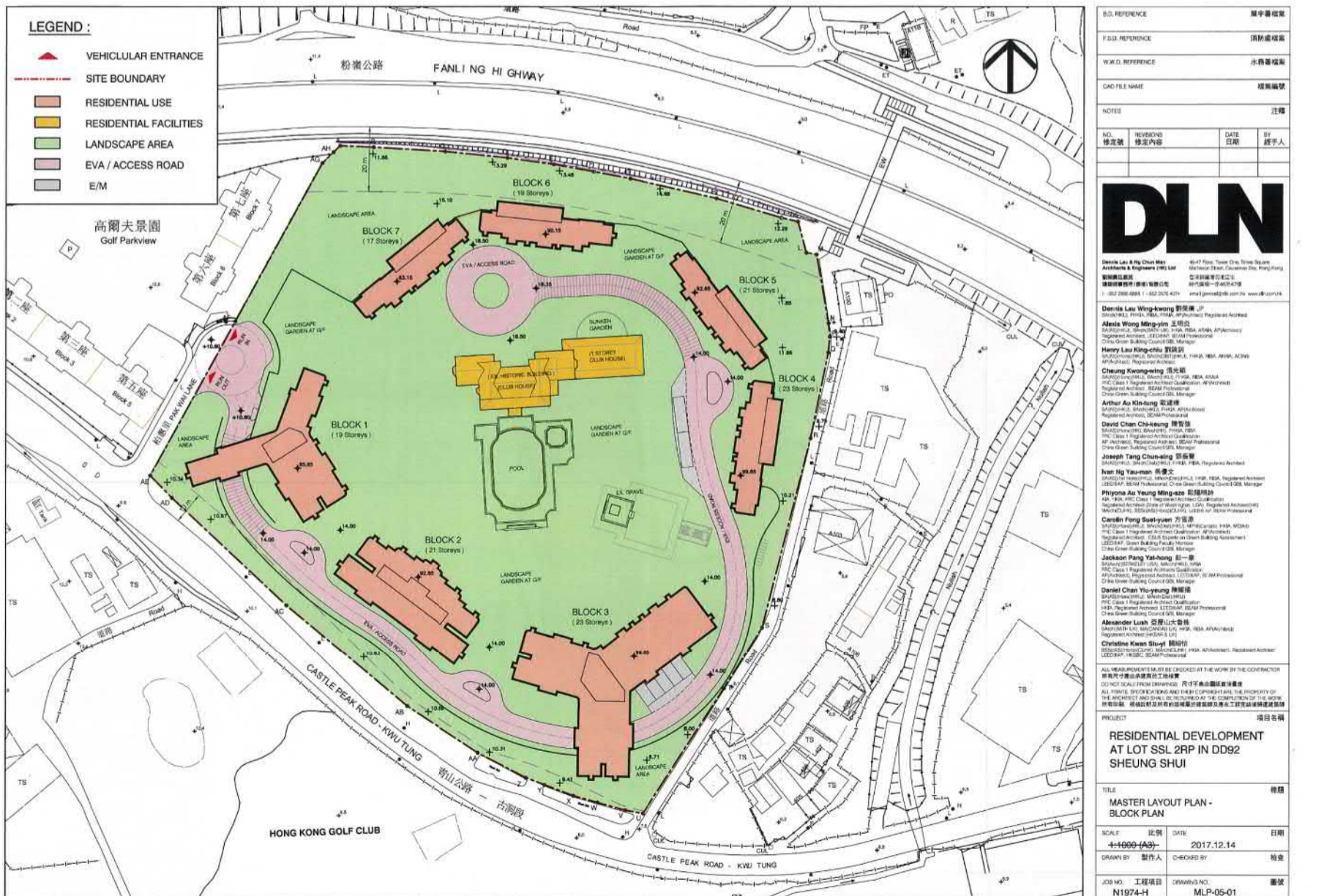


先前申請編號 Y/FSS/12 PREVIOUS APPLICATION No. Y/FSS/12



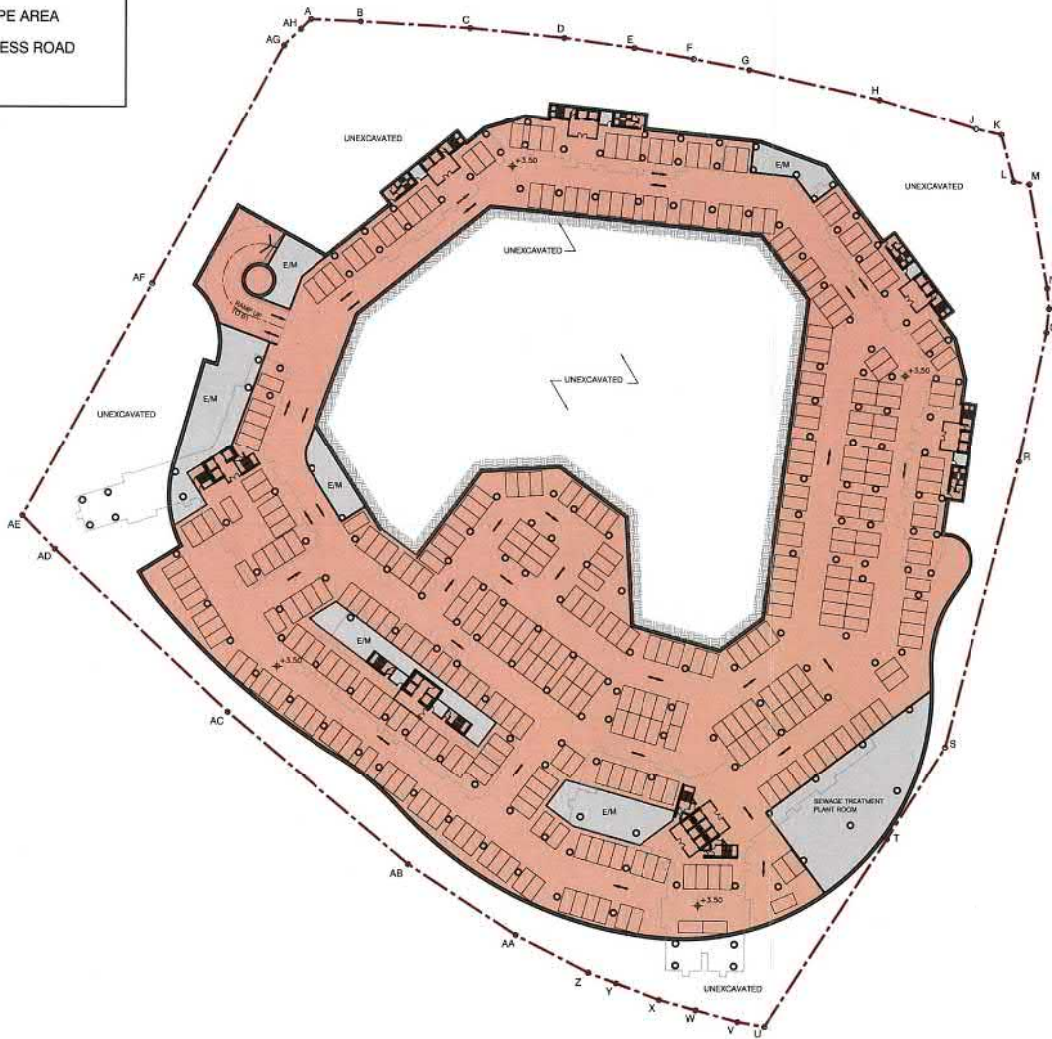
現有申請 CURRENT APPLICATION

(資料來源: 申請人於 9.1.2018 提交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. 繪圖 DRAWING  
Y/FSS/14 Z-1

**LEGEND :**

-  VEHICULAR ENTRANCE
-  SITE BOUNDARY
-  RESIDENTIAL USE
-  RESIDENTIAL FACILITIES
-  LANDSCAPE AREA
-  EVA / ACCESS ROAD
-  E/M



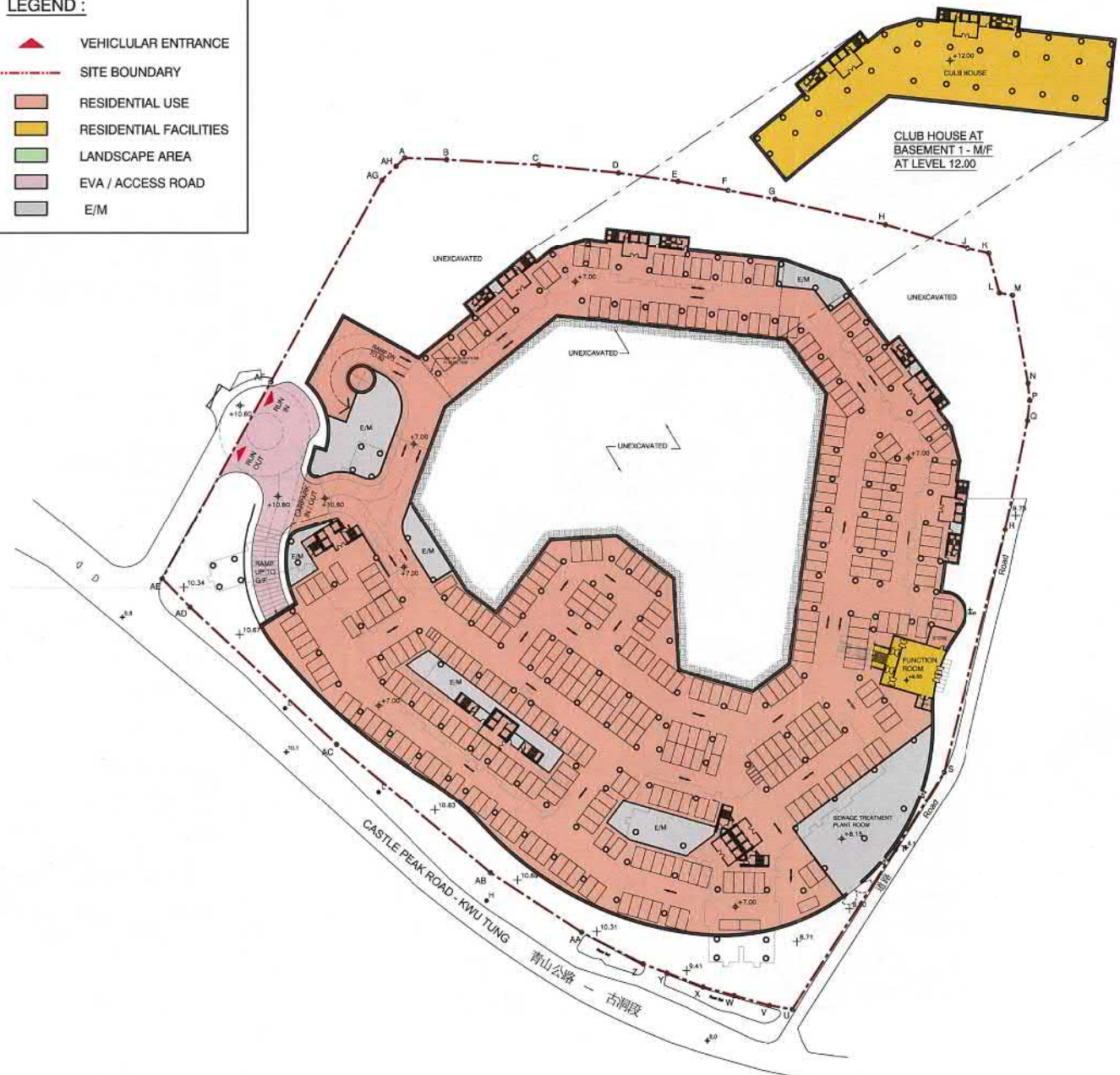
B.D. REFERENCE	屋宇處檔案		
F.S.D. REFERENCE	消防處檔案		
W.W.O. REFERENCE	水務署檔案		
CAD FILE NAME	檔案編號		
NOTES	注釋		
NO.	REVISED	DATE	BY
修定號	修定內容	日期	經手人
<b>DJLN</b>			
Dennis Lau & Ng Chun Man Architects & Engineers (Pty) Ltd 劉顯基建築師 建築師事務所(有限)有限公司 45-47 Tsoi Tong Street, Causeway Bay, Hong Kong 香港銅鑼灣莊臣街45-47號 T : +852 2505 6888 F : +852 2576 4274 email:general@djln.com.hk www.djln.com.hk			
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ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR 所有尺寸應由承建商於工作時核實 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙量取 ALL PRINTS SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK 所有圖紙、規格及所有的版權屬於建築師及應在工程完成時歸還建築師			
PROJECT	項目名稱		
	RESIDENTIAL DEVELOPMENT AT LOT SSL 2RP IN DD92 SHEUNG SHUI		
TITLE	標題		
	MASTER LAYOUT PLAN - BASEMENT 2 PLAN		
SCALE	比例	DATE	日期
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WORKING DRAWING NO.	圖號	U/W/PRJ NO.	圖號
N1974-H		MLP-05-02	

(資料來源:申請人於 9. 1. 2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-2
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**LEGEND :**

-  VEHICULAR ENTRANCE
-  SITE BOUNDARY
-  RESIDENTIAL USE
-  RESIDENTIAL FACILITIES
-  LANDSCAPE AREA
-  EVA / ACCESS ROAD
-  E/M



B.D. REFERENCE	屋宇署檔案		
F.S.D. REFERENCE	消防處檔案		
W.W.O. REFERENCE	水務署檔案		
CAD FILE NAME	檔案編號		
NOTES	注釋		
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
<b>DLN</b>			
Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd 建築師及工程師有限公司 1182 2895 6888   1-852 2576 4204   email@dlm.com.hk   www.dlm.com.hk		46-47 Top Tower One Times Square Watson Street, Causeway Bay, Hong Kong 香港上環德輔道中 時代廣場一區46-47樓 1-852 2895 6888   1-852 2576 4204   email@dlm.com.hk   www.dlm.com.hk	
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PROJECT	項目名稱		
<b>RESIDENTIAL DEVELOPMENT AT LOT SSL 2RP IN DD92 SHEUNG SHUI</b>			
TITLE	標題		
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SCALE	比例	DATE	日期
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DRAWN BY	製作人	CHECKED BY	檢查
JOB NO. 工程項目	DRAWING NO. 圖號		
N1974-H	MLP-05-03		

