

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

INTRODUCTION

At the meeting of the Executive Council on 19 September 2023, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Fanling North Outline Zoning Plan (OZP) No. S/FLN/3A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) (Cap.131) as in force immediately before 1 September 2023¹ (the pre-amended Ordinance)². The plan is now renumbered as No. S/FLN/4 at **Annex A**.

AMENDMENTS TO THE FANLING NORTH OZP NO. S/FLN/2 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Fanling North OZP No. S/FLN/2 (the approved OZP) for amendment on 31 May 2022, the draft Fanling North OZP No. S/FLN/3 (the draft OZP) incorporating the amendments to the approved OZP was exhibited on 21 October 2022 for public inspection under section 5 of the pre-amended Ordinance. The amendments to the matters shown on the draft OZP mainly include:

Logistics Facility Site

- (a) rezoning of a site in Area 3 to the west of Man Kam To Road from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Logistics Facility” (“OU(Logistics Facility)”) with stipulation of building height restriction (BHR) (**Amendment Item A**);

Bus Depot Site

- (b) rezoning of a site in Area 3 to the east of Man Kam To Road from “G/IC” and an area shown as ‘Road’ to “OU” annotated “Bus Depot” with stipulation of BHR (**Amendment Item B**);

¹ The Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (Amendment Ordinance), which amends, inter alia, the Town Planning Ordinance (Cap. 131), comes into operation on 1 September 2023 (the commencement date). The submission of the draft OZP was made under section 8 of the pre-amended Ordinance before the commencement date.

² According to sections 29(1) and 29(6) of the Town Planning Ordinance (as added by the Amendment Ordinance), section 9 of the pre-amended Ordinance applies to the draft OZP as the first day on which the draft OZP was exhibited under section 5 falls on a day before the commencement date and the submission of the draft OZP was made under section 8 before the commencement date but a decision under section 9 is pending immediately before that date.

Public Housing Sites

- (c) rezoning of a site in Area 5 to the south of Ng Tung River from “OU” annotated “Parking and Operation Facilities for Environmentally Friendly Transport System” (“OU(POFEFTS)”), “G/IC” and an area shown as ‘Road’ to “Residential (Group A)5” with stipulation of BHR (**Amendment Item C1**);
- (d) rezoning of a site at the southwest corner of Area 6 from “Residential (Group A)2” and an area shown as ‘Road’ to “Residential (Group A)6” with stipulation of BHR (**Amendment Item C5**);

Government, Institution and Community (GIC) and Other Facilities

- (e) rezoning of a site at the southwest corner of Area 5 from “OU(POFEFTS)” to “OU” annotated “Sewage Pumping Station” with stipulation of BHR (**Amendment Item C2**);
- (f) rezoning of a site in the southern portion of Area 5 from “OU(POFEFTS)” to “G/IC” with stipulation of BHR (**Amendment Item C3**);
- (g) rezoning of the residual land of planned Road L7 in Area 5 from an area shown as ‘Road’ to “Open Space” (“O”) (**Amendment Item C4**);
- (h) revision of the BHR of a “G/IC” site in Area 11 (**Amendment Item D**);

Reflecting Latest Road Alignments

- (i) rezoning of a piece of land in Area 18 from “G/IC” and an area shown as ‘Road’ to “OU” annotated “Amenity Area” (**Amendment Item E1**);
- (j) rezoning of a piece of land in Area 18 from “O” and an area shown as ‘Road’ to “G/IC” (**Amendment Item E2**); and
- (k) rezoning of a piece of land in Area 19 from an area shown as ‘Road’ to “G/IC” (**Amendment Item E3**).

3. Corresponding amendments in relation to the above and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans were also made to the Notes and Explanatory Statement of the draft OZP.

REPRESENTATIONS AND COMMENT ON REPRESENTATIONS

4. During the exhibition of the draft OZP, **seven** valid representations were received. The representations were published for comment on 20 January 2023

and **one** valid comment on the representations (comment) was received. Among the seven representations, one supported and provided views on Amendment Item A and six opposed individual or all Amendment Items. The representations and comment were considered together by the Board at its meeting held on 12 May 2023.

Supportive Representation (1)

5. The major grounds/views of the supportive representation are summarized below -

- (a) The Amendment Item A was supported for it was very difficult to identify suitable site for displaced brownfield operations; and
- (b) the planning intention of the “OU(Logistics Facility)” zone about development of multi-storey buildings for logistics facility with a view to housing brownfield operations in the territory should be clearly reflected in the ES of the OZP.

Adverse Representations (6)

6. The major grounds/comments and proposals of the adverse representations are summarized below -

Amendment Item A

Heritage, Ecology and Agricultural Activities in Fu Tei Au Tsuen

- (a) the existing squatter settlement in Fu Tei Au Tsuen possessed high historical and cultural values, which should be preserved. However, the proposed logistics facility would necessitate demolition of the existing squatters;
- (b) Fu Tei Au Tsuen possessed rich ecological resources. The proposed logistics facility would result in adverse environmental and ecological impacts, including those on migratory birds, fireflies and biodiversity in the surrounding areas. Besides, Amendment Item A site for the proposed logistics facility was in proximity to the nearby nature conservation area;
- (c) the proposed logistics facility would generate additional traffic flow by the heavy goods vehicles, causing adverse traffic and environmental impacts including air and noise nuisance/pollution to the surrounding areas;
- (d) the sunlight which was crucial for agricultural activities in Fu Tei Au Tsuen would be blocked by the proposed logistics facility with a building height of 100mPD. The high-rise development was not visually compatible with the surrounding natural area. Amendment Item A site was more suitable for other uses;

Public Consultation

- (e) the villagers of Fu Tei Au Tsuen were not consulted on the proposed logistics facility and they should be informed prior to any construction/works;

Amendment Items A, B and E1

Provision of GIC Facilities

- (f) there was increasing demand for provision of more elderly health care and recreational facilities due to aging population. The Government proposed a target of GIC space provision of 3.5m² per person. However, the OZP amendments involved rezoning the existing “G/IC” zones to “OU” zones;

Amendment Items A, C1 to C5 and D

Other Aspects

- (g) details on the proposed developments including layout plans, open space provision, tree planting proposal, etc. were not provided for the proposed developments;

Proposal

- (h) Amendment Items A to C5 should be deleted so that the existing squatters and the natural ecology of Fu Tei Au Tsuen could be preserved for achieving the historical/cultural heritage and ecological conservation purpose;

Amendment Items E1 and E2

- (i) the reasons behind the provision of more land for road uses under these two Amendment Items were questioned;

Amendment Item E3

- (j) the compatibility of reprovisioning the North District Temporary Wholesale Market for Agricultural Products and On Lok Mun Street Playground within the same site was questioned;

All Amendment Items

Public Consultation

- (k) the consultation period should be extended; and

Technical Aspects

- (l) the proposed developments would cause changes to the existing landscape, blockage of ridgeline/views, tree felling, and there were insufficient mitigation measures to address potential traffic, visual, landscape and air ventilation impacts.

Comment on the Representations (1)

7. There was one comment submitted by an individual (**C1**), who was also a representer (**R6**). The major concerns and proposals of C1 are summarised as follows -

- (a) provision of GIC facilities should be increased and therefore Amendment Items A and B to rezone two “G/IC” zones to “OU” zones should not be proceeded as there was insufficient provision of GIC facilities including hospital and district health clinic; and
- (b) since there were many unsold units in the markets, additional housing units were not required, and Amendment Items C1 to C3 sites should be used for bus depot, and Amendment Item B site should be reserved for district community facilities with open space to meet the new standard on provision of GIC and open space.

