這是1987年10月23日在數報公布的粉徵/上水分區計劃大鋼草圖編號S/FSS/1、1990年8月17日在數報公布的龍羅頭及軍地南中期發展審批地區圖編號IDPA/NE-LYT/1、1990年9月7日在數報公布的虎地坳及沙德中期發展審批地區圖編號IDPA/NE-FT/4/1及1999年3月5日在數報公布的於地坳及沙德中期發展審批地區圖編號DPA/NE-FT/4/1及1999年3月5日在數報公布的粉館垃圾 審批地區草圖編號DPA/NE-HLI/1/1均沒有涵盖的範圍。但已包括在2013年12月20日在數報公布的粉徵址分區計劃大網草圖編號S/FLN/10/10/18月12日 AREA NOT FALLING WITHIN THE BOUNDARIES OF THE DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO.S/FFS/1 PUBLISHED IN THE GAZETTE ON 23.10.1987, THE LUNG YEUK TAU AND KWAN TEI SOUTH INTERIM DEVLOPMENT PERMISSION AREA PLAN NO. IDPA/NE-LYT/1 PUBLISHED IN THE GAZETTE ON 17.8.1999, THE FU TEI AU AND SHA LING INTERIM DEVELOPMENT PERMISSION AREA PLAN NO. IDPA/NE-FTA/1 PUBLISHED IN THE GAZETTE ON 7.9.1999, AND THE DRAFT HUNG LUNG HANG DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-HLI/1 PUBLISHED IN THE GAZETTE ON 5.1999, 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 份額繞道(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 FANLIN BYPASS (EASTERN SECTION) AUTHORIZED UNDER THE ROADS San Wai ROAD LI 125 島鴉落陽 Wu Nga Lok Yeung D L4 道路 新屋村 105 San Uk Tsuen 馬屎埔 10 (19) 商業/住宅發展暨 公共交通 交匯處(1) COMMERCIAL/ RESIDENTIAL DEVELOPMEN WITH PUBLIC TRANSPORT INTERCHANGE(永寧村 Wing Ning Tsuen 麻笏圍 Ma Wat Wai 比例尺 SCALE 發展項目的位置 Location of the development 100 200 400 500

摘錄自2023年9月19日刊憲之粉嶺北分區計劃大綱核准圖,圖則編號為S/FLN/4,有需要處經修正處理,以紅色顯示。

Adopted from the Approved Fanling North - Outline Zoning Plan with Plan No. S/FLN/4, gazetted on 19th September 2023, with adjustments where necessary as shown as shown in red.



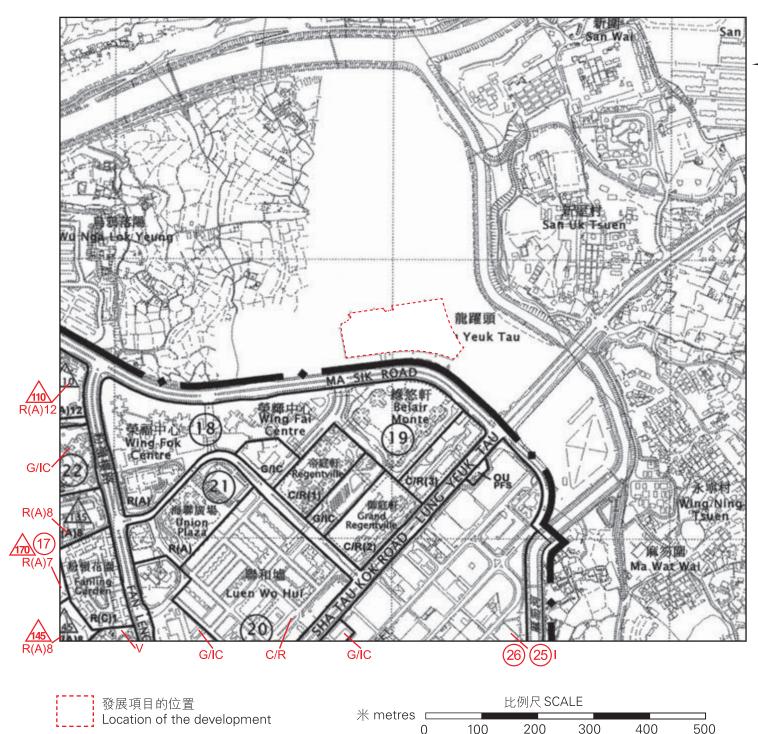
圖例 NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、楊楊或社區
OPEN SPACE	О	休憩用地
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)	其他指定用途(美化市容地帶)
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	終化地帶
COMMUNICATIONS		交 通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	-	規劃範圍界 練
PLANNING AREA NUMBER	, ①	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	110	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
TERRACED PODIUM		梯级式平台
NON-BUILDING AREA	NBA]	非建築用地

