

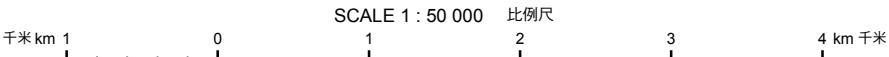
圖例 LEGEND

分區計劃大綱圖的擬議規劃範圍界線
(界線只作識別用)
**PROPOSED PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN**
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2022年4月28日擬備，
所根據的資料為1:50 000地形圖
EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON 1:50 000 TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

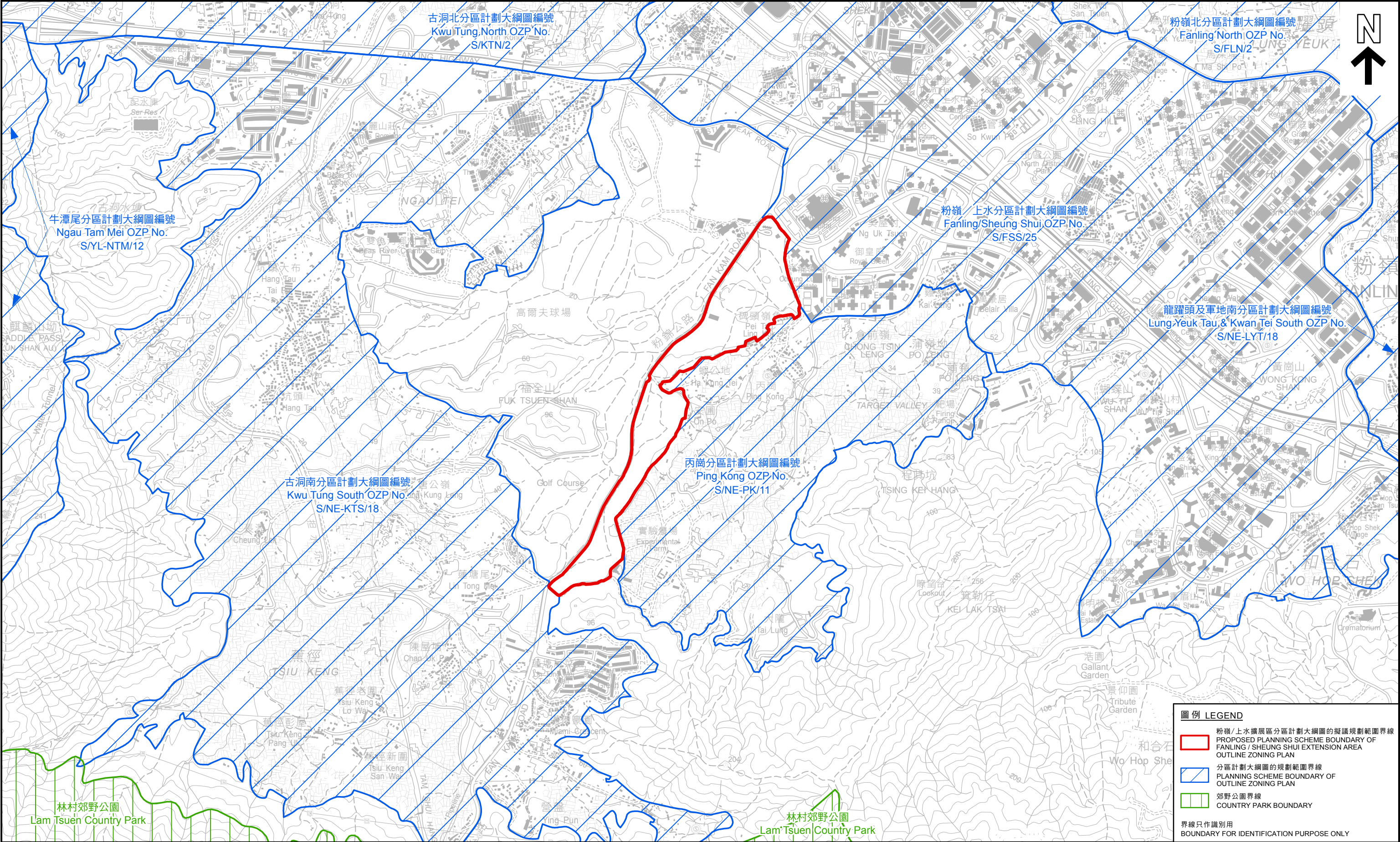


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
1a



圖例

LEGEND

粉嶺 / 上水擴展區分區計劃大綱圖的擬議規劃範圍界線

PROPOSED PLANNING SCHEME BOUNDARY OF FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

分區計劃大綱圖的規劃範圍界線

PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN

郊野公園界線

COUNTRY PARK BOUNDARY

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

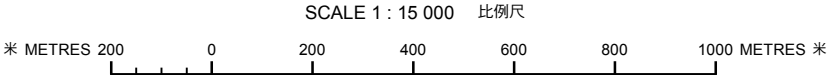
本摘要圖於2022年4月28日擬備，
所根據的資料為iB20000數碼地形圖
EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON iB20000 DIGITAL TOPOGRAPHICAL MAP