The Board’s Decision

8. After giving consideration to the representations and comment, the Board noted the supportive views of **R1** and decided not to uphold **R2 to R7** and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

- (a) sites of Amendment Items A and B were located at the fringe of the Fanling North New Development Area (FLN NDA) and were suitable for the development of the proposed logistics facility and bus depot uses. Substantial impacts to the major village settlement of Fu Tei Au Tsuen, about 400m to 800m away, were unlikely. Relevant technical assessments on traffic, environmental, air quality, noise, water quality, visual, landscape and air ventilation aspects had been conducted and confirmed that there was no insurmountable technical impact arising from the proposed developments with the implementation of appropriate mitigation/improvement measures (**R3, R4, R6 and R7**);
- (b) the planned GIC facilities were generally sufficient to meet the demand of the planned population in FLN NDA in accordance with the Hong Kong Planning Standards and Guidelines and assessments of relevant Government bureaux/departments, except for secondary school places, hospital beds and some elderly, child care and rehabilitation facilities.

The proposed housing developments under Amendment Items C1 and C5 as well as other planned public housing sites in FLN NDA would provide appropriate GIC facilities to meet the needs of the future residents in the FLN NDA. The provision of community facilities would be closely monitored by the relevant Government bureaux/departments **(R2)**;

- (c) the statutory and administrative procedures in consulting the public on the proposed amendments had been duly followed. The exhibition of the OZP and provisions of submission of representations and comments formed part of the statutory consultation process under the pre-amended Ordinance **(R3 and R5)**;
- (d) there were established standards in the provision of open space and greening in development projects. The proposed developments should also need to comply with other relevant legislations and Government requirements at detailed design stage **(R6)**; and
- (e) sites of Amendment Items E1 to E3 were technical in nature mainly reflecting the authorized road alignment of Fanling Bypass (Eastern Section) and corresponding zoning amendments to the adjoining areas **(R6)**.

IMPLICATIONS OF THE PROPOSAL

9. Approval of the draft Fanling North OZP No. S/FLN/3A itself has no civil service implications. The economic, financial, environmental, sustainability, family and gender implications are set out below.

10. Regarding economic implications, Amendment Item A will facilitate the development of the proposed multi-storey building which can provide more logistics floorspace to support the development of the logistics industry in Hong Kong. Meanwhile, Amendment Items C1 and C5 will facilitate the proposed housing developments to help meet the housing demand in Hong Kong.

11. Regarding financial implications, all amendment items fall within the First Phase Development (FPD) and Remaining Phase Development (RPD) of Fanling North New Development Area (FLN NDA). The capital and recurrent costs will be sought under the Capital Works Reserve Fund (CWRP) in accordance with the established mechanism.

12. Land resumption and clearance will be required for the proposed developments. For FPD of Kwu Tung North New Development Area (KTN NDA) and FLN NDA, the relevant cost are being funded by CWRP. For RPD of KTN NDA and FLN NDA, the relevant cost will be sought under CWRP.

13. The public housing developments under Amendment Items C1 and C5 have no land revenue implication. The construction cost of the proposed public housing development will be borne by the Hong Kong Housing Authority.

14. For the logistics facility and bus depot under Amendment Items A and B respectively, details on the development mode and funding model are still being studied and hence the financial implications cannot be determined at this stage.

15. A number of welfare facilities providing elderly and rehabilitation services are proposed in the public housing developments under Amendment Items C1 and C5. The capital and recurrent costs of the proposed social welfare facilities, development of open space, sewage pumping station and sports centre under various amendment items are not available at this stage. Funds required will be sought in accordance with the established mechanism.

16. Regarding environmental implications, various technical assessments including an environmental review have been carried out by the Civil Engineering and Development Department to assess the potential environmental impacts and recommend appropriate mitigation measures for the proposed developments. The assessments concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental issue is envisaged. The proposed developments are required to be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines. For the proposed bus depot, the Environmental Impact Assessment Ordinance implications shall be addressed accordingly at an appropriate stage.

17. Regarding sustainability implications, the proposed housing developments with the provision of GIC facilities and the proposed logistics facility and bus depot could facilitate better utilisation of land resources to meet the housing and social needs. As the proposed developments may bring potential environmental impacts on the local area, suitable mitigation measures should be implemented to alleviate such possible impacts.

18. Regarding family implications, the increase in housing units under Amendment Items C1 and C5 may improve the living environment and provide stable living conditions for some families. The provision of social welfare facilities at Amendment Items C1 and C5 and the sport/leisure centre at Amendment Item C3 will help meet the demand of families for such services and support. They will also generate some job opportunities and options, which would help build up family assets.

19. Regarding gender implications, the proposed provision of more social welfare facilities under Amendment Items C1 and C5 will serve people in need whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

20. On 14 and 26 July and 2 August 2022, the Planning Department and the Civil Engineering and Development Department jointly consulted the Sheung Shui

District Rural Committee (SSDRC), the North District Council (NDC) and the Fanling District Rural Committee (FDRC) respectively on the proposed OZP amendments. In general, members of SSDRC and FDRC supported the proposed amendments while SSDRC members expressed concerns on the reprovisioning of brownfield operations in the region and potential traffic impacts to the area. NDC generally supported the proposed amendments, except that they raised an objection to the proposed bus depot under Amendment Item B adjacent to Ng Tung River. There were also individual NDC members expressing concerns on the potential environmental impact generated from the proposed bus depot use.

21. Upon gazettal of the draft OZP on 21 October 2022 for public inspection under section 5 of the pre-amended Ordinance, NDC, FDRC and SSDRC members were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of NDC, FDRC or SSDRC was received

PUBLICITY

22. The approved Fanling North OZP No. S/FLN/4 will be printed and exhibited in accordance with section 9(5) of the pre-amended Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

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A-II 23. The approved Fanling North OZP No. S/FLN/4 is at **Annex A** for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. An Explanatory Statement in respect of the approved Fanling North OZP No. S/FLN/4 is at **Enclosure II to Annex A**.

ENQUIRY

24. Any enquiry on this brief can be addressed to Ms Caroline TANG, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT
SEPTEMBER 2023

**APPROVED FANLING NORTH
OUTLINE ZONING PLAN NO. S/FLN/4**

Annex A - Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/4

Enclosure I : Notes of the Approved Fanling North OZP No. S/FLN/4

Enclosure II : Explanatory Statement of the Approved Fanling North OZP No. S/FLN/4

**APPROVED FANLING NORTH
OUTLINE ZONING PLAN NO. S/FLN/4**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plan for the Fu Tei Au and Sha Ling Interim Development Permission Area (IDPA) (hereafter referred to as “IDPA area”), and the Hung Lung Hang Development Permission Area (DPA) (hereafter referred to as “DPA area”), whichever the case may be –
 - (a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang covering such land or building, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;
 - (b) within the “IDPA area” and/or the “DPA area”, a use or development of any land or building which has been permitted under an earlier draft or approved plan including the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is

always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;

- (c) except to the extent that subparagraph (a) or (b) above applies, any use or development falling within the “IDPA area” and/or “DPA area”, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang, whichever the case may be, without permission from the Town Planning Board.
- (4) For any land or building falling within the boundaries of this Plan but not previously falling within the “IDPA area” or the “DPA area” –
- (a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;
- (b) in relation to subparagraph (a) above, any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board;
- (c) for the purposes of subparagraph (a) above, “existing use of such land or building” means -
- (i) before the publication in the Gazette of the notice of the first plan covering the land or building (hereafter referred to as ‘the first plan’),
- a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved; or
 - a use or a change of use of an existing building in respect of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved;

- (d) except to the extent that subparagraph (a) or (b) above applies, the use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Fanling/Sheung Shui Outline Zoning Plan published by notice in the Gazette, whichever the case may be, without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Conservation Area":
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including the IDPA Plan for Fu Tei Au and Sha Ling and the first DPA Plan for Hung Lung Hang covering such building, whichever the case may be, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

- (8) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works coordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board;

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electric mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza, on-street vehicle park, railway station and railway track.
- (10) (a) Except in areas zoned “Conservation Area”, temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in subparagraph (a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area”, temporary use or development of any land or temporary use of an existing building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or temporary use of an existing building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

Schedule of Uses

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RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. For the “Residential (Group A) 3” (“R(A)3”) and “Residential (Group A) 4” (“R(A)4”) zone, the planning intention is purely for residential development.

