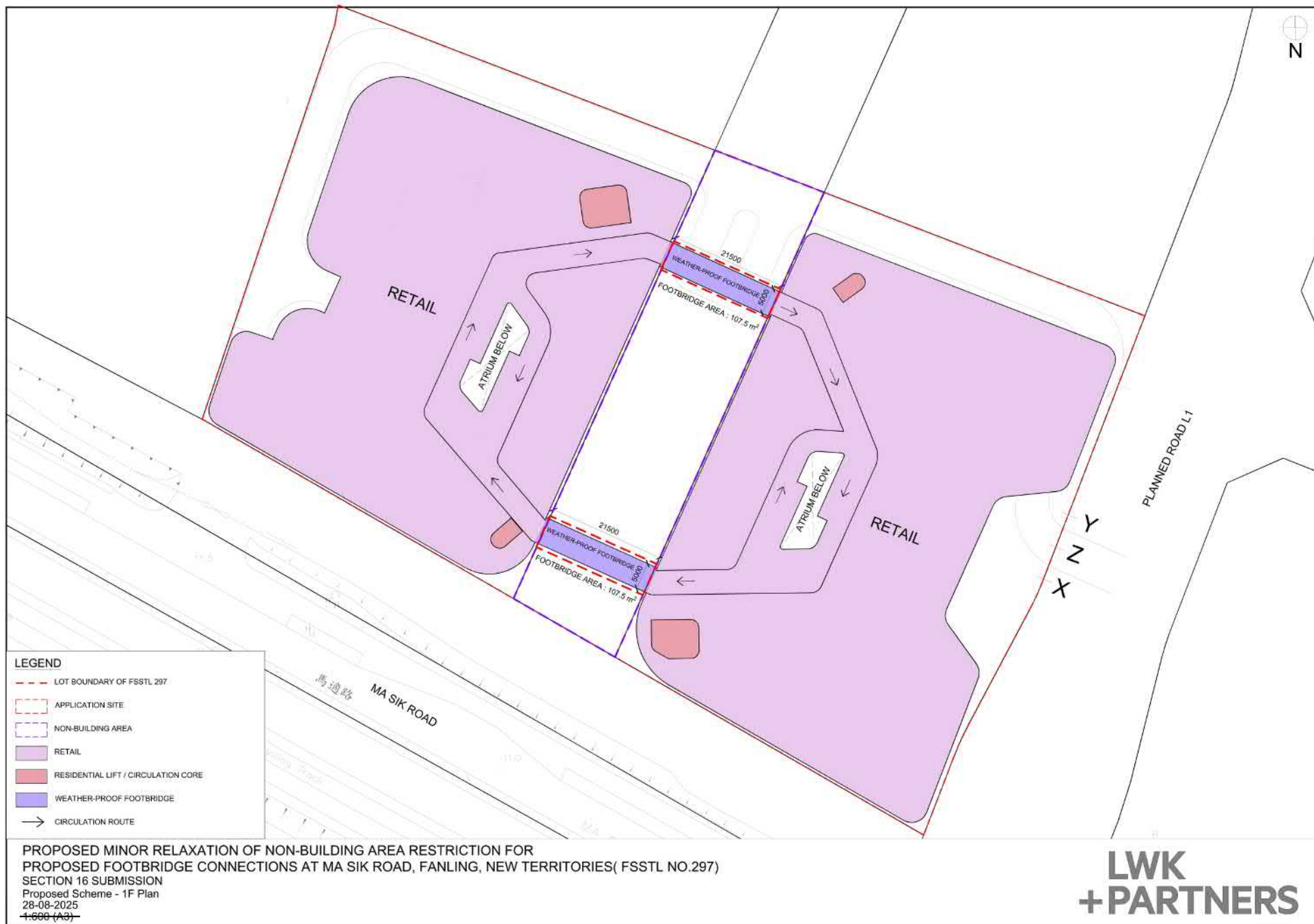




(摘錄自申請人於2.9.2025呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 2.9.2025)

參考編號
 REFERENCE No.
 A/FLN/33

繪圖
 DRAWING
 A - 1



(摘錄自申請人於2.9.2025呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 2.9.2025)