(資料來源:申請人於 9. 1. 2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-3
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B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.Q. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	註釋

NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人



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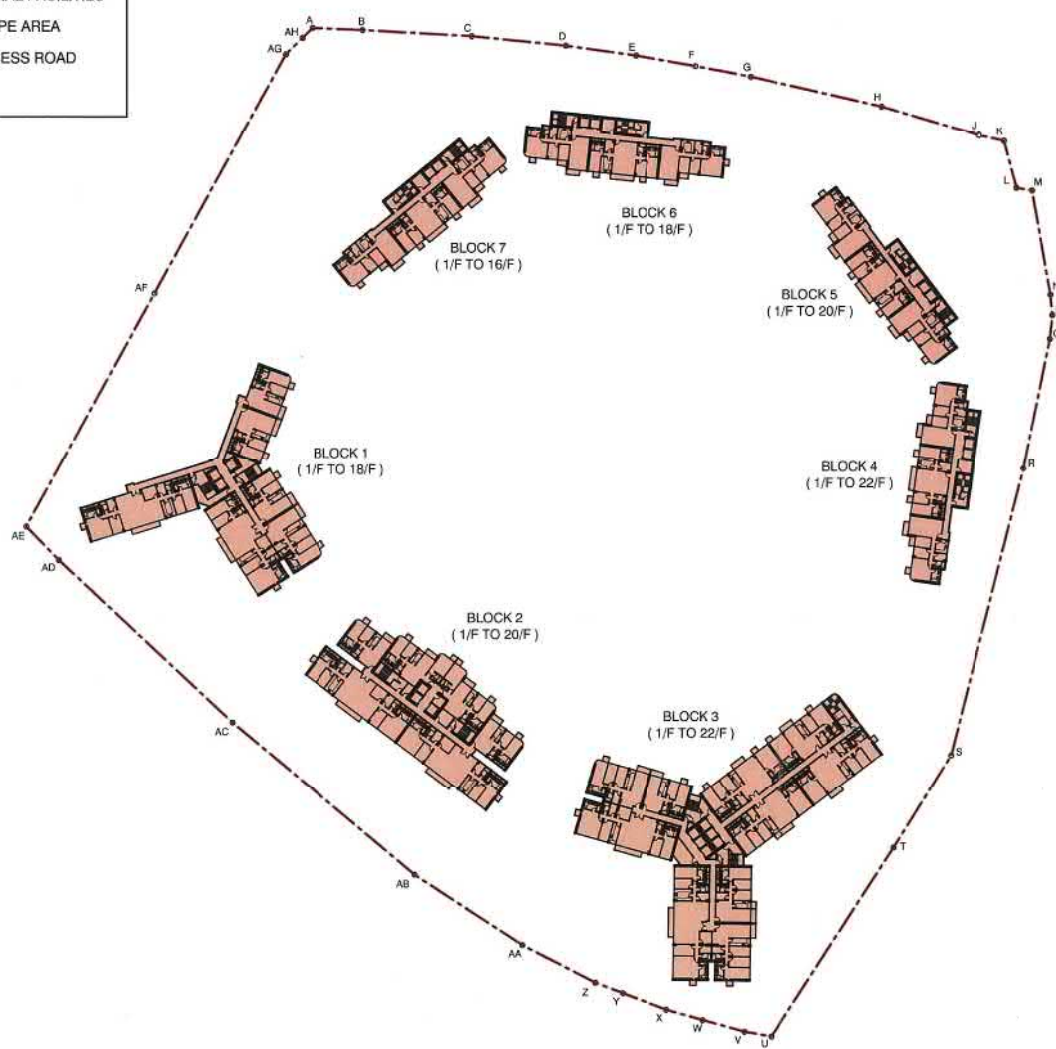
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<b>RESIDENTIAL DEVELOPMENT AT LOT SSL 2RP IN DD92 SHEUNG SHUI</b>			
TITLE	標題		
<b>MASTER LAYOUT PLAN - GROUND FLOOR PLAN</b>			
SCALE	比例	DATE	日期
1:1000 (A3)		2017.12.14	
DRAWN BY	製作者	CHECKED BY	檢查
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N1974-H		MLP-05-04	

(資料來源:申請人於 9.1.2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14  
 繪圖 DRAWING Z-4

**LEGEND :**

-  VEHICULAR ENTRANCE
-  SITE BOUNDARY
-  RESIDENTIAL USE
-  RESIDENTIAL FACILITIES
-  LANDSCAPE AREA
-  EVA / ACCESS ROAD
-  E/M



B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.D. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人

**DLN**

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 China Green Building Council (GB) Manager
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 China Green Building Council (GB) Manager
- Alexander Lush 亞歷山大魯**  
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 China Green Building Council (GB) Manager
- Christina Kwan Siu-ki 關翠琪**  
 (Architect, F.R.S.A., F.R.A., A.P./Architect) Registered Architect, LEED AP, BEAM Professional  
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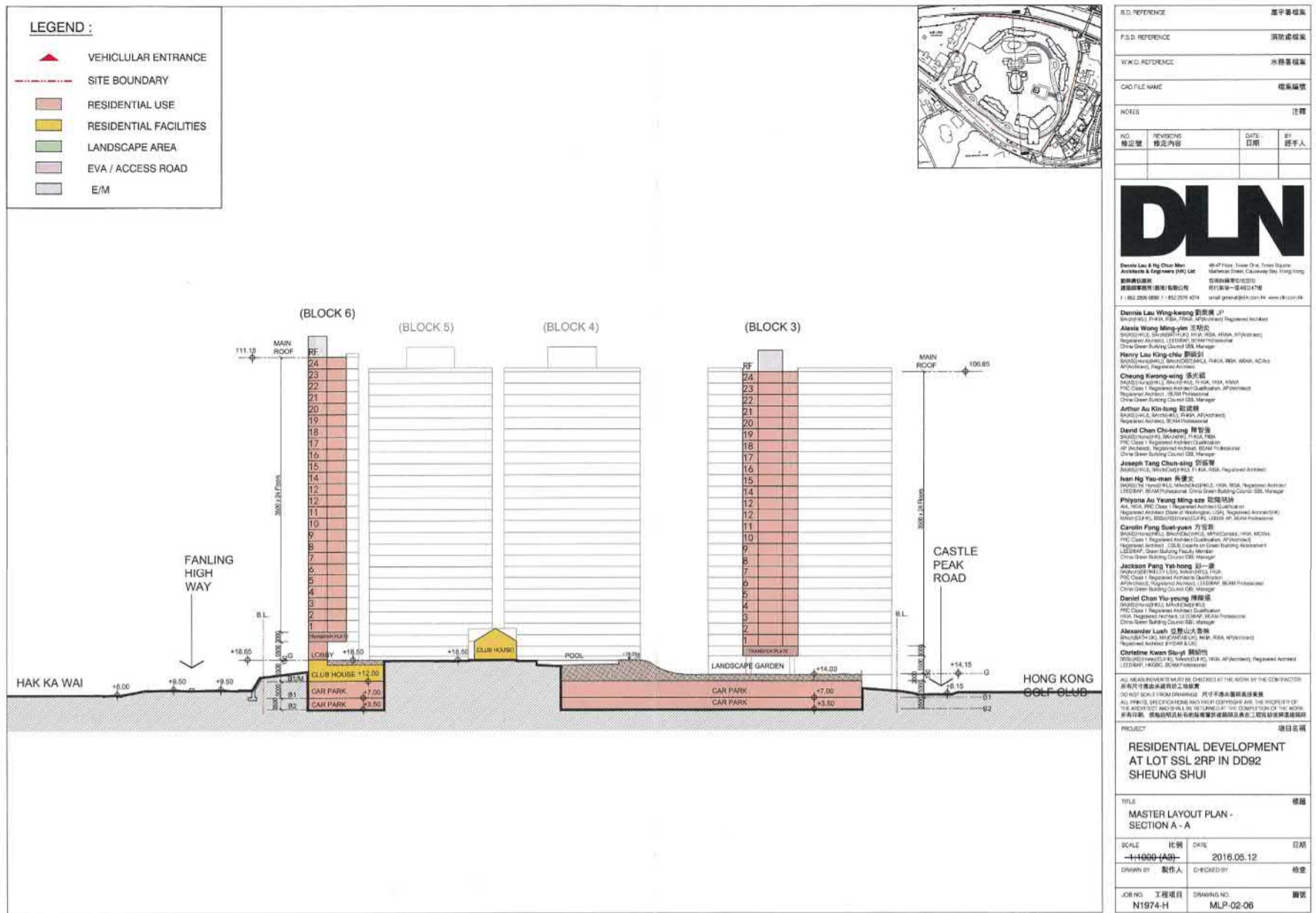
PROJECT	項目名稱
<b>RESIDENTIAL DEVELOPMENT AT LOT SSL 2RP IN DD92 SHEUNG SHUI</b>	

TITLE	標題
<b>MASTER LAYOUT PLAN - TYPICAL FLOOR PLAN</b>	

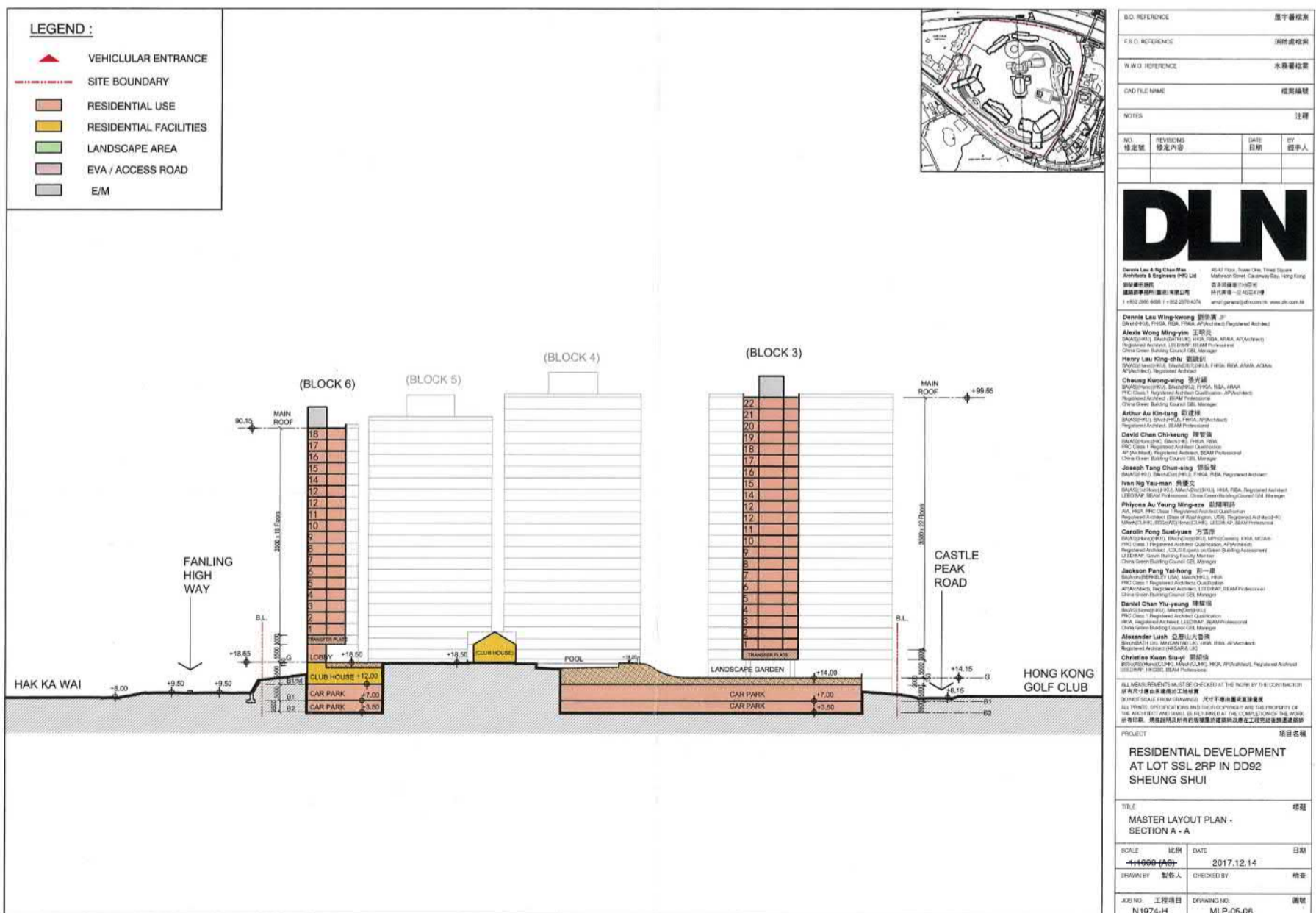
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N1974-H		MLP-05-05	

(資料來源:申請人於 9. 1. 2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-5
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先前申請編號 Y/FSS/12 PREVIOUS APPLICATION No. Y/FSS/12

