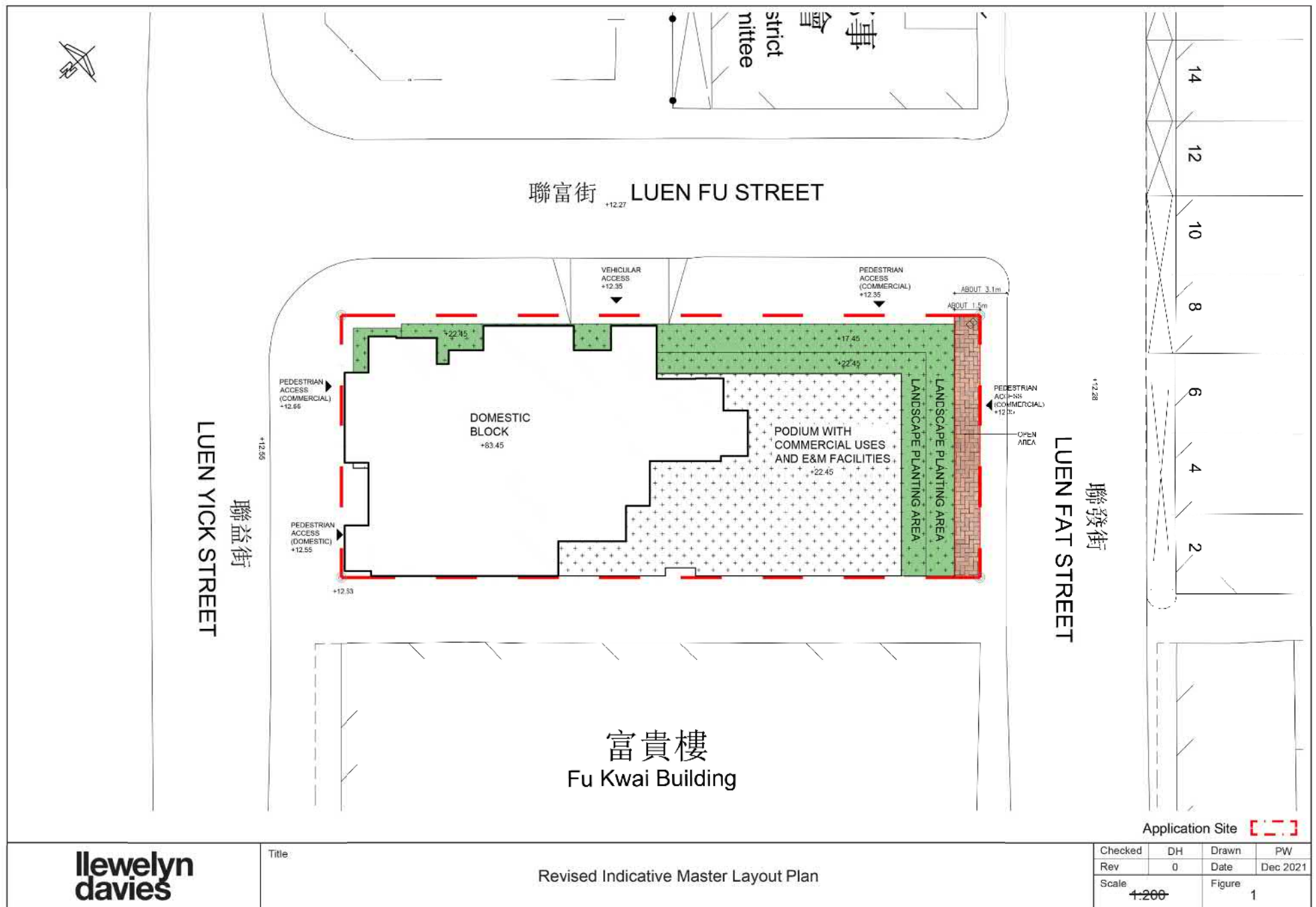




(資料來源:申請人於 14.12.2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-1



(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-2



(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-3



(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-4



**llewelyn
davies**

Title

Revised Indicative 1/F Plan

(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-5



(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-6



