

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/FSS/294**

關乎申請編號 A/FSS/294 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/FSS/294		
Location/address 位置/地址	Various Lots in D.D. 51 and Adjoining Government Land, Ma Sik Road, Fanling, New Territories 新界粉嶺馬適路丈量約份第 51 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 13,232 sq. m 平方米 (Includes Government Land of about 包括政府土地約 2,963 sq. m 平方米)		
Plan 圖則	Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/27 粉嶺/上水分區計劃大綱草圖編號 S/FSS/27		
Zoning 地帶	"Residential (Group A) 12" 「住宅(甲類)12」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility 擬議略為放寬地積比率及建築物高度限制作准許的分層住宅及社會福利設施		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 79,392 [#]	About 約 6 [#]
	Non-domestic 非住用	About 約 2,382 [@]	About 約 0.18 [@]
No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	Not more than 不多於 132	mPD 米(主水平基準上)
		Not more than 不多於 37	Storey(s) 層
		2	Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 132	mPD 米(主水平基準上)
		Not more than 不多於 37	Storey(s) 層
		2	Exclude 不包括 Basement 地庫
Site coverage 上蓋面積	Not more than 不多於 100% (Podium Portion 平台部分) Not more than 不多於 37.5% (Residential Towers 住宅樓宇)		
No. of units 單位數目	1,898 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,898	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total No. of vehicle spaces 停車位總數		593
	Private Car Parking Spaces 私家車車位		447
	Motorcycle Parking Spaces 電單車車位		19
	Bicycle Parking Spaces 單車車位		126
	Light Bus Parking Spaces 小型巴士車位		1
	Total No. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		8
	Heavy Goods Vehicle Spaces 重型貨車車位		6
Ambulance Lay-by 救護車停車處		1	
Taxi/Private Car Lay-by 的士/私家車停車處		1	
Public Vehicle Park 公眾停車場			
Private Car Parking Spaces 私家車車位			100

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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不包括以「組裝合成」建築法可獲得的 10% 樓面面積豁免 (聯合作業備考編號 8)

Excluding 10% of Modular Integrated Construction (MiC) floor area exemption by adopting MiC for construction (Joint Practice Note No. 8)

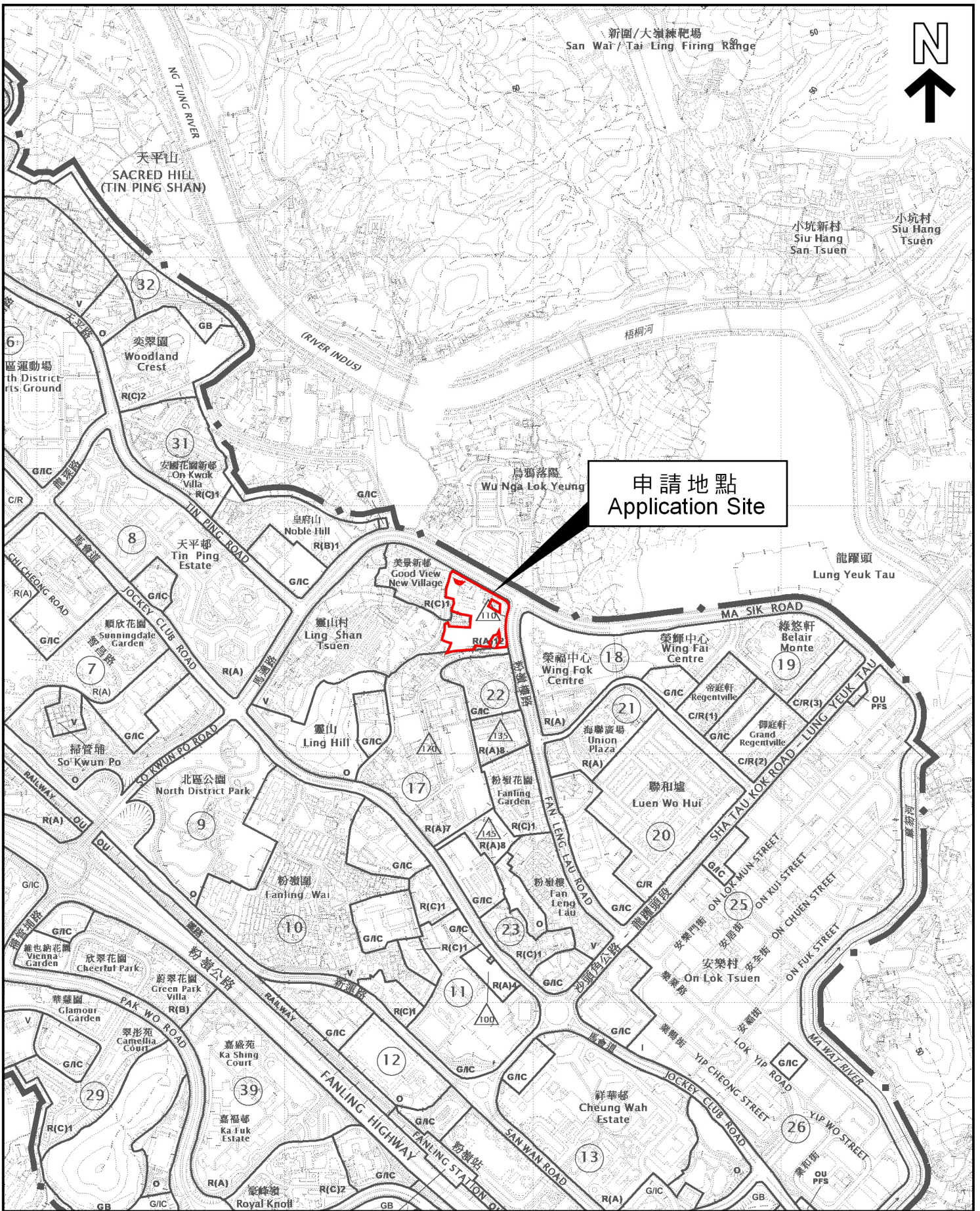
@ 包括 120 個床位的安老院舍

Including a 120-place residential care homes for the elderly

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Landscape Master Plan 園景設計總圖</u>		
<u>Air Ventilation Assessment 空氣流通影響評估</u>		
<u>Water Supplies Impact Assessment 供水影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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本摘要圖於2023年8月7日擬備，
所根據的資料為於2023年5月12日
展示的分區計劃大綱圖編號S/FSS/27

