

**圖例 NOTATION**

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅(甲類)
RESIDENTIAL (GROUP C)	RC(C)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GI(C)	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
<b>COMMUNICATIONS 交通</b>		
MAJOR ROAD AND JUNCTION		主要道路及路口
<b>MISCELLANEOUS 其他</b>		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築高度 (在主要水平基準上若干米)
PETROL FILLING STATION	P F S	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	
COMPREHENSIVE DEVELOPMENT AREA	0.80	0.21	綜合發展區
RESIDENTIAL (GROUP A)	17.75	4.70	住宅(甲類)
RESIDENTIAL (GROUP C)	10.36	2.73	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	79.37	21.02	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	12.11	3.21	政府、機構或社區
OPEN SPACE	3.88	0.97	休憩用地
RECREATION	18.36	4.97	康樂
OTHER SPECIFIED USES	3.70	0.98	其他指定用途
AGRICULTURE	144.19	38.19	農業
GREEN BELT	81.70	21.98	綠化地帶
MAJOR ROAD ETC	8.48	2.24	主要道路等
TOTAL PLANNING SCHEME AREA	377.80	100.00	規劃範圍面積

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 REVISED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

**核准圖編號 S/NE-LYT/17 的修訂 AMENDMENTS TO APPROVED PLAN No. S/NE-LYT/17**

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 在核准圖編號 S/NE-LYT/17 下展出的修訂

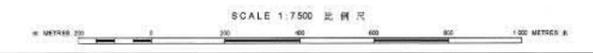
AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表) (SEE ATTACHED SCHEDULE)

2021年12月17日 按照城市規劃條例第5條展示的核准圖編號 S/NE-LYT/17 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/NE-LYT/17 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 17 DECEMBER 2021

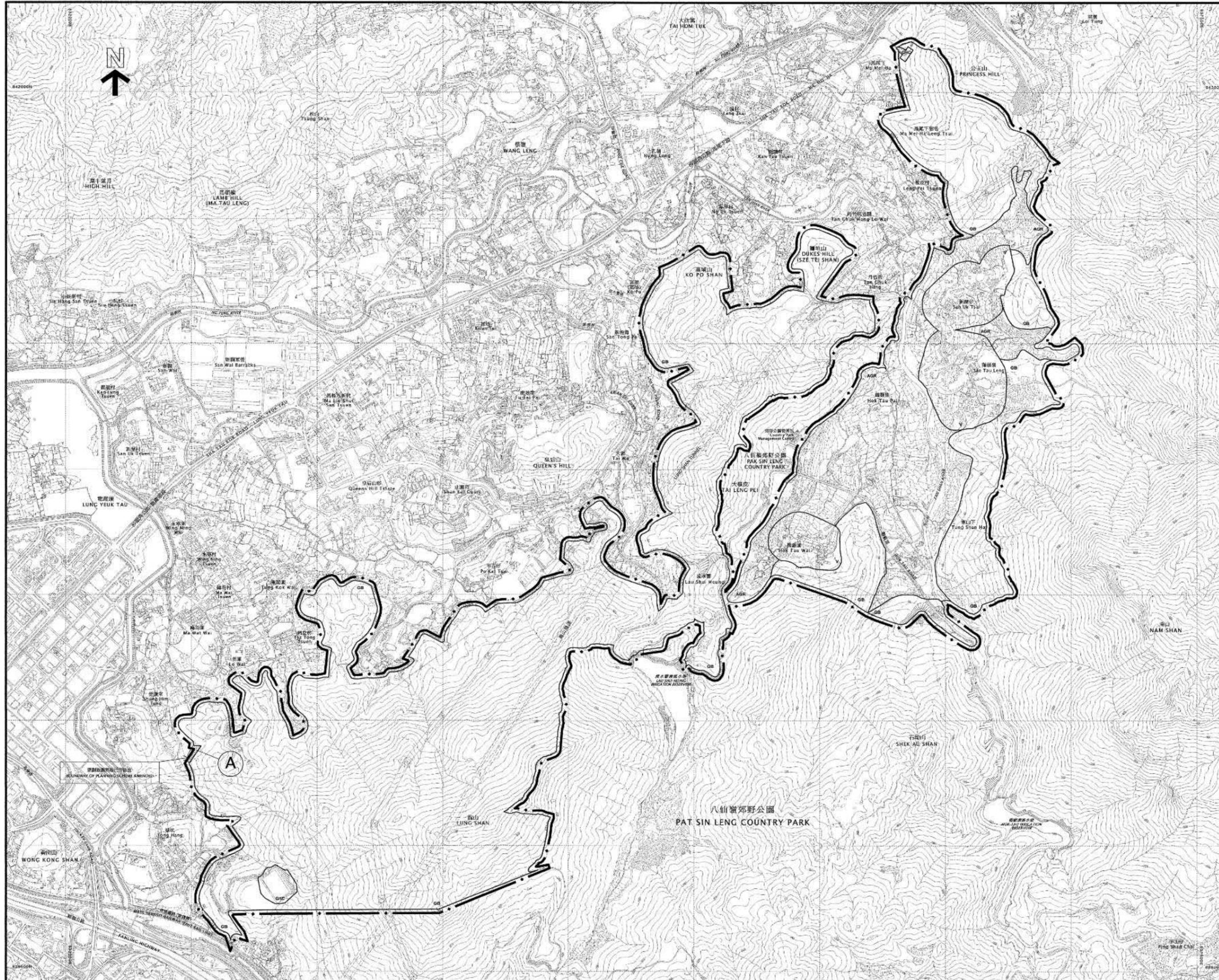
Mr C.K. YIP 葉子李  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的龍躍頭及軍地南分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LUNG YEUK TAU & KWAN TEI SOUTH - OUTLINE ZONING PLAN



規劃署遵照城市規劃條例第5條  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/NE-LYT/18



圖例  
NOTATION

ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
AGRICULTURE	農業
GREEN BELT	綠化地帶
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線

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	
VILLAGE TYPE DEVELOPMENT	24.19	6.89	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.89	0.54	政府、機構或社區
AGRICULTURE	56.32	16.04	農業
GREEN BELT	268.79	78.53	綠化地帶
TOTAL PLANNING SCHEME AREA	351.19	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/NE-HT/5 的修訂  
AMENDMENT TO APPROVED PLAN No. S/NE-HT/5

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)  
(SEE ATTACHED SCHEDULE)

2021年12月17日  
核准圖編號 S/NE-HT/5 的修訂  
AMENDMENT TO APPROVED PLAN No. S/NE-HT/5 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
17 DECEMBER 2021

Mr C K YIP  
SECRETARY  
TOWN PLANNING BOARD

*C.K. Yip*  
葉子季  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的鶴藪分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HOK TAU - OUTLINE ZONING PLAN



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/NE-HT/6

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED LUNG YEUK TAU AND KWAN TEI SOUTH  
OUTLINE ZONING PLAN NO. S/NE-LYT/17  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A1 – Rezoning of a site to the north of Shan Lai Court from “Residential (Group B)” (“R(B)”) to “Residential (Group A)1” (“R(A)1”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site to the north of Shan Lai Court from “Residential (Group A)” (“R(A)”) to “R(A)1” with stipulation of building height restriction.
- Item B – Incorporation of a piece of land to the south-east of Shung Him Tong Village from the approved Hok Tau Outline Zoning Plan No. S/NE-HT/5 into the planning scheme area, and rezoning that piece of land together with its adjoining land to the west from “Green Belt” and “Agriculture” to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”).

**II. Amendments to the Notes of the Plan**

- (a) Deletion of the “R(B)” zone, and revision to the Remarks for the “R(A)” zone to incorporate development restrictions and requirements for the “R(A)1” sub-zone.
- (b) Revision to the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Incorporation of a new set of Notes for the “OU(Cemetery)” zone.
- (d) Deletion of ‘Market’ from Column 2 of the “Village Type Development” zone.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “Government, Institution or Community” zones.

Town Planning Board

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED HOK TAU OUTLINE ZONING PLAN NO. S/NE-HT/5  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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**I. Amendment to Matter shown on the Plan**

- Item A – Excision of a piece of land to the south-east of Shung Him Tong Village from the planning scheme area for incorporation into the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/18.

**II. Amendments to the Notes of the Plan**

- (a) Deletion of ‘Market’ from Column 2 of the “Village Type Development” zone.
- (b) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “Government, Institution or Community” zone.

Town Planning Board

17 December 2021

**List of Representers and Commenter in respect of the  
Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18**

**I. List of Representers**

<b>Representations No. (TPB/R/S/NE-LYT/18-)</b>	<b>Name of Prepresenter</b>
R1	Mary Mulvihill
R2	基督教崇真會粉嶺崇謙堂 (Kei Tuk Kau Sung Chan Wui Fanling Sung Him Tong)

**II. List of Commenter**

<b>Comment No.</b>	<b>Name of Commenter</b>
TPB/R/S/NE-LYT/18-C1	Mary Mulvihill

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2022年02月17日星期四 3:47  
收件者: tpbpd  
主旨: Amendments to Lung Yeuk Tau / Hok Tau OZPs

**AMENDMENTS TO THE LUNG YEUK TAU AND KWAN TEI SOUTH OZP NO. S/NE-LYT/17  
and HOK TAU OUTLINE ZONING PLAN NO. S/NE-HT/5**

**Item A1** – (about 4.14 ha) Rezoning of a site to the north of Shan Lai Court from “Res (Group B) to “Res (Group A)1” with stipulation of BHR 175mPD / PR 7

**Item A2** - Rezoning of a site to the north of Shan Lai Court from “Res (Group A)” to “R(A)1” with stipulation of BHR 175mPD / PR 7

**OBJECT**

*The ex-Burma Lines Military Site (known as the Queen’s Hill Site) was rezoned in 2015 from G/IC(2)” to “Res (Group A)” for public housing development (now Queens Hill Estate and Shan Lai Court), “Res (Group B)” for medium-density private housing development, international school and district open space. The Government has decided to allocate the “R(B)” site for public housing purpose.*

**OPEN SPACE**

While there is clearly no need for another international school, the excising of the DOS is alarming as this district is around 40% deficient in OS. Of course the papers point to the OS surplus in the entire Northern District. I would remind members that OS should be accessible and close to homes. We face a significant increase in the number of elderly. They should have adequate facilities within walking distance of their homes. Some are in wheel chairs and find it most inconvenient to take public transport. We have been warned that going forward we can expect more Covid-like occurrences. There is now strong demand for outdoor recreational facilities with access that does not depend on transport..

*Open Space 5.4 A shortfall of district open space and local open space could be addressed by the provision in Fanling/Sheung Shui New Town and adjacent areas.*

*For local open space, the demand can be partly met by the surplus provision of about 30.91 ha in Fanling/Sheung Shui New Town and partly supplemented by the provision within the proposed development.*

So how far is the new town from this site? As for the OS within the development this is fudging the issue. The OS within the development is the 1sq.m requirement for the residents and not part of the general community provision. The residents would certainly not welcome strangers wandering around the estate and the OS on these estates is not at grade but pockets of space on podiums with landscaping and potted plants.

**TREES AND LOCAL ECOSYSTEM**

Among the surveyed trees, **1,456 trees** are found within the Site. Of them, **1,433 would be felled.**

**The loss would be compensated at a ratio of about 1:1 in terms of quantity on a piece of Government land of about 0.83 ha together with other proposed public housing sites in North District2 near Tong Hang, which is about 1.5km to the southwest of the Site**

So this site is more than 4ha but the same number of trees plus PH is to be accommodated on a site that is 20% its size? Come on, we are not idiots. Moreover when it comes to constructing PH at Tong Hang every tree in that district will be felled.

**240 new heavy standard trees and 685 whip trees** will be planted within the Site as part of the landscape treatment for the proposed housing development, which could achieve the overall site green coverage of about 30%.

Again we are not idiots. The entire site is to be excavated and the development will be on a platform. The only trees that can be planted will be palms and shrubs.

**In terms of ecological aspect, two floral species and 13 faunal species of conservation importance were recorded within the Site, which are commonly found in Hong Kong.** Among them, the two floral species, including *Aquilaria Sinensis* and *Cibotium barometz* (金毛狗) would be transplanted and **preserved as far as possible.**

Conservation importance and commonly found are not compatible. Species that need to be conserved are in danger of extinction. Again we are not idiots.

**For the faunal species, including 10 bat species, it is considered that the impact would be minimal with appropriate mitigation measures including avoidance of construction works during roosting period and installation of bat exclusion device during the course of demolition process. Considering their high mobility and adaptability, potential injury or mortality of these faunal species is considered minor.**

But all the trees are going to be felled and the buildings to be demolished so where will they roost?? The statements get more ridiculous.

In addition there is no mention of the impact the massive towers will have on the flora and fauna of the adjacent Green Belt with regard to light and noise pollution and an increase in incursions because of the proximity of a large number of residents.

## **VISUAL IMPACT**

The original PR of 3.6 and BH 85mPD were intended to preserve the ridgelines. The Queen's Hill development has already significantly impacted enjoyment of the view of the mountains, this development would obliterate much of what remains. Another ridiculous comment when many views in our city are enjoyed from the top deck of a bus or a vehicle travelling at some speed.

*Whilst one viewing point is graded 'significantly adverse' at Sha Tau Kok Road footbridge (Plan 9e), the view point is transient in that visual sensitivity to footbridge users or travelers is relatively lower **due to shorter visual duration**.*

*The amenity planting at the foreground could also help soften the visual impact of the proposed development.*

Seriously, this is a wall of towers, nothing can mitigate the impact.

## **REDUCTION IN SEPARATION OF TOWERS**

*Mitigation measures have been proposed to minimize adverse visual impact including the approximately 20- 25m visual corridors, **building separations of not less than 13m among building blocks**, appropriate building design and amenity planting*

This is a matter for alarm as the standard up to now has been 15. So in addition to increases in height and PR, going forward there will be less space between the towers. That this is the trend when we are subject to contagious virus indicates that ticking the housing box has become the only priority and other issues are to be swept under the mitigation carpet.

## **HERITAGE**

*4.1.21 In terms of heritage aspect, a Heritage Impact Study on Queen's Hill Barracks was conducted to assess any potential heritage impact **on the military structures at the Site** associated with proposed infrastructure works as well as site formation works. A total of **38 buildings** with 1 to 2-storey are found within the Site **built between 1950s to 1980s**. Having considered that the military structures are among those remaining post-war military facilities in the New Territories and that these buildings would be demolished during the site formation works, the Antiquities and Monuments Office (AMO) recommended that mitigation measures including 3D scanning, cartographic and photographic recording should be carried out.*

So not a single one of those buildings has any merit, no connection with our history and culture?

These barracks represent a period in time and played a role in the development of Hong Kong. Presumably the original plan to incorporate OS into the site would have evolved around the retention of some of these buildings. The community is well aware that AMO will always approve the destruction of our heritage. This department should be removed from the Development Bureau as their focus is incompatible.

**Item B** – Incorporation of a piece of land to the south-east of Shung Him Tong Village from the approved Hok Tau Outline Zoning Plan No. S/NE-HT/5 into the planning scheme area, and rezoning that piece of land together with its adjoining land to the west from "**Green Belt**" and "**Agriculture**" to "Other Specified Uses" annotated "Cemetery" ("OU(Cemetery)").

