

FIGURE 3.2.1 BROAD DEVELOPMENT PARAMETERS OF PLANNED HOUSING SITES IN REMAINING PHASE OF FLN NDA (NORTH) AFTER INTENSIFICATION

SCALE 1 : 5,000

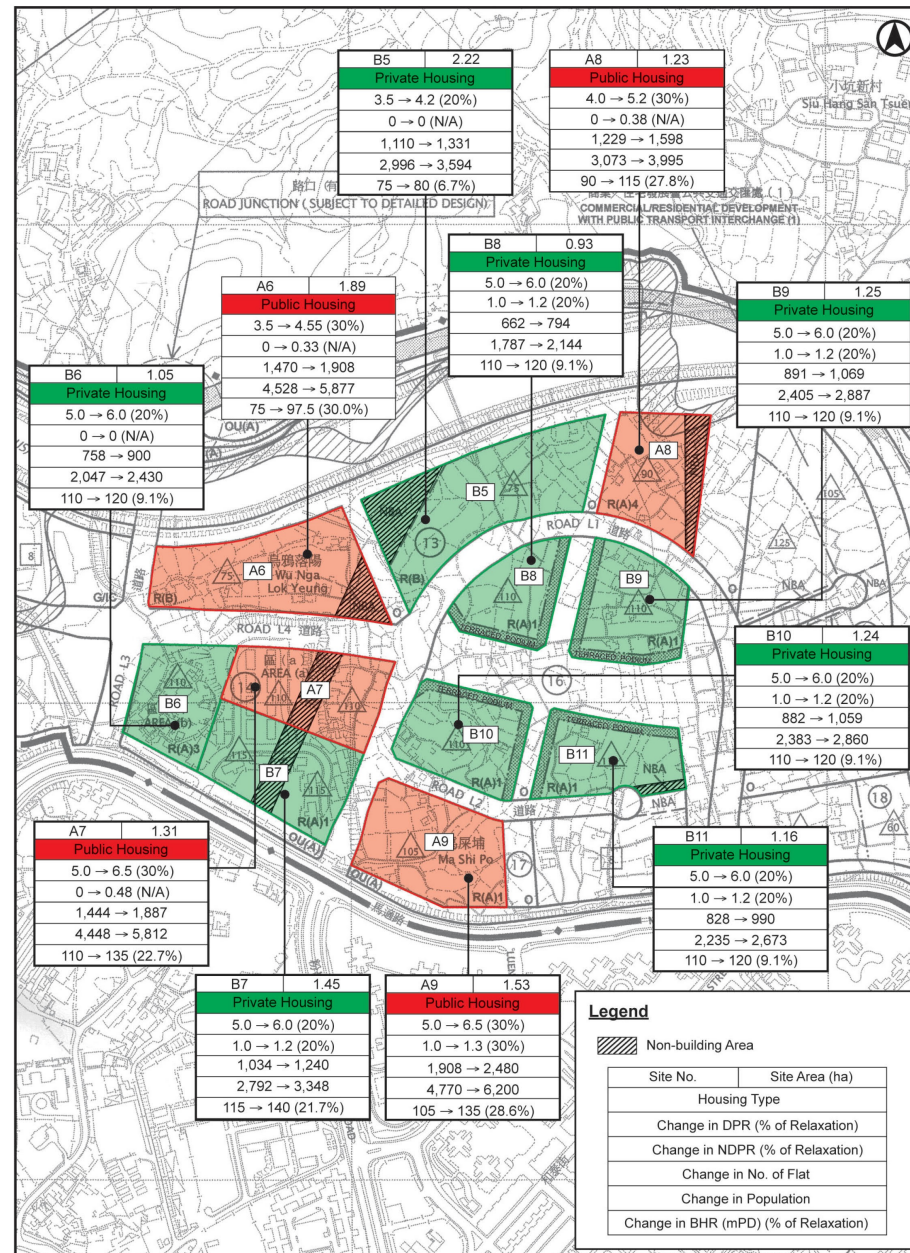


FIGURE 3.2.1 (CONT'D) BROAD DEVELOPMENT PARAMETERS OF PLANNED HOUSING SITES IN REMAINING PHASE OF FLN NDA (SOUTH) AFTER INTENSIFICATION

SCALE 1 : 5,000

參考編號  
REFERENCE No.

A/FLN/30

繪圖 DRAWING

A-1

(資料來源：申請人於 17.8.2022 呈交的資料)  
(Source: Applicant's Submission of 17.8.2022)