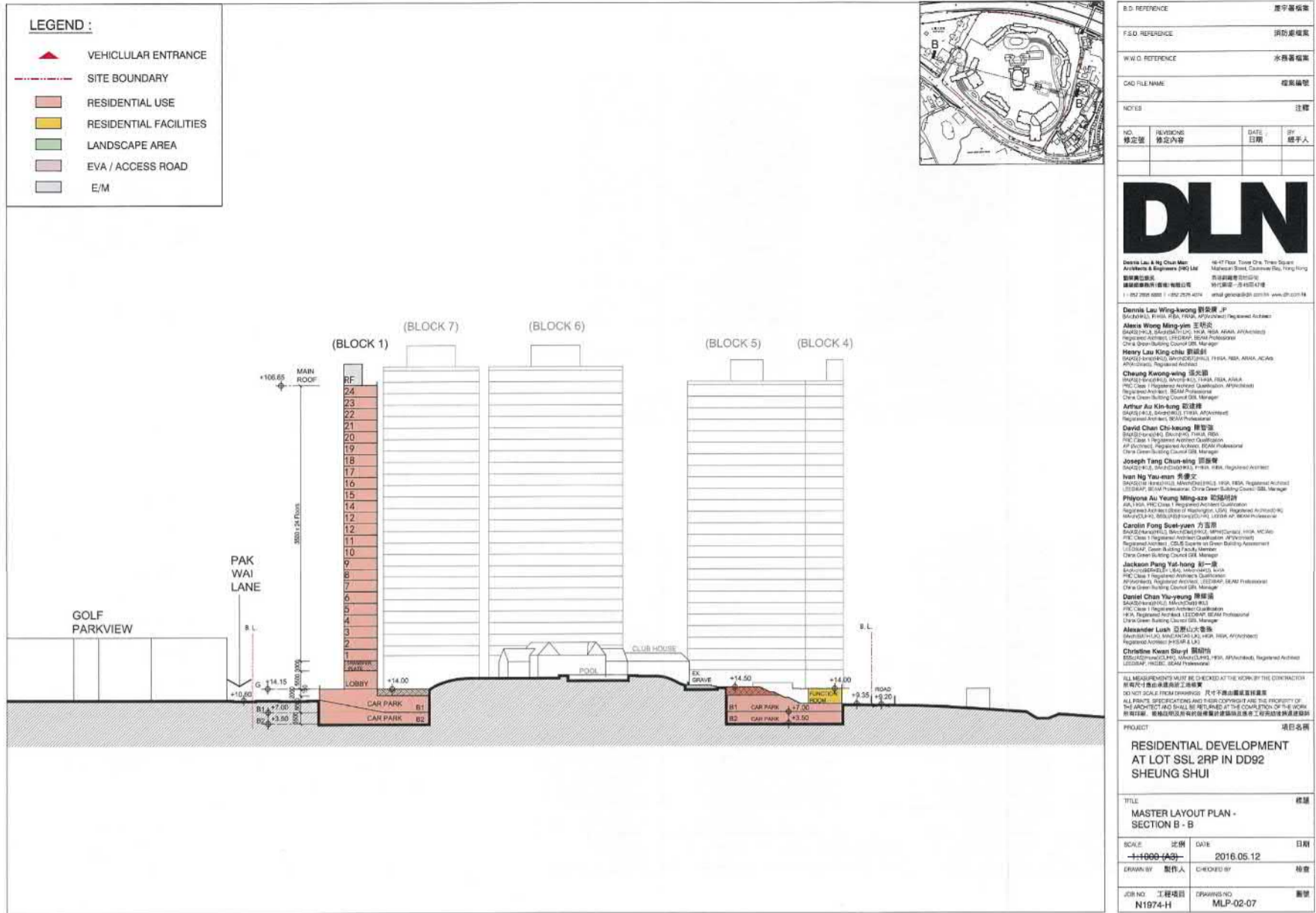


現有申請 CURRENT APPLICATION

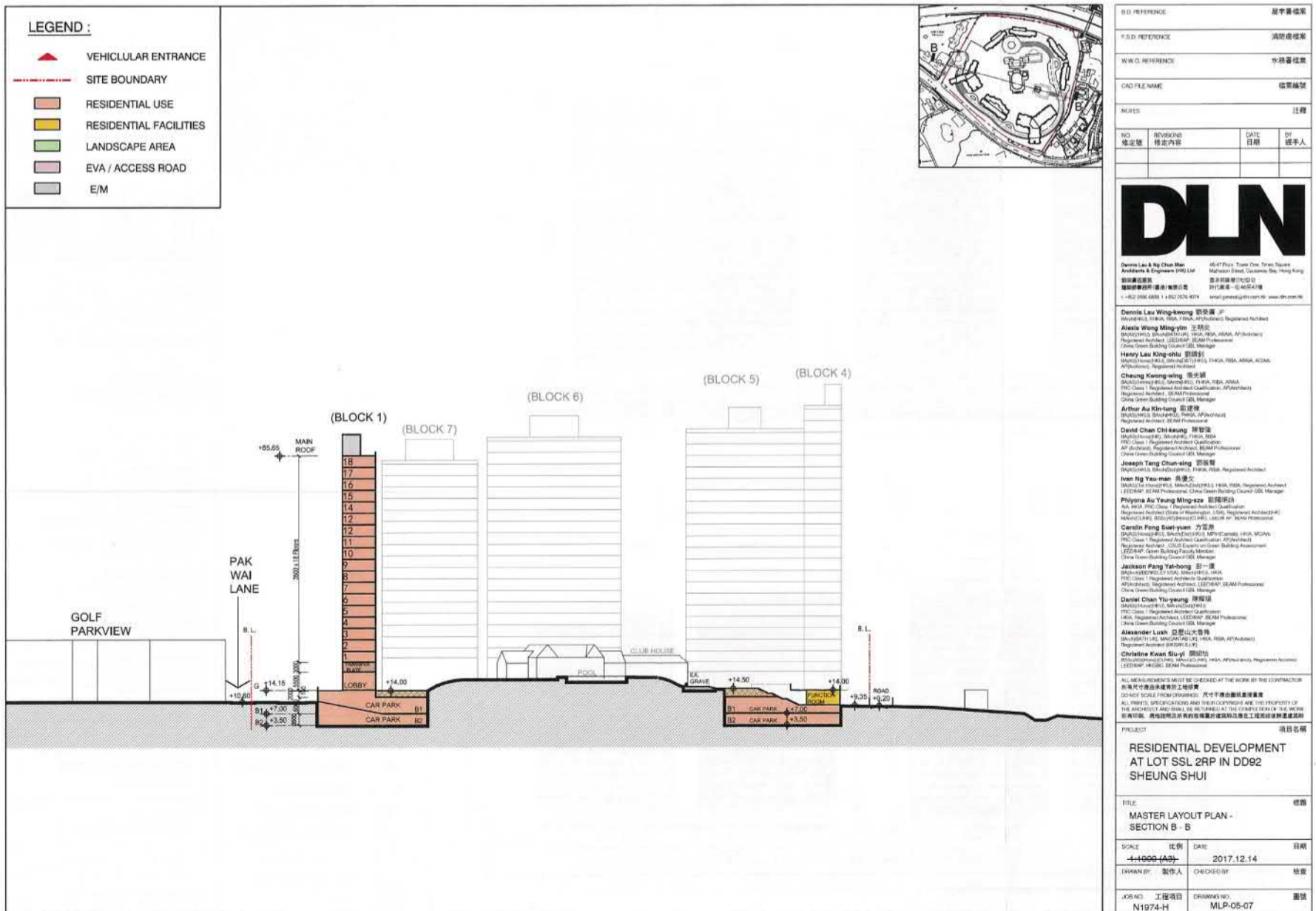
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(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-6



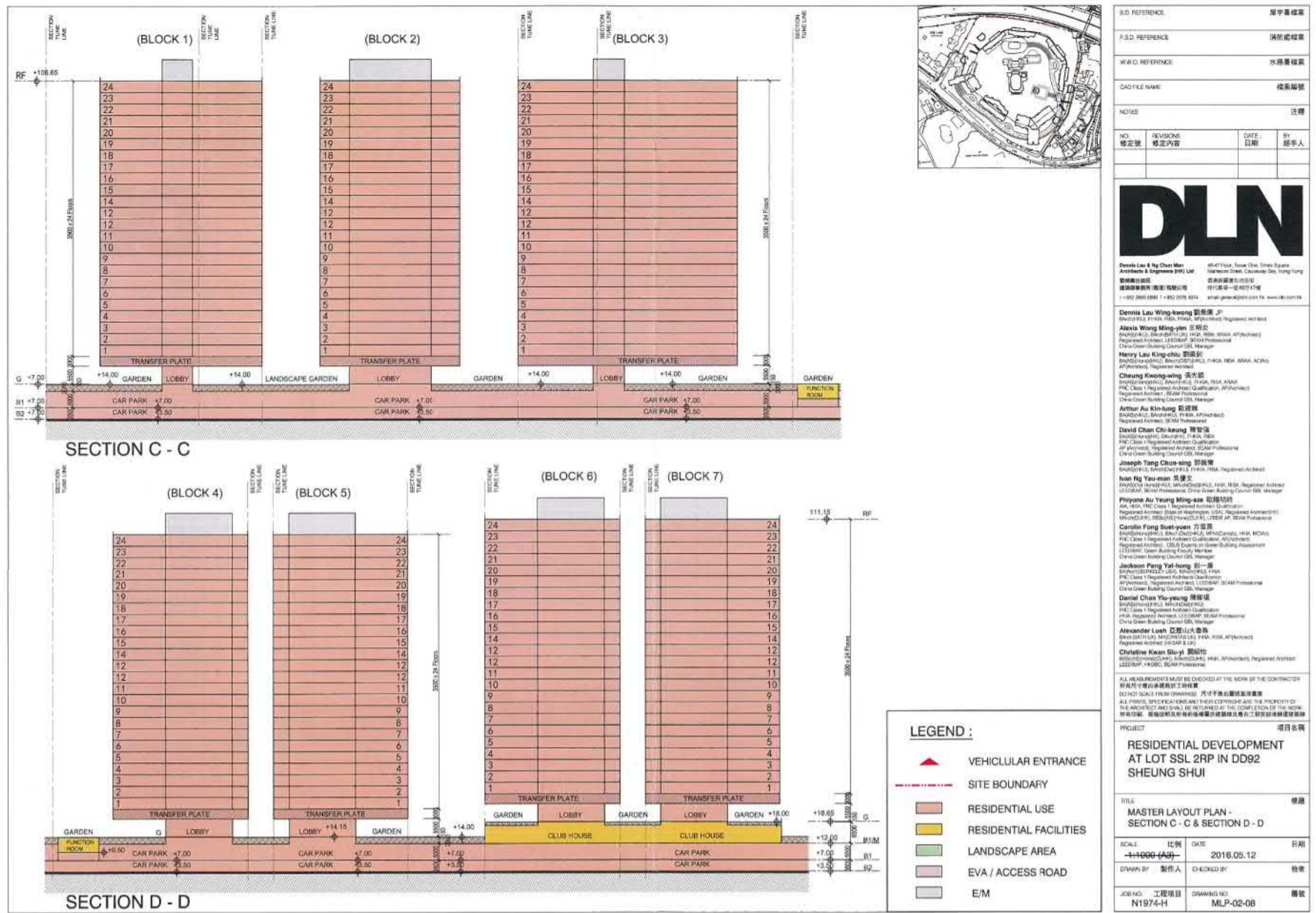
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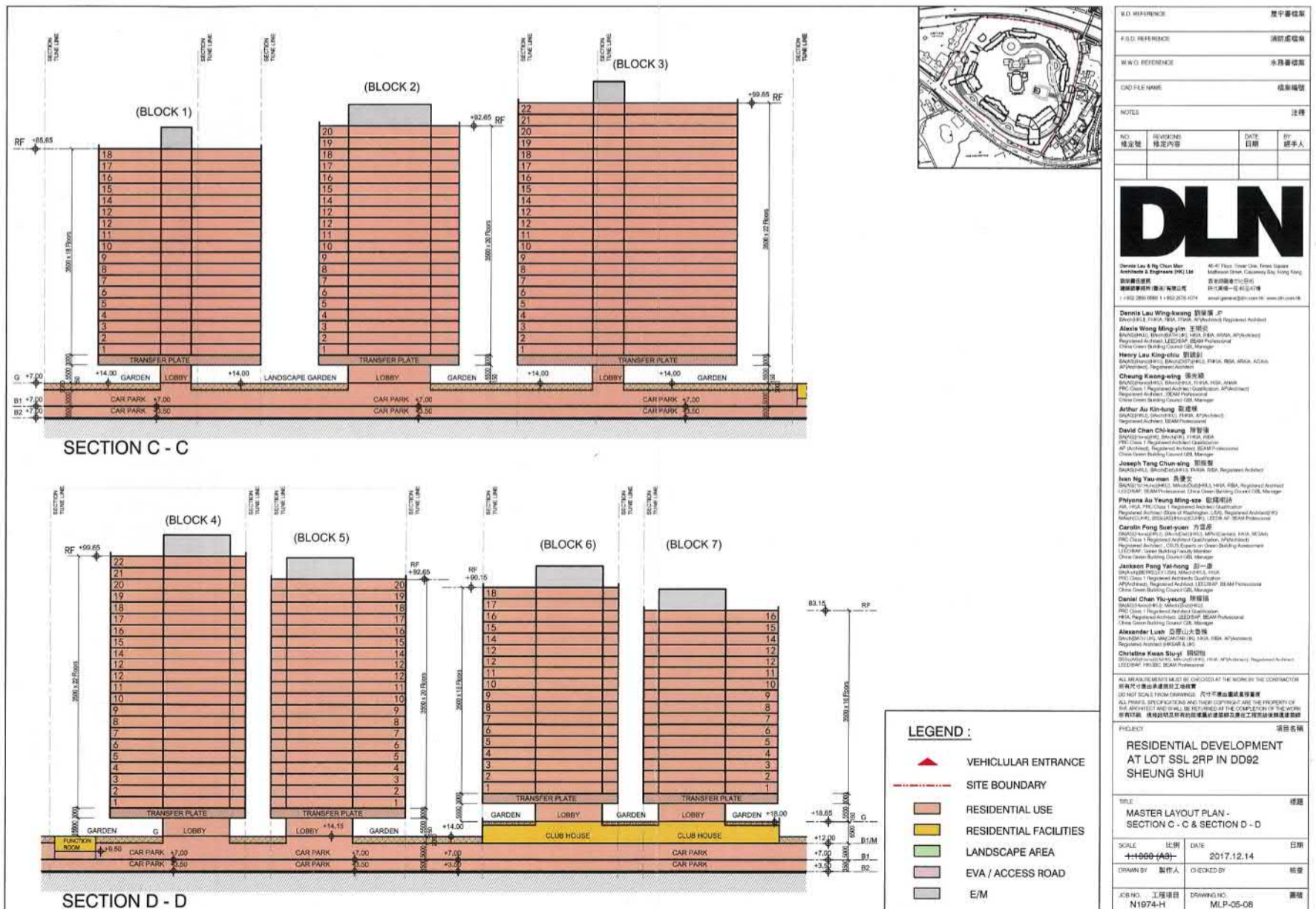
現有申請 CURRENT APPLICATION

