

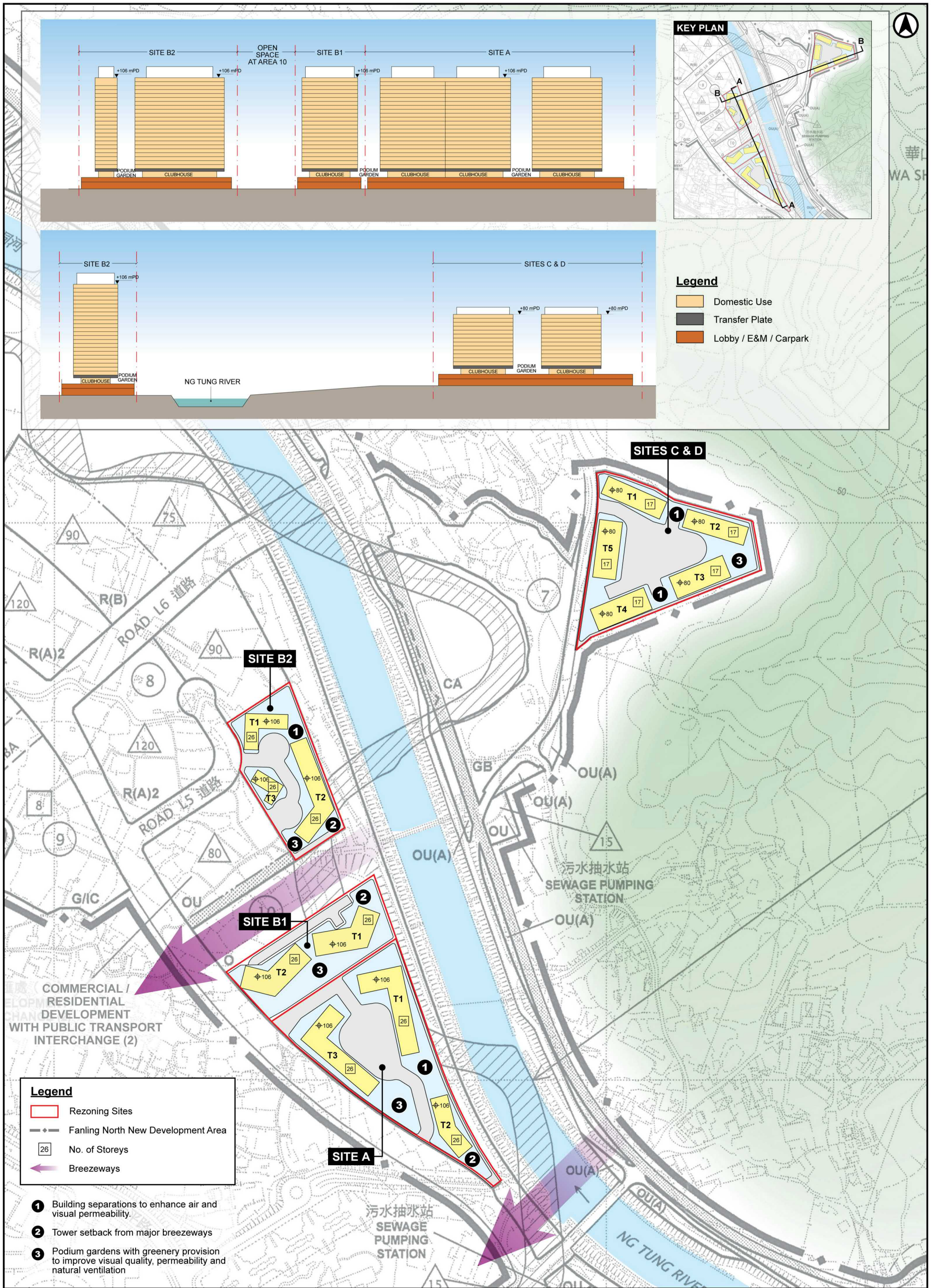
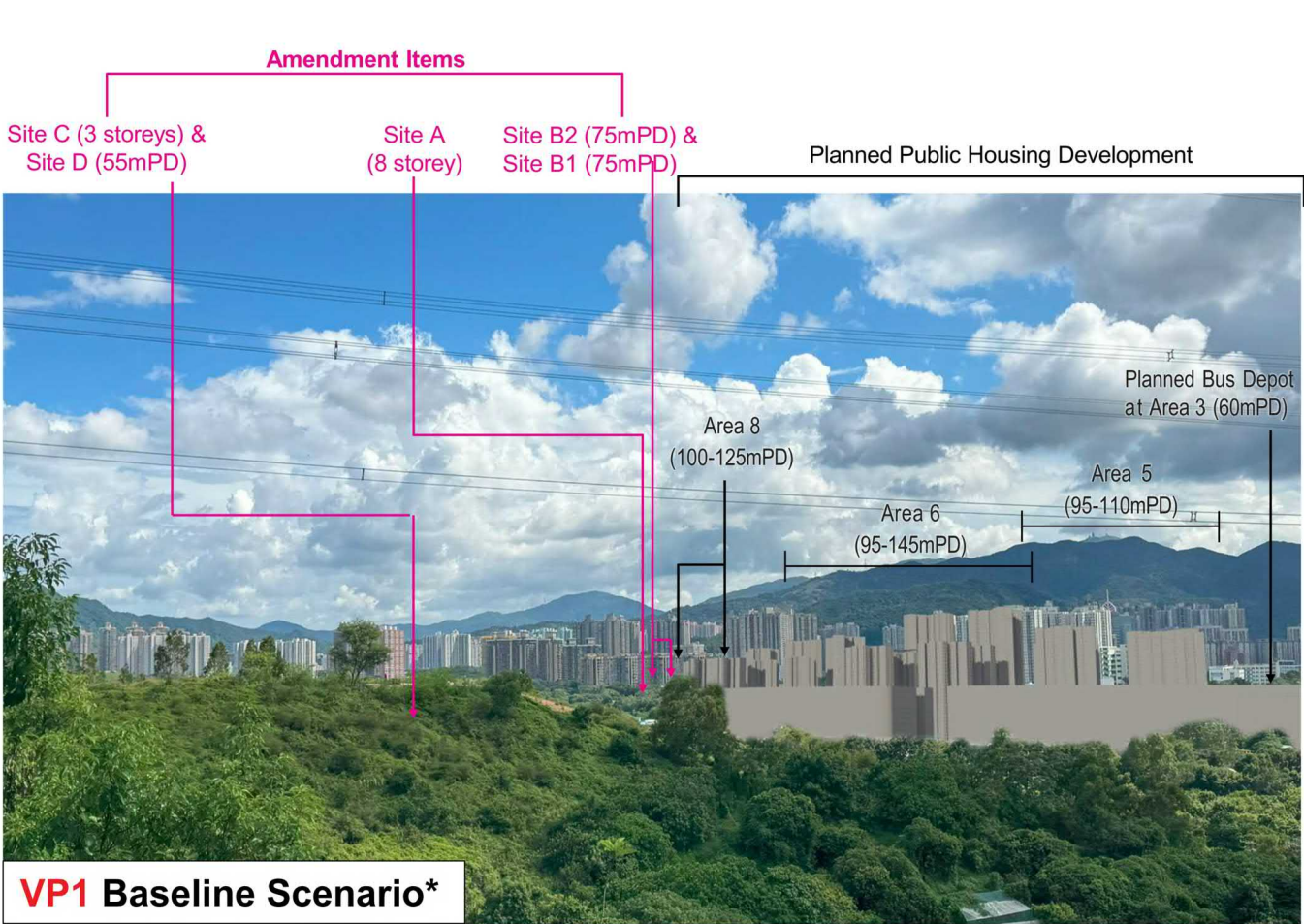
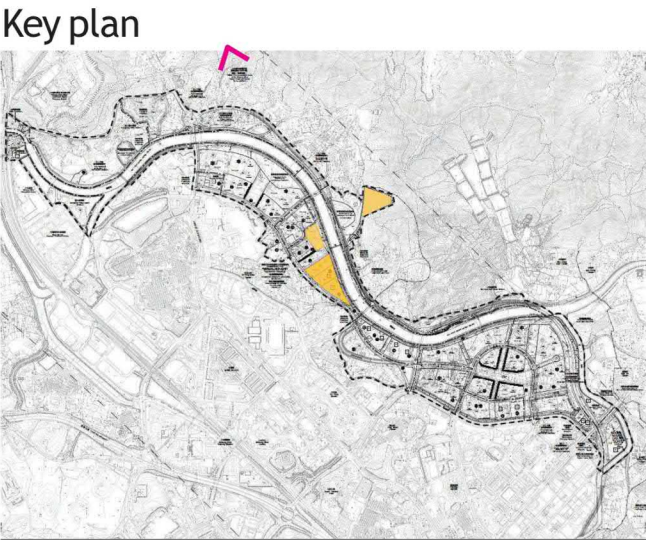
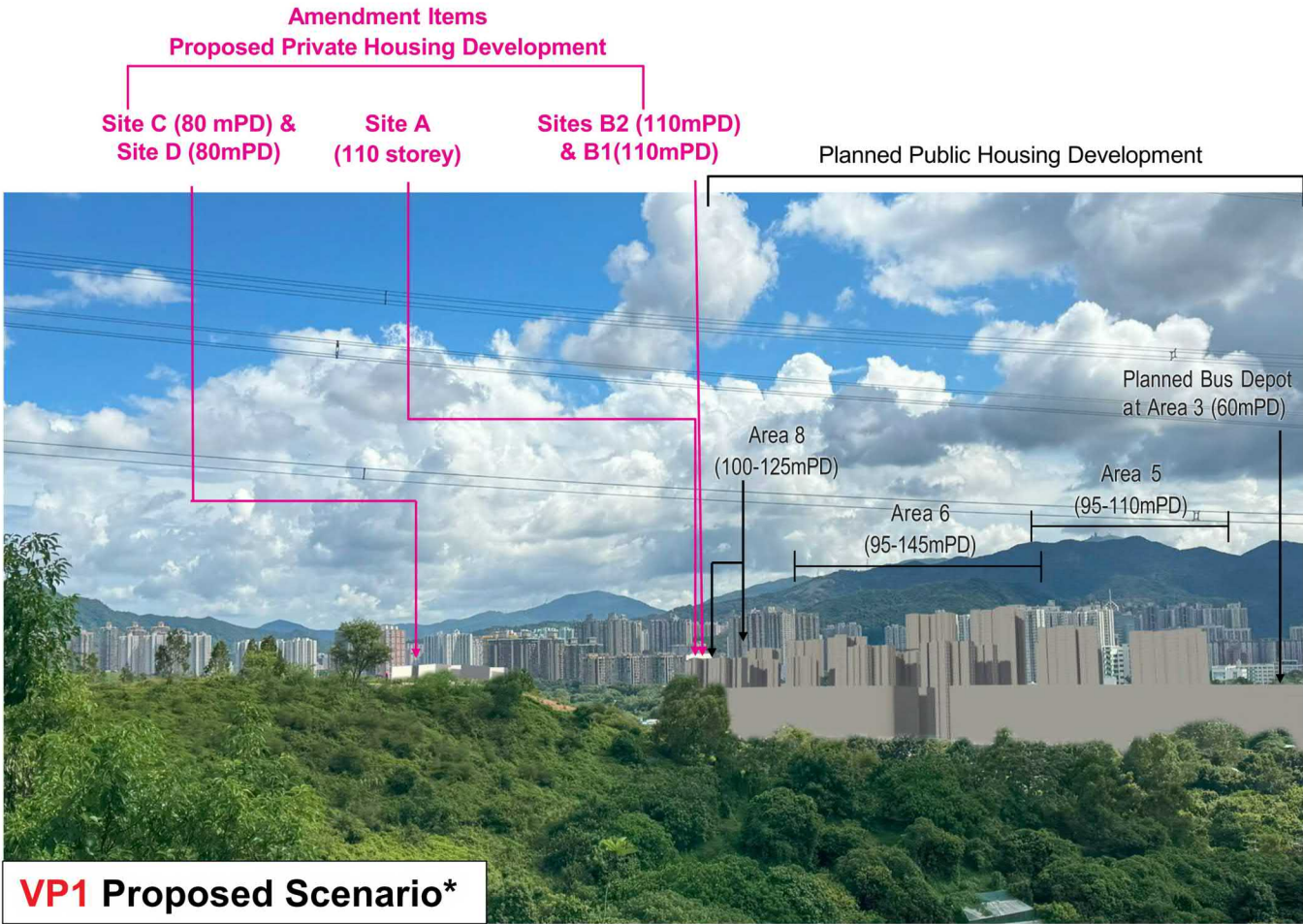


