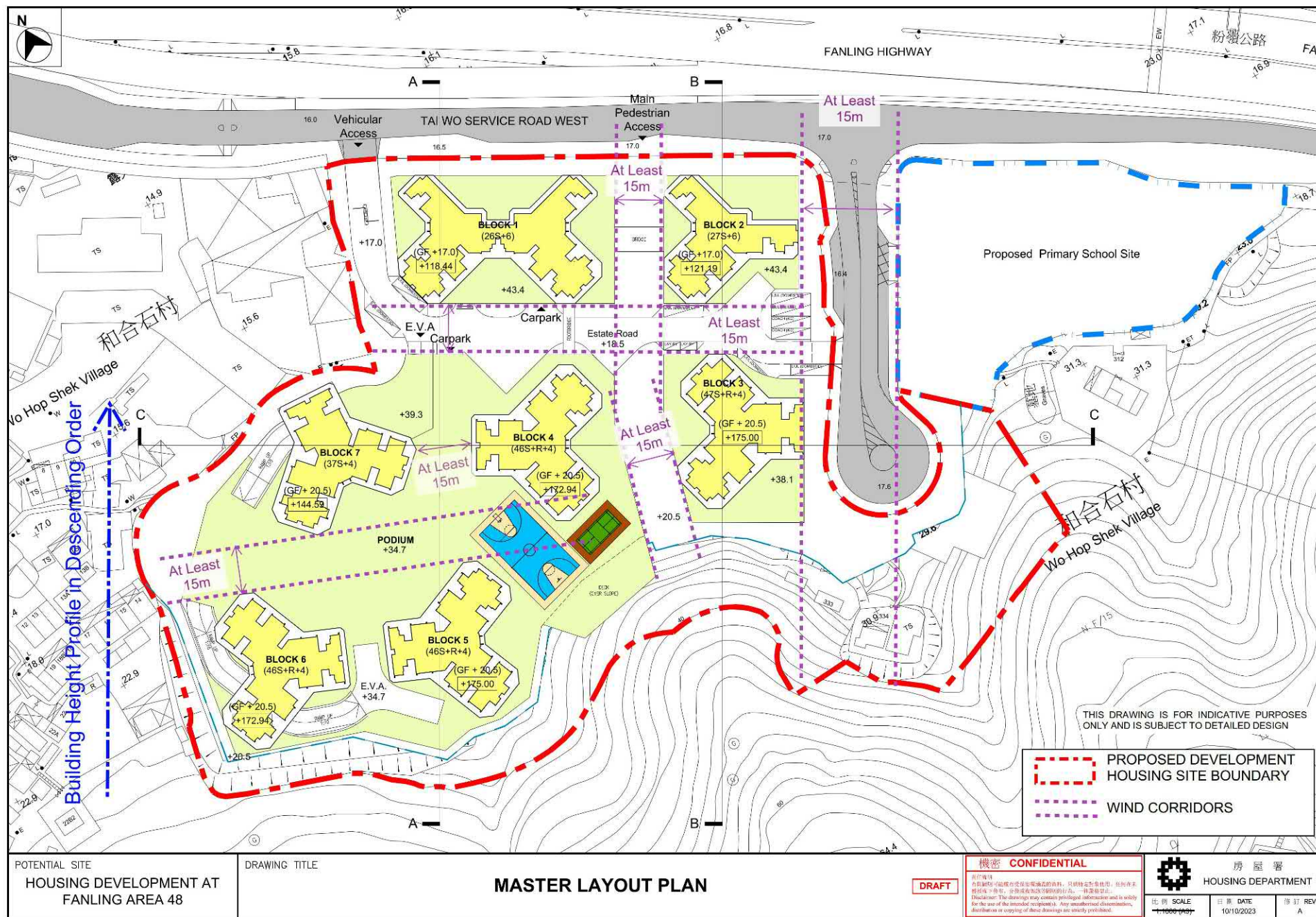


FIGURE 3

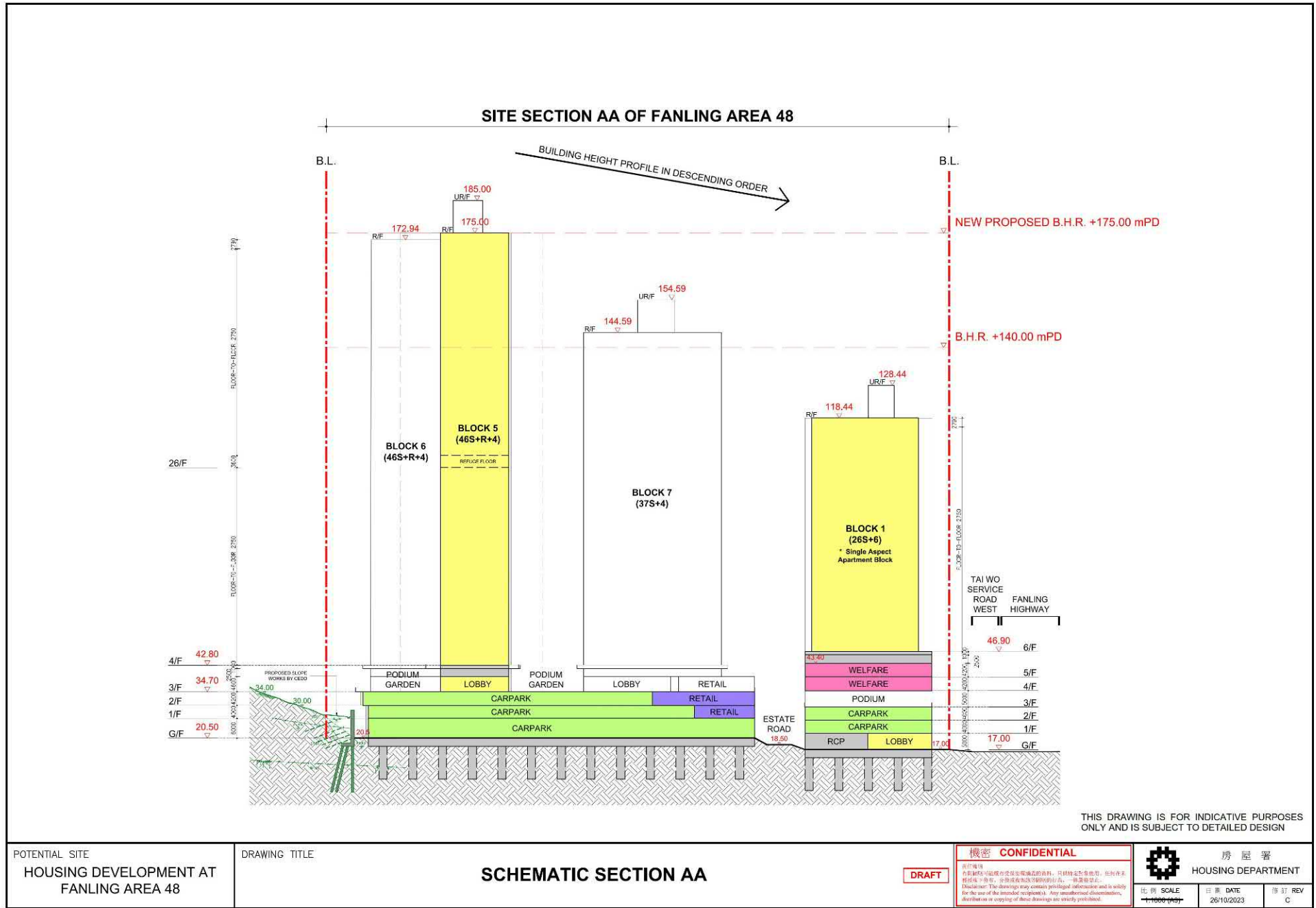


參考編號  
REFERENCE No.  
A/FSS/295

繪圖 DRAWING  
A-1

(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

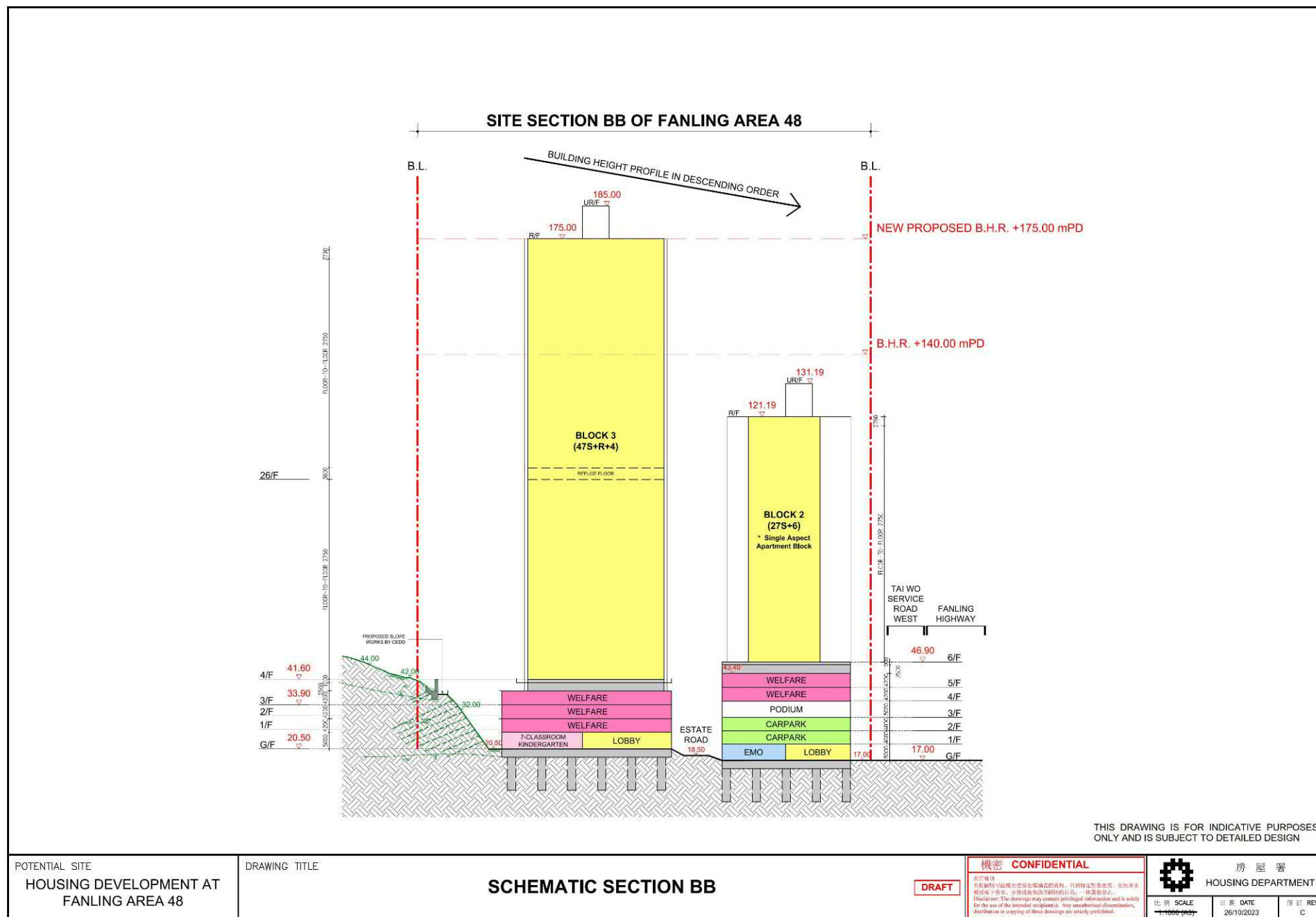
FIGURE 4



