logistics, Storage and Workshop [OU(LSW)]
- 河畔公園 River Park [OU(RP)]
- 混合用途 Mixed Use [OU(MU)]
- 住宅(甲類)1 Residential Group A(1) [R(A)1]
- 住宅(甲類)2 Residential Group A(2)[R(A)2]
- 鄉村式發展 Village Type Development [V]
- 非建築用地 Non-building Area (NBA)
- 建築物高度管制區界線 Building Height Control Zone Boundary
- Ⓛ 蓄洪池 Flood Retention Lake

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案  
CONSIDERATION OF REPRESENTATIONS  
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1  
申述人(R1485)提交的繪圖  
DRAWING SUBMITTED BY REPRESENTER (R1485)

參考編號 REFERENCE No. M/YLE1/24/45	繪圖 DRAWING H - 2
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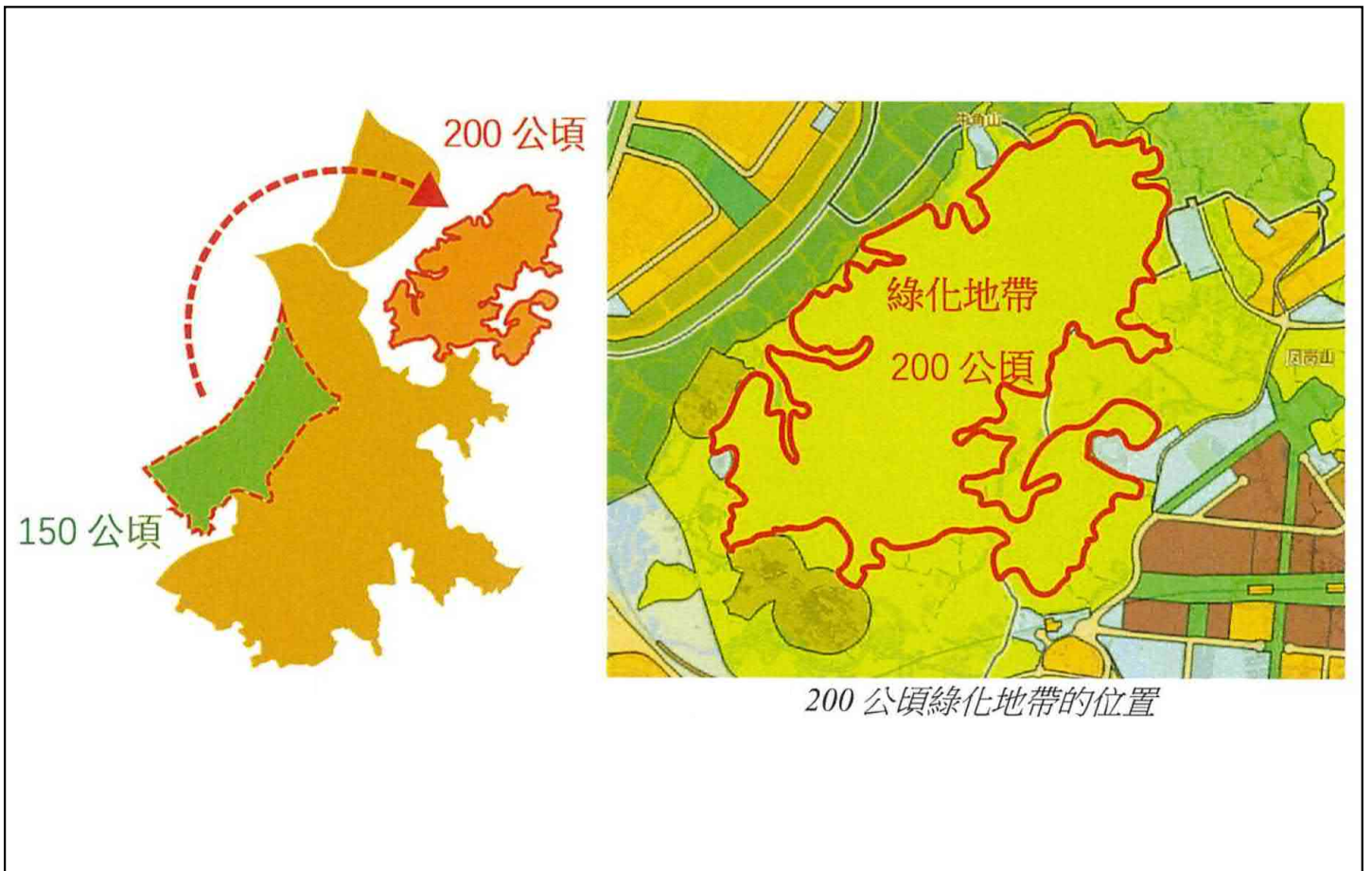


圖 Figure 1

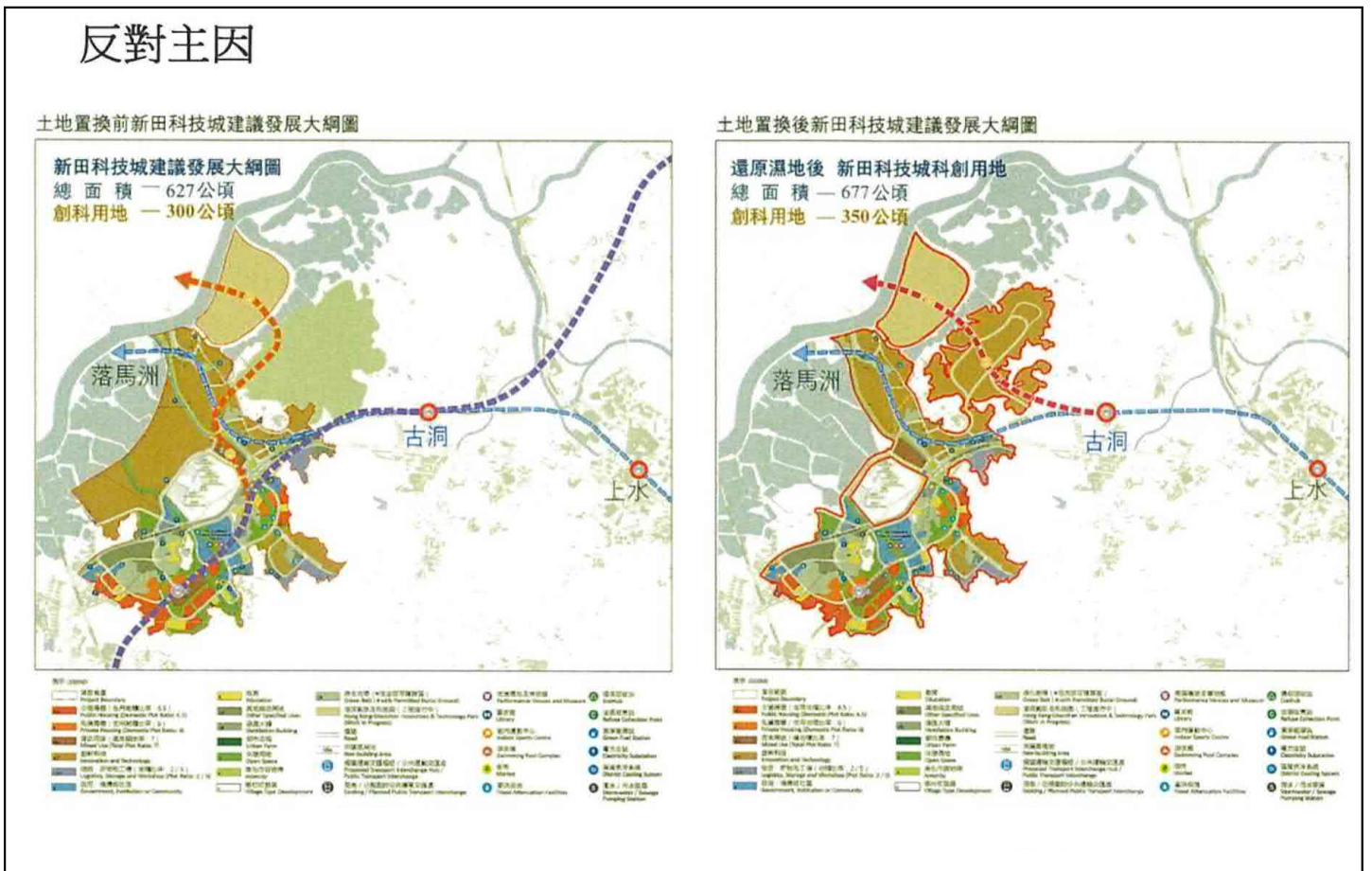
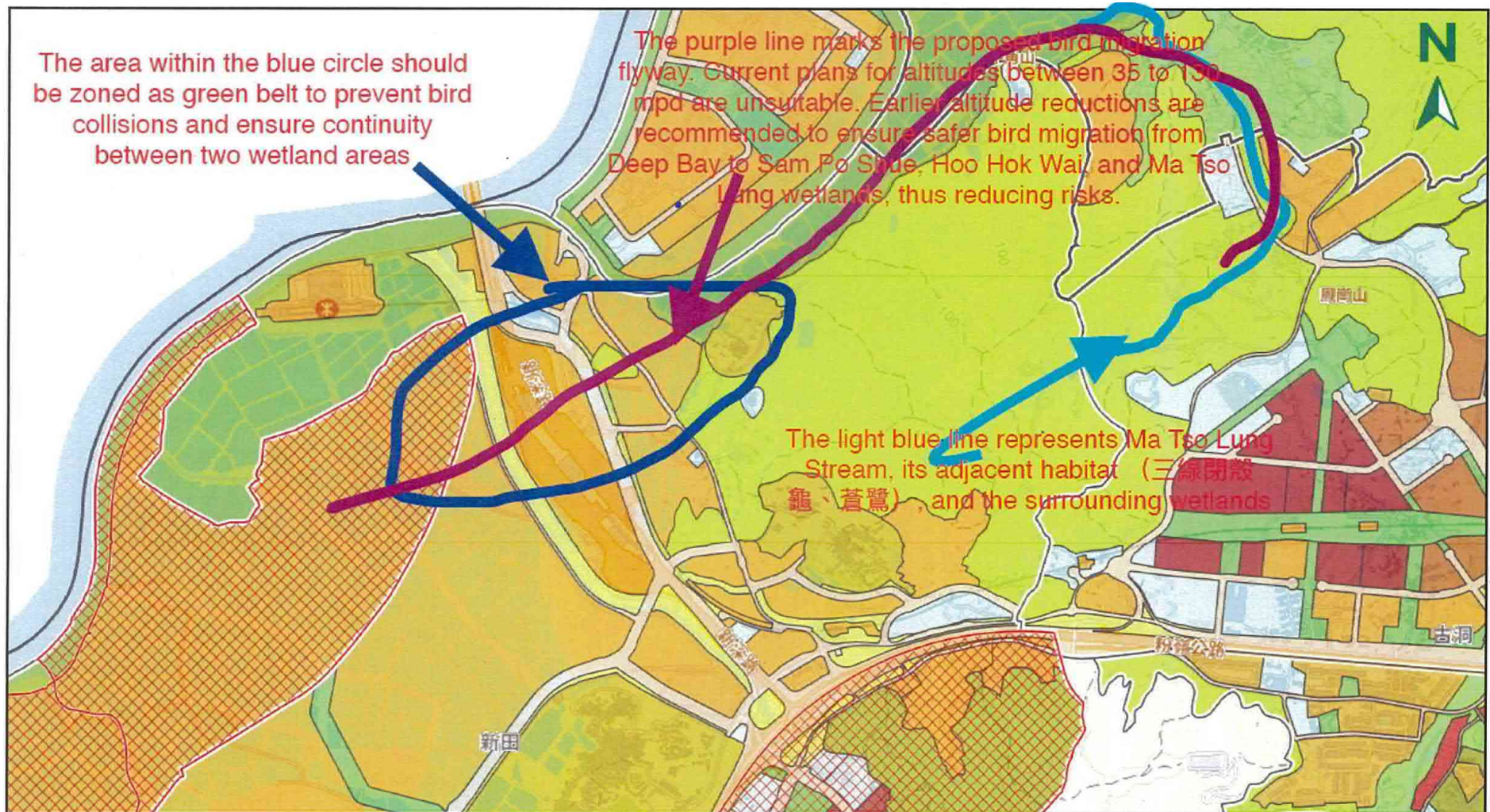


圖 Figure 2





規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.

圖 PLAN

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案  
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DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1  
申述人(R1332)提交的繪圖  
DRAWING SUBMITTED BY REPRESENTER (R1332)

參考編號  
REFERENCE No.  
M/YLE1/24/45

繪圖  
DRAWING  
H - 4



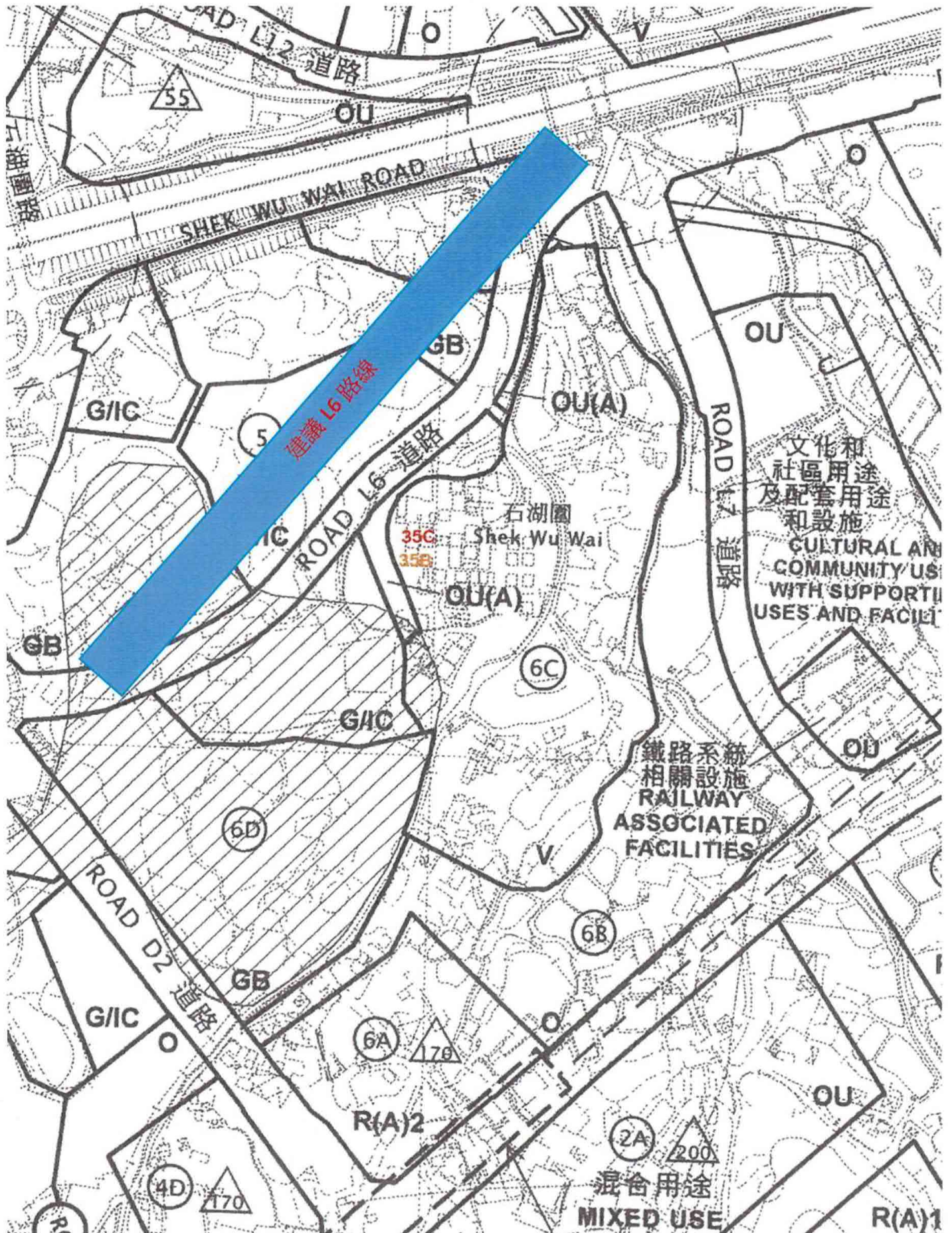






Figure 1: Overview of current plan around Chau Tau.

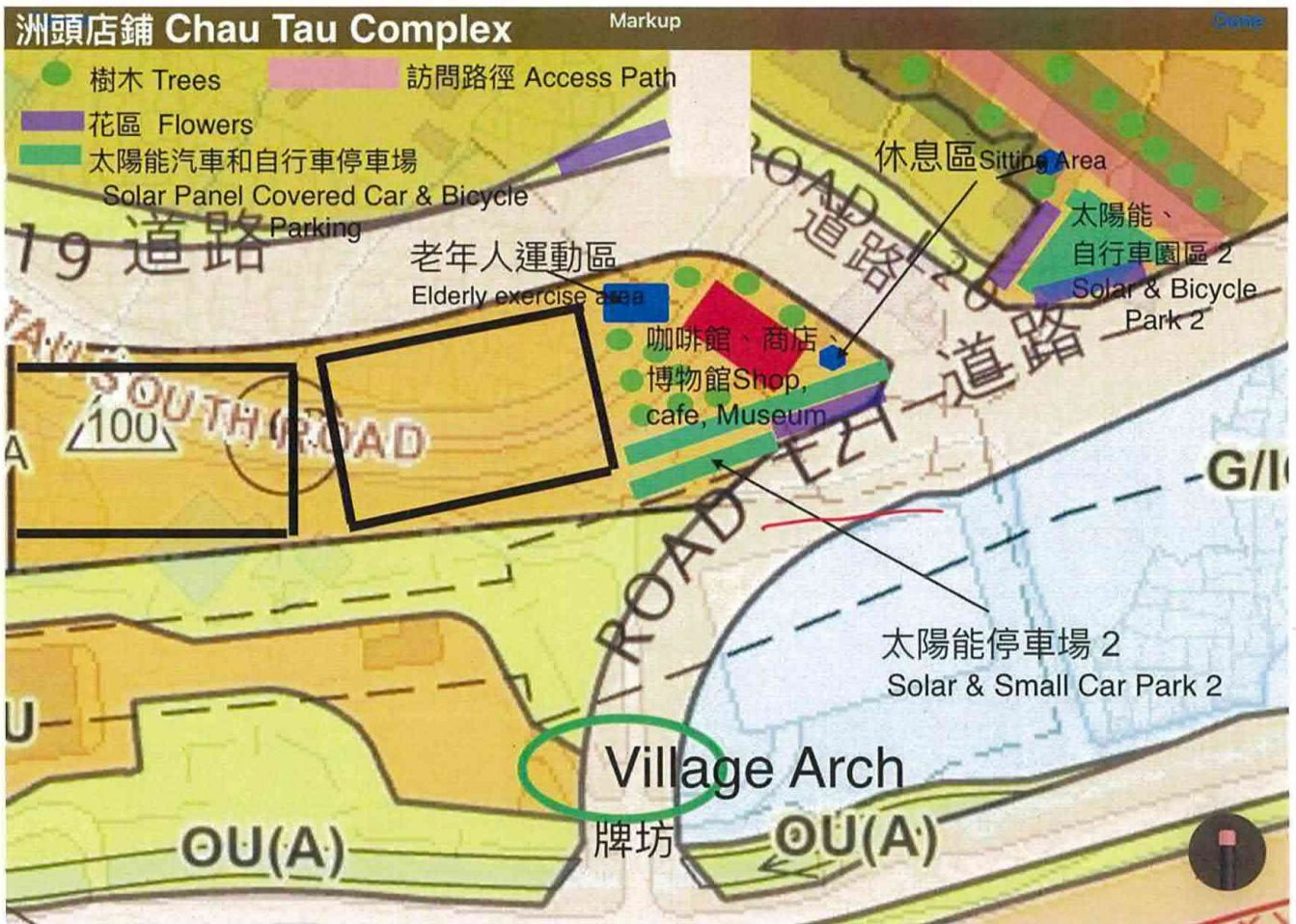


圖 2: 建議的洲頭綜合會館 Figure 2: Suggested Chau Tau Complex



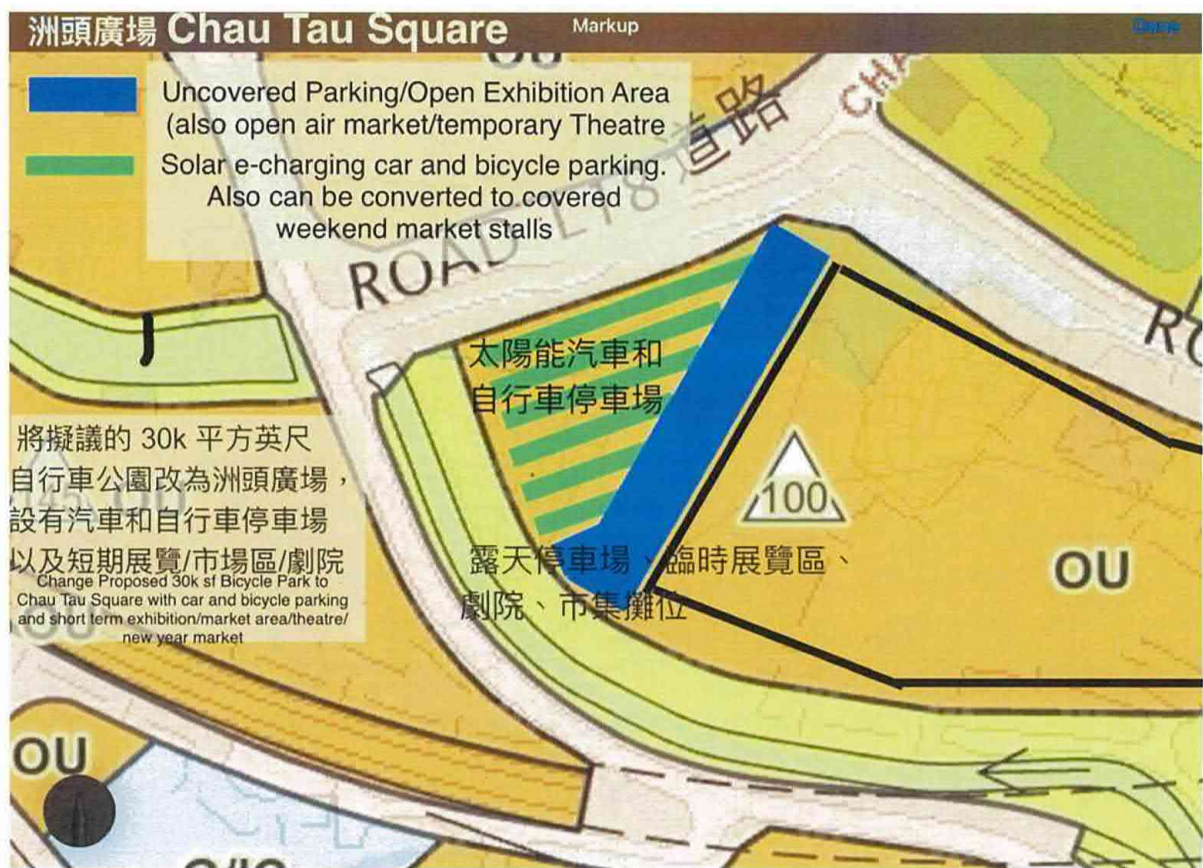


Figure 4: Suggested CT Square - Market, Car Park, Theatre Space  
圖 4: 建議的洲頭廣場 - 市場、停車場、劇院空間



圖 5: 露天運動區 Figure 5: Pun Uk/CT Open air Sports area





圖 6: 概述和其他建圖

Figure 6: Overview and other suggestions

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案  
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 申述人(R1494-R1498)提交的繪圖  
 DRAWING SUBMITTED BY REPRESENTER (R1494-R1498)

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**Figure 3 – Transitional Housing Development under Planning Application No. A/YL-NTM/431 Approved by the Town Planning Board in January 2022**