EXTRACT PLAN PREPARED ON
7.8.2023 BASED ON OUTLINE ZONING
PLAN No. S/FSS/27 EXHIBITED ON
12.5.2023

位置圖 LOCATION PLAN

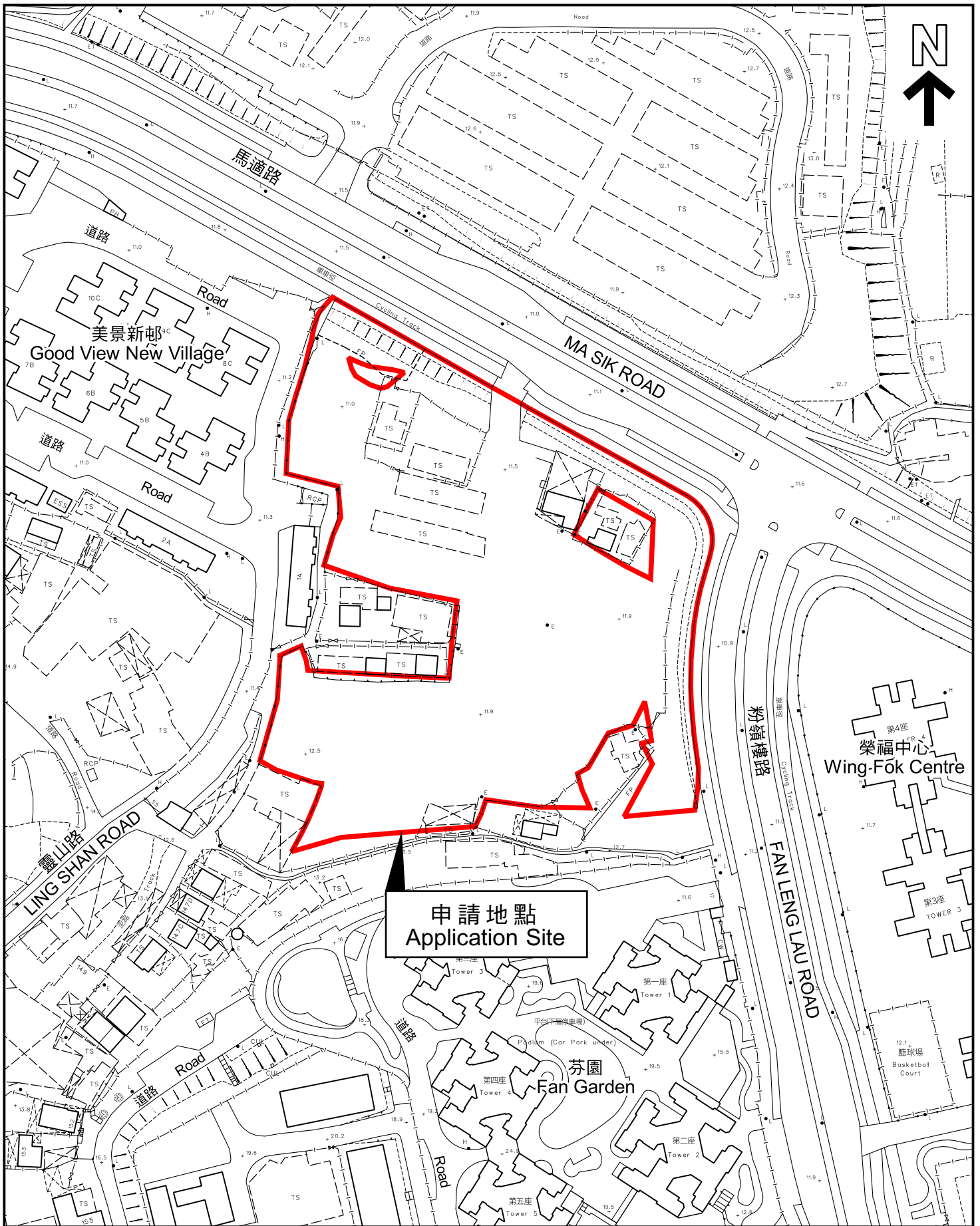
SCALE 1 : 10 000 比例尺



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

參考編號
REFERENCE No.

A/FSS/294



本摘要圖於2023年8月7日擬備，
所根據的資料為測量圖編號
3-SW-7A、7B、7C 及 7D

EXTRACT PLAN PREPARED ON
7.8.2023 BASED ON SURVEY SHEET
No. 3-SW-7A, 7B, 7C & 7D

平面圖 SITE PLAN

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

參考編號
REFERENCE No.

A/FSS/294

EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of minor relaxation of plot ratio (PR) and building height (BH) restriction for permitted residential development with social welfare facility (the Proposed Development) in “Residential (Group A) 12” (“R(A)12”) zone at various lots in D.D. 51 and adjoining Government land at Ma Sik Road, Fanling, New Territories (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

According to the Notes of the draft Fanling/Sheung Shui Outline Zoning Plan (OZP) S/FSS/27, the “R(A)12” zone is intended for high-density residential developments. Following the agreement of the Section 12A rezoning application no. Y/FSS/18 for the “R(A)12” zone, the Applicants have further reviewed the development potential of the Application Site and intends to further contribute to the housing supply in Hong Kong by exploring a higher development intensity based on the surrounding development context and available infrastructural capacity in the area.

2. INDICATIVE DEVELOPMENT PROPOSAL

The Proposed Development at the Application Site (a total area of about 13,232m²) comprises 5 residential blocks (to be constructed using Modular Integrated Construction (MiC)) with BH of not more than 132mPD / 37 storeys (excluding 2 storeys of basement carparks), providing about 79,392m² of accountable domestic GFA (i.e. equivalent to a domestic PR of about 6.0) and 1,898 residential units to accommodate an anticipated population of about 5,125. To serve the need of the community in the Fanling and Sheung Shui area, a 120-place Residential Care Home for the Elderly, a Sub-base for Neighbourhood Elderly Centre, and a public vehicle park with 100 private car parking spaces are also proposed within the Application Site. To maximize the development potential of the Application Site, the Applicants propose the minor relaxation of maximum domestic PR (from 5.0 to 6.0) and BH restriction (from 110mPD to 132mPD) by 20%. The total PR restriction will thus be relaxed from 5.18 to 6.18.

Relevant technical assessments on landscape, visual, traffic, environmental, air ventilation, drainage, sewerage and water supplies aspects have demonstrated that the Proposed Development would be acceptable in technical and infrastructural terms with appropriate mitigation measures implemented.

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3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

Major development justifications and planning merits in support of the Proposed Development are listed as follows:

- The Proposed Development strategically complements the strategic and regional planning directions of the *Hong Kong 2030+* and *Northern Metropolis Development Strategy*;
- The Proposed Development with minor relaxation of PR is in-line with the overall government's policy directives on increasing housing supply through optimisation of scarce land resources by providing a total of about 1,898 residential units to the market upon completion;
- The Proposed Development echoes with recent government's endeavours to optimise the development potential in Fanling North New Development Area through S16 Applications;
- The proposed scale of minor relaxation of PR and BH for the Proposed Development is proportionate and comparable with other approved cases in the vicinity;
- The Proposed Development with minor relaxation of PR and BH restriction is fully compatible with the existing and future local development profile in terms of the development intensities and BH;
- The proposed relaxation of BH restriction for the Proposed Development is required for the adoption of MiC; and
- The Proposed Development with minor relaxation of PR and BH restriction is technically feasible with no insurmountable problems in landscape, visual, traffic, environmental, air ventilation, drainage, sewerage and water supplies terms.

In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.

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行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據城市規劃條例(第 131 章)第 16 條，向城市規劃委員會(城規會)遞交規劃申請，於粉嶺馬適路丈量約份第 51 約多個地段及毗連政府土地(申請地盤)，擬議略為放寬地積比率及建築物高度限制以作准許的住宅發展連社會福利設施(擬議發展)。申請地盤位於「住宅(甲類)12」地帶。

根據《粉嶺 / 上水分區計劃大綱草圖 S/FSS/27》的《註釋》，「住宅(甲類)12」地帶的規劃意向主要是作高密度住宅發展。於第 12A 條改劃申請編號 Y/FSS/18 作「住宅(甲類)12」地帶獲同意後，申請人進一步審視申請地盤的發展潛力，並基於周邊發展環境及區內可用基建容量探索更高的發展密度，以進一步為香港的房屋供應作出貢獻。

2. 發展計劃概覽

於申請地盤(總面積約 13,232 平方米)的擬議發展包括 5 座樓高不多於主水平基準以上 132 米/37 層(不包括 2 層地庫停車場)的住宅大樓(將採用「組裝合成」建築法興建)，將提供約 79,392 平方米的可計算住用總樓面面積(相當於約 6.0 倍住用地積比率)及 1,898 所住宅單位以供約 5,125 人入住。為配合粉嶺及上水區的社區需要，申請人亦擬議於申請地盤內提供一所 120 個宿位的安老院舍、一個長者鄰舍中心分址及一個包含 100 個私家車車位的公眾停車場。申請人擬議將最高住用地積比率(由 5.0 倍至 6.0 倍)及建築物高度限制(由主水平基準以上 110 米略為放寬至主水平基準以上 132 米)略為放寬 20%，以充分利用申請地盤的發展潛力。申請地盤的總地積比率限制將因而由 5.18 倍放寬至 6.18 倍。

就視覺、交通、環境、空氣流通、排水、排污和供水方面進行的相關技術評估顯示，如實施適當的緩解措施，擬議發展在技術和基礎設施方面可以接受。

3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 擬議發展能響應和配合《香港 2030+》和《北部都會區發展策略》於策略和區域層面的規劃和發展方向；

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- 擬議發展略為放寬地積比率切合政府現行善用有限的土地資源以增加房屋供應的政策，落成後提供總共約 1,898 個住宅單位；
- 擬議發展與近期政府透過第 16 條申請以更好利用粉嶺北新發展區發展潛力的努力相呼應；
- 擬議發展略為放寬地積比率及建築物高度限制的規模與附近其他獲批個案相稱而且相若；
- 擬議發展略為放寬地積比率及建築物高度限制後與周邊現有及未來發展於土地用途和建築物高度方面協調；
- 擬議發展須略為放寬建築物高度限制以採用「組裝合成」建築法；及
- 擬議發展略為放寬地積比率及建築物高度限制於園境、視覺、交通、環境、空氣流通、排水、排污和供水方面技術上可行，並不會帶來不可克服的問題。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

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Legend	
Application Site	
Residential Towers and Lobby	
Landscape Area / Swimming Pool at G/F	
Landscape Area & Resident's Recreational Facilities	
Residential Care Home for the Elderly and Neighbourhood Elderly Centre	
EVA / Car Ramp	
3rd Party Lots	

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Title: Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2023
Scale	Figure 3.1		