*Opportunity is also taken to reflect the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (SHT Cemetery) (崇謙堂崇真會基督教墳場).*

*The graves of the cemetery were fully occupied in early 2000s, a columbarium in the form of a memorial wall with the capacity of accommodating **574 niches** was approved in 2004 with the written consent from FEHD. As advised by C for T, additional niches may cause potential traffic impacts, particularly during festival days. As such, any minor relaxation of the restriction on the maximum number of niches should be considered by the Board under section 16 of the Ordinance*

The rezoning should come with stringent conditions with regard to any expansion plans. The niches are a relatively recent commercial addition to the original cemetery.

Mary Mulvihill



## 就草圖作出申述

## Representation Relating to Draft Plan

## 參考編號

Reference Number:

220217-231640-29964

## 提交限期

Deadline for submission:

17/02/2022

## 提交日期及時間

Date and time of submission:

17/02/2022 23:16:40

## 「申述人」全名

Full Name of "Representer":

基督教崇真會粉嶺崇謙堂

## 「獲授權代理人」全名

Full Name of "Authorized Agent" :

## 與申述相關的草圖

Draft plan to which the representation relates:

S/NE-LYT/18

## 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
I would like to express my opposition to the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18, in which the amended plan limits the number of columbarium niches in Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (Remarks (a) The total number of columbarium niches shall not exceed 574. (Page 16).	反對 Oppose	We believe the following reasons justify not restricting the number of niches (574 niches) in our cemetery: (i) the estimated annual growth rate of members (at least 3-5 percent of the church's existing membership) in the next 50 years may have an effect on the intended use of niches in the columbarium; thus, the limited number of columbarium to 574 may have an effect on the Church's cemetery intended use; (ii) The estimation of community growth in the neighbourhood surrounding the church, including housing development, improved traffic provision, and population expansion, will have an effect on future membership growth and potential use of church niches; (iii) The unprecedented increase in death rates associated with severe pandemic expansion and the prolonged ageing problem in the local community may increase needs of niche units; and (iv) future niche provision to address any potential shortages, as the Gover

	<p>ment has continued to explore potential sites in various districts under the current scheme. In this regard, the unrestricted number of niches could alleviate any future constraint.</p>
<p>對草圖的建議修訂(如有的話)</p>	
<p><b>Proposed Amendments to Draft Plan(if any):</b></p>	

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject Restricted  Expand personal&pub



Lung Yeuk Tau & Kwan Tei South S/NE-LYT/18  
25/03/2022 02:20

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

It is shocking that there are measures proposed to reduce the participation of the public in the preparation of OZP when some plans like this attract such limited input. That the administration be allowed to proceed with development plans with no accountability is alarming.

With regard to the number of niches, the management is presuming that a significant number of Hong Kong people are going to turn religious in coming decades when in reality the younger generation is showing little interest in attending church and the territory will in due course face the same scenario as many others of dwindling congregations. In addition there is a growing trend of 'green' funerals that will gradually reduce the demand for columbaria and niches..

Mary Mulvihill

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Thursday, 17 February 2022 3:46 AM CST  
Subject: Amendments to Lung Yeuk Tau / Hok Tau OZPs

**AMENDMENTS TO THE LUNG YEUK TAU AND KWAN TEI SOUTH OZP NO. S/NE-LYT/17 and HOK TAU OUTLINE ZONING PLAN NO. S/NE-HT/5**

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***found in Hong Kong. Among them, the two floral species, including Aquilaria Sinensis and Cibotium barometz (金毛狗) would be transplanted and preserved as far as possible .***

Conservation importance and commonly found are not compatible. Species that need to be conserved are in danger of extinction. Again we are not idiots.

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## **VISUAL IMPACT**

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*4.1.21 In terms of heritage aspect, a Heritage Impact Study on Queen's Hill Barracks was conducted to assess any potential heritage impact **on the military structures at the Site** associated with proposed infrastructure works as well as site formation works. A total of **38 buildings** with 1 to 2-storey are found within the Site **built between 1950s to 1980s**. Having considered that the military structures are among those remaining post-war military facilities in the New Territories and that these buildings would be demolished during the site formation works, the Antiquities and Monuments Office (AMO) recommended that mitigation measures including 3D scanning, cartographic and photographic recording should be carried out.*

So not a single one of those buildings has any merit, no connection with our history and culture?

These barracks represent a period in time and played a role in the development of Hong Kong. Presumably the original plan to incorporate OS into the site would have evolved around the retention of some of these buildings. The community is well aware that AMO will always approve the destruction of our heritage. This department should be removed from the Development Bureau as their focus is incompatible.

**Item B** – Incorporation of a piece of land to the south-east of Shung Him Tong Village from the approved Hok Tau Outline Zoning Plan No. S/NE-HT/5 into the planning scheme area, and rezoning that piece of land together with its adjoining land to the west from “**Green Belt**” and “**Agriculture**” to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”).

*Opportunity is also taken to reflect the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (SHT Cemetery) (崇謙堂崇真會基督教墳場).*

*The graves of the cemetery were fully occupied in early 2000s, a columbarium in the form of a memorial wall with the capacity of accommodating **574 niches** was approved in 2004 with the written consent from FEHD. As advised by C for T, additional niches may cause potential traffic impacts, particularly during festival days. As such, any minor relaxation of the restriction on the maximum number of niches should be considered by the Board under section 16 of the Ordinance*

The rezoning should come with stringent conditions with regard to any expansion plans. The niches are a relatively recent commercial addition to the original cemetery.

Mary Mulvihill



**Extract of Minutes of Meeting of  
the Rural and New Town Planning Committee held on 26.11.2021**

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46. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Fanling/Sheung Shui OZP No. S/FSS/24 and that the draft Fanling/Sheung Shui OZP No. S/FSS/24A at Attachment II of the Paper (to be renumbered to S/FSS/25 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Fanling/Sheung Shui OZP No. S/FSS/25A 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.

47. 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 revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Dr Conrad T.C. Wong left the meeting at this point.]

**Sha Tin, Tai Po and North District**

**Agenda Item 10**

[Open Meeting]

Proposed Amendments to the Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17 and Approved Hok Tau Outline Zoning Plan No. S/NE-HT/5  
(RNTPC Paper No. 10/21)

48. The Secretary reported that the proposed amendments mainly involved a site for

public housing development to be developed by the Hong Kong Housing Authority (HKHA) which were supported by an Engineering Feasibility Study conducted by the Civil Engineering and Development Department (CEDD) with AECOM Asia Company Limited (AECOM) as the consultant. The following Members had declared interests on the item:

- Mr Paul Y.K. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;  
(as Chief Engineer (Works), Home Affairs Department)
- Dr C.H. Hau - currently conducting contract research project with CEDD and having past business dealings with AECOM;
- Mr Y.S. Wong - being a member of the Funds Management Sub-committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA; and
- Mr K.K. Cheung - his firm having current business dealings with HKHA and AECOM; and
- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA.

49. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments relating to public housing development were the subject of amendments to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. The Committee noted that Dr Conrad T.C. Wong had already left the meeting. As Mr K.K. Cheung and Dr C.H. Hau had no involvement in relation to the proposed amendment items, the Committee agreed that

they could stay in the meeting.

Presentation and Question Sessions

50. The following government representatives and the consultants were invited to the meeting at this point:

PlanD

Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po & North (DPO/STN)

Mr Tim T.Y. Fung - Senior Town Planner/Shu Tin, Tai Po & North

Ms Sandy S.Y. Yik - Town Planner/Shu Tin, Tai Po & North

CEDD

Mr K.H. Tao - Project Team Leader/Project

Mr Stephen Wat - Senior Engineer 2/Project

Mr Esmond Chan - Engineer 5/Project

Housing Department

Ms Alice Lo - Senior Planning Officer 2

Transport Department

Mr Michael Cheung - Engineer/North 2

AECOM

Ms Ruby Yew - Technical Director

Mr Ray Yeung - Associate

Mr Colin Kwok - Associate

51. With the aid of a Powerpoint presentation, Ms Jessica H.F. Chu, DPO/STN, briefed Members on the background, the proposed rezoning of (i) a site to the north of Shan Lai Court from “Residential (Group B)” “R(B)” and “Residential (Group A)” (“R(A)”) to “R(A)1” to take forward a proposed public housing development under the Government’s policy directives (Amendment Items A1 to A2 on Lung Yeuk Tau and Kwan Tei South OZP (LYT OZP)), and (ii) a piece of land to the south of Shung Him Tong Village, comprising a “Green Belt” (“GB”) site to be excised from the Hok Tau OZP and the adjoining “Agriculture” site on the LYT OZP, to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”) to regularise the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (Amendment Item B on LYT OZP and Amendment Item A on Hok Tau OZP), the technical considerations, provision of Government, institution and community facilities and open space in the area, consultations conducted and departmental comments as detailed in the Paper.

52. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

53. The Chairman and two Members raised the following questions or expressed views on Amendment Items A1 and A2 on LYT OZP:

- (a) the reasons for providing off-site compensatory planting on a piece of Government land near Tong Hang;
- (b) whether there were road improvement works to meet the traffic needs arising from the proposed housing development; and
- (c) the tree species proposal for the compensatory planting might not be suitable, which should be further considered by the relevant government departments.

54. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Mr K.H. Tao, Project Team Leader/Project, CEDD, and Mr Colin Kwok, Associate, AECOM, made the following main points:

- (a) the loss of trees would be compensated together with other proposed public housing sites in North District on a piece of Government land of about 0.83 ha near Tong Hang. The compensatory area was accessible by maintenance vehicles to the Tong Hang Fresh Water Service Reservoir and located away from built-up areas in the district. The gradient of the compensatory area was relatively gentle which could facilitate site preparation and transplantation of *Aquilaria Sinensis*. Apart from off-site compensation and transplanting, about 240 new heavy standard trees and 685 whip trees would be planted within the site as part of the landscape treatment for the proposed housing development, which could achieve an overall green coverage of about 30%;
- (b) there were a number of completed and planned traffic improvement works in the area such as construction of Fanling Bypass, upgrading Lung Ma Road to a 7.3m wide two-lane carriageway, and junction improvement works, e.g. at Sha Tau Kok Road/Lung Ma Road, Sha Tau Kok Road/Sui Wan Road, Sha Tau Kok Road/Ma Sik Road in the North District. Taking into account the said traffic improvement works, the traffic impact assessment concluded that the relevant road junctions would operate satisfactorily, and no additional traffic improvement works were required for the traffic arising from the proposed public housing developments under the current rezoning proposals; and
- (c) the Member's suggestion on tree compensatory planting would be conveyed to CEDD and Agriculture, Fisheries and Conservation Department for follow-up action, where appropriate.

55. Members had no question regarding other proposed amendments to the OZPs and generally considered that they were acceptable.

56. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17 and that the draft Lung Yeuk Tau &

Kwan Tei South OZP No. S/NE-LYT/17A at Attachment II of the Paper (to be renumbered as S/NE-LYT/18 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance);

- (b) adopt the revised Explanatory Statements (ES) at Attachment IV of the Paper for the draft Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17A (to be renumbered as S/NE-LYT/18 upon exhibition) 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;
- (c) agree to the proposed amendments to the approved Hok Tau OZP No. S/NE-HT/5 as shown on the draft Hok Tau OZP No. S/NE-HT/5A at Attachment VI of the Paper (to be renumbered as S/NE-HT/6 upon exhibition) and its Notes at Attachment VII of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (d) adopt the revised ES at Attachment VIII of the Paper for the draft Hok Tau OZP No. S/NE-HT/5A (to be renumbered as S/NE-HT/6 upon exhibition) 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.

57. 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 revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants for their attendance to answer Members' enquiries. They left the meeting at this point.]

北區區議會(2020-2023)  
第 9 次會議記錄

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日期： 2021 年 10 月 12 日  
時間： 上午 9 時 35 分  
地點： 粉嶺壁峰路 3 號  
北區政府合署 3 樓會議室

出席者

	<u>到席時間</u>	<u>離席時間</u>
主席： 羅庭德議員	會議開始	會議結束
副主席： 李冠洪議員, MH	會議開始	會議結束
議員： 李國鳳議員	會議開始	會議結束
周錦豪議員	會議開始	會議結束
侯志強議員	會議開始	會議結束
侯福達議員	會議開始	會議結束
陳月明議員	會議開始	會議結束
高維基議員	會議開始	會議結束
張浚偉議員	會議開始	會議結束
溫和達議員, MH	會議開始	會議結束
秘書： 朱惠蓮女士	北區民政事務處高級行政主任(區議會)	

列席者

莊永桓先生, JP 民政事務總署北區民政事務專員  
徐湘兒女士 香港警務處邊界警區指揮官  
馬偉卿先生 香港警務處大埔警區指揮官  
陸國安先生 規劃署粉嶺、上水及元朗東規劃專員  
彭蔚珊女士 地政總署北區地政專員  
任滿河先生 社會福利署大埔及北區福利專員  
呂培裕先生 土木工程拓展署高級工程師／1(北)  
陳啟霖先生 房屋署物業管理總經理(大埔、北區及沙田)  
冼佳慧女士 運輸署總運輸主任／貨車事務  
陳國雄先生 食物環境衛生署署理北區環境衛生總監  
勞麗芳女士 康樂及文化事務署總康樂事務經理／新界北  
黃耀華先生 路政署高級區域工程師／東北

議程第 2 項

朱霞芬女士	規劃署沙田、大埔及北區規劃專員
陸國安先生	規劃署粉嶺、上水及元朗東規劃專員
馮天賢先生	規劃署高級城市規劃師／北區
易淑儀女士	規劃署城市規劃師／北區 2
杜琪鏗先生	土木工程拓展署工程項目組長／工程項目
滑維青先生	土木工程拓展署高級工程師 2／工程項目
盧穎儀女士	房屋署高級規劃師(2)
張劍虹先生	運輸署工程師／北區 2

議程第 3 項

陸國安先生	規劃署粉嶺、上水及元朗東規劃專員
朱霞芬女士	規劃署沙田、大埔及北區規劃專員
馮武揚先生	規劃署高級城市規劃師/粉嶺上水 1
劉涵女士	規劃署助理城市規劃師/粉嶺上水 2
杜琪鏗先生	土木工程拓展署工程項目組長／工程項目
薛鳳聲先生	土木工程拓展署總工程師／房屋工程 3
滑維青先生	土木工程拓展署高級工程師 2／工程項目
祁德禮先生	土木工程拓展署高級工程師 5／工程項目
楊志遠先生	土木工程拓展署高級工程師 4／房屋工程 3
盧穎儀女士	房屋署高級規劃師(2)
張劍虹先生	運輸署工程師／北區 2

未克出席者

黃凱盈議員

開會辭

主席歡迎各議員和部門代表出席北區區議會第 9 次會議。

缺席申請

2. 主席表示，是次會議沒有接獲議員的缺席申請。

第 1 項——通過上次會議記錄

3. 大會通過 2021 年 8 月 31 日第 8 次會議的記錄。

第 2 項——皇后山擴展用地公營房屋發展計劃基礎設施工程－可行性研究擬議修訂《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/17》

(北區區議會文件第 44/2021 號)