(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
A/FSS/295	A-2



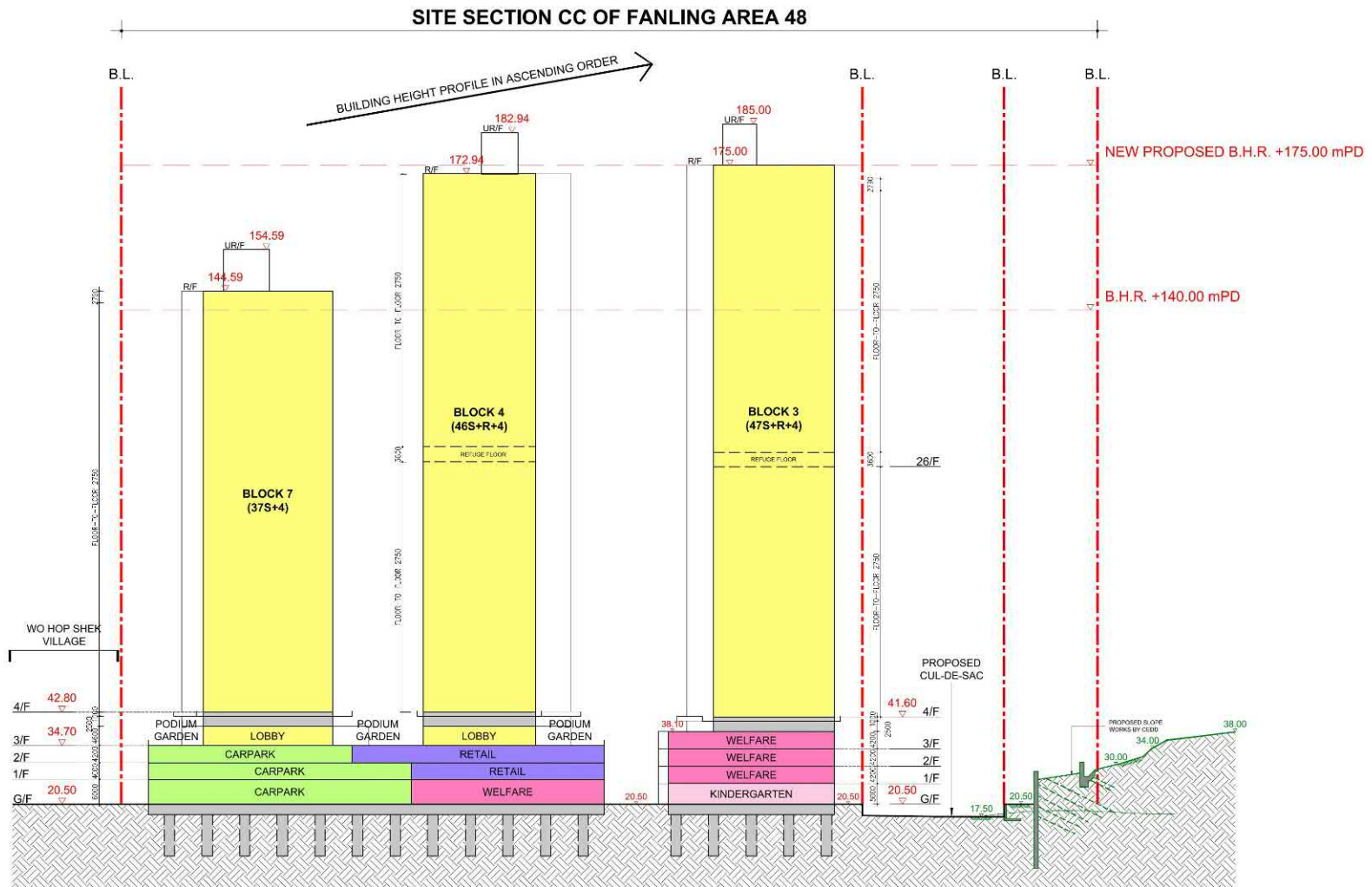


(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

參考編號  
REFERENCE No.  
**A/FSS/295**

繪圖 DRAWING  
**A-3**

FIGURE 6



POTENTIAL SITE  
