

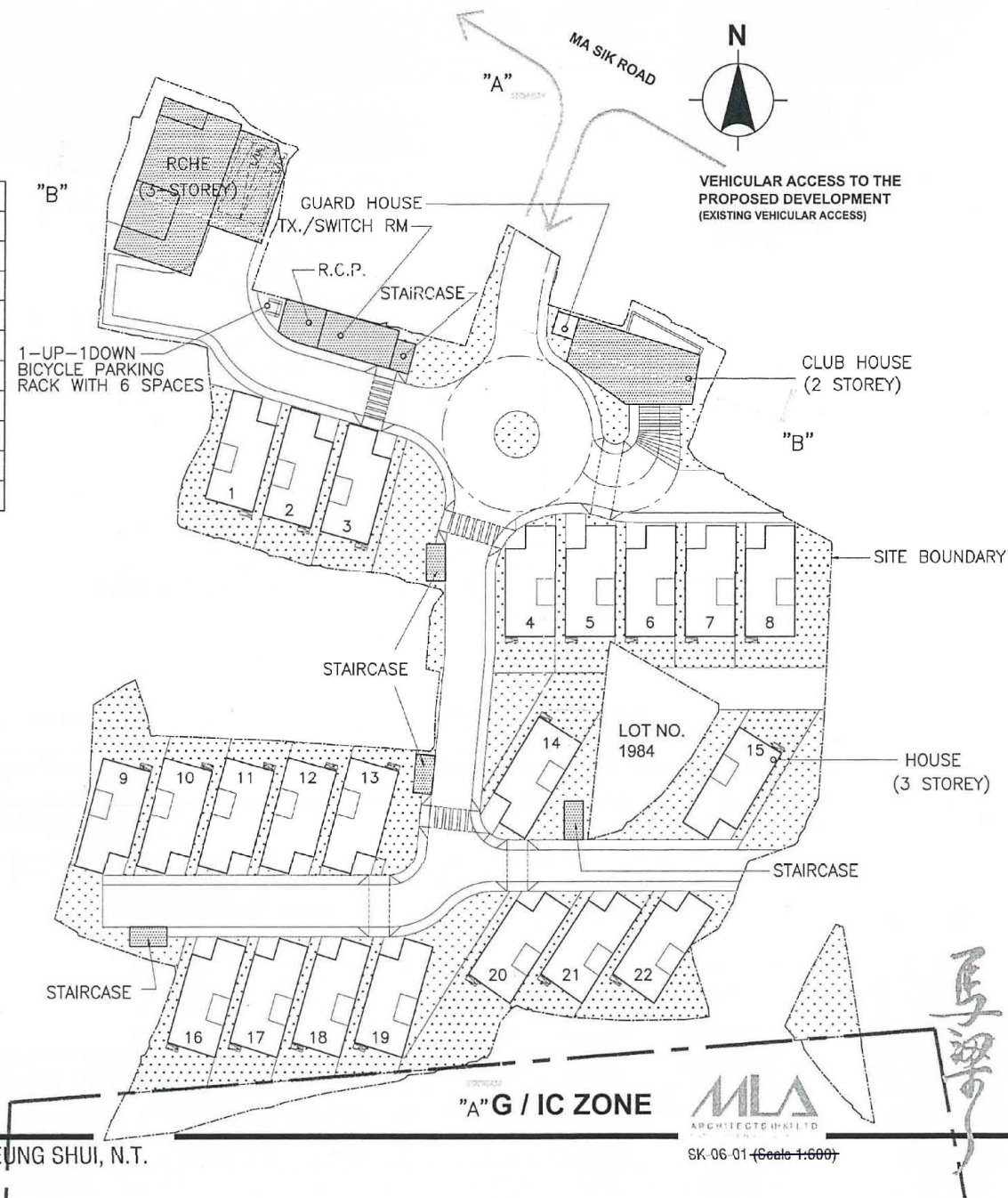
GROSS FLOOR AREA & SITE COVERAGE CALCULATION			
SITE AREA	9,098 m ²		
PLOT RATIO	0.8 (7,278.40 m ²)		
SITE COVERAGE	33.5% (3,046.10 m ²)		
DOMESTIC GFA	UNIT AREA (3 STOREYS)	UNIT NO.	GFA
	295.320 m ²	22	6,497.04 m ²
RCHE (3 STOREYS - 60 BEDS)			781.36 m ²
TOTAL GFA			7,278.40 m ²
CLUBHOUSE AREA (2 STOREYS - 5% OF DOMESTIC GFA)			324.85 m ²
BUILDING HEIGHT	HOUSES	RCHE	CLUBHOUSE
	11.025 m	12.0 m	10.05 m

LEGEND:

GREENERY



BIKE PARKING SPACE



SCHMATIC MASTER LAYOUT PLAN

SECTION 16 FOR HOUSE DEV. AT VARIOUS LOTS DD51, SHEUNG SHUI, N.T.

