

Pilot Area in Fanling North NDA

Area: About 15.9 ha

Carry out site formation works and retain the sites for development and construction of superstructure

Carry out site formation and construction works, then hand back to the Government

Private Housing Sites

- 1 Site area: About 0.88 ha
Plot ratio: 4.2
- 2 Site area: About 0.88 ha
Plot ratio: 4.2
- 3 Site area: About 1.2 ha (Note)
Plot ratio: 2.4

Logistics Facility Site (Part)

(Construct a multi-storey building for modern industries with total gross floor area of 50,000 sqm² for the Government)

- 4 Site area: About 1 ha

Open Space

- 8 Site area: About 0.9 ha
- 9 Site area: About 1.4 ha

Carry out site formation works and then hand back to the Government

Road

- 10 Site area: About 0.42 ha

Logistics Facility Site (Part)

- 4 Site area: about 4.2 ha

Bus Depot Site

- 5 Site area: About 3.2 ha

Government, Institution or Community Sites

- 6 Site area: About 1.6 ha

Village Resite Site

- 7 Site area: About 0.2 ha

Note: Around 0.16 ha of the site is amenity area.

(摘錄自「片區開發」試點的資料便覽)
(Extract from Fact Sheet on Pilot Areas
under Large-scale Land Disposal)

參考編號 REFERENCE No. M/FS/26/1	繪圖 DRAWING 1
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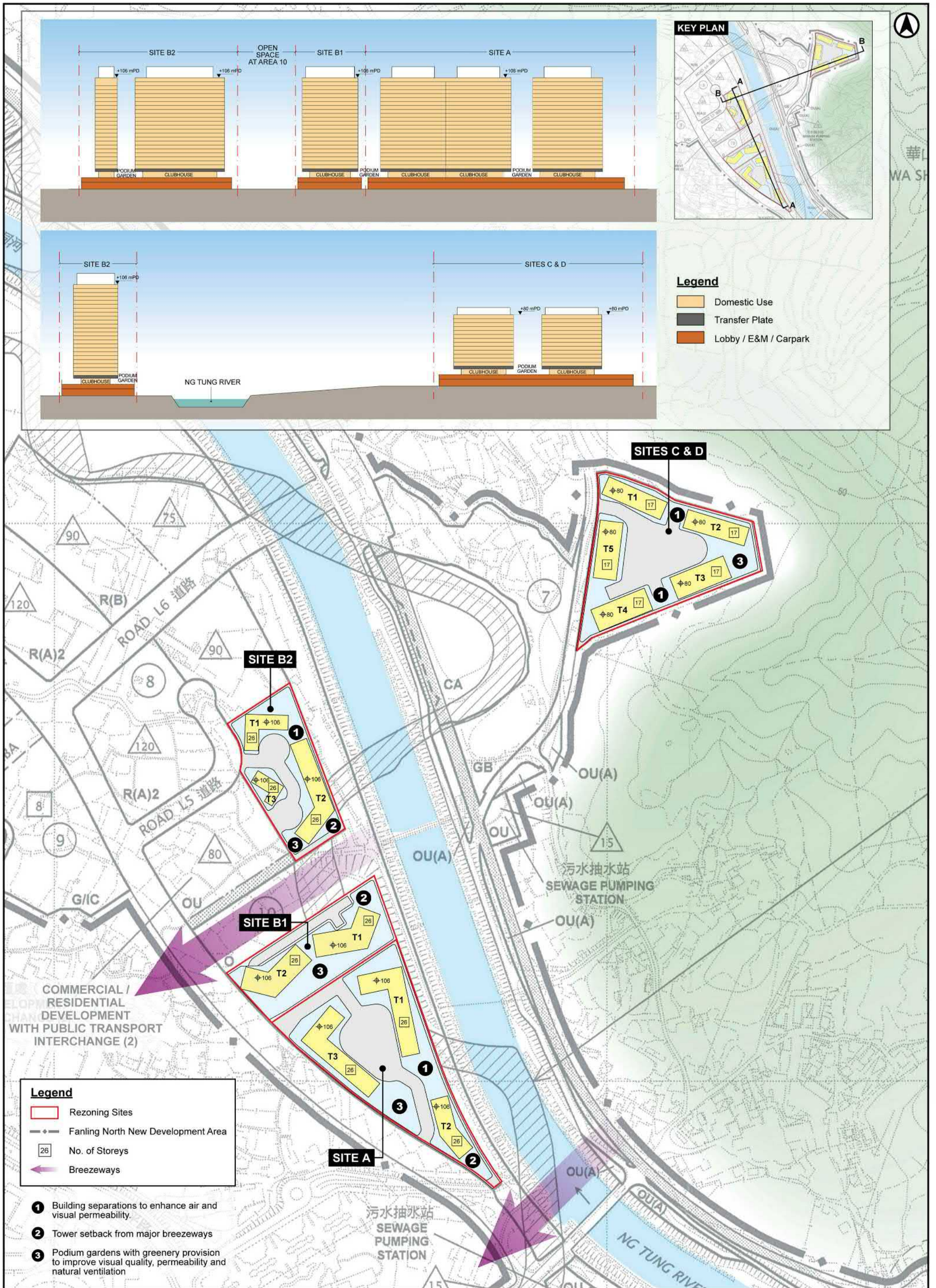


FIGURE 3.1 INDICATIVE MASTER LAYOUT PLAN OF THE REZONING SITES
SCALE 1:3,000

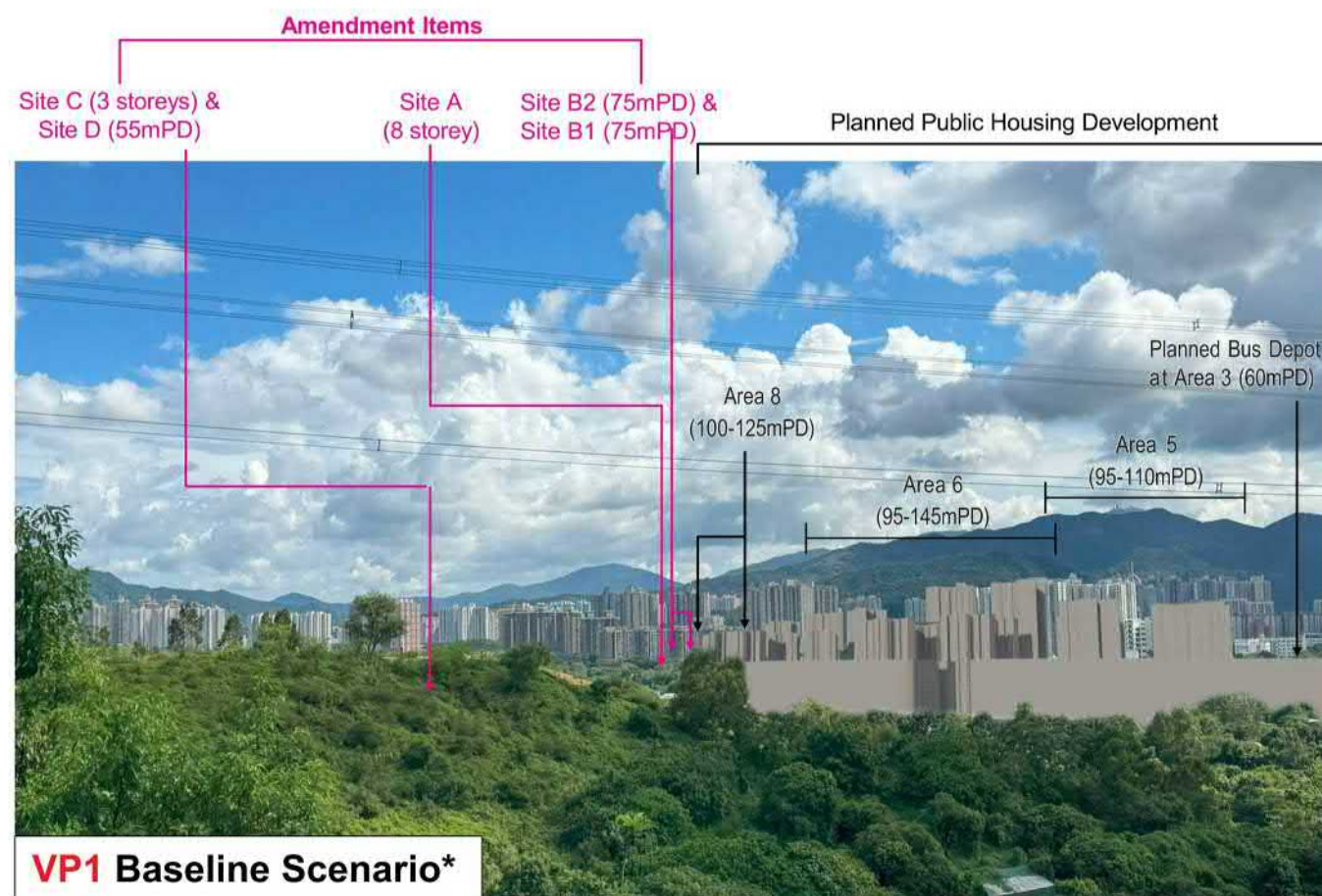
VP1 Northern Hillside overlooking Hung Kiu San Tsuen



VP1 Existing View

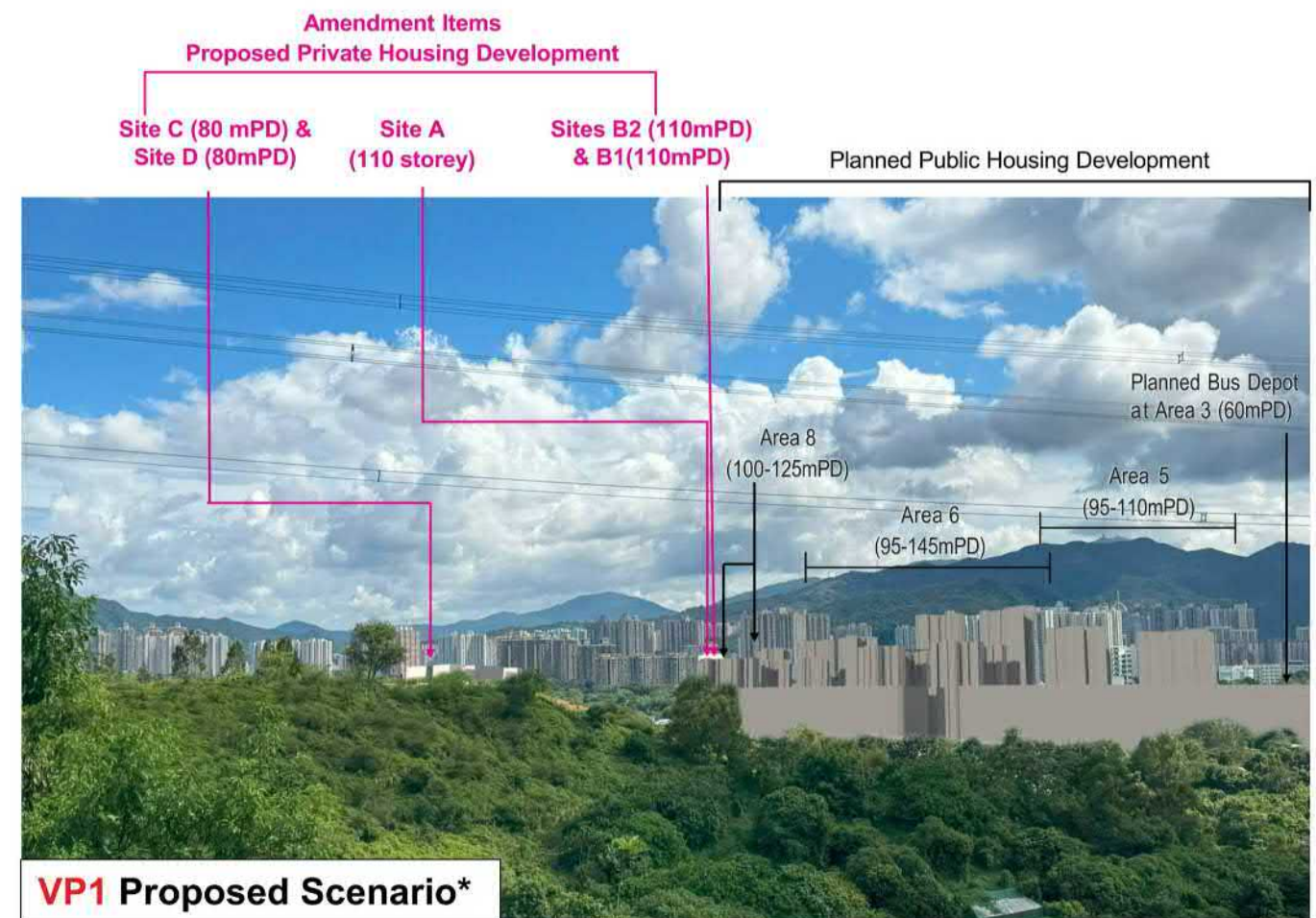


Key plan



VP1 Baseline Scenario*

* Taken into account the approved building heights under approved planning application No. A/FLN/30.