參考編號
 REFERENCE No.
 A/FLN/33

繪圖
 DRAWING
 A - 2



(摘錄自申請人於2.9.2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 2.9.2025)

參考編號
REFERENCE No.
A/FLN/33

繪圖
DRAWING
A - 3



(摘錄自申請人於2.9.2025呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 2.9.2025)

參考編號
 REFERENCE No.
 A/FLN/33

繪圖
 DRAWING
 A - 4

LEGEND

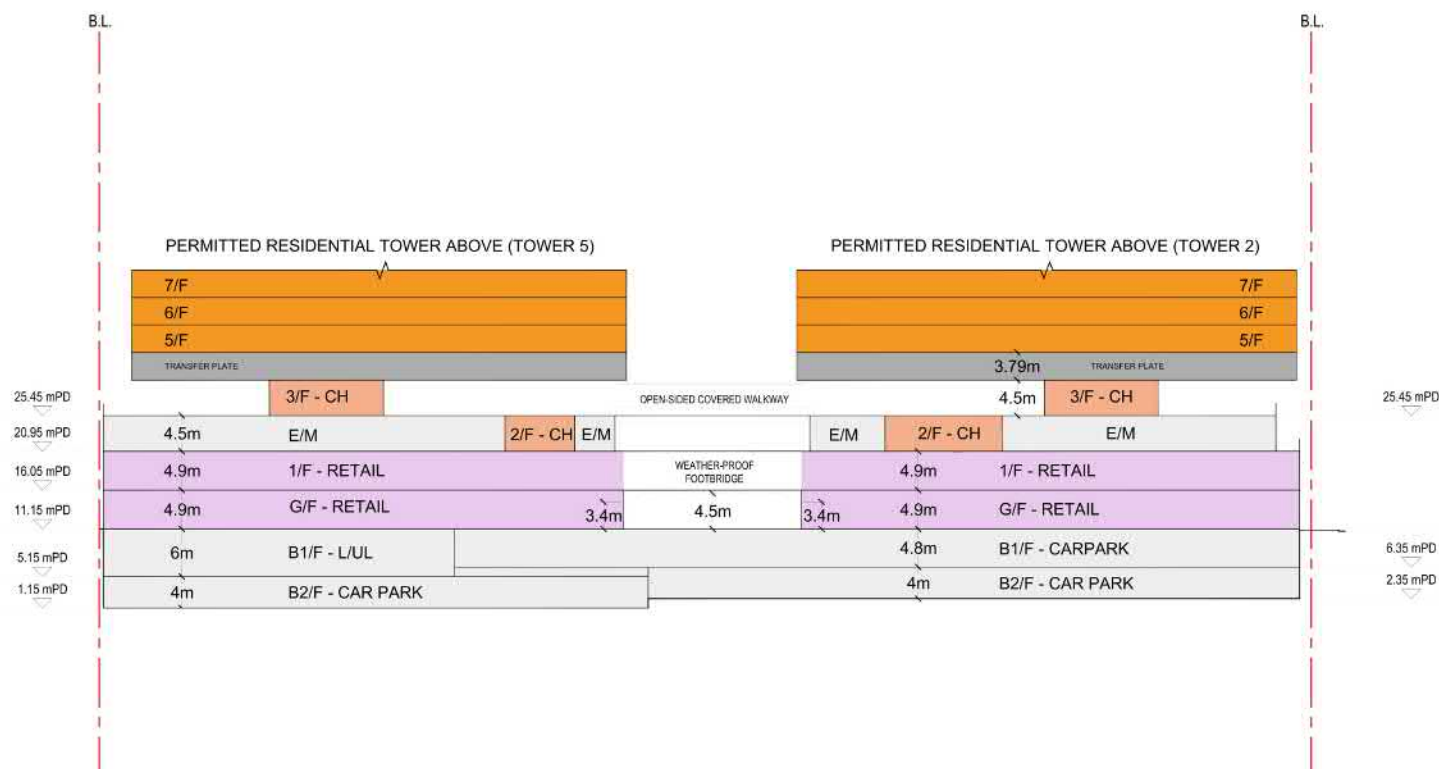
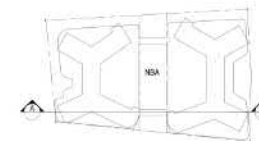
--- LOT BOUNDARY OF FSSTL 297