(資料來源:申請人於 9.1.2018 提交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. 繪圖 DRAWING  
 Y/FSS/14 Z-7



先前申請編號 Y/FSS/12 PREVIOUS APPLICATION No. Y/FSS/12



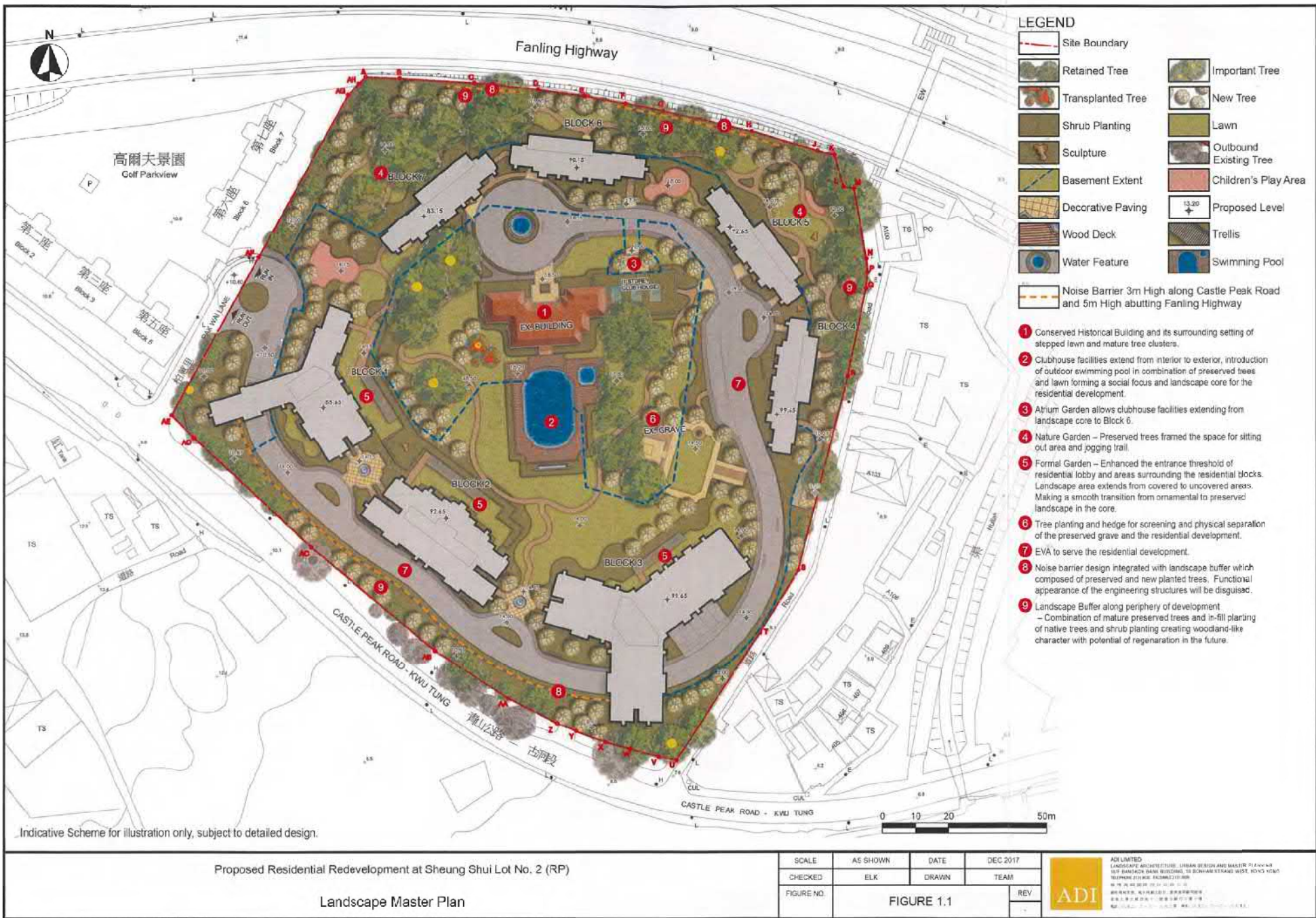
現有申請 CURRENT APPLICATION

(資料來源:申請人於 9.1.2018 提交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-8

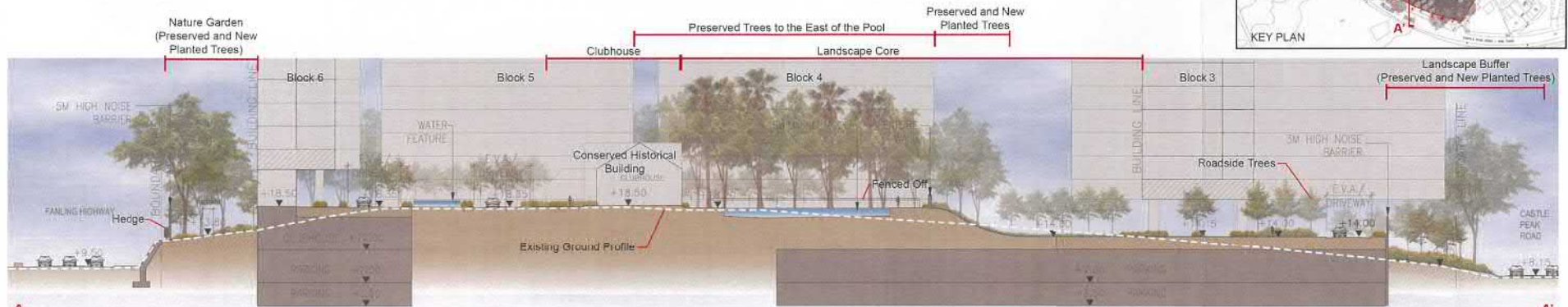
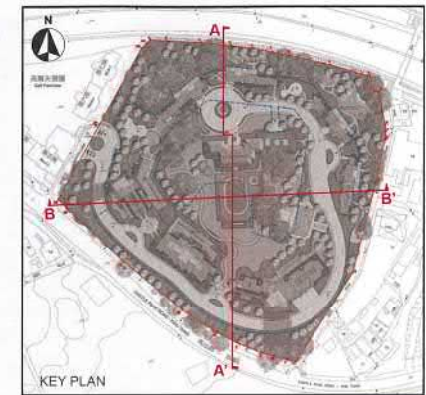




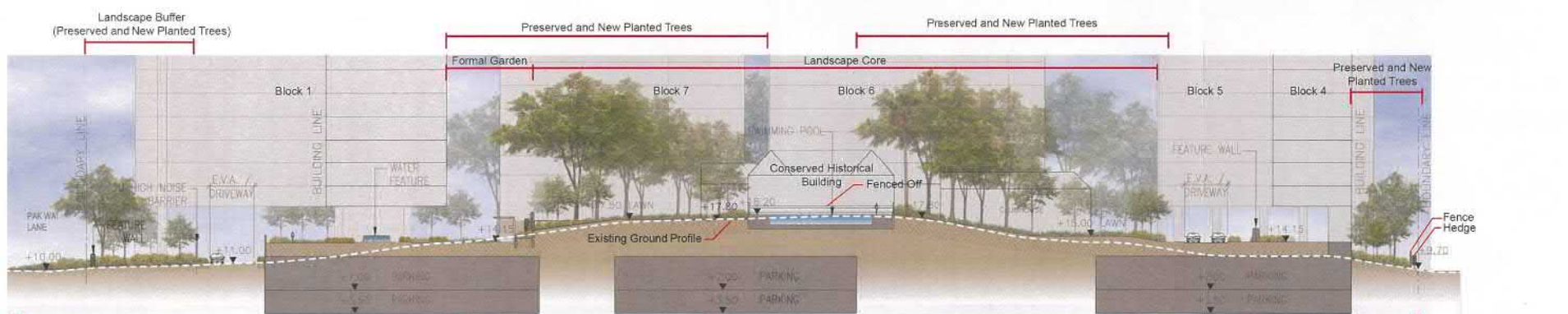
(資料來源:申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-9



A Section A-A'



B Section B-B'

Indicative Scheme for illustration only, subject to detailed design.

Proposed Residential Redevelopment at Sheung Shui Lot No. 2 (RP)

Landscape Sections and Elevations A-A' and B-B'

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.1		
		REV	-

**ADI** LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 1022 BARRACLOUGH BARRACK ROAD, SUITE 101, HONGKONG  
 TELEPHONE (852) 3082 2000 FAX (852) 3082 2001  
 香港中環皇后大道中1022號 101室 電話 (852) 3082 2000 傳真 (852) 3082 2001

(資料來源:申請人於 9.1.2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-10
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Indicative Scheme for illustration only, subject to detailed design.

Proposed Residential Redevelopment at Sheung Shui Lot No. 2 (RP)

Compensatory Planting Concept

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	ANNEX VI		REV

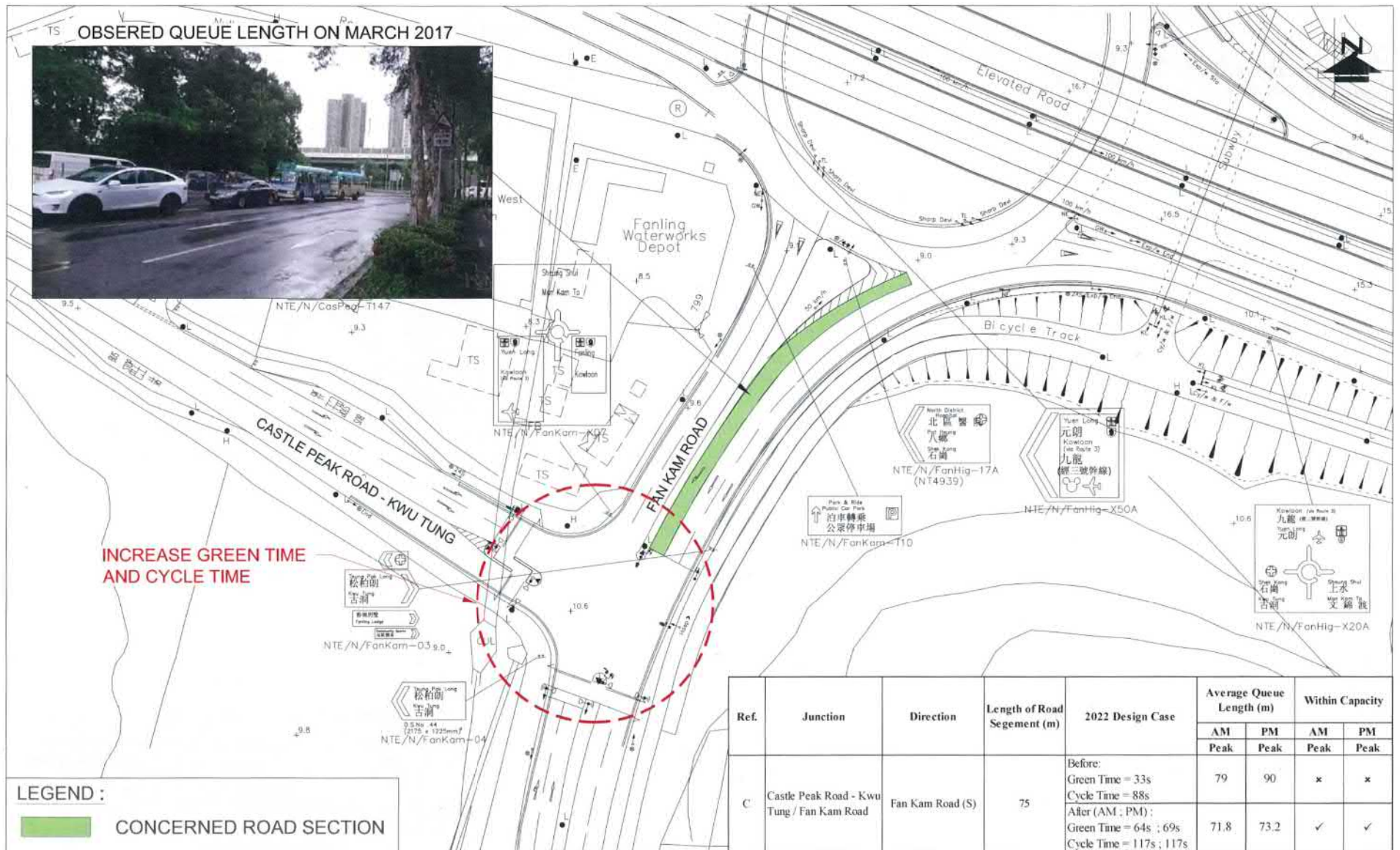
ADI LIMITED  
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
 10/F BANKING BANK BUILDING, 100 BURNING STRAND, WILSON TERRACE, HONG KONG  
 10/F 銀行銀行大廈, 100 灣仔道, 匯豐中心, 香港

**ADI**

(資料來源:申請人於 9.1.2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-11
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OBSERVED QUEUE LENGTH ON MARCH 2017



**INCREASE GREEN TIME AND CYCLE TIME**

**LEGEND :**

**CONCERNED ROAD SECTION**

Ref.	Junction	Direction	Length of Road Segment (m)	2022 Design Case	Average Queue Length (m)		Within Capacity	
					AM Peak	PM Peak	AM Peak	PM Peak
C	Castle Peak Road - Kwu Tung / Fan Kam Road	Fan Kam Road (S)	75	Before: Green Time = 33s Cycle Time = 88s After (AM ; PM): Green Time = 64s ; 69s Cycle Time = 117s ; 117s	79	90	×	×
					71.8	73.2	✓	✓

FIGURE NO.: **5.1 (C)**  
 PROJECT NO.: 15064 HK  
 SCALE: 1:1000  
 DATE: 23 APR 2018

PROJECT TITLE: Proposed S12A Up-zoning for Residential Development at Sheung Shui Lot 2  
 DRAWING TITLE: PROPOSED JUNCTION IMPROVEMENT SCHEME OF CASTLE PEAK ROAD – KWU TUNG / FAN KAM ROAD (C)