FIGURE 3.1 INDICATIVE MASTER LAYOUT PLAN OF THE REZONING SITES
SCALE 1:3,000

VP1 Northern Hillside overlooking Hung Kiu San Tsuen



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

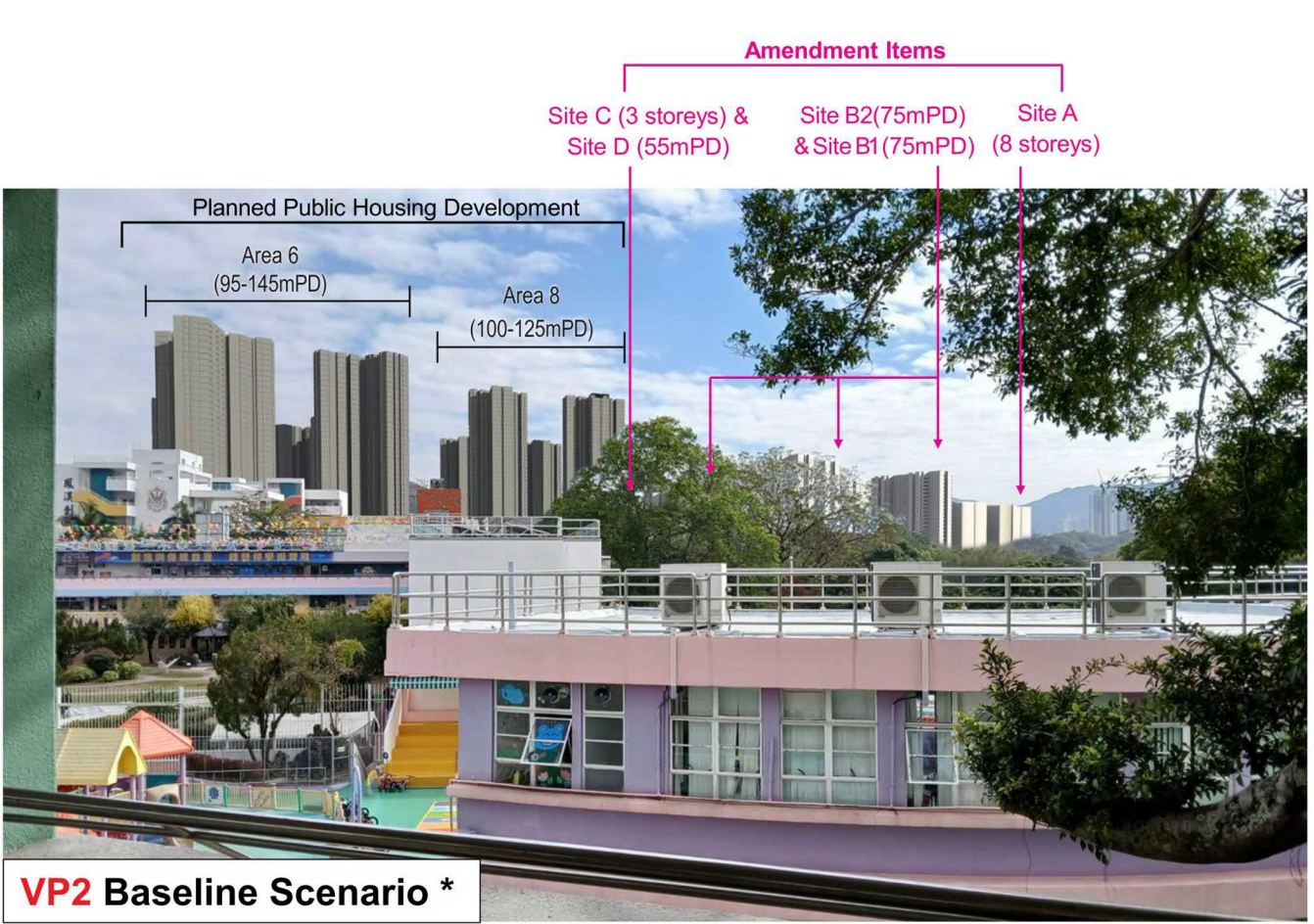
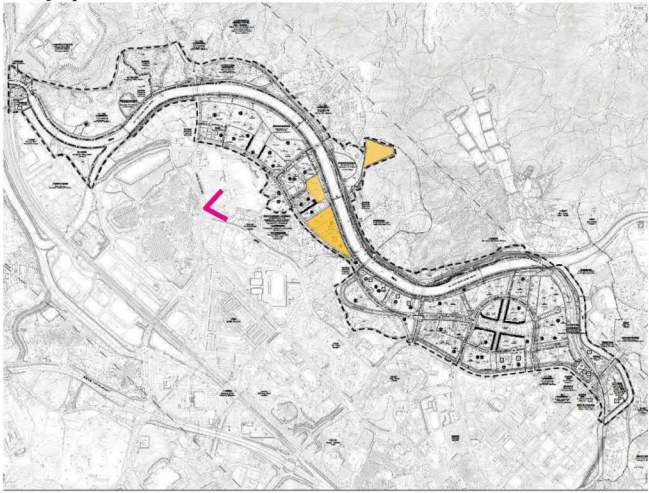


* Taken into account the approved building heights under approved planning application No. A/FLN/30.

