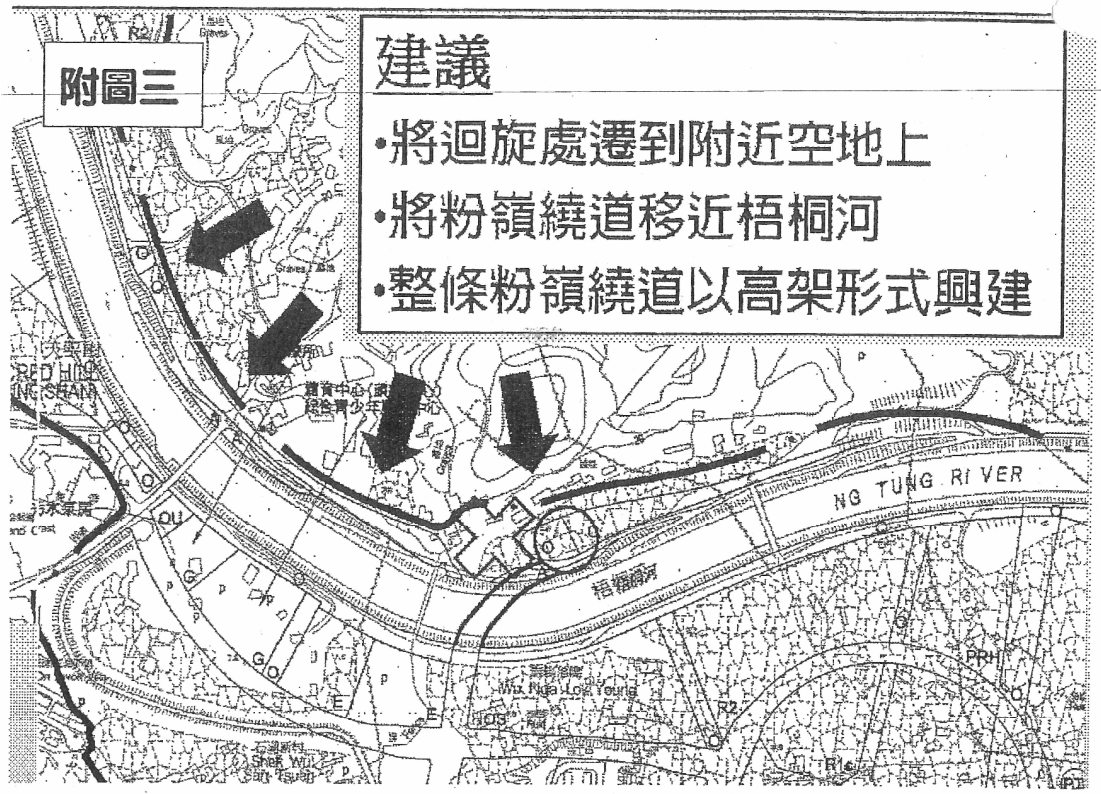
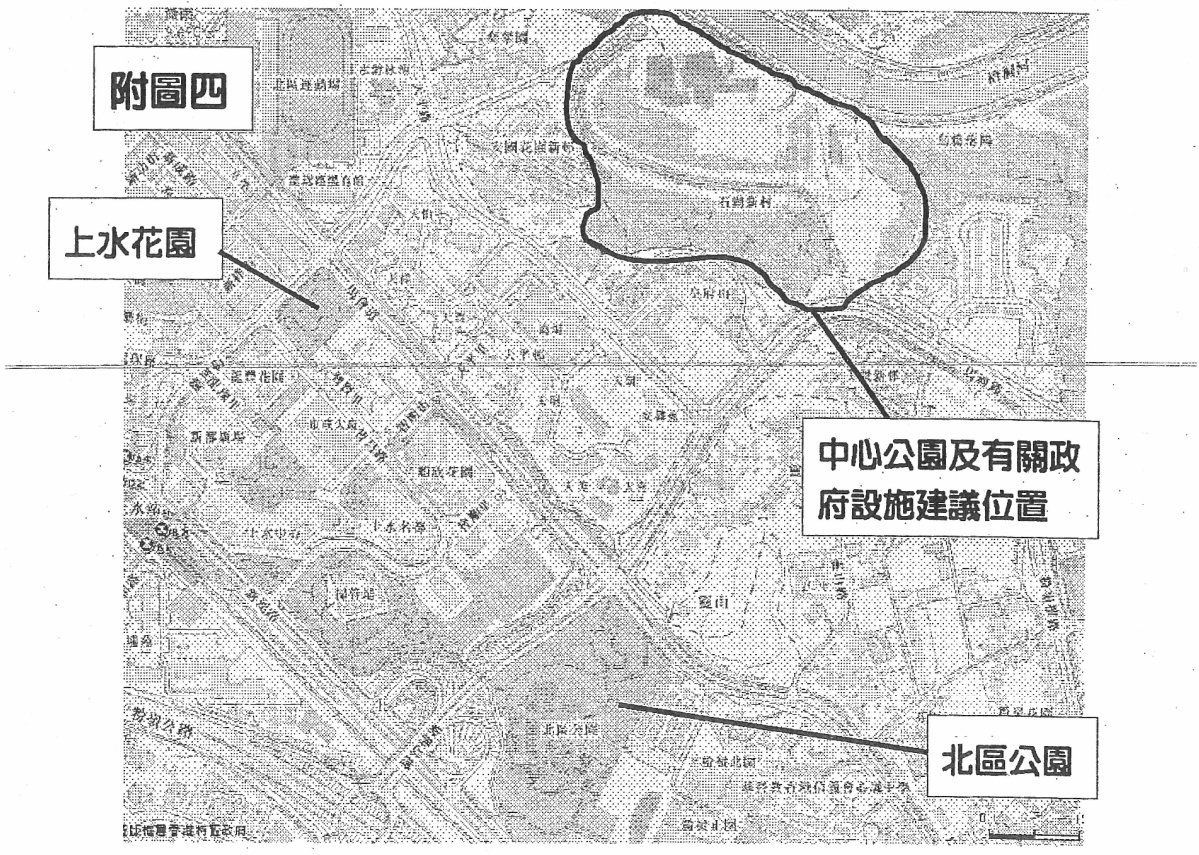


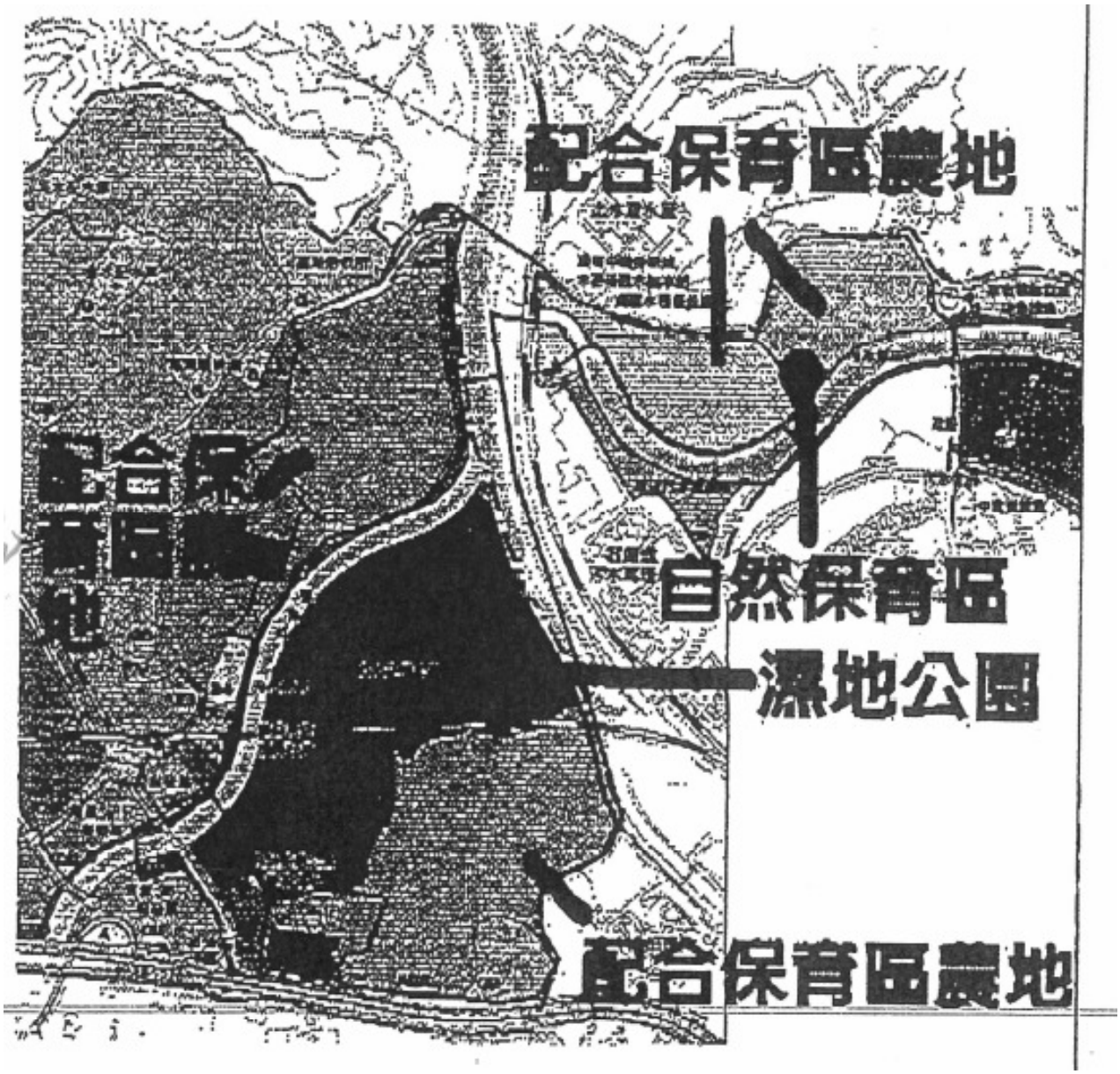


粉嶺北分區計劃大綱草圖編號S/FLN/1
R21所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R21