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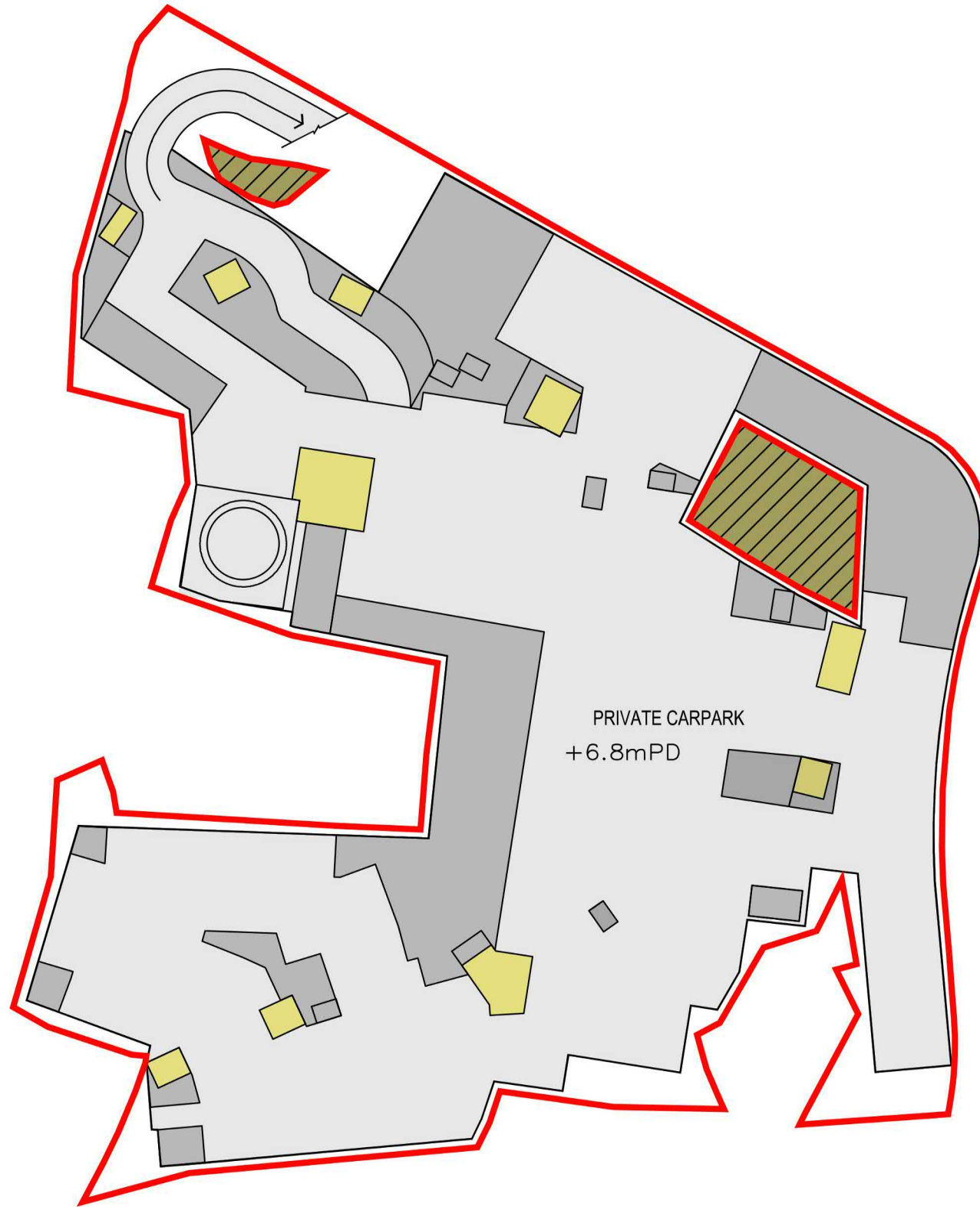
Legend			
Application Site			
EVA / Car ramp / Carpark			
Residential Lobby / Lift			
E&M Room			
3rd Party Lots			



Title

Indicative Basement 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2023
Scale		Figure	3.2



PRIVATE CARPARK
+6.8mPD

Legend	
Application Site	
EVA / Car ramp / Carpark	
Residential Lobby / Lift	
E&M Room	
3rd Party Lots	

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Title

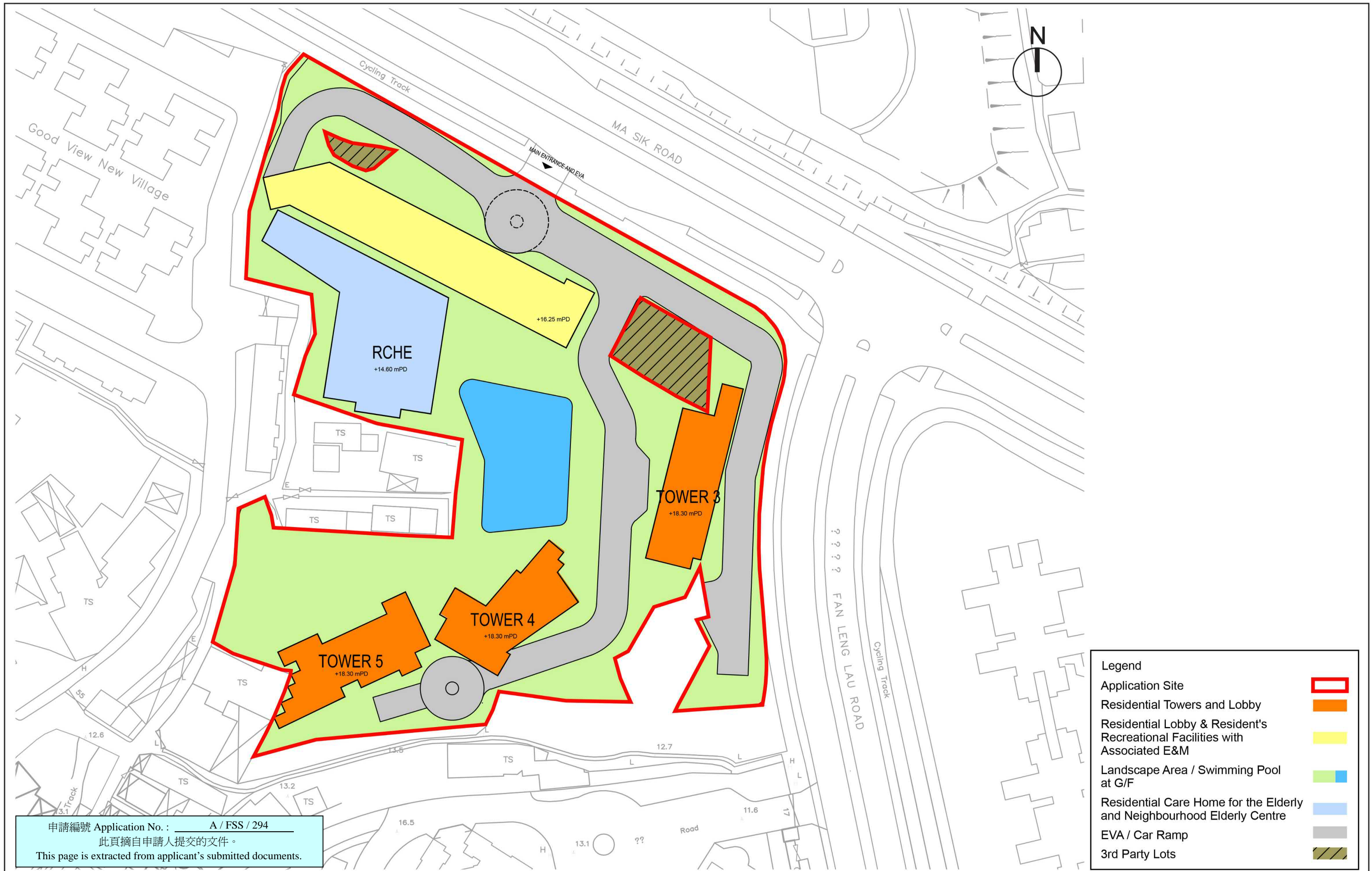
Indicative Basement 1/F Plan

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Rev	0	Date	Jul 2023
Scale	Figure 3.3		



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Legend			
Application Site			
Residential Towers and Lobby			
Residential Lobby & Resident's Recreational Facilities with Associated E&M			
Landscape Area / Swimming Pool at G/F			
Residential Care Home for the Elderly and Neighbourhood Elderly Centre			
EVA / Car Ramp			
3rd Party Lots			