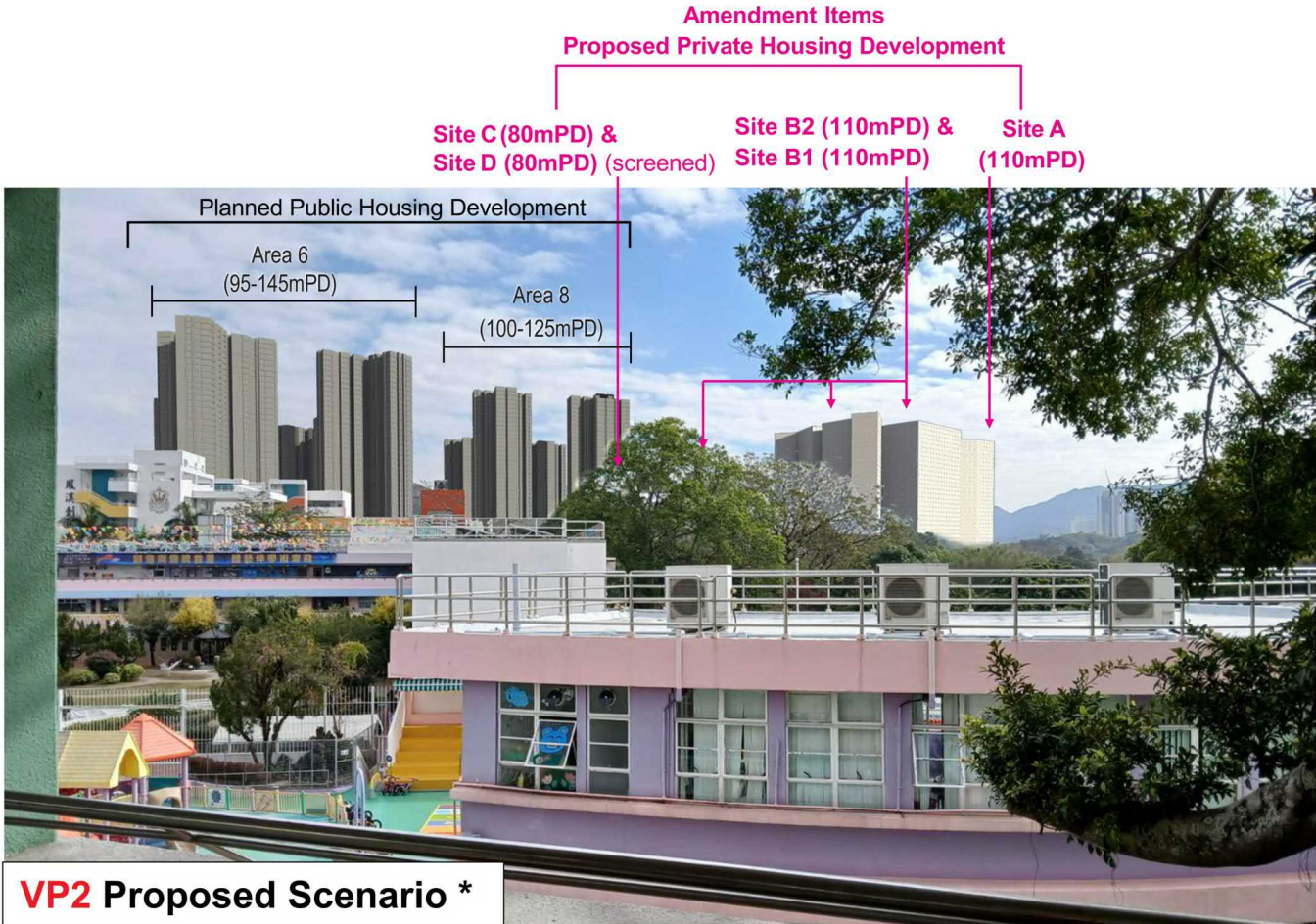
VP2 Mun Hau Tsuen



Key plan



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



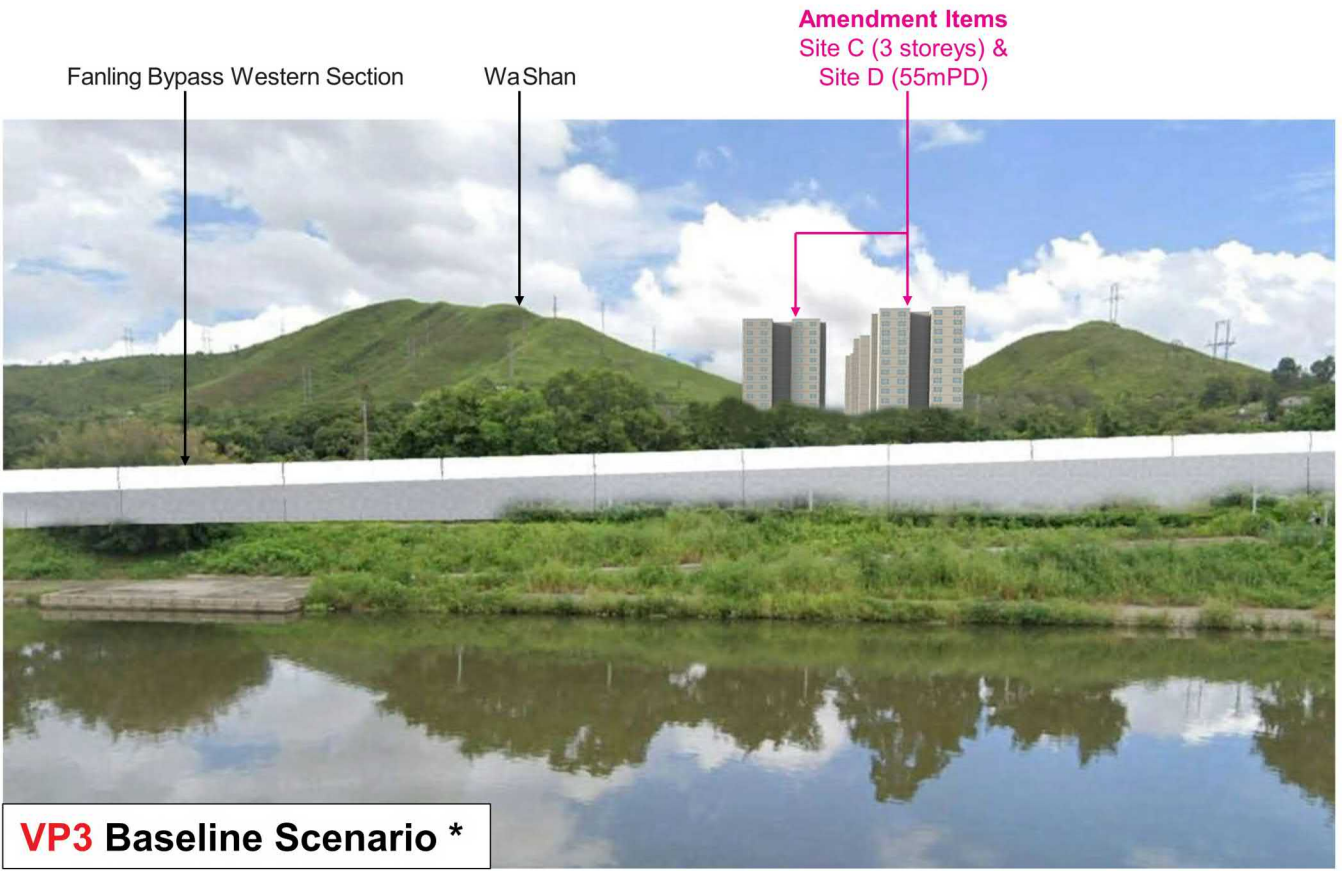
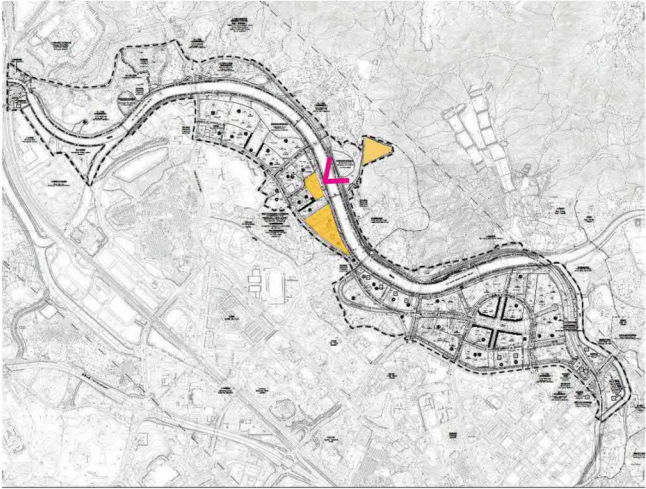
* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP3 Opposite from Society for Indigenous Learning



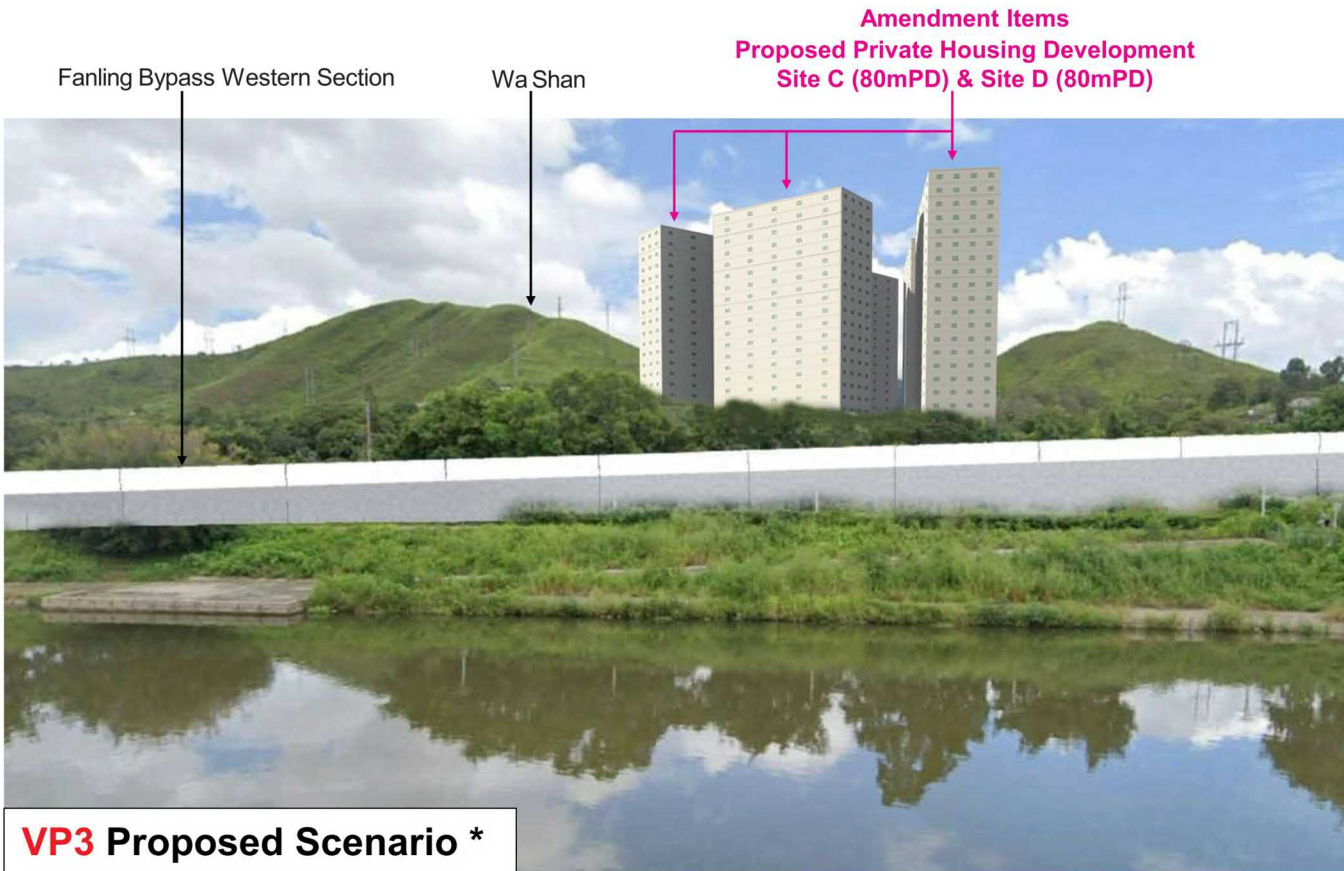
VP3 Existing View

Key plan



VP3 Baseline Scenario *

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

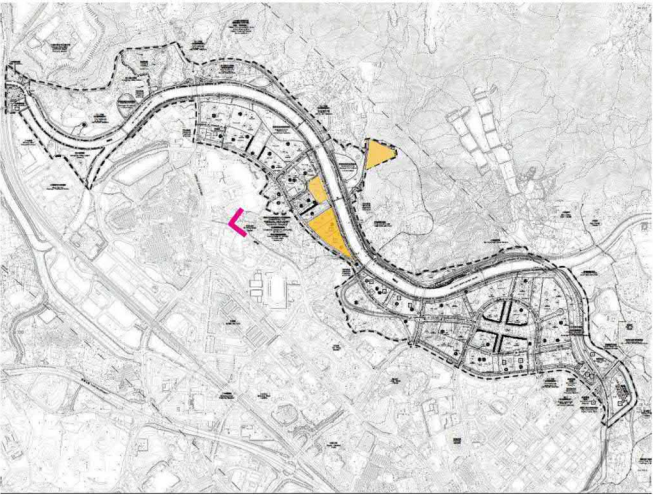


VP3 Proposed Scenario *

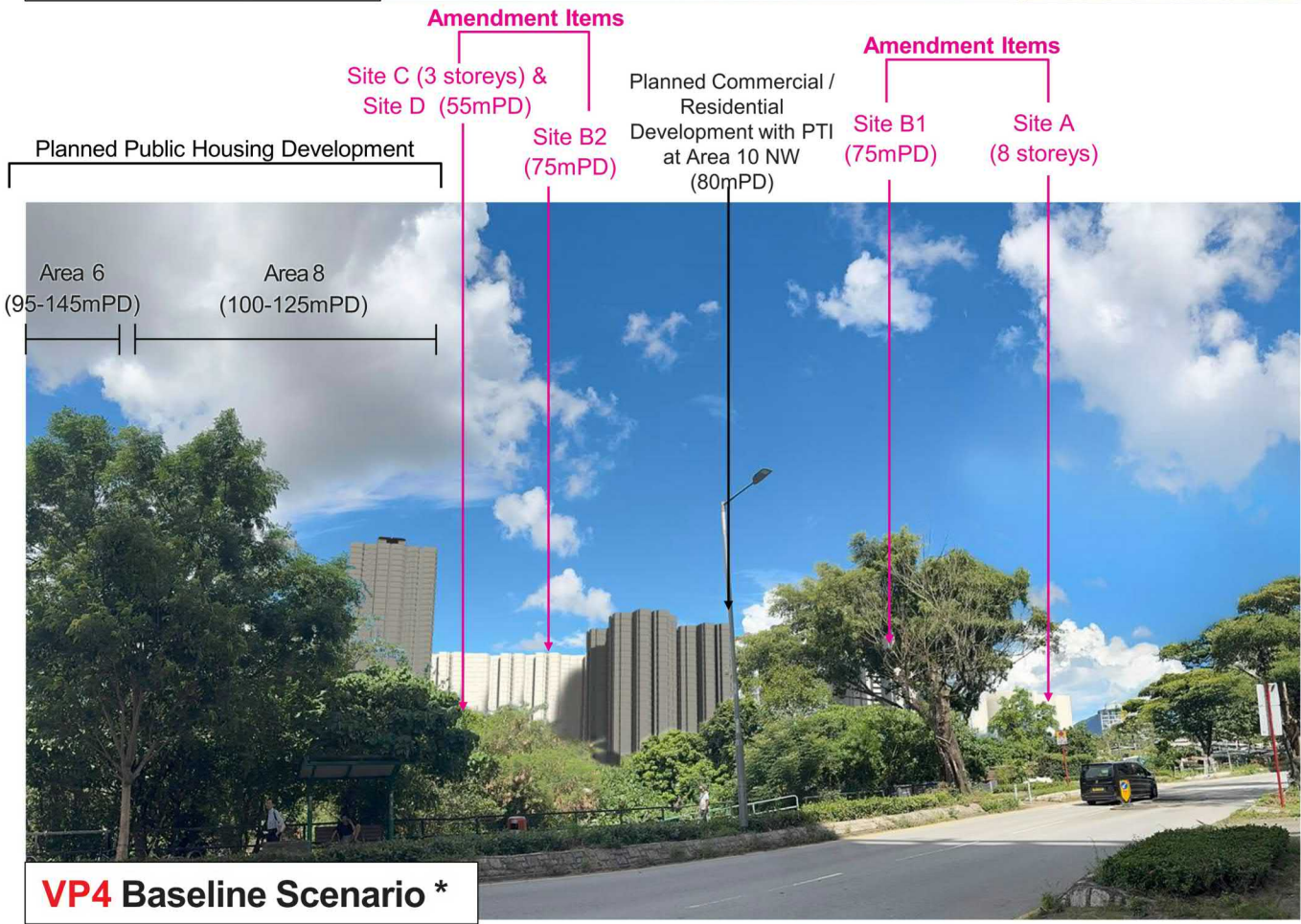
* Taken into account the approved building heights under approved planning application No. A/FLN/30.

