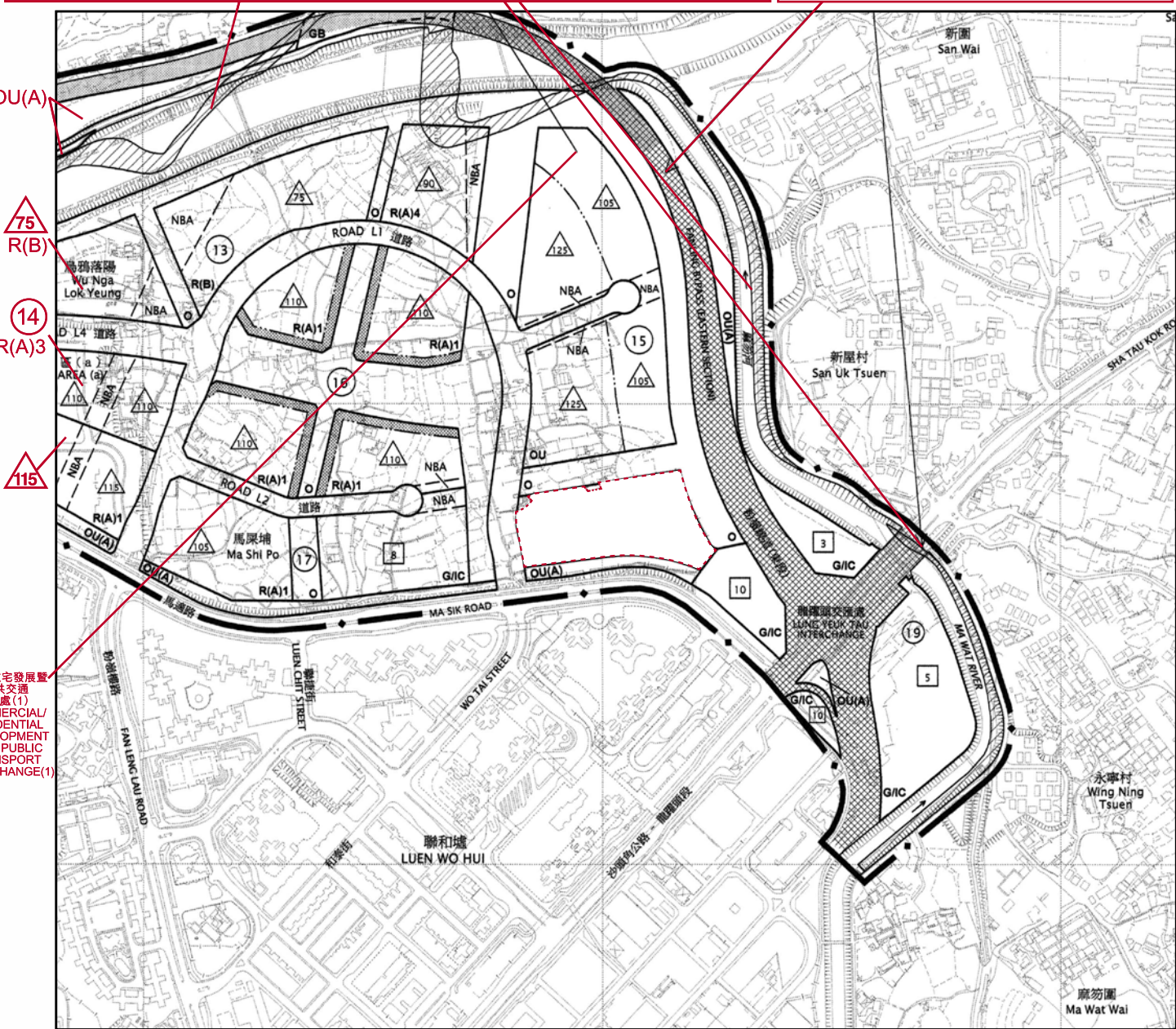


# 8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

這是1987年10月23日在憲報公布的粉嶺/上水分區計劃大綱草圖編號S/FSS/1、1990年8月17日在憲報公布的龍躍頭及軍地南中期發展審批地區圖編號IDPA/NE-LY/1、1990年9月7日在憲報公布的虎地及沙嶺中期發展審批地區圖編號IDPA/NE-FTA/1及1999年3月5日在憲報公布的粉嶺坑發展審批地區圖編號IDPA/NE-HL/1均沒有涵蓋的範圍，但已包括在2013年12月20日在憲報公布的粉嶺北分區計劃大綱草圖編號S/FLN/1的規劃區內。AREA NOT FALLING WITHIN THE BOUNDARIES OF THE DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/1 PUBLISHED IN THE GAZETTE ON 23.10.1987, THE LUNG YEUK TAU AND KWAN TEI SOUTH INTERIM DEVELOPMENT PERMISSION AREA PLAN NO. IDPA/NE-LY/1 PUBLISHED IN THE GAZETTE ON 17.8.1990, THE FU TEI AU AND SHA LING INTERIM DEVELOPMENT PERMISSION AREA PLAN NO. IDPA/NE-FTA/1 PUBLISHED IN THE GAZETTE ON 7.9.1990, AND THE DRAFT HUNG LUNG HANG DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-HL/1 PUBLISHED IN THE GAZETTE ON 5.3.1999, BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE DRAFT FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/1 PUBLISHED IN THE GAZETTE ON 20.12.2013.