**llewelyn
davies**

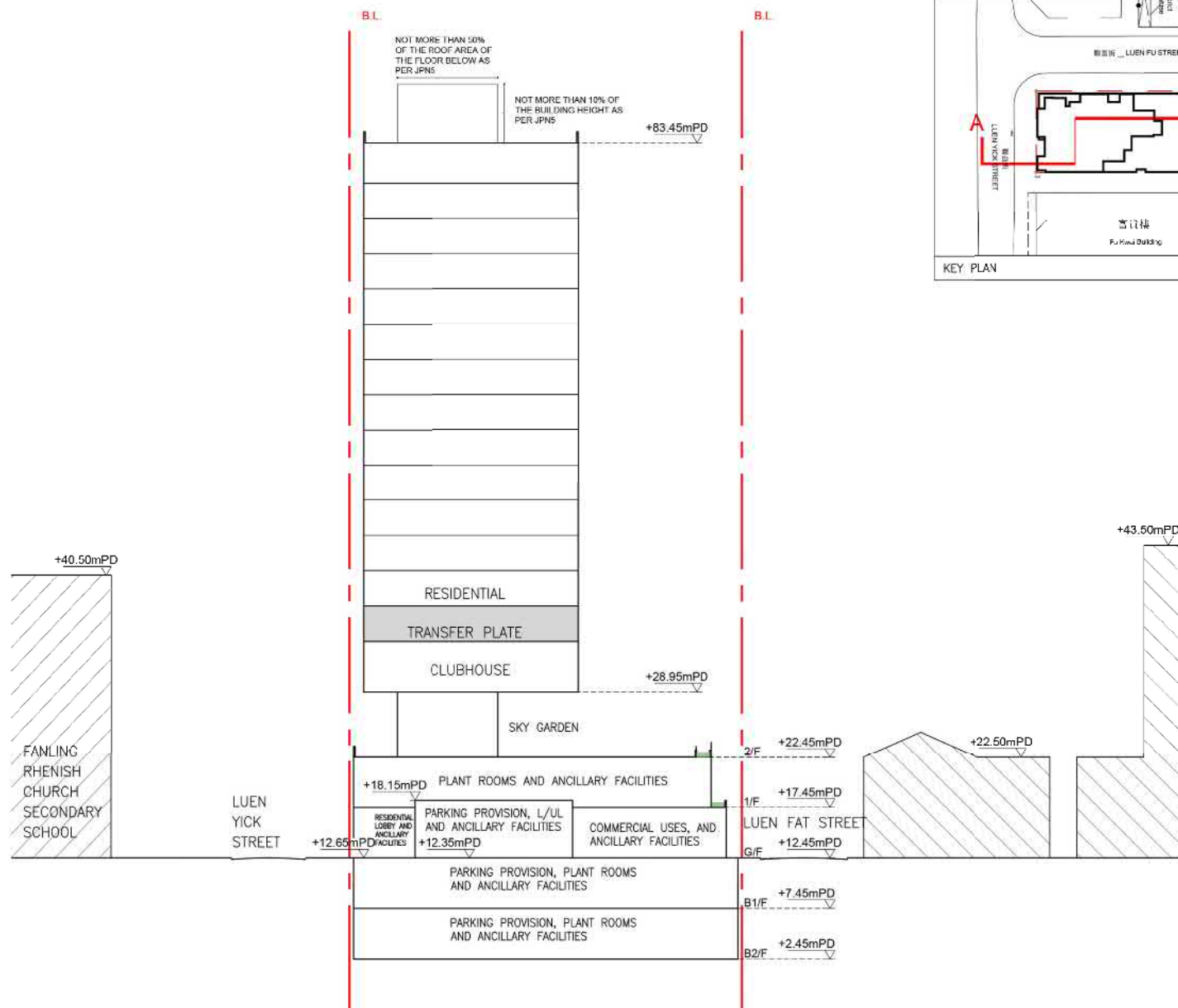
Title

Revised Indicative Typical Floor Plan

(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-7



**llewelyn
davies**

Title

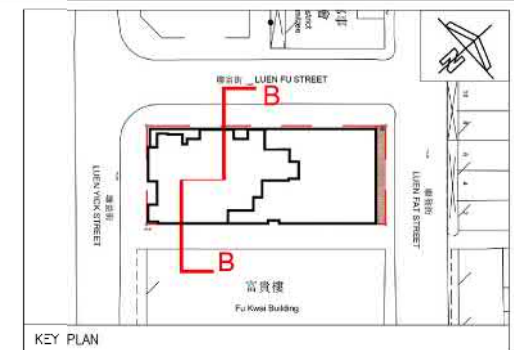
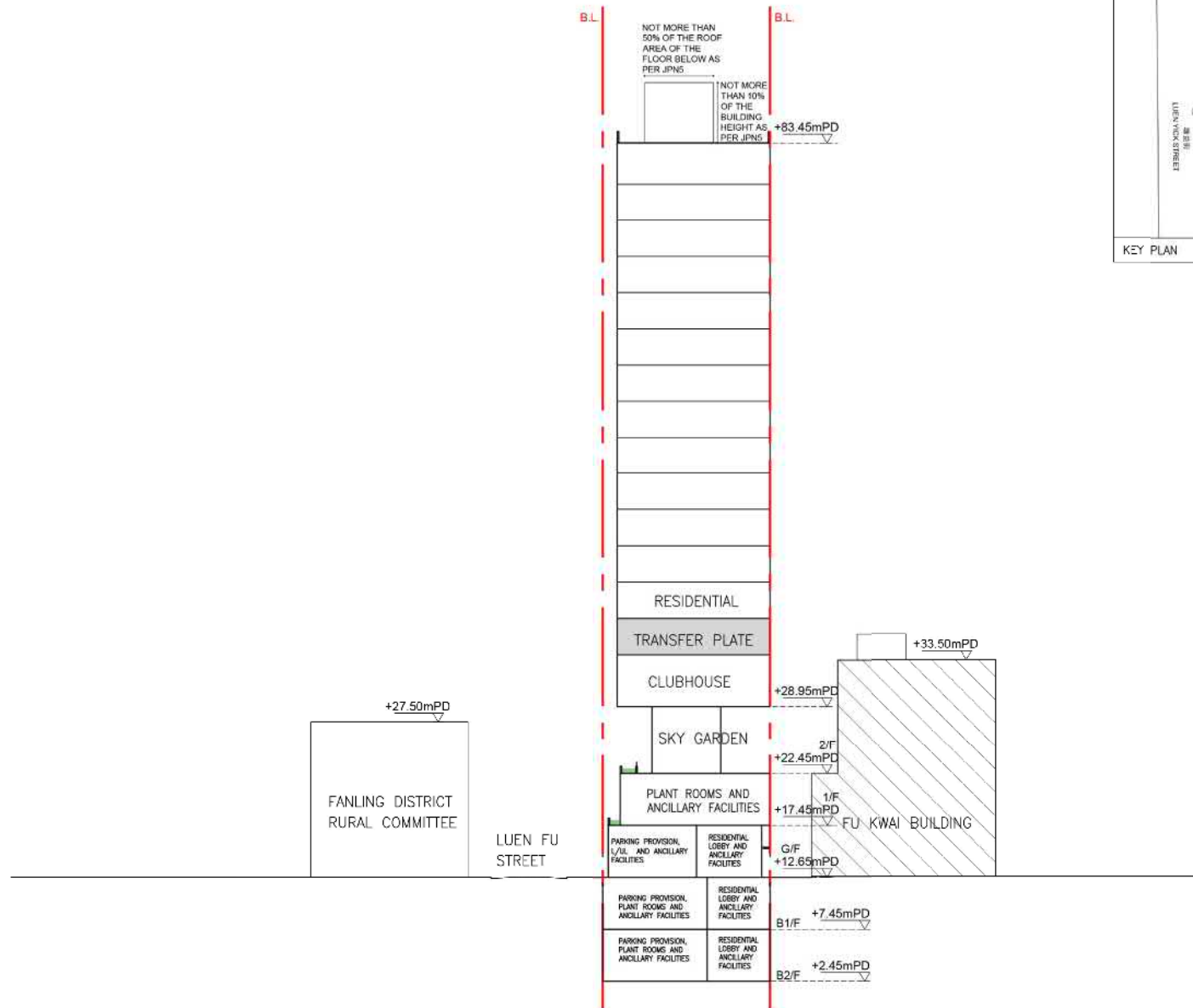
Revised Indicative Section Plan A-A

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2021
Scale	Figure 8		

(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-8



**Ilewelyn
davies**

Title

Revised Indicative Section Plan B-B

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2021
Scale	Figure		
4:400	9		

(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-9



(資料來源:申請人於 14. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-10



1. Sky Garden

To provide an open leisure space above street level

2. Edge Planting

To enrich building envelop, softening building edges and for the enjoyment of pedestrians

