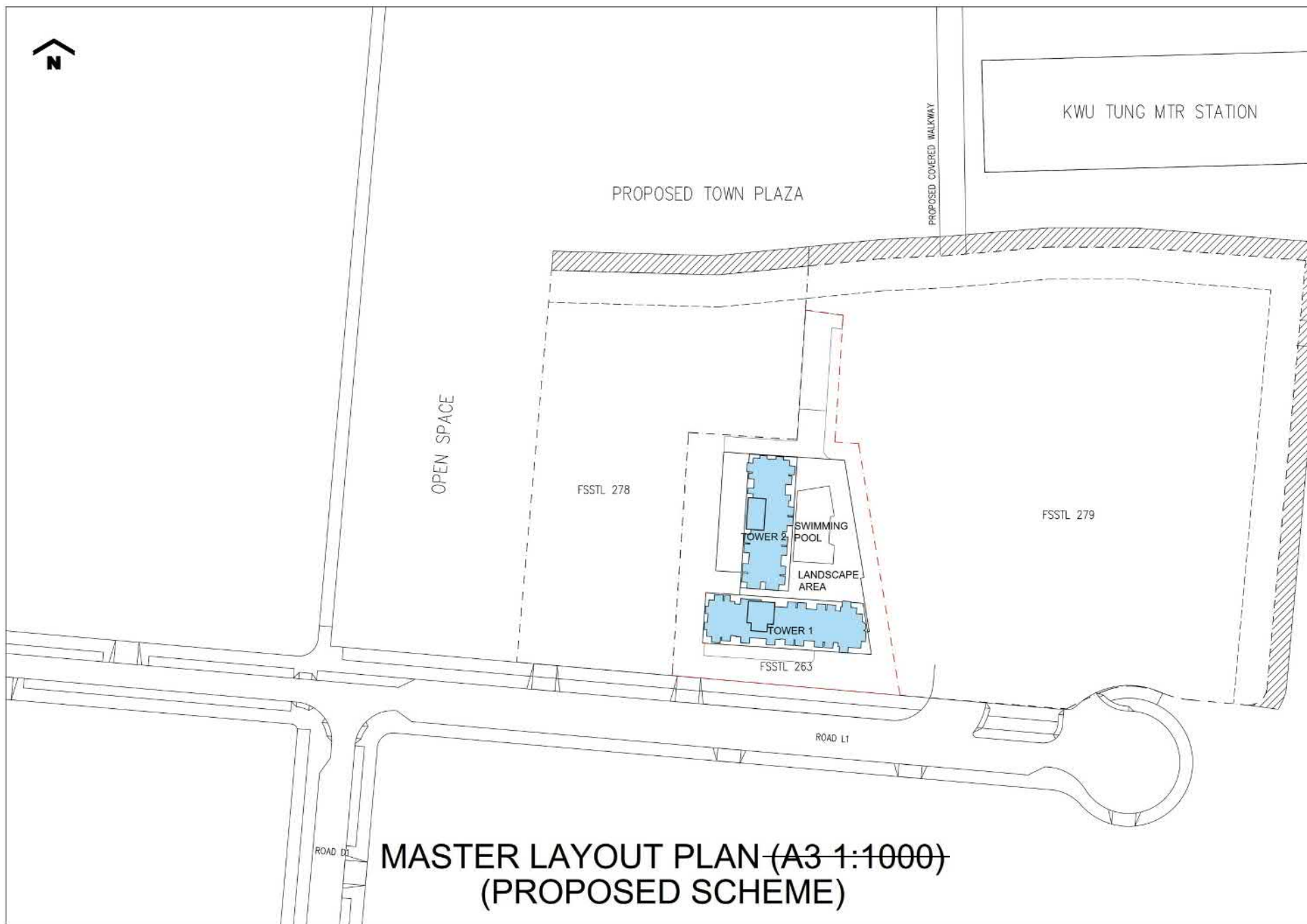


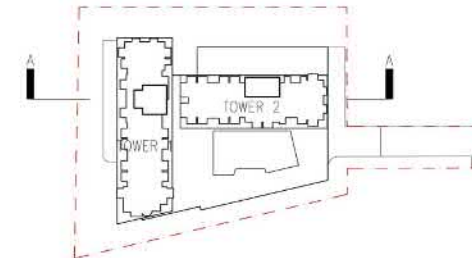


MASTER LAYOUT PLAN (A3 1:1000) (PROPOSED SCHEME)

