

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2016年8月8日擬備，
所根據的資料為於2016年1月29日
展示的分區計劃大綱圖編號S/FSS/21
EXTRACT PLAN PREPARED ON 8.8.2016
BASED ON OUTLINE ZONING PLAN No.
S/FSS/21 EXHIBITED ON 29.1.2016

粉嶺/上水分區計劃大綱草圖
編號 S/FSS/21 的修訂項目
AMENDMENTS INCORPORATED INTO THE DRAFT
FANLING/SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/21

SCALE 1 : 15 000 比例尺

米 300 0 300 600 900 1200 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/FSS/21

附件
Annex
I

**SCHEDULE OF AMENDMENTS TO THE
APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN
NO. S/FSS/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from “Industrial” (“I”) and “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of a building height restriction of 140mPD.
- Item B1 – Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from “I” and “GB” to “Government, Institution or Community” (“G/IC”).
- Item B2 – Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from “I” to “G/IC”.
- Item C1 – Revision to the annotation of the “Other Specified Uses” (“OU”) zone for Mass Transit Railway from “Kowloon-Canton Railway Station” to “Railway Station”.
- Item C2 – Revision to the annotation of the “OU” zone for Mass Transit Railway from “Kowloon-Canton Railway” to “Railway”.

II. Amendments to the Notes of the Plan

- (a) Incorporation of gross floor area and building height restrictions for the new “R(A)3” zone in the Remarks of the Notes for the “R(A)” zone.
- (b) Incorporation of an exemption clause for gross floor area calculation for the new “R(A)3” zone in the Remarks of the Notes for the “R(A)” zone.
- (c) Incorporation of a minor relaxation clause for gross floor area/building height restrictions for the new “R(A)3” zone in the Remarks of the Notes for the “Residential (Group A)” zone.
- (d) Revision to the plot ratio restriction from 5.0 to either 5.0 or the plot ratio of the existing building, whichever is the greater, for Planning Areas 4 and 30 and On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the “I” zone.
- (e) Revision to the building height restriction from 25m to 65m (excluding basements) or the building height of the existing building, whichever is the greater, for On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the “I” zone.

- (f) Incorporation of an exemption clause for public vehicle parks, as required by the Government, to be exempted from plot ratio calculation for On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the "I" zone.
- (g) Incorporation of an exemption clause for uses and facilities ancillary and directly related to the development to be exempted from plot ratio calculation in the Remarks of the Notes for the "I" zone.
- (h) Incorporation of an additional plot ratio clause under the provision as set out in Regulation 22(1) or (2) of the Building (Planning) Regulations in the Remarks of the Notes for the "I" zone.
- (i) Incorporation of a minor relaxation clause for plot ratio/building height restrictions in the Remarks of the Notes for the "I" zone.
- (j) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use under the "I" zone, and corresponding amendment to replace 'Place of Recreation, Sports or Culture' use under Column 2 by 'Place of Recreation, Sports or Culture (not elsewhere specified)'.
- (k) Refinement to the Notes for the "OU" zone for Mass Transit Railway by updating the annotation and planning intention of the zone from "Kowloon-Canton Railway Station" to "Railway Station".

Town Planning Board

29 January 2016

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom[#] which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade</p>

(Please see next page)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

Remarks

- (a) On land designated "Industrial" at Planning Areas 4 and 30, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, and a maximum building height of 25 metres or the plot ratio and the height of the existing building, whichever is the greater.
- (b) On land designated "Industrial" at Planning Areas 25 and 26, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, and a maximum building height of 65 metres (excluding basements) or the plot ratio and the height of the existing building, whichever is the greater.

INDUSTRIAL (Cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio of the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



TPB/R/S/FSS/21-1

Annex IV-R1

鴻輝採購（控股）有限公司
Orientfunds Sourcing (Holdings) Limited

Our reference no.: FL-OZP-201603-EC001

Date: 29 March 2016

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,


Representation to
Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/ FSS/ 21
Amendments to the Notes of the Draft Plan
At On Lok Tsuen (Planning Areas 25 and 26)

By reference to the Town Planning Board gazetted the Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/ FSS/ 21 (the Draft Plan) on 29 January 2016, enclosed please find our representation.

Should you need any further information, please feel free to contact our Mr. HC Leung at

Yours Faithfully,

For and On behalf of
Orientfunds Sourcing (Holdings) Limited


Elvin Chiu



RECEIVED
Trib MAR 29 P 3:40
TOWN PLANNING BOARD

007



鴻輝採購（控股）有限公司 Orientfunds Sourcing (Holdings) Limited

Representation to
Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/ FSS/ 21

Amendments to the Notes of the Draft Plan
At On Lok Tsuen (Planning Areas 25 and 26)

Representor
Orientfunds Sourcing (Holdings) Limited

- 1 The Town Planning Board gazetted the Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/ FSS/ 21 (the Draft Plan) on 29 January 2016.
- 2 Pursuant to Section 6 of the Town Planning Ordinance, Orientfunds Sourcing (Holdings) Limited submits this Representation. This Representation supports the amendments to the Notes of the Draft Plan Items (d), (e), (g), (h) and (i) which affect On Lok Tsuen (Planning Area 25 and 26), regarding:
 - a. Revision to the building height restriction from 25m to 65m (excluding basements),
 - b. Exemption clause for uses and facilities ancillary and directly related to the development for plot ratio calculation,
 - c. Additional plot ratio clause under the provision as set out in Regulation 22(1) or (2) of the Building (Planning) Regulations, and
 - d. Minor relaxation clause for plot ratio/ building height restrictions.
- 3 The Representor is the land owner of No.11 On Chuen Street at On Lok Tsuen Industrial Area. It has vested interests in the amendments.
- 4 The Representor supports the general approach to better utilise the limited industrial land resources, at this largest Industrial Area in the territory in terms of land area and number of industrial buildings, and at this strategic location in relation to Mainland and the transport network. The Representor also appreciates the implementation of the recommendations contained in the Planning Report.