4. 主席歡迎規劃署沙田、大埔及北區規劃專員朱霞芬女士、粉嶺、上水及元朗東規劃專員陸國安先生、高級城市規劃師／北區馮天賢先生、城市規劃師／北區 2 易淑儀女士、土木工程拓展署(下稱「土拓署」)工程項目組長／工程項目杜琪鏗先生、高級工程師 2／工程項目滑維青先生和房屋署高級規劃師(2)盧穎儀女士及運輸署工程師／北區 2 張劍虹先生列席會議。他表示，部門代表會使用投影片作介紹，秘書處昨日已把有關投影片以電郵分發給各議員以便閱覽。他請部門代表介紹文件。

5. 朱霞芬女士表示，有關《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/17》的修訂主要是關於在皇后山山麗苑北面進行公營房屋發展，並請馮天賢先生介紹有關文件。

6. 馮天賢先生以投影片介紹北區區議會文件第 44/2021 號，有關投影片載於附件一。

7. 溫和達議員表示，作為資深議員，他對皇后山擴展用地公營房屋發展計劃(下稱「皇后山第二期」)工程感到痛心，並指現時皇后山邨和山麗苑也快將落成，而城市規劃委員會(下稱「城規會」)、運輸署和規劃署卻沒有兌現他們的承諾。他指出，皇后山發展計劃本是中低密度住宅發展，現在卻轉為高密度發展。約七、八年前，他已曾向香港房屋委員會(下稱「房委會」)強調交通問題和城鄉共融的概念，但現時部門卻沒有回應他有關城鄉共融和以單車徑為主題的公營房屋的意見，他對此表示不滿。此外，就本區居民及擠迫戶的搬遷問題，他表示房屋署把本區居民調遷至他們不適應的地區，如屯門和天水圍等，並認為北區居民均希望住在較和諧和熟悉的北區，亦便於基層家庭互相照顧，但房屋署卻沒有兌現此承諾。他希望部門可以交代現時的房屋分配情況，並詢問在分配房屋時是否會讓本區居民優先。就交通方面，部門並無做到龍山隧道的分流，萃雲路及龍馬路的分流設施亦無助解決現時車輛倒

流往沙頭角方向的情況，以避免於沙頭角公路塞車，他對此十分失望。他希望規劃署和運輸署可以落實他在交通方面的建議，而房委會可以關顧北區居民的調遷情況，使他們可以在北區生活而無須搬到遠離北區的地區居住。

8. 李冠洪議員表示，就規劃署剛才的介紹，現時皇后山房屋發展項目預計會有五萬人入住，而皇后山第二期則會額外增加一萬多人，但署方卻只計劃利用現時的道路，而沒有在擴展用地增加額外交通設施。署方計劃依賴粉嶺繞道東段前往吐露港公路，而龍馬路會改成雙線車道，將來則計劃會有六條專線小巴線和巴士線服務皇后山居民。他詢問是否所有專線小巴都會利用粉嶺繞道東段而不會駛經龍馬路前往皇后山新發展區。如果專線小巴會經龍馬路前往皇后山新發展區，再加上私人車輛和其他車輛，他反問署方是否認為雙線車道足夠應付在該處居住的數萬人口的需求。他相信車輛不會只利用粉嶺繞道東段前往其他地方，正如溫和達議員所言，車輛除了向南行駛前往九龍，亦會往北行駛。他詢問署方所有北行的車輛是否須經龍馬路前往沙頭角公路，並質疑為何署方會認為一條雙線來回行車的龍馬路可以應付數萬人口的需求。

9. 李冠洪議員對行政長官提及北部都會區發展表示十分支持。他表示，新界鄉議局早前進行了一項研究，發現政府由八十年代起便沒有進行過全港性交通評估，也並無就香港交通進行整體規劃，而只會在出現交通擠塞問題的地方興建繞道，故認為規劃署可以借助北部都會區此等大型發展計劃的機會，推行前瞻性的規劃和交通網絡設計，為北區交通進行整體規劃，並作出詳細的交通評估，否則區內的交通問題只會隨著人口增多而變得越趨嚴重。他指出，皇后山新發展區的交通規劃現時只依賴粉嶺繞道東段及設有雙線車道的龍馬路，並反問當區區議員和居民該如何接受現時皇后山第二期的規劃。他絕對歡迎並支持政府解決房屋問題，但認為解決房屋問題的同時亦必須做好交通規劃，才可解決居民的出行問題。即使現時預計北區在 20 年後會有新的就業職位，但由於短期內不會產生大量就業職位，因此居民必須前往他區工作。如有關規劃只依賴粉嶺繞道東段及設有雙線車道的龍馬路，屆時必會出現交通擠塞。他支持有關房屋計劃，但擔心該計劃會導致整個北區出現交通問題。

10. 高維基議員表示，他亦十分關注皇后山的交通問題。皇后山新發展區加上皇后山第二期預計共有五萬人口，但有關部門沒有就皇后山第二期進行交通規劃及相應地增加配套設施。現時可

見，從皇后山出發的專線小巴和巴士有所增加，該等車輛除了往南行，亦會經龍山隧道往北行。另一方面，龍山隧道於早上繁忙時間的車流已十分緩慢，加上沙頭角公路往孔嶺的一段道路多年來也屬雙線車道，亦沒有進行過擴闊工程，情況未如理想。他相信除了粉嶺一帶的鄉郊地區，坪輦也會開始發展。屆時車流會集中在龍山隧道，加上沙頭角公路尚未有計劃進行擴闊工程，他相信日後將會有交通擠塞問題，並希望規劃署能考慮進行沙頭角公路的擴闊工程。

11. 周錦豪議員希望部門能就規劃中的專營巴士路線與現時粉嶺區內的巴士路線採取分流措施。他表示，區內的交通已存在頗嚴重的擠塞問題。隨著人口增加，區內巴士路線亦會相應增加。如果規劃中的巴士路線會跟隨現行巴士路線的模式走遍全區，他認為這會對區內交通帶來很大負擔。此外，由於現時北區的停車位嚴重不足，他詢問皇后山擴展用地預計會有多少停車位。

12. 侯志強議員對皇后山發展的交通問題表示關注。他表示，現時車輛會經龍山隧道往北行，而往南行則會駛經馬會道。馬會道迴旋處經常出現交通擠塞，並會因而導致雞嶺迴旋處的交通同樣擠塞，而現時只要有輕微的交通意外，亦會導致長達兩到三小時的交通擠塞。他認為粉嶺北幹線需要從速進行，以改善整體交通情況，否則迴旋處只會經常出現交通擠塞，並需要警方指揮交通，浪費警力。行政長官早前提及有關北部都會區的發展，而現時正在推行的古洞北新發展區計劃預計會有 20 萬人口遷入，再加上粉嶺北新發展區和皇后山發展計劃會額外為北區帶來 40 多萬人口。他認為運輸署應為新界東的交通進行整體規劃，並興建環城公路由九龍經沙田、吐露港、大埔、沙頭角、打鼓嶺、上水、元朗到荃灣，以貫通九龍及新界，此舉會為新界整體發展帶來益處。他認為交通規劃應未雨綢繆，因此應盡快興建環城公路。

13. 侯志強議員續指，他關注皇后山區內的小巴問題。最近有小巴商會向他投訴，指他們由港英年代開始經營小巴，一直以爲皇后山發展落成後會爲他們帶來更多生意，卻發現運輸署增加了告示牌，表示綠色專線小巴和紅色小巴不准進入。他們對禁止紅色小巴進入皇后山有反響，並希望運輸署能容許紅色小巴進入區內，以紓緩交通。他要求運輸署撤走有關告示牌，讓小巴商會可以繼續經營小巴，保留他們的生存空間。此外，由於專線小巴司機的工資較低，因此較難聘請專線小巴司機，導致現時粉嶺上水區的專線小巴供不應求。他詢問可否輸入外地勞工以改善現時情況，並指由於缺

乏年輕人入行，現有的小巴司機年紀漸長，導致交通意外頻生。他希望運輸署能容許紅色小巴進入皇后山，並關注有關小巴司機青黃不接的問題。

14. 侯福達議員表示，古洞北發展可以借鑒皇后山發展。於去年的區議會會議上，他已就古洞北發展向運輸署指出有關幹線必須接駁雞嶺道路，而部門每次都回應指會先做好交通配套，但他認為在進行如此大型的規劃時，部門卻沒有做好交通流量控制。他指現時交通問題完全沒有改善，古洞區內有很多正在進行的工程，只要有輕微的交通意外亦會導致交通擠塞情況發生。他認為在進行大型發展規劃前需要以交通配套為先。

15. 李國鳳議員表示，粉嶺區最受皇后山發展影響。他支持發展，並認為要做好交通規劃。

16. 主席表示，行政長官於 10 月 6 日提出了《北部都會區發展策略》報告書，並提到「四新精神」，即「空間拓新」、「觀念更新」、「政策創新」及「機制革新」，但他認為在皇后山第二期的規劃文件中完全沒有體現「四新精神」。剛才各議員提出的意見在以往的區議會會議上均有提出。他於 2020 年 10 月 13 日的北區區議會會議上提出一項提案(即北區區議會文件第 72/2020 號)，要求有關部門全面檢視皇后山區住宅發展項目及附近一帶的配套。當時部門回應指會於皇后山第二期規劃檢討，並考慮相關意見，但現時的規劃文件則反映部門完全沒有採納他的意見。他就有關規劃的配套和興建細節提出以下意見及建議：

- (a) 皇后山區需要額外一條行車主幹道供居民出入。現時皇后山區的交通依賴龍馬路，但過往有不少大型車輛在該處翻側，一旦癱瘓交通，緊急車輛便不能進入皇后山。由於現時龍馬路的盡頭，即山麗苑迴旋處，距離布格仔路只有幾十米之隔，他曾多次向運輸署建議延伸布格仔路。以他的理解，布格仔路可能因為地勢問題而未被列入交通改革方案中。他重申，人民為發展的中心，發展應以人民的福祉為重，規劃不能因為技術上的困難而不實行。即使皇后山第二期擴展區只新增一萬人，他們亦有其基建配套的需要，因此應設有兩條道路供居民進出。如果可以利用布格仔路前往流水響道再到沙頭角公路，在有緊急事故時也會有額外道路供車輛使用；

- (b) 粉嶺繞道東段和龍山隧道皆非為皇后山發展而興建。粉嶺繞道東段是為應付粉嶺北新發展區計劃所帶來的七萬新增人口而建，而非為應付皇后山第一及第二期發展所帶來的四萬新增人口而建。他指出，部門在規劃皇后山發展時，常把粉嶺繞道東段列為交通數據的一部分，而他認為這並不合理，因為粉嶺繞道東段是為應付粉嶺北發展所帶來的七萬新增人口。龍山隧道則是為應付香園圍口岸而建。由於香園圍口岸的客運和貨運皆未完全開通，因此他認為現時的數據未能作準。他建議在龍山隧道加建分支以直接接駁皇后山。參考灣仔繞道的設計，灣仔繞道亦有灣仔北分支。他指在地理位置上，龍山隧道位於皇后山的後方，而在建設龍山隧道時已醞釀要發展皇后山房屋項目，現時規劃存在錯配。他指有關皇后山第二期的規劃沒有體現行政長官提倡的「四新精神」，並認為皇后山第二期發展所帶來的一萬人口正包括在行政長官所提及北部都會區新增的250萬人口當中。議程第二和第三項的規劃所提及的新增人口也同樣包含在這250萬人口中，而他希望知道《北部都會區發展策略》報告書中提及的北環線東延線的細節。他指行政長官在許多公開場合都提及政府採納「基建先行」的概念，並詢問有關皇后山第二期的規劃如何體現「基建先行」。就溫和達議員和李冠洪議員提出的意見，他詢問有關意見的落實細節和時間，並表示行政長官提到有關鐵路料需二十年完成，但現時皇后山的竣工日期約為2030年，他詢問該如何處理兩者相差的十年時間，並希望部門能有具體交代；
- (c) 就交通評估的數據，部門以小時而非以分鐘為單位計算交通擠塞的情況，導致未能得出準確數據。正如李冠洪議員所言，他希望可以就整個北區，甚至整個香港，進行全面的交通評估。他亦希望可以把交通評估的計算單位設為15分鐘，以評估道路的交通流量和公共交通工具的載客量。在停車位方面，前北區區議員林卓廷先生曾於去年北區區議會會議上指出，2006年至2018年期間，私家車、電單車及商用車的增幅為44%，但泊車位的增幅僅為12%，而每輛車需要兩個泊車位，即在家與在外各一。他指現時巴士路線計劃只有六條，如果居民選擇駕車出行便需要停車位。他詢問有關停車位數量的數據。他理解如要增加停車位便需擴闊道路，但現有道路未必有足夠空間。議員於去年北

區區議會會議上已提出可根據「一地多用」原則興建地下停車場，但他未能在有關規劃文件中看到部門回應議員去年的意見；

- (d) 在社區配套上，土拓署工程項目組長／工程項目杜琪鏗先生曾就粉嶺第 48 區規劃發展向他提供城規會文件第 10170 號。該份文件提到，根據《香港規劃標準與準則》(下稱「《規劃標準》」)，北區現有的社區配套中，有五項配套設施並不符合《準則》訂明的比例，包括分區警署、健康中心、醫院、運動場及游泳池。他表示，根據《規劃標準》，現時上述五項社區配套的比例已低於標準，而皇后山皇后山第二期新增一萬人口，加上議程第三項的文件所指擬為北區再增加四萬人口，必然會加劇社區配套不足的情況，但議程第二及第三項的文件均沒有提及上述五項社區配套；
- (e) 就地積比率方面，根據有關規劃文件，擬建房屋樓高約 47 層。由於他不清楚現時地盤施工範圍的細節，故詢問擬建房屋會否遮擋山麗苑和皇后山邨的景觀。他特別提到，山麗苑剛剛開售，而現時部門則擬在山麗苑前興建皇后山第二期，他不清楚這做法會否有政治倫理上的衝突，故希望部門能回應他的問題。他亦詢問會否有防範措施以避免山麗苑和皇后山邨的住戶於皇后山第二期施工期間受到影響。土拓署曾表示聲音是往上傳播的，而現時皇后山第二期的施工地盤較山麗苑低，即施工噪音會影響較高的山麗苑和皇后山邨。他詢問會否在建築技術或施工細節上有具體方法以避免噪音污染；
- (f) 於 2019 年底皇后山邨第一期施工期間，曾因地盤打樁工程而導致附近民居出現結構性裂縫。即使部門根據《建築物條例》進行打樁工程，但附近房屋可能並非根據相關條例興建，導致在進行打樁工程時仍有可能令附近民居出現裂縫，影響居民的生命及財產安全。現時粉嶺繞道東段工程亦導致石湖新村民居出現類似情況，因此他希望土拓署在進行有關工程時能多加注意，並建議可透過不同方法進入民居設置監察點；以及
- (g) 進入山麗苑的道路十分陡斜，特別是由街市至山麗苑一段。按他理解，大部分公共房屋住戶乃基層市民及長者，並認為有關道路沒有達至傷健共融的概念。他不清楚部門將如

何為皇后山擴展用地地盤進行平整工程和規劃有關交通配套，但表示他前往山麗苑需要半小時並十分費力，更遑論長者該如何進出屋苑。他認為部門應檢視山麗苑和皇后山邨第一期的情況，再考慮該如何規劃皇后山邨第二期的道路和配套。