(資料來源:申請人於 1.6.2018 呈交的資料)  
 (Source : Applicant's Submission of 1.6.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-12
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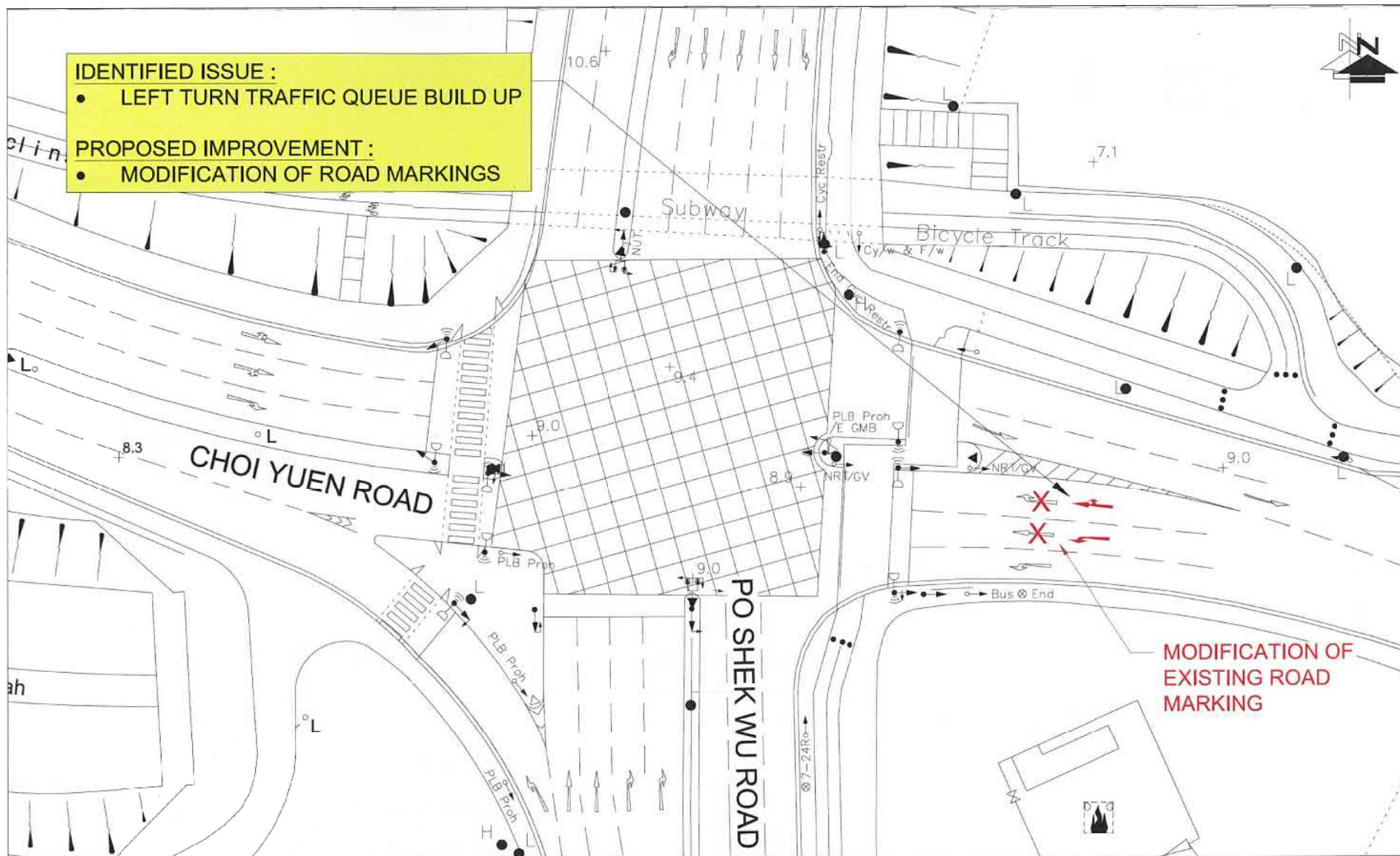


FIGURE NO.:	3	PROJECT TITLE:	S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0	 <b>CTA Consultants Limited</b> 志達顧問有限公司
PROJECT NO.:	17093HK	DRAWING TITLE:	PROPOSED IMPROVEMENT JUNCTION E: CASTLE PEAK ROAD – KWU TUNG / PO SHEK WU ROAD / CHOI YUEN ROAD	
SCALE: 1:500 (IN A4 SIZE)	DATE: 12 DEC 2017			

(資料來源:申請人於 9.1.2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號  
 REFERENCE No.  
 Y/FSS/14

繪圖 DRAWING  
 Z-13

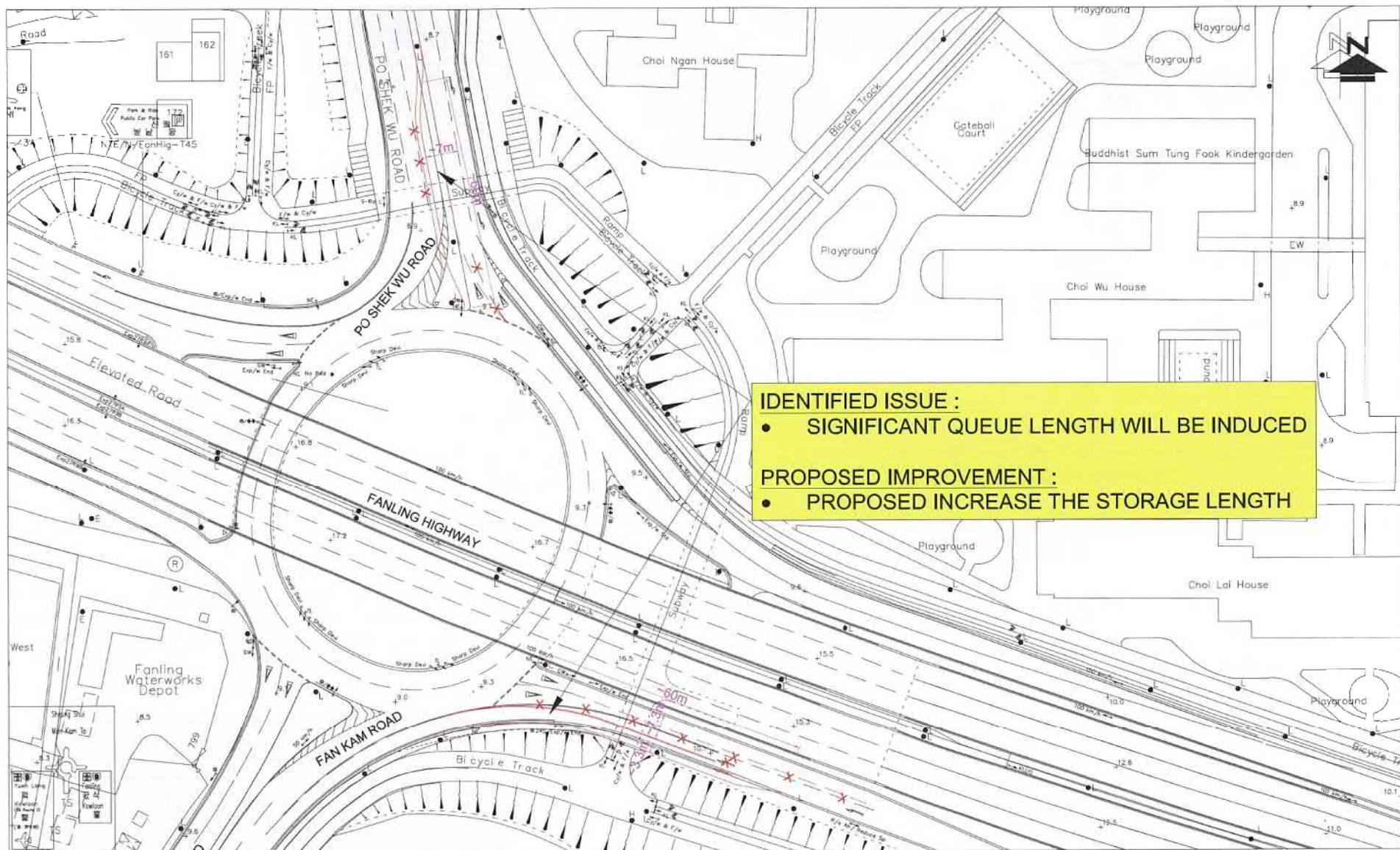



FIGURE NO.: <b>2</b>		PROJECT TITLE: S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0	 <b>CTA Consultants Limited</b> 志達顧問有限公司
PROJECT NO.: 17093HK		DRAWING TITLE: <b>PROPOSED IMPROVEMENT</b> JUNCTION D: CASTLE PEAK ROAD – KWU TUNG / FAN KAM ROAD / PO SHEK WU ROAD	
SCALE: 1:1100 (IN A4 SIZE)	DATE: 12 DEC 2017		

(資料來源:申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-14

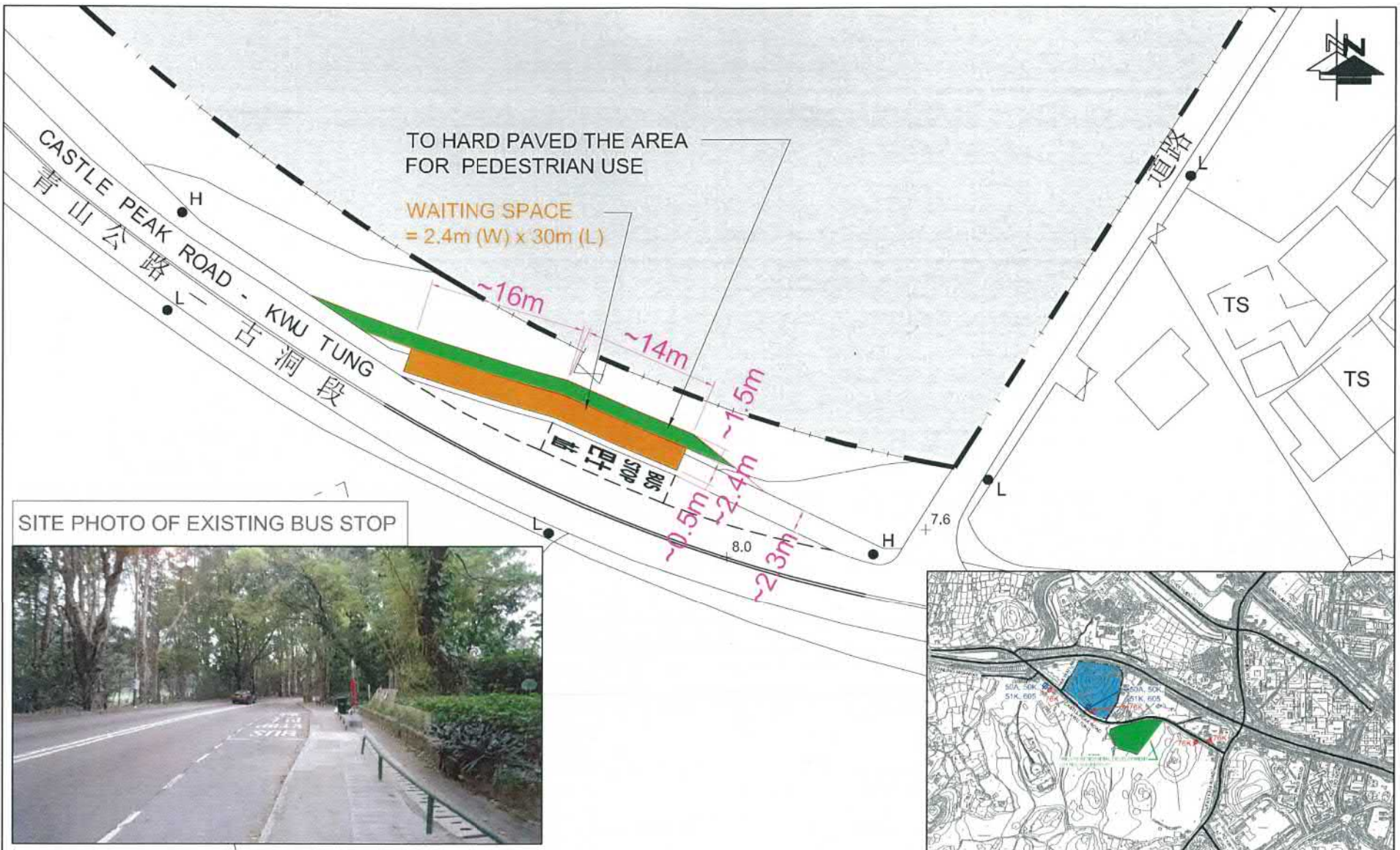




FIGURE NO: <b>6.2</b>	PROJECT TITLE: S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0	 <b>CTA Consultants Limited</b> 志達顧問有限公司
PROJECT NO: 17093HK	DRAWING TITLE: PROPOSED PAVEMENT WIDENING AT EXISTING BUS STOPS OUTSIDE THE PROPOSED DEVELOPMENT CASTLE PEAK ROAD – KWU TUNG (EASTBOUND)	
SCALE: 1:500 (IN A4 SIZE)	DATE: 05 SEP 2018	