-END-



就草圖作出申述

TPB/R/S/FSS/21-2

Representation Relating to Draft Plan

參考編號

Reference Number:

160310-120427-94102

提交限期

Deadline for submission:

29/03/2016

提交日期及時間

Date and time of submission:

10/03/2016 12:04:27

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Ng Wing Yuk

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/FSS/21

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
修訂(e)在工業地帶，把安樂村的建築物高度限制由25米修訂為65米,但修訂(d)未能	支持 Support	在工業地帶，把安樂村的建築物高度限制由25米修訂為65米。
修訂(d)	反對 Oppose	在工業地帶，把安樂村(規劃區第25及26區)的地積比率由5.0倍修訂為5.0倍。 建議修訂為9.0倍，配合修訂(e)的發展及鼓勵地區的發展。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

《粉嶺／上水分區計劃大綱草圖編號 S/FSS/21》
考慮申述編號 TPB/R/S/FSS/21-1 至 2
(第 1 組 – 兩份申述書)

DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/21
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/21-1 TO 2
(Group One – Two Representations)

申述人名單:

List of Representers:

R1: 鴻輝採購(控股)有限公司
Orientfunds Sourcing (Holdings) Limited

R2: Ng Wing Yuk 先生
Mr Ng Wing Yuk

DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/21
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/21-1 TO 2
(Group One – Two Representations)

Summary of Representations in Group 1 and PlanD's Response

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
R1	Orientfunds Sourcing (Holdings) Limited	Fanling/Sheung Shui Planning Areas 25 and 26 (On Lok Tsuen)	<ul style="list-style-type: none"> - Support the general approach to better utilise the limited industrial land resources - Support Amendments (d), (e), (g), (h) and (i) regarding revision to the building height (BH) restriction, an exemption clause for uses and facilities ancillary and directly related to the development from plot ratio (PR) calculation, additional PR clause under the provision of Building (Planning) Regulations and a minor relaxation clause for PR/BH restrictions etc. 	The supportive views are noted.
R2	Mr Ng Wing Yuk	Fanling/Sheung Shui Planning Areas 25 and 26 (On Lok Tsuen)	<ul style="list-style-type: none"> - Support Amendment (e) regarding revision to the BH restriction - Oppose Amendment (d) regarding revision to the PR 	<p>The supportive views are noted.</p> <p>Regarding the proposal to increase the PR from 5.0 to 9.0, it should be noted</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			restriction	that the development intensities in the Area are constrained by the existing infrastructure provision, particularly water supply, traffic and sewerage capacity. While an en-bloc increase in PR is not technically feasible at this stage, a provision of application for minor relaxation of PR and BH has been incorporated in the Notes of the OZP for the "I" zone. Based on the individual merits of a development or development proposal, minor relaxation of the PR/BH restrictions may be considered by the Board under section 16 of the Ordinance.

北區區議會(2016-2019)
地區小型工程及環境改善委員會
第 2 次會議記錄

負責人

(摘錄)

意見的委員批准。)

第 1 項——通過 2016 年 1 月 19 日第 1 次會議記錄

~~28. 委員會通過第 1 次會議記錄。~~

第 2 項——《粉嶺／上水分區計劃大綱草圖編號 S/FSS/21》
(委員會文件第 6/2016 號)

29. 主席歡迎下列代表列席會議：

規劃署粉嶺、上水及元朗東規劃處粉嶺、上水及元朗東規劃專員	錢敏儀女士
土木工程拓展署土木工程處房屋工程 1 組高級工程師／1	陳子達先生
房屋署高級規劃師(2)	黎倩君女士
房屋署規劃師(32)	李家琪女士
房屋署土木工程師(22)	盧慧玲女士

(劉國勳議員於此時到席。)

30. 陳冠昌先生利用投影片介紹委員會文件第 6/2016 號。有關投影片載於附件一。

31. 溫和達議員詢問部分行業如大型洗衣房和廢鐵回收場等，是否納入「商業／住宅」或「綜合發展區」地帶的核准用途。他認為有關部門應避免在住宅範圍附近設置厭惡性設施。

32. 劉國勳議員提出下列意見和建議：

- (a) 支持改劃粉嶺第 48 區作綜合住宅用途，以配合市民的住屋需要，但擔心該區的配套設施未能配合未來發

展，對附近的交通系統造成負擔；

- (b) 建議有關部門考慮於和興村附近設置公眾停車場，以及改善大窩西支路的道路情況，以便利居民；
- (c) 區內休憩設施不足，希望有關部門能與康樂及文化事務署(下稱「康文署」)協調，並跟進「粉嶺／上水第47區及第48區地區休憩用地」工程計劃的進展；
- (d) 認同安樂村工業區的地塊應維持為「工業」地帶，以增加區內的就業機會，減少居民跨區就業；
- (e) 以觀塘和新蒲崗工業區成功轉型發展為例，並指安樂村工業區的大廈大多由單一業主擁有，如規劃署可放寬其地積比率限制，相信有助該工業區轉型發展作工商業用途。