位置圖

LOCATION PLAN

粉嶺 / 上水擴展區分區計劃大綱圖

FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN



規劃署

PLANNING DEPARTMENT

參考編號

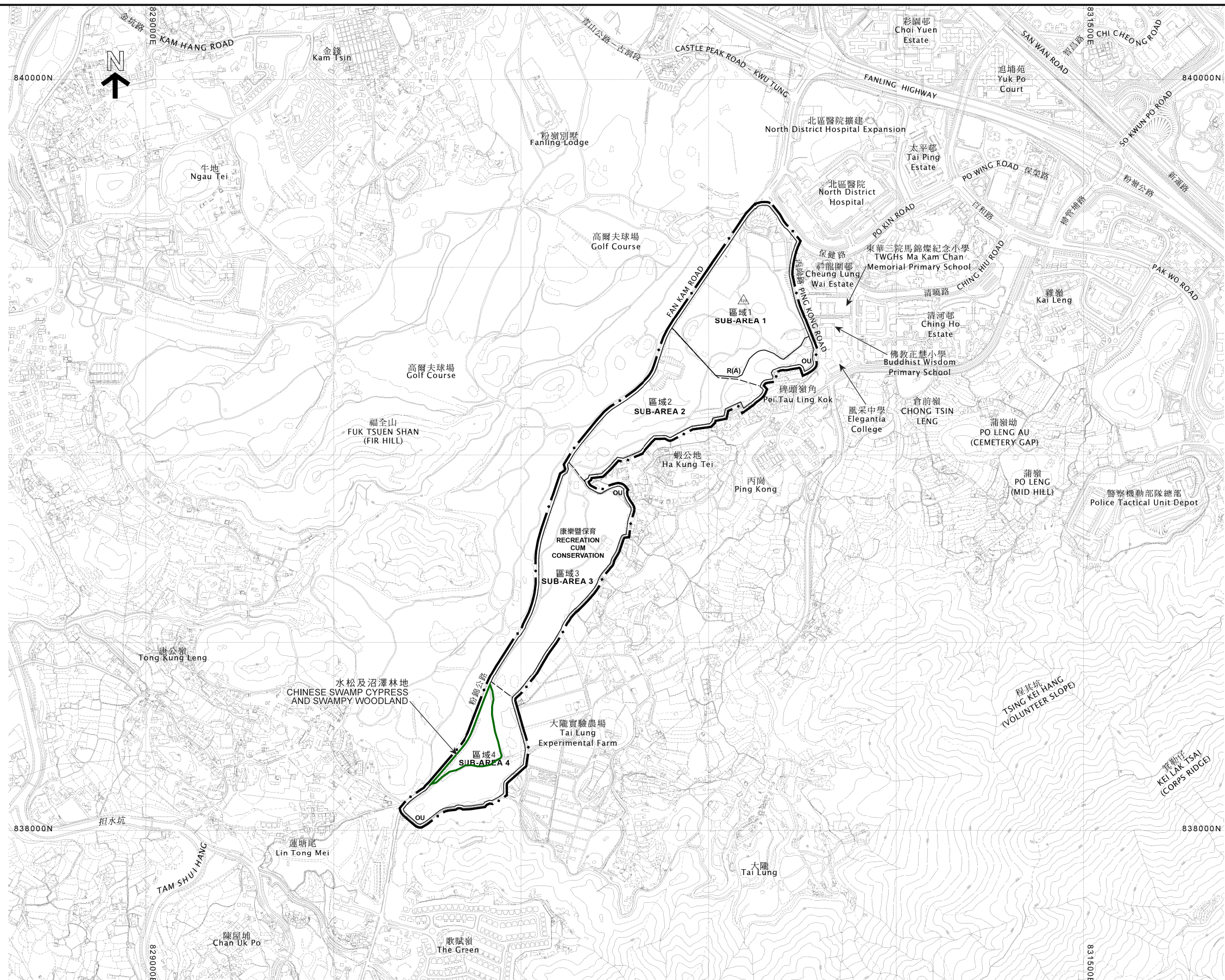
REFERENCE No.

M/FS/22/76

圖

PLAN

1b



本摘要圖於2022年5月27日擬備
EXTRACT PLAN PREPARED ON 27.5.2022

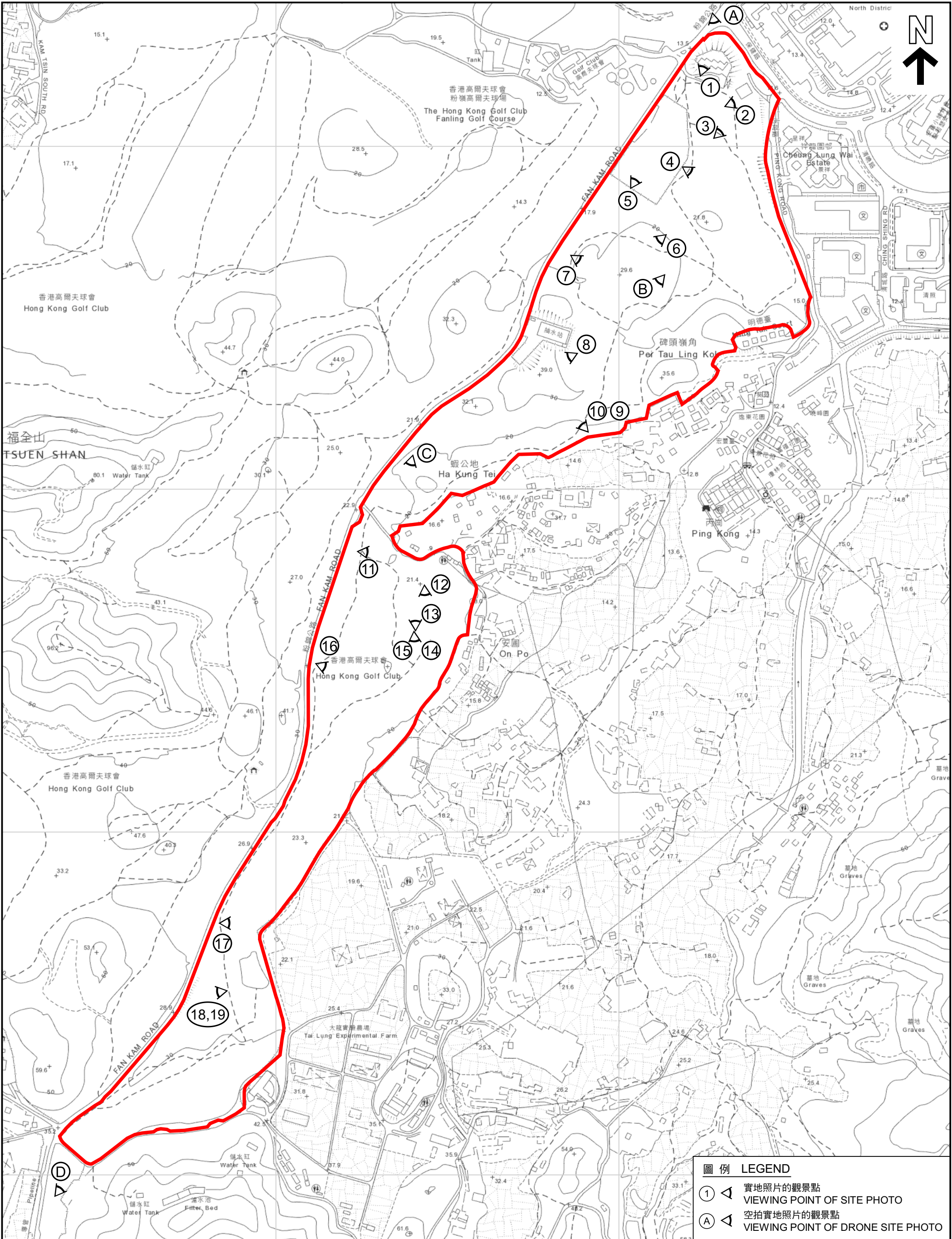
顯示發展區內不同支區及附近現有用途的圖則
Key Plan of the Area showing the sub-areas and the surroundings existing landuses