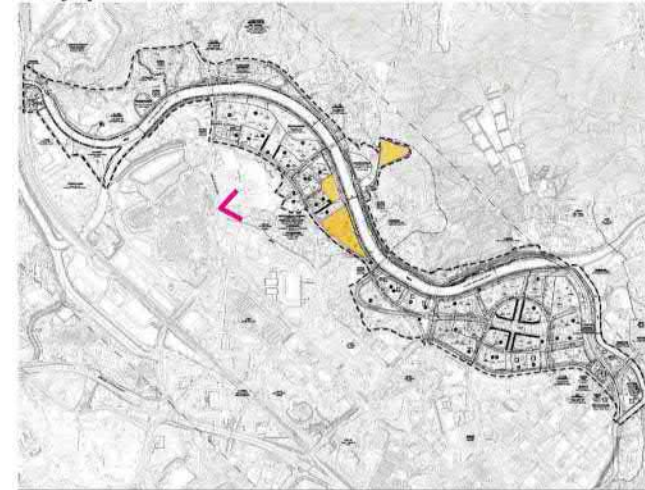
VP1 Proposed Scenario*

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP2 Mun Hau Tsuen

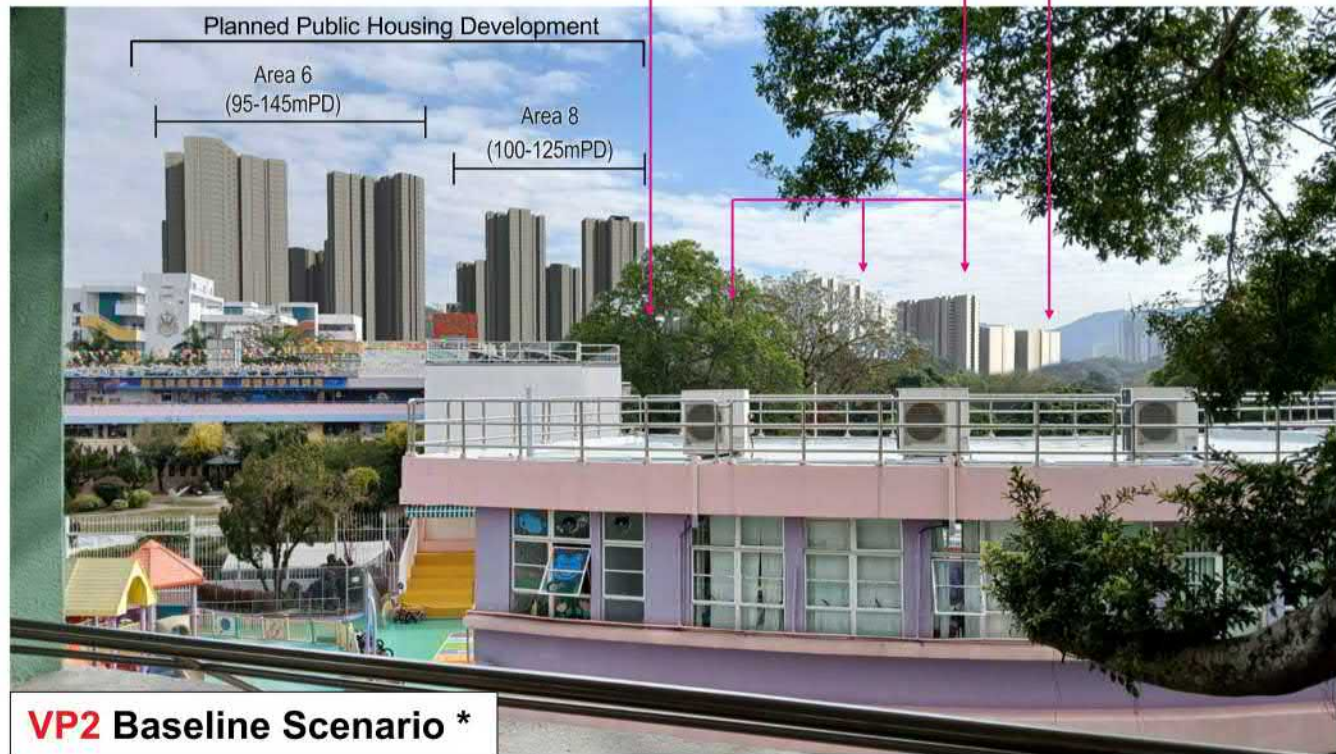


Key plan



VP2 Existing View

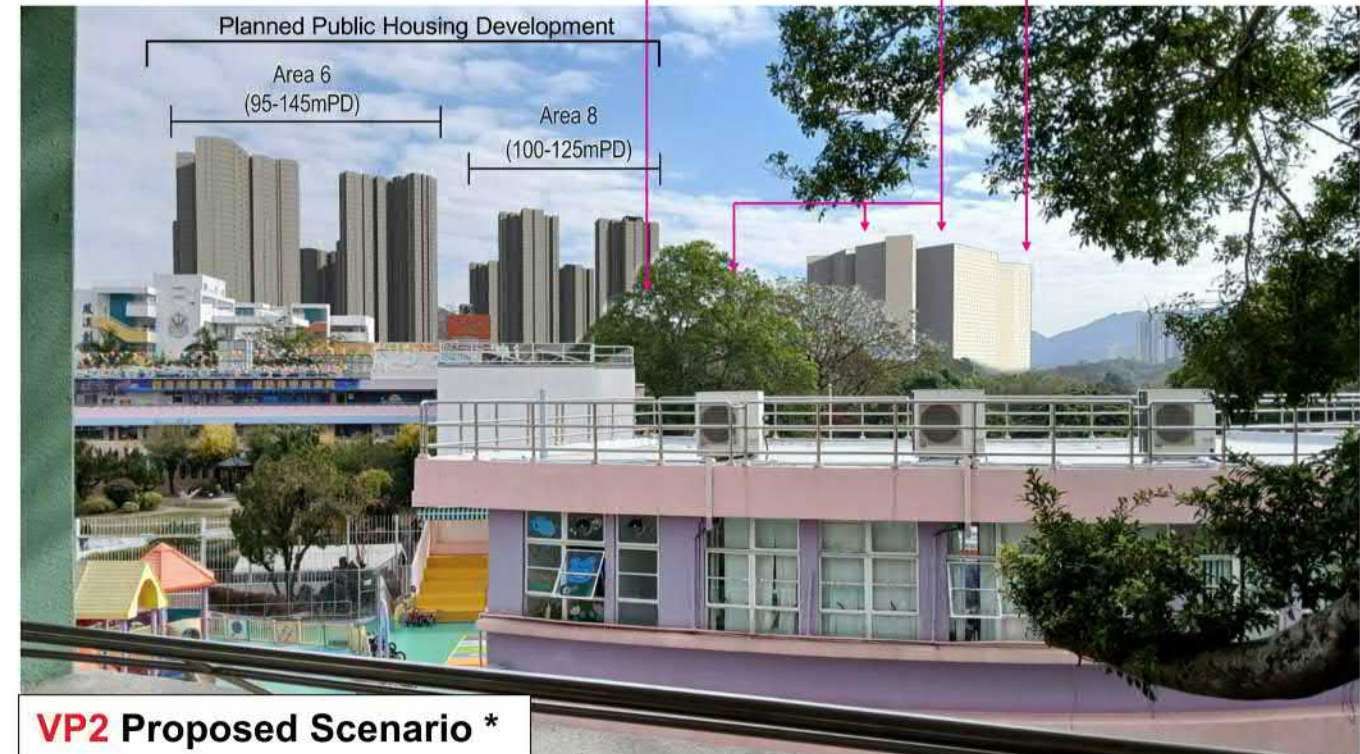
Amendment Items
 Site C (3 storeys) & Site D (55mPD) Site B2(75mPD) & Site B1 (75mPD) Site A (8 storeys)



VP2 Baseline Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

Amendment Items
Proposed Private Housing Development
 Site C (80mPD) & Site D (80mPD) (screened) Site B2 (110mPD) & Site B1 (110mPD) Site A (110mPD)



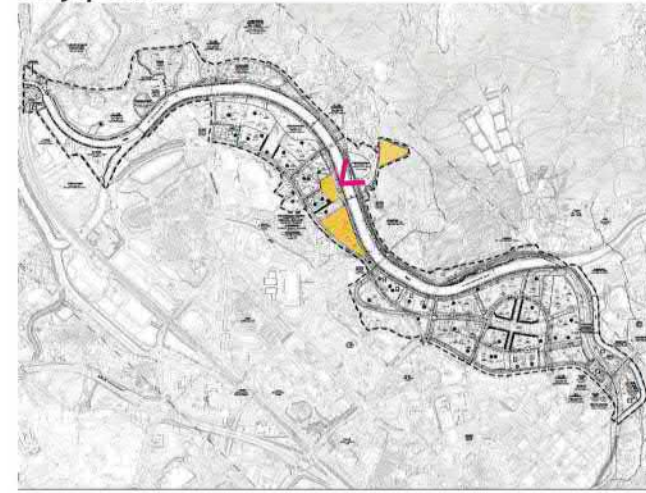
VP2 Proposed Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

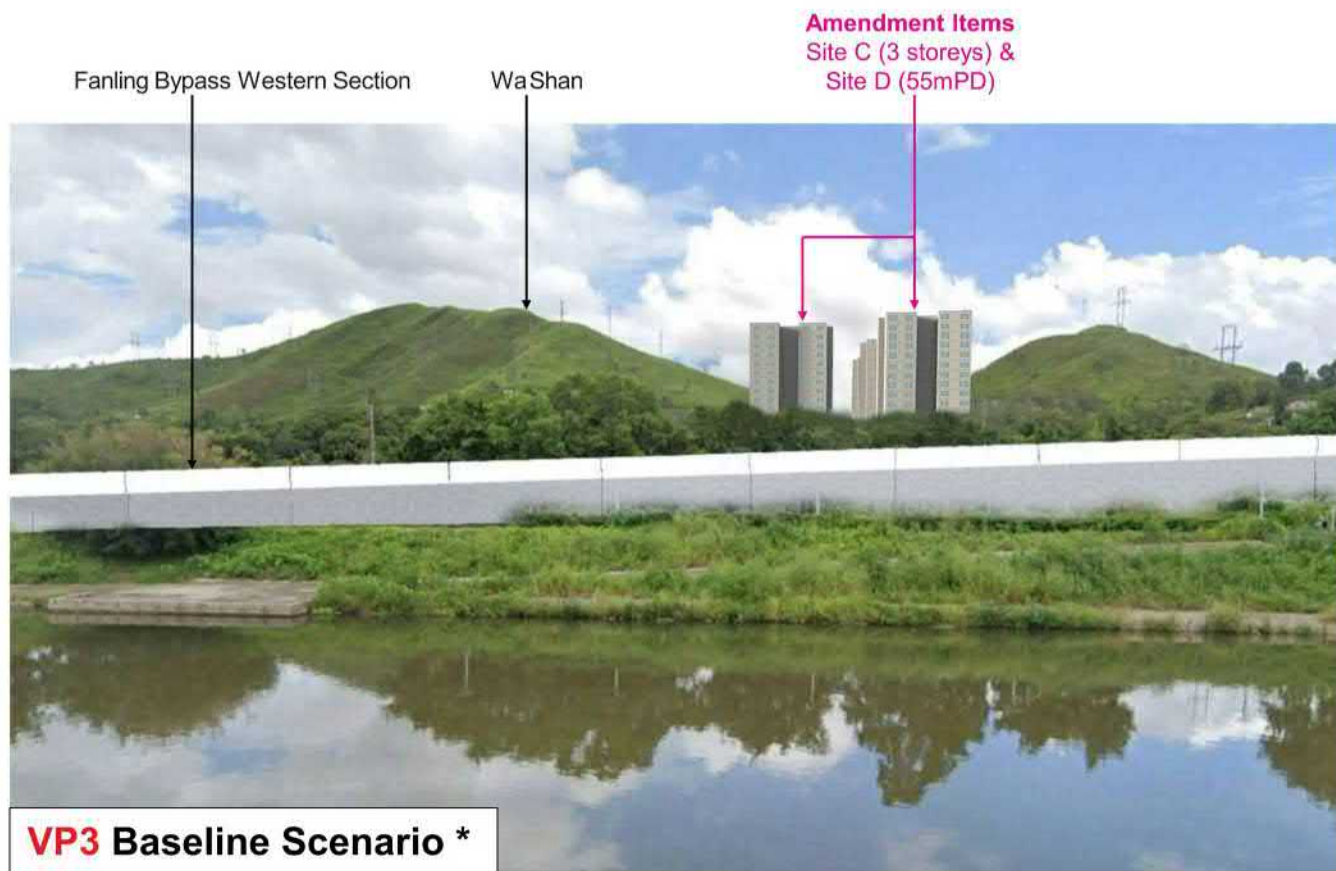
VP3 Opposite from Society for Indigenous Learning



