



圖例 NOTATION		地帶
ZONES		
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION		加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	3.11	0.47	商業
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.47	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	3.31	商業 / 住宅
RESIDENTIAL (GROUP A)	134.58	20.17	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.23	住宅 (乙類)
RESIDENTIAL (GROUP C)	21.82	3.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	81.83	12.26	鄉村式發展
INDUSTRIAL	34.91	5.23	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	99.45	14.90	政府、機構或社區
OPEN SPACE	42.30	6.34	休憩用地
OTHER SPECIFIED USES	38.68	5.80	其他指定用途
UNDETERMINED	0.90	0.13	未決定用途
GREEN BELT	65.00	9.74	綠化地帶
RIVER CHANNEL	24.25	3.63	河道
MAJOR ROAD ETC.	87.01	13.05	主要道路等
TOTAL PLANNING SCHEME AREA	667.25	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / F S S / 2 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/FSS/26

按照城市規劃條例第 5 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項
AMENDMENT ITEM A

修訂項目 B 項
AMENDMENT ITEM B

(參看附表)
(SEE ATTACHED SCHEDULE)

2023年5月12日 按照城市規劃條例第5條展示的
核准圖編號 S/FSS/26 的修訂
AMENDMENTS TO APPROVED PLAN No. S/FSS/26 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
12 MAY 2023

Signed CK YIP 葉子季 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的粉嶺／上水分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
FANLING / SHEUNG SHUI - OUTLINE ZONING PLAN

SCALE 1:10000 比例尺
METRES 250 0 500 1000 1500 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/FSS/27

**SCHEDULE OF AMENDMENTS TO
THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/26
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 the corner of Ma Sik Road and Fan Leng Lau Road from “Village Type Development” (“V”) to “Residential (Group A)12” (“R(A)12”) with stipulation of building height restriction.
- Item B – Stipulation of building height restriction for the “Comprehensive Development Area” (“CDA”) zone.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for the “R(A)” zone to incorporate “R(A)12” sub-area with development restrictions.
- (b) Revision to the Remarks for the “CDA” zone to incorporate development restrictions and requirements.
- (c) Revision to the covering Notes and the Notes in accordance with the Revised Master Schedule of Notes to Statutory Plans.

Town Planning Board

12 May 2023

List of Representers and Commenters in respect of
Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/27

I. List of Representers

Representation No. (TPB/R/S/FSS/27-)	Name of ‘Representer’
R1	Faith Luck Corporation Limited and Win Million International Limited
R2	Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased)
R3	北區區議員侯福達
R4	粉嶺區鄉事委員會主席李國鳳
R5	Mary Mulvihill
R6	Li Man Wai
R7	Tsang Cheung Ying
R8	Ma Lin Chun
R9	Law Kwong Yin
R10	Choi Chuk Lun
R11	Law Wai Yee
R12	Wendy Lo
R13	Cheung Yan Cheung
R14	Tam Siu Kuen Jennifer
R15	Kenneth Anderson
R16	Chiu Man Kwong
R17	Hui Chung Ming Albert
R18	Lee Nga Wan
R19	薛琮
R20	湯紅梅
R21	Cheng Ming Wai Patricia
R22	Ng Man Kim
R23	Lo Siu Chu Judy
R24	Xia Fei Dan
R25	Chow Mi Ling
R26	Lo Wan Mei Winnie
R27	Lo Kai On
R28	Chan Chi Wah
R29	Chan Hau Kwan
R30	Li Man Lok
R31	Kong Mung Yuet
R32	Li Bau Tan
R33	Fan Lai Wan
R34	Lee Tsz Ting
R35	Lee Kwok Nam