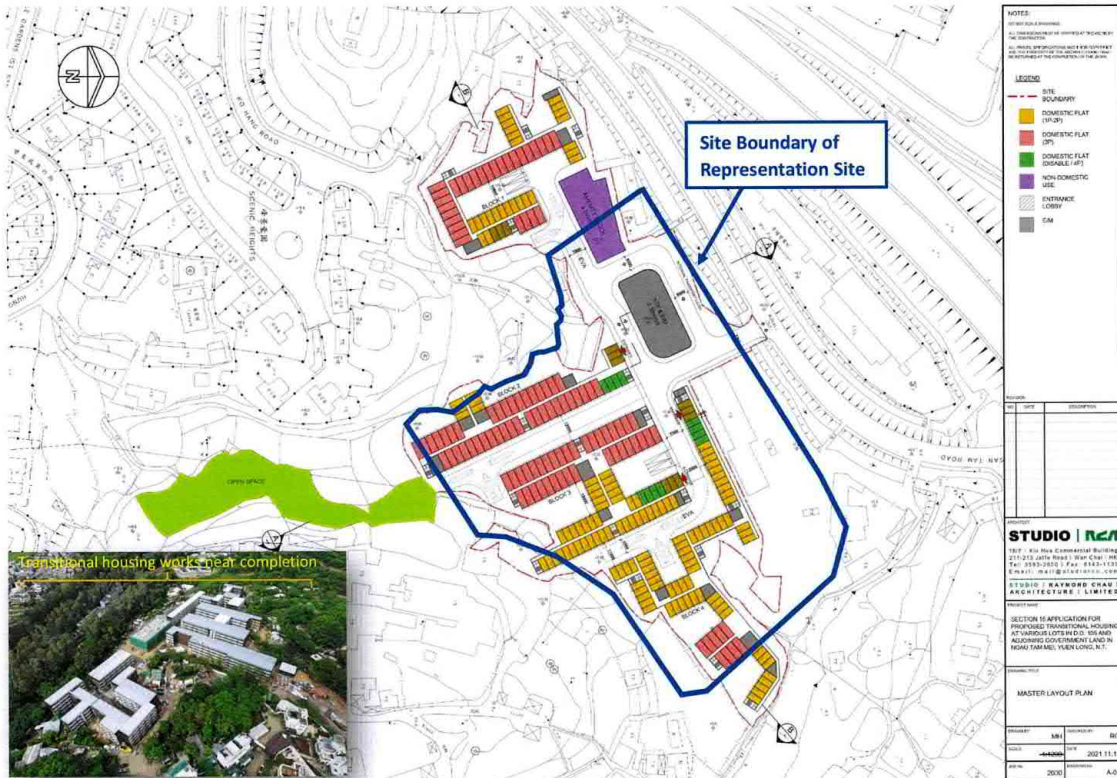
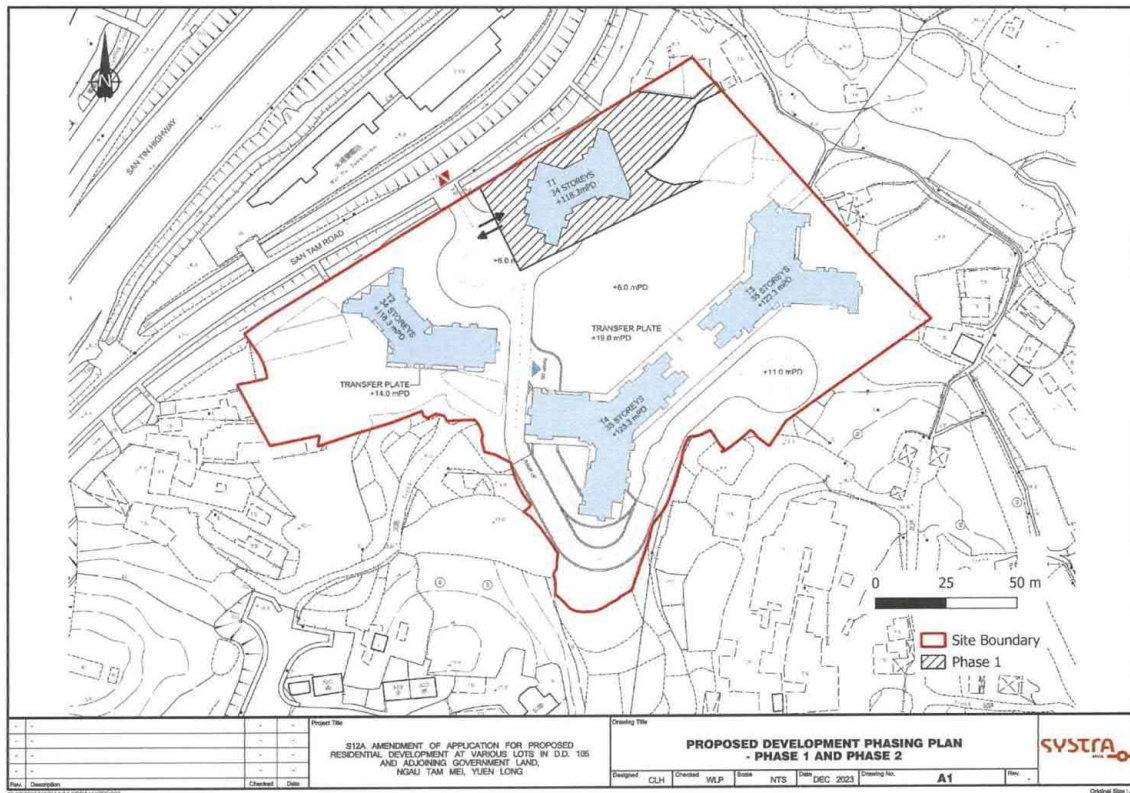


Photo taken in Apr 2024

Note: Representation Site Boundary for indicative purpose only, subject to detailed site survey

**Figure 4 – Proposed Residential Development under Planning Application No. Y/YL-NTM/5 Submitted to the Town Planning Board in September 2021**



就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案  
 CONSIDERATION OF REPRESENTATIONS  
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1  
 申述人(R102)提交的繪圖  
 DRAWING SUBMITTED BY REPRESENTER (R102)

參考編號 REFERENCE No. M/YLE1/24/45	繪圖 DRAWING H - 7a
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Figure 7A - Alternative Proposal

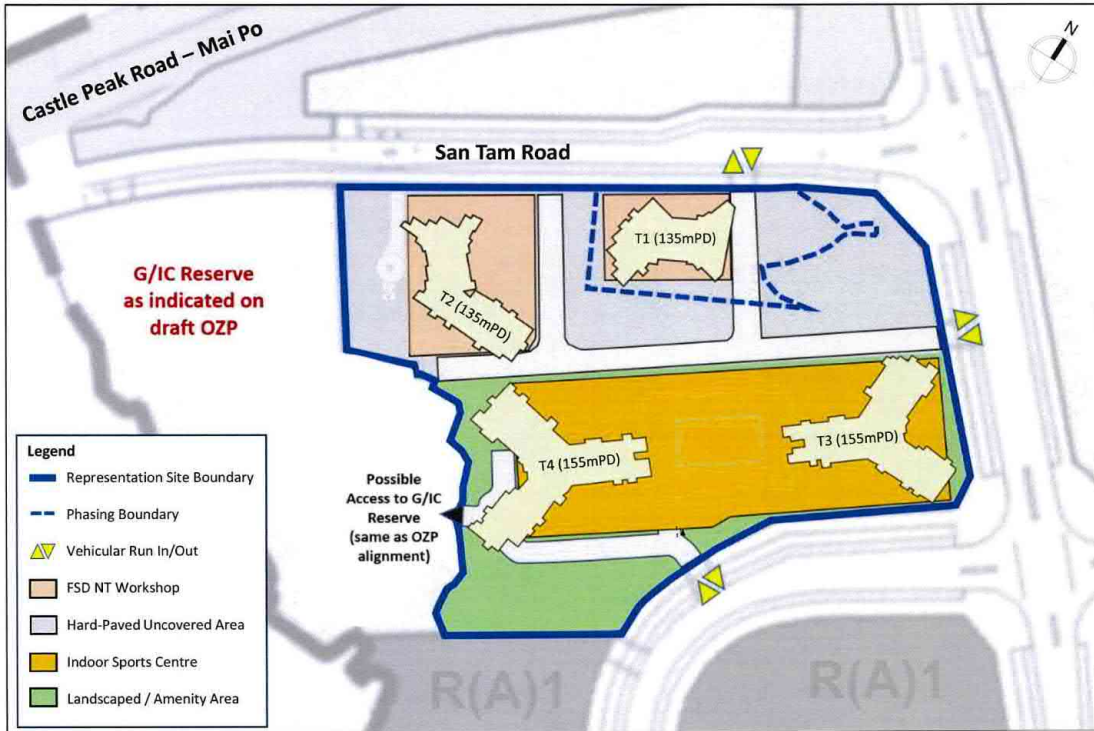
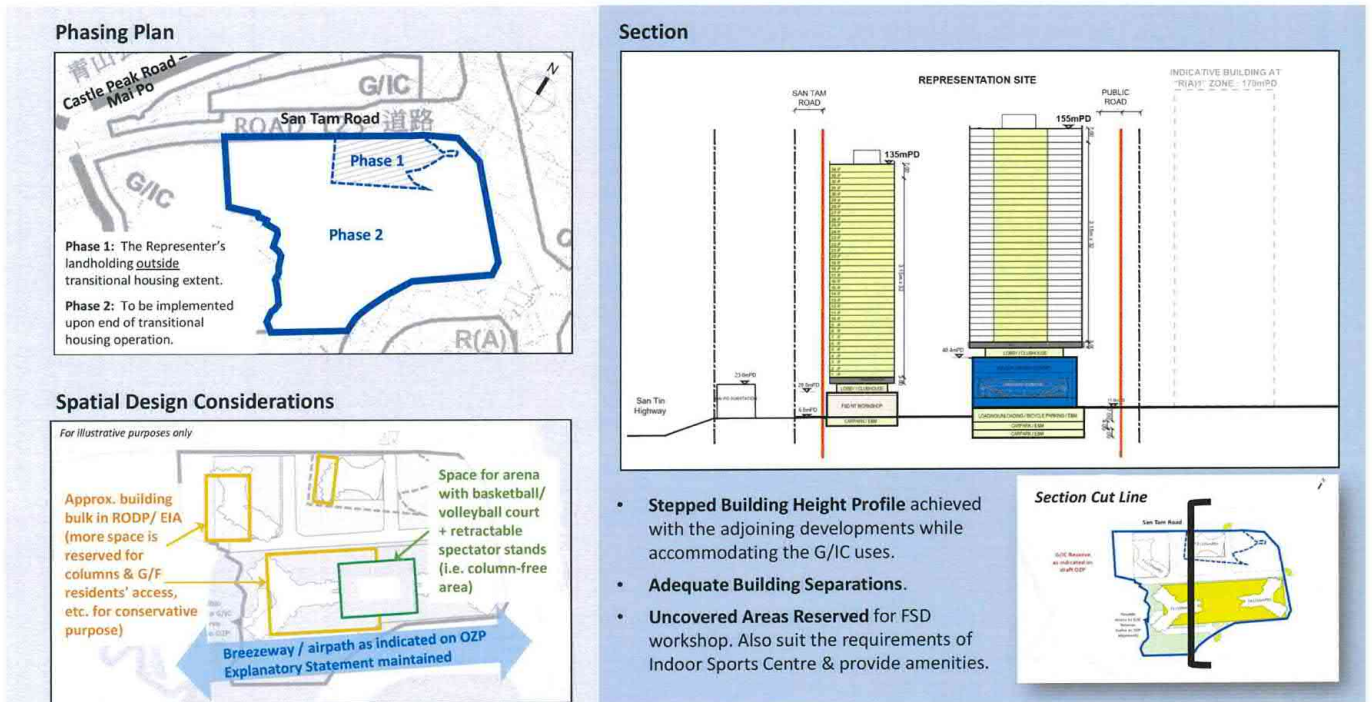


Figure 7B - Alternative Proposal (Cont'd)



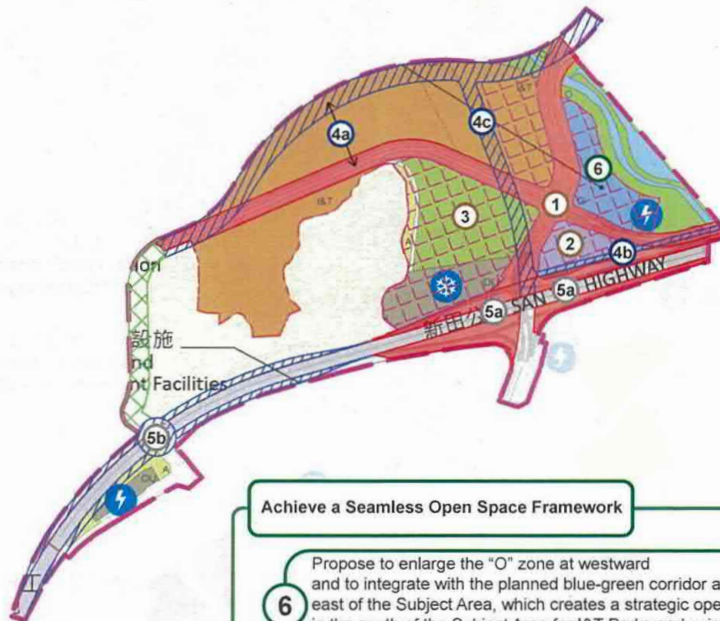


圖示 LEGEND

- 研究範圍  
Subject Area
- 項目範圍  
Project Boundary
- 公營房屋 (住用地積比率: 6.5)  
Public Housing (Domestic Plot Ratio: 6.5)
- 私人房屋 (住用地積比率: 6)  
Private Housing (Domestic Plot Ratio: 6)
- 混合用途 (總地積比率: 7)  
Mixed Use (Total Plot Ratio: 7)
- 創新科技  
Innovation and Technology
- 物流、貯物和工作 (地積比率: 2 / 5)  
Logistics, Storage and Workshop (Plot Ratio: 2 / 5)
- 政府、機構或社區  
Government, Institution or Community
- 教育  
Education
- 其他指定用途  
Other Specified Uses
- 通風大樓  
Ventilation Building
- 都市農場  
Urban Farm
- 休憩用地  
Open Space
- 美化市容地帶  
Amenity
- 鄉村式發展  
Village Type Development
- 綠化地帶 (\*包含認可墳葬區)  
Green Belt (\*with Permitted Burial Ground)
- 港新創新及科技園 (工程進行中)  
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)
- 道路  
Road
- 非建築用地  
Non-building Area
- 擬議運輸交匯樞紐 / 公共運輸交匯處  
Proposed Transport Interchange Hub / Public Transport Interchange
- 現有 / 已規劃的公共運輸交匯處  
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Performance Venues and Museum
- 圖書館  
Library
- 室內運動中心  
Indoor Sports Centre
- 游泳館  
Swimming Pool Complex
- 街市  
Market
- 蓄洪設施  
Flood Attenuation Facilities
- 環保回收站  
EcoHub
- 垃圾收集站  
Refuse Collection Point
- 潔淨能源站  
Green Fuel Station
- 電力支站  
Electricity Substation
- 區域供冷系統  
District Cooling System
- 雨水 / 污水廢務  
Stormwater / Sewage

PROPOSED AMENDMENTS LEGEND

- DELETION
- ADDITIONS
- WIDENING OF EXISTING ROAD
- CHANGE IN LAND USES



Enhance Effectiveness on Use of Land Resource

- 1 Propose deletion of the planned "X" shape road intersection at the west of the recognized villages, resulting with a sizeable and a more consolidated site configuration developable area. This could allow space to rationalize the planned land parcels.
- 2 Propose to change the "LSW" zone in the Subject Area (which is incompatible to the planned 'I&T' theme in nature) to "I&T" zone, by which allowing enlargement of the 'I&T' areas with a high degree of land use flexibility.
- 3 Propose to maintain the existing Shek Wu Wai Road at east and the planned widening of Castle Peak Road in the north, thereby allowing the possibility of advance stage development in the southwest of the Subject Area.

Create Design Flexibility for Concerned Land Parcels

- 4 Propose road diversion works to the existing Castle Peak Road – San Tin respectively:
  - a) Deletion of the planned northern portion of the Castle Peak Road – San Tin and add a more direct east-west road connection;
  - b) Straighten the small portion of the existing Castle Peak Road – San Tin for going in/out the villages; and
  - c) Maintain and further straighten the existing Shek Wu Wai Road to connect with the proposed new alignment of the Castle Peak Road – San Tin.
 These would create a more consolidated and easy-to-use site configuration for a more meaningful development.

Establish an Additional Activity Node with Enhanced Transport Circulation Network

- 5
  - a) Propose deletion of both existing and planned slip roads connecting to Shek Wu Wai Road and Mai Po Lung Road to San Tin Highway; and
  - b) Propose relocation of San Tin Highway Interchange with a roundabout junction design to the western end of San Tin Technopole allows to further enhance the internal transport circulation network between I&T Parks at north and San Tin Town Centre at south.
 These would further enhance the internal transportation circulation network between I&T Parks at north and San Tin Town Centre at south.

Achieve a Seamless Open Space Framework

- 6 Propose to enlarge the "O" zone at westward and to integrate with the planned blue-green corridor at the east of the Subject Area, which creates a strategic open space in the south of the Subject Area for I&T Parks and existing and future community.

File Name: Source

	ADDRESS: 2/F & 3/F TUNG HUP COMMERCIAL BUILDING 214 JEE HUIK ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2588 6578	JOB TITLE: SAN TIN TECHNOPOLE - REPRESENTATION PROPOSED AMENDMENT TO THE DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1	Drawing Title: PROPOSED AMENDMENTS TO THE DRAFT OZP		Drawn: HY Date: 31/07/2023 Checked: HT Approved: FW Scale: 1:1000 @ A3 Drawing No.: ENCLOSURE 2
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就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案  
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 申述人 (R1492) 提交的繪圖  
 DRAWING SUBMITTED BY REPRESENTER (R1492)

參考編號 REFERENCE No. M/YLE1/24/45	繪圖 DRAWING H - 8a
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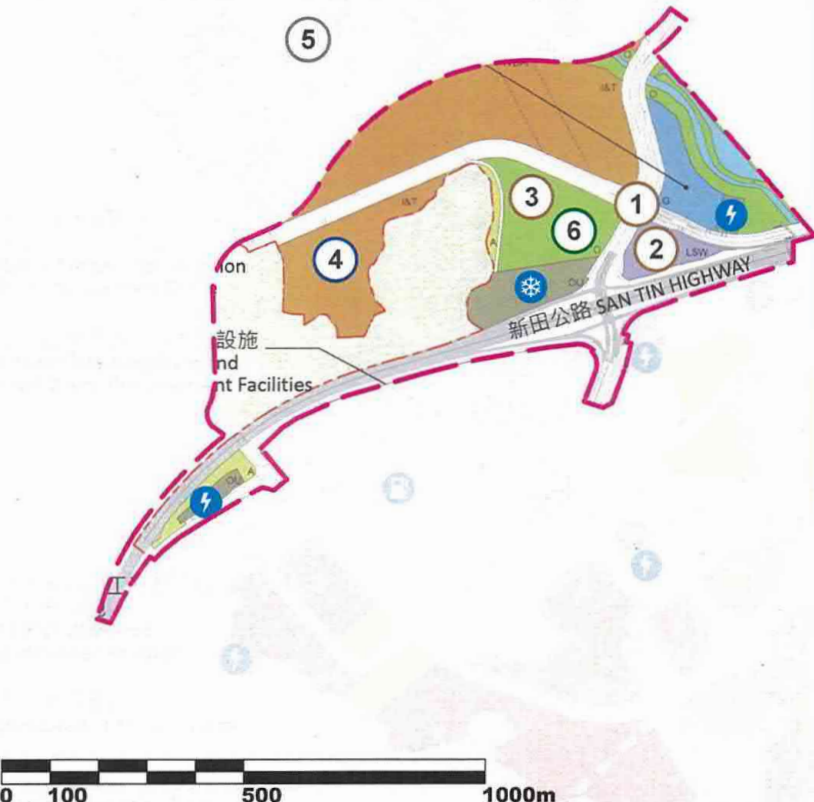


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- 街市  
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- 環保回收站  
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Refuse Collection Point
- 潔淨能源站  
Green Fuel Station
- 電力站  
Electricity Substation
- 區域供冷系統  
District Cooling System
- 雨水 / 污水泵房  
Stormwater / Sewage

Open Space Connectivity

6 The "O" zone in the Subject Area is dissected from the blue-green corridor by the "X-shape" road intersection, it reflects that the Draft OZP is not acting proactively to achieve a more connected blue-green corridor. The undesirable location is not easily accessible by the nearby recognized villages and the future working and residential population. Consequently, it results not be beneficial to the public interests for catering the recreational needs and enhancing the quality of life as well as poses serious development hurdle for future development.



Land Resources

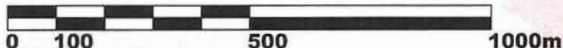
- 1 Maintaining the existing Castle Peak Road – San Tin and the planned road widening for Shek Wu Wai Road form a "X" shape road intersection. The planned "X" shape road intersection occupies an area of approximately 5.3 hectares, however it does not at all contribute to effective use of our scarce land resources. It seriously affects and yields peculiar site configuration of the available land lots, limiting the flexibility of land utilization, both of which present inefficient utilization of valuable land resources.
- 2 The "LSW" zone in the Subject Area occupies an area of approximately 1.4 hectares. It is surrounded by the planned I&T Parks and the San Tin Town Centre. From the perspective of rational planning, the planned land boundary is in odd shape and, per se, is incompatible with its surrounding areas as well as the entire development of San Tin Technopole. Its 'to-be-generated' traffic flow is absolutely undesirable at the entrance location of the Technopole. All in all, it is fully against the planning vision and positioning of San Tin Technopole.
- 3 The "O" zone in the west of the Subject Area, which was zoned "Residential (Group D)" under the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, is served by existing road infrastructure (San Tin Highway, Castle Peak Road – San Tin and Shek Wu Wai Road). It is considered as a readily available land for the development at an advance stage. However, the Draft OZP does not take into account the advantage of the readily available land resources as well as its strategic entrance location, completely weakening the possibility of achieving an optimal development potential.

'I&T (with Talent Accommodation)'

4 The "I&T" zone at the South of the existing Castle Peak Road – San Tin is segregated from the main area of San Tin Technopole. This "I&T" zone limits the development flexibility for I&T facilities of different scales, different I&T fields, and different stages of I&T value chain.

Transport Network

5 Connection of the two extensive "I&T (with Talent Accommodation)" zone at North and a small "I&T" zone at South of the existing Castle Peak Road – San Tin mainly relying on the existing Shek Wu Wai Road and San Tin Interchange is weak in catering for the future working and residential populations of the I&T Parks and the San Tin New Town. The planned transport circulation network has not been thoroughly planned from a holistic perspective, resulting in missing opportunities of enhancing the overall development intensity if with a holistic, well-thought transport network.