Key plan

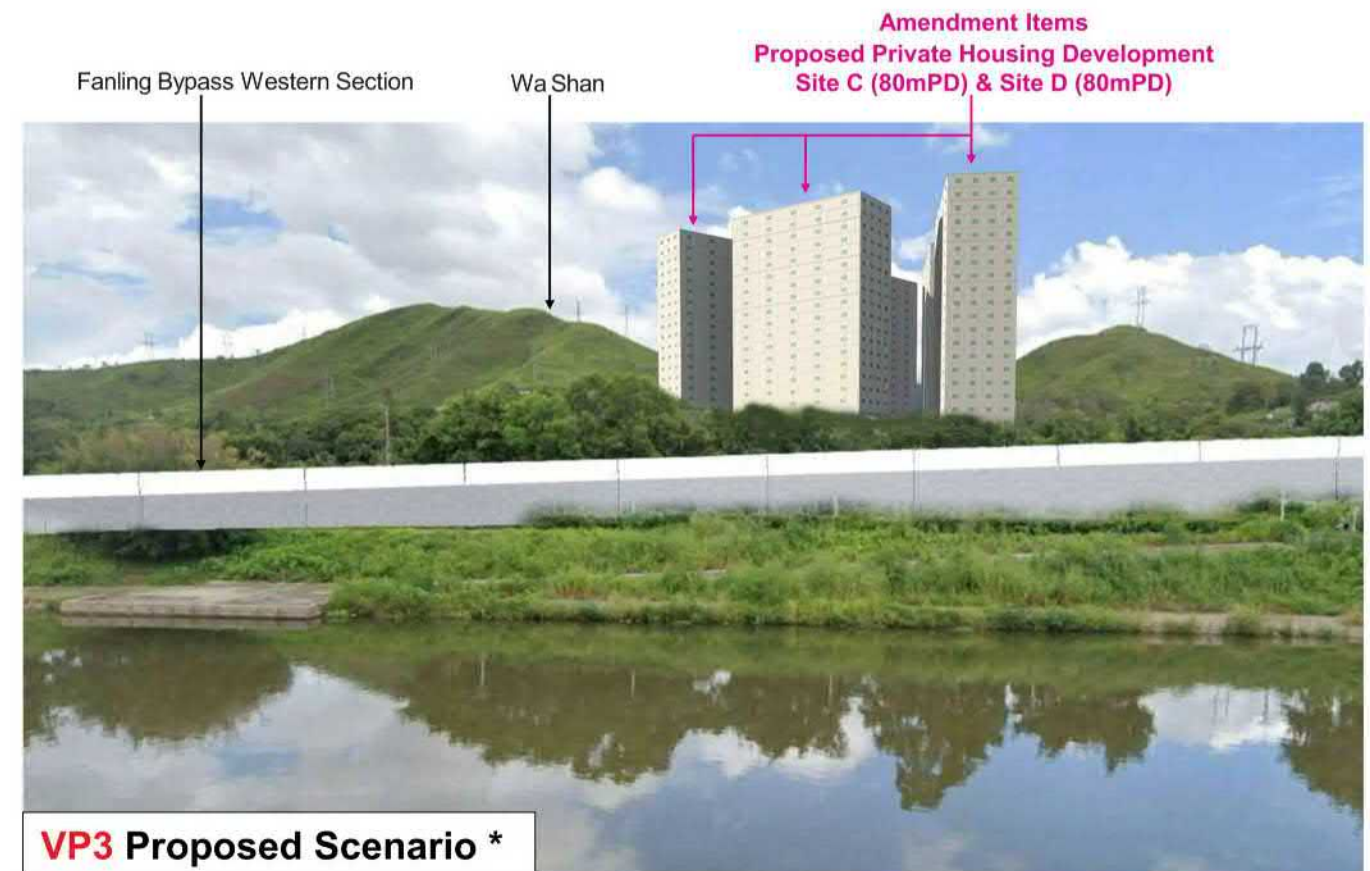


VP3 Existing View



VP3 Baseline Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.



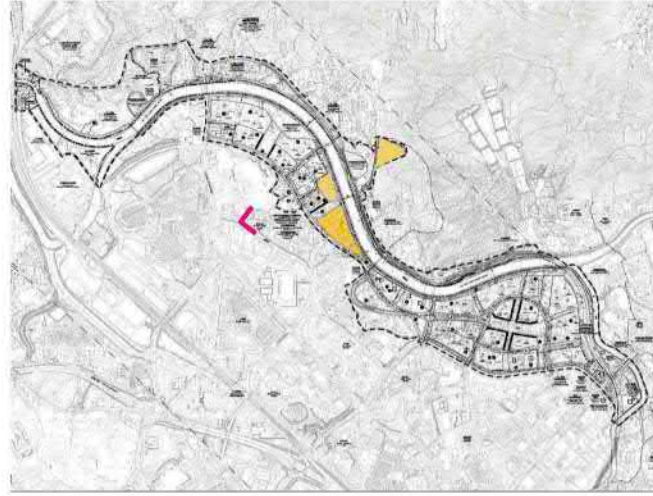
VP3 Proposed Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

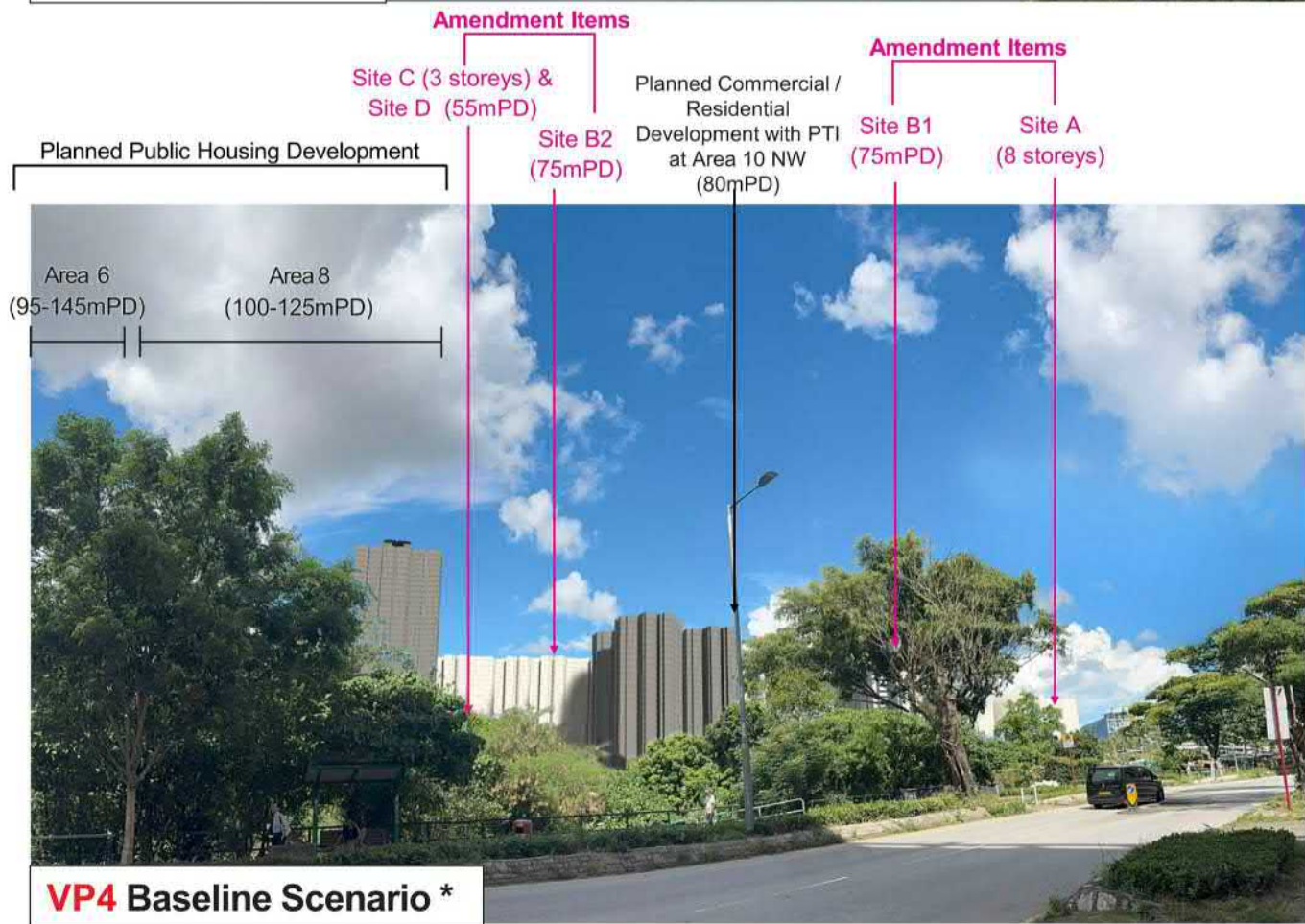
VP4 Sheung Shui Fire Station



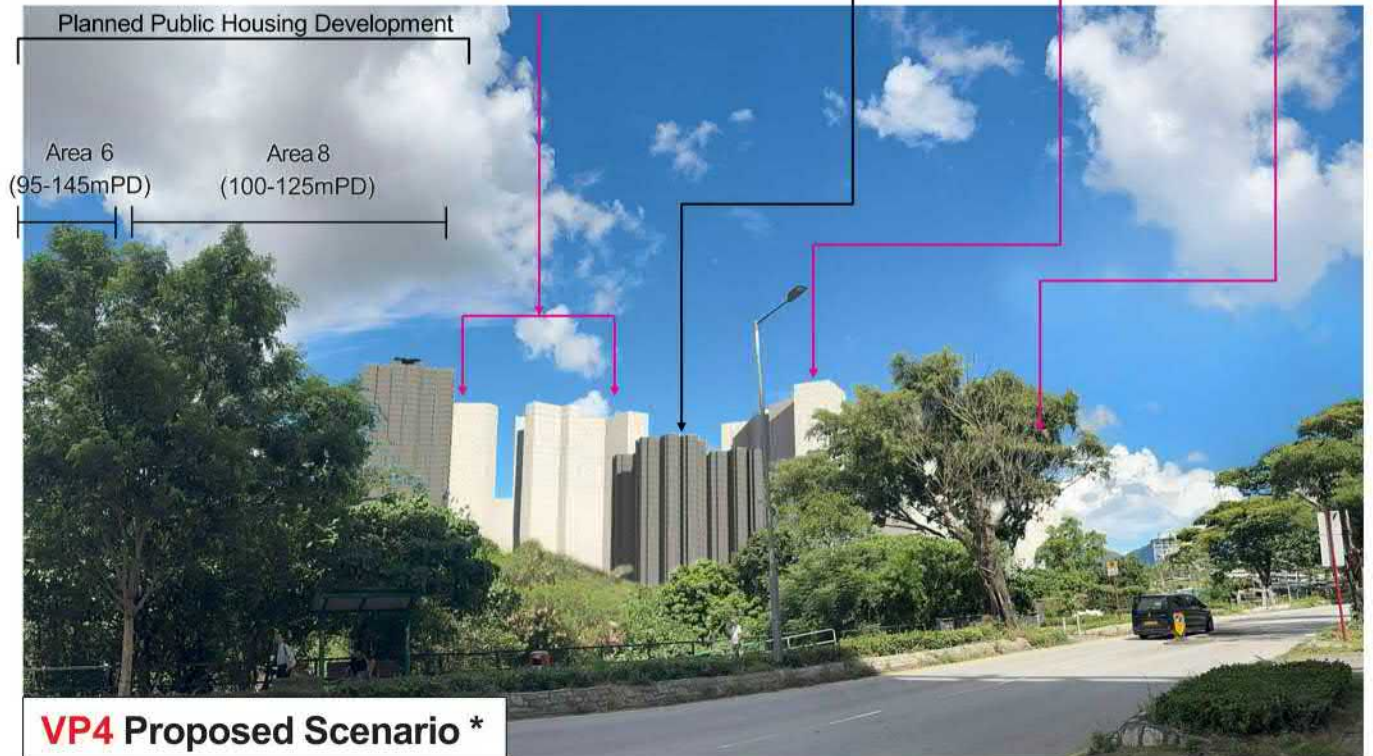
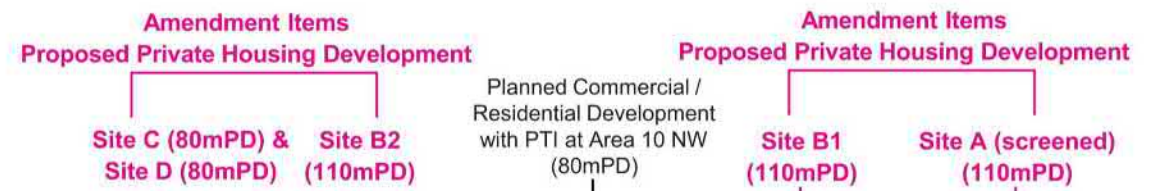
Key plan



