



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

米  
METRES

300000

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" only) Residential Institution School (in-free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
 Educational Institution  
 Institutional Use (not elsewhere specified)  
 Off-course Betting Centre  
 Office  
 Place of Entertainment  
 Private Club  
 Public Convenience  
 Recyclable Collection Centre  
 School  
 Shop and Services  
 Training Centre

(Please see next page)



RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated "Residential (Group A)1" ("R(A)1"), 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 gross floor area (GFA) of 69,500m<sup>2</sup> and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated "Residential (Group A)2" ("R(A)2"), 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 GFA of 38,500m<sup>2</sup> and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (c) On land designated "Residential (Group A)3" ("R(A)3"), 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 GFA of 178,100m<sup>2</sup> and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (d) In determining the maximum GFA for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

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

22 March 2016

~~By Fax~~ and By Hand

Dear Sir,

**Representation to Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/FSS/21  
under Section 6(1) of the Town Planning Ordinance**

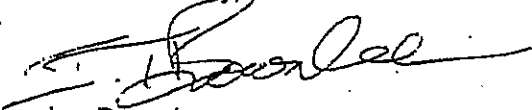
I refer to the Draft Fanling/ Sheung Shui Outline Zoning Plan No.S/FSS/21 gazetted on 29 January 2016 that is currently inviting Representations.

We are authorised by City Jet Development Limited to make a Representation in relation to the Draft Plan pursuant to Section 6(1) of the Town Planning Ordinance. Specifically, the Representation comments on Amendment Item A1 at various lots at D.D.51 and the adjoining Government Land at Area 48, Fanling.

Please find enclosed the following in support of the Representation:

- i. Representation Statement which sets out the details of the Representation.
- ii. Proposed amendments to meet the Representation.
- iii. Executive summary.
- iv. Authorisation letter from the Representer.

Yours faithfully,



Ian Brownlee  
For and on behalf of  
Masterplan Limited

Enc  
cc . Client and Consultants

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/FSS/21-4
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，獲妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不會提出論。

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Marksworth Limited	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Toco Planning Consultants Limited	
3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Fanling / Sheung Shui OZP No. 8/FSS/21

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」



REPRESENTATION RELATING TO  
DRAFT PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》（第131章）  
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary)  
 申述詳情 (續) (如有需要, 請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters <sup>a</sup> 有關事項 <sup>a</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment item B2	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see attached Planning Objection Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.

對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

Please see attached Planning Objection Statement.

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份；至於其他補充文件（例如：影響評估報告），則須一式90份。

Please see attached Planning Objection Statement.

## 5. Signature 簽署

Signature  
簽署

*Chan Tat Choi*

"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

Chan Tat Choi

Managing Director

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☒ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他: MPIA and RPP

on behalf of  
代表



Toco Planning Consultants Limited

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 23 March, 2016

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

(a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and

(b) facilitating communication between the "representer" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及

(b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請劃去不適用者

Please fill "NA" for inapplicable item. 請在不適用的項目填寫「不適用」

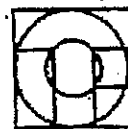
「✓」 at the appropriate box

請在適當的方格內加上「✓」號

**TOCO PLANNING CONSULTANTS LTD.**  
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

24 Lippo Leighton Tower,  
103 Leighton Road, Causeway Bay,  
Hong Kong.  
Tel: 2645 0168  
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E-mail: [tocoplanning@hotmail.com](mailto:tocoplanning@hotmail.com)  
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達材都市規劃  
顧問有限公司

The Secretary,  
Town Planning Board  
15<sup>th</sup> Floor  
North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Dear Sir,

23 March, 2016

**Representation on Amendment Item B2 for  
Lot Nos. 4250 RP, 4252 s.A, 4272 RP, 4273 s.B RP, and 4897 RP in DD51  
on the Draft Fanling/ Sheung Shui OZP No.S/FSS/21**

We submit herein, on behalf of Marksworth Limited, the registered owner of lot nos. 4250 RP, 4252 s.A, 4272 RP, 4273 s.B RP, and 4897 RP in DD51, a Representation under Town Planning Ordinance Section 6(1) in objection to the proposed Amendment Item B2 on the Draft Fanling/ Sheung Shui OZP No.S/FSS/21 under Section 6 of the Town Planning Ordinance. Amendment Item B2 has proposed to rezone the private lots from "Industrial" ("I") use to "Government, Institution or Community" ("G/I/C") use for a reserved school site. This will seriously jeopardize the intended provision of an Automobile Dealership Centre at the private lots. The planning objection is based on the following reasons:-

1. The landowner, Marksworth Ltd., is a wholly-owned subsidiary of Sime Darby Motor Group (HK) Ltd.. The latter intends to provide a 5S BMW Automobile Dealership Centre (the Centre) at the private lots in accordance with the development requirements of the previous "Industrial" ("I") zoning. The "I" zoning allows industrial, office, and shops and services uses at the private lots. The proposed "G/I/C" zoning under Amendment Item B2 will seriously affect the implementation of the proposed facility which is under active planning and design.
2. The subject private lots are located near a highway and a busy local road. It is considered more suitable for the proposed Centre than a primary school which is more sensitive to noise and air pollution impacts from the adjacent highway. Pedestrian safety could also be a concern in view of its location near a road bend at Tai Wo Service Road West with frequent local traffic.
3. We propose to rezone the site to "Other Specified Use (Automobile Dealership Centre)" zone so as to allow the early development of the proposed Centre with a proposed maximum plot ratio of 5 and a building height of 50m. The proposed zoning and building will also result in land use compatibility with the adjoining proposed public housing site zoned "R(A)3" under Amendment Item A and the adjacent village houses.

TED T. C. CHAN



**TOCO PLANNING CONSULTANTS LTD.**  
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

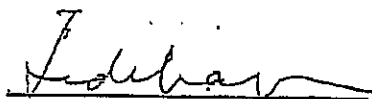
4. A Planning Objection Statement, which has included a detailed design of the Centre with technical assessments, is submitted for the consideration of the Town Planning Board. The design of the development proposal, technical assessments, and the proposed "Other Specified Uses(Automobile Dealership Centre)" zoning have illustrated clearly that the Representation and the proposed rezoning are well justified based on the following reasons:-

- i. The proposed Centre is more compatible with the local land uses because it will not induce significant environmental impact to the adjacent proposed public housing site and the village houses. It will also act as a noise barrier between the highway and the adjacent residential uses.
- ii. The proposed "OU(Automobile Dealership Centre)" zoning will ensure the design and development of the Centre which will not adversely affect local traffic and environment as indicated in the technical assessments.
- iii. The early development of the Centre will help upgrading the local environment and townscape by the provision of a modern, well designed and sustainable building. Abundant landscaping such as the roof garden and the ground level landscaped areas has been proposed as part of the Centre to enhance local amenity.
- iv. The Traffic Impact Assessment has also concluded that the Centre will not result in any significant traffic impact to the local roads and the proposed public housing estate.

In view of the merits of the proposed development and the justifications presented, honourable members of the Town Planning Board are requested to further amend the draft plan to accommodate the proposed Automobile Dealership Centre.

Please find enclosed with the letter 90 copies of the Planning Objection Statement and a copy of Form No.S6 for your attention.

Yours faithfully,  
Toco Planning Consultants Ltd.



Ted Chan  
Managing Director



就草圖作出申述  
Representation Relating to Draft Plan

TPB/R/S/FSS/21-5

Annex IV-R5

參考編號

Reference Number:

160202-153545-57934

提交限期

Deadline for submission:

29/03/2016

提交日期及時間

Date and time of submission:

02/02/2016 15:35:45

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Virginia Yeung

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
Item B2	反對 Oppose	<p>The proposed re-zoning is unnecessary as there is currently in lack of industrial land in Hong Kong to cater for industrial development who require higher building specifications which cannot be found in ordinary industrial building.</p> <p>Entry barrier to industrial estate is now becoming tight and require special consent from science park.</p> <p>on the one hand, government put on industrial land for sale by tender. on the other hand, government is rezoning the industrial zone for other use.</p> <p>To retain as industrial zone is good for hong kong's future development.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/FSS/21-6

Annex IV-R6

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

160324-181428-90075

提交限期

Deadline for submission:

29/03/2016

提交日期及時間

Date and time of submission:

24/03/2016 18:14:28

提出此宗申述的人士

Person Making This Representation: 夫人 Mrs. law

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
ITEM A	反對 Oppose	PROPOSED RE-ZONING FROM GREEN BELT TO RESIDENTIAL IS CONSIDERED NOT ACCEPTABLE.  please advise if there are any rare species, important trees within the area, so as to minimize the impact to our environment.  please advise the number of tree affected, and the compensatory planting proposal.
Item B1	反對 Oppose	ditto:-

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/FSS/21-7

Annex IV-R7

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

160321-100000-72981

提交限期

Deadline for submission:

29/03/2016

提交日期及時間

Date and time of submission:

21/03/2016 10:00:00

提出此宗申述的人士

Person Making This Representation: o Ltd

先生 Mr. Brian Ng for The Hong Kong and China Gas C

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
Item A, B1 & B2		We have no objection on Items A, B1 & B2. However, we note that there may be new development of residential buildings and Government, institution or community facilities in close vicinity of an existing high pressure pipeline at Tai Wo Service Road West. In this regard, we would request the future developer to conduct a risk assessment for evaluating the potential risk and determining necessary mitigations if required. The future developer should also consult our company in design stage and close coordinate with our company during construction stage and provide protective measures.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):



香港北角渣華道 333 號

TPB/R/S/FSS/21-8

北角政府合署 15 樓

城市規劃委員會

日期：2016 年 3 月 21 日

敬啟者：

主題：城市規劃條例（第 131 章）

粉嶺 / 上水分區計劃大綱核准圖

編號 S/FSS/20 的修訂（現行生效：大綱

草圖編號 S/FSS/21）

「上致君

下澤民

光於前

垂於後」

政府在 2013 年 7 月 4 日公佈「新界東北新發展區規劃及工程研究」的結果。發展局局長陳茂波先生在記者會上說：「新界東北新發展區是香港人規劃的新一代新市鎮，主要是為應付香港市民住屋和社會的經濟發展的需求。香港人口在未來三十年會增加約一百四十萬。同時隨著平均住戶人數下降，經濟持續增長，社會對各類土地需求依然非常緊張，政府必須多管齊下開拓新的土地供應。」

2. 政府準備在兩個新市鎮擴展部分出售私人

住宅用地供發展時，實施「港人港地」措施。

3. 政府決定採取加強版的「傳統新市鎮發展模式」，由政府主導推行兩個新市鎮擴展部分的發展計劃，因應規劃用途徵用私人土地進行發展。

4. 本人是政府徵用私人土地受影響的市民，發展局長在二〇一三年七月四日的公佈，一方面體現二〇一一年《市區重建策略》提出「以人為先、地區為本、與民共議」的市區更新工作方針。我非常感謝發展局長及城市規劃委員會在過去四年的努力，非常支持「為了市民的福祉，香港不能再蹉跎了」。

5. 規劃署在二〇一五年十二月十七日發表載列政府統計處在二〇一五年九月公佈的最新新界及九龍的人口分佈推算二〇一五至二〇二四報告書，此兩區會分別增加肆拾伍萬陸仟陸佰人及拾叁萬貳仟肆佰人，在二〇二四年其人口會分別達到肆佰貳拾肆萬及貳佰叁拾叁萬人，香港島的人口，則由壹佰貳拾柒萬逐漸減少至壹佰壹拾玖萬人。

6. 本區有不少失修的樓宇，樓齡普遍達50年或以上，政府的政策惠澤民生，光於前垂於後。為配合政府方針，本大廈在二〇一三年參加了政府「大廈維修更新大行動」。

7. 為實現「善用土地資源」，本人懇請政府在本區進行規劃重建時，優先考慮以「市建局」重建作主要方式進行本區更新。期望按「市建局」的賠償方案，

以市場價格 2.5 倍的基準二次性支付，以協助受影響人士搬遷，盡早啟動發展。向符合法規的空置天台以市場價格的 20% 計算賠償。以一個特別優惠折扣予原業主在原址優先購回重建單位，未知能否以成本價購回？

8. 本單位為配合政府早年推行維修大行動，共支付港幣二十多萬元（包括拆除構造物等），懇請政府能體諒作出賠償。

順頌

政安！

受影響市民（持份者）

鄭潔冰

姓名：鄭潔冰

地址：

聯絡電話：

規劃署

城市規劃委員會

主席 先生:

彭啟安  
住址:

通訊:

電話:

日期: 22/03/2016

新界東北新發展區計劃 安置搬遷補償意見

本人 彭啟安, 與太太鄭潔冰及兒子 彭競賢 在  
(上水鳳溪創新小學對面) 居住。

2. 本人於 1955 年跟隨父母由上水華山村遷來現址居住, 在附近種禾、種蔥、種菜逾六十年。
3. 本人謹按憲報公告提出意見建議如下:
  - i) 如戶主在 1982 年以前已登記為寮屋住客, 則豁免戶主及家人的收入/資產審查;
  - ii) 政府在本區邊緣華山村入口、梧桐河畔先建成石屋/樓宇讓 1982 年已登記的戶主, 則其家人入住才清拆現住物業;  
(馬橋路石湖新村東段如能改建給我們入住, 則清拆更順利)
  - iii) 該石屋/樓宇已安裝好水電、煤氣、電話、上網線、馬路、坑渠等
  - iv) 每戶三萬五千元搬遷費;
  - v) 如該寮屋屋主為該屋地地主, 則可根市建局模式, 分派一層新建樓宇給寮屋地主(土地持份者)。本人所提建議如蒙俯允, 則不勝感激。  
為祈 直心健康愉快, 家庭幸福!

彭啟安 謹  
居住:



TPB/R/S/FSS/21-C1

**savills**  
第一太平戴維斯

Ref: Savills/IND/RL/kk/L102/280416

Ricky Lau

Mr Raymond Kan  
The Secretary, Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong  
Your ref: TPB/R/S/FSS/21-R4  
28 April 2016

Hong Kong

EA LICENCE:  
T: (852)

Dear Sir,

**Re : Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/21**

I am Lau Ki Chung, a G.P. Chartered Surveyor of RICS and a Director of Industrial Department of one of top international surveying firm Savills (Hong Kong) Limited. I have been working in the agency, project planning and redevelopment projects of Hong Kong industrial properties for over 22 years. I experienced the past industrial use planning changes in various stages in HK.