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
1c



圖例

LEGEND

①

實地照片的觀景點

VIEWING POINT OF SITE PHOTO

Ⓐ

空拍實地照片的觀景點

VIEWING POINT OF DRONE SITE PHOTO

本摘要圖於2022年6月7日擬備，所根據的資料為測量圖編號 2-SE-B、2-SE-D、3-SW-A及3-SW-C
EXTRACT PLAN PREPARED ON 7.6.2022
BASED ON SURVEY SHEET No. 2-SE-B, 2-SE-D3-SW-C AND 3-SW-A, 2-SE-D

平面圖

SITE PLAN

實地照片的觀景點

VIEWING POINT OF SITE PHOTOS

SCALE 1:5 000 比例尺

米

100

0

100

200

300

400

米

METRES

規劃署

PLANNING DEPARTMENT

參考編號

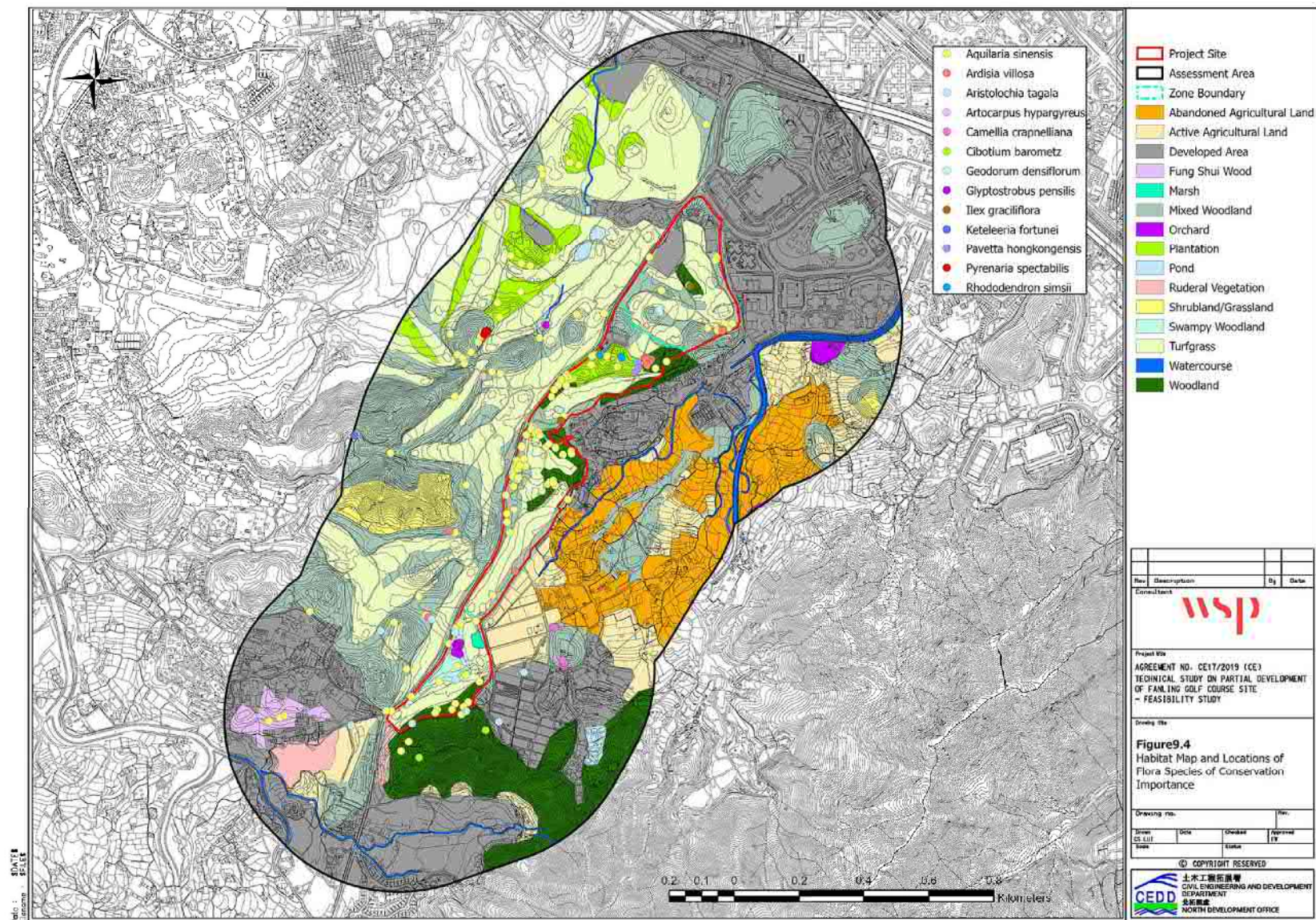
REFERENCE No.

M/FS/22/76

圖

PLAN

1d



本摘要圖於2022年6月6日擬備
EXTRACT PLAN PREPARED ON 6.6.2022

生境地圖及重點保育植物的位置 HABITAT MAP AND LOCATIONS OF FLORA SPECIES OF CONSERVATION IMPORTANCE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
1e

Table 2 - Summary of Tree Treatment

Proposed Treatment	Location	Tree Types	No. of Tree (s)	Sub-total
Retain	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	11	267
		TPIs (rare/protected species with DBH>=95mm)	5	
		TPIs (rare/protected species with DBH<95mm)	9	
		Trees other than TPIs	242	
	Sub-area 2 - 4	TPIs (mature trees with DBH>=1000mm)	41	3090
		TPIs (rare/protected species with DBH>=95mm)	80	
		TPIs (rare/protected species with DBH<95mm)	274	
		Other trees (in tree groups)	2695	
	Adjacent area	TPIs (mature trees with DBH>=1000mm)	1	24
		Trees other than TPIs	23	
Sub-total			3381	
Transplant	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	2	34
		TPIs (rare/protected species with DBH>=95mm)	10	
		TPIs (rare/protected species with DBH<95mm)	22	
	Sub-total			34
Remove	Sub-area 1	TPIs (mature trees with DBH>=1000mm)	11	954
		TPIs (rare/protected species with DBH>=95mm)	0	
		Trees other than TPIs (excluding <i>Leucaena leucocephala</i>)	880	
		<i>Leucaena leucocephala</i>	63	
	Adjacent area	Trees other than TPIs	35	42
		<i>Leucaena leucocephala</i>	7	
	Sub-total			996
Total			4411	

