



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

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS	
USES	用途

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

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

核准圖編號 S / F S S / 2 6 的修訂 AMENDMENTS TO APPROVED PLAN No. S/FSS/26	
按照城市規劃條例第 5 條展示的修訂 AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	
修訂項目 A 項 AMENDMENT ITEM A	修訂項目 B 項 AMENDMENT ITEM B
(參看附表) (SEE ATTACHED SCHEDULE)	

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

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

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

SCALE 1:10 000 比例尺
METRES 250 0 500 1 000 1 500 METRES 米

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

圖則編號
PLAN No. S/FSS/27

城市規劃委員會根據《城市規劃條例》(第 131 章)
對粉嶺／上水分區計劃大綱核准圖編號 S/FSS/26
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A 項 — 把位於馬適路和粉嶺樓路的一塊用地由「鄉村式發展」地帶改劃為「住宅(甲類)12」地帶，並訂明建築物高度限制。
- B 項 — 為「綜合發展區」地帶訂明建築物高度限制。

II. 就圖則《註釋》作出的修訂項目

- (a) 修訂「住宅(甲類)」地帶的「備註」，以納入「住宅(甲類)12」支區及其相關的發展限制條款。
- (b) 修訂「綜合發展區」地帶的「備註」，以納入相關的發展限制條款和要求。
- (c) 根據已修訂的《法定圖則註釋總表》更改《註釋》說明頁和《註釋》。

城市規劃委員會

2023 年 5 月 12 日

有關《粉嶺／上水分區計劃大綱草圖編號S/FSS/27》的申述人及提意見人名單

I. 申述人名單

申述編號 (TPB/R/S/FSS/27-)	申述人名稱
R1	Faith Luck Corporation Limited and Win Million International Limited
R2	Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased)
R3	北區區議員侯福達
R4	粉嶺區鄉事委員會主席李國鳳
R5	Mary Mulvihill
R6	Li Man Wai
R7	Tsang Cheung Ying
R8	Ma Lin Chun
R9	Law Kwong Yin
R10	Choi Chuk Lun
R11	Law Wai Yee
R12	Wendy Lo
R13	Cheung Yan Cheung
R14	Tam Siu Kuen Jennifer
R15	Kenneth Anderson
R16	Chiu Man Kwong
R17	Hui Chung Ming Albert
R18	Lee Nga Wan
R19	薛琮
R20	湯紅梅
R21	Cheng Ming Wai Patricia
R22	Ng Man Kim
R23	Lo Siu Chu Judy
R24	Xia Fei Dan
R25	Chow Mi Ling
R26	Lo Wan Mei Winnie
R27	Lo Kai On
R28	Chan Chi Wah
R29	Chan Hau Kwan
R30	Li Man Lok
R31	Kong Mung Yuet
R32	Li Bau Tan
R33	Fan Lai Wan
R34	Lee Tsz Ting
R35	Lee Kwok Nam

申述編號 (TPB/R/S/FSS/27-)	申述人名稱
R36	Lee Tsz Fung
R37	Cheung Kin Shing
R38	Fan Man Ling
R39	Jade Lee
R40	Cheung Wai Chun
R41	Riska Andriani
R42	Racion Daisy Catalan
R43	安百玲
R44	An Pak Kut
R45	An Lee
R46	Gerber An Pak Wai Dorcas
R47	Yu Kam Mui
R48	Chung Yan Winnie Lam
R49	Lo Wing Yee
R50	Lai Kit Wai
R51	Li Churk Yat Brian
R52	Lye Ka Yee Magdalene
R53	Lye Ka Kay Christopher
R54	Lye Fook Chye Terrence
R55	Lo Yim Fong
R56	Lo Ka Wing
R57	Lai Sung Chin Katherine
R58	魏芬蘭
R59	Li Pui Fong Candy
R60	Law Tik Wah
R61	Fong Wai Ming
R62	Limbu Chow Man Ling Queenie
R63	李卓華
R64	Lee Yin Tung Joe
R65	Yeung Hoi Lam
R66	Michelle Chow
R67	Ling Yeung
R68	Chow Tat Ki
R69	Iu Tung Kan
R70	Witts Richard Arthur
R71	Witts Akiko
R72	Lam Ping Kwong

II. 提意見人名單

意見編號 (TPB/R/S/FSS/27-)	提意見人名稱
C1	Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased) (R2)
C2	Li Man Wai (R6)
C3	Tsang Cheung Ying (R7)
C4	Tsang Peony Cheuk-Yee
C5	Ma Lin Chun (R8)
C6	Mary Mulvihill (R5)

2023年4月21日城市規劃委員會鄉郊及新市鎮規劃小組委員會會議記錄的摘錄

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 18

[Open Meeting]

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

(RNTPC Paper No. 3/23)

