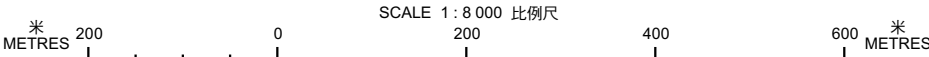


位置圖 LOCATION PLAN

就粉嶺/上水擴展區分區計劃大綱草圖編號S/FSSE/1提出的申述個案
編號R1至R6791作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 TO R6791 TO THE
DRAFT FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN No. S/FSSE/

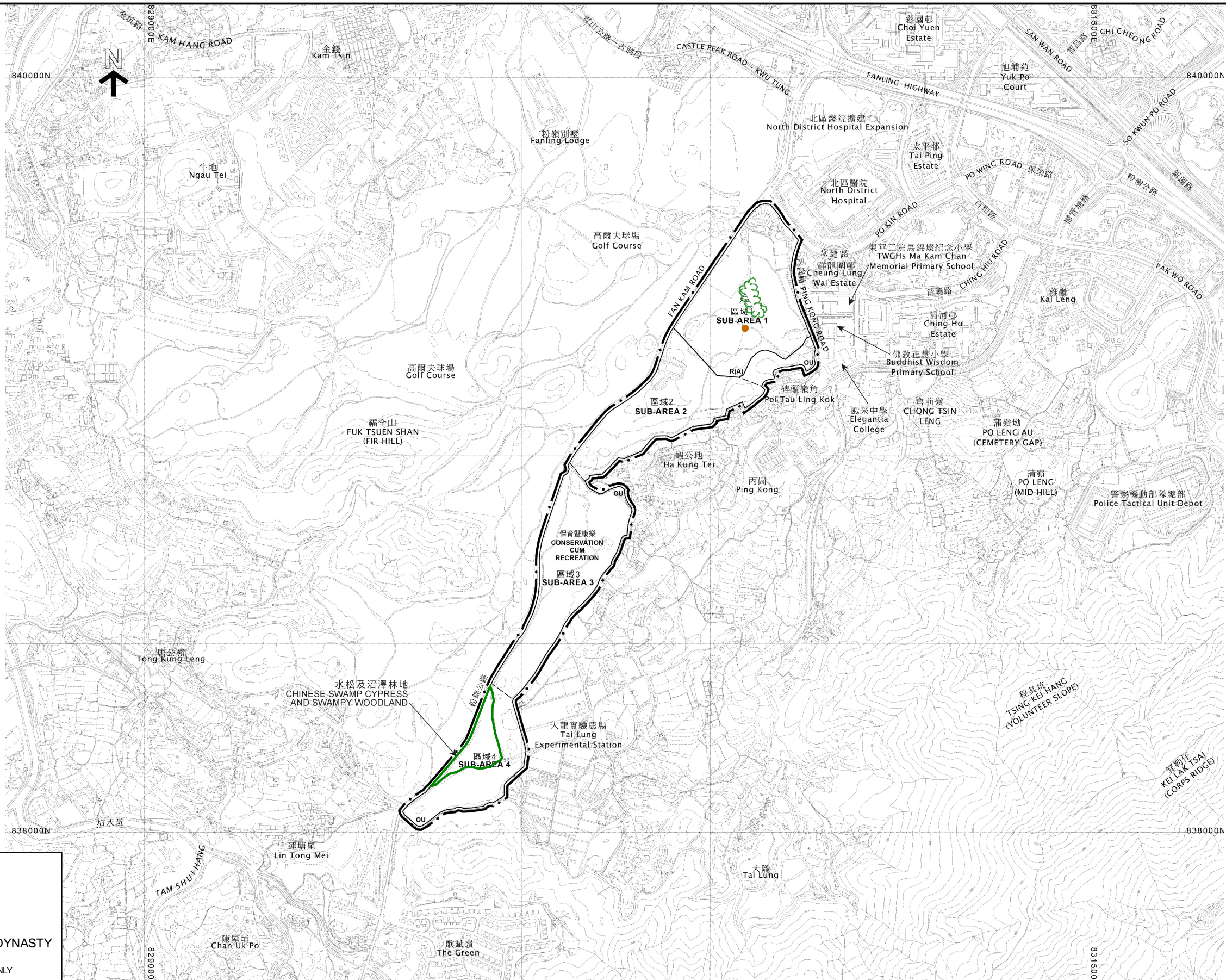


規劃署
PLANNING DEPARTMENT




參考編號
REFERENCE No.
R/S/FSSE/1

PLAN
H-1




圖例

LEGEND



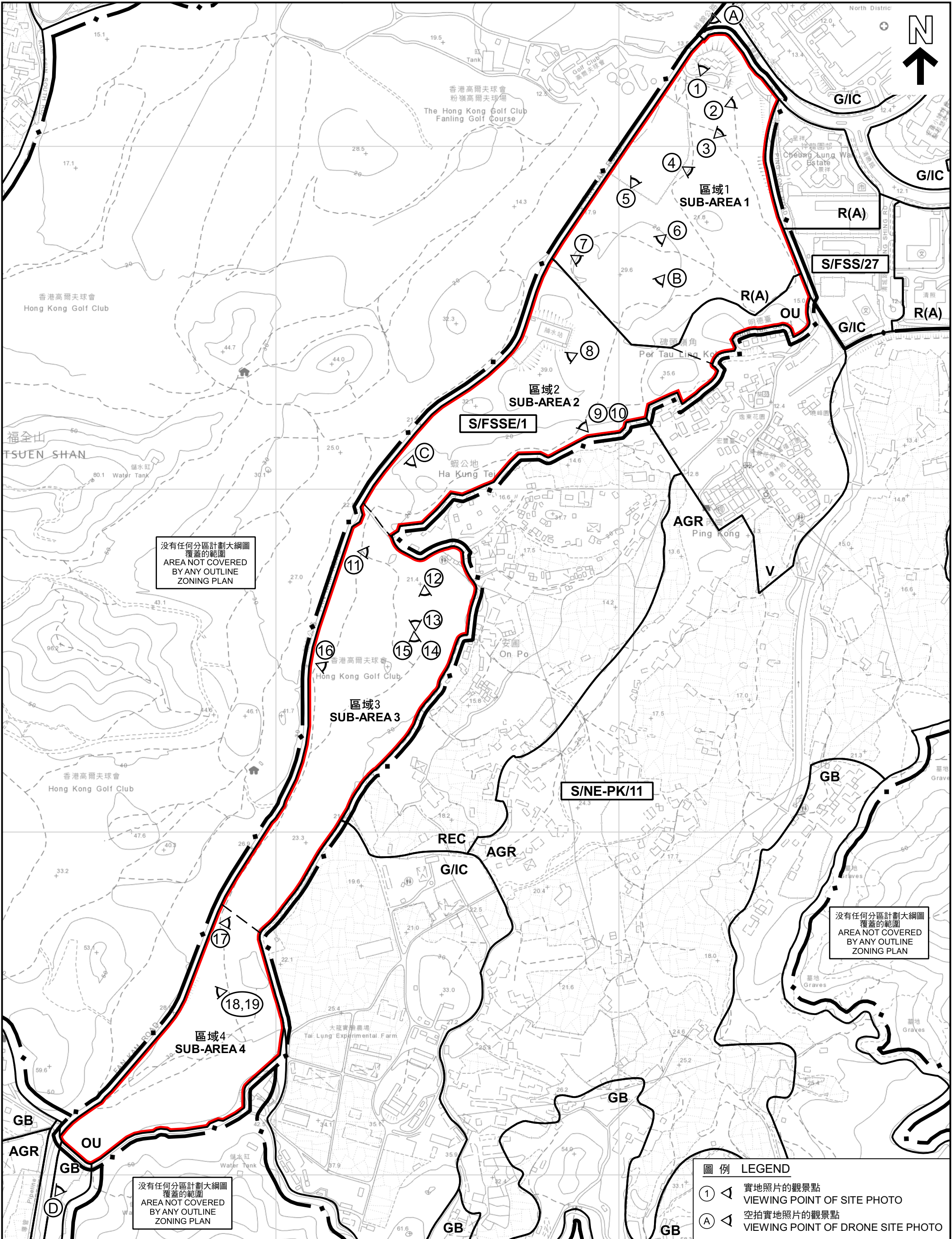
0.39 公頃林地
0.39 ha WOODLAND



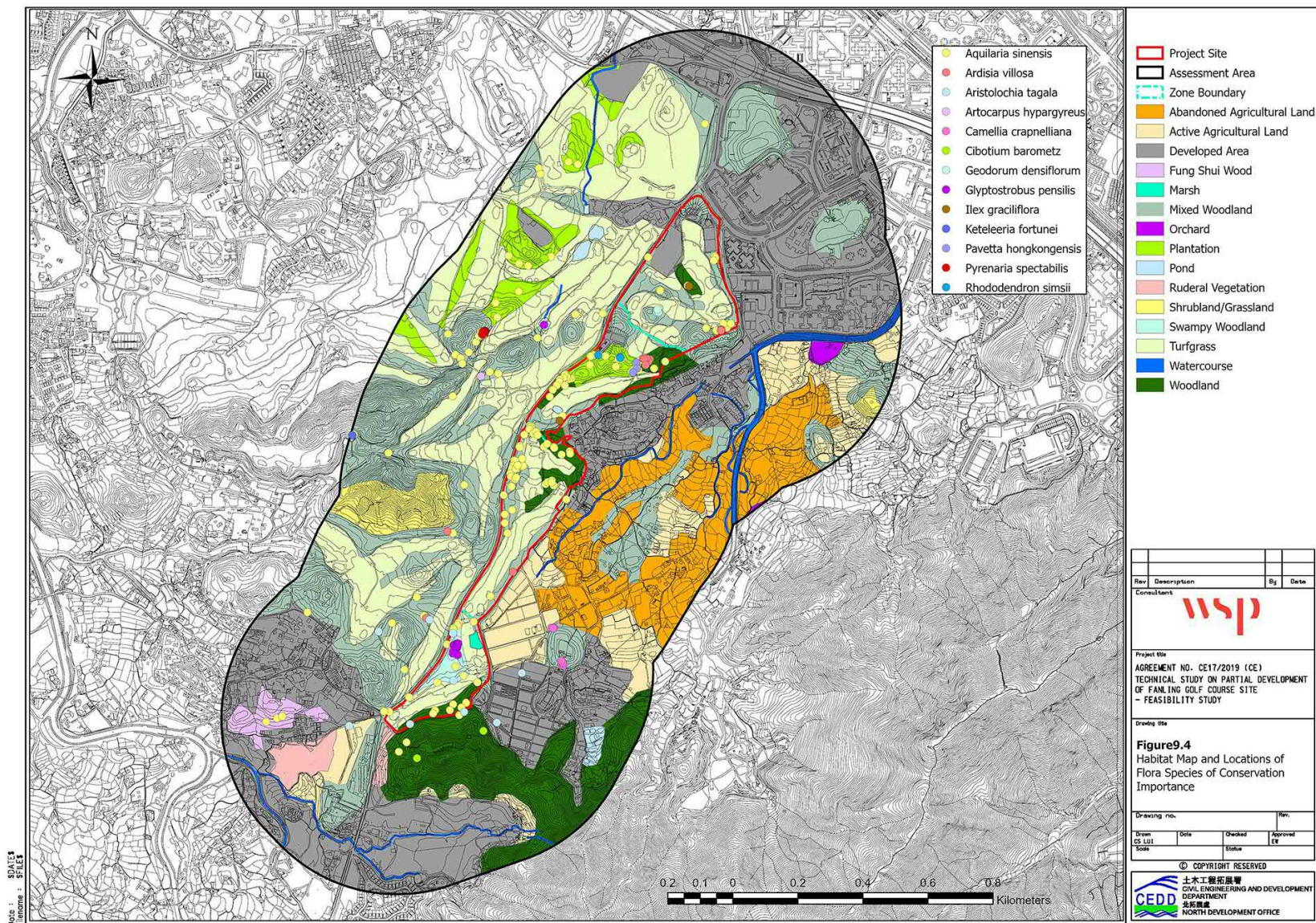
清朝氏族墳墓
CLAN GRAVE OF QING DYNASTY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年5月24日擬備 EXTRACT PLAN PREPARED ON 24.5.2023	顯示發展區內不同支區及附近現有用途的圖則 Key Plan of the Area showing the sub-areas and the surroundings existing landuses	規劃署 PLANNING DEPARTMENT	
		參考編號 REFERENCE No. R/S/FSSE/1	圖 PLAN H-2a



<p>本摘要圖於2023年5月25日擬備，所根據的資料為測量圖編號 2-SE-B 及 D、3-SW-A 及 C</p> <p>EXTRACT PLAN PREPARED ON 25.5.2023 BASED ON SURVEY SHEETS No. 2-SE-B & D AND 3-SW-A & C</p>	<p>平面圖 SITE PLAN</p> <p>實地照片的觀景點</p> <p>VIEWING POINT OF SITE PHOTOS</p> <p>SCALE 1:5 000 比例尺</p> <p>米 100 0 100 200 300 400 米</p> <p>METRES</p>		<p>規劃署</p> <p>PLANNING DEPARTMENT</p>		
