



**LWK
+PARTNERS**

Title

Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2024
Scale	Figure 2.1		

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-1

(資料來源：於 14.6.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 14.6.2024)



Legend			
Application Site			
EVA / Car ramp / Carpark			
Residential Lobby / Lift			
E&M Room			
3rd Party Lots			

**LWK
+PARTNERS**

Title

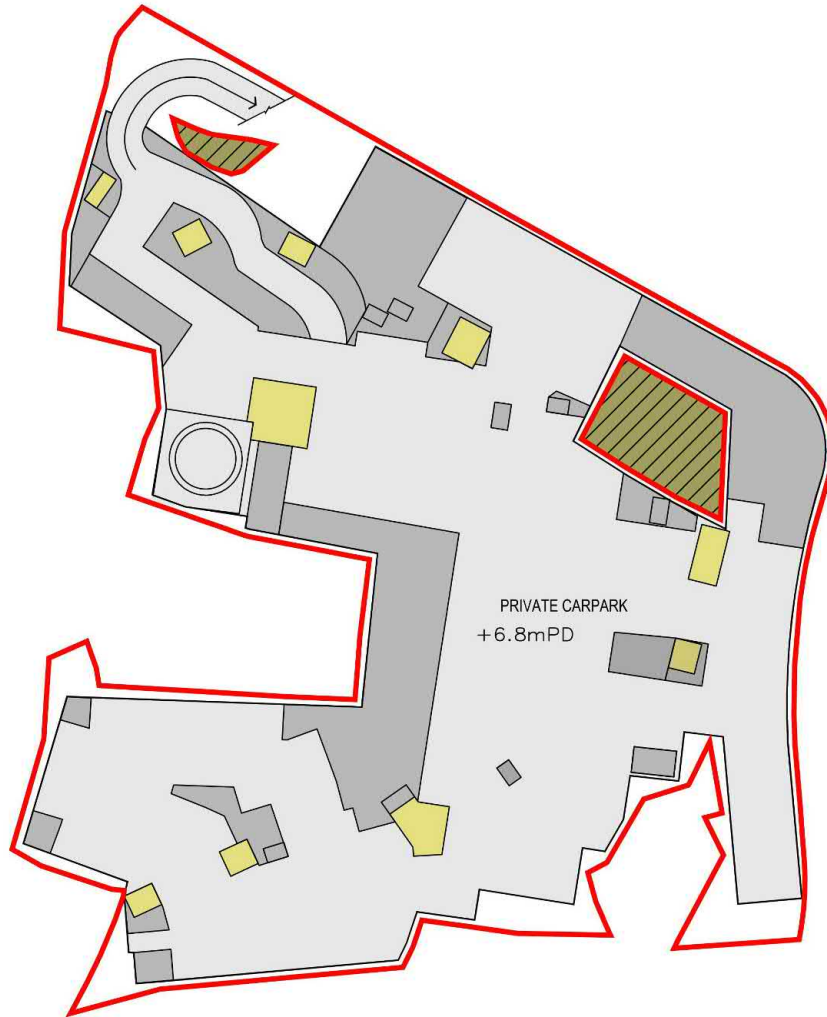
Indicative Basement 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale		Figure 3.2	

(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 **DRAWING**
A-2



Legend			
Application Site			
EVA / Car ramp / Carpark			
Residential Lobby / Lift			
E&M Room			
3rd Party Lots			

**LWK
+PARTNERS**

Title

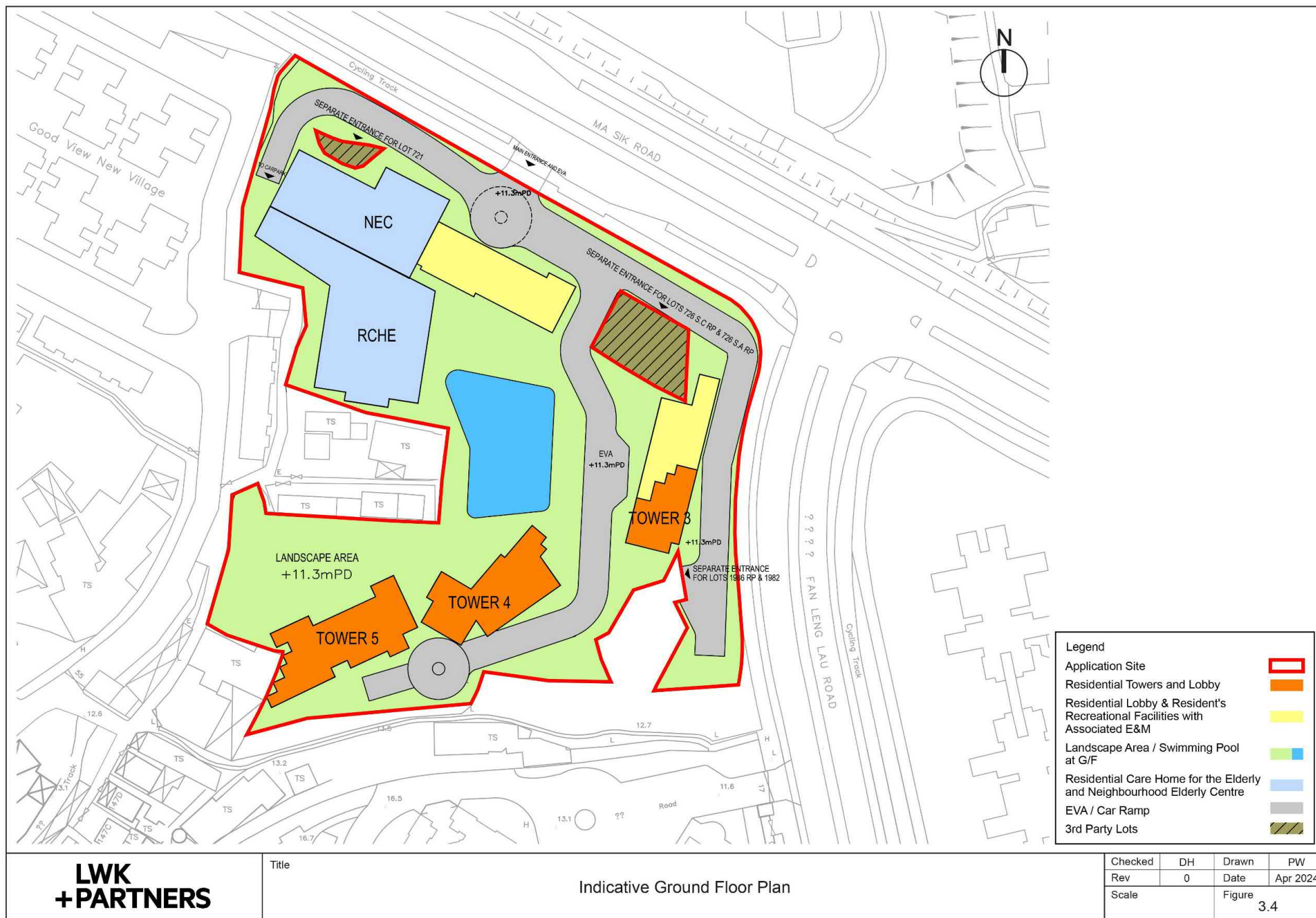
Indicative Basement 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2024
Scale		Figure 3.3	