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.

Diagram illustrating the VP4 Proposed Scenario. The diagram shows the proposed view from the VP4 site, with various development areas and amendment items labeled.

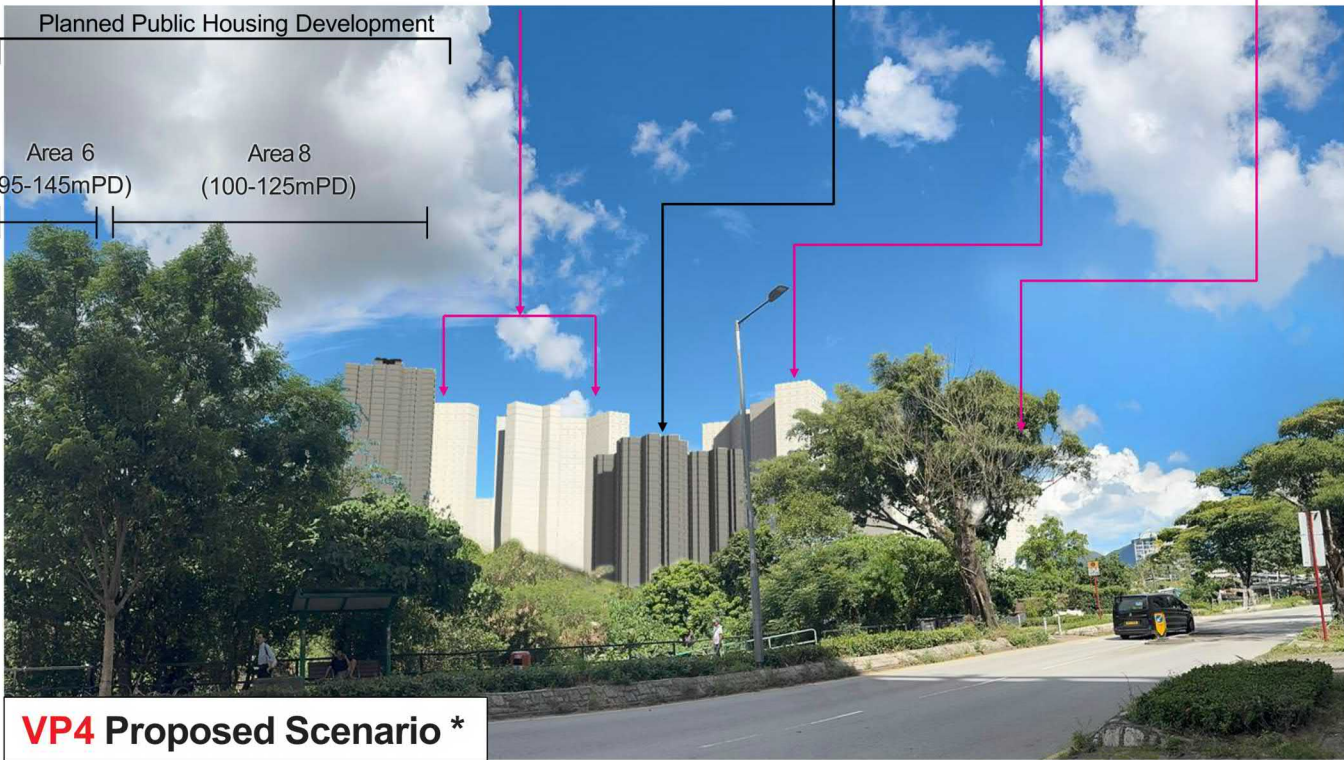
Planned Public Housing Development:

- Area 6 (95-145mPD)
- Area 8 (100-125mPD)

Amendment Items:

- Proposed Private Housing Development: Site C (80mPD) & Site D (80mPD)
- Proposed Private Housing Development: Site B2 (110mPD)
- Planned Commercial / Residential Development with PTI at Area 10 NW (80mPD)
- Proposed Private Housing Development: Site B1 (110mPD)
- Proposed Private Housing Development: Site A (screened) (110mPD)

VP4 Proposed Scenario *

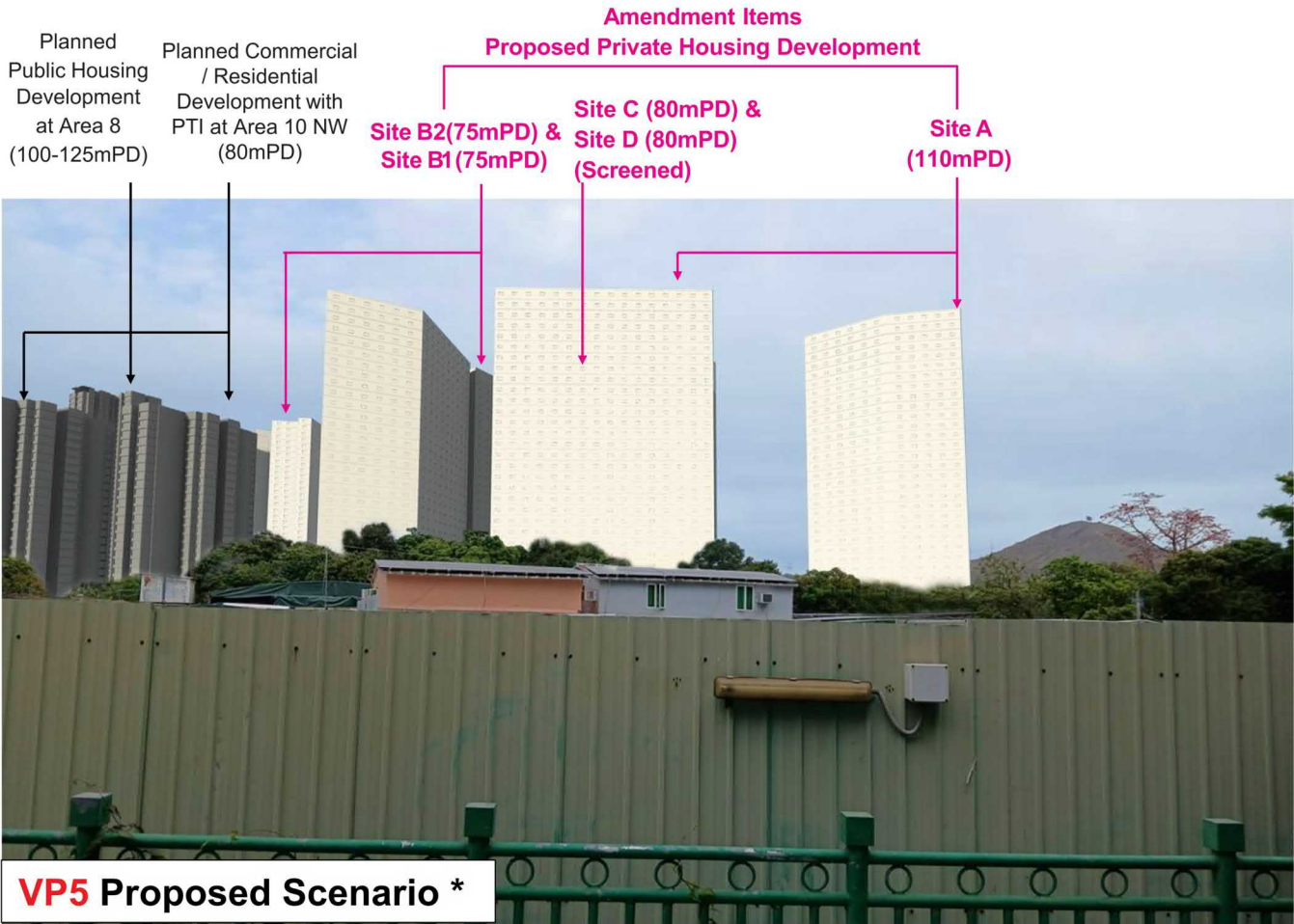
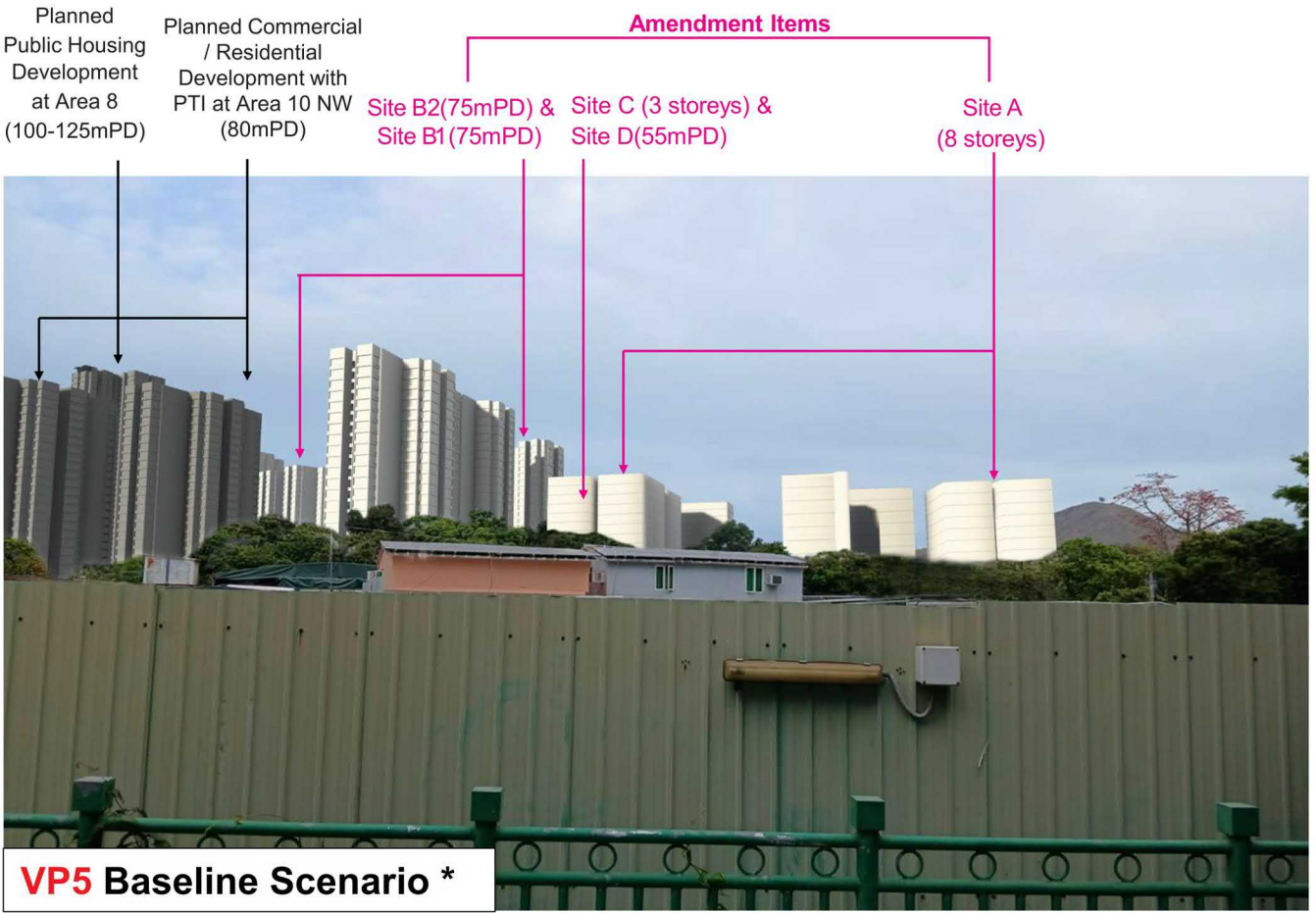
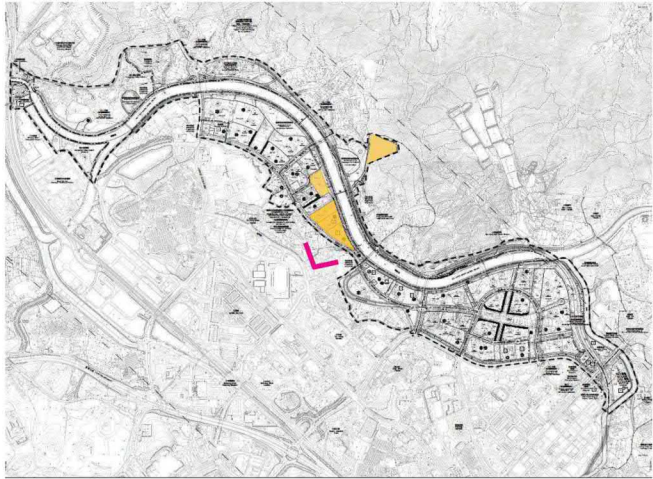


* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP5 Tin Ping Shan Tsuen Sitting Out Area



Key plan



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

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

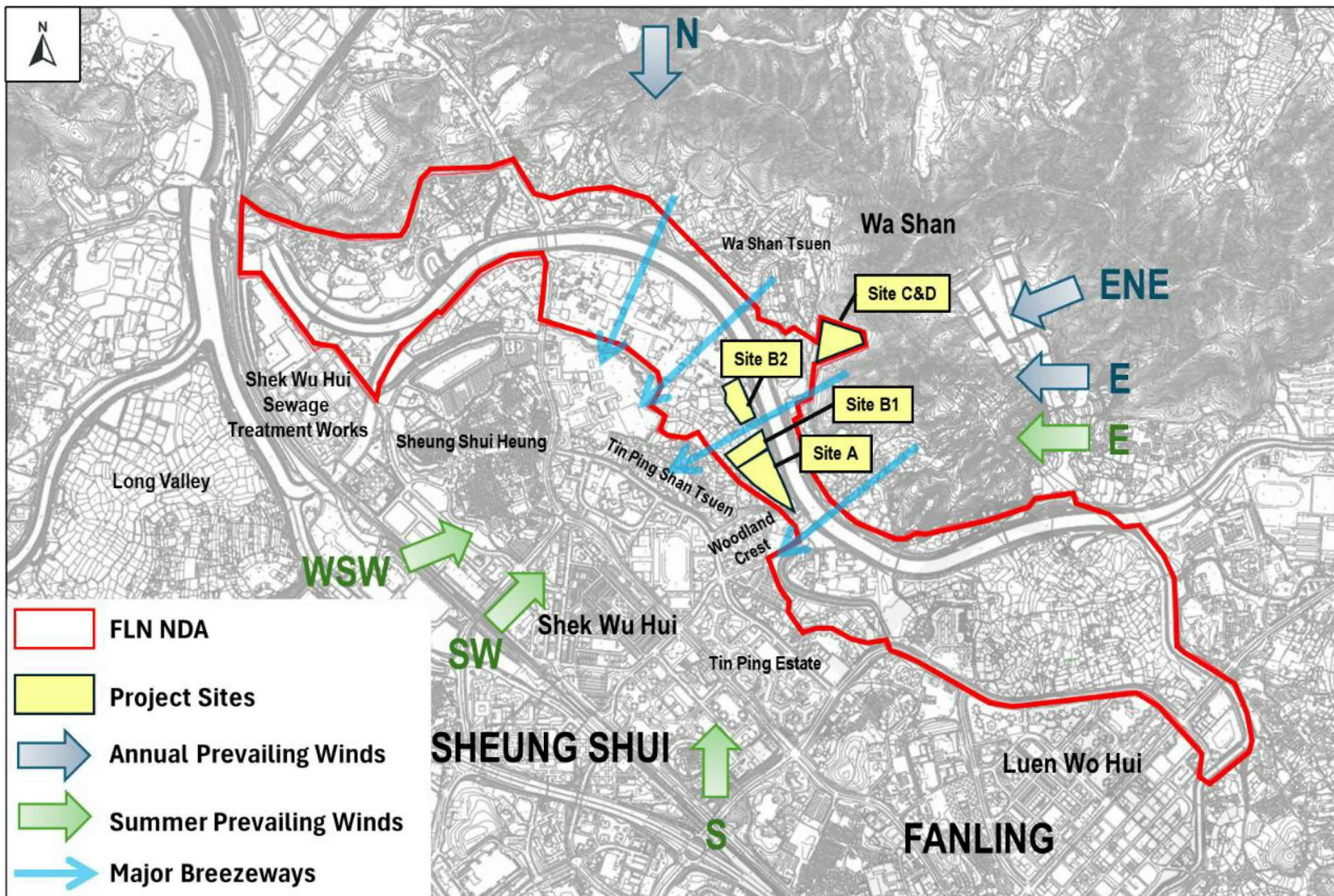
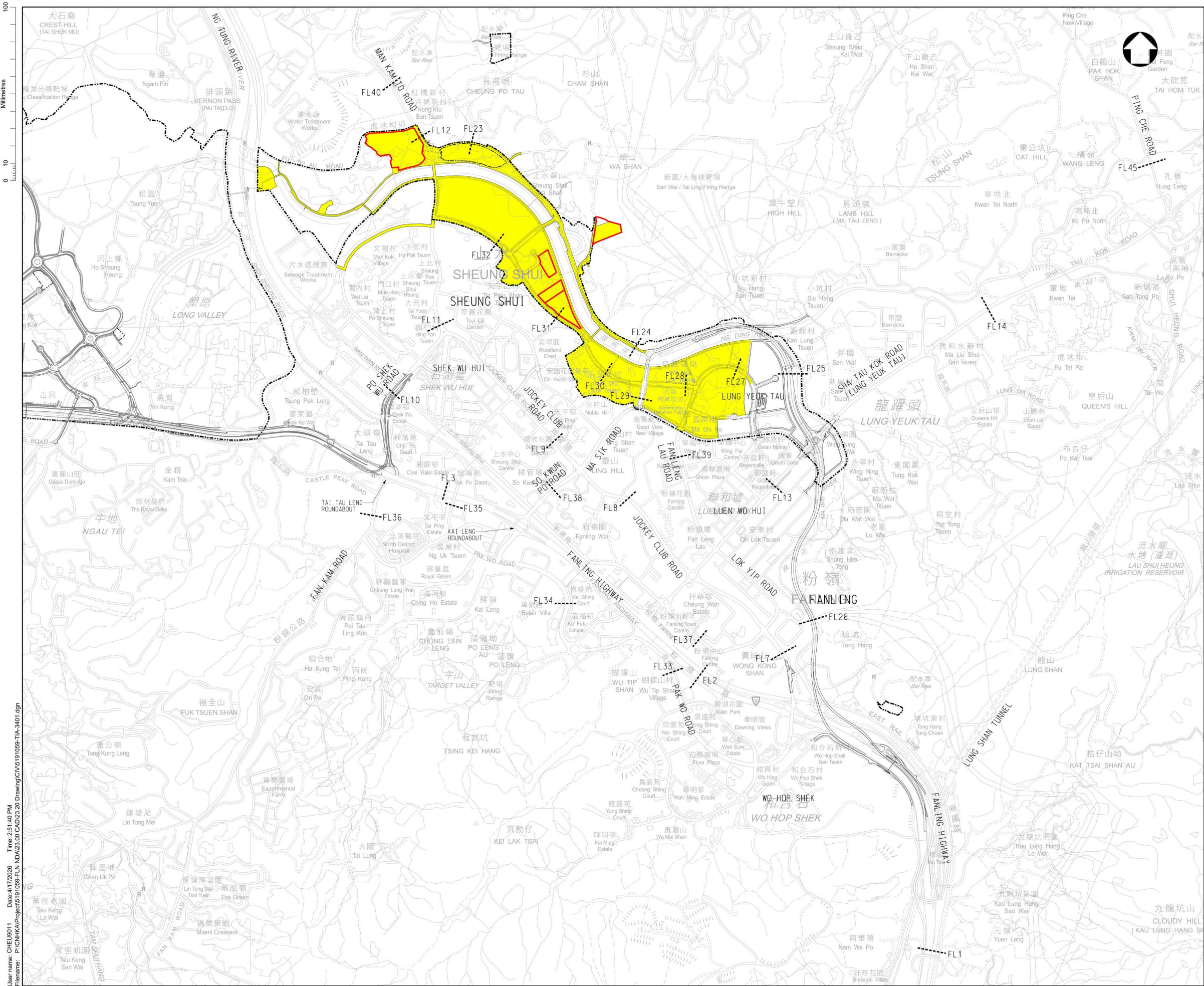


Diagram 4.1 Prevailing Winds and Major Breezeways at Sites A to D



LEGEND:

- BOUNDARY OF NEW DEVELOPMENT AREA
- FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- KEY ROAD LINK
- ROAD LINK ASSESSED
- FL 1 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
Drawing Status					Submittal

