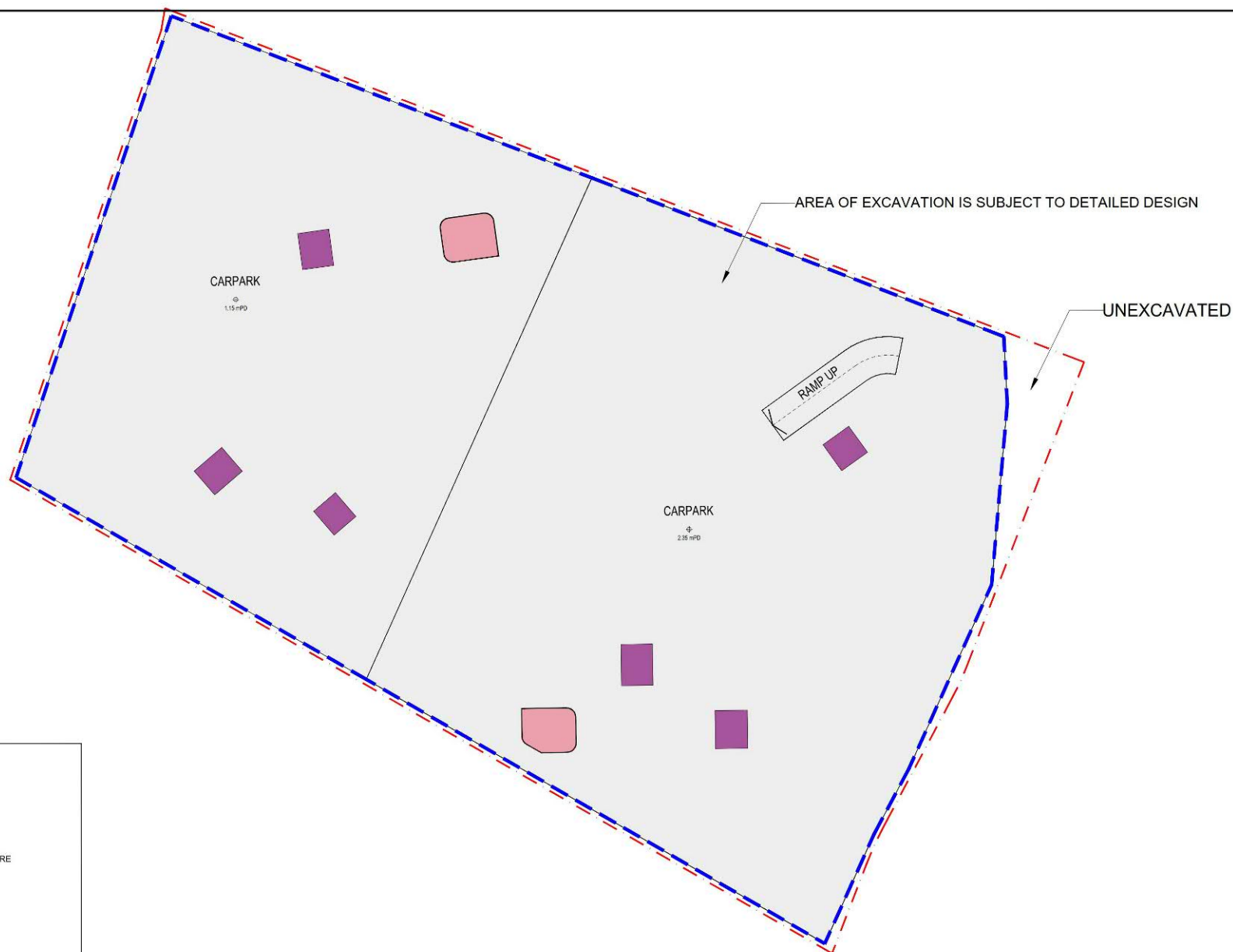




(摘錄自申請人於 20.8.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.8.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 1