(資料來源：申請人於 4.1.2023 呈交的資料)
(Source: Applicant's Submission of 4.1.2023)

參考編號
REFERENCE No.
A/KTN/97

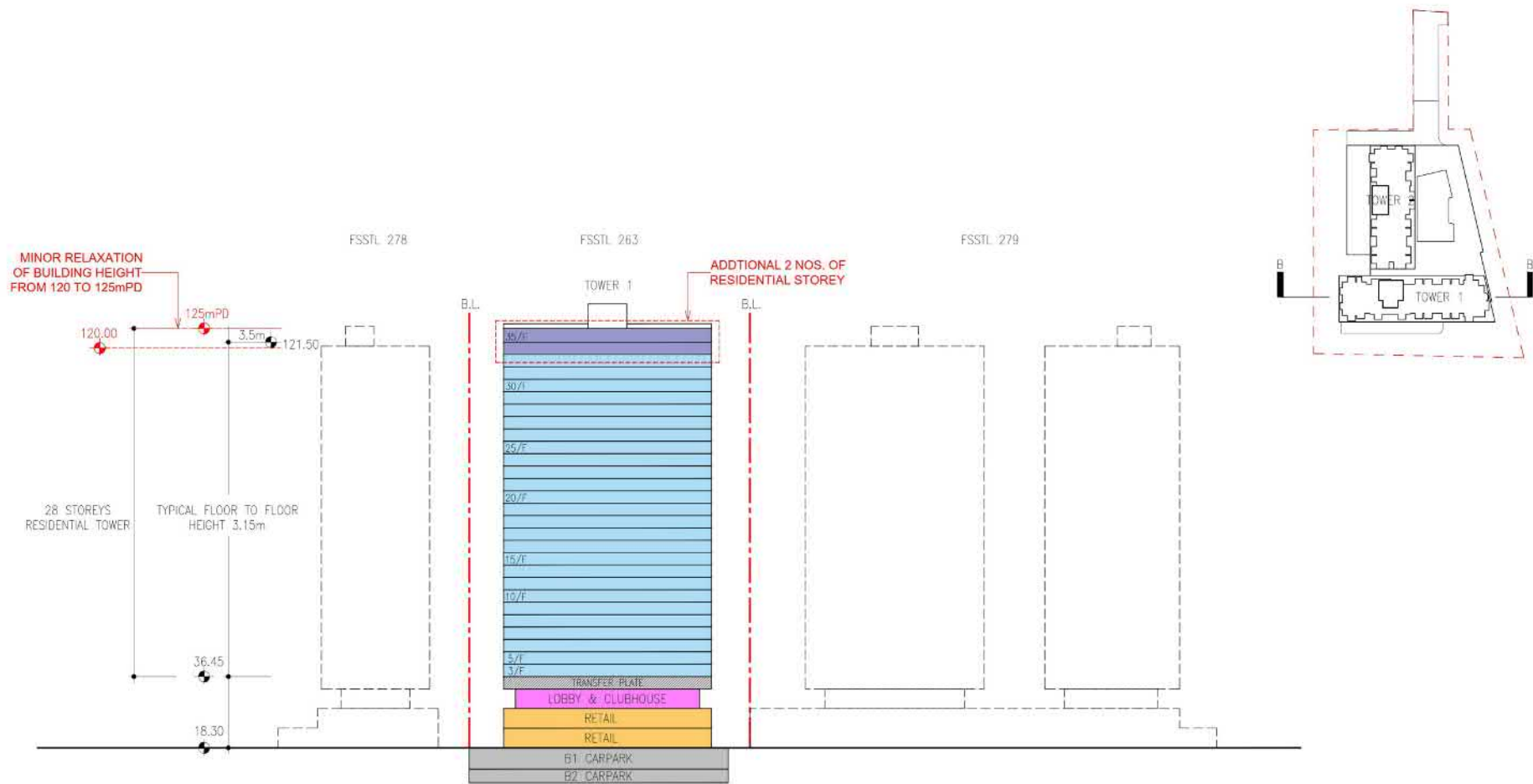
繪圖 DRAWING
A-1



參考編號
REFERENCE No.
A/KTN/97

繪圖 DRAWING
A-2

(資料來源：申請人於 4.1.2023 呈交的資料)
(Source: Applicant's Submission of 4.1.2023)