			<p>參考編號</p> <p>REFERENCE No.</p> <p>R/S/FSSE/1</p>	<p>圖 PLAN</p> <p>H-2b</p>	



本圖於2023年4月18日擬備
PLAN PREPARED ON 18.4.2023

生物地圖及重點保育植物的位置 HABITAT MAP AND LOCATIONS OF FLORA SPECIES OF CONSERVATION IMPORTANCE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-2c

Table 2 - Summary of Tree Treatment

Proposed Treatment	Location	Tree Types	No. of Tree (s)	Sub-total
Retain	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	11	267
		TPIs (rare/protected species with DBH>=95mm)	5	
		TPIs (rare/protected species with DBH<95mm)	9	
		Trees other than TPIs	242	
	Sub-area 2 - 4	TPIs (mature trees with DBH>=1000mm)	41	3090
		TPIs (rare/protected species with DBH>=95mm)	80	
		TPIs (rare/protected species with DBH<95mm)	274	
		Other trees (in tree groups)	2695	
	Adjacent area	TPIs (mature trees with DBH>=1000mm)	1	24
		Trees other than TPIs	23	
Sub-total			3381	
Transplant	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	2	34
		TPIs (rare/protected species with DBH>=95mm)	10	
		TPIs (rare/protected species with DBH<95mm)	22	
	Sub-total			34
Remove	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	11	954
		TPIs (rare/protected species with DBH>95mm)	0	
		Trees other than TPIs (excluding <i>Leucaena leucocephala</i>)	880	
		<i>Leucaena leucocephala</i>	63	
	Adjacent area	Trees other than TPIs	35	42
		<i>Leucaena leucocephala</i>	7	
	Sub-total			996
Total			4411	

Ref. 2514331A-REP-059

18

WSP (Asia) Limited
 March 2022

本圖於2023年4月18日擬備
 PLAN PREPARED ON 18.4.2023

樹木處理的總結
 SUMMARY OF TREE TREATMENT

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/FSSE/1

圖 PLAN
 H-2d



圖例 LEGEND

-  分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN
-  郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

本摘要圖於2023年4月19日擬備，
所根據的資料為正射影像圖DOP5000（2019年）
EXTRACT PLAN PREPARED ON 19.4.2023
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