VP4 Existing View



* Taken into account the approved building heights under approved planning application No. A/FLN/30.



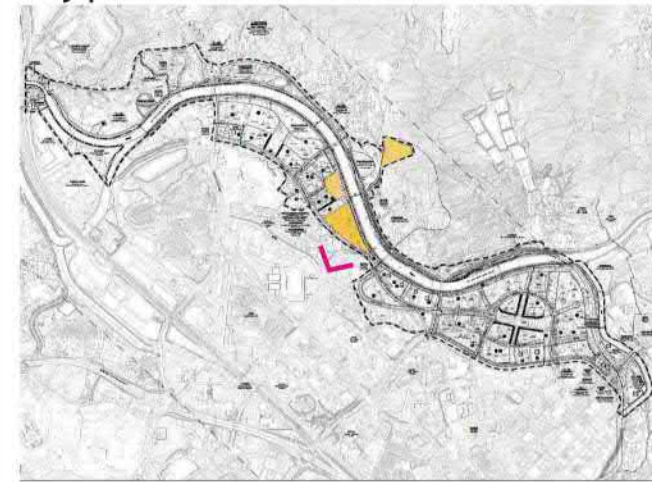
VP4 Proposed Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

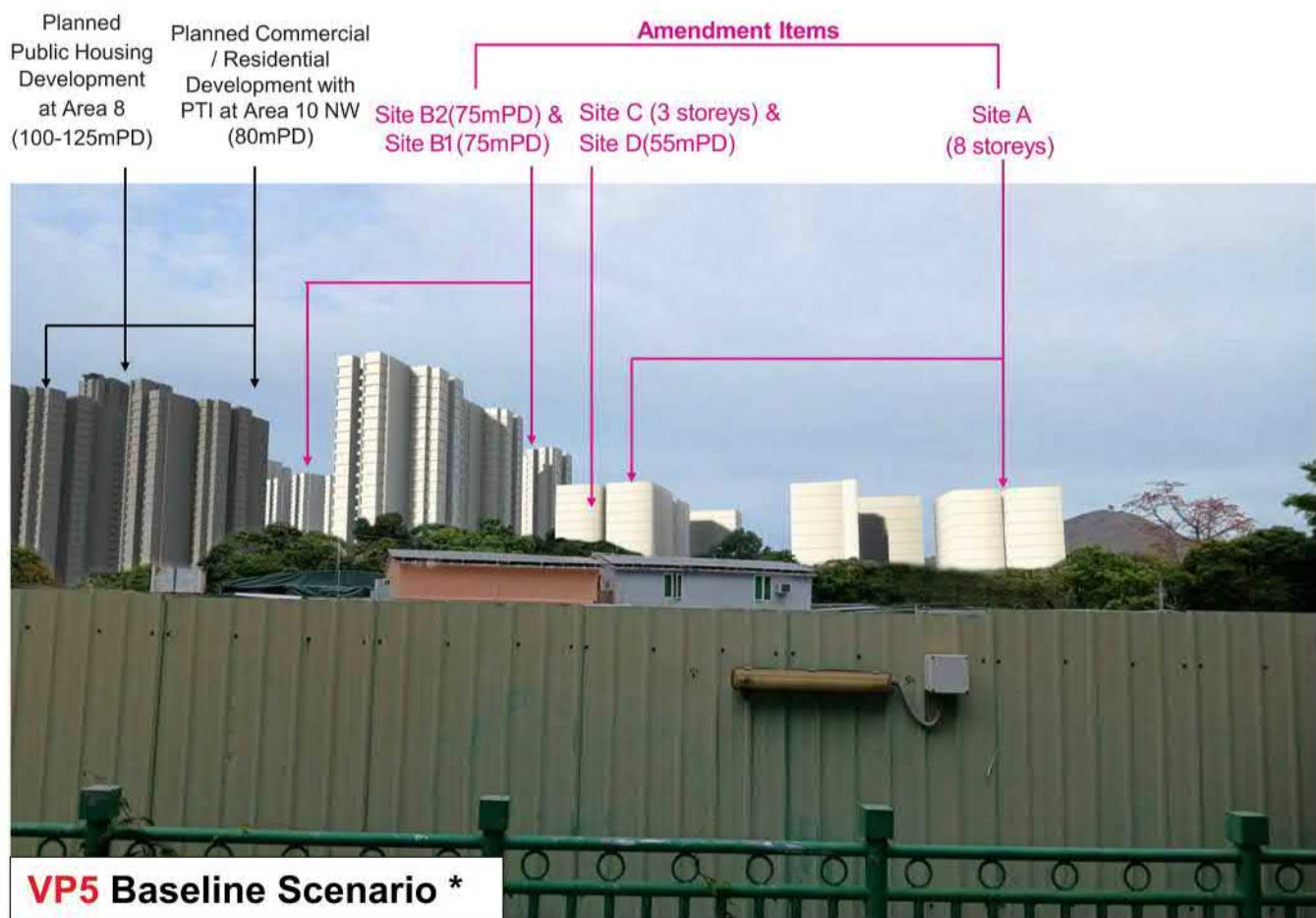
VP5 Tin Ping Shan Tsuen Sitting Out Area



Key plan

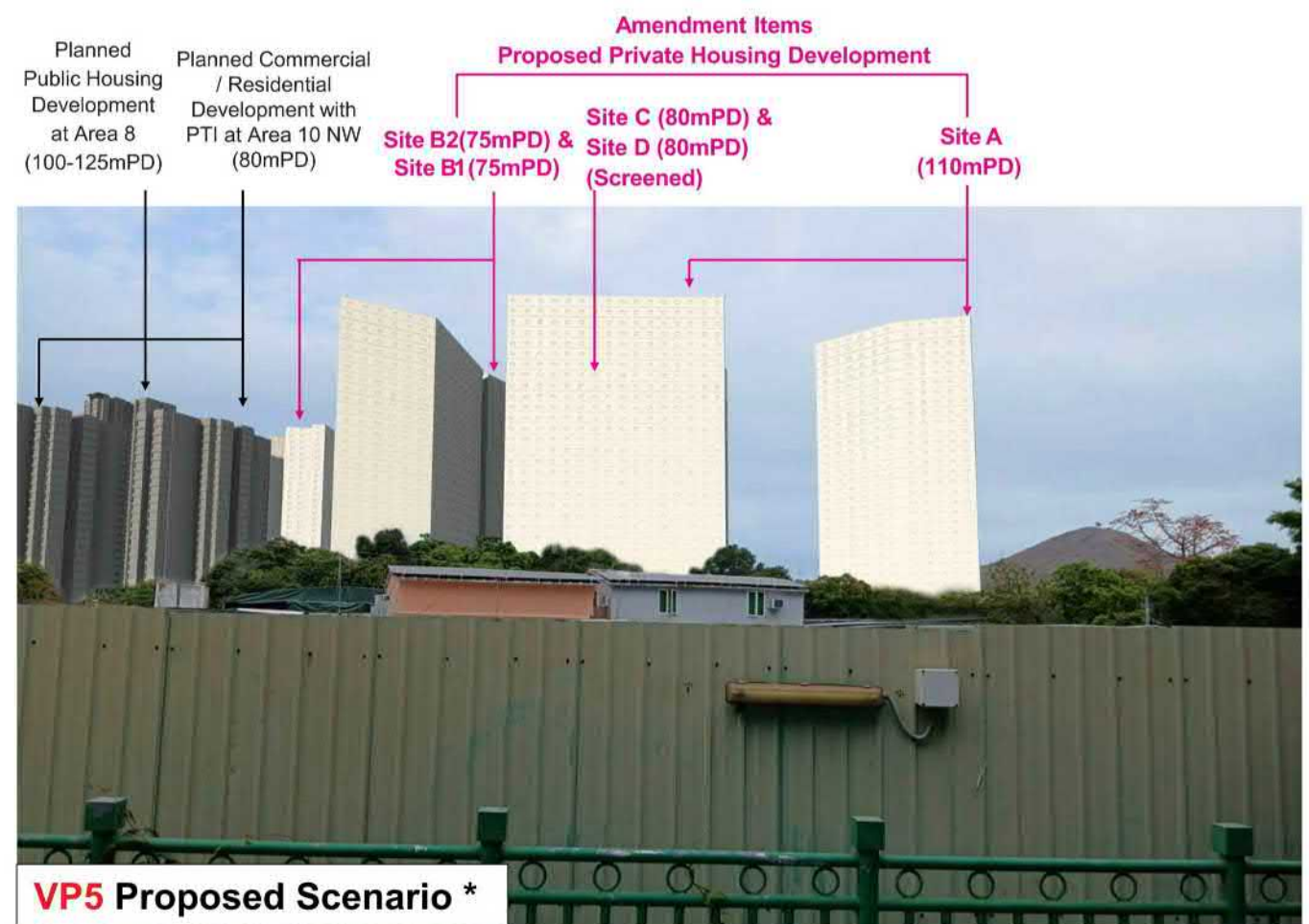


VP5 Existing View



VP5 Baseline Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.



