

### 位置圖 LOCATION PLAN

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目D

PROPOSED AMENDMENT ITEM D  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/2

SCALE 1:5 000 比例尺 (A3)

米 100 0 100 200 300 400 METRES

本摘要圖於2022年9月20日擬備，  
所根據的資料為於2015年6月16日  
核准的分區計劃大綱圖編號S/FLN/2

EXTRACT PLAN PREPARED ON 20.9.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/FLN/2 APPROVED ON 16.6.2015

規劃署  
PLANNING DEPARTMENT



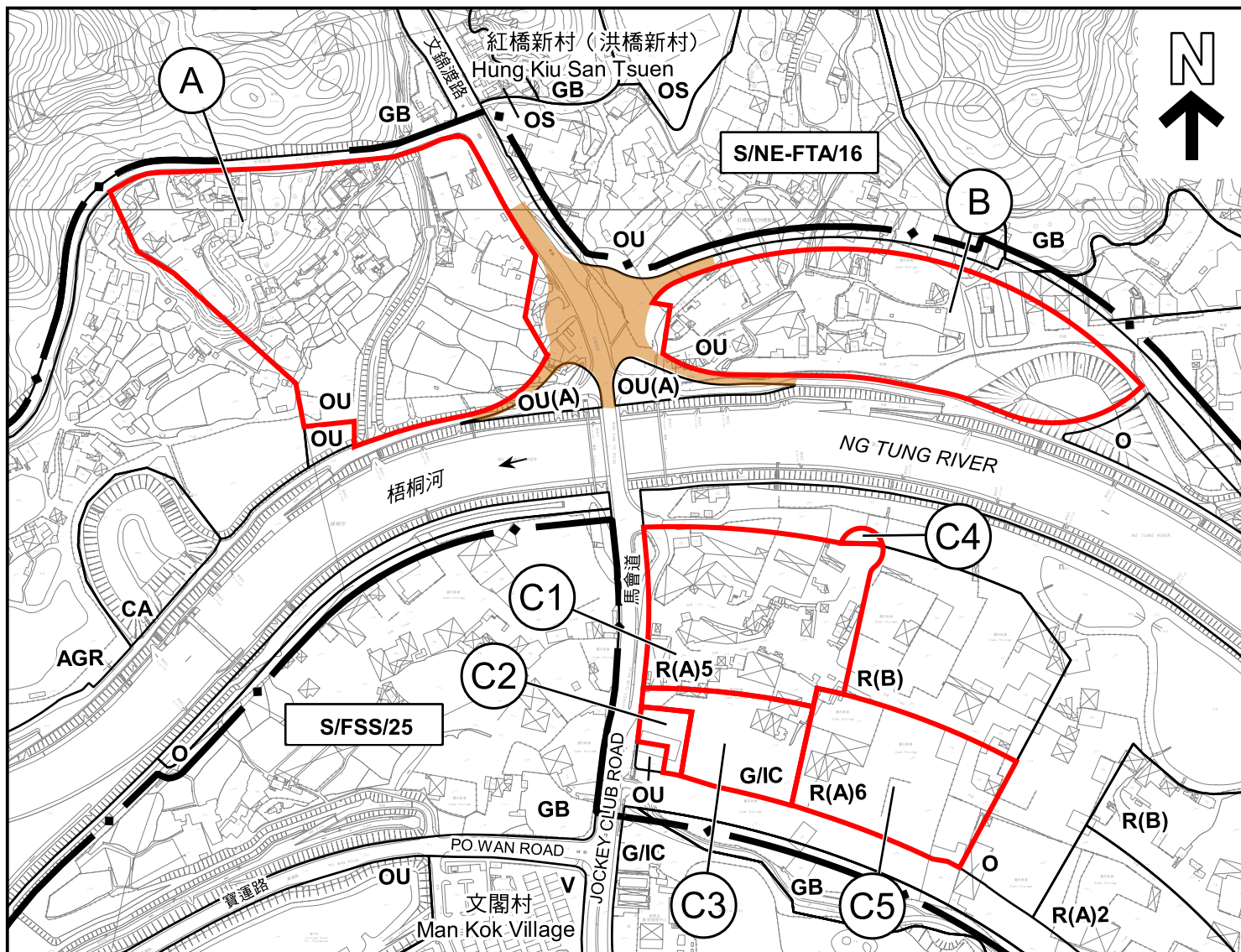
參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
1b









#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

**A** 由「政府、機構或社區」地帶及顯示為「道路」的用地改劃為「其他指定用途」註明「物流設施」地帶，並訂定建築物高度限制至主水平基準上100米  
TO BE REZONED FROM "G/I/C" AND AREA SHOWN AS "ROAD" TO "OU(LOGISTICS FACILITY)" WITH STIPULATION OF BHR TO 100 mPD

**B** 由「政府、機構或社區」地帶及顯示為「道路」的用地改劃為「其他指定用途」註明「巴士車廠」地帶，並訂定建築物高度限制至主水平基準上60米及非建築用地  
TO BE REZONED FROM "G/I/C" AND AREA SHOWN AS "ROAD" TO "OU(BUS DEPOT)" WITH STIPULATION OF BHR TO 60 mPD AND NBA