#### LEGEND

- SITE BOUNDARY
- AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

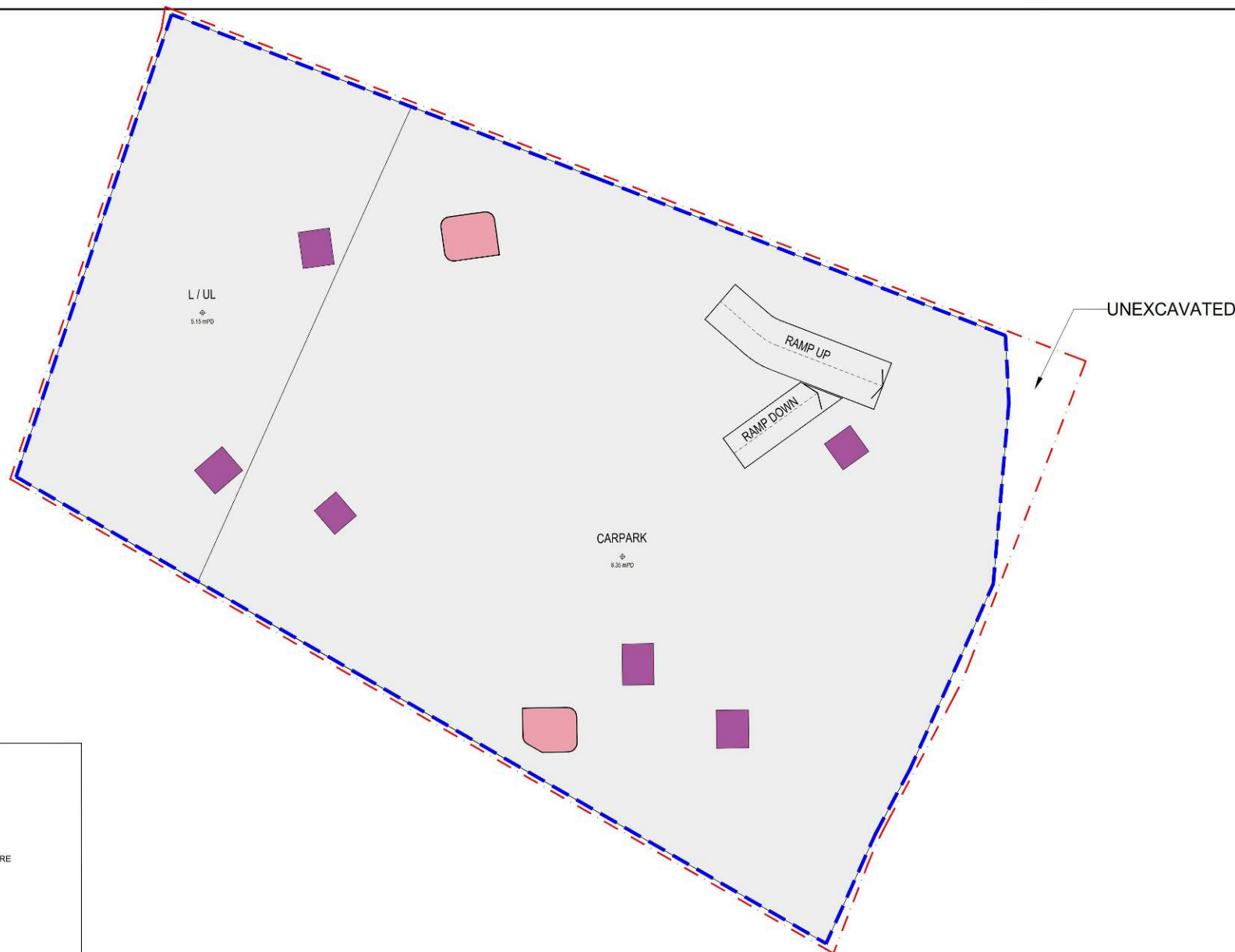
PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR  
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
Proposed Scheme - B2 Floor Plan  
30-07-2024  
1:600 (A3)

**LWK**  
**+PARTNERS**

(摘錄自申請人於 20.8.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.8.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 2



#### LEGEND

- SITE BOUNDARY
- AREA OF EXCAVATION
- CARPARK AND RAMP
- RESIDENTIAL LIFT / CIRCULATION CORE
- RETAIL LIFT / CIRCULATION CORE

PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO RESTRICTIONS FOR  
PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT WU NGA LOK YEUNG, FANLING, NEW TERRITORIES  
MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF MODULAR INTEGRATED CONSTRUCTION  
Proposed Scheme - B1 Floor Plan  
30-07-2024  
1:600 (A3)

**LWK**  
**+PARTNERS**

(摘錄自申請人於 20.8.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.8.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 3



(摘錄自申請人於 18.11.2024 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 18.11.2024)

參考編號  
 REFERENCE No.  
 A/FLN/32

繪圖  
 DRAWING  
 A - 4





(摘錄自申請人於 18.11.2024 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 18.11.2024)