RESIDENT'S CLUBHOUSE

E&M

RESIDENTIAL

*CH: RESIDENT'S RECREATIONAL FACILITIES/ANCILLARY CLUBHOUSE



PROPOSED FOOTBRIDGE AT NON-BUILDING AREA FOR
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD, FANLING, NEW TERRITORIES(FSSTL NO.297)
SECTION 16 SUBMISSION
Proposed Scheme - Section A-A
28-08-2025
1:500 (A3)

LWK
+PARTNERS

(摘錄自申請人於2. 9. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 2.9.2025)

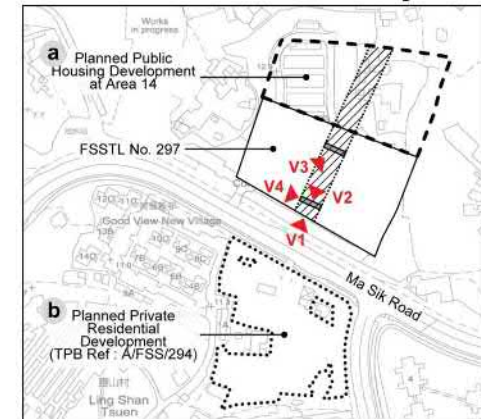
參考編號
REFERENCE No.
A/FLN/33

繪圖
DRAWING
A - 5

INDICATIVE ONLY



Key Plan



- ① The Proposed Footbridge Connections provide **direct** linkages for all end-users to traverse between the currently separated podium portions on each side. The refined design with a **1m reduction in overall width** of the Proposed Footbridge Connections and a **one-storey reduction in height and massing** for the weather-proof footbridges allows for a balanced approach that allows for more **visual permeability, openness** and **natural light penetration** at the NBA while ensuring **safe, comfortable** and **uninterrupted accessibility** in all weather conditions.
- ② **Slender and lighter designs** are proposed for the Proposed Footbridge Connections to allow for more **visual openness** at pedestrian level within the NBA.
- ③ The adoption of the **glass wall design** at the weather-proof footbridge allows for more **visual permeability** and **natural lighting** on the NBA. This design creates a **welcoming, comfortable** and **safe** environment for end-users, both indoors and throughout the NBA, in all **weather conditions**.
- ④ **Minimal structural design** of the Proposed Footbridge Connections at ground level (i.e. no support pillars) allows more opportunity for **air penetration** and enables an **unobstructed view** at pedestrian level while preserving the NBA for high-quality landscaping, open-air seating, and resting areas.

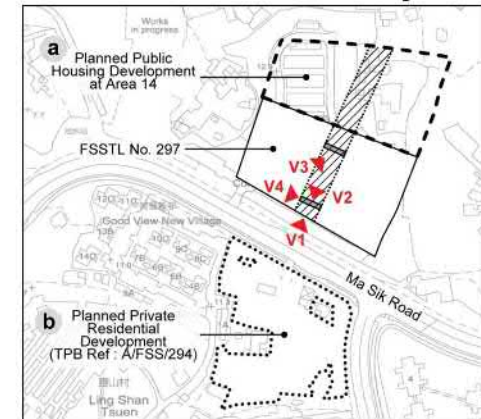
(摘錄自申請人於2.9.2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 2.9.2025)