(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-3



參考編號
REFERENCE No.
A/FSS/294

繪圖
DRAWING
A-4

(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)



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(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 **DRAWING**
A-5

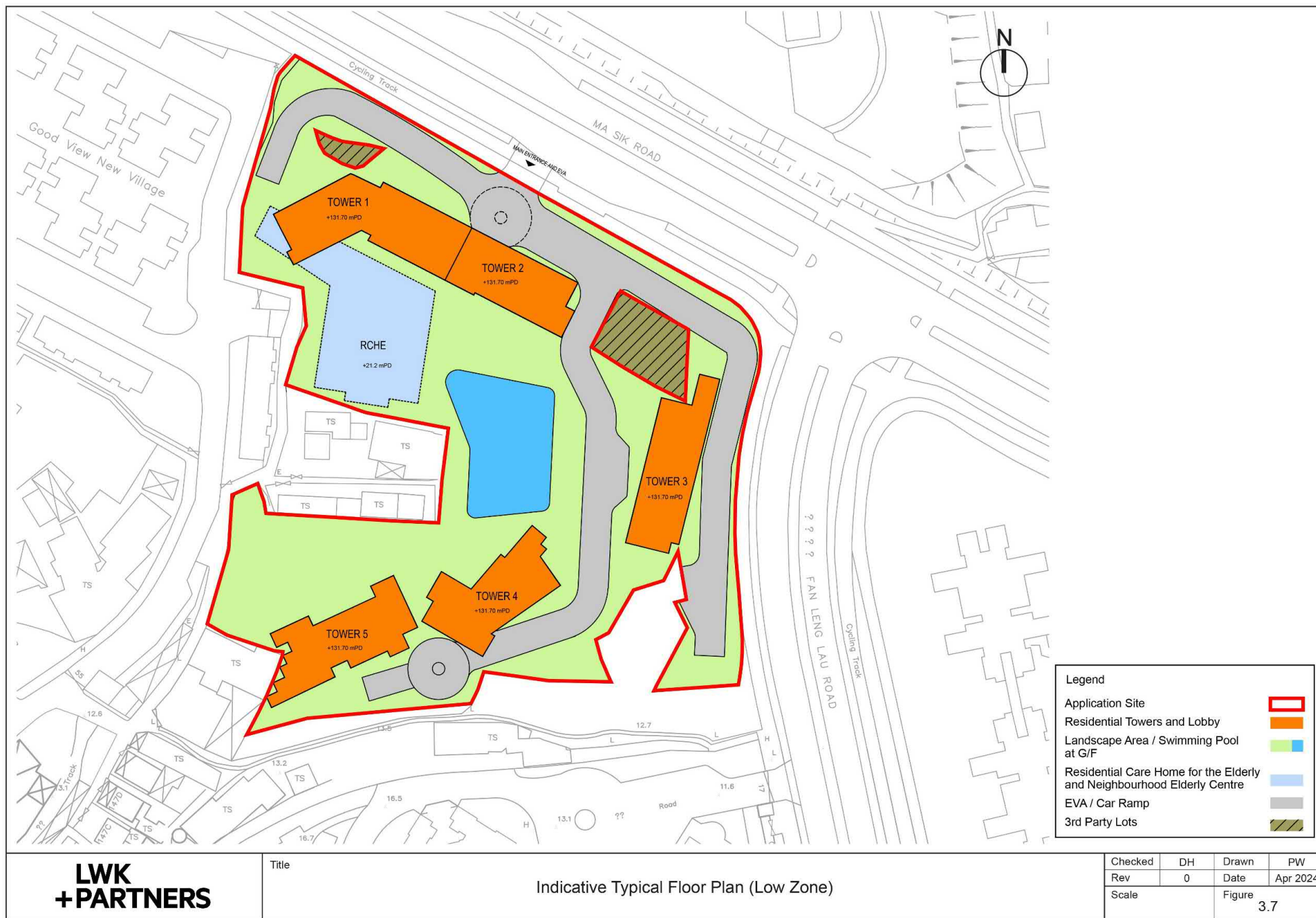


**LWK
+PARTNERS**

(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-6



**LWK
+PARTNERS**

Title

Indicative Typical Floor Plan (Low Zone)

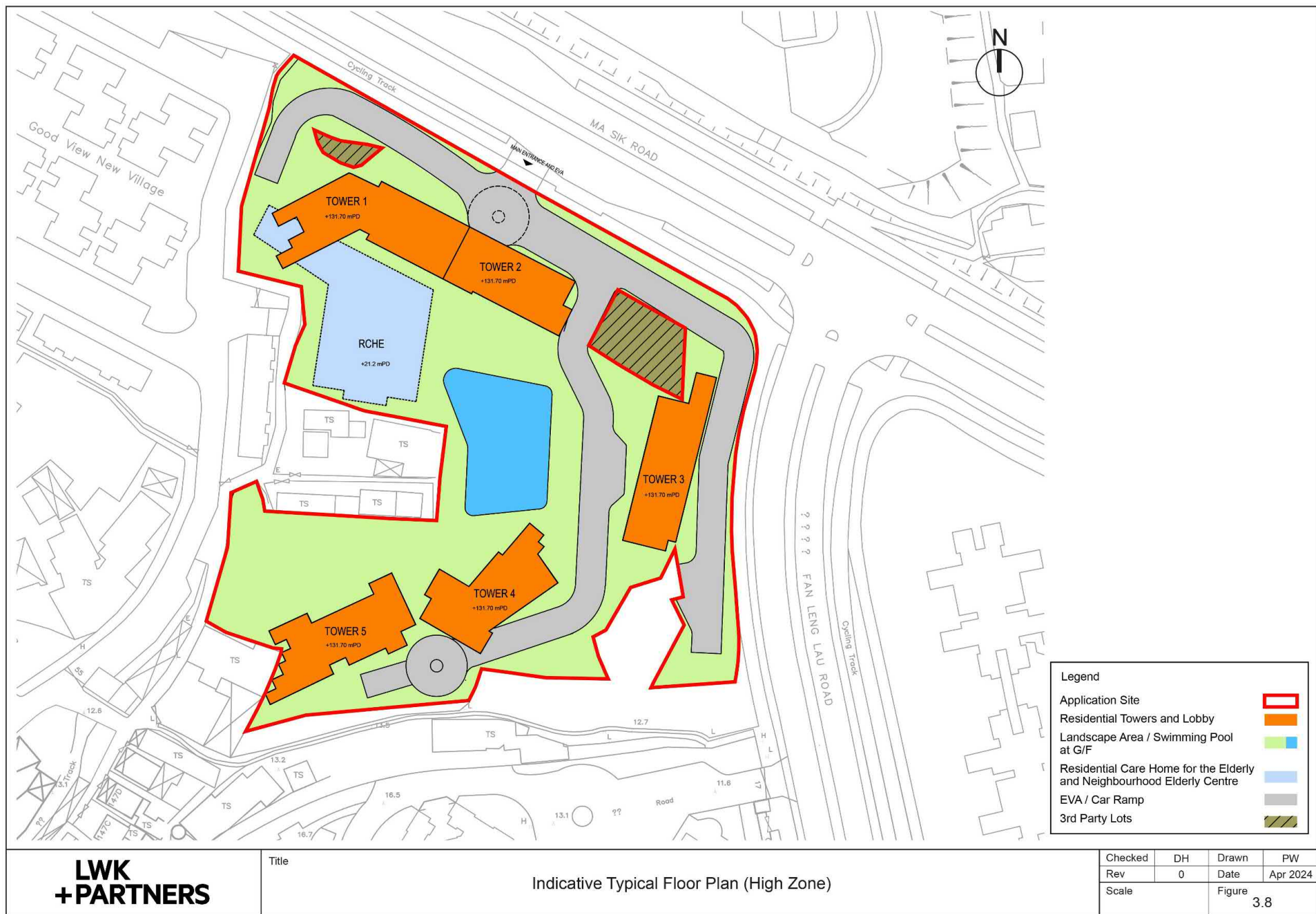
參考編號
REFERENCE No.