AtkinsRéalis

Client

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

北拓展處
NORTH DEVELOPMENT OFFICE

Project Title

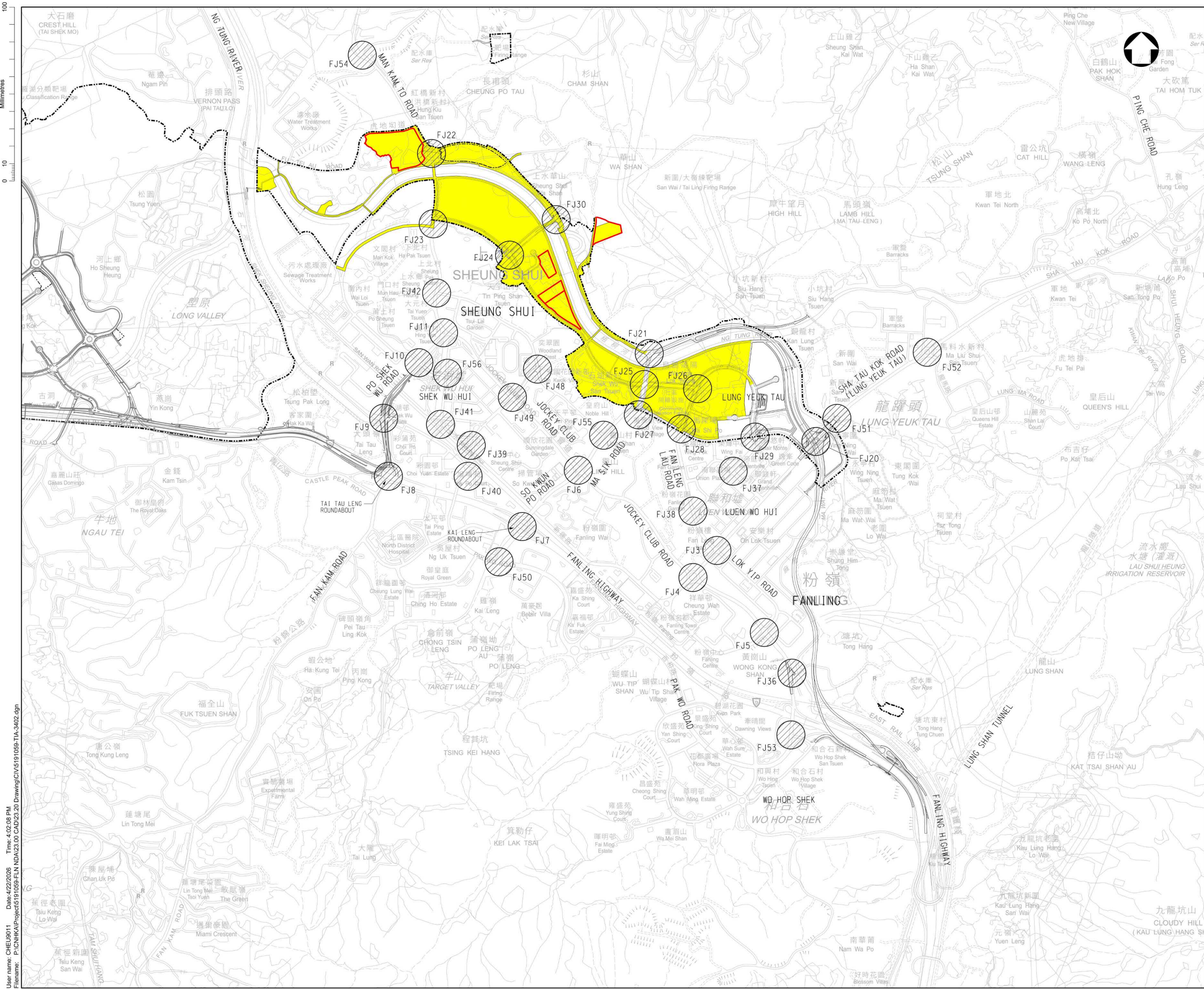
AGREEMENT NO. CE 18/2019
DEVELOPMENT OF FANLING NORTH
NEW DEVELOPMENT AREA, REMAINING PHASE -
DESIGN AND CONSTRUCTION

Drawing Title

LOCATION PLAN FOR ROAD LINKS IN
FANLING NORTH NEW
DEVELOPMENT AREA

Scale	Designed	Drawn	Checked	Authorised
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-3401			Revision
				A

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LEGEND:

- BOUNDARY OF NEW DEVELOPMENT AREA
- FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- KEY JUNCTION
- JUNCTION ASSESSED
- FJ3 INDEX OF JUNCTION NO. 3
- THE SUBJECT SITES

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

AtkinsRéalis

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

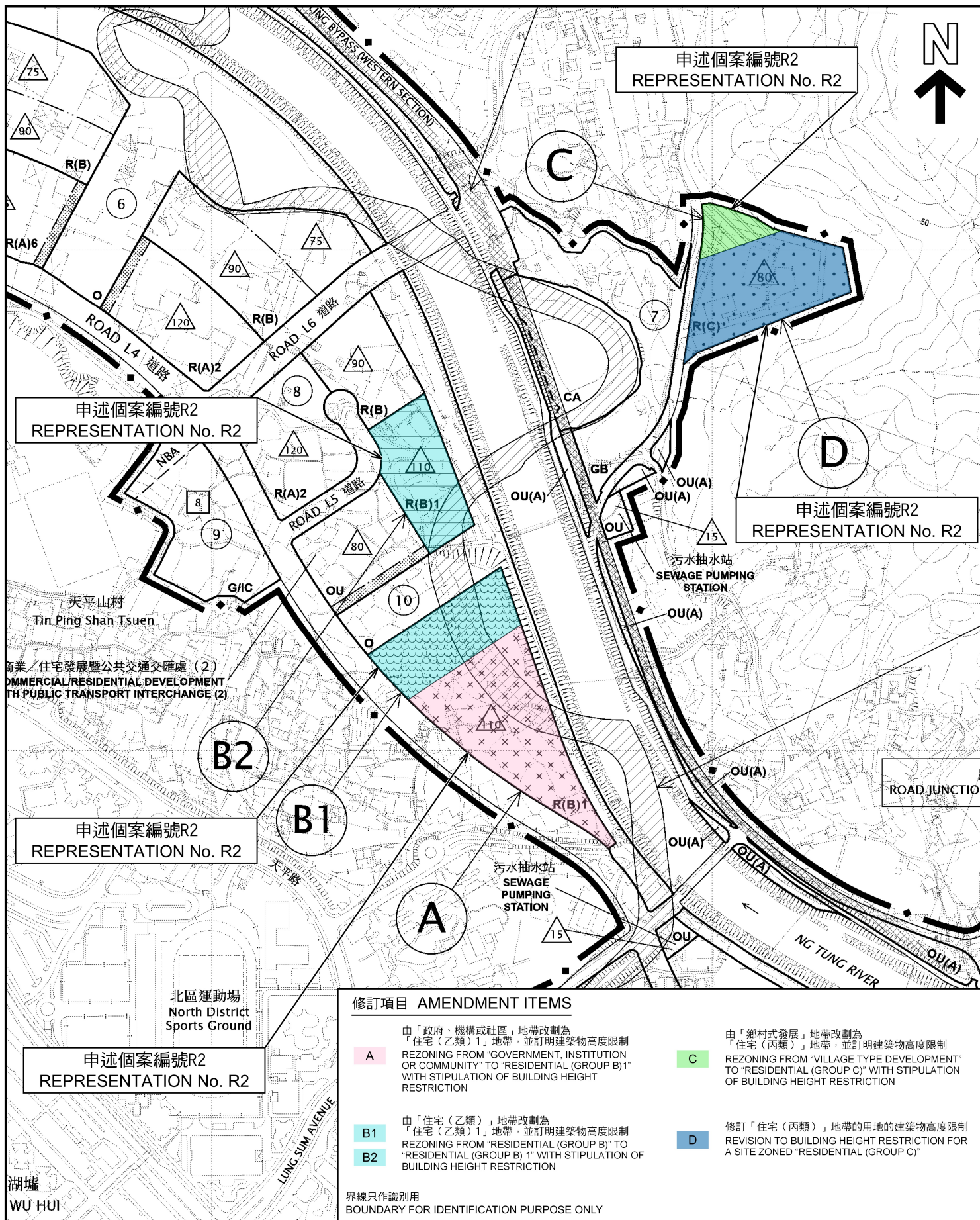
北拓展處
NORTH DEVELOPMENT OFFICE

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

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

Scale	Designed	Drawn	Checked	Authorised
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

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位置圖 LOCATION PLAN

本摘要圖於2026年8月20日擬備，
所根據的資料為於2026年5月22日
展示的分區計劃大綱圖編號 S/FLN/5
EXTRACT PLAN PREPARED ON 20.8.2026
BASED ON OUTLINE ZONING PLAN No.
S/FLN/5 EXHIBITED ON 22.5.2026

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5

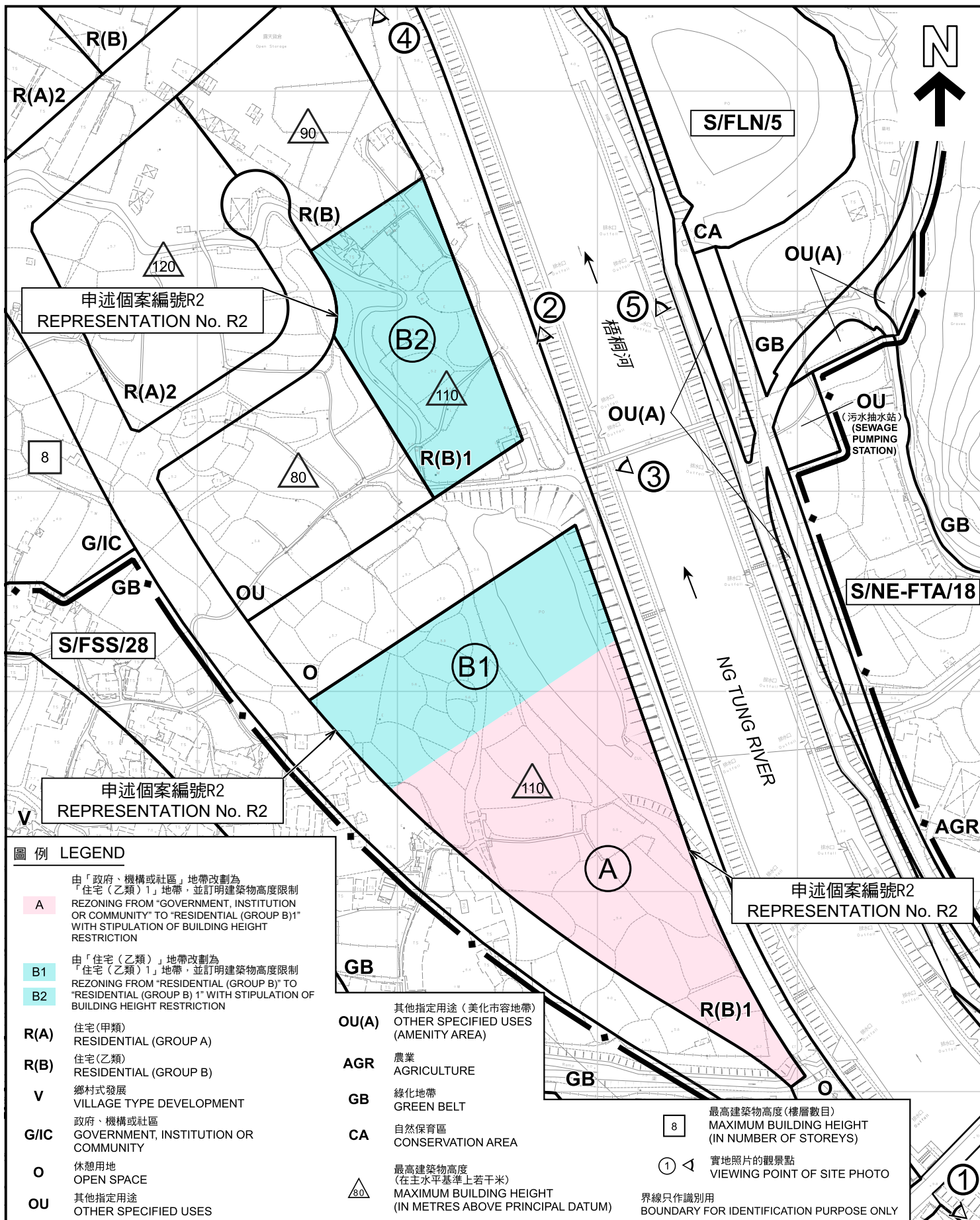
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-1a