33. 彭振聲議員認同安樂村工業區的地塊應維持為「工業」地帶，並欣賞規劃署把安樂村「工業」地帶的建築物高度限制由25米修訂為65米。他詢問該地帶的地積比率。

34. 陳旭明議員提出下列意見和提問：

- (a) 有關部門應完善粉嶺第48區的交通配套措施，以免加重區內鐵路系統的負擔；
- (b) 安樂村的「工業」地帶的建築物高度限制由25米修訂為65米，可能會助長區內的水貨活動；
- (c) 詢問規劃署所用的投影片會否讓公眾查閱，並建議署方在會前提供予委員參閱。

35. 曾興隆議員提出下列意見：

- (a) 規劃署未有就《粉嶺／上水分區計劃大綱草圖編號S/FSS/21》(下稱「草圖」)的修訂項目提供詳細資料；

- (b) 就安樂村的「工業」地帶的建築物高度限制由 25 米修訂為 65 米，擔心增幅過大，可能會影響附近住宅的景觀；
- (c) 雖然有關修訂或可增加區內的就業機會，但亦可能會影響社區配套設施的承受能力。

36. 劉其烽議員提出下列意見：

- (a) 粉嶺第 48 區的發展預期會對區內的交通系統造成壓力，加上沙頭角公路和聯和墟內行車路的容量已接近飽和，可能影響區內居民的生活質素；
- (b) 提高安樂村的「工業」地帶的建築物高度限制，或會影響附近居民的生活環境和聯和墟住宅的景觀；
- (c) 認同有關修訂可增加區內的就業機會，但有關部門須完善區內的交通配套設施，以免令區內的交通擠塞情況加劇。

37. 曾勁聰議員提出下列意見和建議：

- (a) 把粉嶺第 48 區的土地用途改劃作住宅發展，須配以足夠的社區配套設施，並指出近年在北區落成的公共房屋便普遍存在配套設施不足的問題；
- (b) 建議有關部門清楚列明該區會否設置社區配套設施，例如多層停車場、街市、社區會堂和購物設施等；
- (c) 就草圖《註釋》內為安樂村(規劃區第 25 及 26 區)加入豁免用作政府規定的公眾停車場的有關計算地積比率的條款，詢問上述修訂內容的具體意思。

38. 黃宏滔議員提出下列意見和建議：

- (a) 欣賞規劃署為北區提供更多住宅發展用地，認為切合

區內的未來發展；

- (b) 粉嶺第 48 區的交通配套設施不足，加上該區並非鄰近粉嶺市中心或港鐵粉嶺站，建議有關部門與房屋署協調，以完善該區的交通配套設施；
- (c) 規劃署應考慮作出修訂，以容許安樂村「工業」地帶作工商業發展，以及推行更多友善措施，鼓勵業主改善該區工廠大廈的環境。

39. 侯福達議員表示，規劃署應與有關部門協調，並諮詢受影響居民的意見，以免當局推行發展計劃時因遭到居民反對，致使工程延誤。

40. 劉容壽先生表示，有關發展計劃可增加區內住宅供應。他詢問房屋署會如何配合草圖的規劃，以及解決上述配套設施不足的問題。

41. 李國鳳議員支持草圖的修訂項目，但亦促請有關部門致力解決上述配套設施不足的問題。

42. 廖興洪議員提出下列意見、建議和提問：

- (a) 草圖的規劃應配合區內的發展，有關部門須完善交通配套設施，以免令區內的交通擠塞情況加劇；
- (b) 詢問有沒有道路由粉嶺第 48 區連接粉嶺公路往元朗方向，以減輕雞嶺迴旋處的交通負荷；
- (c) 規劃署應就草圖的內容多加諮詢受影響居民和粉嶺區鄉事委員會的意見。

43. 錢敏儀女士就委員的意見、建議和提問綜合回應如下：

- (a) 為安樂村(規劃區第 25 及 26 區)加入豁免用作政府規定的公眾停車場的有關計算地積比率的條款，意思是如政府要求發展商或業主提供公眾停車場，用作停車場

的樓面空間會被豁免用作計算地積比率；

- (b) 規劃署和相關部門考慮到區內交通配套設施的承受能力，故是次提出的修訂並無提高安樂村工業區的地積比率；
- (c) 署方參考《2014年全港工業用地分區研究報告》後，認為有需要保留安樂村為「工業」地帶，以配合香港未來的工業發展；
- (d) 署方曾就安樂村工業區的地積比率徵詢其他部門的意見。現時進入工業區範圍的三個主要交通交匯處，即沙頭角公路龍躍頭段與馬適路交界處、沙頭角公路龍躍頭段與樂業路交界處，以及馬會道與樂業路交界處，交通負荷已接近飽和，故現階段不建議放寬整個工業區的地積比率。然而，為增加區內的就業機會，以及考慮到部分工業未必會大幅加重區內的交通負荷，有需要人士可向城市規劃委員會提交交通影響評估，並申請放寬地積比率限制；
- (e) 現時安樂村工業區主要用作貨倉和汽車維修場。為活化工業區和鼓勵新興工業進駐，署方會彈性處理各項改變土地用途或放寬地積比率限制等豁免申請，並作出謹慎考慮和評估，以確保有效運用土地資源；
- (f) 安樂村工業區內的行人路因以往的地積比率和建築物高度限制，路面較為狹窄，署方希望透過現時提出的修訂，改善區內的環境；
- (g) 是次修訂未有更改安樂村工業區的准許用途，因此零售活動並不屬該地帶的准許用途之一，故相信不會助長區內的水貨活動；
- (h) 就粉嶺第48區的發展，署方一直與發展局緊密聯繫，以妥善處理受影響居民的訴求。署方會繼續與有關的