**C1** 由「政府、機構或社區」地帶、「其他指定用途」註明「環保交通系統停泊及營運設施」地帶及顯示為「道路」的用地改劃為「住宅(甲類)5」地帶，並訂定建築物高度限制至主水平基準上95米及110米及非建築用地  
TO BE REZONED FROM "G/I/C", "OU(PARKING AND OPERATION FACILITIES FOR ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM)" AND AREA SHOWN AS "ROAD" TO "R(A)5" WITH STIPULATION OF BHR TO 95 mPD AND 110 mPD AND NBA

最新道路設計  
LATEST ROAD DESIGN

**C2** 由「其他指定用途」註明「環保交通系統停泊及營運設施」地帶改劃為「其他指定用途」註明「污水抽水站」地帶，並訂定建築物高度限制至主水平基準上15米  
TO BE REZONED FROM "OU(PARKING AND OPERATION FACILITIES FOR ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM)" TO "OU(SEWAGE PUMPING STATION)" WITH STIPULATION OF BHR TO 15 mPD

**C3** 由「其他指定用途」註明「環保交通系統停泊及營運設施」地帶改劃為「政府、機構或社區」地帶，並訂定建築物高度限制至8樓層  
TO BE REZONED FROM "OU(PARKING AND OPERATION FACILITIES FOR ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM)" TO "G/I/C" WITH STIPULATION OF BHR TO 8 STOREYS

**C4** 由顯示為「道路」的用地改劃為「休憩用地」地帶  
TO BE REZONED FROM AREA SHOWN AS "ROAD" TO "O"

**C5** 由「住宅(甲類)2」地帶及顯示為「道路」的用地改劃為「住宅(甲類)6」地帶，並訂定建築物高度限制至主水平基準上145米及非建築用地  
TO BE REZONED FROM "R(A)2" AND AREA SHOWN AS "ROAD" TO "R(A)6" WITH STIPULATION OF BHR TO 145 mPD AND NBA

#### 圖例 LEGEND

**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  
**OS** 露天貯物  
OPEN STORAGE

**G/I/C** 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

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 平面圖 SITE PLAN

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目A、B、C1、C2、C3、C4及C5  
PROPOSED AMENDMENT ITEMS A, B, C1, C2, C3, C4 AND C5  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No.  
S/FLN/2