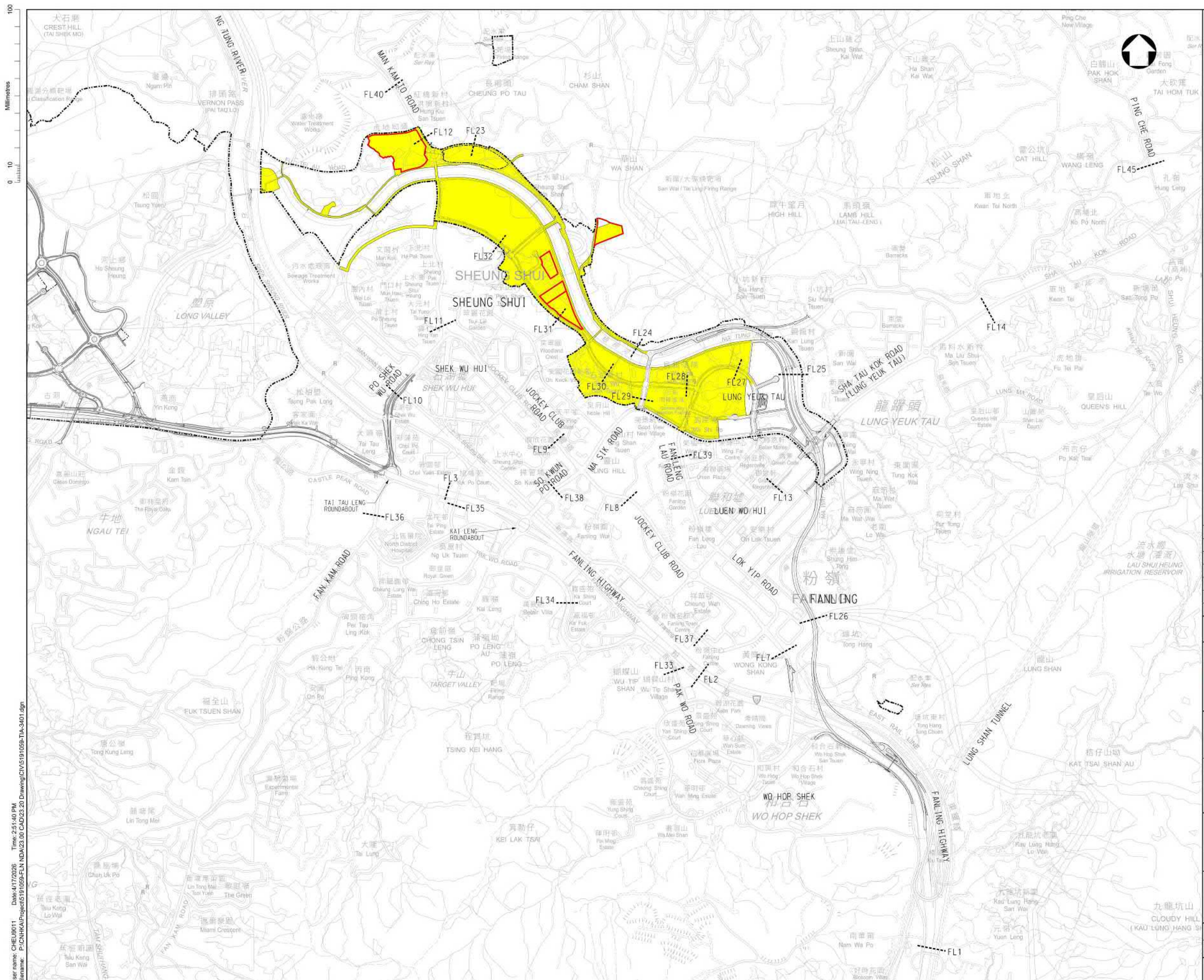
VP5 Proposed Scenario *

* Taken into account the approved building heights under approved planning application No. A/FLN/30.



Diagram 4.1 Prevailing Winds and Major Breezeways at Sites A to D

參考編號 REFERENCE No. M/FS/26/1	繪圖 DRAWING 8
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LEGEND:

- BOUNDARY OF NEW DEVELOPMENT AREA
- FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- KEY ROAD LINK
- ROAD LINK ASSESSED
- FL1 INDEX OF ROAD LINK NO. 1
- THE SUBJECT SITES

A	AUG 2025	FIRST ISSUED		KLC	PT	JY
Rev.	Date	Description	By	Chk'd	App'd	Sub'd By
Drawing Status						



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

北拓展處
 NORTH DEVELOPMENT OFFICE

Project Title
 AGREEMENT NO. CE 18/2019
 DEVELOPMENT OF FANLING NORTH NEW DEVELOPMENT AREA, REMAINING PHASE - DESIGN AND CONSTRUCTION

Drawing Title
LOCATION PLAN FOR ROAD LINKS IN FANLING NORTH NEW DEVELOPMENT AREA

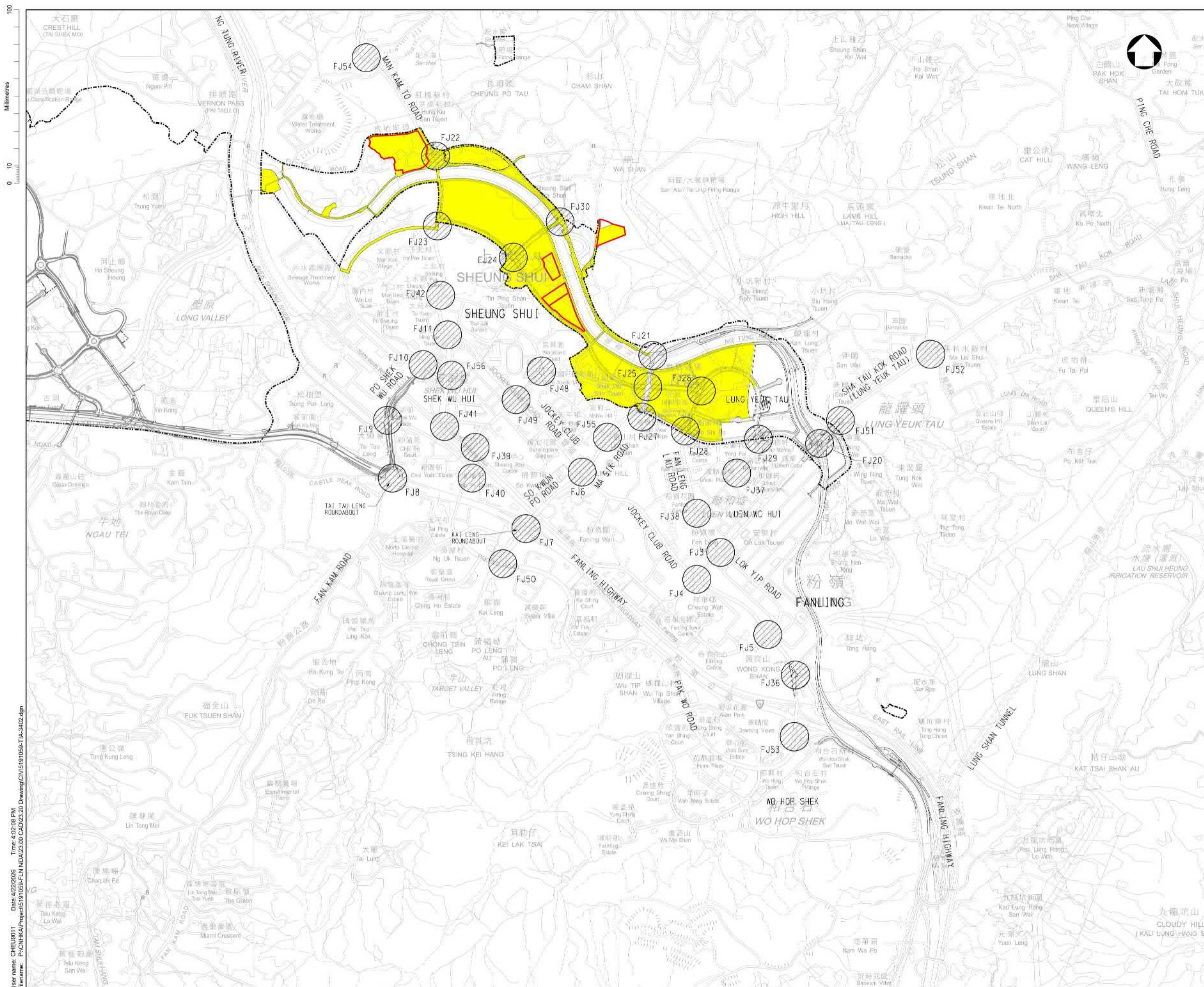
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Original Size	A1	Date	AUG 2025	Date	AUG 2025	Date	AUG 2025	Date	AUG 2025
Drawing Number	5191059-TIA-3401							Revision	A

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User name: CHEUNG011 Date: 18/07/2025 Time: 05:49 PM
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參考編號
 REFERENCE No.
 M/FS/26/1

繪圖
 DRAWING
 9



LEGEND:

- BOUNDARY OF NEW DEVELOPMENT AREA
- FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- KEY JUNCTION
- JUNCTION ASSESSED
- INDEX OF JUNCTION NO. 3
- THE SUBJECT SITES

Rev.	Date	Description	By	Chk'd	App'd
A	AUG 2025	FIRST ISSUED		KLG	PT JY



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

北拓展處
NORTH DEVELOPMENT OFFICE

Project Title
AGREEMENT NO. CE 18/2019
DEVELOPMENT OF FANLING NORTH
NEW DEVELOPMENT AREA, REMAINING PHASE -
DESIGN AND CONSTRUCTION

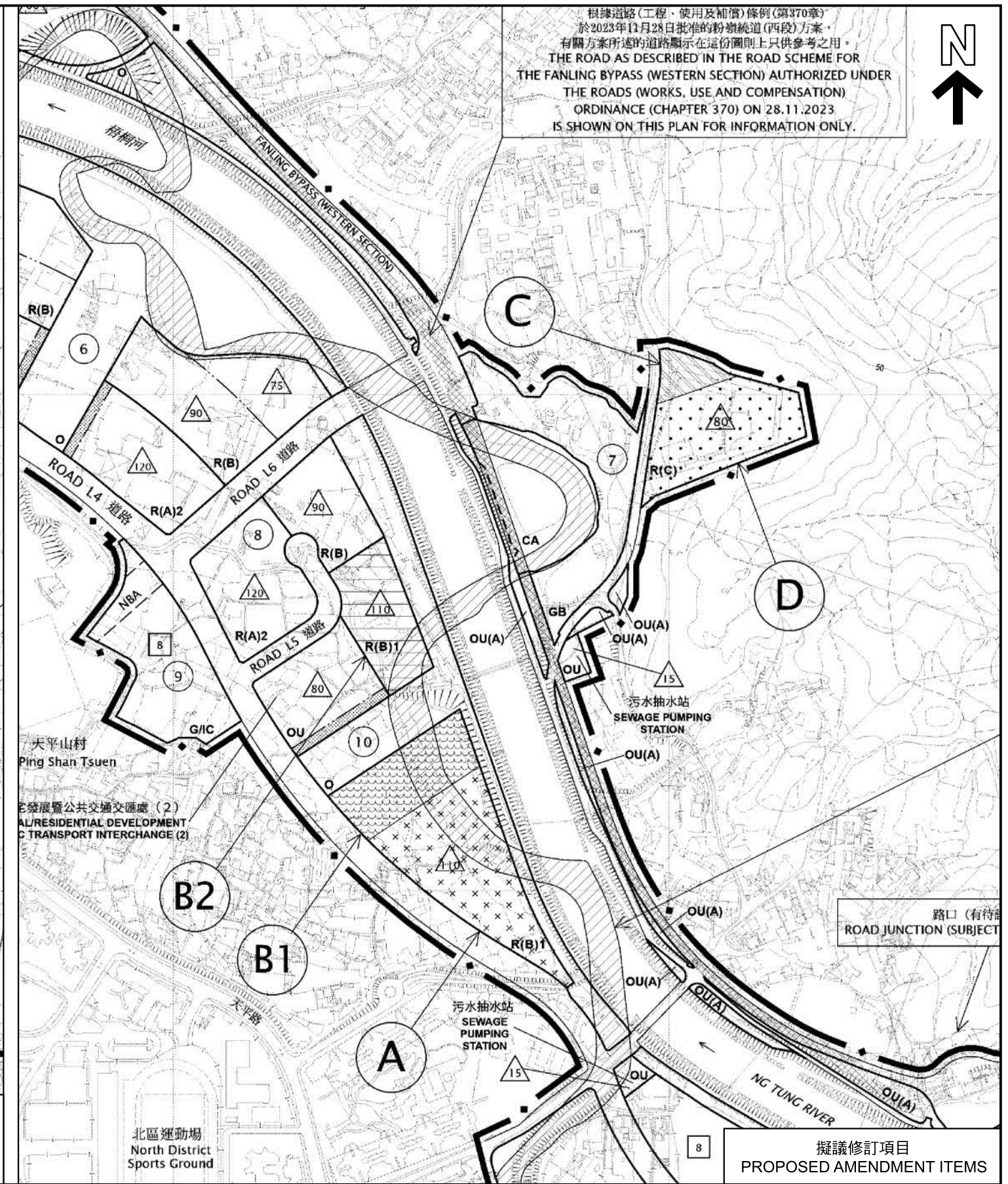
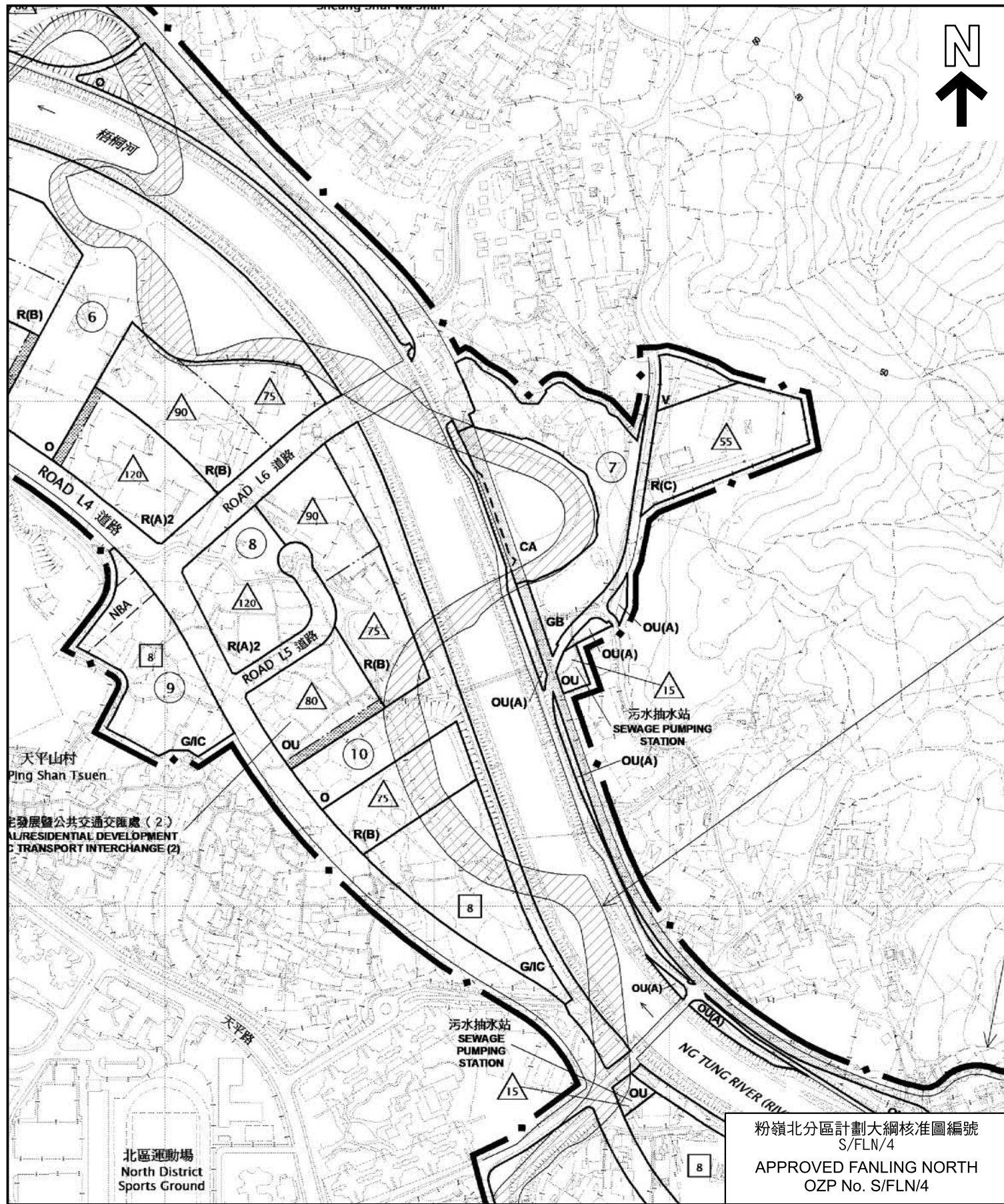
Drawing Title
LOCATION PLAN FOR JUNCTIONS IN
FANLING NORTH NEW
DEVELOPMENT AREA