Remarks

- (a) On land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5), or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “R(A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4), or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “R(A)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4, or the plot ratio of the existing building, whichever is the greater.
- (e) On land designated “R(A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.85, or the plot ratio of the existing building, whichever is the greater.
- (f) On land designated “R(A)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.
- (g) On land designated “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated ‘Terraced Podium’ in the “R(A)1”, “R(A)2” and “R(A)6” zones, the terraced podium is subject to a maximum building height of 5m.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (i) In determining the maximum plot ratio for the purposes of paragraphs (a) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (h) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (k) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of three storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial/Residential Development with Public Transport Interchange” Only</u>	
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station	Institutional Use (not elsewhere specified)
Residential Institution	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
School (in free-standing purpose-designed building only)	Office
Social Welfare Facility	Petrol Filling Station
Utility Installation for Private Project	Place of Entertainment
	Private Club
	Public Convenience
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Commercial/Residential Development with Public Transport Interchange" Only (Cont'd)

Planning Intention

This zone is intended primarily for the provision of commercial and residential uses with public transport interchange. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) On land designated "OU (Commercial/Residential Development with Public Transport Interchange (1))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4.5) and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated "OU (Commercial/Residential Development with Public Transport Interchange (2))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 3.05 (of which the domestic plot ratio should not exceed 2.18) and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated 'Terraced Podium' in the "OU (Commercial/Residential Development with Public Transport Interchange (2))" zone, the terraced podium is subject to a maximum building height of 5m.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Logistics Facility" Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Bus Depot
Container Vehicle Park/Container Vehicle Repair Yard	Broadcasting, Television and/or Film Studio
Eating Place (Canteen, Cooked Food Centre only)	Creative Industries
Government Refuse Collection Point	Dangerous Goods Godown
Government Use (not elsewhere specified)	Eating Place (not elsewhere specified)
Information Technology and Telecommunications Industries	Exhibition or Convention Hall
Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods)	Industrial Use (not elsewhere specified)
Office	Open Storage of Cement/Sand
Open Storage (not elsewhere specified)	Open Storage of Chemical Products/ Dangerous Goods
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Recreation, Sports or Culture
Public Utility Installation	Public Clinic
Public Vehicle Park	Research, Design and Development Centre
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Refuse Disposal Installation
Railway/Vehicle Depot	Rural Workshop
Shop and Services (Services Trades only)	Shop and Services (not elsewhere specified)
Training Centre	Social Welfare Facility
Utility Installation for Private Project	Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Bus Depot" Only

Bus Depot
 Container Vehicle Park
 Eating Place
 Government Use
 Petrol Filling Station
 Public Convenience
 Public Utility Installation
 Public Vehicle Park
 Vehicle Repair Workshop

Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of multi-storey bus depots and public heavy goods vehicle parks.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Amenity Area" Only

Amenity Planting

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the provision of landscaping and planting to enhance the environment.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) On land previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Fu Tei Au and Sha Ling interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for adjacent meander. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling of pond/land and excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1.
- (b) Any filling of pond/land and excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

EXPLANATORY STATEMENT

Approved Fanling North Outline Zoning Plan No. S/FLN/4

Explanatory Statement

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APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/4. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The OZP for the Fanling North New Development Area (NDA) included areas previously covered by the Fu Tei Au and Sha Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-FTA/1, the Hung Lung Hang Development Permission Area (DPA) Plan No. DPA/NE-HLH/1 and the Fanling/Sheung Shui OZP No. S/FSS/1, and the previous river channel of Ng Tung River before training which was not covered by any statutory plan (**Figure 1**).
- 2.2 On 22 August 2012 and 4 December 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan for the Fanling North NDA. The land in the northern part of approved Fanling/Sheung Shui OZP No. S/FSS/18, the land in the southern part of the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, and a small portion of land at the southern tip of the approved Hung Lung Hang OZP No. S/NE-HLH/7 were excised for incorporation into the new Fanling North OZP. The new OZP also includes the previous river channel of Ng Tung River not covered by any statutory plan (**Figure 1**).
- 2.3 On 20 December 2013, the draft Fanling North OZP No. S/FLN/1 was exhibited for public inspection under section 5 of the Ordinance. On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling North OZP, which was subsequently renumbered as S/FLN/2. On 31 May 2022, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.4 On 21 October 2022, the draft Fanling North OZP No. S/FLN/3, incorporating amendments mainly related to rezoning of two sites in Planning Area 3 from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Logistics Facility” and “OU” annotated “Bus Depot” respectively, rezoning of a site in Planning Area 5 from “OU” annotated “Parking and Operation Facilities for Environmentally Friendly Transport System” (“OU(POFEFTS)”), “G/IC” and an area shown as ‘Road’ to

“Residential (Group A)5”, “OU” annotated “Sewage Pumping Station” and “G/IC” respectively, rezoning of a site at the southwest corner of Planning Area 6 from “Residential (Group A)2” and an area shown as ‘Road’ to “Residential (Group A)6” and other amendments to revise the building height restriction of a “G/IC” site, to rationalise the zoning boundaries and to reflect the approved road alignment of the Fanling Bypass (Eastern Section), was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of seven representations were received. On 20 January 2023, the representations were published for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 12 May 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.

- 2.5 On 19 September 2023, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Fanling North OZP, which was subsequently renumbered as S/FLN/4. On 29 September 2023, the approved Fanling North OZP No. S/FLN/4 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance¹.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zones and major road network for the Fanling North NDA so that development and redevelopment of land within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Fanling North NDA and not to overload the road network in this area.

¹ While the Ordinance was amended by the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 with effect on 1 September 2023, the references to section 9(1)(a) and section 9(5) in paragraph 2.5 are references to those provisions in section 9 of the Ordinance as in force immediately before 1 September 2023, which applied pursuant to the transitional and saving provisions in sections 29(1) and 29(6) of the Ordinance.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

The Area covered by the Fanling North OZP is about 165 ha. The Area is bounded by Wa Shan and Cham Shan in the north, Ma Wat River in the east, Ma Sik Road in the south, Ng Tung River in the south-west, and Sheung Yue River in the west. The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan (**Figure 2**).

6. STRATEGIC PLANNING CONTEXT

In view of continued population growth, increase in number of households and public aspirations for more housing supply, the Fanling North NDA would be an important component in the overall strategy to provide housing land for Hong Kong in the medium-to long-term. As extensions of the Fanling/Sheung Shui New Town, the Fanling North and Kwu Tung North NDA will be integrated to form the Fanling/Sheung Shui/Kwu Tung (FL/SS/KT) New Town, which will have a total population of about 603,800 upon full development. The existing and new Government, Institution or Community (GIC) facilities and open spaces in the NDA would be shared by the existing and new residents of the FL/SS/KT New Town.