17. 朱霞芬女士感謝議員務實的意見，以便規劃署優化計劃。她就議員的問題、意見和建議綜合回應如下：

- (a) 她留意到議員主要關注交通配套的問題，而此問題可分為硬件配套和軟件配套兩個層面討論，硬件配套指興建主幹道，軟件配套則指巴士及小巴的服務；
- (b) 皇后山第二期的土地原本已劃分為「住宅(乙類)」用途，並以 3.6 倍的地積比率作評估基礎。因此，在 2015 年改劃時所進行的交通及運輸評估已預計該地可容納約 2 000 伙的房屋發展。因應社會對公營房屋需求殷切，規劃署建議把該地從私人房屋發展改撥為公營房屋發展。規劃署以地盡其用為原則，把該地的地積比率由 3.6 倍提升至 6.5 倍，新增的房屋伙數則由約 2 000 伙提升至約 4 000 伙，所新增人口約為 5 000 人。而最新的可行性研究報告主要是評估新增人口對交通的影響，以及原規劃的硬件配套是否足以應付他們的需要。評估結果顯示，在落實擴闊龍馬路及增設沙頭角公路／龍馬路的專用左轉行車線等交通措施後，基本上可應付預計新增人口所帶來的交通流量；
- (c) 在軟件配套方面，除現時皇后山邨的巴士總站和山麗苑外的兩個巴士站，政府將在皇后山第二期提供新的巴士路線服務居民。至於巴士的班次、路線及分流安排，不同部門會保持溝通，並因應當地情況作調配。此外，規劃署備悉有關允許紅色小巴進入皇后山範圍、巴士分流等意見，有關意見將於會後交予相關部門處理；
- (d) 由 2021 年 10 月 6 日起，北區不再是鄉郊地區，而是北部都會區。政府定會秉承「四新精神」，基建先行，全力以赴幫助市民。新界北發展規劃及工程研究項目已於 7 月獲立法會通過撥款，期望在 10 月完成招標，並在 36 個月內完成研究。此外，運輸署在 2020 年尾已開展《跨越 2030 年的鐵路及主要幹道策略性研究》，研究將會配合北部都會區

規劃署

的發展綱領，建議落實大型基建，以吸納北區未來的 250 萬人口。同時，《北部都會區發展策略》中提及的北環線東延線亦將於皇后山設站，期望透過鐵路發展，方便居民出行；

- (e) 規劃署已於 2021 年 8 月修訂《規劃標準》，提高公營房屋發展的泊車位比率，預計可於皇后山第二期提供最多 539 個私家車位，當中 524 個供住宅用，以期滿足居民的需要；
- (f) 皇后山邨位於皇后山第二期的西南面，故相信皇后山邨單位的景觀不會受到重大影響。至於山麗苑則位於皇后山第二期的南面，雖然部分山麗苑單位的景觀或會受阻擋，擬議發展的建築物高度與周邊環境大致協調；
- (g) 運輸署與土拓署會隨着新增人口的地區發展，配合北部都會區的發展綱領，適時優化有關增設主幹道的建議；
- (h) 據了解，來往山麗苑與皇后山邨至粉嶺站之間已興建單車徑，規劃署備悉溫和達議員的意見，會適時檢視單車徑走線；以及
- (i) 她同意溫和達議員提出有關擠逼戶原區安置的意見，以便家人互相照顧。她會把有關意見轉交房屋署，讓署方在分配單位時考慮其意見。有關意見亦會載於會議記錄，以供房屋署參考。

規劃署

18. 主席提示規劃署代表回應侯志強議員提出有關允許紅色小巴進入皇后山範圍的問題。

19. 朱霞芬女士回應，有關事宜視乎運輸署的考慮。

20. 冼佳慧女士感謝議員的意見，補充回應如下：

- (a) 就皇后山邨與山麗苑的公共交通安排，運輸署已安排六條專營巴士路線及一條專線小巴路線來往各區，當中一條接駁粉嶺站的循環巴士路線、一條前往荃灣的巴士路線，以及一條經上水站前往北區醫院的專線小巴路線，均是沿沙頭角公路往南行駛。另外四條專營巴士路線，包括前往九龍西南昌、九龍東啟德，以及兩條分別經東區海底隧道和西區海底隧道前往香港站的路線，則會沿沙頭角公路往北行駛。由此可見，現時皇后山區的交通佈局已為居民提供前往香港主要地方的交通服務；

- (b) 運輸署會視乎地區的基建及人口發展，定期檢討巴士路線計劃，安排合適的巴士路線，為當區居民提供服務；
- (c) 運輸署會密切留意各條巴士路線的客量，適時與巴士公司調整班次；以及
- (d) 運輸署早前建議於龍馬路設置公共小巴的禁區，以便有效管理當區的交通及公共運輸服務。

21. 主席表示，規劃署代表仍未就城規會文件所提及的社區設施配套作出回應。他指若沒有足夠警區，會導致其他分區的警員疲於奔命；若沒有足夠的運動場和游泳池，亦會出現設施供應不足的問題。希望規劃署能正面回應有關事宜。

22. 朱霞芬女士回應，根據北區整體的社區設施標準供應，雖然某些設施供應不足，但按最新情況，分區警署的數目應可滿足市民需要，而規劃署稍後亦會在議程第 3 項為此再作講解。

23. 陸國安先生補充，主席所收悉的文件為 2017 年的數據，而規劃署就是次的項目發展已更新有關數據。目前預計分區警署的數目足夠應付市民需要，因政府已在古洞北新發展區預留興建警署的位置，而該發展區亦會提供運動場和游泳池。

24. 主席詢問，規劃署指的最新數據屬哪一年。

25. 陸國安先生回應，有關數據為 2021 年。

26. 主席質疑為何土拓署代表交予他的數據為 2017 年。

27. 陸國安先生回應，由於粉嶺第 48 區的規劃文件擬備時間是 2017 年，故土拓署代表把文件夾附的數據交予主席。

28. 主席表示，目前的房屋發展項目(包括粉嶺第 48 區)屬於 2030 年的項目，而非 2017 年。雖然他不希望把兩個項目捆綁在一起討論，但倫理上他質疑土拓署代表一方面與其討論 2017 年的數據，另一方面規劃署卻以 2021 年的數據作回應，指政府部門的處事方式影響議事。他詢問規劃署代表可否於會後把 2021 年的數據分發予議員。

29. 陸國安先生回應，規劃署樂意把 2021 年的數據分發予議員。

(會後按語：規劃署已於 2021 年 12 月 3 日將最新的數據經北區區議會秘書處分發予議員。)

30. 侯志強議員追問有關設置紅色小巴禁區牌的事宜。據小巴承辦商反映，他們擔心設置禁區牌後會影響紅色小巴的營運。紅色小巴已於該區經營數十年，由起初人口不多，需要蝕本經營，直至現時落實新發展區，準備迎來人口上升，政府卻把紅色小巴拒諸門外，情況有欠公允。此外，他認為綠色專線小巴或未能照顧全部居民的需求，因此有必要營運紅色小巴，希望運輸署取消設置該禁區牌。

31. 主席表示，區議會以往一直爭取要求粉嶺鄉郊沿線小巴(包括 56B、56C 號線)駛入皇后山邨，惟遭運輸署反對。他指現時皇后山區只有六條專營巴士路線，質疑公共交通工具數目是否足以滿足居民需求。

32. 冼佳慧女士感謝主席和侯志強議員的意見，運輸署在規劃公共運輸服務時，會考慮預計客量，以擬訂合適的公共交通安排服務當區居民。隨着皇后山邨與山麗苑相繼入伙，人口大幅增長，署方認為使用載客量較高的交通工具(如專營巴士)為主要服務該區的運輸工具，比使用公共小巴較為合適及更有效率。因此，運輸署就皇后山區目前的發展規模，已安排六條專營巴士路線，當中包括一條主要接駁至港鐵粉嶺站的穿梭巴士線，輔助以一條經港鐵上水站前往北區醫院的專線小巴為區內的路線。為使以上的交通佈局能有效率地運作，運輸署建議於龍馬路設置公共小巴的禁區，以便專營巴士及專線小巴的服務能暢運作。就皇后山第二期的發展，運輸署會因應地區的發展及配套，定期檢討巴士服務安排，例如檢視巴士路線的走線和班次。

33. 侯志強議員表示，紅色小巴一向服務沙頭角公路的居民，但如今新屋苑落成，運輸署卻設置公共小巴的禁區，小巴承辦商有感署方正在扼殺其生存空間。他理解運輸署有其管理程序，但仍希望署方考慮取消設置該禁區牌或採取其他做法，如調動禁區牌至較入位置、限制小巴進入該區的數量等。

34. 主席表示，運輸署代表已回應有關設置公共小巴禁區的問題，而侯志強議員亦已充分表達其意見，他建議有關議題可在山麗苑入伙後，於交通及運輸委員會(下稱「交運會」)會議再詳細討論。

35. 溫和達議員感謝規劃署代表的正面回應，而除了把有關意

見載於會議記錄外，他更希望部門代表可詳細回應議員的意見，並提出以下意見和問題：

- (a) 因應沙頭角公路的交通嚴重擠塞，過往他曾要求增設一條無須途經沙頭角公路和聯和墟而直達市區的小巴路線，以方便上班人士，惟有關建議遭運輸署拒絕。此外，他亦曾建議增設一條由打鼓嶺、坪輦接駁至蓮塘口岸的小巴路線，直達市區，方便居民。他批評運輸署現時無法緩解沙頭角公路的交通擠塞，亦不理解為何早上繁忙時間的小巴路線需繞經聯和墟、港鐵粉嶺站和上水站，而沒有善用龍山隧道及轉乘站供乘客轉乘其他交通工具，並認為此為運輸署的過失；
- (b) 他認為運輸署在處理小巴路線發展時態度十分推搪。早前他曾要求開設一條由嘉福邨前往聯和墟、安樂村的小巴路線，以疏導粉嶺站的交通擠塞，惟運輸署仍回覆建議乘客前往港鐵粉嶺站轉乘其他交通工具，並在討論後以書面回覆指已有完善規劃。他質疑運輸署是否在保護小巴承辦商的利益，而不願增加小巴路線。他要求運輸署正視議員提出有關交通改善的提案並作出正面回應；以及
- (c) 他期望房屋署可安排北區居民原區安置，甚至原區就業，並詢問房屋署可否提供輪候公共租住房屋(下稱「公屋」)的北區居民獲安置在區內新落成公共屋邨(如皇后山邨)的百分比數據。

36. 主席建議在龍山隧道迴旋處近萊洞或大塘湖外的空地增設轉乘站，以方便皇后山區、粉嶺區和沙頭角區的居民轉乘不同路線。他請規劃署和運輸署代表回應。

37. 朱霞芬女士請房屋署代表回應有關溫和達議員就北區居民獲原區安置的提問。

38. 陳啟霖先生感謝溫和達議員的意見。就公屋調配及分戶問題，房屋署希望安排居民原區調遷，惟始終有不同申請隊伍，而有關安排由房屋署的中央編配組負責，他會反映溫議員的意見予該組的同事。此外，如有北區居民獲原區安置的百分比數據，他會把有關資料分發予議員。

(會後按語：房屋署表示，該署的公屋編配小組備悉議員提出的意

見。就提供原區安置數據一事，由於現有的統計數據中沒有備存有關資料，因此未能提供給議員參考。)

39. 朱霞芬女士表示，規劃署將於會後檢視由主席提出在龍山隧道迴旋處增設轉乘站的建議，並會以書面回覆。

規劃署

40. 主席補充，他曾在前交運會於 2020 年 11 月 9 日舉行的第六次會議上提出於沙頭角公路轉入簡頭村位置增設右轉袋口位的要求(委員會文件第 106/2020 號)，並認為該提案有助政府部門進行交通規劃。按目前的交通安排，日後將有四條巴士路線經龍山隧道前往市區，途中需經沙頭角公路馬尾下段，一旦巴士停站，便會影響簡頭村居民出入，出現車流倒灌的情況。因此，他當時建議在該處增設右轉袋口位以疏導車流，惟運輸署沒有正面回應，並指根據數據而不會採納其意見。他指署方根據現時的人口數據固然不需增設右轉袋口位，但以日後的三萬人口來計算，結果截然不同。他指剛才規劃署代表鏗鏘有力地提倡「四新精神」，基建先行，惟實際上卻不重視增設路口位等微小改善，與其提倡的精神相違背，希望相關部門跟進情況。

41. 朱霞芬女士回應指，署方並無違背「四新精神」。由於皇后山擴展用地發展的交通影響評估(TIA)沒有建議在沙頭角公路轉入簡頭村的位置增設右轉袋口位，故運輸署會視乎該處的交通流量，考慮是否採納主席的建議。她強調，北部都會區即將會有不同發展，政府會秉承「四新精神」，更新有關數據以配合最新的發展。政府除了檢視簡頭村目前的發展，亦會檢視其週邊配套，以作整全的發展。

42. 主席樂見規劃署的回應，但紙上談兵不能解決問題，故邀請規劃署與土拓署在皇后山邨入伙後於早上 7 時跟他到簡頭村村口進行視察，既可貫徹政府的觀念，亦更為「貼地」。

### 第 3 項——擬議修訂《粉嶺／上水分區計劃大綱核准圖編號 S/FSS/24》

(北區區議會文件第 45/2021 號)

43. 主席歡迎規劃署粉嶺、上水及元朗東規劃專員陸國安先生、沙田、大埔及北區規劃專員朱霞芬女士、高級城市規劃師／粉嶺上水 1 馮武揚先生、助理城市規劃師／粉嶺上水 2 劉涵女士、土拓署工程項目組長／工程項目杜琪鏗先生、總工程師／房屋工程 3 薛

## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



## Planning Department

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**皇后山擴展用地公營房屋發展計劃基礎設施工程－可行性研究  
擬議修訂《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/17》  
北區區議會會議會後跟進事項**

規劃署聯同有關政府部門於 2021 年 10 月 12 日在北區區議會的會議上就有關題述事項諮詢各議員的意見。就上次會議跟進事項 (包括會議紀錄第 17(c)、(i)及第 39 段事項，規劃署已諮詢有關政府部門，包括運輸署、土木工程拓展署及房屋署。綜合回應如下：

**有關允許紅色小巴進入皇后山範圍及巴士分流的建議 (會議紀錄第 17(c)段)**

運輸署在考慮公共運輸服務時，會因應預計客量及公共運輸設施，擬訂公共交通安排服務當區居民。為配合皇后山公營房屋發展，運輸署與公共交通服務營辦商已安排六條日間專營巴士路線及一條專線小巴路線於皇后山提供服務，以應付居民的出行需要。有關服務路線包括：

- (i) 一條往來粉嶺站的專營巴士接駁路線 (九巴第 78A 號線)；
- (ii) 三條分別往來新界西荃灣 (九巴第 278A 號線)、九龍東啟德 (城巴第 78X 號線)及九龍西南昌 (城巴第 79X 號線) 的專營巴士路線；
- (iii) 兩條分別經東區海底隧道和西區海底隧道前往香港站的專營巴士過海路線 (城巴第 679 及 979 號線)；及
- (iv) 一條往來皇后山及北區醫院的專線小巴路線 (小巴第 503 號線)。

