

### 位置圖 LOCATION PLAN

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1、A2及A3

PROPOSED AMENDMENT ITEMS A1, A2 AND A3  
TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/24

SCALE 1 : 10 000 比例尺

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

本摘要圖於2021年11月11日擬備，  
所根據的資料為於2020年1月7日核准的  
分區計劃大綱圖編號S/FSS/24

EXTRACT PLAN PREPARED ON 11.11.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/FSS/24 APPROVED ON 7.1.2020

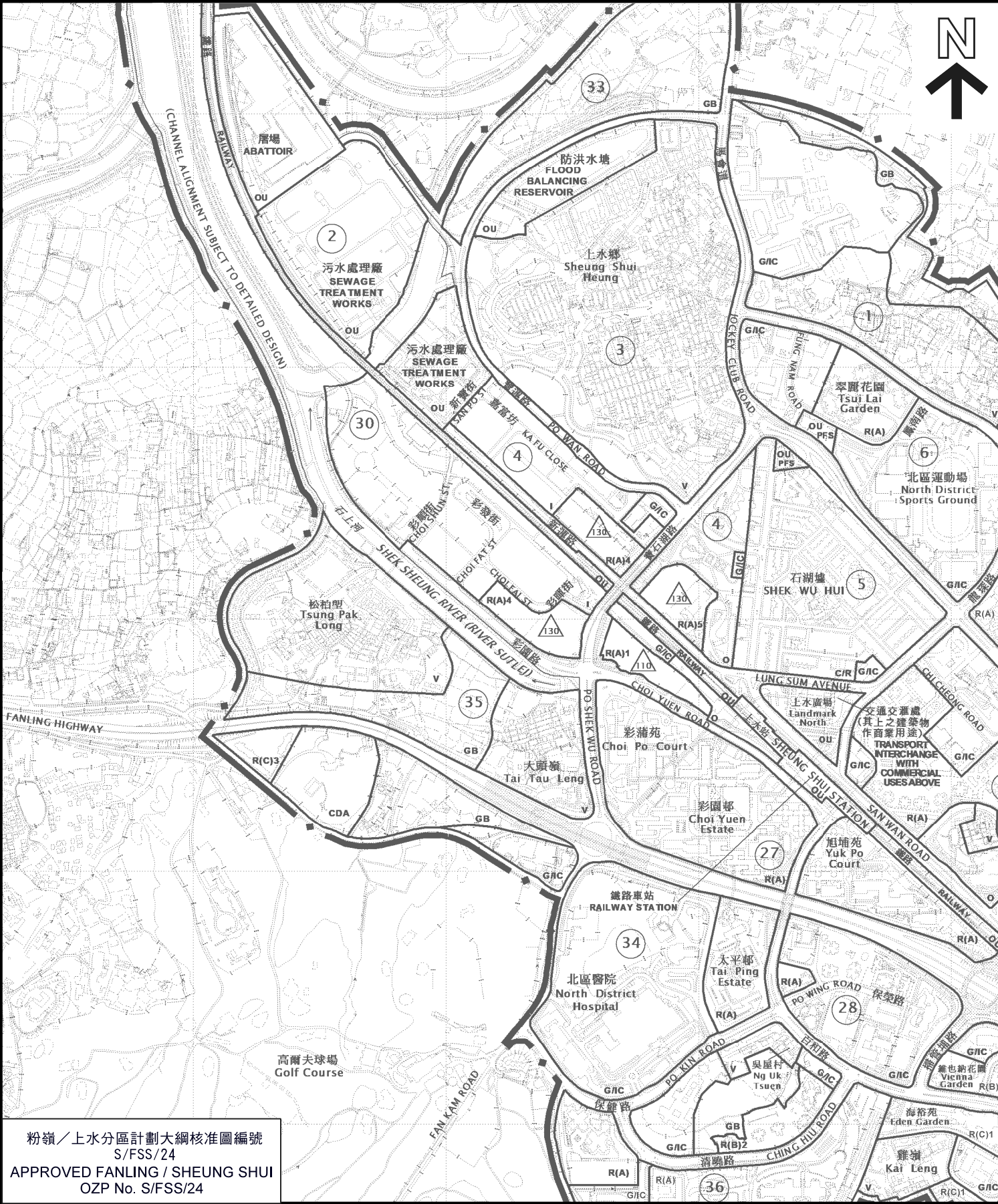
規劃署  
PLANNING DEPARTMENT



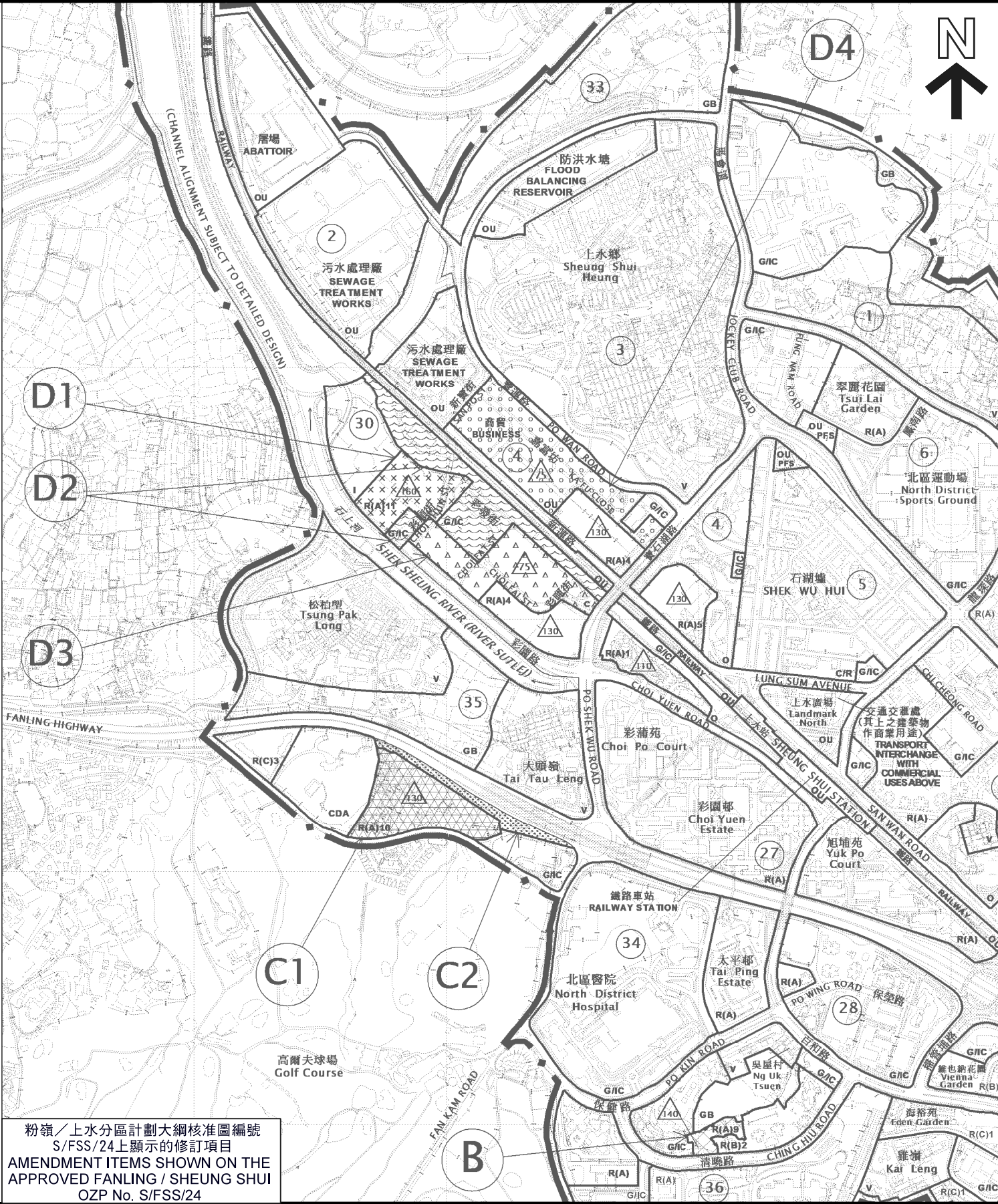
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
1a





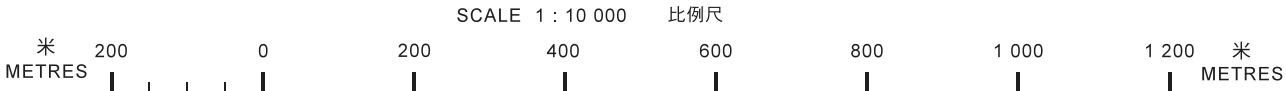
粉嶺／上水分區計劃大綱核准圖編號  
S/FSS/24  
APPROVED FANLING / SHEUNG SHUI  
OZP No. S/FSS/24



粉嶺／上水分區計劃大綱核准圖編號  
S/FSS/24上顯示的修訂項目  
AMENDMENT ITEMS SHOWN ON THE  
APPROVED FANLING / SHEUNG SHUI  
OZP No. S/FSS/24

位置圖 LOCATION PLAN

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B、C1、C2、D1、D2、D3及D4  
PROPOSED AMENDMENT ITEMS B, C1, C2, D1, D2, D3 AND D4  
TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/24



本摘要圖於2021年11月11日擬備，  
所根據的資料為於2020年1月7日核准的  
分區計劃大綱圖編號S/FSS/24  
EXTRACT PLAN PREPARED ON 11.11.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/FSS/24 APPROVED ON 7.1.2020

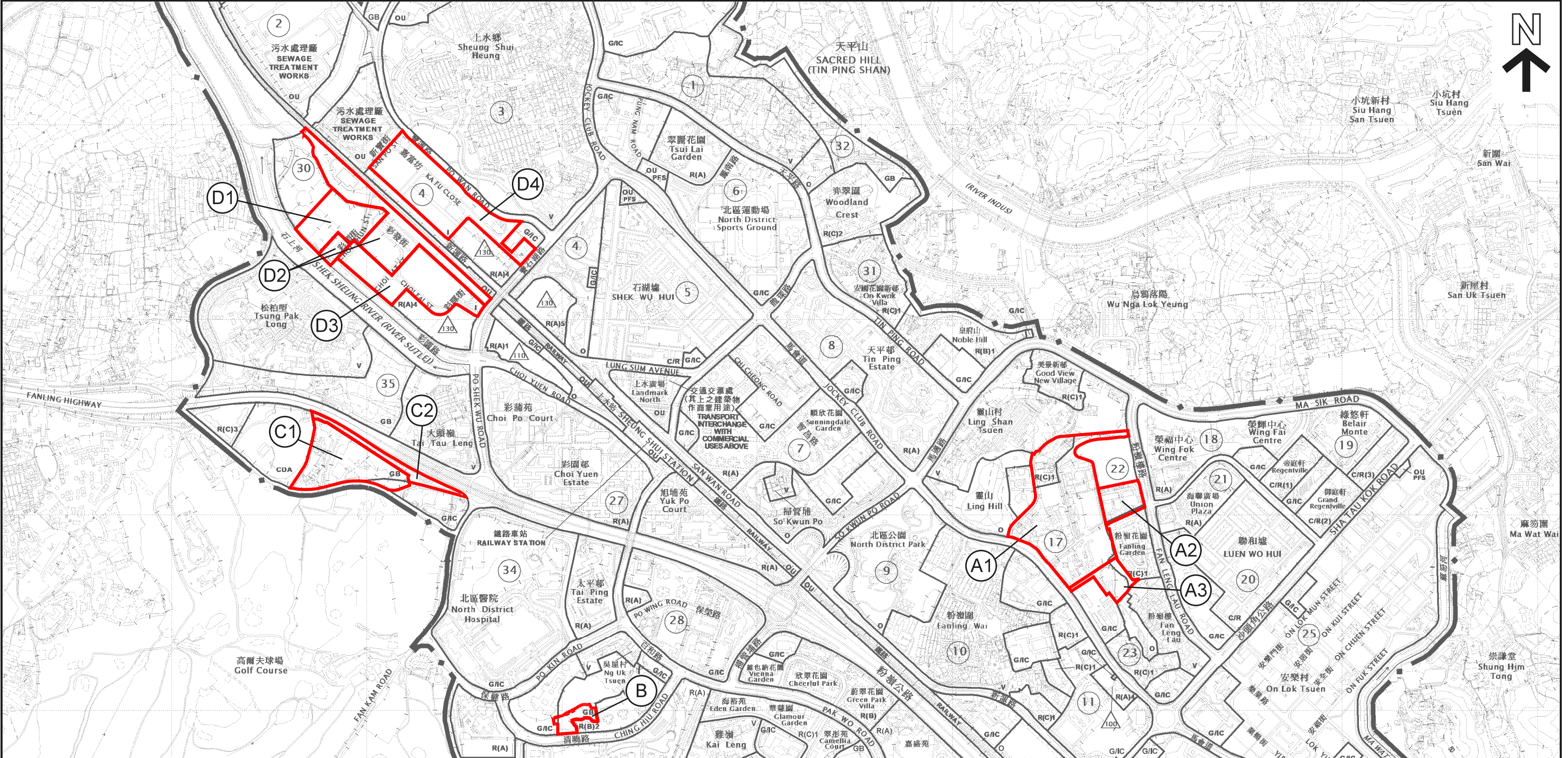
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
1b





圖例 LEGEND	
<div>A1</div> <div>由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)7」地帶，並放寬建築物高度限制至水平基準以上170米 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)7" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 170 mPD</div>	<div>A3</div> <div>由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)8」地帶，並放寬建築物高度限制至水平基準以上145米 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)8" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 145 mPD</div>
<div>A2</div> <div>由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)8」地帶，並放寬建築物高度限制至水平基準以上135米 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)8" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 135 mPD</div>	<div>C1</div> <div>由「政府、機構或社區」地帶及「綠化地帶」地帶改劃為「住宅(甲類)10」地帶，並放寬建築物高度限制至水平基準以上130米 TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)10" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 130 mPD</div>
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

位置圖 LOCATION PLAN	
<div>C2</div> <div>由「綠化地帶」地帶改劃為顯示為「道路」的地方 TO BE REZONED FROM "GREEN BELT" TO AREA SHOWN AS "ROAD"</div>	<div>D1</div> <div>由「工業」地帶改劃為「住宅(甲類)11」地帶，並放寬建築物高度限制至水平基準以上160米 TO BE REZONED FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)11" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 160 mPD</div>
<div>D2</div> <div>由「工業」地帶改劃為「政府、機構或社區」地帶 TO BE REZONED FROM "INDUSTRIAL" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</div>	<div>D3</div> <div>由「工業」地帶改劃為「商業」地帶，並放寬建築物高度限制至水平基準以上75米 TO BE REZONED FROM "INDUSTRIAL" TO "COMMERCIAL" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD</div>
<div>D4</div> <div>由「工業」地帶改劃為「其他指定用途」註明「商貿」地帶，並放寬建築物高度限制至水平基準以上75米 TO BE REZONED FROM "INDUSTRIAL" TO "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD</div>	

本摘要圖於2021年11月11日擬備，  
所根據的資料為於2020年1月7日  
核准的分區計劃大綱圖編號S/FSS/24  
EXTRACT PLAN PREPARED ON 11.11.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/FSS/24 APPROVED ON 7.1.2020

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1、A2、A3、B、C1、C2、D1、D2、D3及D4  
PROPOSED AMENDMENT ITEMS A1, A2, A3, B, C1, C2, D1, D2, D3 AND D4  
TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/24

SCALE 1 : 10 000 比例尺  
米 200 0 200 400 600 800 1 000 1 200 米  
METRES

規劃署  
PLANNING DEPARTMENT

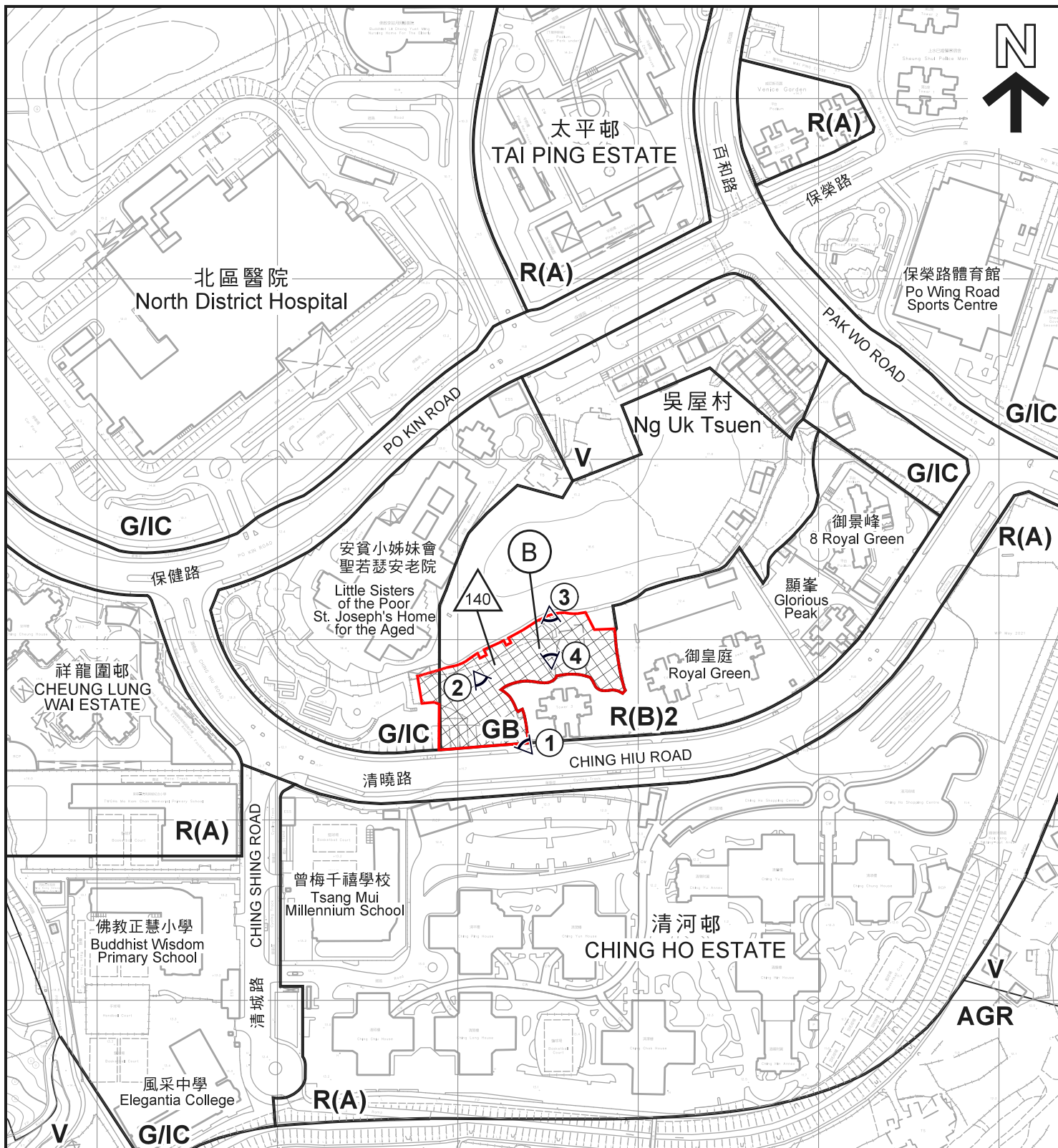
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
1c









#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS



由「政府、機構或社區」地帶及「綠化地帶」地帶改劃為「住宅(甲類)9」地帶，並放寬建築物高度限制至水平基準以上140米  
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)9" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 140 mPD

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)
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

- AGR 農業  
AGRICULTURE
- GB 綠化地帶  
GREEN BELT
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- △ 140 最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (mPD)

#### 平面圖 SITE PLAN

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

米 METRES 50 SCALE 1 : 3 000 比例尺 50 100 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

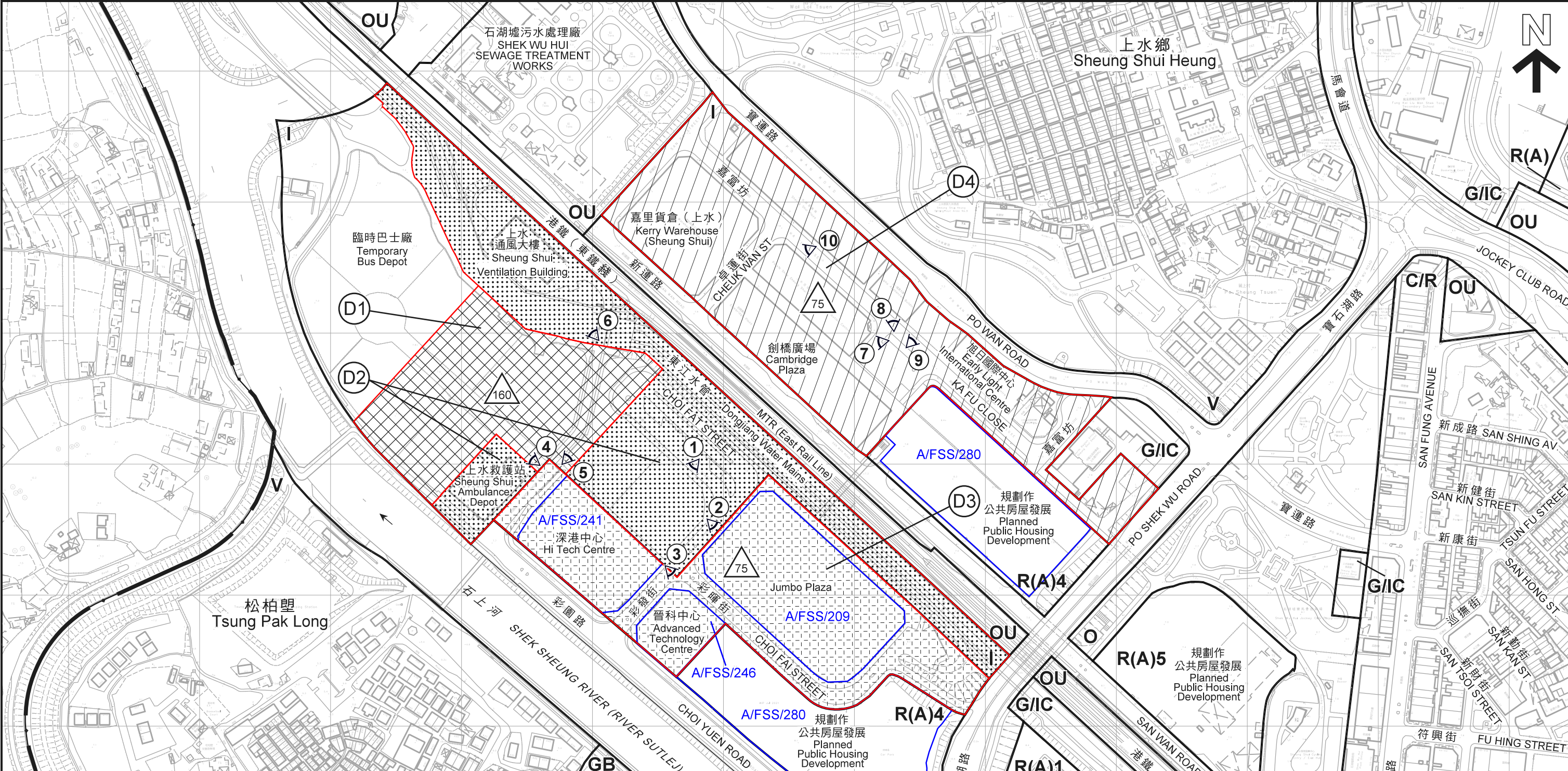
圖 PLAN  
2b

本摘要圖於2021年11月22日擬備，  
所根據的資料為測量圖編號  
3-SW-11B  
EXTRACT PLAN PREPARED ON 22.11.2021  
BASED ON SURVEY SHEET No.  
3-SW-11B