7. HOUSING MIX

- 7.1 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public and subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. The overall public to private housing ratio in terms number of flats for the Kwu Tung North and Fanling North NDA is about 67:33 to ensure a balanced and socially integrated community.
- 7.2 For the Fanling North NDA, the planned population is around 73:27 in public and private housing developments. It is noted that some sites have been reserved for public rental housing (PRH)/Subsidised Sale Flat (SSF) use or a mix of them to cater for the future demand for subsidised housing. This allows

flexibility for provision of PRH and SSF units within individual sites. The mix of PRH and SSF units within individual sites would be further considered upon implementation of the developments, subject to further technical assessments if necessary.

8. POPULATION

Based on the 2016 Population By-census, the population of the Area estimated by the Planning Department was about 750 persons. It is estimated that the total planned population would be about 95,300.

9. OPPORTUNITIES AND CONSTRAINTS

9.1 Opportunities

Locational Advantage

9.1.1 The Area enjoys a strategic location abutting the existing Fanling/Sheung Shui New Town to its south. Residents of the Fanling North NDA will have convenient access to existing shops and services, GIC facilities as well as public transport and existing road networks in the Fanling and Sheung Shui area. At the same time, residents in the existing New Town will be able to make use of new public infrastructure, various commercial, community, recreational, open space, and social welfare facilities as well as have access to job opportunities to be provided within the Area.

Nature and Landscape Setting

9.1.2 The channelised Ng Tung River running across the Area and the green mountainous areas of Cheung Po Tau, Cham Shan, Wa Shan, High Hill and Ma Tau Leng to the north provide opportunities for planning and design of the Area based on a 'riverside community' theme with a natural green backdrop afforded by the surrounding mountains in the north.

Leisure and Recreation Potential and Cultural Heritage

9.1.3 Ng Tung River provides opportunities for providing riverside promenade and open spaces for enjoyment by residents in the Area. A graded historic building, namely Man Ming Temple, is located in the Area. Part of the Sheung Shui Wa Shan Site of Archaeological Interest is also located in the Area. Located to the east immediately outside the Area is the renowned Lung Yeuk Tau Heritage Trail, which links many traditional Chinese buildings and structures together with the walled villages such as Lo Wai and San Wai. Preservation of the historic building and good linkages to the heritage trail could help incorporate the valuable historic resources into the NDA development for the benefits of future residents and visitors.

9.2 Constraints

Environmental Constraints

9.2.1 The Sheung Shui Water Treatment Works, which is a potentially hazardous installation, is located to the north-west just outside the Area, but its 1km Consultation Zone covers the western portion of the Fanling North NDA. Sheung Shui Slaughter House and Shek Wu Hui Sewage Treatment Works located immediately to the north-west of the Area also impose environmental constraints to the NDA development.

Infrastructural Constraints

9.2.2 The north-western part of the Area is traversed by the 400kV overhead power lines and the existing Dongjiang water mains running east-west near Fu Tei Au pose constraints to land use planning as these will limit the types of structure to be built thereon.

9.2.3 Sha Tau Kok Road and Po Shek Wu Road are currently busy road corridors. Several key junctions, e.g. Po Shek Wu Interchange, are near their capacity limits.

9.2.4 The Area falls within the Deep Bay catchment and is subject to the requirement that no additional pollution load should be discharged into the Deep Bay as a result of any new development. Apart from provision of sewage treatment facilities, measures to improve the quality of existing sewage discharge is required to ensure no net increase of pollution load to the Deep Bay Area.

Ecologically Sensitive Area

9.2.5 Due consideration should be paid to ecological resources within and in the vicinity of the Area, including Ng Tung River and some of the meanders, Man Kam To Road egretry together with its associated flight paths and Siu Hang San Tsuen Stream, to avoid/minimise adverse effects on their ecological value and natural habitats.

Permitted Burial Ground

9.2.6 Two permitted burial grounds are located immediately to the north of the Area (one to the north of Fu Tei Au Road and the other to the north of the indigenous village of Sheung Shui Wa Shan). No development should be encroached upon these areas.

Flooding Risk

9.2.7 The Area is situated in a low-lying land beside Ng Tung River and subject to flooding risk. Site formation and the drainage system should be designed to minimise flooding risk to the planned developments and the nearby existing settlements.

10. PLANNING THEMES AND URBAN DESIGN AND LANDSCAPE FRAMEWORK

10.1 Planning Themes

The Fanling North NDA would be developed as a 'Riverside Community' making the best use of its beautiful riverside scenery and hilly backdrop to provide a quality living environment with a mix of residential, commercial and agricultural uses as well as retail and services, community and government facilities. The major planning themes adopted in planning and designing the Fanling North NDA are as follows :

Integration of New and Old Communities

10.1.1 To take advantage of the geographical proximity of the Area to the Kwu Tung North NDA and Fanling/Sheung Shui New Town, a comprehensive pedestrian walkway system and cycle track network is planned to ensure good connectivity between these areas. These would promote the shared use of community, recreational and commercial facilities, and enhance employment opportunities within the district.

Balanced and Socially Integrated Communities

10.1.2 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public/subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. Sufficient land has been designated for commercial, shopping and various GIC uses, which in turn create new jobs for the communities. The various GIC facilities and open spaces could serve the wider communities.

Environmentally Friendly Design

10.1.3 To pursue a green living environment, a compact city form is adopted in the Fanling North NDA with a majority of the new population concentrated near the public transport interchanges which provide connections with the railway stations. Comprehensive pedestrian and cycle track networks will be provided within the Area to encourage walking and promote cycling so as to minimise road traffic. Fanling Bypass, which serves as the primary distributor and main district distributor to the wider area, is planned at the periphery of the Area to minimise noise and air pollution.

Sustainable and Quality Living Environment

10.1.4 The planning and design for the Fanling North NDA adopts a sustainable development approach, balancing the housing, employment, community and conservation needs, and encompassing the economic, social and environmental considerations. Various urban design and greening features have been incorporated in the layout to achieve a quality living environment. High priority has been accorded to

‘sustainability design’ and ‘social consideration’.

Respecting Nature and Promoting Agriculture

10.1.5 Ng Tung River and the natural ridgelines to the north have been respected in the layout design of the Fanling North NDA. About 12 ha of agricultural land in Fu Tei Au have been conserved in the NDA to allow continuation of the agricultural activities.

10.2 Urban Design and Landscape Framework

A comprehensive planning and urban design framework optimising opportunities afforded by the Area and the adjoining Fanling/Sheung Shui New Town and the surrounding natural and landscape features has been formulated to create a quality living environment and socially integrated communities. Four character areas connected by a comprehensive open space network are planned within the Fanling North NDA, including the District Centre, Residential Area South of Ng Tung River, Civic and Recreation Area and Government Facilities Zone (**Figure 3**). The following urban design and landscape principles are adopted in the Plan :

Creating Nodes

10.2.1 Two district nodes with a mix of residential use, retail, social and community facilities, public transport interchanges and public open space will be provided in the eastern portion to the immediate north of the existing market town of Luen Wo Hui (i.e. the District Centre) and in the western portion to the north of Tin Ping Shan Tsuen (i.e. the Residential Area South of Ng Tung River) respectively to serve as major activity nodes of the Area. To create a social and recreational hub easily accessible by the residents of the Area and the existing communities in Fanling/Sheung Shui New Town, the existing Shek Wu San Tsuen area, which is centrally located, will be developed into the Central Park with social welfare and recreational facilities in the vicinity, forming the civic core of the Area.