參考編號  
 REFERENCE No.  
 A/FLN/32

繪圖  
 DRAWING  
 A - 6

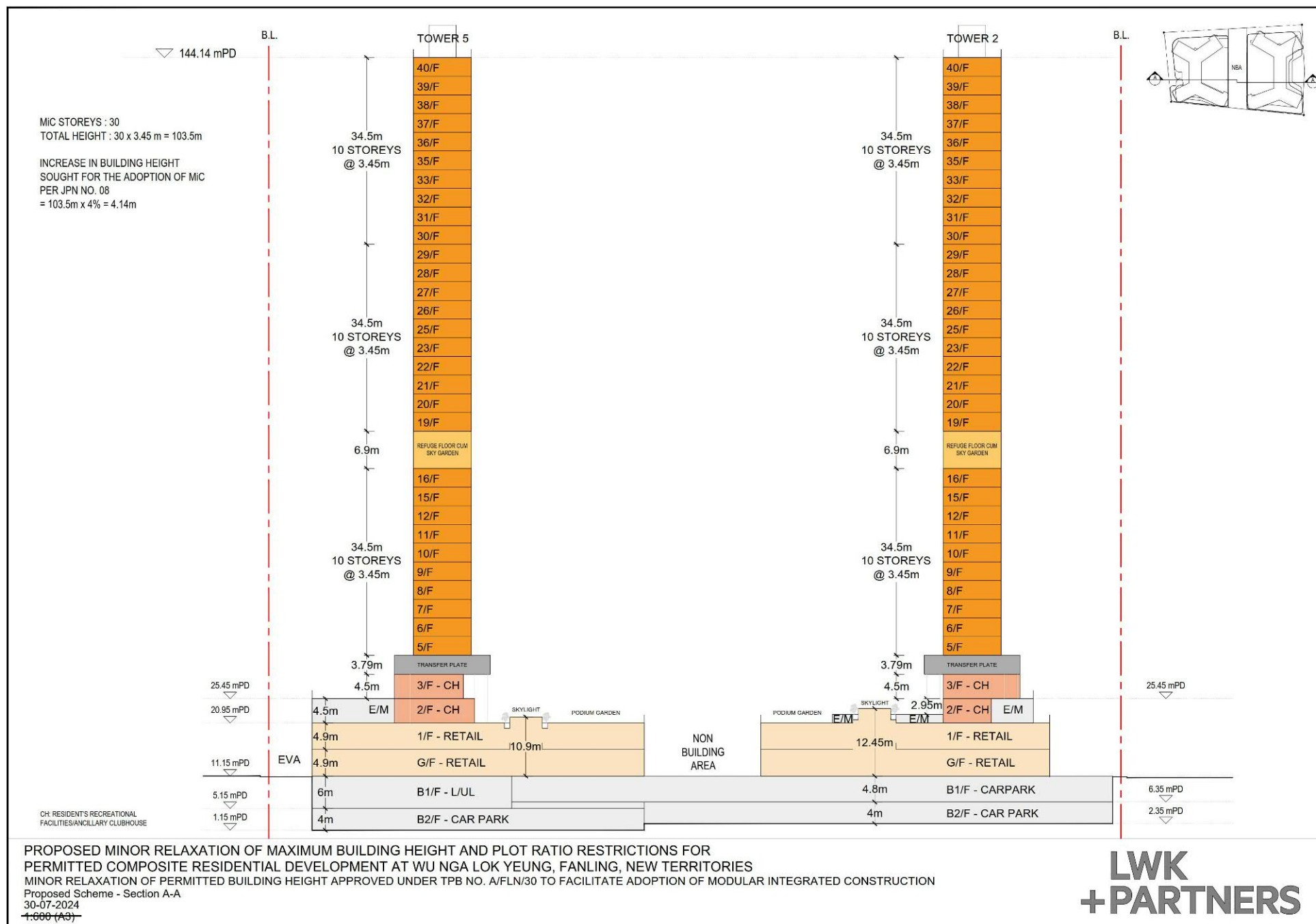




(摘錄自申請人於 20.8.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.8.2024)