Ref: 2514331A-REP-059

18

WSP (Asia) Limited
 March 2022

本摘要圖於2022年6月2日擬備
 EXTRACT PLAN PREPARED ON 2.6.2022

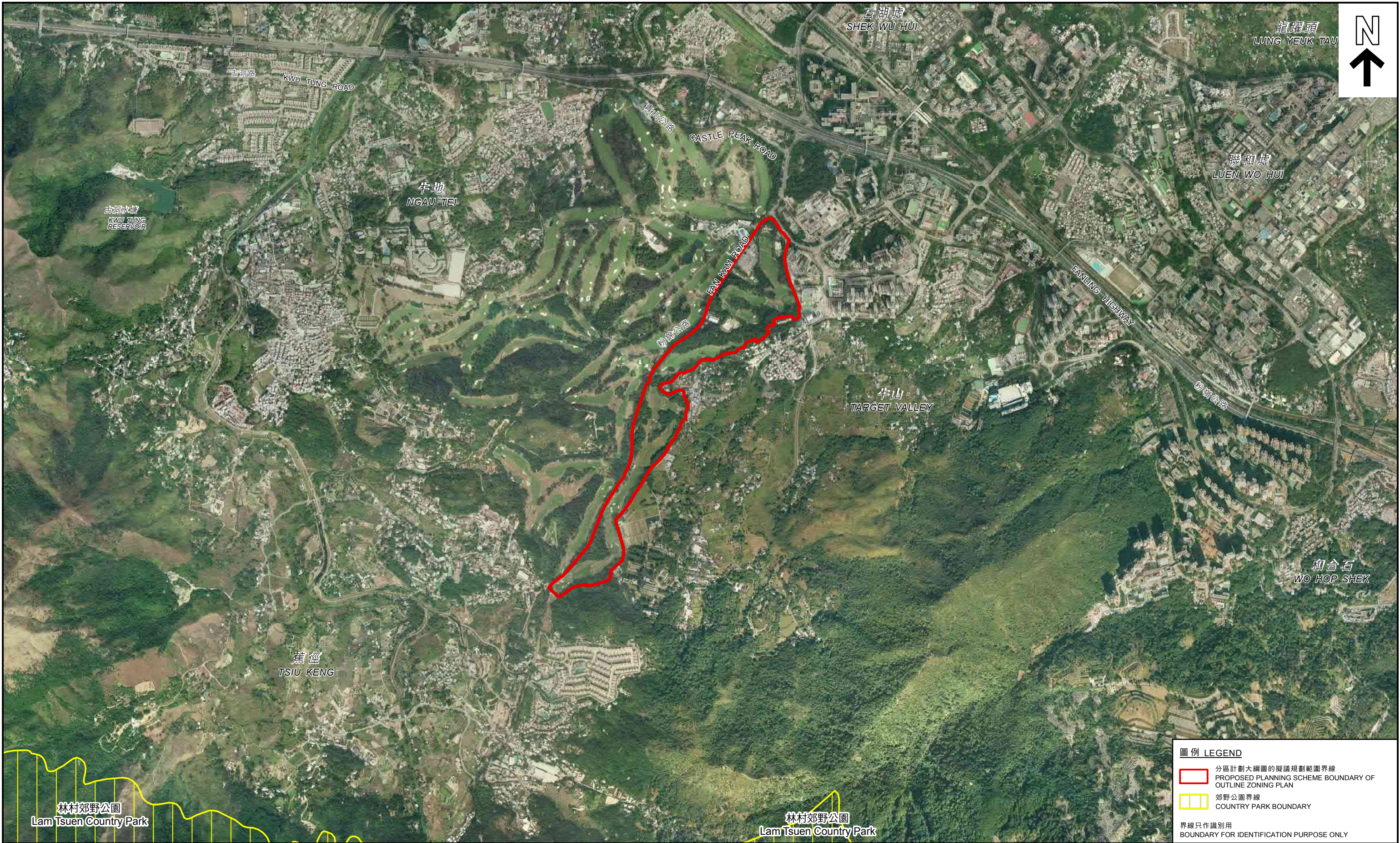
樹木處理的總結
 SUMMARY OF TREE TREATMENT

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/FS/22/76

圖 PLAN
 1f



圖例 LEGEND

-  分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN
-  郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

粉嶺／上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

本摘要圖於2022年4月28日擬備，
所根據的資料為正射影像圖DOP5000（2019年）
EXTRACT PLAN PREPARED ON 28.4.2022
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

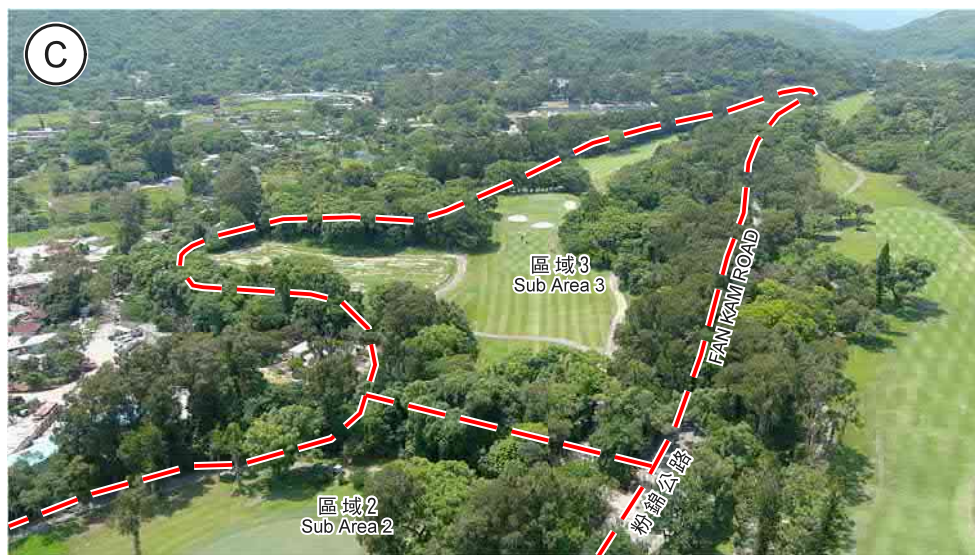
圖 PLAN
2



區域 Sub Area 1



區域 Sub Area 2



區域 Sub Area 3



區域 Sub Area 4

實地照片 SITE PHOTOS

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年6月7日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 7.6.2022

粉嶺 / 上水擴展區分區計劃大綱圖的界線顯示
INDICATIVE BOUNDARY OF THE FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3a