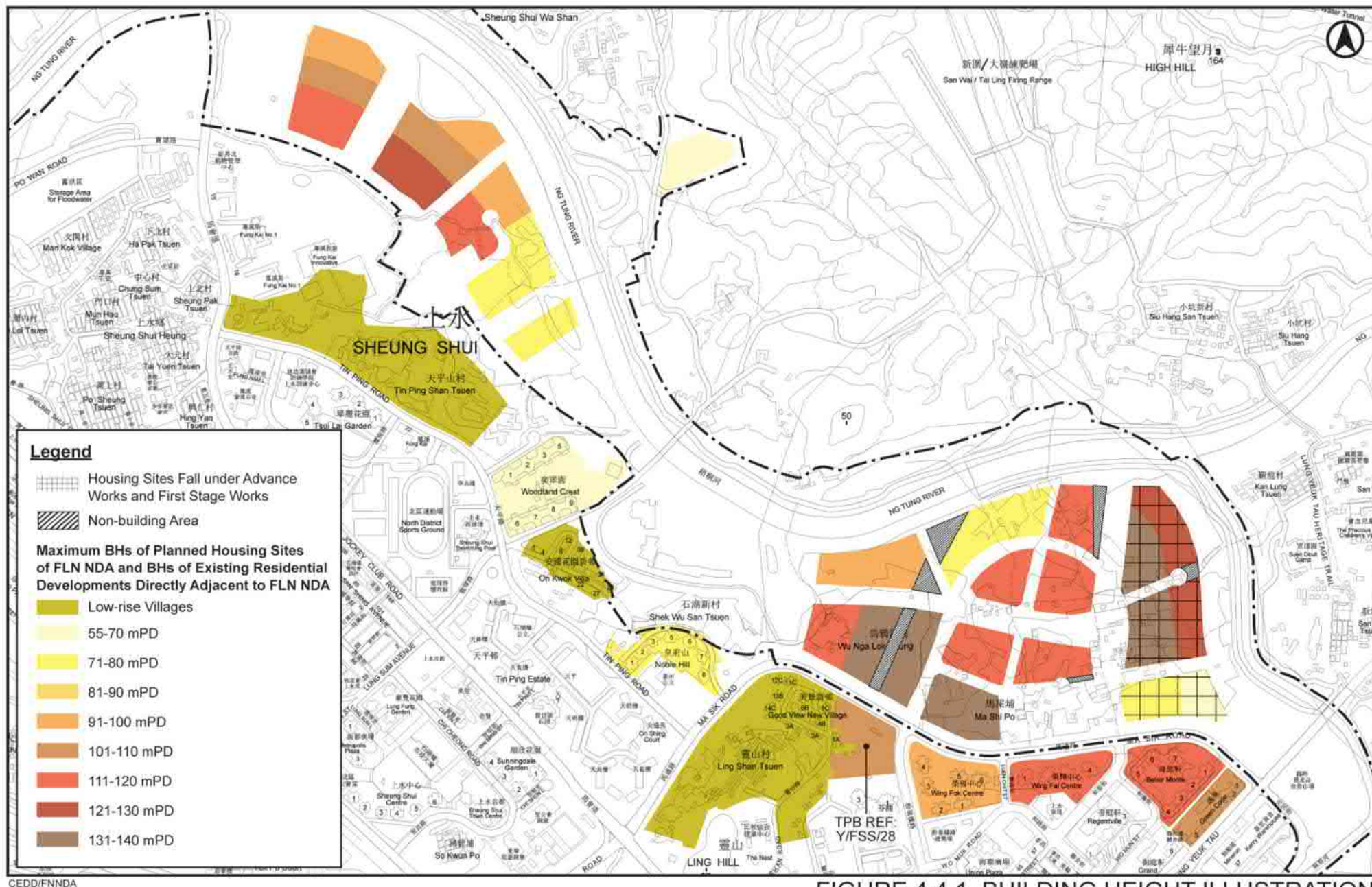


FIGURE 4.4.1 BUILDING HEIGHT ILLUSTRATION

SCALE 1 : 10,000

參考編號  
REFERENCE No.

A/FLN/30

繪圖 DRAWING

A-2

(資料來源：申請人於 17.8.2022 呈交的資料)  
(Source: Applicant's Submission of 17.8.2022)