Forming a Compact City

10.2.2 Most high-density residential developments, workplace, leisure/entertainment and public service facilities are planned within the 500m catchments of the public transport interchanges in the two district nodes to offer the majority of residents convenient and comfortable access to public transport and supporting retail and recreational facilities. A comprehensive pedestrian, cycle track and open space network (**Figures 4 and 5**) linking the residential areas and major activity nodes with the public transport interchanges will be provided.

Connecting the Neighbourhoods

10.2.3 Four green spines stretching from Fung Kai Secondary School, Tin Ping Shan Tsuen, Luen Chit Street and Wo Tai Street to the two district nodes

have been planned to provide easy access for pedestrians between the Fanling North NDA and the Fanling/Sheung Shui areas. A comprehensive cycle track network (**Figure 5**) is also planned with linkages to the existing cycle track network in the Fanling/Sheung Shui area and the cycle track network planned in the Kwu Tung North NDA.

Creating a Pedestrian Friendly Environment

10.2.4 Pedestrian footpaths will be provided along the north-south open space corridors and east-west riverside promenade to link up the residential areas with major activity nodes and public open spaces. Pedestrian shopping street with terraces lined with retail shops, cafés and restaurants is planned in the District Centre and Residential Area South of Ng Tung River to promote street vibrancy. Sufficient space is also reserved for amenity strips along the streets to provide a leisure walking environment.

Creating a Comprehensive Cycle Track Network

10.2.5 Cycle tracks are planned along the open space spines and riverside promenade along Ng Tung River (**Figure 5**). Cycle parking areas are proposed close to the public transport interchanges and major activity centres to facilitate the use of public transport.

Green Civic and Recreation Cores

10.2.6 The Central Park and the riverside promenade serve as green civic and recreation cores linking the residential areas. Major green corridors and secondary green corridors are designed in the form of tree avenues, boulevards, pedestrian streets and green walkways which make the Area visually coherent in terms of the continuity of tree and shrub planting and allow where possible continuous and safe pedestrian access throughout the NDA.

Roadside Landscape

10.2.7 The streetscape contributes to the landscape framework of the NDA. The roadside landscape would incorporate a tree lined avenue on both sides of the primary, district and local distributor roads wherever possible with modern and contemporary hard landscape treatments (**Figure 6**).

11. BUILDING HEIGHT RESTRICTIONS IN THE AREA

11.1 In order to provide better control on the building height of developments in the Area and to preserve some key urban design attributes (e.g. stepped building height from the town centres towards the periphery and riverside and preservation of visual corridors to the ridgelines), building height restrictions are imposed for the development zones on the Plan.

- 11.2 Based on the urban design framework mentioned above, a stepped building height concept is recommended with the overall development intensity and building height profile stepping down from district nodes towards the periphery and riverside to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. In the District Centre, development sites in the central area generally have higher building heights. The building heights then descend gradually towards the riverside. For the Residential Area South of Ng Tung River, development sites along the riverside in general have lower building heights. The building heights then rise gradually from the periphery towards the central area of the district node. Different building height control zones are introduced within the development sites along Ng Tung river to further enhance the stepped building height concept towards the riverside.
- 11.3 Specific building height restrictions for the “G/IC” and “OU” zones in terms of number of storey(s) or mPD, where appropriate, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.
- 11.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum building height specified on the Plan.
- 11.5 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 11.6 In general, a minor relaxation clause in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own merits.

Non-building Areas (NBAs)

- 11.7 According to the findings of the AVA, the prevailing annual wind comes from the eastern quadrant, and the prevailing summer wind mainly comes from the south-western quadrant. A number of major breezeways/air paths have been incorporated in the layout to enhance penetration of wind which is aligned approximately in south-west to north-east and east to west directions. They include the major open space spines in the Residential Area South of Ng Tung River, the low-rise “G/IC” zones and the Central Park in the Civic and Recreation Area, and the major open space spines in the District Centre (**Figure 3**). The north-east/south-west and east/west local roads also serve as important breezeways/air paths for the Area. These unobstructed breezeways/air paths allow the prevailing winds to penetrate into the built environment of the Area as well as the downstream Fanling/Sheung Shui area.
- 11.8 The AVA recommends a few strips of NBAs for better penetration of the

prevailing winds. Besides, a NBA is designated within “R(A)4” in Planning Area 15 to provide a wider vista. NBAs proposed on the Plan are as follows :

- (a) four NBAs running in north-east to south-west direction are designated within “Residential (Group A)1”, “Residential (Group A)3” and “Residential (Group B)” sites in Planning Areas 13 and 14 to divert wind to penetrate through these sites to the Fanling area;
- (b) a 30m-wide NBA running in north-east to south-west direction is designated within the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” to the east of Road L1 in Planning Area 15 to divert wind through the east-west shopping street to the inner parts of the Area;
- (c) a 10m-wide NBA and a 20m-wide NBA running in east to west direction are designated respectively along the southern edge of the “R(A)1” site in Planning Area 16 and the northern edge of the “G/IC” site in Planning Area 17 to facilitate the penetration of wind from the east to the Fanling North NDA;
- (d) a 20m-wide NBA running in north-east to south-west direction is designated within the “OU” annotated “Bus Depot” to the east of Man Kam To Road in Planning Area 3, the “Residential (Group A)5” in Planning Area 5 and the “Residential (Group A)6” in Planning Area 6 to facilitate the penetration of wind from the north-east to the Fanling North NDA;
- (e) a 30m-wide NBA running in north-east to south-west direction is designated within the “G/IC” in the north part of Planning Area 9 to facilitate the penetration of wind through the Fanling North NDA to the Sheung Shui area; and
- (f) a NBA running in south to north direction is designated within “R(A)4” at the riverside in Planning Area 15 to maintain a wider vista to High Hill from the entrance of the major open space corridor stretching from Wo Tai Street.

11.9 To improve wind penetration at pedestrian level, large and bulky podium development is discouraged in the Area. For development sites along the pedestrianised shopping street in the cores of the District Centre and Residential Area South of Ng Tung River, a two-storey terraced podium will be provided in these sites to enhance vibrancy at street level as well as to direct downward airflow to the pedestrian level. Podium-free design is adopted in sites for pure residential development to improve wind penetration at street level. The urban design guidelines for improving air ventilation stipulated in Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) and the Technical Circular and Technical Guide on Air Ventilation Assessment should be referred to in the detailed design for the developments.

11.10 Minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance. Within the NBAs stipulated on

the OZP, landscaping and street furniture and underground structures will be permitted. For residential sites, fence or boundary walls that are designed to allow for high visual/air porosity will be allowed in the NBAs.

- 11.11 The riverside promenade along Ng Tung River and the Central Park in Planning Area 12 provide visual and spatial relief in the Area. Meanwhile, the Central Park and the north-south open space spines serve as major view corridors to protect the long-range views toward the green backdrop in the north (**Figure 3**). Open space spines perpendicular to Ng Tung River will be provided to enhance visual permeability of the Area.

12. LAND USE ZONINGS

12.1 “Residential (Group A)” (“R(A)”) : Total Area 17.23 ha

12.1.1 This zone is intended primarily for high-density residential developments. All of them are located near the two proposed public transport interchanges to make good use of the public transport. The “R(A)” zone includes sites for PRH, SSF and private residential developments in the District Centre and Residential Area South of Ng Tung River of the Area (**Figure 3**). For “R(A)1”, “R(A)2”, “R(A)5” and “R(A)6” zones, commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. Terraced commercial podium up to two storeys in the core of the District Centre is recommended. Also, purpose-designed non-residential buildings of up to five storeys may allow flexibility for provision of greater floorspace for commercial and GIC facilities to cater for special needs while at the same time avoid bulky podium structures to minimise any possible adverse air ventilation and visual impacts. For the “R(A)3” and “R(A)4” zones, the planning intention is purely for residential development.