I write to express my strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories. At current situation, BMW and other famous Automobile operators has been looking for such kind of land for many years, say 5 years at least and now they are still looking for this kind of land for they advanced changing requirements for car operation. However, the TPD does not provide such concept of town planning ideas in their planning stage in draft OZP. Like overseas well developed countries, Singapore, China, Europe etc. We need advanced technology and enough job opportunities for our HK people. As a TPB, we should provide opportunities to such major automobile investors and operators to operate their 5S centre in HK. For Industrial Estate operating by the HK Science Park, they will not accommodate those operations. Try to think in other way, where they can go? How to improve HK competitiveness? In my view, there must some low density industrial land zoning to accommodate this advance operation in order to sustain the HK economy and employment market. Therefore, I hope you can take my consideration. Please keep those industrial zoning land for the future economy development of HK.

I believe your newly proposed rezoning GIC could be re-arranged to other existing temporarily hourly car park nearby. I found that there are at least 3-4 site is good for school development. There is only one single piece of private land currently zoned as IND could be used as a 5S centre. That means GIC can be zoned in other area, but Car 5S centre cannot be located in other area except the Government could resume some land next to the motorway for their operation. Therefore I hope you could consider my idea and keep on to zone this area as an Automobile use or Industrial or OU zone.

Thanks for your kindly consideration.

Yours faithfully,  
For and on behalf of  
Savills (Hong Kong) Limited

*Ricky Lau*  
Ricky Lau

Deputy Senior Director  
Industrial Development & Investment  
EA Licence:



The Secretary  
Town Planning Board  
15<sup>th</sup> Floor  
North Point Government Offices  
333 Java Road, North Point  
Hong Kong

Dear Sirs,

5 May 2016

**Comments on Representation No.TPB/R/S/FSS/21-4 Relating to Draft  
Fanling/ Sheung Shui Outline Zoning Plan No.S/FSS/21**

---

We submit herein a Comment on Representation No.TPB/R/S/FSS/21-4 (Representation) relating to Draft Fanling/ Sheung Shui OZP Plan No.S/FSS/21 under Section 6A(1) of the Town Planning Ordinance.

We have conducted a consultation exercise with related associates regarding the Representation on Amendment Item B2 on the Draft Fanling/ Sheung Shui OZP No.S/FSS/21. Many support letters have been received. The supporters strongly believe that the Automobile Dealership Centre proposed in the Representation would upgrade and enhance the local landscape. The proposed Automobile Dealership Centre would also rejuvenate the local land use with improved employment opportunities and other associated benefits. In view of the significant social benefits that could result from the proposed development and the associated rezoning, honourable members of the Town Planning Board are requested to further amend the draft plan to "OU(Automobile Dealership Centre)" to facilitate the proposed development.

Please find enclosed a copy of Form No.S6A and supporting letters for your attention.

Yours faithfully,

Marksworth Limited

For and on behalf of  
**MARKSWORTH LIMITED**

  
Peter Goh *Director(s) / Secretary*  
Managing Director

RECEIVED  
2016 MAY -5 P 4:50  
TOWN PLANNING BOARD

The Secretary,  
Town Planning Board  
15<sup>th</sup> Floor  
North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Dear Sirs,

6 May 2016

**Comments on Representation No.TPB/R/S/FSS/21-4 Relating to Draft  
Fanling/ Sheung Shui Outline Zoning Plan No.S/FSS/21**

---

We refer to our letter dated 5.5.2016 with Form No. S6A and supporting letters attached.

Please find enclosed the additional supporting letters for Representation No. TPB/R/S/FSS/21-4 for your attention.

Should you have any queries, please contact our Mr. Eric Lam at [REDACTED]

Yours faithfully,

Marksworth Limited  
*For and on behalf of*  
**MARKSWORTH LIMITED**



.....  
*Director(s) / Secretary*

Peter Goh  
Managing Director



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述，對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Marksworth Limited

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) N.A.

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	Draft Fanling/Sheung Shui OZP No. S/FSS/21
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/FSS/21-4

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued) (use separate sheet if necessary)  
意見詳情 (續) (如有需要, 請另頁說明)

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Marksworth Limited ("Representer/ Commenter") has conducted a consultation exercise regarding the proposed set up of a flagship 5S BMW Automobile Dealership Centre ("5S Centre") with related associates. A number of support letters have been received and are attached with the form. The supporters strongly believe that the 5S Centre would upgrade and enhance local landscape. It could also rejuvenate the local land use with improved employment opportunities and other associated benefits. In view of the significant social benefits resulted from the proposed development and associated rezoning, honourable members of the Town Planning Board are requested to further amend the draft plan to "OU (Automobile Dealership Centre)" to facilitate the proposed development.



TPB/R/S/FSS/21-C3

香港忠誠集團成員  
A member of C S Group, Hong Kong

(估價服務)

(Valuation Service)

C S SURVEYORS LIMITED

公司牌照號碼 LICENCE NO.

Your ref: TPB/R/S/FSS/21-R4

The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong  
Attn. Mr. Raymond Kan

May 3, 2016

Dear Sir,

Re: Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline  
Zoning Plan No. S/FSS/21

We, C S Surveyors Ltd., write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

We understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling!

Yours faithfully,

C S Surveyors Ltd.

Denys Kwan



003

30+ years of Excellence

## Directors

Cheng Wing-ming BA HSC(MATH) Kwan Lok-ping, Denys MBA(Cont. & RE) Dip. Prof. Man.(RICS) FRICS MHKIS RPS(GP) FILA MHREA RICS Reg.Valuer  
Lo Hon-cheung, Sam MHKIS MHKIS RPS(GP) MHREA FHKH PCH RPHH MHREA HKQAA ACIAB RICS Reg.Valuer Lam Chok-wing, Steven BSc MSc MHKIS RPS(GP)  
Ho Po-yue BSc(Hons) MHKIS MHKIS RPS(GP) RICS Reg.Valuer Leung Ka-yee, Teresa BA HSC(RE) Staples, Mark BSc(Hons) MBA Dip. Prof. Man. MHKIS MHKIS

## Associates

Hui Chau-sing, Ludwig BSc(Hons) Au Yeung Siu Leung, Alan BSc(Real Estate) MHKIS MHKIS RICS Reg.Valuer

Address  
(Hong Kong)  
(Shanghai)



Your Ref.: TPB/R/S/FSS/21-R4  
Our Ref.: HJC/28295/91444/mw  
Date: 29 April 2016

Meinhardt Infrastructure and  
Environment Ltd  
邁進基建環保工程顧問有限公司

**By Hand**

The Secretary  
Town Planning Board  
Planning Department  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Tel 電話:  
Fax 傳真:

Attn.: Mr. Raymond Kan

Dear Sir

Re: Support Letter for Representation No. R4 on Draft Fanling/  
Sheung Shui Outline Zoning Plan No. S/FSS/21

We are Meinhardt Infrastructure and Environment Ltd and we write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

We understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling.

Should you have any queries or require any further information, please do not hesitate to contact the undersigned on [REDACTED].

Yours faithfully  
MEINHARDT INFRASTRUCTURE AND ENVIRONMENT LTD

  
Helen Cochrane  
Director

Distn.: HJC





華東設計顧問有限公司  
A&B Design Consultants Limited

TPB/R/S/FSS/21-C5

Your ref: TPB/R/S/FSS/21-R4

3rd May 2016

The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Attn. Mr. Raymond Kan

Dear Sirs:

Re: Support Letter  
for Representation No. R4  
on Draft Fanling/Sheung Shui  
Outline Zoning Plan No. S/FSS/21

We are A&B Design Consultants Limited and we write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

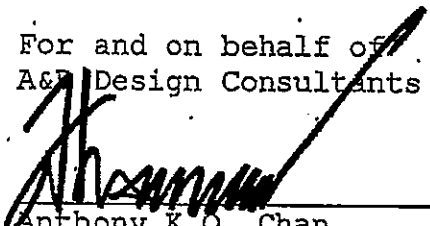
We know for sure the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighborhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling!

Yours faithfully,

For and on behalf of  
A&B Design Consultants Limited

  
Anthony K.O. Chan  
RIBA HKIA AP  
Registered Architect



005



**TOCO PLANNING CONSULTANTS LTD.**

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

2A Lippo Leighton Tower,

103 Leighton Road, Causeway Bay,

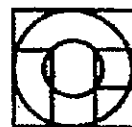
Hong Kong.

Tel: 2895 0168

Fax: 2577 2862

E-mail: [tocoplanning@hotmail.com](mailto:tocoplanning@hotmail.com)

Website: <http://www.tocoplanning.com>



達材都市規劃  
顧問有限公司

The Secretary,  
Town Planning Board  
15<sup>th</sup> Floor  
North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

TPB/R/S/FSS/21-C6

Attn.: Mr. Raymond Kan

Dear Sir,

4 May, 2016

**Support Letter for Representation No. R4  
on Draft Fanling/ Sheung Shui OZP No.S/FSS/21**

We, Toco Planning Consultants Ltd., write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

We understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes, while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling!

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan  
Managing Director



006

To Whom It May Concern:

We/ I ~~are~~ Jonathan Chan and we write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

We understand the new 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

The 5S Center location picked in Fanling area is very good and very convenient for the NT north and west residents because it can save our traveling time instead of driving long way to go either Ma Tai Wai or Tuen Wan service center currently. It can also help to reduce the traffic condition in both service center areas.

As a BMW owner, I kindly request you to please accept our support for BMW's proposal to establish a 5S Centre!

Yours faithfully,

Jonathan Chan

29/4/2016





TPB/R/S/FSS/21-C8

3 May 2016

The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Attn. Mr. Raymond Kan

Your ref: TPB/R/S/FSS/21-R4

Re: Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline  
Zoning Plan No. S/FSS/21

Dear Sirs:

I am aware that Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd has proposed to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling and I would like to express my strong support for them. Being a BMW car user and a resident in Yuen Long I look forward to seeing a new BMW facility in the northern and western parts of the New Territories.


To the best of my knowledge both Sime Darby and BMW remain steadfast in their commitment to sustainable development and environmental protection. I understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling!

Yours faithfully,  
The China Engineers, Ltd.

  
Shiu Chi Yan  
Managing Director

  
The China Engineers, Limited



008

電話: (81) .....  
傳真: (81) .....



TPB/R/S/FSS/21-C9

The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Attn. Mr. Raymond Kan

Your ref: TPB/R/S/FSS/21-R4

Re: Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline  
Zoning Plan No. S/FSS/21

Dear Sirs:

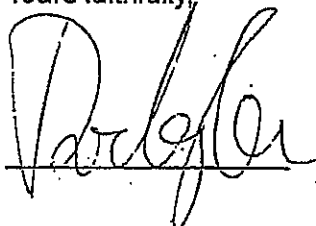
We are Smartland Inc Limited and we write to express our strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

We understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

We are optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

We kindly request you to please accept our support for BMW's proposal to establish a 5S Centre in Fanling.

Yours faithfully,



009

The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Attn. Mr. Raymond Kan

Your ref: TPB/R/S/FSS/21-R4

Re: Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline  
Zoning Plan No. S/FSS/21

Dear Sirs:

I, Lan Chung Yiu, a BMW / MINI owner am writing to express my strong support for Sime Darby Motor Group (HK) Ltd. and/or BMW Concessionaires (H.K.) Ltd to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

I understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

I am optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

I kindly request you to please accept my support for BMW's proposal to establish a 5S Centre in Fanling!

Yours faithfully,



A BMW / MINI owner



The Secretary  
Town Planning Board  
15th Floor, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

TPB/R/S/FSS/21-C126

Attn. Mr. Raymond Kan

Your ref. TPB/R/S/FSS/21-R4

Re: Support Letter for Representation No. R4 on Draft Fanling/Sheung Shui Outline  
Zoning Plan No. S/FSS/21

Dear Sirs:

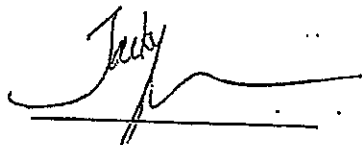
I, Tan Wai Fai, an employee of Sime Darby Motor Group (HK) Limited am writing to express my strong support for my company to set up a flagship BMW Automobile Dealership Centre ("Centre") at Fanling to increase customer service coverage, and facilitate users and residents in the northern and western parts of the New Territories.

I understand the new and green 5S Centre will be well-integrated into the local environment with innovative and sustainable features, such as proper environmental measures to enhance the building surroundings and operation processes while also implementing systems to reduce noise, pollution and waste to minimize impact to the village surroundings and future housing developments in the neighbourhood.

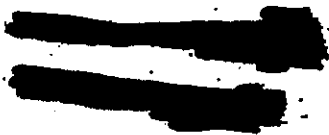
I am optimistic that the proposed 5S Centre will add positively to the residents' efforts to upgrade and beautify the area, and invigorate the district with improved employment opportunities and other fringe benefits.

I kindly request you to accept my support for the BMW 5S Centre in Fanling!