A/FSS/294

繪圖 DRAWING

A-7

(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)



LWK
+PARTNERS

Title

Indicative Typical Floor Plan (High Zone)

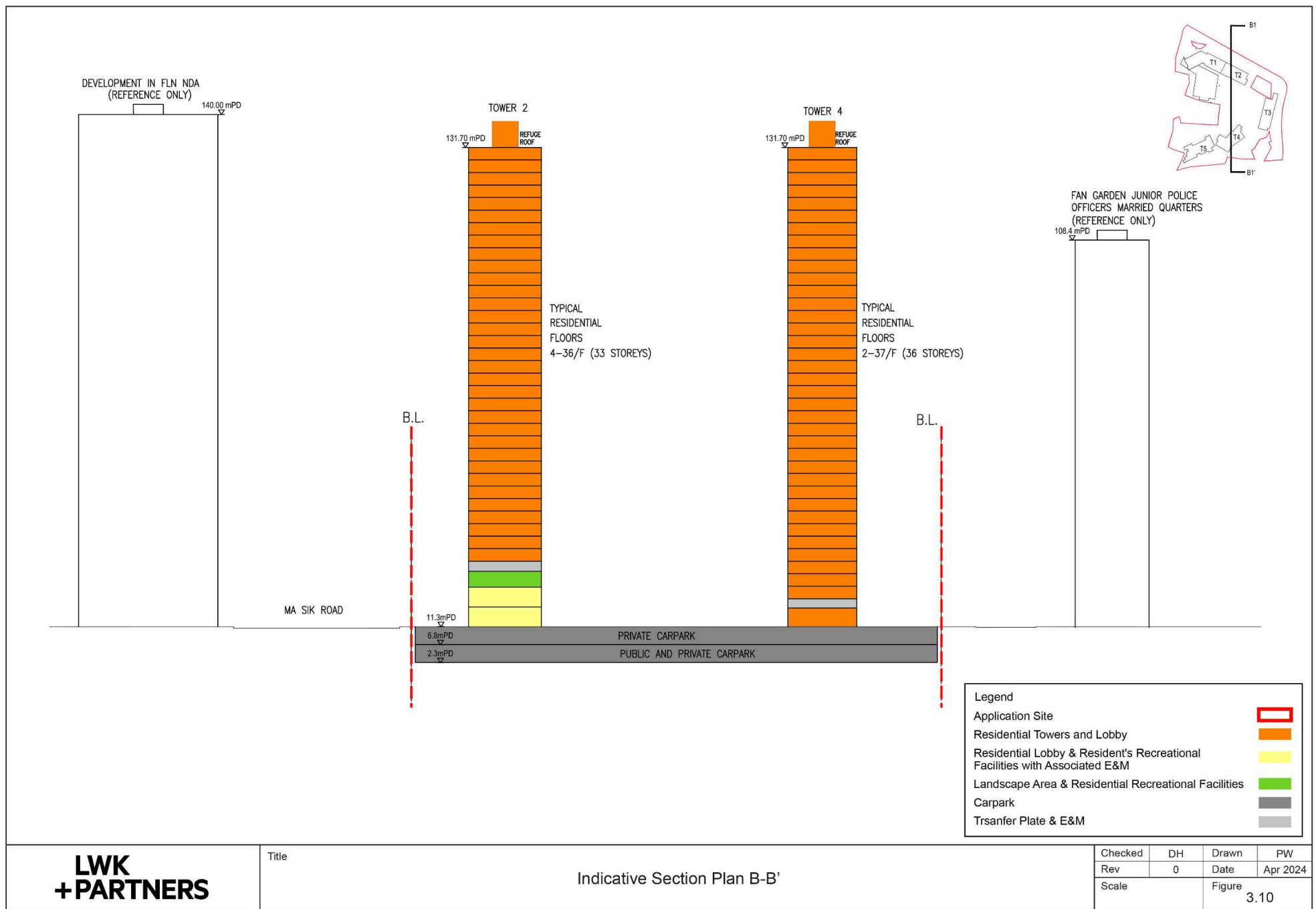
參考編號
REFERENCE No.

A/FSS/294

繪圖 DRAWING

A-8

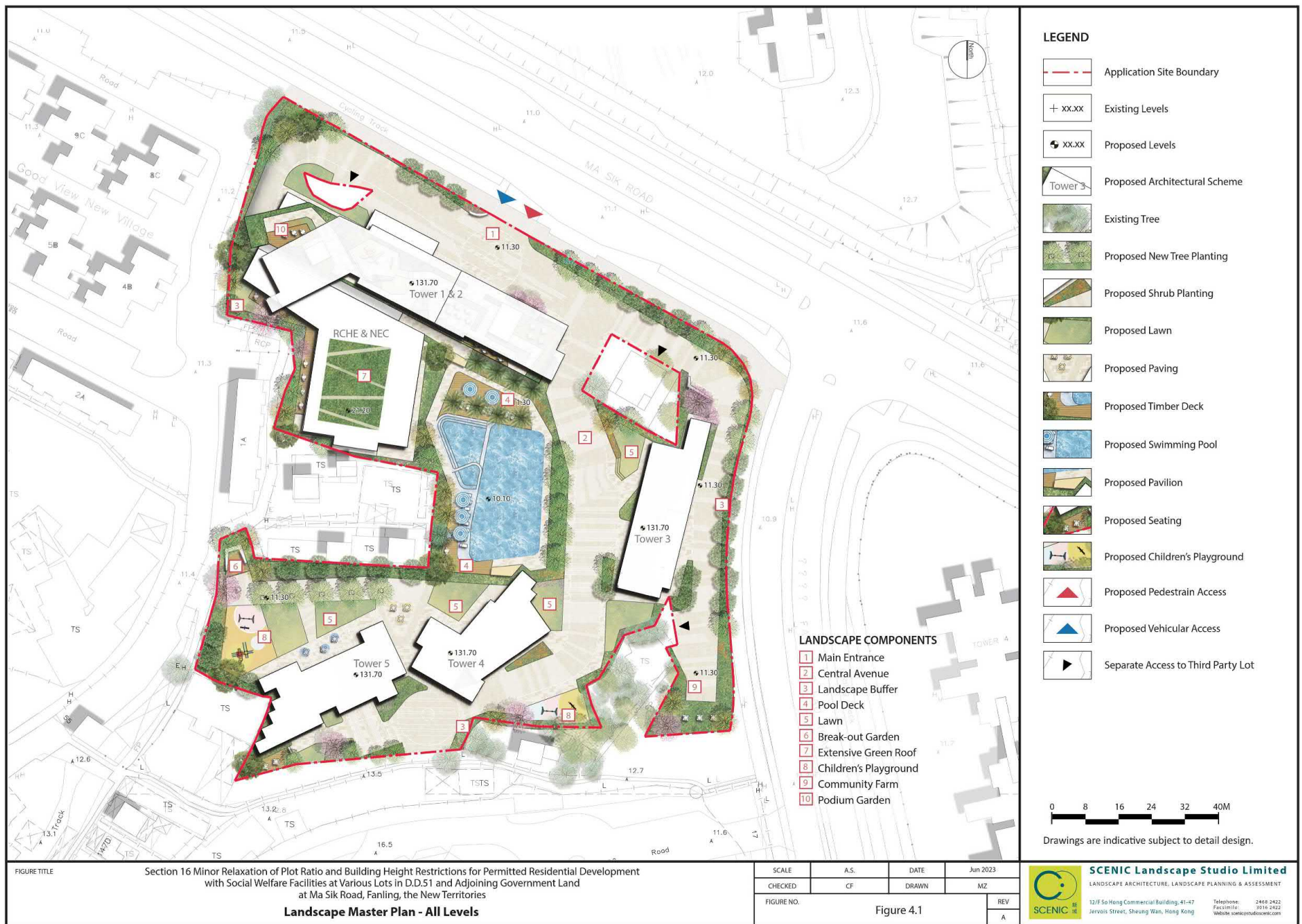
(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)