1



粉嶺高爾夫球會的高級員工宿舍
Senior Staff Houses of the Fanling Golf Course

拍攝日期 Date taken : 7.6.2022

2



左邊為球童的工作站，中間為足球場（亦會用作社區外展用途），而右面為高爾夫球球道
Caddy workstation on the left, football pitch in the middle (also used for community outreach purposes), and golf fairway on the right

拍攝日期 Date taken : 17.5.2022



位於區域1的高爾夫球球道
Golf fairway in Sub Area 1

拍攝日期 Date taken : 17.5.2022

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3b

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於2022年5月17日
及2022年6月7日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022 & 7.6.2022

4



位於區域1的高爾夫球球道高爾夫球球道
Golf fairway in Sub Area 1

5



位於區域1的高爾夫球球道粉嶺高爾夫球會現有停車場
Existing carpark of the Fanling Golf Club in Sub Area 1

實地照片 SITE PHOTOS

粉嶺 / 上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3c

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域1的高爾夫球球道的氏族祖墳
Clan grave on the golf fairway within Sub Area 1



位於區域1的高爾夫球球道
Golf fairway in Sub Area 1



位於現時粉嶺高爾夫球場區域2內的氏族祖墳
Clan graves within the existing Fanling Golf Course in Sub Area 2

實地照片 SITE PHOTOS

粉嶺 / 上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3d

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域2的高爾夫球球道內的樹木
Trees located on the golf fairway in Sub Area 2



位於區域2的高爾夫球球道內的樹木
Trees located on the golf fairway in Sub Area 2



粉嶺高爾夫球場的舊場大致保留原有的天然地形(區域3)
The Old Course of the Fanling Golf Course largely retains the natural terrain of the land (Sub Area 3)

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖 FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3e

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



可接收被補償種植及移植樹木的地點(區域3)
Potential reception site for compensated and transplanted trees (Sub Area 3)



可接收被補償種植及移植樹木的地點(區域3)
Potential reception site for compensated and transplanted trees (Sub Area 3)



位於區域2至4的樹木
Trees throughout Sub Areas 2 to 4

實地照片 SITE PHOTOS

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3f

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022



位於區域4的高爾夫球球道
Golf fairway in Sub Area 4



位於區域4的水松樹
Chinese Swamp Cypress in Sub Area 4



位於區域4的水松樹的樹苗
Seedlings of the Chinese Swamp Cypress in Sub Area 4

本摘要圖於2022年6月15日擬備，
所根據的資料為攝於
2022年5月17日的實地照片
PLAN PREPARED ON 15.6.2022
BASED ON SITE PHOTOS
TAKEN ON 17.5.2022

實地照片 SITE PHOTOS

粉嶺／上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
3g



圖例 LEGEND

- Project Site
- Assessment Area
- Zone Boundary
- Abandoned Agricultural Land
- Active Agricultural Land
- Developed Area
- Fung Shui Wood
- Marsh
- Mixed Woodland
- Orchard
- Plantation
- Pond
- Ruderal Vegetation
- Shrubland/Grassland
- Swampy Woodland
- Turfgrass
- Watercourse
- Woodland
- Potential Ecological Corridor

現有自然景觀、生境及土地用途 EXISTING NATURAL LANDSCAPE, HABITATS AND LAND USES

粉嶺/上水擴展區分區計劃大綱圖
FANLING / SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN

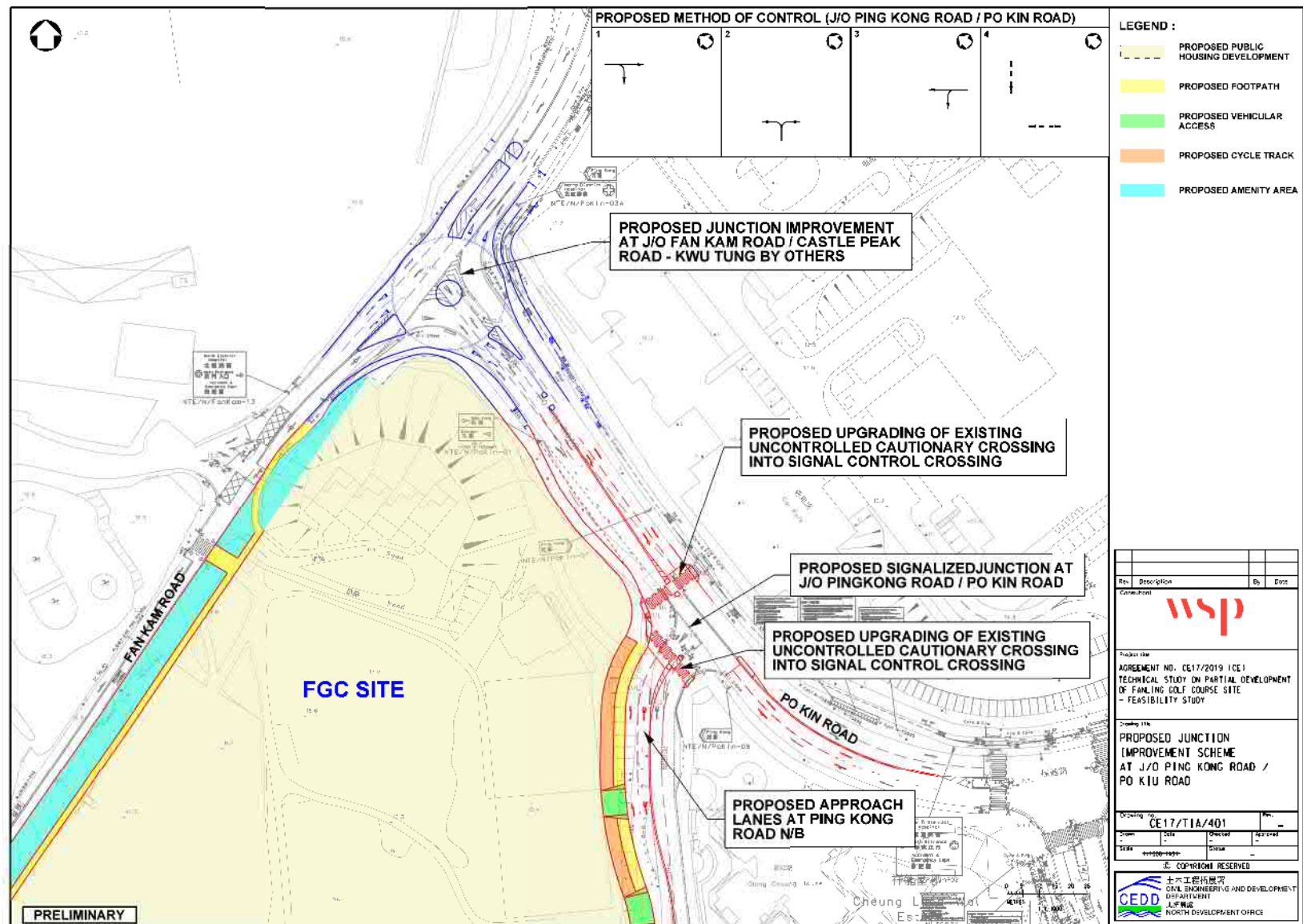
本摘要圖於2022年6月1日擬備，
所根據的資料為粉嶺高爾夫球場用地
局部發展技術研究的生態影響評估
EXTRACT PLAN PREPARED ON 1.6.2022
BASED ON ECOLOGICAL IMPACT ASSESSMENT OF
THE TECHNICAL STUDY ON PARTIAL DEVELOPMENT
OF THE FANLING GOLF COURSE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
4