參考編號 REFERENCE No.	R/S/FLN/1-21	繪圖 DRAWING FLN-1

（ 來源 Source : R21 ）



粉嶺北分區計劃大綱草圖編號S/FLN/1
R18所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R18

參考編號 REFERENCE No. R/S/FLN/1-18	繪圖 DRAWING FLN-2

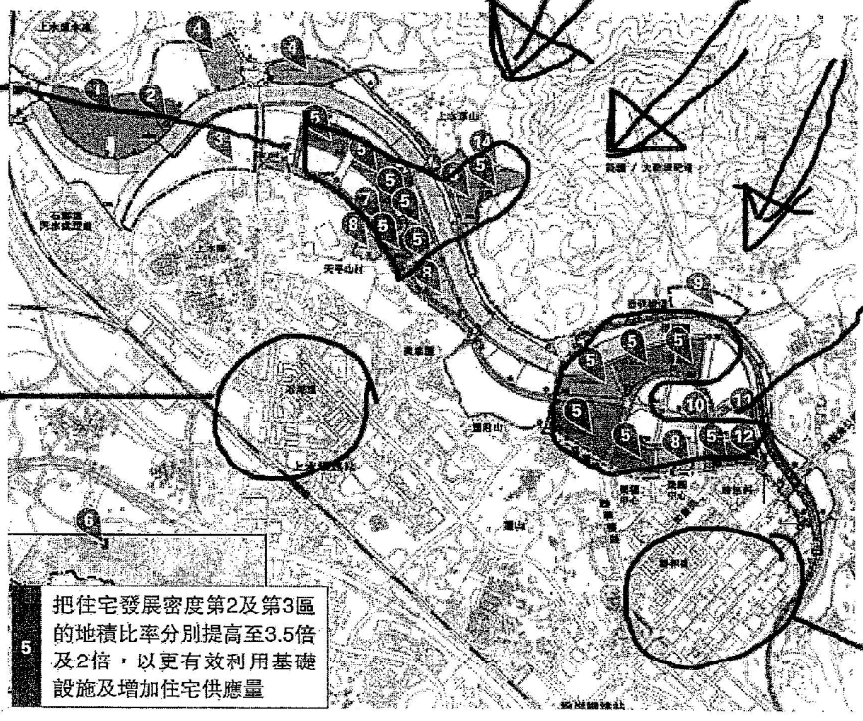
(來源 Source : R18)

建議的住宅區產生屏風效應影響舊墟通風

風由華山吹入舊墟
卻被新住宅區5阻擋

新住宅區

石湖墟



新住宅區

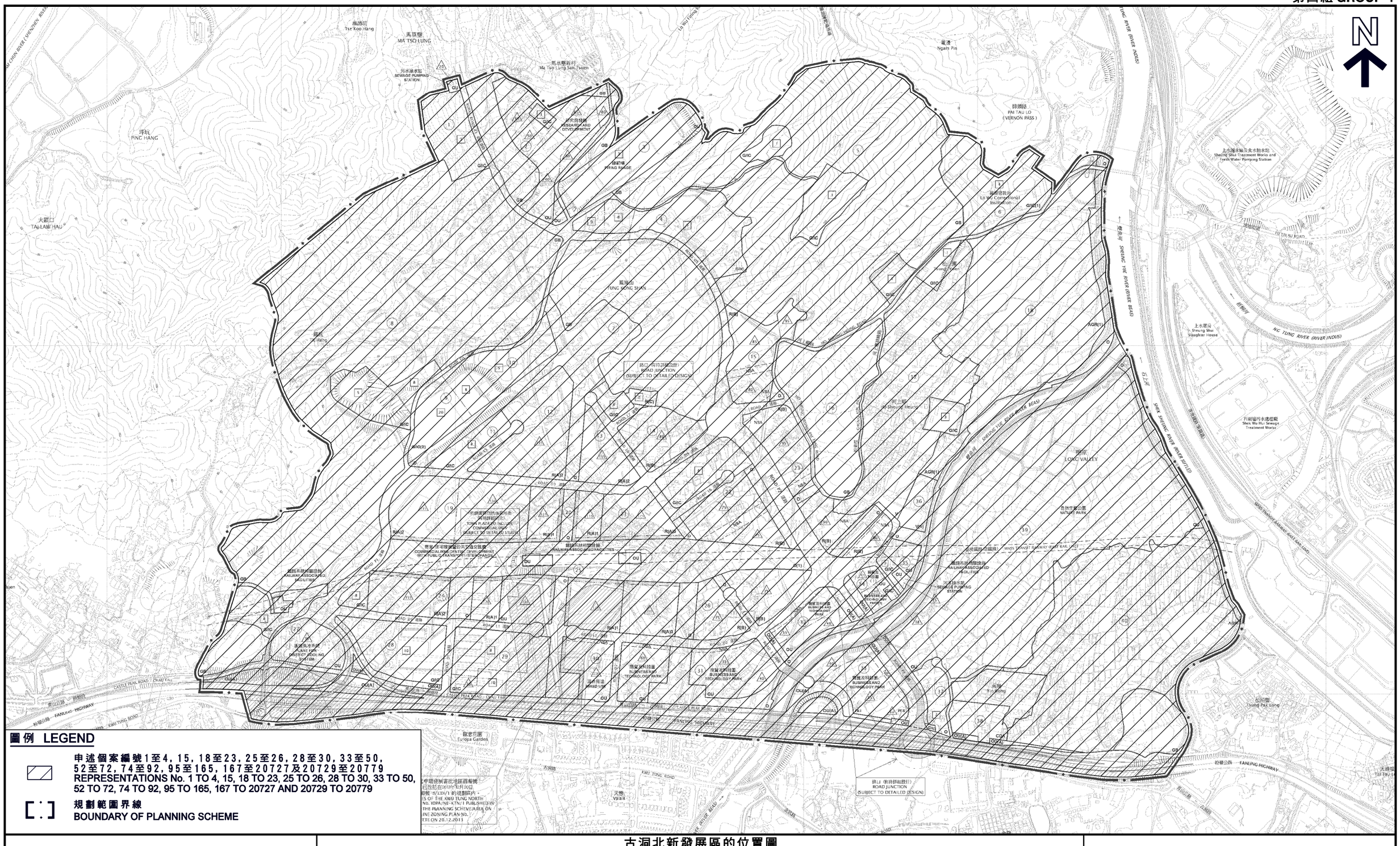
聯和墟

粉嶺北分區計劃大綱草圖編號S/FLN/1
R2217所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R2217

參考編號 REFERENCE No. R/S/FLN/1-2217	繪圖 DRAWING FLN-3

（ 來源 Source ： R2217 ）



圖例 LEGEND

申述個案編號1至4，15，18至23，25至26，28至30，33至50，52至72，74至92，95至165，167至20727及20729至20779
REPRESENTATIONS No. 1 TO 4, 15, 18 TO 23, 25 TO 26, 28 TO 30, 33 TO 50, 52 TO 72, 74 TO 92, 95 TO 165, 167 TO 20727 AND 20729 TO 20779

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

本摘要圖於2014年9月17日擬備，所根據的資料為
於2013年12月20日展示的古洞北分區計劃大綱草圖編號S/KTN/1

EXTRACT PLAN PREPARED ON 17.9.2014 BASED ON THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1 EXHIBITED ON 20.12.2013

古洞北新發展區的位置圖
LOCATION PLAN OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4，15，18至23，25至26，28至30，33至50，52至72，74至92，95至165，167至20727及20729至20779作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 4, 15, 18 TO 23, 25 TO 26, 28 TO 30, 33 TO 50, 52 TO 72, 74 TO 92, 95 TO 165, 167 TO 20727 AND 20729 TO 20779 TO THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1