HOUSING DEVELOPMENT AT  
FANLING AREA 48

DRAWING TITLE

**SCHEMATIC SECTION CC**

DRAFT

**機密 CONFIDENTIAL**

此圖為機密文件，只供參考之用。此圖內之資料，可能會因環境或技術之改變而有所調整，請以最新之資料為準。此圖內之資料，可能會因環境或技術之改變而有所調整，請以最新之資料為準。



房屋署  
HOUSING DEPARTMENT

比例 SCALE

日期 DATE

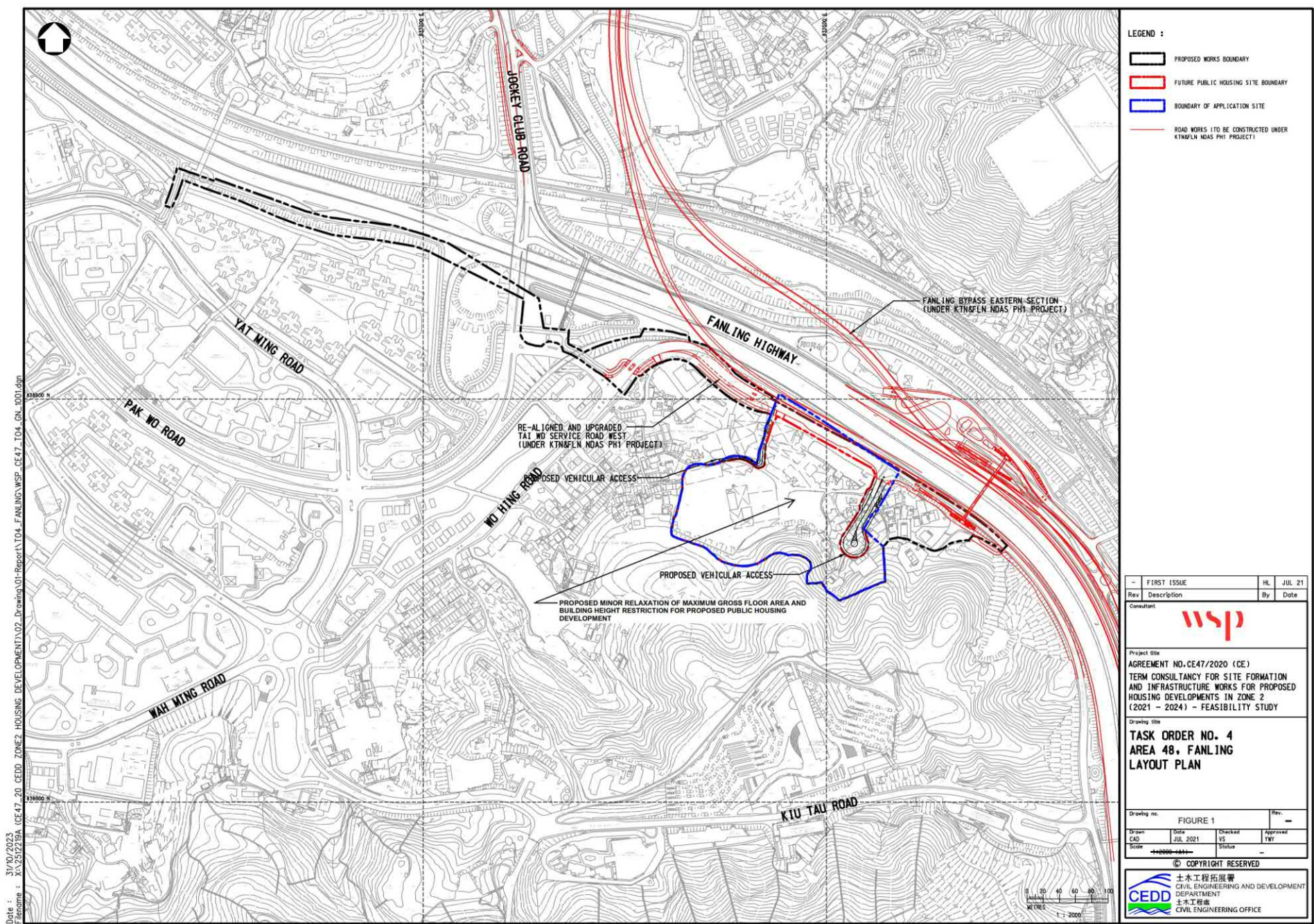
修訂 REV

繪圖 DRAWING  
A-4

(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

參考編號  
REFERENCE No.  
A/FSS/295





參考編號  
REFERENCE No.  
A/FSS/295

繪圖 DRAWING  
A-5

(資料來源：申請人於 13.11.2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)