Yours faithfully,



A Sime Darby Motor Group (HK) Limited Employee



《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/21-3 至 9 及  
意見編號 TPB/R/S/FSS/21-C1 至 C226

(第 2 組－7 份申述書及 226 份意見書)

**DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/21  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/21-3 TO 9  
COMMENTS NO. TPB/R/S/FSS/21-C1 TO C226**

**(Group Two– Seven Representations and 226 Comments)**

申述人名單:

**List of Representers:**

- R3:** 城威發展有限公司 (由領賢規劃顧問有限公司代表)  
City Jet Development Limited (represented by Masterplan Limited)
- R4:** Marksworth Limited (由達材都市規劃顧問有限公司代表)  
Marksworth Limited (represented by Toco Planning Consultants Limited)
- R5:** Virginia Yeung 小姐  
Miss Virginia Yeung
- R6:** 羅太太  
Mrs Law
- R7:** Brian Ng 先生，代表香港中華煤氣有限公司  
Mr Brian Ng for the Hong Kong and China Gas Company Limited
- R8:** 鄭潔冰
- R9:** 彭啟安

## 就申述提出的意見的索引

## Index of Comments on Representations

意見編號 Comment No.	「提意見人」名稱 Name of 'Commenter'
TPB/R/S/FSS/21-C1	第一太平戴維斯 Savills (Hong Kong) Limited
TPB/R/S/FSS/21-C2	Marksworth Limited
TPB/R/S/FSS/21-C3	忠誠測量行有限公司 C S Surveyors Limited
TPB/R/S/FSS/21-C4	邁進基建環保工程顧問有限公司 Meinhardt Infrastructure and Environment Limited
TPB/R/S/FSS/21-C5	卓東設計顧問有限公司 A&B Design Consultants Limited
TPB/R/S/FSS/21-C6	達材都市規劃顧問有限公司 Toco Planning Consultants Limited
TPB/R/S/FSS/21-C7	Jonathan Chan
TPB/R/S/FSS/21-C8	信昌機器工程有限公司 The China Engineers, Limited
TPB/R/S/FSS/21-C9	駿洲有限公司 Smartland Inc Limited
TPB/R/S/FSS/21-C10	Jeffrey Lee
TPB/R/S/FSS/21-C11	Smart Legend Properties Limited
TPB/R/S/FSS/21-C12	Marco Lai
TPB/R/S/FSS/21-C13	Lau Wai Kin Gary
TPB/R/S/FSS/21-C14	Yu Wai Tung
TPB/R/S/FSS/21-C15	Jerry Lee
TPB/R/S/FSS/21-C16	Lau Hin Pan



TPB/R/S/FSS/21-C17	Yim Chi Shing
TPB/R/S/FSS/21-C18	Yuan Kin Yu
TPB/R/S/FSS/21-C19	Choi
TPB/R/S/FSS/21-C20	Yu Yana
TPB/R/S/FSS/21-C21	Chow Chi Chung
TPB/R/S/FSS/21-C22	Lin Wei Ming
TPB/R/S/FSS/21-C23	Kwan Kam Wing
TPB/R/S/FSS/21-C24	Kerwin Chau
TPB/R/S/FSS/21-C25	C.Y. Chung
TPB/R/S/FSS/21-C26	Yu Chun Wah
TPB/R/S/FSS/21-C27	Cheung N.L.
TPB/R/S/FSS/21-C28	Chung Shu Wing
TPB/R/S/FSS/21-C29	New & Gay Travel Services Limited
TPB/R/S/FSS/21-C30	Siu Lin Lin
TPB/R/S/FSS/21-C31	Chan Kin Wa
TPB/R/S/FSS/21-C32	Kwan Lee Construction Company Limited
TPB/R/S/FSS/21-C33	Roger Houghton Motor Surveys Limited
TPB/R/S/FSS/21-C34	Chung Sui Lun
TPB/R/S/FSS/21-C35	Alfred Pong
TPB/R/S/FSS/21-C36	Chau Yau Tai
TPB/R/S/FSS/21-C37	Kelvin Ma
TPB/R/S/FSS/21-C38	Fung Kai Yuen
TPB/R/S/FSS/21-C39	Wong Ling Ling

TPB/R/S/FSS/21-C40	Kwong Siu Tim
TPB/R/S/FSS/21-C41	Ronald Pang
TPB/R/S/FSS/21-C42	Lam Kwan Yik
TPB/R/S/FSS/21-C43	Li Kin Shing, Joe
TPB/R/S/FSS/21-C44	Lam Chung Yiu
TPB/R/S/FSS/21-C45	Lam Ka Fai
TPB/R/S/FSS/21-C46	Liu Tak Ming
TPB/R/S/FSS/21-C47	Wong Ho Wan Ken
TPB/R/S/FSS/21-C48	姓名不詳 Name Illegible
TPB/R/S/FSS/21-C49	Desmond Lam
TPB/R/S/FSS/21-C50	Marcus Wong
TPB/R/S/FSS/21-C51	Elton Man Chor Cheung
TPB/R/S/FSS/21-C52	Jim Fai Chuen Patrick
TPB/R/S/FSS/21-C53	Lee Chi Chung
TPB/R/S/FSS/21-C54	Lai Shing Kin
TPB/R/S/FSS/21-C55	Au Chun Pong
TPB/R/S/FSS/21-C56	Kwan Siu Lai
TPB/R/S/FSS/21-C57	Lo Kwok Cheong
TPB/R/S/FSS/21-C58	Leung Kai Ming
TPB/R/S/FSS/21-C59	Wong Chung Wah
TPB/R/S/FSS/21-C60	Cheung Chun Hung Alex
TPB/R/S/FSS/21-C61	Chan Chun Wai Louis

TPB/R/S/FSS/21-C62	Lau Wai Keung Danton
TPB/R/S/FSS/21-C63	Wong Wai Ming
TPB/R/S/FSS/21-C64	Luk Buck Chung Kevin
TPB/R/S/FSS/21-C65	Kwong Chung Lok Rex
TPB/R/S/FSS/21-C66	Lam Pik Lam
TPB/R/S/FSS/21-C67	Alan Cheung King Fong
TPB/R/S/FSS/21-C68	Law Cheuk Kuen
TPB/R/S/FSS/21-C69	Tang I Hang Evan
TPB/R/S/FSS/21-C70	Tang Hoi Kit
TPB/R/S/FSS/21-C71	汪真標
TPB/R/S/FSS/21-C72	Yip Man Chun
TPB/R/S/FSS/21-C73	Un Yun Hung
TPB/R/S/FSS/21-C74	盧偉倫 Lo Wai Lun
TPB/R/S/FSS/21-C75	Lai Hoh Sum
TPB/R/S/FSS/21-C76	Tsang Hin Rei
TPB/R/S/FSS/21-C77	鄧麗新 Tang Lai Sun
TPB/R/S/FSS/21-C78	Tam Wai Hung
TPB/R/S/FSS/21-C79	Chan Ka Ming
TPB/R/S/FSS/21-C80	Leung Yuk Hei
TPB/R/S/FSS/21-C81	陳嘉朗 Chan Ka Long
TPB/R/S/FSS/21-C82	Cheong Yun Keung
TPB/R/S/FSS/21-C83	Yim Kin Wah

TPB/R/S/FSS/21-C84	Ho Chung Wa
TPB/R/S/FSS/21-C85	Chong Cheng Lei
TPB/R/S/FSS/21-C86	Choi Yee Pui
TPB/R/S/FSS/21-C87	Lam Ka Chun Peter
TPB/R/S/FSS/21-C88	Lo Nga Man
TPB/R/S/FSS/21-C89	Chau Kit Wan
TPB/R/S/FSS/21-C90	Kam Chi Man
TPB/R/S/FSS/21-C91	Chan Fu Wing
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TPB/R/S/FSS/21-C95	Li Chun Yue Stephen
TPB/R/S/FSS/21-C96	Pang Wai Hon
TPB/R/S/FSS/21-C97	Chan Wai Lap
TPB/R/S/FSS/21-C98	Chan Tak Kwong
TPB/R/S/FSS/21-C99	余中哲 Alex Yu
TPB/R/S/FSS/21-C100	Wong Lai Mei
TPB/R/S/FSS/21-C101	Tong Siu Hing
TPB/R/S/FSS/21-C102	Poon Lai Ping
TPB/R/S/FSS/21-C103	Shum Yuk Ling
TPB/R/S/FSS/21-C104	Peter Goh
TPB/R/S/FSS/21-C105	So Ming Yau

TPB/R/S/FSS/21-C106	Ng Man Shan
TPB/R/S/FSS/21-C107	Foo Cheuk Man Gloria
TPB/R/S/FSS/21-C108	Hui Kwan Ting
TPB/R/S/FSS/21-C109	Tse Hiu Han
TPB/R/S/FSS/21-C110	Pang Ting Chau
TPB/R/S/FSS/21-C111	Lim A Luen
TPB/R/S/FSS/21-C112	Chiu Siu Pik Dibble
TPB/R/S/FSS/21-C113	Kan May
TPB/R/S/FSS/21-C114	Jen So
TPB/R/S/FSS/21-C115	Lai Kim Chang
TPB/R/S/FSS/21-C116	Hong Hiu Lee
TPB/R/S/FSS/21-C117	Li Ho Ming
TPB/R/S/FSS/21-C118	Leung Chiu Nam Barry
TPB/R/S/FSS/21-C119	Judith Leung
TPB/R/S/FSS/21-C120	Mak Ka Yan Jamie
TPB/R/S/FSS/21-C121	Lam Pui Wah
TPB/R/S/FSS/21-C122	Cheng Suk King
TPB/R/S/FSS/21-C123	Chan Pui Kwan
TPB/R/S/FSS/21-C124	Wong Wai Jin
TPB/R/S/FSS/21-C125	Tung Yuk Chun Pat
TPB/R/S/FSS/21-C126	Tam Wai Fai Jacky
TPB/R/S/FSS/21-C127	Kum Wai Mei Michelle
TPB/R/S/FSS/21-C128	Chui Choi Ping

TPB/R/S/FSS/21-C129	Chan Man Wai
TPB/R/S/FSS/21-C130	Ip Tai Wai
TPB/R/S/FSS/21-C131	Ching Yee Ling
TPB/R/S/FSS/21-C132	Lam Lap Hung
TPB/R/S/FSS/21-C133	Lam Chi Ming
TPB/R/S/FSS/21-C134	Chan Yau Fai
TPB/R/S/FSS/21-C135	Cheng Chun Hung
TPB/R/S/FSS/21-C136	Lam Heung Yan, Vivian
TPB/R/S/FSS/21-C137	Chan Cheuk Nang
TPB/R/S/FSS/21-C138	Lam Kit Leung Eric
TPB/R/S/FSS/21-C139	Chan Nim Yan Philip
TPB/R/S/FSS/21-C140	Chan Pui Han Elsie
TPB/R/S/FSS/21-C141	Lee Yan Yan Anka
TPB/R/S/FSS/21-C142	Ng Hiu Kwan
TPB/R/S/FSS/21-C143	Yeung Ho Yan
TPB/R/S/FSS/21-C144	Poon Yau Mui
TPB/R/S/FSS/21-C145	Chan Chui Shan
TPB/R/S/FSS/21-C146	Lee Kam Yui
TPB/R/S/FSS/21-C147	Leung Ming Hang
TPB/R/S/FSS/21-C148	Katherine Ng
TPB/R/S/FSS/21-C149	Ng Siu Hin
TPB/R/S/FSS/21-C150	Hau Ka Hau Andy
TPB/R/S/FSS/21-C151	Kwok Lok Yee

TPB/R/S/FSS/21-C152	Lau Ka Fai, Joseph
TPB/R/S/FSS/21-C153	Wong Cheuk Ming
TPB/R/S/FSS/21-C154	Lam Chiu Keung
TPB/R/S/FSS/21-C155	Willis Lai
TPB/R/S/FSS/21-C156	Ma Ying Wo
TPB/R/S/FSS/21-C157	Wong Jo Yan Sammy
TPB/R/S/FSS/21-C158	Wong Fung Mui
TPB/R/S/FSS/21-C159	Chan Ka Shing
TPB/R/S/FSS/21-C160	李樂文
TPB/R/S/FSS/21-C161	Huen Pak Kuen
TPB/R/S/FSS/21-C162	Mak Mui Pan
TPB/R/S/FSS/21-C163	Wong Ying Kei
TPB/R/S/FSS/21-C164	Lam Kai Yuk
TPB/R/S/FSS/21-C165	Lee Siu Lum
TPB/R/S/FSS/21-C166	Chan Ka Ho
TPB/R/S/FSS/21-C167	Yu King Por
TPB/R/S/FSS/21-C168	Kan Hok Keung
TPB/R/S/FSS/21-C169	Sin Chung Woo Marco
TPB/R/S/FSS/21-C170	Li Sai Ho
TPB/R/S/FSS/21-C171	Lee Wai Yin
TPB/R/S/FSS/21-C172	Wong Chi Hung
TPB/R/S/FSS/21-C173	姓名不詳 Name Illegible

TPB/R/S/FSS/21-C174	Lee Mei Yu
TPB/R/S/FSS/21-C175	梁怡清
TPB/R/S/FSS/21-C176	Kaziff To
TPB/R/S/FSS/21-C177	Leung Lap Wai
TPB/R/S/FSS/21-C178	Bondy Kwok
TPB/R/S/FSS/21-C179	Iris Ng
TPB/R/S/FSS/21-C180	Fong Sin Yiu
TPB/R/S/FSS/21-C181	Janice Wong
TPB/R/S/FSS/21-C182	Leung Yun Ching
TPB/R/S/FSS/21-C183	陳樹榮 Chan Shu Wing
TPB/R/S/FSS/21-C184	Wong Pui Lan
TPB/R/S/FSS/21-C185	Cheng Wai Chung
TPB/R/S/FSS/21-C186	Jackson Yeung
TPB/R/S/FSS/21-C187	Wong Hing Cheung
TPB/R/S/FSS/21-C188	Anita Mui Sin Yuk
TPB/R/S/FSS/21-C189	Pau Siu Lun
TPB/R/S/FSS/21-C190	Wong Man Chi
TPB/R/S/FSS/21-C191	Chan Pui Man
TPB/R/S/FSS/21-C192	Yu Man Ho
TPB/R/S/FSS/21-C193	Lee Chi Ho
TPB/R/S/FSS/21-C194	Leung Ting Wai
TPB/R/S/FSS/21-C195	Chong Kam Ho Dorothy



TPB/R/S/FSS/21-C196	Wong Hon Kit
TPB/R/S/FSS/21-C197	Kammy Wong
TPB/R/S/FSS/21-C198	Kwan Ki Fung
TPB/R/S/FSS/21-C199	Fong Siu Man
TPB/R/S/FSS/21-C200	Choi Ka Chi
TPB/R/S/FSS/21-C201	Tang Wai Tak
TPB/R/S/FSS/21-C202	Wan Siu Sang
TPB/R/S/FSS/21-C203	Lam Tsz Cheung
TPB/R/S/FSS/21-C204	Yeung Wai Kwong
TPB/R/S/FSS/21-C205	Lai Hoi Kei
TPB/R/S/FSS/21-C206	Winny Chan
TPB/R/S/FSS/21-C207	Tong Hau Lam
TPB/R/S/FSS/21-C208	Poon Kai Ming
TPB/R/S/FSS/21-C209	Liang Man Kin
TPB/R/S/FSS/21-C210	Chan Woon Fei
TPB/R/S/FSS/21-C211	Wong Kwong Ling
TPB/R/S/FSS/21-C212	Chan Kwok Wo
TPB/R/S/FSS/21-C213	Ting Hiu Fung
TPB/R/S/FSS/21-C214	Chow Oi Kin
TPB/R/S/FSS/21-C215	Lam Ko Lai
TPB/R/S/FSS/21-C216	Au Kin Shing
TPB/R/S/FSS/21-C217	Hon Sik Nung
TPB/R/S/FSS/21-C218	Lam Ying Wai

TPB/R/S/FSS/21-C219	Pang Chi Chiu
TPB/R/S/FSS/21-C220	Mok Chi Wing
TPB/R/S/FSS/21-C221	Chau Chi Keung
TPB/R/S/FSS/21-C222	Li Cheong Man
TPB/R/S/FSS/21-C223	Cheung Kok Kay
TPB/R/S/FSS/21-C224	Chan King Fan
TPB/R/S/FSS/21-C225	Lai Sai Kit
TPB/R/S/FSS/21-C226	Lo Yin Hing

**DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/21  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/21-3 TO 9  
AND COMMENTS NO. TPB/R/S/FSS/21-C1 TO C226**

**(Group Two – Seven Representations and 226 Comments)**  
**Summary of Representations and Comments in Group 2 and PlanD’s Response**

**Representations**

<b>Rep. No.</b>	<b>Representer</b>	<b>Location (Representation Site)</b>	<b>Subject of Representation</b>	<b>PlanD’s Response</b>
R3	City Jet Development Limited (represented by Masterplan Limited)	Fanling/Sheung Shui Planning Area 48 (under Amendment <b>Item A</b> )	<ul style="list-style-type: none"> <li>- <b>R3</b> supports Item A for the proposed housing development at FSS Area 48 in general.</li> <li>- <b>R3</b> stated that he owned various lots in FSS Area 48 under the “R(A)3” zone, which could be separately developed for private housing development. The main grounds of representations are:</li> </ul>	The supportive views of <b>R3</b> on the proposal of housing development are noted.