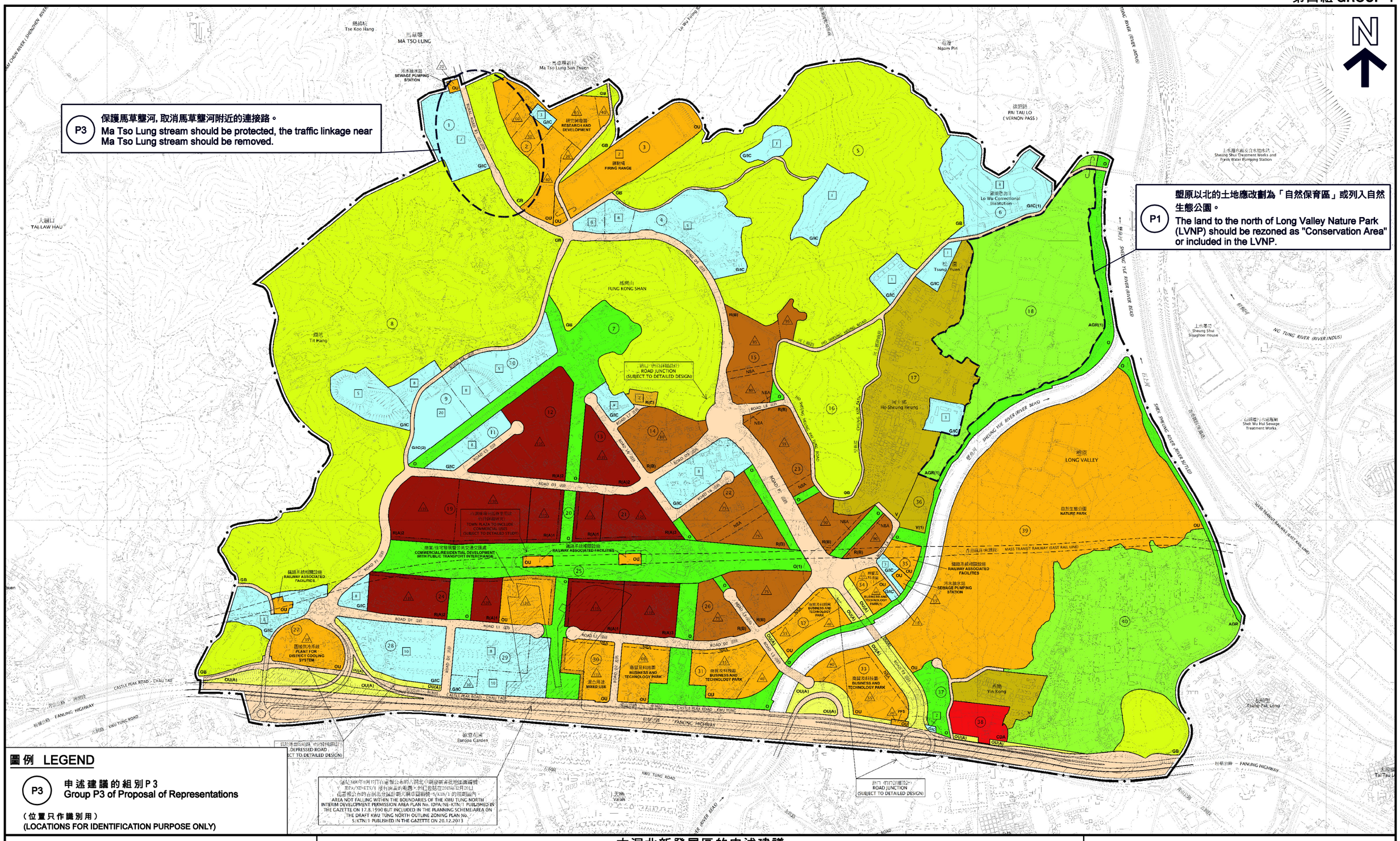
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-1


N
P3
保護馬草壟河，取消馬草壟河附近的連接路。
Ma Tso Lung stream should be protected, the traffic linkage near Ma Tso Lung stream should be removed.
P1
塱原以北的土地應改劃為「自然保育區」或列入自然生態公園。
The land to the north of Long Valley Nature Park (LVNP) should be rezoned as "Conservation Area" or included in the LVNP.
馬草壟
MA TSO LUNG
Tse Koo Hang
Ma Tso Lung San Tsuen
污水抽水站
SEWAGE PUMPING STATION
研究發展用途
RESEARCH AND DEVELOPMENT
鐵路用地
FIRING RANGE
Lo Wu Firing Range
Ngam Piri
PAI TAU LO
(VERNON PASS)
Sheung Shui Treatment Works and Fanling Water Pumping Station
Lo Wu Correctional Institution
TAI LAW HAU
FUNG KONG SHAN
Tit Hang
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)
Ho Sheung Heung
Tsung Yuen
Sheung Shui Slaughter House
SHEUNG YUE RIVER (RIVER BEAS)
NG TUNG RIVER (RIVER INDUS)
SHEK SHEUNG RIVER (RIVER NETTE)
Shek Wu Hui Sewage Treatment Works
LONG VALLEY
NATURE PARK
MASS TRANSIT RAILWAY (EAST RAIL LINE)
RAILWAY ASSOCIATED FACILITIES
SEWAGE PUMPING STATION
TOWN PLAZA TO INCLUDE COMMERCIAL USES (SUBJECT TO DETAILED STUDY)
COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE
RAILWAY ASSOCIATED FACILITIES
PLANT FOR DISTRICT COOLING SYSTEM
BUSINESS AND TECHNOLOGY PARK
MIXED USE
Yin Kong
Tsung Pak Long
Tai Tau Leng
Europa Garden
Valais
CASTLE PEAK ROAD - CHAU TAU
CASTLE PEAK ROAD - KWU TUNG
FANLING HIGHWAY
KWU TUNG ROAD
FANLING BYPASS
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)
DEPRESSED ROAD
(SUBJECT TO DETAILED DESIGN)
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G/IC(2)
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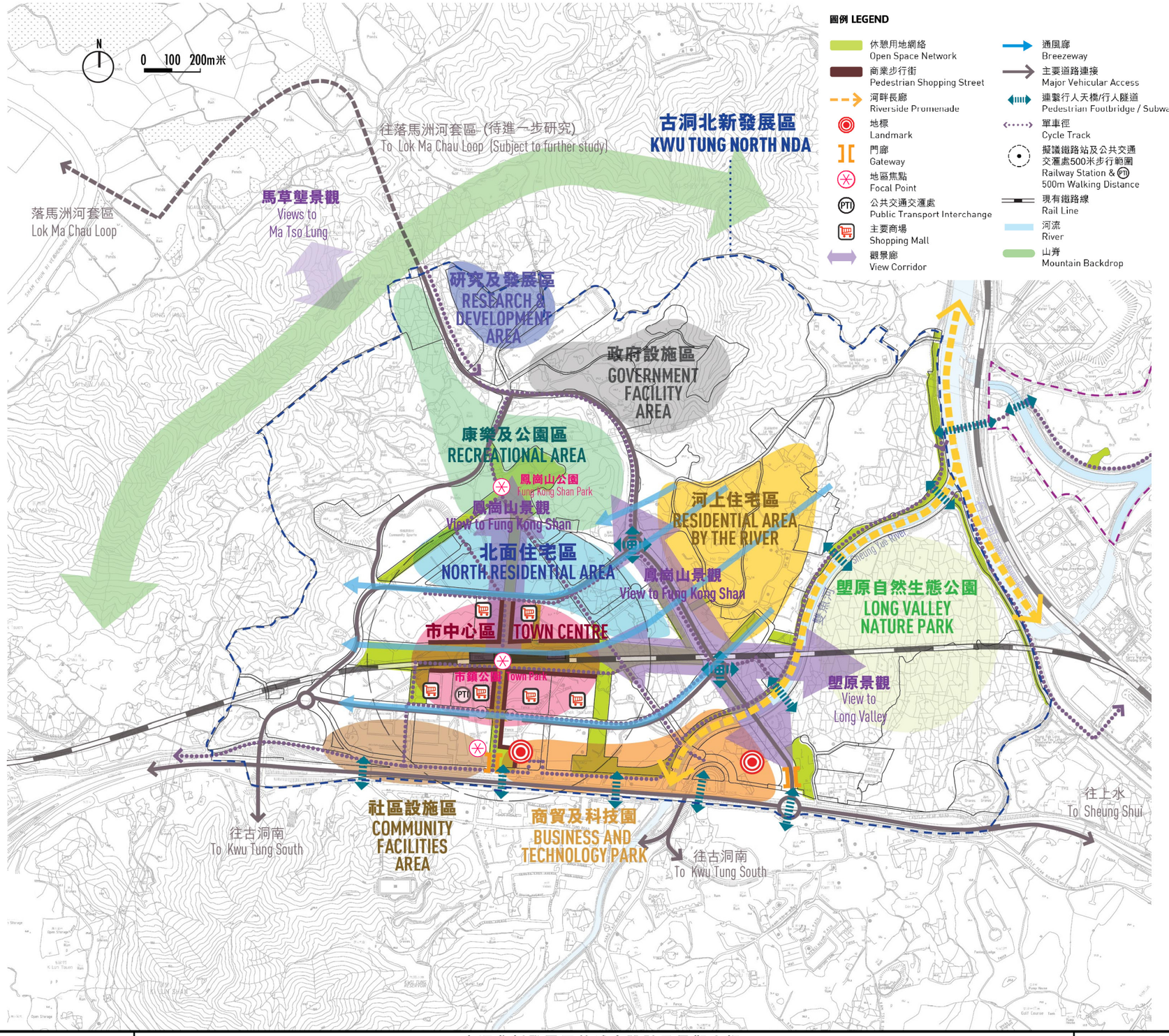


只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月17日擬備
EXTRACT PLAN PREPARED ON 17.9.2014

古洞北新發展區的城市設計及景觀大綱
URBAN DESIGN AND LANDSCAPE FRAMEWORK OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA
就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4, 15, 18至23, 25至26, 28至30, 33至50, 52至72, 74至92, 95至165, 167至20727及20729至20779作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 4, 15, 18 TO 23, 25 TO 26, 28 TO 30, 33 TO 50, 52 TO 72, 74 TO 92, 95 TO 165, 167 TO 20727 AND 20729 TO 20779 TO THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1

