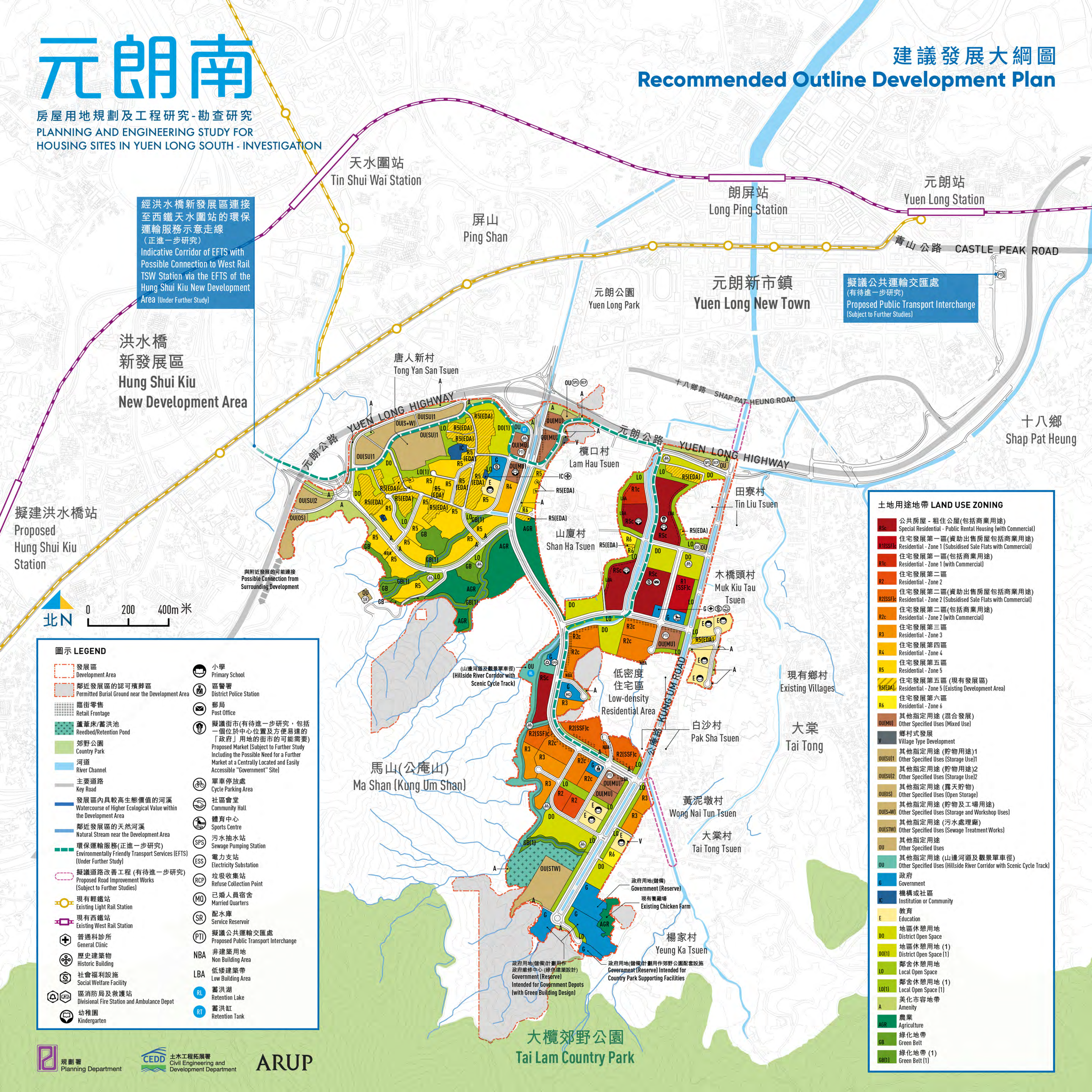
# 元朗南

房屋用地規劃及工程研究-勘查研究

PLANNING AND ENGINEERING STUDY FOR HOUSING SITES IN YUEN LONG SOUTH - INVESTIGATION

## 建議發展大綱圖

## Recommended Outline Development Plan




### 圖示 LEGEND

- 發展區 Development Area
- 鄰近發展區的認可殯葬區 Permitted Burial Ground near the Development Area
- 臨街零售 Retail Frontage
- 蘆葦床/蓄洪池 Reedbed/Retention Pond
- 郊野公園 Country Park
- 河道 River Channel
- 主要道路 Key Road
- 發展區內具較高生態價值的河溪 Watercourse of Higher Ecological Value within the Development Area
- 鄰近發展區的天然河溪 Natural Stream near the Development Area
- 環保運輸服務(正進一步研究) Environmentally Friendly Transport Services (EFTS) (Under Further Study)
- 擬議道路改善工程 (有待進一步研究) Proposed Road Improvement Works (Subject to Further Studies)
- 現有輕鐵站 Existing Light Rail Station
- 現有西鐵站 Existing West Rail Station
- 普通科診所 General Clinic
- 歷史建築物 Historic Building
- 社會福利設施 Social Welfare Facility
- 區消防局及救護站 Divisional Fire Station and Ambulance Depot
- 幼稚園 Kindergarten
- 小學 Primary School
- 區警署 District Police Station
- 郵局 Post Office
- 擬議街市(有待進一步研究，包括一個位於中心位置及方便易達的「政府」用地的街市的可能需要) Proposed Market (Subject to Further Study Including the Possible Need for a Further Market at a Centrally Located and Easily Accessible "Government" Site)
- 單車停放處 Cycle Parking Area
- 社區會堂 Community Hall
- 體育中心 Sports Centre
- SPS 污水抽水站 Sewage Pumping Station
- ESS 電力支站 Electricity Substation
- RCP 垃圾收集站 Refuse Collection Point
- MQ 已婚人員宿舍 Married Quarters
- SR 配水庫 Service Reservoir
- PTI 擬議公共運輸交匯處 Proposed Public Transport Interchange
- NBA 非建築用地 Non Building Area
- LBA 低矮建築帶 Low Building Area
- RL 蓄洪湖 Retention Lake
- RT 蓄洪缸 Retention Tank