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

規劃署  
PLANNING  
DEPARTMENT

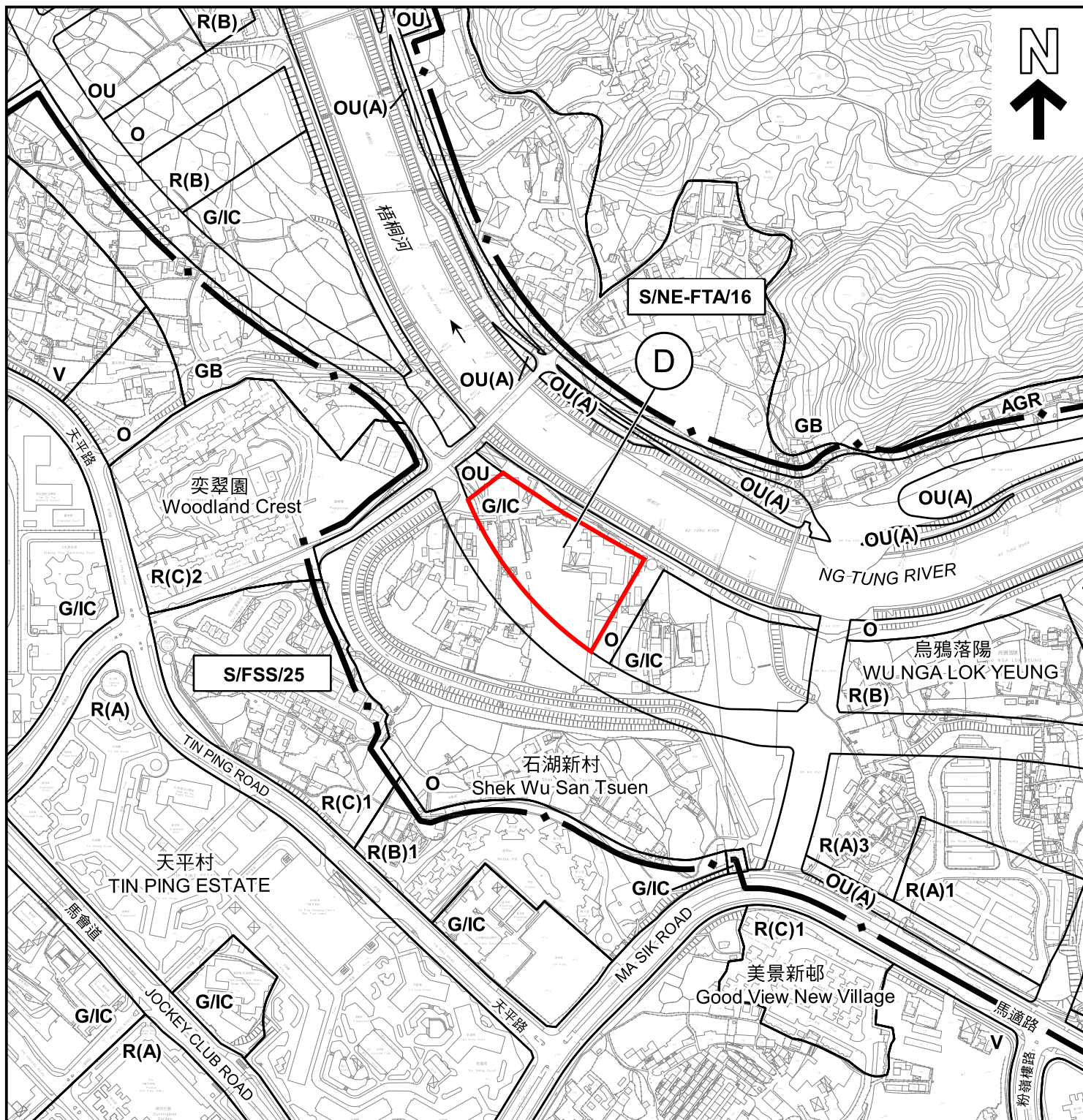


參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
2a

本摘要圖於2022年9月15日擬備，  
所根據的資料為測量圖編號  
3-NW-21C、21D及22C  
及3-SW-1A、1B及2A  
EXTRACT PLAN PREPARED ON  
15.9.2022 BASED ON SURVEY SHEETS  
3-NW-21C, 21D & 22C AND  
3-SW-1A, 1B & 2A





#### 擬議修訂項目 PROPOSED AMENDMENT ITEM



將最高建築物高度由5樓層修訂為8樓層  
REVISING THE MAXIMUM BHR FROM 5 STOREYS TO 8 STOREYS

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 圖例 LEGEND

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)  
**R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)  
**R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)  
**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

#### 平面圖 SITE PLAN

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目D  
PROPOSED AMENDMENT ITEM D  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No.  
S/FLN/2