12.1.2 This zoning includes six sub-zones which are subject to the following development restrictions :

“Residential (Group A)1” (“R(A)1”) : Total Area 7.53 ha

- (a) A total of six sites are designated “R(A)1” in the District Centre. Developments on the sites are subject to a total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5) and a maximum building height ranging from 105mPD to 115mPD. Among them, four sites in Planning Area 16 and one site in Planning Area 14 are intended for high-density private residential development. For the “R(A)1” site in Planning Area 17 near Ma Shi Po, it is reserved for PRH/SSF development and flexibility is allowed for provision of PRH and SSF housing or a mix of them to cater for the future demand for subsidised housing.

“Residential (Group A)2” (“R(A)2”) : Total Area 2.43 ha

- (b) Two sites for PRH/SSF developments are designated “R(A)2” in Planning Areas 6 and 8, which is abutting Road L4 in the Residential Area South of Ng Tung River. Developments in these sites are subject to a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4) and a maximum building height of 120mPD. Commercial uses provided in these sites would serve both the new and existing neighbourhoods such as Tin Ping Shan Tsuen and Sheung Shui Heung.

Terraced Podium in “R(A)1”, “R(A)2” and “R(A)6” Sites

- (c) For the four “R(A)1” sites in Planning Area 16, and one “R(A)2” site and one “R(A)6” site both in Planning Area 6, terraced podium lined with retail frontage along site boundaries abutting the open space should be provided. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. ‘Shop and Services’ and ‘Eating Place’ uses should be provided along the site boundaries abutting the open space to ensure continuous shop frontages and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the pedestrian shopping street, thus contributing to the vibrancy and character of the area.

“Residential (Group A)3” (“R(A)3”) : Total Area 2.37 ha

- (d) A site designated “R(A)3” in Planning Area 14 is planned for pure residential developments subject to a maximum plot ratio of 5.0 and a maximum building height of 110mPD. Area (a) at the eastern portion is earmarked specifically for SSF development ensuring the provision of SSF to cater for the future development whereas Area (b) at western portion is intended for high-density private residential development. Podium development within these sites is discouraged.

“Residential (Group A)4” (“R(A)4”) : Total Area 1.24 ha

- (e) A site in the western part of Planning Area 15 at the riverside is designated “R(A)4”. It is planned for pure residential development and is subject to a maximum plot ratio of 4.0 and a maximum building height of 90mPD. This site is intended for PRH/SSF development and podium development within this site is discouraged.

“Residential (Group A)5” (“R(A)5”) : Total Area 2.15 ha

- (f) A site in the northern part of Planning Area 5 at the riverside is designated “R(A)5”. It is planned for PRH/SSF development and is subject to a maximum plot ratio of 4.85 and a maximum building height ranging from 95mPD to 110mPD.

“Residential (Group A)6” (“R(A)6”) : Total Area 1.5 ha

- (g) A site for PRH/SSF development is designated “R(A)6” in the south-western part of Planning Area 6, which is abutting Road L4 in the Residential Area South of Ng Tung River. Development in the site is subject to a maximum plot ratio of 6.5 and a maximum building height of 145mPD.

12.1.3 Minor relaxation of the plot ratio and/or building height restrictions for the “R(A)” zones may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

12.1.4 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

12.1.5 Planning briefs setting out the planning parameters and the design requirements of individual PRH/SSF sites will be provided to guide the future development of the sites.

12.1.6 The plot ratio control under “R(A)5” and “R(A)6” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

12.2 “Residential (Group B)” (“R(B)”) : Total Area 12.08 ha

12.2.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Development within this zone is subject to a maximum plot ratio of 3.5. Podium development within these sites is discouraged. To allow design flexibility and better layout, some provisions of amenity areas have been incorporated in some PRH/SSF sites to be developed by the Housing Department (HD). The amenity areas will be handed over to the Government for management and should not be included in the plot ratio calculation of the PRH/SSF development.

12.2.2 The “R(B)” site to the east of Road L3 at Planning Area 13 is intended specifically for medium-density SSF development with a maximum

building height of 75mPD. For the two sites in Planning Area 6 and the site abutting Road L6 in Planning Area 8, they are planned for PRH/SSF development or a mix of them to cater for the future demand for subsidised housing. To establish a more noticeable stepped height profile towards Ng Tung River, two different height bands with maximum building heights of 75mPD and 90mPD are stipulated for the sites in Planning Area 6. The “R(B)” site in Planning Area 8 is subject to a maximum building height of 90mPD.

- 12.2.3 Another three sites at the riverside and one site along Ma Sik Road are designated as “R(B)” for medium-density private residential development. These include the site abutting Road L1 in Planning Area 13 at the riverside, two sites in Planning Area 10, and a residential development, namely One Innovale, in Planning Area 18 to the north of Ma Sik Road. Developments on these sites are subject to a maximum plot ratio of 3.5 and a maximum building height of 60mPD and 75mPD. To establish a more noticeable different height bands with maximum building heights of 60mPD and 75mPD are stipulated at the site in Planning Area 18.
- 12.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 12.2.5 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.
- 12.2.6 Planning briefs setting out the planning parameters and the design requirements of individual PRH/SSF sites will be provided to guide the future development of the sites.

12.3 “Residential (Group C)” (“R(C)”) : Total Area 1.24 ha

- 12.3.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 12.3.2 A site in Planning Area 7 is under this zone and is subject to a maximum plot ratio of 2.0 and a maximum building height of 55mPD which aims to respect and integrate with the adjoining low-rise village houses in Sheung Shui Wa Shan. The Sheung Shui Wa Shan Site of Archaeological Interest falls within this site. Podium development within this site is discouraged.
- 12.3.3 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio and/or building height restrictions stated above may be considered by the Board

through the planning permission system. Each proposal will be considered on its individual planning merits.

12.4 “Village Type Development” (“V”) : Total Area 0.24 ha

12.4.1 The planning intention of this zone is to provide land considered suitable for reprovisioning of village houses affected by government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board. In order to ensure that any future development or redevelopment within the area would retain the village character, a maximum building height of three storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zoning.

12.4.2 A site (part of the ex-Wa Shan Public School) in Planning Area 7 is under this zoning. The site is intended to provide land for reprovisioning of affected village houses under the Village Removal Terms due to the NDA development. The Sheung Shui Wa Shan Site of Archaeological Interest falls within this site.

12.4.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

12.5 “Government, Institution or Community” (“G/IC”) : Total Area 12.34 ha

12.5.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Local community facilities are also provided within the other land use zones.

12.5.2 Several sites have been reserved for government facilities in the western and central part of the NDA so that these facilities can be easily accessed by the residents living in the eastern and western portions of the Area as well as the existing Fanling/Sheung Shui community. The “G/IC” site in the western part of Planning Area 11 is reserved for a sports/leisure centre, community hall and government clinic with public transport interchange to serve the existing and new communities. Moreover, a “G/IC” site in Planning Area 5 is reserved for a sports centre to cater for the future district demand.