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Legend			
Application Site			
Residential Towers and Lobby			
Residential Lobby & Resident's Recreational Facilities with Associated E&M			
Landscape Area / Swimming Pool at G/F			
Residential Care Home for the Elderly and Neighbourhood Elderly Centre			
EVA / Car Ramp			
3rd Party Lots			



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Title
 Indicative 2nd Floor Plan

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Scale	Figure 3.6		



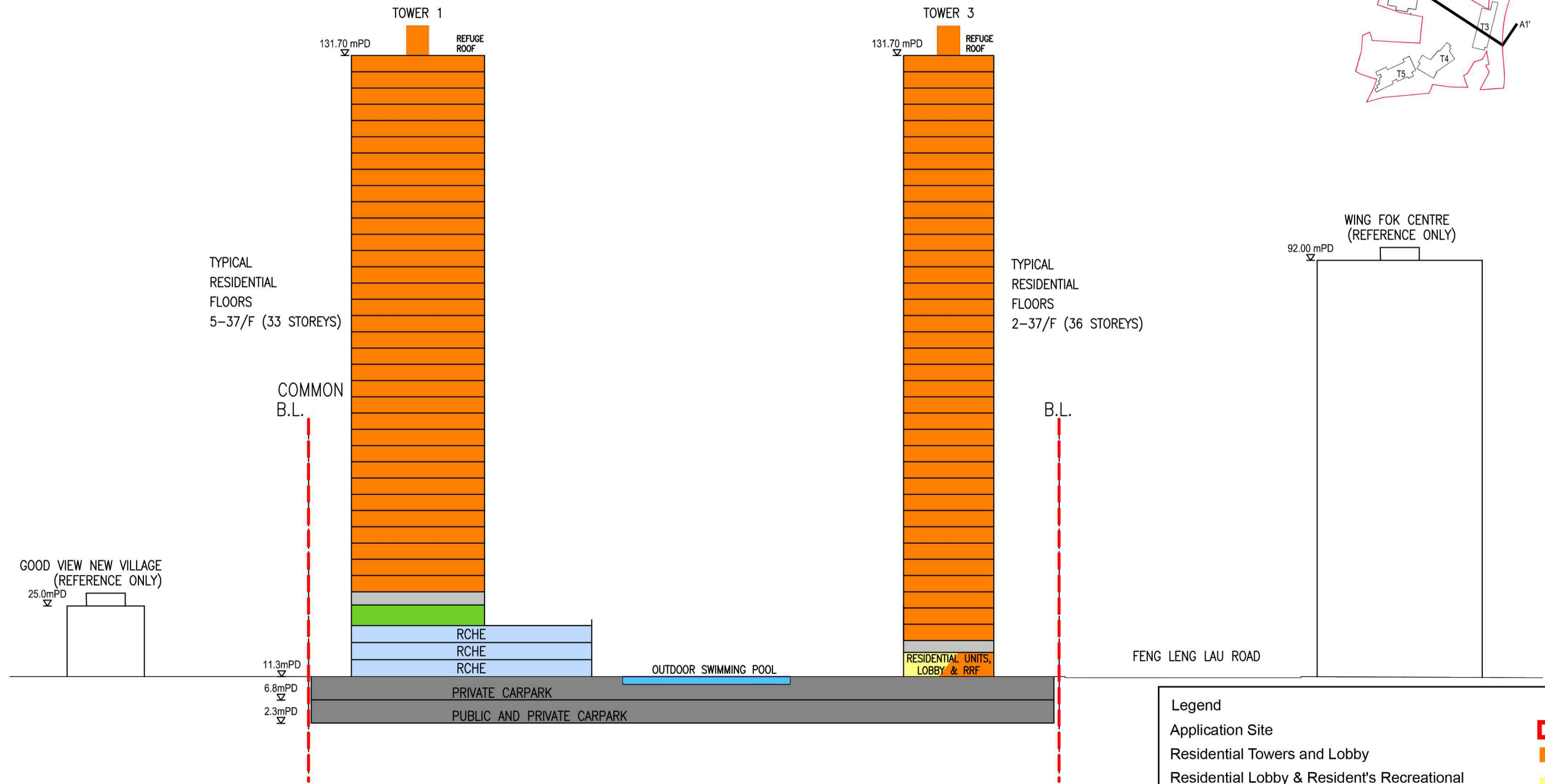
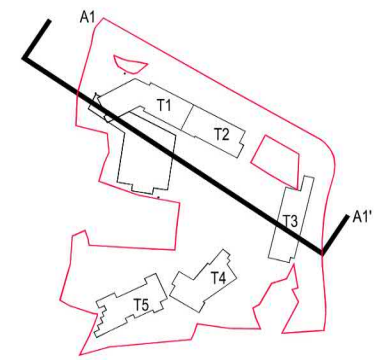
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Legend			
Application Site			
Residential Towers and Lobby			
Landscape Area / Swimming Pool at G/F			
Residential Care Home for the Elderly and Neighbourhood Elderly Centre			
EVA / Car Ramp			
3rd Party Lots			



Legend	
Application Site	
Residential Towers and Lobby	
Residential Lobby & Resident's Recreational Facilities with Associated E&M	
Landscape Area & Residential Recreational Facilities	
Residential Care Home for the Elderly and Neighbourhood Elderly Centre	
Swimming Pool	
Carpark	
Trsanfer Plate & E&M	

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DEVELOPMENT IN FLN NDA
(REFERENCE ONLY)

140.00 mPD

TOWER 2

131.70 mPD

REFUGE ROOF

TOWER 4

131.70 mPD

REFUGE ROOF

TYPICAL RESIDENTIAL FLOORS
4-36/F (33 STOREYS)

TYPICAL RESIDENTIAL FLOORS
2-37/F (36 STOREYS)

FAN GARDEN JUNIOR POLICE OFFICERS MARRIED QUARTERS
(REFERENCE ONLY)

108.4 mPD

MA SIK ROAD

B.L.

B.L.

11.3mPD

6.8mPD

2.3mPD

PRIVATE CARPARK

PUBLIC AND PRIVATE CARPARK

Legend	
Application Site	
Residential Towers and Lobby	
Residential Lobby & Resident's Recreational Facilities with Associated E&M	
Landscape Area & Residential Recreational Facilities	
Carpark	
Trsanfer Plate & E&M	

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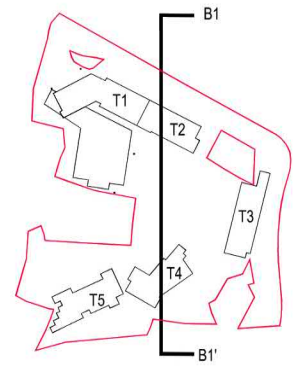
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LWK
+PARTNERS

Title

Indicative Section Plan B-B'

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2023
Scale	Figure 3.10		



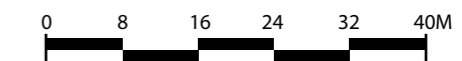


LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Tower 3 Proposed Architectural Scheme
-  Existing Tree
-  Proposed New Tree Planting
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck
-  Proposed Swimming Pool
-  Proposed Pavilion
-  Proposed Seating
-  Proposed Children's Playground
-  Proposed Pedestrian Access
-  Proposed Vehicular Access
-  Separate Access to Third Party Lot

LANDSCAPE COMPONENTS

-  1 Main Entrance
-  2 Central Avenue
-  3 Landscape Buffer
-  4 Pool Deck
-  5 Lawn
-  6 Break-out Garden
-  7 Extensive Green Roof
-  8 Children's Playground
-  9 Community Farm
-  10 Podium Garden



Drawings are indicative subject to detail design.