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p><u>Scope to Increase Development Intensity</u></p> <ul style="list-style-type: none"> <li>- the Policy Addresses advocate for increase of development densities for housing supply. The FSS Area 48 is at the gateway of Fanling New Town. The proposed housing development failed to signify the gateway location and should be intensified to make prominent the housing development;</li> <li>- reference should be made to the HKPSG that the maximum PR can be 8. The development intensity of the public housing development (with a net domestic PR of 6/gross domestic PR of 4.5) is too low and has not yet maximized the development potential of the site;</li> <li>- there is scope to allow 20% increase of the development intensity from domestic PR of 6 to 7.2 (an addition of about 32,880m<sup>2</sup>) to allow additional private housing.</li> </ul>	<p>HKPSG stipulates that a domestic PR of 8 should only be permitted where there are no infrastructure constraints such as with close to high capacity transport system. In most existing New Towns, a maximum permitted domestic PR for high-density developments is generally 5. The PR is applied to the net site area which is calculated from the gross site area excluding slopes, roads and other infrastructure reserves.</p> <p>According to the Policy Address 2014, the Government considers it feasible to generally increase the maximum domestic plot ratio by around 20% as appropriate. However, it does not mean an automatic increase in development intensity for all individual housing sites. The increase in the maximum domestic PR of a site will be pursued only when there is scope in terms of development capacity and the various constraints and impacts could be addressed or mitigated through appropriate measures.</p> <p>The maximum domestic PR of the Fanling/Sheung Shui New Town is generally 5. As per the Policy Address 2014, the PR could be increased 20% from 5 to 6, subject to infrastructural capacity and technical considerations. In this regard, the</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				<p>domestic PR for the proposed public housing development at FSS Area 48 has been increased from 5 to 6 together with a non-domestic PR of 0.5 so as to optimize the development potential of the site. Such development intensity was commensurate with those of the Fanling/Shueng Shui area and other New Towns. As compared with the existing high-density public and private residential developments in the adjacent area, namely Dawning Views, Avon Park and Wah Sum Estate, with a PR of 4.0 to 5.7, the development intensity of the proposed public housing development is considered appropriate.</p> <p>The proposed development intensity has been worked out taken into account the development constraints including limited infrastructure capacities (such as road capacity and sewage treatment capacity), environmental implications (in particular air ventilation and visual impacts) and compatibility with the adjacent village development. Various technical assessments including EA, VA, AVA(EA) and TIA have been undertaken and confirm that there should be no insurmountable problem for the development. Appropriate building setback, breezeways and air paths have been allowed to optimize air permeability and enhance wind performance.</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				Relaxation of the development intensity is constrained by the limited infrastructure capacities, in particular road capacity and sewage treatment capacity. C for T, DEP and CE/C of WSD commented that the design capacity of the existing road network, sewage treatment and water supplies system did not cater for the proposed further increase of development intensity. The proposed relaxation of PR to 7.2 is not substantiated by technical assessments to ascertain the feasibility and impacts of the proposal. Relaxing the PR from 6 to 7.2 would set an undesirable precedent, resulting in similar request for other development sites in the area. The cumulative impacts of further relaxing the development intensity would result in significant adverse impacts such as environmental, traffic and sewerage, etc.
			<u>Proposed Public-Private Housing Mix</u>  - the proposed public housing alone at the site is not in accordance with the public-private housing mix of 60:40 split set out in the Long Term Housing Strategy. It is desirable to provide both private and public housing at the site to allow a diverse housing type and a balanced community. There is also a strong demand	According to Long Term Housing Strategy, the Government will continue to maintain the public / private split of 60:40 for the ten-year period from 2016-17 to 2025-26. Such ratio is applied to the existing Fanling/Sheung Shui New Town as a whole. According to the latest estimate, the

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p>for private housing;</p> <ul style="list-style-type: none"> <li>- most of the western part of the "R(A)3" site is in private ownership of <b>R3</b> which should be respected. If the concerned area is rezoned for private housing development, this would avoid the need for land resumption. <b>R3</b> would implement the housing development and enable efficient land and housing delivery and better achieve the long term housing targets.</li> </ul>	<p>public/private housing split of the existing and planned housing developments in Fanling/Sheung Shui New Town is 61:39.</p> <p>In face of the urgent housing needs of Hong Kong people, especially the pressing needs of those waiting to move into public rental housing (the average waiting time for general applicants was 4.1 years as at end-June 2016) or to improve their living environment, the Government has adopted a multi-pronged approach in identifying potential housing sites in the short, medium and long terms. The public housing sites could accommodate about 4,000 households to meet Hong Kong's short- to medium-term housing needs. FSS Area 48 is one of the identified public housing sites submitted for NDC and LegCo's information in June 2014 and January 2015 respectively.</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p><b><u>R3's Proposal</u></b></p> <ul style="list-style-type: none"> <li>- <b>R3</b> proposes to increase the domestic PR from 6 to 7.2 and rezone the western part (about 0.67 ha) of the "R(A)3" site to "R(A)4" for private housing development.</li> <li>- <b>R3</b> submits an alternative housing scheme for a mixed private and public housing development. <b>R3</b> proposed to rearrange the public housing towers, the community/welfare blocks and the open spaces provision so as to allow an additional private housing tower at the western part of the site.</li> <li>- By allowing a 20% increase in the PR from 6 to 7.2, an addition of 544 private housing flats (about 33,000m<sup>2</sup>) could be provided.</li> <li>- <b>R3</b> reviews the technical assessments undertaken by HD and submits a broad assessment from environmental, visual, air ventilation, traffic and sewerage aspects. According to <b>R3</b>, the alternative scheme is technically feasible.</li> <li>- <b>R3</b> proposes to revise the Notes of "R(A)" zone and the relevant parts of the Explanatory Statement of the OZP to reflect the alternative scheme.</li> </ul>	<p>The proposed public housing development with a domestic PR of 6 and non-domestic PR 0.5 is considered appropriate taking into account the development constraints and the findings of various technical assessments.</p> <p><b>R3</b> proposes to increase the domestic PR from 6 to 7.2 so as allow the provision of an additional private housing tower for 544 flats. However, as indicated in the alternative scheme submitted, it entails an additional residential tower and large podium footprint that would significantly increase the building mass within the site. The proposed increase in development intensity would exacerbate the visual impact to the surrounding area, in particular to the adjoining low-rise village development. Besides, concerned departments have concerns/adverse comments from traffic, sewage, environmental and landscape aspects.</p> <p>DEP commented that SWHSTW is unable to receive the additional flow from the proposed private development. <b>R3</b> has not addressed how sewage generated from the proposed private development would be treated and disposed of. Besides, the NIA is unacceptable and it failed to demonstrate that the concerned residential</p>



Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				<p>development is not subject to adverse noise impacts.</p> <p>C for T comments that the traffic review submitted by <b>R3</b> fails to demonstrate that the Tai Wo Service Road West could cater for the proposed private housing development and has underestimated the traffic impact of the proposed Centre on the So Kwun Po Road Interchange. Besides, the rearrangement of the cul-de-sac under <b>R3</b>'s alternative scheme will adversely affect the public transportation arrangements for the proposed public housing development and the school. Regarding the landscape aspect, CTP/UD&amp;L of PlanD has concern on the provision of landscape and open space in the alternative development scheme.</p>
R4	Marksworth Limited (represented by Toco Planning Consultants Limited)	Fanling/Sheung Shui Planning Area 48 (under Amendment <b>Item B2</b> )	<ul style="list-style-type: none"> <li>- <b>R4</b> opposes rezoning a piece of private land comprising Lot Nos. 4250RP, 4252 S.A, 4272 RP, 4273 S.B RP, 4897 RP in D.D. 51 and a small piece of Government land from an "I" zone to "G/IC" for a school development as it would affect <b>R4</b>'s plan for the proposed Centre. The main grounds of representation are as follows:  <u>Undermined Private Development Right</u></li> <li>- <b>R4</b> purchased the concerned private lots on 17.9.2015</li> </ul>	The FSS Area 48 had been designated as "I" on the Fanling/Sheung Shui OZP since 1987. The site, adjacent the Wo Hop Shek Village, is currently occupied by temporary workshops, warehouse and various open storage uses. The 2009 Area Assessments recommended that the "I" zone have potential for comprehensive residential development and the "I" zone should be rezoned to facilitate residential development upon working out a feasible development option. This would

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p>with the intention to develop the Centre at the site. R4 has commenced preparation work for building design and land exchange application. The project is targeted for completion by 2018. The rezoning of the site from "I" to "G/IC" would jeopardize the development of the Centre. The new "G/IC" zoning would restrict the development right and cause substantial financial loss to the land owner.</p> <p><u>Site Suitable for Automobile Dealership Centre</u></p> <ul style="list-style-type: none"> <li>- With direct frontage along Tai Wo Service Road West, the site is easily accessible to Fanling Highway linking both local and district traffic. In view of its accessibility to visitors, it is suitable for the development of the Centre. The proposed development is compatible with the adjacent village, highway and proposed public housing development. Furthermore, it would create long-term job opportunities for the locals.</li> </ul> <p><u>Site Not Suitable for School Use</u></p> <ul style="list-style-type: none"> <li>- The "G/IC" zone under Item B2 is planned for a reserved primary school at FSS Area 48 to meet the demand of Fanling/Sheung Shui New Town. There is not yet definite programme for the school development. In fact, the planned population of Fanling/Sheung Shui New Town is decreasing which would affect the</li> </ul>	<p>help upgrade the existing environmental conditions in the area. The findings and recommendations of 2009 Area Assessments have been uploaded to PlanD's website for public information since September 2010.</p> <p>To take forward the recommendation, HD has conducted a feasibility study and recommended a proposed public housing development at FSS Area 48 under Item A. FSS Area 48 is one of the identified public housing sites submitted for NDC and LegCo's information in June 2014 and January 2015 respectively, of which the relevant information is available to the public. To support the public housing development and meet the demand of the Fanling/Sheung Shui New Town, S for E requested the provision of two primary schools in the area. In this regard, S for E reconfirms the need of the primary school site under Item B2 to serve the local community.</p> <p><u>School Use</u></p> <p>With the implementation of the proposed public housing development and the existing Wo Hop Shek Village to its west, FSS Area 48 would become a residential neighborhood. The G/IC use is considered compatible with the surrounding residential use. Besides, the proposed school</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p>demand of primary school places.</p> <ul style="list-style-type: none"> <li>- The site is not suitable for school use as it is located along Fanling Highway with high traffic and noise impacts. Majority of the land is under private ownership. As an alternative, <b>R4</b> identifies three other school sites in Fanling/Sheung Shui and also suggests there are a few abandoned village schools in Fanling, namely Wo Him School in Wo Hop Shek Village and Tsung Him School near On Lok Tsuen for the said school use.</li> </ul> <p><u>No Prior Consultation</u></p> <ul style="list-style-type: none"> <li>- There is no prior direct consultation with the landowner on the rezoning amendment.</li> </ul>	<p>development could serve as a visual buffer between the proposed high-density residential development and low-rise village houses in Wo Hop Shek Village. Concerned departments including DEP, C for T, CE/C of WSD and CE/MN of DSD have been consulted and considered that it would not cause any insurmountable problems on environmental, traffic, sewerage, drainage and water supplies aspects. DEP has been consulted and there is no insurmountable noise problem of the site for the school developments.</p> <p><u>Alternative School Sites</u></p> <p><b>R4</b> proposes three alternative school sites in Fanling/Sheung Shui and suggests two vacant village school sites. However, the proposed sites are considered not feasible. The proposed site at Castle Peak Road is currently used as a Towngas Fanling West Offtake Station serving the North District, WSD's Fanling Waterworks Depot and various Government workshops. Another proposed site at the junction of San Wan Road/Shau Tau Kok Road – Lung Yeuk Tau has been planned for the New Territories East Cultural Centre. For the "G/IC" site at Chi Wah Lane, it has been reserved for the planned police facilities. Regarding the village school, the Former Tsung</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				<p>Him School is being actively pursued for accommodating an international school. The Former Wo Him School site with an area of about 1,500m<sup>2</sup> is too small to accommodate a standalone primary school.</p> <p>Apart from <b>R4</b>'s proposal, other vacant "G/IC" sites in Fanling have been reviewed. However, it is noted that all vacant G/IC sites with sufficient dimension have been planned for designated G/IC uses to support the new town development. No suitable alternative "G/IC" site could be identified for the required primary school.</p> <p><u>Consultation</u></p> <p>The administrative procedures in consulting the public on the proposed zoning amendments have been duly followed. Also, the exhibition of OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance.</p>
			<p><u><b>R4</b>'s Proposal</u></p> <p>- <b>R4</b> proposes to rezone the site within the "G/IC" zone to "OU" annotated "Automobile Dealership Centre",</p>	<p>Regarding <b>R4</b>'s proposed Automobile Dealership Centre, the main facilities include a vehicle</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
			<p>with the stipulation of a maximum PR of 5 and a maximum building height of 50m (excluding basements). A set of Schedule of Uses for the "OU (Automobile Dealership Centre)" zone submitted by <b>R4</b> is attached at <b>Appendix I</b>. Uses including 'Eating Place (Canteen only)', 'Public Vehicle Park (excluding container vehicle)', 'Shop and Services', 'Training Centre', 'Utility Installation for Private Project', 'Vehicle Repair Workshop' and 'Warehouse (excluding Dangerous Goods Godown)' are Column 1 which are always permitted under the concerned zone.</p> <p>- According to <b>R4</b>, the Centre comprises a building of 8-storey with a roof garden and landscaped area on ground level. The Centre would include a driving gallery, workshop, training, car holding area and office. MLP and LMP together with broad assessments on traffic, environmental and sewage aspects had been submitted to support the proposal.</p>	<p>holding area, training area, workshop (for car-repairing and car washing), driving gallery and office. It is considered not entirely compatible with the existing and planned residential development. Concerned departments including PM/NTE of CEDD, C for T, CE/MN of DSD and CTP/UD&amp;L of PlanD have concerns/adverse comments from traffic, environmental and landscape aspects.</p> <p>PM/NTE of CEDD commented that the proposed run-in and EVA of the proposed Centre will be in conflict with the future realigned Tai Wo Service Road West. C for T pointed out that <b>R4</b> has not provided sufficient information to justify the relatively low estimated trip rate (i.e. 97 vehicles per day and 22 passenger car units (pcu) in total during peak hours). Thus, its conclusion of no adverse impacts to the traffic networks is unfounded. Besides, the traffic review submitted by <b>R4</b> fails to address the public transport arrangement for the development. CE/MN of DSD stated that the sewage impact assessment has not assessed the impacts of all facilities such as water features and water pond, and is considered unacceptable. DEP raised that further assessments would need to be conducted to identify the mitigation measures required (such as the location of the discharge port of air</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				extraction system, details of double-skin façade and noise reducing louvers) to address the environmental concerns arising from the Centre. CTP/UD&L of PlanD raised concern as the adverse impact of the development on the existing trees was not ascertained in the planning statement. In sum, <b>R4</b> fails to demonstrate that the proposed Centre is technically feasible.
R5	Miss Virginia Yeung	Fanling/Sheung Shui Planning Area 48  (under Amendment <b>Item B2</b> )	- <b>R5</b> opposes Item B2 on the ground that there is a lack of industrial land in Hong Kong. It is good to retain the concerned area as industrial zone for future development.	<p>According to the 2014 Area Assessments, there is an increasing demand forecast in industrial floor space in 2018 and 2023. To meet the demand of industrial land, the Area Assessments have recommended that available government sites in "I" zone, if considered suitable, may be considered to be disposed in the short- to medium-term to help augment potential industrial land supply. In the long-term, suitable new industrial land would be identified, planned and reserved to meet the future demand of the industrial sector. To this end, economic land requirements and spatial development strategy for various types of industrial uses among others will be reviewed holistically in the Hong Kong 2030+.</p> <p>Besides, the 2014 Areas Assessments have also made various recommendations to enhance the On Lok Tsuen industrial area in Fanling to better</p>