鄉事委員會、地區人士和各村村長等保持溝通；

- (i) 就區內休憩設施不足的問題，署方會與康文署協調和研究，希望盡快展開相關工程，以配合該區的房屋發展；
- (j) 署方會積極與地政總署研究「鄉村式發展」地帶內的空置土地可否用作以短期租約形式運作的公眾停車場。

(溫和輝議員和高維基先生於此時離席。)

44. 黎倩君女士補充表示，房屋署理解粉嶺第 48 區與粉嶺市中心距離較遠，因此會參考委員提出的意見，以及諮詢地區人士和相關部門，以期為該區提供適當的社區配套設施。

45. 盧慧玲女士補充回應如下：

- (a) 房屋署曾就粉嶺第 48 區的住宅發展計劃進行一系列的可行性研究，其中的交通影響評估報告顯示，有關計劃不會對該區的交通負荷造成太大的負面影響。評估報告亦已審視該區的交通系統和服務需要，例如是否需要改善公共交通服務或有關設施等；
- (b) 因應上述交通影響評估報告的建議，署方將於粉嶺第 48 區設置迴車處，以便駕駛人士使用粉嶺支路至粉嶺公路往九龍方向；
- (c) 署方會與運輸署商討有關公共交通服務的配套設施，而有關服務班次等安排則須因應該區未來的交通和運輸情況再行擬定；
- (d) 路政署現正進行的吐露港公路／粉嶺公路擴闊工程，將於粉嶺公路(往九龍方向)設置巴士轉乘站，工程預計於 2019 年完成。屆時，粉嶺第 48 區的居民可使用近何家園的行人天橋到巴士轉乘站乘車，舒緩對

鐵路系統的壓力；

- (e) 土木工程拓展署已就粉嶺第 48 區的土地平整和基礎建設委任獨立的顧問公司，進行進一步的研究和設計。

46. 陳子達先生補充回應如下：

- (a) 現時的发展計劃將重置和改善大窩西支路，有關工程將擴闊其行車路和行人路，以及重置附近的公用設施，例如排水渠、污水渠、電線和煤氣管道等，確保為該區提供充足的配套設施，以及減少日後進行掘地維修的需要；
- (b) 根據路政署的資料，吐露港公路／粉嶺公路擴闊工程將分四期進行，現正進行的粉嶺公路段改善工程完成後，相信其容量可得到改善，以配合北區未來的發展；
- (c) 土木工程拓展署早前已就有關計劃聘請顧問公司，以進行全面和詳細的研究、設計和施工監督，並會與運輸署保持溝通，以完善區內的交通配套設施。

47. 溫和達議員詢問豁免用作政府規定的公眾停車場有關計算地積比率的條款，當中有否限制預留作非公眾的車輛泊位數量。此外，他詢問哪些部門負責監管可能會製造噪音或空氣污染的行業。

48. 彭振聲議員表示，規劃署現時就安樂村工業區的地積比率和建築物高度作出的修訂，雖可鼓勵發展商預留更多空間作行人路，但可能會令新落成建築物的樓面空間減少。他詢問署方事前有否就該等修訂諮詢香港新界北區廠商會。

49. 陳旭明議員表示，現時零售業亦不屬安樂村工業區的准許用途之一，因此規劃署須考慮草圖的修訂如何避免間接助長水貨活動。

50. 劉國勳議員提出下列意見：

- (a) 由於安樂村工業區的地積比率維持不變，預期對區內大廈的總樓面面積不會帶來太大改動，相信草圖的修訂與區內的水貨活動沒有直接關係；
- (b) 認同規劃署應諮詢香港新界北區廠商會，並考慮提高安樂村工業區的地積比率，以鼓勵發展商或業主重建區內的工廠大廈；
- (c) 除粉嶺第 48 區的發展計劃外，皇后山發展計劃亦會增加北區的住宅供應，故有關部門應透過改善區內的交通系統和提高安樂村工業區的地積比率，增加區內的就業機會，配合整個北區的發展；
- (d) 規劃署將何家園的「工業」地帶改劃為其他用途，但卻未有將區內其他地方改劃作「工業」用途，減少了區內「工業」地帶的面積。

51. 錢敏儀女士就委員的意見和提問綜合回應如下：

- (a) 運輸署會因應個別地盤的情況，釐定可獲豁免計算地積比率的公眾停車場泊位數量，而工業大廈內非公眾停車泊位的樓面空間須包括在地積比率的計算內；
- (b) 規劃署希望透過為安樂村(規劃區第 25 及 26 區)加入豁免用作政府規定的公眾停車場的有關計算地積比率的條款，為區內提供足夠的工業樓面面積，同時不影響地區的交通負荷；
- (c) 署方會彈性處理安樂村工業區的地積比率豁免申請，並會和相關部門適時探討放寬有關限制的可行性。