根據道路(工程、使用及補償)條例(第370章)於2018年11月27日批准的粉嶺繞道(東段)方案，有關方案所述的道路顯示在這份圖則上只供參考之用。THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE FANLING BYPASS (EASTERN SECTION) AUTHORIZED UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 27.11.2018 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



OU(A)  
75  
R(B)  
14  
R(A)3  
115

商業/住宅發展暨  
公共交通  
交匯處(1)  
COMMERCIAL/  
RESIDENTIAL  
DEVELOPMENT  
WITH PUBLIC  
TRANSPORT  
INTERCHANGE(1)



## 圖例 NOTATION

### ZONES

- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES (AMENITY AREA)
- OTHER SPECIFIED USES
- GREEN BELT

### COMMUNICATIONS

- MAJOR ROAD AND JUNCTION
- ELEVATED ROAD

### MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- PLANNING AREA NUMBER
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- TERRACED PODIUM
- NON-BUILDING AREA

地帶	
R(A)	住宅 (甲類)
R(B)	住宅 (乙類)
G/I/C	政府、機構或社區
O	休憩用地
OU(A)	其他指定用途 (美化市容地帶)
OU	其他指定用途
GB	綠化地帶
交通	
	主要道路及路口
	高架道路
其他	
	規劃範圍界線
	規劃區編號
	建築物高度管制區界線
	最高建築物高度 (在主水平基準上若干米)
	最高建築物高度 (樓層數目)
	梯級式平台
	非建築用地

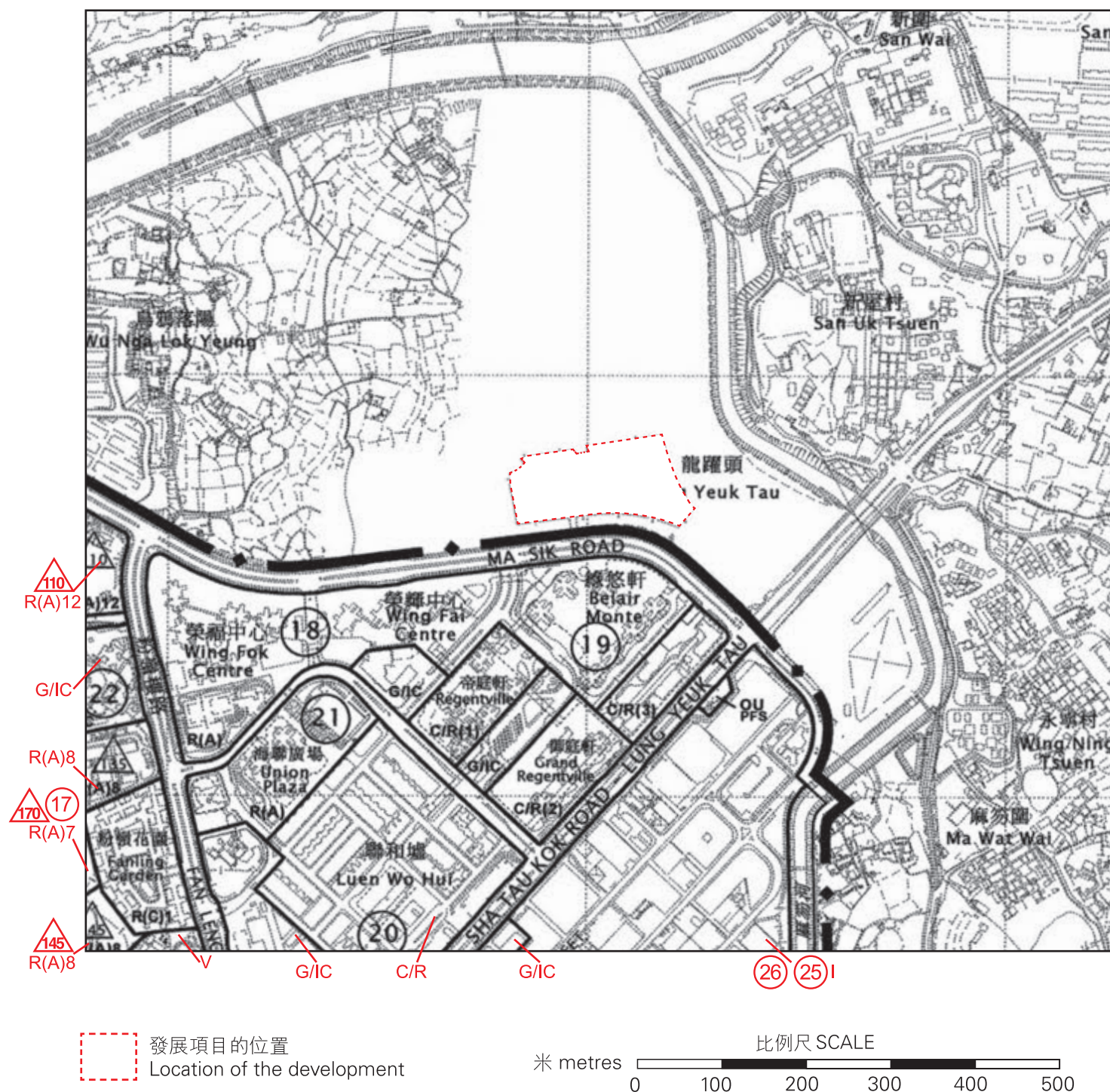
### 備註:

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

### Notes:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.





摘錄自2024年4月19日刊憲之粉嶺/上水分區計劃大綱核准圖，圖則編號為S/FSS/28，有需要處經修正處理，以紅色顯示。

Adopted from the Approved Fanling / Sheung Shui Outline Zoning Plan, Plan No. S/FSS/28, gazetted on 19 April 2024, with adjustments where as shown in red.

### 圖例 NOTATION

#### ZONES

COMMERCIAL / RESIDENTIAL

C/R

地帶  
商業 / 住宅

RESIDENTIAL (GROUP A)

R(A)

住宅 (甲類)

RESIDENTIAL (GROUP C)

R(C)

住宅 (丙類)

VILLAGE TYPE DEVELOPMENT

V

鄉村式發展

INDUSTRIAL

I

工業

GOVERNMENT, INSTITUTION OR COMMUNITY

G/C

政府、機構或社區

OTHER SPECIFIED USES

OU

其他指定用途

#### COMMUNICATIONS

MAJOR ROAD AND JUNCTION



主要道路及路口

#### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



規劃範圍界線

PLANNING AREA NUMBER

①

規劃區編號

PETROL FILLING STATION

P F S

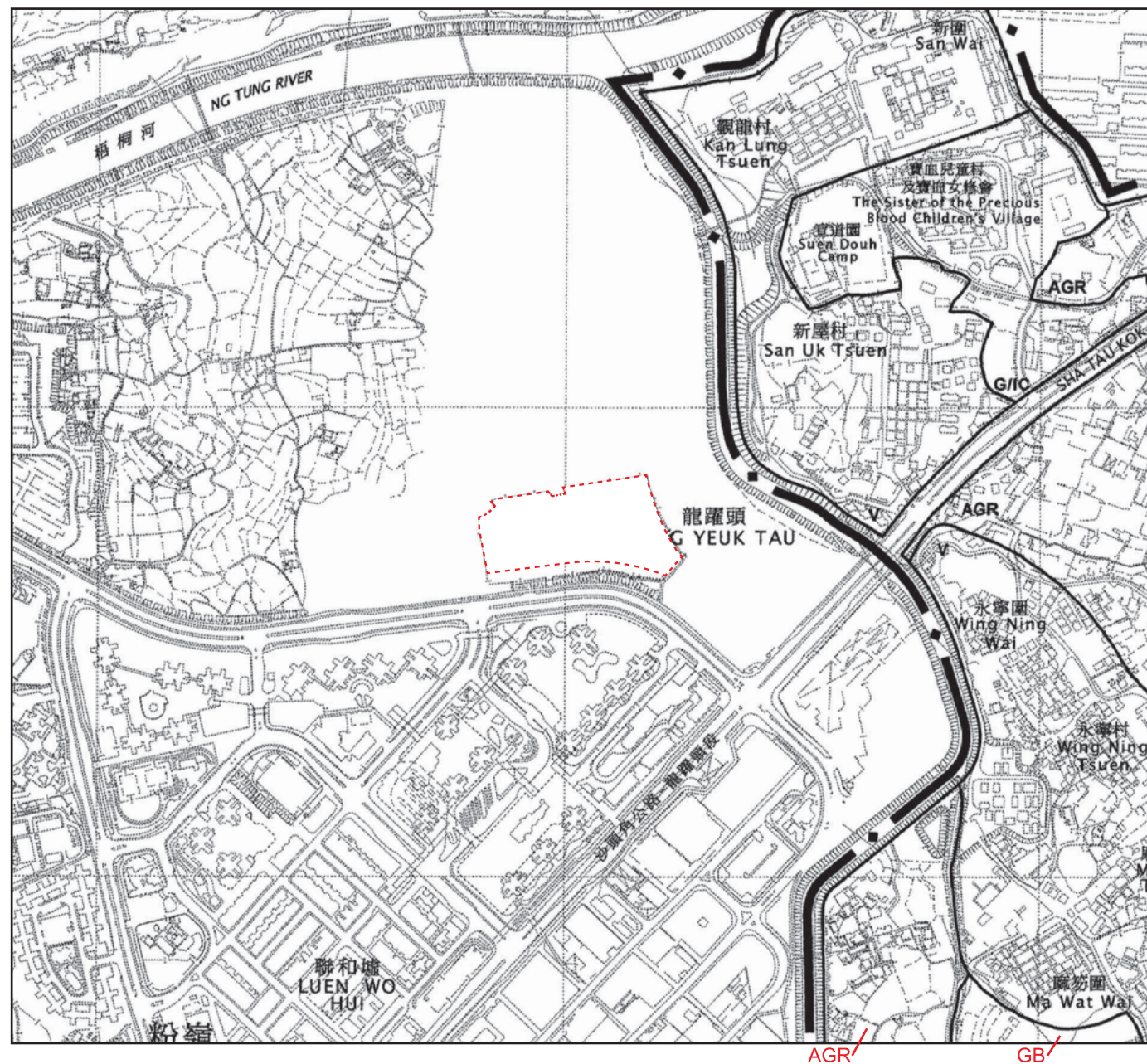
加油站

- 備註：1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- Note: 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales office during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit of a better understanding of the development site, its surrounding environment and the public facilities nearby.