	ADDRESS: 2/F & 3/F TUNG HP COMMERCIAL BUILDING 244 DES VUEUX ROAD CENTRAL HONG KONG TEL: 2907 8333 FAX: 2906 8376	JOB TITLE: SAN TIN TECHNOPOLE - REPRESENTATION PROPOSED AMENDMENT TO THE DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1	Drawing Title: IDENTIFIED SHORTFALLS		Drawn: HY Date: 31/07/2023 Checked: HT Approved: FW Scale: 1:10000 Drawing No.: ENCLOSURE 5							
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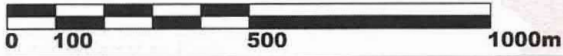
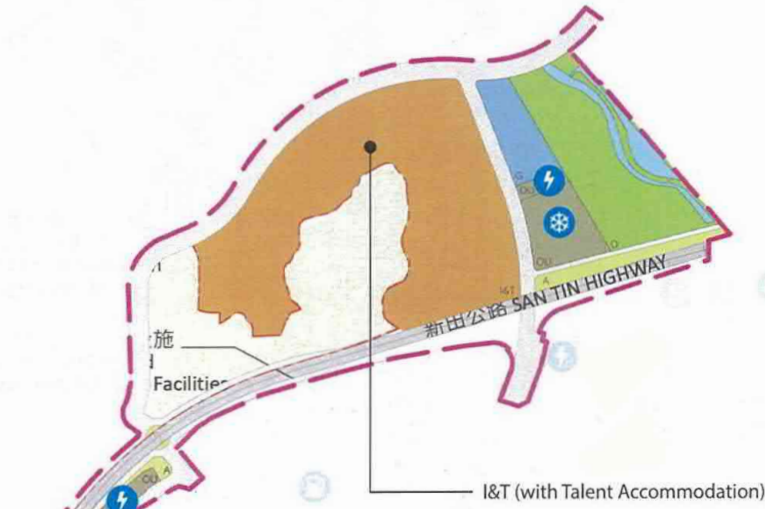
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 REFERENCE No.  
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繪圖  
 DRAWING  
 H - 8b



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Swimming Pool Complex
- 街市  
Market
- 蓄洪設施  
Flood Attenuation Facilities
- 環保回收站  
EcoHub
- 垃圾收集站  
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- 潔淨能源站  
Green Fuel Station
- 電力支站  
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Stormwater / Sewage



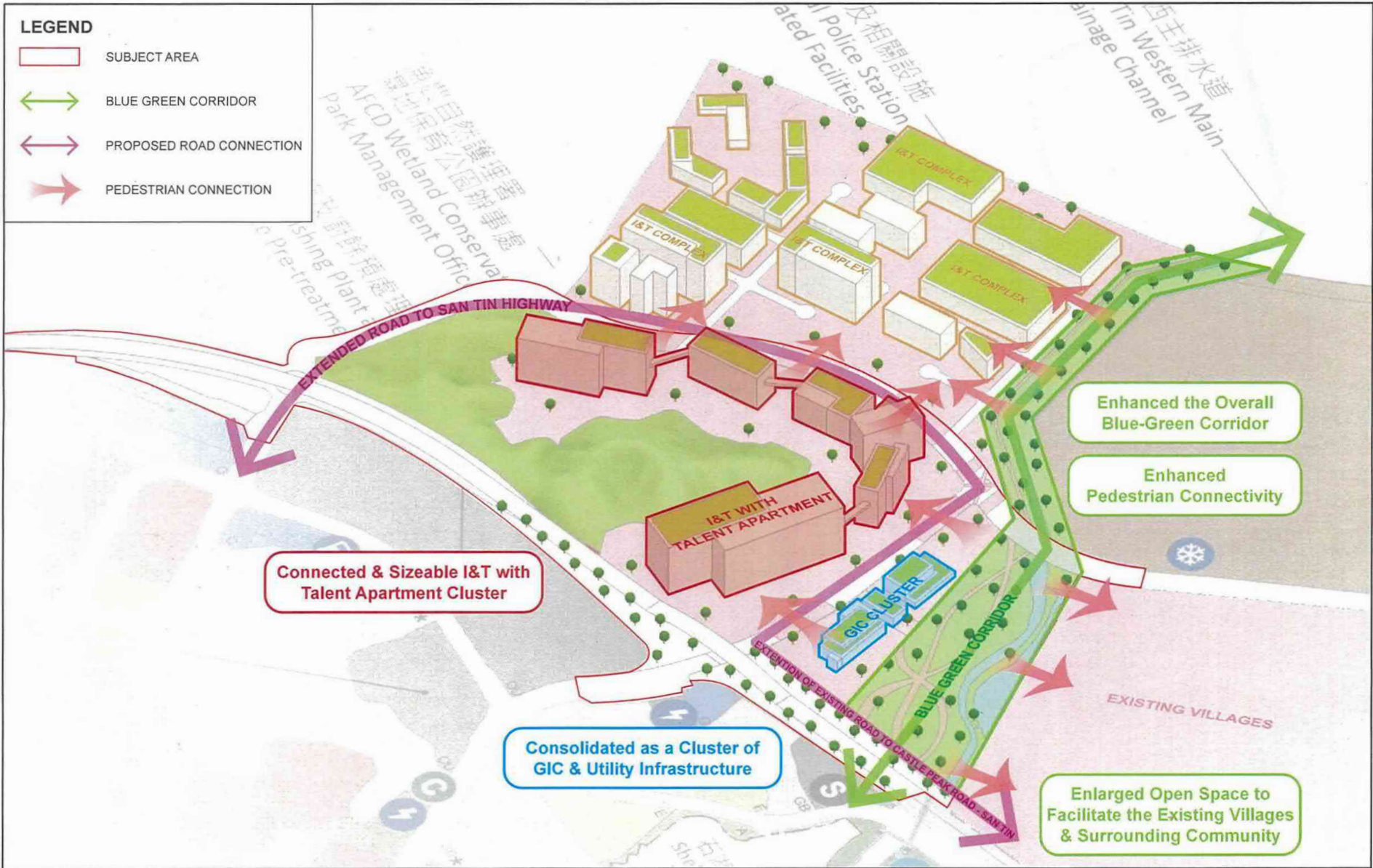
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File Name :  
Source :

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Rev. Description Date						

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參考編號 REFERENCE No. M/YLE1/24/45	繪圖 DRAWING H - 8d
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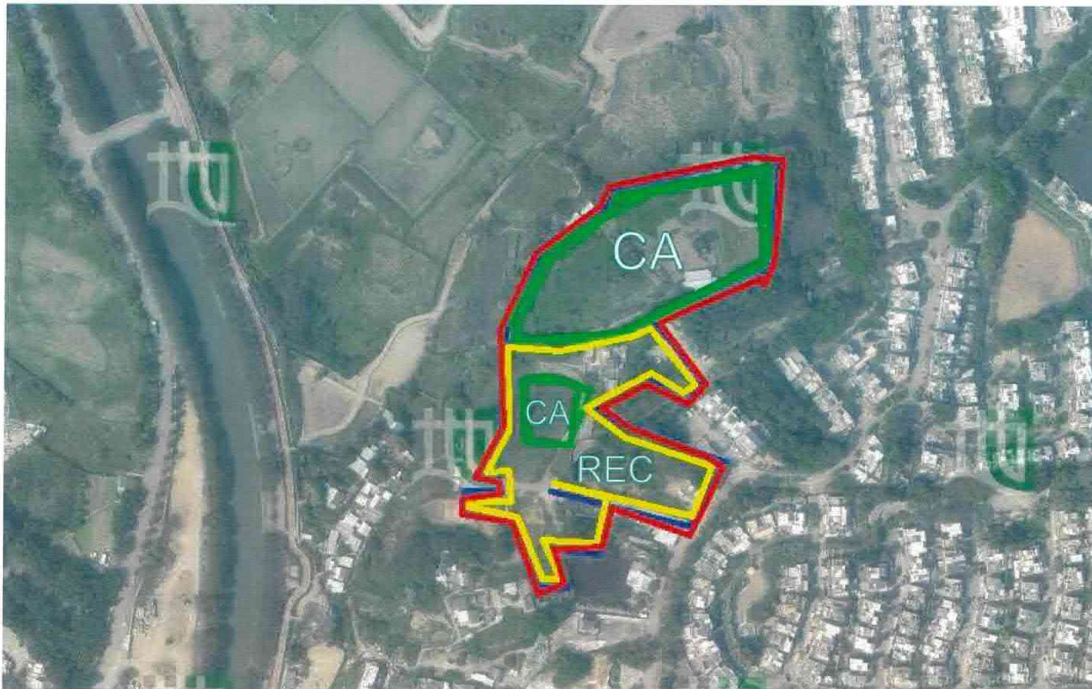
Annexure 2 : Satellite image of the Site taken in February 2023



<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in orange

Annexure 2A : Satellite image of the Site taken in February 2023 (“CA” zone and “REC” zone)

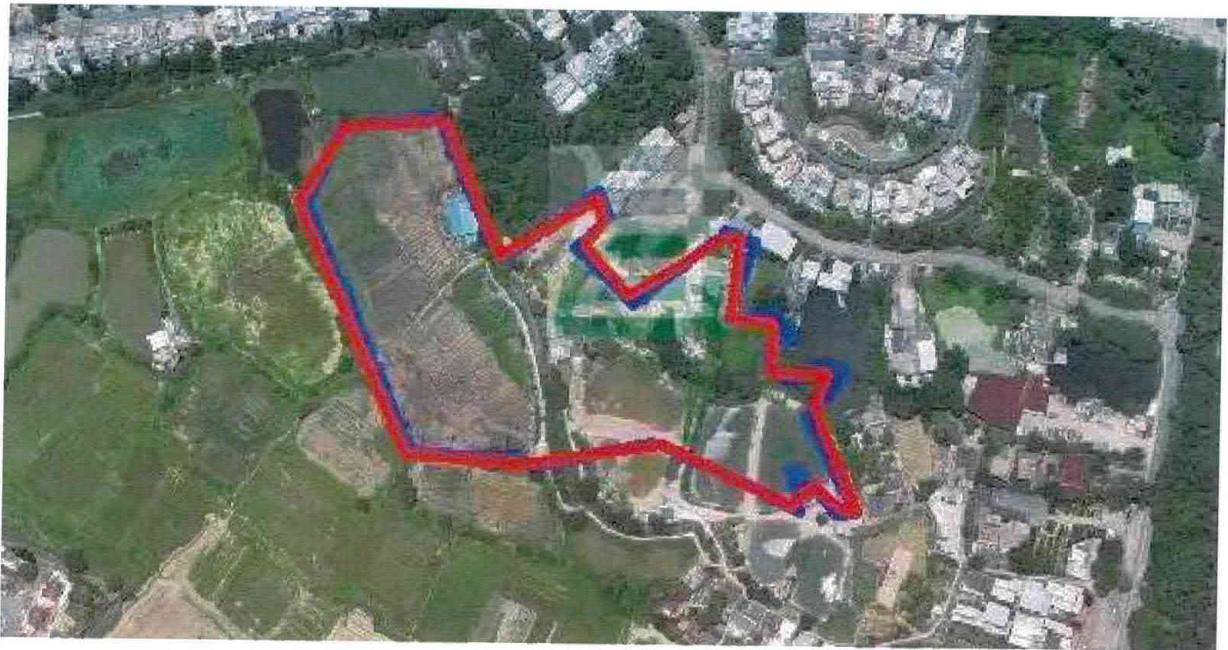


<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in red  
 Boundary of “CA” zone coloured in green  
 Boundary of “REC” zone coloured in yellow



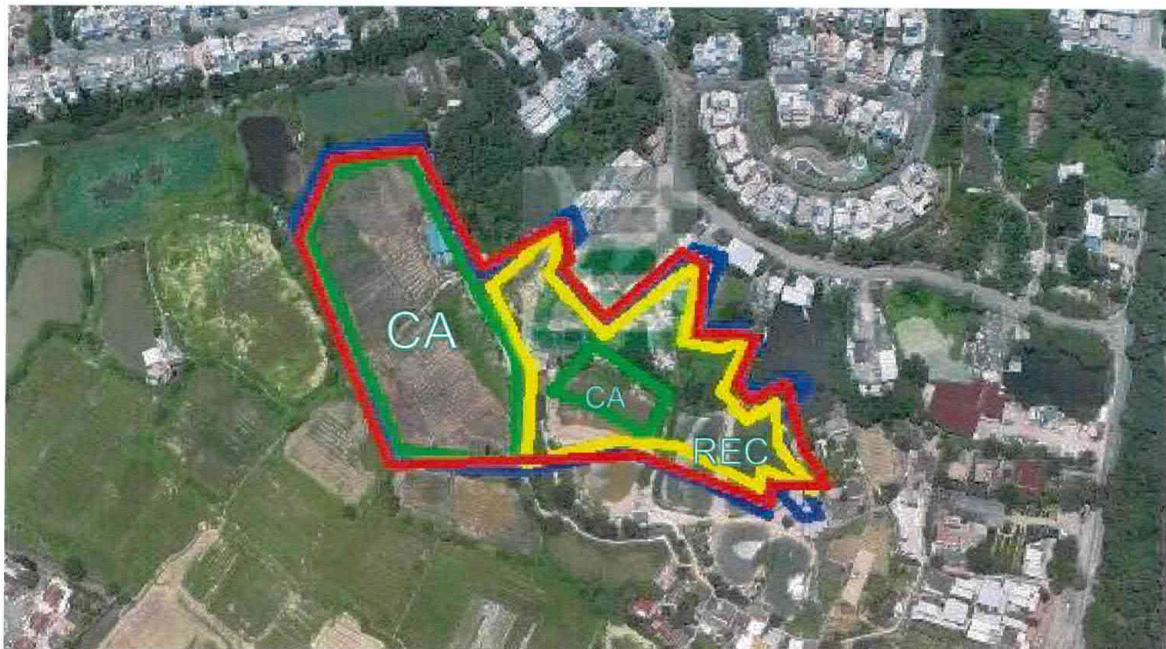
### Annexure 3 : Satellite image of the Site taken in 2013



<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in red

### Annexure 3A : Satellite image of the Site taken in 2013 showing “CA” zone and “REC” zone



<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in red  
 Boundary of “CA” zone coloured in green  
 Boundary of “REC” zone coloured in yellow



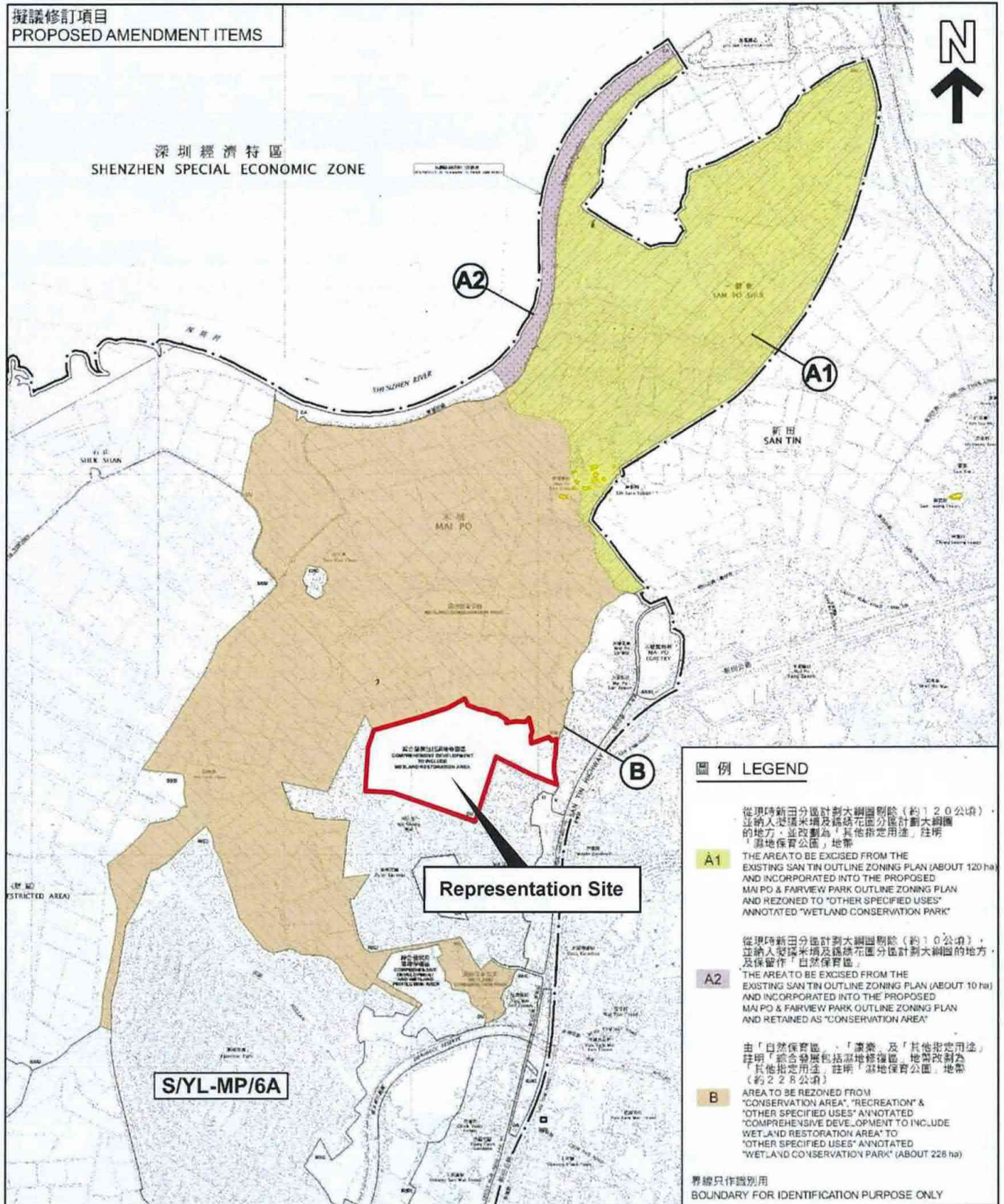


Figure 2: The Location of the Representation Site and Amendment Item B



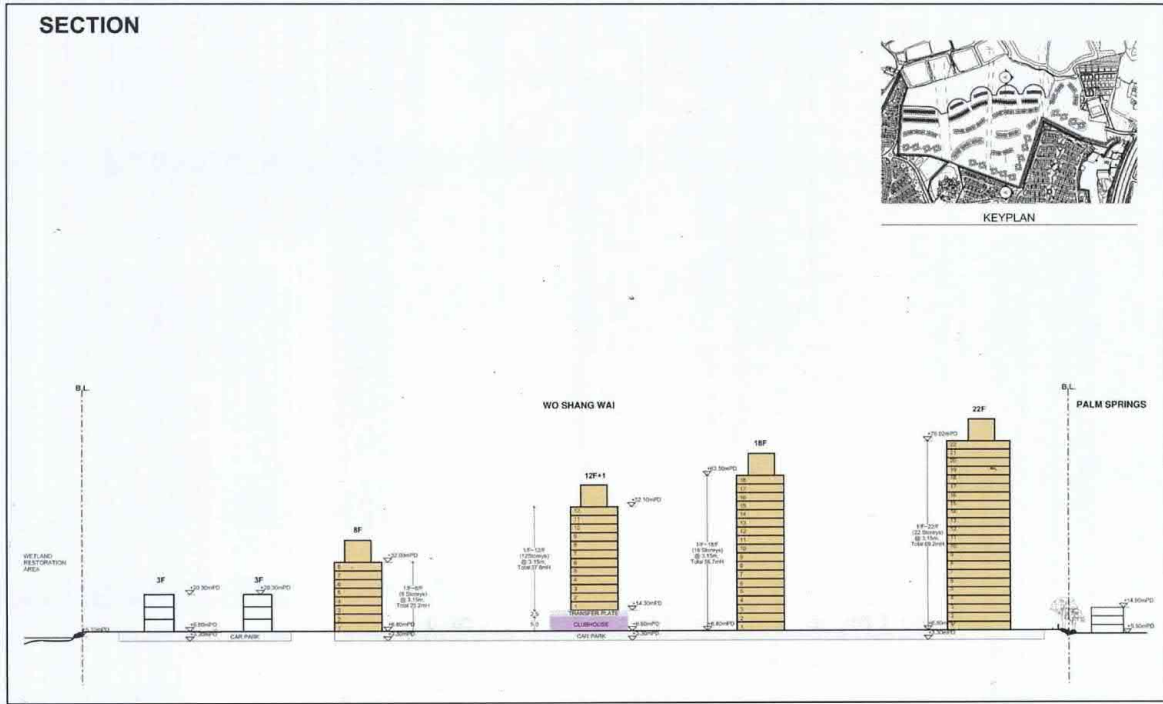
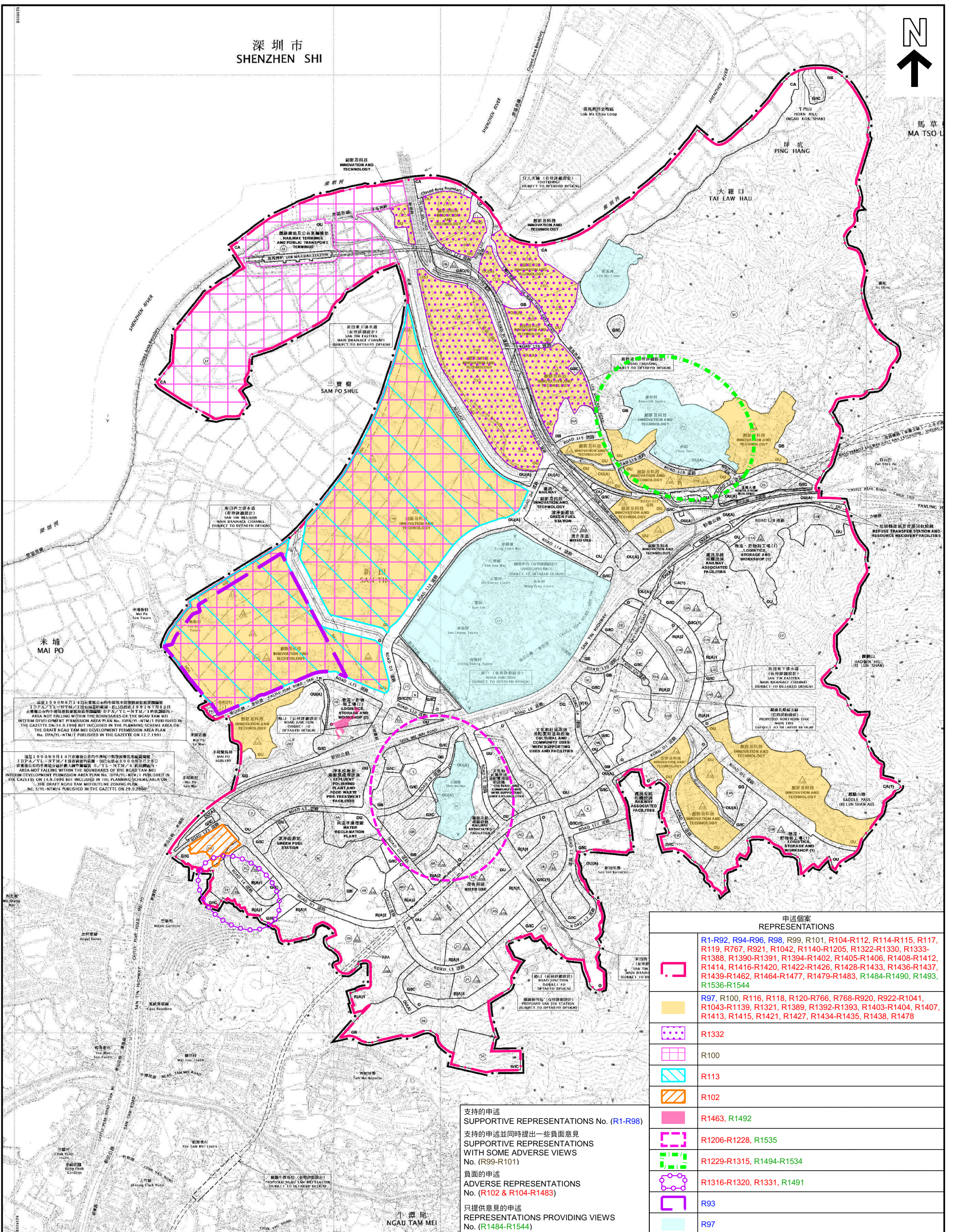


Figure 5: Section A-A of the Proposed Private Housing Concept



Figure 6: Conceptual Layout Plan





編號 1990 和 914 日在《憲報》刊登的《新田東部主要排水渠工程發展計劃》(S/T/1) 的範圍內，但不在《新田東部主要排水渠工程發展計劃》(S/T/1) 的範圍內。此類發展計劃的臨時發展許可證編號為 S/YL-NTM/4，已於 1990 年 12 月 7 日刊登在《憲報》上。此類發展計劃的臨時發展許可證編號為 S/YL-NTM/4，已於 1990 年 12 月 7 日刊登在《憲報》上。

編號 1990 和 914 日在《憲報》刊登的《新田西部主要排水渠工程發展計劃》(S/T/1) 的範圍內，但不在《新田西部主要排水渠工程發展計劃》(S/T/1) 的範圍內。此類發展計劃的臨時發展許可證編號為 S/YL-NTM/4，已於 1990 年 12 月 7 日刊登在《憲報》上。此類發展計劃的臨時發展許可證編號為 S/YL-NTM/4，已於 1990 年 12 月 7 日刊登在《憲報》上。

支持的申述  
SUPPORTIVE REPRESENTATIONS No. (R1-R98)

支持的申述並同時提出一些負面意見  
SUPPORTIVE REPRESENTATIONS WITH SOME ADVERSE VIEWS No. (R99-R101)

負面的申述  
ADVERSE REPRESENTATIONS No. (R102 & R104-R1483)

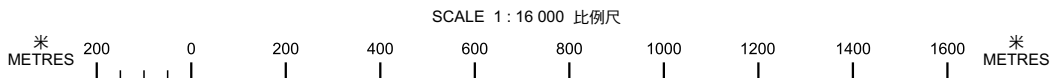
只提供意見的申述  
REPRESENTATIONS PROVIDING VIEWS No. (R1484-R1544)

