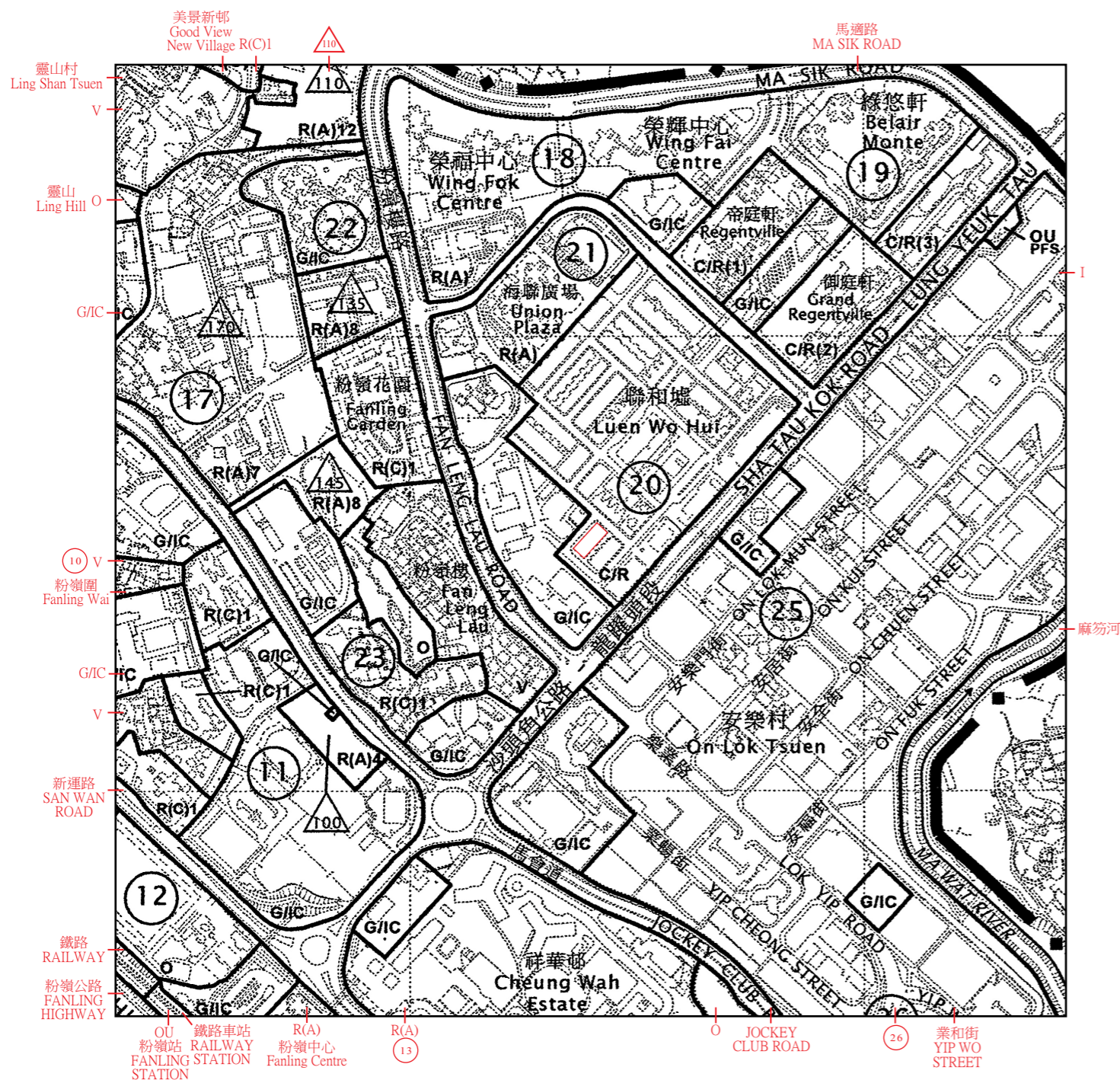


09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖



Scale 比例: 0 500M (米)

Boundary of the Development
發展項目的邊界

Extracted from the approved Fanling / Sheung Shui Outline Zoning Plan (Plan no. S/FSS/28), gazetted on 19 April 2024, with adjustments where necessary as shown in red.