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N.T.S.	KH	KLC	PT	JY
Original Size	Date	Date	Date	Date
A1	AUG 2025	AUG 2025	AUG 2025	AUG 2025
Drawing Number	5191059-TIA-3402			Revision
				E

參考編號
REFERENCE No.
M/FS/26/1

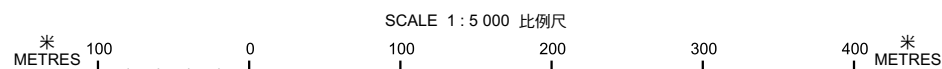
繪圖
DRAWING
10

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本摘要圖於2026年4月15日擬備，
所根據的資料為於2023年9月19日核准的
分區計劃大綱圖編號 S/FLN/4
EXTRACT PLAN PREPARED ON 15.4.2026
BASED ON OUTLINE ZONING PLAN
No. S/FLN/4 APPROVED ON 19.9.2023

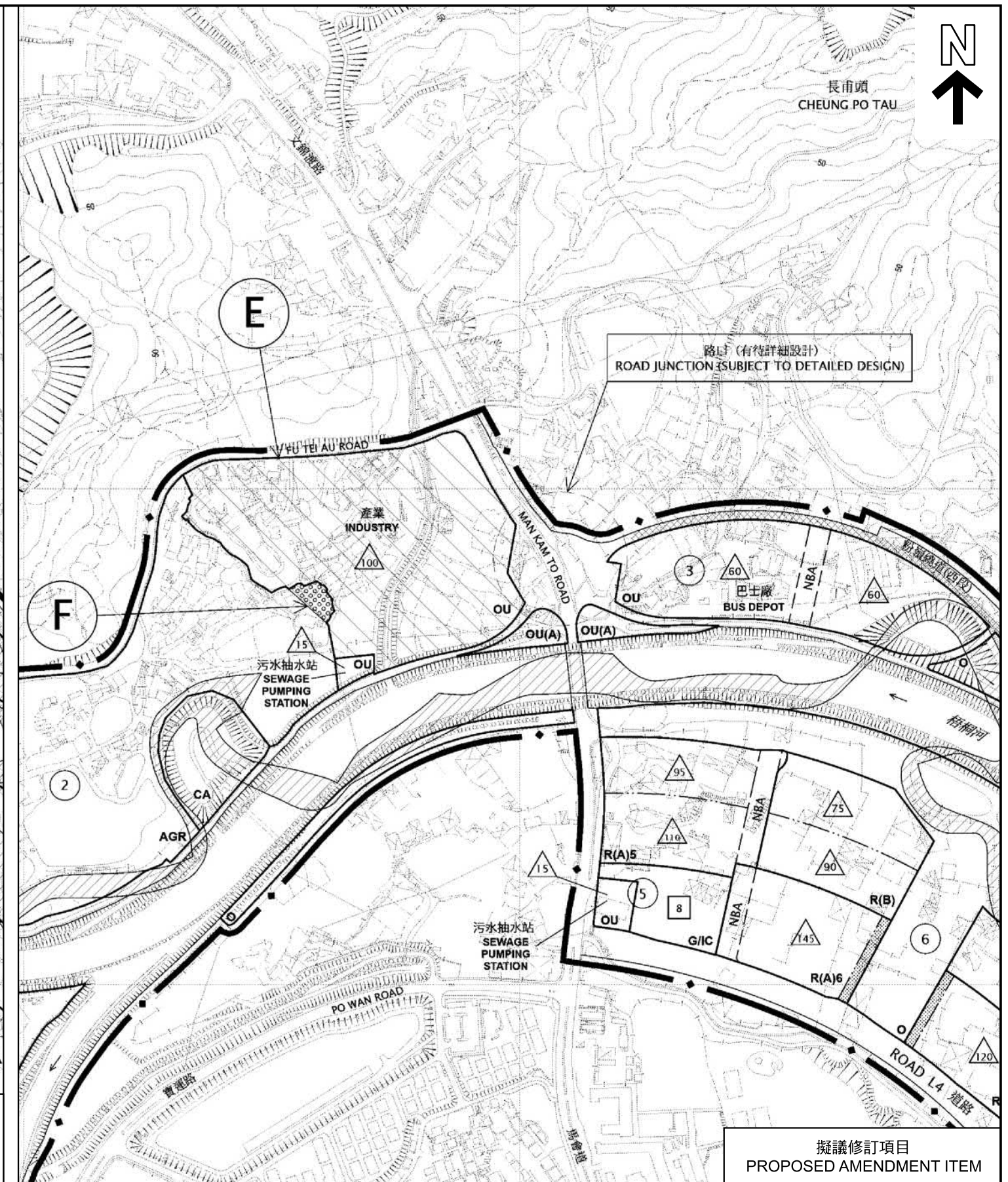
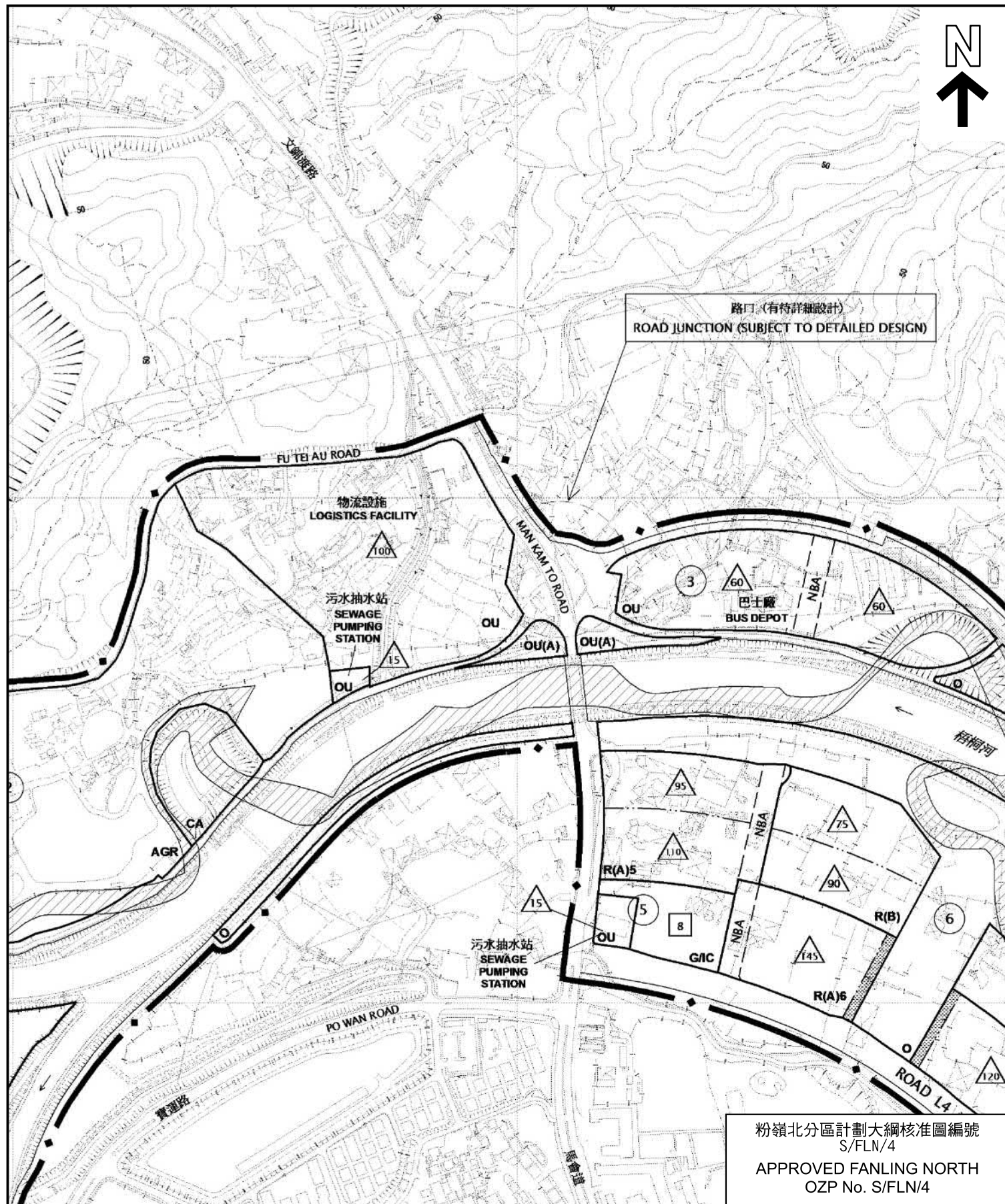
位置圖 LOCATION PLAN
對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目A、B1、B2、C及D
PROPOSED AMENDMENT ITEMS A, B1, B2, C & D TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
1a



本摘要圖於2026年4月15日擬備，
所根據的資料為於2023年9月19日核准的
分區計劃大綱圖編號 S/FLN/4
EXTRACT PLAN PREPARED ON 15.4.2026
BASED ON OUTLINE ZONING PLAN
No. S/FLN/4 APPROVED ON 19.9.2023