申述個案 REPRESENTATIONS	
	R1-R92, R94-R96, R98, R99, R101, R104-R112, R114-R115, R117, R119, R767, R921, R1042, R1140-R1205, R1322-R1330, R1333-R1388, R1390-R1391, R1394-R1402, R1405-R1406, R1408-R1412, R1414, R1416-R1420, R1422-R1426, R1428-R1433, R1436-R1437, R1439-R1462, R1464-R1477, R1479-R1483, R1484-R1490, R1493, R1536-R1544
	R97, R100, R116, R118, R120-R766, R768-R920, R922-R1041, R1043-R1139, R1321, R1389, R1392-R1393, R1403-R1404, R1407, R1413, R1415, R1421, R1427, R1434-R1435, R1438, R1478
	R1332
	R100
	R113
	R102
	R1463, R1492
	R1206-R1228, R1535
	R1229-R1315, R1494-R1534
	R1316-R1320, R1331, R1491
	R93
	R97

申述地點位置圖 LOCATION PLAN OF REPRESENTATIONS

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

本摘要圖於2024年6月19日擬備，所根據的資料為於2024年3月8日展示的分區計劃大綱圖編號S/STT/1  
EXTRACT PLAN PREPARED ON 19.6.2024 BASED ON OUTLINE ZONING PLAN No. S/STT/1 EXHIBITED ON 8.3.2024



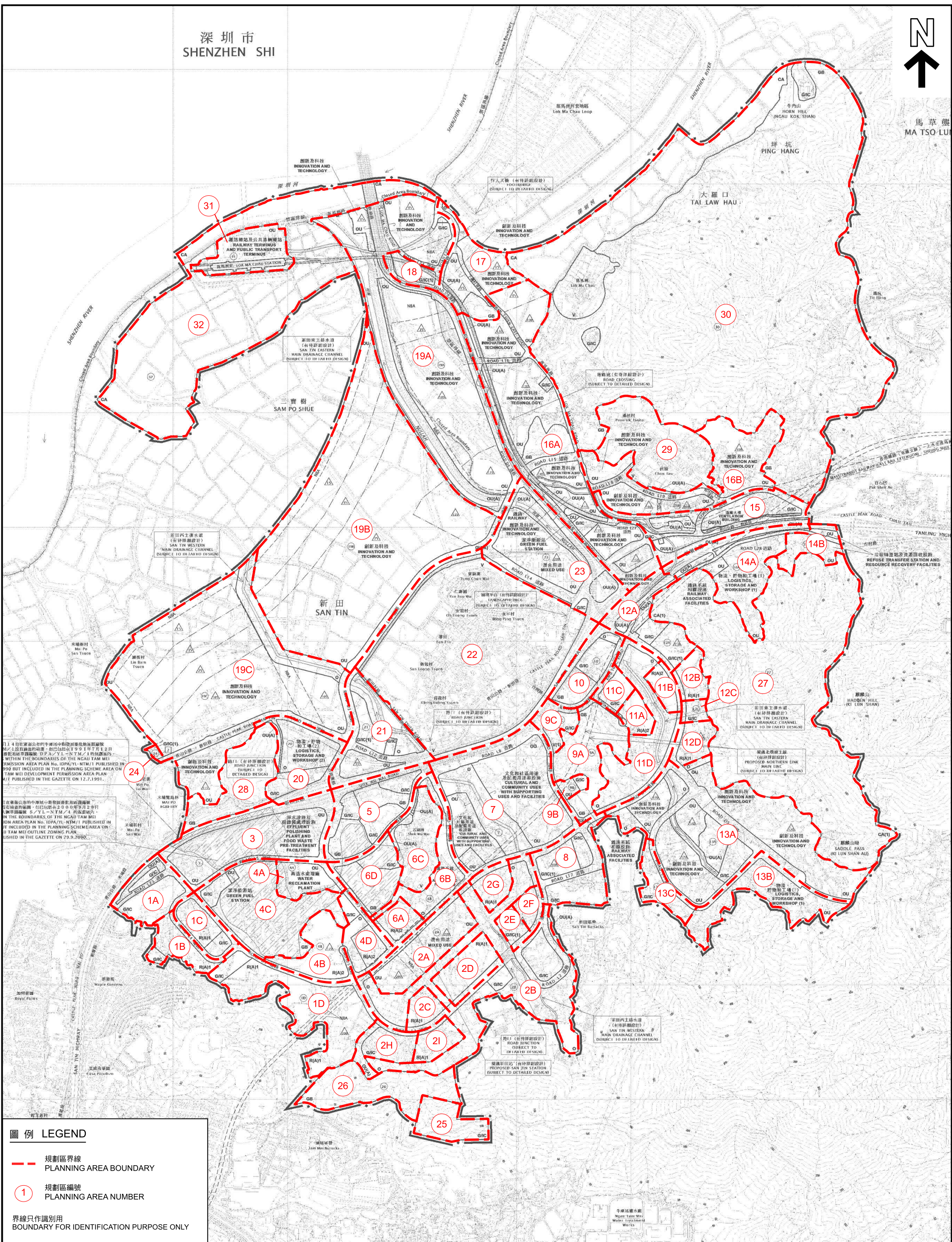
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-1a





**圖例 LEGEND**

- 規劃區界線  
PLANNING AREA BOUNDARY
- ① 規劃區編號  
PLANNING AREA NUMBER

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年6月19日擬備，  
所根據的資料為於2024年3月8日  
展示的分區計劃大綱圖編號S/STT/1  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/STT/1 EXHIBITED ON 8.3.2024

**新田科技城分區計劃大綱圖**  
**SAN TIN TECHNOPOLE OUTLINE ZONING PLAN**

規劃區  
PLANNING AREA

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1000 1200 1400 米 METRES

**規劃署**  
**PLANNING**  
**DEPARTMENT**

參考編號  
REFERENCE No.  
**M/YLE1/24/45**

圖 PLAN  
H-1b





深圳市  
SHENZHEN SHI

SHENZHEN RIVER

河套區  
The Loop

大羅回  
TAI LAU HAU

落馬洲  
LOK MACHAU

洲頭  
Chau Tau

三寶樹  
SAM PO SHUE

麒麟山  
HADDEN HILL  
(KI LUN SHAN)

石湖圍  
Shek Wu Wai

新田軍營  
San Tin Barracks

潭尾軍營  
Tam Mei Barracks

牛潭尾  
NGAU TAM MEI

米埔  
MAI PO

高行  
KO HANG

申述個案 REPRESENTATIONS	
	R1-R92, R94-R96, R98, R99, R101, R104-R112, R114-R115, R117, R119, R767, R921, R1042, R1140-R1205, R1322-R1330, R1333-R1388, R1390-R1391, R1394-R1402, R1405-R1406, R1408-R1412, R1414, R1416-R1420, R1422-R1426, R1428-R1433, R1436-R1437, R1439-R1462, R1464-R1477, R1479-R1483, R1484-R1490, R1493, R1536-R1544
	R97, R100, R116, R118, R120-R766, R768-R920, R922-R1041, R1043-R1139, R1321, R1389, R1392-R1393, R1403-R1404, R1407, R1413, R1415, R1421, R1427, R1434-R1435, R1438, R1478
	R1332
	R100
	R113
	R102
	R1463, R1492
	R1206-R1228, R1535
	R1229-R1315, R1494-R1534
	R1316-R1320, R1331, R1491
	R93
	R97

支持的申述  
SUPPORTIVE REPRESENTATIONS No. (R1-R98)

支持的申述並同時提出一些負面意見  
SUPPORTIVE REPRESENTATIONS WITH SOME ADVERSE VIEWS No. (R99-R101)

負面的申述  
ADVERSE REPRESENTATIONS No. (R102 & R104-R1483)

只提供意見的申述  
REPRESENTATIONS PROVIDING VIEWS No. (R1484-R1544)

航空照片 AERIAL PHOTO

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-2

本摘要圖於2024年6月19日擬備，  
所根據的資料為地政總署  
於2023年11月拍得的  
數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 TAKEN ON 11.2023





編號 1 9 9 0 年 9 月 1 4 日 在 粵 港 公 佈 的 中 國 中 部 發 展 規 劃 總 綱 綱 要  
 1 9 9 0 年 9 月 1 4 日 在 粵 港 公 佈 的 中 國 中 部 發 展 規 劃 總 綱 綱 要  
 AREA NOT FALLING WITHIN THE SCHEMES OF THE ROAD TOWN MEI  
 INTERIM DEVELOPMENT PERMISSION AREA PLAN No. (DP/AV)-NTM/1 PUBLISHED IN  
 THE GAZETTE ON 14.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON  
 THE DRAFT NGAU TAM MEI DEVELOPMENT PERMISSION AREA PLAN  
 No. DP/AV-NTM/1 PUBLISHED IN THE GAZETTE ON 12.7.1991.

編號 1 9 9 0 年 9 月 1 4 日 在 粵 港 公 佈 的 中 國 中 部 發 展 規 劃 總 綱 綱 要  
 1 9 9 0 年 9 月 1 4 日 在 粵 港 公 佈 的 中 國 中 部 發 展 規 劃 總 綱 綱 要  
 AREA NOT FALLING WITHIN THE SCHEMES OF THE ROAD TOWN MEI  
 INTERIM DEVELOPMENT PERMISSION AREA PLAN No. (DP/AV)-NTM/1 PUBLISHED IN  
 THE GAZETTE ON 14.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON  
 THE DRAFT NGAU TAM MEI DEVELOPMENT PERMISSION AREA PLAN  
 No. DP/AV-NTM/1 PUBLISHED IN THE GAZETTE ON 12.7.1991.

圖例 LEGEND

① ◀ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/YLE1/24/45

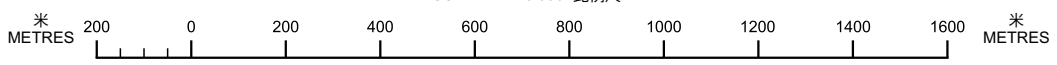
圖 PLAN  
H-3a

本摘要圖於2024年6月19日擬備，  
 所根據的資料為於2024年3月8日  
 展示的分區計劃大綱圖編號S/STT/1  
 EXTRACT PLAN PREPARED ON 19.6.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/STT/1 EXHIBITED ON 8.3.2024

位置圖 LOCATION PLAN

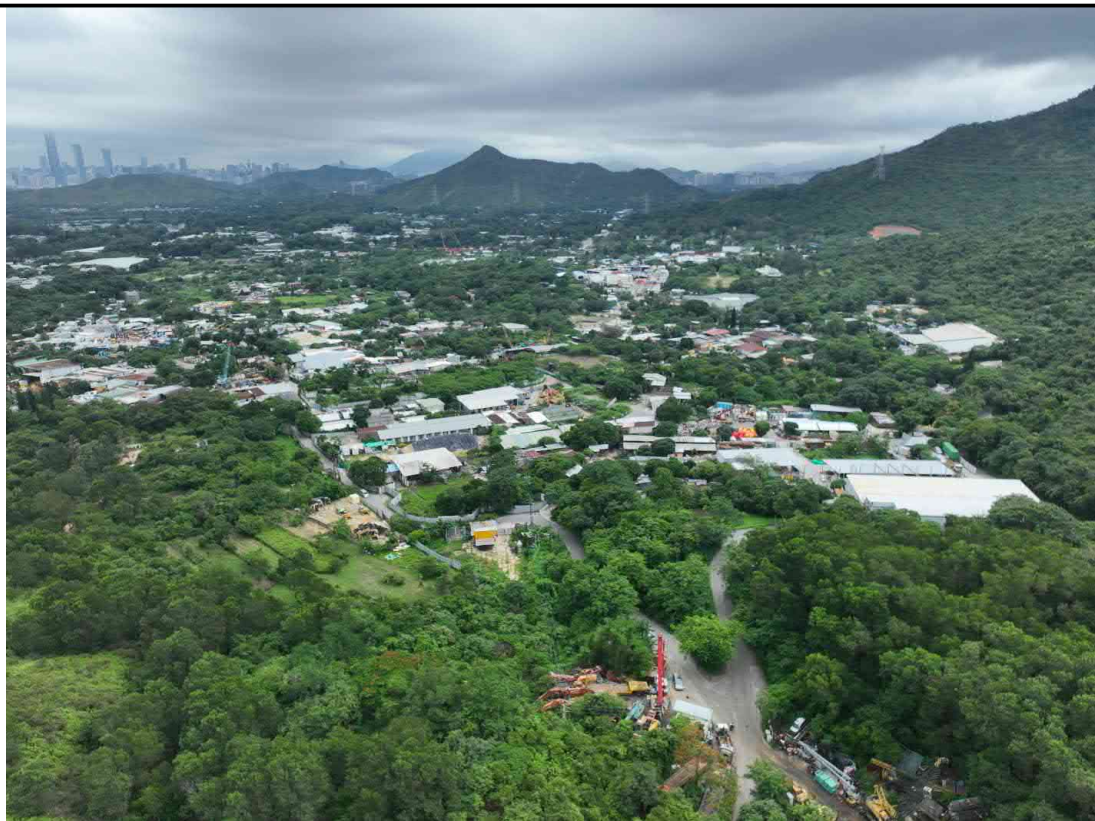
實地照片的觀景點  
VIEWING POINT OF SITE PHOTOS

SCALE 1 : 16 000 比例尺





1



潭尾軍營以北一帶  
AREA TO THE NORTH OF TAM MEI BARRACKS

2



新田東主排水道及鹿尾村一帶  
AREA NEAR SAN TIN EASTERN MAIN DRAINAGE CHANNEL AND LUK MEI TSUEN

實地照片 SITE PHOTOS

本圖於2024年6月19日擬備，所根據的資料為攝於2024年5月30日及2024年6月5日的實地照片  
PLAN PREPARED ON 19.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 30.5.2024 & 5.6.2024

新田科技城分區計劃大綱圖  
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

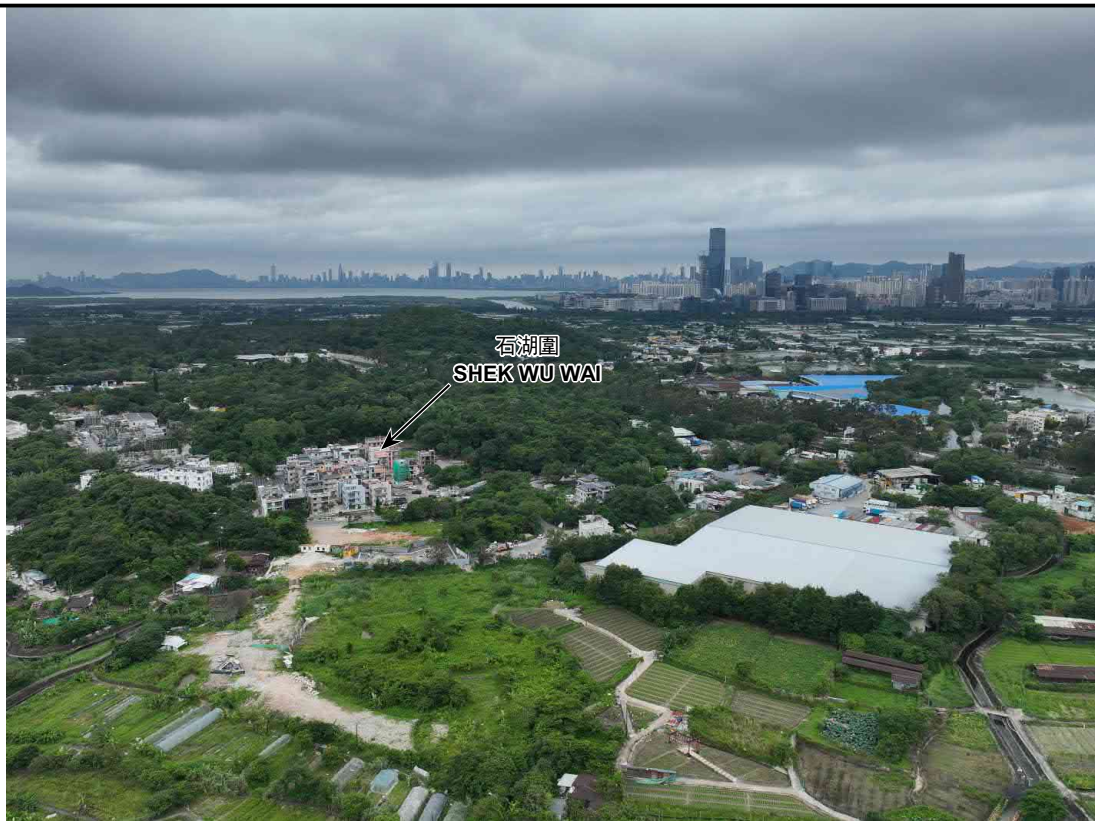
M/YLE1/24/45

圖 PLAN

H-3b



3



石湖圍周邊一帶  
AREA SURROUNDING SHEK WU WAI

4



新田公路以南的新田西主排水道  
SAN TIN WESTERN MAIN DRAINAGE CHANNEL TO THE SOUTH OF SAN TIN HIGHWAY

實地照片 SITE PHOTOS

新田科技城分區計劃大綱圖  
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-3c

本圖於2024年6月19日擬備，所根據的資料為攝於2024年5月30日及2024年6月5日的實地照片  
PLAN PREPARED ON 19.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 30.5.2024 & 5.6.2024



5

東鎮圍、仁壽圍、安龍村、永平村、蕃田、新龍村及青龍村  
TUNG CHUN WAI, YAN SAU WAI, ON LOONG TSUEN, WING PING  
TSUEN, FAN TIN, SAN LOONG TSUEN AND CHING LOONG TSUEN

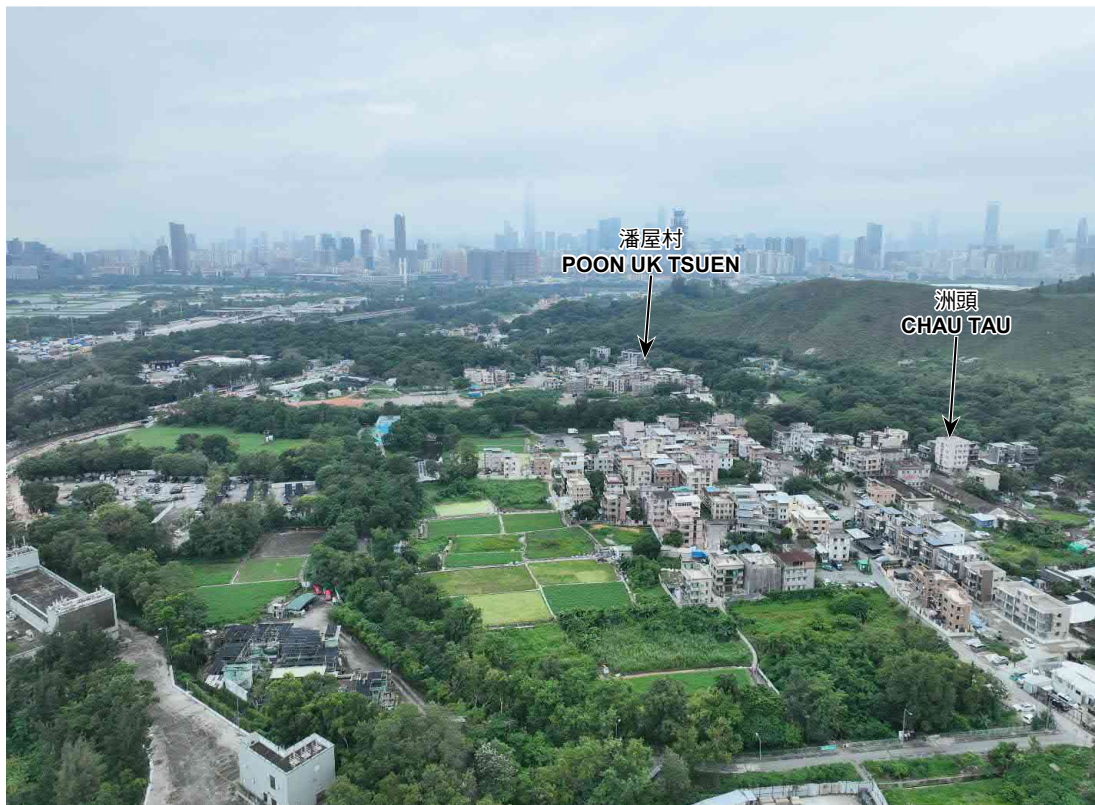


位於新田的認可鄉村附近的池塘及棕地  
BROWNFIELD SITES AND PONDS NEAR THE RECOGNISED VILLAGES IN SAN TIN

6

潘屋村  
POON UK TSUEN

洲頭  
CHAU TAU



洲頭及潘屋村周邊一帶  
AREA SURROUNDING CHAU TAU AND POON UK TSUEN

實地照片 SITE PHOTOS

本圖於2024年6月19日擬備，所根據的資料為攝於2024年5月30日及2024年6月5日的實地照片  
PLAN PREPARED ON 19.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 30.5.2024 & 5.6.2024

新田科技城分區計劃大綱圖  
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/YLE1/24/45

圖 PLAN

H-3d



7



落馬洲管制站  
LOK MA CHAU  
CONTROL POINT

香港鐵路 (東鐵綫)  
MASS TRANSIT RAILWAY  
(EAST RAIL LINE)

河套區港深創新及科技園 (興建中)  
HONG KONG-SHENZHEN  
INNOVATION AND TECHNOLOGY  
PARK IN THE LOOP  
(UNDER CONSTRUCTION)

鄰近落馬洲管制站的地方  
AREA NEAR LOK MA CHAU CONTROL POINT

8



香港鐵路 (東鐵綫)  
MASS TRANSIT RAILWAY  
(EAST RAIL LINE)

河套區港深創新及科技園 (興建中)  
HONG KONG-SHENZHEN  
INNOVATION AND TECHNOLOGY  
PARK IN THE LOOP  
(UNDER CONSTRUCTION)

下灣村周邊一帶  
AREA SURROUNDING HA WAN TSUEN

實地照片 SITE PHOTOS

新田科技城分區計劃大綱圖  
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/YLE1/24/45

圖 PLAN

H-3e

本圖於2024年6月19日擬備，所根據的資料為攝於2024年6月13日的實地照片  
PLAN PREPARED ON 19.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 13.6.2024



9

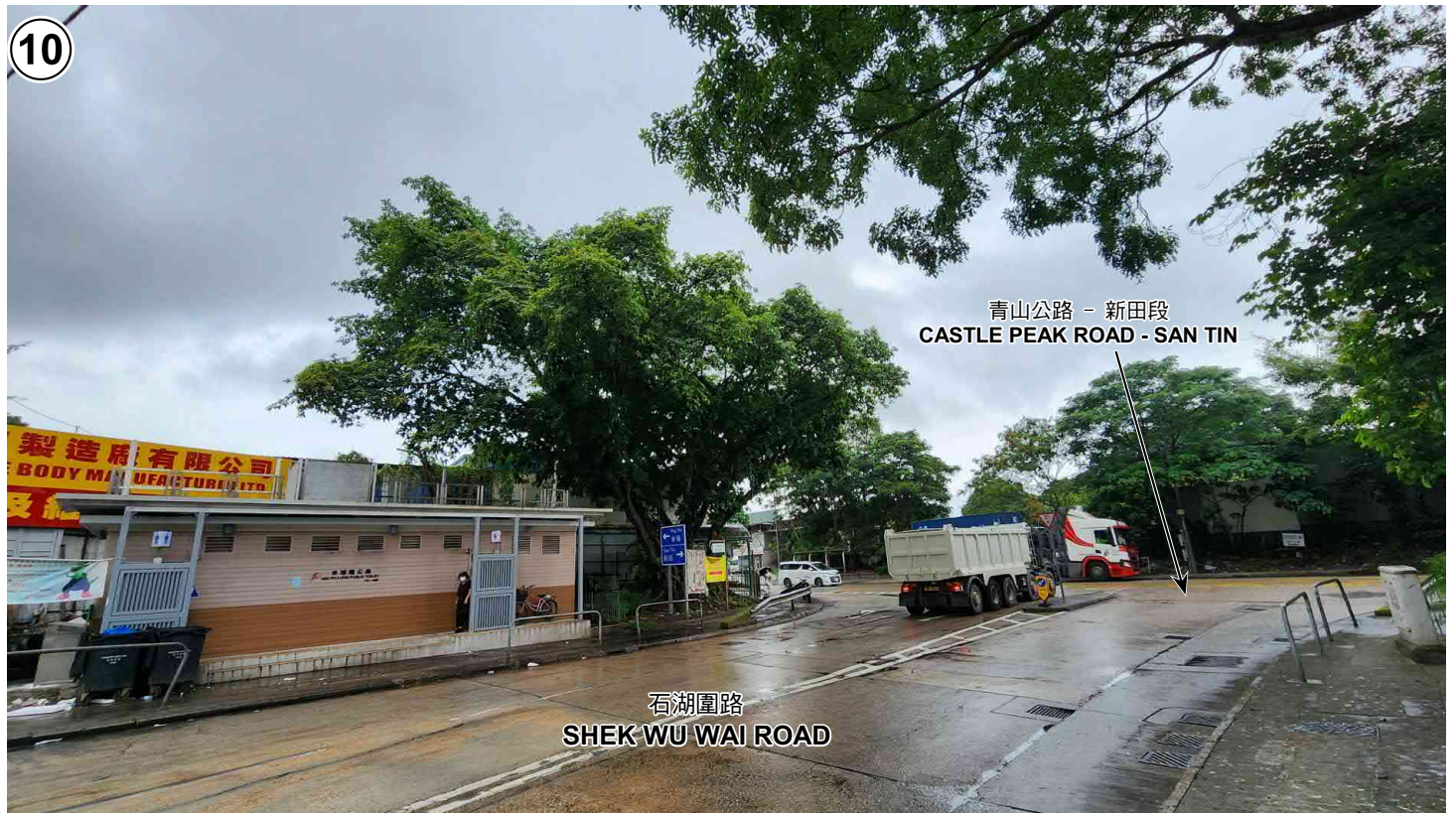


新田公路  
SAN TIN HIGHWAY

米埔隴村鷺鳥林  
MAI PO LUNG VILLAGE EGRETRY

米埔隴村鷺鳥林周邊一帶  
AREA SURROUNDING MAI PO LUNG VILLAGE EGRETRY

10



青山公路 - 新田段  
CASTLE PEAK ROAD - SAN TIN

石湖圍路  
SHEK WU WAI ROAD

米埔隴村鷺鳥林  
MAI PO LUNG VILLAGE EGRETRY

實地照片 SITE PHOTOS

本圖於2024年6月21日擬備，所根據的資料為攝於2024年5月30日及2024年6月5日的實地照片  
PLAN PREPARED ON 21.6.2024  
BASED ON SITE PHOTOS  
TAKEN ON 30.5.2024 & 5.6.2024