備註

- 1. 在印刷售樓説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。 Notes:
- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



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

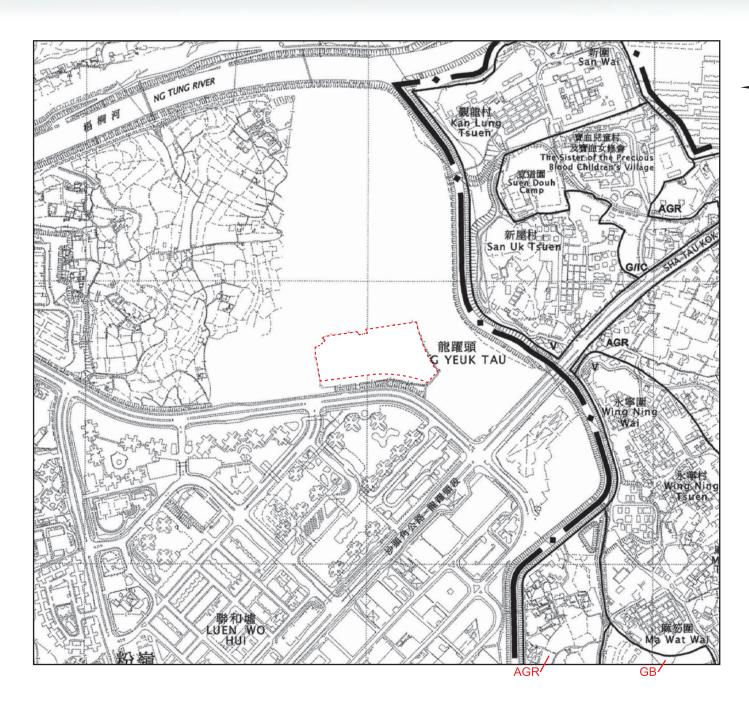
	地 帶
C/R	商業 / 住宅
R(A)	住宅(甲類)
R(C)	住宅(丙類)
V	鄉村式發展
1	工業
G/IC	政府、機構或社區
OU	其他指定用途
	交通
	主要道路及路口
	其他
	規劃範圍界線
1	規劃區線號
PFS	加油站
	R(A) R(C) V I G/IC OU

備註: 1. 在印刷售樓説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。

Note: 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales office during opeining hours.

- 2. The Vendor also advises prospective purchasers to conduct an on-site visit ofr a better understanding of the development site, its surrounding environmnet and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (Firsthand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. 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. 20





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/IC	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

發展項目的位置 Location of the development



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.



發展項目的位置 Location of the development





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

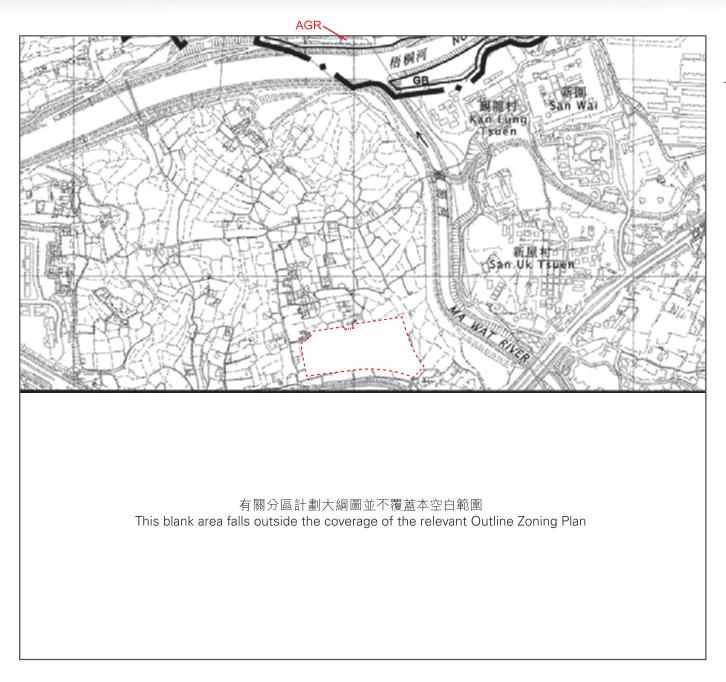
ZONES		地帶
AGRICULTURE	AGR	農業
GREEN BELT	GB	終化地帶
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

備註: 1. 在印刷售樓説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。

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.
- 3. The plan may show more than the area required under the Residential Properties (Firsthand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
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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



發展項目的位置 Location of the development



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.