擬議修訂項目 PROPOSED AMENDMENT ITEMS

- D1** 由「工業」地帶改劃為「住宅(甲類)11」地帶，並放寬建築物高度限制至水平基準以上160米  
TO BE REZONED FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)11" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 160 mPD
- D2** 由「工業」地帶改劃為「政府、機構或社區」地帶  
TO BE REZONED FROM "INDUSTRIAL" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- D3** 由「工業」地帶改劃為「商業」地帶，並放寬建築物高度限制至水平基準以上75米  
TO BE REZONED FROM "INDUSTRIAL" TO "COMMERCIAL" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD
- D4** 由「工業」地帶改劃為「其他指定用途」註明「商貿」地帶，並放寬建築物高度限制至水平基準以上75米  
TO BE REZONED FROM "INDUSTRIAL" TO "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD

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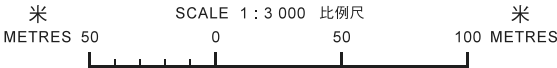
圖例 LEGEND

- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- I** 工業  
INDUSTRIAL
- C/R** 商業 / 住宅  
COMMERCIAL / RESIDENTIAL
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- OU** 其他指定用途  
OTHER SPECIFIED USES
- O** 休憩用途  
OPEN SPACE
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- △** 最高建築物高度(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (mPD)

平面圖 SITE PLAN

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1、D2、D3及D4

PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24



本摘要圖於2021年11月23日擬備，  
所根據的資料為測量圖編號  
3-SW-1C及D、6A及B

EXTRACT PLAN PREPARED ON 23.11.2021  
BASED ON SURVEY SHEETS No.  
3-SW-1C & D, 6A & B

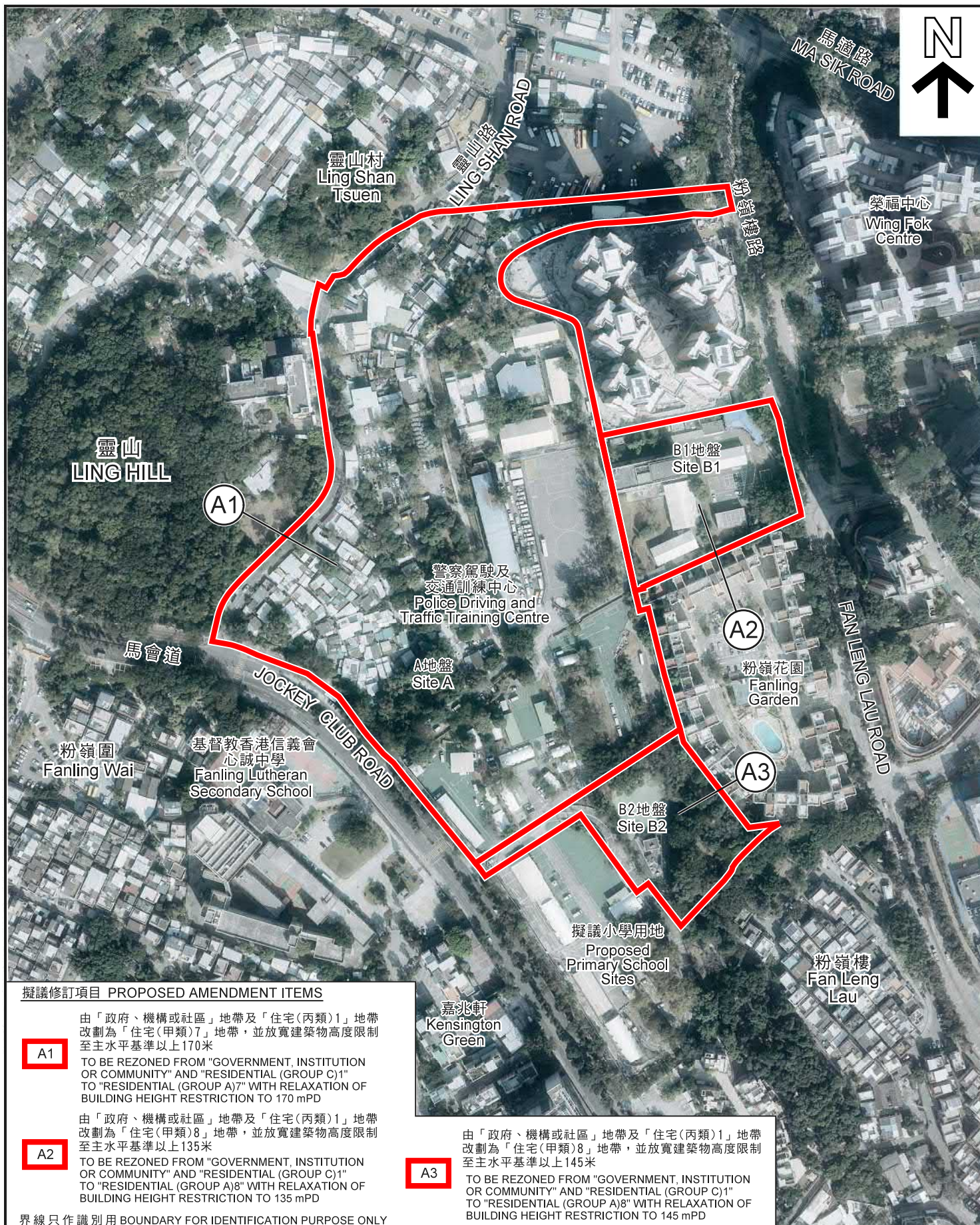
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
2d





#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

**A1**

由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)7」地帶，並放寬建築物高度限制至主水平基準以上170米

TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)7" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 170 mPD

**A2**

由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)8」地帶，並放寬建築物高度限制至主水平基準以上135米

TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)8" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 135 mPD

**A3**

由「政府、機構或社區」地帶及「住宅(丙類)1」地帶改劃為「住宅(甲類)8」地帶，並放寬建築物高度限制至主水平基準以上145米

TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP C)1" TO "RESIDENTIAL (GROUP A)8" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 145 mPD

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

本摘要圖於2021年11月22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E124193C  
EXTRACT PLAN PREPARED ON 22.11.2021  
BASED ON AERIAL PHOTO No.  
E124193C TAKEN ON 14.1.2021  
BY LANDS DEPARTMENT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1、A2及A3  
PROPOSED AMENDMENT ITEMS A1, A2 AND A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

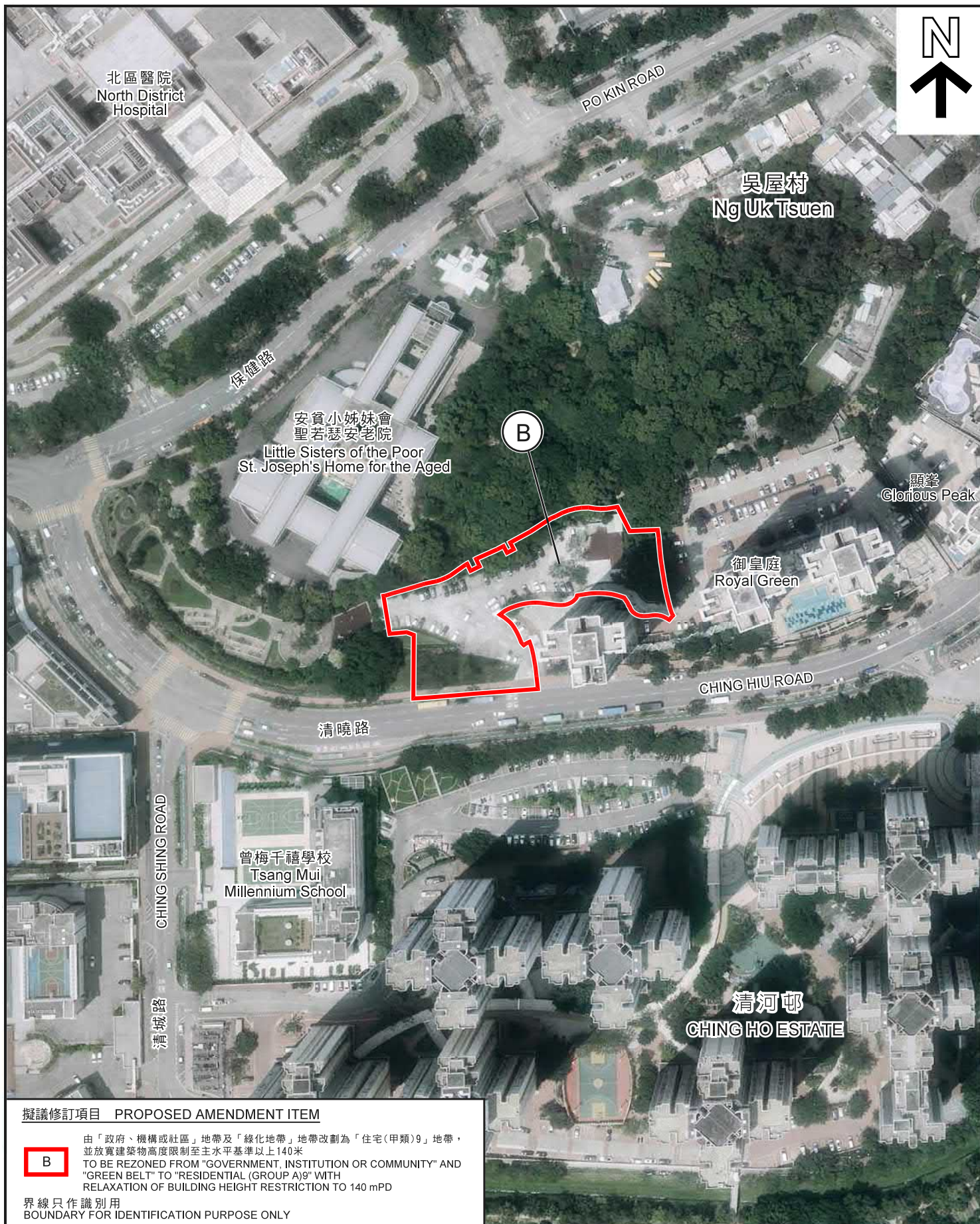
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
3a





**擬議修訂項目 PROPOSED AMENDMENT ITEM**

**B**

由「政府、機構或社區」地帶及「綠化地帶」地帶改劃為「住宅(甲類)9」地帶，並放寬建築物高度限制至主水平基準以上140米  
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)9" WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 140 mPD

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**航攝照片 AERIAL PHOTO**

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月22日擬備，所根據的資料為地政總署於2020年4月15日拍得的航攝照片編號E093347C  
EXTRACT PLAN PREPARED ON 22.11.2021  
BASED ON AERIAL PHOTO No.  
E093347C TAKEN ON 15.4.2020  
BY LANDS DEPARTMENT

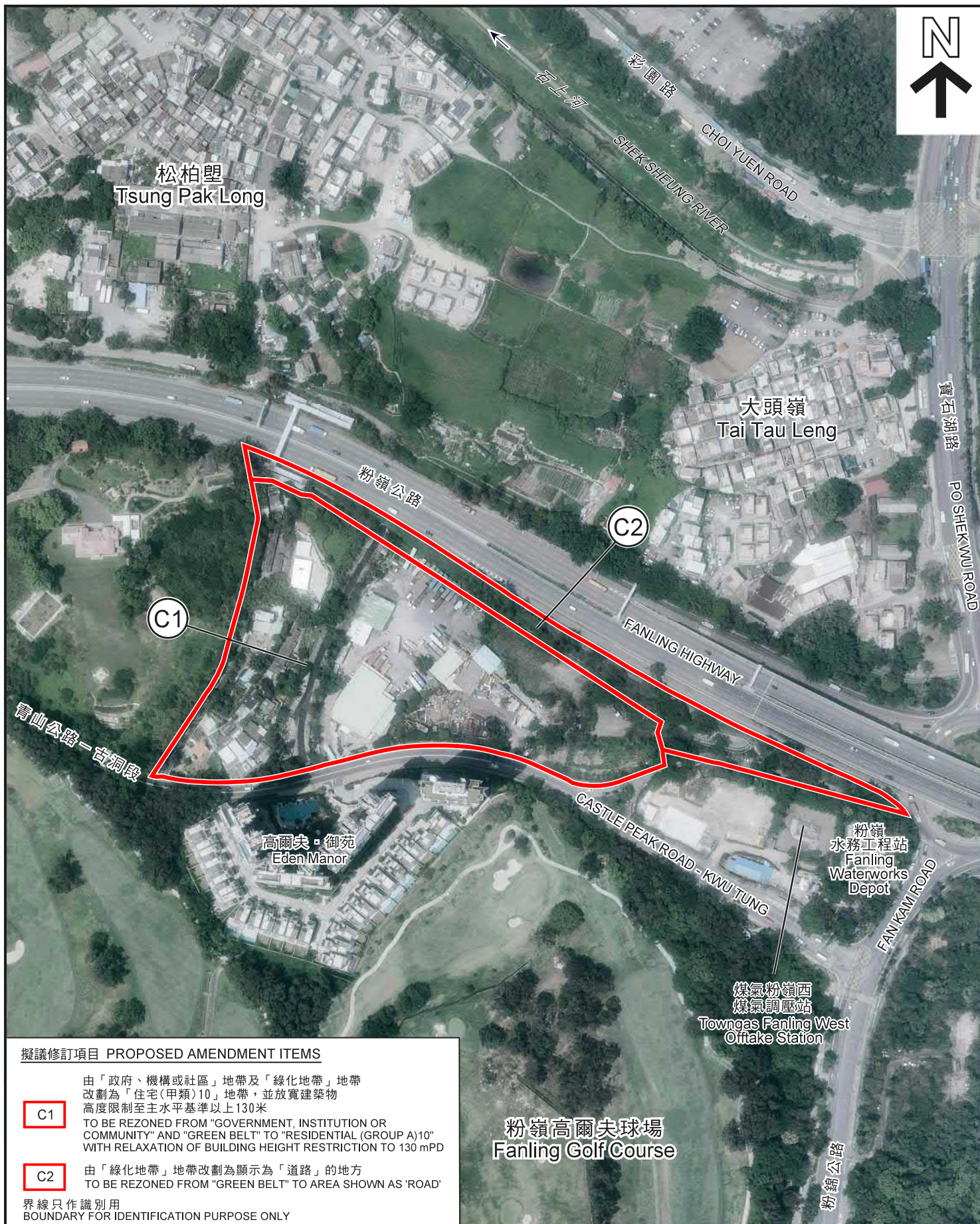
**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
3b





#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

C1

由「政府、機構或社區」地帶及「綠化地帶」地帶  
改劃為「住宅(甲類)10」地帶,並放寬建築物  
高度限制至主水平基準以上130米  
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR  
COMMUNITY" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)10"  
WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 130 mPD

C2

由「綠化地帶」地帶改劃為顯示為「道路」的地方  
TO BE REZONED FROM "GREEN BELT" TO AREA SHOWN AS 'ROAD'

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1及C2  
PROPOSED AMENDMENT ITEMS C1 AND C2  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月22日擬備,所根據  
的資料為地政總署分別於2020年4月15日  
拍得的航攝照片編號E093659C  
EXTRACT PLAN PREPARED ON 22.11.2021  
BASED ON AERIAL PHOTOS No. E093659C  
TAKEN ON 15.4.2020  
BY LANDS DEPARTMENT

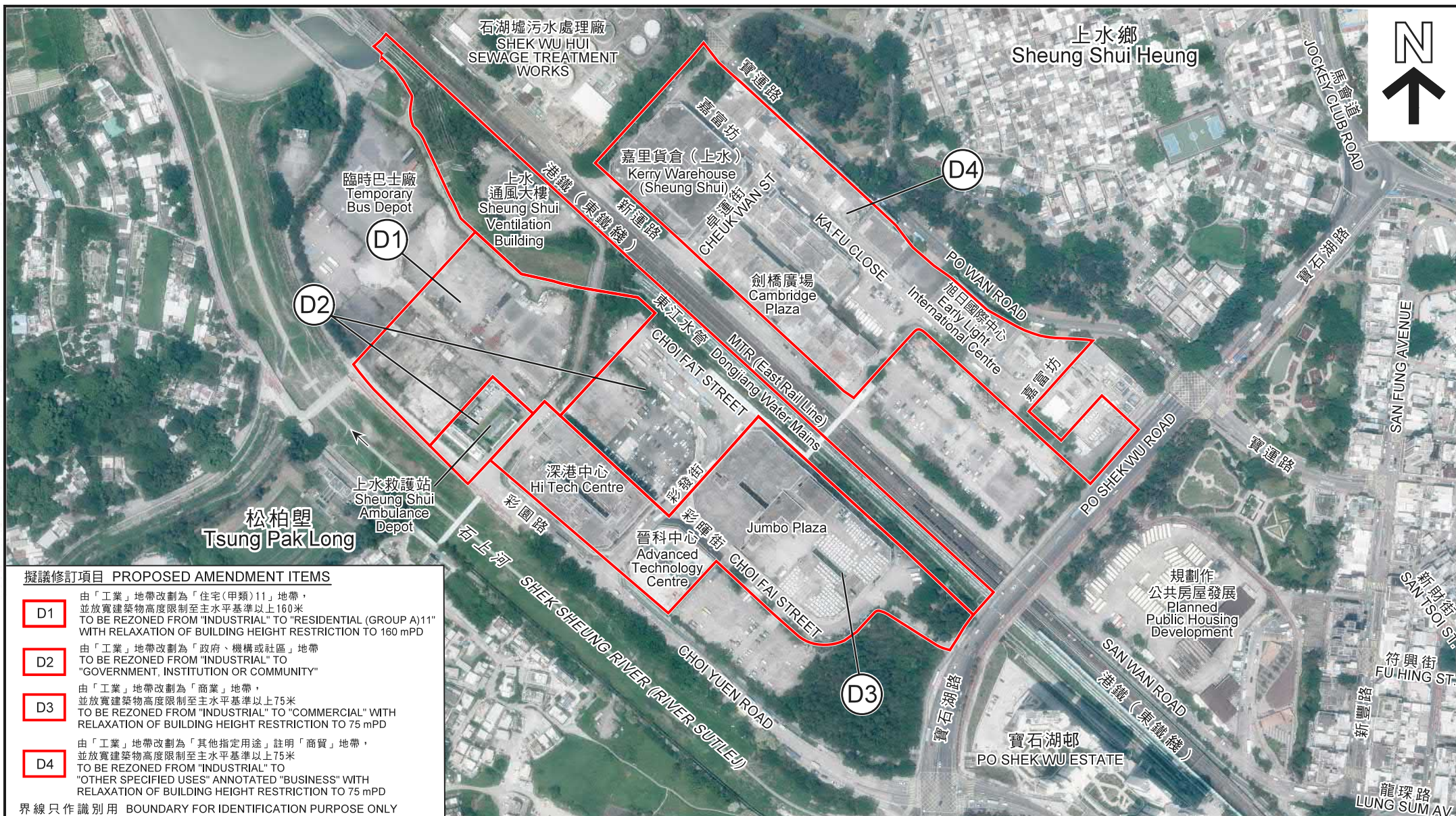
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
3c





#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

D1

由「工業」地帶改劃為「住宅(甲類)11」地帶，  
並放寬建築物高度限制至主水平基準以上160米  
TO BE REZONED FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)11"  
WITH RELAXATION OF BUILDING HEIGHT RESTRICTION TO 160 mPD

D2

由「工業」地帶改劃為「政府、機構或社區」地帶  
TO BE REZONED FROM "INDUSTRIAL" TO  
"GOVERNMENT, INSTITUTION OR COMMUNITY"

D3

由「工業」地帶改劃為「商業」地帶，  
並放寬建築物高度限制至主水平基準以上75米  
TO BE REZONED FROM "INDUSTRIAL" TO "COMMERCIAL" WITH  
RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD

D4

由「工業」地帶改劃為「其他指定用途」註明「商貿」地帶，  
並放寬建築物高度限制至主水平基準以上75米  
TO BE REZONED FROM "INDUSTRIAL" TO  
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS" WITH  
RELAXATION OF BUILDING HEIGHT RESTRICTION TO 75 mPD

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月22日擬備，所根據  
的資料為地政總署於2020年4月15日拍得  
的航攝照片編號E093025C、E093027C及  
E093028C

EXTRACT PLAN PREPARED ON 22.11.2021  
BASED ON AERIAL PHOTO Nos.  
E093025C, E093027C & E093028C  
TAKEN ON 15.4.2020  
BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1、D2、D3及D4  
PROPOSED AMENDMENT ITEMS D1, D2, D3 AND D4  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
3d





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1  
PROPOSED AMENDMENT ITEM A1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4a

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1  
PROPOSED AMENDMENT ITEM A1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4b

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021



基督教香港信義會  
心誠中學  
Fanling Lutheran  
Secondary School



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1  
PROPOSED AMENDMENT ITEM A1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/FS/21/83

圖 PLAN

4c

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021





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APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1及A2  
PROPOSED AMENDMENT ITEMS A1 AND A2  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4d





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4e





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4f





申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4g





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/FS/21/83

圖 PLAN  
4h





申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4i





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本摘要圖於2021年11月24日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 24.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D2及D3  
PROPOSED AMENDMENT ITEMS D2 AND D3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4j





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2  
PROPOSED AMENDMENT ITEMS D1 AND D2  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
4k





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021

### 實地照片 SITE PHOTO

在粉嶺／上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D4  
PROPOSED AMENDMENT ITEM D4  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
41





申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D4  
PROPOSED AMENDMENT ITEM D4  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

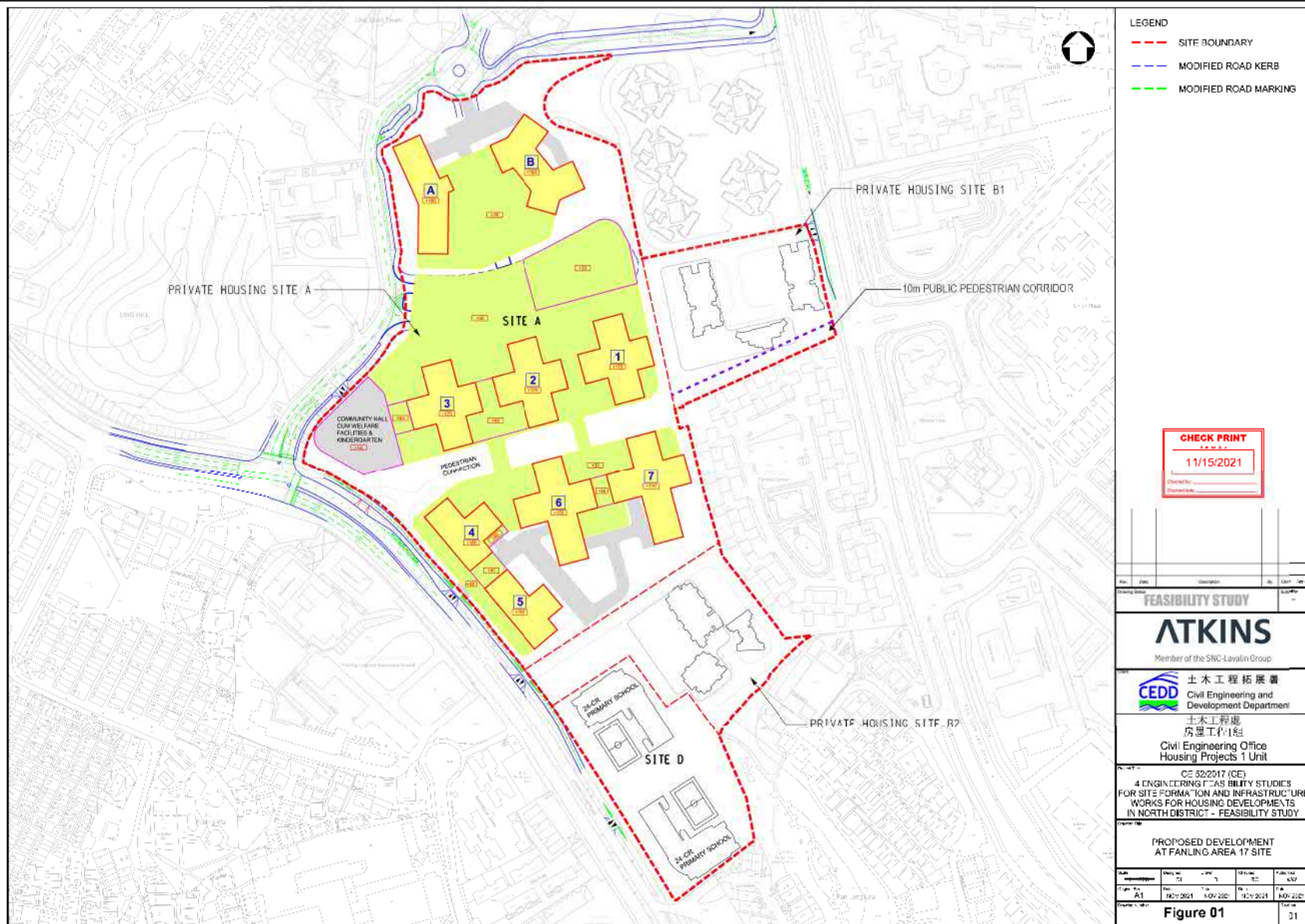
M/FS/21/83

圖 PLAN

4m

本摘要圖於2021年11月23日擬備，  
所根據的資料為攝於  
2021年11月11日的實地照片  
PLAN PREPARED ON 23.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 11.11.2021