本摘要圖於2022年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2022

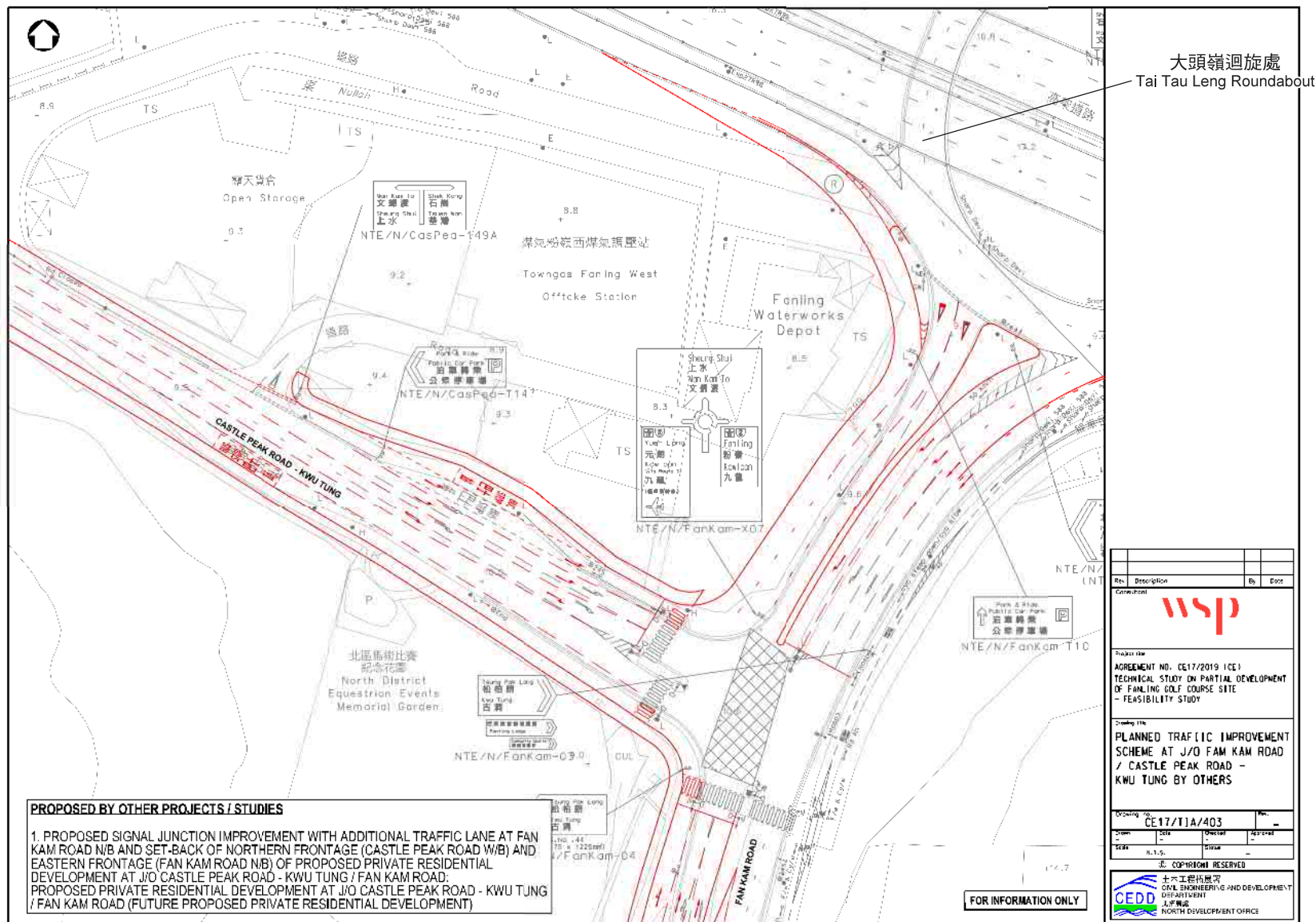
擬議路口改善計劃 PROPOSED JUNCTION IMPROVEMENT SCHEMES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
5a