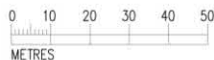
### PROPOSED MITIGATION MEASURES

CN1	PRESERVATION OF EXISTING TREES AND VEGETATION
CN2	CONTROL OF NIGHT-TIME LIGHTING GLARE
CN3	OPTIMISATION OF CONSTRUCTION AREAS AND PROVIDING TEMPORARY LANDSCAPE TREATMENT ON TEMPORARY CONSTRUCTION WORKS
CN4	ERECTION OF DECORATIVE SCREEN HOARDING
CN5	COMPENSATORY NEW TREE PLANTING WHERE PRACTICAL
CN6	BUFFER PLANTING
OP3	LANDSCAPE TREATMENT WITH THE PROPOSED PUBLIC HOUSING DEVELOPMENT
OP4	AESTHETIC DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OP5	STEPPED BUILDING HEIGHT DESIGN OF PROPOSED PUBLIC HOUSING DEVELOPMENT
OP6	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT

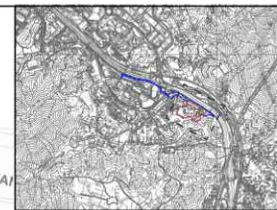
NET SITE AREA	27,400 SQM
OPEN SPACE	10,800 SQM (MIN 10,800)
GREENERY AREA	17,055 SQM (MIN 5,400)
AT GRADE	12,282 SQM
PODIUM	5,313 SQM



NOTES:  
THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED HOUSING DEVELOPMENT ARE INDICATIVE ONLY AND STILL IN PRELIMINARY DESIGN STAGE, THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN AND CHILDREN PLAY / FITNESS AREA WITHIN THE PROPOSED HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.



FOR INDICATIVE PURPOSE ONLY



### KEY PLAN

LEGEND:

-  BOUNDARY OF PROPOSED PUBLIC HOUSING DEVELOPMENT
-  PROPOSED NEW TREE PLANTING
-  EXISTING TREE TO BE RETAINED
-  ROAD
-  PAVING
-  PODIUM PAVING
-  CHILDREN'S PLAY AREA/FITNESS AREA
-  AT-GRADE PLANTING
-  NON-DEVELOPABLE AREA/RETAINING STRUCTURES WITH SHRUBS PLANTING
-  PODIUM PLANTING

-	FIRST ISSUE	VS	JAN 2
Rev	Description	By	Date

WSJ

Project title  
AGREEMENT NO.CE47/2020 (CE)  
TERM CONSULTANCY FOR SITE FORMATION  
AND INFRASTRUCTURE WORKS FOR PROPOSED  
HOUSING DEVELOPMENTS IN ZONE 2  
(2021 – 2024) – FEASIBILITY STUDY

Drawing title

TASK ORDER NO. 4  
AREA 48, FANLING  
CONCEPTUAL LANDSCAPE  
&  
MITIGATION MEASURES PLAN

Drawing no.		Rev.	
FIGURE 2.1		—	
Drawn CAD	Date	Checked VS	Approved YWT
Scale		Status	

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參考編號  
REFERENCE No.