參考編號  
REFERENCE No.  
A/FLN/32

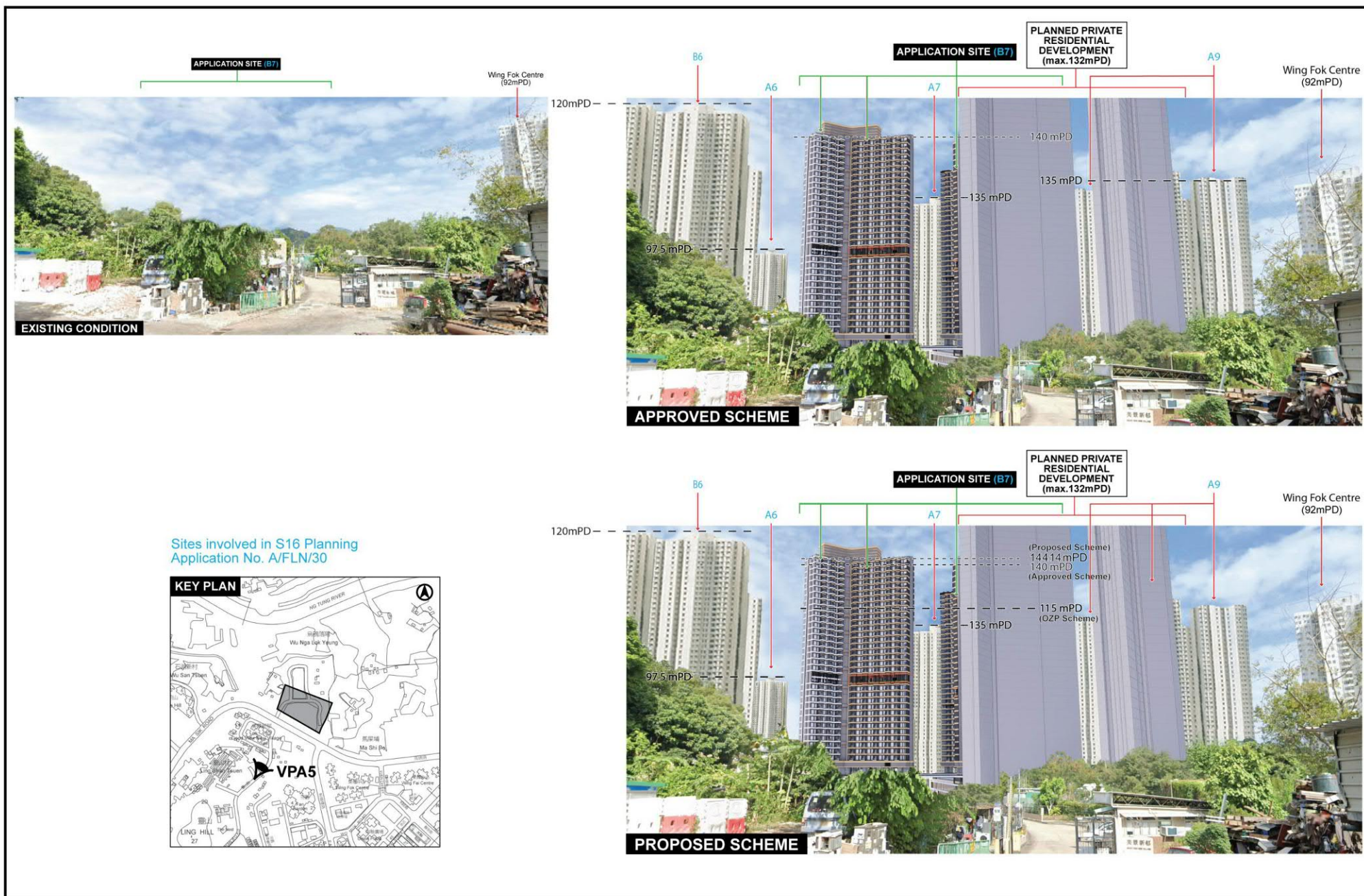
繪圖  
DRAWING  
A - 8



(摘錄自申請人於 20.8.2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 20.8.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 9



WNLYFN

FIGURE 4 VIEWPOINT A5 : VIEW FROM LING SHAN ROAD

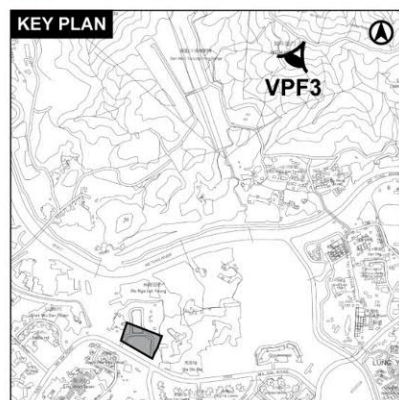
(摘錄自申請人於 24.9.2024 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 24.9.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 10



Sites involved in S16 Planning  
Application No. A/FLN/30



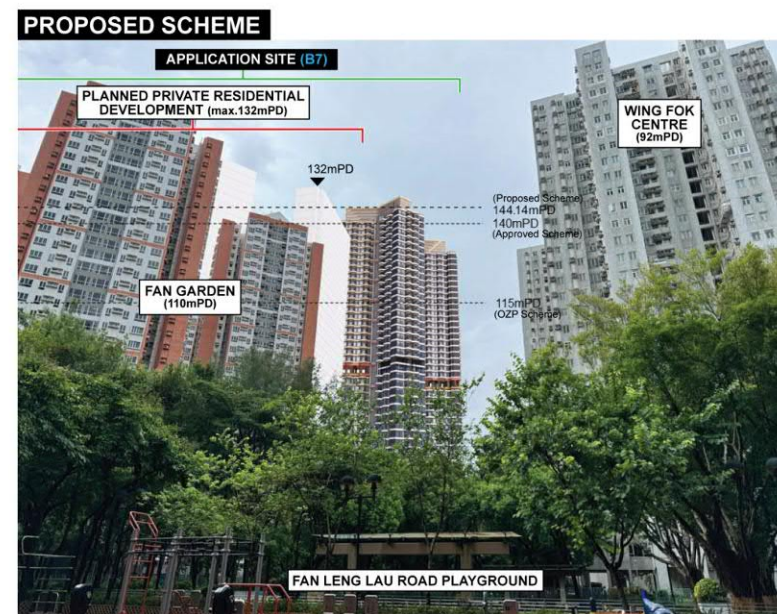
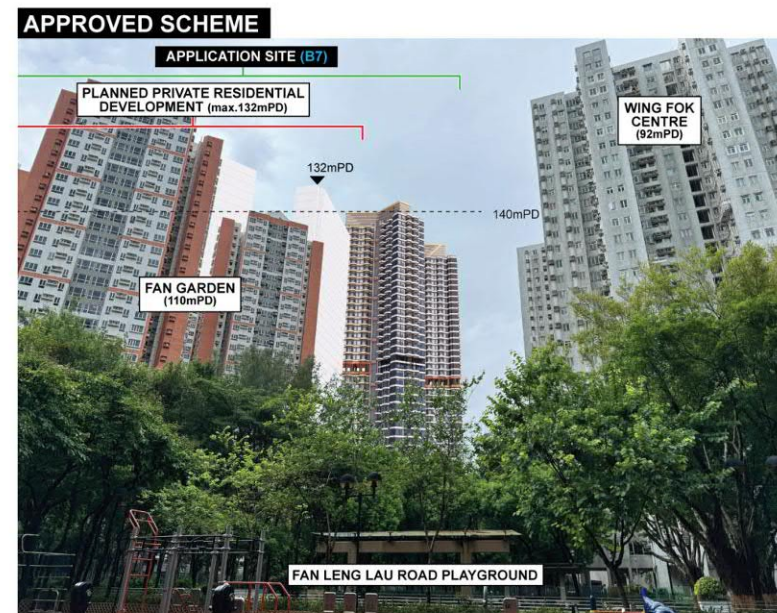
WNLYFN