"A" G / IC ZONE



SK-06-01 (Scale 1:600)

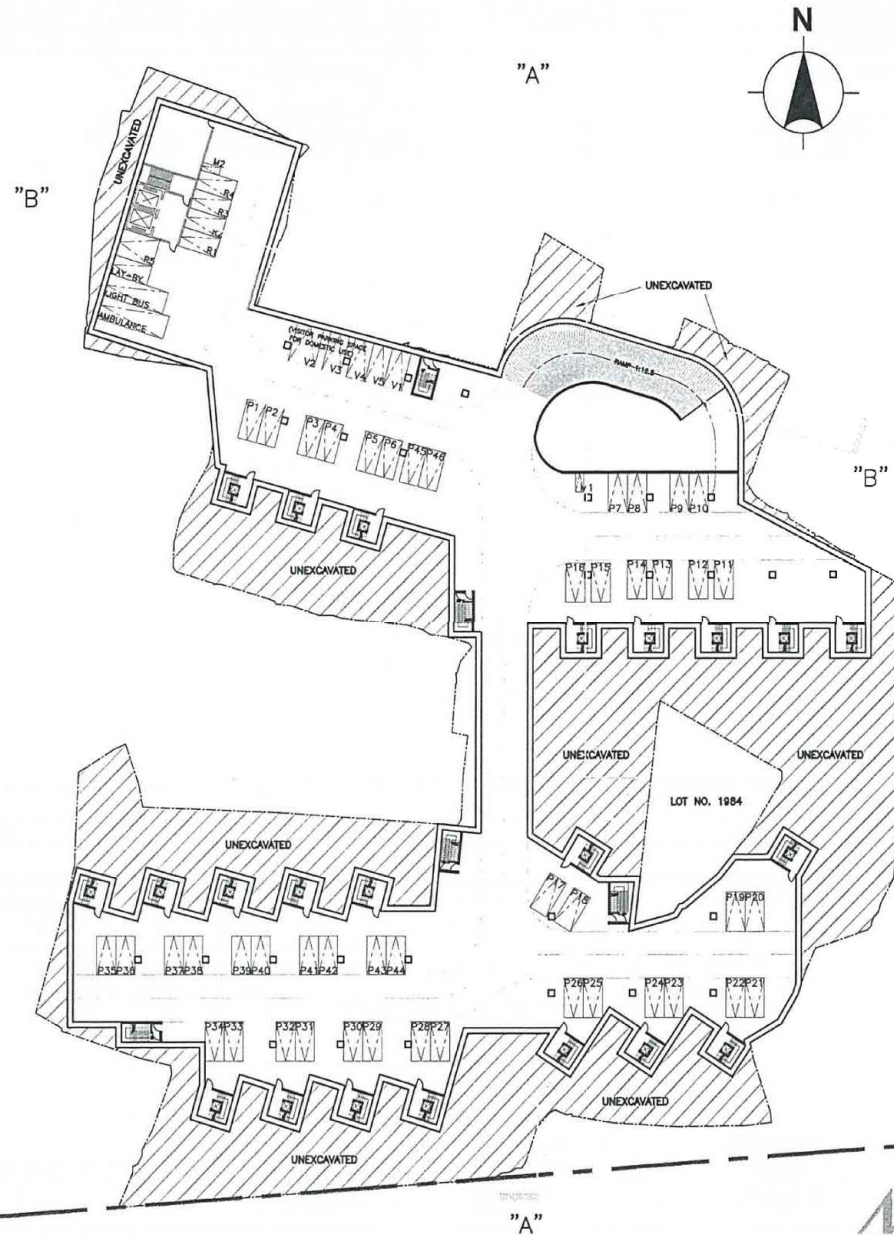
(資料來源:申請人於 15.8.2018 呈交的資料)
(Source : Applicant's Submission of 15.8.2018)

參考編號
REFERENCE No.
A/FSS/270

繪圖 DRAWING
A-1

CALCULATION OF CAR PARKING PROVISION					
TYPE OF USE		DOMESTIC (22 HOUSES)		R.C.H.E. (60 BEDS)	
		HKPSG REQUIREMENT	PROPOSED NO. OF PARKING	HKPSG REQUIREMENT	PROPOSED NO. OF PARKING
PRIVATE CAR PARKING SPACES		31-46	46	N/A	5*
VISITOR PARKING SPACES	REGULAR	1-5	4		
	ACCESSIBLE				
MOTORCYCLE PARKING SPACES		1	1		
GOODS VEHICLE L/UL BAY	LIGHT GOODS VEHICLE	0	0		
	HEAVY GOODS VEHICLE	1	1	N/A	1
LIGHT BUS PARKING				N/A	1
AMBULANCE LAY-BY				N/A	1
TAXI AND PRIVATE CAR DROP-OFF				N/A	1

(*INCLUDING 1 NO. OF ACCESSIBLE PARKING SPACE.)



SCHEMATIC BASEMENT PARKING LAYOUT

SECTION 16 FOR HOUSE DEV. AT VARIOUS LOTS DD51, SHEUNG SHUI, N.T.