3. 24-hour Open Area for the Use of Pedestrians

To widen the existing pedestrian circulation space facing Luen Fat Street so that better pedestrian flow at the street level could be allowed at all times

Remarks: Indicative design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage

**llewelyn
davies**

Title

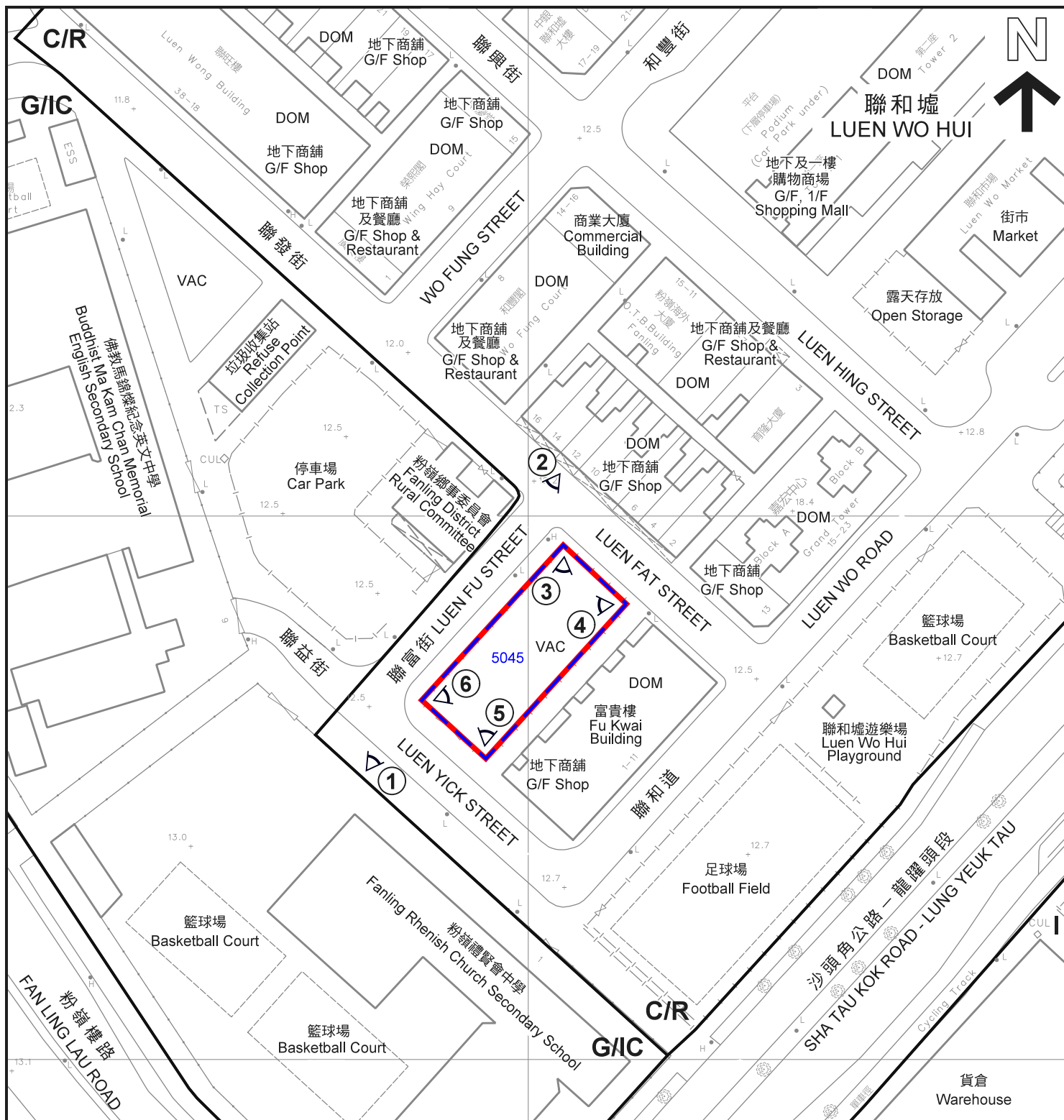
Updated Indicative Visual Illustration of the Proposed Planning Gains and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2021
Scale	Figure B		

(資料來源:申請人於 14.12.2021 呈交的資料)
(Source : Applicant's Submission of 14.12.2021)