- 12.5.3 The existing CLP substation and the existing Water Supplies Department's raw water pumping station are located in the "G/IC" site in Planning Area 1 to the north of Ng Tung River. A pumping station of the Sheung Shui Water Treatment Works is reserved in the "G/IC" site to the south of Ng Tung River in Planning Area 1. Another electric substation is reserved at Planning Area 18.
- 12.5.4 Five primary and three secondary schools are provided within the Area to meet the needs of the population. Sites in close proximity to residential developments are reserved for school development to facilitate convenient access to students. Two primary schools would be provided at sites in Planning Area 9 in the western portion of the Area. Two pairs of primary and secondary schools would be provided at sites in Planning Areas 10 and 11 in the central of the Area. Another pair of a primary and a secondary school would be provided at sites in Planning Area 17 in the eastern portion of the NDA.
- 12.5.5 A "G/IC" site in the south-eastern end of the area (i.e. Area 19) is mainly designated for reprovisioning the existing North District Temporary Wholesale Market for Agricultural Products. There are also three sites in Planning Areas 15 and 18 designated as "G/IC" for reprovisioning of government facilities and government reserve purposes.
- 12.5.6 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres will be provided within the public housing estates and the private residential developments in accordance with the HKPSG.
- 12.5.7 Development and redevelopment in the "G/IC" zones are subject to building heights in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height restriction will be considered on its individual merits.
- 12.5.8 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.
- 12.6 "Open Space" ("O") : Total Area 24.67 ha
- 12.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.
- 12.6.2 Regional open space is provided along the southern banks of Ng Tung River which will be developed into a continuous riverside promenade

for the enjoyment of the territorial population including residents and visitors. It mainly provides an area for passive recreational uses and maximises access and enjoyment of the riverside. Riverside parks are proposed in Planning Areas 6 and 15. They will provide an area for active and passive recreational uses and maximise access and enjoyment of the riverside. The two mitigated meanders formed after the channelisation of Ng Tung River in Planning Area 6 would be retained and should be integrated into the design of this regional open space as important landscape features. The design of this regional open space should integrate with the proposed footpath and cycle track network of the Area. The riverside promenade shall incorporate continuous tree lines along the river bank, in which amenity strips of 3m wide have been reserved, with modern and contemporary hard landscape treatments to create an attractive and favourable riverside environment.

- 12.6.3 District open space is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of residents as well as the general public in the district. It also serves as major pedestrian passageway and breezeway corridors. A number of district open spaces provide recreational and leisure space in the form of parks and green corridors. The Central Park in Planning Area 12 serves as a major recreational area in the Area and combines with the social services and recreational facilities in the Area 11 to serve as a civic and recreational core of the Area.
- 12.6.4 The major open space corridors linking up the residential areas in the Area and Fanling/Sheung Shui New Town with the riverside promenade along Ng Tung River are also district open space. The open space corridors stretching from north to south and from east to west across the core area of the District Centre in Planning Area 16, in which a terraced podium would be provided to enhance vibrancy in the street level, will form the major pedestrian shopping streets of the NDA. With the open space corridors in Planning Areas 13, 15 and 17, they will serve as the major pedestrian connector for residential sites within the core of the District Centre and linking up the major activity nodes in the Area to the public transport interchange in Planning Area 15. This cruciform open space spine shall be open to the public 24 hours a day and shall be lit sufficiently to promote a secure environment at night.
- 12.6.5 Local open space is provided in close proximity to residential areas to serve local residents. The open space strip to the south-west of Sheung Shui Wa Shan is for the enjoyment of the nearby villagers. Some local open spaces would serve as open space corridors linking up the residential areas with the riverside promenade. At the western end of the Area, local open space would be designed to incorporate the Grade 3 historic building of Man Ming Temple. Local open space will also be provided to the residents within individual public and private residential developments in the Fanling North NDA to meet the requirements of HKPSG.

12.7 “Other Specified Uses” (“OU”) : Total Area 23.12 ha

12.7.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.

Commercial/Residential Development with Public Transport Interchange (1)

12.7.2 Located next to the eastern entrance of the cruciform open space spine, a site of 4.54 ha in Planning Area 15 is zoned “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” with the planning intention primarily for the provision of commercial and residential uses with public transport interchange. This zone is subject to a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4.5) and a maximum building height of 105mPD and 125mPD. Commercial uses such as shop and services and eating places are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. This site is intended for a high-density PRH/SSF development with a public transport interchange of not less than 5,000m² serving the community. The site will be linked up with the residential areas in the District Centre, the pedestrian shopping street and the existing communities in Luen Wo Hui and Lung Yeuk Tau by a well-connected open space network.

12.7.3 To form the visual focus of the east-west pedestrian shopping street, a landmark building with retail facilities abutting Road L1 will be developed in the southern portion of this site. To establish a more noticeable stepped building height profile towards Ma Wat River and indigenous villages in Lung Yeuk Tau, two different height bands with maximum building heights of 105mPD and 125mPD are designed on this site.

12.7.4 This site has been earmarked for PRH/SSF development and reserved for local rehousing for eligible clearers affected by the NDA development, whilst the remaining units after rehousing clearers will be used for general public housing purpose. Social and community facilities would also be provided within this site to support the community as this site has a higher concentration of residential population and is in close proximity to the District Centre. A planning brief setting out the planning parameters and the design requirements will be provided to guide the future development in the site.

Commercial/Residential Development with Public Transport Interchange (2)

12.7.5 A site of about 1 ha in Planning Area 10 south of Ng Tung River is designated as “OU” annotated “Commercial/Residential Development with Public Transport Interchange (2)” with the planning intention primarily for the provision of commercial and residential uses with public transport interchange. This site is intended for a medium-density private development with a public transport interchange of not less than 5,000m² serving the community. Developments within this zone are

subject to a total maximum plot ratio of 3.05 (of which the domestic plot ratio should not exceed 2.18) and a maximum building height of 80mPD. Commercial uses are allowed on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

- 12.7.6 To add vibrancy and vitality to the area, a pedestrian shopping street with terraced podium lined with retail frontage along site boundaries abutting the open space in Planning Area 10 should be provided. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. ‘Shop and Services’ and ‘Eating Place’ uses should be provided along the site boundary abutting the open space spine to ensure continuous shop frontage and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the open space.

Sewage Treatment Works

- 12.7.7 In the western end of the Area, a site of 3.6 ha in Planning Area 4 is zoned as “OU” annotated “Sewage Treatment Works” for the further expansion of Shek Wu Hui Sewage Treatment Works to cater for additional sewage flows from planned developments within the Fanling/Sheung Shui area as well as Kwu Tung North and Fanling North NDA. The same site will also accommodate reclaimed water facilities. Developments in this site are subject to a maximum building height of 30mPD.

Sewage Pumping Stations

- 12.7.8 Four sewage pumping stations with a total area of 0.48 ha are reserved in Planning Areas 3, 5, 7 and 11 to collect sewage flows from the Area and pump the sewage to the Shek Wu Hui Sewage Treatment Works. Developments in these sites are subject to a maximum building height of 15mPD.

Logistics Facility

- 12.7.9 A site of 5.22 ha in Planning Area 3 to the west of Man Kam To Road is zoned “OU” annotated “Logistics Facility” for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub. This site is located just next to Man Kam To Road, which could be developed more effectively for logistics facility use. Development in this site is subject to a maximum plot ratio of 7 and a maximum building height of 100mPD.
- 12.7.10 The plot ratio control under “OU” annotated “Logistics Facility” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control

Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

- 12.7.11 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restriction stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Bus Depot

- 12.7.12 A site of 3.27 ha in Planning Area 3 to the east of Man Kam To Road is reserved for development of multi-storey bus depots. Suitable provision has been incorporated in the Notes for the provision of public heavy goods vehicle parks on site as required by the Transport Department. Development in this site is subject to a maximum building height of 60mPD.

- 12.7.13 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

Amenity Area

- 12.7.14 “OU” annotated “Amenity Area” zones are indicated on the Plan. Amenity areas with a total area of about 5.04 ha are provided along the major road links to enhance the environment and to serve as visual buffers. The amenity areas in the southern edge of Planning Areas 14, 17 and 18 abutting Ma Sik Road will provide an essential landscaped link to complete the green network formed mainly by the green space corridors. Some of the amenity areas would be incorporated into the developments by HD to allow greater design flexibility and better layout planning.