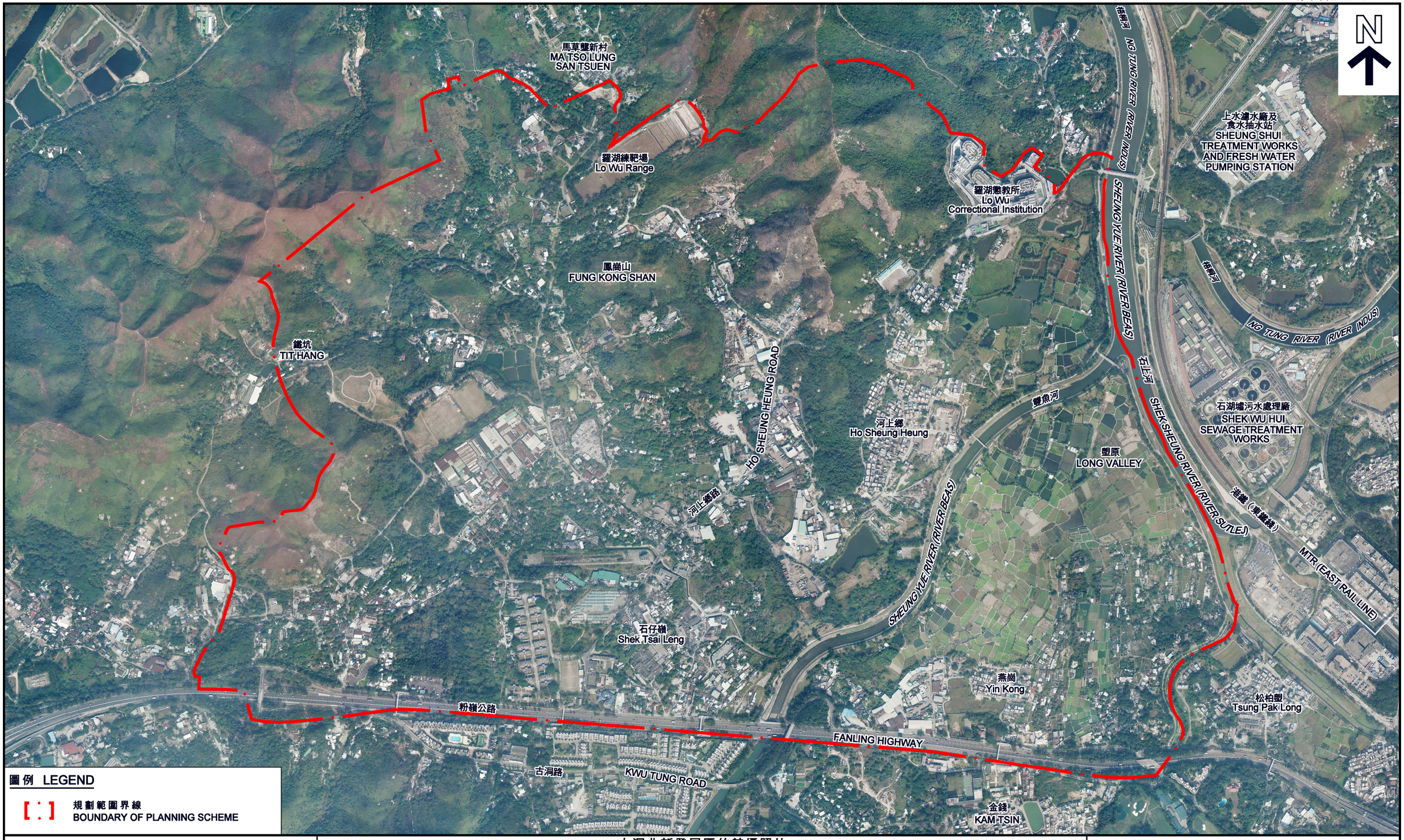
SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-3



圖例 LEGEND

[ ] 規劃範圍界線
BOUNDARY OF PLANNING SCHEME

本摘要圖於2014年9月17日擬備，所根據的資料為地政總署於2014年1月17日拍得的航攝照片編號CS48067、CS48069、CS48071、CS48073、CS48082、CS48084、CS48086、CS48088、CS48099、CS48101、CS48103及CS48105

EXTRACT PLAN PREPARED ON 17.9.2014 BASED ON AERIAL PHOTOS No. CS48067, CS48069, CS48071, CS48073, CS48082, CS48084, CS48086, CS48088, CS48099, CS48101, CS48103 AND CS48105 TAKEN ON 17.1.2014 BY LANDS DEPARTMENT

古洞北新發展區的航攝照片
AERIAL PHOTO OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4, 15, 18至23, 25至26, 28至30, 33至50, 52至72, 74至92, 95至165, 167至20727及20729至20779作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 4, 15, 18 TO 23, 25 TO 26, 28 TO 30, 33 TO 50, 52 TO 72, 74 TO 92, 95 TO 165, 167 TO 20727 AND 20729 TO 20779 TO THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-4

圖例 LEGEND

- 新發展區界線 NEW DEVELOPMENT AREA BOUNDARY
- 行人連繫 PEDESTRIAN CONNECTION
- 休憩空間 OPEN SPACE
- 地面過路處 AT-GRADE CROSSING
- 行人隧道 SUBWAY
- 行人天橋 FOOTBRIDGE

N

往新田 To San Tin

往古洞南 To Kwu Tung South

往上水 To Sheung Shui

往虎地坳／粉嶺北新發展區 To Fu Tei Au/ Fanling North New Development Area

粉嶺北新發展區 Fanling North New Development Area

只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

古洞北新發展區的行人連繫
PEDESTRIAN CONNECTIONS OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4，15，18至23，25至26，28至30，33至50，52至72，74至92，95至165，167至20727及20729至20779作出考慮
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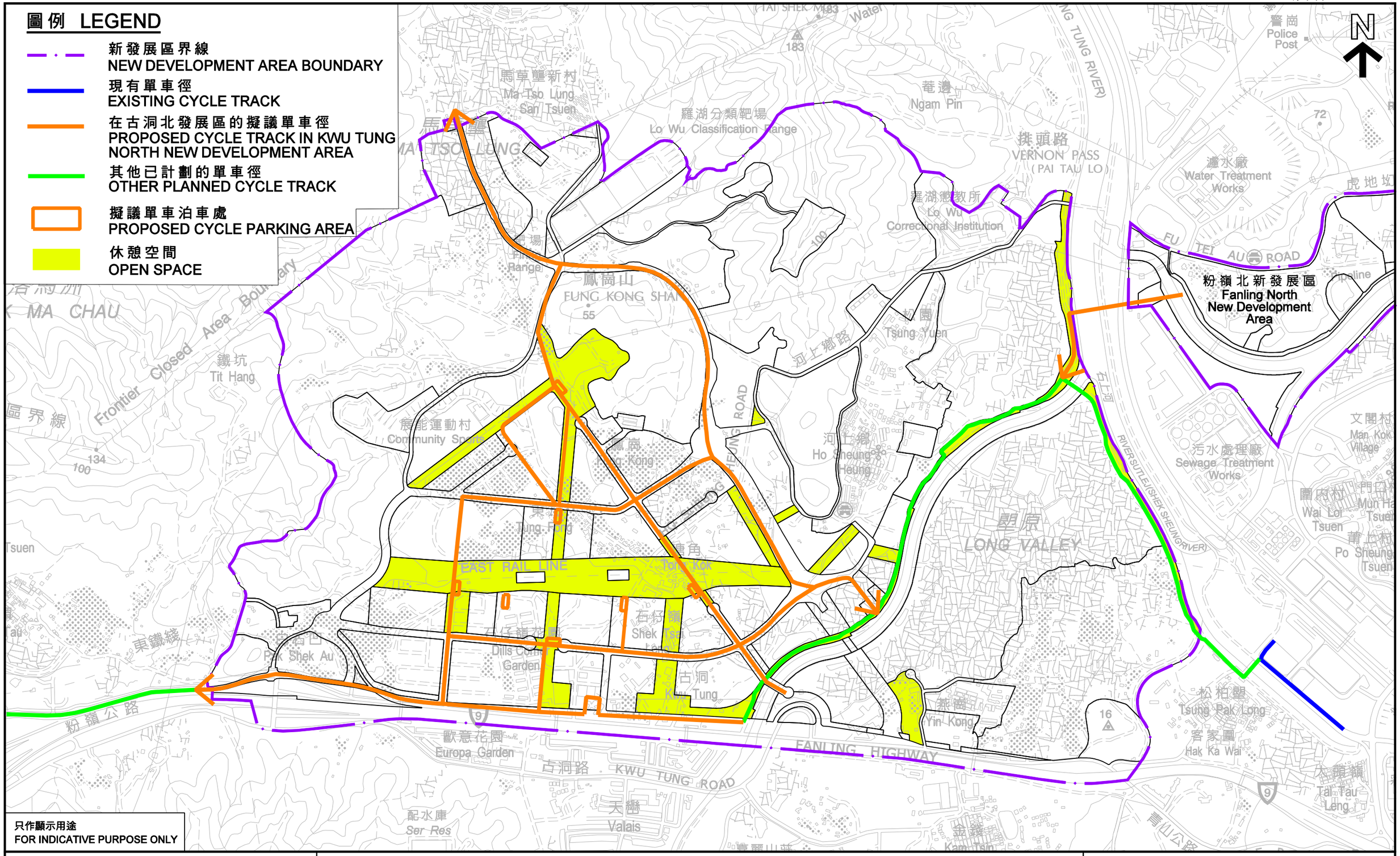
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-5