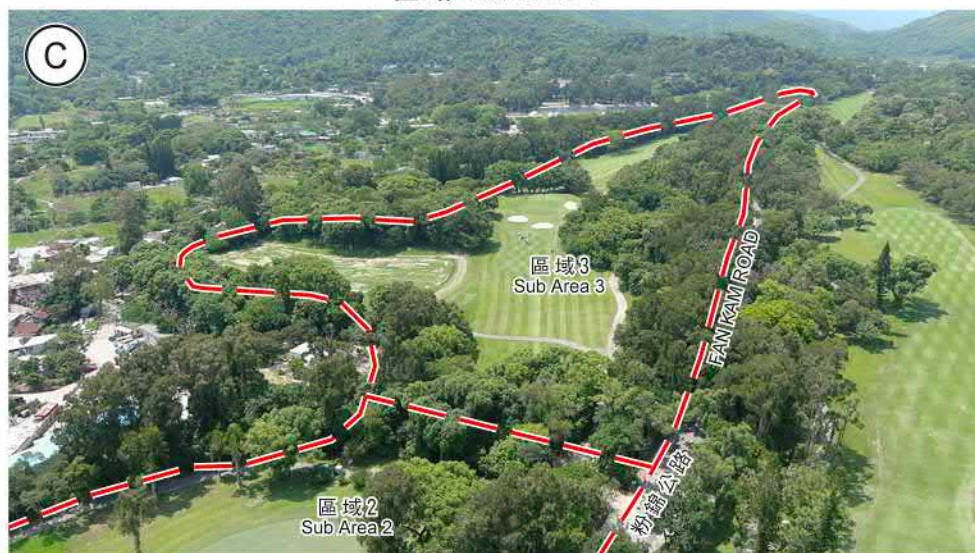
圖 PLAN
H-3



區域 Sub Area 1



區域 Sub Area 2



區域 Sub Area 3



區域 Sub Area 4

實地照片 SITE PHOTOS

本摘要圖於2023年5月25日擬備，
所根據的資料為攝於
2022年6月7日的實地照片
PLAN PREPARED ON 25.5.2023
BASED ON SITE PHOTOS
TAKEN ON 7.6.2022

粉嶺 / 上水擴展區分區計劃大綱圖的界線顯示
INDICATIVE BOUNDARY OF THE FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4a

1



粉嶺高爾夫球會的高級員工宿舍
Senior Staff Houses of the Fanling Golf Course

拍攝日期 Date taken : 7.6.2022

2



左邊為球童的工作站，中間為足球場（亦會用作社區外展用途），而右面為高爾夫球球道
Caddy workstation on the left, football pitch in the middle (also used for community outreach purposes), and golf fairway on the right

拍攝日期 Date taken : 17.5.2022



位於區域1的高爾夫球球道
Golf fairway in Sub Area 1

拍攝日期 Date taken : 17.5.2022

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4b

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於2022年5月17日
及2022年6月7日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022 & 7.6.2022



位於區域1的高爾夫球場高爾夫球場
Golf fairway in Sub Area 1



位於區域1的高爾夫球場粉嶺高爾夫球會現有停車場
Existing carpark of the Fanling Golf Club in Sub Area 1

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4c

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域1的高爾夫球球道的氏族祖墳
Clan grave on the golf fairway within Sub Area 1



位於區域1的高爾夫球球道
Golf fairway in Sub Area 1



位於現時粉嶺高爾夫球場區域2內的氏族祖墳
Clan graves within the existing Fanling Golf Course in Sub Area 2

實地照片 SITE PHOTOS

粉嶺 / 上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4d

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域2的高爾夫球球道內的樹木
Trees located on the golf fairway in Sub Area 2



位於區域2的高爾夫球球道內的樹木
Trees located on the golf fairway in Sub Area 2



粉嶺高爾夫球場的舊場大致保留原有的天然地形(區域3)
The Old Course of the Fanling Golf Course largely retains the natural terrain of the land (Sub Area 3)

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4e

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



可接收被補償種植及移植樹木的地點(區域3)
Potential reception site for compensated and transplanted trees (Sub Area 3)



可接收被補償種植及移植樹木的地點(區域3)
Potential reception site for compensated and transplanted trees (Sub Area 3)



位於區域2至4的樹木
Trees throughout Sub Areas 2 to 4

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4f

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域4的高爾夫球球道
Golf fairway in Sub Area 4



位於區域4的水松樹
Chinese Swamp Cypress in Sub Area 4



位於區域4的水松樹的樹苗
Seedlings of the Chinese Swamp Cypress in Sub Area 4

本摘要圖於2023年4月18日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 18.4.2023
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022

實地照片 SITE PHOTOS

粉嶺／上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-4g



圖例 LEGEND

- Project Site
- Assessment Area
- Zone Boundary
- Abandoned Agricultural Land
- Active Agricultural Land
- Developed Area
- Fung Shui Wood
- Marsh
- Mixed Woodland
- Orchard
- Plantation
- Pond
- Ruderal Vegetation
- Shrubland/Grassland
- Swampy Woodland
- Turfgrass
- Watercourse
- Woodland
- Potential Ecological Corridor