圖例 LEGEND

- A** 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
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B1** 由「住宅（乙類）」地帶改劃為「住宅（乙類）1」地帶，並訂明建築物高度限制
REZONING FROM "RESIDENTIAL (GROUP B)" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B2** 由「住宅（乙類）」地帶改劃為「住宅（乙類）1」地帶，並訂明建築物高度限制
REZONING FROM "RESIDENTIAL (GROUP B)" 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
- 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)

- 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
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2026年8月20日擬備，
所根據的資料為測量圖編號 3-SW-2A 及
2C
EXTRACT PLAN PREPARED ON 20.8.2026
BASED ON SURVEY SHEETS No.
3-SW-2A & 2C

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5

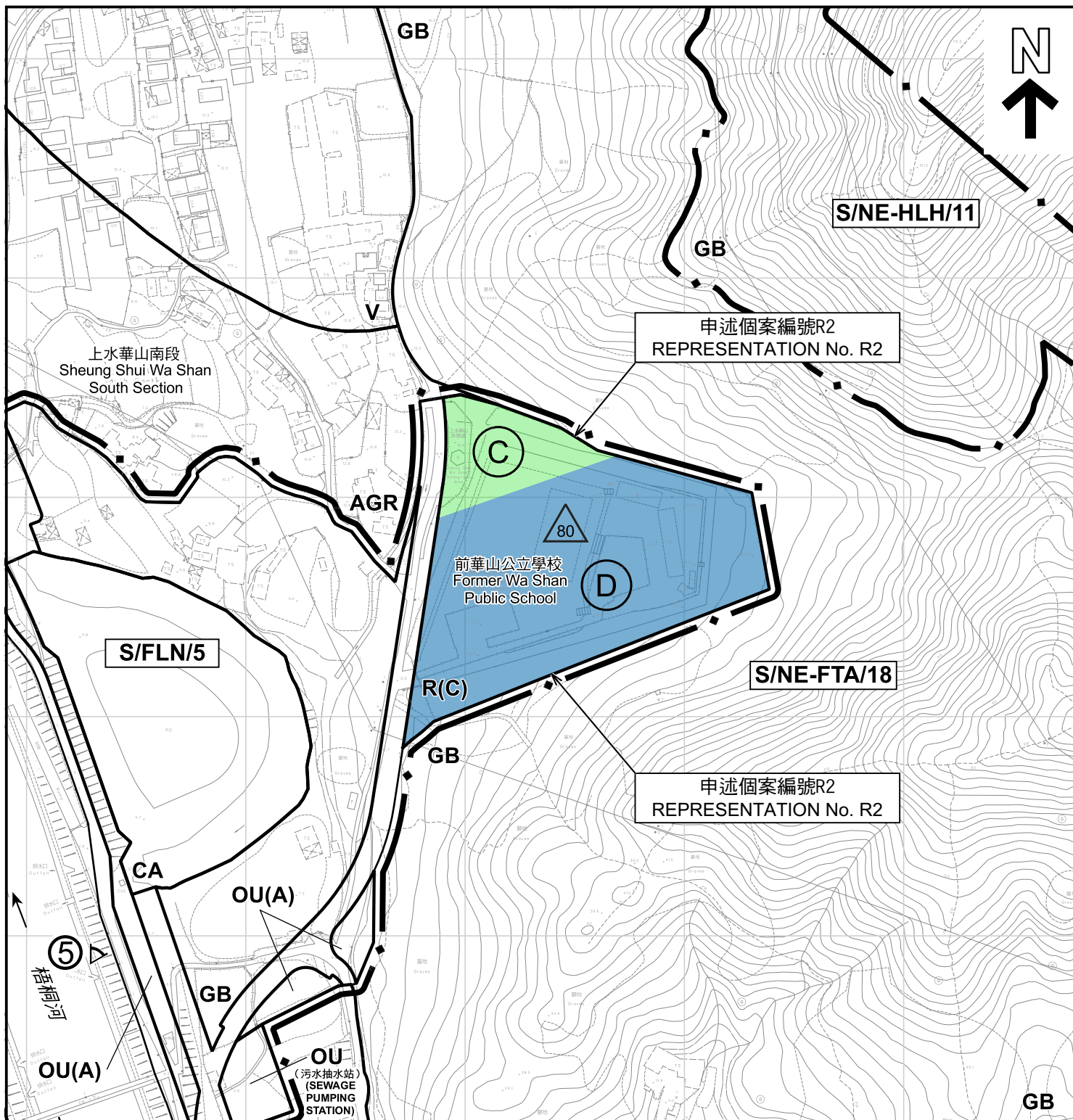
SCALE 1 : 2 500 比例尺
米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-2a



圖例 LEGEND

- C** 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
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- D** 修訂「住宅（丙類）」地帶的用途的建築物高度限制
REVISION TO BUILDING HEIGHT RESTRICTION FOR A SITE 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

本摘要圖於2026年8月20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 20.8.2026
BASED ON SURVEY SHEETS No.
3-SW-2A, 2B, 2C & 2D

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5

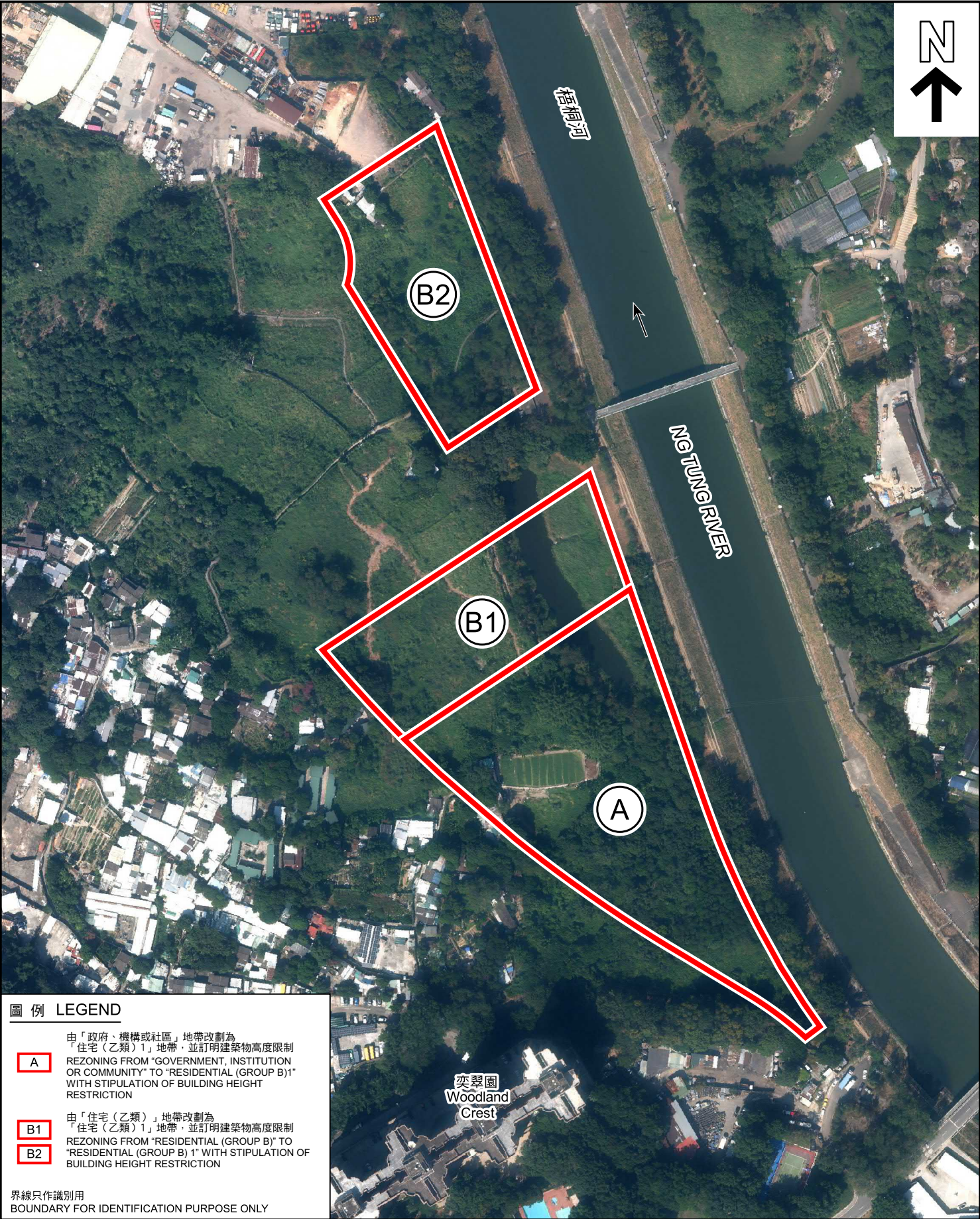
SCALE 1 : 2 500 比例尺
米 50 0 50 100 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-2b



圖例 LEGEND

- A

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
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B1

由「住宅（乙類）」地帶改劃為「住宅（乙類）1」地帶，並訂明建築物高度限制
REZONING FROM "RESIDENTIAL (GROUP B)" TO "RESIDENTIAL (GROUP B) 1" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B2

由「住宅（乙類）」地帶改劃為「住宅（乙類）1」地帶，並訂明建築物高度限制
REZONING FROM "RESIDENTIAL (GROUP B)" 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

本摘要圖於2026年8月20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 20.8.2026 BASED ON AERIAL PHOTO No. E238990C TAKEN ON 1.11.2024 BY LANDS DEPARTMENT

就粉嶺北分區計劃大綱草圖編號S/FLN/5提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-3a



圖例 LEGEND

- C** 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
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- D** 修訂「住宅（丙類）」地帶的用地的建築物高度限制
REVISION TO BUILDING HEIGHT RESTRICTION FOR A SITE ZONED "RESIDENTIAL (GROUP C)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2026年8月20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 20.8.2026 BASED ON AERIAL PHOTOS No. E239252C & E238990C
TAKEN ON 1.11.2024
BY LANDS DEPARTMENT