SCALE 1:5 000 比例尺

米 100 0 100 200 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

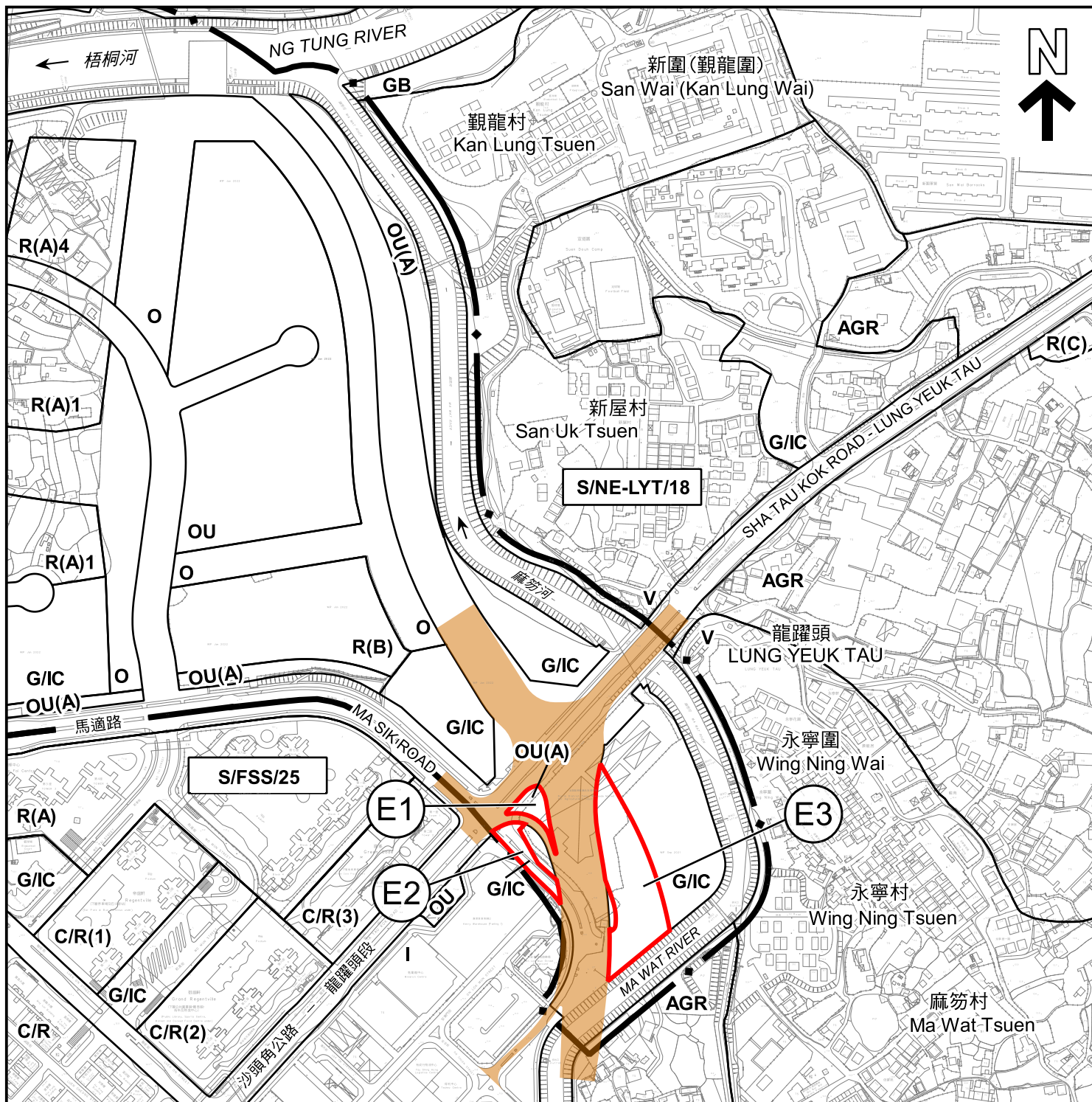


參考編號  
REFERENCE No.  
**M/FS/22/129**

圖 PLAN  
**2b**

本摘要圖於2022年9月15日擬備，  
所根據的資料為測量圖編號  
3-SW-2C、2D、7A 及 7B  
EXTRACT PLAN PREPARED ON  
15.9.2022 BASED ON SURVEY SHEETS  
No. 3-SW-2C, 2D, 7A & 7B





#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

- E1** 由「政府、機構或社區」地帶及顯示為「道路」的用地改劃為「其他指定用途(美化市容地帶)」地帶  
TO BE REZONED FROM "G/IC" AND AREA SHOWN AS 'ROAD' TO "OU(A)"
- E2** 由「休憩用地」地帶及顯示為「道路」的用地改劃為「政府、機構或社區」地帶  
TO BE REZONED FROM "O" AND AREA SHOWN AS 'ROAD' TO "G/IC"
- E3** 由顯示為「道路」的用地改劃為「政府、機構或社區」地帶  
TO BE REZONED FROM AREA SHOWN AS 'ROAD' TO "G/IC"
- 最新道路設計  
LATEST ROAD DESIGN

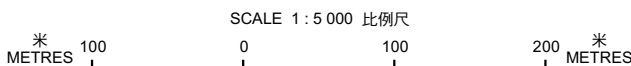
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 圖例 LEGEND

|  |  |
|--|--|
| <b>C/R</b> 商業 / 住宅<br>COMMERCIAL / RESIDENTIAL | <b>G/IC</b> 政府、機構或社區<br>GOVERNMENT, INSTITUTION OR COMMUNITY |
| <b>R(A)</b> 住宅(甲類)<br>RESIDENTIAL (GROUP A)    | <b>O</b> 休憩用地<br>OPEN SPACE                                  |
| <b>R(B)</b> 住宅(乙類)<br>RESIDENTIAL (GROUP B)    | <b>OU</b> 其他指定用途<br>OTHER SPECIFIED USES                     |
| <b>R(C)</b> 住宅(丙類)<br>RESIDENTIAL (GROUP C)    | <b>AGR</b> 農業<br>AGRICULTURE                                 |
| <b>V</b> 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT     | <b>GB</b> 綠化地帶<br>GREEN BELT                                 |
| <b>I</b> 工業<br>INDUSTRIAL                      |  |

#### 平面圖 SITE PLAN

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目E1、E2及E3  
PROPOSED AMENDMENT ITEMS E1, E2 AND E3  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No.  
S/FLN/2