(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-10



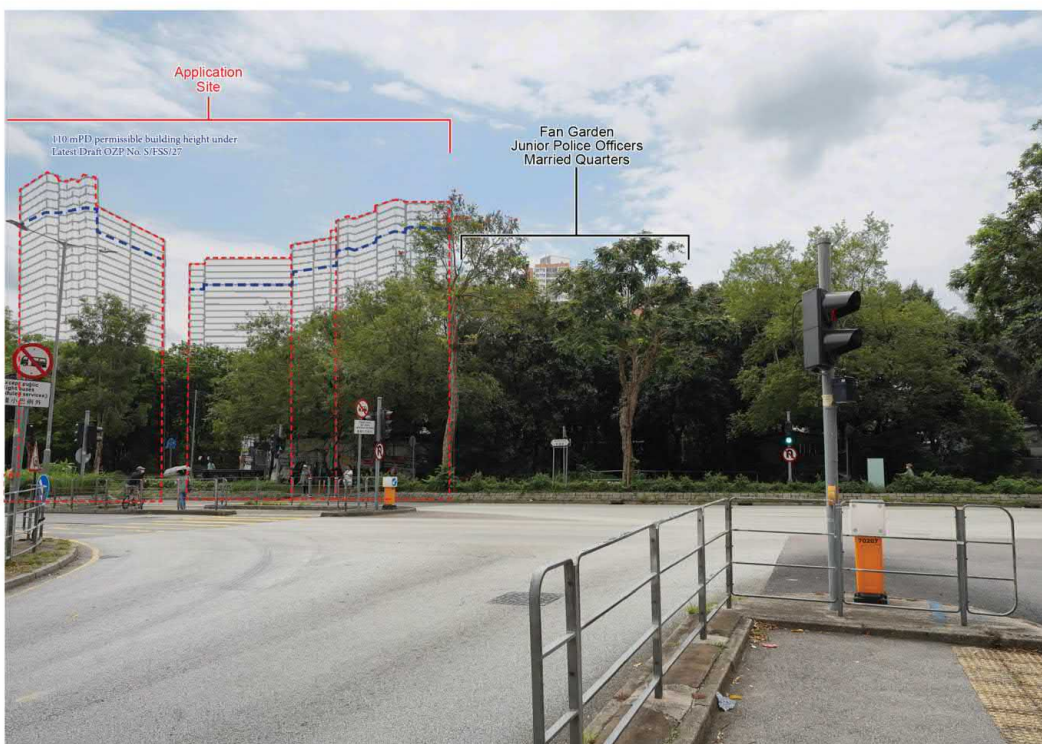
(資料來源：於 29. 4. 2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-11



Existing View



Proposed Scheme

**llewelyn
davies**

Title

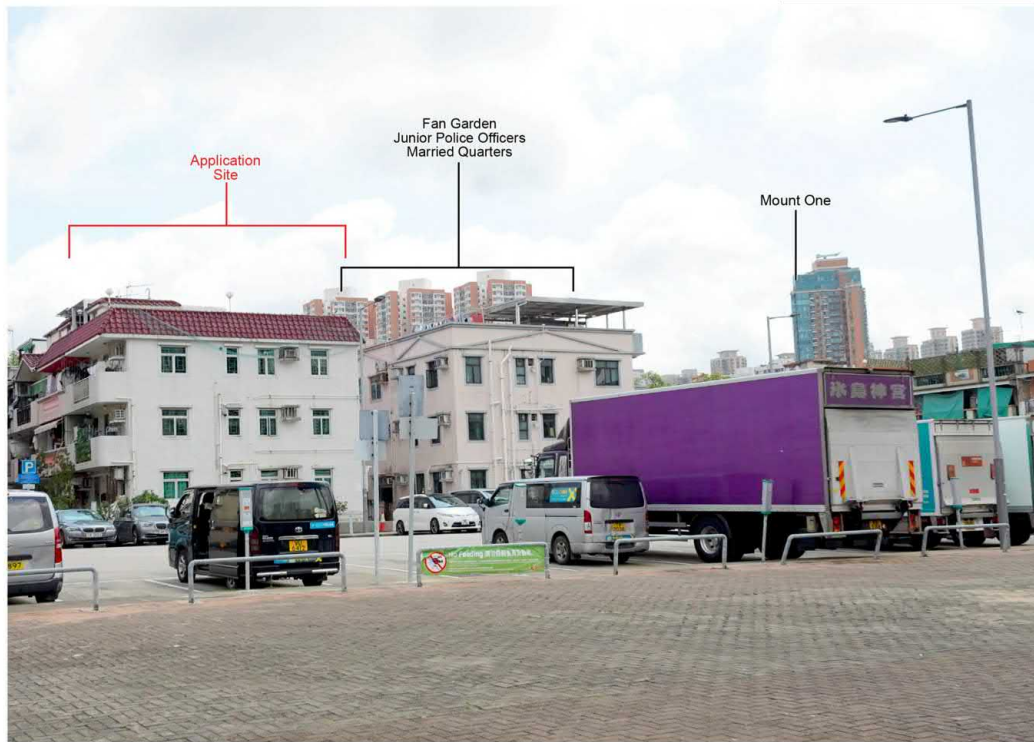
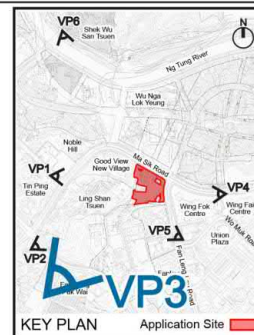
Photomontages – Viewing from VP1 - Pedestrian Crossing near Tin Ping Estate

Checked	DH	Drawn	PW
Rev	1	Date	Apr 2024
Scale	N / A		Figure 5.1

(資料來源：於 29.4.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-12



Existing View



Proposed Scheme

**llewelyn
davies**

Title

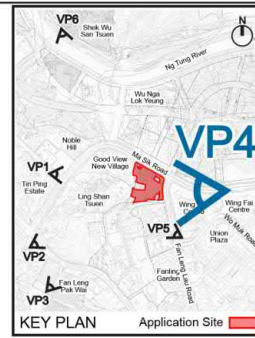
Photomontages – Viewing from VP3 – Open Space in Fanling Wai