## 概念規劃圖 INDICATIVE LAYOUT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月19日擬備  
PLAN PREPARED ON 19.11.2021

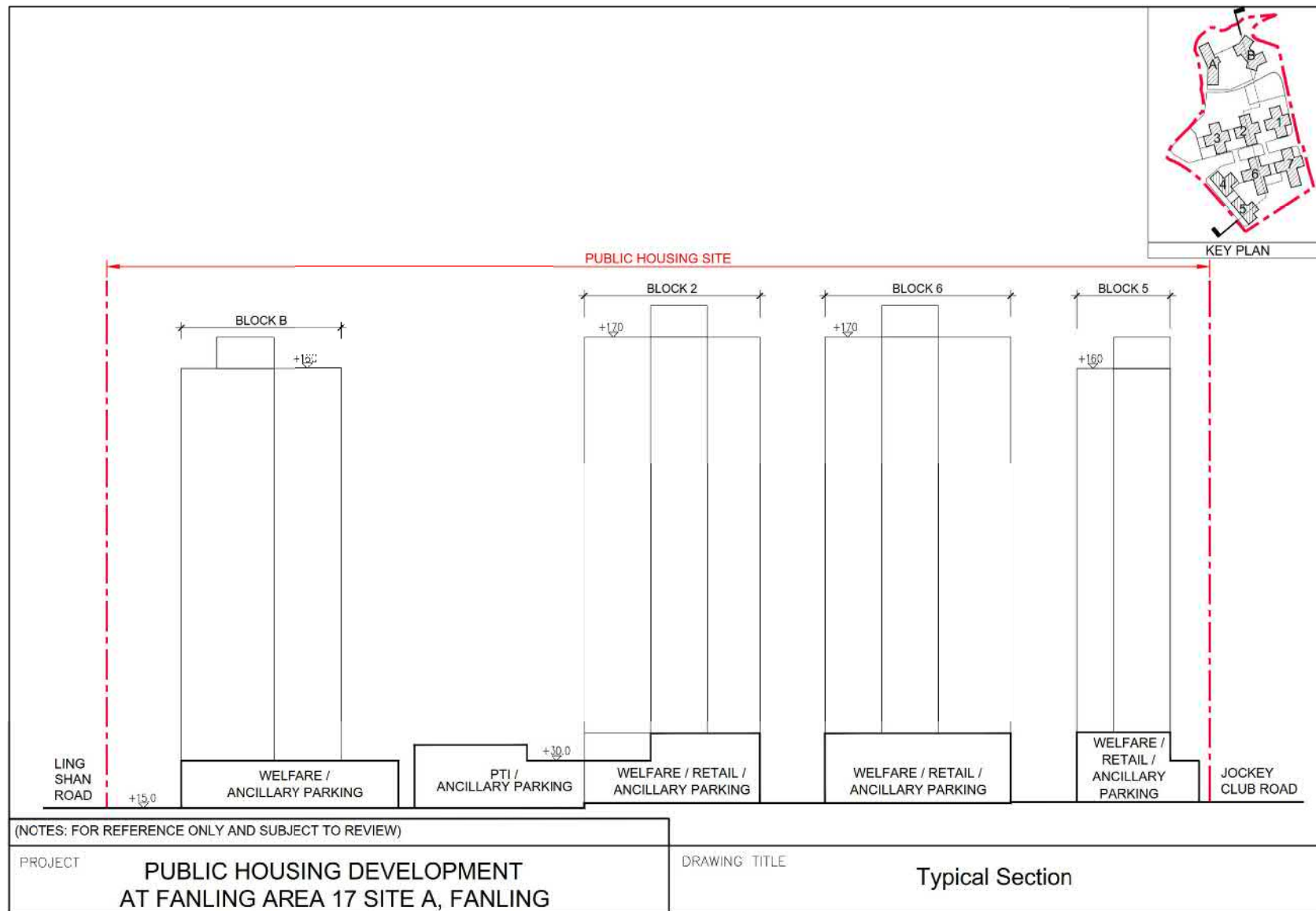
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5a





本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 橫切面圖 SECTIONAL DIAGRAM

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1  
PROPOSED AMENDMENT ITEM A1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

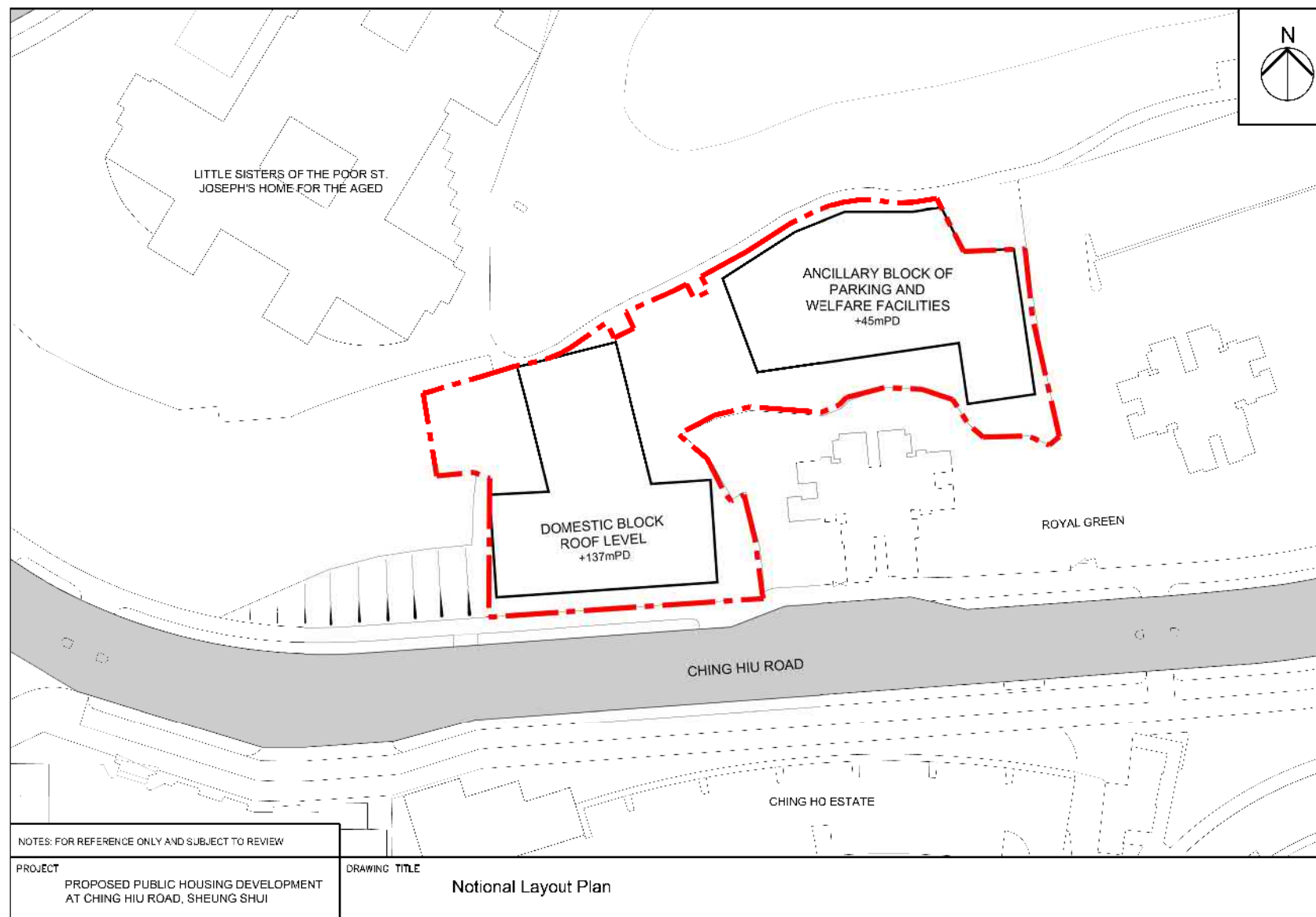
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5b





## 概念規劃圖 INDICATIVE LAYOUT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

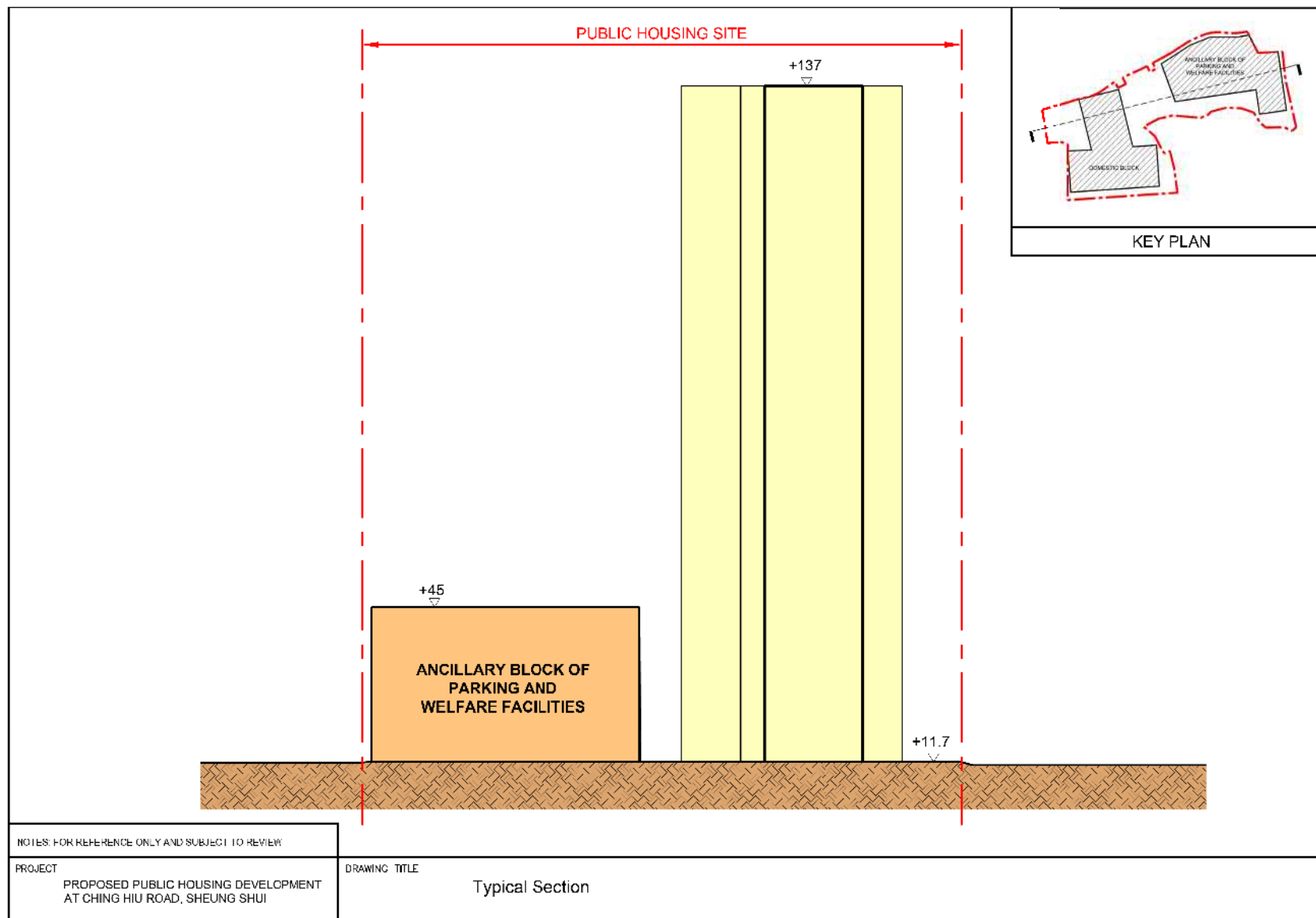
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5c





## 橫切面圖 SECTIONAL DIAGRAM

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

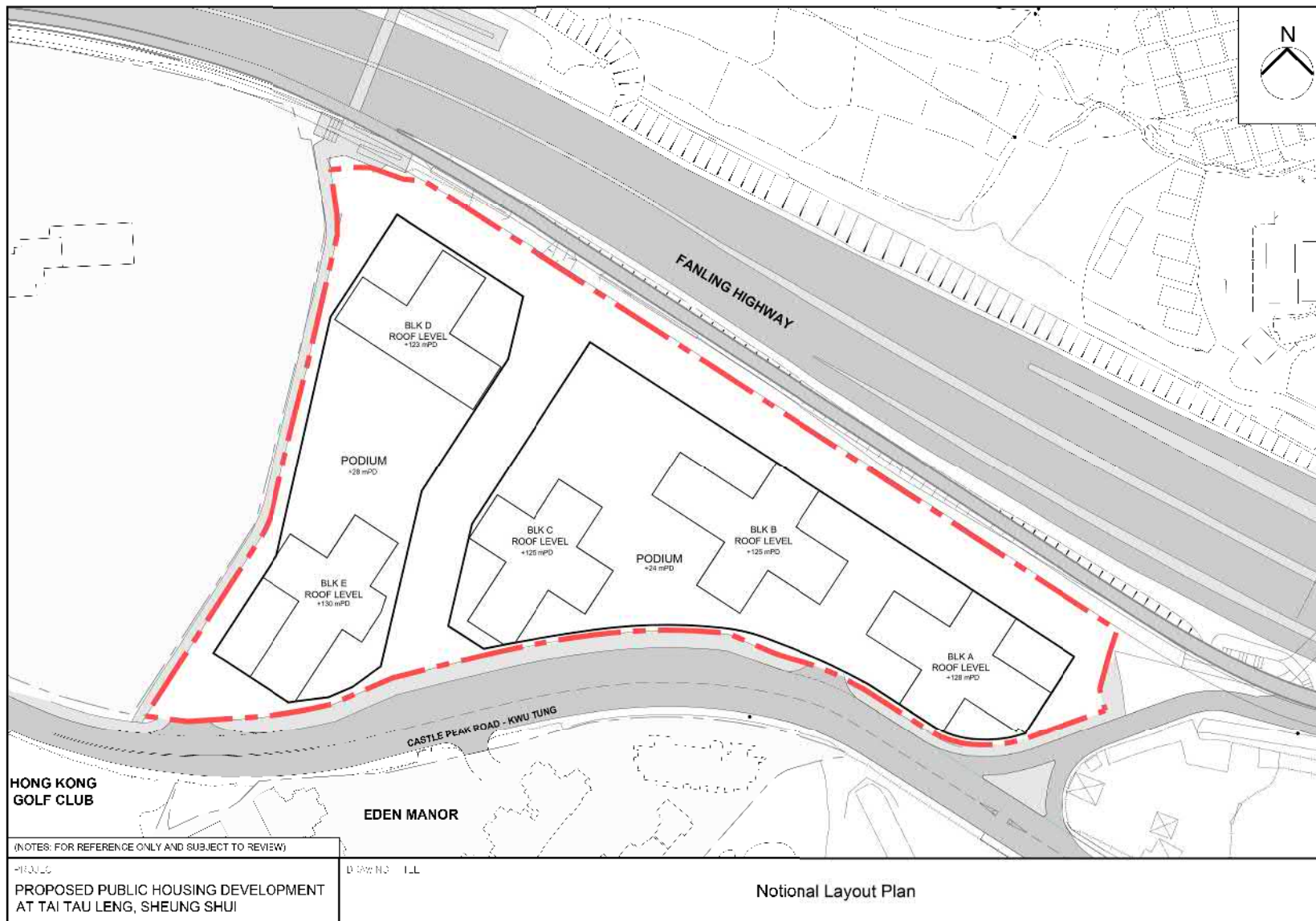


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5d

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 概念規劃圖 INDICATIVE LAYOUT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

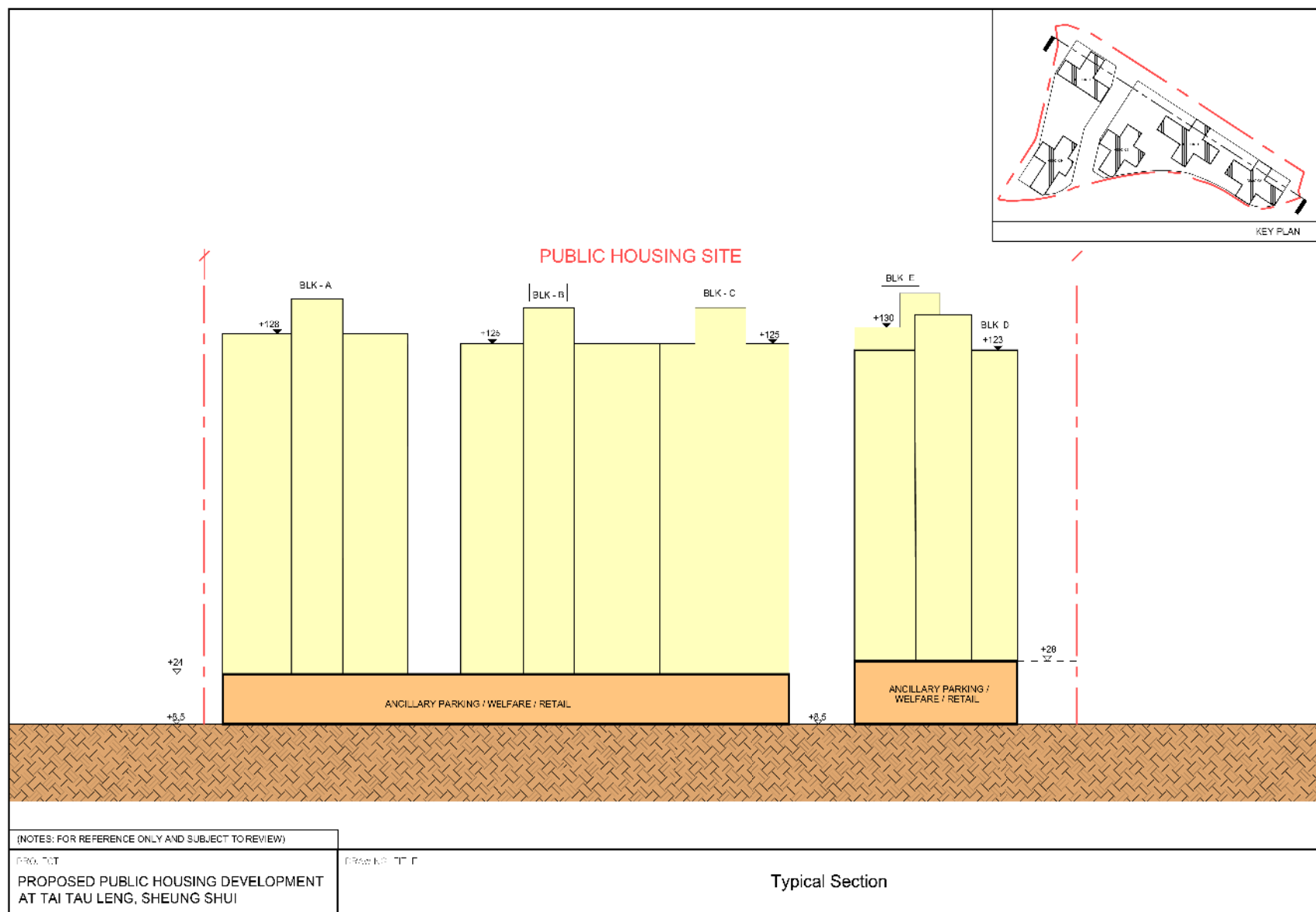
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5e