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S/FSS/28)，有需要處經修正處理，以紅色表示。

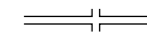
NOTATION 圖例

ZONES 地帶

- Commercial / Residential
商業/住宅 C/R
- Residential (Group A)
住宅(甲類) R(A)
- Residential (Group C)
住宅(丙類) R(C)
- Village Type Development
鄉村式發展 V
- Industrial
工業 I
- Government, Institution or Community
政府、機構或社區 G/IC
- Open Space
休憩用地 O
- Other Specified Uses
其他指定用途 OU

Communications 交通

Major Road and Junction
主要道路及路口



Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線



Planning Area Number
規劃區編號



Maximum Building Height
(In Metres Above Principal Datum)
最高建築物高度(在主水平基準上若干米)



Petrol Filling Station
加油站



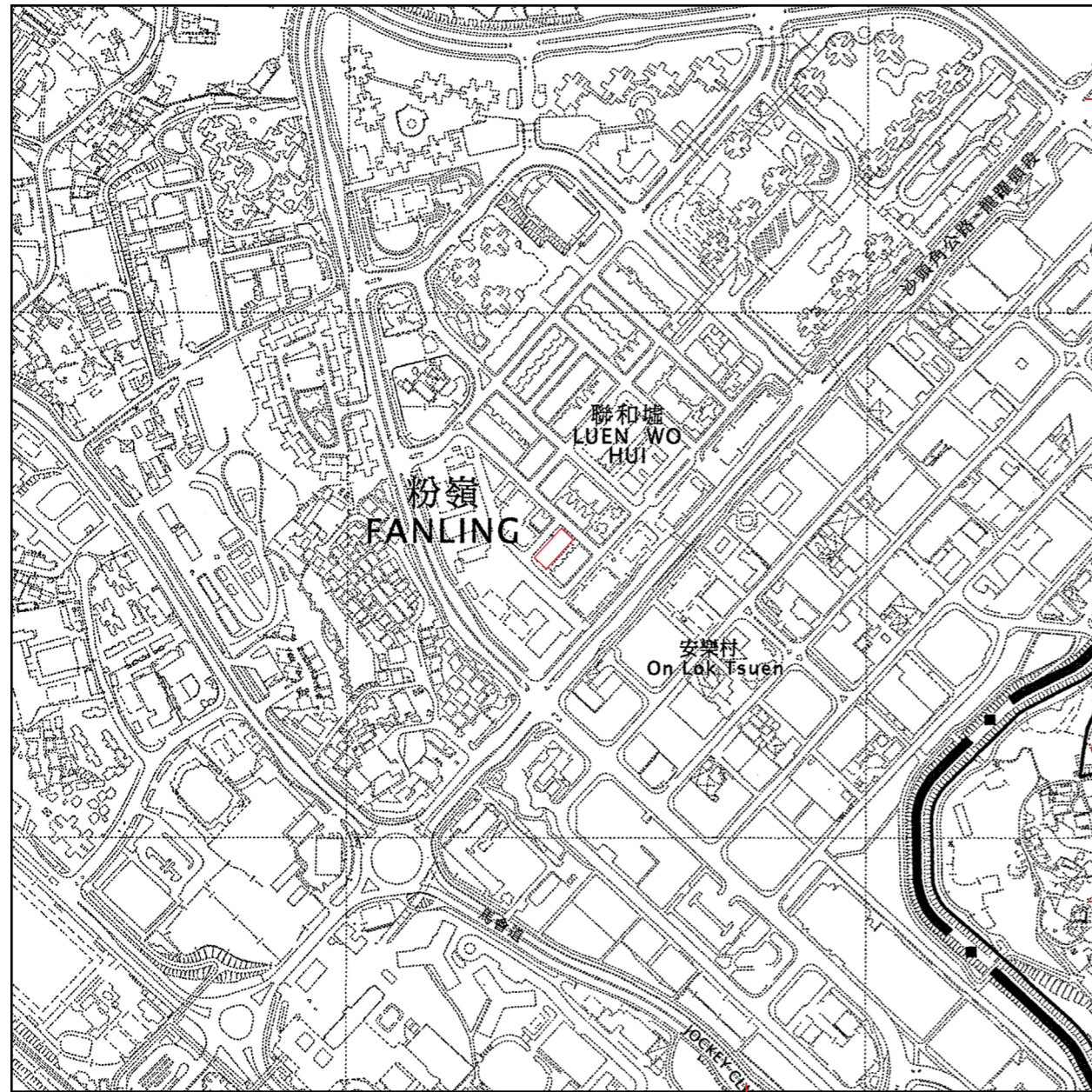
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor 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.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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，此分區計劃大綱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。



Scale 比例： 0 500M (米)

Boundary of the Development
 發展項目的邊界

Extracted from the approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan (Plan no. S/NE-LYT/19), gazetted on 16 December 2022, with adjustments where necessary as shown in red.
 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S/NE-LYT/19)，有需要處經修正處理，以紅色表示。

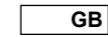
NOTATION 圖例

ZONES 地帶

Government, Institution or Community
 政府、機構或社區

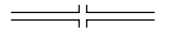


Green Belt
 綠化地帶



Communications 交通

Major Road and Junction
 主要道路及路口



Miscellaneous 其他

Boundary of Planning Scheme
 規劃範圍界線



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.
 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。