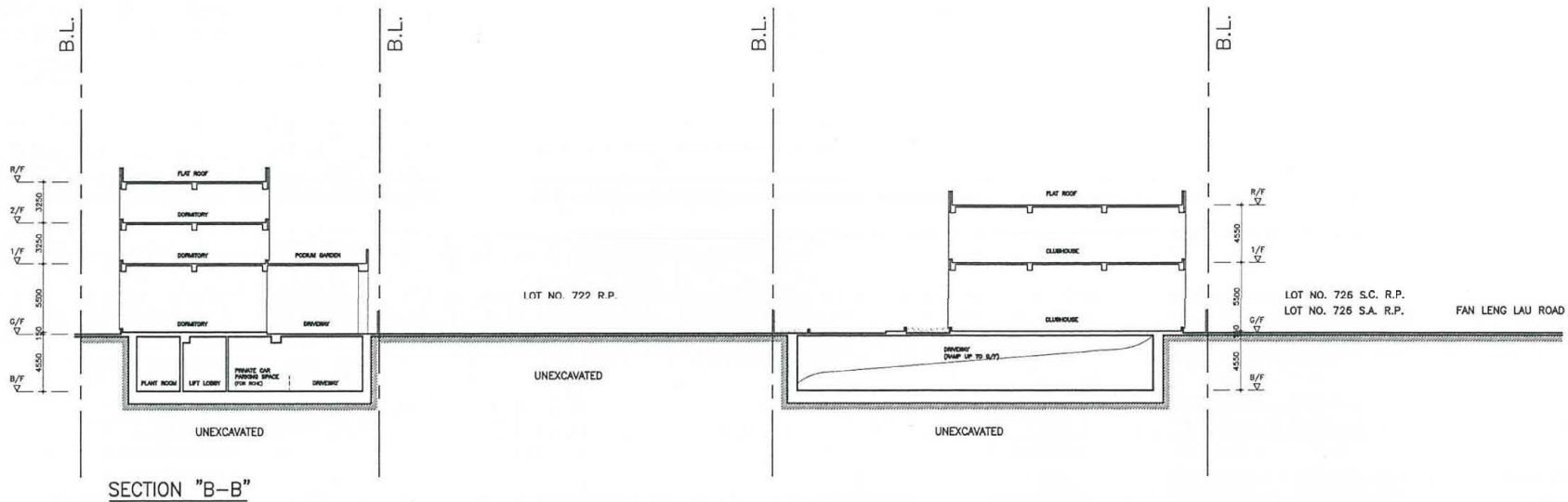
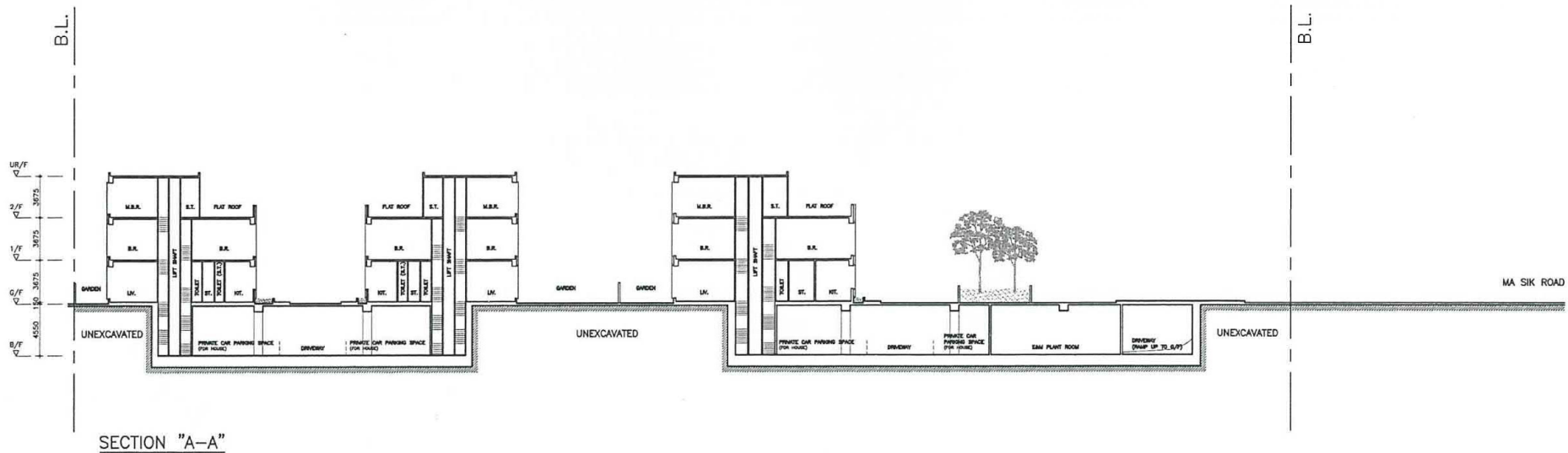
SK-04-02 (Scale 1:600)

馬梁

(資料來源:申請人於 15.8.2018 呈交的資料)
 (Source : Applicant's Submission of 15.8.2018)

參考編號
 REFERENCE No.
 A/FSS/270

繪圖 DRAWING
 A-2



SCHEMATIC BASEMENT PARKING LAYOUT

SECTION 16 FOR HOUSE DEV. AT VARIOUS LOTS DD51, SHEUNG SHUI, N.T.