新田科技城分區計劃大綱圖  
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

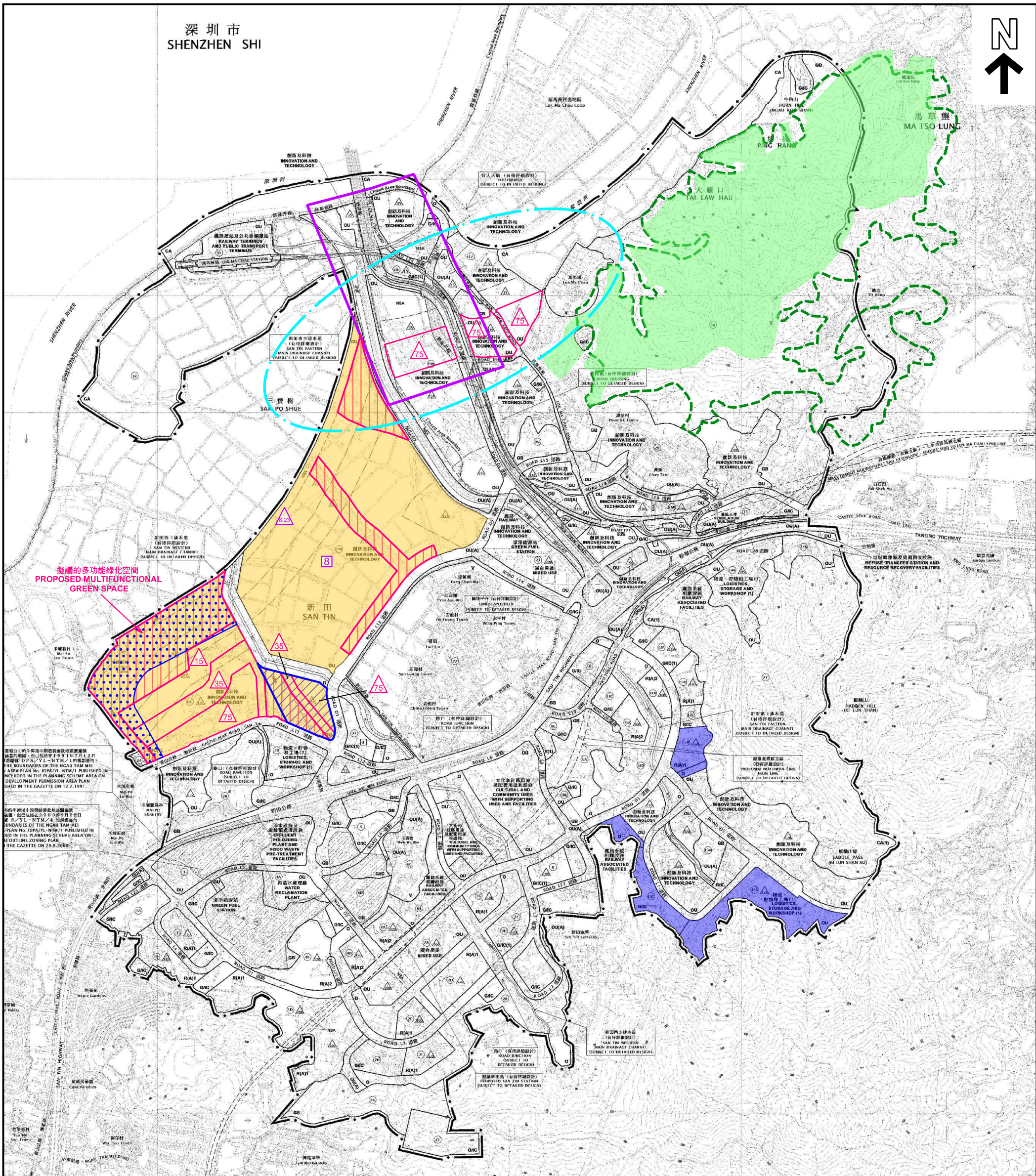
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-3f





申述人(R101)的建議 PROPOSAL OF REPRESENTER (R101)

由「綠化地帶」改劃為「其他指定用途(創新及科技)」 REZONE FROM "GB" TO "OU (INNOVATION AND TECHNOLOGY)"

申述人(R113)的建議 PROPOSAL OF REPRESENTER (R113)

由「綠化地帶」改劃為「其他指定用途(創新及科技)」 REZONE FROM "GB" TO "OU (INNOVATION AND TECHNOLOGY)"

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

申述人(R1332)的建議 PROPOSAL OF REPRESENTER (R1332)

改劃為「綠化地帶」或將建築物高度限制由主水平基準上130米降低至主水平基準上15-35米 REZONE TO "GB" OR REDUCE BUILDING HEIGHT RESTRICTION FROM 130 mPD TO 15 - 35 mPD

申述人(R100)的建議 PROPOSAL OF REPRESENTER (R100)

將建築物高度限制降低至8層及由主水平基準上15米降低至8.23米 REDUCE BUILDING HEIGHT RESTRICTION TO 8 STOREYS AND FROM 15 mPD TO 8.23 m

申述人(R1479)的建議 PROPOSALS OF REPRESENTER (R1479)

由「其他指定用途(創新及科技)」改劃為「自然保育區」 REZONE FROM "OU (INNOVATION AND TECHNOLOGY)" TO "CA"

由「其他指定用途(物流、貯物及工場(1))」、「政府、機構或社區」、「休憩用地」及「住宅(甲類)」改劃為「其他指定用途(創新及科技)」 REZONE FROM "OU (LOGISTICS, STORAGE AND WORKSHOP (1))", "G/IC", "O" & "R(A)" TO "OU (INNOVATION AND TECHNOLOGY)"

規劃區19C現有魚塘指定為非建築用地 DESIGNATE THE EXISTING FISHPONDS IN PLANNING AREA 19C AS NON-BUILDING AREA

申述人(R1485-R1486)的建議 PROPOSALS OF REPRESENTERS (R1485-R1486)

擬議的非建築用地 PROPOSED NON-BUILDING AREA

將建築物高度限制降低至主水平基準上15-75米 REDUCE BUILDING HEIGHT RESTRICTION TO 15 - 75 mPD

申述人(R109)的建議 PROPOSAL OF REPRESENTER (R109)

擬議嚴格建築物高度及密度限制的用途地帶 PROPOSED LAND USE ZONING WITH STRINGENT HEIGHT/DENSITY CONTROL

申述人(R100、R101、R109、R113、R1332、R1479及R1485)的建議 PROPOSALS OF REPRESENTER (R100, R101, R109, R113, R1332, R1479 & R1485)

就新田科技城分區計劃大綱圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮 CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

本摘要圖於2024年6月20日擬備，所根據的資料為於2024年3月8日展示的分區計劃大綱圖編號S/STT/1 EXTRACT PLAN PREPARED ON 20.6.2024 BASED ON OUTLINE ZONING PLAN No. S/STT/1 EXHIBITED ON 8.3.2024

SCALE 1 : 16 000 比例尺



規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. M/YLE1/24/45

圖 PLAN H-4a





創新及科技  
INNOVATION AND  
TECHNOLOGY

河套區港深創新及科技園(興建中)  
HONG KONG-SHENZHEN  
INNOVATION AND TECHNOLOGY  
PARK IN THE LOOP  
(UNDER CONSTRUCTION)

擬議漁農自然護理署漁業研究中心  
PROPOSED AGRICULTURE, FISHERIES  
AND CONSERVATION  
DEPARTMENT FISHERIES  
RESEARCH CENTRE

創新及科技  
INNOVATION AND  
TECHNOLOGY

創新及科技  
INNOVATION AND  
TECHNOLOGY

下灣村  
Ha Wan Tsuen

創新及科技  
INNOVATION AND  
TECHNOLOGY

落馬洲  
Lok Ma Chau

擬議的歐亞水獺生態運河  
PROPOSED "ECO-AQUEDUCT"  
FOR EURASIAN OTTERS

創新及科技  
INNOVATION AND  
TECHNOLOGY

落馬洲警署  
Lok Ma Chau  
Police Station

創新及科技  
INNOVATION AND  
TECHNOLOGY

創新及科技  
INNOVATION AND  
TECHNOLOGY

下灣漁民新村  
Ha Wan Fisherman  
San Tsuen

新田東主排水道  
SAN TIN EASTERN  
MAIN DRAINAGE CHANNEL

潘屋村  
Pun Uk Tsuen

創新及科技  
INNOVATION AND  
TECHNOLOGY

創新及科技  
INNOVATION AND  
TECHNOLOGY

創新及科技  
INNOVATION AND  
TECHNOLOGY

申述人(R1332)的建議  
PROPOSAL OF REPRESENTER (R1332)

改劃為「綠化地帶」或將建築物高度限制由主水平基準上130米降低至主水平基準上15-35米  
REZONE TO "GB" OR REDUCE BUILDING HEIGHT RESTRICTION FROM 130 mPD TO 15 - 35 mPD

申述人(R109)的建議  
PROPOSAL OF REPRESENTER (R109)

擬議嚴格的建築物高度及密度限制的土地用途地帶  
PROPOSED LAND USE ZONING WITH STRINGENT HEIGHT/DENSITY CONTROL

申述人(R1485-R1486)的建議/意見  
PROPOSALS / VIEWS OF REPRESENTERS (R1485-R1486)

擬議的非建築用地  
PROPOSED NON-BUILDING AREA

將建築物高度限制降低至主水平基準上15-75米  
REDUCE BUILDING HEIGHT RESTRICTION TO 15 - 75 mPD

擬議的歐亞水獺生態運河  
PROPOSED "ECO-AQUEDUCT" FOR EURASIAN OTTERS

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

申述人(R109、R1332及R1485)的建議  
PROPOSALS OF REPRESENTER (R109, R1332 & R1485)

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

SCALE 1:5 000 比例尺

米 100 0 100 200 300 400 米  
METRES

本摘要圖於2024年6月21日擬備，  
所根據的資料為測量圖編號  
2-NE-C及D、2-SE-A及B  
EXTRACT PLAN PREPARED ON 21.6.2024  
BASED ON SURVEY SHEETS  
No. 2-NE-C & D, 2-SE-A & B

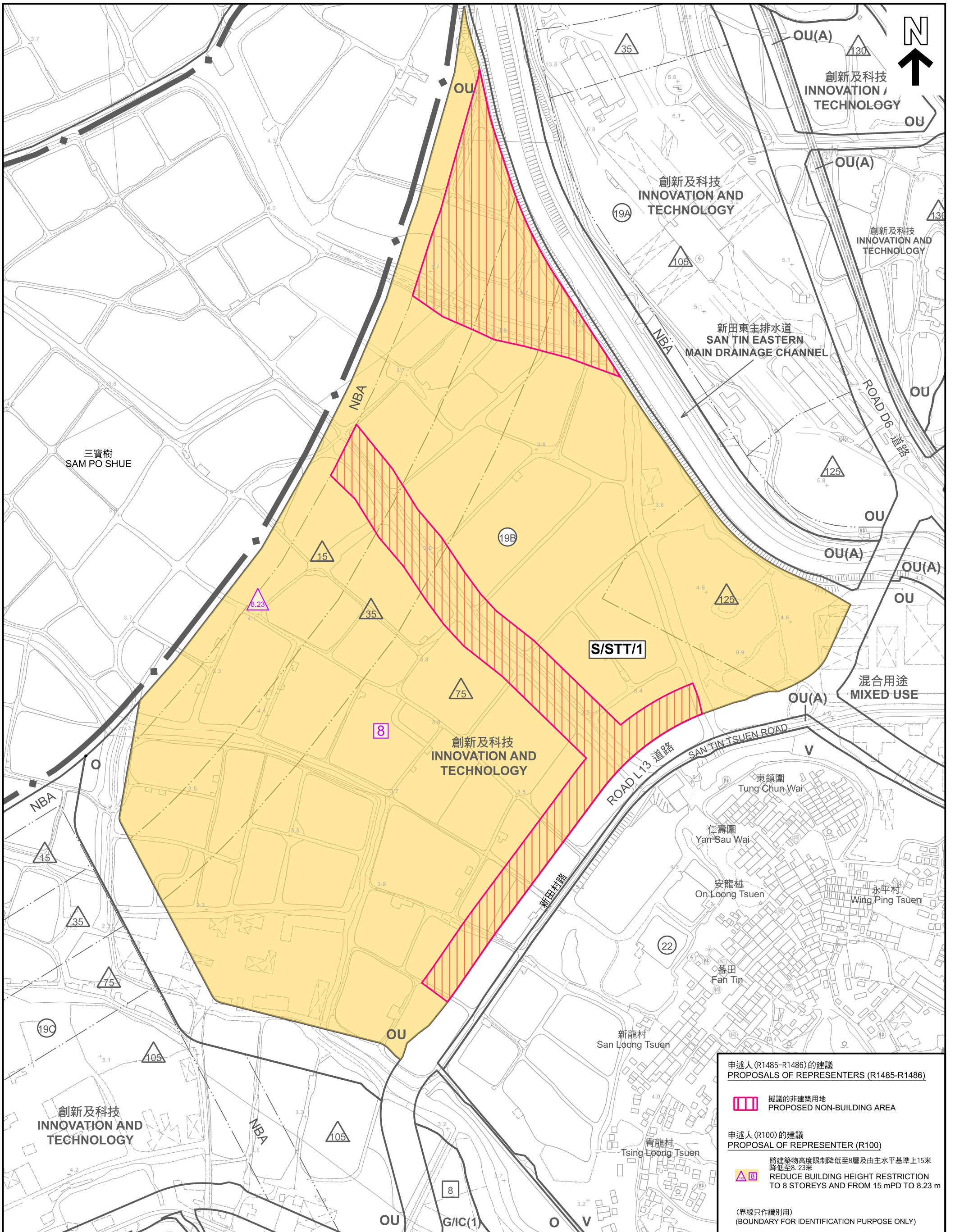
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-4b






申述人 (R1485-R1486) 的建議  
 PROPOSALS OF REPRESENTERS (R1485-R1486)

 擬議的非建築用地  
 PROPOSED NON-BUILDING AREA

申述人 (R100) 的建議  
 PROPOSAL OF REPRESENTER (R100)

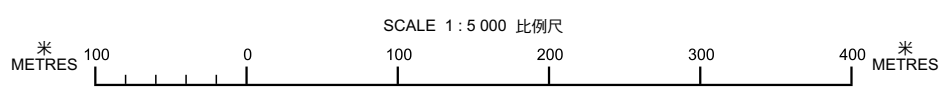
 將建築物高度限制降低至8層及由主水平基準上15米  
 降低至8.23米  
 REDUCE BUILDING HEIGHT RESTRICTION  
 TO 8 STOREYS AND FROM 15 mPD TO 8.23 m

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

本摘要圖於2024年6月20日擬備，  
 所根據的資料為測量圖編號  
 2-SE-A  
 EXTRACT PLAN PREPARED ON 20.6.2024  
 BASED ON ON SURVEY SHEET  
 No. 2-SE-A

申述人 (R100及R1485) 的建議  
 PROPOSALS OF REPRESENTER (R100 & R1485)

就新田科技城分區計劃大綱草圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
 CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1



規劃署  
 PLANNING  
 DEPARTMENT



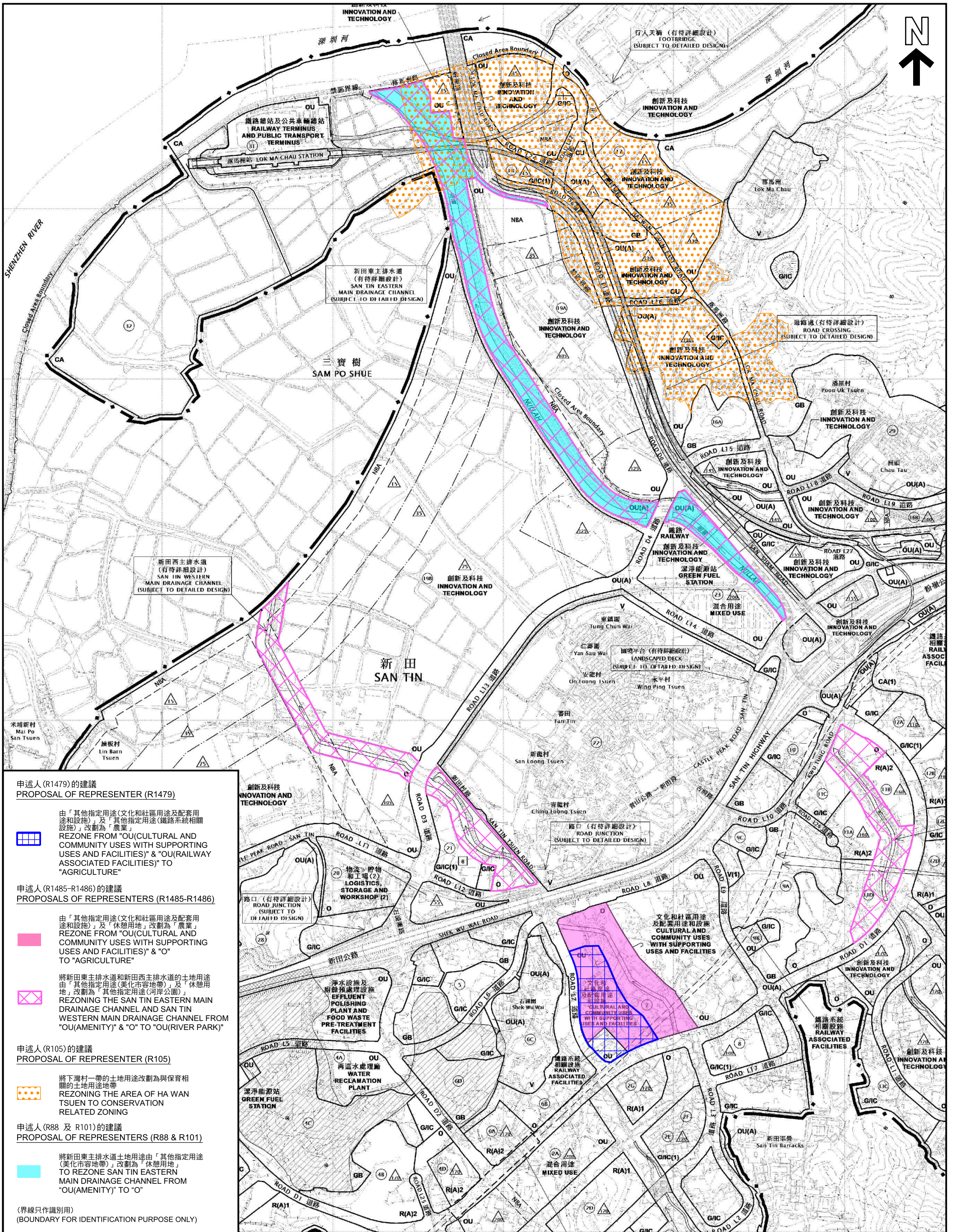
參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-4c







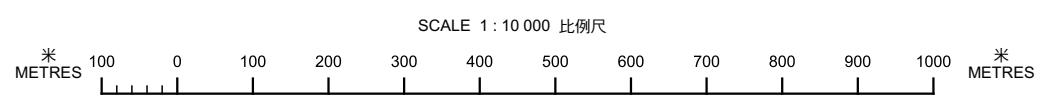


- 申述人 (R1479) 的建議**  
**PROPOSAL OF REPRESENTER (R1479)**
- 由「其他指定用途(文化和社區用途及配用用途和設施)」及「其他指定用途(鐵路系統相關設施)」改劃為「農業」  
 REZONE FROM "OU(CULTURAL AND COMMUNITY USES WITH SUPPORTING USES AND FACILITIES)" & "OU(RAILWAY ASSOCIATED FACILITIES)" TO "AGRICULTURE"
- 申述人 (R1485-R1486) 的建議**  
**PROPOSALS OF REPRESENTERS (R1485-R1486)**
- 由「其他指定用途(文化和社區用途及配用用途和設施)」及「休憩用地」改劃為「農業」  
 REZONE FROM "OU(CULTURAL AND COMMUNITY USES WITH SUPPORTING USES AND FACILITIES)" & "O" TO "AGRICULTURE"
- 將新田東主排水道和新田西主排水道的土地用途由「其他指定用途(美化市容地帶)」及「休憩用地」改劃為「其他指定用途(河岸公園)」  
 REZONING THE SAN TIN EASTERN MAIN DRAINAGE CHANNEL AND SAN TIN WESTERN MAIN DRAINAGE CHANNEL FROM "OU(AMENITY)" & "O" TO "OU(RIVER PARK)"
- 申述人 (R105) 的建議**  
**PROPOSAL OF REPRESENTER (R105)**
- 將下灣村一帶的土地用途改劃為與保育相關的用途  
 REZONING THE AREA OF HA WAN TSUEN TO CONSERVATION RELATED ZONING
- 申述人 (R88 及 R101) 的建議**  
**PROPOSAL OF REPRESENTERS (R88 & R101)**
- 將新田東主排水道土地用途由「其他指定用途(美化市容地帶)」改劃為「休憩用地」  
 TO REZONE SAN TIN EASTERN MAIN DRAINAGE CHANNEL FROM "OU(AMENITY)" TO "O"
- (界線只作識別用)  
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

**申述人 (R88、R101、R105、R1479 及 R1485) 的建議**  
**PROPOSALS OF REPRESENTER (R88, R101, R105, R1479 & R1485)**

就新田科技城分區計劃大綱圖編號S/STT/1提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
 CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

本摘要圖於2024年6月20日備備，所根據的資料為於2024年3月8日展示的分區計劃大綱圖編號S/STT/1  
 EXTRACT PLAN PREPARED ON 20.6.2024 BASED ON OUTLINE ZONING PLAN No. S/STT/1 EXHIBITED ON 8.3.2024