參考編號
REFERENCE No.
A/FSS/282

繪圖 DRAWING
A-11



圖例 LEGEND

- 申請地點** (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C/R** 商業 / 住宅
COMMERCIAL / RESIDENTIAL
- I** 工業
INDUSTRIAL
- G/C** 政府, 機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

- DOM** 住用構築物
DOMESTIC STRUCTURE
- VAC** 空置
VACANT
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Notes:
2021年4月30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 30.4.2021

平面圖 SITE PLAN

擬議略為放寬住用地積比率限制，
以作准許的住宅發展及商業用途
粉嶺聯發街1號丈量約份第51約地段第5045號
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT
WITH COMMERCIAL USES
LOT 5045 IN D.D. 51, 1 LUEN FAT STREET, FANLING

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

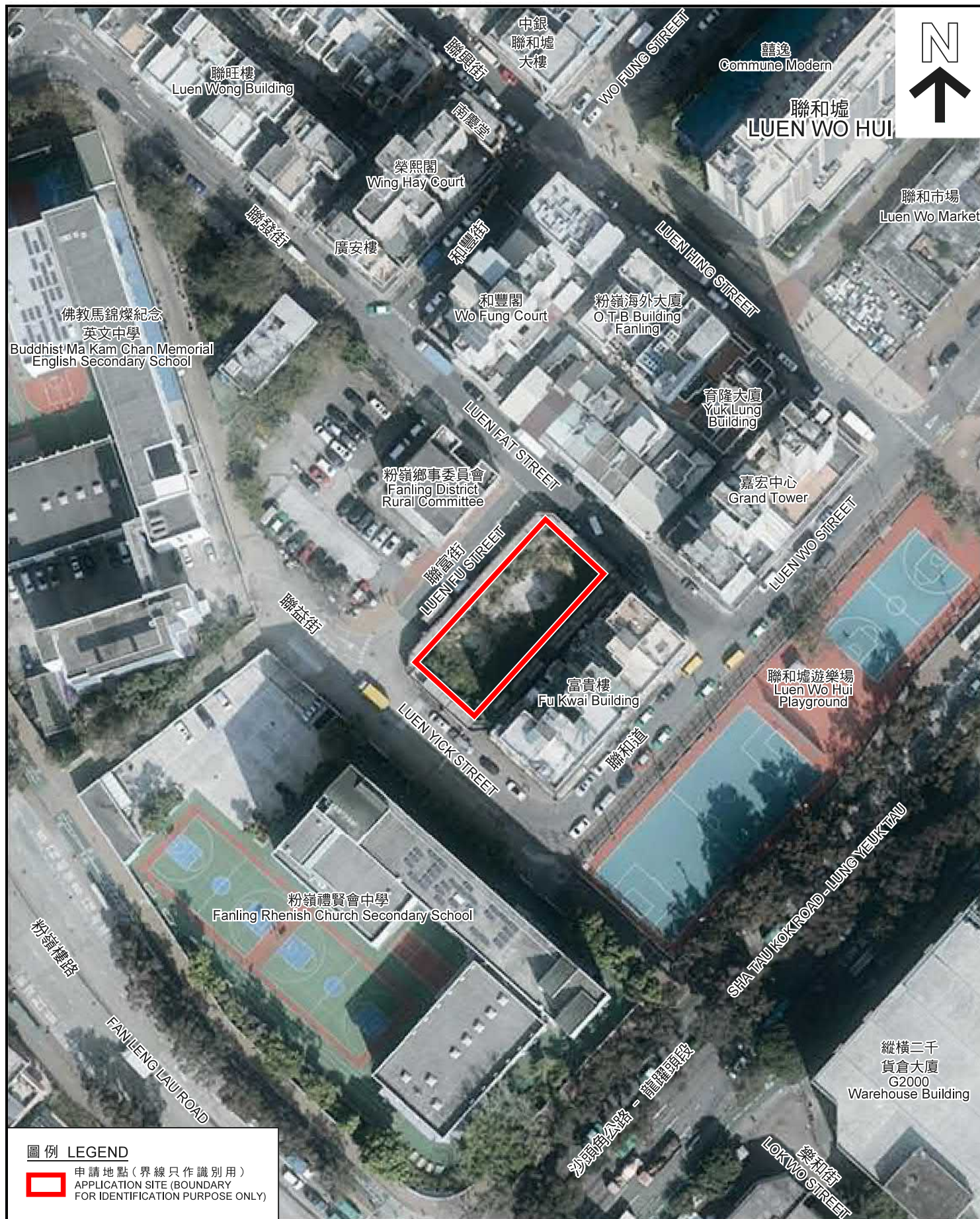
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/282