有關巴士服務分流的意見，現時九巴第 78A 及第 278A 號線由皇后山出發後會取道沙頭角道南行往粉嶺市中心一帶，而城巴第 78X、79X、679 及 979 號線四條巴士路線由皇后山出發後會取道沙頭角道北行，利用香園圍公路直接前往市區。運輸署會密切留意上述公共交通服務的客量變化及相關地區的發展，適時檢討公共交通服務安排，為乘客提供適切的服務。

有關紅色小巴營運範圍的建議，根據現行政策，紅色小巴的服務路線及班次不受規管，為了維持有效的交通管理，紅色小巴不能在已有完備鐵路及巴士網絡的新發展地區和在新落成的快速公路提供服務。作為新發展地區的皇后山，運輸署已為該發展項目安排便捷的公共交通網絡，提供專營巴士路線及專線小巴路線來往區內外主要區域，以照顧居民的出行需求。為配合上述新發展地區的環境及交通服務安排，運輸署已在龍馬路加設公共小巴禁區(公共小巴(專線)例外)標誌，限制公共小型巴士(即紅色小巴)駛入，以加強上述地區的道路管理，維持該區公共交通服務的暢順營運。

#### **有關安排居民原區調遷的建議 (會議紀錄第 17(i)段)**

房屋署公屋編配小組已備悉有關事宜。

#### **有關在龍山隧道迴旋處增設轉乘站的建議 (會議紀錄第 39 段)**

有關在龍山隧道與沙頭角公路交匯處增設轉乘站的建議曾於北區區議會交通及運輸委員會第 2 次及第 3 次會議中討論。運輸署備悉土木工程拓展署已委託顧問公司就北區發展進行勘察研究，運輸署會與土木工程拓展署協調及檢視北區的交通配套安排。

規劃署

沙田、大埔及北區規劃專員



(馮天賢

代行)

2022 年 4 月 28 日

#### **特別副本抄送**

運輸署署長 (經辦人：冼佳慧女士)

房屋署署長 (經辦人：黎偉健先生)

土木工程拓展署署長 (經辦人：陸彥材先生)

**Provision of Major Community Facilities and Open Space in  
Lung Yeuk Tau and Kwan Tei South and Hok Tau Areas**

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 <sup>1</sup>	6.37 ha	0 ha	3.68 ha	- 2.69 ha
Local Open Space	10 ha per 100,000 persons <sup>1</sup>	6.37 ha	0.96 ha	5.54 ha	- 0.83 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	96 classrooms	0 classroom	0 classroom	- 96 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	171 classrooms	60 classrooms	84 classrooms	- 87 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	67 classrooms	0 classroom	31 classrooms	- 36 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons	359 beds	0 bed	0 bed	- 359 beds <sup>2</sup>
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons <sup>1</sup>	254 places	0 place	100 places	- 154 places <sup>3</sup>
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>1</sup>	1	0	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 Family Services Centre	1 for 100,000 to 150,000 persons <sup>1</sup>	0	0	1	+ 1
District Elderly Community Centre (DEC)	One in each new development area with a population of around 170,000 or above <sup>1</sup>	N.A.	0	0	N.A
Neighbourhood Elderly Centre (NEC)	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 <sup>1</sup>	N.A.	0	2	N.A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>1,4</sup>	195 places	15 places	192 places	- 3 places <sup>3</sup>
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>1</sup>	242 beds	0 bed	90 beds	- 152 beds <sup>3</sup>
Pre-school Rehabilitation Services (PSRS)	23 subvented places per 1000 children aged 0-6	99	0	0	- 99 places
Day Rehabilitation Services (DRS)	23 subvented places per 10000 persons aged 15 or above	120	0	80	- 40 places
Residential Care Services (RCS)	36 subvented places per 10000 persons aged 15 or above	188	0	230	+ 42 places
Community Rehabilitation Day Centre (CRDC)	1 centre per 420000 persons	0	0	0	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)	
District Support Centre for Persons with Disabilities (DSC)	1 centre per 280000 persons	0	0	0	0
Integrated Community Centre for Mental Wellness (ICCMW)	1 standard scale centre per 310000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons <sup>1</sup>	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>1</sup>	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>1</sup>	0	0	0	0

Notes:

The planned residential population in Lung Yeuk Tau and Hok Tau Areas would be about 63,400 and 1,900 respectively. If excluding transients, the overall planned population is about 61,800 for Lung Yeuk Tau Area and 1,800 for Hok Tau Area. All population figures have been adjusted to the nearest hundred.

- 1 The requirements excluded planned population of transients.
- 2 The provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis.
- 3 This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
- 4 The planning standard of the Community Care Services (CCS) Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

**Provision of Major Community Facilities and Open Space in North District**  
**(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 <sup>1</sup>	67.88 ha	21.59 ha	66.69 ha	- 1.19 ha
Local Open Space	10 ha. per 100,000 persons <sup>1</sup>	67.88 ha	63.97 ha	110.91 ha	+ 43.03ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	839 classrooms	608 classrooms	818 classrooms	- 21 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	1,187 classrooms	770 classrooms	1,328 classrooms	+ 141 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged of 3 to under 6	437 classrooms	263 classrooms	502 classrooms	+ 65 classrooms
District Police Station	1 per 200,000-500,000 persons	1	1	2	+1
Divisional Police Station	1 per 100,000-200,000 persons	3	3	4	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons	3,795 beds	658 beds	2,158 beds	- 1,637 <sup>2</sup> beds
Clinic/Health Centre	1 per 100,000 persons	7	4	7	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)	
Child Care Centre	100 aided places per 25,000 persons <sup>1</sup>	2,715 places	457 places	1,513 places	- 1,202 <sup>3</sup> places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>1</sup>	9	7	7	- 2 <sup>3</sup>
District Elderly Community (DEC) Centre	1 for 170,000 persons in each new development area <sup>1</sup>	N.A.	1	2	N.A. <sup>4</sup>
Neighbourhood Elderly Centre (NEC)	1 for 15,000 to 20,000 persons in a cluster of new and redeveloped housing areas <sup>1</sup>	N.A.	5	18	N.A. <sup>5</sup>
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>1,6</sup>	3,245 places	468 places	1,328 places	- 1,917 <sup>3</sup> places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>1</sup>	4,019 beds	1,344 beds	3,848 Beds	- 171 beds
Pre-school Rehabilitation Services (PSRS)	23 subvented places per 1000 children aged 0-6	925 places	208 places	328 places	- 597 places

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)	
Day Rehabilitation Services (DRS)	23 subvented places per 10000 persons aged 15 or above	1,314 places	130 places	1,160 places	- 154 places
Residential Care Services (RCS)	36 subvented places per 10000 persons aged 15 or above	2,057 places	439 places	2,159 places	+ 101 places
Community Rehabilitation Day Centre (CRDC)	1 centre per 420000 persons	1	0	1	0
District Support Centre for Persons with Disabilities (DSC)	1 centre per 280000 persons	2	1	2	0
Integrated Community Centre for Mental Wellness (ICCMW)	1 standard scale centre per 310000 persons	2	1	1	-1
Integrated Family Services Centre	1 per 100,000 to 150,000 persons <sup>1</sup>	6	3	4	+ 2
Library	1 district library for every 200,000 persons	3	4	5	+ 2
Sports Centre	1 per 50,000 to 65,000 persons <sup>1</sup>	10	5	9	-1 <sup>7</sup>
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons <sup>1</sup>	2	1	2	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)	
Swimming Pool Complex - standard	1 complex per 287,000 persons <sup>1</sup>	2	1	2	0

Notes:

The planned population of the North District would be about 690,200 persons. If excluding transients, the overall planned population is about 678,770. All population figures have been adjusted to the nearest hundred.

1. The requirements excluded planned population of transients.
2. A site has been reserved in Kwu Tung North (KTN) New Development Area (NDA) for development of a hospital with information on the number of bed to be determined at a later stage. The provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis.
3. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
4. Provision of DEC Centre is only applicable for NDA (i.e. Fanling North (FLN) and KTN NDAs in North District).
5. Provision of NEC is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons.
6. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
7. Provision of an additional sports centre will be considered in the FLN NDA development.

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LEGEND LANDSCAPE MITIGATION MEASURES	
	Trees to be retained in situ
	Aesthetical pleasing design of all man-made structures
	Maximize greenery provision
	Provision of Visual Corridor
	Provision of Local Open Space

LEGEND AIR VENTILATION MEASURES	
	Voids for ventilation at podium level
	Setback from Boundary

LEGEND:	
	QHE REZONING BOUNDARY
	INDICATIVE PLATFORM BOUNDARY FOR HOUSING DEVELOPMENT
	PROPOSED FOOTPATH ALIGNMENT
	PROPOSED MAINTENANCE ACCESS
	QHE HOUSING SITE BOUNDARY
	VEHICULAR ROAD



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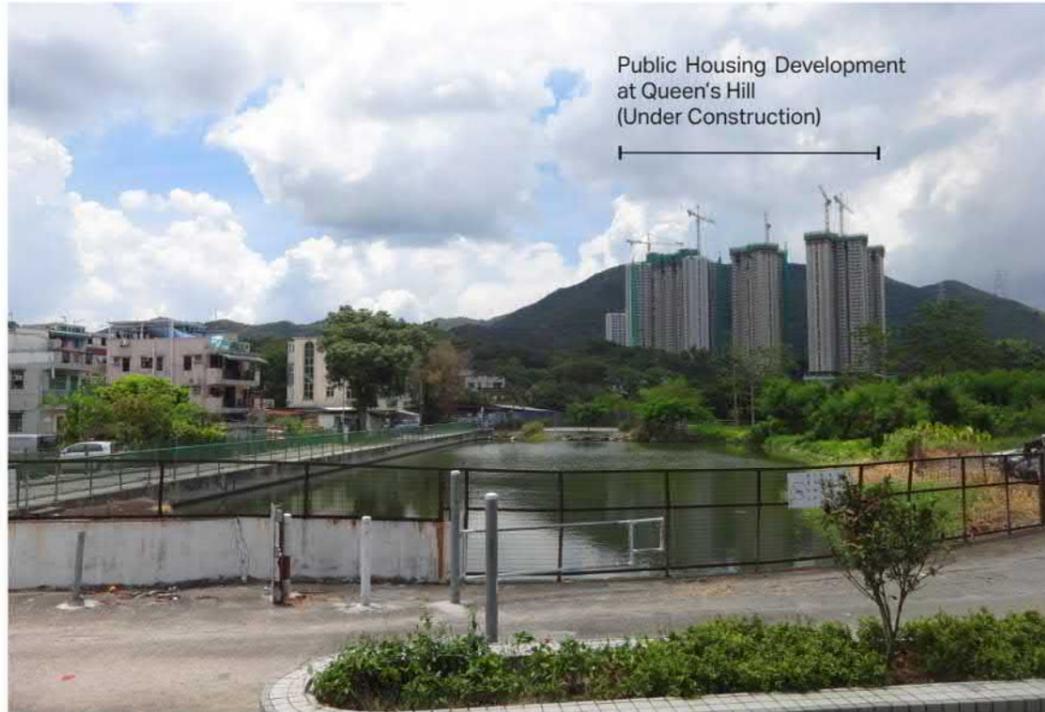
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**AGREEMENT NO.**  
 CE 12/2019 (CE)

**SHEET TITLE**  
 LANDSCAPE AND AIR VENTILATION MITIGATION PLAN

**SHEET NUMBER**  
 60617595/SK4032

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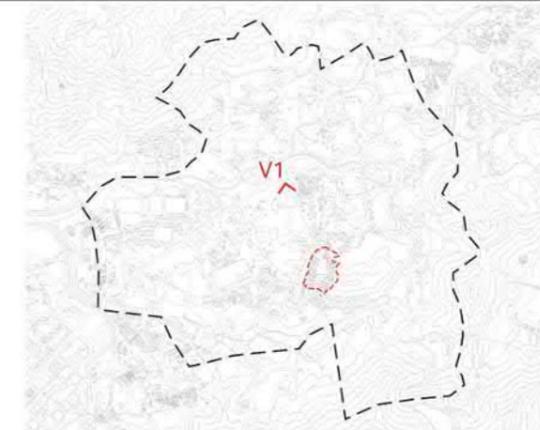
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Photomontage of VP1 (With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP1 (With Development under Proposed Scheme +175mPD)



Key Plan

Visual Mitigation Measures

- VM1 Creation of Visual Greening Connection and Breezeways
- VM2 Control Development Heights and Massing
- VM3 Visual Compatibility of the Proposed Development

Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level

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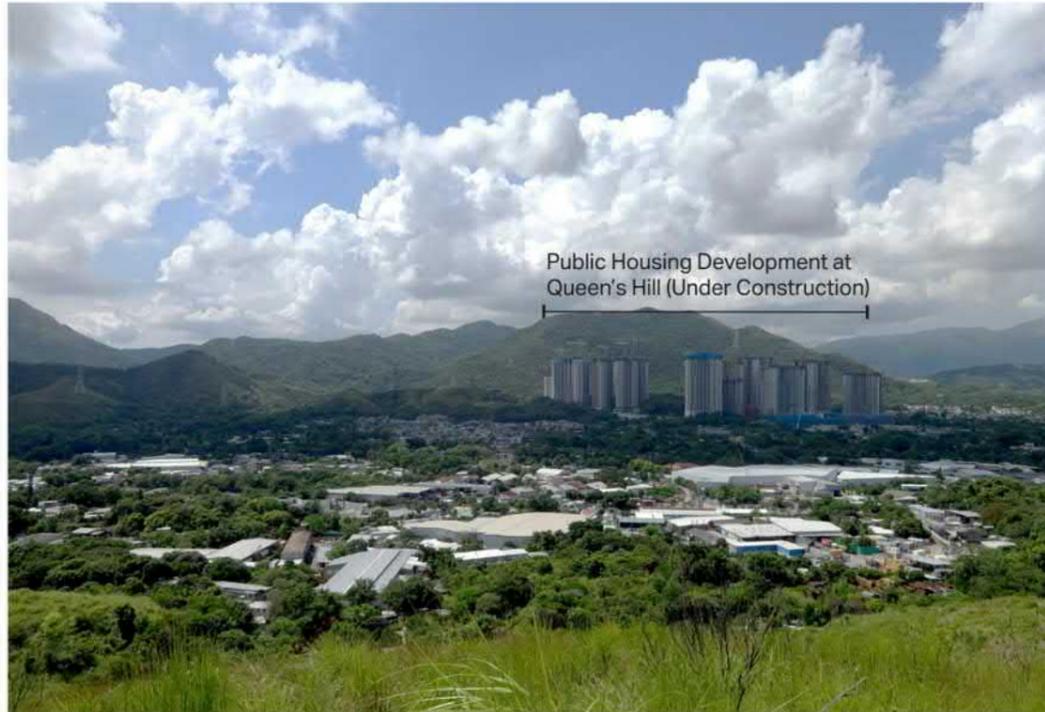
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**SHEET TITLE**  
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**SHEET NUMBER**  
 60617595/ Figure 5