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# 8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



發展項目的位置  
Location of the development

比例尺 SCALE  
米 metres  
0 100 200 300 400 500



摘錄自2022年12月16日刊憲之龍躍頭及軍地南分區計劃大綱核准圖，圖則編號為S/NE-LYT/19。

Adopted from the approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan, Plan No. S/NE-LYT/18, gazetted on 19th December 2022.

## 圖例 NOTATION

地帶		ZONES
鄉村式發展	V	VILLAGE TYPE DEVELOPMENT
政府、機構或社區	G/I/C	GOVERNMENT, INSTITUTION OR COMMUNITY
農業	AGR	AGRICULTURE
綠化地帶	GB	GREEN BELT
交通		COMMUNICATIONS
主要道路及路口		MAJOR ROAD AND JUNCTION
其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.



# 8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



發展項目的位置  
Location of the development

比例尺 SCALE  
米 metres 0 100 200 300 400 500



摘錄自2024年4月19日刊憲之虎地坳及沙嶺分區計劃大綱核准圖，圖則編號為 S/NE-FTA/18，有需要處經修正處理，以紅色顯示。  
Adopted from the Approved Fu Tei Au & Sha Ling Outline Zoning Plan, Plan No. S/NE-FTA/18, gazetted on 19 April 2024, with adjustments where as shown in red.