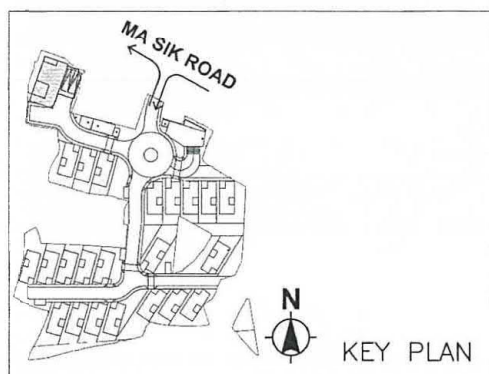
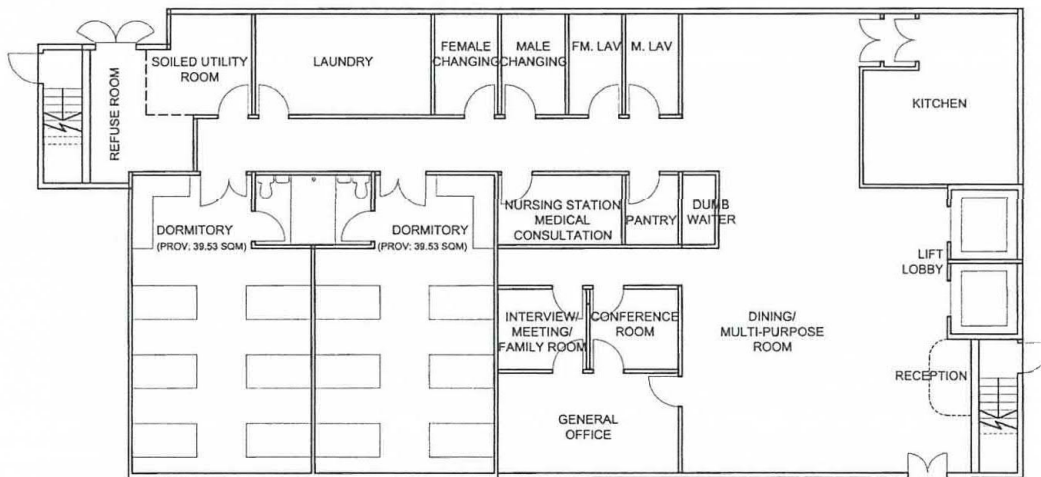
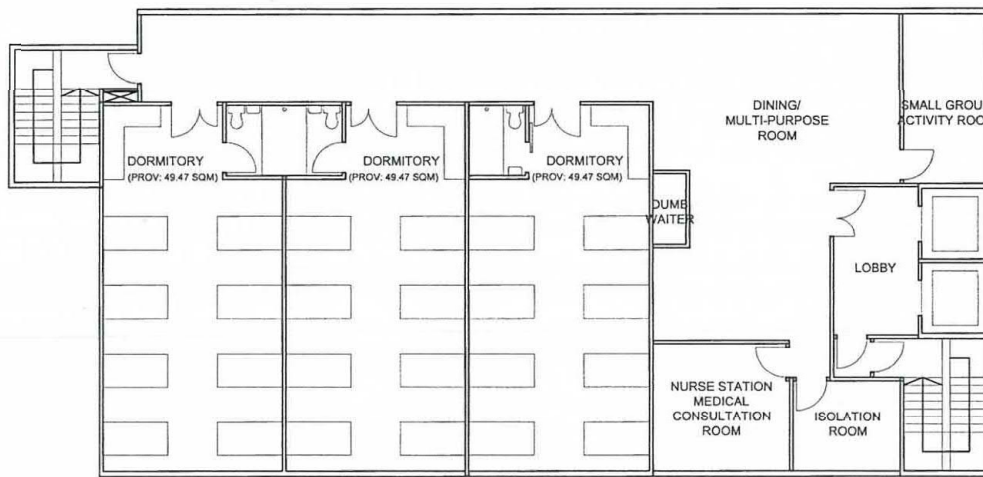
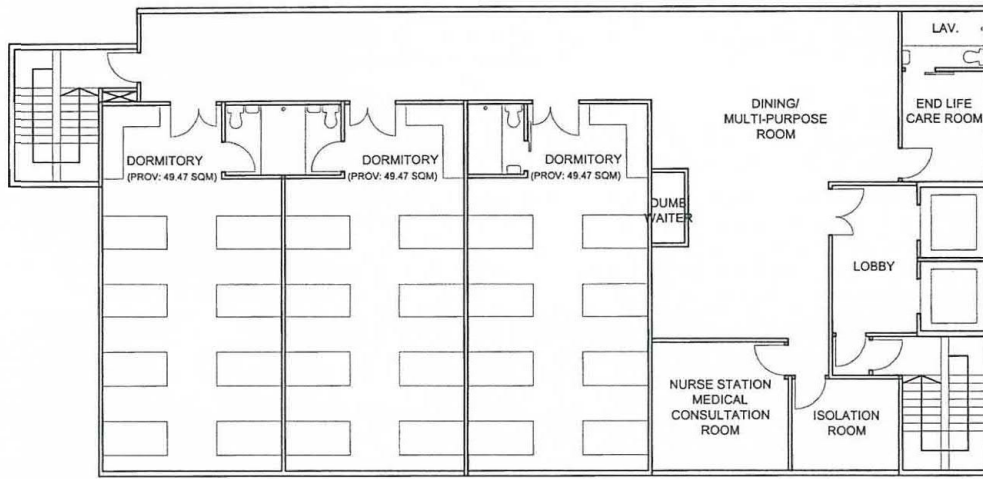