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FIGURE TITLE Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D.51 and Adjoining Government Land at Ma Sik Road, Fanling, the New Territories

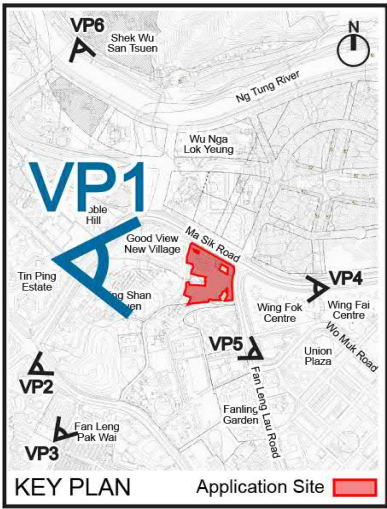
Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jun 2023
CHECKED	CF	DRAWN	MZ
FIGURE NO.	Figure 4.1		REV

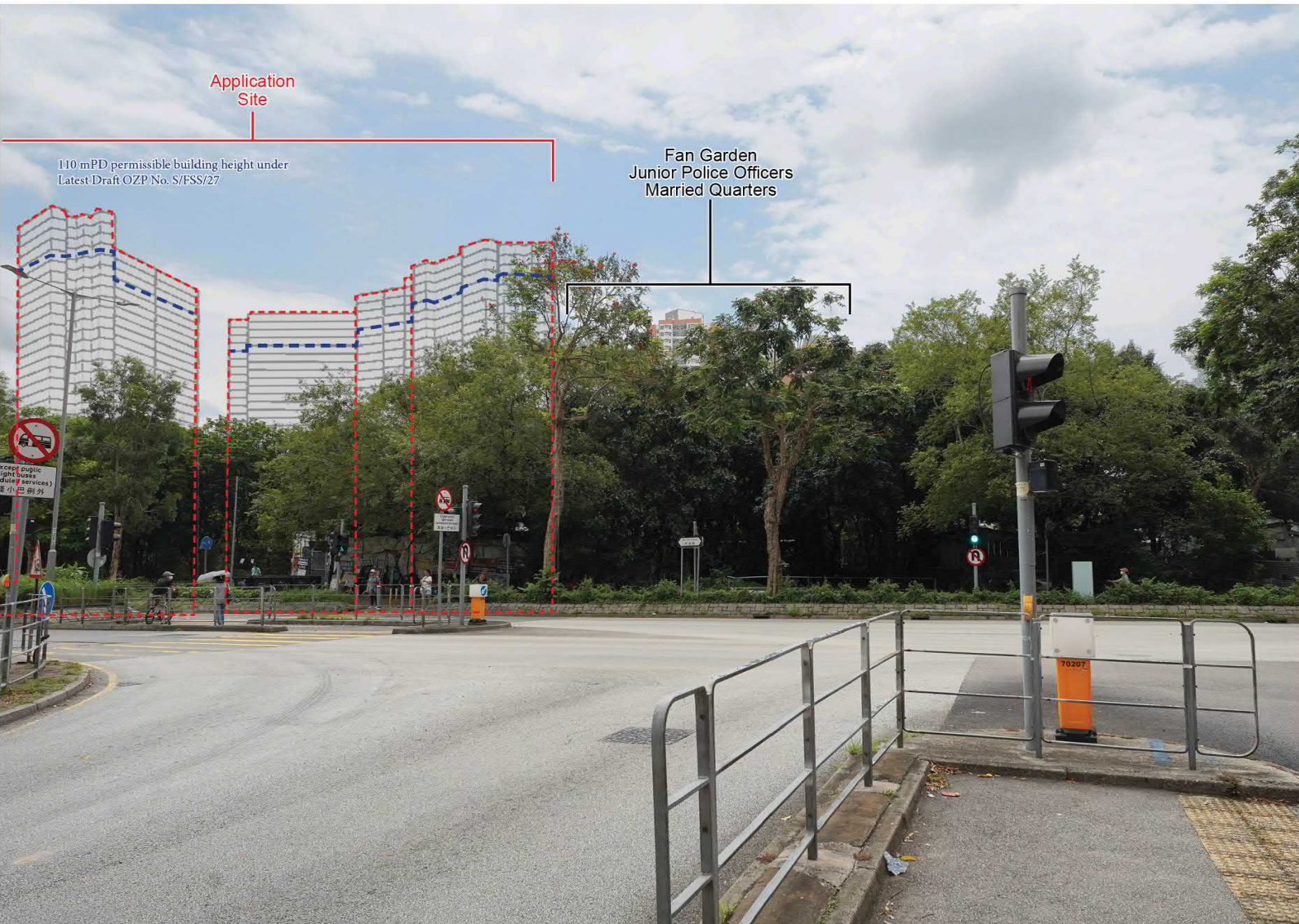
SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 3016 2422
 Website: scenicstudio.scenic.com

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Existing View



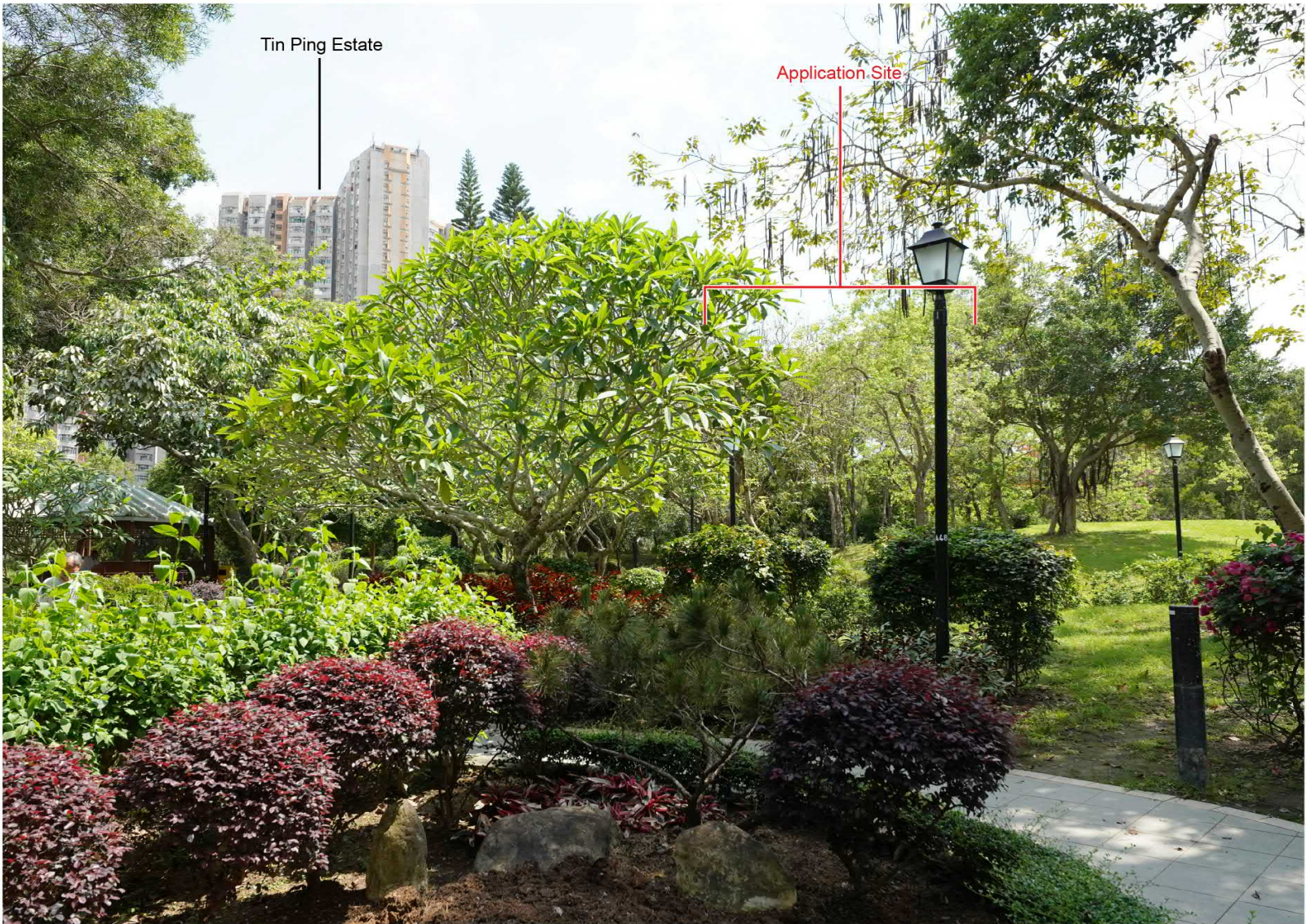
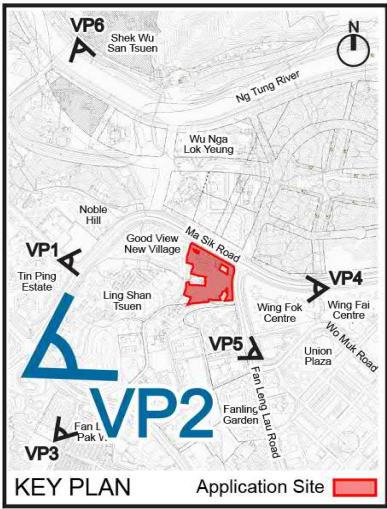
Proposed Scheme



Title **Photomontages – Viewing from VP1 - Pedestrian Crossing near Tin Ping Estate**