FIGURE 5 VIEWPOINT F3 : VIEW FROM TSUNG SHAN, HIGH HILL

(摘錄自申請人於 24.9.2024 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 24.9.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 11



Sites involved in S16 Planning  
Application No. A/FLN/30

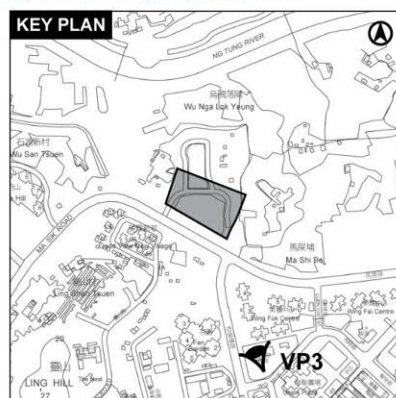
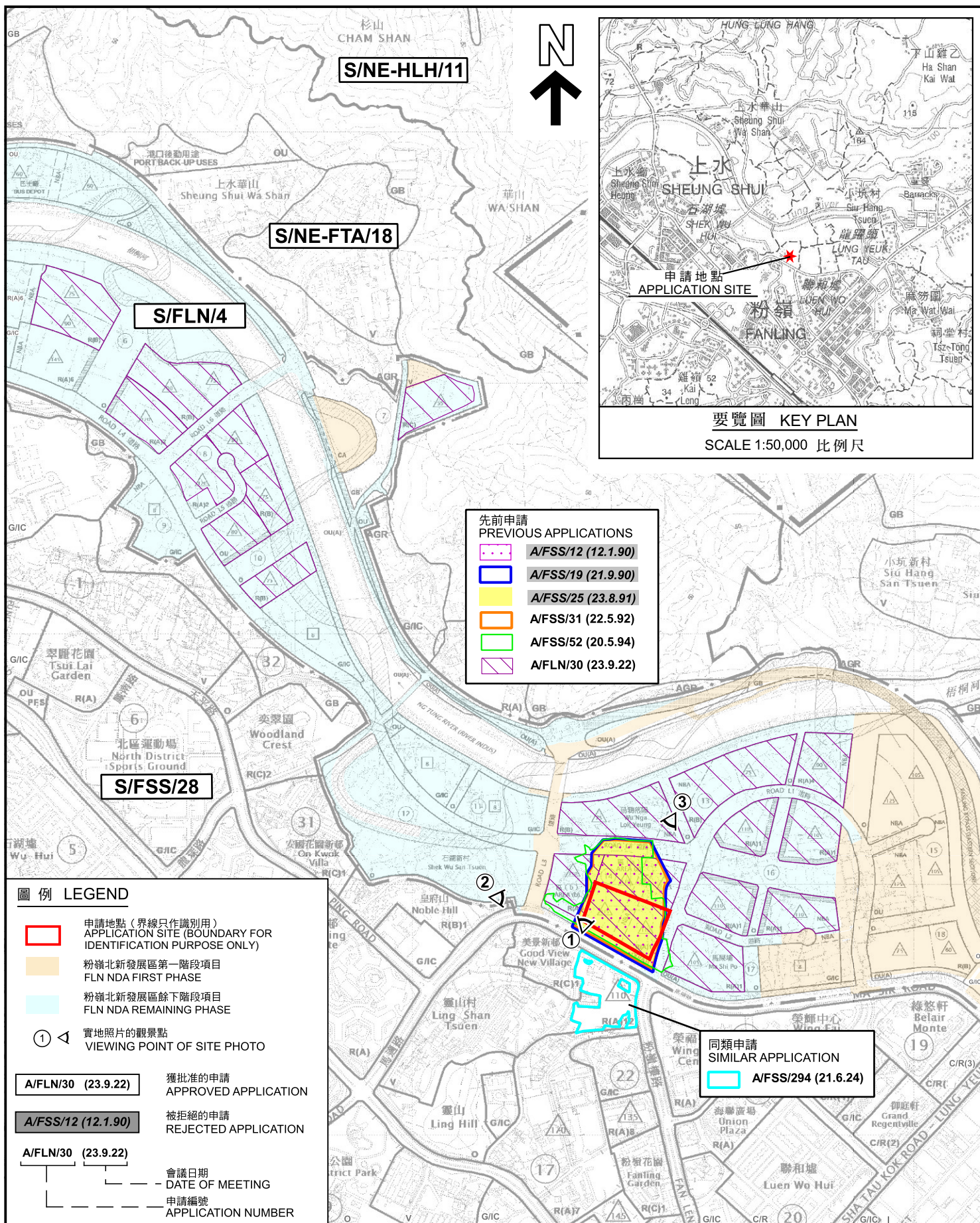