### 土地用途地帶 LAND USE ZONING

- RSc 公共房屋 - 租住公屋(包括商業用途) Special Residential - Public Rental Housing (with Commercial)
- R1(SSF)c 住宅發展第一區(資助出售房屋包括商業用途) Residential - Zone 1 (Subsidised Sale Flats with Commercial)
- R1c 住宅發展第一區(包括商業用途) Residential - Zone 1 (with Commercial)
- R2 住宅發展第二區 Residential - Zone 2
- R2(SSF)c 住宅發展第二區(資助出售房屋包括商業用途) Residential - Zone 2 (Subsidised Sale Flats with Commercial)
- R2c 住宅發展第二區(包括商業用途) Residential - Zone 2 (with Commercial)
- R3 住宅發展第三區 Residential - Zone 3
- R4 住宅發展第四區 Residential - Zone 4
- R5 住宅發展第五區 Residential - Zone 5
- R5(EDA) 住宅發展第五區 (現有發展區) Residential - Zone 5 (Existing Development Area)
- R6 住宅發展第六區 Residential - Zone 6
- OU(MU) 其他指定用途 (混合發展) Other Specified Uses (Mixed Use)
- V 鄉村式發展 Village Type Development
- OU(SU)1 其他指定用途 (貯物用途)1 Other Specified Uses (Storage Use)1
- OU(SU)2 其他指定用途 (貯物用途)2 Other Specified Uses (Storage Use)2
- OU(OS) 其他指定用途 (露天貯物) Other Specified Uses (Open Storage)
- OU(S+W) 其他指定用途 (貯物及工場用途) Other Specified Uses (Storage and Workshop Uses)
- OU(STW) 其他指定用途 (污水處理廠) Other Specified Uses (Sewage Treatment Works)
- OU 其他指定用途 Other Specified Uses
- OU 其他指定用途 (山邊河道及觀景單車徑) Other Specified Uses (Hillside River Corridor with Scenic Cycle Track)
- G 政府 Government
- IC 機構或社區 Institution or Community
- E 教育 Education
- DO 地區休憩用地 District Open Space
- DO(1) 地區休憩用地 (1) District Open Space (1)
- LO 鄰舍休憩用地 Local Open Space
- LO(1) 鄰舍休憩用地 (1) Local Open Space (1)
- A 美化市容地帶 Amenity
- AGR 農業 Agriculture
- GB 綠化地帶 Green Belt
- GB(1) 綠化地帶 (1) Green Belt (1)

規劃署 Planning Department

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

ARUP