現有自然景觀、生境及土地用途 EXISTING NATURAL LANDSCAPE, HABITATS AND LAND USES

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

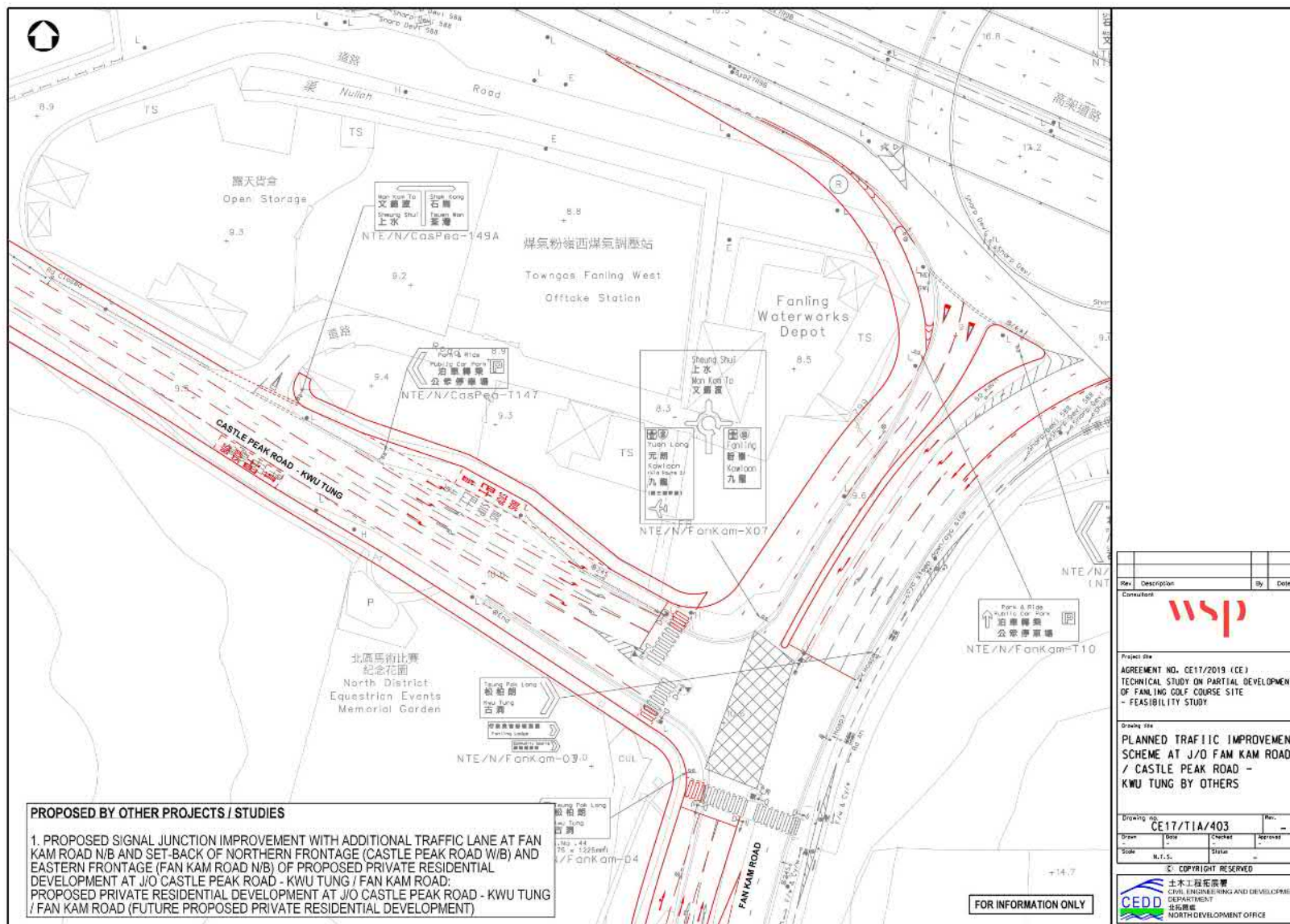
本摘要圖於2023年4月18日擬備，
所根據的資料為粉嶺高爾夫球場用地
局部發展技術研究的生態影響評估
EXTRACT PLAN PREPARED ON 18.4.2023
BASED ON ECOLOGICAL IMPACT ASSESSMENT OF
THE TECHNICAL STUDY ON PARTIAL DEVELOPMENT
OF THE FANLING GOLF COURSE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
5