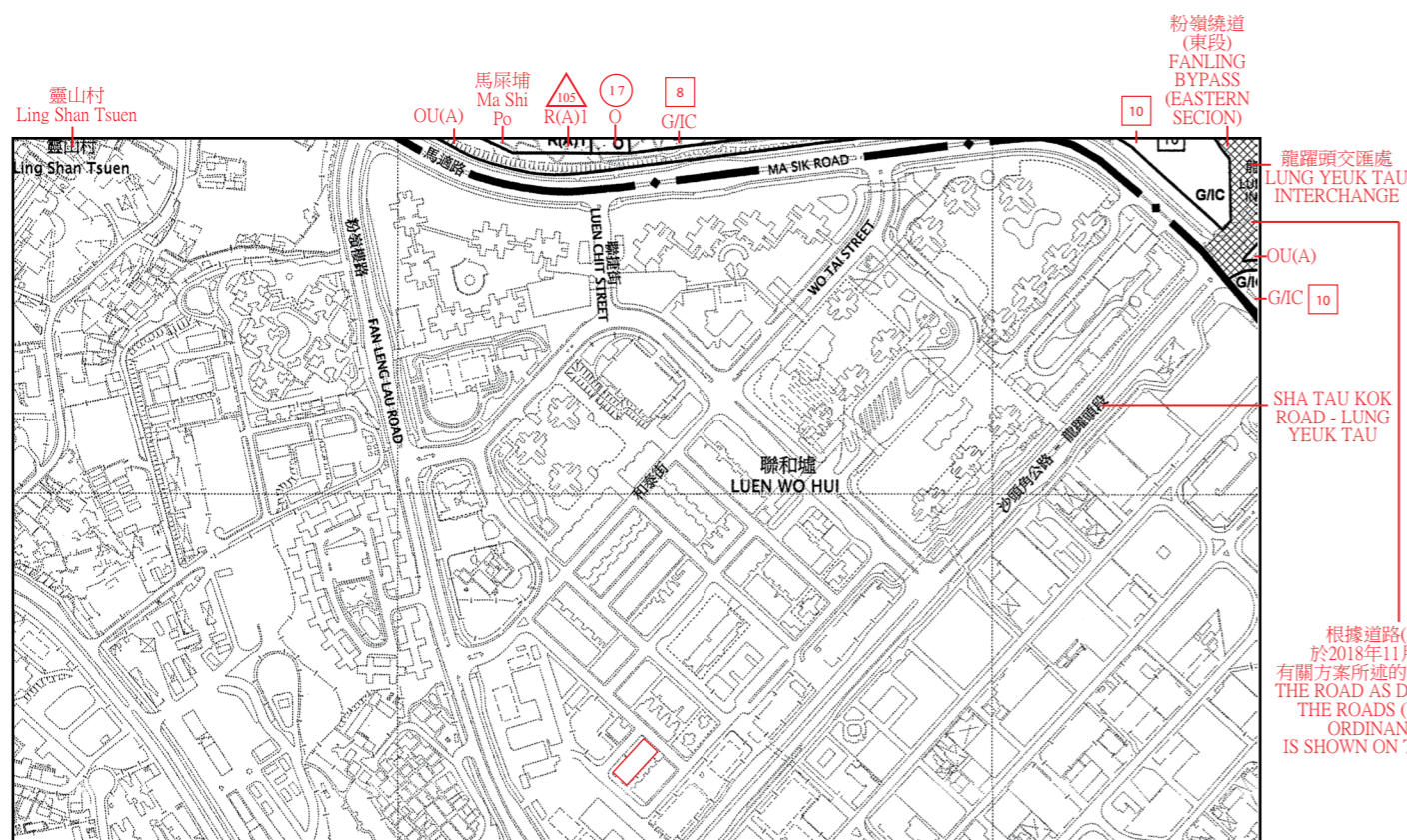
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor 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.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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，此分區計劃大綱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。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖



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 ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 27.11.2018 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

NOTATION 圖例

ZONES 地帶

- Residential (Group A)
住宅(甲類)
- Government, Institution or Community
政府、機構或社區
- Open Space
休憩用地
- Other Specified Uses (Amenity Area)
其他指定用途(美化市容地帶)

R(A)

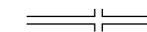
G/IC

O

OU(A)

Communications 交通

Major Road and Junction
主要道路及路口



Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線



Planning Area Number
規劃區編號

1

Maximum Building Height
(In Metres Above Principal Datum)
最高建築物高度(在主水平基準上若干米)

110

Maximum Building Height
(In Number of Storeys)
最高建築物高度(樓層數目)

8

This blank area falls outside the coverage of the relevant outline zoning plan
當區分區計劃大綱圖並不覆蓋本空白範圍

Scale 比例： 0 500M (米)

Boundary of the Development
發展項目的邊界



Extracted from the approved Fanling North Outline Zoning Plan (Plan no. S/FLN/4), gazetted on 29 September 2023, with adjustments where necessary as shown in red.

摘錄自2023年9月29日刊憲之粉嶺北分區計劃大綱核准圖(圖則編號S/FLN/4)，有需要處經修正處理，以紅色表示。

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.
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:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor 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.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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，此分區計劃大綱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。