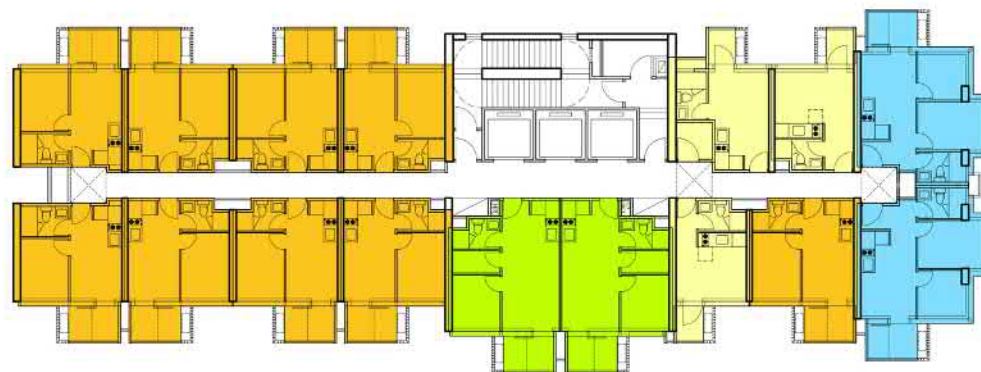
SECTION B-B (A3 1:1000) (PROPOSED SCHEME)

(資料來源：申請人於 4.1.2023 呈交的資料)
(Source: Applicant's Submission of 4.1.2023)

參考編號
REFERENCE No.
A/KTN/97

繪圖 DRAWING
A-3

O 1-Room 270 sq.ft. M 1-Room 268 sq.ft. K 1-Room 268 sq.ft. I 1-Room 277 sq.ft. E Studio 245 sq.ft. C Studio 206 sq.ft. A 2-Rooms 365 sq.ft.



P 1-Room 270 sq.ft. N 1-Room 268 sq.ft. L 1-Room 268 sq.ft. J 1-Room 271 sq.ft. H 1.5-Rooms 324 sq.ft. G 1.5-Rooms 323 sq.ft. F Studio 189 sq.ft. D 1-Room 269 sq.ft. B 2-Rooms 365 sq.ft.

TOWER 2

A 2-Rooms 365 sq.ft. C Studio 214 sq.ft. E 1-Room 286 sq.ft. H 2-Rooms 395 sq.ft. J 1-Room 268 sq.ft. L 1-Room 268 sq.ft. N 1-Room 268 sq.ft. P 2.5-Rooms 389 sq.ft.



B 2-Rooms 365 sq.ft. D 1-Room 270 sq.ft. F 1.5-Rooms 344 sq.ft. G 1.5-Rooms 344 sq.ft. I 1-Room 268 sq.ft. K 1-Room 268 sq.ft. M 1-Rooms 268 sq.ft. O 1-Room 268 sq.ft. Q 3-Rooms 530 sq.ft.

TOWER 1

TYPICAL FLOOR PLAN (A3 1:200) (PROPOSED SCHEME)