本摘要圖於2022年6月13日擬備
 EXTRACT PLAN PREPARED ON 13.6.2022

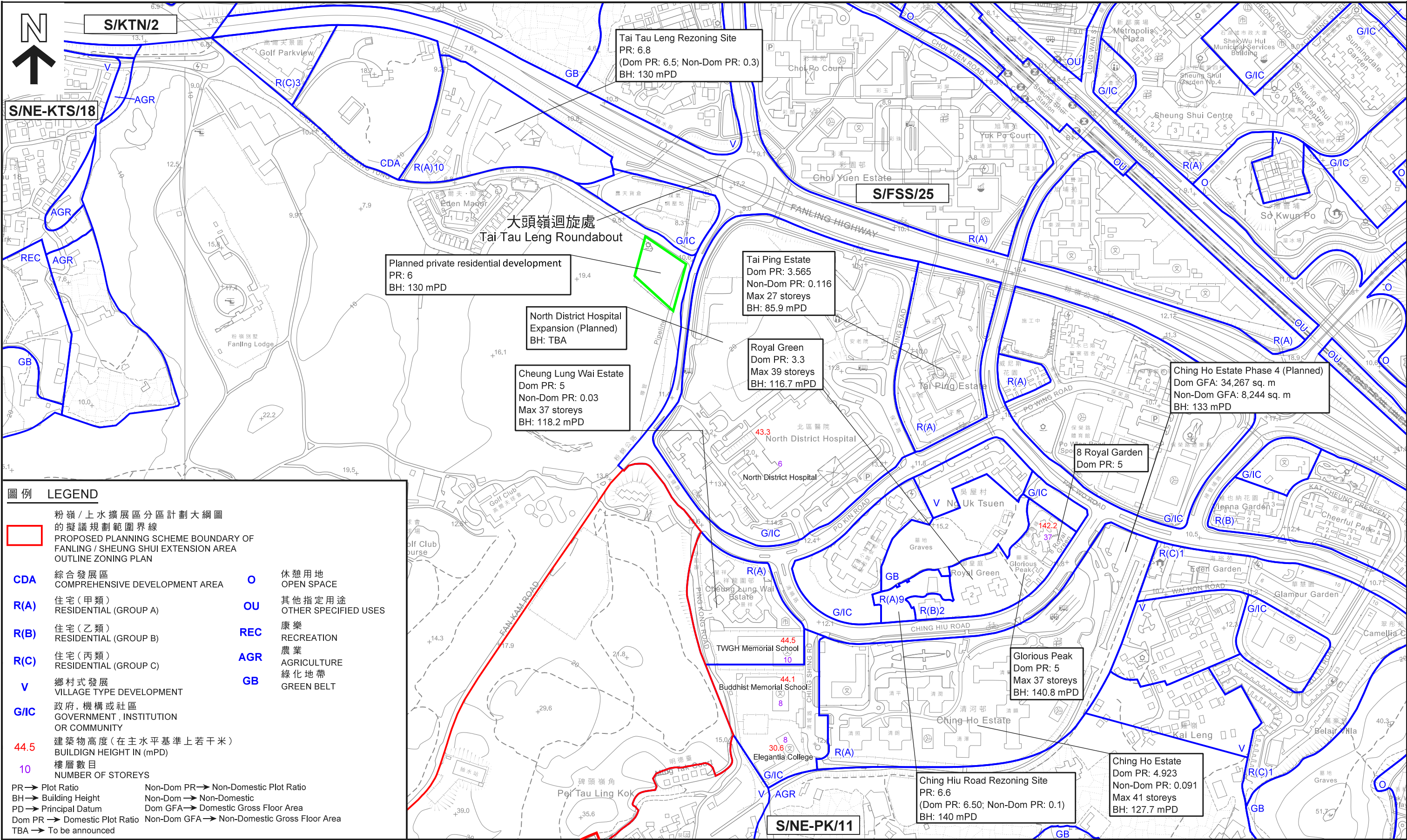
擬議路口改善計劃 PROPOSED JUNCTION IMPROVEMENT SCHEMES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
M/FS/22/76

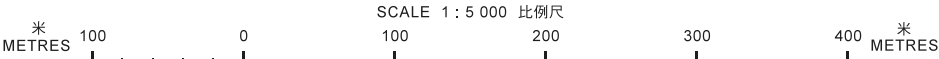
圖 PLAN
 5b



本摘要圖於2022年6月15日擬備，
所根據的資料為測量圖編號
2-SE-B & 3-SW-A

EXTRACT PLAN PREPARED ON 15.6.2022
BASED ON SURVEY SHEET Nos.
2-SE-B & 3-SW-A

周邊現有/計劃中發展的地積比率、建築物高度及建築層數
PLOT RATIO, BUILDING HEIGHT AND
NUMBER OF STOREYS OF
SURROUNDING EXISTING / PLANNED DEVELOPMENTS