本圖於2023年4月19日擬備
PLAN PREPARED ON 19.4.2023

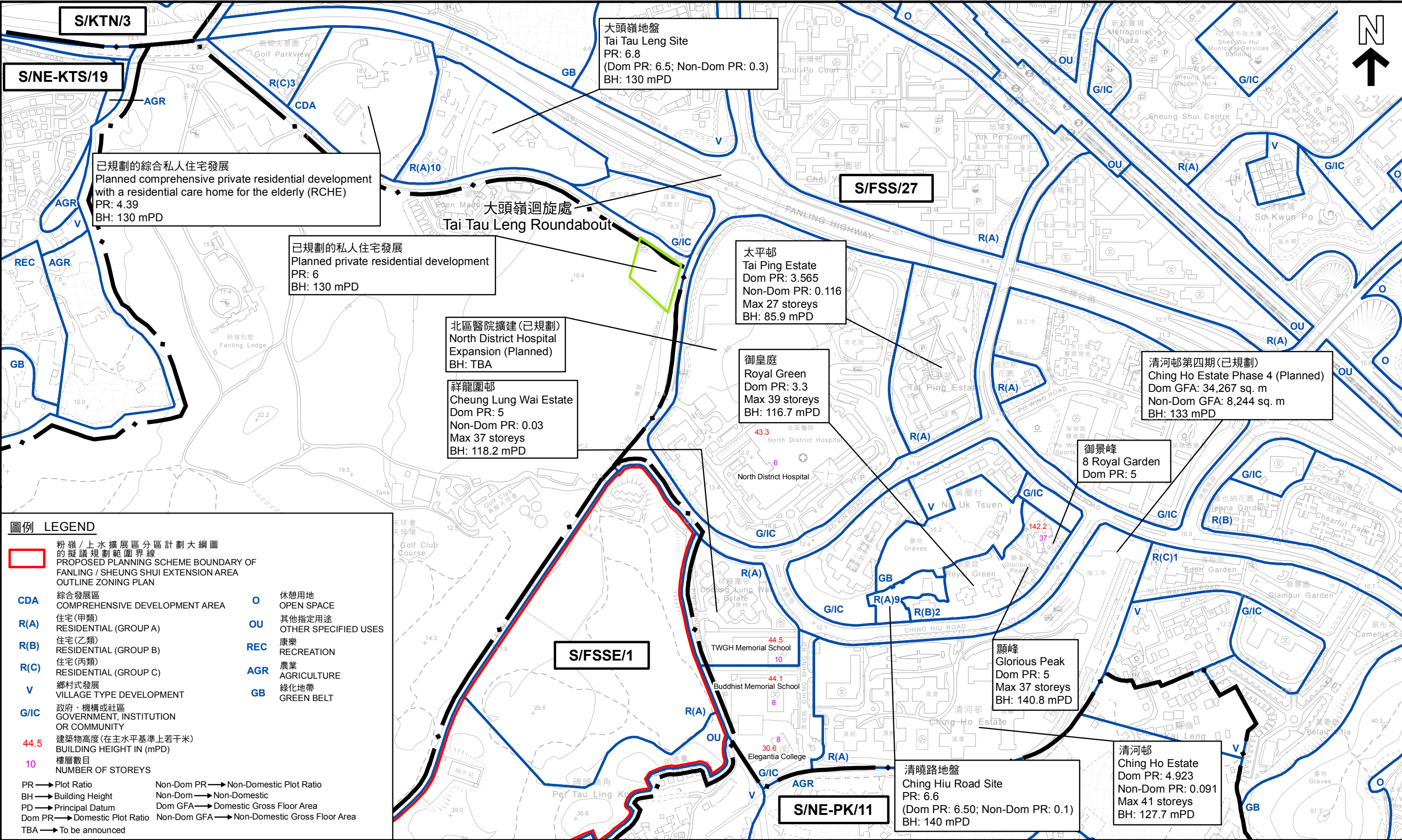
擬議路口改善計劃 PROPOSED JUNCTION IMPROVEMENT SCHEMES

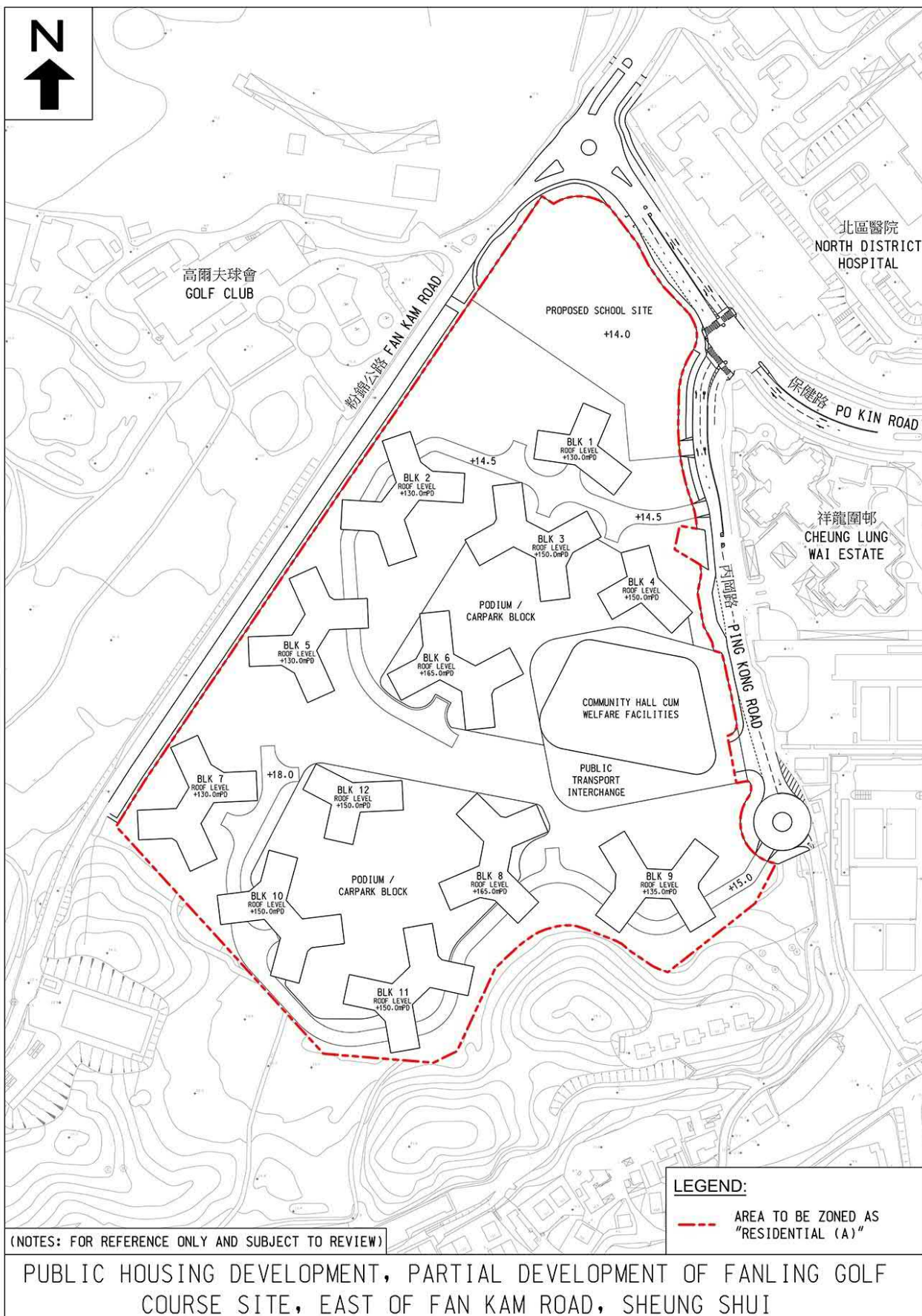
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-6b