規劃署  
PLANNING  
DEPARTMENT

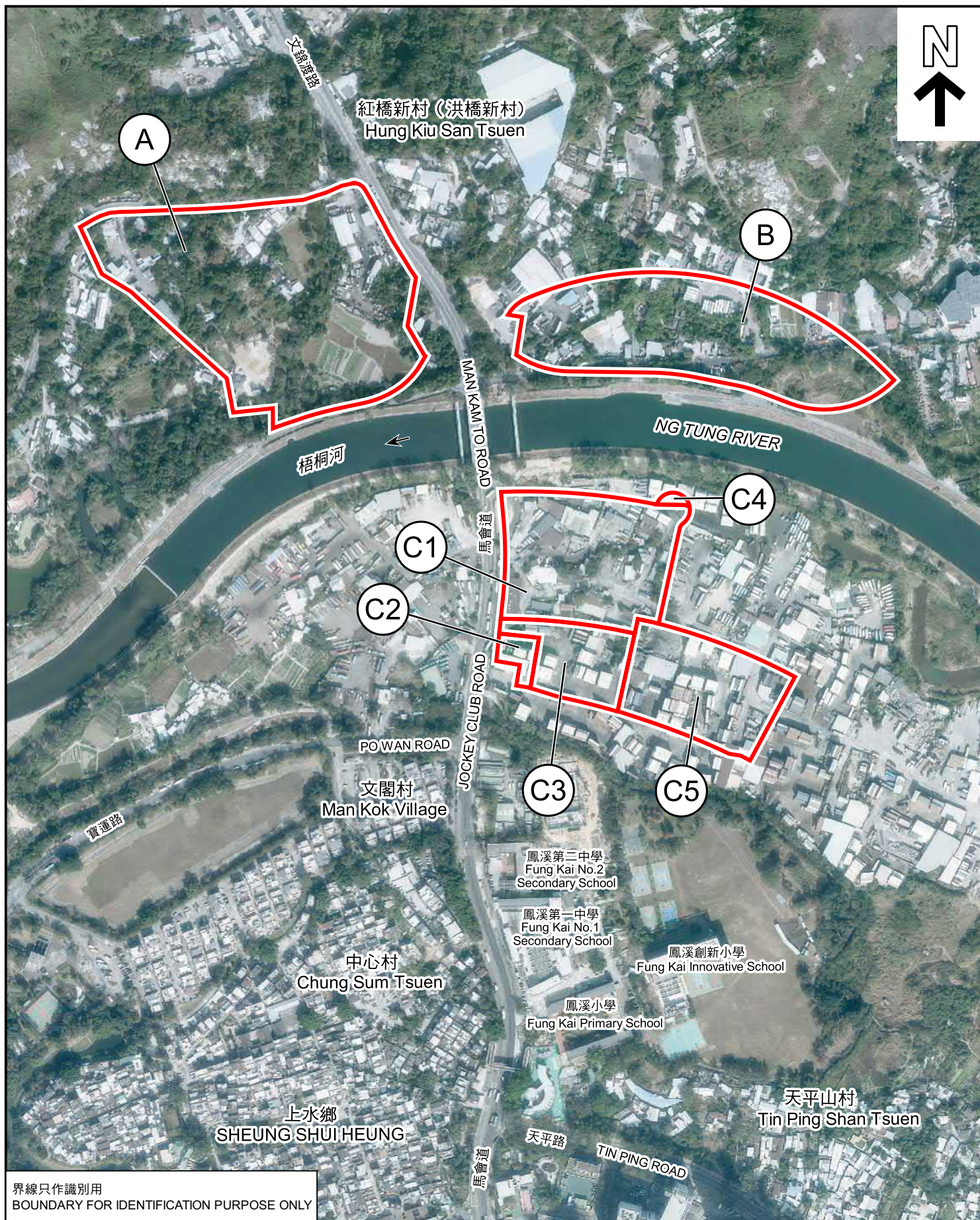


參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
2c

本摘要圖於2022年9月15日擬備，  
所根據的資料為測量圖編號  
3-SW-2D、3C、7B、7D、8A及8C  
EXTRACT PLAN PREPARED ON  
15.9.2022 BASED ON SURVEY SHEETS  
No. 3-SW-2D, 3C, 7B, 7D, 8A & 8C





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年9月15日擬備，所根據的資料為地政總署於2021年1月14日拍得的航攝照片編號E124088C、E124089C、E124090C、E124092C、E124094C、E124715C、E124718C 及 E124720C  
EXTRACT PLAN PREPARED ON 15.9.2022  
BASED ON AERIAL PHOTOS No. E124088C, E124089C, E124090C, E124092C, E124094C, E124715C, E124718C AND E124720C TAKEN ON 14.1.2021 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目A、B、C1、C2、C3、C4 及 C5  
PROPOSED AMENDMENT ITEMS A, B, C1, C2, C3, C4 AND C5  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/2