Checked	DH	Drawn	PW
Rev	1	Date	Jun 2023
Scale	N / A	Figure	5.1

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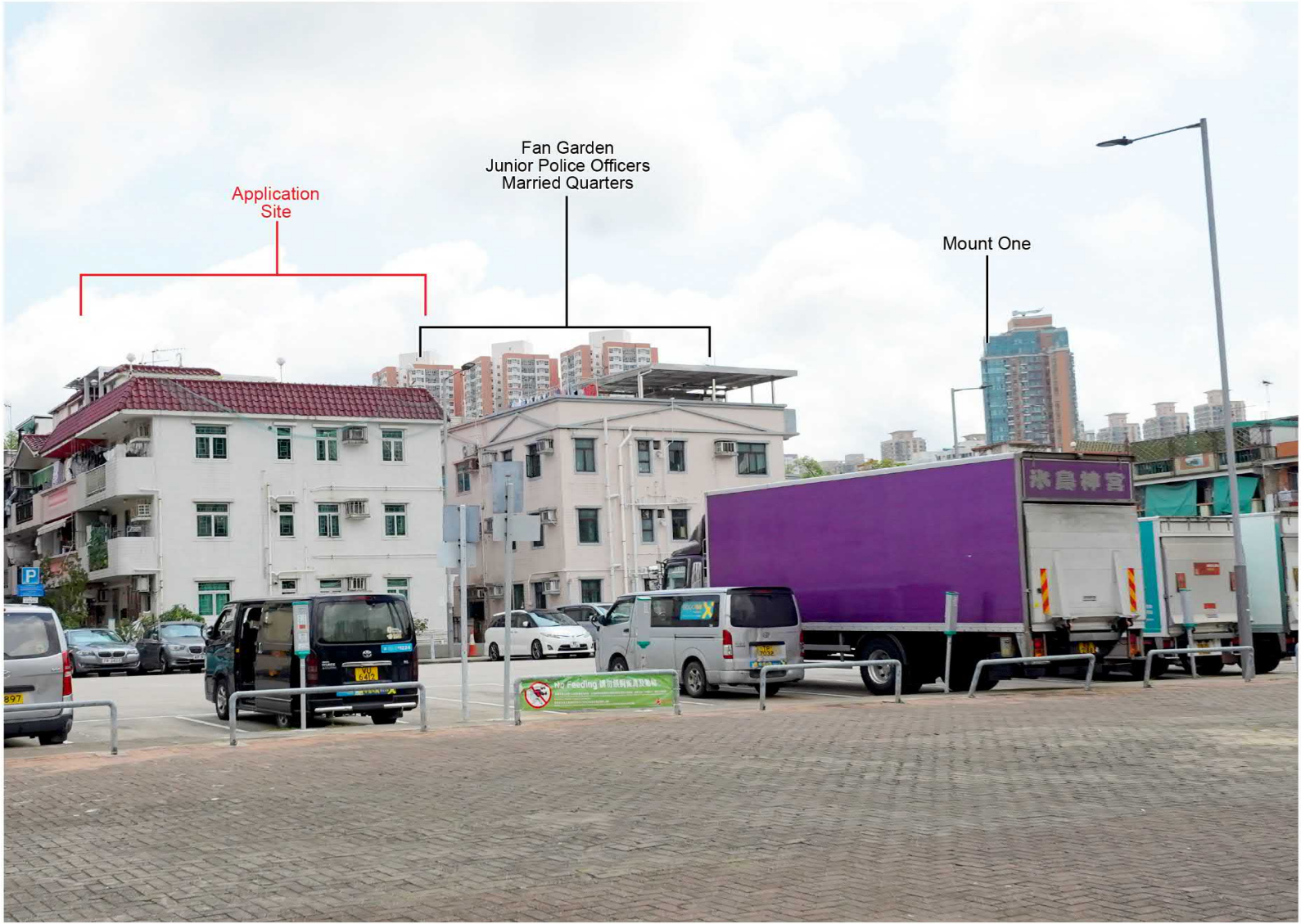
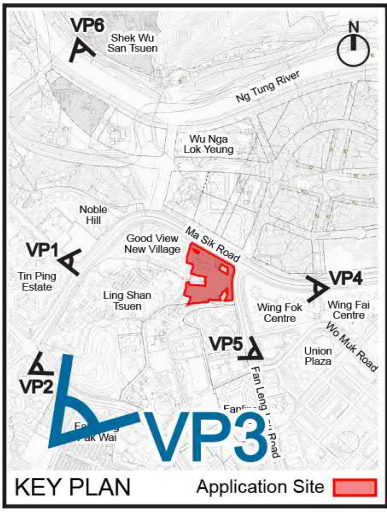


Existing View

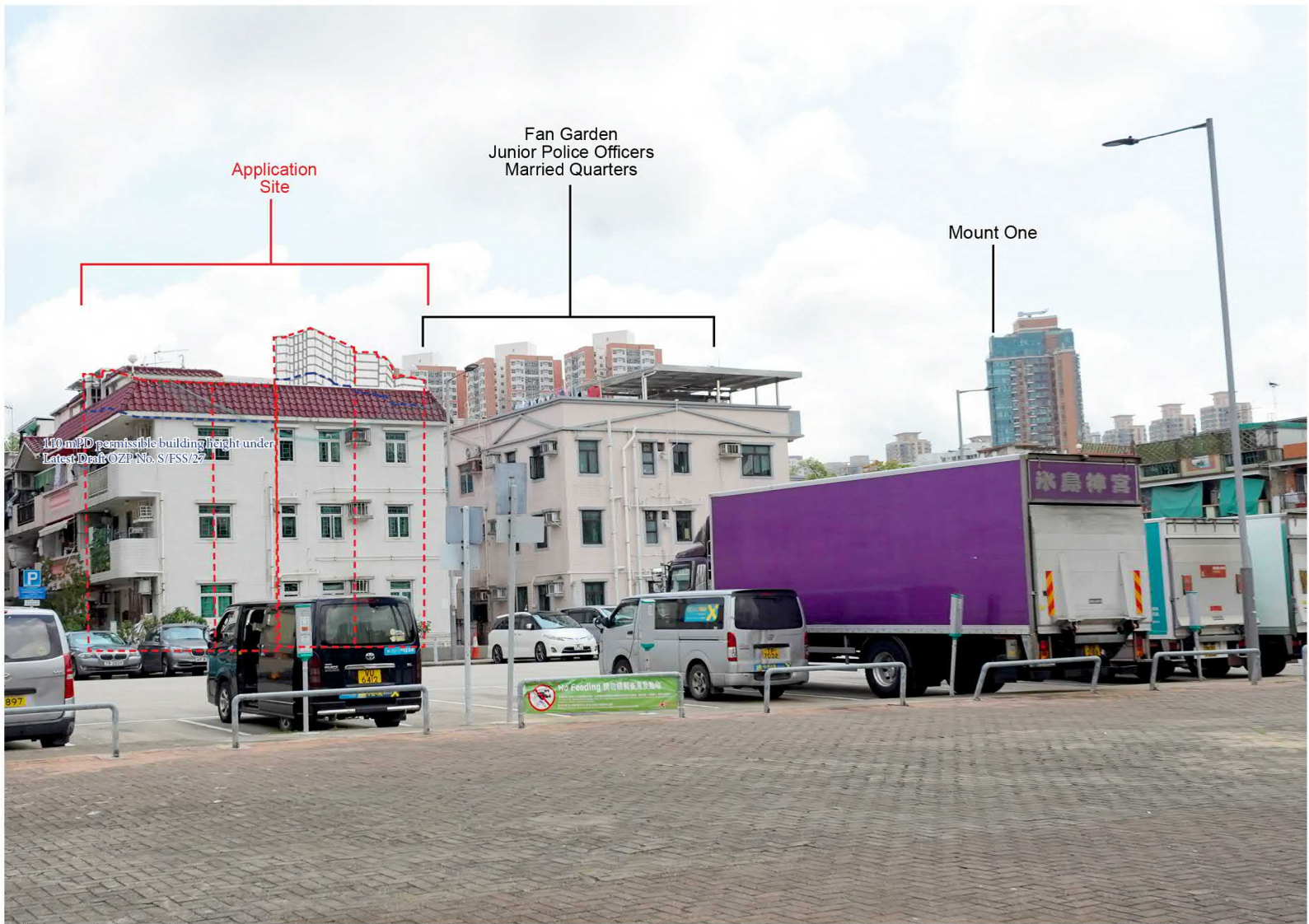


Proposed Scheme

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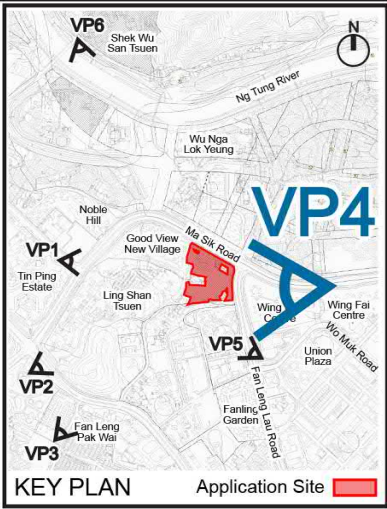