Representation No. (TPB/R/S/FSS/27-)	Name of ‘Representer’
R36	Lee Tsz Fung
R37	Cheung Kin Shing
R38	Fan Man Ling
R39	Jade Lee
R40	Cheung Wai Chun
R41	Riska Andriani
R42	Racion Daisy Catalan
R43	安百玲
R44	An Pak Kut
R45	An Lee
R46	Gerber An Pak Wai Dorcas
R47	Yu Kam Mui
R48	Chung Yan Winnie Lam
R49	Lo Wing Yee
R50	Lai Kit Wai
R51	Li Churk Yat Brian
R52	Lye Ka Yee Magdalene
R53	Lye Ka Kay Christopher
R54	Lye Fook Chye Terrence
R55	Lo Yim Fong
R56	Lo Ka Wing
R57	Lai Sung Chin Katherine
R58	魏芬蘭
R59	Li Pui Fong Candy
R60	Law Tik Wah
R61	Fong Wai Ming
R62	Limbu Chow Man Ling Queenie
R63	李卓華
R64	Lee Yin Tung Joe
R65	Yeung Hoi Lam
R66	Michelle Chow
R67	Ling Yeung
R68	Chow Tat Ki
R69	Iu Tung Kan
R70	Witts Richard Arthur
R71	Witts Akiko
R72	Lam Ping Kwong

II. List of Commenters

Comment No. (TPB/R/S/FSS/27-)	Name of ‘Commenter’
C1	Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased) (R2)
C2	Li Man Wai (R6)
C3	Tsang Cheung Ying (R7)
C4	Tsang Peony Cheuk-Yee
C5	Ma Lin Chun (R8)
C6	Mary Mulvihill (R5)

2023年4月21日城市規劃委員會鄉郊及新市鎮規劃小組委員會會議記錄的摘錄

**Extract of Minutes of Meeting of the
Rural and New Town Planning Committee of the Town Planning Board on 21.4.2023**

Fanling, Sheung Shui and Yuen Long East District

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Mr Patrick M.Y. Fung and Mr Louis H.W. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Ms Loree L.Y. Duen, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE), were invited to the meeting at this point.]

Agenda Item 18

[Open Meeting]

Proposed Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/26

(RNTPC Paper No. 3/23)

51. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background, the proposed amendments to the Fanling/Sheung Shui (FSS) Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed

amendments, mainly to take forward the decisions of the Committee on two section 12A applications, involved the following:

- (a) Amendment Item A – rezoning of a site at the corner of Ma Sik Road and Fan Leng Lau Road from “Village Type Development” to “Residential (Group A)12” with stipulation of a maximum building height (BH) of 110mPD for a proposed private residential development with social welfare facilities (neighbourhood elderly centre and privately operated residential care home for the elderly (RCHE)) and public vehicle park (No. Y/FSS/18) , and incorporating a domestic plot ratio (PR) restriction of 5 and non-domestic PR restriction of 0.18 (for the RCHE only); and
- (b) Amendment Item B – revision of the BH restriction of the “Comprehensive Development Area” (“CDA”) zone from 3 storeys over one-storey carport to 130mPD for a proposed private residential development with social welfare facilities (privately operated RCHE), and revision of the PR restriction of 0.8 to a domestic PR restriction of 4.3 and non-domestic PR restriction of 0.09 (for the RCHE only) (No. Y/FSS/19).

52. As the presentation of Planning Department (PlanD)’s representatives had been completed, the Chairman invited questions and views from Members.

53. A Member asked whether there was any mechanism to monitor the implementation of the privately operated RCHEs proposed within the two amendment sites. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that lease modification would be required for the proposed development at the Amendment Item A site and relevant lease conditions requiring the provision of RCHE would be considered at lease modification stage. For the Amendment Item B site, the applicant was required to submit a Master Layout Plan (MLP) when seeking planning permission from the Town Planning Board (the Board) under “CDA” zone and relevant approval condition(s) could be imposed to require provision of the RCHE. In addition, the floor spaces for the RCHEs would need to be provided in the general building plans and the operation and management of the RCHEs would be governed under relevant ordinance/regulations.

54. Noting that the applicant of application No. Y/FSS/19 was her personal friend, Miss Winnie W.M. Ng declared an interest on the item. As Miss Winnie W.M. Ng's interest was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the remaining discussion of the item.