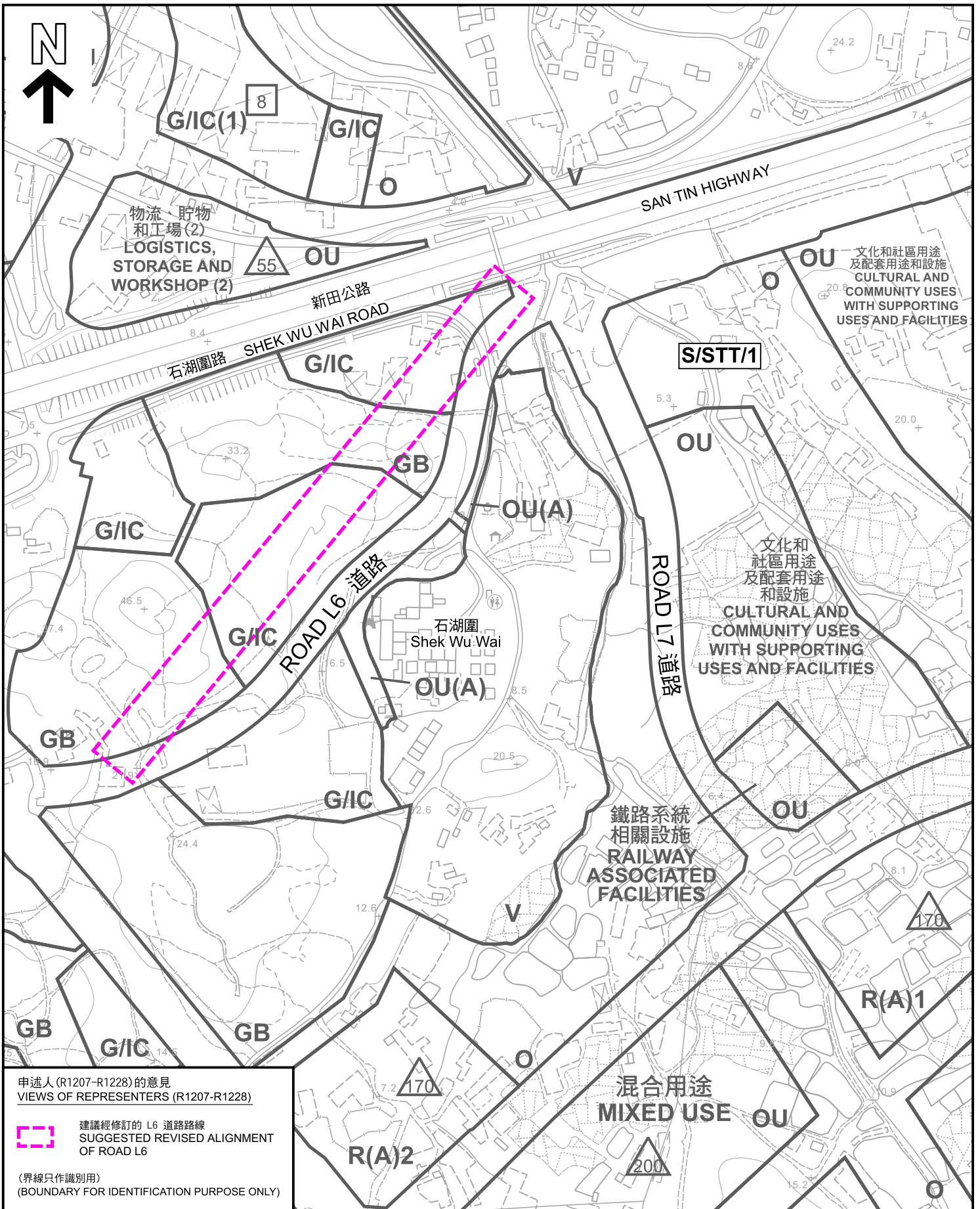
**規劃署**  
**PLANNING DEPARTMENT**




參考編號  
 REFERENCE No.  
**M/YLE1/24/45**

圖 PLAN  
**H-4e**





申述人 (R1207-R1228) 的意見  
 VIEWS OF REPRESENTERS (R1207-R1228)

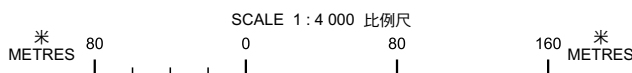
 建議經修訂的 L6 道路路線  
 SUGGESTED REVISED ALIGNMENT  
 OF ROAD L6

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

申述人 (R1207-R1228) 的意見  
 VIEWS OF REPRESENTER (R1207-R1228)

就新田科技城分區計劃大綱草圖編號S/STT/1  
 提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
 CONSIDERATION OF REPRESENTATIONS  
 NO. R1 - R102 & R104 - R1544

DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1



規劃署  
 PLANNING  
 DEPARTMENT

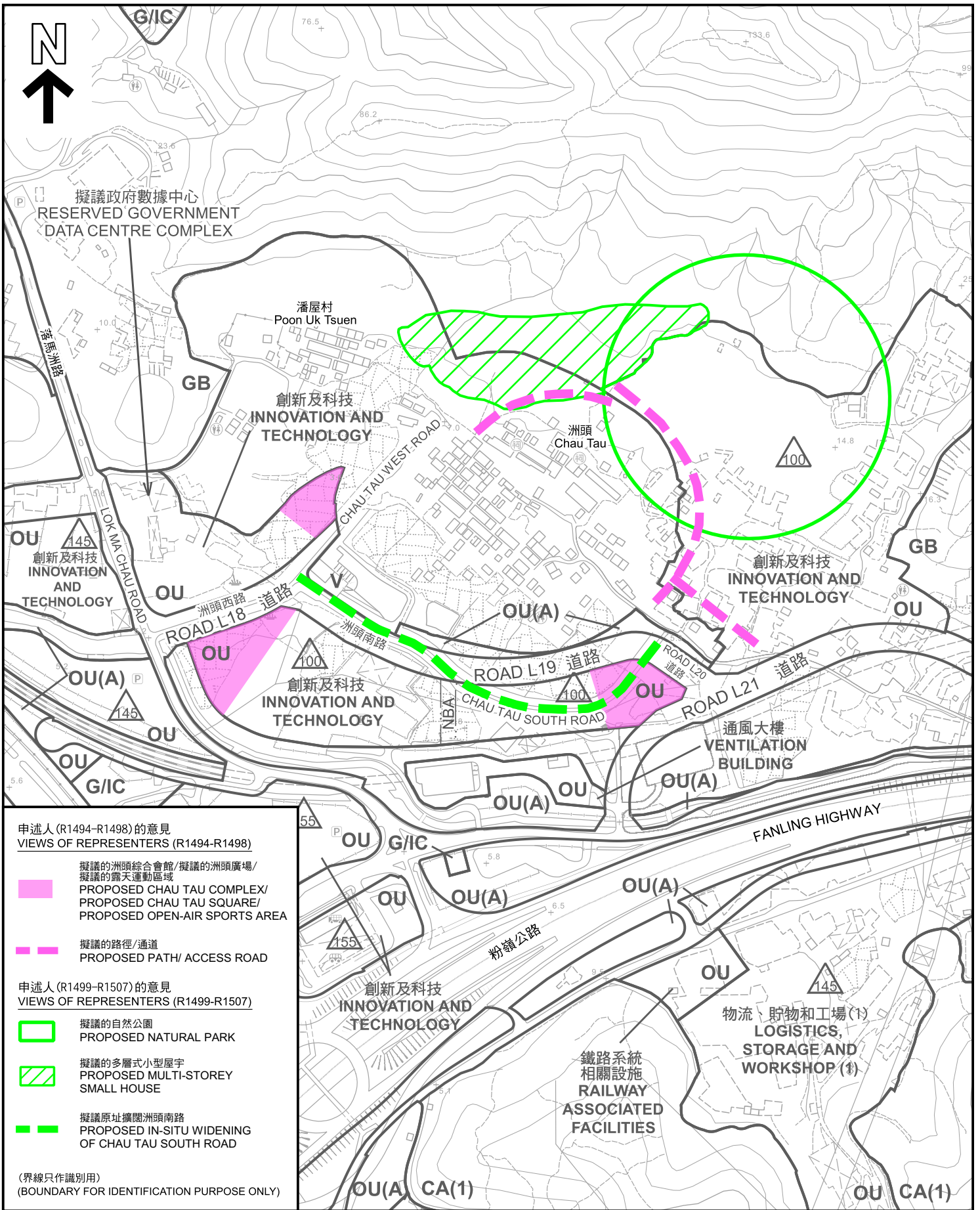


參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-4f

本摘要圖於2024年6月20日擬備，  
 所根據的資料為測量圖編號  
 2-SE-A 及 C  
 EXTRACT PLAN PREPARED ON  
 20.6.2024 BASED ON SURVEY SHEETS  
 No. 2-SE-A & C





申述人 (R1494-R1498) 的意見  
VIEWS OF REPRESENTERS (R1494-R1498)

擬議的洲頭綜合會館/擬議的洲頭廣場/  
擬議的露天運動區域  
PROPOSED CHAU TAU COMPLEX/  
PROPOSED CHAU TAU SQUARE/  
PROPOSED OPEN-AIR SPORTS AREA

擬議的路徑/通道  
PROPOSED PATH/ ACCESS ROAD

申述人 (R1499-R1507) 的意見  
VIEWS OF REPRESENTERS (R1499-R1507)

擬議的自然公園  
PROPOSED NATURAL PARK

擬議的多層式小型屋宇  
PROPOSED MULTI-STOREY  
SMALL HOUSE

擬議原址擴闊洲頭南路  
PROPOSED IN-SITU WIDENING  
OF CHAU TAU SOUTH ROAD

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

申述人 (R1494-R1498 及 R1499-R1507) 的意見  
VIEWS OF REPRESENTER (R1494-R1498 & R1499-R1507)

就新田科技城分區計劃大綱草圖編號S/STT/1  
提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
CONSIDERATION OF REPRESENTATIONS  
NO. R1 - R102 & R104 - R1544  
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

SCALE 1:5 000 比例尺  
METRES 100 0 100 200 METRES

規劃署  
PLANNING  
DEPARTMENT

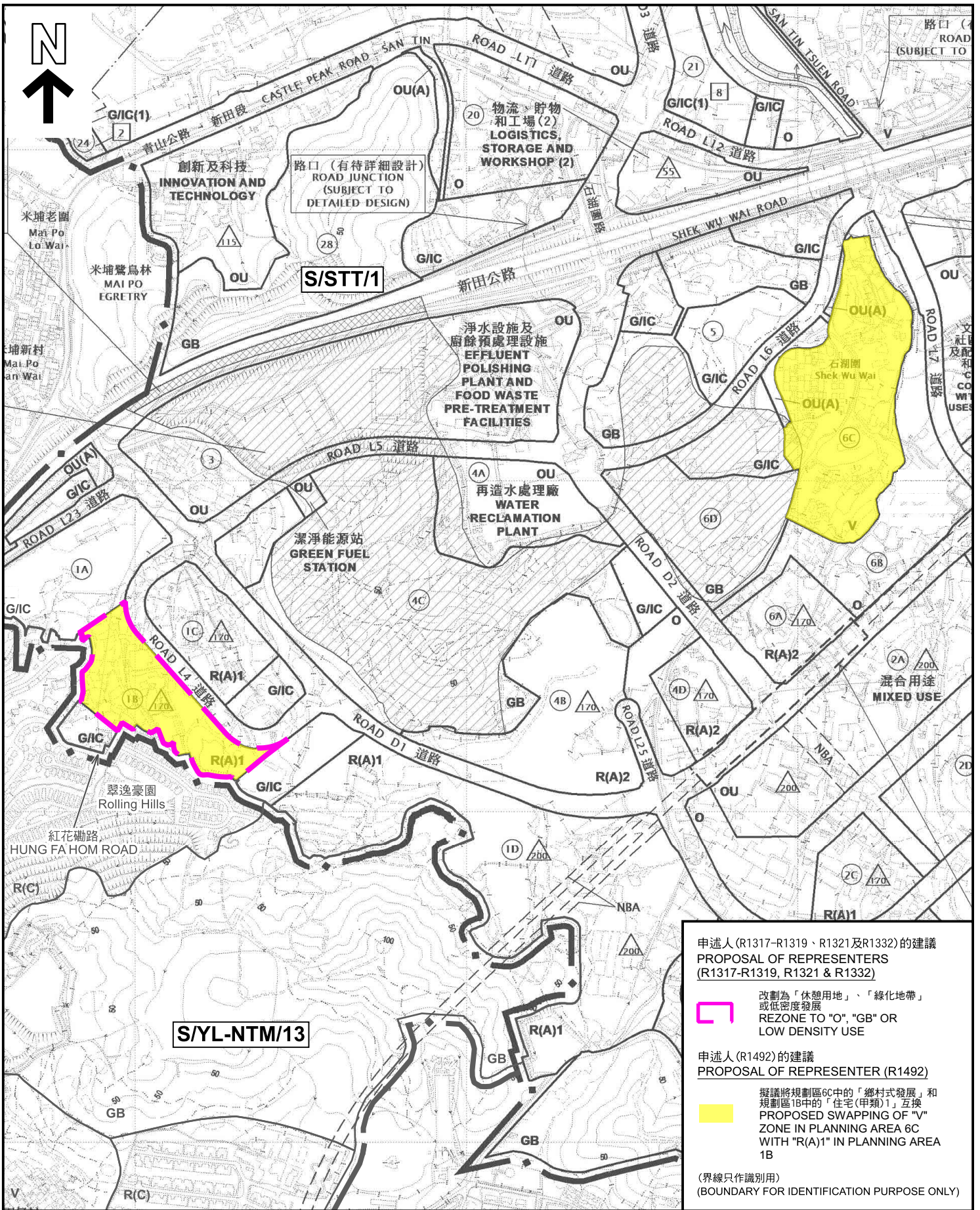


參考編號  
REFERENCE No.  
M/YLE1/24/45


圖 PLAN  
H-4g

本摘要圖於2024年6月21日擬備，  
所根據的資料為測量圖編號  
2-SE-A 及 B  
EXTRACT PLAN PREPARED ON  
21.6.2024 BASED ON SURVEY SHEETS  
No. 2-SE-A & B






申述人 (R1317-R1319、R1321及R1332) 的建議  
 PROPOSAL OF REPRESENTERS  
 (R1317-R1319, R1321 & R1332)

 改劃為「休憩用地」、「綠化地帶」  
 或低密度發展  
 REZONE TO "O", "GB" OR  
 LOW DENSITY USE

申述人 (R1492) 的建議  
 PROPOSAL OF REPRESENTER (R1492)

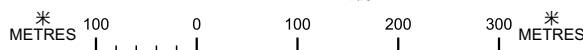
 擬議將規劃區6C中的「鄉村式發展」和  
 規劃區1B中的「住宅(甲類)1」互換  
 PROPOSED SWAPPING OF "V"  
 ZONE IN PLANNING AREA 6C  
 WITH "R(A)1" IN PLANNING AREA  
 1B

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

申述人 (R1317-R1319、R1321、R1332及R1492) 的建議  
 PROPOSALS OF REPRESENTER (R1317-R1319, R1321, R1332 & R1492)

就新田科技城分區計劃大綱圖編號S/STT/1  
 提出的申述個案編號R1 - R102及R104 - R1544作出考慮  
 CONSIDERATION OF REPRESENTATIONS  
 NO. R1 - R102 & R104 - R1544  
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1

SCALE 1:7 500 比例尺



本摘要圖於2024年6月20日擬備，  
 所根據的資料為於2024年3月8日  
 展示的分區計劃大綱圖編號S/STT/1  
 EXTRACT PLAN PREPARED ON 20.6.2024  
 BASED ON OUTLINE ZONING PLAN NO.  
 S/STT/1 EXHIBITED ON 8.3.2024

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-4h





憲報公布的牛潭尾中期發展審批地區圖編號 NTM/1 沒有涵蓋的範圍，但已包括在 1991 年 7 月 12 日發展審批地區草圖編號 DPA/YL-NTM/1 的規劃區內。  
 WITHIN THE BOUNDARIES OF THE NGAU TAM MEI OUTLINE ZONING PLAN No. IDPA/YL-NTM/1 PUBLISHED IN THE GAZETTE ON 12.7.1991.

14 日在憲報公布的牛潭尾中期發展審批地區圖編號 NTM/1 沒有涵蓋的範圍，但已包括在 2000 年 9 月 29 日計劃大綱草圖編號 S/YL-NTM/4 的規劃區內。  
 WITHIN THE BOUNDARIES OF THE NGAU TAM MEI OUTLINE ZONING PLAN No. IDPA/YL-NTM/1 PUBLISHED IN THE GAZETTE ON 29.9.2000.

過渡性房屋發展  
 連附屬設施 (為期 3 年)  
 Transitional Housing with Ancillary  
 Facilities for a Period of 3 Years  
 (A/YL-NTM/471)

申述人 (R102) 的建議  
 PROPOSAL OF REPRESENTER (R102)

由「政府、機構或社區」改制為「住宅(甲類)」或「其他指定用途(公營房屋和社區設施)」或「綜合發展區」  
 REZONE FROM "G/IC" TO "R(A)" OR "OU(RESIDENTIAL WITH GOVERNMENT AND COMMUNITY FACILITIES)" OR "CDA"

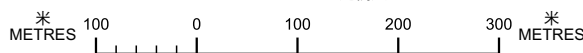
(界線只作識別用)  
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於 2024 年 6 月 20 日擬備，所根據的資料為於 2024 年 3 月 8 日展示的分區計劃大綱圖編號 S/STT/1  
 EXTRACT PLAN PREPARED ON 20.6.2024 BASED ON OUTLINE ZONING PLAN No. S/STT/1 EXHIBITED ON 8.3.2024

申述人 (R102) 的建議  
 PROPOSALS OF REPRESENTER (R102)

就新田科技城分區計劃大綱圖編號 S/STT/1 提出的申述個案編號 R1 - R102 及 R104 - R1544 作出考慮  
 CONSIDERATION OF REPRESENTATIONS NO. R1 - R102 & R104 - R1544  
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1

SCALE 1:7 500 比例尺

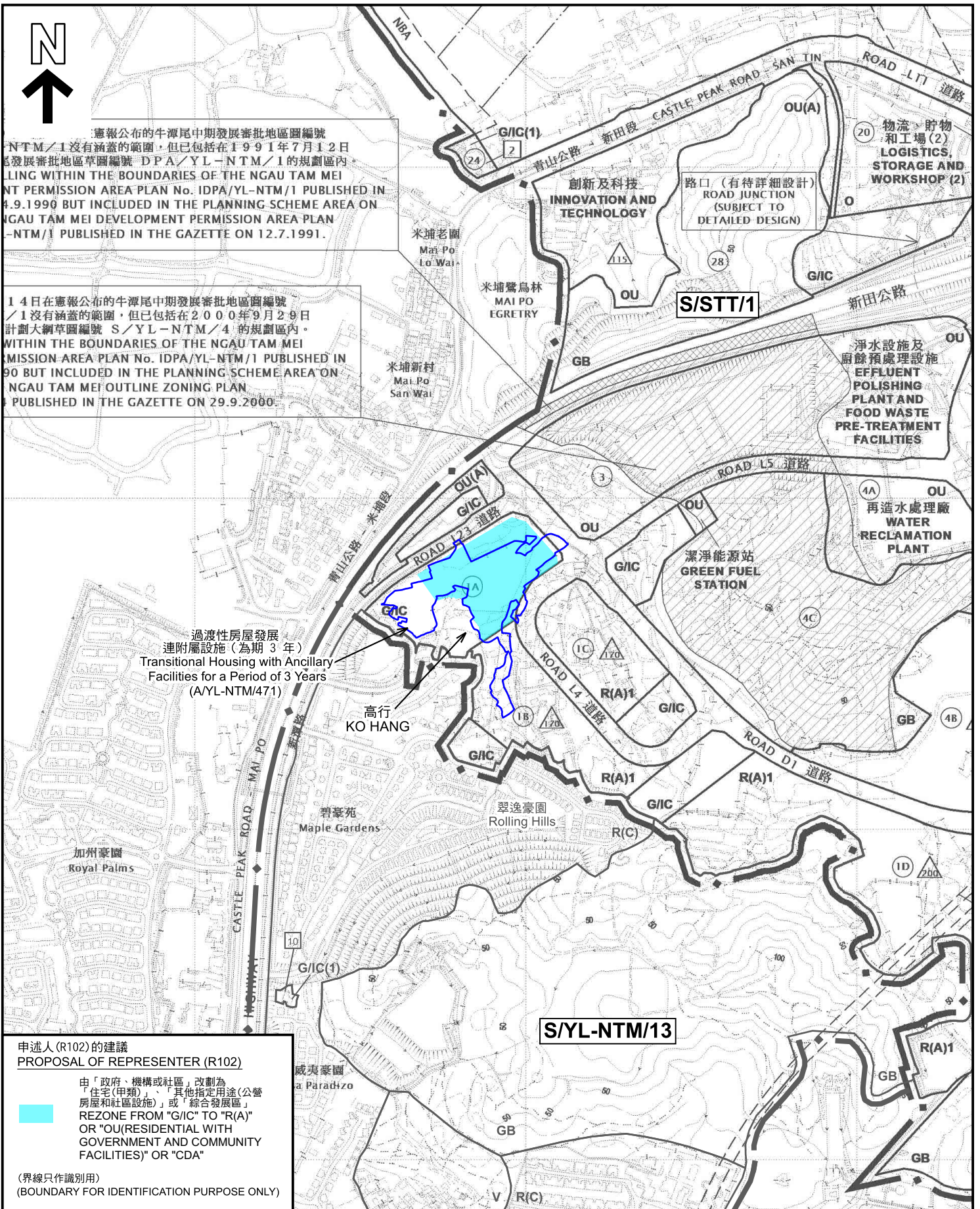


規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-4i














深圳市  
SHENZHEN SHI

申述個案編號  
REPRESENTATION No.  
R1-R3, R9, R11-R13, R1100-R1102

申述個案編號  
REPRESENTATION No.  
R1-R3, R6-R1098, R1099-R1102

申述個案編號  
REPRESENTATION No.  
R1-R3, R4, R6-R1098, R1099-R1102

修訂項目：  
AMENDMENT ITEMS：

- A1  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並改劃有關地方為「其他指定用途」註明「濕地保育公園」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA AND REZONING OF SUCH AREA AS "OTHER SPECIFIED USES" ANNOTATED "WETLAND CONSERVATION PARK" ("OU(WCP)")
- A2  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並保留有關地方為「自然保育區」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OZP NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA WITH THE ZONING RETAINED AS "CONSERVATION AREA" ("CA")
- B  把位於錦繡花園以北和米埔自然保護區以東的地方由「自然保育區」地帶、「其他指定用途」註明「綜合發展包括濕地修復區」地帶及「康樂」地帶改劃為「其他指定用途」註明「濕地保育公園」地帶  
REZONING OF AN AREA TO THE NORTH OF FAIRVIEW PARK AND TO THE EAST OF MAI PO NATURE RESERVE FROM "CA", "OU(COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)" ("OU(CDWRA)") AND "RECREATION" ("REC") TO "OU(WCP)"

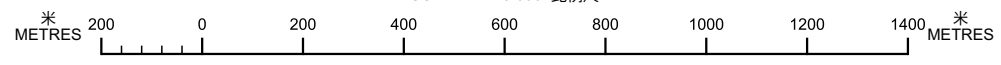
(界線只作識別用)  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

- 支持的申述  
SUPPORTIVE REPRESENTATION No. (R1-R2)
- 支持的申述但包含負面意見  
SUPPORTIVE REPRESENTATION WITH SOME ADVERSE VIEWS No. (R3)
- 負面的申述  
ADVERSE REPRESENTATIONS No. (R4, R6-R1098)
- 只提供意見的申述  
REPRESENTATIONS PROVIDING VIEWS No. (R1099-R1102)

位置圖 LOCATION PLAN

就米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/7提出的申述個案編號R1 - R4及R6 - R1102  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 & R6 - R1102  
DRAFT MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7

SCALE 1 : 15 000 比例尺



本摘要圖於2024年6月20日擬備，所根據的資料為於2024年3月8日展示的分區計劃大綱圖編號S/YL-MP/7 EXTRACT PLAN PREPARED ON 20.6.2024 BASED ON OUTLINE ZONING PLAN No. S/YL-MP/7 EXHIBITED ON 8.3.2024