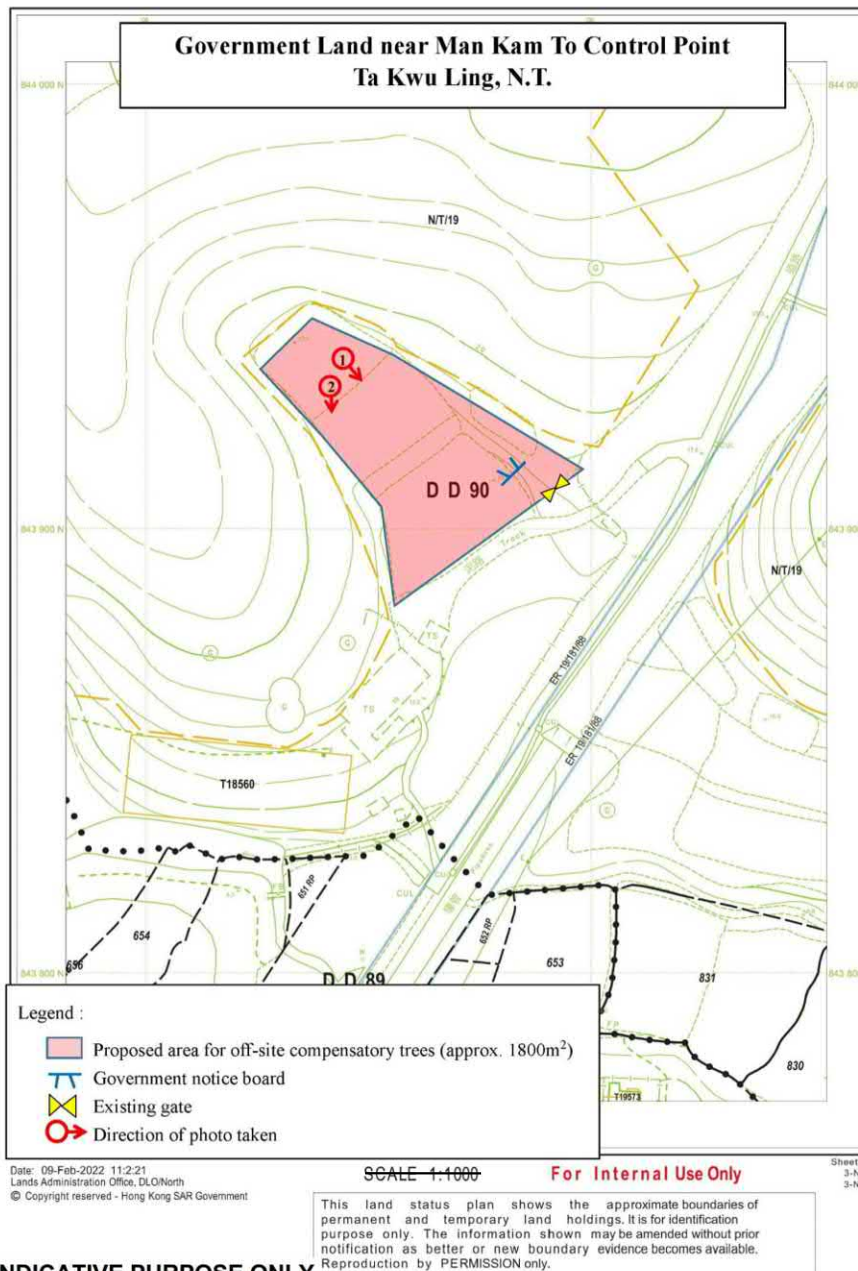
A/FSS/295

繪圖 DRAWING

A-6

(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)





A FIRST ISSUE		SS	02/22
Rev	Description	By	Date
Consultant			
<b>ARUP</b>			
Contract No. and Title			
Agreement No. CE 67/2014(CE)			
Site Formation and Infrastructural Works at Area 48, Fanling and Chung Nga Road and Area 9, Tai Po - Investigation, Design and Construction			
Drawing title			
FL48 PROPOSED OFF-SITE COMPENSATORY PLANTING PLAN NEAR MAN KAM TO CONTROL POINT (SHEET 1)			
Drawing no.	244005/FL/CP/MKT01	Rev.	A
Drawn	SS	Date	02/22
Checked	AW	Approved	DL
Scale	N.T.S.	Status	SUBMISSION
COPYRIGHT RESERVED			
<b>土木工程拓展署</b> Civil Engineering and Development Department			

(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

參考編號  
REFERENCE No.  
**A/FSS/295**

繪圖 DRAWING  
**A-7**



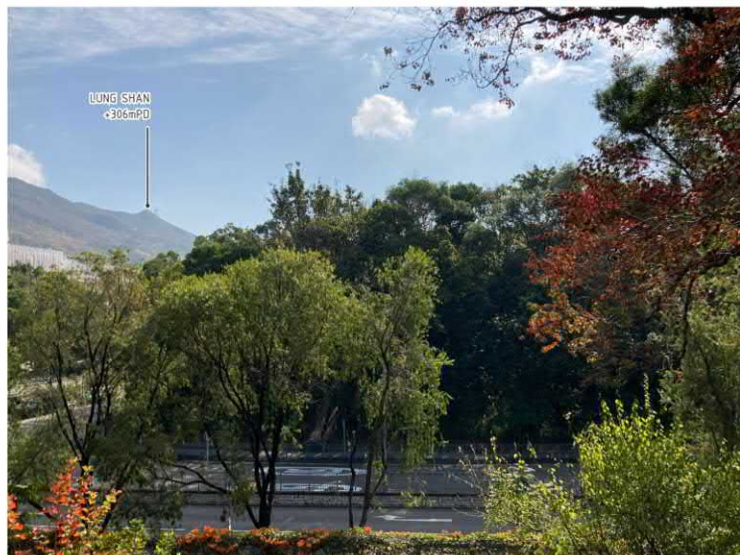
(資料來源：申請人於 13. 11. 2023 呈交的資料)  
(Source: Applicant's Submission of 13.11.2023)

參考編號  
REFERENCE No.  
**A/FSS/295**

繪圖 DRAWING  
**A-8**







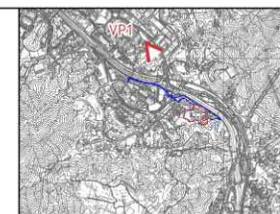
VP1 - FANLING HONG LOK PARK




PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- FIRST ISSUE		V5	JAN 22
Rev	Description	By	Date
Consultant			
			