SK-02-03 (Scale 1:350)

夏樂

(資料來源:申請人於 15.8.2018 呈交的資料)
 (Source : Applicant's Submission of 15.8.2018)

參考編號 REFERENCE No. A/FSS/270	繪圖 DRAWING A-3
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GROUND FLOOR



(資料來源:申請人於 15. 8. 2018 提交的資料)
 (Source : Applicant's Submission of 15.8.2018)

參考編號
 REFERENCE No.
 A/FSS/270

繪圖 DRAWING
 A-4

Figure 2-1: Separation Distance from Ma Sik Road and Fan Leng Lau Road to The Nearest Site Boundary of the Proposed Development

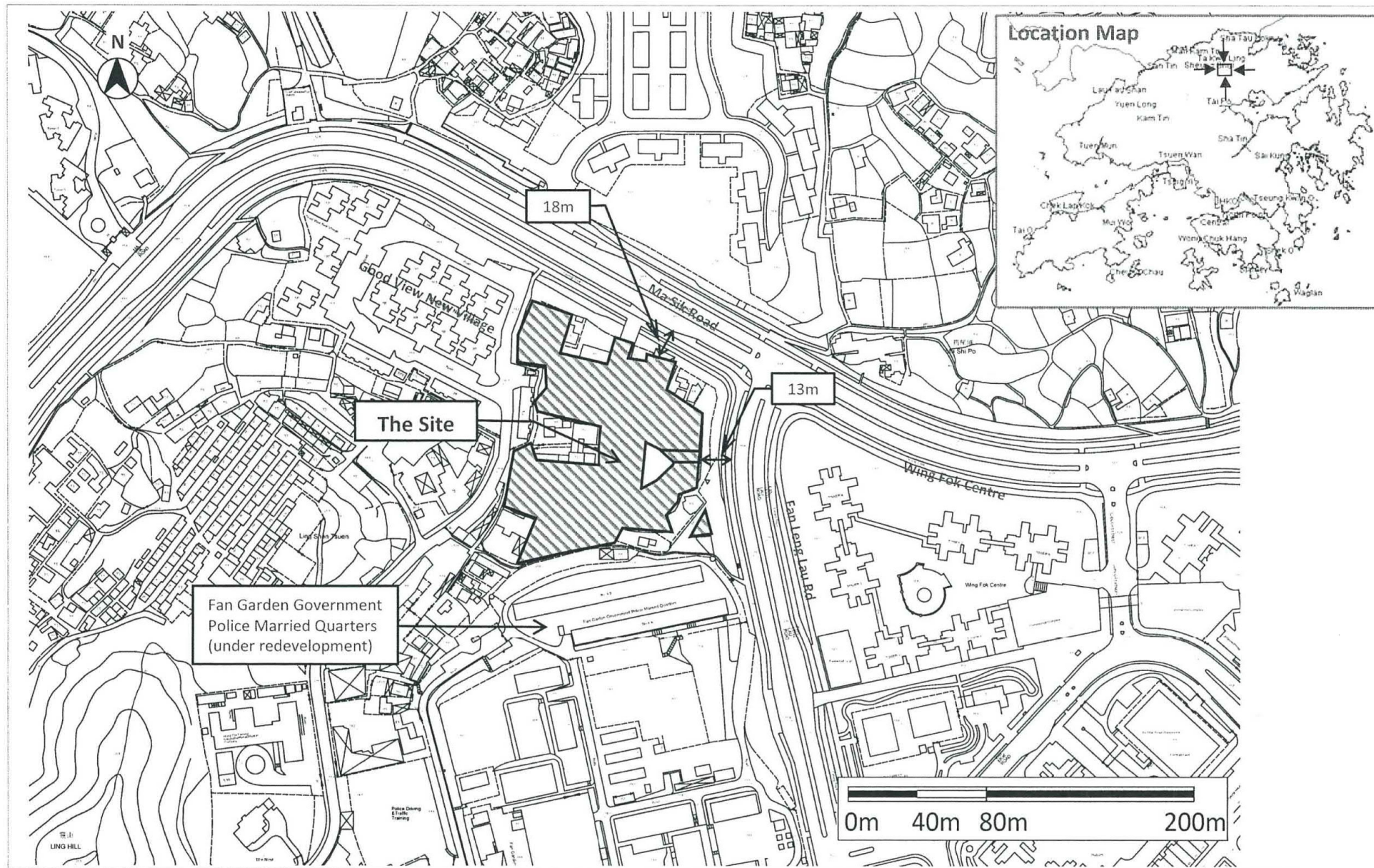
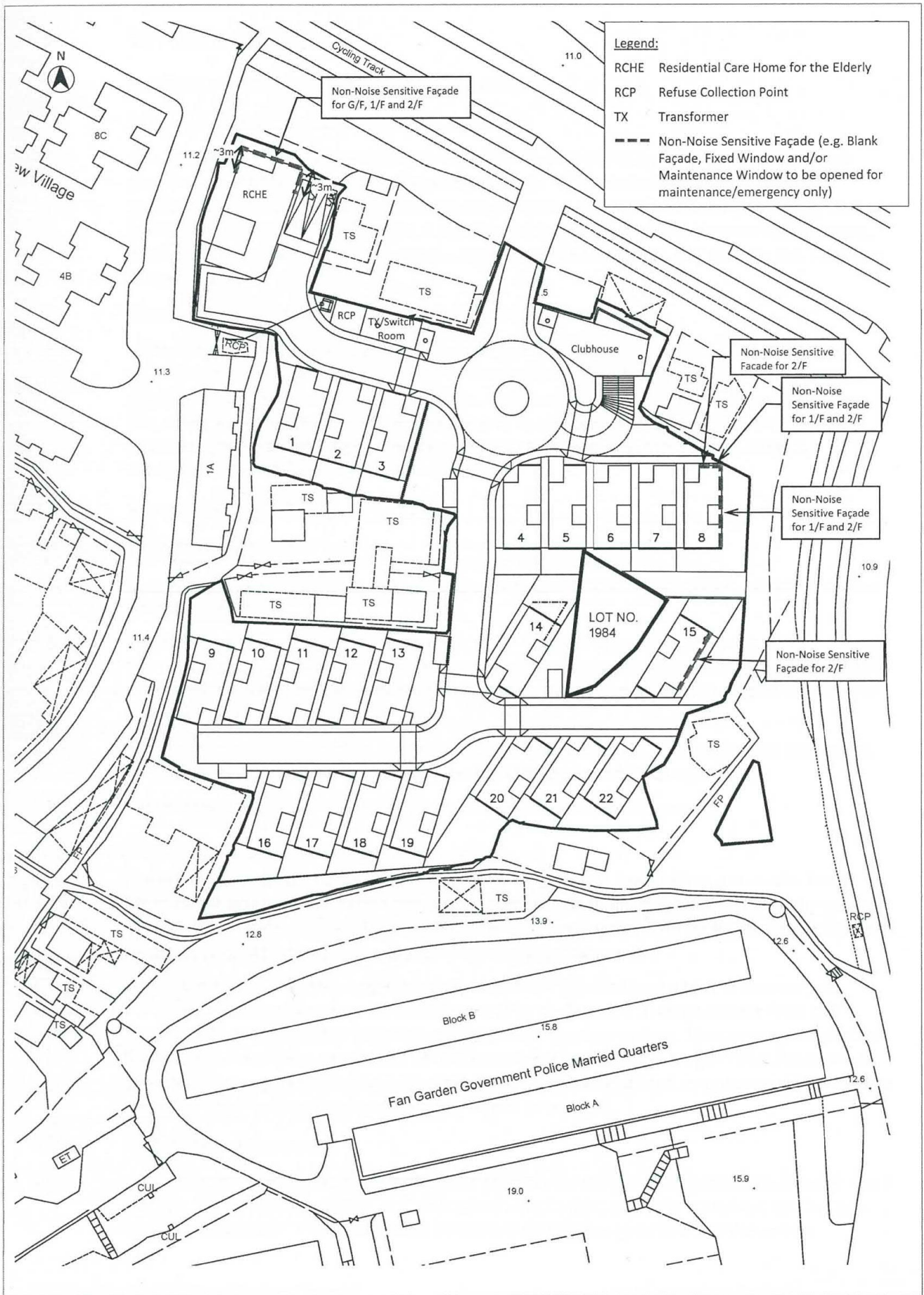