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

古洞北新發展區的單車徑網絡
CYCLE TRACK NETWORK OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4，15，18至23，25至26，28至30，33至50，52至72，74至92，95至165，167至20727及20729至20779作出考慮
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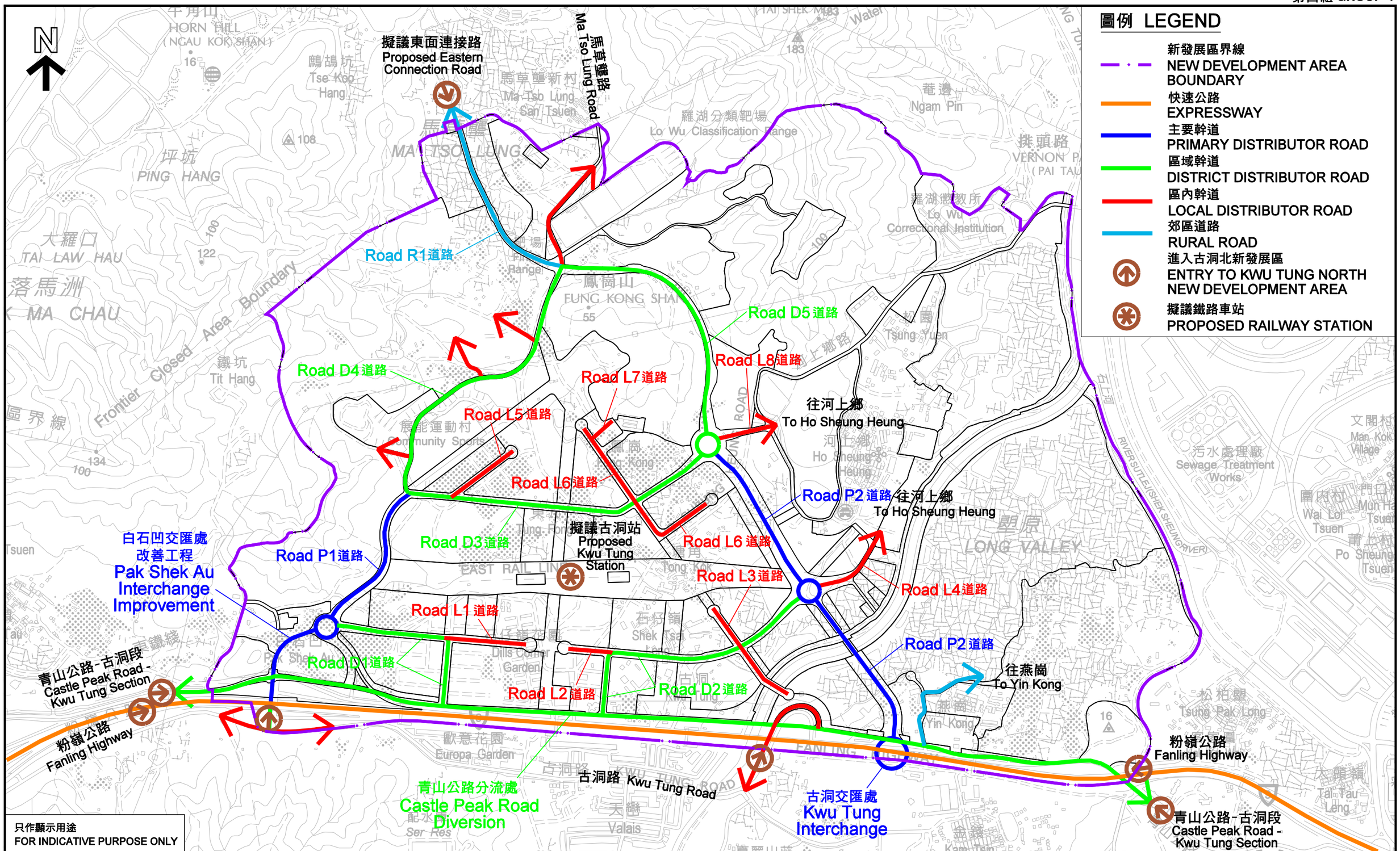
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-6



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

古洞北新發展區的交通網絡
TRANSPORT NETWORK OF THE KWU TUNG NORTH NEW DEVELOPMENT AREA

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號1至4, 15, 18至23, 25至26, 28至30, 33至50, 52至72, 74至92, 95至165, 167至20727及20729至20779作出考慮
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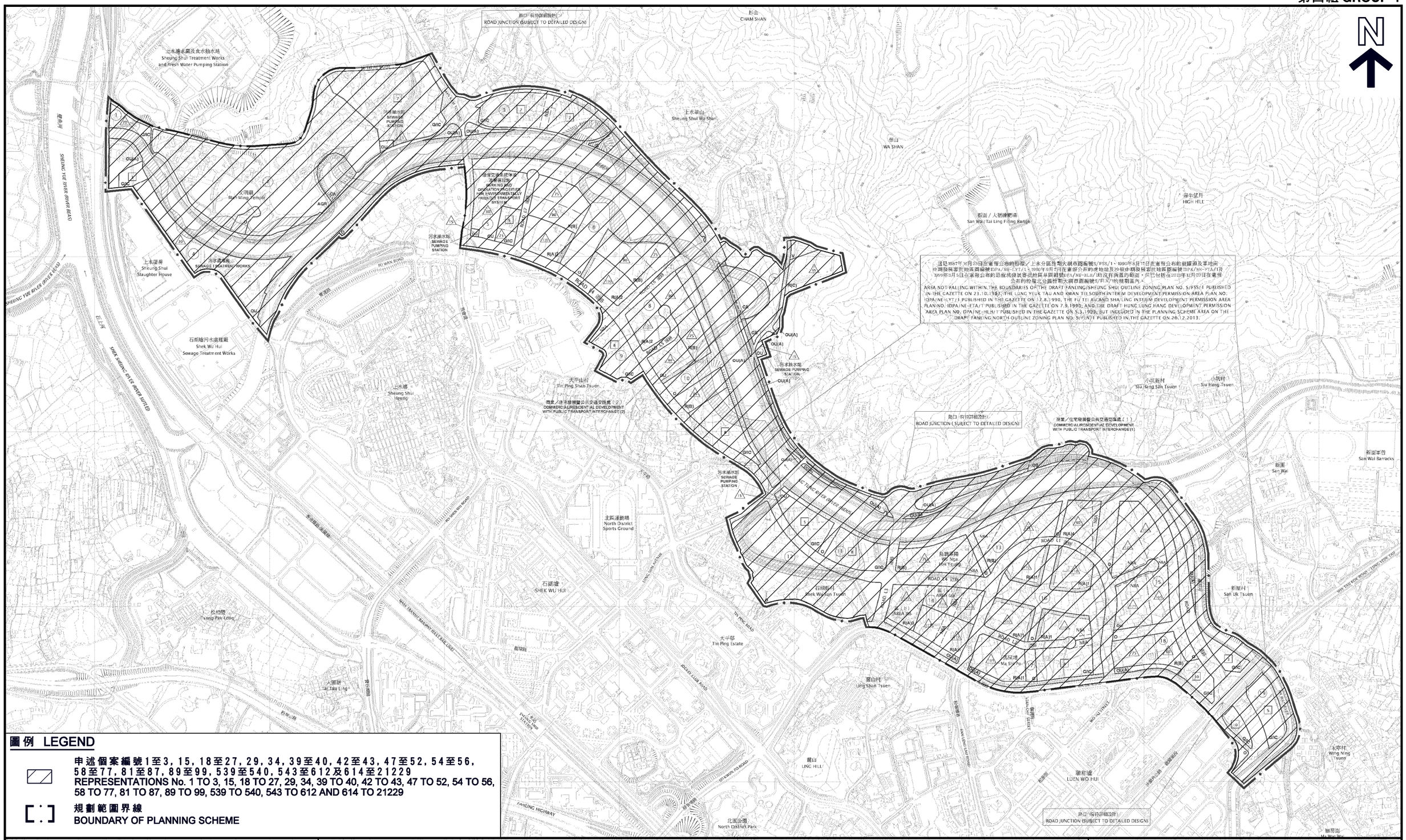
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-1 to 4, 15, 18 to 23, 25 to 26, 28 to 30, 33 to 50, 52 to 72, 74 to 92, 95 to 165, 167 to 20727 and 20729 to 20779

圖 PLAN
KTN-7


N
道路口（有待詳細設計）
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)
沙嶺
SHA LING
上水
SHEUNG SHUI
粉嶺
FANLING
上水鴻福堂
Sheung Shui Hong Fook Tong
上水鴻福堂
Sheung Shui Hong Fook Tong
上水鴻福堂
Sheung Shui Hong Fook Tong

N

P1 墟原及附近範圍應改劃為「保育地帶」。
Long Valley and its adjacent areas should be rezoned to "Conservation Area".

P4 將剩餘的天平山村納入為新發展區。
Inclusion of residual area of Tin Ping Shan Tsuen in the NDAs.

P2 刪除或修改擬議中央公園的用途。
Deletion or revision of the use of the proposed Central Park.

ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE (2)

COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE (1)

PARKING AND OPERATION FACILITIES FOR ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM

SEWAGE PUMPING STATION

SEWAGE TREATMENT WORKS

天平山村
Tin Ping Shan Tsuen

上水廈山
Sheung Shui Wa Shan

廈山
CHAM SHAN

禾山
WA SHAN

高嶺
HIGH HILL

新圍 / 大嶺頭靶場
San Wai/Tai Ling Firing Range

新圍
San Wai

新圍營舍
San Wai Barracks

小坑新村
Siu Hang San Tsuen

小坑村
Siu Hang Tsuen

新屋仔
San Uk Tsuen

永平村
Wing Ning Tsuen

上水廈村
Sheung Shui Slaughter House

文物徑
Man Ming Temple

上水污水處理廠
Sheung Shui Treatment Works and Fresh Water Pumping Station

石湖墟河水處理廠
Shek Wu Hui Sewage Treatment Works

北區運動場
North District Sports Ground

北區公園
North District Park

石湖墟
SHEK WU HUI

石湖新村
Shek Wu San Tsuen

烏坑落頭
Wu Nga Lok Teung

馬屎埔
Ma Shi Po

凌村
LING HILL

凌村
Ling Shan Tsuen

龍躍頭
LUEN WO HUI

大平洞
Tai Tau Ling

塘坪
Tong Ping Estate

塘坪村
Tong Pak Long

FU TEI AU ROAD

NGA TSIN WAI TO ROAD

PO WAN ROAD

SHEUNG YUE RIVER (NEW RIVER)

SHEUNG YUE RIVER RIVER ROAD

NG TUNG RIVER (NDUS)

FANLING HIGHWAY

MASS TRANSIT RAILWAY

LUNG SUM AVENUE

ROCKY CLUB ROAD

SHA TAU KOK ROAD - LUNG YEUK TAU

MA SIK ROAD

WO TA STREET

LUEN YUEN STREET

FAN LENG LAU ROAD

SHEUNG SHUI STATION

ROAD L1 至 L4 / ROAD L5 至 L7

AREA (a) / AREA (b)

NBA

OU(A)

OU

G/IC

R(A) / R(A)1 / R(A)2 / R(A)3 / R(A)4 / R(B) / R(C) / R(D) / R(E)

GB

CA

AGR

C4

V

O

圖例 LEGEND

P1 申述建議的組別P1
Group P1 of Proposal of Representations

（位置只作識別用）
(LOCATIONS FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2014年9月26日擬備，所根據的資料為
於2013年12月20日展示的粉嶺北分區計劃大綱草圖編號S/FLN/1

EXTRACT PLAN PREPARED ON 26.9.2014 BASED ON THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1 EXHIBITED ON 20.12.2013

粉嶺北新發展區的申述建議
PROPOSALS OF REPRESENTATIONS OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56,
58至77, 81至87, 89至99, 539至540, 543至612及614至21229作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 3, 15, 18 TO 27, 29, 34, 39 TO 40, 42 TO 43, 47 TO 52, 54 TO 56, 58 TO 77, 81 TO 87, 89 TO 99, 539 TO 540, 543 TO 612 AND 614 TO 21229 TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

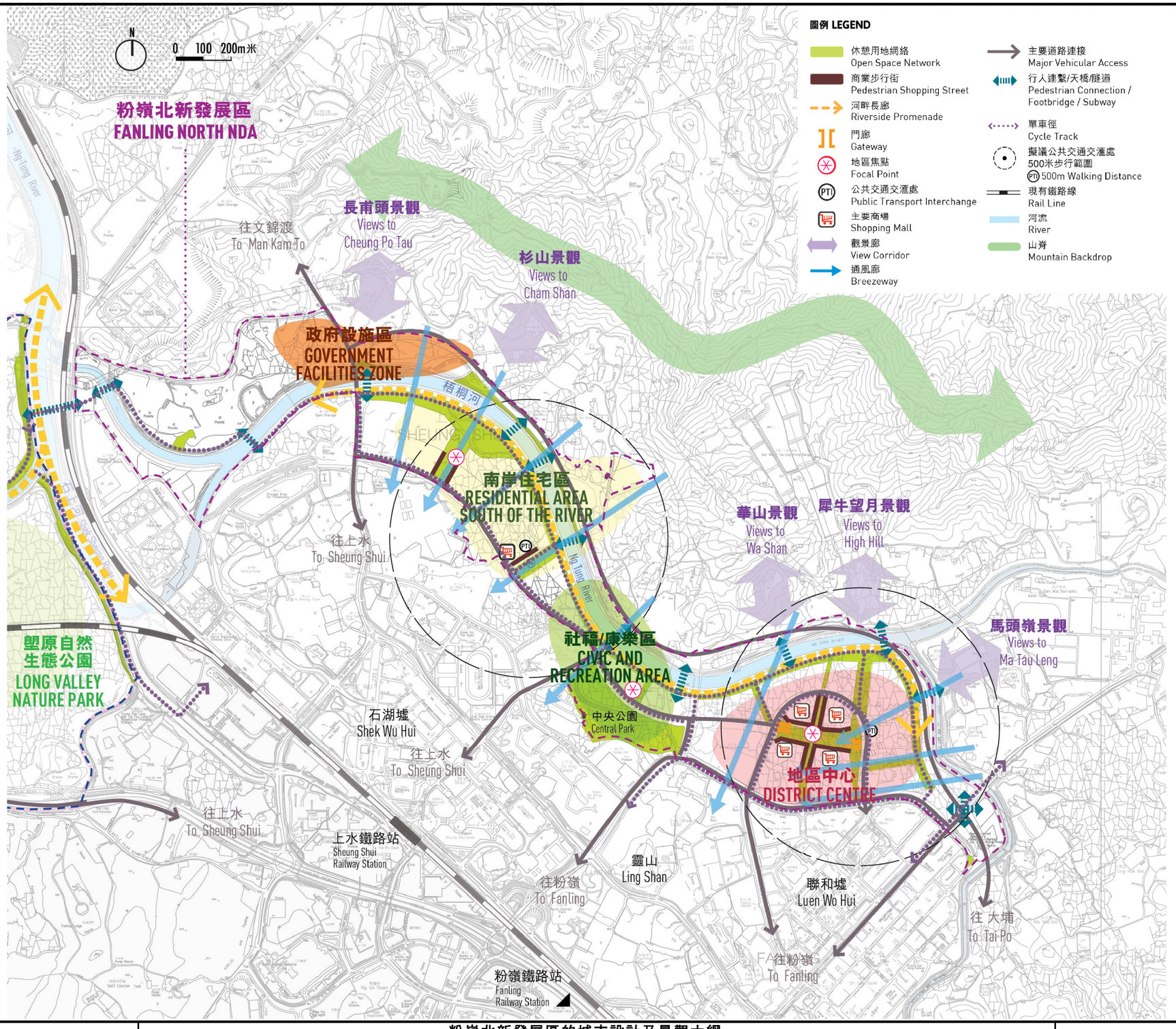
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-2



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月17日擬備
EXTRACT PLAN PREPARED ON 17.9.2014

粉嶺北新發展區的城市設計及景觀大綱
URBAN DESIGN AND LANDSCAPE FRAMEWORK OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56, 58至77, 81至87, 89至99, 539至540, 543至612及614至21229作出考慮
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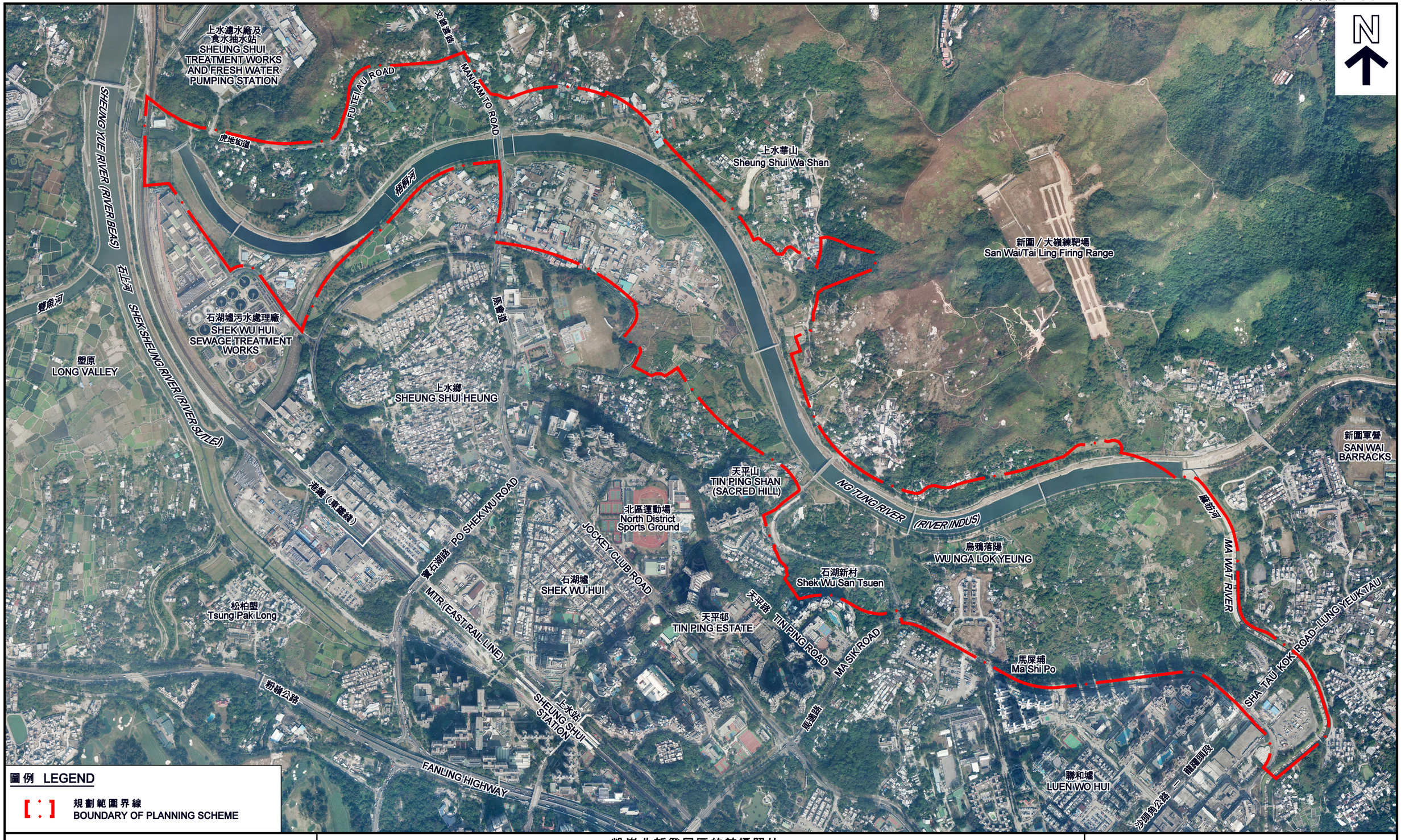
SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-3