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
				<p>utilize the industrial land resources. The Area Assessments has also suggested that consideration be given to disposing suitable government sites in the On Lok Tsuen to industrial development which may act as a catalyst to encourage more redevelopment of existing industrial buildings to meet the demand.</p> <p>Since the release of the 2009 Area Assessments, FSS Area 48 has already been recommended for rezoning for comprehensive residential development. The 2014 Area Assessments has re-confirmed the potential of the site for residential development which could also help upgrade the environment of the area. To take this forward, HD has conducted a feasibility study with various assessments to work out the technical details of the proposed public housing development.</p>
R6	Mrs Law	Fanling/Sheung Shui Planning Area 48  (under Amendment <b>Items A</b> and	- <b>R6</b> opposes the rezoning of the concerned land under Items A and B1 from "I" and "GB" to become "R(A)3" and "G/IC" site without providing specific grounds of objections. <b>R6</b> enquires on the details about trees to be affected and comments that compensatory planting proposal should be provided.	<b>R6</b> opposes the rezoning of the concerned sites from "I" and "GB" to "R(A)3" and "G/IC" under Items A and B1 and requests information of trees on site. The concerned area is along the foothill at the south of Wo Hop Shek Village, partly covered by trees and structures. According to DAFC, there is no record of rare species and important trees within the site. HD will reserve

Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
		<b>B1)</b>		the concerned area for slope protection/retaining structure and preserve the trees as far as possible. Detailed tree survey would be conducted and appropriate landscape measures would be worked out at the detailed design stage. Unnecessary tree felling will be minimized within the site and compensatory trees/plantings would be maximized when opportunities arise.
R7	Mr Brian Ng for the Hong Kong and China Gas Company Limited	Fanling/Sheung Shui Planning Area 48 (under Amendment <b>Items A, B1 and B2</b> )	- <b>R7</b> provides views on Items A, B1 and B2 from gas safety aspect in view of the existence of a high pressure pipeline at Tai Wo Service Road West nearby. R7 urges the future developer(s) to conduct a risk assessment for evaluating the potential risk and determining mitigations if required. There should be further consultation with R7 at design and construction stages of the proposed developments.	<b>R7's</b> comments on the gas safety are noted. DEMS has been consulted and there is no insurmountable risk problem of the site for the public housing and school developments. For Item A, HD conducted QRA for the existing High Pressure Gas Pipe for the proposed public housing development and sufficient building buffer distance for the underground high pressure town gas pipeline along Tai Wo Service Road West has been reserved. For Items B1 and B2, the proposed school developments are Government projects and the project proponent will conduct relevant technical assessments for the future development and the relevant departments, including DEMS will be consulted accordingly. The project proponents are advised to liaise with R7 on any possible interface at implementation stage.



Rep. No.	Representer	Location (Representation Site)	Subject of Representation	PlanD's Response
R8	鄭潔冰	Without indication of any specific site	<ul style="list-style-type: none"> <li>- <b>R8</b> provides comments on compensation and rehousing matters of comments on compensation and rehousing matters of the NENT NDAs and urban renewal matters without specifying the related amendment items.</li> <li>- <b>R8</b> further proposes to adopt the development mode of the URA in conducting urban renewal in the Sheung Shui District and to compensate the affected residents in accordance with the practice adopted by the URA.</li> </ul>	<p><b>R8</b> and <b>R9</b> raise comments on compensation and rehousing matters of the NENT NDAs and urban renewal without specifying the related amendment items on the OZP. In this regard, the concerned area falls outside the Kwu Tung North and Fanling North NDAs and is currently occupied by temporary workshops, warehouses and various open storage uses. A cluster of squatter/temporary domestic structures are found on the Government land at the eastern part of the area. For affected residents, the Government will offer compensation, Ex-gratia Allowances and/or rehousing arrangements to the eligible affected parties in accordance with existing policies.</p>
R9	彭啟安	Without indication of any specific site	<ul style="list-style-type: none"> <li>- <b>R9</b> provides comments on compensation and rehousing matters of comments on compensation and rehousing matters of the NENT NDAs and urban renewal matters without specifying the related amendment items.</li> <li>- <b>R9</b> proposes that there should not be income/assets test if the residents of squatter structures were registered prior to 1982 and to compensate the affected residents in accordance with the practice adopted by the URA if they are owners of the affected lands.</li> </ul>	

## Comments

Location (Representation Site)	Comments (C1-C226)	PlanD's Response
<p>Fanling/Sheung Shui Planning Area 48</p> <p>(under Amendment Item B2)</p>	<p><b><u>C1:</u></b></p> <p><b>C1</b> supports <b>R4</b> to set up an automobile dealership centre and opines that there should be industrial land to accommodate such advance operation of automobile investors and operators in order to sustain the economy and employment market in Hong Kong. <b>C1</b> also provides further views that other areas can be designated for “G/IC” uses while the subject site should be remained as “I” or ”OU” zone to facilitate the development of an automobile dealership centre.</p> <p><b><u>C2-C226:</u></b></p> <p><b>C2 – C226</b> support <b>R4</b> and provide views that the proposed Centre with proper environmental measures would increase the coverage of customer service, upgrade the neighborhood and provide employment opportunities for the local district. The location of the proposed Centre is very convenient for the residents of the New Territories north and west.</p>	<p><u>Comments relating to the availability of industrial land and hence expansion of the service coverage as well as provision of employment opportunities</u></p> <p>According to the 2014 Area Assessments, there is an increasing demand forecast in industrial floor space in 2018 and 2023. To meet the demand of industrial land, the Area Assessments have recommended that available government sites in "I" zone, if considered suitable, may be considered to be disposed in the short- to medium-term to help augment potential industrial land supply. In the long-term, suitable new industrial land would be identified, planned and reserved to meet the future demand of the industrial sector. To this end, economic land requirements and spatial development strategy for various types of industrial uses among others will be reviewed holistically in Hong Kong 2030+.</p> <p>Besides, the 2014 Areas Assessments have also made various recommendations to enhance the On Lok Tsuen industrial area in Fanling to better utilize the industrial land resources. The Area Assessments has also suggested that consideration be given to disposing suitable government sites in the On Lok Tsuen to industrial development which may act as a catalyst to</p>

Location (Representation Site)	Comments (C1-C226)	PlanD's Response
		<p>encourage more redevelopment of existing industrial buildings to meet the demand.</p> <p><u>Comments relating to the upgrading of neighbourhood</u></p> <p>As recommended in the 2009 Area Assessments, FSS Area 48 had potential for comprehensive residential development. The 2014 Area Assessment has re-confirmed the potential of the site for residential development which could also help upgrade the environment of the area. The rezoning from "I" to "G/IC" and "R(A)3" would help upgrade the existing environmental conditions. To support the public housing development and meet the future demand of Fanling/Sheung Shui New Town, a primary school site is required at Item B2 to serve the local community. In addition, the proposed school could serve as a visual buffer between the public housing development and village houses in Wo Hop Shek Village.</p> <p><u>Comments relating to the alternative school sites</u></p> <p><b>R4</b> proposes three alternative school sites in Fanling/Sheung Shui and suggests two vacant village school sites. However, the proposed sites are considered not feasible. The proposed site at Castle Peak Road is currently used as a Towngas Fanling West Offtake Station serving the North District, WSD's Fanling Waterworks Depot and various Government workshops. Another proposed site at the junction of San Wan Road/Shau Tau</p>

Location (Representation Site)	Comments (C1-C226)	PlanD's Response
		<p>Kok Road – Lung Yeuk Tau has been planned for the New Territories East Cultural Centre. For the “G/IC” site at Chi Wah Lane, it has been reserved for the planned police facilities. Regarding the village school, the Former Tsung Him School is being actively pursued for accommodating an international school. The Former Wo Him School site with an area of about 1,500m<sup>2</sup> is too small to accommodate a standalone primary school.</p> <p>Apart from <b>R4</b>'s proposal, other vacant “G/IC” sites in Fanling have been reviewed. However, it is noted that all vacant G/IC sites with sufficient dimension have been planned for designated G/IC uses to support the new town development. No suitable alternative “G/IC” site could be identified for the required primary school.</p>

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. 溫達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二個主要交通交匯處，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. 溫達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；
- (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。

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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**

<b>Type of Facilities</b>	<b>Hong Kong Planning Standards and Guidelines (HKPSG)</b>	<b>HKPSG Requirement (based on planned population)</b>	<b>Provision</b>		<b>Surplus/ Shortfall (against planned provision)</b>
			<b>Existing Provision</b>	<b>Planned Provision</b>	
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	3	+ 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.

**Table 5.1: Schedule of Uses for "OU" Zone**

OTHER SPECIFIED USES

For "Automobile Dealership Centre" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen only) Office Public Vehicle Park (excluding container vehicle) Shop and Services Training Centre Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Eating Place (not elsewhere specified) Non-polluting Industrial Use (not elsewhere specified) Open Storage

Planning Intention

This zone is intended primarily for automobile dealership centre use.

Remarks

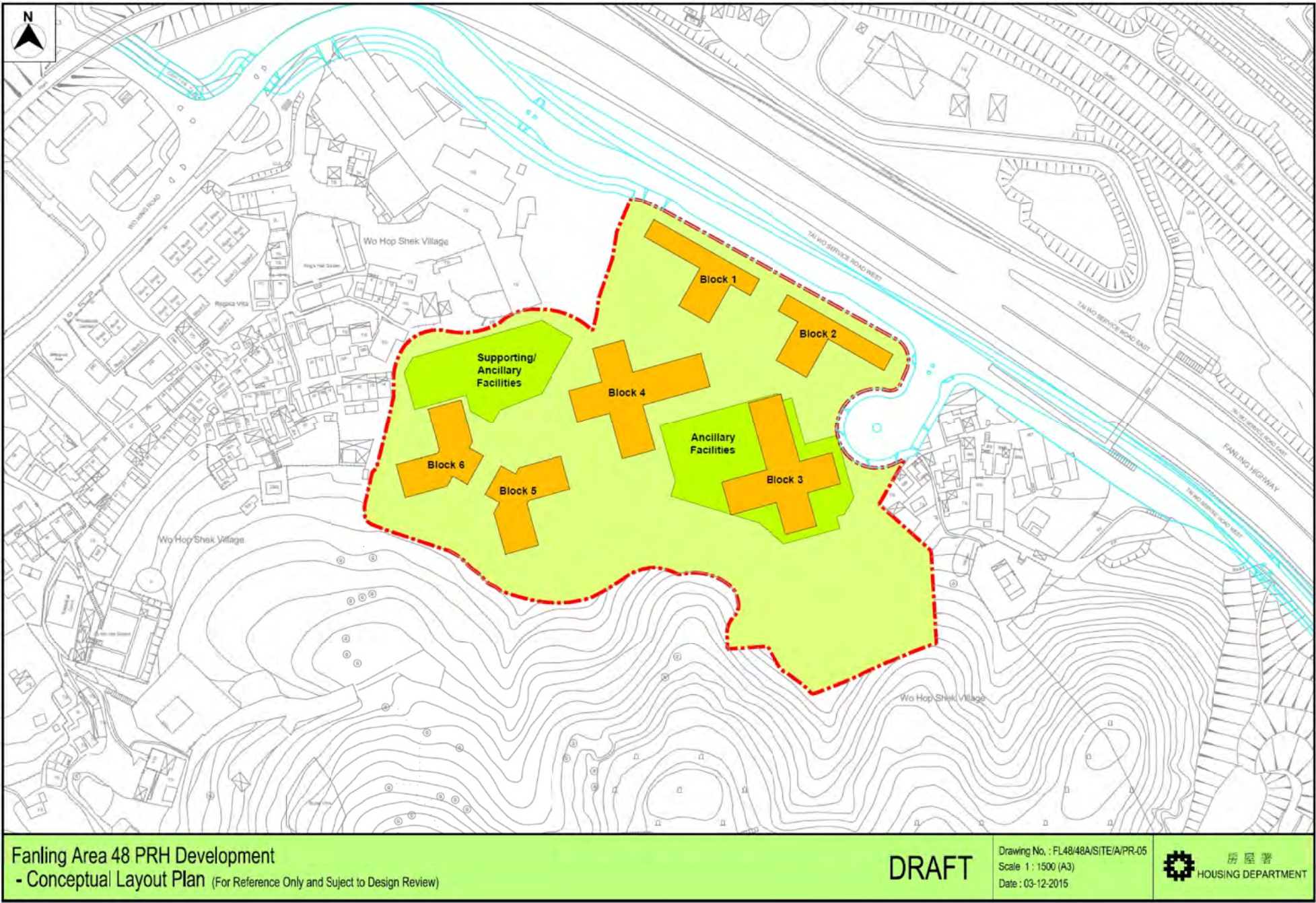
- (a) No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, and a maximum building height of 50 metres (excluding basements) or the plot ratio and the height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.
- (c) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.