## 圖例 NOTATION

### ZONES

AGRICULTURE

AGR

地帶

農業

GREEN BELT

GB

綠化地帶

### MISCELLANEOUS

其他

BOUNDARY OF PLANNING SCHEME



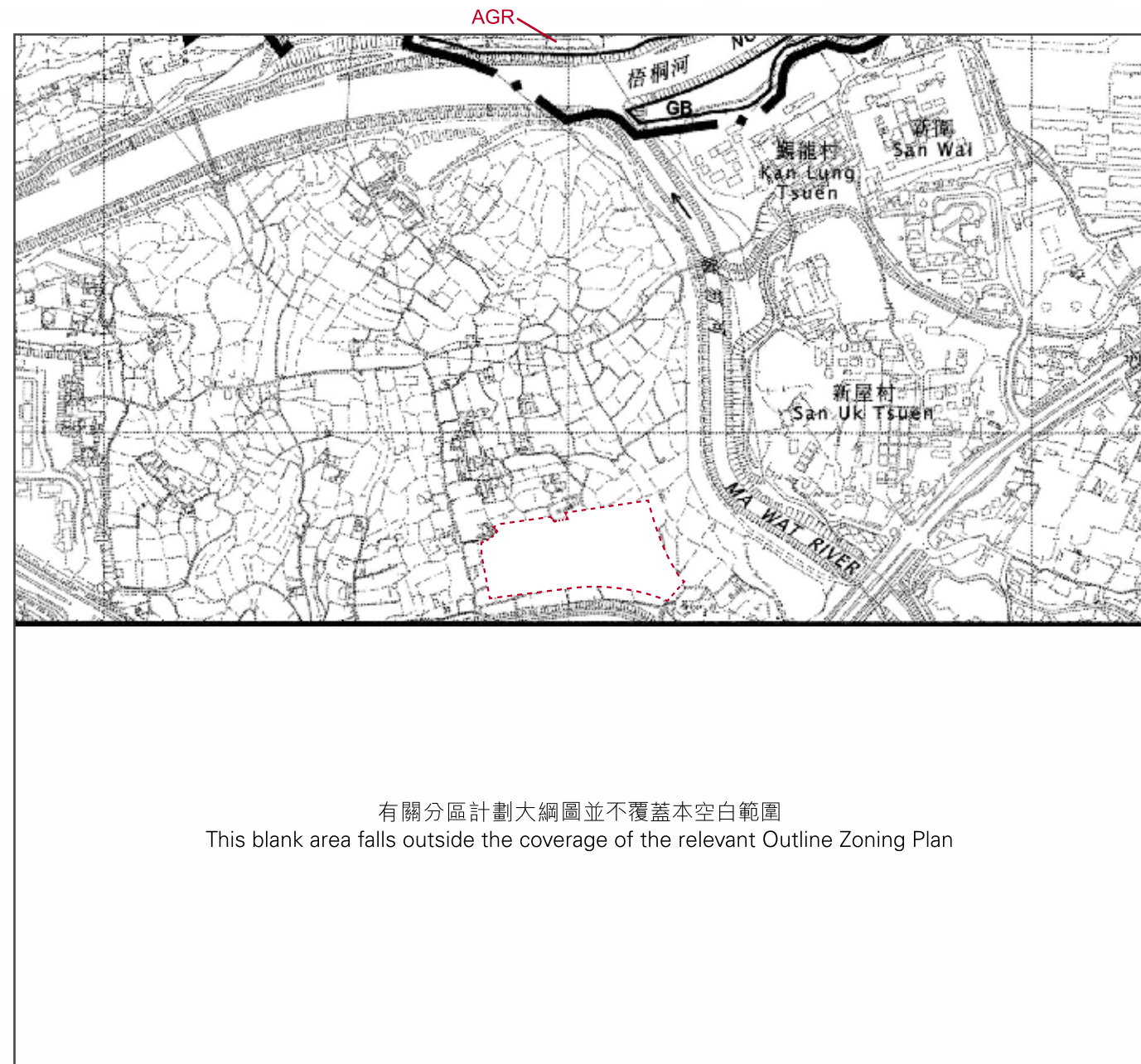
規劃範圍界線

- 備註：1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。  
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。  
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。  
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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# 8 關乎發展項目的分區計劃大綱圖等 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



  發展項目的位置  
Location of the development

比例尺 SCALE  
米 metres 0 100 200 300 400 500



摘錄自2017年12月15日刊憲之恐龍坑分區計劃大綱核准圖，圖則編號為S/NE-HLH/11。  
Adopted from the approved Hung Lung Hang Outline Zoning Plan, Plan No. S/NE-HLH/11, gazetted on 15th December 2017.

## 圖例 NOTATION

### 地帶

農業

綠化地帶

### 其他

規劃範圍界線

### ZONES

AGRICULTURE

GREEN BELT

### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

備註：因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.