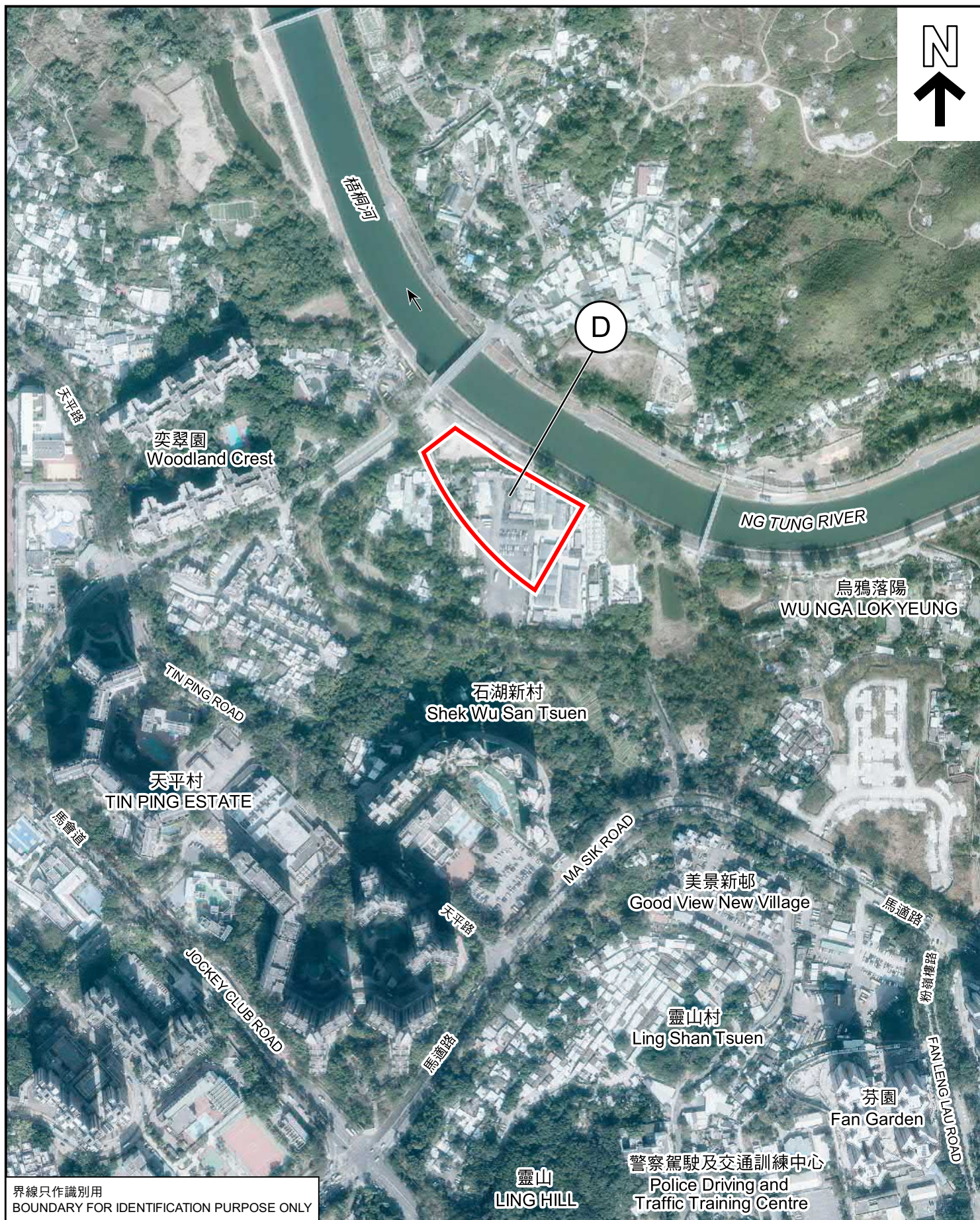
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
3a





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年9月15日擬備，所根據的資料為地政總署於2021年1月14日拍得的航攝照片編號 E125058C、E125060C、E125062C、E125443C、E125445C 及 E125447C  
EXTRACT PLAN PREPARED ON 15.9.2022  
BASED ON AERIAL PHOTOS No.  
E125058C, E125060C, E125062C,  
E125443C, E125445C AND E125447C  
TAKEN ON 14.1.2021  
BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目D  
PROPOSED AMENDMENT ITEM D  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No.  
S/FLN/2

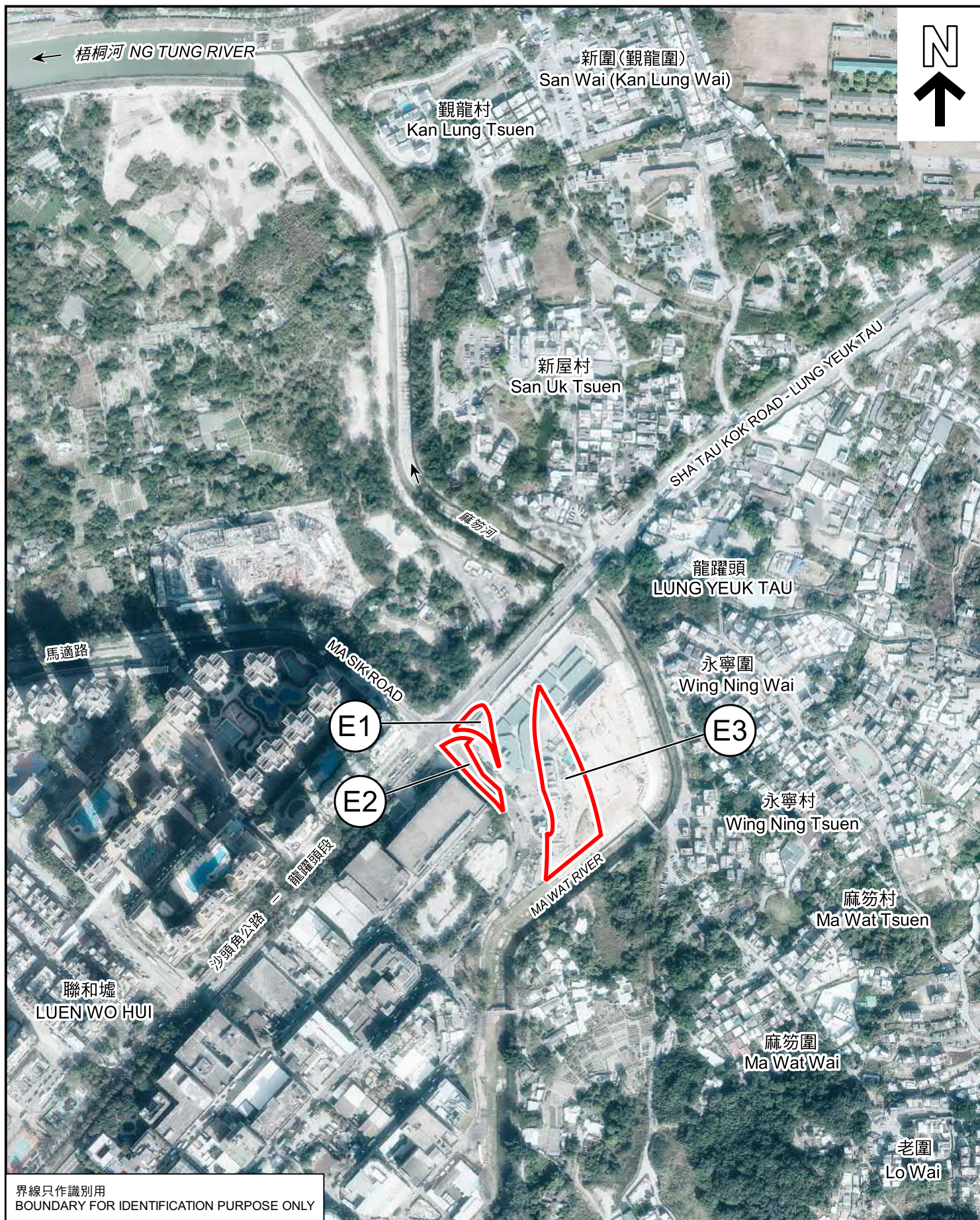
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
3b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年9月15日擬備，所根據的資料為地政總署於2021年1月14日拍得的航攝照片編號E124196C、E124198C、E124200C、E125436C、E125438C及 E125440C  
EXTRACT PLAN PREPARED ON 15.9.2022  
BASED ON AERIAL PHOTOS No.  
E124196C, E124198C, E124200C,  
E125436C, E125438C AND E125440C  
TAKEN ON 14.1.2021

