

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/FSS/19**
关于申请编号 Y/FSS/19 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 15.7.2022
因应于 2022 年 7 月 15 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/FSS/19		
Location/address 位置/地址	Sheung Shui Lot 2 RP and adjoining Government land, New Territories 新界上水地段第 2 号余段和毗连政府土地		
Site area 地盘面积	About 约 31,623 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 1,762.1 sq. m 平方米)		
Plan 图则	Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/25 粉岭/上水分区计划大纲草图编号 S/FSS/25		
Zoning 地带	"Comprehensive Development Area" 「综合发展区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)" and Amend the Notes of the zone applicable to the site 把申请地点由「综合发展区」地带改划为「综合发展区(1)」地带及修订适用于申 请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 128,401.87	About 约 4.3 ⁽¹⁾
	Non-domestic 非住用	About 约 2,708	About 约 0.09 ⁽¹⁾
No. of block 幢数	Domestic 住用	6	
	Non-domestic 非住用	1 (Clubhouse 会所) ⁽²⁾	
	Composite 综合用途	1	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 117.15 - 130	mPD 米(主水平基准上)
		Not more than 不多於 27 - 32 4 2 (Tower 6)	Storey(s) 层 Exclude 不包括 Basement 地库 Podium 平台
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 111.15	mPD 米(主水平基准上)
		Not more than 不多於 25 4 2	Storey(s) 层 Exclude 不包括 Basement 地库 Podium 平台
	Site coverage 上盖面积	Not more than 不多於 27 %	
	No. of units 单位数目	969 Flats 住宅单位 100 Beds in RCHE 安老院舍床位	
	Open space 休憩用地	Private 私人	Not less than 不少於 2,714
Public 公众		-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		1127
	Private Car Parking Spaces 私家车车位		1117
	Motorcycle Parking Spaces 电单车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		7
Heavy Goods Vehicle Spaces 重型货车车位		7	

(1) 以发展地盘面积约 29,860.9 平方米计算。

Based on the development area of 29,860.9 m².

(2) 总楼面面积不包括拟议会所的楼面面积。

GFA of the proposed clubhouse is excluded from GFA calculation.

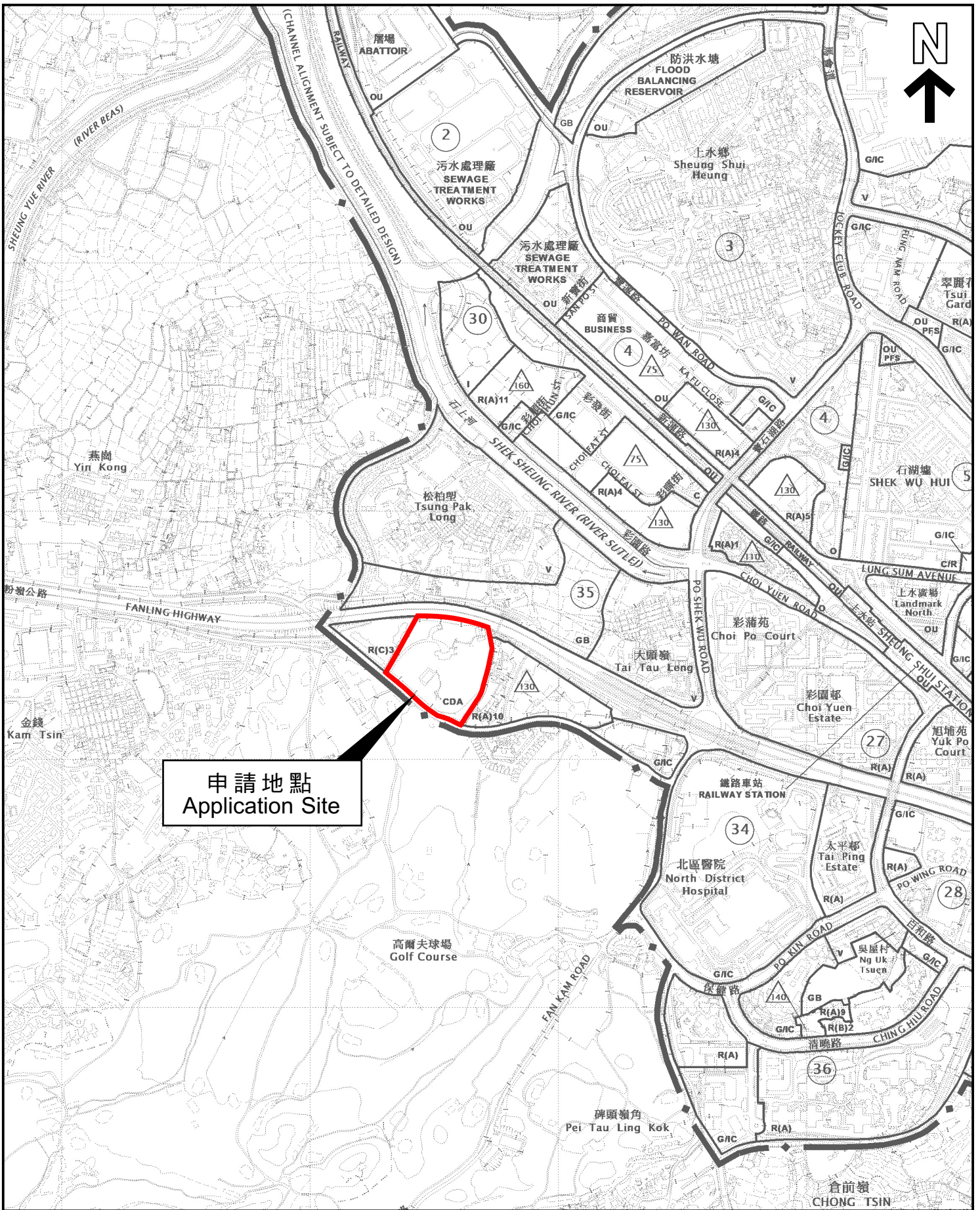
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Revised Landscape master plan(s)/Landscape plan(s) 经修订的园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Revised Environmental assessment (noise, air and/or water pollutions) 经修订的环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Replacement pages of visual impact assessment 视觉影响评估的替代页	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Replacement pages of tree Survey 树木调查的替代页	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Replacement pages of drainage impact assessment 排水影响评估的替代页	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacement pages of sewerage impact assessment 排污影响评估的替代页	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Air Ventilation Assessment 经修订的空气流通评估, Replacement pages of water Supply Impact Assessment 供水影响评估的替代页</u>	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