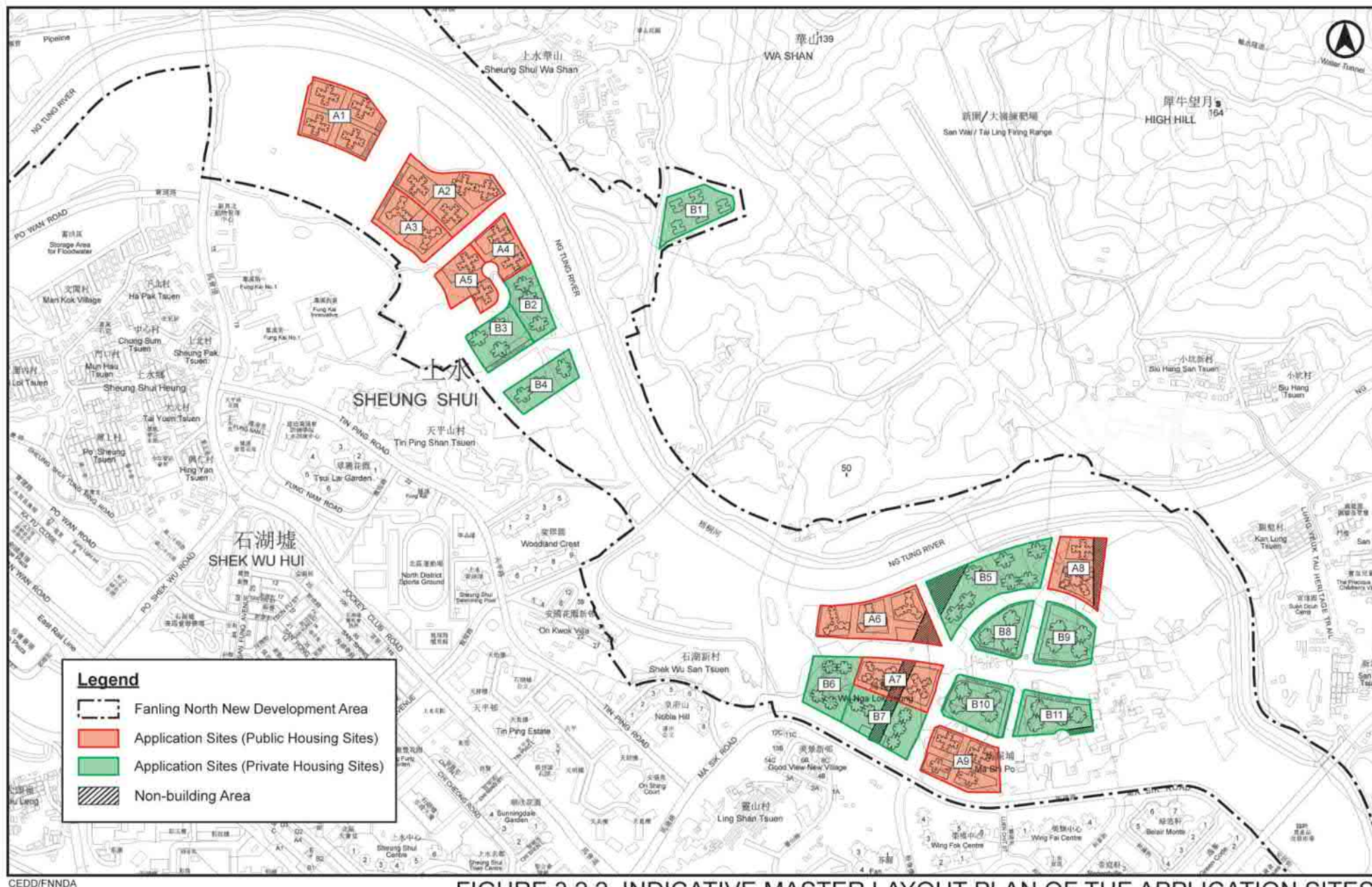


FIGURE 3.2.2 INDICATIVE MASTER LAYOUT PLAN OF THE APPLICATION SITES

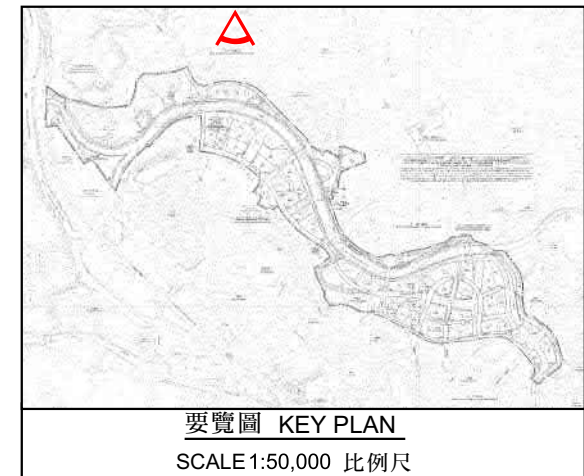
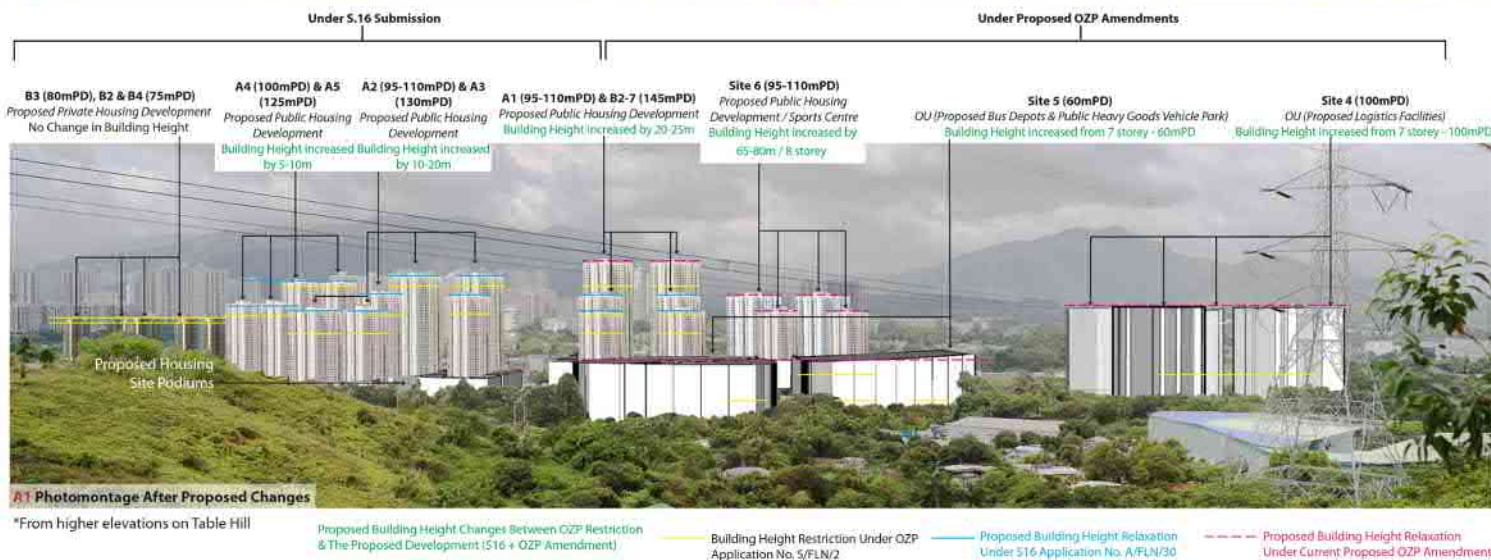
SCALE 1 : 10,000