Project title AGREEMENT NO.CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 4 AREA 48, FANLING PHOTOMONTAGE OF VP1 - FANLING HONG PARK			
Drawing no.		Rev.	
FIGURE 3.1		-	
Drawn	Scale	Checked	Approved
CAD	JUL 2021	V5	YWF
Scale	Status		
-			
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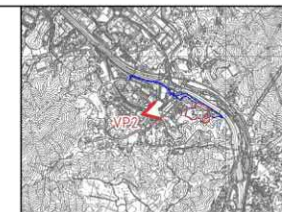
VP2 - CROSSWALK OUTSIDE WO HING PLAYGROUND





PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

Rev	Description	By	Date
1	FIRST ISSUE	V5	JAN 22
Consultant			
			
Project title AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 4 AREA 48, FANLING PHOTOMONTAGE OF VP2 - CROSSWALK OUTSIDE WO HING PLAYGROUND			
Drawing no.		Rev.	
FIGURE 3.2		-	
Drawn	Scale	Checked	Approved
CAD	JUL 2021	V5	YWF
Scale	Status		
-			
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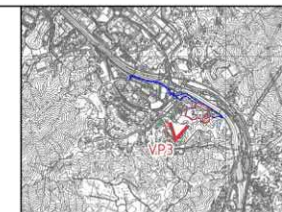
VP3 - WO HOP SHEK CREMATORIUM





PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- FIRST ISSUE		VS	JAN 22
Rev	Description	By	Date
Consultant			
			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 4 AREA 48, FANLING PHOTOMONTAGE OF VP3 - WO HOP SHEK CREMATORIUM			
Drawing no.		Rev.	
FIGURE 3.3		-	
Drawn	Date	Checked	Approved
CAD	JUL 2021	VS	YWF
Scale	Status		
-			
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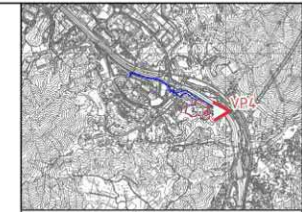
VP4 - EXISTING BRIDGE AT TAI WO SERVICE ROAD EAST



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- FIRST ISSUE		V5	JAN 22
Rev	Description	By	Date
Consultant			
			
Project title AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 4 AREA 48, FANLING PHOTOMONTAGE OF VP4 - BRIDGE AT TAI WO SERVICE ROAD EAST			
Drawing no.		Rev.	
FIGURE 3.4		-	
Drawn	Scale	Checked	Approved
CAD	JUL 2021	V5	YWF
Scale	Status		
-			
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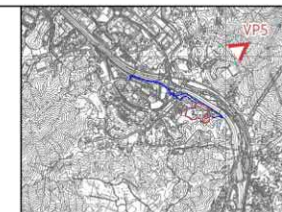
VP5 - FRESHWATER SERVICE RESERVOIR AT TONG HANG





PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

= FIRST ISSUE		V5	JAN 22
Rev	Description	By	Date
Consultant			
			
Project title AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO. 4 AREA 48, FANLING PHOTOMONTAGE OF VP5 - HIKING TRAIL AT LUNG SHAN			
Drawing no.		Rev.	
FIGURE 3.5		-	
Drawn	Date	Checked	Approved
CAD	JUL 2021	V5	YWF
Scale	Status		
-			
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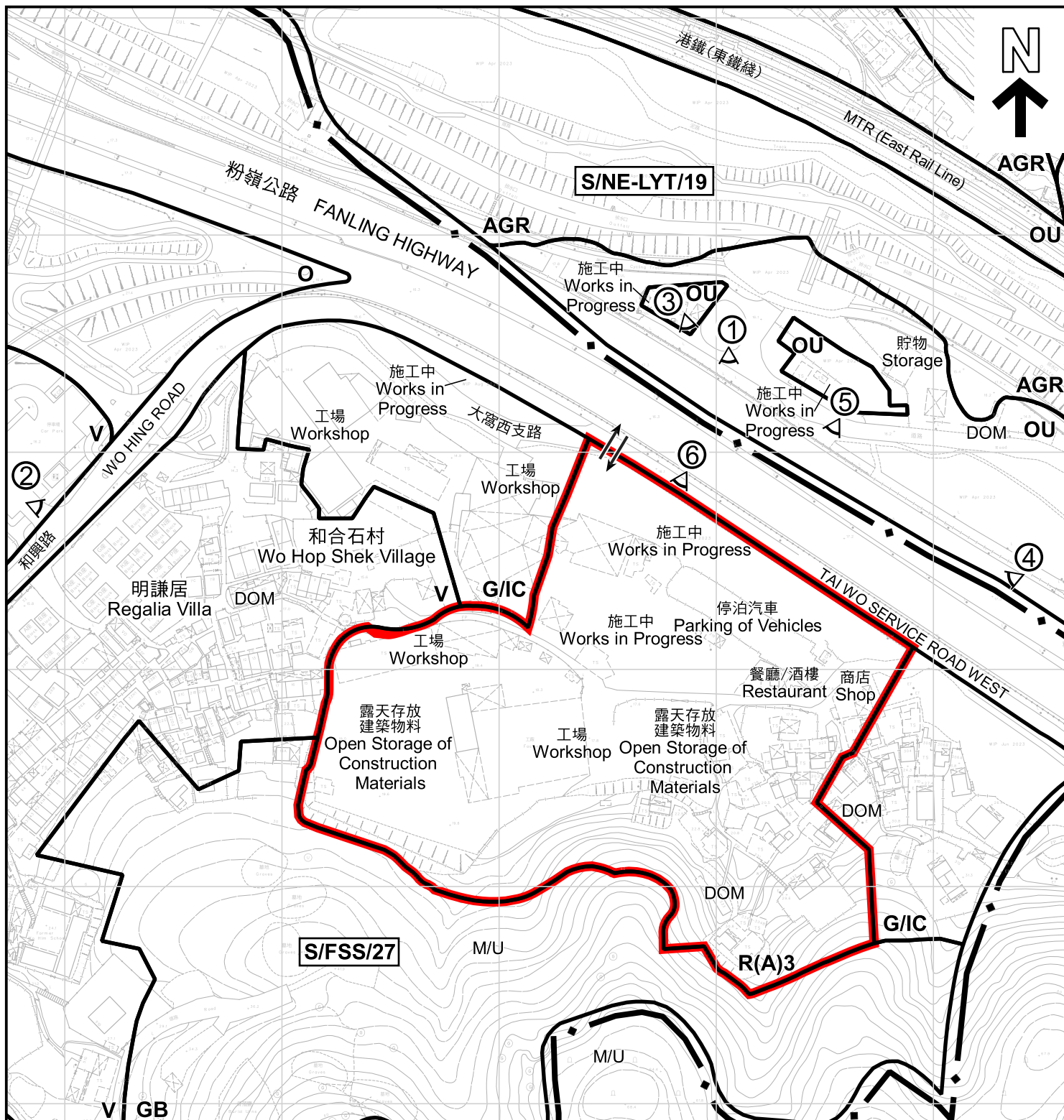