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

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

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

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

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

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

55. Some Members raised the following questions:

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

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

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

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

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

58. After deliberation, the Committee decided to :

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

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

粉嶺／上水新市鎮的主要社區設施和休憩用地供應
(包括粉嶺／上水擴展區)

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
地區休憩用地	每100 000人 10公頃 [#]	36.78 公頃	20.18 公頃	29.41 公頃	-7.37 公頃
鄰舍休憩用地	每100 000人 10公頃 [#]	36.78 公頃	48.98 公頃	66.49 公頃	+29.72 公頃
體育中心	每50 000至 65 000人設1間 [#] (按地區估算)	5	5	5	0
運動場／ 運動場館	每200 000至 250 000人設1個 [#] (按地區估算)	1	1	1	0
游泳池－ 標準池	每287 000人 設1個場館 [#] (按地區估算)	1	1	1	0
警區警署	每200 000至 500 000人設1間 (按區域估算)	0	0	0	0
分區警署	每100 000至 200 000人設1間 (按區域估算)	1	1	1	0
裁判法院 (8個法庭)	每660 000人設1間 (按區域估算)	0	1	1	+1
社區會堂	沒有既定標準	不適用	4	6	不適用
圖書館	每200 000人設1間 分區圖書館 [#] (按地區估算)	1	3	3	+2
幼稚園／ 幼兒園	每1 000名 3至6歲幼童 設34個課室 [#]	204 課室	226 課室	291 課室	+87 課室

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
小學	每25.5名6至11歲兒童設1個全日制課室 [#] (由教育局按地區／學校網估算)	602 課室	648 課室	852 課室	+250 課室
中學	每40名12至17歲青少年設1個全日制課室 [#] (由教育局按全港估算)	450 課室	584 課室	584 課室	+134 課室
醫院	每1 000人設5.5張床位 (由醫院管理局按區域／聯網估算)	1 068張 床位	658張 床位	2 158張 床位	+90張 床位
診所／健康中心	每100 000人設1間 (按地區估算)	3	2	3	0
幼兒中心	每25 000人設100個資助服務名額 [#] (由社署按社區估算)	1 471個 名額	420個 名額	576個 名額	-895個 名額~ (按較大的範圍估算所訂的長遠目標~)
綜合青少年服務中心	每12 000名6至24歲的人士設1間 [#] (由社署按社區估算)	4	7	7	+3
綜合家庭服務中心	每100 000至150 000人設1間 [#] (由社署按服務範圍估算)	2	3	3	+1

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
長者地區中心	每個人口約170 000人或以上的 新發展區設1間# (由社署估算)	不適用	1	1	不適用
長者鄰舍中心	每個人口為15 000 至20 000人的新建 和重建的住宅區(包 括公營及私營 房屋)設1間# (由社署估算)	不適用	5	11	不適用
社區照顧服務設施	每1 000名65歲或以 上的長者設17.2個 資助服務名額#* (由社署按地區估算)	1 941 名額	389 名額	724 名額	-1 217 名額~ (按較大的範圍 估算所訂的 長遠目標~)
安老院舍	每1 000名 65歲或以上的長者 設21.3個資助床位# (由社署按聯網估算)	2 404張 床位	1 232張 床位	1 952張 床位	-452張 床位~ (按較大的範圍 估算所訂的 長遠目標~)
學前康復服務	每1 000名 0至6歲幼童設23個 資助服務名額# (由社署按地區估算)	422個 名額	208個 名額	208個 名額	-214個 名額~ (按較大的範圍 估算所訂的 長遠目標~)
日間康復服務	每10 000名 15歲或以上人士設 23個資助服務名額# (由社署按地區估算)	722個 名額	130個 名額	610個 名額	-112個 名額~ (按較大的範圍 估算所訂的 長遠目標~)

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
院舍照顧服務	每10 000名15歲或以上人士設36個資助服務名額 [#] (由社署按聯網估算)	1 131個名額	279個名額	849個名額	-282個名額~ (按較大的範圍估算所訂的長遠目標~)
日間社區康復中心	每420 000人設1間 [#] (由社署按地區估算)	0	0	0	0
殘疾人士地區支援中心	每280 000人設1間 [#] (由社署按地區估算)	1	1	1	0
精神健康綜合社區中心	每310 000人設1間標準中心 [#] (由社署按地區估算)	1	1	1	0

註：

粉嶺／上水新市鎮(包括粉嶺／上水擴展區)的規劃居住人口約為376 000 人。如不包括流動人口，整體規劃人口約為367 800 人。所有人口數字已調整至最接近的百位數字。

備註：

[#] 有關要求不包括規劃流動人口。

* 四成為中心為本的社區照顧服務，六成為家居為本的社區照顧服務。

~ 欠缺的設施數目是根據分區計劃大綱圖的規劃人口計算得出，而社會福利署(下稱「社署」)在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。

2023 年 4 月