55. Some Members raised the following questions:

- (a) noting that air ventilation was one of the concerns when the Committee considered the section 12A application No. Y/FSS/19 (Amendment Item B), whether the Explanatory Statement (ES) needed to be amended to duly reflect such concern; and
- (b) whether the cumulative impacts of the two proposed developments at the amendment sites had been taken into consideration.

56. In response, with the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) any proposed development the "CDA" site with regard to Amendment Item B would require planning application with submission of a MLP. Should there be any change in the layout and disposition of building blocks as compared to the indicative scheme under the agreed section 12A application, the applicant would be required to provide supporting technical assessments, which might include an updated quantitative air ventilation assessment with appropriate mitigation measures; and
- (b) in general, assessment for any proposed development would need to take into consideration the cumulative impacts of other earlier committed developments. In other words, the technical assessments for the latter Application No. Y/FSS/19 had taken into account the cumulative impact of the committed developments in its area of influence at the time of conducting the assessment. However, the two amendment sites were located at a distance and the cumulative impact of the two proposed developments might not be a relevant consideration.

57. A Member said that noting the history of tree felling on the site and the

inadequacy of the tree compensation proposed under Application No. Y/FSS/19, careful consideration should be given to the revised tree compensation proposal of the MLP submission for the proposed development within the “CDA” zone of the Amendment Item B site.

58. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved FSS OZP No. S/FSS/26 and that the draft FSS OZP No. S/FSS/26A at Attachment II of the Paper (to be renumbered to S/FSS/27 upon exhibition) and its Notes at Attachment III of the Paper were suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at Attachment IV of the Paper for the draft FSS OZP No. S/FSS/26A (to be renumbered to S/FSS/27) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

59. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board’s consideration.

**Provision of Major Community Facilities and Open Spaces in Fanling/Sheung Shui New Town
(Including Fanling/Sheung Shui Extension Area)**

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 (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	36.78 ha	20.18 ha	29.41 ha	- 7.37 ha
Local Open Space	10 ha per 100,000 persons [#]	36.78 ha	48.98 ha	66.49 ha	+ 29.72 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	5	5	5	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	1	1	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	1	1	1	0

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 (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	1	1	+ 1
Community Hall	No set standard	N.A	4	6	N.A
Library	1 district library for every 200,000 persons [#] (assessed on a district basis)	1	3	3	+ 2
Kindergarten/ Nursery	34 classrooms for 1,000 children aged of 3 to under 6 [#]	204 classrooms	226 classrooms	291 classrooms	+ 87 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11 [#] (assessed by EDB on a district/ school network basis)	602 classrooms	648 classrooms	852 classrooms	+ 250 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17 [#] (assessed by EDB on a territory-wide basis)	450 classrooms	584 classrooms	584 classrooms	+ 134 classrooms

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 (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	2,068 beds	658 beds	2,158 beds	+ 90 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	3	2	3	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	1,471 places	420 places	576 places	- 895 ~ places (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6 to 24 [#] (assessed by SWD on a local basis)	4	7	7	+ 3
Integrated Family Services Centre	1 per 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	2	3	3	+ 1

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 (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	5	11	N.A.
Community Care Services Facilities (CCS)	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] * (assessed by SWD on a district basis)	1,941 places	389 places	724 places	- 1,217 ~ places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	2,404 beds	1,232 beds	1,952 beds	- 452 ~ beds (A long-term target assessed on a wider spatial context by SWD~)

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 (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 to 6 [#] (assessed by SWD on a district basis)	422 places	208 places	208 places	- 214 places (A long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented places per 10000 persons aged 15 or above [#] (assessed by SWD on a district basis)	722 places	130 places	610 places	- 112 ~ places (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	1,131 places	279 places	849 Places	- 282 ~ places (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

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 (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Notes:

The planned population of the Fanling/Sheung Shui New Town (including Fanling/Sheung Shui Extension Area) would be about 376,000 persons. If excluding transients, the overall planned population is about 367,800. All population figures have been adjusted to the nearest hundred.

Remark:

The requirements exclude planned population of transients.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

~ The deficit in provision is based on Outline Zoning Plan planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the Hong Kong Standards and Guidelines (HKPSG) requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

April 2023