參考編號
REFERENCE No.
A/FLN/33

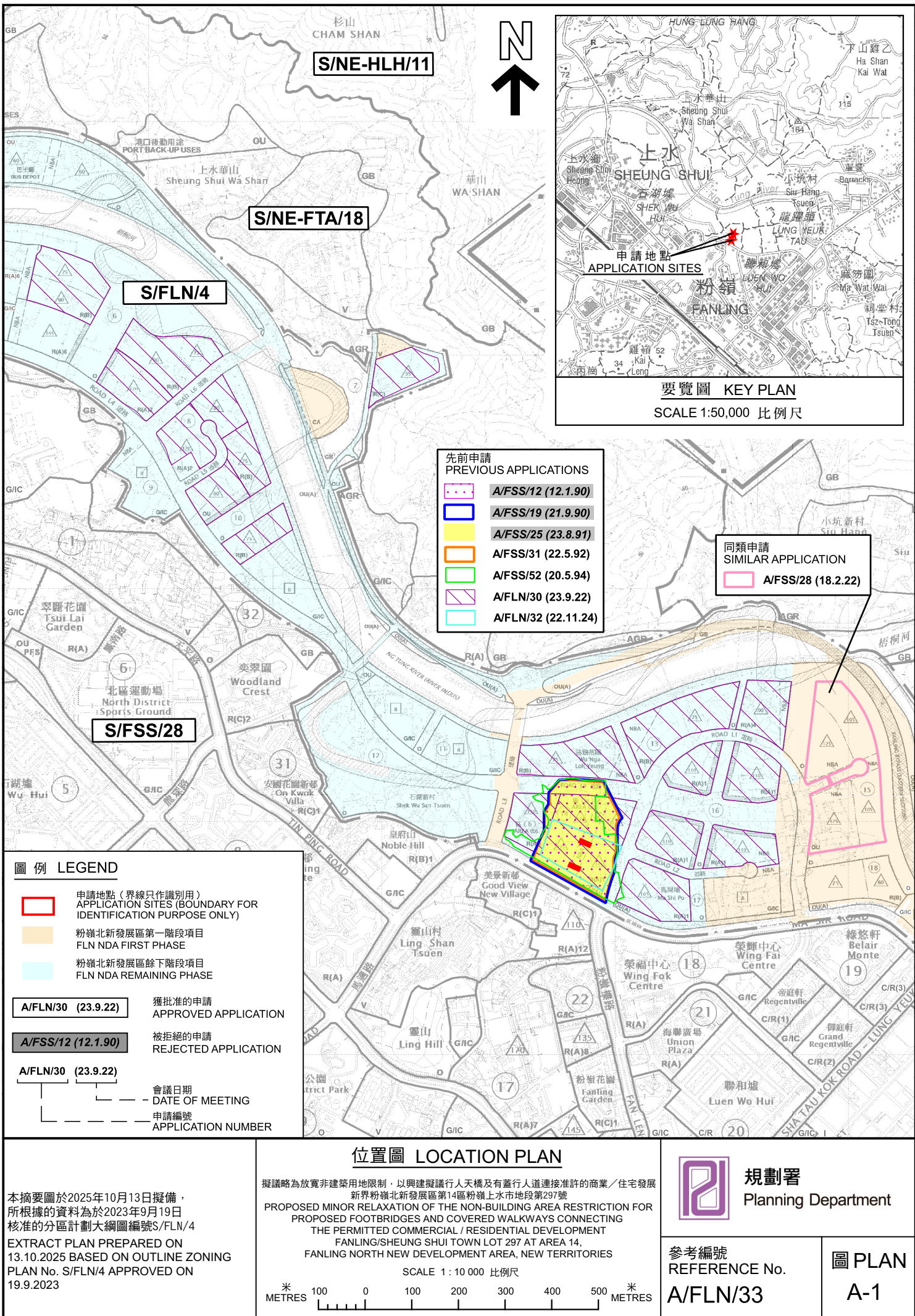
繪圖
DRAWING
A - 6

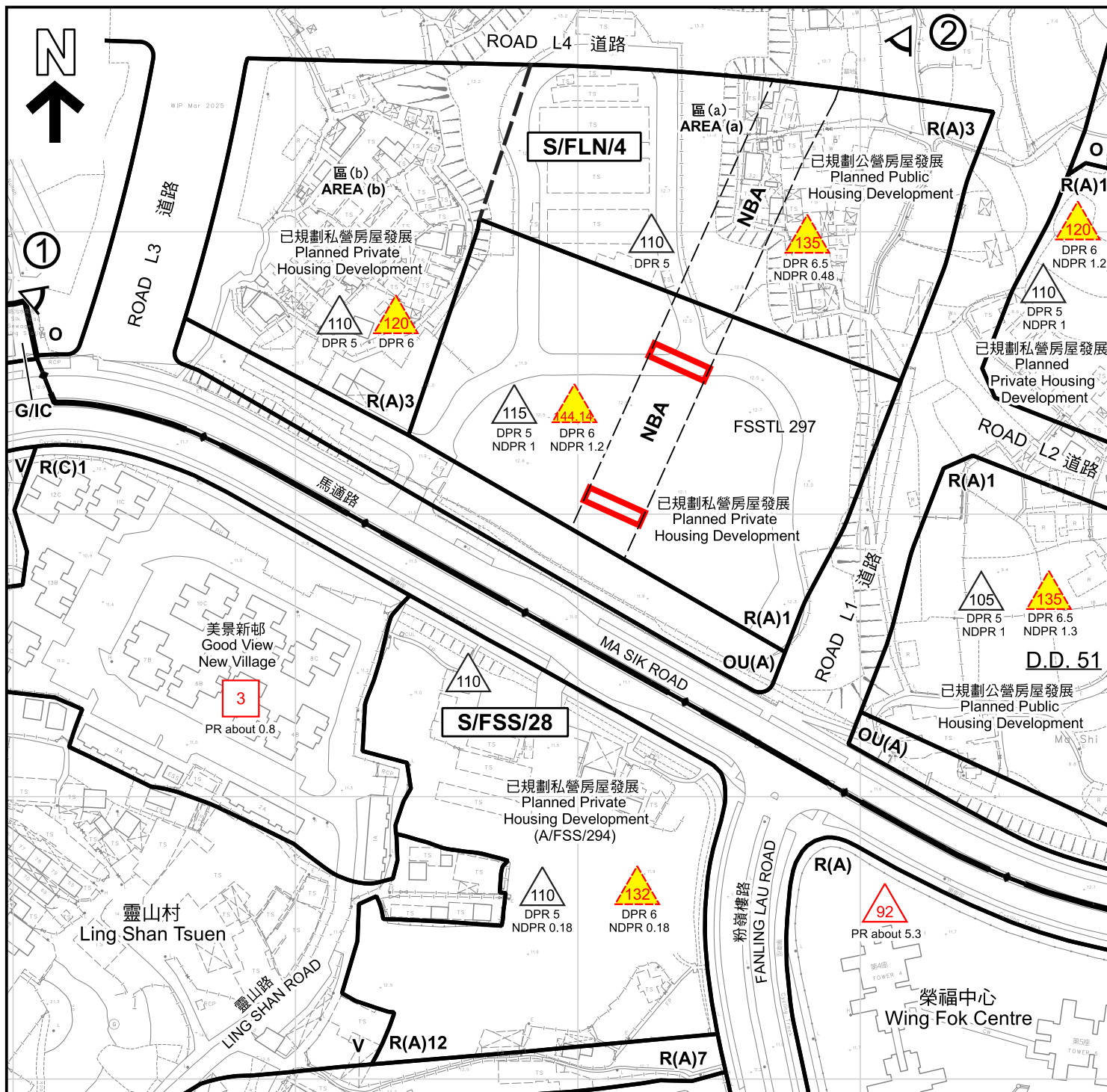
INDICATIVE ONLY

Key Plan



- 5 The open-sided design of the covered walkway still allows for air penetration and visual openness. The current provision of 3.5m wide glass canopy enhances the weather protection for the pedestrians while maximising visual permeability.
- 6 The Proposed Footbridge Connections elevate the pedestrian circulation with a minimal structural design, creating opportunities for ground-level resting benches, gathering spaces, and enhanced landscaping. This approach transforms the NBA into a vibrant, welcoming space, fostering street vibrancy and functionality. Additionally, the space can support vibrant weekend markets, encouraging social interaction and community engagement. The Proposed Footbridge Connections enrich the ground-level atmosphere, creating a dynamic and inclusive environment within the NBA.
- 7 Greenery/Planters on both sides of the walkway soften the visual prominence of the Proposed Footbridge, adding visual interest to the NBA at pedestrian level and creating a visually appealing and tranquil setting for residents.