NOTES : DO NOT SCALE DRAWING.		
REVISION		
NO.	DATE	DESCRIPTION
ARCHITECT		
STUDIO   R&A		
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STUDIO   RAYMOND CHAU   ARCHITECTURE   LIMITED		
PROJECT NAME		
REPRESENTATION TO AMENDMENT ITEM A OF THE DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/21 AT VARIOUS LOTS in D.D. 51 & ADJOINING LAND, AREA 48, FANLING		
DRAWING TITLE		
MASTER LAYOUT PLAN		
DRAWN BY RZ		CHECKED BY RC
SCALE 1:1000		DATE 14.03.2016
JOB NO. 1605		DRAWING NO. A-001



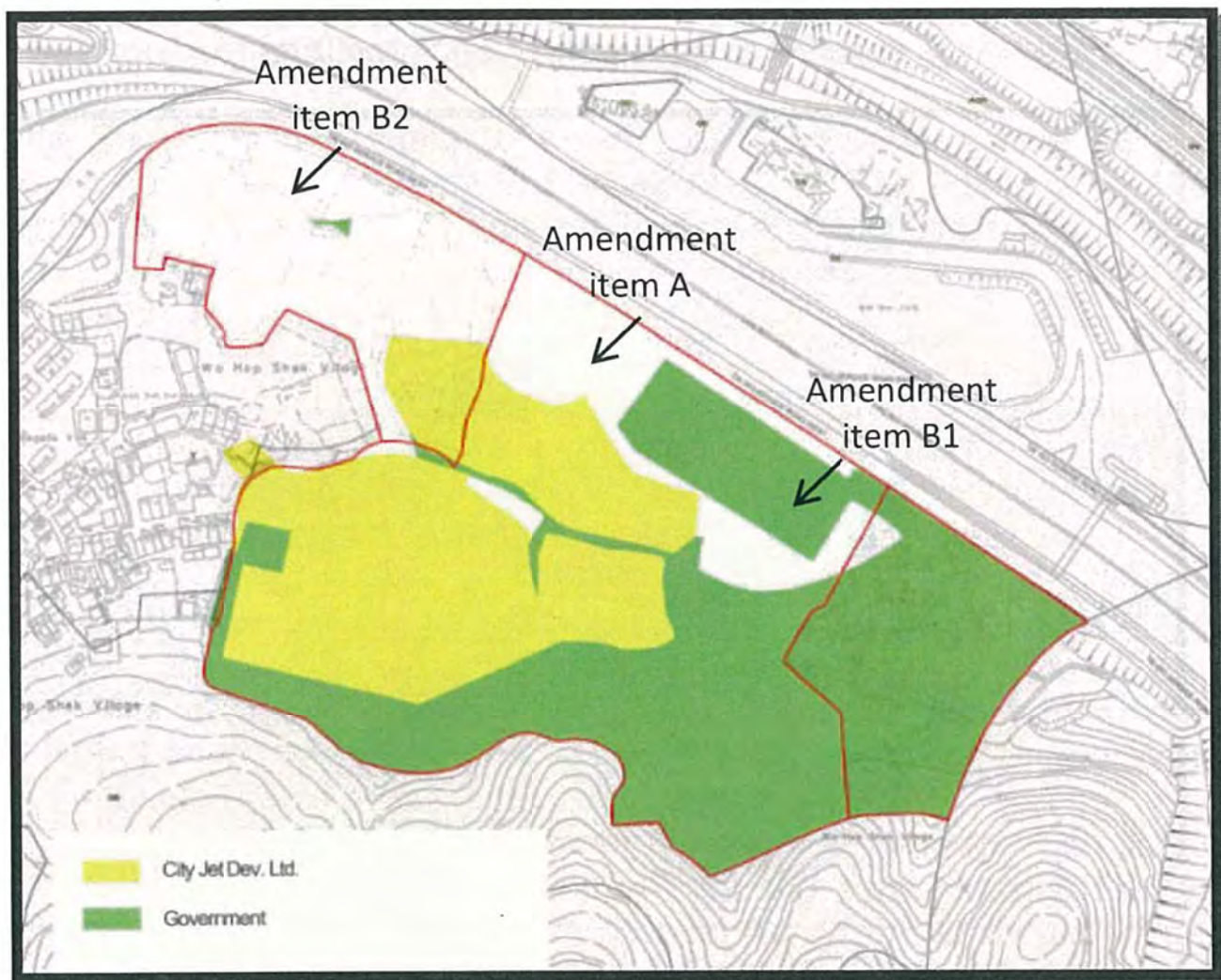


HOUSING DEPARTMENT'S SCHEME



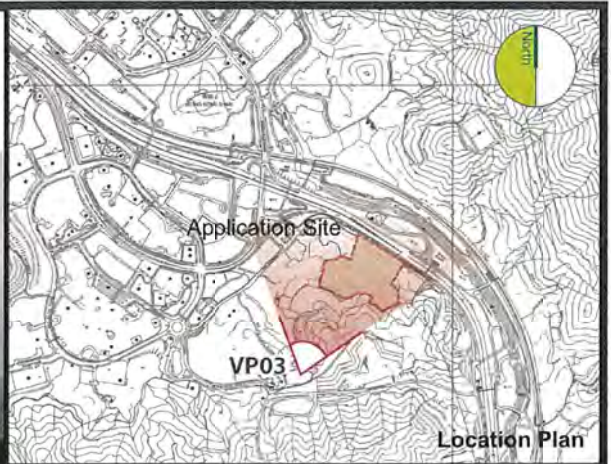
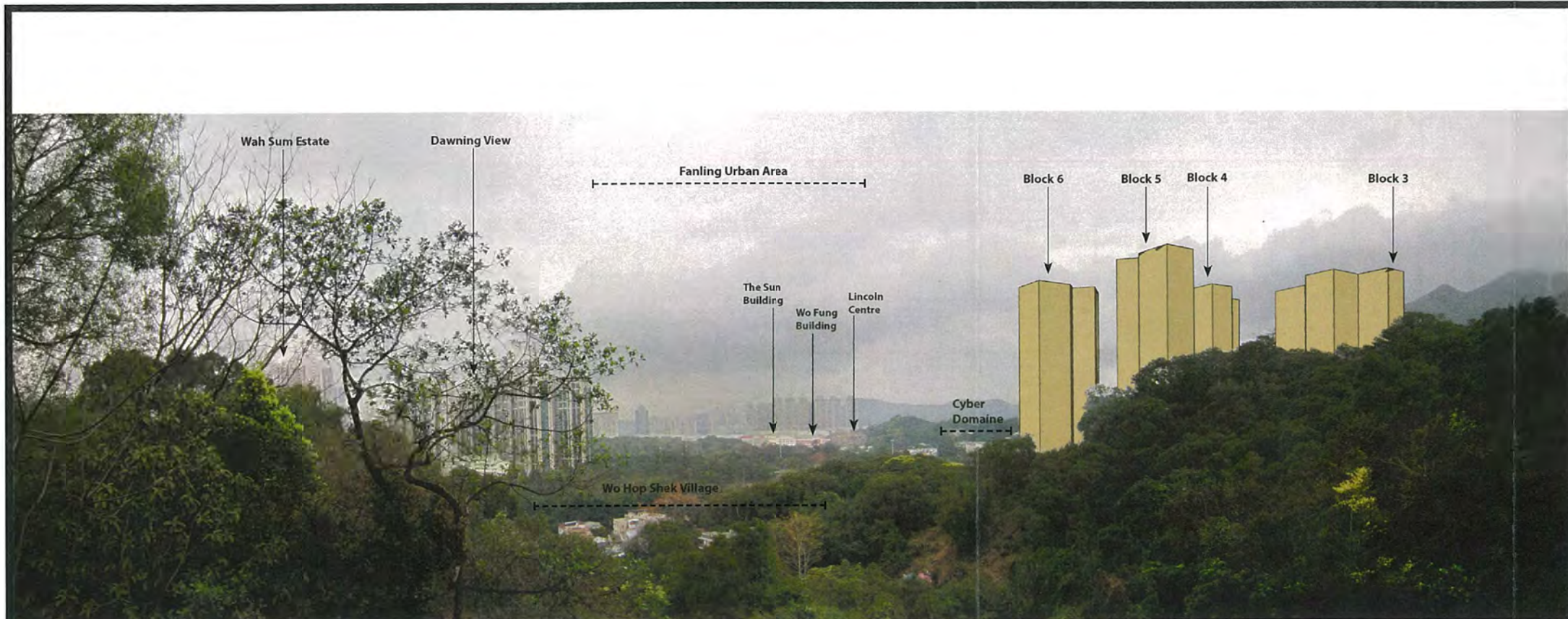
R4'S PROPOSED SCHEME



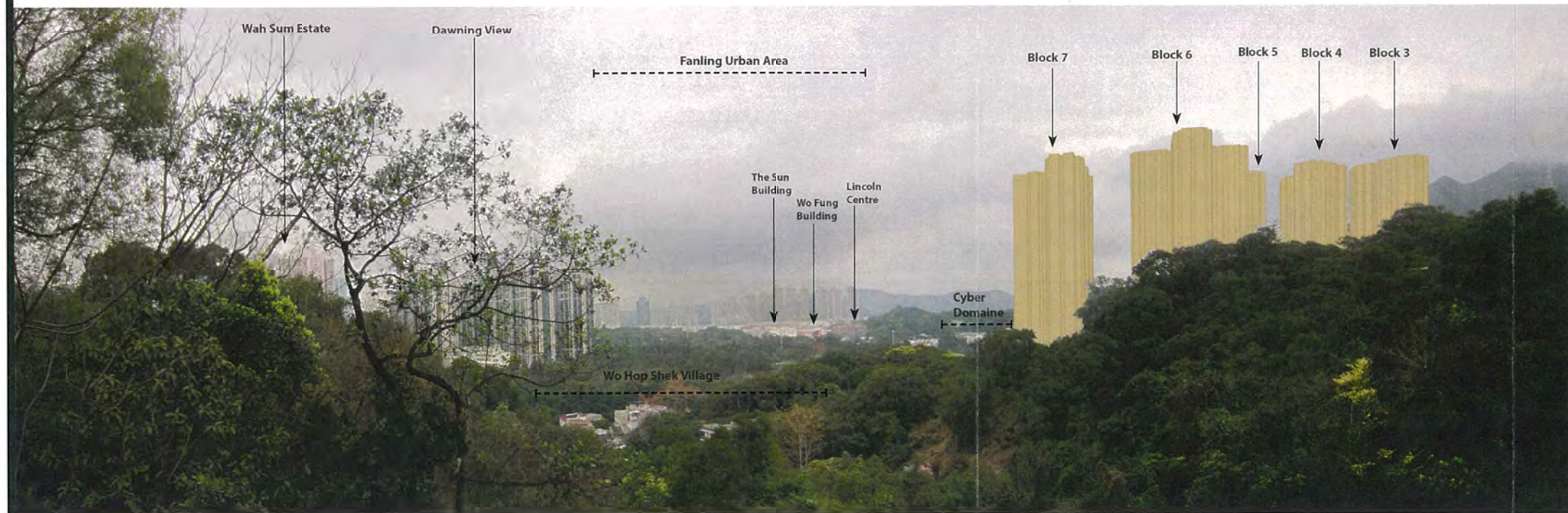


**Figure 1.** The Representor's land holdings in the land area affected by Amendment Items A and B2.





Vantage Point 03: View from Wo Hop Shek Crematorium (Base Scheme)



Vantage Point 03: View from Wo Hop Shek Crematorium (Proposed Scheme)

FIGURE TITLE Representation to Amendment Item A of the Draft Fanling / Sheung Shui Outline Zoning Plan No.S/FSS/21 at Various Lots in D.D. 51 and Adjoining Government Land, Area 48, Fanling  
Visual Appraisal: Photomontages

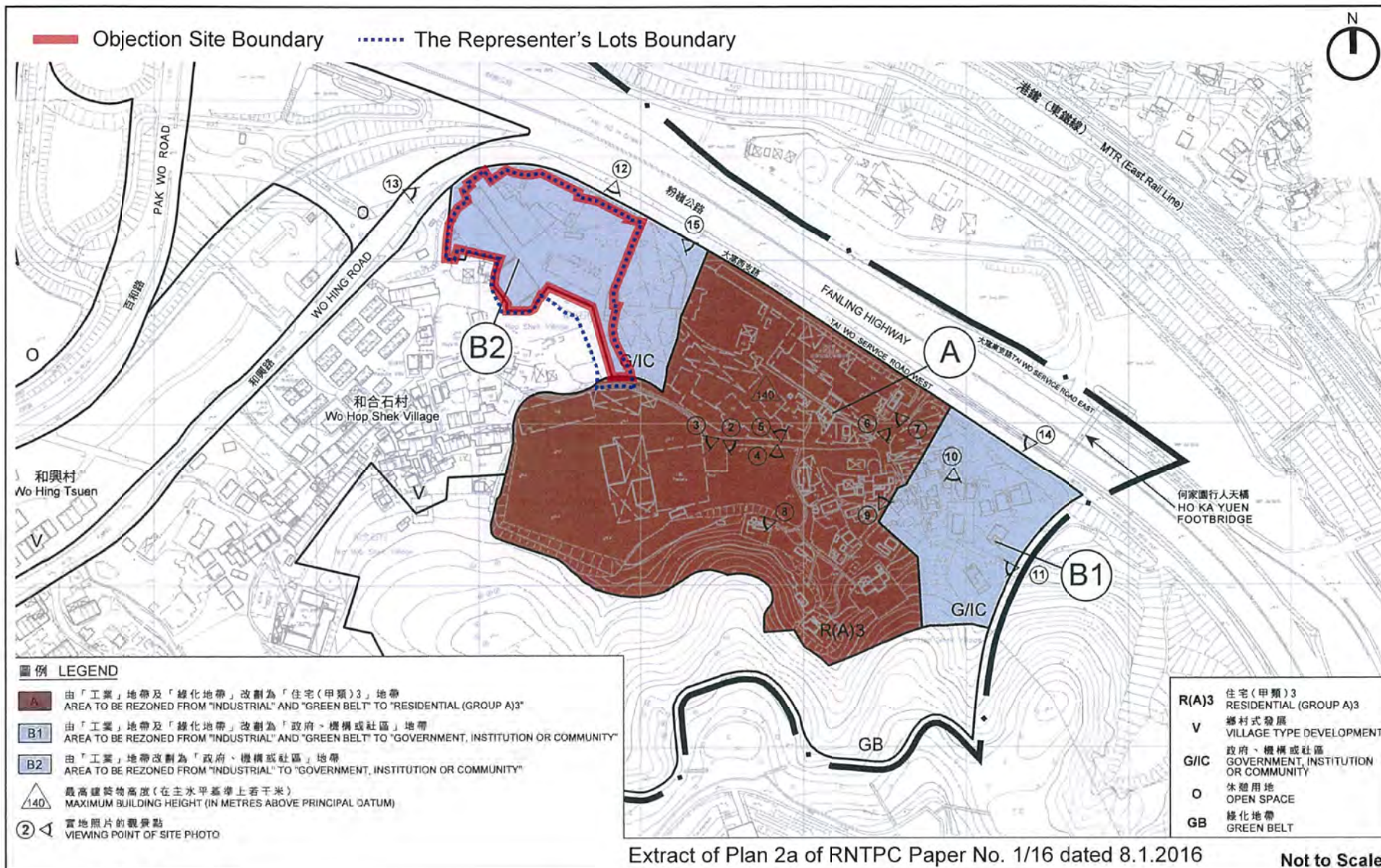
SCALE	N.T.S.	DATE	Mar 2016
CHECKED	CIF	DRAWN	RW
FIGURE NO.	Figure 5.0		REV