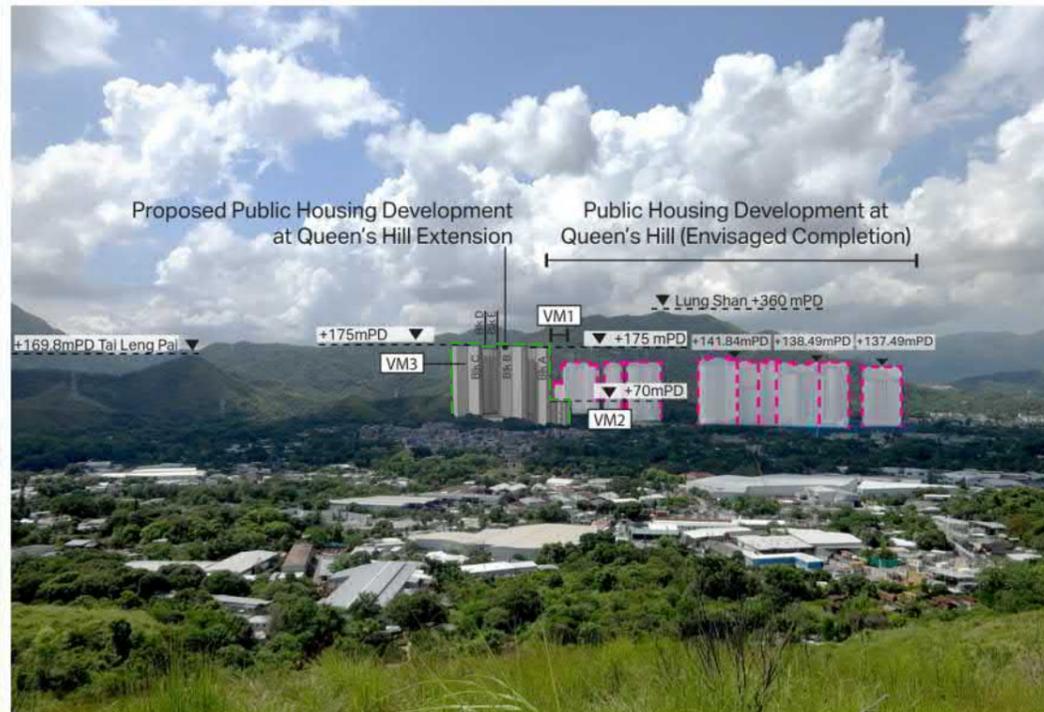
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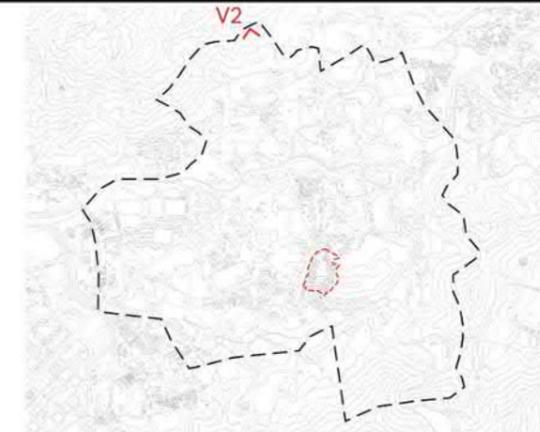
Existing Photo of VP2- Peak of Tsung Shan (Without Development)



Photomontage of VP2  
(With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP2  
(With Development under Proposed Scheme +175mPD)



Key Plan

Visual Mitigation Measures

- VM1 Creation of Visual Greening Connection and Breezeways
- VM2 Control Development Heights and Massing
- VM3 Visual Compatibility of the Proposed Development

--- Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level

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**SHEET TITLE**  
 圖紙名稱  
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**SHEET NUMBER**  
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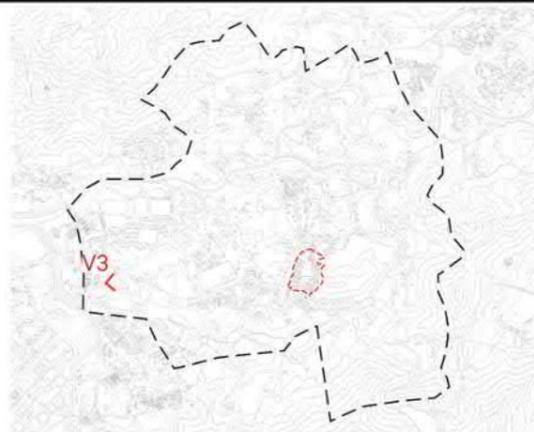
Existing Photo of VP3 - Lung Yeuk Tau Bus Station (Without Development)



Photomontage of VP3  
(With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP3  
(With Development under Proposed Scheme +175mPD)



Key Plan  
Visual Mitigation Measures

- VM3 Visual Compatibility of the Proposed Development
- Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level

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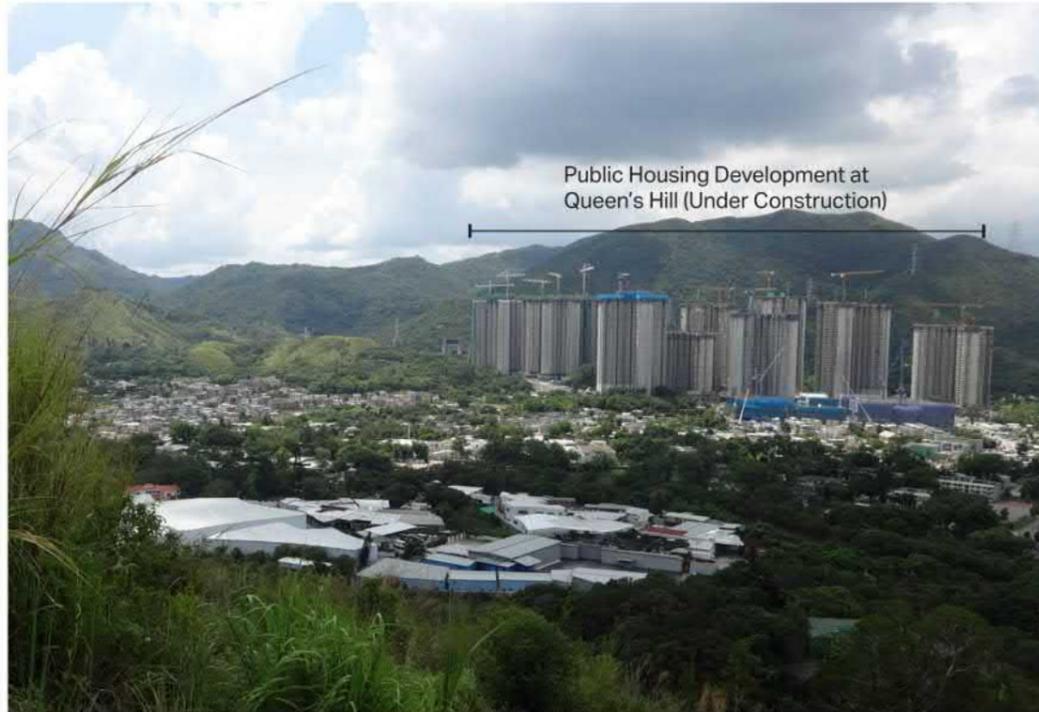
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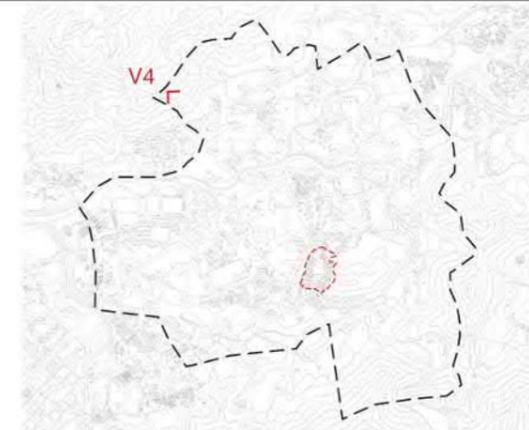
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Existing Photo of VP4 - Wa Shan Military Road



Key Plan

Visual Mitigation Measures

- VM1 Creation of Visual Greening Connection and Breezeways
- VM2 Control Development Heights and Massing
- VM3 Visual Compatibility of the Proposed Development

- - - Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level



Photomontage of VP4  
(With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP4  
(With Development under Proposed Scheme +175mPD)

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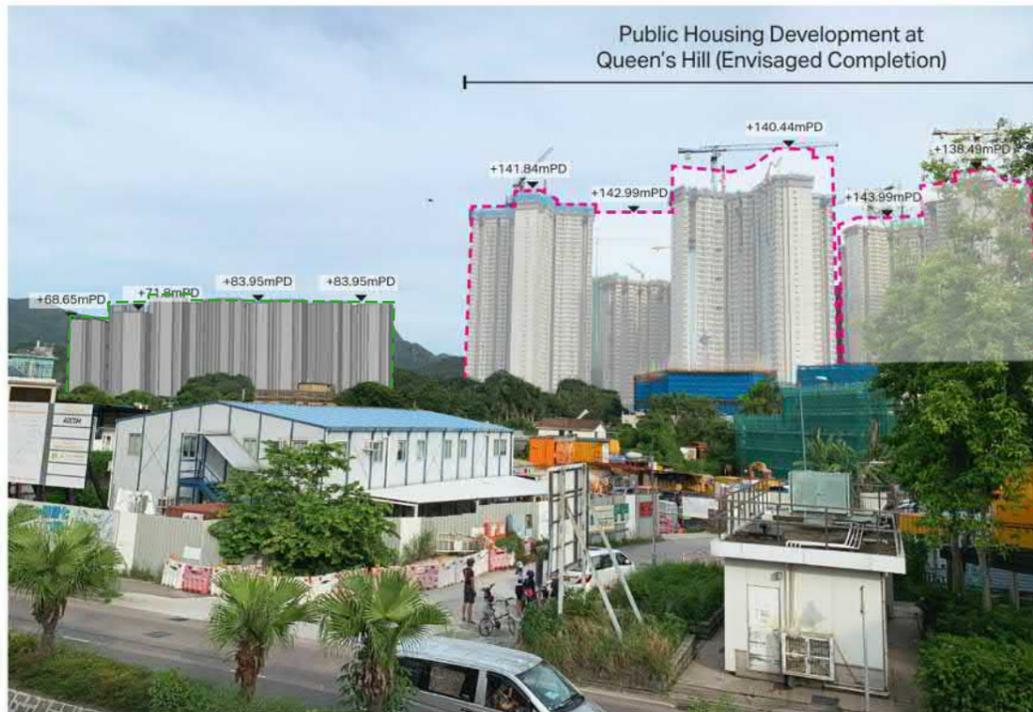
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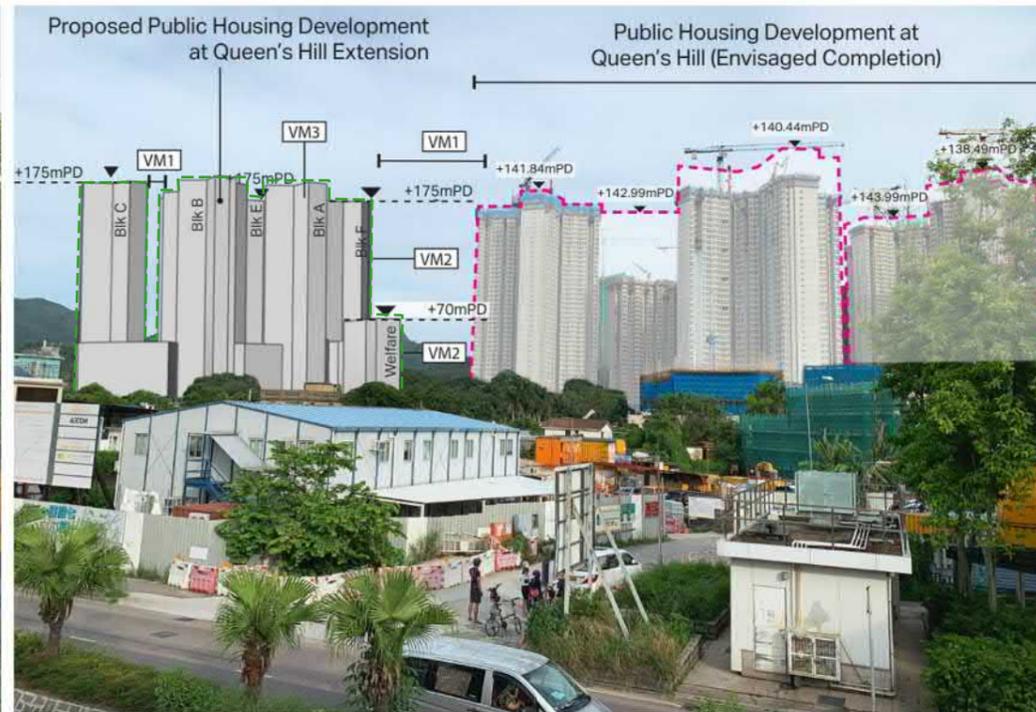
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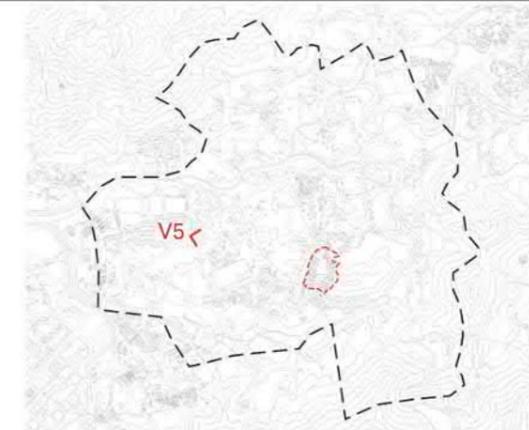
Existing Photo of VP5 - Footbridge (NF326) at Sha Tau Kok Road (Lung Yeuk Tau)



Photomontage of VP5  
(With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP5  
(With Development under Proposed Scheme +175mPD)



Key Plan

Visual Mitigation Measures

- VM1 Creation of Visual Greening Connection and Breezeways
- VM2 Control Development Heights and Massing
- VM3 Visual Compatibility of the Proposed Development

Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level

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 PHOTOMONTAGE - VIEWPOINT 5

SHEET NUMBER  
 60617595/ Figure 9

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Public Housing Development at Queen's Hill (Under Construction)



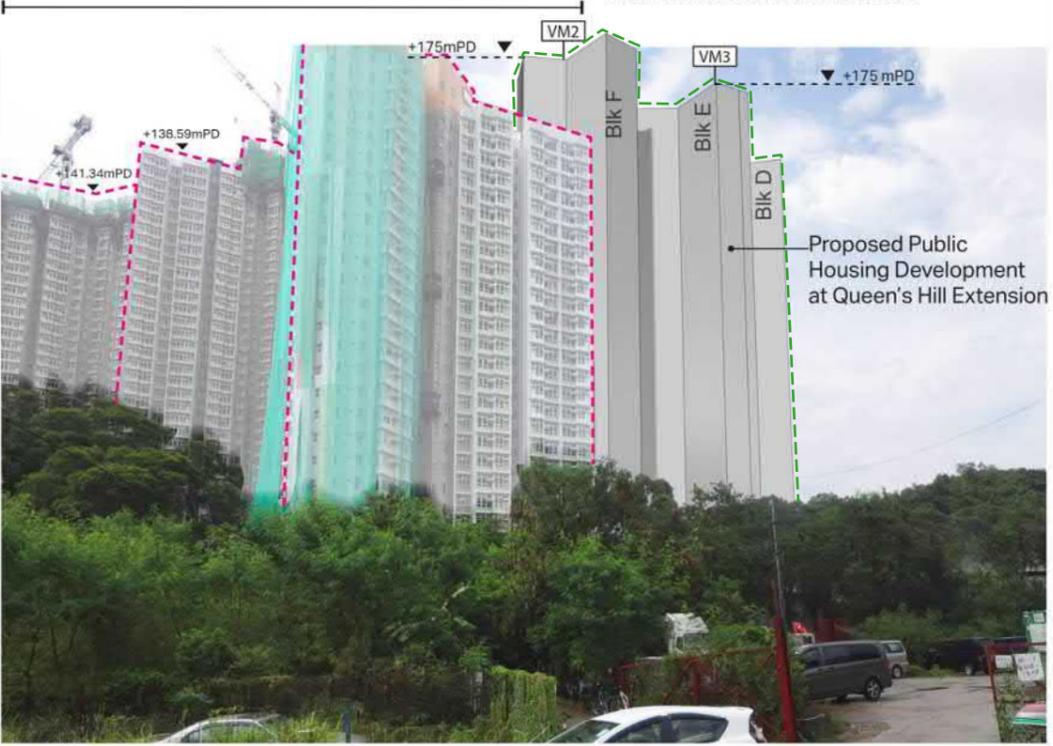
Existing Photo of VP6 - Po Kak Tsai Road (Without Development)