圖 PLAN
A-2

本摘要圖於2022年1月7日擬備，
所根據的資料為測量圖編號 3-SW-7D
EXTRACT PLAN PREPARED ON 7.1.2022
BASED ON SURVEY SHEET No. 3-SW-7D

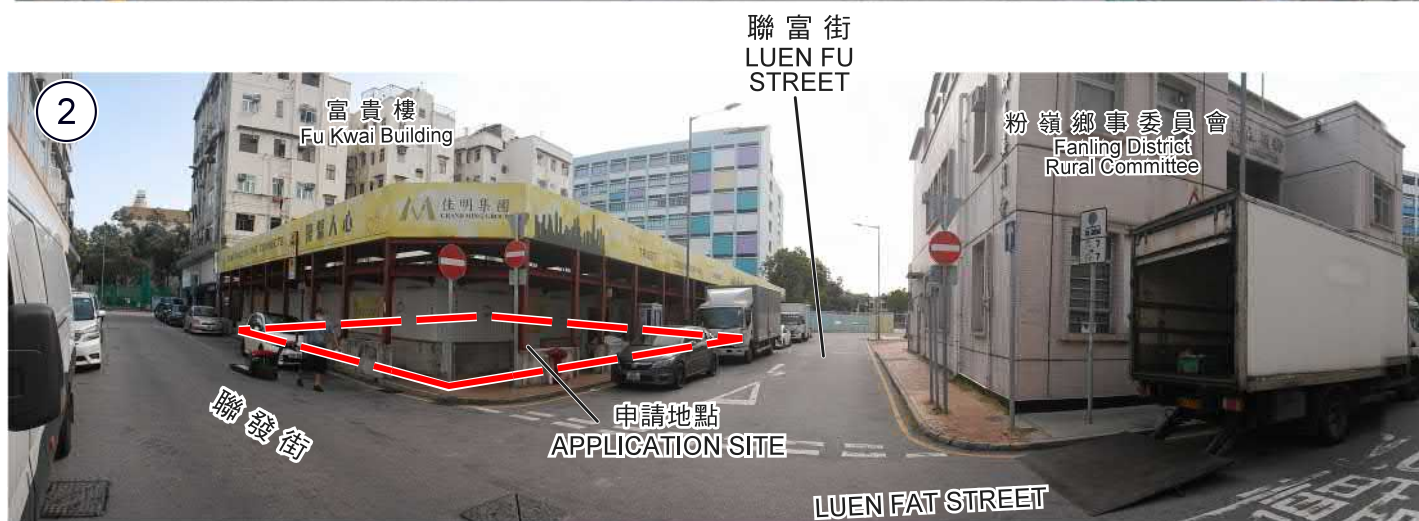


 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY)

EXTRACT PLAN PREPARED ON 7.1.2022
BASED ON AERIAL PHOTO No.E124484C
TAKEN ON 14.1.2021 BY
LANDS DEPARTMENT

擬議略為放寬住用地積比率限制，
以作准許的住宅發展及商業用途
粉嶺聯發街1號丈量約份第51約地段第5045號
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT
WITH COMMERCIAL USES
LOT 5045 IN D.D. 51, 1 LUEN FAT STREET, FANLING

PLAN
A-3



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬住宅地積比率限制，
以作准許的住宅發展及商業用途
粉嶺聯發街1號丈量約份第51約地段第5045號
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT
WITH COMMERCIAL USES
LOT 5045 IN D.D. 51, 1 LUEN FAT STREET, FANLING

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/282

圖 PLAN
A-4a

本摘要圖於2022年1月7日擬備，
所根據的資料為攝於
2021年11月4日的實地照片
PLAN PREPARED ON 7.1.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2021



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬住用地積比率限制，
以作准許的住宅發展及商業用途
粉嶺聯發街1號丈量約份第51約地段第5045號
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT
WITH COMMERCIAL USES
LOT 5045 IN D.D. 51, 1 LUEN FAT STREET, FANLING

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/282

圖 PLAN
A-4b

本摘要圖於2022年1月6日擬備，
所根據的資料為攝於
2021年11月4日的實地照片
PLAN PREPARED ON 6.1.2022
BASED ON SITE PHOTOS
TAKEN ON 4.11.2021