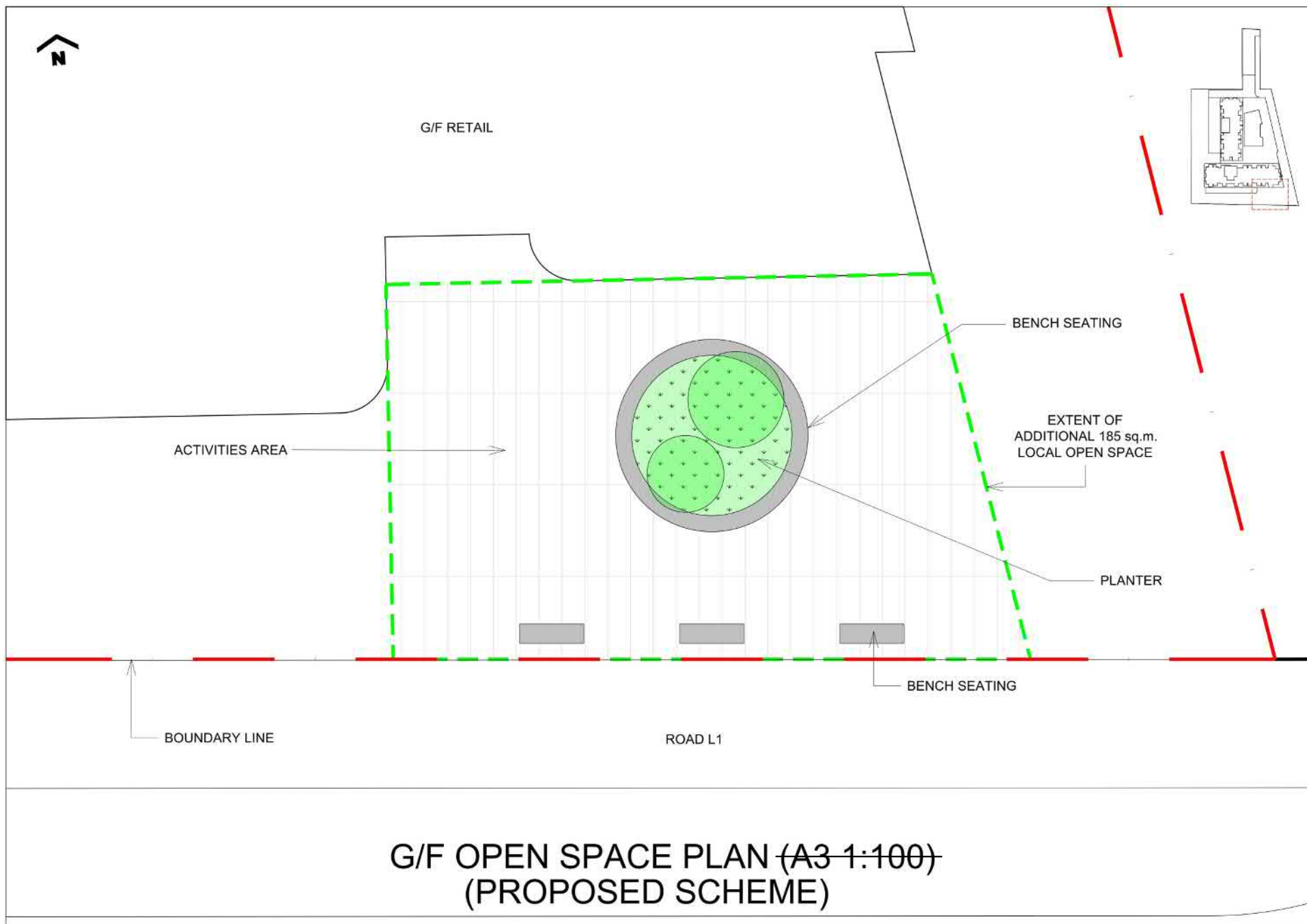
LEGEND

- Studio Unit
- 1 Room Unit
- 1.5 Rooms Unit
- 2 Rooms Unit
- 3 Rooms Unit

(資料來源：申請人於 4.1.2023 呈交的資料)
(Source: Applicant's Submission of 4.1.2023)

參考編號
REFERENCE No.
A/KTN/97

繪圖 DRAWING
A-4



(資料來源：申請人於 4.1.2023 呈交的資料)
(Source: Applicant's Submission of 4.1.2023)

參考編號
REFERENCE No.
A/KTN/97

繪圖 DRAWING
A-5

Landscape Concept Design (Podium Floor)

Sky Garden, Running Track & Green Roofs



Urban Farm Terraces



Podium Terraces



Pavement



Planting



Green Wall



Podium Edge Plantings



Swimming Pool



Water Cascades



(資料來源：申請人於 28.2.2023 呈交的資料)
(Source: Applicant's Submission of 28.2.2023)