### 橫切面圖 SECTIONAL DIAGRAM

在粉嶺 / 上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

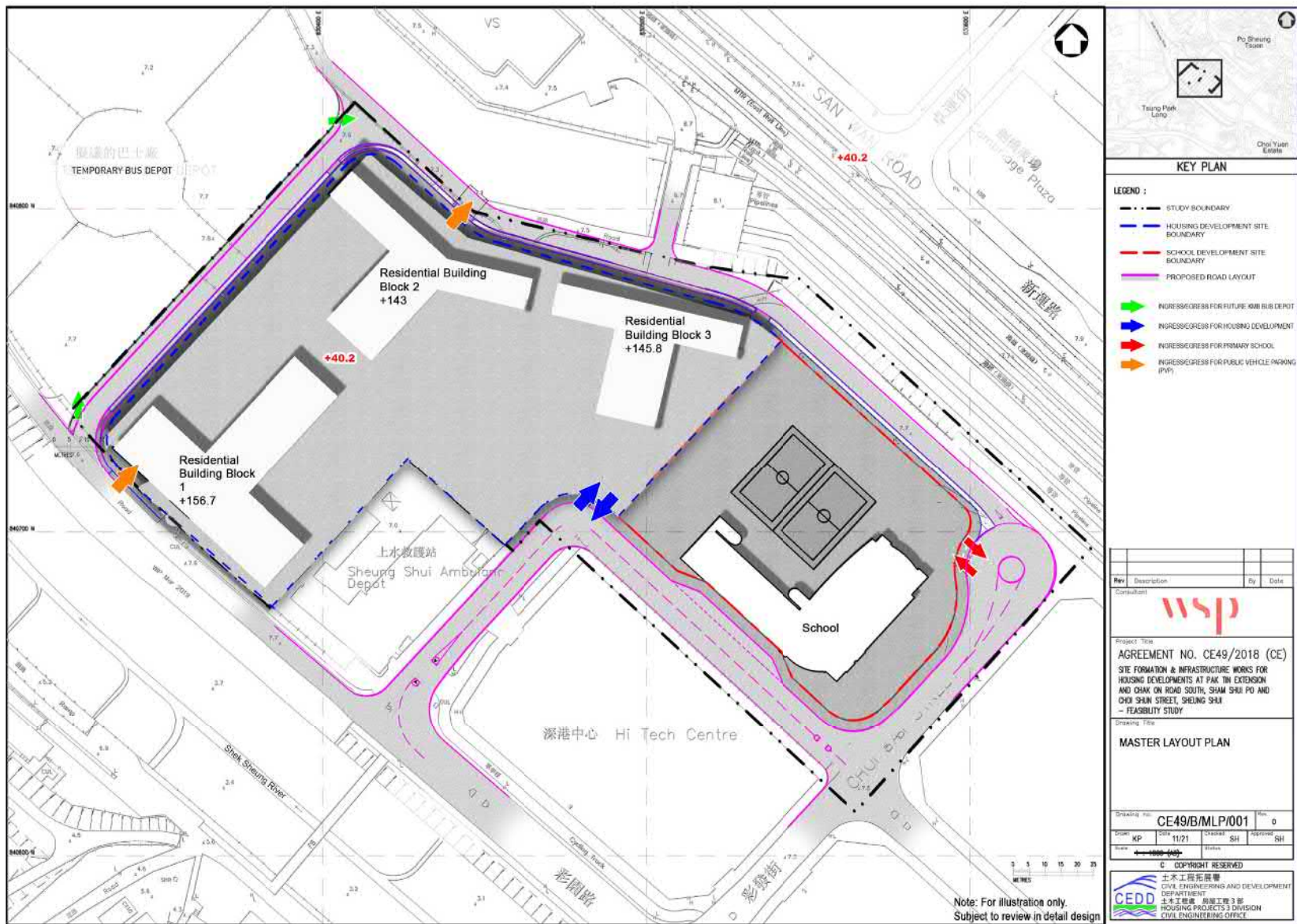


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5f

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





## 概念規劃圖 INDICATIVE LAYOUT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

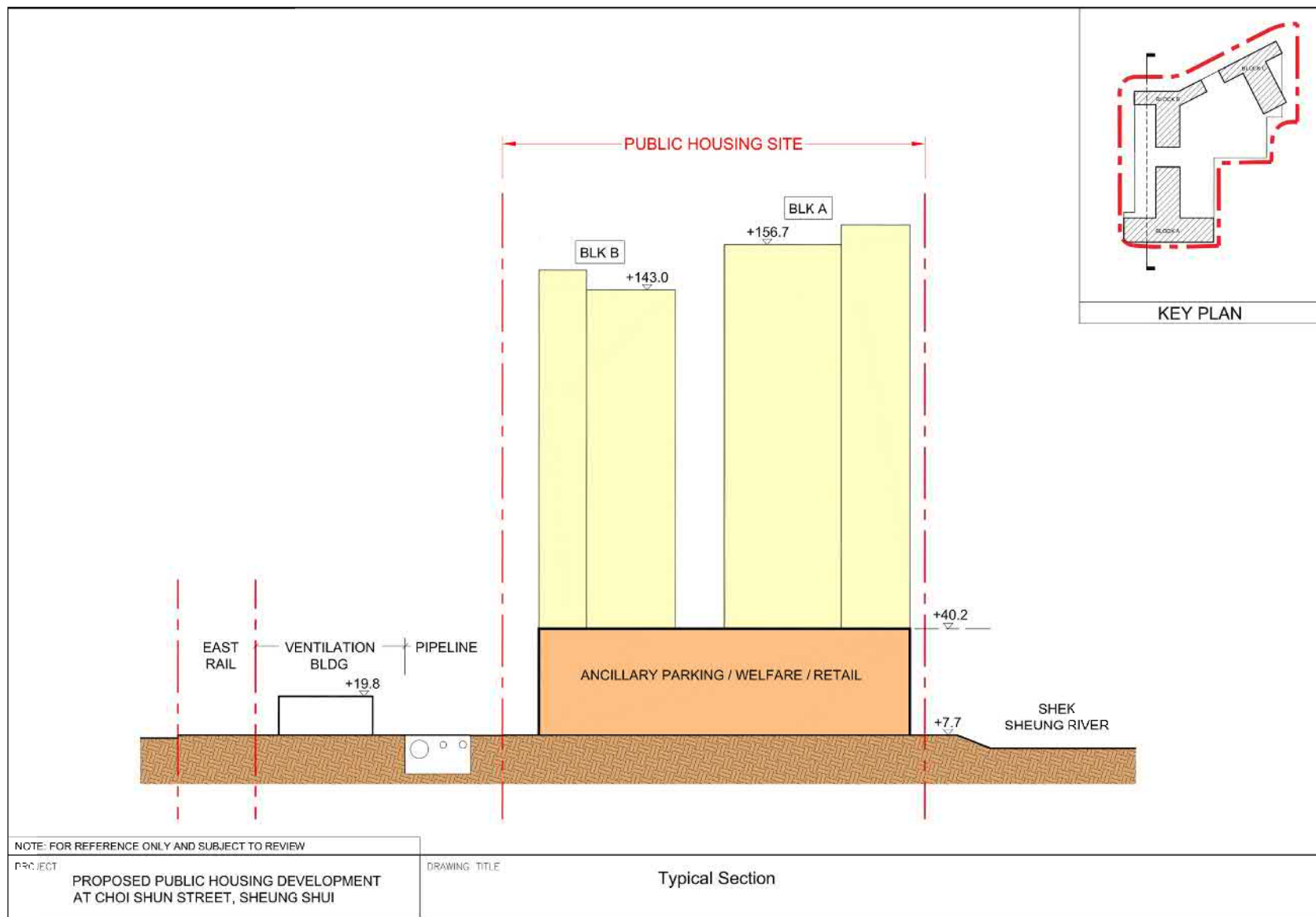
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5g





## 橫切面圖 SECTIONAL DIAGRAM

在粉嶺 / 上水分區計劃大綱核准圖編號 S/FSS/24  
作出的擬議修訂項目 D1  
PROPOSED AMENDMENT ITEM D1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

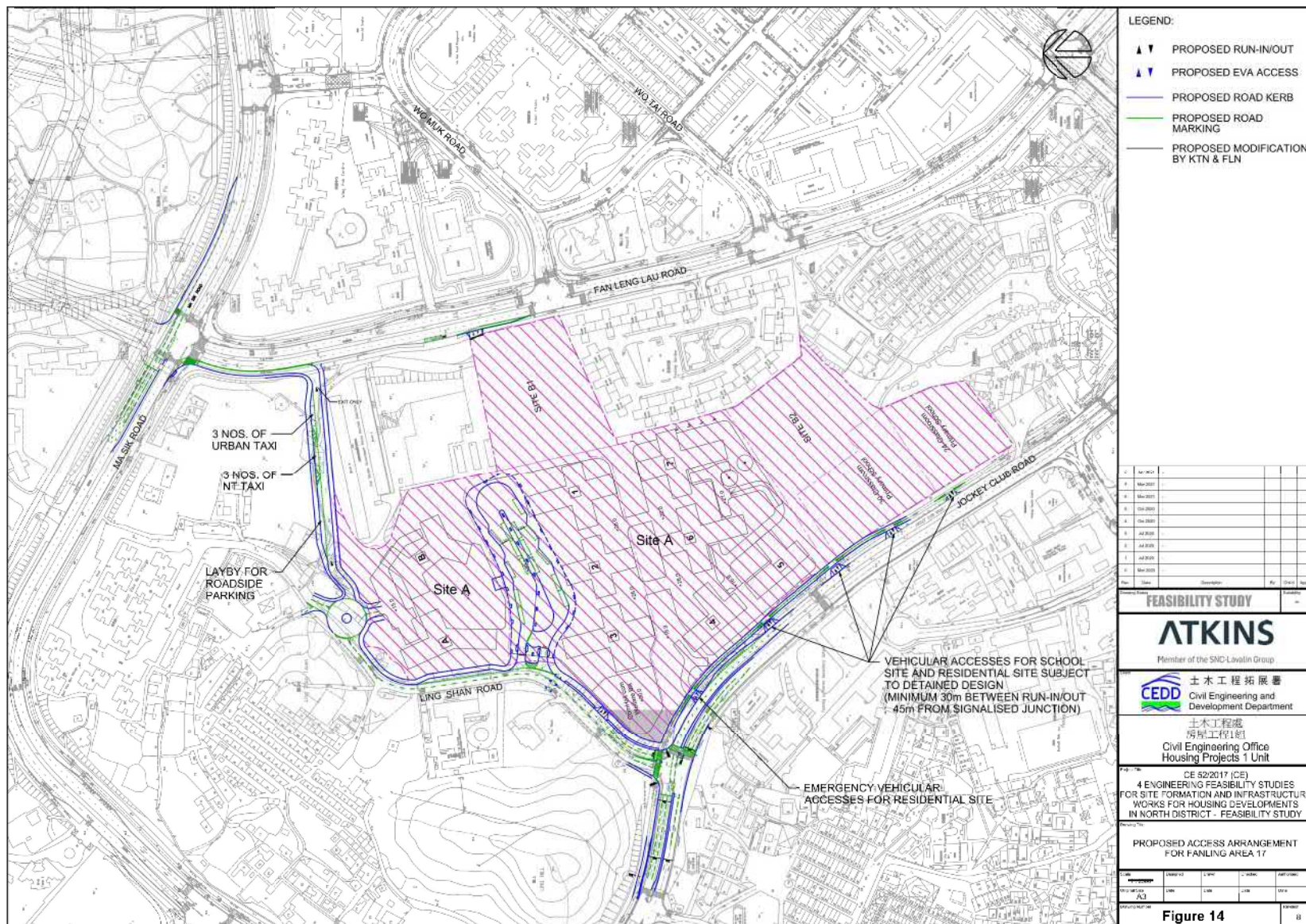


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
5h

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





## 擬議行車通道安排 PROPOSED VEHICULAR ACCESS ARRANGEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

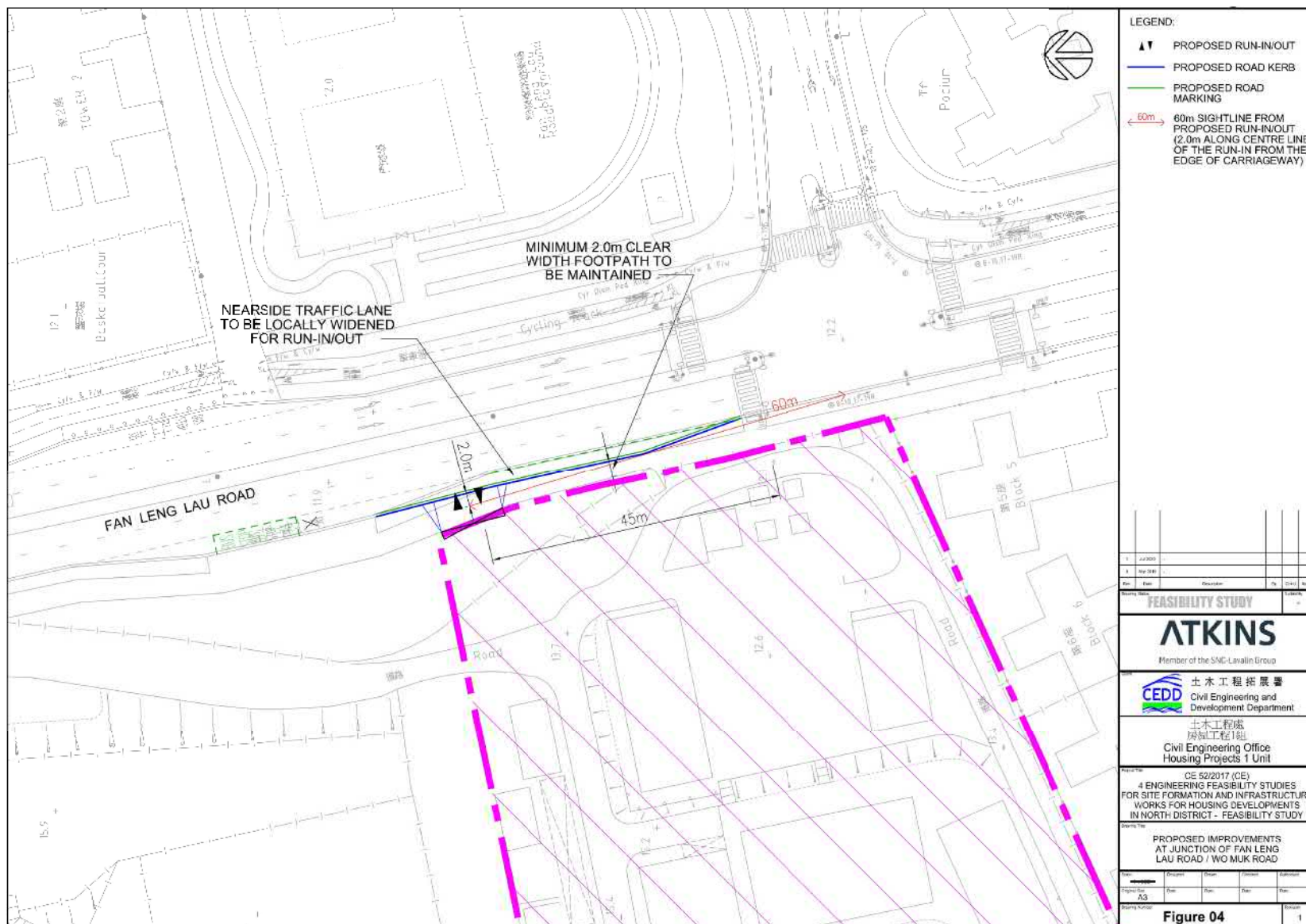
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6a





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

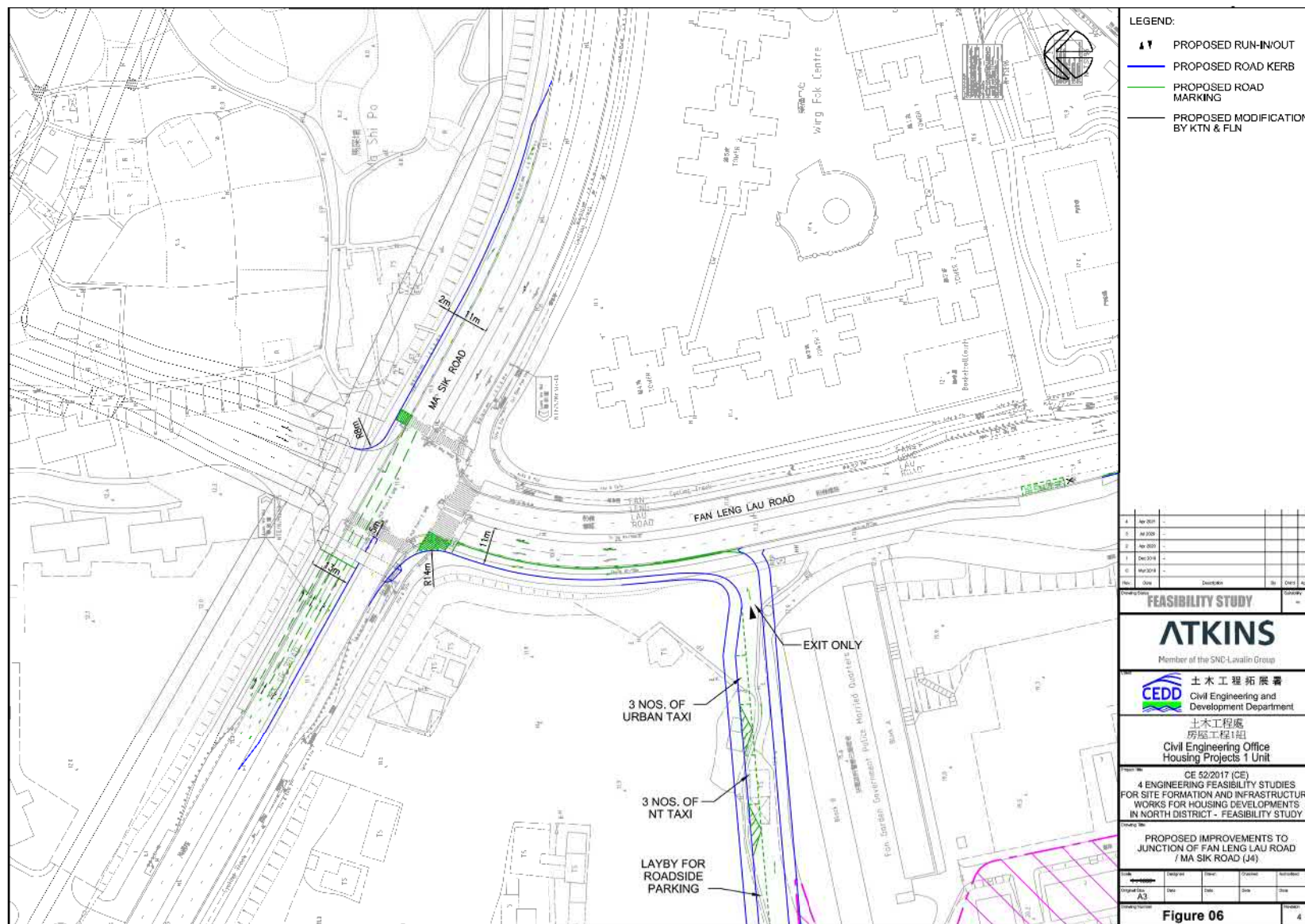
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6b





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

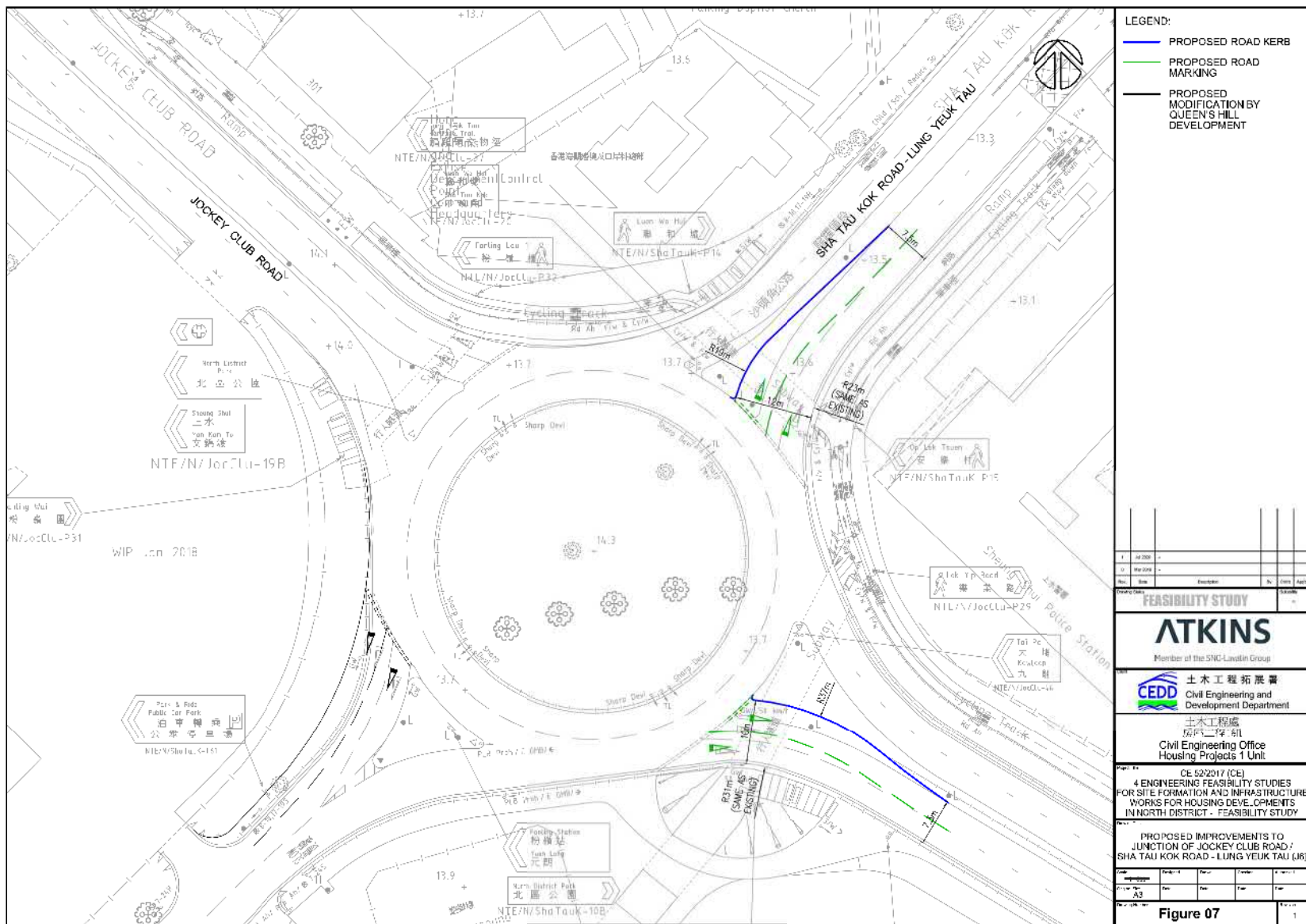
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6c





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

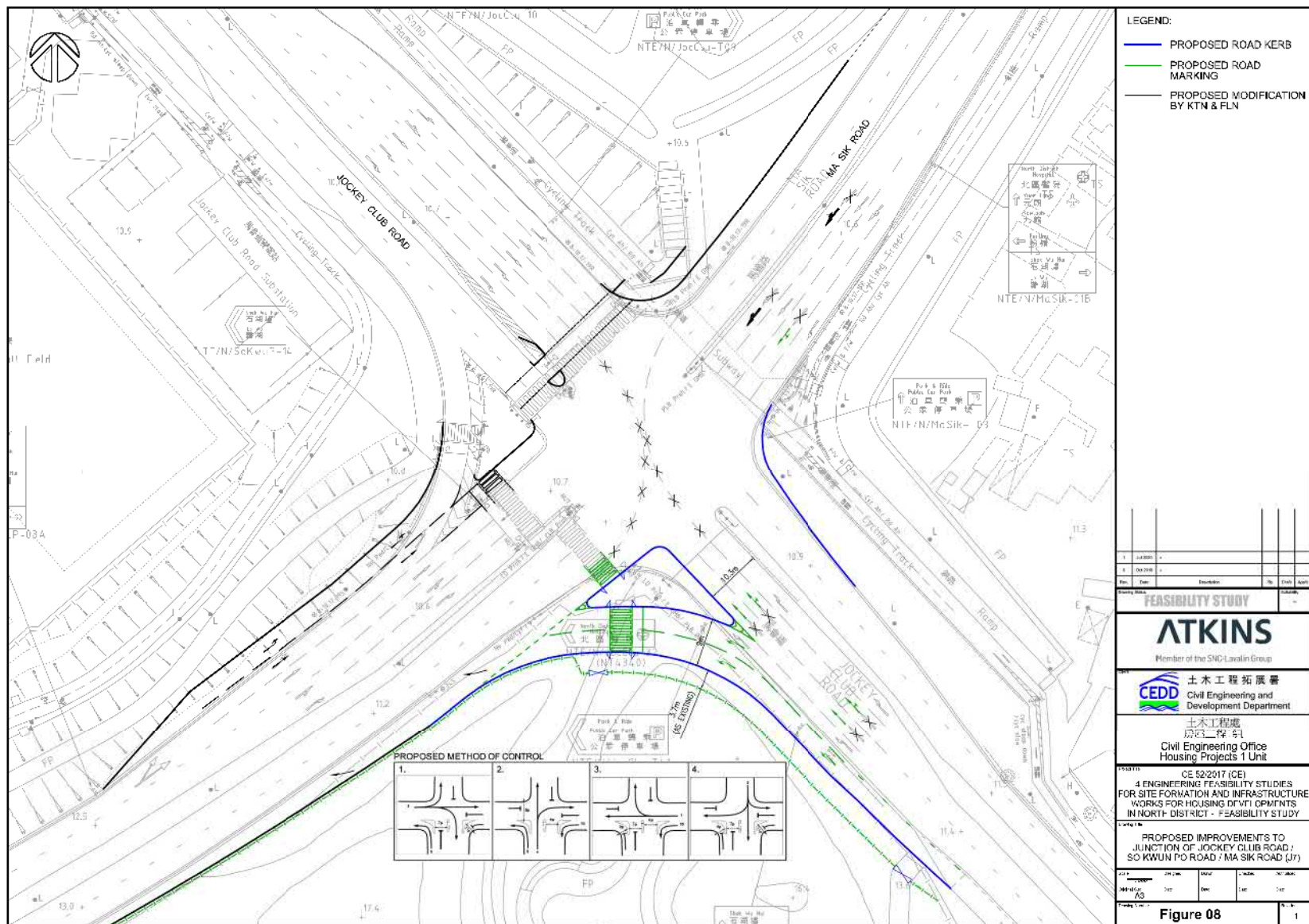
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6d