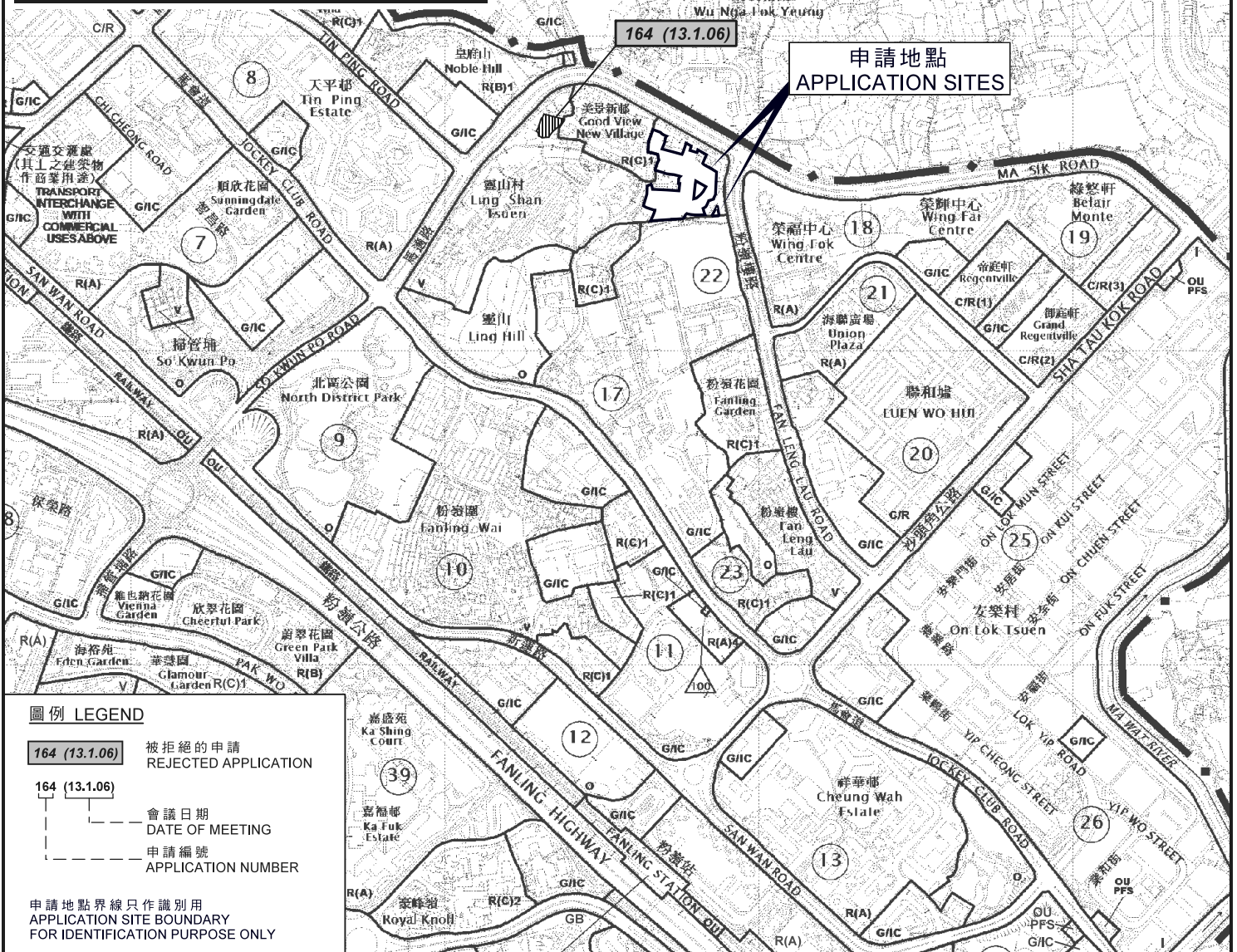
Figure 3-2: Proposed Noise Mitigation Measures