### 航攝照片 AERIAL PHOTO

在粉嶺北分區計劃大綱核准圖編號S/FLN/2  
作出的擬議修訂項目E1、E2 及 E3  
PROPOSED AMENDMENT ITEMS E1, E2 AND E3  
TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No.  
S/FLN/2

規劃署  
PLANNING  
DEPARTMENT



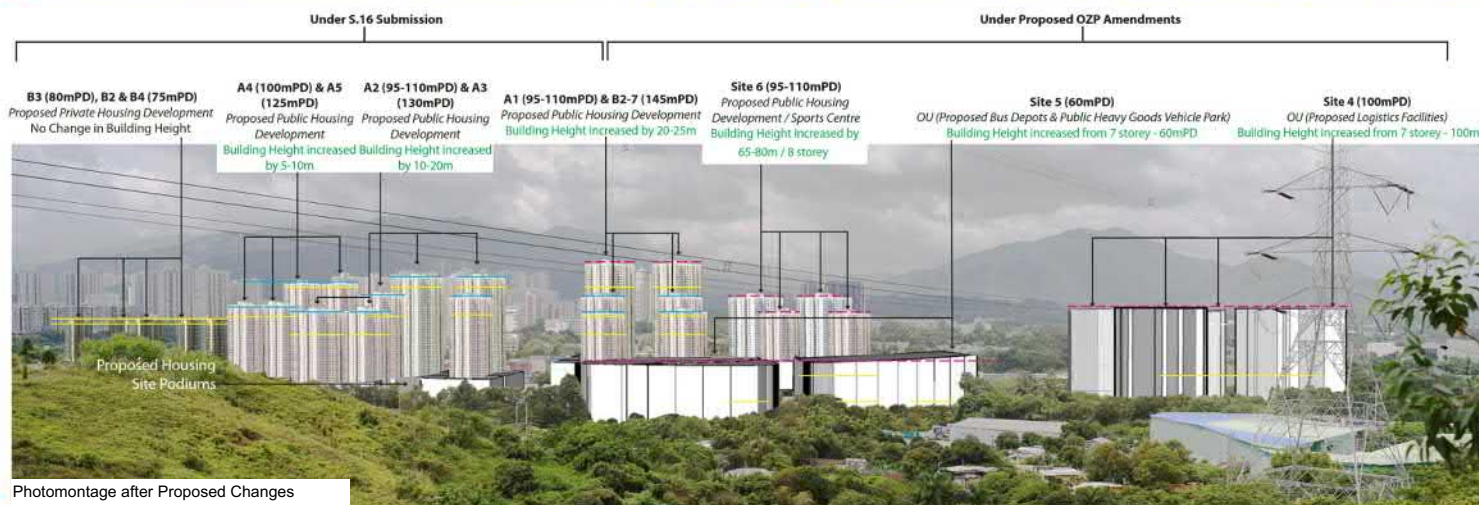
參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
3c