# 圖例 LEGEND



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

**R(A)**

住宅(甲類)  
RESIDENTIAL (GROUP A)

**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**

其他指定用途  
OTHER SPECIFIED USES

**AGR**

農業  
AGRICULTURE

**GB**

綠化地帶  
GREEN BELT

**DOM**

住用構築物  
DOMESTIC STRUCTURES

**M/U**

荒地  
UNUSED LAND



入口/出口  
INGRESS / EGRESS

**①**

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

註釋 Notes :

(1)

2023年11月21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 21.11.2023

## 平面圖 SITE PLAN

擬議略為放寬最大總樓面面積及建築物高度限制以作擬議公營房屋發展  
新界上水第四十八區的政府土地  
PROPOSED MINOR RELAXATION OF MAXIMUM GROSS FLOOR AREA  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
GOVERNMENT LAND IN AREA 48, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 2 500 比例尺

米 50 0 50 100 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FSS/295

圖 PLAN  
A-2

本摘要圖於2023年12月27日擬備，  
所根據的資料為測量圖編號3-SW-13C及18A

EXTRACT PLAN PREPARED ON  
27.12.2023 BASED ON SURVEY SHEETS  
No. 3-SW-13C & 18A





#### 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2023年12月4日擬備，所根據的資料為地政總署於2022年12月18日拍得的航攝照片編號 E173956C

EXTRACT PLAN PREPARED ON  
4.12.2023 BASED ON AERIAL PHOTO No.  
E173956C TAKEN ON 18.12.2022 BY  
LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議略為放寬最大總樓面面積及建築物高度限制以作擬議公營房屋發展  
新界上水第四十八區的政府土地  
PROPOSED MINOR RELAXATION OF MAXIMUM GROSS FLOOR AREA  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
GOVERNMENT LAND IN AREA 48, SHEUNG SHUI, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FSS/295

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2023年12月4日擬備，所根據的  
資料為攝於2023年11月21日的實地照片  
PLAN PREPARED ON 4.12.2023  
BASED ON SITE PHOTOS  
TAKEN ON 21.11.2023

擬議略為放寬最大總樓面面積及建築物高度限制以作擬議公營房屋發展  
新界上水第四十八區的政府土地  
PROPOSED MINOR RELAXATION OF MAXIMUM GROSS FLOOR AREA  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
GOVERNMENT LAND IN AREA 48, SHEUNG SHUI, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FSS/295

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

本圖於2023年12月27日擬備，所根據的資料為攝於2023年11月21日的實地照片  
PLAN PREPARED ON 27.12.2023  
BASED ON SITE PHOTOS  
TAKEN ON 21.11.2023

擬議略為放寬最大總樓面面積及建築物高度限制以作擬議公營房屋發展  
新界上水第四十八區的政府土地  
PROPOSED MINOR RELAXATION OF MAXIMUM GROSS FLOOR AREA  
AND BUILDING HEIGHT RESTRICTIONS FOR  
PROPOSED PUBLIC HOUSING DEVELOPMENT  
GOVERNMENT LAND IN AREA 48, SHEUNG SHUI, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/FSS/295

圖 PLAN  
A-4b