52. 尤建中先生補充回應如下：

(a) 就溫和達議員的提問，草圖的《註釋》有訂明「工業」地帶內獲准的土地用途，但個別工業亦須視乎運作情況而向有關部門申請相關牌照；

(b) 零售業並非安樂村工業區的核准用途之一，在該區進行零售活動可能違反了《城市規劃條例》和土地租契的規定。北區民政事務處(下稱「民政處」)將於會後與相關部門跟進有關事宜；

北區民政
事務處

(c) 就陳旭明議員的提問，規劃署所用的投影片會包括在是次會議的會議記錄內。

53. 錢敏儀女士補充表示，歡迎委員就草圖的內容隨時聯絡規劃署。

54. 主席表示，委員普遍支持粉嶺第 48 區的發展計劃，但均關注該區社區配套設施不足的問題。他希望署方聆聽委員就草圖提出的意見，並作出適當規劃。有關發展計劃預期會對和合石村、和興村和何家園的居民有所影響，希望署方和相關部門可作出適當的賠償安置安排。

55. 主席總結表示，委員會原則上支持有關《粉嶺／上水分區計劃大綱草圖編號 S/FSS/21》的修訂，並希望有關部門訂定詳細的發展計劃後，再徵詢委員會的意見。

第 3 項——北區空氣質素監測站初步選址建議簡介 (委員會文件第 7/2016 號)

56. 主席歡迎環境保護署署理高級環境保護主任(空氣科學)蔡敏儀博士列席會議。

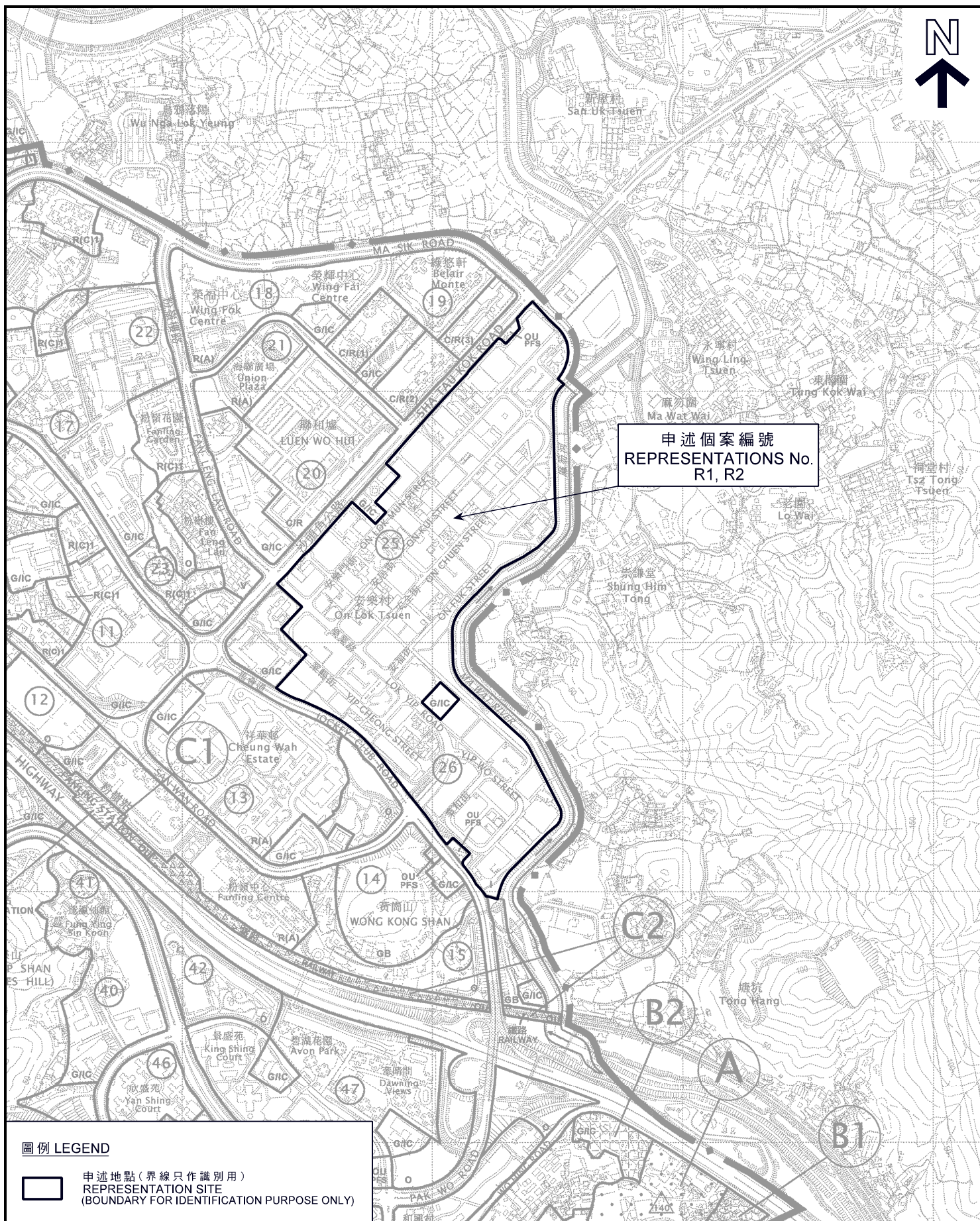
57. 蔡敏儀博士利用投影片介紹委員會文件第 7/2016 號，有關投影片載於附件三。