位置圖 LOCATION PLAN

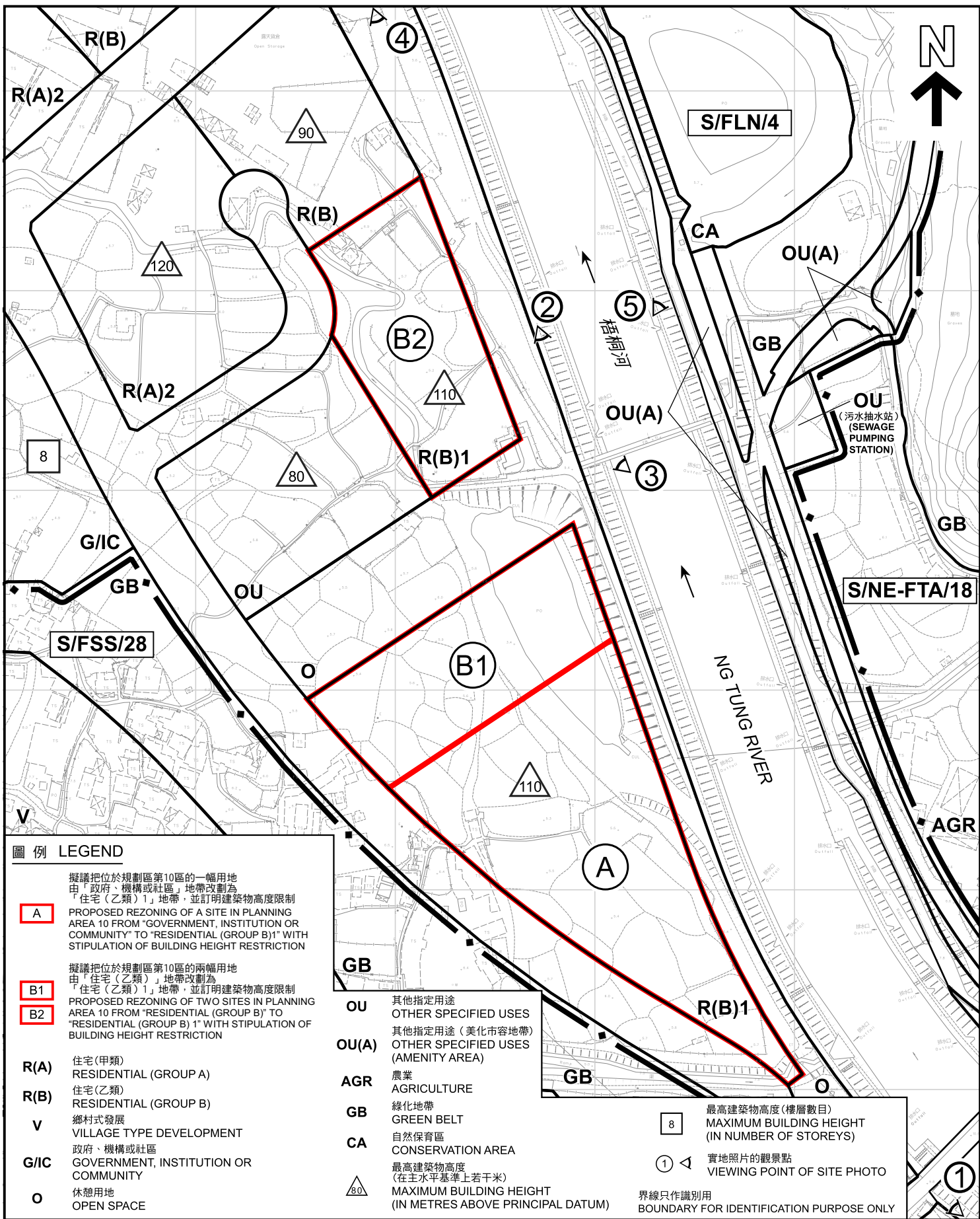
對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目E及F
PROPOSED AMENDMENT ITEMS E & F TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4

SCALE 1:5 000 比例尺



參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
1b



圖例 LEGEND

- A 擬議把位於規劃區第10區的一幅用地由「政府、機構或社區」地帶改劃為「住宅(乙類)1」地帶，並訂明建築物高度限制
PROPOSED REZONING OF A SITE IN PLANNING AREA 10 FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B1 擬議把位於規劃區第10區的一幅用地由「住宅(乙類)1」地帶改劃為「住宅(乙類)1」地帶，並訂明建築物高度限制
PROPOSED REZONING OF TWO SITES IN PLANNING AREA 10 FROM "RESIDENTIAL (GROUP B)1" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B2 擬議把位於規劃區第10區的一幅用地由「住宅(乙類)1」地帶改劃為「住宅(乙類)1」地帶，並訂明建築物高度限制
PROPOSED REZONING OF TWO SITES IN PLANNING AREA 10 FROM "RESIDENTIAL (GROUP B)1" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- OU(A)** 其他指定用途(美化市容地帶)
OTHER SPECIFIED USES (AMENITY AREA)
- AGR** 農業
AGRICULTURE
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- 8** 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 1** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 80** 最高建築物高度(在水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

- OU** 其他指定用途
OTHER SPECIFIED USES
- OU(A)** 其他指定用途(美化市容地帶)
OTHER SPECIFIED USES (AMENITY AREA)
- AGR** 農業
AGRICULTURE
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- 8** 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 1** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 80** 最高建築物高度(在水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

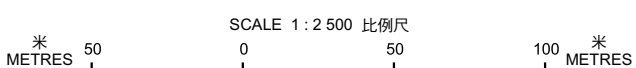
平面圖 SITE PLAN

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目A、B1及B2
PROPOSED AMENDMENT ITEMS A, B1 & B2 TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4

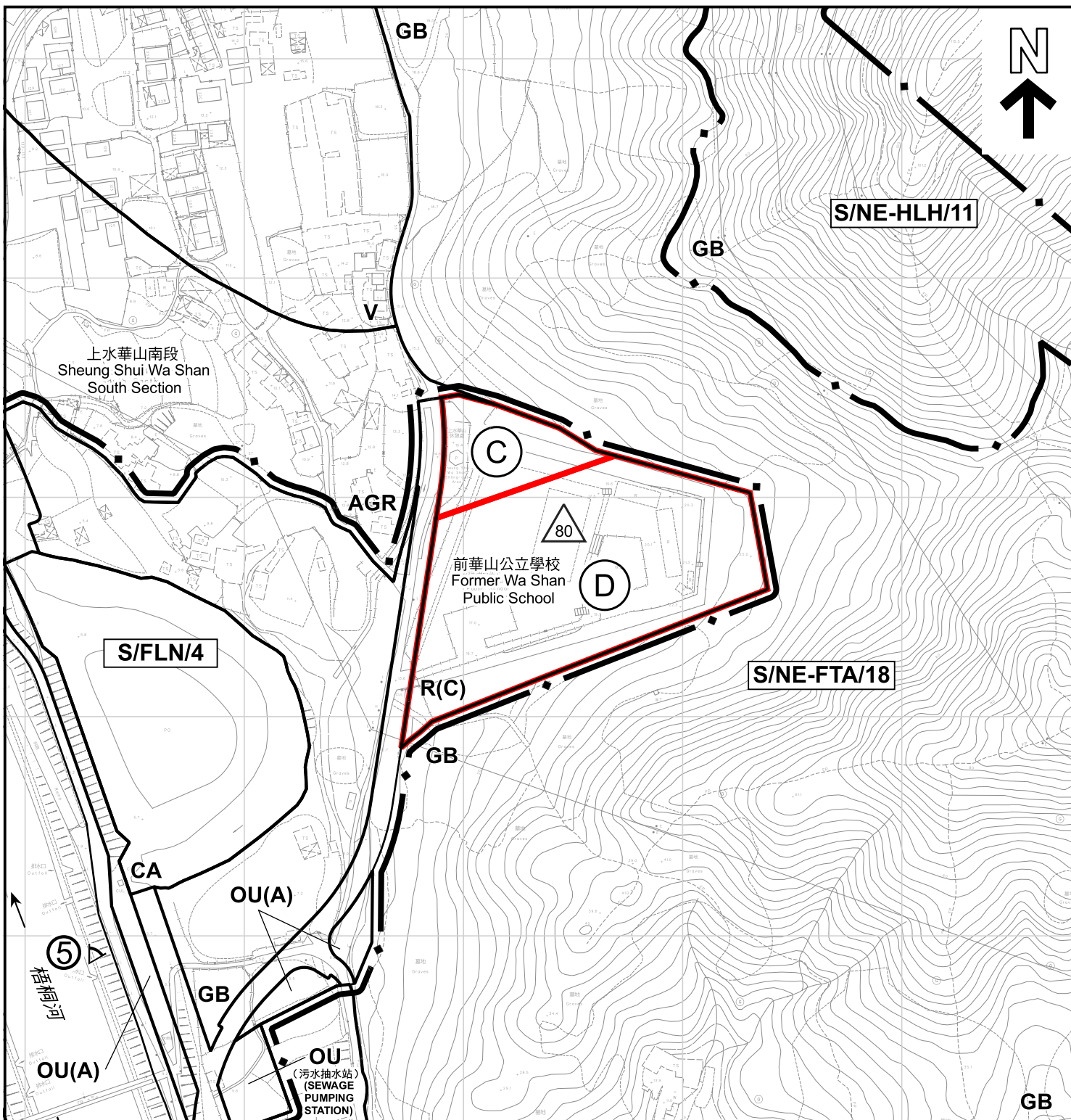
規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
2a



本摘要圖於2026年4月23日擬備，
所根據的資料為測量圖編號 3-SW-2A 及
2C
EXTRACT PLAN PREPARED ON 23.4.2026
BASED ON SURVEY SHEETS No.
3-SW-2A & 2C



圖例 LEGEND

- C 擬議把位於規劃區第7區的一幅用地由「鄉村式發展」地帶改劃為「住宅(丙類)」地帶, 並訂明建築物高度限制
PROPOSED REZONING OF A SITE IN PLANNING AREA 7 FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- D 擬議修訂位於規劃區第7區的一幅用地「住宅(丙類)」地帶的用地建築物高度限制
PROPOSED REVISION TO BUILDING HEIGHT RESTRICTION FOR A SITE IN PLANNING AREA 7 ZONED "RESIDENTIAL (GROUP C)"

- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- OU** 其他指定用途
OTHER SPECIFIED USES
- OU(A)** 其他指定用途(美化市容地帶)
OTHER SPECIFIED USES (AMENITY AREA)
- AGR** 農業
AGRICULTURE

- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- 80 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 5 ◀ 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

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目C及D
PROPOSED AMENDMENT ITEMS C & D TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4