本圖於2023年4月19日擬備
 PLAN PREPARED ON 19.4.2023

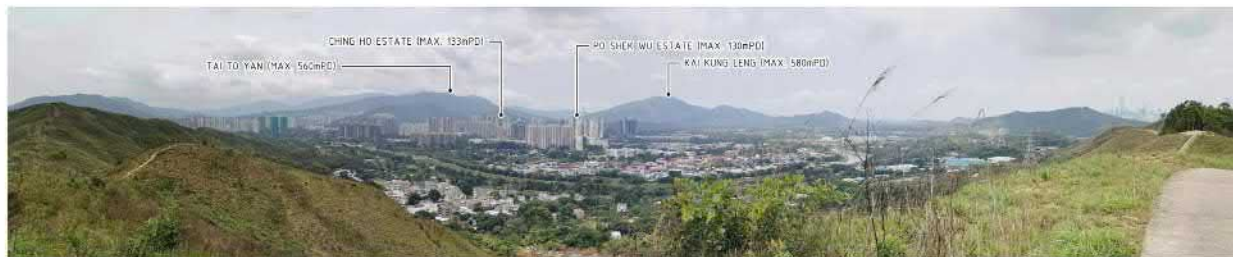
位於區域1的擬議發展項目初步佈局
 NOTIONAL LAYOUT OF
 THE PROPOSED DEVELOPMENT IN SUB-AREA 1

規劃署
 PLANNING
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參考編號
 REFERENCE No.
 R/S/FSSE/1

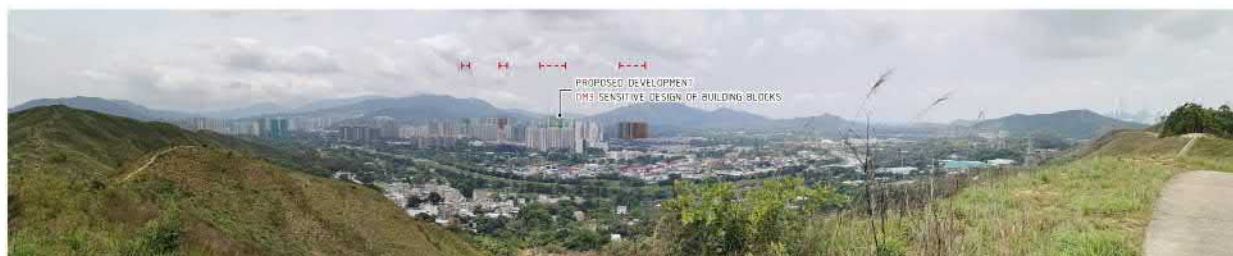
圖 PLAN
 H-8



VP1 - WA SHAN HIKING TRAIL - EXISTING SITE CONDITION



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM 1984.
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW.

Rev	Description	By	Date
<p>(Signature)</p> <p>wsp</p>			
<p>Project Title:</p> <p>AGREEMENT NO. LE 17/2021 (C2)</p> <p>TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE</p> <p>FEASIBILITY STUDY</p>			
<p>Drawing Title:</p> <p>PHOTOMONTAGE OF VIEWING POINT 1</p>			
<p>Figure No.:</p> <p>FIGURE 11.10.1</p>			
Scale	Date	Check	Approved
1:50	NOV 2021	EW	EW
<p>Scale: N.T.S.</p>			
<p>C. COPYRIGHT RESERVED</p> <p>CEDD 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北拓處 NORTH DEVELOPMENT OFFICE</p>			