**Scenic Landscape Studio Limited**  
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

Room 20C4, CentreMark, 299 Queens Road Central, Sheung Wan, Hong Kong  
Telephone: 2468 3422  
Facsimile: 3016 1422  
Website: scenic@studioscenic.com





## Plan B: Amendment B2

參考編號  
REFERENCE No. R/S/FSS/21-3 TO 9

繪圖 DRAWING H-R4a

(來源  
Source : TPB/R/S/FSS/21-4)



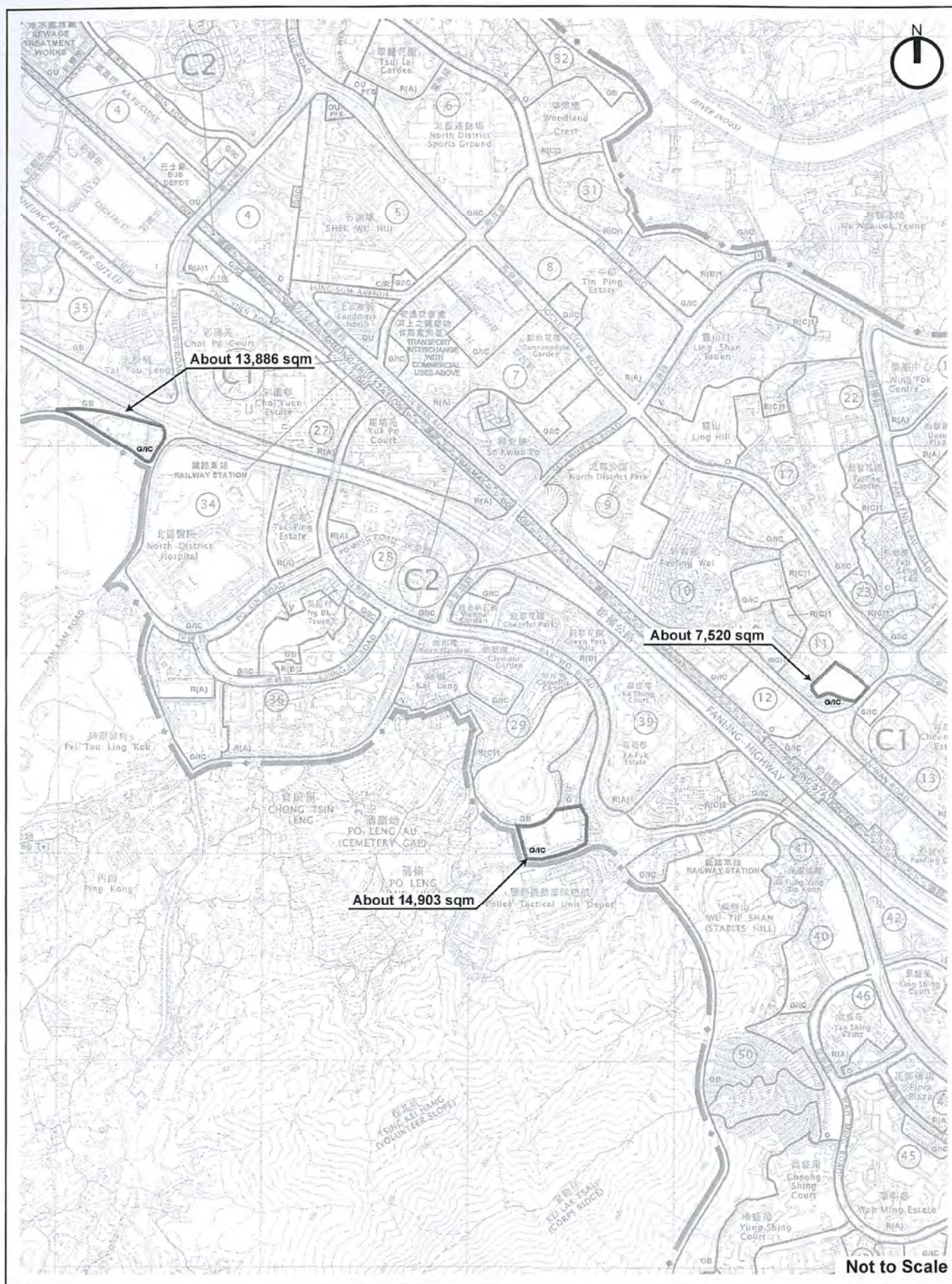


## Plan I: Master Layout Plan









## Plan Y: Alternative School Sites in Fanling

參考編號  
REFERENCE No. R/S/FSS/21-3 TO 9

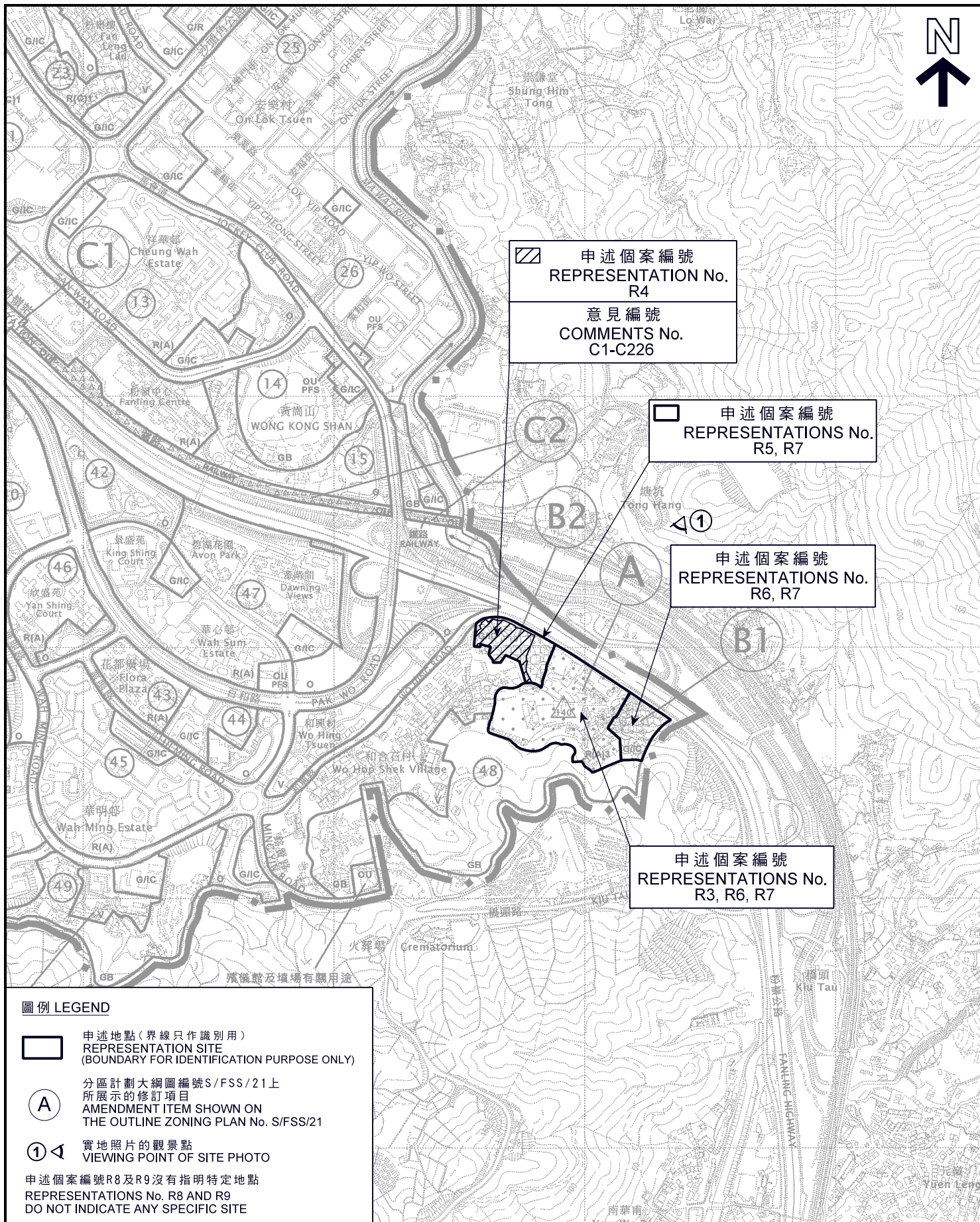
繪圖 DRAWING H-R4d

來源  
(Source : TPB/R/S/FSS/21-4)





(來源 : TPB/R/S/FSS/21-4)



### 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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

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.  
R/S/FSS/21-3 TO 9

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



申述個案編號  
REPRESENTATION No.  
R4

意見編號  
COMMENTS No.  
C1-C226

申述個案編號  
REPRESENTATIONS No.  
R5, R7

申述個案編號  
REPRESENTATIONS No.  
R6, R7

申述個案編號  
REPRESENTATIONS No.  
R3, R6, R7

#### 圖例 LEGEND

- A** 由「工業」地帶及「綠化地帶」改劃為「住宅(甲類)3」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)3"
- B1** 由「工業」地帶及「綠化地帶」改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- B2** 由「工業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 140** 最高建築物高度(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 2** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 申述個案編號R8及R9沒有指明特定地點  
REPRESENTATIONS No. R8 AND R9 DO NOT INDICATE ANY SPECIFIC SITE

- R(A)3** 住宅(甲類)3  
RESIDENTIAL (GROUP A)3
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- GB** 綠化地帶  
GREEN BELT

#### 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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 米 METRES

本摘要圖於2016年8月4日擬備，  
所根據的資料為測量圖編號  
3-SW-13C、13D、18A和18B  
EXTRACT PLAN PREPARED ON 4.8.2016  
BASED ON SURVEY SHEETS Nos.  
3-SW-13C, 13D, 18A AND 18B

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-2





申述個案編號  
REPRESENTATION No.  
R4

意見編號  
COMMENTS No.  
C1-C226

申述個案編號  
REPRESENTATIONS No.  
R5, R7

申述個案編號  
REPRESENTATIONS No.  
R6, R7

申述個案編號  
REPRESENTATIONS No.  
R3, R6, R7

#### 圖例 LEGEND

- A** 由「工業」地帶及「綠化地帶」改劃為「住宅(甲類)3」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A)3"
- B1** 由「工業」地帶及「綠化地帶」改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- B2** 由「工業」地帶改劃為「政府、機構或社區」地帶  
AREA TO BE REZONED FROM "INDUSTRIAL" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

申述個案編號R8及R9沒有指明特定地點  
REPRESENTATIONS No. R8 AND R9 DO NOT INDICATE ANY SPECIFIC SITE

- R(A)3** 住宅(甲類)3  
RESIDENTIAL (GROUP A)3
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- GB** 綠化地帶  
GREEN BELT

#### 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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

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8月19日拍得的航攝照片  
編號CW116819  
EXTRACT PLAN PREPARED ON 4.8.2016  
BASED ON AERIAL PHOTO No. CW116819  
TAKEN ON 19.8.2015 BY  
LANDS DEPARTMENT

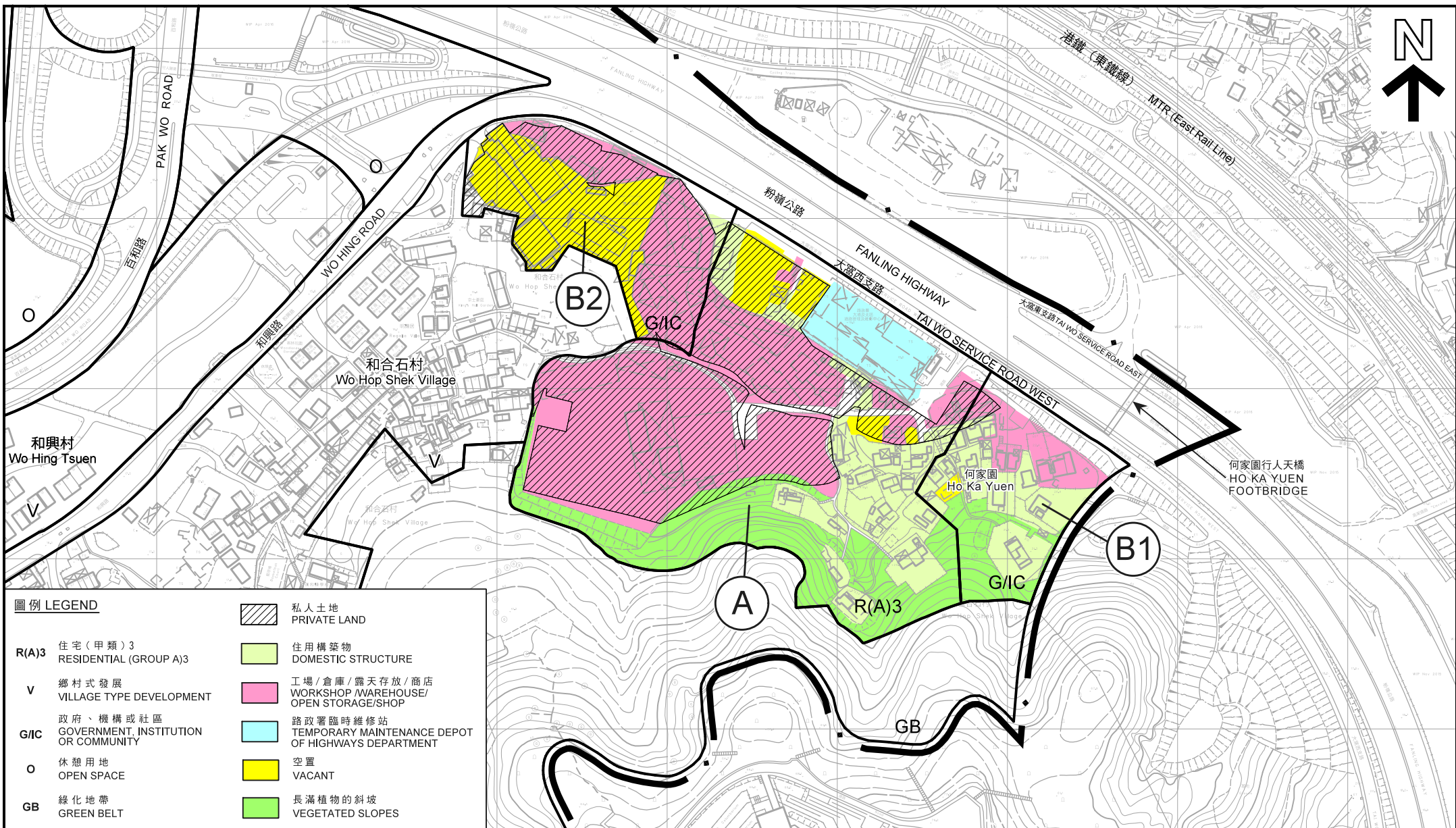
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-3