(資料來源：申請人於 17.8.2022 呈交的資料)  
(Source: Applicant's Submission of 17.8.2022)

參考編號  
REFERENCE No.  
A/FLN/30

繪圖 DRAWING  
A-3



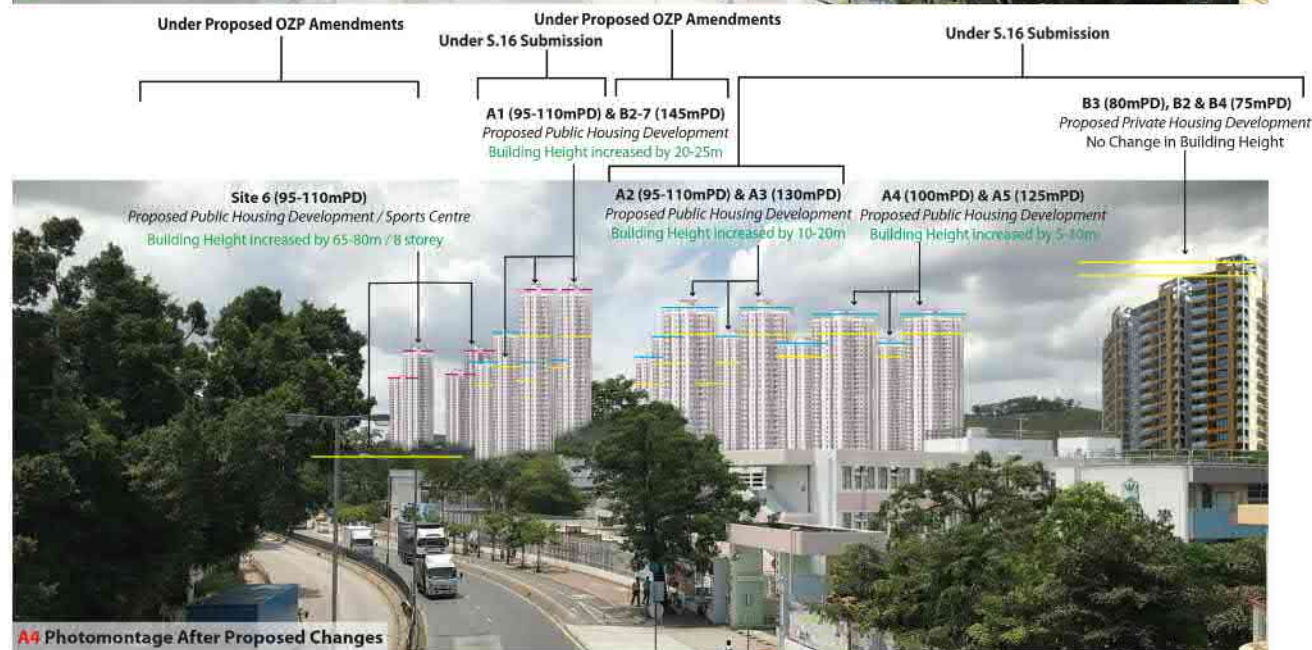


(資料來源：申請人於 19.9.2022 呈交的資料)  
(Source: Applicant's Submission of 19.9.2022)

參考編號  
REFERENCE No.  
A/FLN/30

繪圖 DRAWING  
A-4



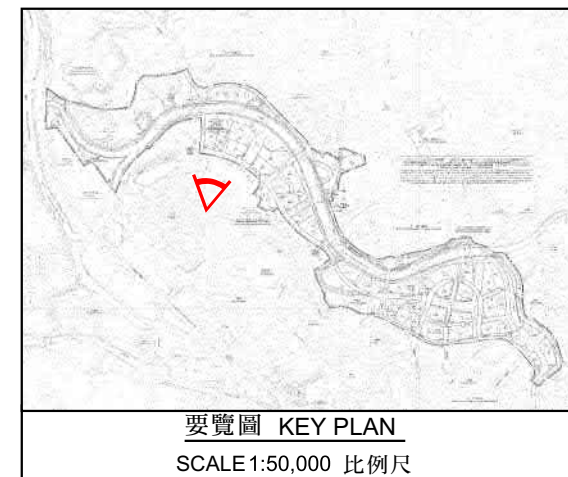


Proposed Building Height Changes Between OZP Restriction  
& The Proposed Development (S16 + OZP Amendment)