Checked	DH	Drawn	PW
Rev	1	Date	Apr 2024
Scale	N / A	Figure	5.3

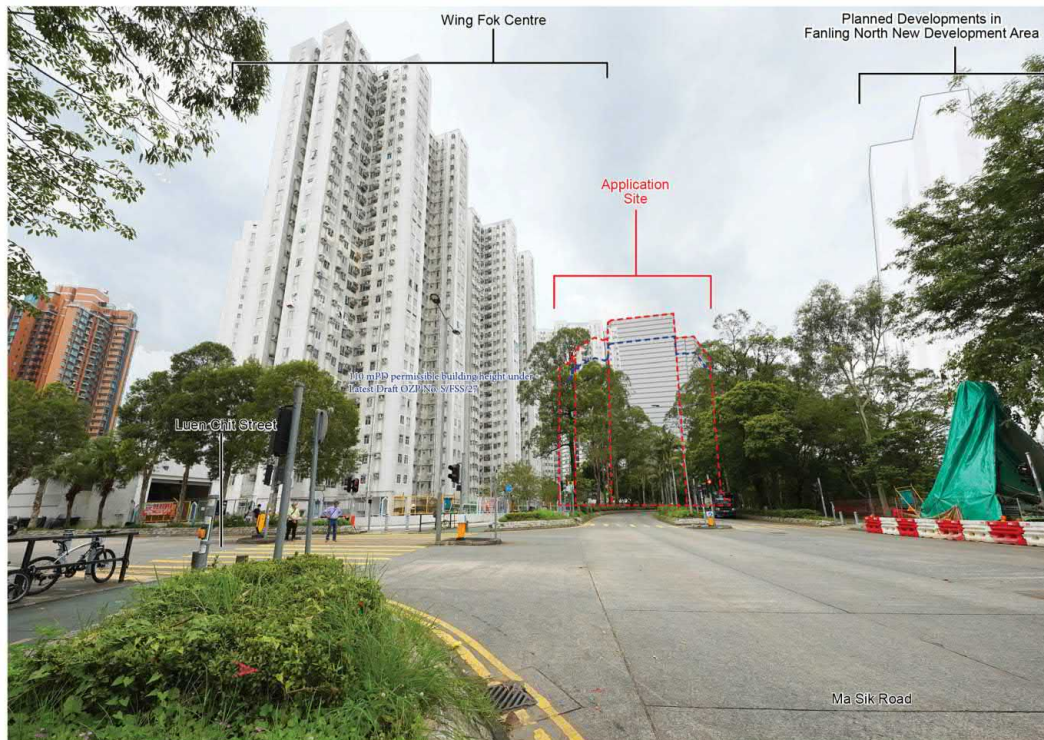
(資料來源：於 29.4.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-13



Existing View



Proposed Scheme

**llewelyn
davy**

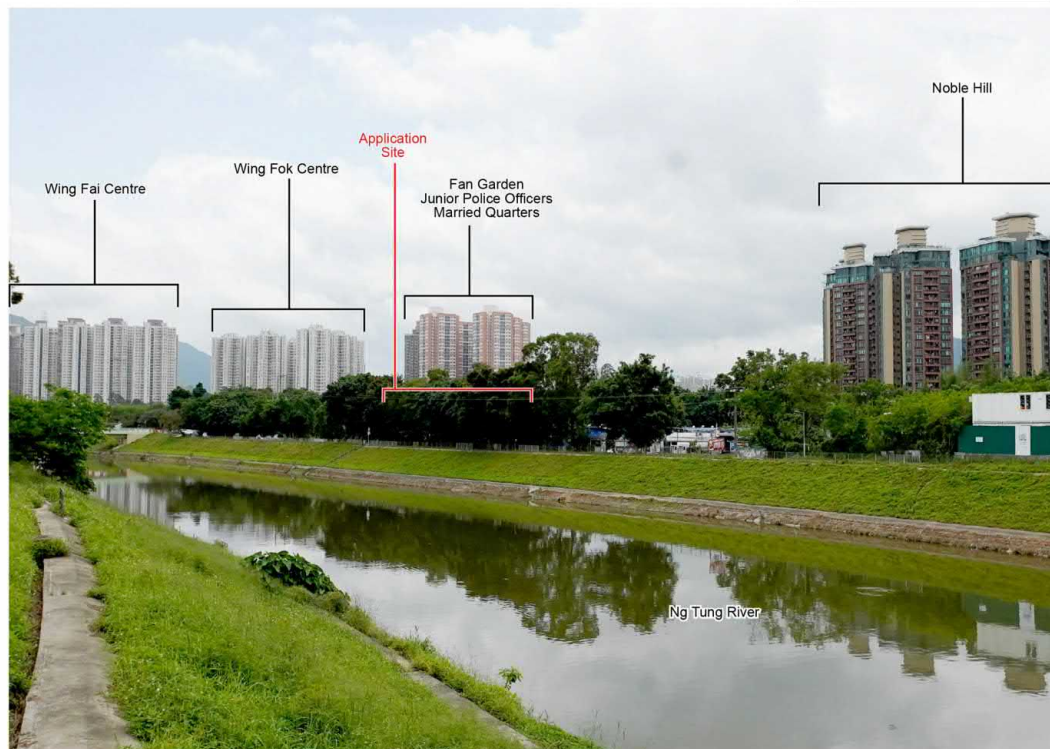
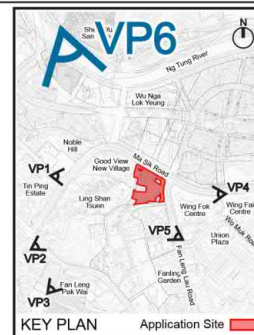
Title Photomontages – Viewing from VP4 – Pedestrian Crossing Near Wing Fok Centre
Connecting the Future Open Space Network in Fanling North New Development Area

Checked	DH	Drawn	PW
Rev	1	Date	Apr 2024
Scale	N / A	Figure	5.4

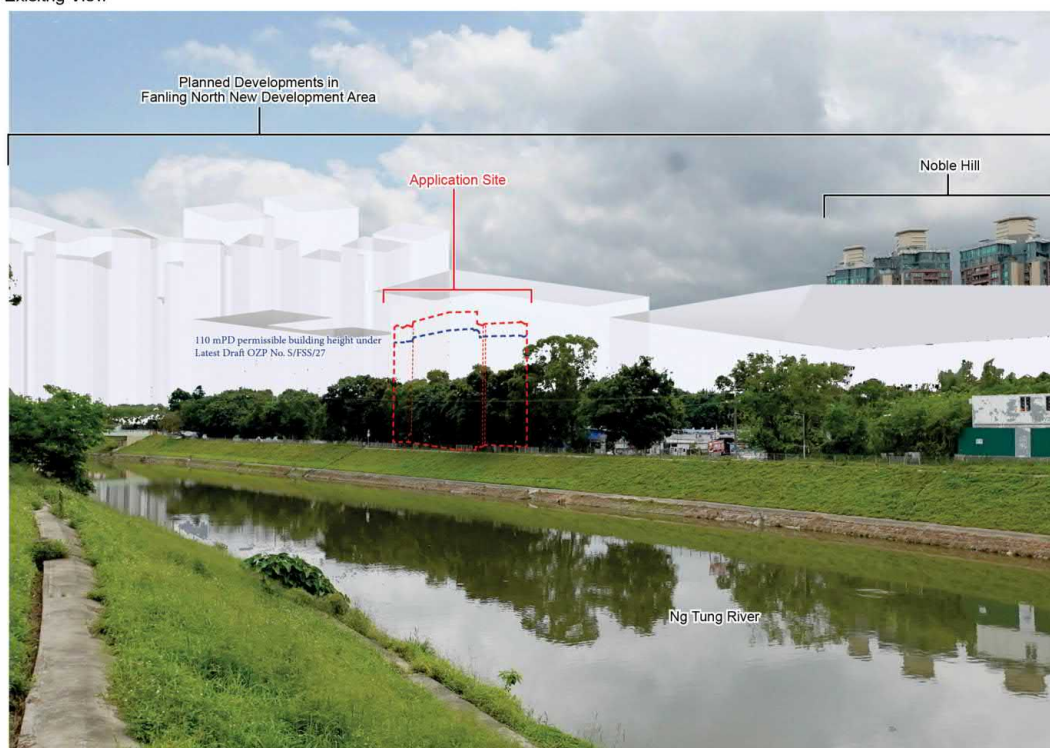
(資料來源：於 29.4.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-14