(資料來源:申請人於 13.9.2018 呈交的資料)  
(Source : Applicant's Submission of 13.9.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-15a
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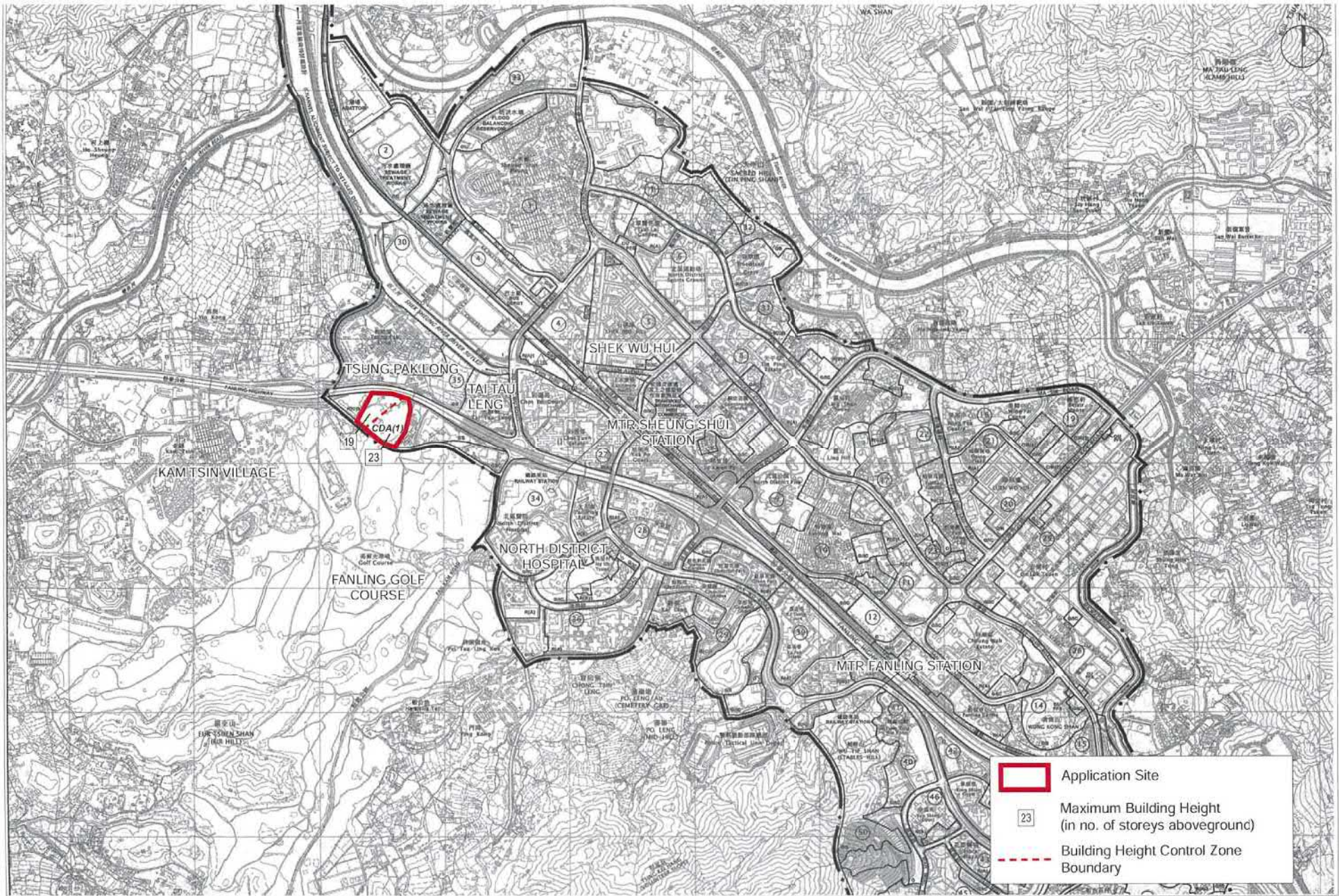


FIGURE NO.: <b>6.3</b>		PROJECT TITLE: S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0		 <b>CTA Consultants Limited</b> 志達顧問有限公司
PROJECT NO.: 17093HK		DRAWING TITLE: PROPOSED PAVEMENT WIDENING AT EXISTING BUS STOPS OUTSIDE THE PROPOSED DEVELOPMENT CASTLE PEAK ROAD – KWU TUNG (WESTBOUND)		
SCALE: 1:500 (IN A4 SIZE)	DATE: 05 SEP 2018			

(資料來源:申請人於 13. 9. 2018 呈交的資料)  
(Source : Applicant's Submission of 13.9.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-15b
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(資料來源:申請人於 9.1.2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14	繪圖 DRAWING Z-16a
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**COMPREHENSIVE DEVELOPMENT AREA (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

<i>Figure No.</i> 3.2	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22 – Notes of “CDA(1)” Zone (1 of 3)
<b>ARUP</b>	<i>Date</i> Nov 2017	<i>Source</i> Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22

(資料來源:申請人於 9. 1. 2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-16b

**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

Figure No.	Scale	Figure Title
3.2	-	Proposed Amendments to Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22 – Notes of "CDA(1)" Zone (2 of 3)
<b>ARUP</b>	Date	Source
	Nov 2017	Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22

(資料來源:申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-16c

**COMPREHENSIVE DEVELOPMENT AREA (1)**

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) *No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.0, a maximum site coverage of 27%, and in excess of the maximum building heights in terms of number of storeys as stipulated on the Plan.*
- (d) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i> 3.2	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22 – Notes of “CDA(1)” Zone (3 of 3)
<b>ARUP</b>	<i>Date</i> Nov 2017	<i>Source</i> Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22

(資料來源:申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-16d

6. POPULATION

Based on the 2011 Population Census, the population of the Area was estimated by the Planning Department as about 254,300. It is estimated that the planned population of the Area will be about 290,300 persons.

7. LAND USE ZONINGS

7.1 Comprehensive Development Area (1): Total Area 3.16 ha

7.1.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

7.1.2 *A site located in the western periphery of Fanling/Sheung Shui New Town in Planning Area 35 is designated as "CDA(1)", within which any development or redevelopment proposals will be subject to a maximum plot ratio of 3.0, a maximum site coverage of 27%, and a maximum building height of 19 storeys aboveground in the west and 23 storeys aboveground in the east for a stepped building height profile.*

7.1.3 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.

7.1.4 Any development proposal in the zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.

7.1.5 By requiring submission of MLP for approval of the Board, it allows the Board to exercise appropriate planning control on the design, layout and provision of facilities of the future development within this zone.

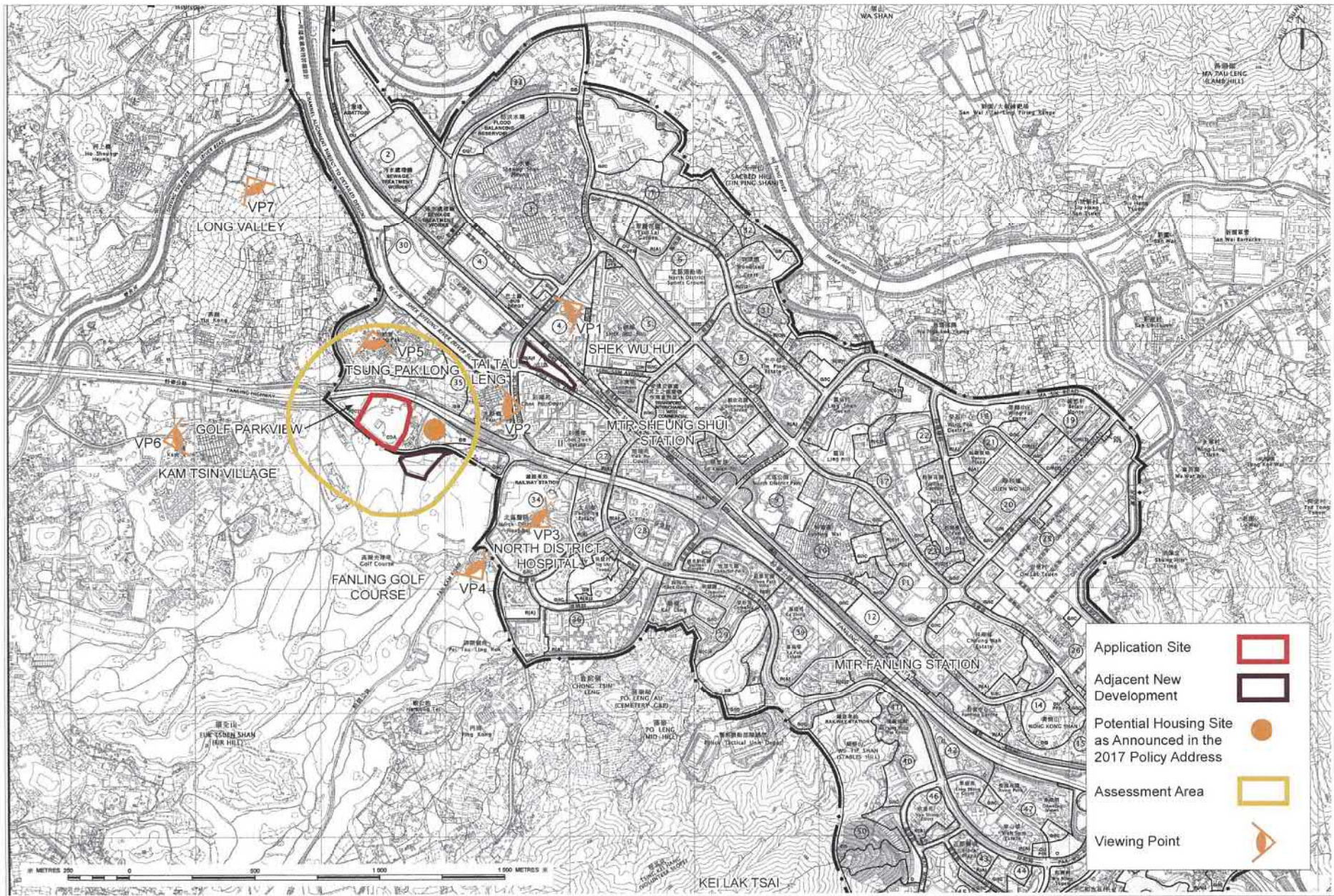
7.1.6 The "CDA" site will share a common ingress/egress point with the adjoining low-rise, low-density residential development.

<b>Figure No.</b> 3.3	<b>Scale</b> -	<b>Figure Title</b> Proposed Amendments to Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22 – Explanatory Statement of "CDA(1)" Zone
<b>ARUP</b>	<b>Date</b> Nov 2017	<b>Source</b> Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22

(資料來源:申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-16e



**ARUP**

Figure Title: Assessment Area and Location of Viewing Points

Source: Extracted from Approved Fanning/Shueung Shui Outline Zoning Plan No. S/FSS/22 gazetted on Jan 2017

Date: Nov 2017  
Scale: As shown

Figure No.: 2

(資料來源: 申請人於 9.1.2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-17

Planned Public Housing  
Development at Choi Yuen Road

Application Site

Application Site



EXISTING VIEW

FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title	Source	Date	Figure No.
Viewing Point 1: Shek Wu Hui Jockey Club Playground		Nov 2017	3
		Scale	
		N/A	

(資料來源:申請人於 9. 1. 2018 提交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-18

Planned Private Residential  
Development at  
Lot No. 2640 in D.D. 92

Application Site

Application Site



EXISTING VIEW

FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Viewing Point 2: Tai Tau Leng Children's Playground

Date: Nov 2017  
Scale: N/A

Figure No.: 4

(資料來源:申請人於 9. 1. 2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

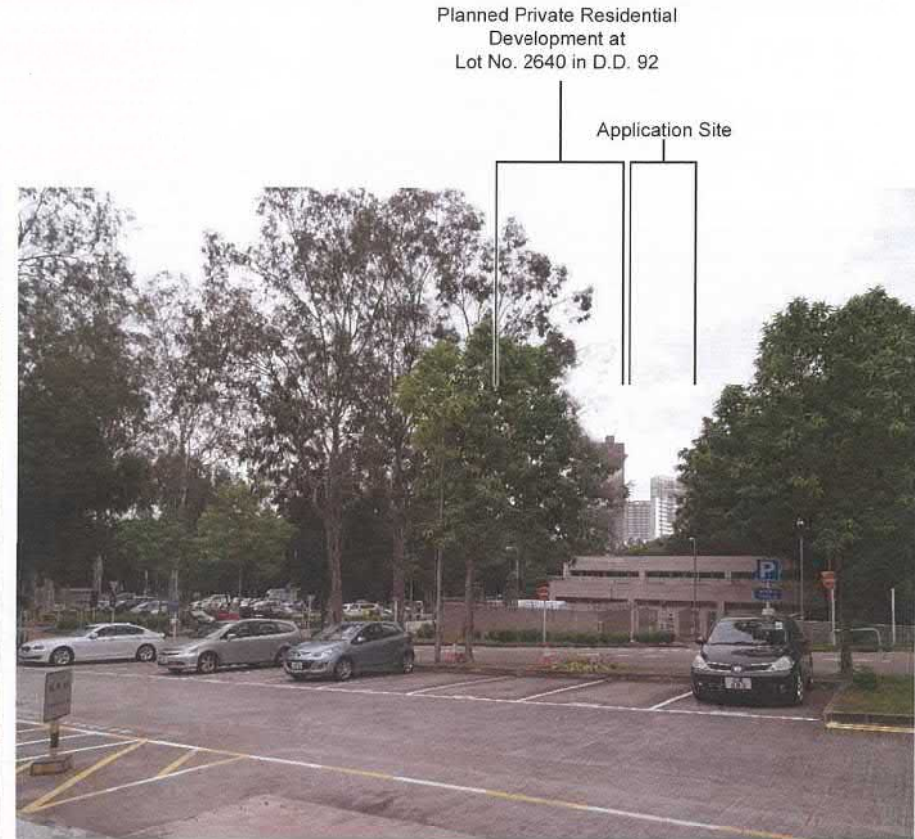
參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-19





EXISTING VIEW



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

**ARUP**

Figure Title	Source	Date	Figure No.
Viewing Point 3: North District Hospital		Nov 2017	5
		Scale	
		N/A	

(資料來源:申請人於 9. 1. 2018 提交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號  
 REFERENCE No.  
 Y/FSS/14

繪圖 DRAWING  
 Z-20

Application Site



EXISTING VIEW

Planned Private Residential  
Development at  
Lot No. 2640 in D.D. 92

Application Site



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title	Viewing Point 4: Fanling Golf Course
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Version	
Date	Nov 2017
Scale	N/A