Provision of Major Community Facilities in Fanling/Sheung Shui

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	29.03 ha.	19.48 ha.	30.15 ha.	+ 1.12 ha.
Local Open Space	10 ha. per 100,000 persons	29.03 ha.	49.15 ha.	59.36 ha.	+ 30.33 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	347.80 classrooms	574 classrooms	574 classrooms	+ 226.20 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	548.90 classrooms	583 classrooms	668 classrooms	+ 119.1 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged of 3 to under 6	159.54 classrooms	221 classrooms	234 Classrooms	+ 74.46 classrooms
District Police Station	1 per 200,000-500,000 persons	0.61	0	0	- 0.61
Divisional Police Station	1 per 100,000-200,000 persons	1.51	1	1	- 0.51
Hospital	5.5 beds per 1,000 persons	1,664.18	733	1,233	- 431.18*
Clinic/Health Centre	1 per 100,000 persons	3.03	2	3	- 0.03
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.46	1	1	+ 0.54
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	3.89	7	7	+ 3.11

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	1.94	3	1	+ 1.06
Library	1 district library for every 200,000 persons	1.51	3	3	+ 1.49
Sports Centre	1 per 50,000 to 65,000 persons	4.47	5	5	+ 0.53
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	1.16	1	1	- 0.16
Swimming Pool Complex - standard	1 complex per 287,000 persons	1.01	1	1	- 0.01

* Hospital beds are assessed on a wider district basis. The shortfall in the OZP area could be addressed by the provision in the adjoining area. There is a planned hospital in Kwu Tung North.



位置圖 LOCATION PLAN

就粉嶺/上水分區計劃大綱草圖編號S/FSS/21
提出的申述個案編號R1至R2

CONSIDERATION OF REPRESENTATIONS No. R1 TO R2
TO DRAFT FANLING / SHEUNG SHUI
OUTLINE ZONING PLAN No. S/FSS/21

米 100 0 100 200 300 400 500 米
METRES

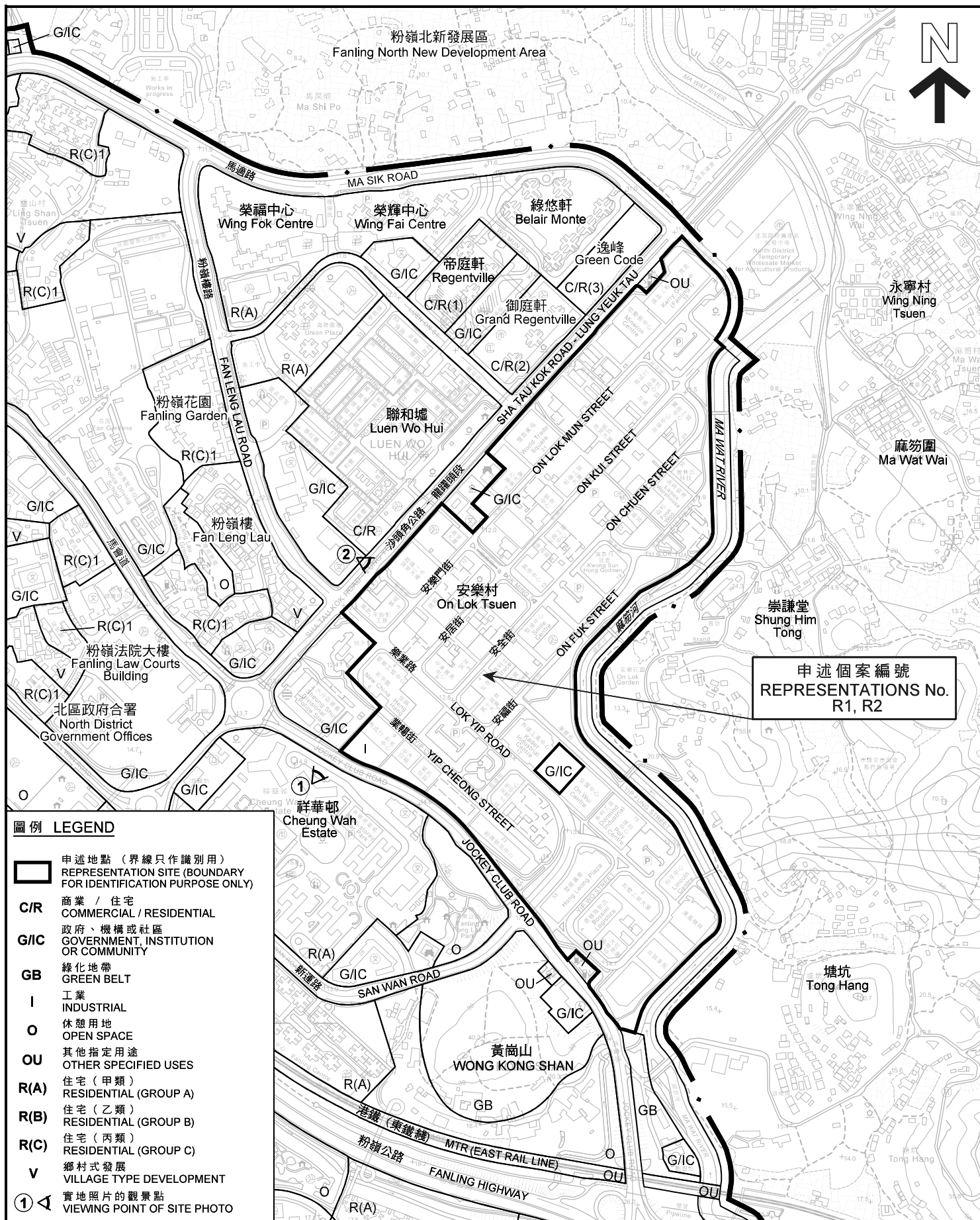
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSS/21-1 TO 2