要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

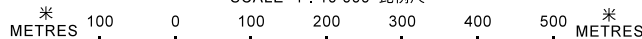
- 164 (13.1.06) 被拒絕的申請 REJECTED APPLICATION
- 164 (13.1.06) 會議日期 DATE OF MEETING
- 164 (13.1.06) 申請編號 APPLICATION NUMBER

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

位置圖 LOCATION PLAN

擬議屋宇及社會福利設施 (安老院)
粉嶺丈量約份第 5 1 約多個地段
PROPOSED HOUSE AND SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
VARIOUS LOTS IN D.D. 51, FANLING

SCALE 1 : 10 000 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/270

圖 PLAN
A-1

本摘要圖於 2019 年 7 月 29 日擬備，
所根據的資料為於 2019 年 3 月 29 日展示的分區計劃大綱圖編號 S/FSS/23
EXTRACT PLAN PREPARED ON 29.7.2019
BASED ON OUTLINE ZONING PLAN
No. S/FSS/23 EXHIBITED ON 29.3.2019

新圍/大嶺練靶場
San Wai / Tai Ling Tiring Range



小坑新村
Siu Hang
San Tsuen

烏鴉落陽
Wu Nga Lok Yeung

申請地點
APPLICATION SITES

164 (13.1.06)

榮福中心
Wing Fok Centre

榮輝中心
Wing Fai Centre

綠悠軒
Belair Monte

帝庭軒
Regentville

御庭軒
Grand Regentville

粉嶺花園
Fanling Garden

粉嶺樓
Fan Leng Lau

粉嶺圍
Fanling Wai

維也納花園
Vienna Garden

欣翠花園
Cheertul Park

蔚翠花園
Green Park Villa

嘉盛苑
Ka Shing Court

嘉福邨
Ka Fuk Estate

翠華邨
Cheung Wah Estate

皇家御
Royal Knoll

天平邨
Tin Ping Estate

靈山村
Ling Shan Tsuen

皇爵山
Noble Hill

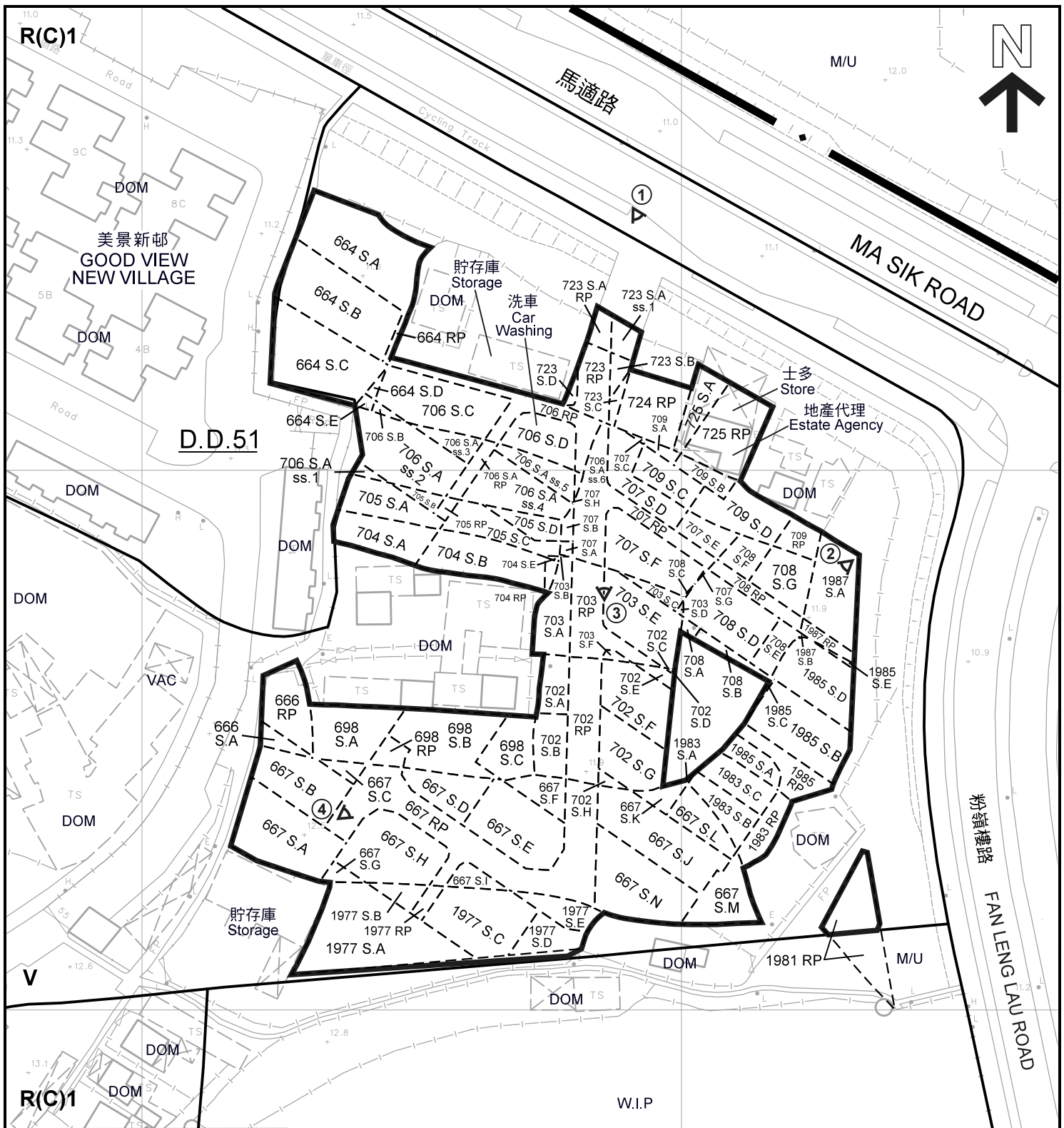
美善新邨
Good View New Village

粉嶺公路
FANLING HIGHWAY

粉嶺站
FANLING STATION

粉嶺公路
FANLING HIGHWAY

粉嶺公路
FANLING HIGHWAY



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)

- DOM** 住用構築物
RESIDENTIAL STRUCTURE
- VAC** 空置
VACANT
- W.I.P** 施工中
WORK IN PROGRESS
- M/U** 荒地
UNUSED LAND
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Note:

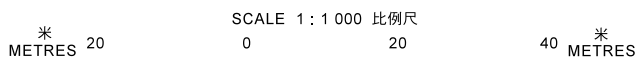
- (1) 2019年6月25日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 25.6.2019

平面圖 SITE PLAN

擬議屋宇及社會福利設施 (安老院)
粉嶺丈量約份第 51 約多個地段
PROPOSED HOUSE AND SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
VARIOUS LOTS IN D.D. 51, FANLING

本摘要圖於2019年7月29日擬備，
所根據的資料為測量圖編號
3-SW-7B及7D

EXTRACT PLAN PREPARED ON 29.7.2019
BASED ON SURVEY SHEETS No.
3-SW-7B & 7D



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/270

圖 PLAN
A-2



圖例 LEGEND



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

警察駕駛及訓練
Police Driving &
Traffic Training

本摘要圖於2019年7月29日擬備，
所根據的資料為地政總署
於2018年3月27日拍得的航攝照片
編號E040022C

EXTRACT PLAN PREPARED ON 29.7.2019
BASED ON AERIAL PHOTO No. E040022C
TAKEN ON 27.3.2018 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議屋宇及社會福利設施(安老院)
粉嶺丈量約份第51約多個地段
PROPOSED HOUSE AND SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
VARIOUS LOTS IN D.D. 51, FANLING

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/270

圖 PLAN
A-3



實地照片 SITE PHOTO

擬議屋宇及社會福利設施（安老院）
粉嶺丈量約份第 51 約多個地段

PROPOSED HOUSE AND SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
VARIOUS LOTS IN D.D. 51, FANLING

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/270

圖 PLAN
A-4

本圖於2019年8月22日擬備，所根據的資料為攝於2019年6月25日的實地照片

PLAN PREPARED ON 22.8.2019 BASED ON SITE PHOTO TAKEN ON 25.6.2019