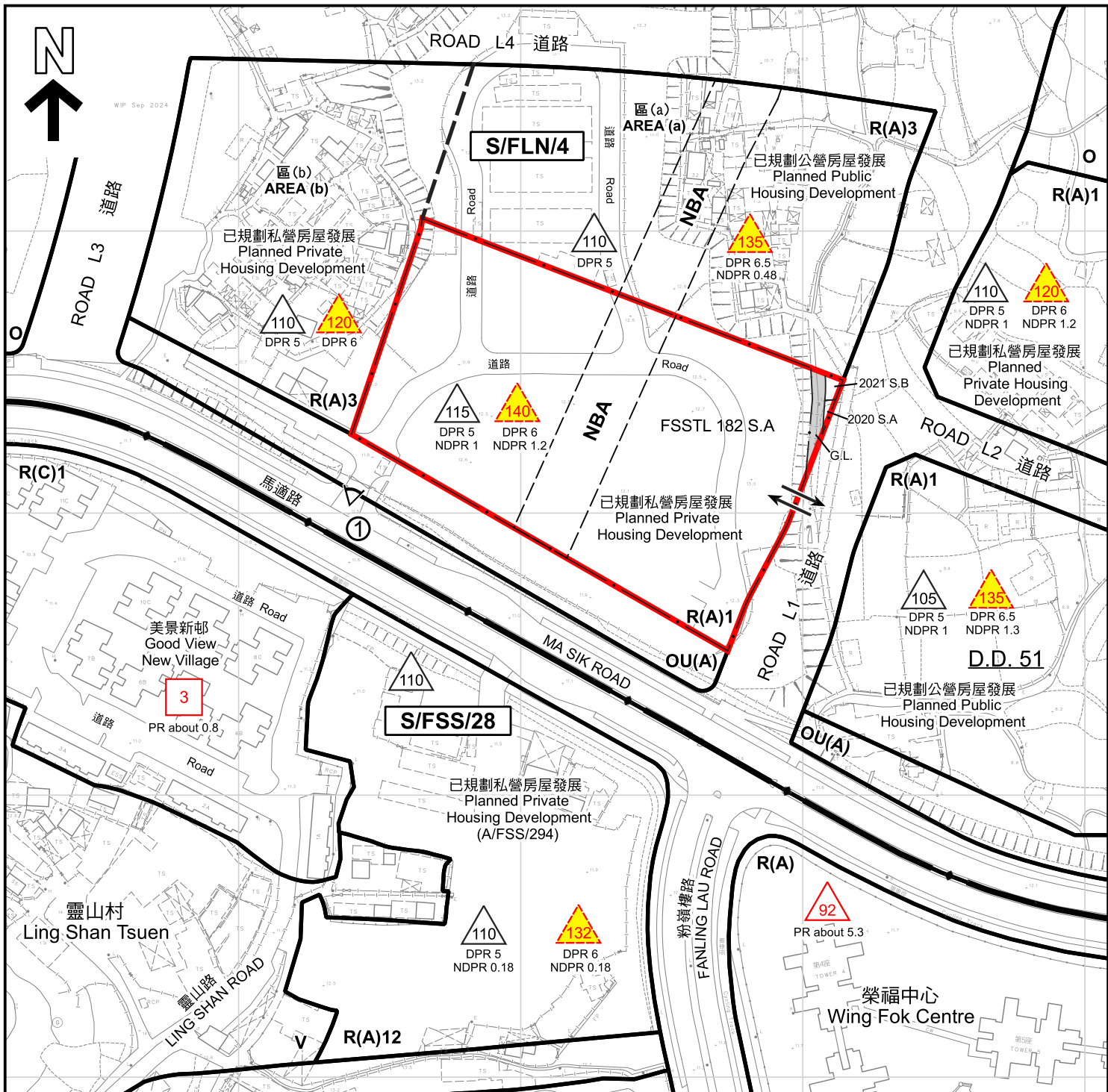
FIGURE 6 VIEWPOINT 3 : VIEW FROM FAN LENG LAU ROAD PLAYGROUND

(摘錄自申請人於 24. 9. 2024 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 24.9.2024)