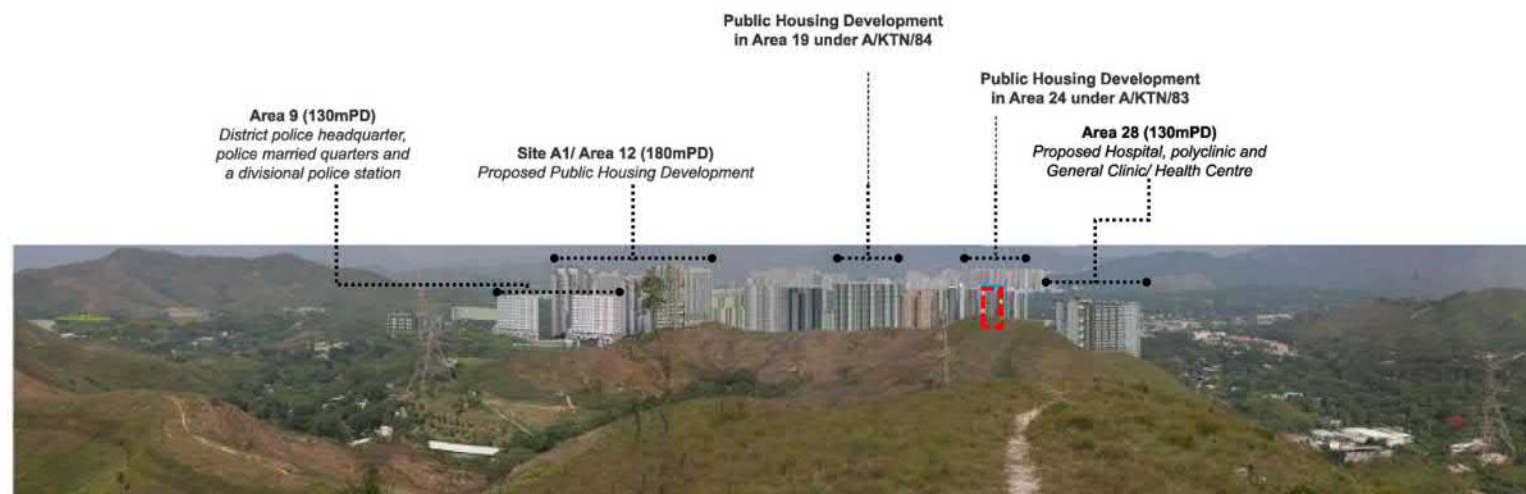
參考編號
REFERENCE No.
A/KTN/97

繪圖 DRAWING
A-6

LEGEND

 FSSTL263 (behind buildings)