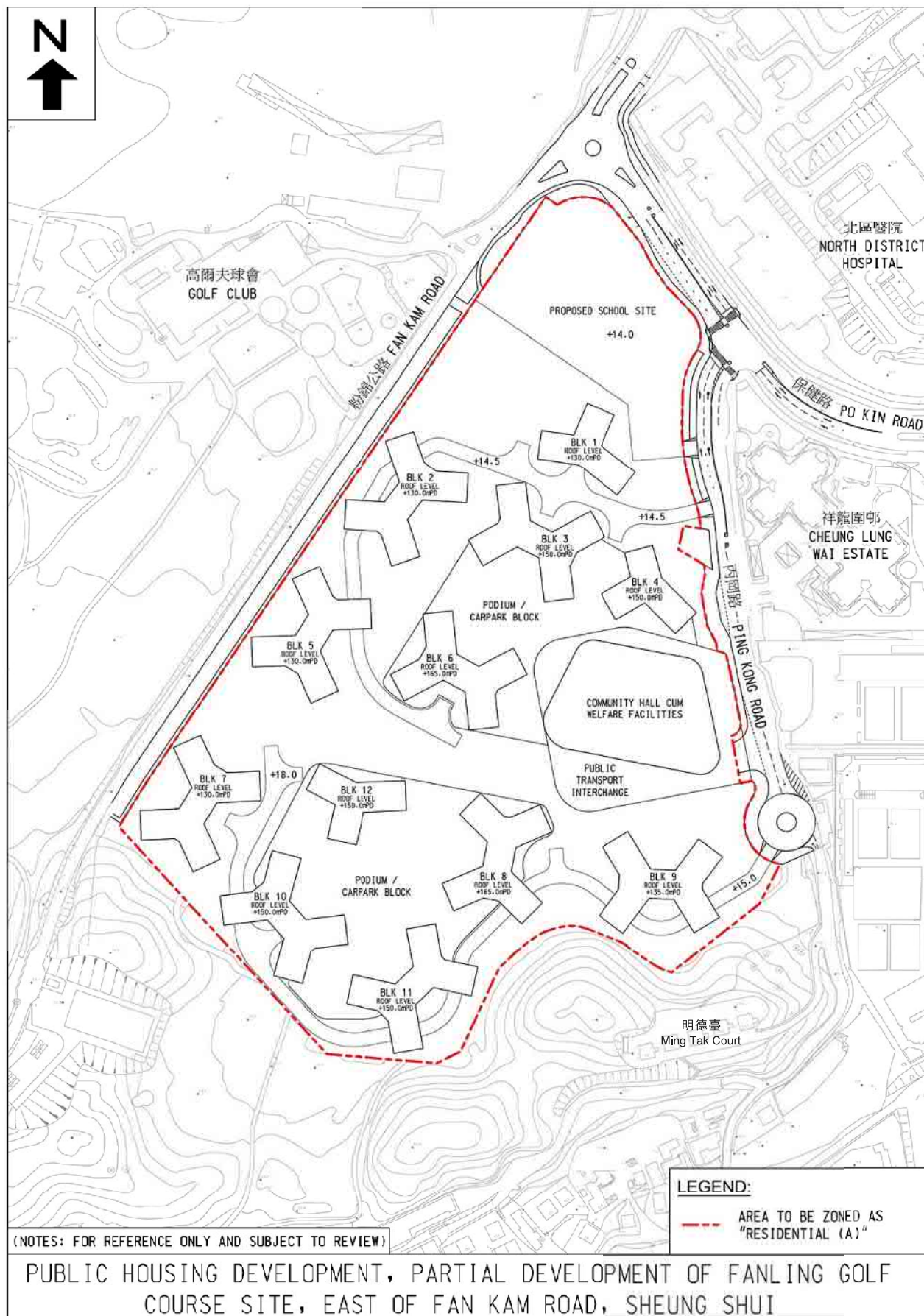


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
6



本摘要圖於2022年6月14日擬備
EXTRACT PLAN PREPARED ON 14.6.2022

位於區域1的擬議發展項目初步佈局
NOTIONAL LAYOUT OF
THE PROPOSED DEVELOPMENT IN SUB-AREA 1

規劃署
PLANNING
DEPARTMENT



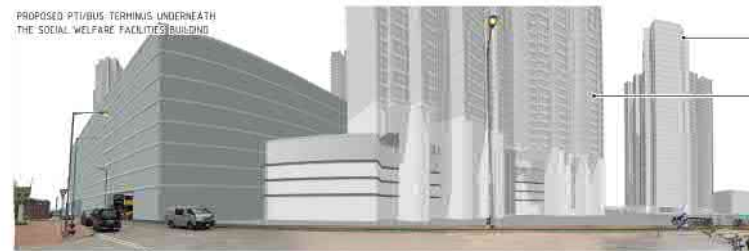
參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
8



VP4 - PING KONG ROAD - EXISTING SITE CONDITION

PROPOSED PT/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PROPOSED PT/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1

PROPOSED PT/BUS TERMINUS UNDERNEATH THE SOCIAL WELFARE FACILITIES BUILDING



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10

PROPOSED DEVELOPMENT BUILDING HEIGHT 128mPD

PROPOSED DEVELOPMENT BUILDING HEIGHT 147mPD

PROPOSED SPECIAL SCHOOL BUILDING

PROPOSED DEVELOPMENT
OM2 LANDSCAPE TREATMENT WITHIN HOUSING DEVELOPMENT
OM3 SENSITIVE DESIGN OF BUILDING BLOCKS

PROPOSED DEVELOPMENT
OM2 LANDSCAPE TREATMENT WITHIN HOUSING DEVELOPMENT
OM3 SENSITIVE DESIGN OF BUILDING BLOCKS



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES (UNLESS OTHERWISE STATED)
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG TROPICAL DATUM (HKT)
3. FOR ILLUSTRATION ONLY - SUBJECT TO REVIEW

Rev	Description	By	Date
<p>Comments</p> <p>wsp</p>			
<p>Project title</p> <p>AGREEMENT NO. CE 17/2021 (CE)</p> <p>TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE - FEASIBILITY STUDY</p>			
<p>Drawing title</p> <p>PHOTOMONTAGE OF VIEWING POINT 4</p>			
<p>FIGURE 11.10.4</p>		<p>Scale</p>	
<p>Author</p> <p>10/01</p>	<p>Checker</p> <p>10/01</p>	<p>Reviewer</p> <p>10/01</p>	<p>EW</p>
<p>DATE: 10/01/2022</p>			
<p>© COPYRIGHT RESERVED</p> <p>土木工程師發展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北約克區 NORTH DEVELOPMENT OFFICE</p>			

本摘要圖於2022年6月1日擬備
EXTRACT PLAN PREPARED ON 1.6.2022

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
9a



VP10 - FANLING GOLF COURSE - EXISTING SITE CONDITION



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES PD AND RELATIVE TO HONG KONG PRINCIPAL DATUM (PD).
3. FOR ILLUSTRATION ONLY - SUBJECT TO REVIEW.

Rev	Description	By	Date
<p>Company: wsp</p> <p>Project title: AGREEMENT NO. CE 17/2021 (CE) TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE - FEASIBILITY STUDY</p> <p>Drawing title: PHOTOMONTAGE OF VIEWING POINT 10</p> <p>Figure title: FIGURE 11-10-10</p> <p>Scale: 1:500 Date: NOV 2021 Sheet: 1 of 1 Drawing: EW</p> <p>© COPYRIGHT RESERVED 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北約克區 NORTH DEVELOPMENT OFFICE</p>			

本摘要圖於2022年6月1日擬備
EXTRACT PLAN PREPARED ON 1.6.2022

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
9b



VP12 - ELEGANTIA COLLEGE - EXISTING SITE CONDITION



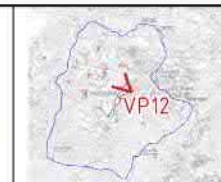
PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES AT DAY 1



PHOTOMONTAGE WITH MITIGATION MEASURES AT YEAR 10



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE IN METRES (UNLESS OTHERWISE STATED).
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO KING KONG PRINCIPAL DATUM (KPD).
3. FOR ILLUSTRATION ONLY - SUBJECT TO REVIEW.

Rev	Description	By	Date
<p>Comments:</p> <p>wsp</p>			
<p>Project title:</p> <p>AGREEMENT NO. CE 17/2021 (CE)</p> <p>TECHNICAL STUDY ON PARTIAL DEVELOPMENT OF FANLING GOLF COURSE SITE - FEASIBILITY STUDY</p>			
<p>Drawing title:</p> <p>PHOTOMONTAGE OF VIEWING POINT 12</p>			
<p>Figure title:</p> <p>FIGURE 11.10.12</p>		<p>Scale:</p> <p>1:1000</p>	
<p>Date:</p> <p>NOV 2021</p>		<p>Drawn by:</p> <p>EW</p>	
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本摘要圖於2022年6月1日擬備
EXTRACT PLAN PREPARED ON 1.6.2022

合成照片 PHOTOMONTAGES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
9c



本摘要圖於2022年6月10日擬備
EXTRACT PLAN PREPARED ON 10.6.2022

位於區域1的具獨特價值的樹木 TREES OF PARTICULAR INTEREST IN SUB-AREA 1

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
10

Central terrain
to be preserved



本摘要圖於2022年6月14日擬備
EXTRACT PLAN PREPARED ON 14.6.2022

概念景觀緩解設計圖(區域1) CONCEPTUAL LANDSCAPE AND MITIGATION PLAN (SUB AREA 1)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/76

圖 PLAN
11