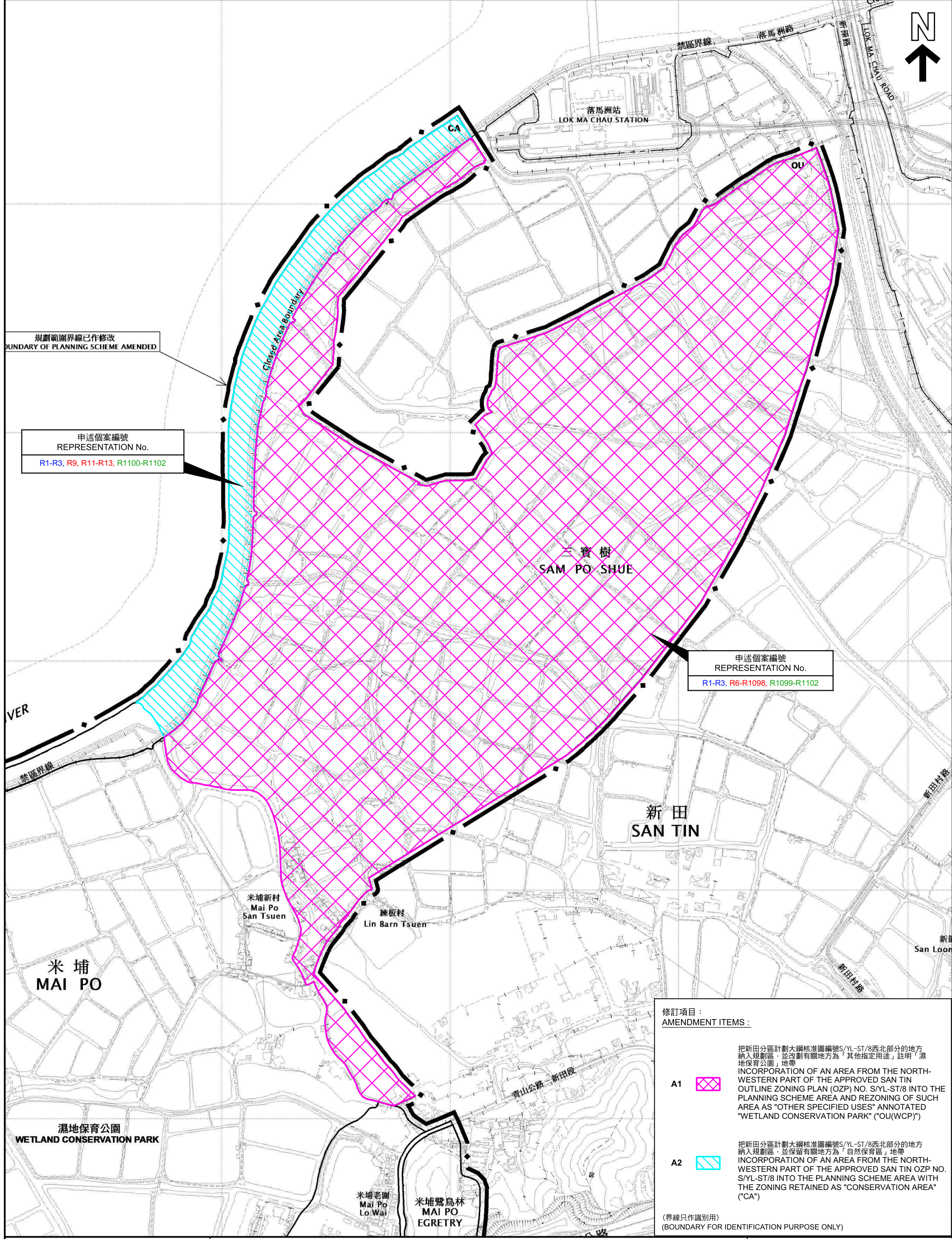
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-5a





規劃範圍界線已作修改  
BOUNDARY OF PLANNING SCHEME AMENDED

申述個案編號  
REPRESENTATION No.  
R1-R3, R9, R11-R13, R1100-R1102

申述個案編號  
REPRESENTATION No.  
R1-R3, R6-R1098, R1099-R1102

修訂項目：  
AMENDMENT ITEMS:

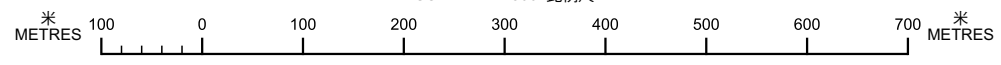
- A1  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並改劃有關地方為「其他指定用途」註明「濕地保育公園」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA AND REZONING OF SUCH AREA AS "OTHER SPECIFIED USES" ANNOTATED "WETLAND CONSERVATION PARK" ("OU(WCP)")
- A2  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並保留有關地方為「自然保育區」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OZP NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA WITH THE ZONING RETAINED AS "CONSERVATION AREA" ("CA")

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

位置圖 LOCATION PLAN

就米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/7提出的申述個案編號R1 - R4及R6 - R1102  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 & R6 - R1102  
DRAFT MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7

SCALE 1:7 500 比例尺



本摘要圖於2024年6月19日擬備，  
所根據的資料為於2024年3月8日  
展示的分區計劃大綱圖編號S/YL-MP/7  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-MP/7 EXHIBITED ON 8.3.2024

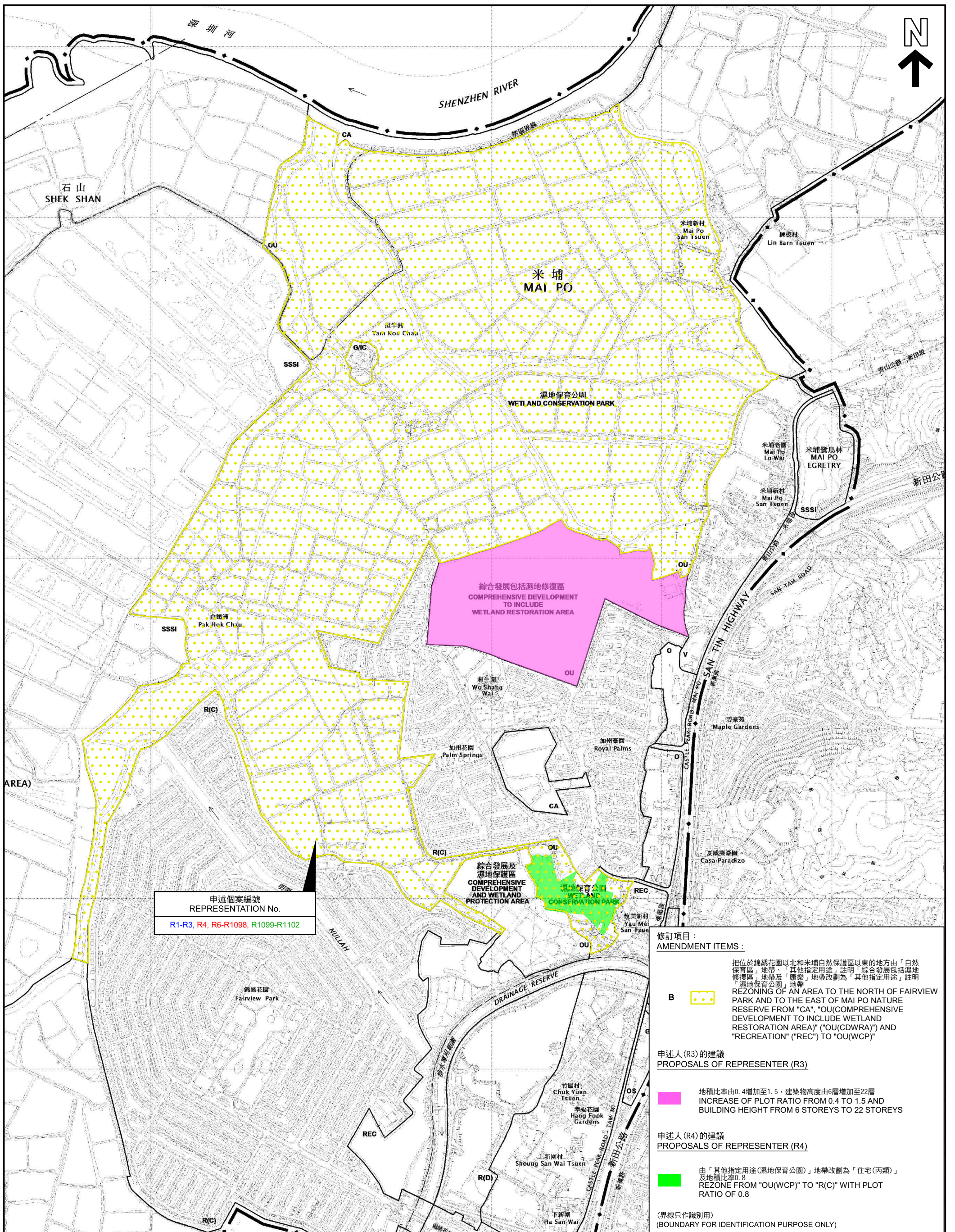
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-5b





申述個案編號  
REPRESENTATION No.  
R1-R3, R4, R6-R1098, R1099-R1102

修訂項目：  
AMENDMENT ITEMS:

把位於錦綉花園以北和米埔自然保護區以南的地方由「自然保育區」地帶、「其他指定用途」註明「綜合發展包括濕地修復區」地帶及「康樂」地帶改劃為「其他指定用途」註明「濕地保育公園」地帶  
REZONING OF AN AREA TO THE NORTH OF FAIRVIEW PARK AND TO THE EAST OF MAI PO NATURE RESERVE FROM "CA", "OU (COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)" ("OU (CDWRA)") AND "RECREATION" ("REC") TO "OU (WCP)"

申述人 (R3) 的建議  
PROPOSALS OF REPRESENTER (R3)

地積比率由0.4增加至1.5，建築物高度由6層增加至22層  
INCREASE OF PLOT RATIO FROM 0.4 TO 1.5 AND BUILDING HEIGHT FROM 6 STOREYS TO 22 STOREYS

申述人 (R4) 的建議  
PROPOSALS OF REPRESENTER (R4)

由「其他指定用途 (濕地保育公園)」地帶改劃為「住宅 (丙類)」及地積比率0.8  
REZONE FROM "OU (WCP)" TO "R(C)" WITH PLOT RATIO OF 0.8

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

位置圖 LOCATION PLAN

就米埔及錦綉花園分區計劃大綱草圖編號S/YL-MP/7提出的申述個案編號R1 - R4及R6 - R1102  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 & R6 - R1102  
DRAFT MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7

SCALE 1:10 000 比例尺



本摘要圖於2024年6月19日擬備，所根據的資料為於2024年3月8日展示的分區計劃大綱圖編號S/YL-MP/7 EXTRACT PLAN PREPARED ON 19.6.2024 BASED ON OUTLINE ZONING PLAN No. S/YL-MP/7 EXHIBITED ON 8.3.2024

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-5c





深圳市  
SHENZHEN SHI

SHENZHEN RIVER

落馬洲  
LOK MACHAU

三寶樹  
SAM PO SHUE


新田  
SAN TIN


米埔  
MAI PO

申述個案編號  
REPRESENTATION No.  
R1-R3, R9, R11-R13, R1100-R1102

申述個案編號  
REPRESENTATION No.  
R1-R3, R6-R1098, R1099-R1102

修訂項目：  
AMENDMENT ITEMS：

A1  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並改劃有關地方為「其他指定用途」註明「濕地保育公園」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA AND REZONING OF SUCH AREA AS "OTHER SPECIFIED USES" ANNOTATED "WETLAND CONSERVATION PARK" ("OU(WCP)")

A2  把新田分區計劃大綱核准圖編號S/YL-ST/8西北部分的地方納入規劃區，並保留有關地方為「自然保育區」地帶  
INCORPORATION OF AN AREA FROM THE NORTH-WESTERN PART OF THE APPROVED SAN TIN OZP NO. S/YL-ST/8 INTO THE PLANNING SCHEME AREA WITH THE ZONING RETAINED AS "CONSERVATION AREA" ("CA")

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

航空照片 AERIAL PHOTO

本摘要圖於2024年6月19日擬備，  
所根據的資料為地政總署  
於2023年11月拍得的  
數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 TAKEN ON 11.2023

就米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/7提出的申述個案編號R1 - R4及R6 - R1102  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 & R6 - R1102  
DRAFT MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7

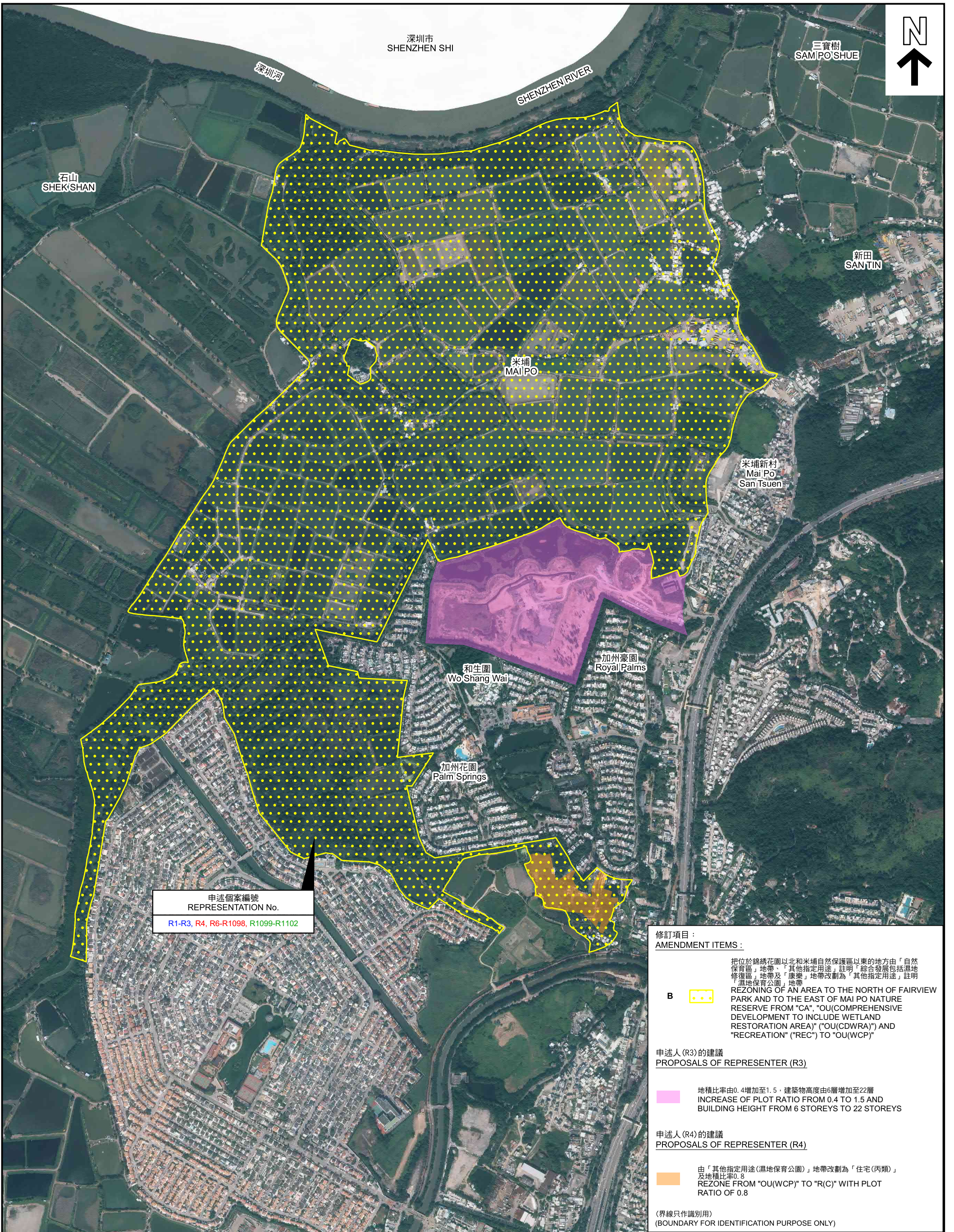
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45


圖 PLAN  
H-6a





申述個案編號  
REPRESENTATION No.  
R1-R3, R4, R6-R1098, R1099-R1102


修訂項目：  
AMENDMENT ITEMS：

**B**  把位於錦繡花園以北和米埔自然保護區以東的地方由「自然保育區」地帶、「其他指定用途」註明「綜合發展包括濕地修復區」地帶及「康樂」地帶改劃為「其他指定用途」註明「濕地保育公園」地帶  
REZONING OF AN AREA TO THE NORTH OF FAIRVIEW PARK AND TO THE EAST OF MAI PO NATURE RESERVE FROM "CA", "OU (COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)" ("OU (CDWRA)") AND "RECREATION" ("REC") TO "OU (WCP)"

申述人 (R3) 的建議  
PROPOSALS OF REPRESENTER (R3)

 地積比率由0.4增加至1.5，建築物高度由6層增加至22層  
INCREASE OF PLOT RATIO FROM 0.4 TO 1.5 AND BUILDING HEIGHT FROM 6 STOREYS TO 22 STOREYS

申述人 (R4) 的建議  
PROPOSALS OF REPRESENTER (R4)

 由「其他指定用途(濕地保育公園)」地帶改劃為「住宅(丙類)」及地積比率0.8  
REZONE FROM "OU (WCP)" TO "R(C)" WITH PLOT RATIO OF 0.8

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

航空照片 AERIAL PHOTO

本摘要圖於2024年6月19日擬備，  
所根據的資料為地政總署  
於2023年11月拍得的  
數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 TAKEN ON 11.2023

就米埔及錦繡花園分區計劃大綱草圖編號S/YL-MP/7提出的申述個案編號R1 - R4及R6 - R1102  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R4 & R6 - R1102  
DRAFT MAI PO & FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7

規劃署  
PLANNING  
DEPARTMENT



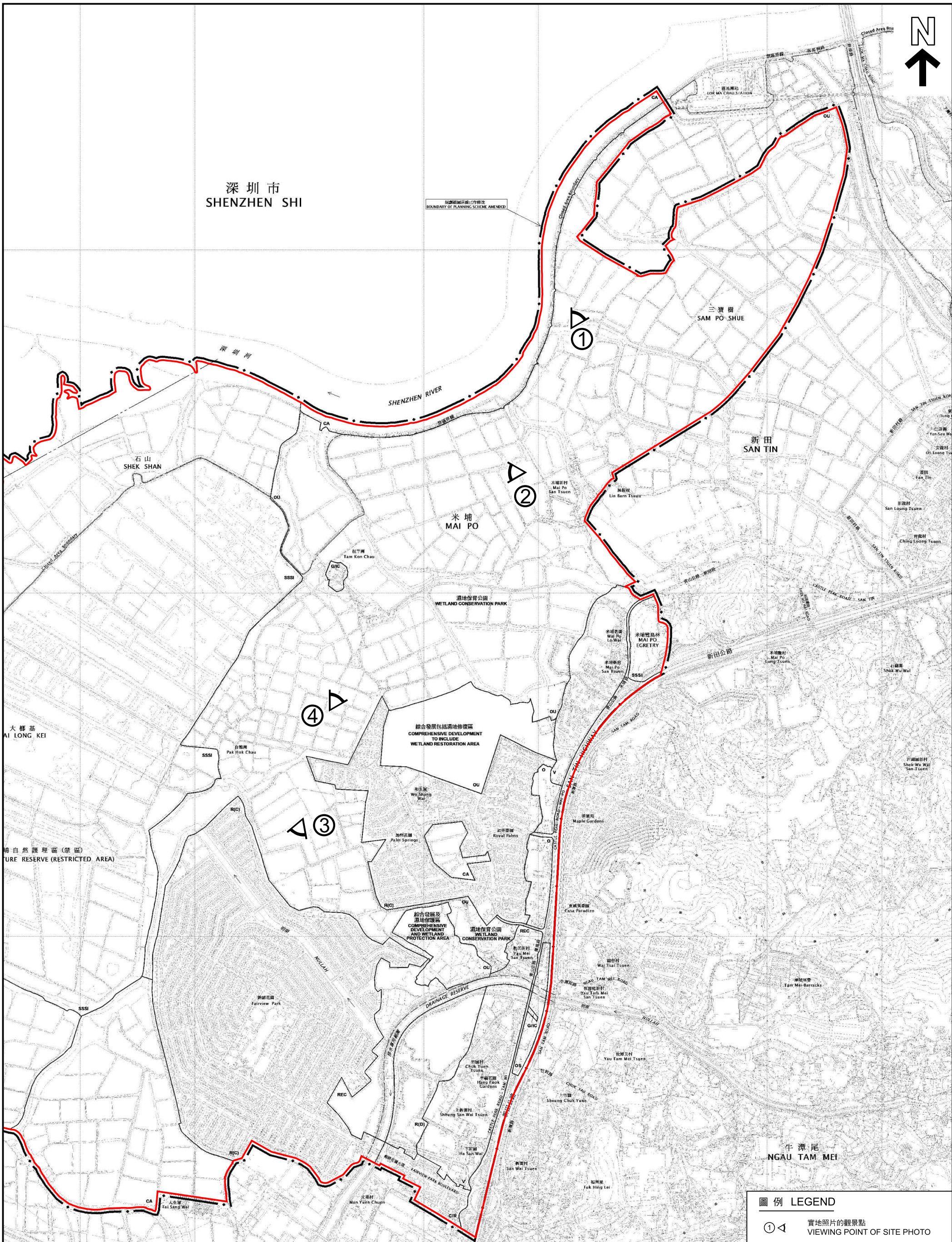
參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-6b





深圳市  
SHENZHEN SHI



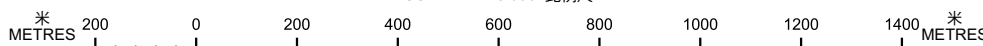
圖例 LEGEND

① ◁ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

位置圖 LOCATION PLAN

實地照片的觀景點  
VIEWING POINT OF SITE PHOTOS

SCALE 1 : 15 000 比例尺



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-7a

本摘要圖於2024年6月19日擬備，  
所根據的資料為於2024年3月8日  
展示的分區計劃大綱圖編號S/YL-MP/7  
EXTRACT PLAN PREPARED ON 19.6.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-MP/7 EXHIBITED ON 8.3.2024



1



2




界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年6月19日擬備，所根據的資料為攝於2024年5月30日及2024年6月5日的實地照片  
 PLAN PREPARED ON 19.6.2024  
 BASED ON SITE PHOTOS  
 TAKEN ON 30.5.2024 & 5.6.2024

**實地照片 SITE PHOTOS**

擬議修訂米埔及錦綉花園分區計劃大綱草圖  
 編號 S/YL-MP/7 (修訂項目 A 1、A 2 及 B)  
 PROPOSED AMENDMENT TO THE  
 DRAFT MAI PO & FAIRVIEW PARK  
 OUTLINE ZONING PLAN No.S/YL-MP/7  
 (AMENDMENT ITEMS A1, A2 & B)

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
 REFERENCE No.  
 M/YLE1/24/45

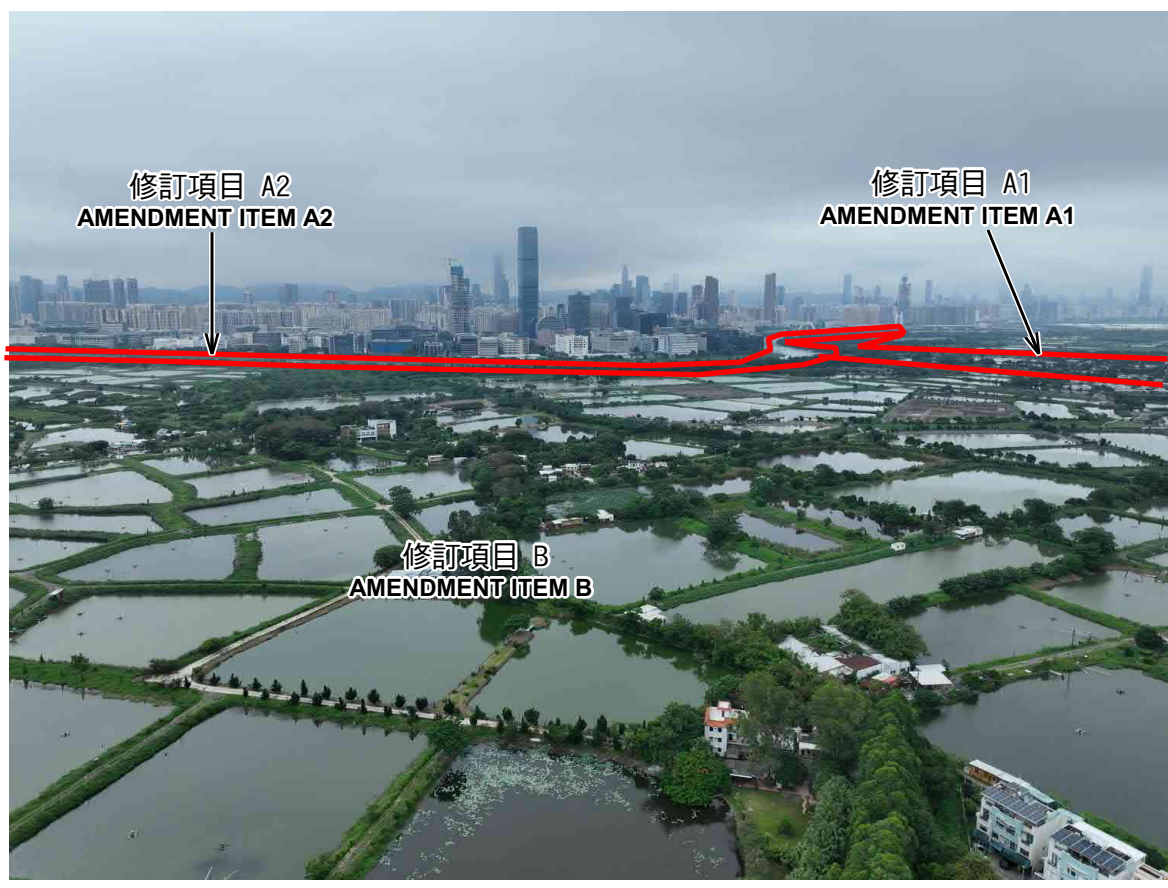
圖 PLAN  
 H-7b



3



4



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議修訂米埔及錦綉花園分區計劃大綱草圖  
 編號 S/YL-MP/7 (修訂項目 A 1、A 2 及 B )  
 PROPOSED AMENDMENT TO THE  
 DRAFT MAI PO & FAIRVIEW PARK  
 OUTLINE ZONING PLAN No.S/YL-MP/7  
 (AMENDMENT ITEMS A1, A2 & B)