圖例 LEGEND

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

本摘要圖於2014年9月17日擬備，所根據的資料為地政總署於2014年1月17日拍得的航攝照片編號CS48062、CS48064、CS48066、CS48068、CS48077、CS48079、CS48081、CS48083、CS48094、CS48096、CS48098及CS48100

EXTRACT PLAN PREPARED ON 17.9.2014
BASED ON AERIAL PHOTOS No. CS48062, CS48064, CS48066, CS48068, CS48077, CS48079, CS48081, CS48083, CS48094, CS48096, CS48098 AND CS48100 TAKEN ON 17.1.2014 BY LANDS DEPARTMENT

粉嶺北新發展區的航攝照片
AERIAL PHOTO OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56, 58至77, 81至87, 89至99, 539至540, 543至612及614至21229作出考慮
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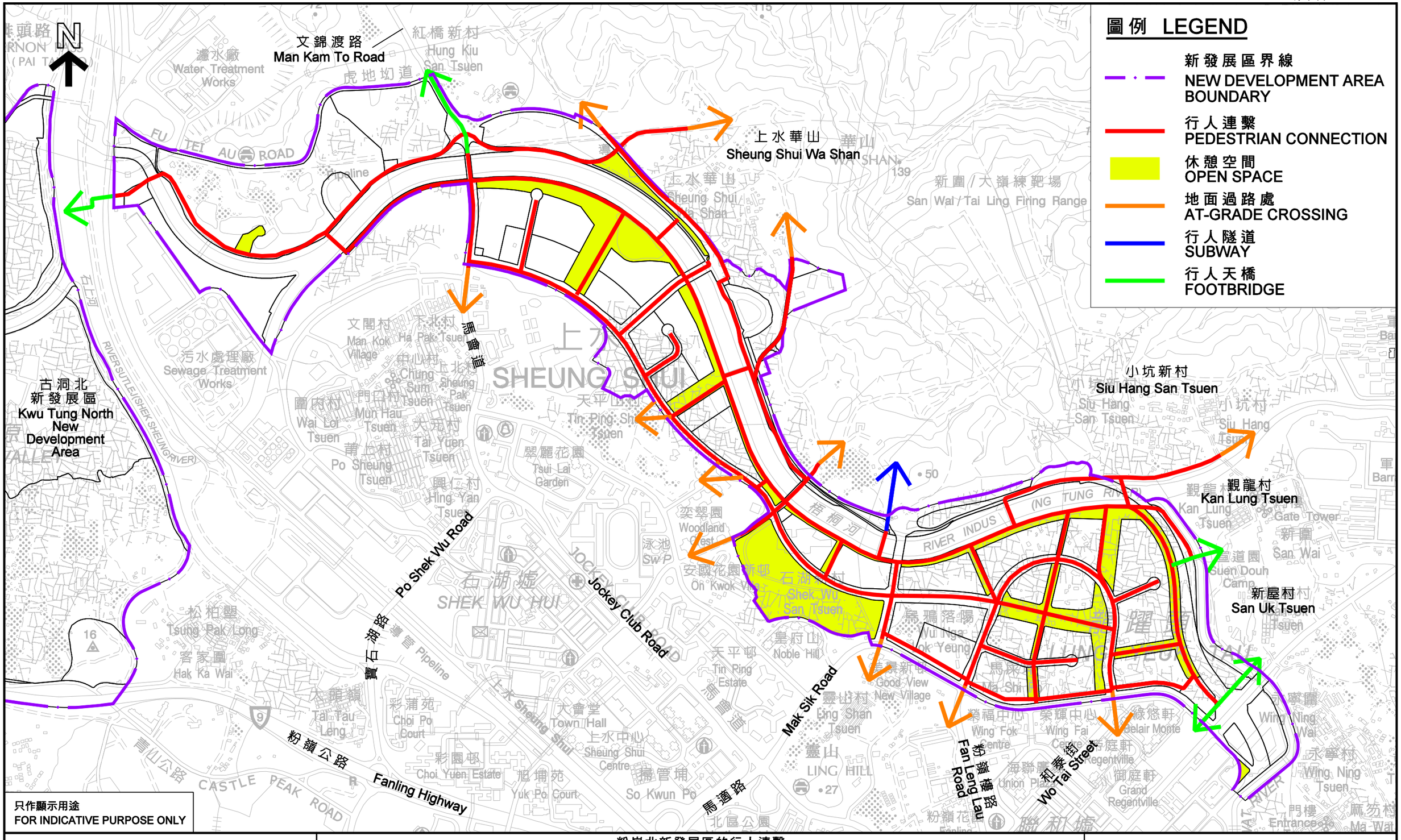
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-4



圖例 LEGEND

只作顯示用途
FOR INDICATIVE PURPOSE ONLY

本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

粉嶺北新發展區的行人連繫
PEDESTRIAN CONNECTIONS OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56,
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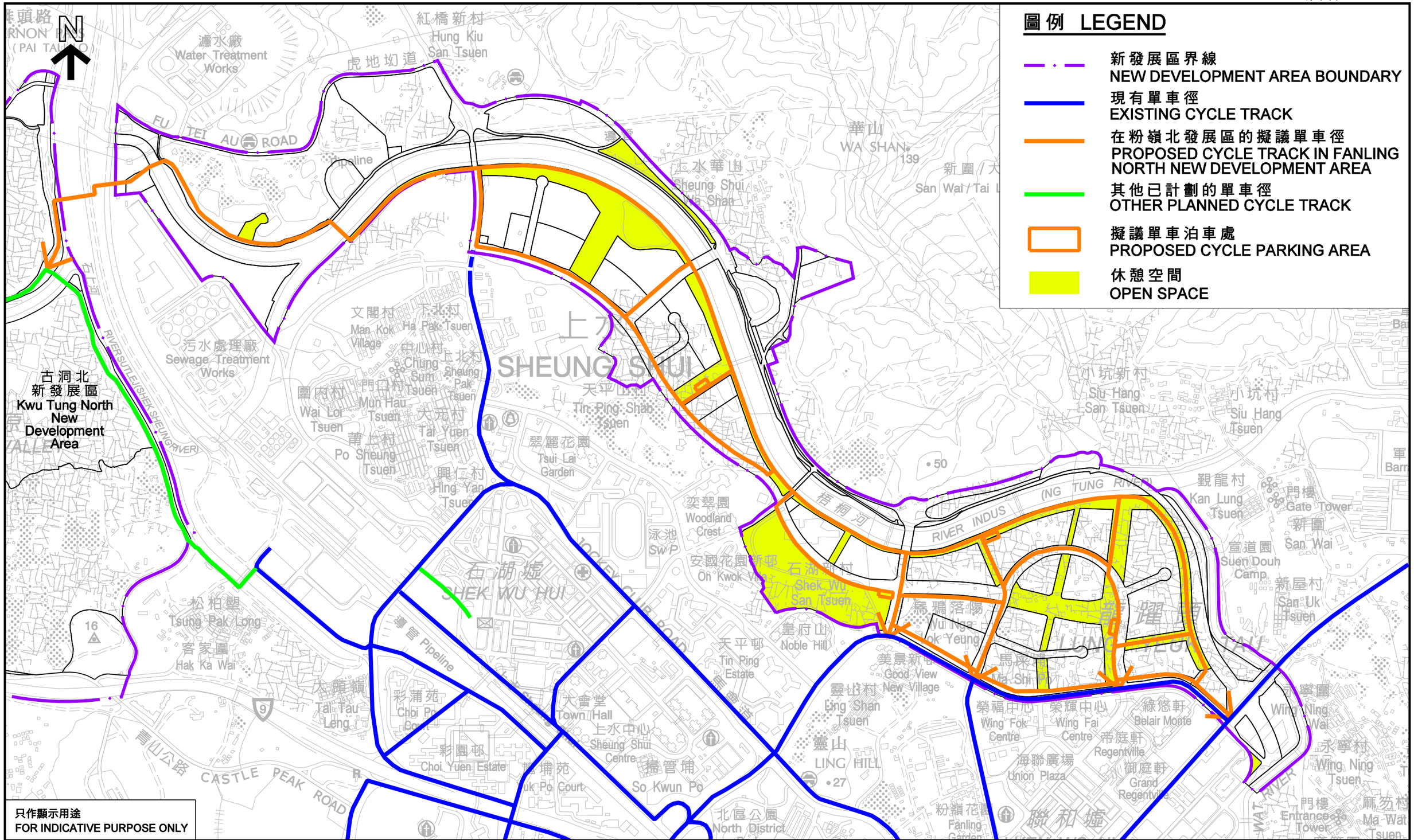
58 TO 77, 81 TO 87, 89 TO 99, 539 TO 540, 543 TO 612 AND 614 TO 21229 TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-5