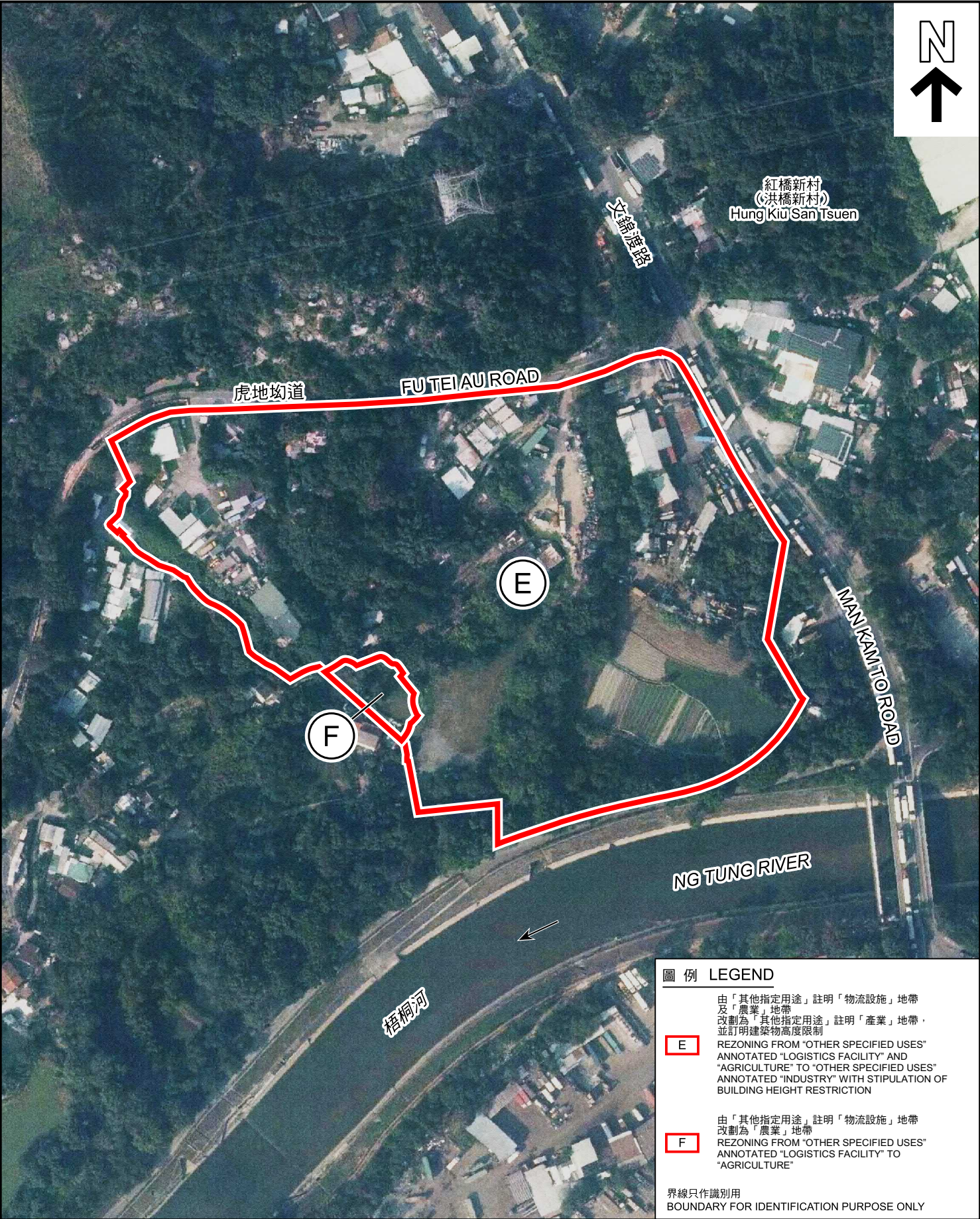
就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-3b



圖例 LEGEND

- 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** REZONING FROM "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" AND "AGRICULTURE" TO "OTHER SPECIFIED USES" ANNOTATED "INDUSTRY" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- 由「其他指定用途」註明「物流設施」地帶及「農業」地帶
改劃為「農業」地帶
- F** REZONING 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

本摘要圖於2026年8月20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 20.8.2026 BASED ON AERIAL PHOTO No. E246278_R TAKEN ON 30.12.2024 BY LANDS DEPARTMENT

就粉嶺北分區計劃大綱草圖編號S/FLN/5提出的申述個案編號R1及R2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 & R2 TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-3c



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年8月20日擬備，
所根據的資料為攝於
2026年8月6日的實地照片
PLAN PREPARED ON 20.8.2026
BASED ON SITE PHOTOS
TAKEN ON 6.8.2026

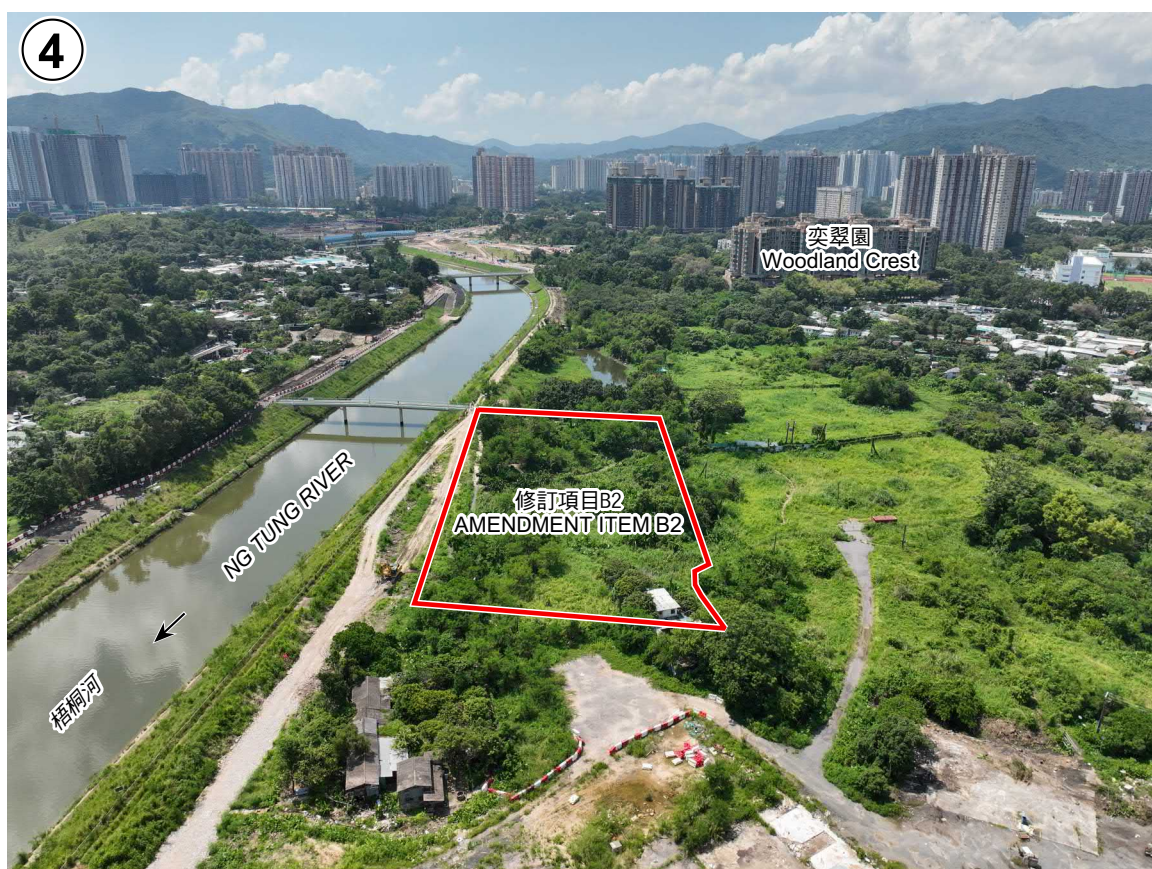
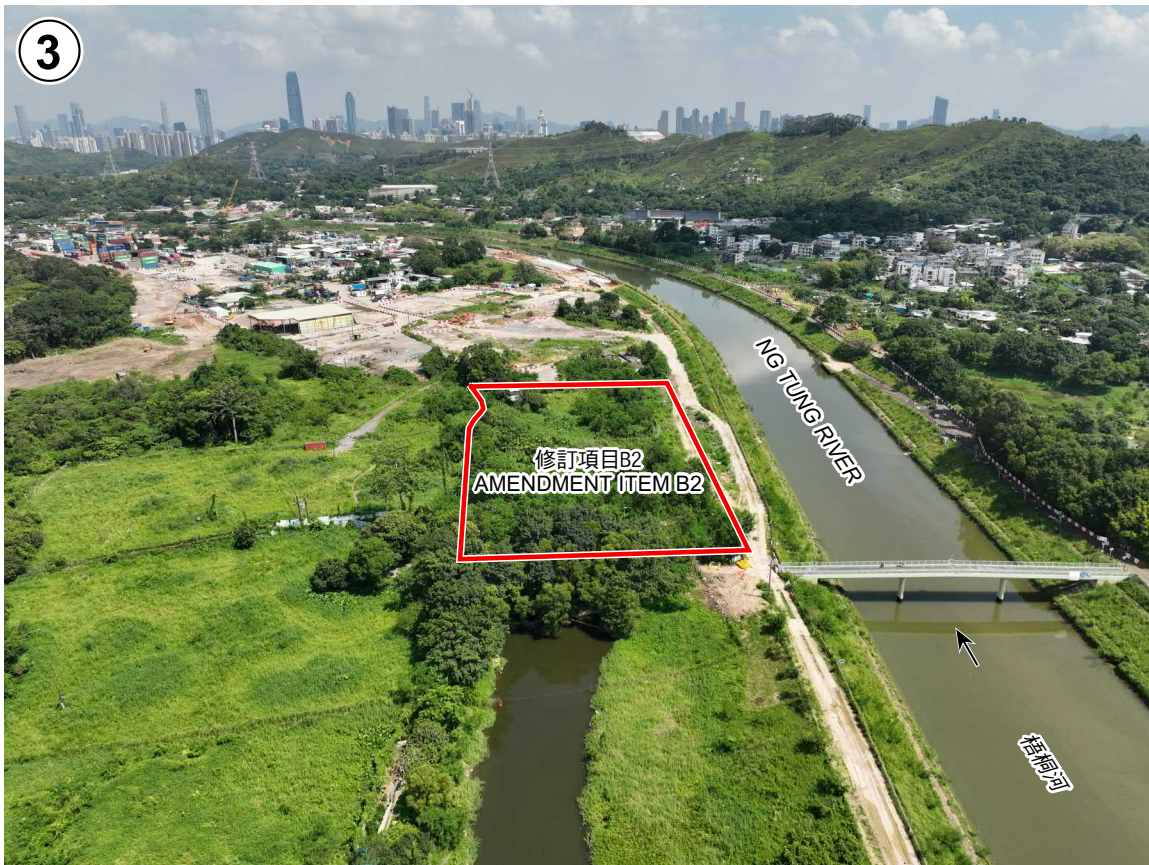
就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年8月20日擬備，
所根據的資料為攝於
2026年8月6日的實地照片
PLAN PREPARED ON 20.8.2026
BASED ON SITE PHOTOS
TAKEN ON 6.8.2026

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R2作出考慮
CONSIDERATION OF REPRESENTATION No. R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年8月20日擬備，
所根據的資料為攝於
2026年8月6日的實地照片
PLAN PREPARED ON 20.8.2026
BASED ON SITE PHOTOS
TAKEN ON 6.8.2026

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R1及R2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 & R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-4c



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年8月20日擬備，
所根據的資料為攝於
2026年8月6日的實地照片
PLAN PREPARED ON 20.8.2026
BASED ON SITE PHOTOS
TAKEN ON 6.8.2026

就粉嶺北分區計劃大綱草圖編號S/FLN/5
提出的申述個案編號R1及R2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 & R2 TO THE
DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/5



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/FLN/5

圖 PLAN
H-4d