Building Height Restriction Under OZP  
Application No. S/FLN/2

Proposed Building Height Relaxation  
Under S16 Application No. A/FLN/30

Proposed Building Height Relaxation  
Under Current Proposed OZP Amendments

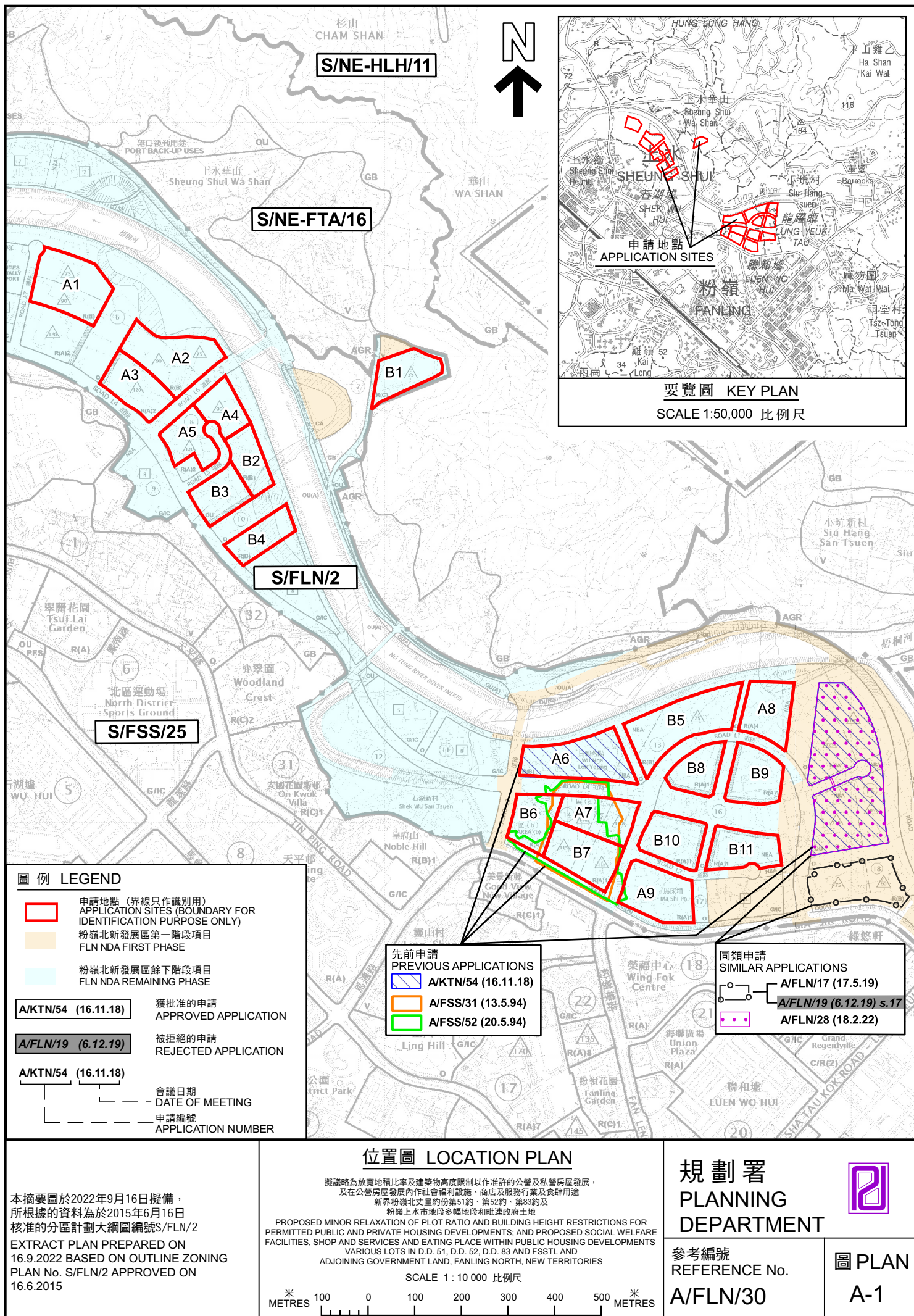


(資料來源：申請人於 19.9.2022 呈交的資料)  
(Source: Applicant's Submission of 19.9.2022)