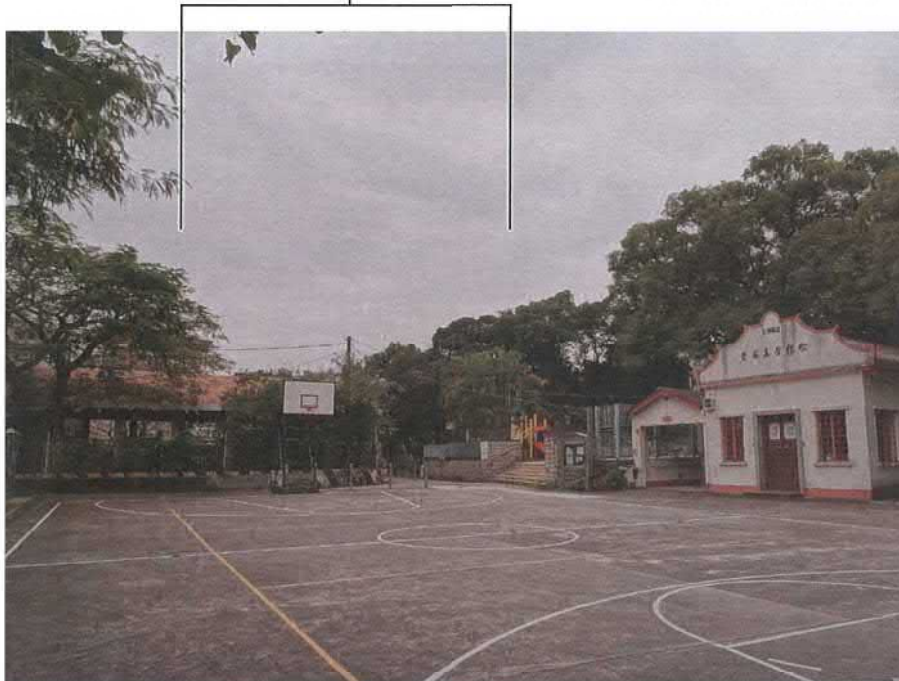
Figure No.	6
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(資料來源:申請人於 9. 1. 2018 提交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號 REFERENCE No. Y/FSS/14
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繪圖 DRAWING Z-21
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Application Site



EXISTING VIEW

Application Site



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title	Viewing Point 5: Tsung Pak Long Children's Playground
--------------	---

Date	Nov 2017
Scale	N/A

Figure No.	7
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(資料來源:申請人於 9. 1. 2018 呈交的資料)  
 (Source : Applicant's Submission of 9.1.2018)

參考編號  
 REFERENCE No.  
 Y/FSS/14

繪圖 DRAWING  
 Z-22

Planned Private Residential  
Development at  
Lot No. 2640 in D.D. 92

Application Site

Application Site



EXISTING VIEW

FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

**ARUP**

Figure Title  
Viewing Point 6: Kam Tsin Village Children's Playground

Source

Date  
Nov 2017

Figure No.

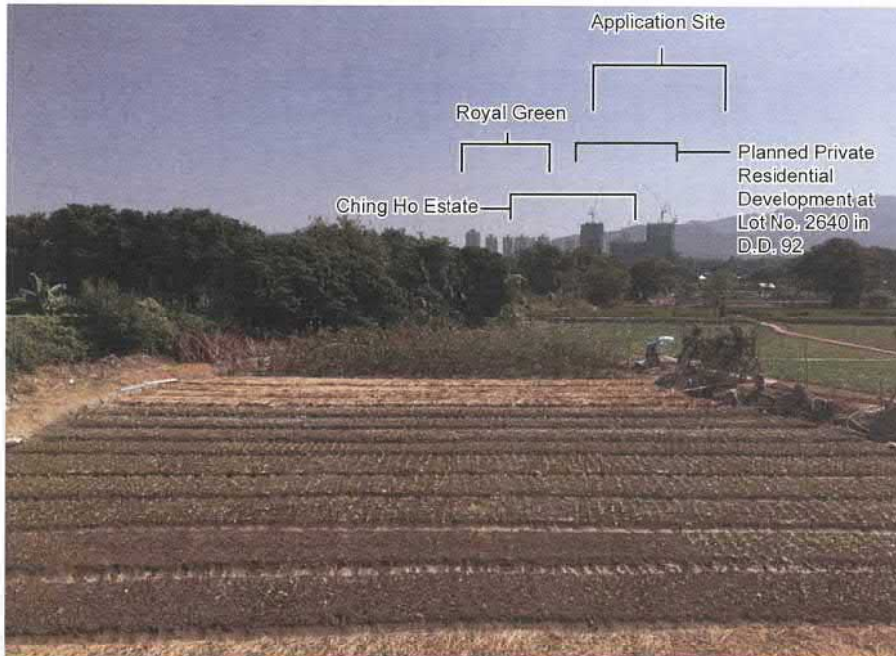
8

Scale  
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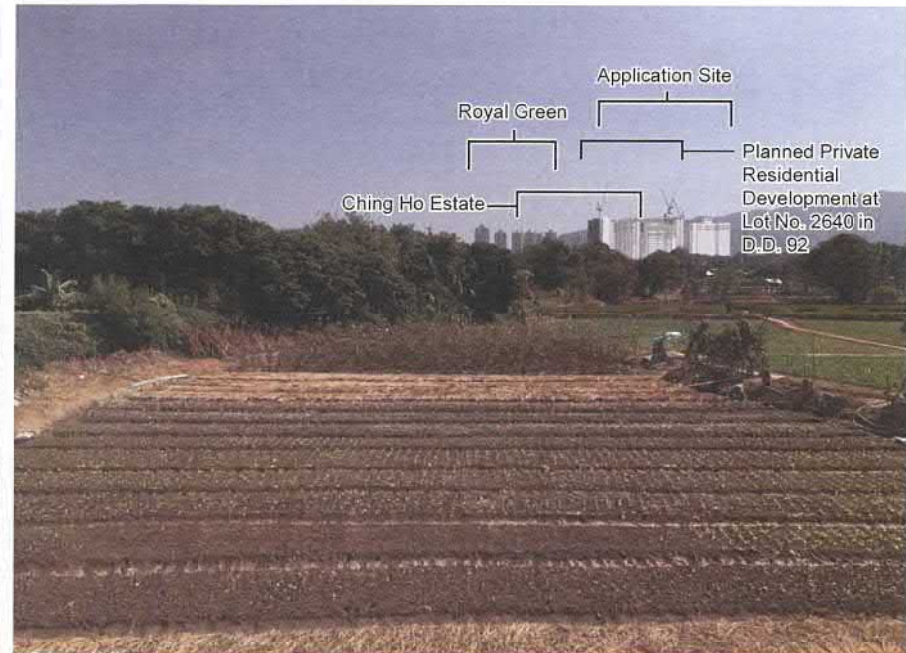
(資料來源:申請人於 9. 1. 2018 呈交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-23



EXISTING VIEW



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title  
Viewing Point 7: Long Valley

Source

Date  
Nov 2017

Figure No.

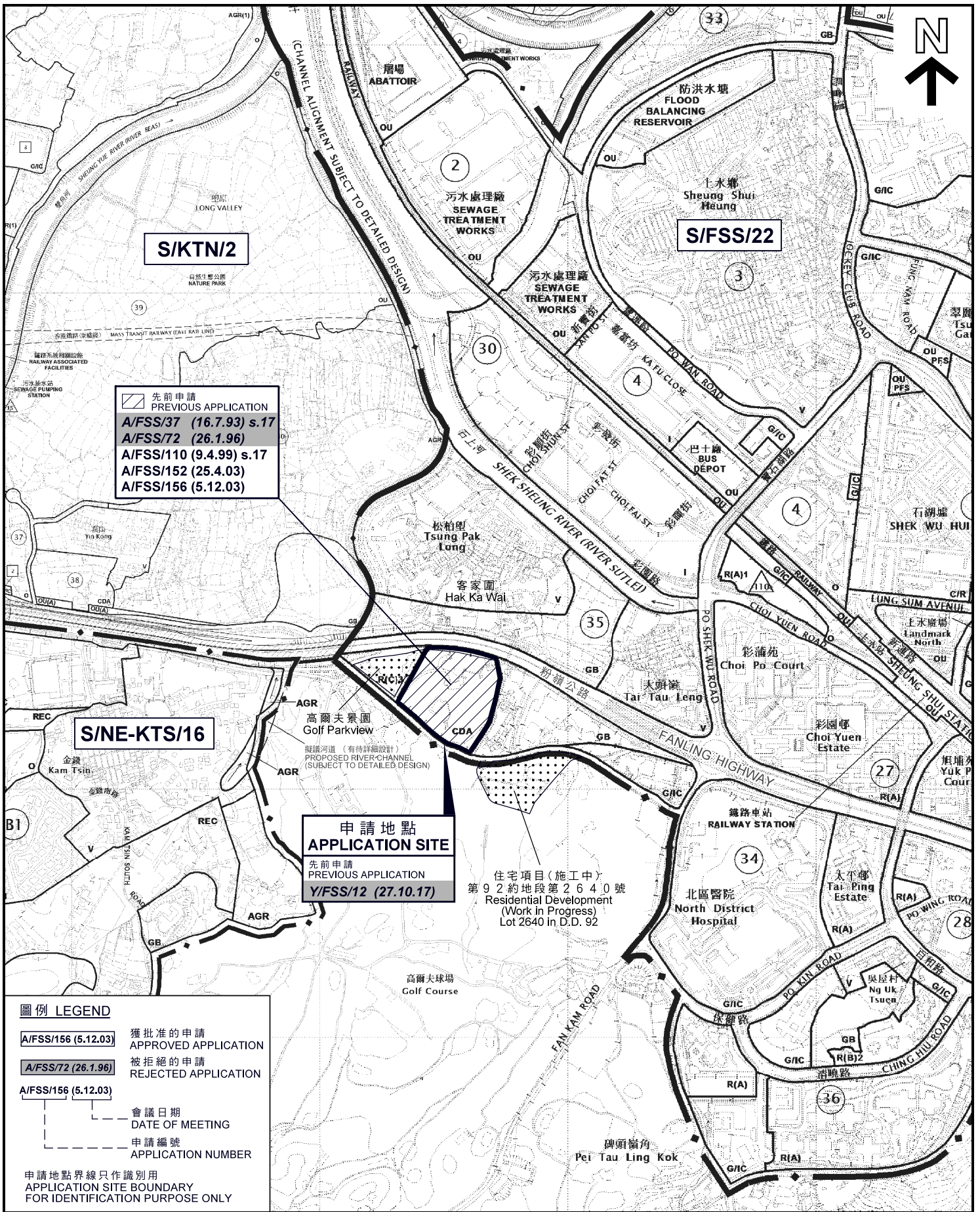
9

Scale  
N/A

(資料來源:申請人於 9. 1. 2018 提交的資料)  
(Source : Applicant's Submission of 9.1.2018)

參考編號  
REFERENCE No.  
Y/FSS/14

繪圖 DRAWING  
Z-24



**申請地點**  
**APPLICATION SITE**  
 先前申請  
 PREVIOUS APPLICATION  
 Y/FSS/12 (27.10.17)

住宅項目 (施工中)  
 第 9 2 約地段第 2 6 4 0 號  
 Residential Development  
 (Work in Progress)  
 Lot 2640 in D.D. 92

**圖例 LEGEND**

- A/FSS/156 (5.12.03)** 獲批准的申請  
APPROVED APPLICATION
- A/FSS/72 (26.1.96)** 被拒絕的申請  
REJECTED APPLICATION
- A/FSS/156 (5.12.03)** 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

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

**位置圖 LOCATION PLAN**

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
 上水地段第2號餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE FROM  
 "COMPREHENSIVE DEVELOPMENT AREA" TO  
 "COMPREHENSIVE DEVELOPMENT AREA (1)"  
 SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

米 100 0 200 300 400 500 米  
 METRES SCALE 1: 10,000 比例尺 METRES

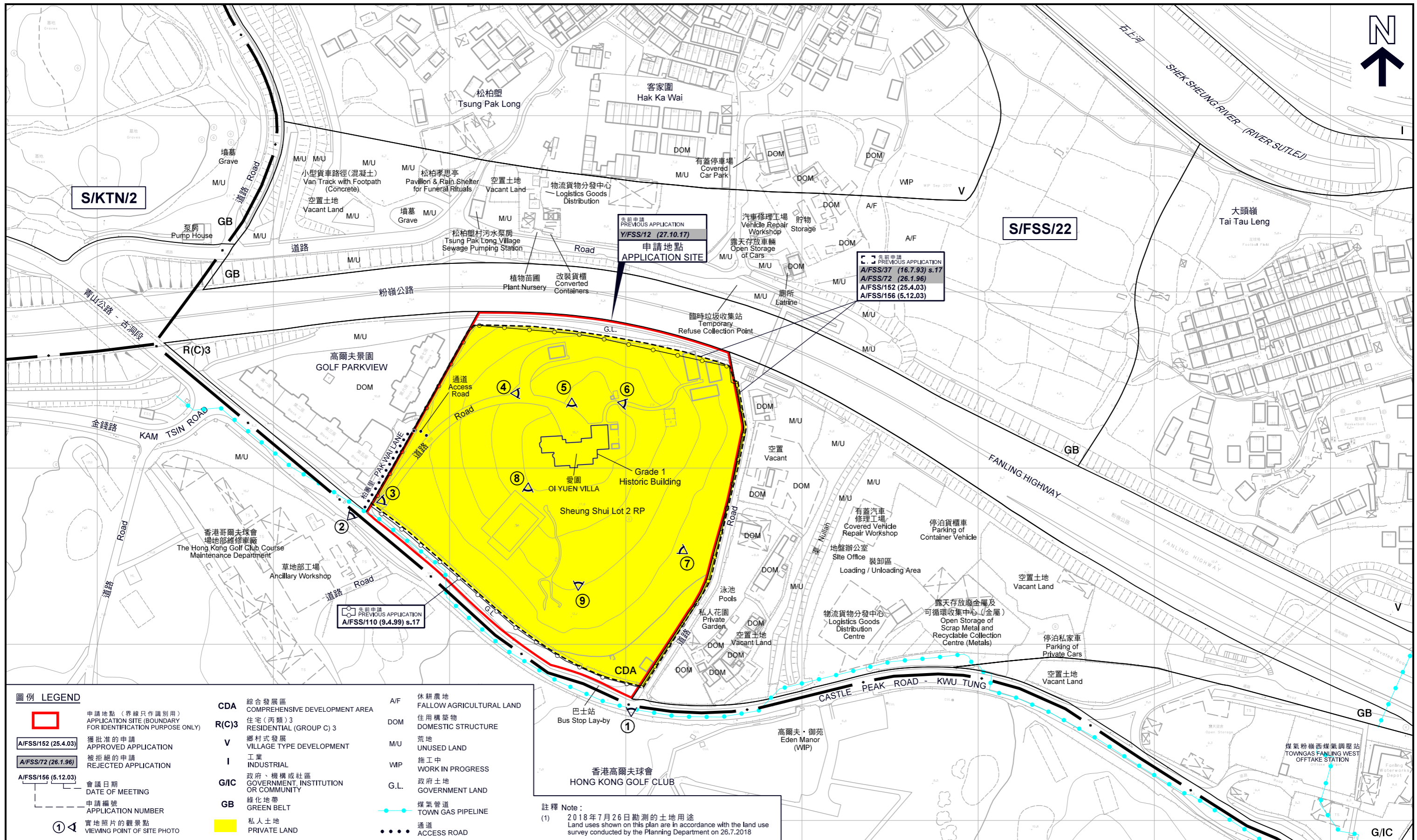
本摘要圖於2018年7月16日擬備，  
 所根據的資料為於2017年1月3日核准的  
 分區計劃大綱圖編號S/FSS/22，於  
 2015年6月16日核准的分區計劃大綱圖  
 編號S/KTN/2及於2018年1月30日核准的  
 分區計劃大綱圖編號S/NE-KTS/16  
 EXTRACT PLAN PREPARED ON 16.7.2018  
 BASED ON OUTLINE ZONING PLANS  
 No. S/FSS/22 APPROVED ON 3.1.2017,  
 S/KTN/2 APPROVED ON 16.6.2015 AND  
 S/NE-KTS/16 APPROVED ON 30.1.2018