Photomontage before Proposed Changes



Photomontage after Proposed Changes

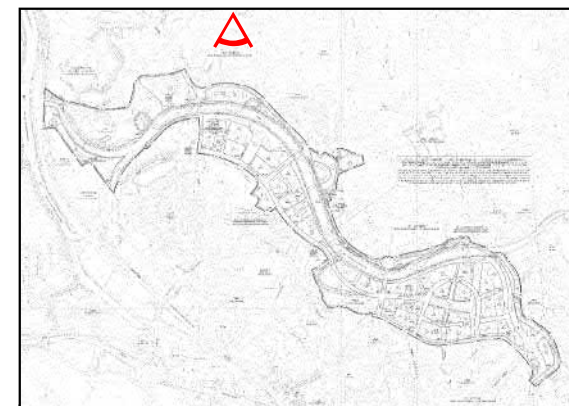
\*From higher elevations on Table Hill

Proposed Building Height Changes Between OZP Restriction & The Proposed Development (S16 + OZP Amendment)

Building Height Restriction Under OZP Application No. S/FLN/2

Proposed Building Height Relaxation Under S16 Application No. A/FLN/30

Proposed Building Height Relaxation Under Current Proposed OZP Amendments



要覽圖 KEY PLAN

SCALE 1:50,000 比例尺

## 合成照片 PHOTOMONTAGE

本摘要圖於2022年9月20日擬備  
EXTRACT PLAN PREPARED ON 20.9.2022

在粉嶺北分區計劃大綱核准圖編號S/FLN/2作出的擬議修訂  
PROPOSED AMENDMENT TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/2

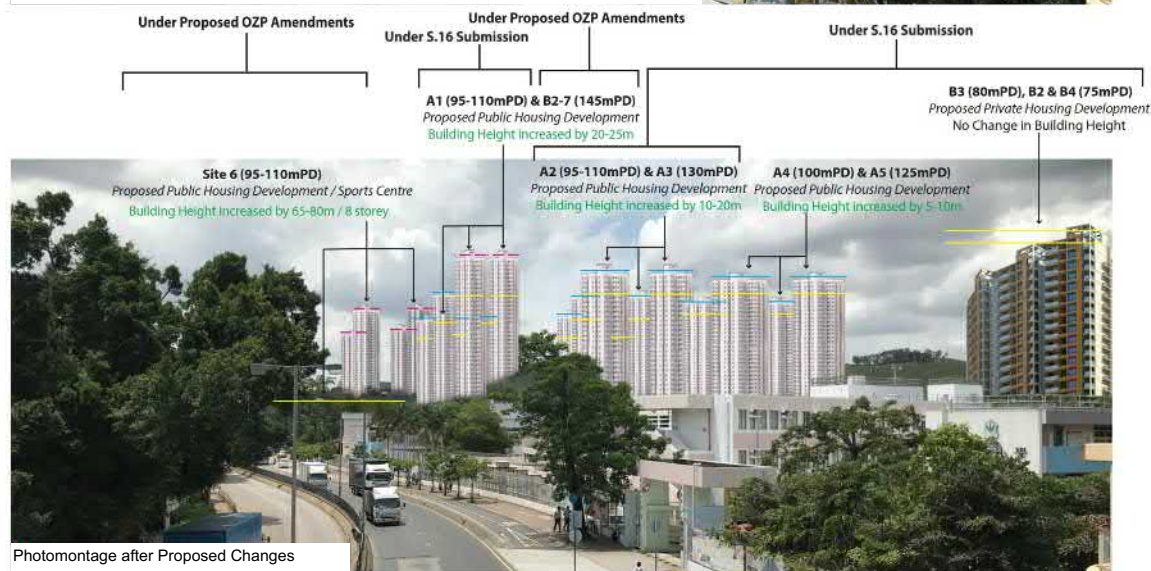
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
4a



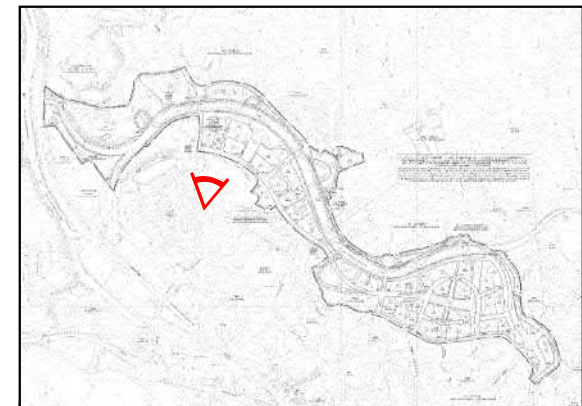


Proposed Building Height Changes Between OZP Restriction & The Proposed Development (S16 + OZP Amendment)

Building Height Restriction Under OZP Application No. S/FLN/2

Proposed Building Height Relaxation Under S16 Application No. A/FLN/30

Proposed Building Height Relaxation Under Current Proposed OZP Amendments



要覽圖 KEY PLAN

SCALE 1:50,000 比例尺

## 合成照片 PHOTOMONTAGE

本摘要圖於2022年9月20日擬備  
EXTRACT PLAN PREPARED ON 20.9.2022

在粉嶺北分區計劃大綱核准圖編號S/FLN/2作出的擬議修訂  
PROPOSED AMENDMENT TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/22/129

圖 PLAN  
4b