# 圖例 LEGEND

R(A)3	住宅(甲類)3 RESIDENTIAL (GROUP A)3		私人土地 PRIVATE LAND
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT		住用構築物 DOMESTIC STRUCTURE
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		工場/倉庫/露天存放/商店 WORKSHOP/WAREHOUSE/ OPEN STORAGE/SHOP
O	休憩用地 OPEN SPACE		路政署臨時維修站 TEMPORARY MAINTENANCE DEPOT OF HIGHWAYS DEPARTMENT
GB	綠化地帶 GREEN BELT		空置 VACANT
			長滿植物的斜坡 VEGETATED SLOPES

本摘要圖於2016年8月31日擬備，  
所根據的資料為測量圖編號  
3-SW-13C、13D、18A和18B  
EXTRACT PLAN PREPARED ON 31.8.2016  
BASED ON SURVEY SHEETS Nos.  
3-SW-13C, 13D, 18A AND 18B

註釋 Note:  
(1) 2015年1月19及2015年1月22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 19.1.2015 and 22.1.2015

## 平面圖 SITE PLAN

現時的土地用途及土地類別  
CURRENT LAND USES AND LAND STATUS  
在粉嶺/上水分區計劃大綱核准圖編號S/FSS/20  
作出的擬議修訂項目A、B1及B2  
PROPOSED AMENDMENT ITEMS A, B1 AND B2  
TO THE APPROVED FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/20  
SCALE 1:3 000 比例尺

米 METRES 50 0 50 100 米 METRES

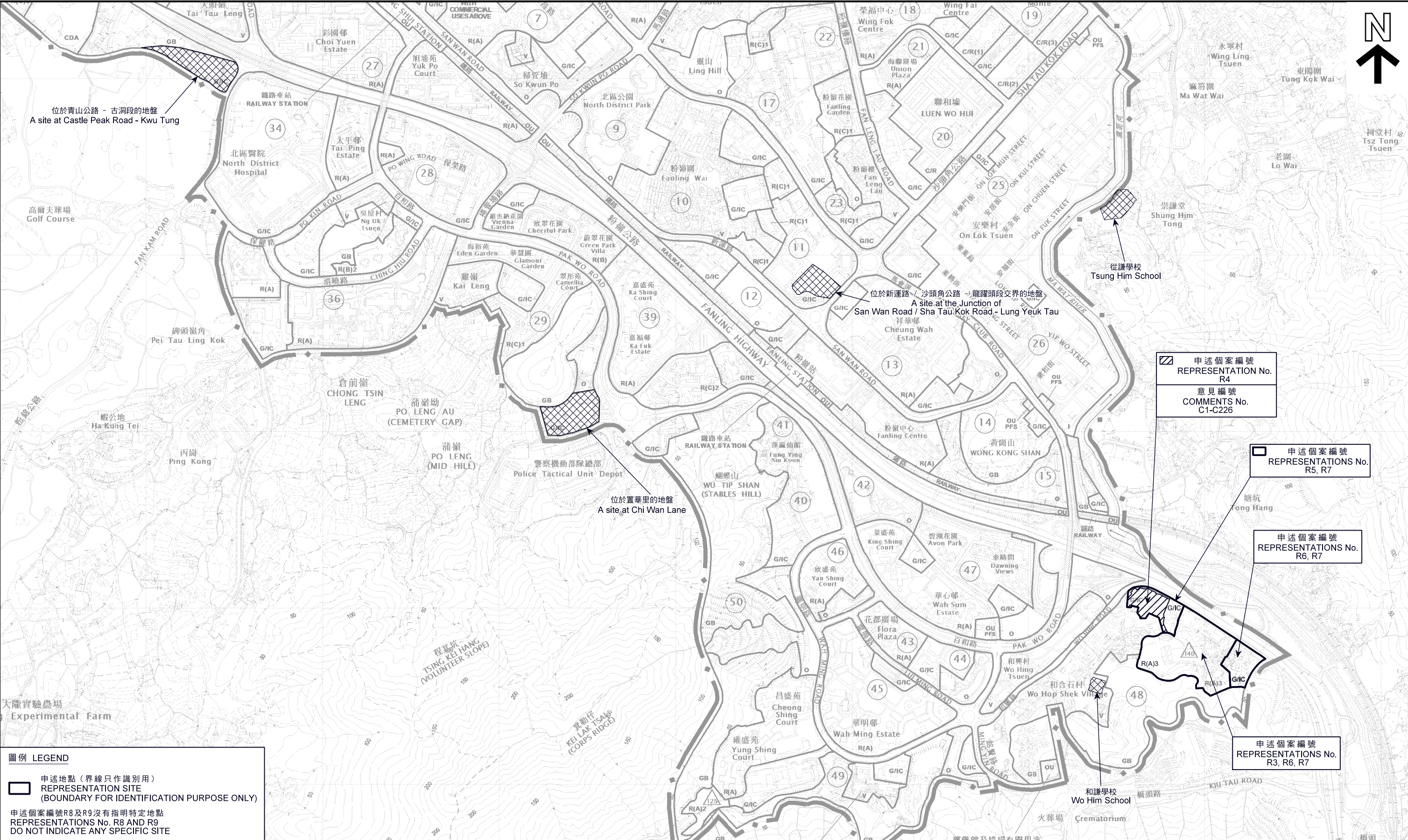
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-4





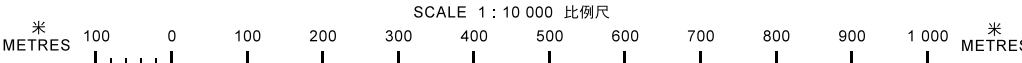
**圖例 LEGEND**

申述地點（界線只作識別用）  
REPRESENTATION SITE  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

申述個案編號R8及R9沒有指明特定地點  
REPRESENTATIONS No. R8 AND R9  
DO NOT INDICATE ANY SPECIFIC SITE

**位置圖 LOCATION PLAN**

R4建議的替代學校地盤及空置學校地盤  
ALTERNATIVE SCHOOL SITES AND  
VACANT SCHOOL SITES PROPOSED BY R4



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/FSS/21-3 TO 9

圖 PLAN  
H - 5





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE 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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

本圖於2016年8月31日擬備，所根據  
的資料為攝於2016年8月4日  
的實地照片

PLAN PREPARED ON 31.8.2016 BASED ON  
SITE PHOTOS TAKEN ON 4.8.2016

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-6a





### 實地照片 SITE PHOTO

本圖於2016年8月31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON  
SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
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/21-3 TO 9

圖 PLAN  
H-6b





### 實地照片 SITE PHOTO

本圖於2016年8月31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON  
SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
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/21-3 TO 9

圖 PLAN  
H-6c





### 實地照片 SITE PHOTO

本圖於2016年8月31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON  
SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
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/21-3 TO 9

圖 PLAN  
H-6d





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31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

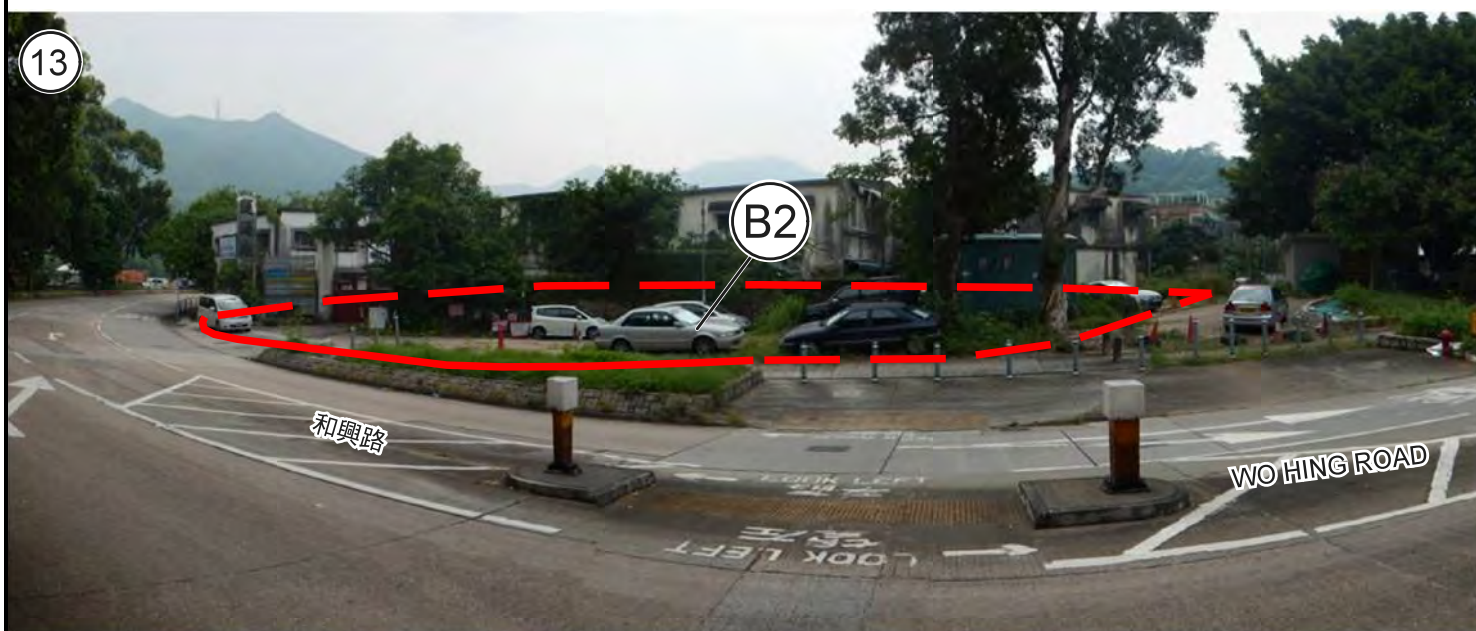
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-6e





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31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
TO DRAFT FANLING / SHEUNG SHUI  
OUTLINE ZONING PLAN No. S/FSS/21

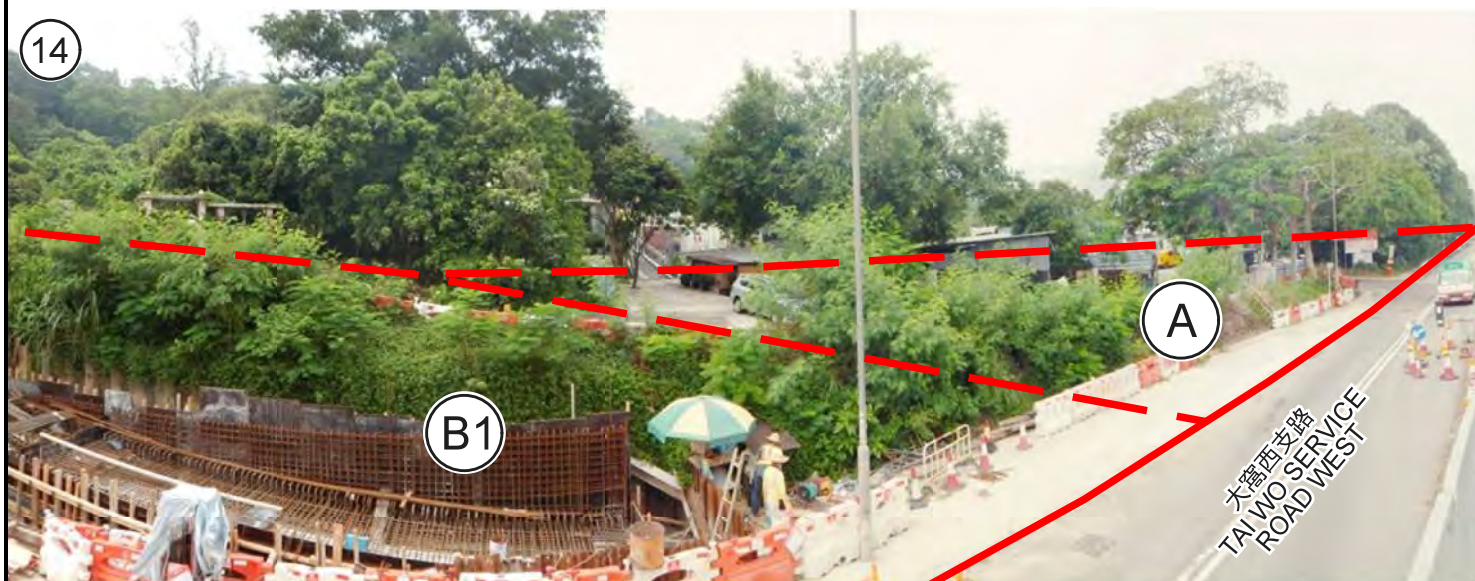
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/FSS/21-3 TO 9

圖 PLAN  
H-6f





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31日擬備，所根據的資料為攝於2016年8月1日的實地照片  
PLAN PREPARED ON 31.8.2016 BASED ON SITE PHOTOS TAKEN ON 1.8.2016

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R3至R9及意見編號C1至C226作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R3 TO R9  
AND COMMENTS No. C1 TO C226  
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/21-3 TO 9

圖 PLAN  
H-6g