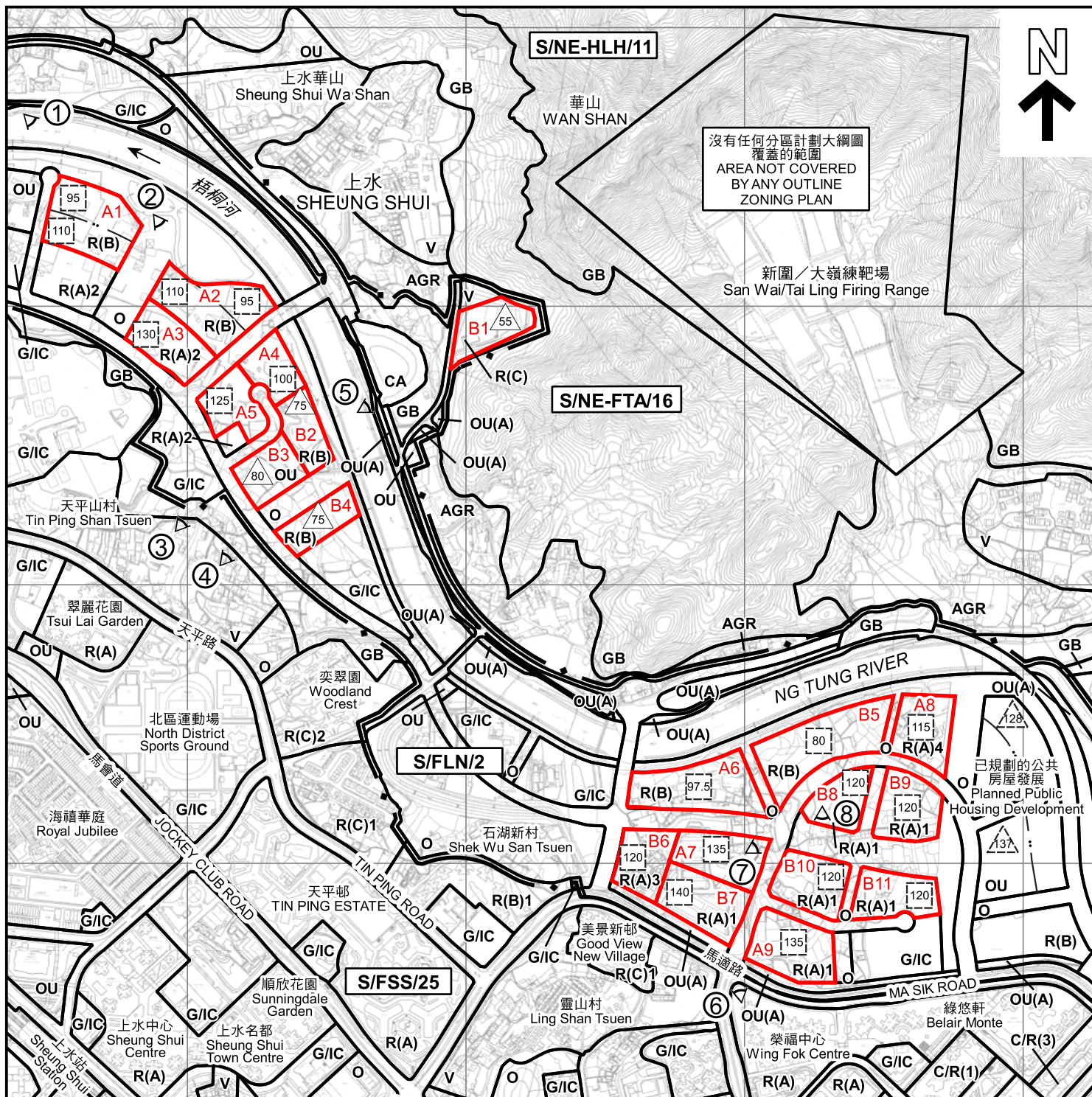
參考編號  
REFERENCE No.  
A/FLN/30

繪圖 DRAWING  
A-5









#### 圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C/R** 商業 / 住宅  
COMMERCIAL / RESIDENTIAL
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- 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)  
OTHER SPECIFIED USES (AMENITY)
- OU** 其他指定用途  
OTHER SPECIFIED USES
- AGR** 農業  
AGRICULTURE
- GB** 綠化地帶  
GREEN BELT
- CA** 自然保育區  
CONSERVATIVE AREA
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

以下建築物高度限制為主水平基準上若干米  
BUILDING HEIGHT RESTRICTION BELOW IN METRES ABOVE PRINCIPAL DATUM (mPD)

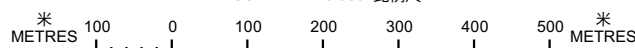
- 在分區計劃大綱圖上建築物高度限制  
BUILDING HEIGHT RESTRICTION ON OZP
- 在第16條規劃申請獲批的建築物高度限制  
BUILDING HEIGHT RESTRICTION ON APPROVED BY S.16 APPLICATION
- 擬議建築物高度限制  
PROPOSED BUILDING HEIGHT RESTRICTION

本摘要圖於2022年9月16日擬備，  
所根據的資料為測量圖編號3-NW-21D、  
22C、22D 及 23C 及 3-SW-1B、1D、2A、  
2B、2C、2D、3A、3C、6B、6D、7A、7B、  
7C、7D、8A 及 8C  
EXTRACT PLAN PREPARED ON  
16.9.2022 BASED ON SURVEY SHEETS  
No. 3-NW-21D, 22C, 22D & 23C AND  
3-SW-1B, 1D, 2A, 2B, 2C, 2D, 3A, 3C, 6B,  
6D, 7A, 7B, 7C, 7D, 8A & 8C

#### 平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途  
新界粉嶺北丈量約份第51約、第52約、第83約及  
粉嶺上水地段多幅地段和毗連政府土地  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS; AND PROPOSED SOCIAL WELFARE  
FACILITIES, SHOP AND SERVICES AND EATING PLACE WITHIN PUBLIC HOUSING DEVELOPMENTS  
VARIOUS LOTS IN D.D. 51, D.D. 52, D.D. 83 AND FSSTL AND  
ADJOINING GOVERNMENT LAND, FANLING NORTH, NEW TERRITORIES