 Proposed 5m Height Relaxation

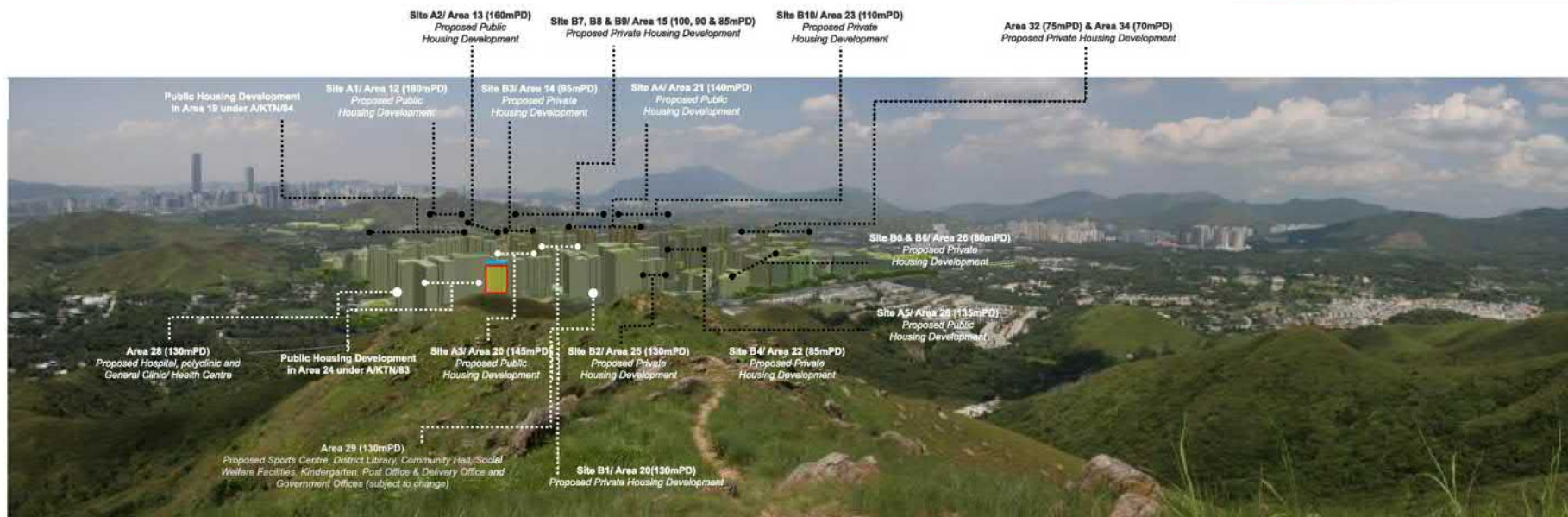


VK1

LEGEND

 FSSTL263 (in front of buildings)

 Proposed 5m Height Relaxation



VK4

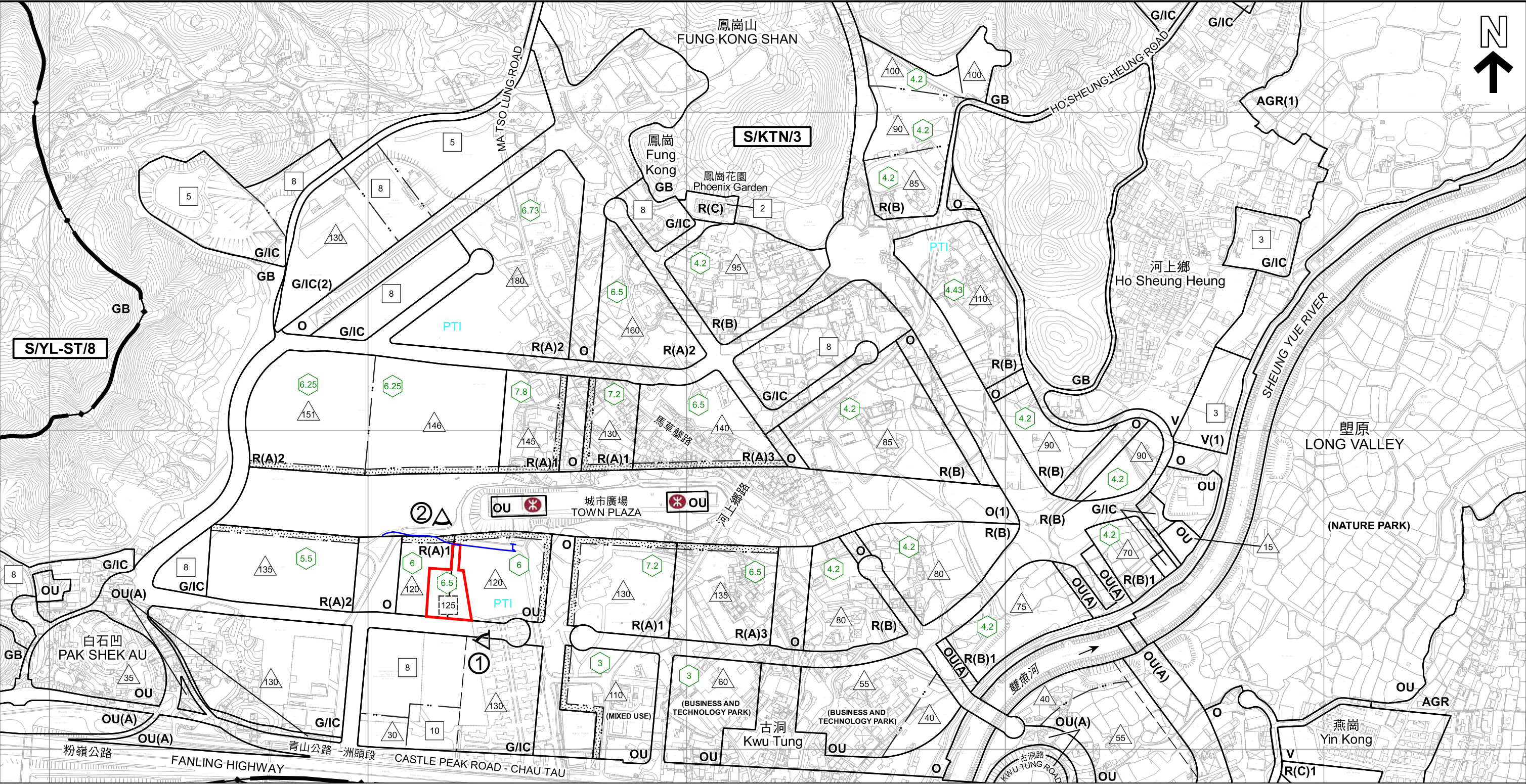
參考編號
REFERENCE No.