圖 PLAN
H-1

本摘要圖於2016年8月3日擬備，
所根據的資料為於2016年1月29日展示的
分區計劃大綱圖編號S/FSS/21
EXTRACT PLAN PREPARED ON 3.8.2016
BASED ON OUTLINE ZONING PLAN
No. S/FSS/21 EXHIBITED ON 29.1.2016



平面圖 SITE PLAN

就粉嶺 / 上水分區計劃大綱草圖編號S/FSS/21
提出的申述個案編號R1至R2
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2
TO DRAFT FANLING / SHEUNG SHUI
OUTLINE ZONING PLAN No. S/FSS/21

SCALE 1 : 7 500 比例尺
100 0 100 200 300
METRES METRES

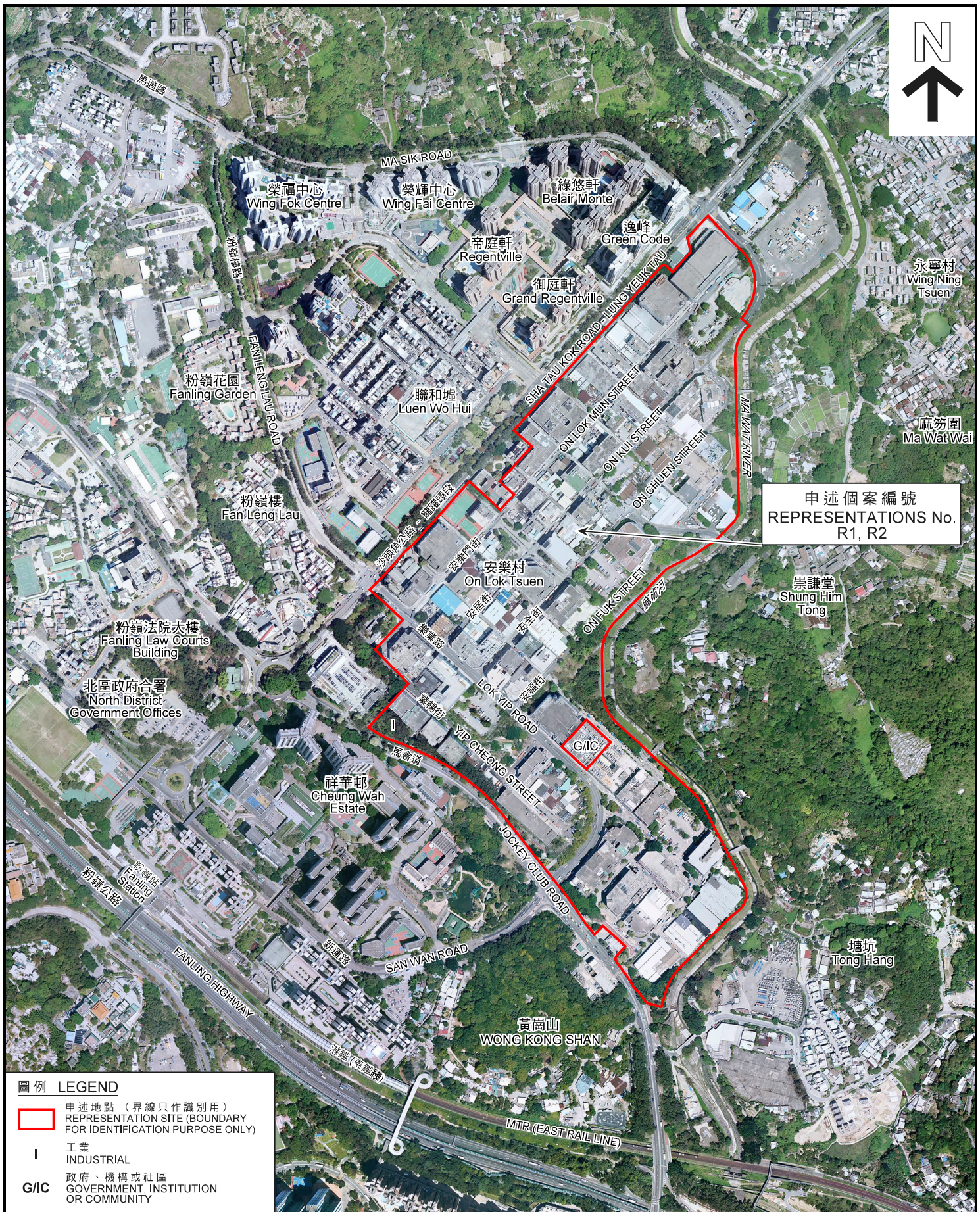
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSS/21-1 TO 2

圖 PLAN
H-2

本摘要圖於2016年8月11日擬備，
所根據的資料為測量圖編號
3-SW-A和3-SW-C
EXTRACT PLAN PREPARED ON 11.8.2016
BASED ON SURVEY SHEETS Nos.
3-SW-A AND 3-SW-C