規 劃 署  
 PLANNING  
 DEPARTMENT

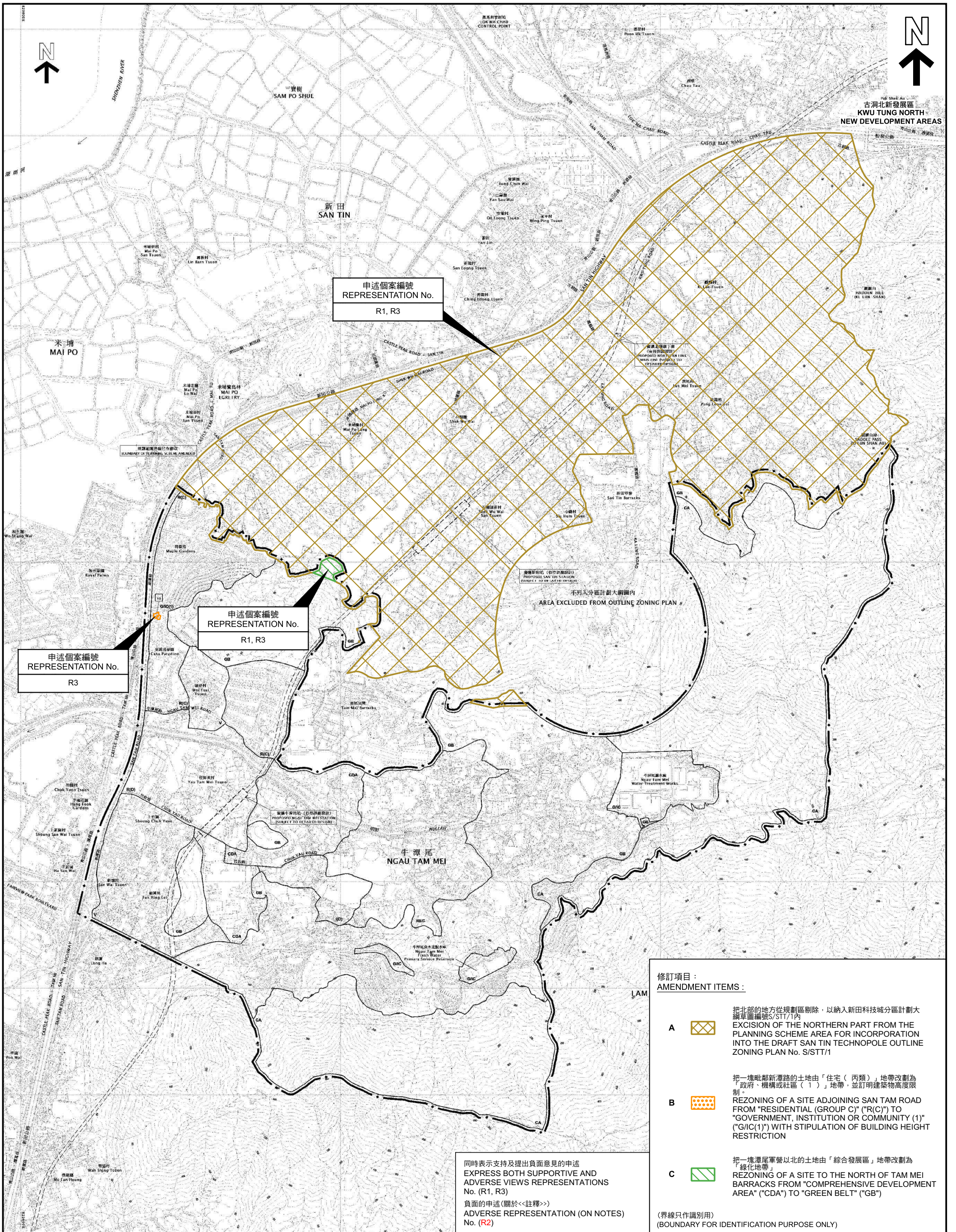


參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-7c

本圖於2024年6月19日擬備，所根據的資料為攝於2024年5月30日的實地照片  
 PLAN PREPARED ON 19.6.2024  
 BASED ON SITE PHOTOS  
 TAKEN ON 30.5.2024

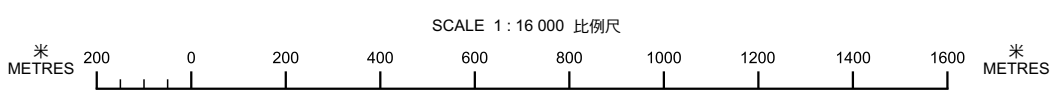




同時表示支持及提出負面意見的申述  
 EXPRESS BOTH SUPPORTIVE AND  
 ADVERSE VIEWS REPRESENTATIONS  
 No. (R1, R3)  
 負面的申述(關於<<註釋>>)  
 ADVERSE REPRESENTATION (ON NOTES)  
 No. (R2)

- 修訂項目：  
 AMENDMENT ITEMS:
- A 把北部的地方從規劃區剔除，以納入新田科技城分區計劃大綱草案編號S/STT/1P  
 EXCISION OF THE NORTHERN PART FROM THE PLANNING SCHEME AREA FOR INCORPORATION INTO THE DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1
  - B 把一塊毗鄰新潭路的土地由「住宅（丙類）」地帶改劃為「政府、機構或社區（1）」地帶，並訂明建築物高度限制  
 REZONING OF A SITE ADJOINING SAN TAM ROAD FROM "RESIDENTIAL (GROUP C)" ("R(C)") TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ("G/IC(1)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
  - C 把一塊潭尾軍營以北的土地由「綜合發展區」地帶改劃為「綠化地帶」  
 REZONING OF A SITE TO THE NORTH OF TAM MEI BARRACKS FROM "COMPREHENSIVE DEVELOPMENT AREA" ("CDA") TO "GREEN BELT" ("GB")
- (界線只作識別用)  
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2024年6月20日擬備，  
 所根據的資料為於2024年3月8日  
 展示的分區計劃大綱圖編號S/YL-NTM/13  
 EXTRACT PLAN PREPARED ON 20.6.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NTM/13 EXHIBITED ON 8.3.2024



位置圖 LOCATION PLAN

牛潭尾分區計劃大綱草案編號S/YL-NTM/13提出的申述個案編號R1 - R3  
 CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
 DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

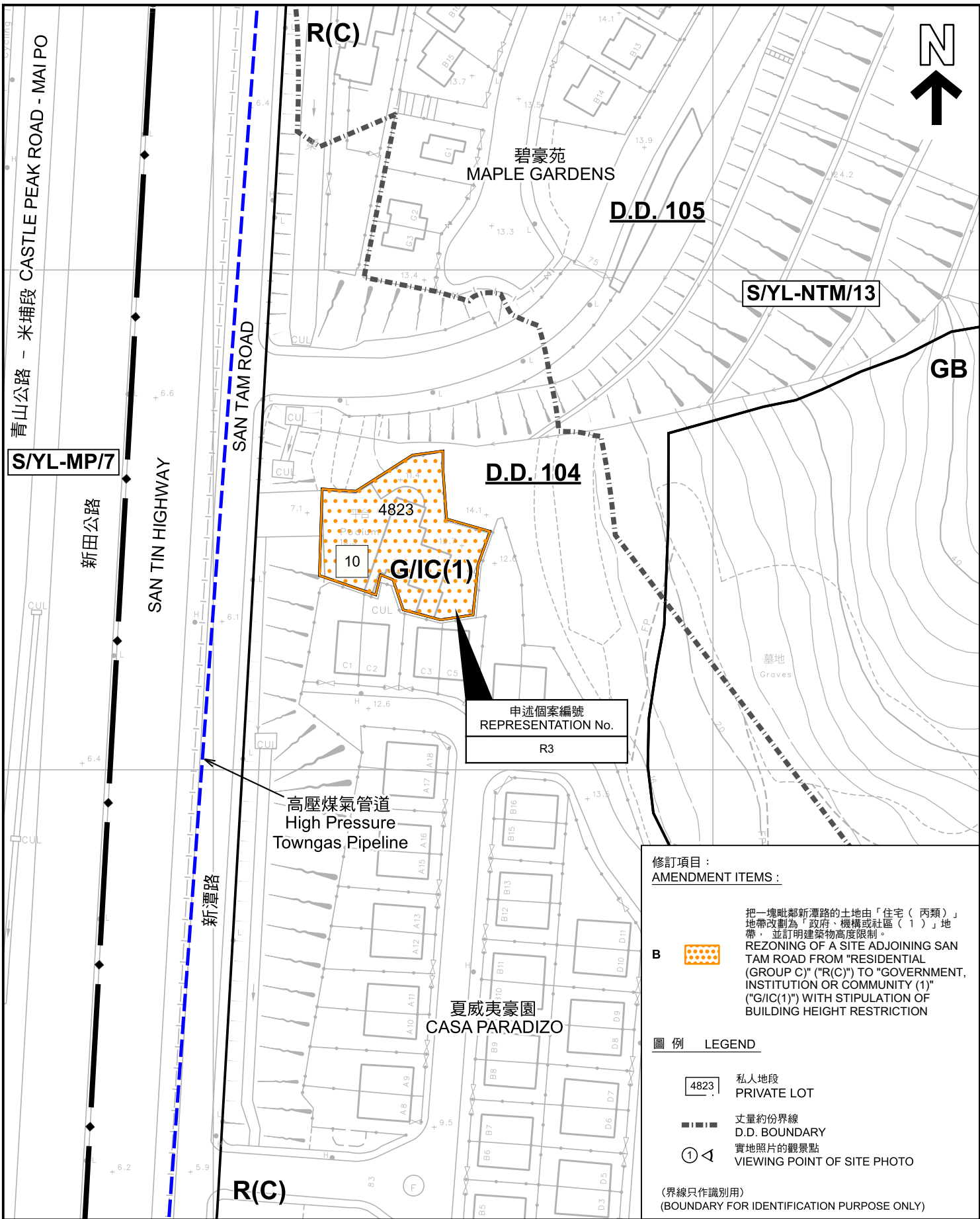
規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/YLE1/24/45

圖 PLAN  
 H-8





S/YL-MP/7

S/YL-NTM/13

D.D. 104

D.D. 105

4823

10

G/IC(1)

申述個案編號  
REPRESENTATION No.  
R3

高壓煤氣管道  
High Pressure  
Towngas Pipeline

夏威夷豪園  
CASA PARADIZO

修訂項目：  
AMENDMENT ITEMS：

B 把一塊毗鄰新潭路的土地由「住宅（丙類）」地帶改劃為「政府、機構或社區（1）」地帶，並訂明建築物高度限制。  
REZONING OF A SITE ADJOINING SAN TAM ROAD FROM "RESIDENTIAL (GROUP C)" ("R(C)") TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ("G/IC(1)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTION

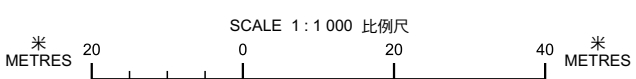
圖例 LEGEND

- 私人地段 PRIVATE LOT
- 丈量約份界線 D.D. BOUNDARY
- 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 SITE PLAN

牛潭尾分區計劃大綱草圖編號S/YL-NTM/13提出的申述個案編號R1 - R3  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13



規劃署  
PLANNING  
DEPARTMENT

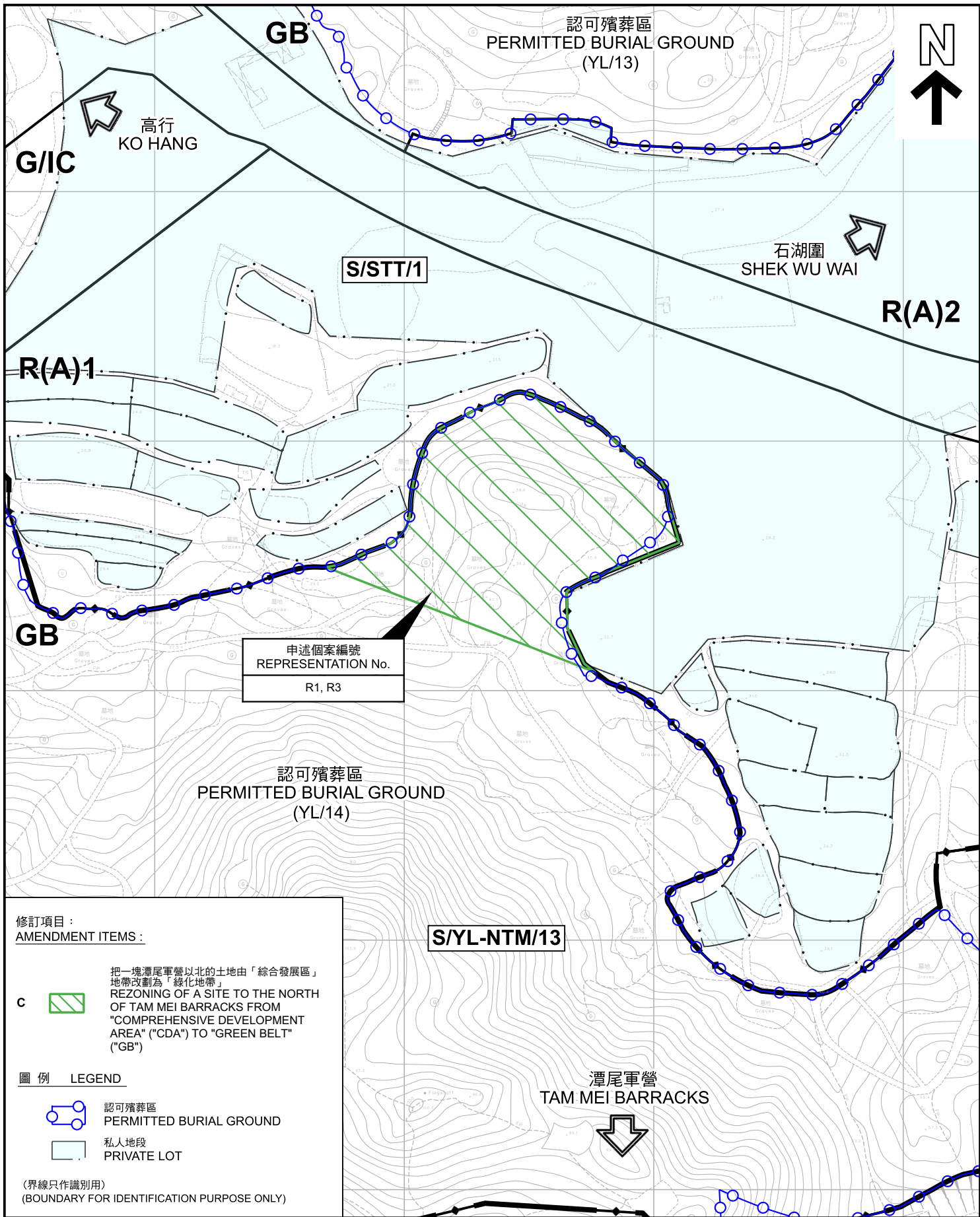


參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-9a

本摘要圖於2024年6月20日擬備，  
所根據的資料為測量圖編號  
2-SE-17C  
EXTRACT PLAN PREPARED ON  
20.6.2024 BASED ON SURVEY SHEET  
No. 2-SE-17C





平面圖 SITE PLAN

牛潭尾分區計劃大綱草圖編號S/YL-NTM/13提出的申述個案編號R1 - R3  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署  
PLANNING  
DEPARTMENT

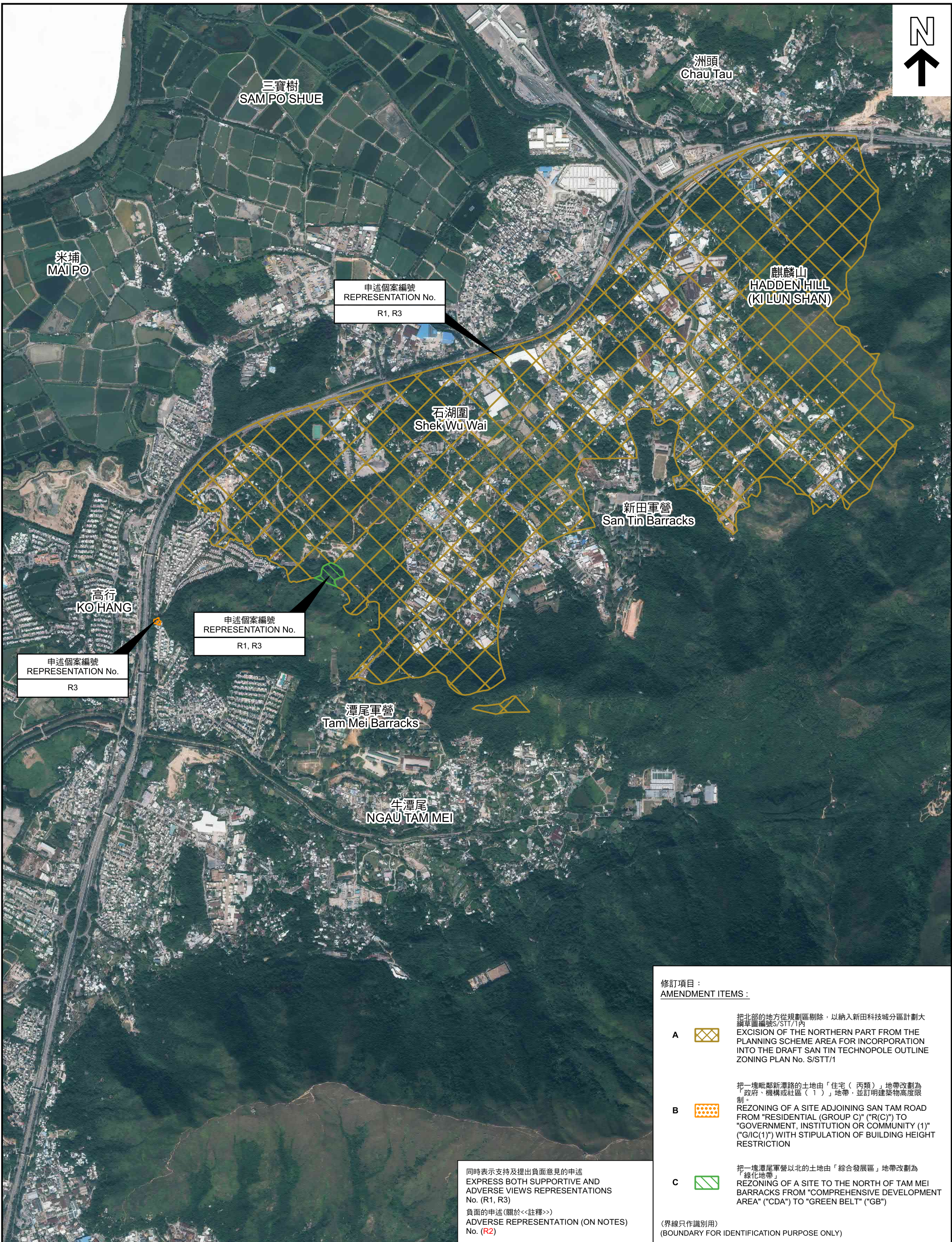


參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-9b

本摘要圖於2024年6月18日擬備，  
所根據的資料為測量圖編號  
2-SE-12D 及 17B  
EXTRACT PLAN PREPARED ON  
18.6.2024 BASED ON SURVEY SHEETS  
No. 2-SE-12D & 17B





申述個案編號  
REPRESENTATION No.  
R3

申述個案編號  
REPRESENTATION No.  
R1, R3

申述個案編號  
REPRESENTATION No.  
R1, R3

同時表示支持及提出負面意見的申述  
EXPRESS BOTH SUPPORTIVE AND  
ADVERSE VIEWS REPRESENTATIONS  
No. (R1, R3)  
負面的申述(關於<<註釋>>)  
ADVERSE REPRESENTATION (ON NOTES)  
No. (R2)

修訂項目：  
AMENDMENT ITEMS：

- A  把北部的地方從規劃區剔除，以納入新田科技城分區計劃大綱草圖編號S/ST1/1內  
EXCISION OF THE NORTHERN PART FROM THE PLANNING SCHEME AREA FOR INCORPORATION INTO THE DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN No. S/STT/1
- B  把一塊毗鄰新潭路的土地由「住宅（丙類）」地帶改劃為「政府、機構或社區（1）」地帶，並訂明建築物高度限制。  
REZONING OF A SITE ADJOINING SAN TAM ROAD FROM "RESIDENTIAL (GROUP C)" ("R(C)") TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ("G/IC(1)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- C  把一塊潭尾軍營以北的土地由「綜合發展區」地帶改劃為「綠化地帶」  
REZONING OF A SITE TO THE NORTH OF TAM MEI BARRACKS FROM "COMPREHENSIVE DEVELOPMENT AREA" ("CDA") TO "GREEN BELT" ("GB")

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

航空照片 AERIAL PHOTO

本摘要圖於2024年6月20日擬備，  
所根據的資料為地政總署  
於2023年11月拍得的  
數碼正射影像圖DOP5000  
EXTRACT PLAN PREPARED ON 20.6.2024  
BASED ON DIGITAL ORTHOPHOTO  
DOP5000 TAKEN ON 11.2023

牛潭尾分區計劃大綱草圖編號S/YL-NTM/13提出的申述個案編號R1 - R3  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-10a





申述個案編號  
REPRESENTATION No.  
R3

修訂項目：  
AMENDMENT ITEMS:

**B**  把一塊毗鄰新潭路的土地由「住宅（丙類）」地帶改劃為「政府、機構或社區（1）」地帶，並訂明建築物高度限制。  
REZONING OF A SITE ADJOINING SAN TAM ROAD FROM "RESIDENTIAL (GROUP C)" ("R(C)") TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ("G/IC(1)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTION

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

航攝照片 AERIAL PHOTO

本摘要圖於2024年6月20日擬備，所根據的資料為地政總署於2023年2月23日拍得的航攝照片編號E185035C  
EXTRACT PLAN PREPARED ON 20.6.2024 BASED ON AERIAL PHOTO No. E185035C TAKEN ON 23.2.2023 BY LANDS DEPARTMENT

牛潭尾分區計劃大綱草圖編號S/YL-NTM/13提出的申述個案編號R1 - R3  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-10b





高行  
KOHANG

石湖圍  
SHEKWU WAI

申述個案編號  
REPRESENTATION No.

R1, R3

潭尾軍營  
TAM MEI BARRACKS

修訂項目：  
AMENDMENT ITEMS：

c



把一塊潭尾軍營以北的土地由「綜合發展區」地帶改劃為「綠化地帶」

REZONING OF A SITE TO THE NORTH OF TAM MEI BARRACKS FROM "COMPREHENSIVE DEVELOPMENT AREA" ("CDA") TO "GREEN BELT" ("GB")

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

### 航攝照片 AERIAL PHOTO

本摘要圖於2024年6月18日擬備，所根據的資料為地政總署於2023年2月23日拍得的航攝照片編號E185038C  
EXTRACT PLAN PREPARED ON 18.6.2024 BASED ON AERIAL PHOTO No. E185038C TAKEN ON 23.2.2023 BY LANDS DEPARTMENT

牛潭尾分區計劃大綱草圖編號S/YL-NTM/13提出的申述個案編號R1 - R3  
CONSIDERATION OF REPRESENTATIONS NO. R1 - R3  
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/YLE1/24/45

圖 PLAN  
H-10c