A/KTN/97

繪圖 DRAWING

A-8

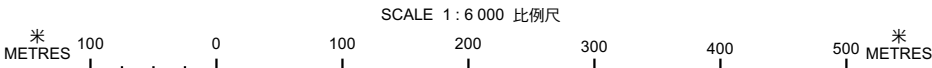
(資料來源：申請人於 28. 2. 2023 呈交的資料)
(Source: Applicant's Submission of 28.2.2023)



圖例 LEGEND					
	申請地點 (界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	O	休憩用地 OPEN SPACE
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	R(C)	住宅(丙類) RESIDENTIAL (GROUP C)	OU	其他指定用途 OTHER SPECIFIED USES
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU(A)	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY)
		G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	OU(BTP)	其他指定用途 (商貿及科技園) OTHER SPECIFIED USES (BUSINESS AND TECHNOLOGY PARK)
				AGR	農業 AGRICULTURE
				GB	綠化地帶 GREEN BELT
					擬議鐵路入口 PROPOSED MTR ENTRANCE
				PTI	公共交通交匯處/總站 PUBLIC TRANSPORT INTERCHANGE/TERMINUS
					梯級式平台 TERRACED PODIUM
					現有水渠 EXISTING WATER MAINS
					實地照片的觀景點 VIEWING POINT OF SITE PHOTO
					在分區計劃大綱圖上建築物高度限制 (樓層數目) BUILDING HEIGHT RESTRICTION ON OZP (IN NUMBER OF STOREYS)
					在分區計劃大綱圖上或在第16條規劃申請獲批的總地積比率限制 TOTAL PLOT RATIO RESTRICTION ON OZP OR APPROVED UNDER S.16 APPLICATION
					擬議地積比率限制 PROPOSED PLOT RATIO RESTRICTION
					擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION

本摘要圖於2023年2月17日擬備，所根據的資料為測量圖編號2-SE-4A、4B、4C、4D、5A、5B、5C、5D、9A、9B、10A及10B
EXTRACT PLAN PREPARED ON 17.2.2023
BASED ON SURVEY SHEETS No. 2-SE-4A, 4B, 4C, 4D, 5A, 5B, 5C, 5D, 9A, 9B, 10A AND 10B

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分層住宅
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT DEVELOPMENT
FANLING SHEUNG SHUI TOWN LOT NO. 263, KWU TUNG NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/KTN/97

圖 PLAN
A-2



波樓路

PO LAU ROAD



石仔嶺花園
Dills Corner Garden

道路

Road

圖例 LEGEND



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

本摘要圖於2023年2月15日擬備，所根據的資料為地政總署於2022年3月8日拍得的航攝照片編號 E153614C

EXTRACT PLAN PREPARED ON
15.2.2023 BASED ON AERIAL PHOTO No.
E153614C TAKEN ON 8.3.2022 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分層住宅
新界古洞北新發展區粉嶺上水市地段第263號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTION FOR PERMITTED FLAT DEVELOPMENT
FANLING SHEUNG SHUI TOWN LOT NO. 263,
KWU TUNG NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/97

圖 PLAN
A-3

1



2



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2月15日擬備，所根據的資料為攝於2023年2月9日的實地照片

PLAN PREPARED ON 15.2.2023
BASED ON SITE PHOTOS
TAKEN ON 9.2.2023

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
新界古洞北新發展區粉嶺上水地段第263號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTION FOR PERMITTED FLAT DEVELOPMENT
FANLING SHEUNG SHUI TOWN LOT NO. 263,
KWU TUNG NORTH NEW DEVELOPMENT AREA, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/97

圖 PLAN
A-4