Existing View

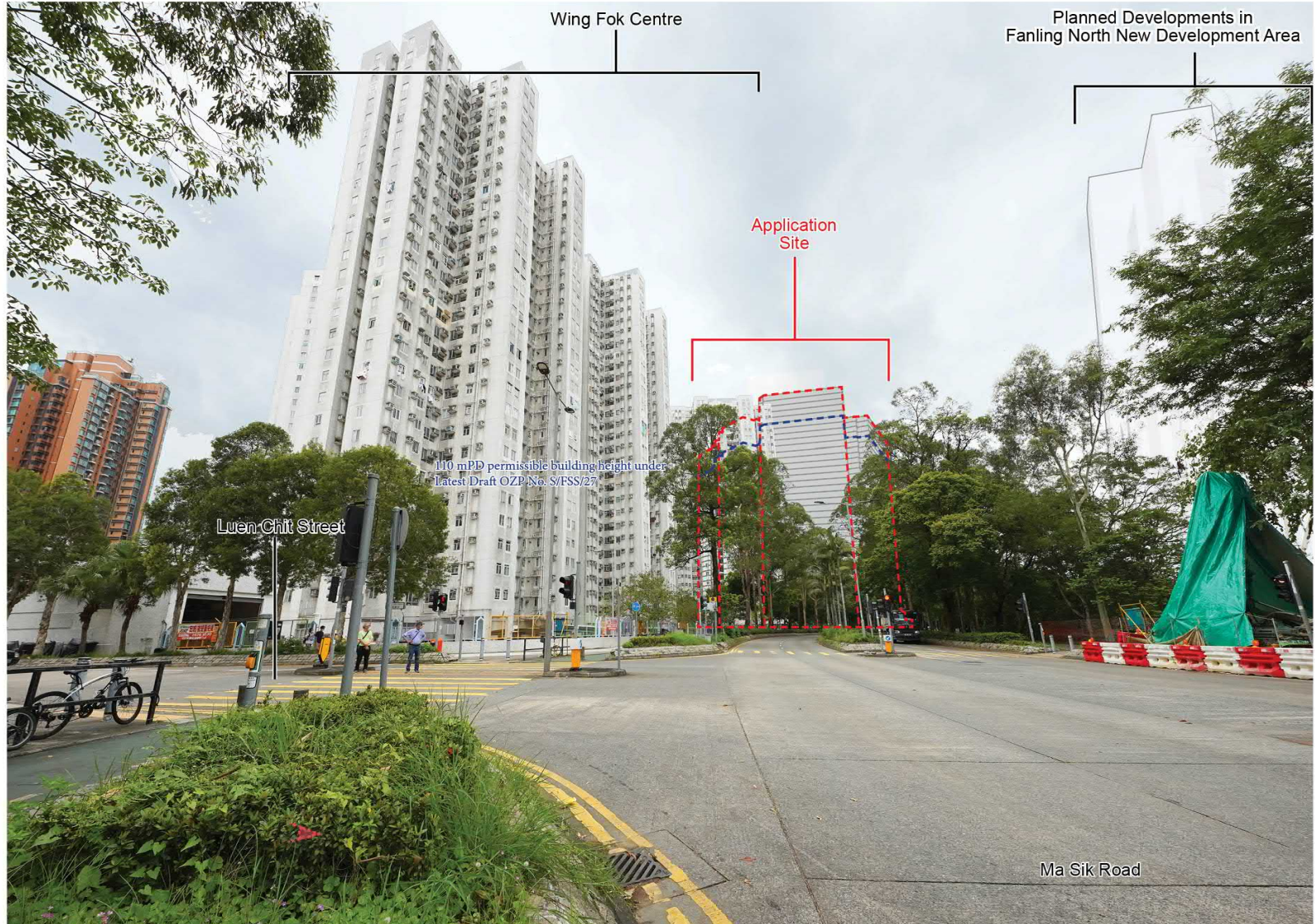


Proposed Scheme

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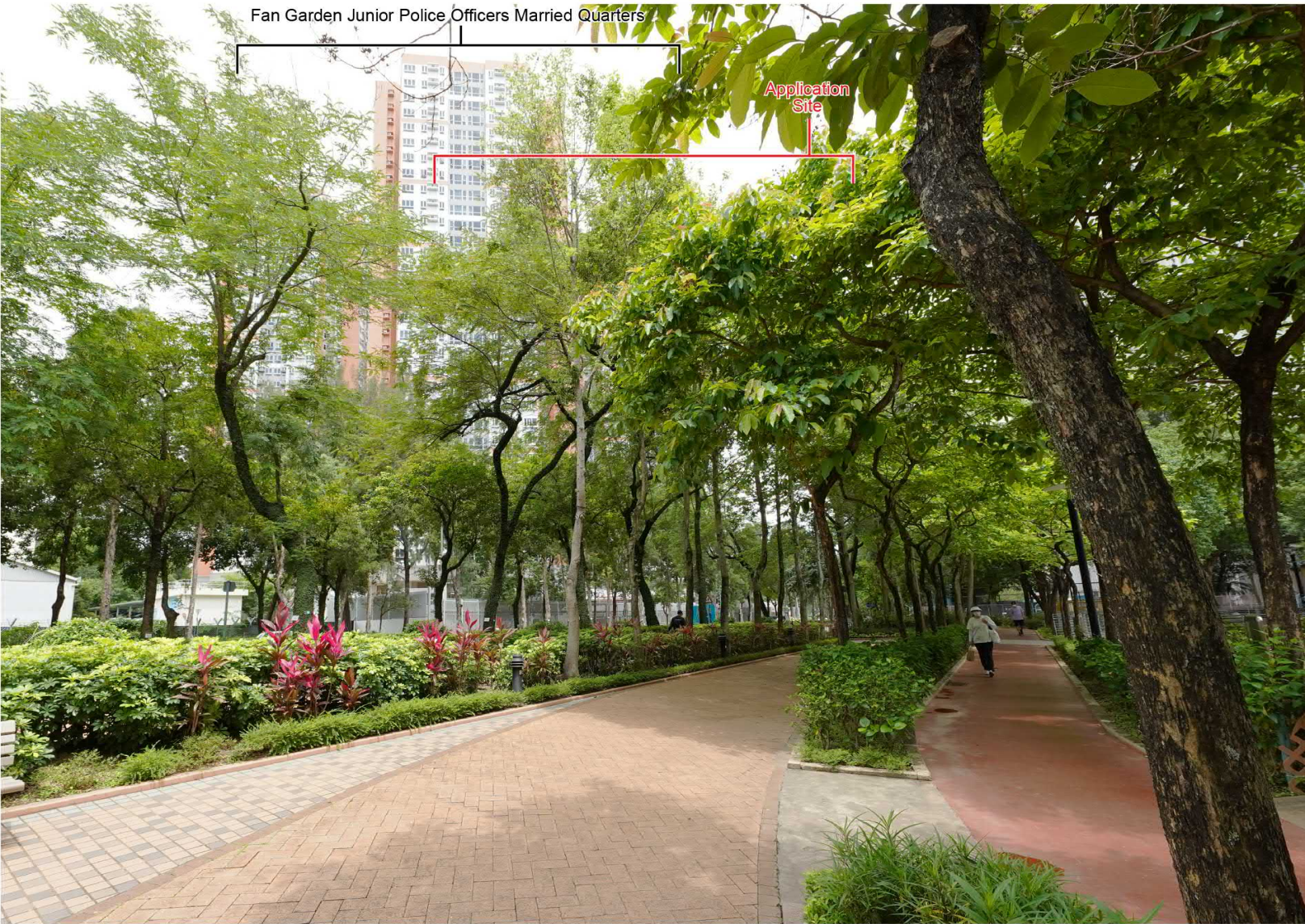
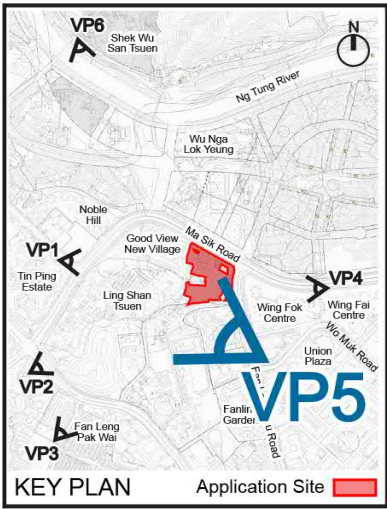