Existing View



Proposed Scheme

**llewelyn
davies**

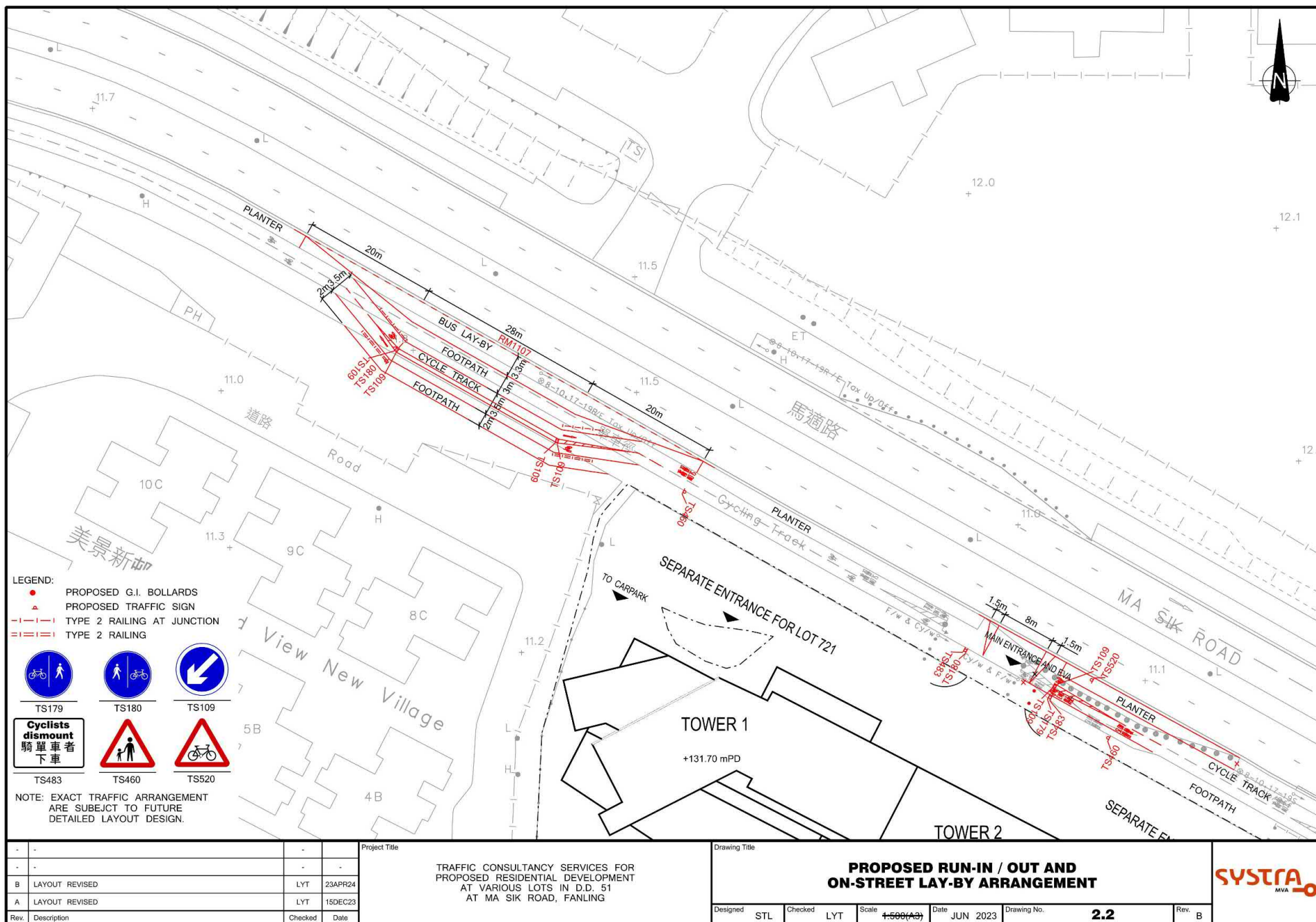
Title Photomontages – Viewing from VP6 – Riverside Walkway near Shek Wu San Tsuen