位置圖 LOCATION PLAN

本摘要圖於2022年7月19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/FSS/25

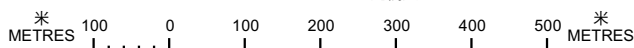
EXTRACT PLAN PREPARED ON
19.7.2022 BASED ON OUTLINE ZONING
PLAN No. S/FSS/25 EXHIBITED ON
17.12.2021

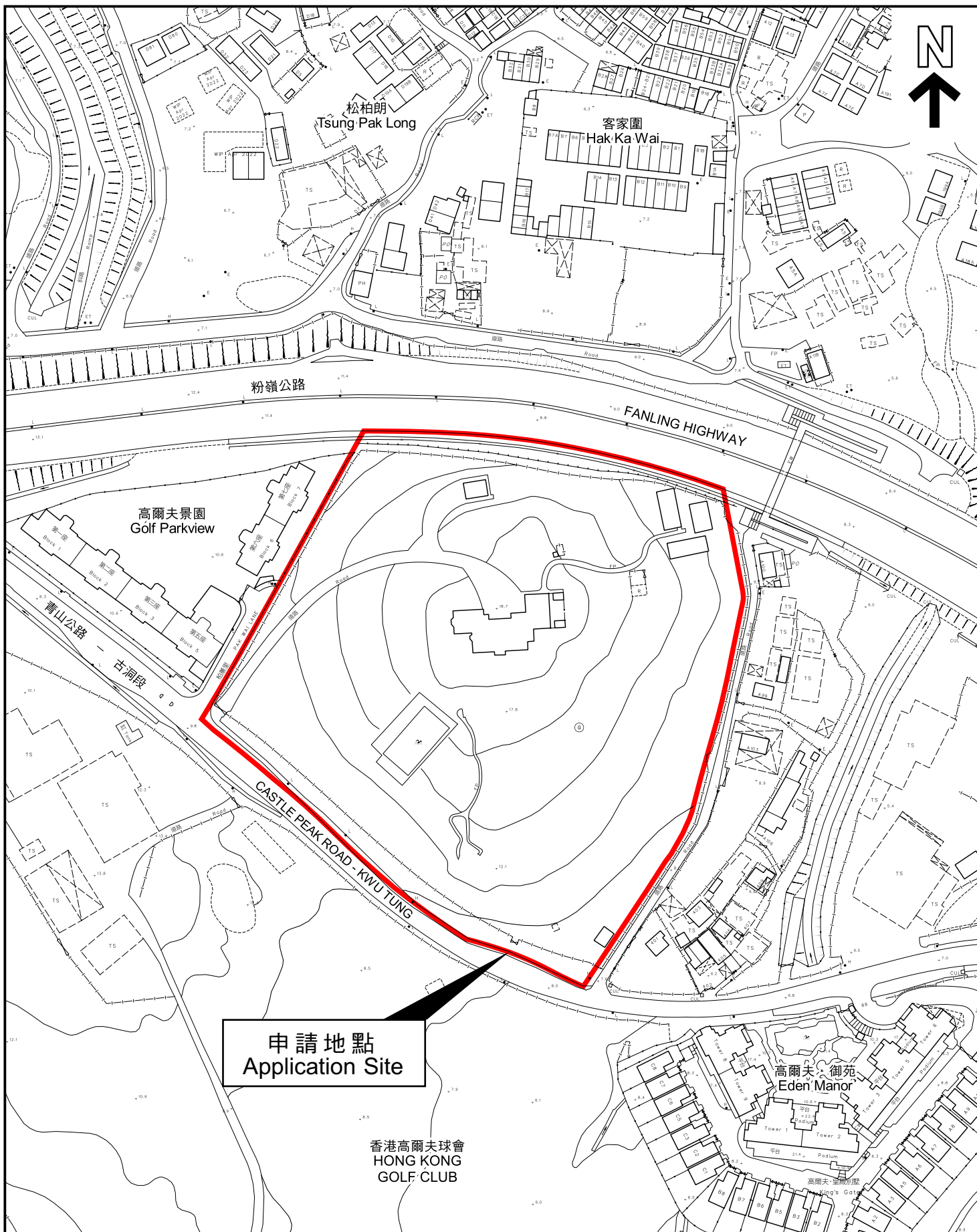
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/FSS/19