Public Housing Development at Queen's Hill (Envisaged Completion)

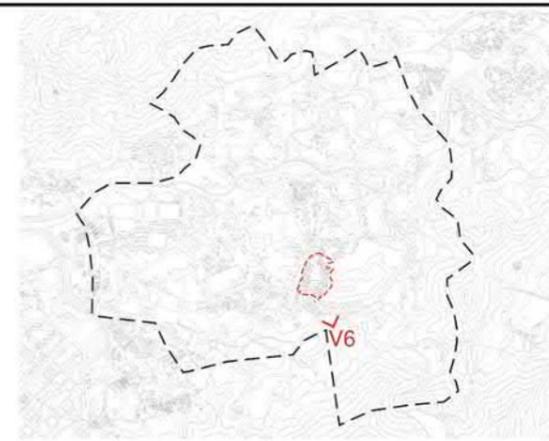


Photomontage of VP6 (With Development under Compliant Scheme +85mPD on OZP)

Public Housing Development at Queen's Hill (Envisaged Completion)



Photomontage of VP6 (With Development under Proposed Scheme +175mPD)



Key Plan

Visual Mitigation Measures

- VM2 Control Development Heights and Massing
- VM3 Visual Compatibility of the Proposed Development

Envisaged Completion of Public Housing Development at Queen's Hill with Predicted Finish Level

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 60617595      CE 12/2019 (CE)

**SHEET TITLE**  
 PHOTOMONTAGE - VIEWPOINT 6

**SHEET NUMBER**  
 60617595/ Figure 10

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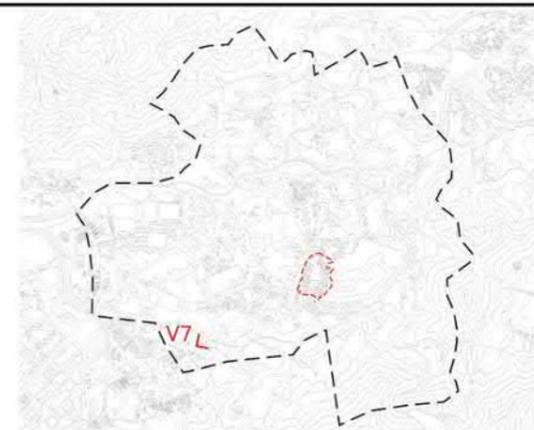
Existing Photo of VP7 - Tung Kok Wai Sitting Out Area (Without Development)



Photomontage of VP7  
(With Development under Compliant Scheme +85mPD on OZP)



Photomontage of VP7  
(With Development under Proposed Scheme +175mPD)



Key Plan

Visual Mitigation Measures

- VM2 Control Development Heights and Massing
  - VM3 Visual Compatibility of the Proposed Development
- Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level

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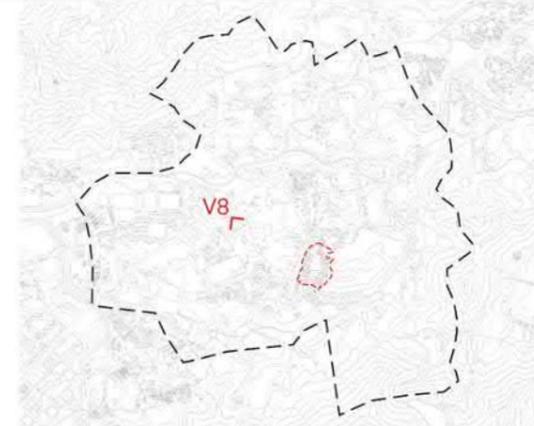
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 Project Management Initials:



Public Housing Development at Queen's Hill (Under Construction)

Existing Photo of VP8 - Dao Yang Road



Key Plan

Visual Mitigation Measures

- VM1** Creation of Visual Greening Connection and Breezeways
- VM2** Control Development Heights and Massing
- VM3** Visual Compatibility of the Proposed Development

Envisaged Completion of Public Housing Development of Queen's Hill with Predicted Finish Level



Public Housing Development at Queen's Hill (Envisaged Completion)

Photomontage of VP8 (With Development under Compliant Scheme +85mPD on OZP)



Public Housing Development at Queen's Hill (Envisaged Completion)

Photomontage of VP8 (With Development under Proposed Scheme +175mPD)

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 INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT QUEEN'S HILL EXTENSION, FANLING - FEASIBILITY STUDY

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 METRES

**KEY PLAN**

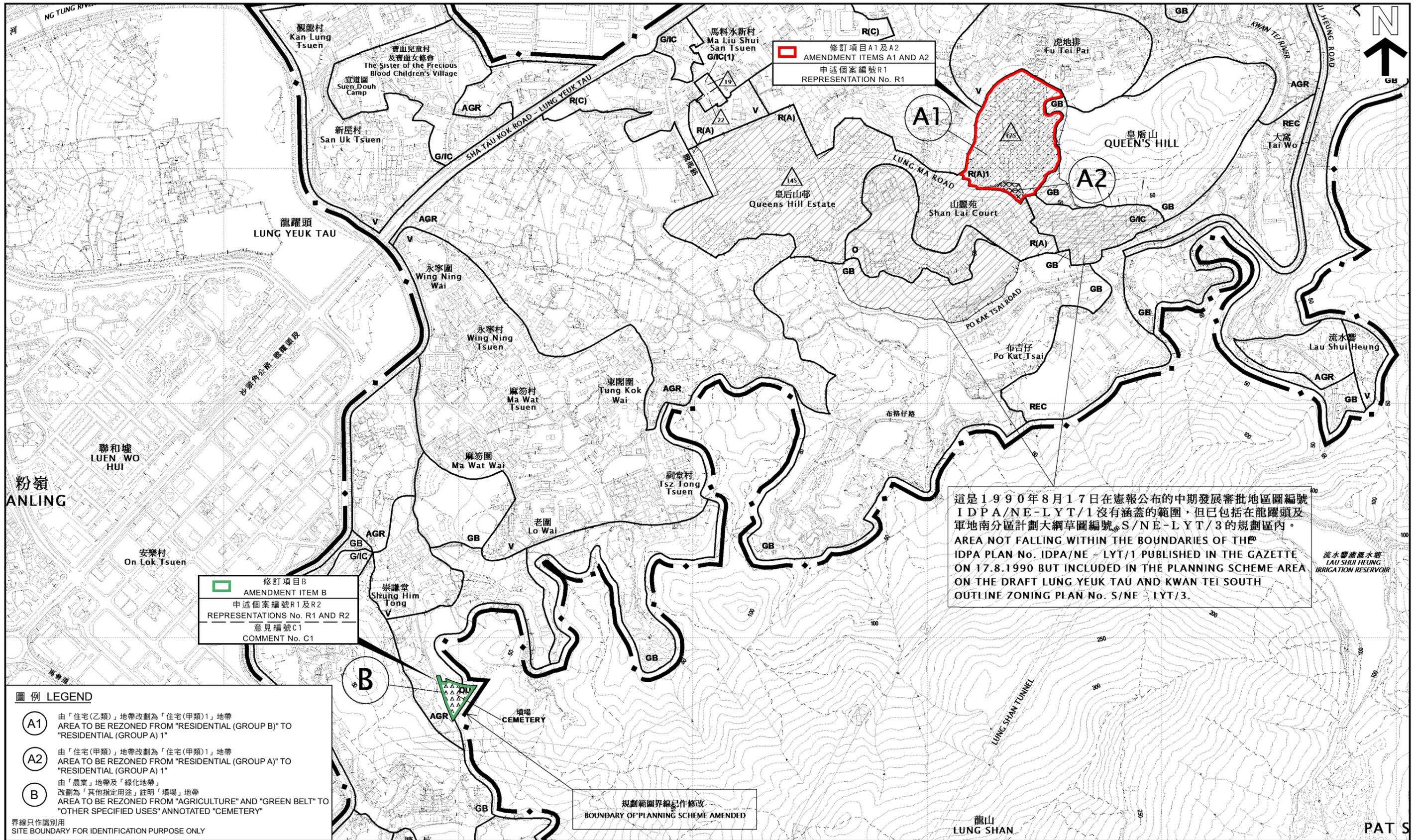
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 60617595/ Figure 12

Plot File by: ying.zhen1\_20200819  
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申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMMENT No. C1  
DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18



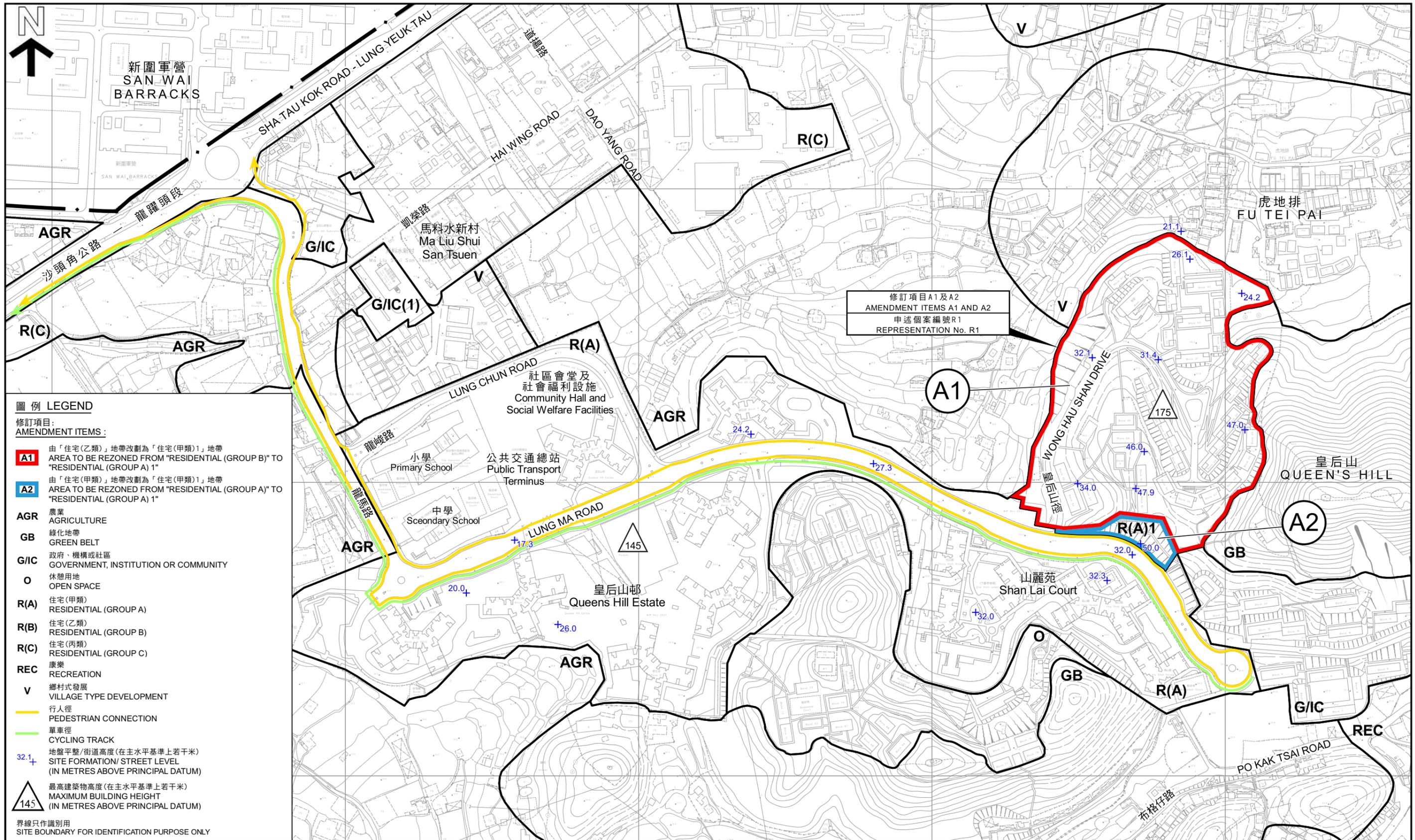
本摘要圖於2022年7月26日擬備，  
所根據的資料為於2021年12月17日  
展示的分區計劃大綱圖編號S/NE-LYT/18  
EXTRACT PLAN PREPARED ON 26.7.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/18 EXHIBITED ON 17.12.2021

規劃署  
PLANNING DEPARTMENT



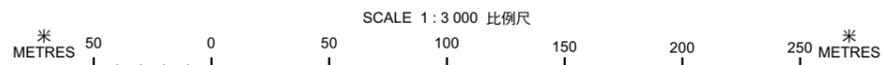
參考編號  
REFERENCE No.  
R/S/NE-LYT/18-1 to 2

圖 PLAN  
H-1



平面圖 SITE PLAN

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
 提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMMENT No. C1  
 DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18