圖例 LEGEND

-  申述地點 (界線只作識別用)
REPRESENTATION SITE (BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY)
-  工業
INDUSTRIAL
-  政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

本摘要圖於2016年8月4日擬備，
所根據的資料為地政總署
於2015年4月15日拍得的航攝照片
編號CS59077、CS59078、CS59079、CS59134、
CS59135、CS59136、CS59196、CS59197及CS59198

EXTRACT PLAN PREPARED ON 4.8.2016
BASED ON AERIAL PHOTOS Nos.CS59077,
CS59078, CS59079, CS59134, CS59135,
CS59136, CS59196, CS59197 AND CS59198
TAKEN ON 15.4.2015 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就粉嶺 / 上水分區計劃大綱草圖編號S/FSS/21
提出的申述個案編號R1至R2

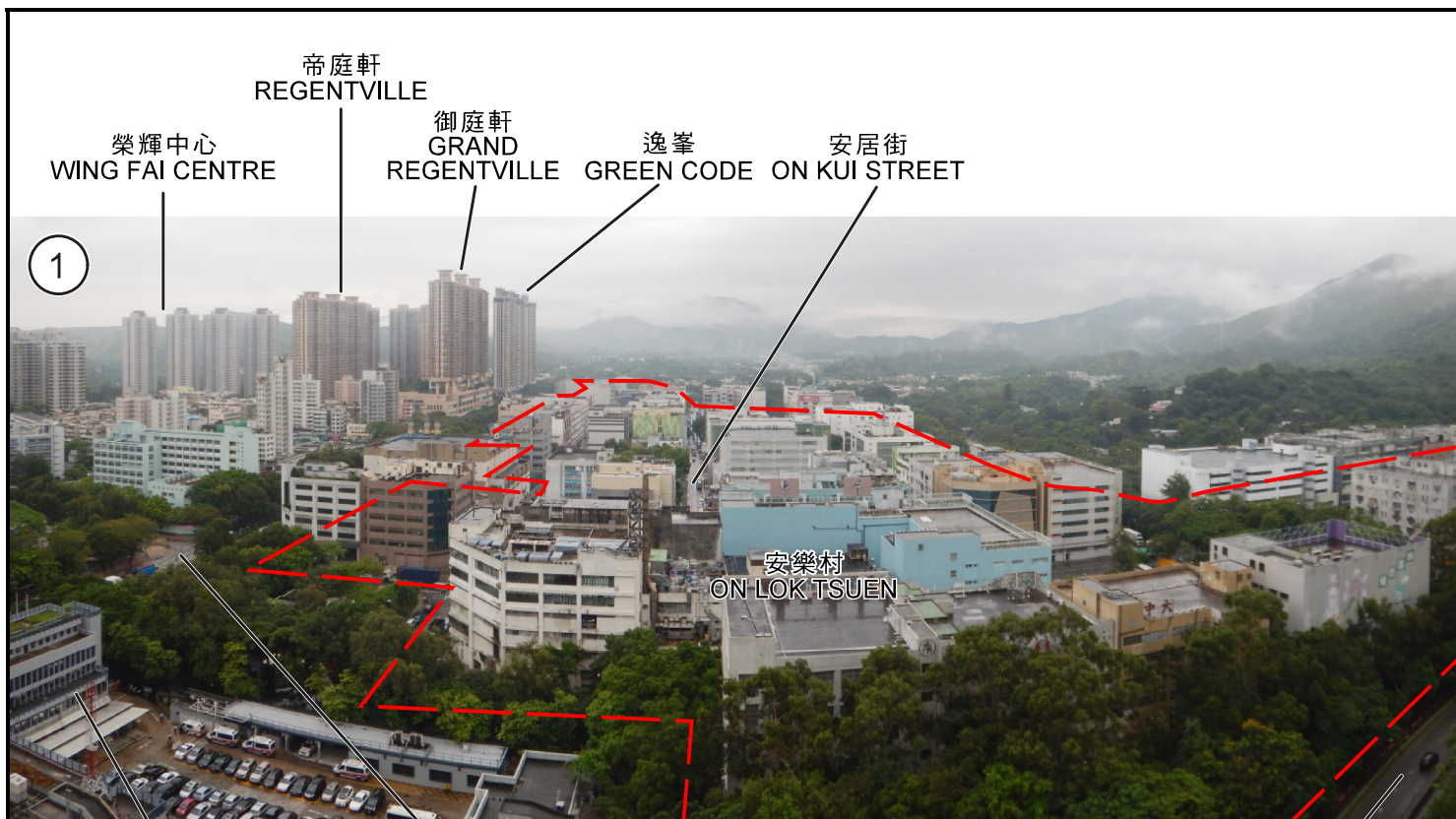
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2
TO DRAFT FANLING / SHEUNG SHUI
OUTLINE ZONING PLAN No. S/FSS/21

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSS/21-1 TO 2

圖 PLAN
H-3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2016年8月11日擬備，所根據的資料為攝於2016年8月10日的實地照片
PLAN PREPARED ON 11.8.2016 BASED ON SITE PHOTOS TAKEN ON 10.8.2016

就粉嶺/上水分區計劃大綱草圖編號S/FSS/21
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2
TO DRAFT FANLING / SHEUNG HUI
OUTLINE ZONING PLAN No. S/FSS/21

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/FSS/21-1 TO 2

圖 PLAN
H-4