本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

粉嶺北新發展區的單車徑網絡
CYCLE TRACK NETWORK OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56,
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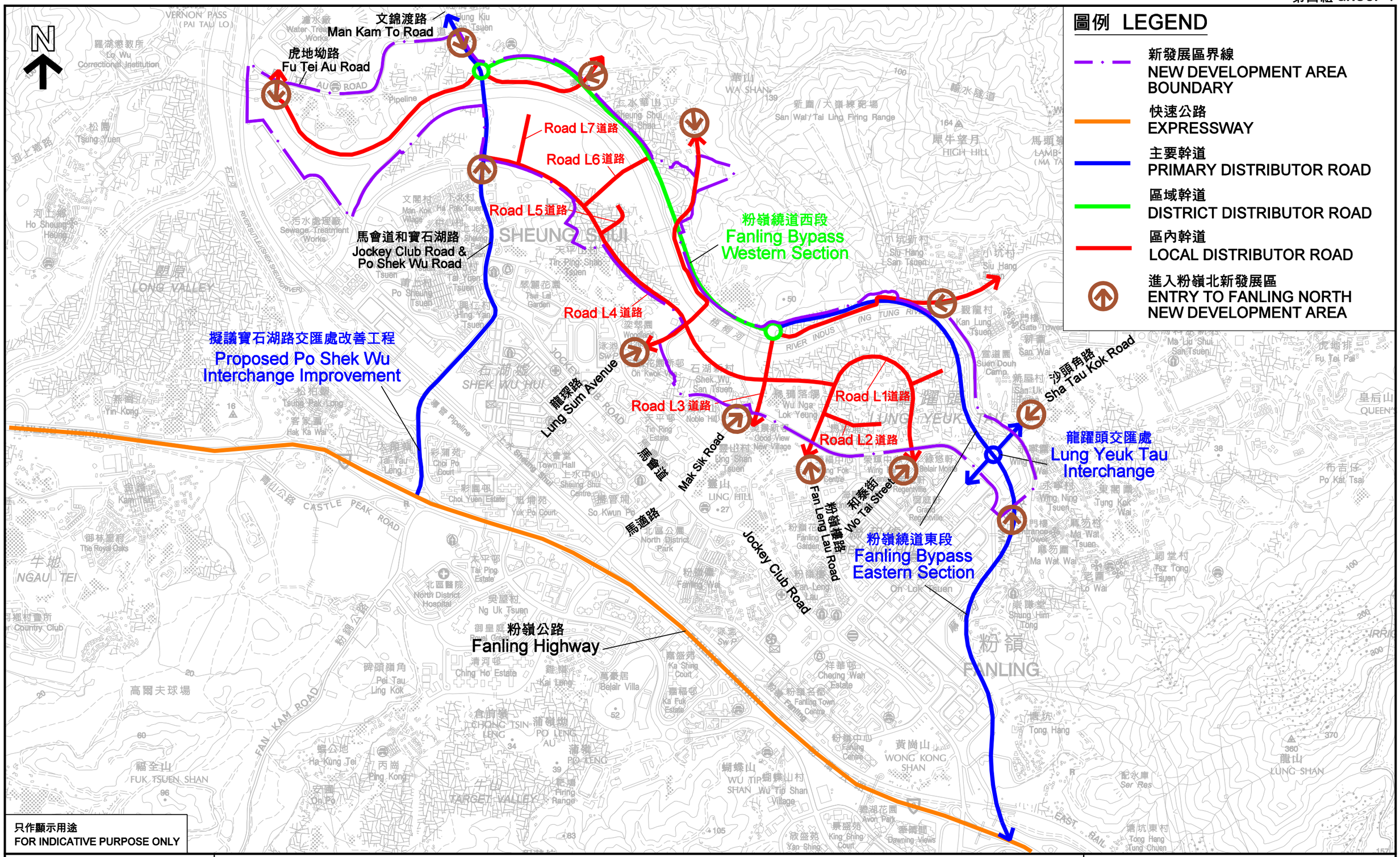
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-6



只作顯示用途
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本摘要圖於2014年9月22日擬備
EXTRACT PLAN PREPARED ON 22.9.2014

粉嶺北新發展區的交通網絡
TRANSPORT NETWORK OF THE FANLING NORTH NEW DEVELOPMENT AREA

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3, 15, 18至27, 29, 34, 39至40, 42至43, 47至52, 54至56,
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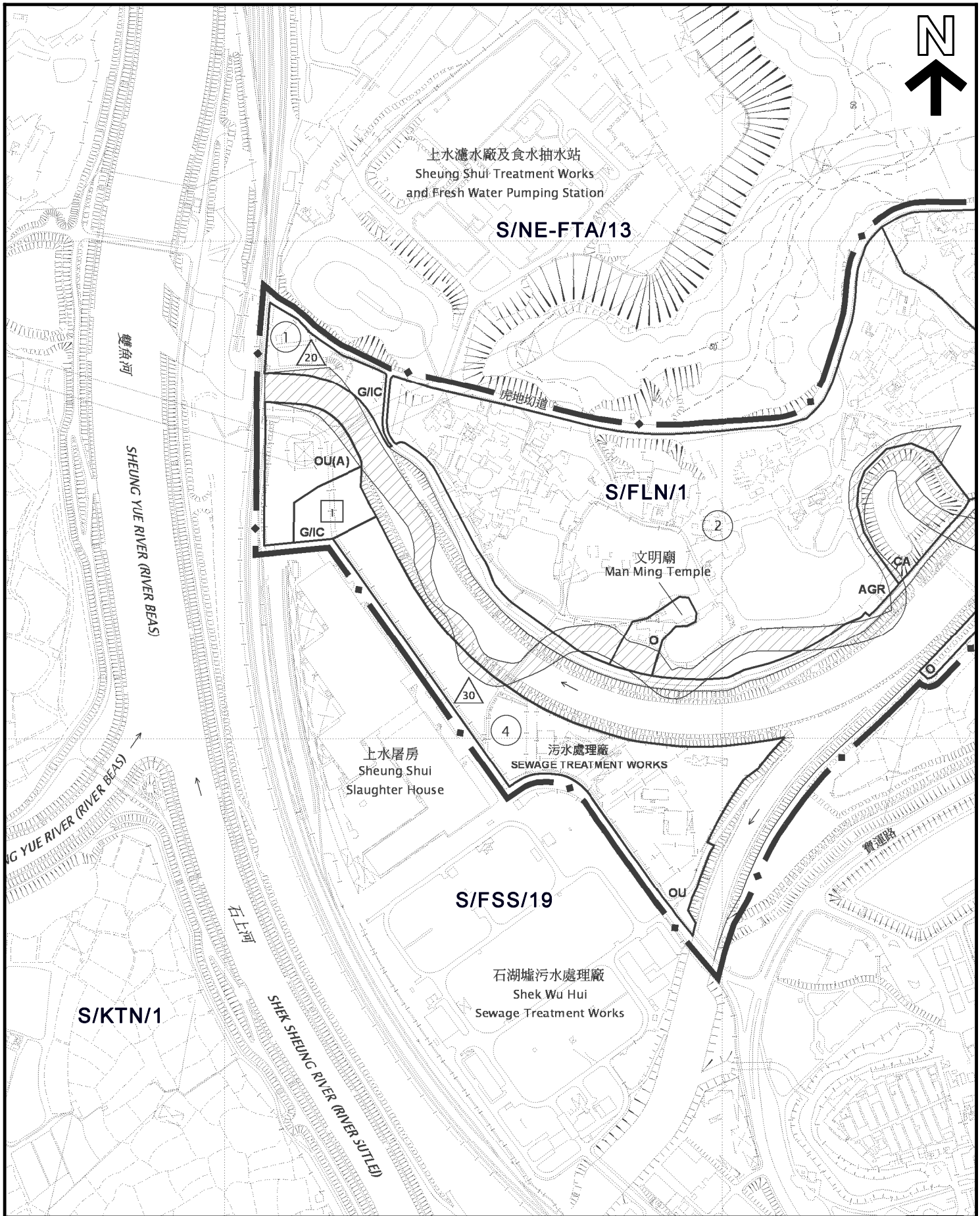
58 TO 77, 81 TO 87, 89 TO 99, 539 TO 540, 543 TO 612 AND 614 TO 21229 TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-7



本摘要圖於2014年9月22日擬備，
所根據的資料為於2013年12月20日
展示的粉嶺北分區計劃大綱
草圖編號S/FLN/1

EXTRACT PLAN PREPARED ON 22.9.2014
BASED ON THE DRAFT FANLING NORTH
OUTLINE ZONING PLAN No.
S/FLN/1 EXHIBITED ON 20.12.2013

污水處理廠的位置圖
LOCATION PLAN OF THE SEWAGE TREATMENT WORKS

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號1至3，15，18至27，29，34，
39至40，42至43，47至52，54至56，58至77，81至87，
89至99，539至540，543至612及614至21229作出考慮

CONSIDERATION OF REPRESENTATIONS No.
1 TO 3, 15, 18 TO 27, 29, 34, 39 TO 40, 42 TO 43, 47 TO 52, 54 TO 56,
58 TO 77, 81 TO 87, 89 TO 99, 539 TO 540, 543 TO 612 AND 614 TO 21229
TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-1 to 3, 15, 18 to 27, 29, 34, 39 to 40, 42 to 43, 47 to 52, 54 to 56, 58 to 77, 81 to 87, 89 to 99, 539 to 540, 543 to 612 and 614 to 21229

圖 PLAN
FLN-8