SCALE 1: 10 000 比例尺



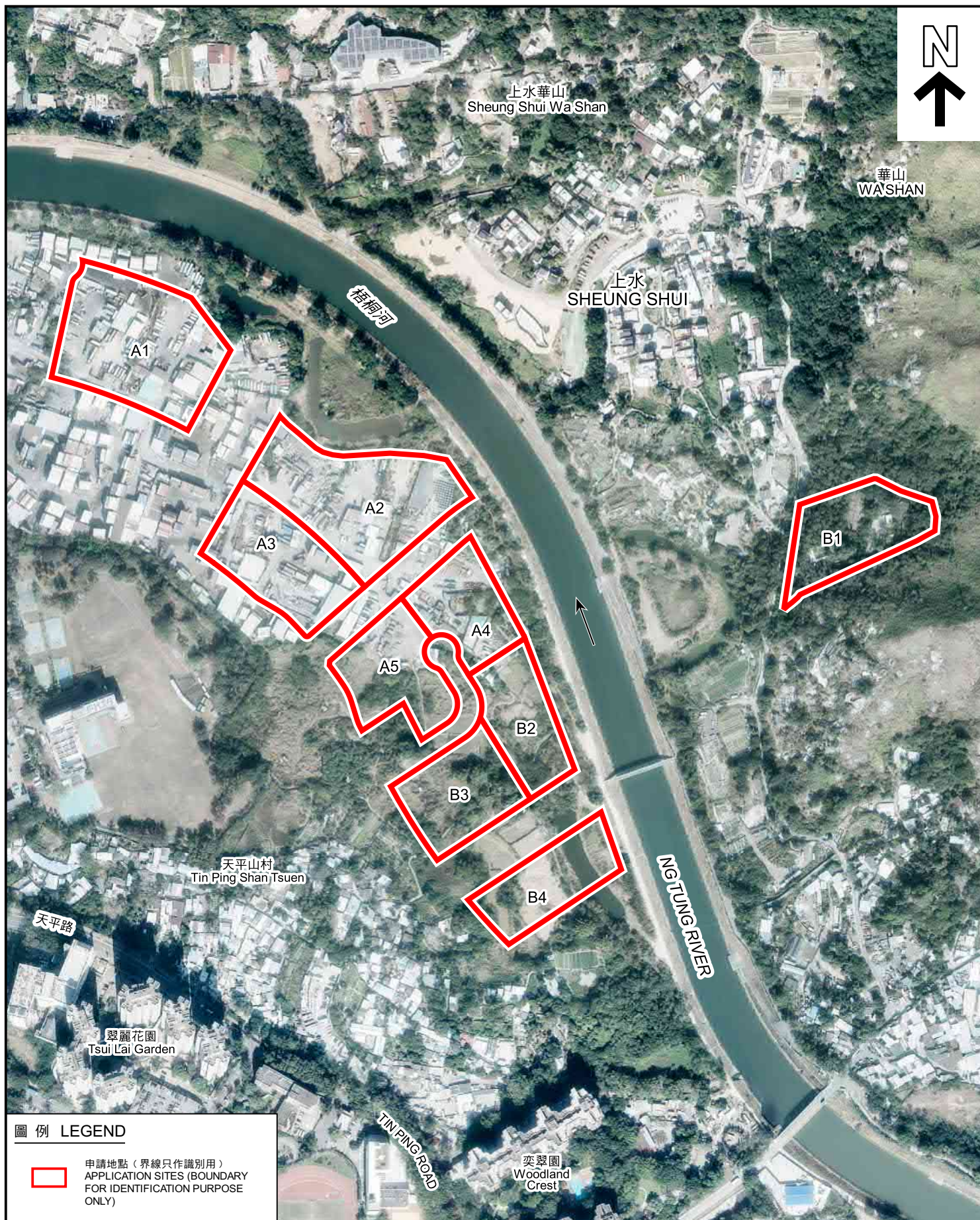
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-2





# 圖例 LEGEND



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

## 航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途  
新界粉嶺北丈量約份第51約、第52約、第83約及  
粉嶺上水市地段多幅地段和毗連政府土地

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT  
RESTRICTIONS FOR PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS;  
AND PROPOSED SOCIAL WELFARE FACILITIES, SHOP AND SERVICES AND  
EATING PLACE WITHIN PUBLIC HOUSING DEVELOPMENTS  
VARIOUS LOTS IN D.D. 51, D.D. 52, D.D. 83 AND FSSTL AND  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-3a

本摘要圖於2022年9月20日擬備，所根據的資料為  
地政總署於2021年1月14日拍得的航攝照片編號  
E124712C、E124714C、E124716C 及 E124719C 及  
2021年12月1日拍得的航攝照片編號E141914C、  
E141916C、E141918C、E142427C、E142429C 及  
E142430C  
EXTRACT PLAN PREPARED ON 20.9.2022  
BASED ON AERIAL PHOTOS No.E124712C,  
E124714C, E124716C & E124719C TAKEN ON  
14.1.2021 AND E141914C, E141916C, E141918C,  
E142427C, E142429C & E142430C TAKEN ON  
1.12.2021 BY LANDS DEPARTMENT





#### 圖例 LEGEND



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

本摘要圖於2022年9月20日擬備，所根據的資料為地政總署於2021年1月14日拍得的航攝照片編號 E124191C、E124193C、E124195C、E124197C、E124199C、E124708C、E124710C、E124712C 及 E124714C 及 2021年12月1日拍得的航攝照片編號 E141918C、E141920C 及 E141922C

EXTRACT PLAN PREPARED ON 20.9.2022  
BASED ON AERIAL PHOTOS No. E124191C,  
E124193C, E124195C, E124197C, E124199C,  
E124708C, E124710C, E124712C & E124714C  
TAKEN ON 14.1.2021 AND E141918C, E141920C  
& E141922C TAKEN ON 1.12.2021 BY LANDS  
DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途  
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粉嶺上水市地段多幅地段和毗連政府土地