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

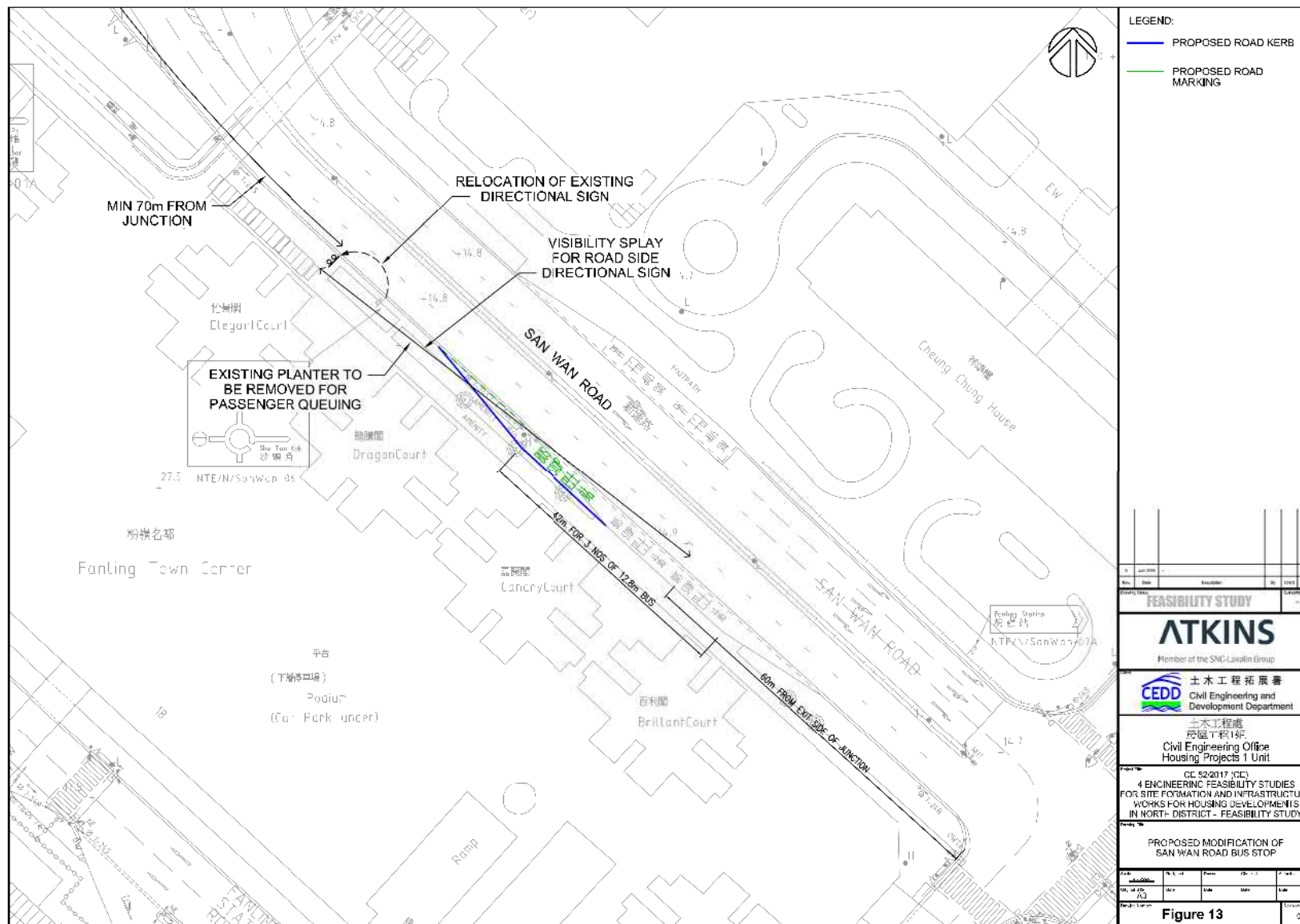
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6e





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

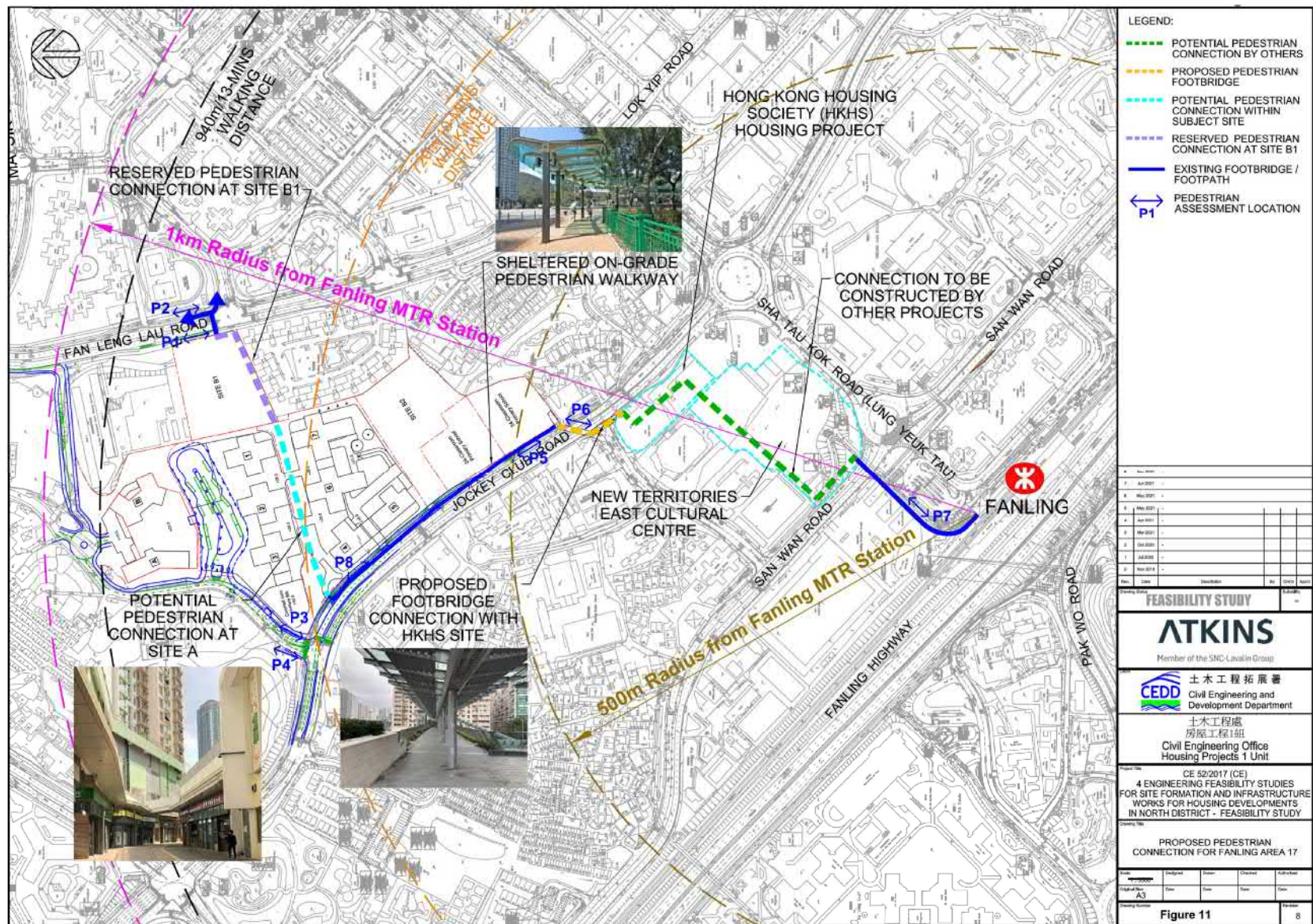
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6f





## 擬議行人連接 PROPOSED PEDESTRIAN CONNECTION

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



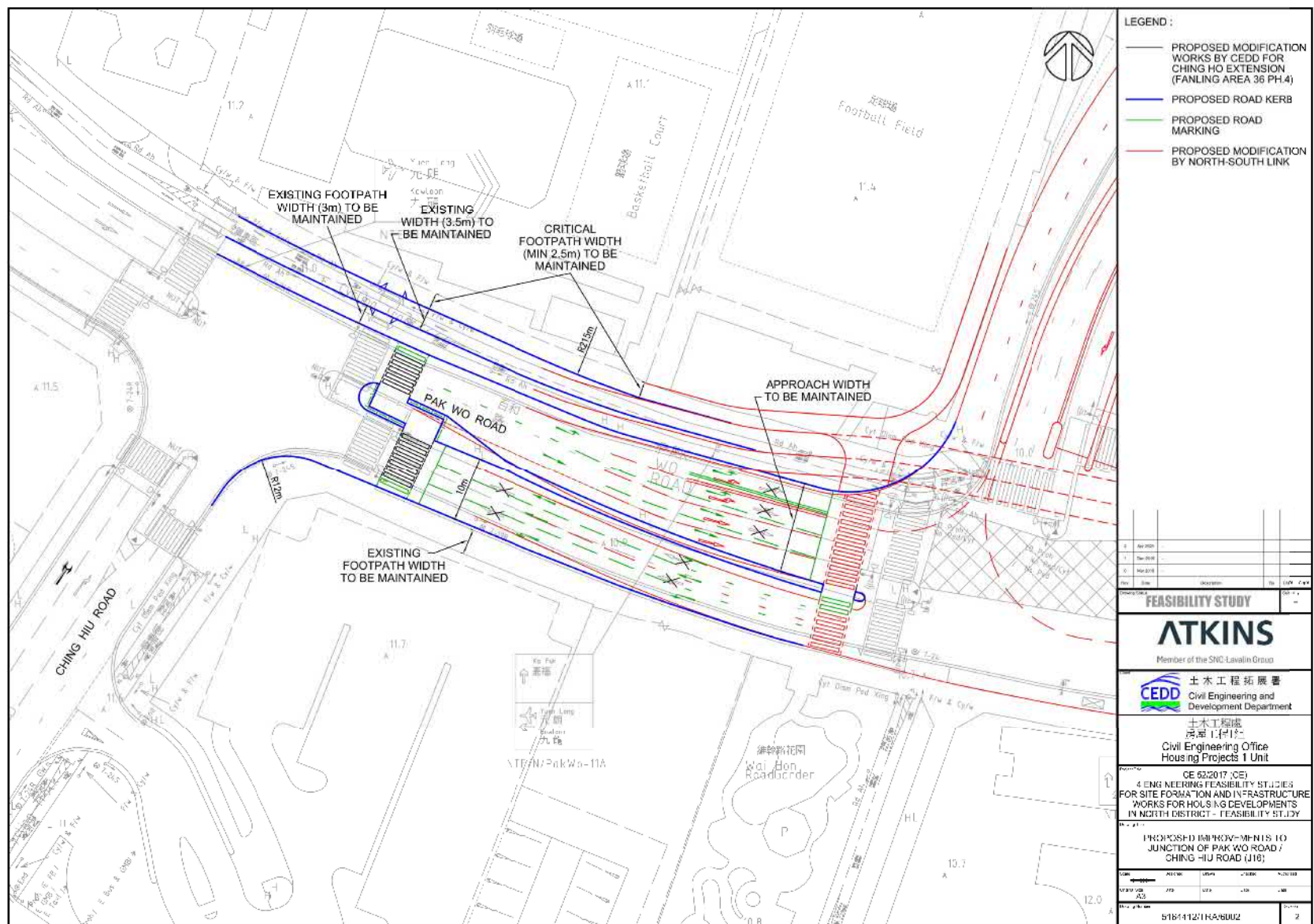
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6g









## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

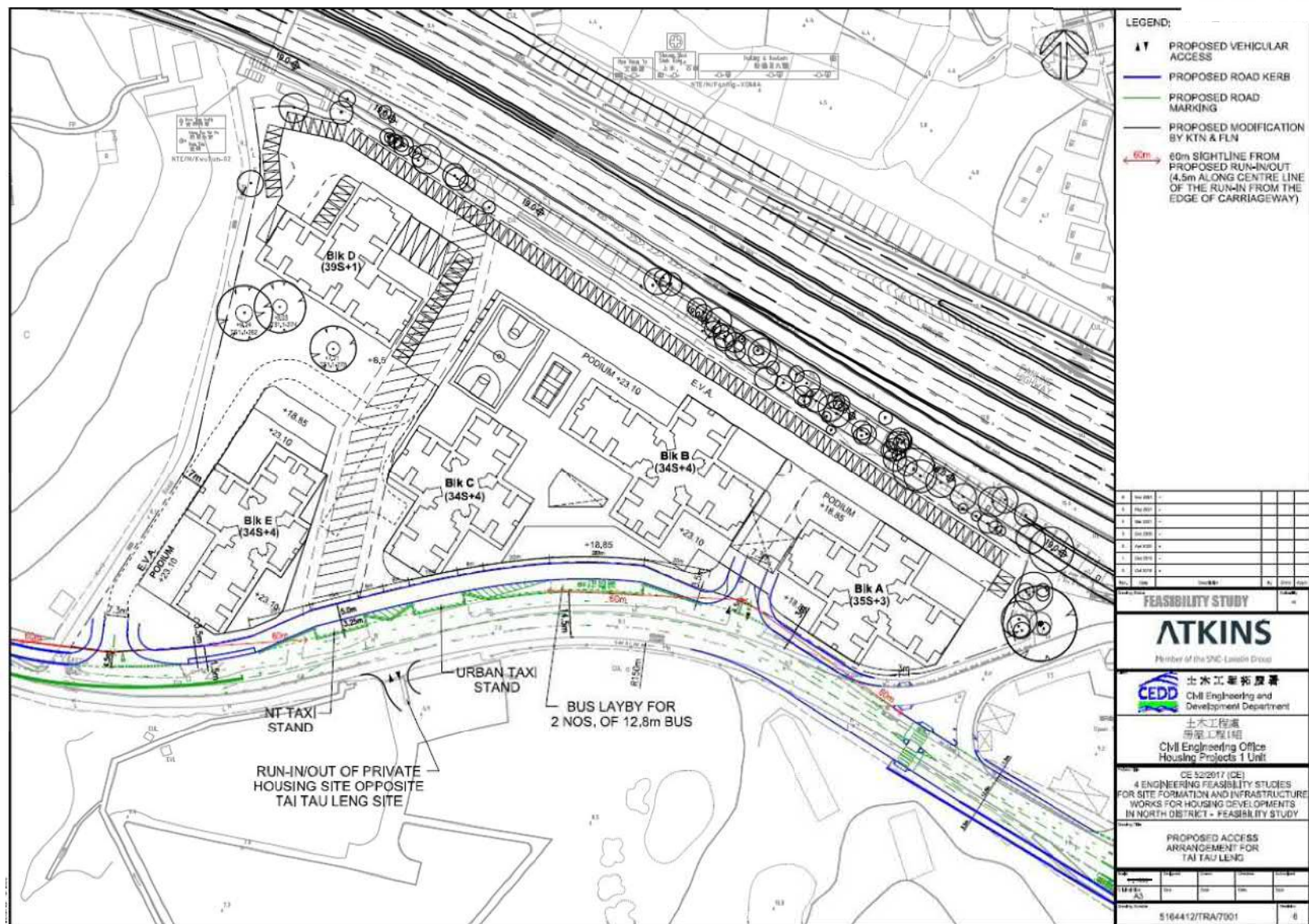
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6i





## 擬議行車通道安排 PROPOSED VEHICULAR ACCESS ARRANGEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

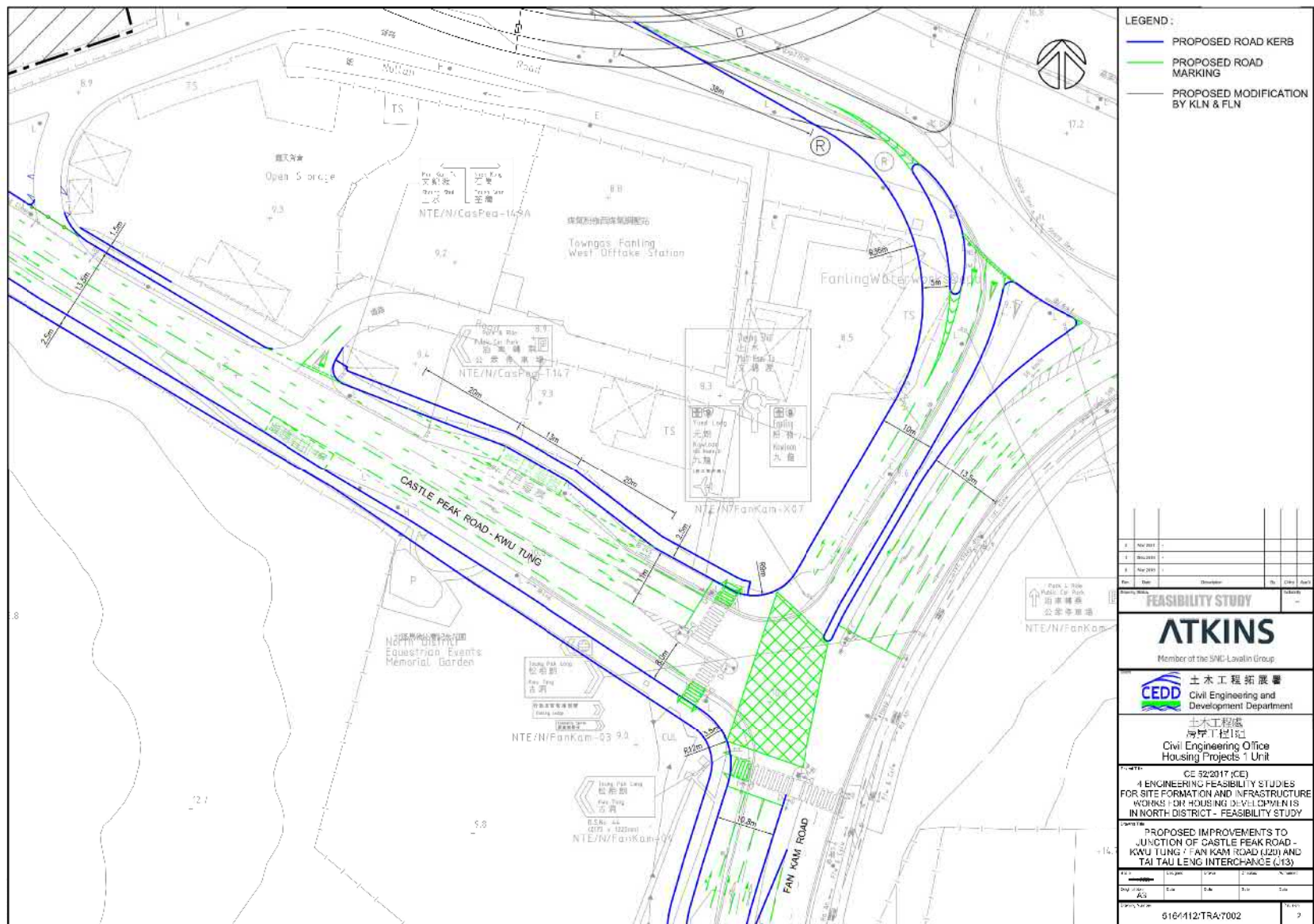
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6j





## 擬議交通改善 PROPOSED TRAFFIC IMPROVEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



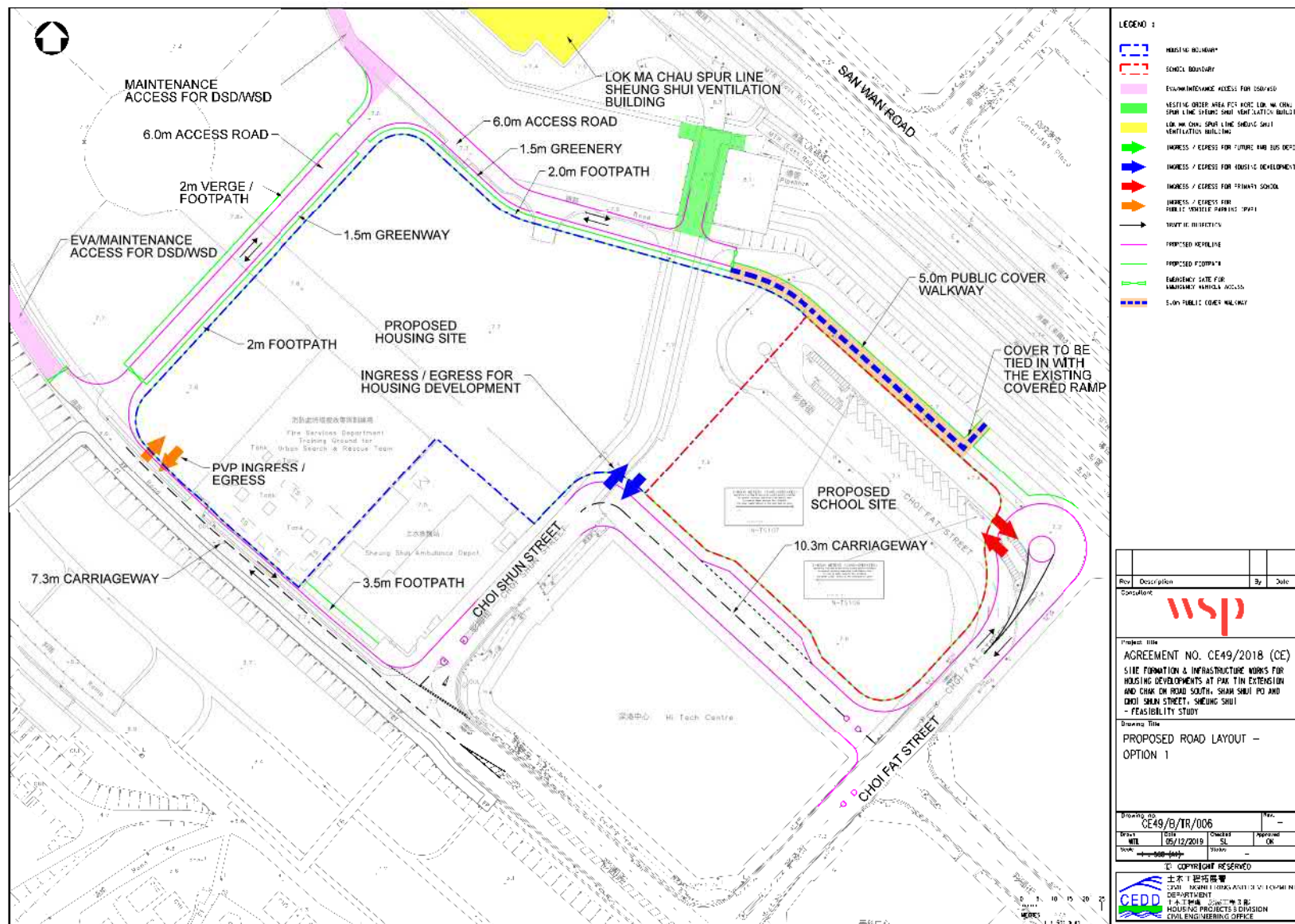
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6k