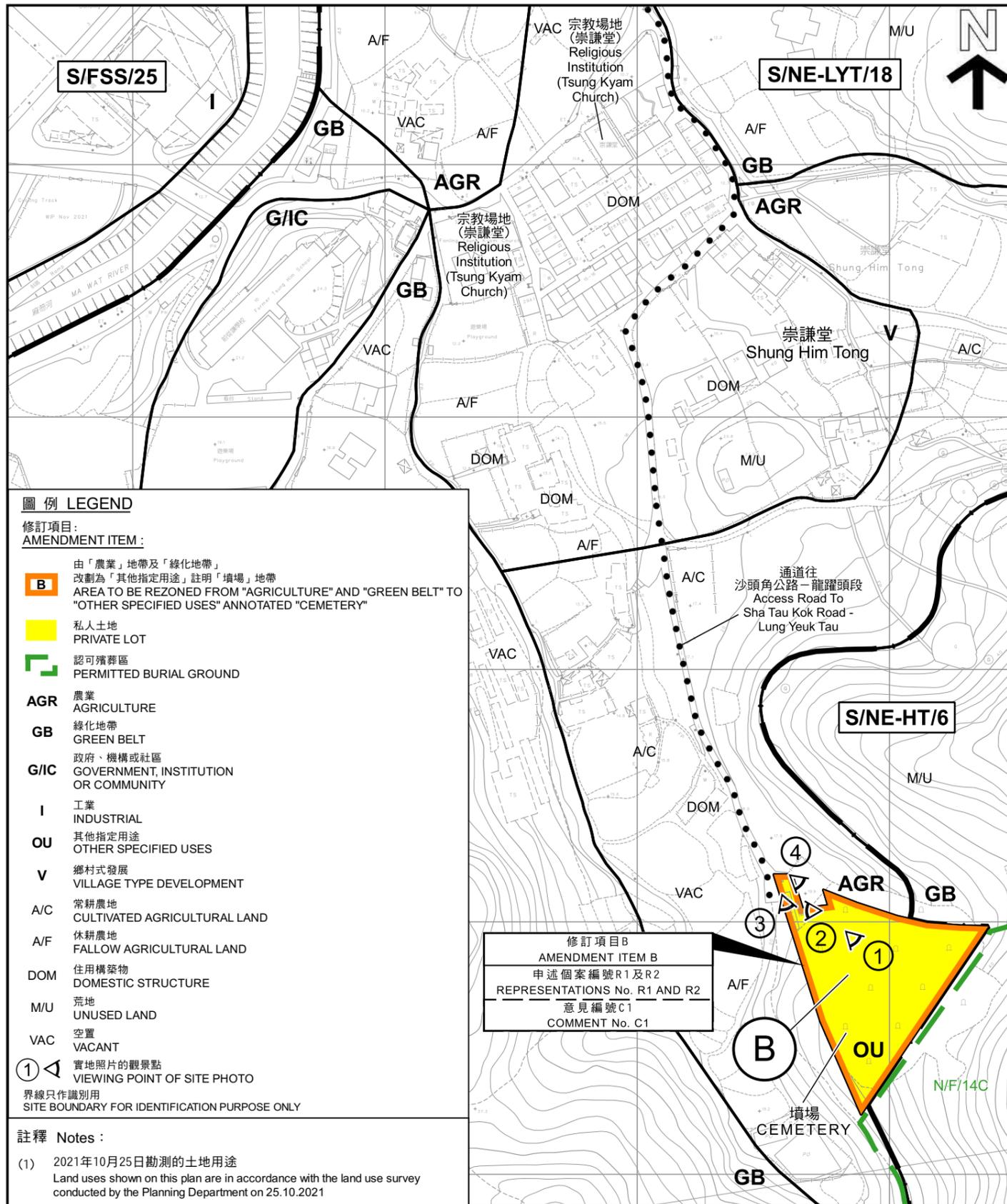
規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 R/S/NE-LYT/18-1 to 2

圖 PLAN  
 H-2a

本摘要圖於2022年7月26日擬備，  
 所根據的資料為測量圖編號  
 3-SW-3C、3D、4C、8A、8B、8D、9A 及 9C  
 EXTRACT PLAN PREPARED ON 26.7.2022  
 BASED ON SURVEY SHEETS No.  
 3-SW-3C, 3D, 4C, 8A, 8B, 8D, 9A & 9C



攝於2021年10月25日的實地照片  
SITE PHOTO TAKEN ON 25.10.2021



攝於2021年10月25日的實地照片  
SITE PHOTO TAKEN ON 25.10.2021



攝於2021年10月25日的實地照片  
SITE PHOTO TAKEN ON 25.10.2021



攝於2021年10月25日的實地照片  
SITE PHOTO TAKEN ON 25.10.2021



攝於2021年10月25日的實地照片  
SITE PHOTO TAKEN ON 25.10.2021

平面圖 SITE PLAN

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMENT No. C1  
DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18



本摘要圖於2022年7月26日擬備，  
所根據的資料為測量圖編號  
3-SW-8C 及 13A  
EXTRACT PLAN PREPARED ON 26.7.2022  
BASED ON SURVEY SHEETS No.  
3-SW-8C & 13A

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-LYT/18-1 to 2

圖 PLAN  
H-2b



**圖例 LEGEND**

修訂項目:  
AMENDMENT ITEMS:

**A1** 由「住宅(乙類)」地帶改劃為「住宅(甲類)1」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP B)" TO "RESIDENTIAL (GROUP A) 1"

**A2** 由「住宅(甲類)」地帶改劃為「住宅(甲類)1」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A) 1"

界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年7月26日擬備，  
所根據的資料為地政總署  
於2021年1月14日拍得的航攝照片  
編號E125428C、E125430C、E125432C及E125434C  
EXTRACT PLAN PREPARED ON 26.7.2022  
BASED ON AERIAL PHOTOS No. E125428C,  
E125430C, E125432C & E125434C  
TAKEN ON 14.1.2021 BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTOS**

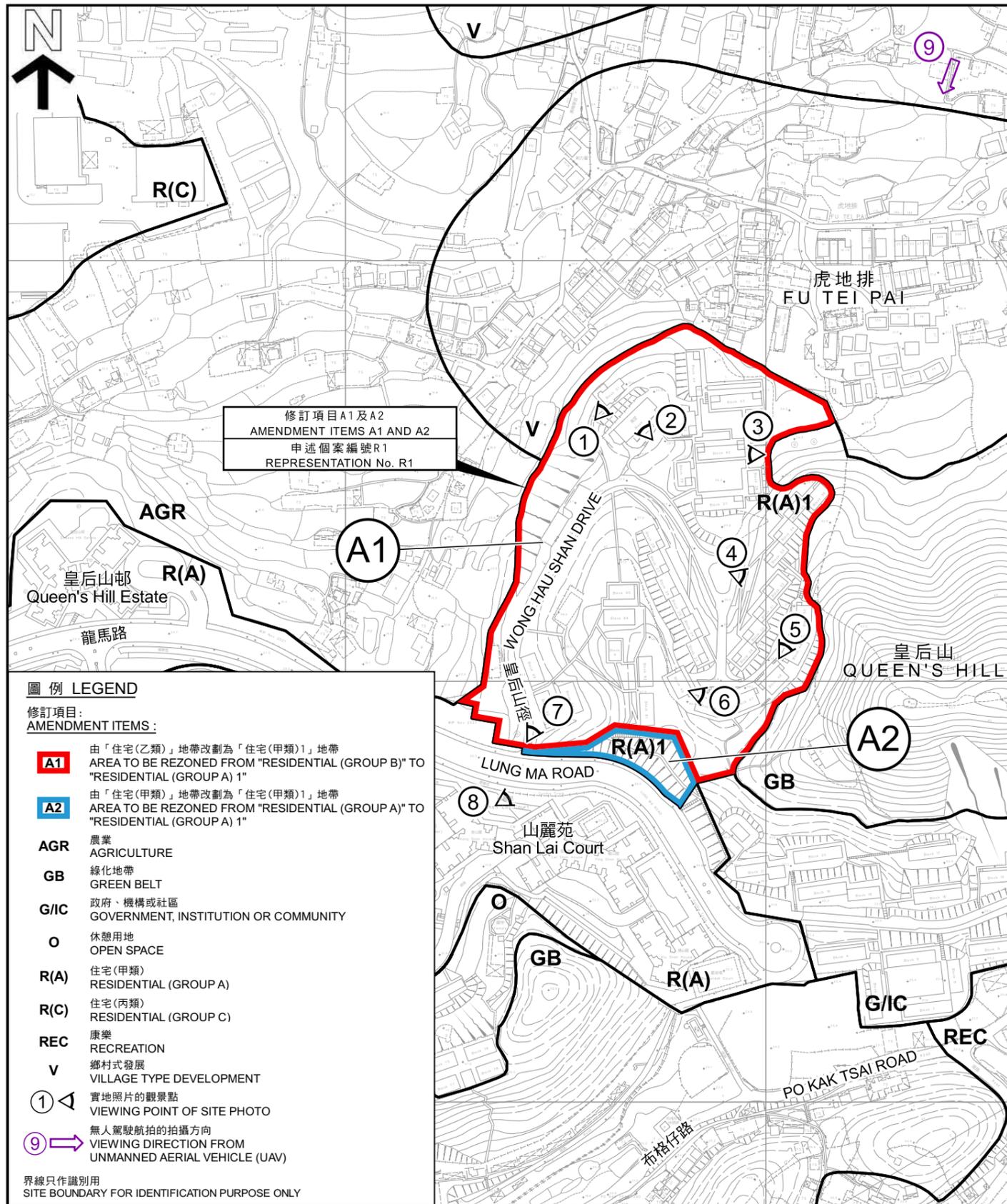
就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMMENT No. C1  
DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18

**規劃署**  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-LYT/18-1 to 2

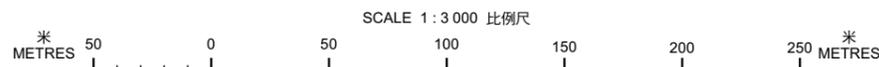
圖 PLAN  
H-3a



攝於2021年5月10日及10月18日的實地照片  
 SITE PHOTOS TAKEN ON 10.5.2021 AND 18.10.2021

平面圖 SITE PLAN

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
 提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMMENT No. C1  
 DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18



本摘要圖於2022年7月26日擬備，  
 所根據的資料為測量圖編號  
 3-SW-3D、4C、8B 及 9A  
 EXTRACT PLAN PREPARED ON 26.7.2022  
 BASED ON SURVEY SHEETS No.  
 3-SW-3D, 4C, 8B & 9A

規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 R/S/NE-LYT/18-1 to 2

圖 PLAN  
 H-3b

9

粉嶺/上水新市鎮  
FANLING / SHEUNG SHUI NEW TOWN



界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
提出的申述個案編號R1至R2以及  
相關意見個案編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND  
RELATED COMMENT No. C1  
DRAFT LUNG YUEK TAU & KWAN TEI SOUTH  
OUTLINE ZONING PLAN No. S/NE-LYT/18

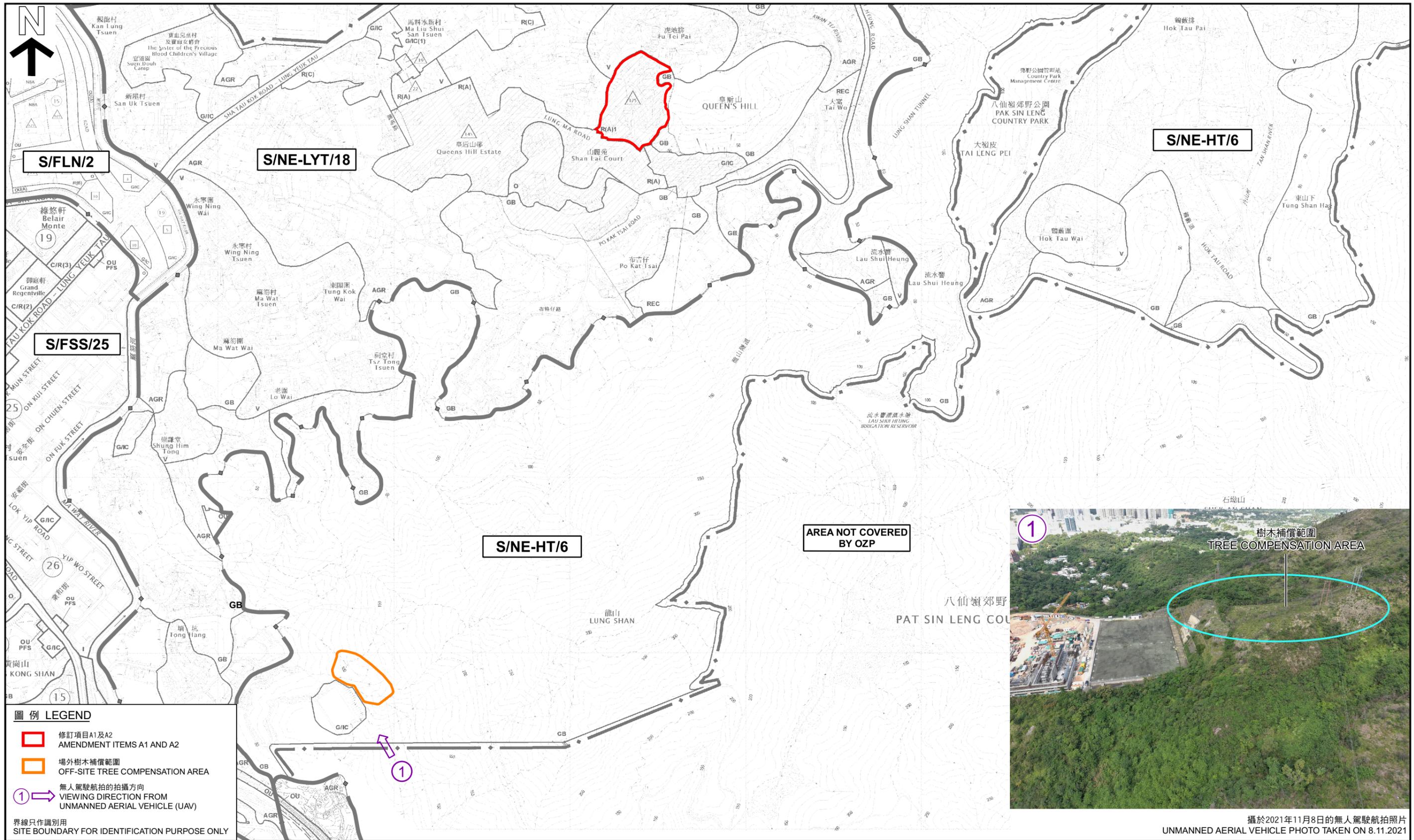
**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
R/S/NE-LYT/18-1 to 2

圖 PLAN  
H-3c

本圖於2022年7月26日擬備，  
所根據的資料為攝於  
2022年6月2日的無人駕駛航拍照片  
PLAN PREPARED ON 26.7.2022  
UNMANNED AERIAL VEHICLE PHOTO  
TAKEN ON 2.6.2022



**圖例 LEGEND**

- 修訂項目A1及A2  
AMENDMENT ITEMS A1 AND A2
- 場外樹木補償範圍  
OFF-SITE TREE COMPENSATION AREA
- ① → 無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



攝於2021年11月8日的無人駕駛航拍照片  
UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 8.11.2021

本摘要圖於2022年7月26日擬備，所根據的資料為：  
 於2015年6月16日核准的分區計劃大綱圖編號S/FLN/2、  
 於2021年12月17日展示的分區計劃大綱圖編號S/FSS/25、  
 於2021年12月17日展示的分區計劃大綱圖編號S/NE-HT/6及  
 於2021年12月17日展示的分區計劃大綱圖編號S/NE-LYT/18  
 EXTRACT PLAN PREPARED ON 26.7.2022 BASED ON  
 OUTLINE ZONING PLANS No.  
 S/FLN/2 APPROVED ON 16.6.2015,  
 S/FSS/25 EXHIBITED ON 17.12.2021,  
 S/NE-HT/6 EXHIBITED ON 17.12.2021 AND  
 S/NE-LYT/18 EXHIBITED ON 17.12.2021

**場外樹木補償範圍**  
**OFF-SITE TREE COMPENSATION AREA**

就龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18  
 提出的申述個案編號R1至R2以及相關意見個案編號C1作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND RELATED COMMENT No. C1  
 DRAFT LUNG YEUK TAU & KWAN TEI SOUTH OUTLINE ZONING PLAN No. S/NE-LYT/18  
 SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1000 METRES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**R/S/NE-LYT/18-1 to 2**

**圖 PLAN**  
**H-4**