

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/FLN/33**
关于申请编号 A/FLN/33 的拟议用途/发展的概括发展规范

| | | | |
|---|---|-------------------------|--------------------|
| Application No. 申请编号 | A/FLN/33 | | |
| Location/address 位置／地址 | Fanling/Sheung Shui Town Lot 297 at Area 14, Fanling North New Development Area, New Territories 新界粉岭北新发展区第 14 区粉岭上水市地段第 297 号 | | |
| Site area 地盘面积 | About 约 258 sq. m 平方米 | | |
| Plan 图则 | Approved Fanling North Outline Zoning Plan No. S/FLN/4 粉岭北分区计划大纲核准图编号 S/FLN/4 | | |
| Zoning 地带 | "Residential (Group A) 1" 「住宅(甲类)1」 | | |
| Applied use/ development 申请用途/发展 | Proposed Minor Relaxation of the Non-building Area Restriction for Proposed Footbridge Connecting the Permitted Commercial/Residential Development 拟议略为放宽非建筑用地限制，以兴建拟议行人天桥连接准许的商业／住宅发展 | | |
| Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率 | | sq. m 平方米 | Plot ratio 地积比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | Not more than 不多於 516 | - |
| No. of block 幢数 | Domestic 住用 | - | |
| | Non-domestic 非住用 | - | |
| | Composite 综合用途 | - | |
| Building height/No. of storeys 建筑物高度／ 层数 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic 非住用 | 9.4 | m 米 |
| | | Not more than 不多於 25.45 | mPD 米(主水平基准上) |
| | | Not more than 不多於 2 | Storey(s) 层 |
| | Composite 综合用途 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| Site coverage 上盖面积 | - | | |

| | | |
|--|------------|-------------|
| No. of units 单位数目 | - | |
| Open space 休憩用地 | Private 私人 | - sq. m 平方米 |
| | Public 公众 | - sq. m 平方米 |
| No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目 | - | |

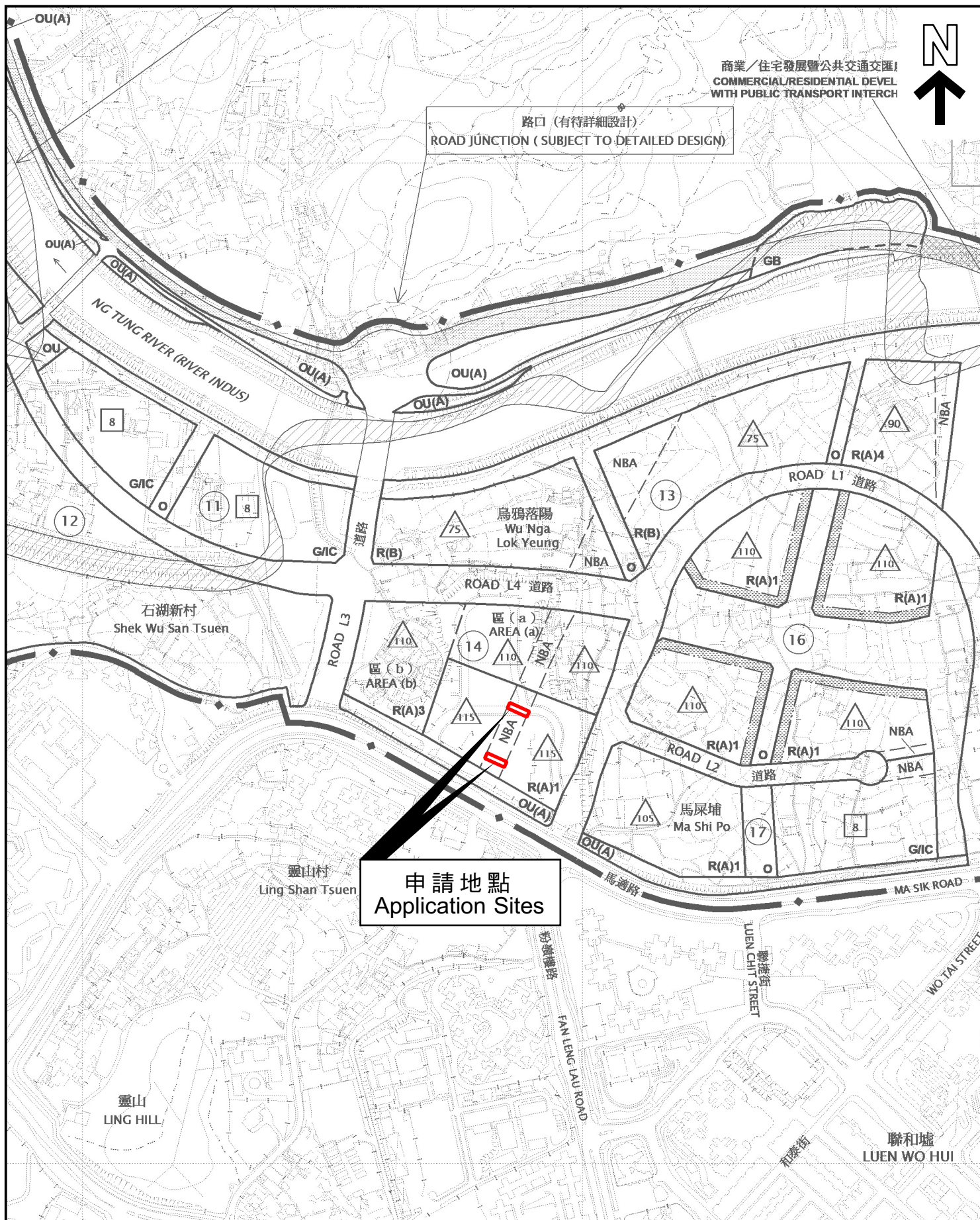
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件 | | |
|--|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 图则及绘图</u> | | |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 楼宇位置图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 楼宇平面图 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截视图 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立视图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Artist perspectives of the Proposed Footbridge 拟议行人天桥设计透视图</u> | | |
| <u>Reports 报告书</u> | | |
| Planning Statement / Justifications 规划纲领 / 理据 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 视觉影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景观影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 树木调查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影响评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 风险评估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（请注明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Air Ventilation Assessment (Expert Evaluation) 空气流通评估（专家评估）</u> | | |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号 | | |

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本摘要圖於2025年7月17日擬備，
所根據的資料為於2023年9月19日
核准的分區計劃大綱圖編號S/FLN/4

EXTRACT PLAN PREPARED ON 17.7.2025
BASED ON OUTLINE ZONING PLAN
No. S/FLN/4 APPROVED ON 19.9.2023

位置圖 LOCATION PLAN

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

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

參考編號
REFERENCE No.

A/FLN/33