## 擬議行車通道安排 PROPOSED VEHICULAR ACCESS ARRANGEMENT

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
6m





# LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP1 - Jockey Club Road / Pik Fung Road



Figure 22

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7a

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





# LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP2 - Jockey Club Road / Ling Shan Road

CONTRACTOR'S LOGO 	Drawing Sheet
Client  土木工程發展署 Civil Engineering and Development Department	Drawing Number <b>Figure 23</b>

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

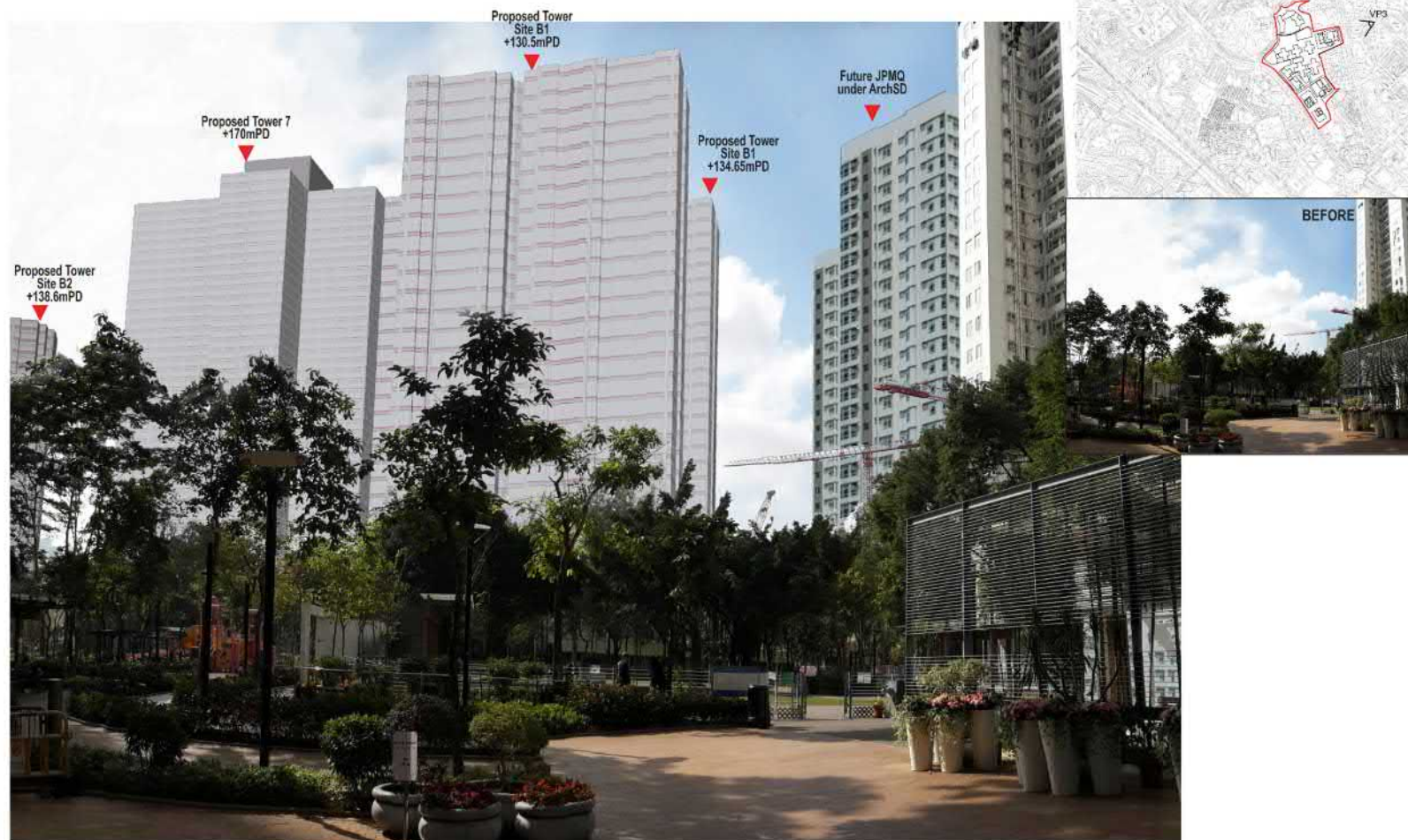


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7b

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP3 - From Fan Leng Lau Road Playground



Figure 24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7c





# LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP4 - Fan Leng Lau Road and Sha Tau Kok Road



Figure 25

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7d

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7e

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





BEFORE



# LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP6 - From So Kwun Po Road and Fanling Highway

CONSULTING ENGINEER <b>ATKINS</b>	Drawing Sheet:
Client: <b>CEDD</b> 土木工程發展署 Civil Engineering and Development Department	Drawing Number: <b>Figure 27</b>

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

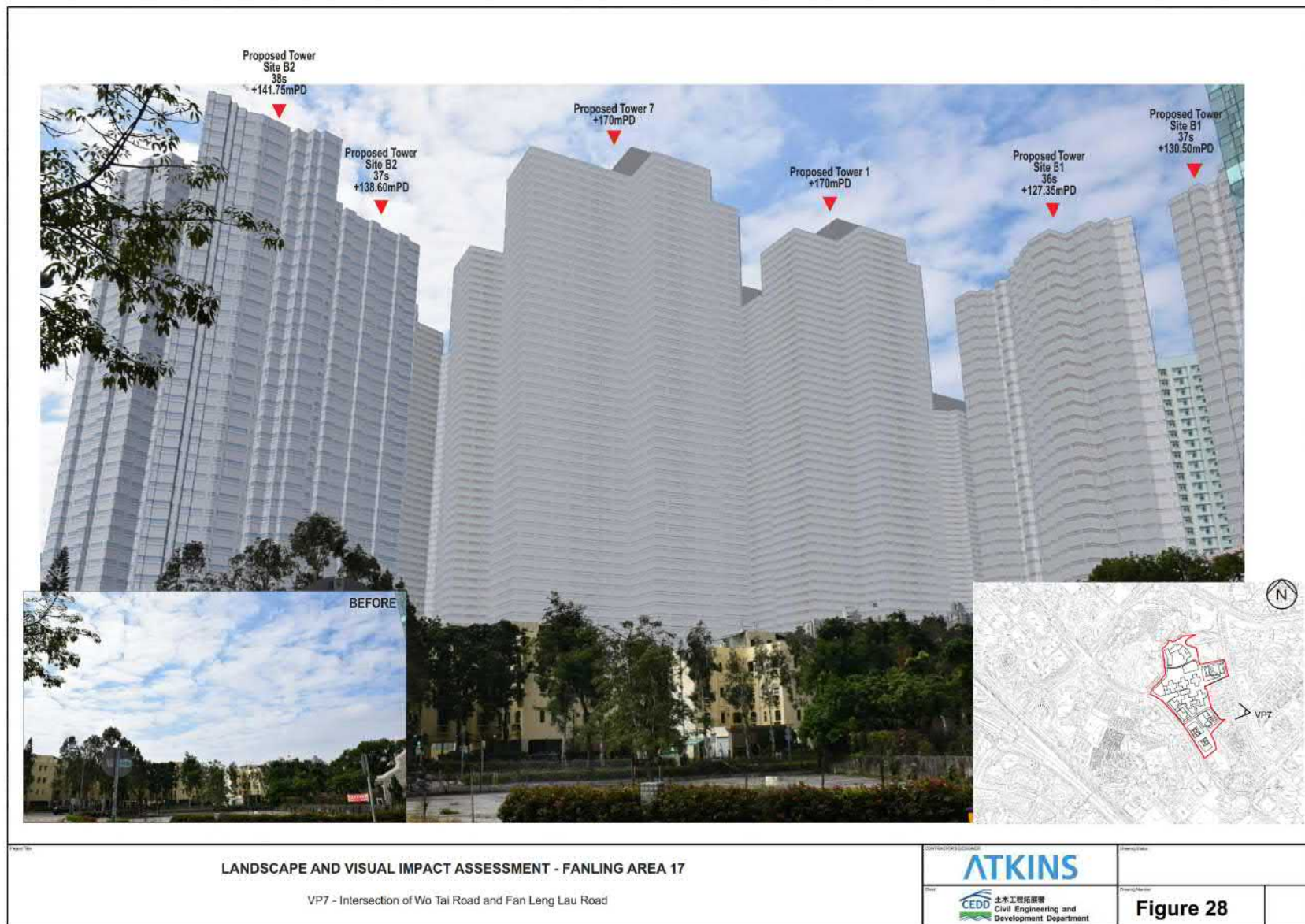


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7f

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

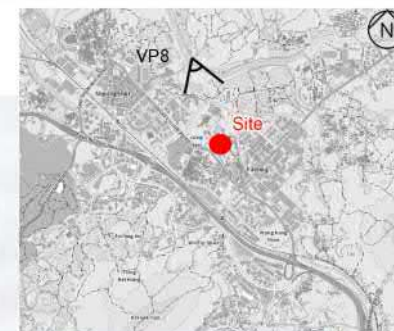
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7g





# LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP8 - From Ng Tung River near Shek Wu Shan Tsuen



Figure 29

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3  
PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

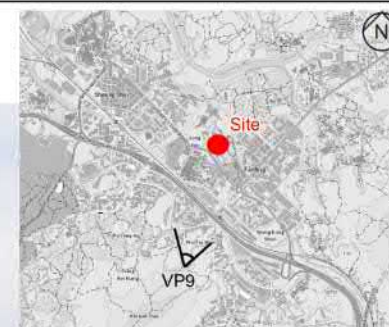
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7h





LANDSCAPE AND VISUAL IMPACT ASSESSMENT - FANLING AREA 17

VP9 - From Wu Tip Shan



Figure 30

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7i





## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7j

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021





KEY PLAN



BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR CHING HIU ROAD

Viewpoint 1 - From intersection of Po Kin Road and Ching Hiu Road

ATKINS

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

Figure 5

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

### 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7k





KEY PLAN



BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR CHING HIU ROAD

Wiewpoint 2 – From Intersection of Ching Shing Road and Ching Hiu Road



Figure 6

### 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT

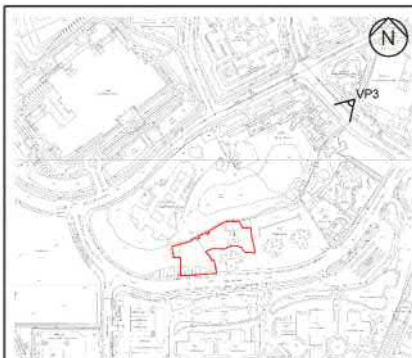


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
71

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

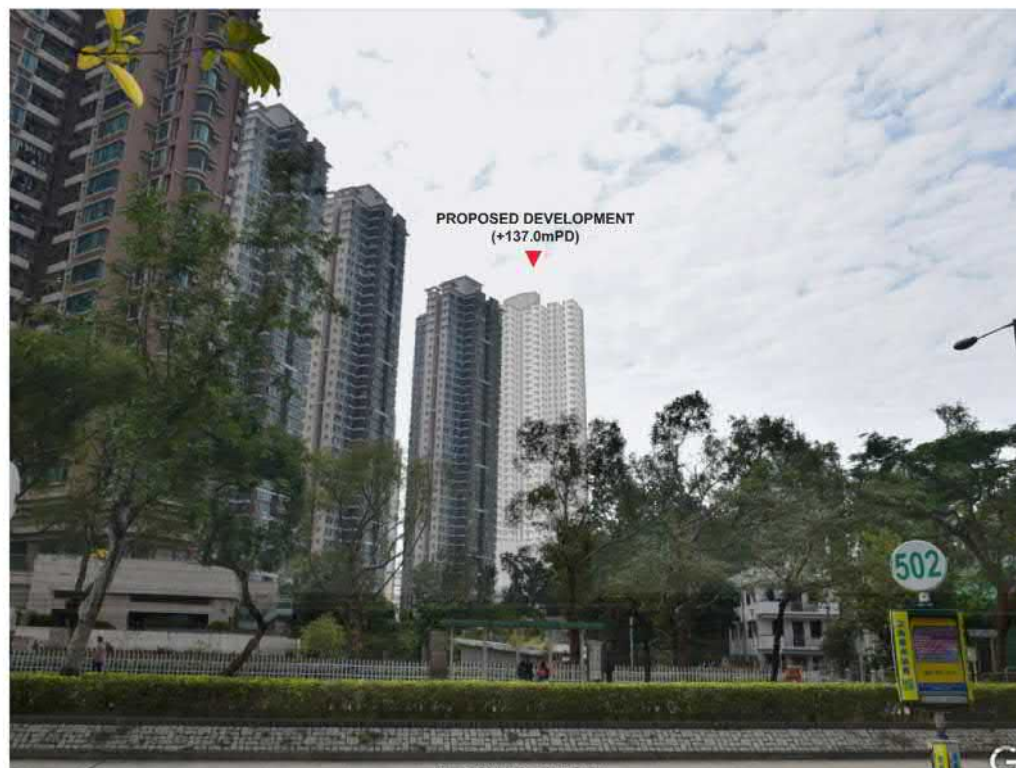




KEY PLAN



BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR CHING HIU ROAD

Viewpoint 3 - From Po Wing Road Sitting-Out Area



Figure 7

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

### 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

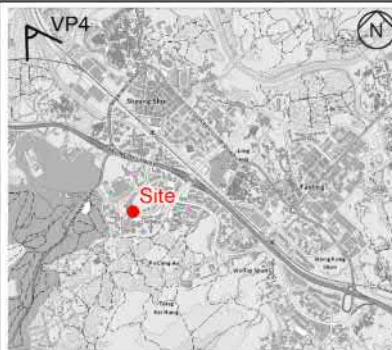
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7m





KEY PLAN



BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR CHING HIU ROAD

Wiewpoint 4 - From Shek Sheung River



Figure 8

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

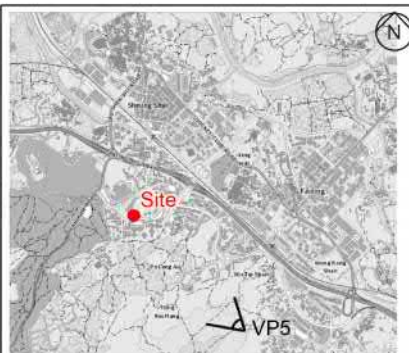
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7n





KEY PLAN



BEFORE



AFTER

Project Title		LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR CHING HIU ROAD				Drawing Name	
Viewpoint 5 - From Wu Tip Shan						Figure 9	

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B

PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



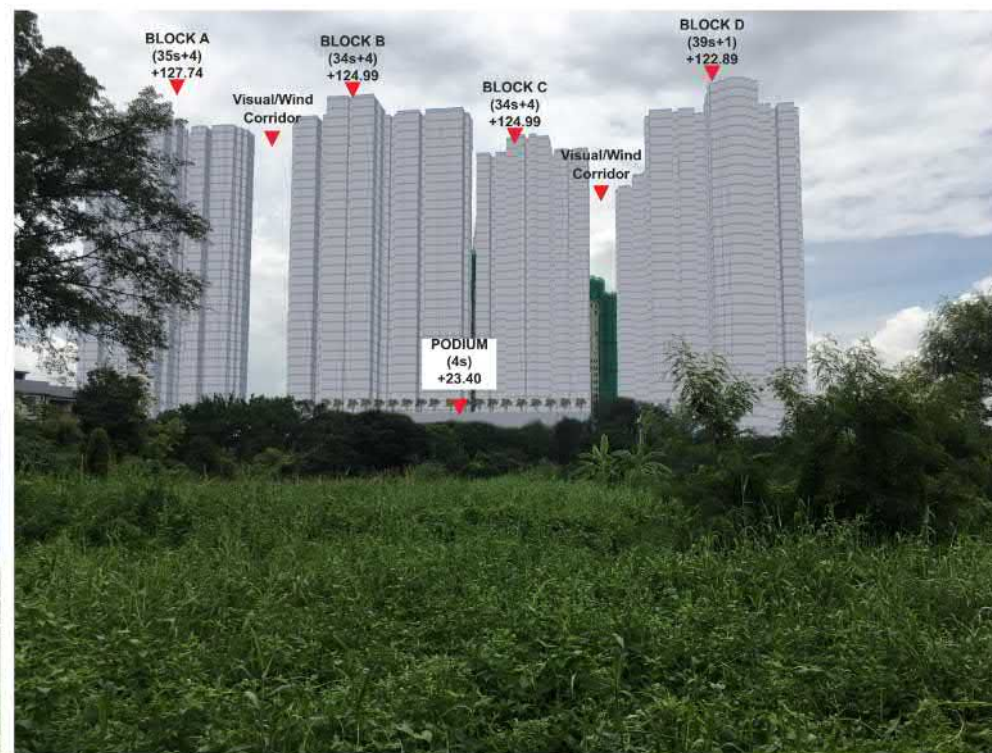
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
70





BEFORE



AFTER

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP1 - View from Shek Sheung River near Tai Tau Leng Village



Figure 14

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7p





BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP2- View from Tsung Pak Long / Castle Peak Road

CONSULTANT'S OFFICE

ATKINS

Client

CEDD 土木工程發展署  
Civil Engineering and  
Development Department

Drawing Number

Figure 15

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7q





BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP3 - View from North District Equestrian Events Memorial Garden

ATKINS

CEDD 土木工程發展署  
Civil Engineering and  
Development Department

Figure 16

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7r





BEFORE



AFTER

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP4 - View from Fanling Highway



Figure 17

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

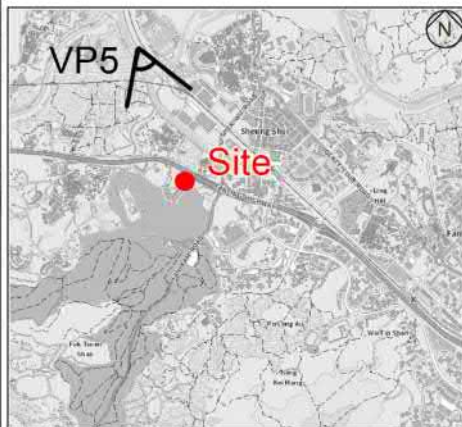
規劃署  
PLANNING  
DEPARTMENT



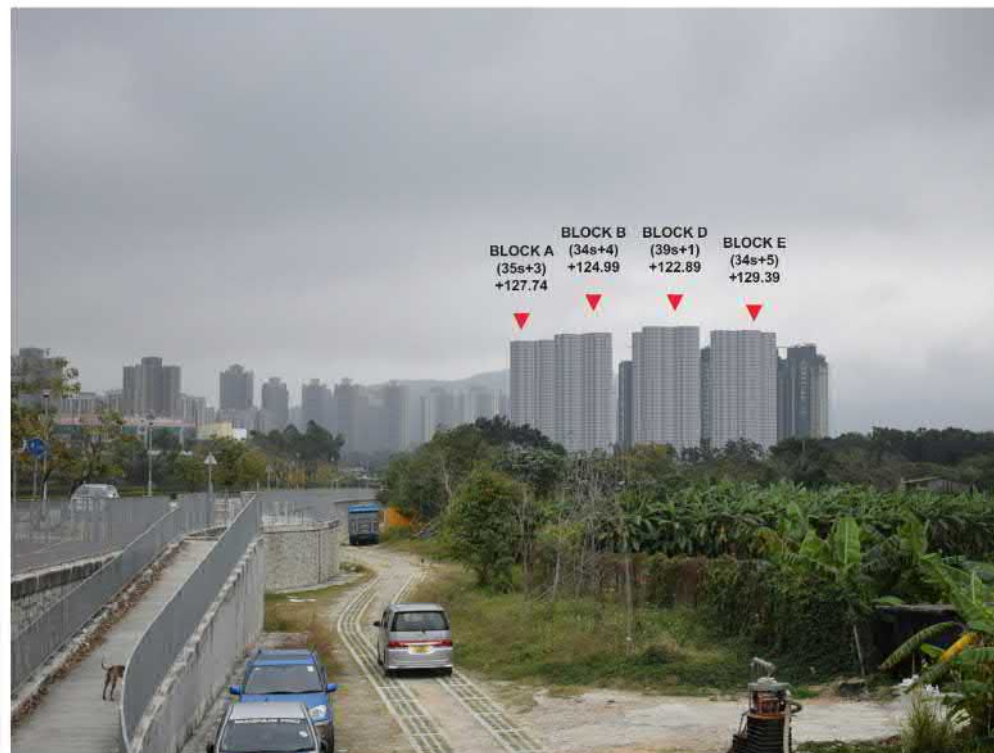
參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7s





BEFORE



AFTER

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP5 - View from Shek Sheung River

ATKINS

CEDD 土木工程發展局  
Civil Engineering and  
Development Department

Figure 18

Figure 18

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

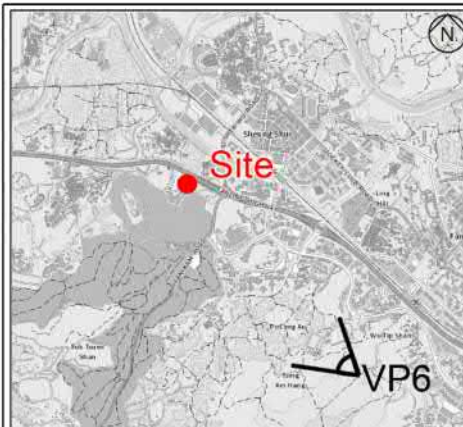
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7t





BEFORE



AFTER

DLANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR TAI TAU LENG

Photomontage of VP6 - View from Wu Tip Shan



Figure 19

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1

PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

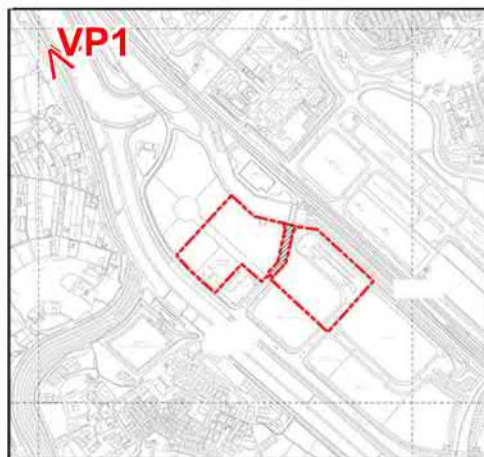
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7u





KEYPLAN



VP1 - Existing View taken at Cycle track by Shek Sheung River (BEFORE)



VP1 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev.	Description	By	Date
Consultant	wsp		
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAI ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI - FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP1			
Drawing No. CE49/B/LV/016			
Drawn	Check	Date	Approved
CS	UD	14/10/20	
Scale	N.T.S.	Figure	
ID COPYRIGHT RESERVED			
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## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

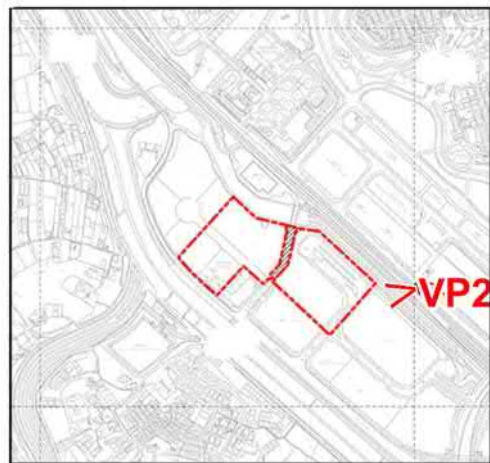
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7v





KEYPLAN



VP2 - Existing View taken at Footbridge by San Wan Road (BEFORE)



VP2 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev	Description	By	Date
Consultant			
			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAM ON ROAD SOUTH, SHEUNG SHUI PD AND CHOI SHUN STREET, SHEUNG SHUI			
- FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP2			
Drawing No.			
CE/BLV/017			
Drawn	CS, LIP	Scale	1:1000
Check	N.T.S.	Scale	1:1000
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本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