Checked	DH	Drawn	PW
Rev	1	Date	Apr 2024
Scale	N / A		Figure 5.6

(資料來源：於 29.4.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-15



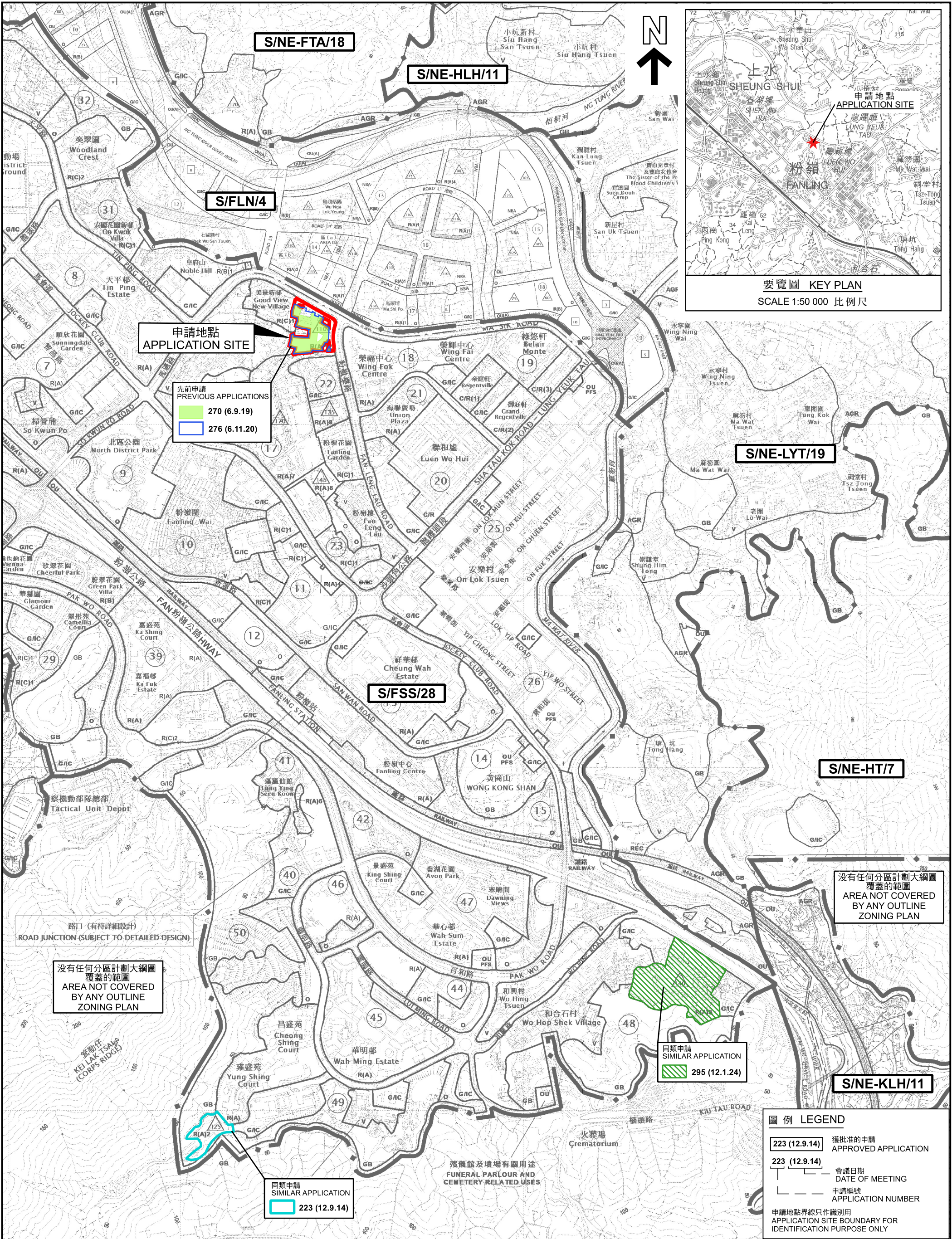
CHK50688911/TIA/F22-B.DGN/TKH/23APR24

Original Size : A3

(資料來源：於 29.4.2024 收到申請人呈交的資料)
(Source: Applicant's Submission Received on 29.4.2024)

參考編號
REFERENCE No.
A/FSS/294

繪圖 DRAWING
A-16



本摘要圖於2024年5月30日擬備，
所根據的資料為於2024年4月9日
核准的分區計劃大綱圖編號 S/FSS/28
EXTRACT PLAN PREPARED ON
30.5.2024 BASED ON OUTLINE ZONING
PLAN No. S/FSS/28 EXHIBITED ON
9.4.2024

位置圖 LOCATION PLAN

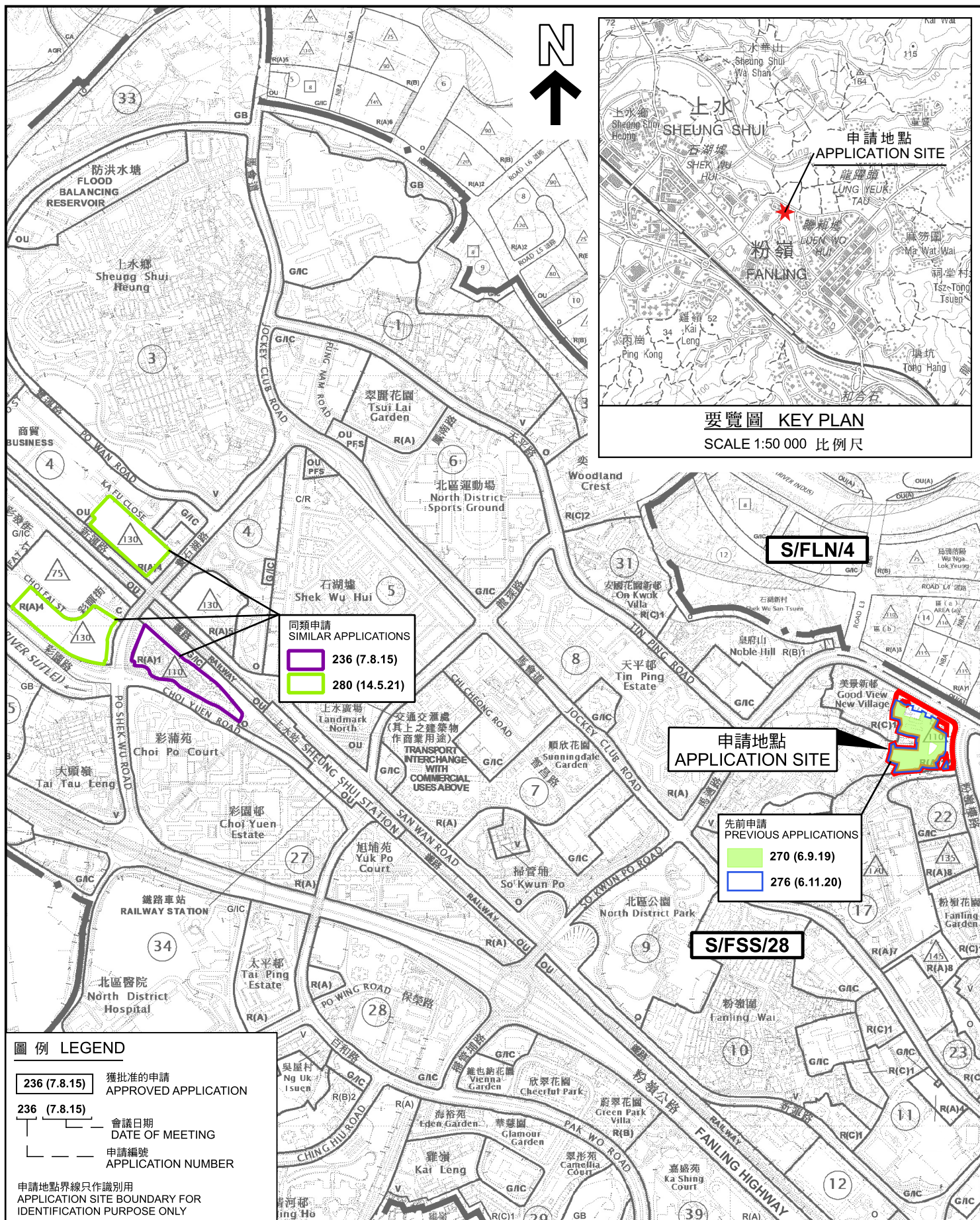
擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施
新界粉嶺馬適路丈量約份第 51 約多個地段和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED FLAT DEVELOPMENT WITH SOCIAL WELFARE FACILITY
VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
MA SIK ROAD, FANLING, NEW TERRITORIES
SCALE 1: 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/FSS/294

圖 PLAN
A-1a



位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施
新界粉嶺馬道路丈量約份第 51 約多個地段和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED FLAT DEVELOPMENT WITH SOCIAL WELFARE FACILITY
VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
MA SIK ROAD, FANLING, NEW TERRITORIES