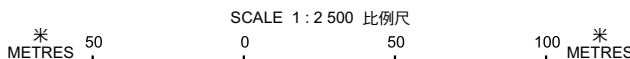


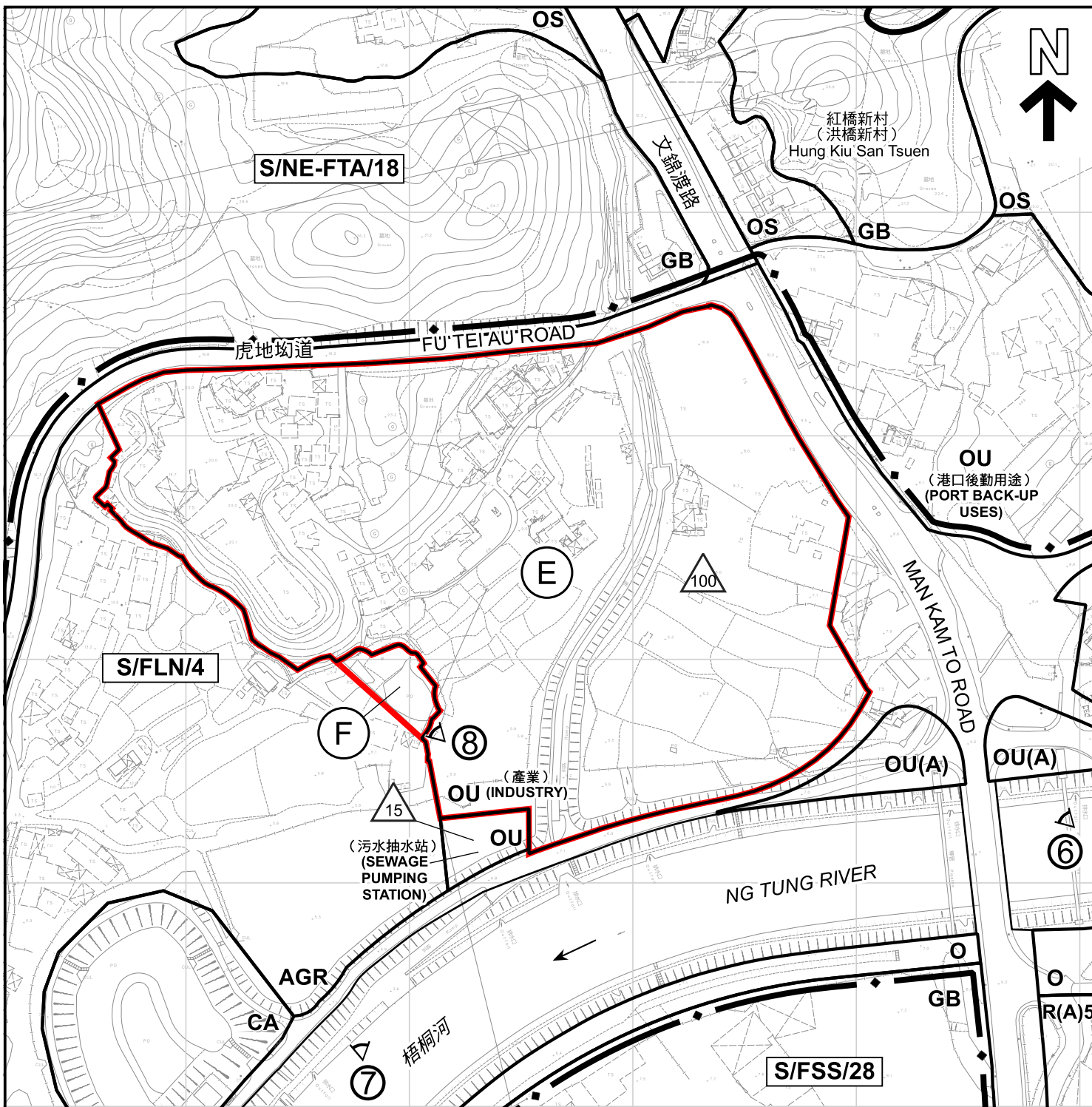
規劃署
Planning Department

本摘要圖於2026年4月23日擬備，
所根據的資料為測量圖編號 3-SW-2A,
2B, 2C & 2D
EXTRACT PLAN PREPARED ON 23.4.2026
BASED ON SURVEY SHEETS No.
3-SW-2A, 2B, 2C & 2D

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
2b





圖例 LEGEND

- E** 擬議把位於規劃區第3區的一幅用地由「其他指定用途」註明「物流設施」地帶及「農業」地帶改劃為「其他指定用途」註明「產業」地帶，並訂明建築物高度限制
- F** 擬議把位於規劃區第3區的一幅用地由「其他指定用途」註明「物流設施」地帶改劃為「農業」地帶

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- OS** 露天貯物
OPEN STORAGE
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- OU(A)** 其他指定用途 (美化市容地帶)
OTHER SPECIFIED USES (AMENITY AREA)
- AGR** 農業
AGRICULTURE

- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- 15** 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 6** 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

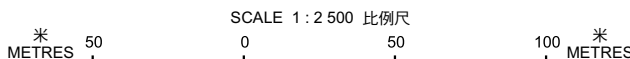
本摘要圖於2026年4月23日擬備，所根據的資料為測量圖編號 3-NW-21C, 21D 及 3-SW-1A, 1B
EXTRACT PLAN PREPARED ON 23.4.2026 BASED ON SURVEY SHEETS No. 3-NW-21C, 21D & 3-SW-1A, 1B

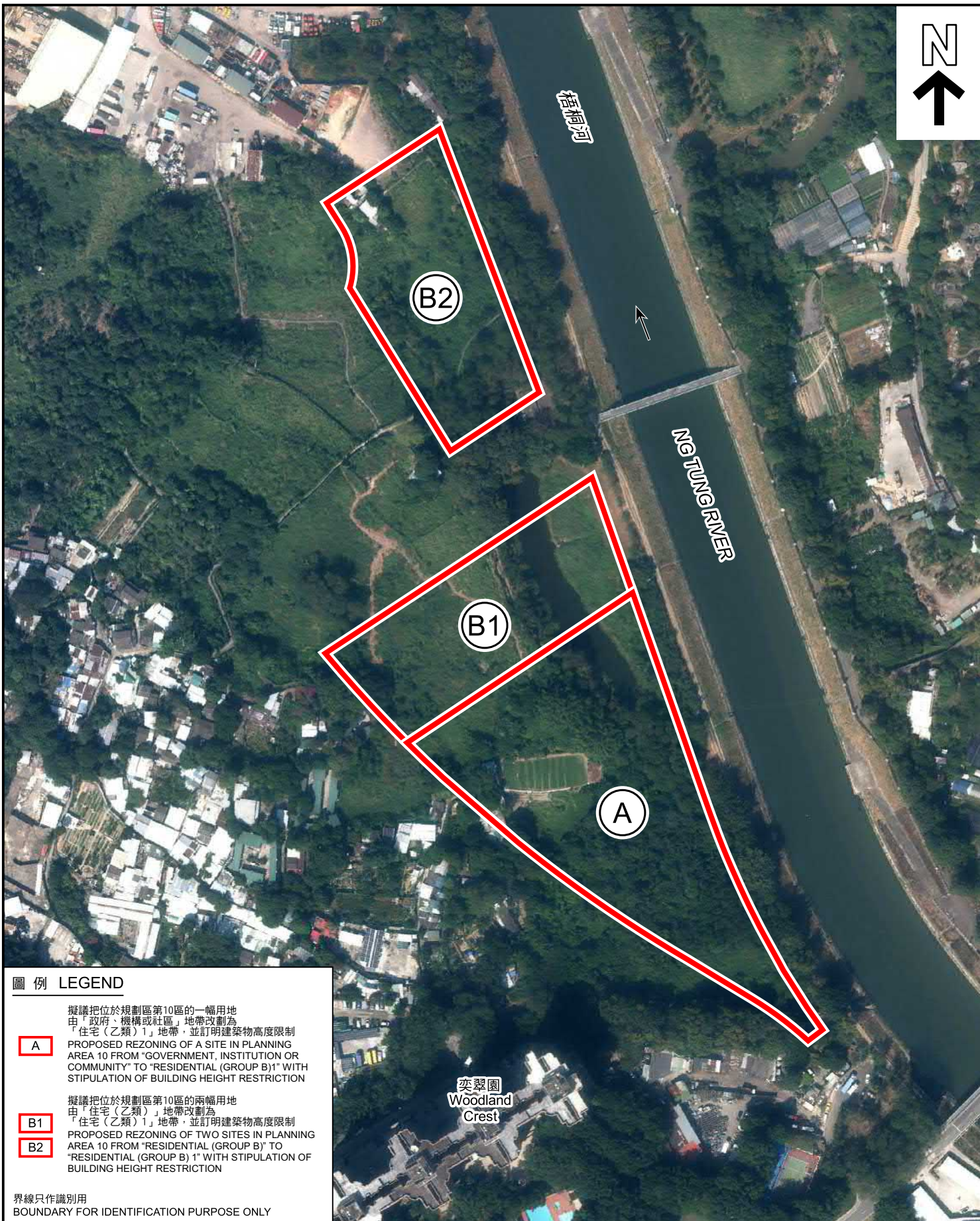
平面圖 SITE PLAN
對粉嶺北分區計劃大綱核准圖編號S/FLN/4作出的擬議修訂項目E及F
PROPOSED AMENDMENT ITEMS E & F TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/4

規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
2c





圖例 LEGEND

- A** PROPOSED REZONING OF A SITE IN PLANNING AREA 10 FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B1** PROPOSED REZONING OF TWO SITES IN PLANNING AREA 10 FROM "RESIDENTIAL (GROUP B)" TO "RESIDENTIAL (GROUP B) 1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B2** PROPOSED REZONING OF A SITE IN PLANNING AREA 10 FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)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

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目A、B1及B2
PROPOSED AMENDMENT ITEMS A, B1 & B2 TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
3a

本摘要圖於2026年4月15日擬備，所根據
的資料為地政總署於2024年11月1日拍得
的航攝照片編號 E238990C
EXTRACT PLAN PREPARED ON 15.4.2026
BASED ON AERIAL PHOTO No.
E238990C TAKEN ON 1.11.2024
BY LANDS DEPARTMENT



上水華山南段
Sheung Shui Wa Shan
South Section

前華山公立學校
Former Wa Shan
Public School

梧桐河

NG TUNG RIVER

圖例 LEGEND

- 擬議把位於規劃區第7區的一幅用地由「鄉村式發展」地帶改劃為「住宅（丙類）」地帶，並訂明建築物高度限制
- C** PROPOSED REZONING OF A SITE IN PLANNING AREA 7 FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- 擬議修訂位於規劃區第7區的一幅劃為「住宅（丙類）」地帶的用地的建築物高度限制
- D** PROPOSED REVISION TO BUILDING HEIGHT RESTRICTION FOR A SITE IN PLANNING AREA 7 ZONED "RESIDENTIAL (GROUP C)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目C及D
PROPOSED AMENDMENT ITEMS C & D TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
3b

本摘要圖於2026年4月15日擬備，所根據的資料為地政總署於2024年11月1日拍得的航攝照片編號 E239252C 及 E238990C
EXTRACT PLAN PREPARED ON 15.4.2026
BASED ON AERIAL PHOTOS No. E239252C & E238990C
TAKEN ON 1.11.2024
BY LANDS DEPARTMENT



圖例 LEGEND

擬議把位於規劃區第3區的一幅用地由「其他指定用途」註明「物流設施」地帶及「農業」地帶改劃為「其他指定用途」註明「產業」地帶，並訂明建築物高度限制

E PROPOSED REZONING OF A SITE IN PLANNING AREA 3 FROM "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" AND "AGRICULTURE" TO "OTHER SPECIFIED USES" ANNOTATED "INDUSTRY" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION

擬議把位於規劃區第3區的一幅用地由「其他指定用途」註明「物流設施」地帶改劃為「農業」地帶
F PROPOSED REZONING OF A SITE IN PLANNING AREA 3 FROM "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" TO "AGRICULTURE"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目E及F
PROPOSED AMENDMENT ITEMS E & F TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
3c

本摘要圖於2026年4月15日擬備，所根據的資料為地政總署於2024年12月30日拍得的航攝照片編號 E246278_R
EXTRACT PLAN PREPARED ON 15.4.2026
BASED ON AERIAL PHOTO No.
E246278_R TAKEN ON 30.12.2024
BY LANDS DEPARTMENT



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目A及B1
PROPOSED AMENDMENT ITEMS A & B1 TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4

 **規劃署**
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
4a

本圖於2026年4月15日擬備，
所根據的資料為攝於
2025年12月12日的實地照片
PLAN PREPARED ON 15.4.2026
BASED ON SITE PHOTOS
TAKEN ON 12.12.2025



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目B2
PROPOSED AMENDMENT ITEM B2 TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
4b

本圖於2026年4月15日擬備，
所根據的資料為攝於
2025年12月12日的實地照片
PLAN PREPARED ON 15.4.2026
BASED ON SITE PHOTOS
TAKEN ON 12.12.2025



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目C、D、E及F
PROPOSED AMENDMENT ITEMS C, D, E & F TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

本圖於2026年4月15日擬備，
所根據的資料為攝於
2025年12月12日的實地照片
PLAN PREPARED ON 15.4.2026
BASED ON SITE PHOTOS
TAKEN ON 12.12.2025

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
4c



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年4月23日擬備，
所根據的資料為攝於
2026年4月15日的實地照片
PLAN PREPARED ON 23.4.2026
BASED ON SITE PHOTOS
TAKEN ON 15.4.2026

實地照片 SITE PHOTO

對粉嶺北分區計劃大綱核准圖編號S/FLN/4
作出的擬議修訂項目E及F
PROPOSED AMENDMENT ITEMS E & F TO THE
APPROVED FANLING NORTH
OUTLINE ZONING PLAN No. S/FLN/4



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/26/1

圖 PLAN
4d