參考編號  
REFERENCE No.  
A/FLN/32

繪圖  
DRAWING  
A - 12





#### 圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		政府土地 GOVERNMENT LAND		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
<b>R(A)</b>	住宅(甲類) RESIDENTIAL (GROUP A)	DPR	住用地積比率 DOMESTIC PLOT RATIO		現有的最高建築物高度 (樓層數目) EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
<b>R(C)</b>	住宅(丙類) RESIDENTIAL (GROUP C)	NDPR	非住用地積比率 NON-DOMESTIC PLOT RATIO		非建築用地 NON-BUILDING AREA
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT	PR	地積比率 PLOT RATIO		入口/出口 INGRESS / EGRESS
<b>O</b>	休憩用地 OPEN SPACE		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)		實地照片的觀景點 VIEWING POINT OF SITE PHOTO
<b>OU(A)</b>	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)		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)		

#### 平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制作准許的綜合商業/住宅發展  
新界粉嶺北新發展區第14區粉嶺上水地段第182號A分段、  
丈量約份第51約地段第2020號A分段及第2021號B分段和毗連政府土地  
(新地段將稱為粉嶺/上水地段第297號)

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED COMPOSITE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
FANLING/SHEUNG SHUI TOWN LOT 182 S.A, LOTS 2020 S.A AND 2021 S.B IN D.D. 51 AND  
ADJOINING GOVERNMENT LAND AT AREA 14,  
FANLING NORTH AREA NEW DEVELOPMENT AREA, NEW TERRITORIES  
(NEW LOT TO BE KNOWN AS FANLING / SHEUNG SHUI TOWN LOT 297)

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/32

圖 PLAN  
A-2

本摘要圖於2024年11月8日擬備，所根據的  
資料為測量圖編號3-SW-7B

EXTRACT PLAN PREPARED ON 8.11.2024  
BASED ON SURVEY SHEET No. 3-SW-7B



圖例 LEGEND

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

本摘要圖於2024年11月8日擬備，所根據的資料為地政總署於2023年2月22日拍得的航攝照片編號 E184723C

EXTRACT PLAN PREPARED ON 8.11.2024  
BASED ON AERIAL PHOTO NO.  
E184723C TAKEN ON 22.2.2023  
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作准許的綜合商業/住宅發展  
新界粉嶺北新發展區第14區粉嶺上水地段第182號A分段、  
丈量約份第51約地段第2020號A分段及第2021號B分段和毗連政府土地  
(新地段將稱為粉嶺／上水地段第297號)

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED COMPOSITE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
FANLING/SHEUNG SHUI TOWN LOT 182 S.A, LOTS 2020 S.A AND 2021 S.B IN D.D. 51 AND  
ADJOINING GOVERNMENT LAND AT AREA 14  
FANLING NORTH AREA NEW DEVELOPMENT AREA, NEW TERRITORIES  
(NEW LOT TO BE KNOWN AS FANLING / SHEUNG SHUI TOWN LOT 297)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/32

圖 PLAN  
A-3



拍攝日期 Date Taken: 27.8.2024



拍攝日期 Date Taken: 17.9.2024

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2024年11月8日擬備，  
所根據的資料為攝於  
2024年8月27日及9月17日的實地照片  
PLAN PREPARED ON 8.11.2024  
BASED ON SITE PHOTOS  
TAKEN ON 27.8.2024 & 17.9.2024

擬議略為放寬地積比率及建築物高度限制作准許的綜合商業/住宅發展  
新界粉嶺北新發展區第14區粉嶺上水地段第182號A分段、  
丈量約份第51約地段第2020號A分段及第2021號B分段和毗連政府土地  
(新地段將稱為粉嶺／上水地段第297號)  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED COMPOSITE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
FANLING/SHEUNG SHUI TOWN LOT 182 S.A, LOTS 2020 S.A AND 2021 S.B IN D.D. 51 AND  
ADJOINING GOVERNMENT LAND AT AREA 14,  
FANLING NORTH AREA NEW DEVELOPMENT AREA, NEW TERRITORIES  
(NEW LOT TO BE KNOWN AS FANLING / SHEUNG SHUI TOWN LOT 297)