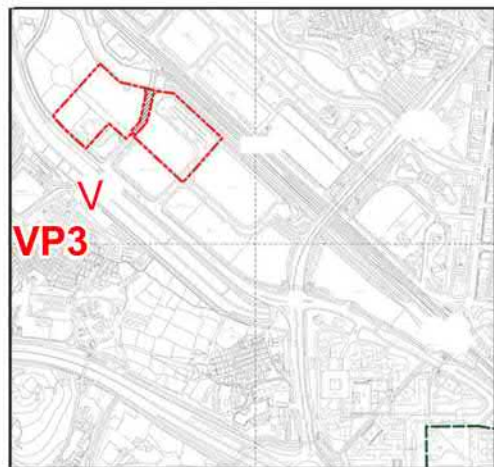
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7w





KEYPLAN



VP3 - Existing View taken at Footbridge by Tsung Pak Long (BEFORE)



VP3 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev	Description	By	Date
Consultant			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAI ON ROAD SOUTH, SHEUNG SHUI PO AND CHOI SHEN STREET, SHEUNG SHUI - FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP3			
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Sheet	CS 111	Date	22/08/19
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## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)

PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

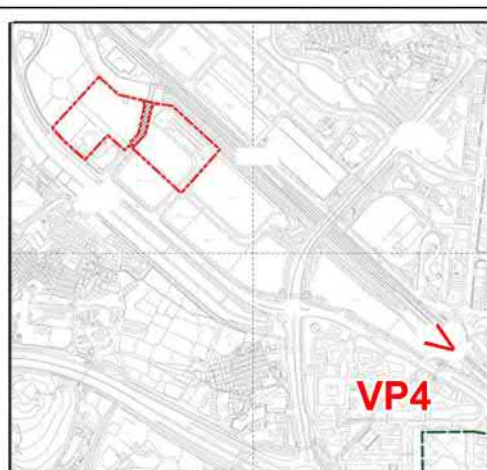
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7x





KEYPLAN



VP4 - Existing View taken at Footbridge by Sheung Shui Station (BEFORE)





VP4 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev	Description	By	Date
Consultant			
			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAN TIN EXTENSION AND CHAK ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHEN STREET, SHEUNG SHUI			
- FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP4			
Drawing No.			
CE49/BLV/019			
Drawn	Date	Checked	Approved
CS	30/08/19		
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本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

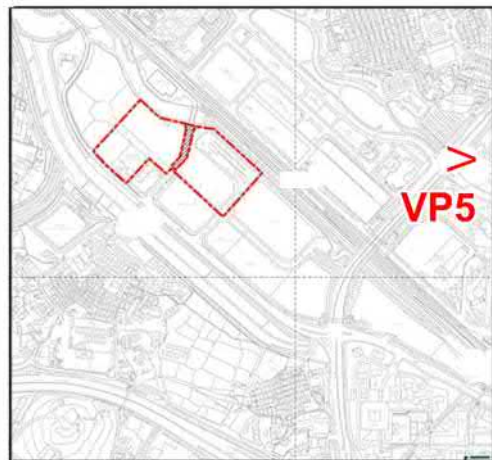
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7y





KEYPLAN



VP5 - Existing View taken at one of the Main Entrances in Shek Wu Hui Jockey Club Playground (BEFORE)



VP5 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev	Description	By	Date
Consultant			
<b>wsp</b>			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAI ON ROAD SOUTH, SHEUNG SHUI RD AND (DND) SHUN STREET, SHEUNG SHUI			
— FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VPS			
Drawing No.			
CE49/BLV/020			
Drawn	By	Checked	Approved
CS (U)	14/10/20		
Scale	PLT.S.	Scale	FIGURE
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## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

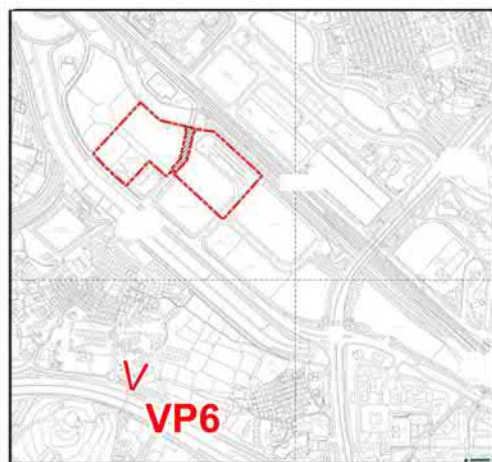
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7z

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021



KEYPLAN



VP6 - Existing View taken on the Footbridge by Fanling Highway (BEFORE)



VP6 - Photomontage with Mitigation Measures (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev.	Description	By	Date
Consultant			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAM ON HEAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI			
- FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP6			
Drawing No.		Rev.	
CE49/SILV/021		—	
Drawn	By	Checked	Approved
CSL	14/8/20		
Scale	NTS	FIGURE	
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## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)

PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

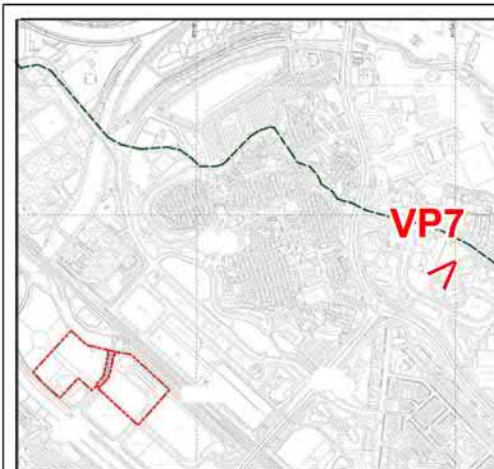
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PLANNING  
DEPARTMENT



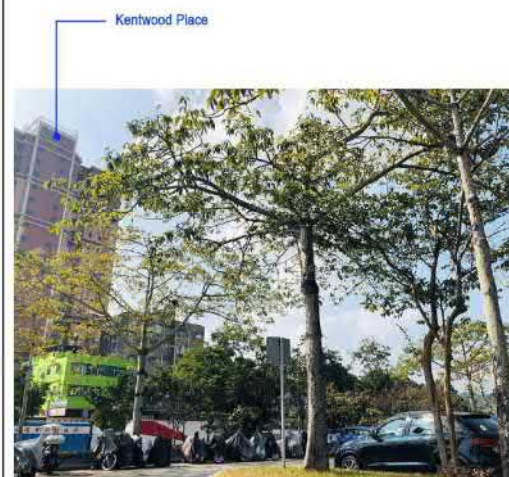
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REFERENCE No.  
M/FS/21/83

圖 PLAN  
7aa

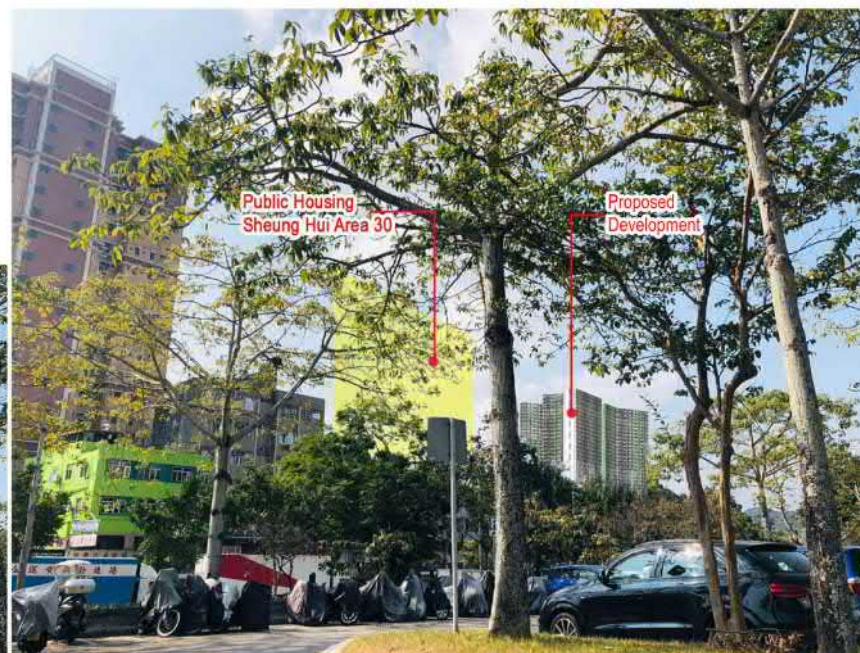




KEYPLAN



VP7 – Existing View is taken by one of the entrances to North District Sports Ground (BEFORE)



VP7 – Photomontage of the Proposed Development by one of the entrances to North District Sports Ground (AFTER)

#### LEGEND

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev.	Description	By	Date
Consultant:			
Project Title:			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAM ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI			
- FEASIBILITY STUDY			
Drawing Title:			
VIEWING POINT VP7			
Drawing No. CE/BLV/022			
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CE 118		14/8/20	
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本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

### 合成照片 PHOTOMONTAGE

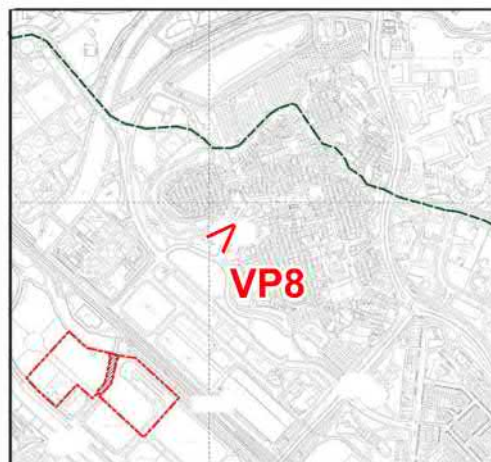
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ab



KEYPLAN



VP8 - Existing View is taken in the one of the sitting-out areas by the entrance to Sheung Shui Heung (BEFORE)



VP8 - Photomontage of the Proposed Development at one of the sitting-out areas by the entrance to Sheung Shui Heung (AFTER)

LEGEND															
— Key Proposed / Planned Development															
— Key Existing Development															
Note: For illustration only. Subject to review.															
<table border="1"> <tr> <td>Rev</td> <td>Description</td> <td>By</td> <td>Date</td> </tr> <tr> <td colspan="4">Consultant</td> </tr> </table>				Rev	Description	By	Date	Consultant							
Rev	Description	By	Date												
Consultant															
Project Title AGREEMENT NO. CE49/2018 (CE) SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAI ON ROAD SOUTH, SHAM SHUI PO AND CHAI SHUN STREET, SHEUNG SHUI - FEASIBILITY STUDY															
Drawing Title VIEWING POINT VP8															
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Drawing no. CE/BLV/023		Rev. —													
Drawn DS (LH)	Date 14/8/20	Checked —	Approved —												
Scale 1:1.5	Sheet NOURE														
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本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

## 合成照片 PHOTOMONTAGE

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2(部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ac





KEYPLAN



VP9 - Existing View is taken at a Lookout Point along Wu Tip Shan Hiking Trail (BEFORE)



VP9 - Photomontage with Mitigation Measures (AFTER)

**LEGEND**

— Key Proposed / Planned Development

— Key Existing Development

Note: For illustration only. Subject to review.

Rev	Description	By	Date
Consultant			
wsp			
Project Title			
AGREEMENT NO. CE49/2018 (CE)			
SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAI ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI			
- FEASIBILITY STUDY			
Drawing Title			
VIEWING POINT VP9			
Drawing no.			
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Drawn	Date	Checked	Approved
CS LUR	30/08/19		
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## 合成照片 PHOTOMONTAGE

在粉嶺 / 上水分區計劃大綱核准圖編號 S/FSS/24  
作出的擬議修訂項目 D1 及 D2 (部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

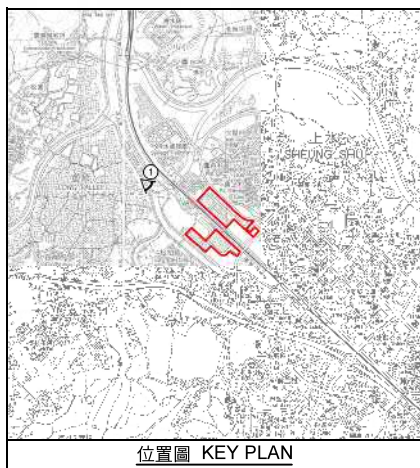
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ad

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021



實地照片  
SITE PHOTO





合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

-  高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
-  高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在石上河旁的單車徑的觀景點1  
VIEWING POINT 1 AT CYCLETRACK ALONG SHEK SHEUNG RIVER

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
"I" ZONE AT PLANNING AREAS 4 AND 30  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

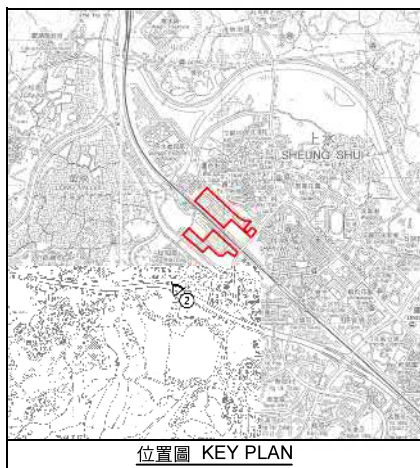


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ae

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
PLAN PREPARED ON 19.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021





實地照片  
SITE PHOTO



合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

- 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在粉嶺公路旁的行人天橋的觀景點2  
VIEWING POINT 2 AT FOOTBRIDGE ACROSS FANLING HIGHWAY

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
"I" ZONE AT PLANNING AREAS 4 AND 30  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

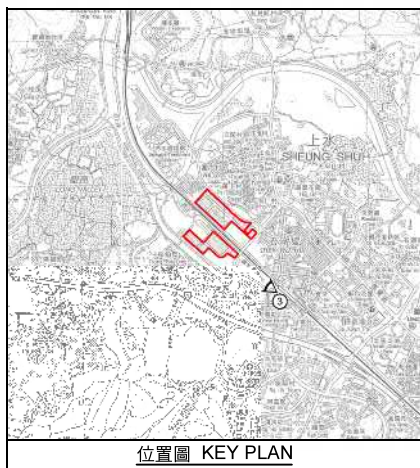
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7af

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
PLAN PREPARED ON 19.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021



圖例 LEGEND

- 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在上水鐵路站旁的行人天橋的觀景點3  
VIEWING POINT 3 AT FOOTBRIDGE OUTSIDE SHEUNG SHUI STATION

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

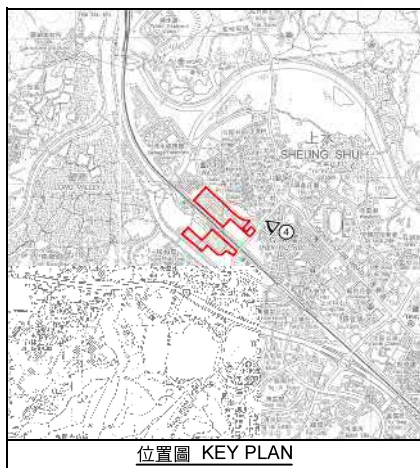


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ag

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
PLAN PREPARED ON 19.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021





實地照片  
SITE PHOTO



合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

- 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在石湖墟賽馬會遊樂場的觀景點4  
VIEWING POINT 4 AT SHEK WU HUI JOCKEY CLUB PLAYGROUND

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
"I" ZONE AT PLANNING AREAS 4 AND 30  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

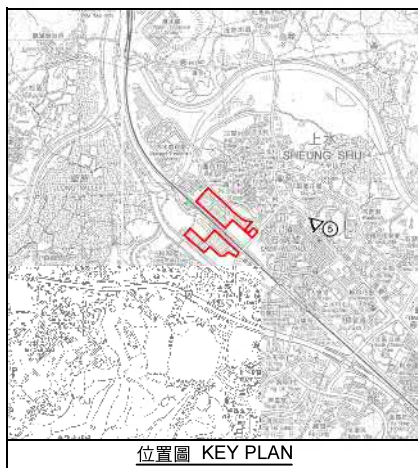
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ah

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
PLAN PREPARED ON 19.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021



實地照片  
SITE PHOTO



合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

- [---] 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- [---] 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在北區運動場旁的公園的觀景點5  
VIEWING POINT 5 AT PARK NEAR NORTH DISTRICT SPORTS GROUND

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
"I" ZONE AT PLANNING AREAS 4 AND 30  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

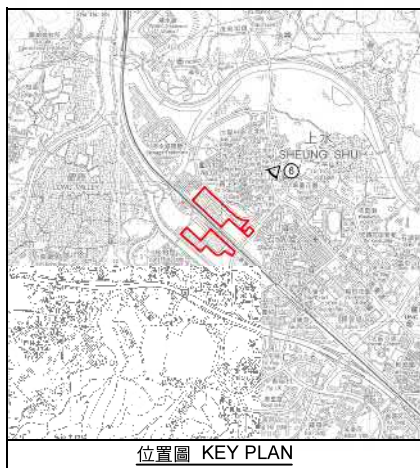


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ai

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TAKEN ON 22.1.2021





實地照片  
SITE PHOTO



合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

- 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在天平路花園旁的單車徑的觀景點6  
VIEWING POINT 6 AT CYCLE TRACK NEAR TIN PING ROAD GARDEN

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

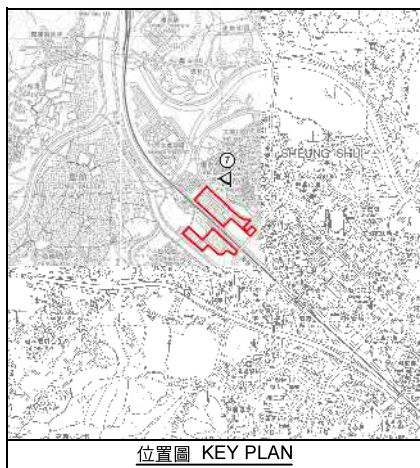


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7aj

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
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BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021

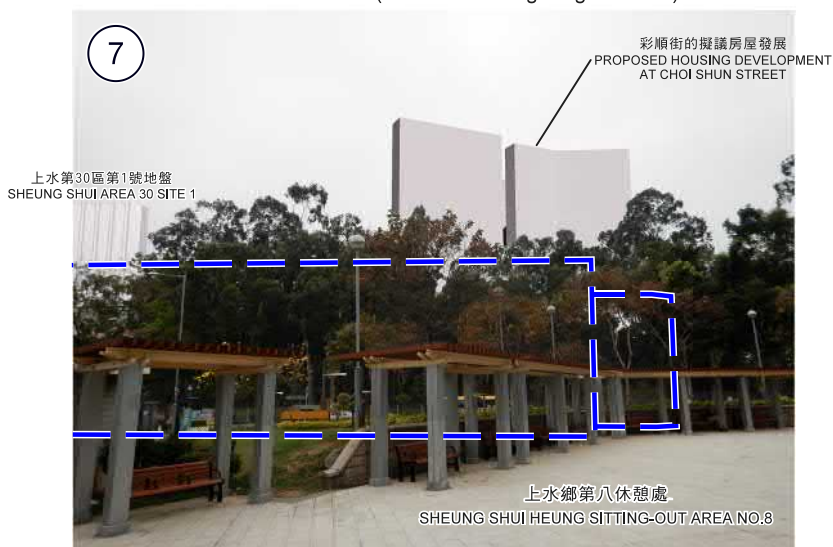




實地照片  
SITE PHOTO



合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

- 高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 25m
- 高度設定為主水平基準上75米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF 75mPD

合成照片 PHOTOMONTAGE

在上水鄉第八休憩處的觀景點7  
VIEWING POINT 7 AT SHEUNG SHUI HEUNG SITTING-OUT AREA NO.8

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

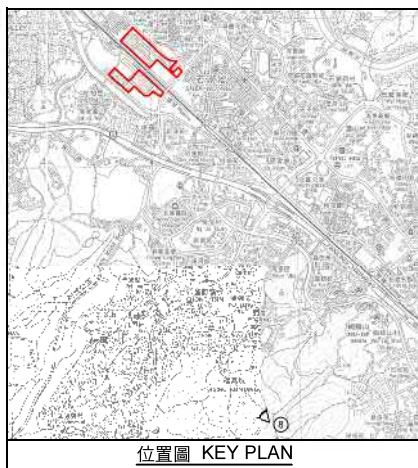


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7ak

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
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BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021





實地照片  
SITE PHOTO




合成照片(計劃建築物高度25米)  
PHOTOMONTAGE (Planned Building Height of 25m)



合成照片(擬議建築物高度限制主水平基準上75米)  
PHOTOMONTAGE (Proposed Building Height Restriction of 75mPD)



圖例 LEGEND

-  高度設定為25米的現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT  
OF 25m
-  高度設定為主水平基準上75米的  
現有建築物  
EXISTING BUILDING EXTRUDED TO HEIGHT OF  
75mPD

合成照片 PHOTOMONTAGE

在蝴蝶山的觀景點8  
VIEWING POINT 8 AT WU TIN SHAN

規劃區第4及30區的「工業」地帶  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24作出的修訂項目  
"I" ZONE AT PLANNING AREAS 4 AND 30  
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S /FSS/24

規劃署  
PLANNING  
DEPARTMENT

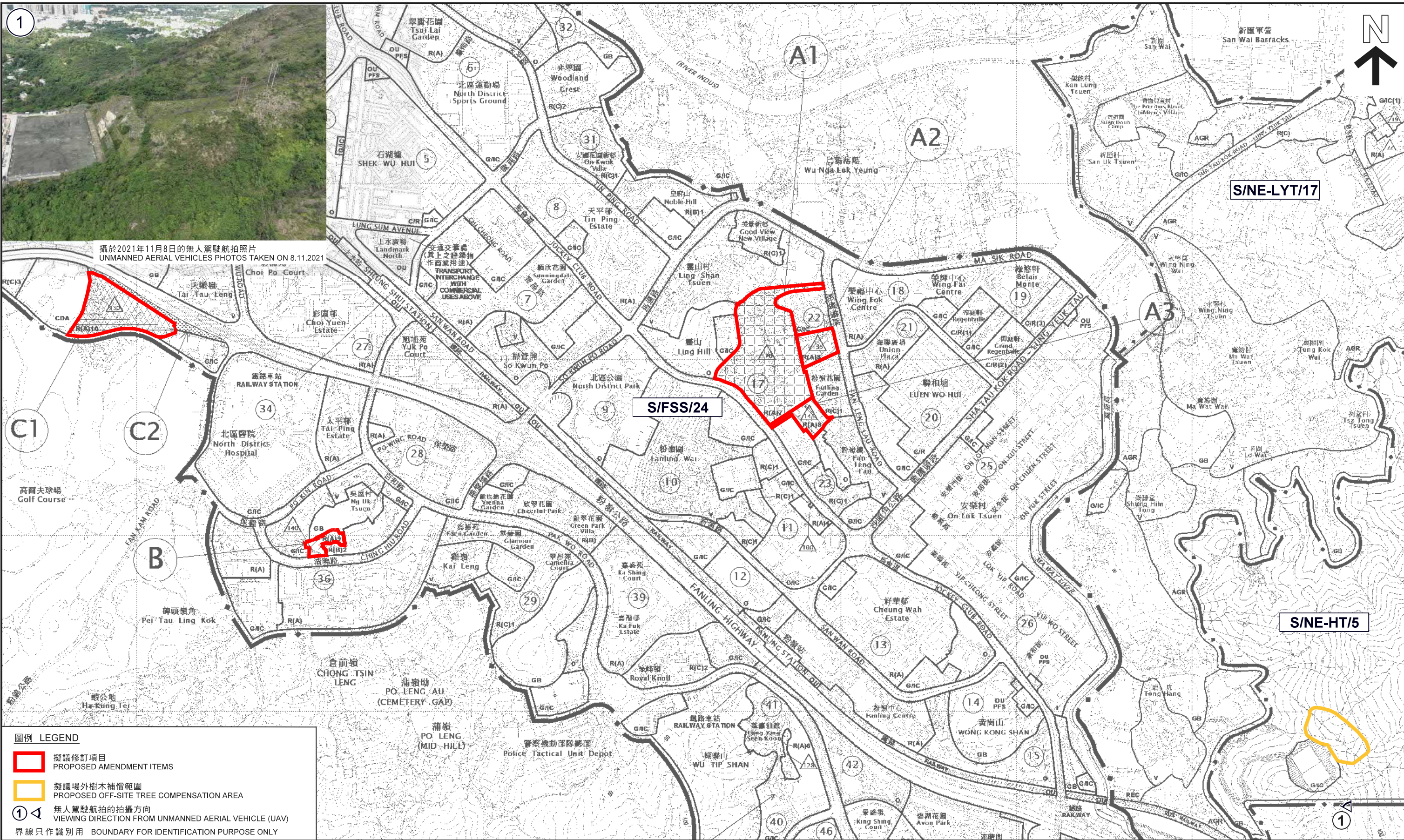


參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
7a1

本摘要圖於2021年11月19日擬備，  
所根據的資料為攝於  
2021年1月22日的實地照片  
PLAN PREPARED ON 19.11.2021  
BASED ON SITE PHOTOS  
TAKEN ON 22.1.2021