**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
 REFERENCE No.  
**Y/FSS/14**

**圖 PLAN**  
**Z-1**



**圖例 LEGEND**

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	獲批准的申請 APPROVED APPLICATION
	被拒絕的申請 REJECTED APPLICATION
	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

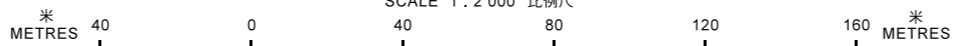
<b>CDA</b>	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
<b>R(C)3</b>	住宅(丙類)3 RESIDENTIAL (GROUP C) 3
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<b>I</b>	工業 INDUSTRIAL
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>GB</b>	綠化地帶 GREEN BELT
	私人土地 PRIVATE LAND

<b>A/F</b>	休耕農地 FALLOW AGRICULTURAL LAND
<b>DOM</b>	住用構築物 DOMESTIC STRUCTURE
<b>M/U</b>	荒地 UNUSED LAND
<b>WIP</b>	施工中 WORK IN PROGRESS
<b>G.L.</b>	政府土地 GOVERNMENT LAND
	煤氣管道 TOWN GAS PIPELINE
	通道 ACCESS ROAD

註釋 Note:  
(1) 2018年7月26日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 26.7.2018

本摘要圖於2018年7月30日擬備，  
所根據的資料為測量圖編號  
2-SE-10B, 2-SE-10D, 3-SW-6A及3-SW-6C  
EXTRACT PLAN PREPARED ON 30.7.2018  
BASED ON SURVEY SHEETS No.  
2-SE-10B, 2-SE-10D, 3-SW-6A AND 3-SW-6C

**平面圖 SITE PLAN**  
把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
上水地段第2號餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE FROM  
"COMPREHENSIVE DEVELOPMENT AREA" TO  
"COMPREHENSIVE DEVELOPMENT AREA (1)"  
SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND  
SCALE 1:2 000 比例尺



規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
Y/FSS/14

圖 PLAN  
Z-2




**圖例 LEGEND**

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

本摘要圖於2018年7月16日擬備，所根據的資料為地政總署於2017年3月28日拍得的航攝照片編號E016236C, E016237C及E016238C  
 EXTRACT PLAN PREPARED ON 16.7.2018 BASED ON AERIAL PHOTOS No. E016236C, E016237C AND E016238C TAKEN ON 28.3.2017 BY LANDS DEPARTMENT

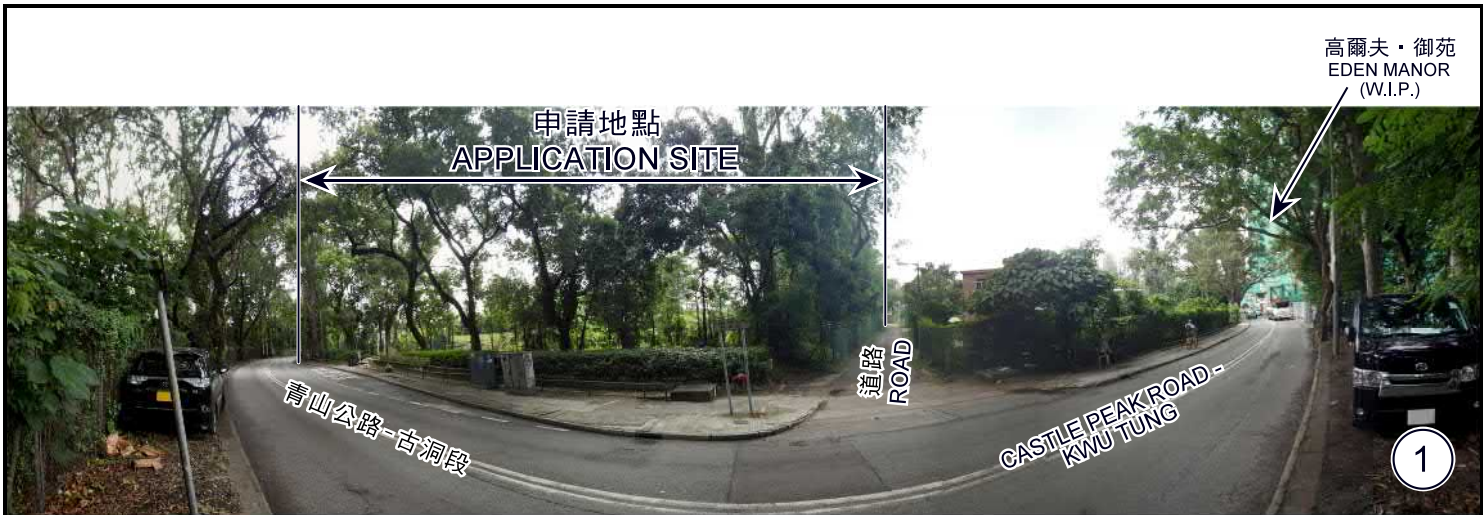
**航攝照片 AERIAL PHOTO**

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
 上水地段第2號餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE FROM  
 "COMPREHENSIVE DEVELOPMENT AREA" TO  
 "COMPREHENSIVE DEVELOPMENT AREA (1)"  
 SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

**規劃署**  
**PLANNING DEPARTMENT**


參考編號 REFERENCE No. <b>Y/FSS/14</b>	<b>圖 PLAN</b> <b>Z-3</b>
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<p>本圖於2018年7月31日擬備，所根據的資料為攝於2018年7月26日及2018年7月27日的實地照片          PLAN PREPARED ON 31.7.2018 BASED ON SITE PHOTOS TAKEN ON 26.7.2018 AND 27.7.2018</p>	<p style="text-align: center;"><b>實地照片 SITE PHOTO</b></p> <p style="text-align: center;">把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶          上水地段第2號餘段和毗連政府土地          TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMPREHENSIVE DEVELOPMENT AREA (1)"          SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND</p>	<p style="text-align: center;"><b>規劃署          PLANNING          DEPARTMENT</b></p>  <hr/> <p>參考編號          REFERENCE No.          Y/FSS/14</p> <hr/> <p style="text-align: right;">圖 PLAN          Z-4a</p>
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實地照片 SITE PHOTO

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
 上水地段第2號餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE FROM  
 "COMPREHENSIVE DEVELOPMENT AREA" TO  
 "COMPREHENSIVE DEVELOPMENT AREA (1)"  
 SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

規劃署  
 PLANNING  
 DEPARTMENT



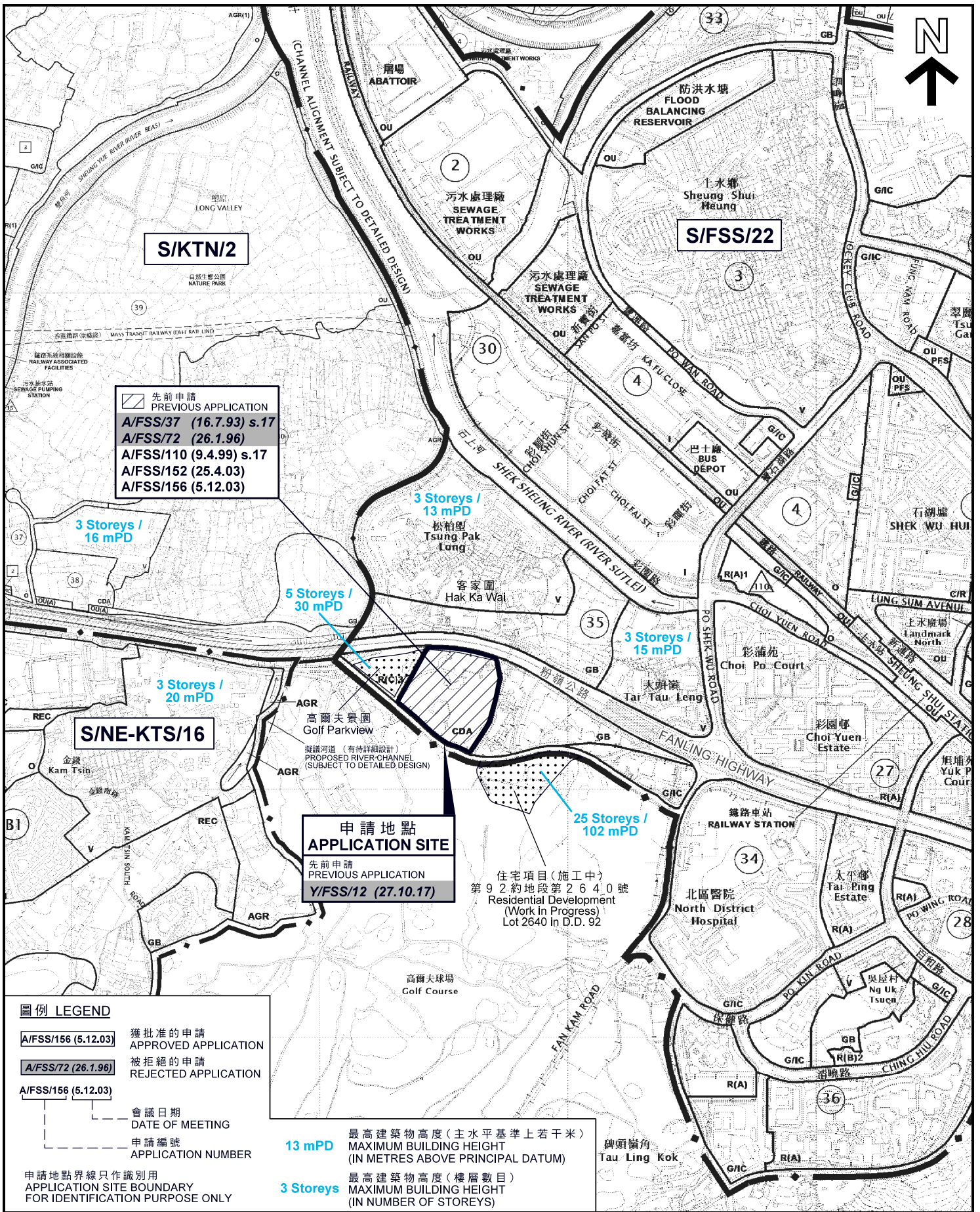
參考編號  
 REFERENCE No.  
 Y/FSS/14

圖 PLAN  
 Z-4b

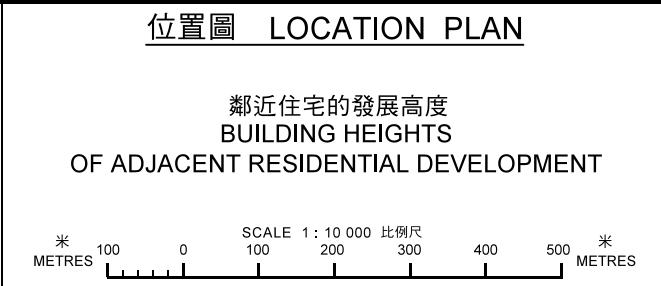
本圖於2018年7月31日擬備，所根據的資料為攝於2018年7月27日的實地照片  
 PLAN PREPARED ON 31.7.2018 BASED ON SITE PHOTO TAKEN ON 27.7.2018



<p>本圖於2018年7月31日擬備，所根據的資料為攝於2018年7月27日的實地照片</p> <p>PLAN PREPARED ON 31.7.2018 BASED ON SITE PHOTO TAKEN ON 27.7.2018</p>	<p style="text-align: center;"><b>實地照片 SITE PHOTO</b></p> <p style="text-align: center;">把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶 上水地段第2號餘段和毗連政府土地 TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "COMPREHENSIVE DEVELOPMENT AREA (1)" SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND</p>	<p style="text-align: center;"><b>規 劃 署</b> <b>PLANNING DEPARTMENT</b></p> <p style="text-align: center;">參考編號 REFERENCE No. <b>Y/FSS/14</b></p>	 <p style="text-align: center;"><b>圖 PLAN</b> <b>Z-4c</b></p>
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本摘要圖於2018年2月13日擬備，所根據的資料為於2017年1月3日核准的分區計劃大綱圖編號S/FSS/22，於2015年6月16日核准的分區計劃大綱圖編號S/KTN/2及於2018年1月30日核准的分區計劃大綱圖編號S/NE-KTS/16  
EXTRACT PLAN PREPARED ON 13.2.2018 BASED ON OUTLINE ZONING PLANS No. S/FSS/22 APPROVED ON 3.1.2017, S/KTN/2 APPROVED ON 16.6.2015 AND S/NE-KTS/16 APPROVED ON 30.1.2018



規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
Y/FSS/14

圖 PLAN  
Z-5