Existing View



Proposed Scheme

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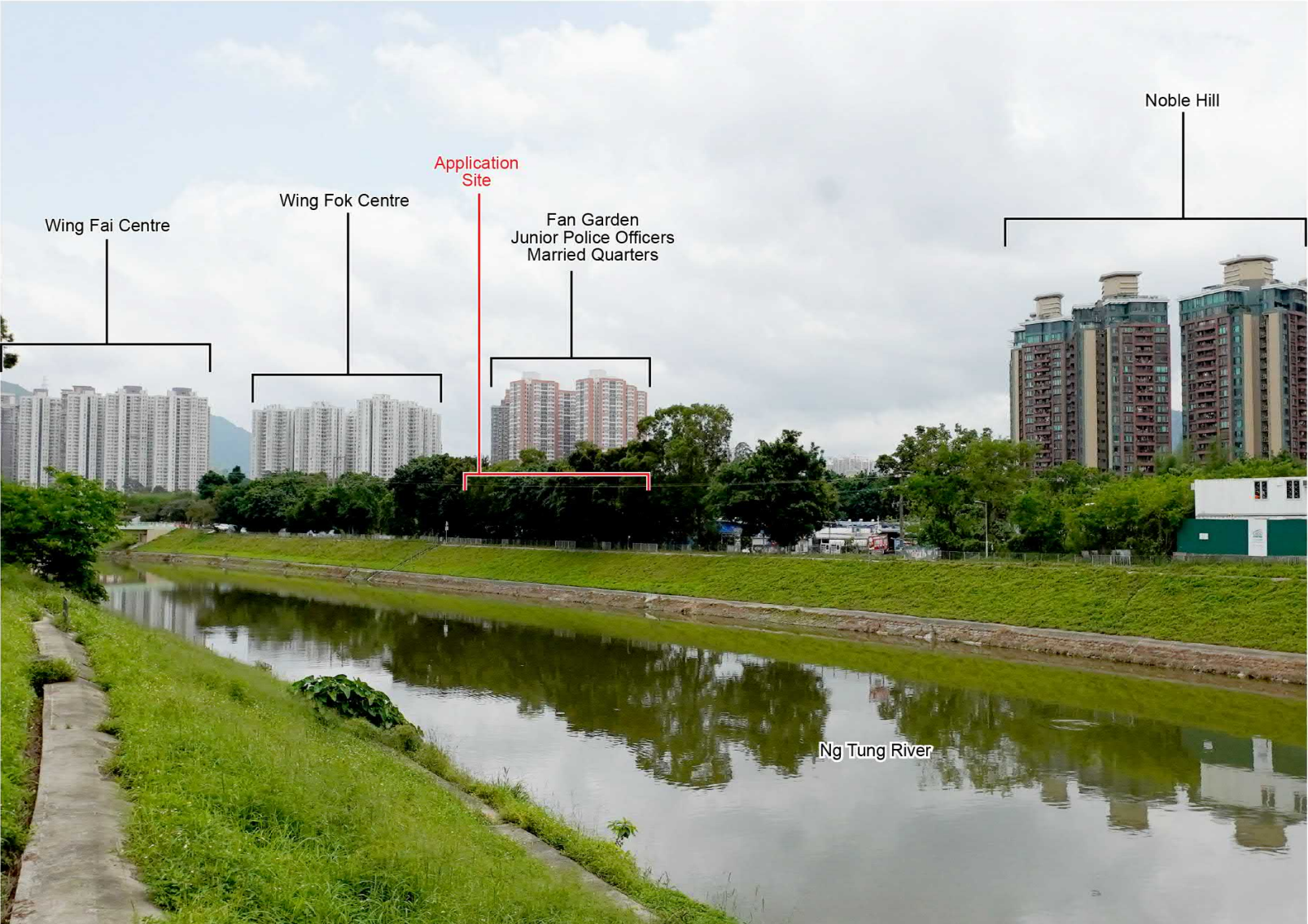
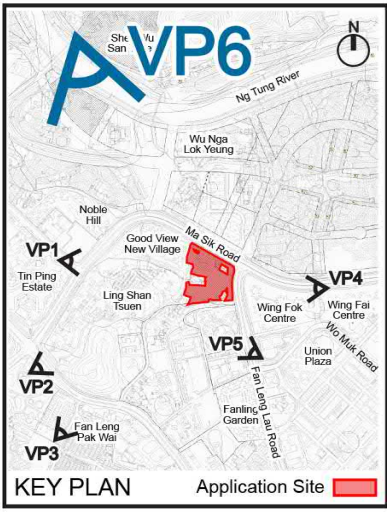


Existing View

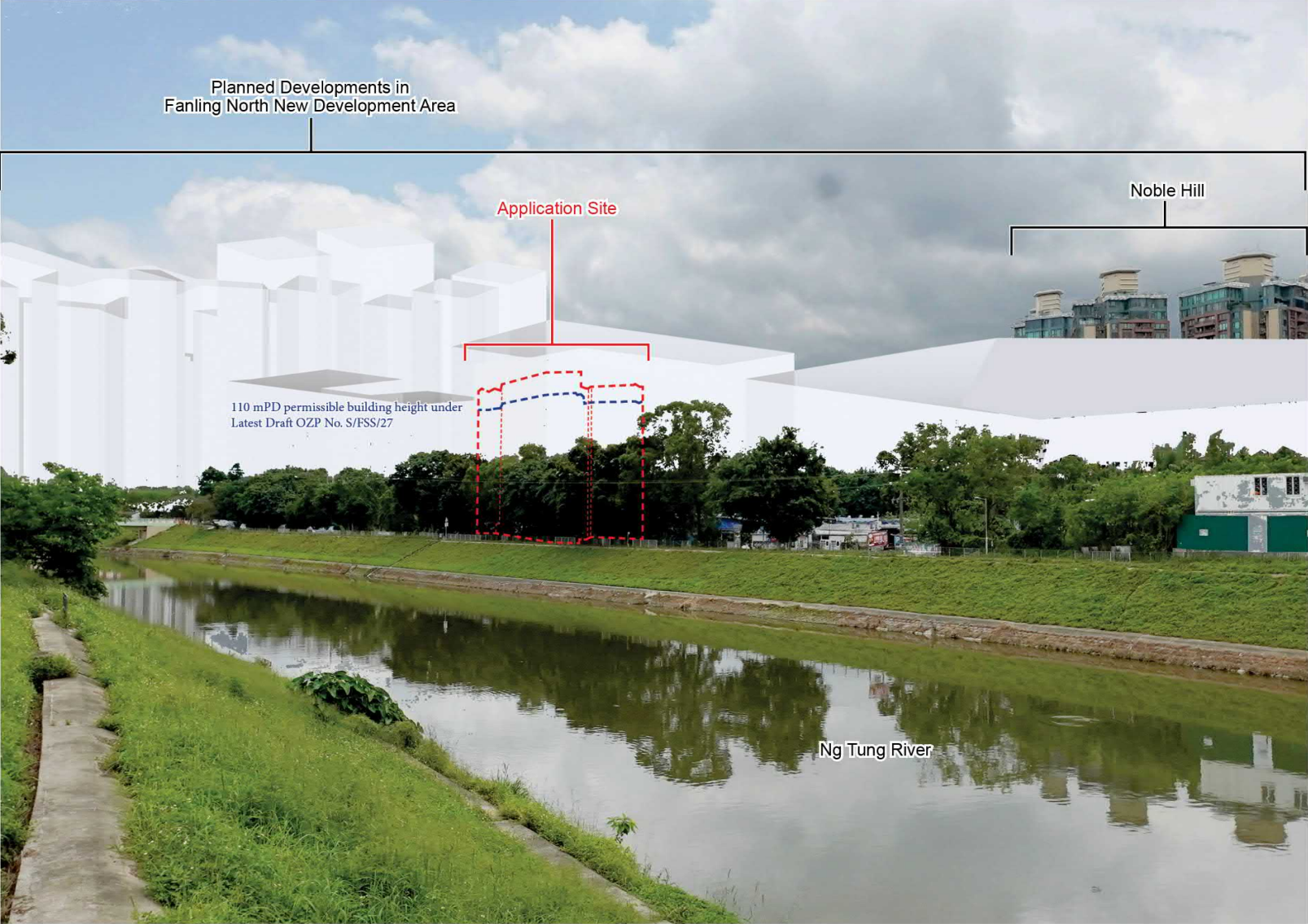


Proposed Scheme

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Existing View



Proposed Scheme