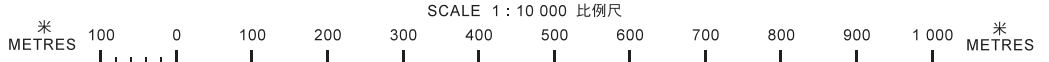




粉嶺第17區、清曉路及大頭嶺的擬議場外樹木補償範圍

PROPOSED OFF-SITE TREE COMPENSATION AREA FOR FANLING AREA 17, CHING HIU ROAD AND TAI TAU LENG

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1、A2、A3、B及C1  
PROPOSED AMENDMENT ITEMS A1, A2, A3, B AND C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24



本摘要圖於2021年11月22日擬備，所根據的資料為於  
2020年1月7日核准的分區計劃大綱圖編號S/FSS/24、  
2016年2月2日核准的分區計劃大綱圖編號S/NE-LYT/17、  
2006年10月17日核准的分區計劃大綱圖編號S/NE-HT/5  
EXTRACT PLAN PREPARED ON 22.11.2021 BASED ON  
OUTLINE ZONING PLAN No. S/FSS/24 APPROVED ON 7.1.2020,  
OUTLINE ZONING PLAN No. S/NE-LYT/17 APPROVED ON 2.2.2016 AND  
OUTLINE ZONING PLAN No. S/NE-HT/5 APPROVED ON 17.10.2006

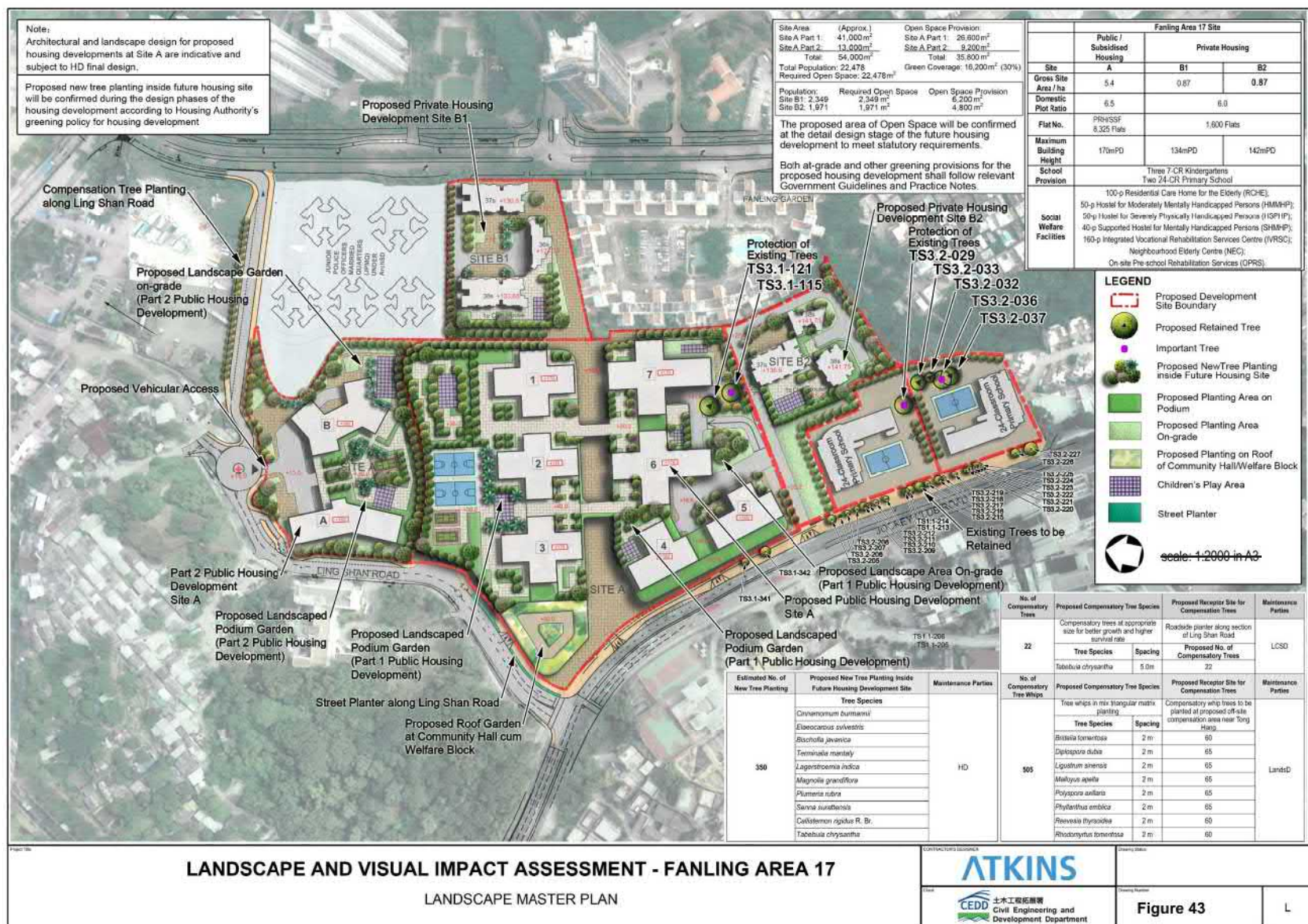
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
8a





## 園境概念圖 LANDSCAPE CONCEPTUAL PLAN

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24

作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月19日擬備  
PLAN PREPARED ON 19.11.2021

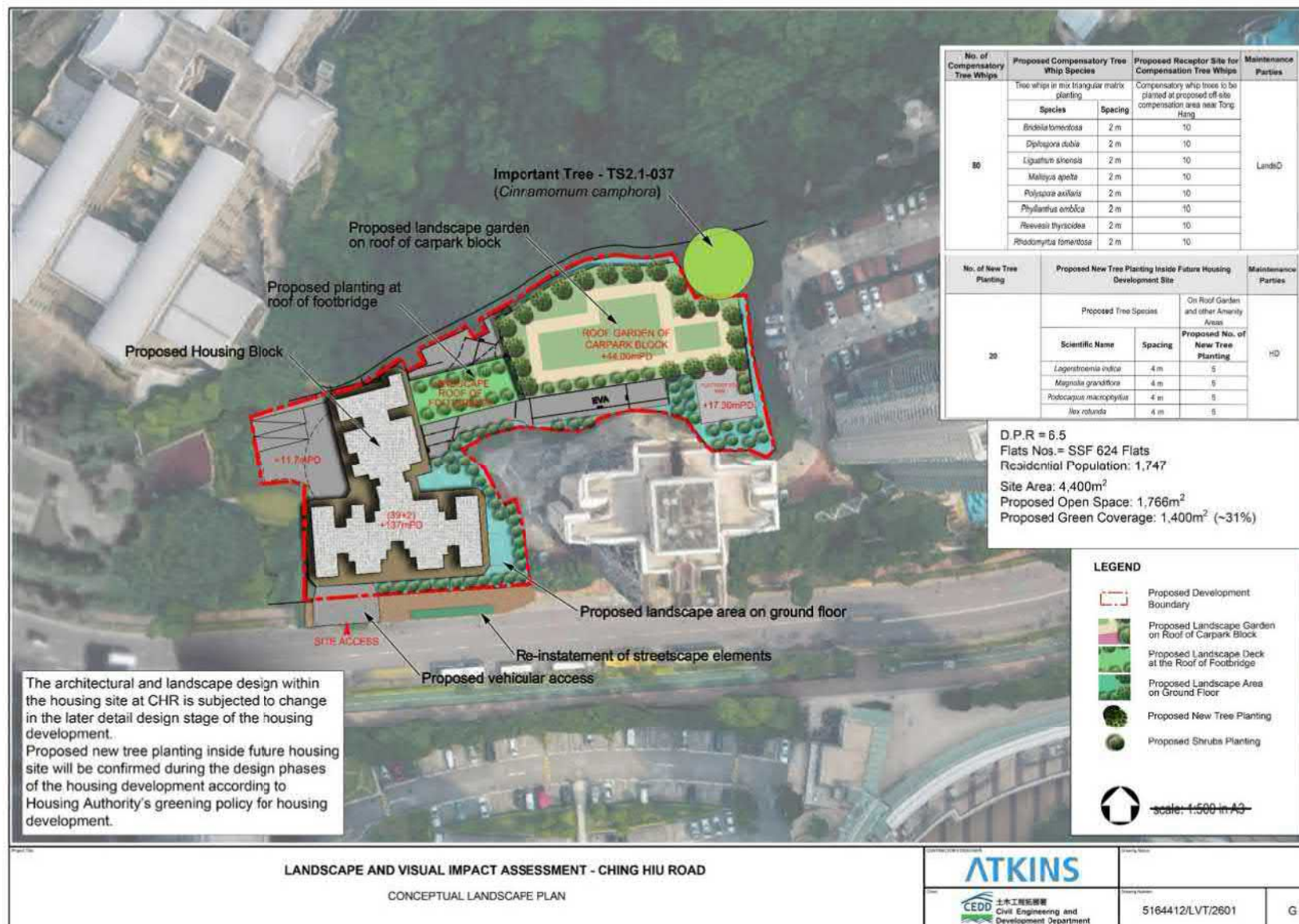
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
8b





## 園境概念圖 LANDSCAPE CONCEPTUAL PLAN

本摘要圖於2021年11月18日擬備  
PLAN PREPARED ON 18.11.2021

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
8c





## 園境概念圖 LANDSCAPE CONCEPTUAL PLAN

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
 作出的擬議修訂項目C1  
 PROPOSED AMENDMENT ITEM C1  
 TO THE APPROVED FANLING / SHEUNG SHUI  
 OUTLINE ZONING PLAN No. S/FSS/24

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/FS/21/83

圖 PLAN  
 8d

本摘要圖於2021年11月18日擬備  
 PLAN PREPARED ON 18.11.2021









## Building Disposition of Proposed Development

本摘要圖於2021年11月23日擬備  
PLAN PREPARED ON 23.11.2021

### 擬議空氣流通改善措施 PROPOSED AIR VENTILATION IMPROVEMENT MEASURES

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目A1至A3

PROPOSED AMENDMENT ITEMS A1 TO A3  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

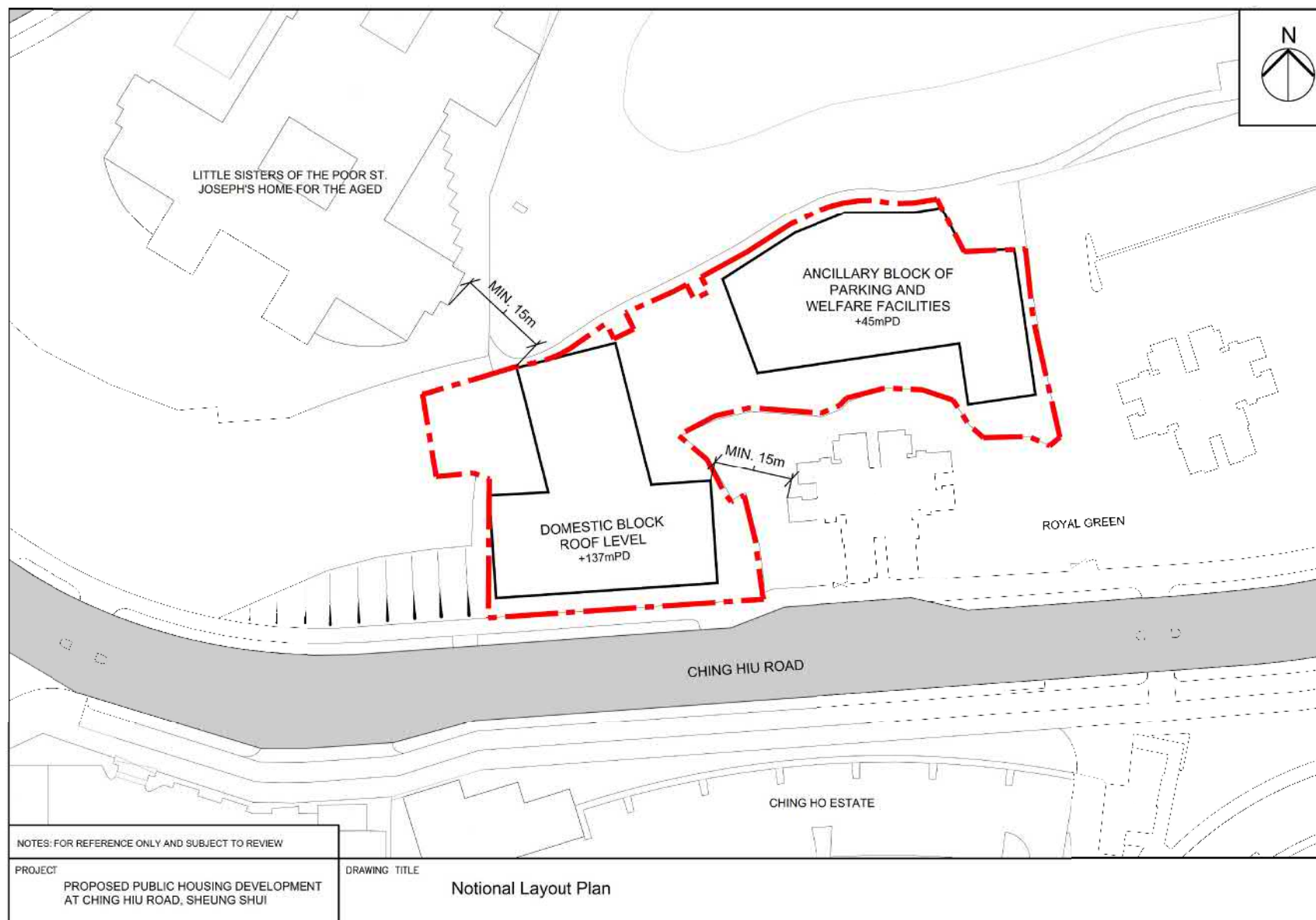
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
9a





本摘要圖於2021年11月23日擬備  
PLAN PREPARED ON 23.11.2021

## 擬議空氣流通改善措施 PROPOSED AIR VENTILATION IMPROVEMENT MEASURES

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目B  
PROPOSED AMENDMENT ITEM B  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

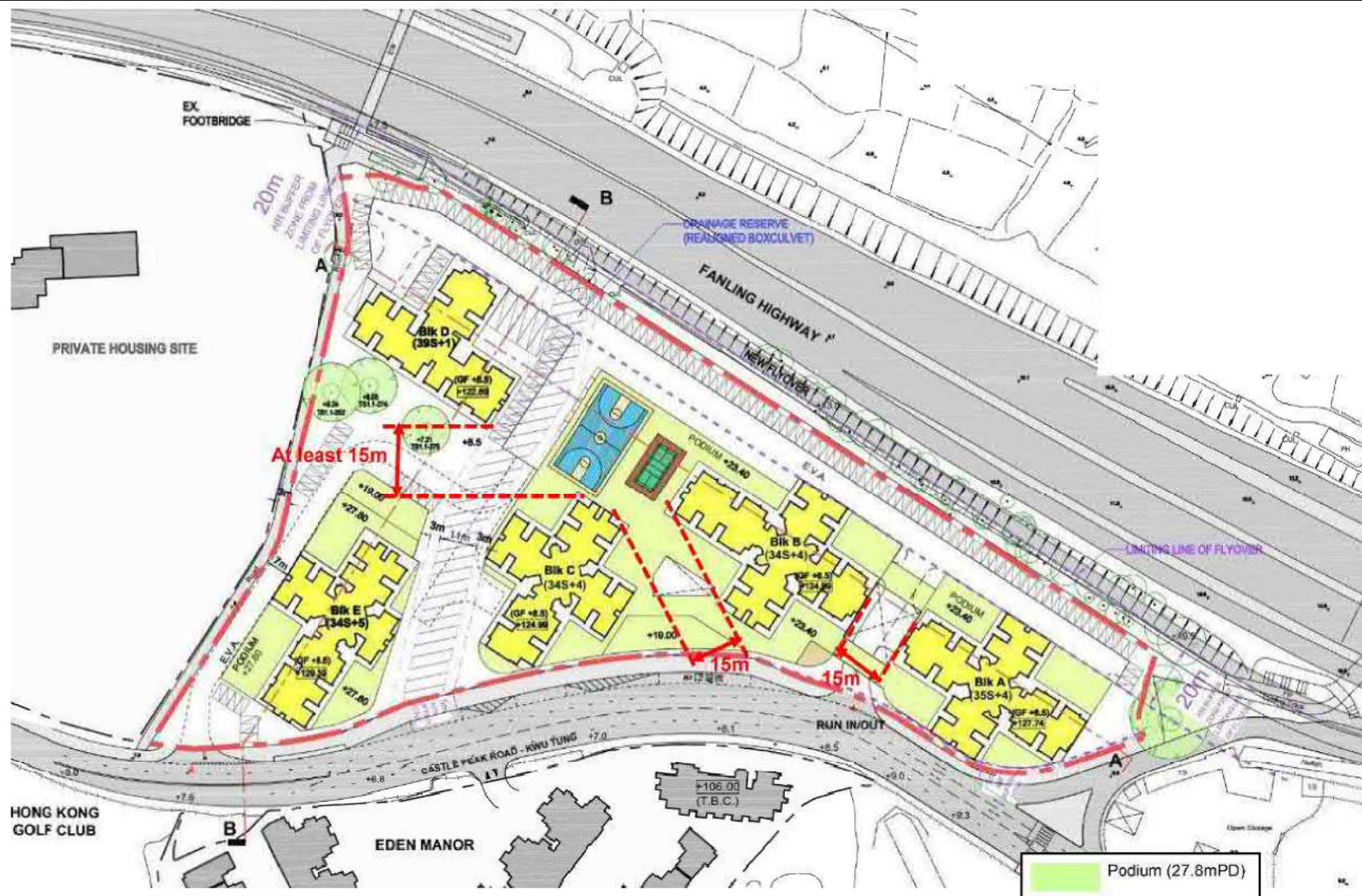
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
9b





Building Separations of Proposed Development

擬議空氣流通改善措施  
PROPOSED AIR VENTILATION IMPROVEMENT MEASURES

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目C1  
PROPOSED AMENDMENT ITEM C1  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月23日擬備  
PLAN PREPARED ON 23.11.2021

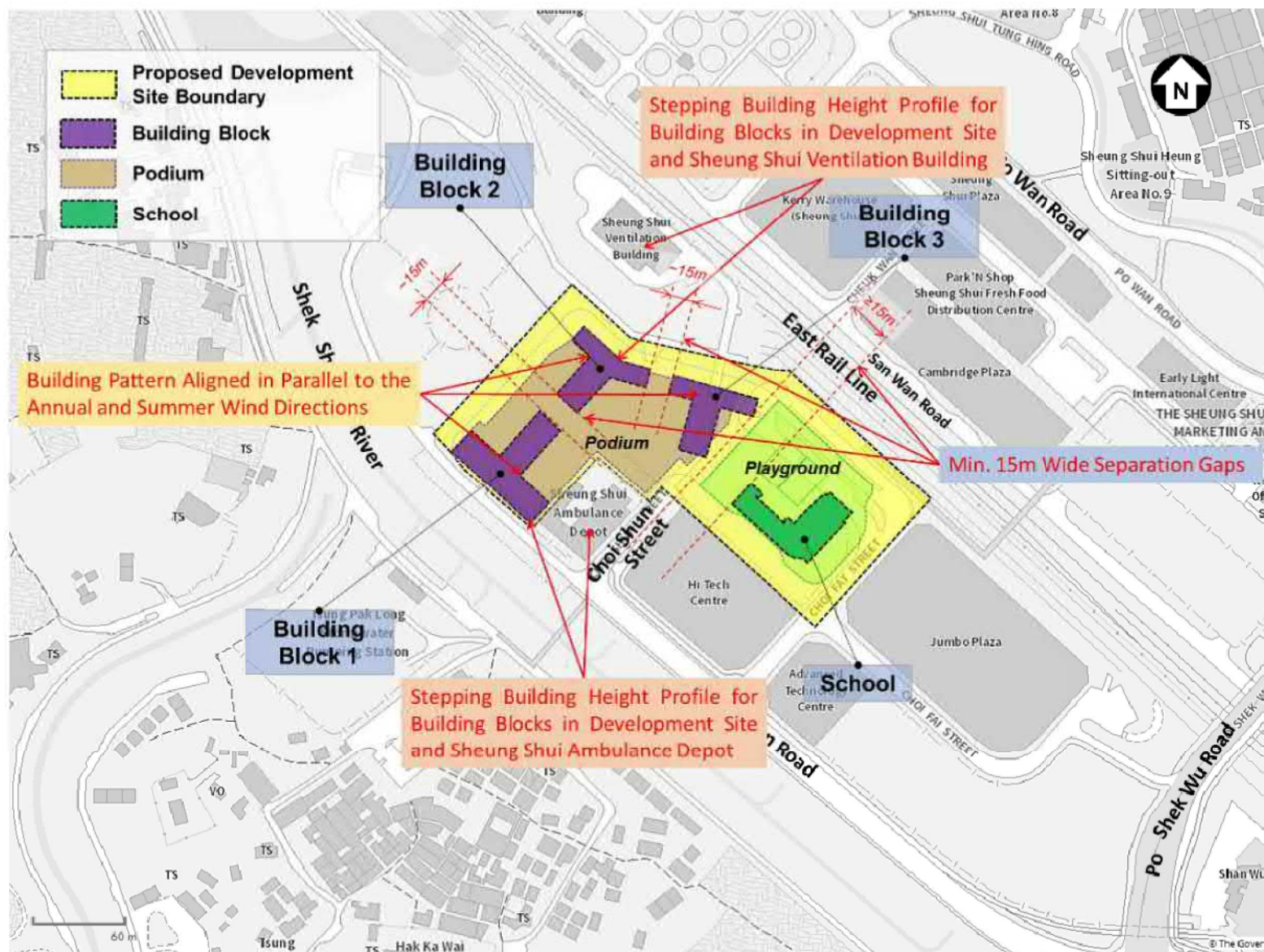
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
9c





擬議空氣流通改善措施  
PROPOSED AIR VENTILATION IMPROVEMENT MEASURES

在粉嶺/上水分區計劃大綱核准圖編號S/FSS/24  
作出的擬議修訂項目D1及D2 (部分)  
PROPOSED AMENDMENT ITEMS D1 AND D2 (PART)  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/24

本摘要圖於2021年11月23日擬備  
PLAN PREPARED ON 23.11.2021

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/FS/21/83

圖 PLAN  
9d