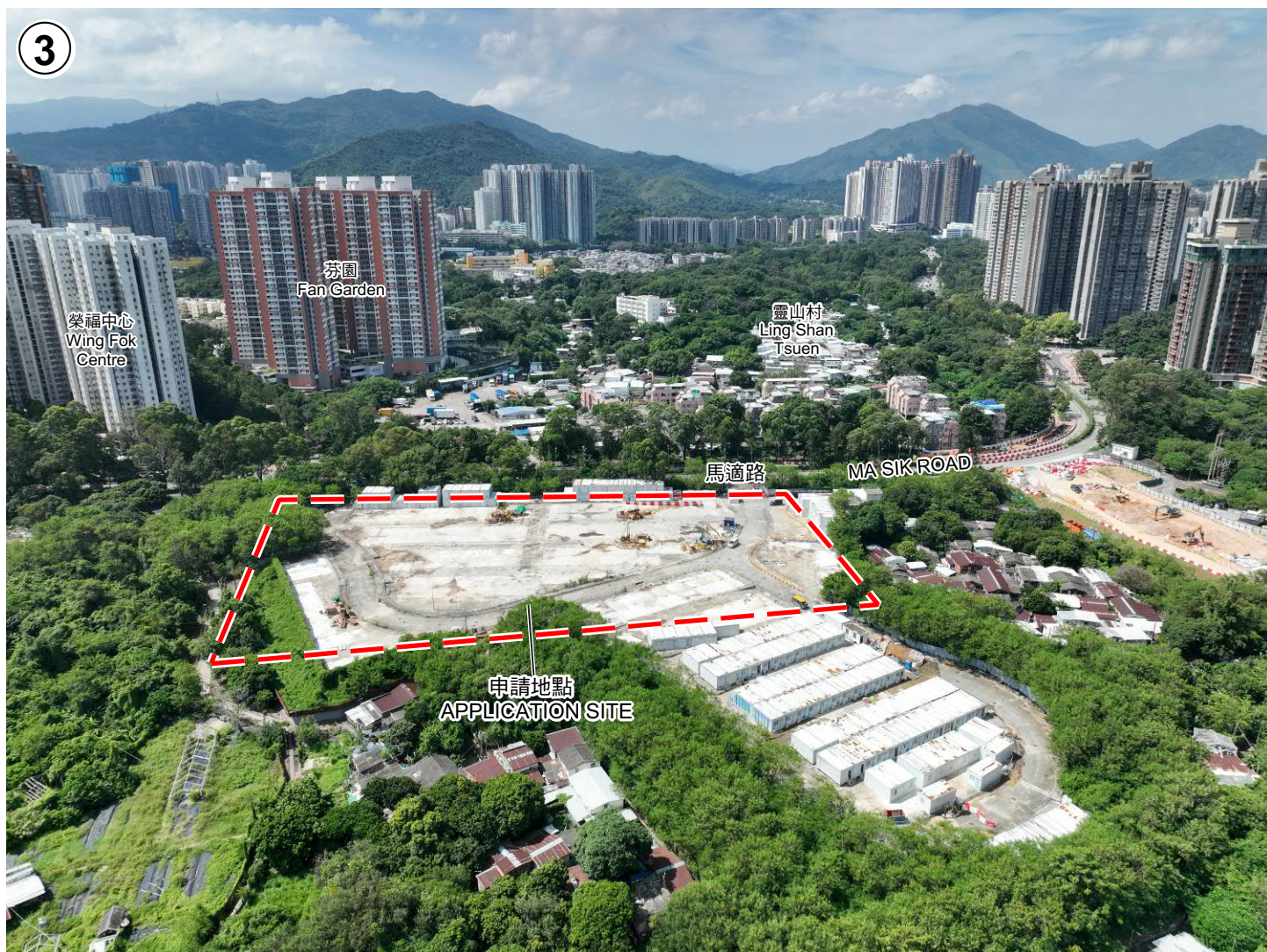
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/32

圖 PLAN  
A-4a

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2024年11月8日擬備，  
所根據的資料為攝於  
2024年9月17日的實地照片  
PLAN PREPARED ON 8.11.2024  
BASED ON SITE PHOTO  
TAKEN ON 17.9.2024

擬議略為放寬地積比率及建築物高度限制作准許的綜合商業/住宅發展  
新界粉嶺北新發展區第14區粉嶺上水地段第182號A分段、  
丈量約份第51約地段第2020號A分段及第2021號B分段和毗連政府土地  
(新地段將稱為粉嶺／上水地段第297號)  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR  
PERMITTED COMPOSITE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
FANLING/SHEUNG SHUI TOWN LOT 182 S.A, LOTS 2020 S.A AND 2021 S.B IN D.D. 51 AND  
ADJOINING GOVERNMENT LAND AT AREA 14,  
FANLING NORTH AREA NEW DEVELOPMENT AREA, NEW TERRITORIES  
(NEW LOT TO BE KNOWN AS FANLING / SHEUNG SHUI TOWN LOT 297)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FLN/32

圖 PLAN  
A-4b