本圖於2023年5月24日擬備
PLAN PREPARED ON 24.5.2023

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



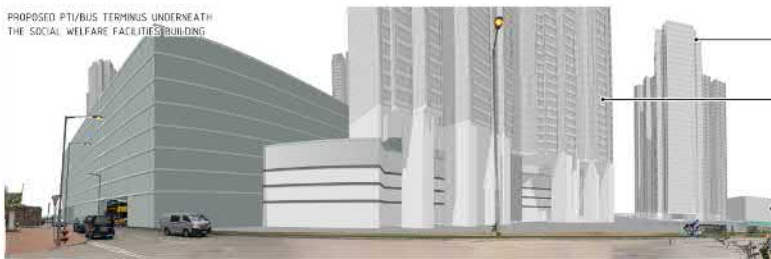
參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-9a



VP4 - PING KONG ROAD - EXISTING SITE CONDITION

PROPOSED PTI/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PROPOSED PTI/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1

PROPOSED PTI/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10

PROPOSED DEVELOPMENT BUILDING HEIGHT 128mPD

PROPOSED DEVELOPMENT BUILDING HEIGHT 147mPD

PROPOSED SPECIAL SCHOOL BUILDING

PROPOSED DEVELOPMENT
OM2 LANDSCAPE TREATMENT WITH HOUSING DEVELOPMENT
OM3 SENSITIVE DESIGN OF BUILDING BLOCKS

PROPOSED DEVELOPMENT
OM2 LANDSCAPE TREATMENT WITH HOUSING DEVELOPMENT
OM3 SENSITIVE DESIGN OF BUILDING BLOCKS



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM (SAD)
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW

Rev	Description	By	Date
01	Initial		
02	Revised		
03	Revised		
04	Revised		
05	Revised		
06	Revised		
07	Revised		
08	Revised		
09	Revised		
10	Revised		
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98	Revised		
99	Revised		
100	Revised		

FIGURE 11.10.4
PHOTOMONTAGE OF VIEWING POINT 4

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本圖於2023年5月24日擬備
PLAN PREPARED ON 24.5.2023

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-9b



VP5 - TAI LUNG EXPERIMENTAL FARM - EXISTING SITE CONDITION



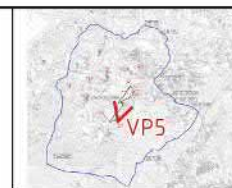
PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (APD).
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW.

Rev	Description	By	Date
01	Issue for Review		
Project Title: AGREEMENT NO. LE 17/2021 (C2) TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE FEASIBILITY STUDY			
Drawing Title: PHOTOMONTAGE OF VIEWING POINT 5			
Drawing No.: FIGURE 11.06.5			
Scale	Date	Check by	Approved by
1:50	NOV 2021	EW	EW
N.T.S.			
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本圖於2023年5月24日擬備
PLAN PREPARED ON 24.5.2023

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-9c



VP8 - KAM TSIN VILLAGE HO TUNG SCHOOL - EXISTING SITE CONDITION



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM (MVD).
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW.

Rev	Description	By	Date
01	Issue for comment		
Project Title: AGREEMENT NO. LE 17/2021 (C2) TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE FEASIBILITY STUDY			
Drawing Title: PHOTOMONTAGE OF VIEWING POINT 8			
Drawing No.: FIGURE 11.00.8			
Scale	Date	Check by	Approved by
1:500	NOV 2021	EW	EW
N.T.S.			
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本圖於2023年5月24日擬備
PLAN PREPARED ON 24.5.2023

合成照片 PHOTOMONTAGES

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參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-9d



VP10 - FANLING GOLF COURSE - EXISTING SITE CONDITION



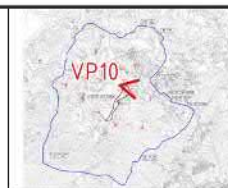
PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM 54/16
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW

Rev	Description	By	Date
01	Issue for comment		
wsp			
Project Info:			
AGREEMENT NO. CE 17/2021 (CE)			
TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE - FEASIBILITY STUDY			
Drawing Info:			
PHOTOMONTAGE OF VIEWING POINT 10			
Drawing to:			
FIGURE 11.10.10			
Drawn	CHK	DATE	NOV 2021
Scale	1:1000	Scale	1:1000
N.T.S.			

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本圖於2023年5月24日擬備
 PLAN PREPARED ON 24.5.2023

合成照片 PHOTOMONTAGES

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參考編號
 REFERENCE No.
 R/S/FSSE/1

圖 PLAN
 H-9e



VP12 - ELEGANTIA COLLEGE - EXISTING SITE CONDITION



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM (SAD)
3. FOR ILLUSTRATION ONLY. SUBJECT TO REVIEW

Rev	Description	By	Date
01	Initial		
wsp			
Project Title:			
AGREEMENT NO. CE 17/2021 (CE)			
TECHNICAL STUDY ON PARTIAL DEVELOPMENT			
OF FANLING GOLF COURSE SITE			
- FEASIBILITY STUDY			
Drawing Title:			
PHOTOMONTAGE OF VIEWING POINT 12			
Drawing No:			
FIGURE 11.10.12			
Drawn	Check	Drawn	Check
CE	NOV 2021	EW	EW
N.T.S.			

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PLAN PREPARED ON 24.5.2023

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參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-9f



本圖於2023年4月19日擬備
PLAN PREPARED ON 19.4.2023

概念景觀緩解設計圖(區域1) CONCEPTUAL LANDSCAPE AND MITIGATION PLAN (SUB AREA 1)

規劃署
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參考編號
REFERENCE No.
R/S/FSSE/1

圖 PLAN
H-11