SCALE 1:10 000 比例尺

100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/294

圖 PLAN
A-1b

圖例 LEGEND



236 (7.8.15) 獲批准的申請
APPROVED APPLICATION

236 (7.8.15) 會議日期
DATE OF MEETING
申請編號
APPLICATION NUMBER

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



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

航攝照片 AERIAL PHOTO

本摘要圖於2024年5月30日擬備，所根據的資料為地政總署於2023年2月23日拍得的航攝照片編號 E185293C

EXTRACT PLAN PREPARED ON
30.5.2024 BASED ON AERIAL PHOTO No.
E185293C TAKEN ON 23.2.2023 BY
LANDS DEPARTMENT

擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施
新界粉嶺馬適路丈量約份第 51 約多個地段和毗連政府土地
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BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED FLAT DEVELOPMENT WITH SOCIAL WELFARE FACILITY
VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
MA SIK ROAD, FANLING, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/294

圖 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

本圖於2024年5月30日擬備，所根據的資料為攝於2024年5月23日的實地照片

PLAN PREPARED ON 30.5.2024
BASED ON SITE PHOTOS
TAKEN ON 23.5.2024

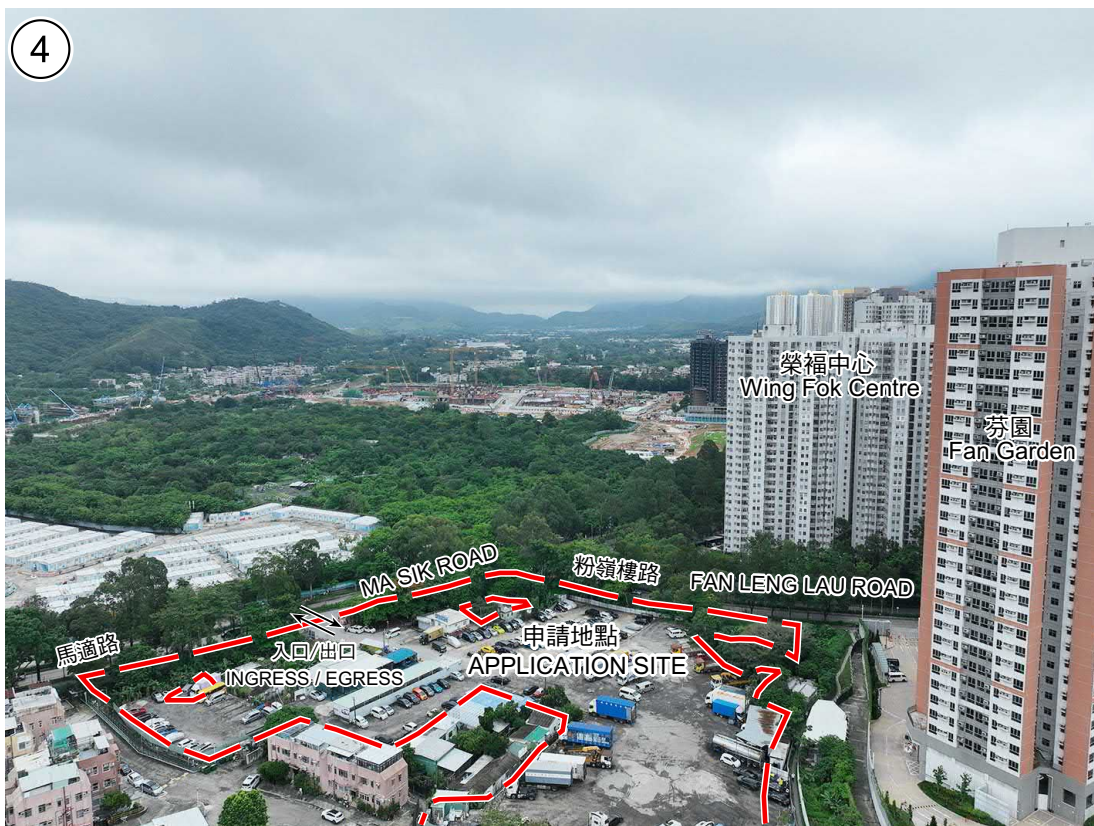
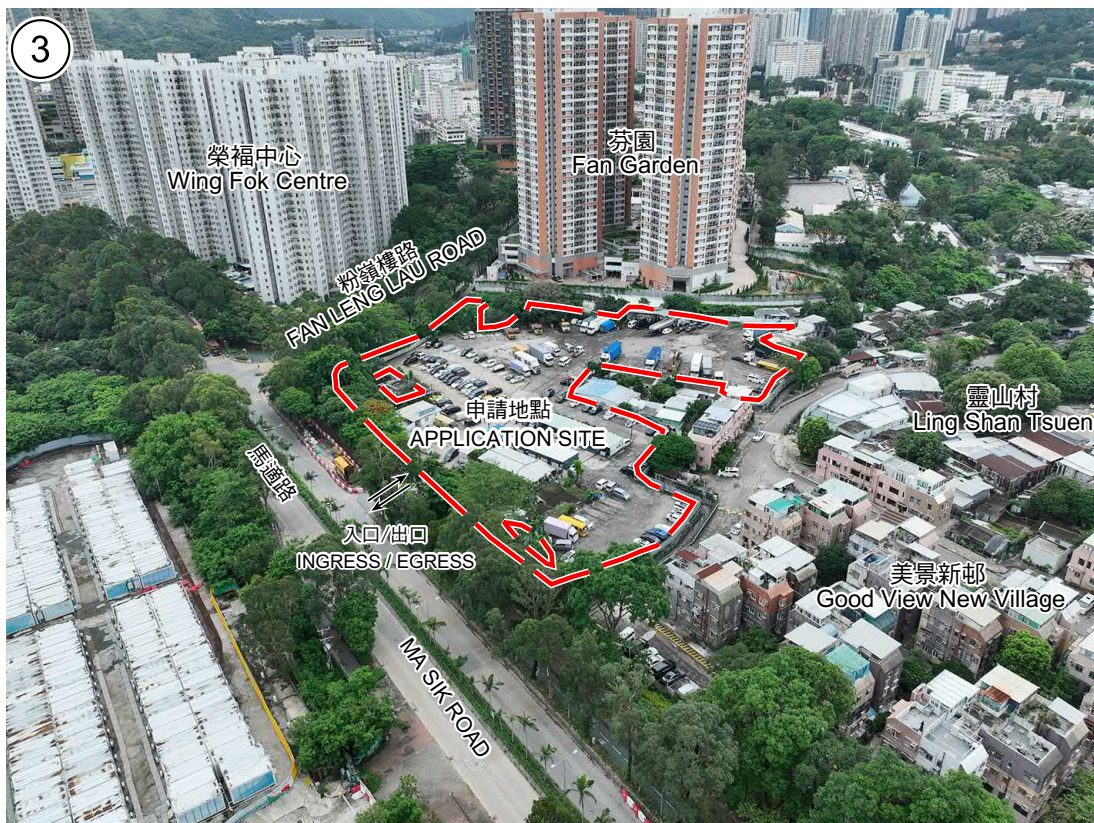
擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施
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PERMITTED FLAT DEVELOPMENT WITH SOCIAL WELFARE FACILITY
VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
MA SIK ROAD, FANLING, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/294

圖 PLAN
A-4a



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

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施
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PERMITTED FLAT DEVELOPMENT WITH SOCIAL WELFARE FACILITY
VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
MA SIK ROAD, FANLING, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/294

圖 PLAN
A-4b

本圖於2024年5月30日擬備，所根據的
資料為攝於2024年5月23日的實地照片

PLAN PREPARED ON 30.5.2024
BASED ON SITE PHOTOS
TAKEN ON 23.5.2024