SCALE 1 : 10 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年7月19日擬備，
所根據的資料為測量圖編號3-SW-6A及6C

EXTRACT PLAN PREPARED ON
19.7.2022 BASED ON SURVEY SHEET
No. 3-SW-6A AND 6C

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

參考編號
REFERENCE No.

Y/FSS/19

申請編號 Application No. : Y/FSS/19

備註 Remarks

申請人呈交進一步資料，包括回應部門意見、經修訂的環境評估、經修訂的空氣流通評估、園境設計總圖的替代頁、排污影響評估的替代頁、排水影響評估的替代頁、視覺影響評估的替代頁及供水影響評估的替代頁。

The applicant submitted further information including responses to departmental comments, revised Environmental Assessment, revised Air Ventilation Assessment, replacement pages of Landscape Master Plan, replacement pages of Sewerage Impact Assessment, replacement pages of Drainage Impact Assessment, replacement pages of Visual Impact Assessment and replacement pages of Water Supply Impact Assessment.

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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Existing Condition

Proposed Public Housing Development (Tai Tau Leng)

Planned Private Housing Development at Lot 4076 in D.D. 91



Baseline Condition

Proposed Public Housing Development (Tai Tau Leng)

Planned Private Housing Development at Lot 4076 in D.D. 91



Baseline Condition with the Indicative Scheme

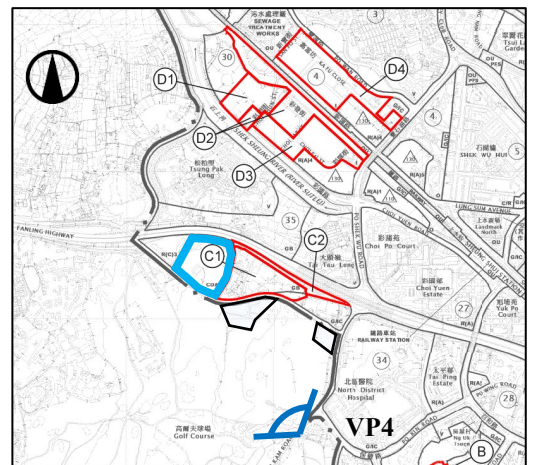


Figure No.	Scale	Figure Title
6	-	Viewing Point 4 – Fanling Golf Course
ARUP	Date Jun 2022	Source



Indicative Scheme for illustration only, subject to detailed design.

Proposed Residential Redevelopment at Sheung Shui Lot No. 2 (RP)

Landscape Master Plan

SCALE	AS SHOWN	DATE	JUN 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV A

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