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT  
RESTRICTIONS FOR PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS;  
AND PROPOSED SOCIAL WELFARE FACILITIES, SHOP AND SERVICES AND  
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VARIOUS LOTS IN D.D. 51, D.D. 52, D.D. 83 AND FSSTL AND  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-3b



1

上水華山  
Sheung Shui Wa Shan



梧桐河  
NG TUNG RIVER

2

天平山村  
Tin Ping Shan Tsuen



梧桐河  
NG TUNG RIVER

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

### 實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-4a

本圖於2022年9月20日擬備，所根據的  
資料為攝於2022年9月1日的實地照片

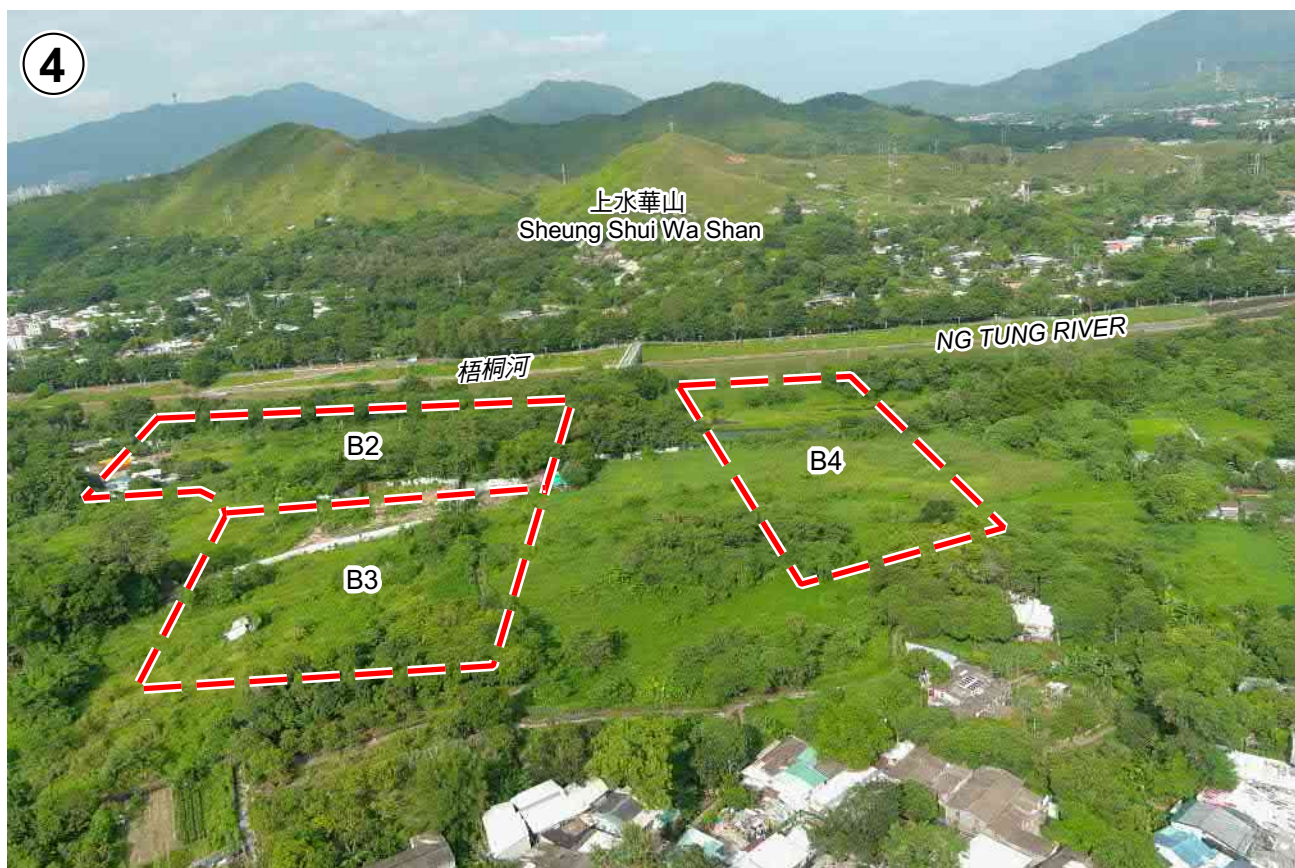
PLAN PREPARED ON 20.9.2022  
BASED ON SITE PHOTOS  
TAKEN ON 1.9.2022



3



4



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2022年9月20日擬備，所根據的資料為攝於2022年9月1日的實地照片

PLAN PREPARED ON 20.9.2022  
BASED ON SITE PHOTOS  
TAKEN ON 1.9.2022

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，及在公營房屋發展內作社會福利設施、商店及服務行業及食肆用途  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-4b



5



6



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

### 實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-4c

本圖於2022年9月20日擬備，所根據的  
資料為攝於2022年9月1日的實地照片

PLAN PREPARED ON 20.9.2022  
BASED ON SITE PHOTOS  
TAKEN ON 1.9.2022



7



8



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

### 實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作准許的公營及私營房屋發展，  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/30

圖 PLAN  
A-4d

本圖於2022年9月20日擬備，所根據的  
資料為攝於2022年9月1日的實地照片

PLAN PREPARED ON 20.9.2022  
BASED ON SITE PHOTOS  
TAKEN ON 1.9.2022