圖例 LEGEND



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

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

R(C)

住宅(丙類)
RESIDENTIAL (GROUP C)

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O

休憩用地
OPEN SPACE

OU(A)

其他指定用途 (美化市容地帶)
(AMENITY AREA)

DPR

住宅地積比率
DOMESTIC PLOT RATIO

NDPR

非住宅地積比率
NON-DOMESTIC PLOT RATIO

PR

地積比率
PLOT RATIO



在分區計劃大綱圖上的最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT ON OZP
(IN METRES ABOVE PRINCIPAL DATUM)



現有的最高建築物高度 (在主水平基準上若干米)
EXISTING MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)



規劃申請獲批的最高建築物高度
(在主水平基準上若干米) 及地積比率
PLANNED MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM) AND PLOT
RATIO APPROVED UNDER APPLICATIONS



現有的最高建築物高度 (樓層數目)
EXISTING MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)



非建築用地
NON-BUILDING AREA



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬非建築用地限制, 以興建擬議行人天橋及有蓋行人道連接准許的商業/住宅發展
PROPOSED MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGES AND COVERED WALKWAYS CONNECTING
THE PERMITTED COMMERCIAL / RESIDENTIAL DEVELOPMENT
FANLING/SHEUNG SHUI TOWN LOT 297 AT AREA 14,
FANLING NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/FLN/33

圖 PLAN
A-2

本摘要圖於2025年10月13日擬備, 所根據的資料為測量圖編號3-SW-7B
EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON SURVEY SHEET No. 3-SW-7B



烏鴉落陽
Wu Nga Lok Yeung

馬適路

美景新邨
Good View
New Village

靈山村
Ling Shan Tsuen

MA SIK ROAD

粉嶺／上水市地段第297號
FSSTL 297

粉嶺樓路
FANLING LAU ROAD

榮福中心
Wing Fok Centre

圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2025年10月13日擬備，所根據的資料為地政總署於2024年11月1日拍得的航攝照片編號 E239540C

EXTRACT PLAN PREPARED ON 13.10.2025
BASED ON AERIAL PHOTO No.
E239540C TAKEN ON 1.11.2024
BY LANDS DEPARTMENT

擬議略為放寬非建築用地限制，以興建擬議行人天橋及有蓋行人道連接准許的商業／住宅發展
新界粉嶺北新發展區第14區粉嶺上水市地段第297號
PROPOSED MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGES AND COVERED WALKWAYS CONNECTING
THE PERMITTED COMMERCIAL / RESIDENTIAL DEVELOPMENT
FANLING/SHEUNG SHUI TOWN LOT 297 AT AREA 14,
FANLING NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/FLN/33

圖 PLAN
A-3



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

實地照片 SITE PHOTOS

本圖於2025年10月13日擬備，
所根據的資料為攝於
2025年7月25日的實地照片
PLAN PREPARED ON 13.10.2025
BASED ON SITE PHOTO
TAKEN ON 25.7.2025

擬議略為放寬非建築用地限制，以興建擬議行人天橋及有蓋行人道連接准許的商業／住宅發展
新界粉嶺北新發展區第14區粉嶺上水市地段第297號
PROPOSED MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGES AND COVERED WALKWAYS CONNECTING
THE PERMITTED COMMERCIAL / RESIDENTIAL DEVELOPMENT
FANLING/SHEUNG SHUI TOWN LOT 297 AT AREA 14,
FANLING NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/FLN/33

圖 PLAN
A-4a



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

實地照片 SITE PHOTO

本圖於2025年10月13日擬備，
所根據的資料為攝於
2025年7月25日的實地照片
PLAN PREPARED ON 13.10.2025
BASED ON SITE PHOTO
TAKEN ON 25.7.2025

擬議略為放寬非建築用地限制，以興建擬議行人天橋及有蓋行人道連接准許的商業／住宅發展
新界粉嶺北新發展區第14區粉嶺上水地段第297號
PROPOSED MINOR RELAXATION OF THE NON-BUILDING AREA RESTRICTION FOR
PROPOSED FOOTBRIDGES AND COVERED WALKWAYS CONNECTING
THE PERMITTED COMMERCIAL / RESIDENTIAL DEVELOPMENT
FANLING/SHEUNG SHUI TOWN LOT 297 AT AREA 14,
FANLING NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/FLN/33

圖 PLAN
A-4b