- 12.7.15 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restrictions stated above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its individual merits.

- 12.7.16 Under exceptional circumstances, for developments and/or redevelopments on the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” in Planning Area 15, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

12.8 “Agriculture” (“AGR”) : Total Area 12.50 ha

- 12.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 12.8.2 About 12.5 ha of the land in the north-western part of the Area remain as “AGR” zone as previously designated on the Fu Tei Au and Sha Ling OZP to allow the continuation of the existing farming practices. Since the concerned area falls within the Environmental Protection Department’s Livestock Waste Control Area (i.e. Part of River Indus Area) with effect from 1 January 1989, livestock premises located in the statutory Control Area must comply with the requirements of the Waste Disposal (Livestock Waste) Regulations. Measures should be taken to prevent any environmental nuisance to the public and any pollution to watercourses and Water Gathering Grounds within the meaning of the Waterworks Ordinance. Adequate provision for the temporary storage of livestock waste in properly-designed and constructed containers should be made.
- 12.8.3 Except as otherwise provided in the Notes of this Plan, filling of land/pond may cause adverse drainage and environmental impacts on the areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

12.9 “Green Belt” (“GB”) : Total Area 2.44 ha

- 12.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for adjacent meander. There is a general presumption against development within this zone.
- 12.9.2 Areas with mature vegetation have been designated as “GB” to protect existing green areas in the Area. The ecological buffers for the mitigation meanders at Sheung Shui Wa Shan and Siu Hang San Tsuen Stream are designated as “GB” which are of landscape and ecological value. Natural vegetation will be retained and enhanced and human activities will be limited in order to avoid direct impacts.
- 12.9.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

12.10 “Conservation Area” (“CA”) : Total Area 2.22 ha

- 12.10.1 This zoning is intended to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 12.10.2 The mitigation meanders in Planning Areas 2 and 7 are designated as “CA”. They were formed as a result of the channelisation of Ng Tung River and are reserved for retaining the uncommon fish species Rose Bitterling and for the provision of a habitat suitable for relocation of the Man Kam To Road egret which would be directly impacted by the construction of Fanling Bypass Western Section (between Luen Wo Hui and Man Kam To Road). The ecology of these areas will be enhanced and protected.
- 12.10.3 Filling of land/pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment. In view of the conservation value of the area, permission from the Board is required for such activities.

13. COMMUNICATIONS

To support the development of Fanling North NDA, a number of improvements to the existing road network are necessary. The traffic impacts of the planned developments have been assessed. With the implementation of the proposed improvement works, no adverse traffic impact is envisaged.

13.1 Road Network (Figure 6)

- 13.1.1 The Area will be connected with different parts of Hong Kong and surrounding areas by a comprehensive existing and planned road network. The major road networks within the Area include primary distributors, district distributors and local distributors.
- 13.1.2 There are two primary distributors serving the Area. In the eastern portion of the Area, Fanling Bypass Eastern Section (between Wo Hop Shek and Luen Wo Hui), with a dual 2-lane configuration, will serve as a primary distributor to link the area to the Fanling Highway-Tai Po direction. For the western portion of the Area, the traffic will make use of the existing Jockey Club Road and Po Shek Wu Road to connect with the Fanling Highway.

- 13.1.3 Regarding district distributors, the Fanling Bypass Western Section (between Luen Wo Hui and Man Kam To Road), with a single 2-lane configuration, will provide a linkage between the Man Kam To Road and the Fanling Bypass Eastern Section.
- 13.1.4 Most of the local distributor roads are designed for single 2-lane configuration to provide access to the proposed new developments and existing villages. In particular, a local distributor road is proposed to connect to the existing Ma Sik Road to provide a good connectivity between the existing and the new communities in the eastern part of the NDA. There is another east-west local distributor road running to the south of the Fanling North NDA and parallel to the Fanling Bypass to serve the western part of Area.
- 13.1.5 Interchange/junctions and bridge structures are proposed across the Ng Tung River, linking some of the existing villages to the north of Ng Tung River where appropriate.
- 13.1.6 Amenity strips are provided alongside roads to enhance the amenity and to serve as visual buffers. They also offer good opportunities for landscaping and tree planting. Some amenity strips are incorporated into the area shown as 'Road' on the Plan.

13.2 Public Transport

- 13.2.1 Two new public transport interchanges of not less than 5,000m² each will be provided in the eastern (Area 15) and western (Area 10) parts of the Fanling North NDA to provide franchised bus/Green Minibus services or other public transport facilities. Besides, consideration will be given to provide an additional public transport interchange in Area 11 to serve the public needs.
- 13.2.2 Design flexibility should be allowed for possible new rail infrastructure which is currently under review.

13.3 Pedestrian and Cycling Track Connections (Figures 4 and 5)

- 13.3.1 The footpaths and cycle tracks would be provided to link up major activity nodes in the Area, including the public transport interchanges, residential and commercial areas, open spaces and recreational facilities. A cycle track would be provided along the southern bank of Ng Tung River to provide a leisure cycling environment. To the east and west, it will link with the cycle track networks under the 'Cycle Track Networks in the Northwest and Northeast New Territories' and the planned cycle track network in the Kwu Tung North NDA with proposed footbridges across Ng Tung River and Sheung Yue River.
- 13.3.2 Convenient cycle parking facilities will be provided near major destinations including proposed public transport interchanges, major residential areas and open spaces.

- 13.3.3 At the south, the pedestrian network with proposed footbridges across Ma Sik Road and Road L1 will connect with the existing developments in Luen Wo Hui to allow integration of the Fanling North NDA with the existing new town area. At the north, footbridges across Ng Tung River to the existing villages will be re-provided/maintained. Riverside promenades are provided along the southern banks of Ng Tung River for the territorial population to enjoy the riverside environment, linking up the western and eastern portions of the Fanling North NDA, and the adjoining neighbourhood.

14. UTILITY SERVICES

14.1 Drainage

- 14.1.1 A new drainage system in the form of a gravity piped drainage system will be provided to convey storm water runoff to Ng Tung River following the catchment delineation. Local drainage improvements within the Area in the form of raising existing site levels and new drainage systems would be provided to eliminate the existing flood prone areas within the Area.
- 14.1.2 Peripheral channels are recommended to be provided along the toe of the embankment for site formation on the south-west side of the NDA to avoid adverse impact to the existing Tin Ping Shan Tsuen and Fung Kai Secondary School.

14.2 Sewage and Sewage Treatment

Sewage flows from the Area will be conveyed through a trunk sewer along the roads within the Area and then pumped to the Shek Wu Hui Sewage Treatment Works, through pumping stations at sites in Planning Areas 3, 5, 7 and 11. The existing Shek Wu Hui Sewage Treatment Works would be upgraded with an expansion in Planning Area 4.

14.3 Water Supply

Existing fresh water supply to Fanling and Sheung Shui area is being conveyed from Sheung Shui Water Treatment Works via the Table Hill Fresh Water Service Reservoir (FWSR) and the associated distribution mains. As the Table Hill FWSR does not have any spare capacity for the NDA development, a new FWSR will be constructed near the existing Table Hill FWSR with supplementary fresh water supply from Tai Po Water Treatment Works. Also, a new flushing water service reservoir is planned near the existing Table Hill FWSR. It is recommended to re-use treated sewage effluent from Shek Wu Hui Sewage Treatment Works for non-potable purposes which is subject to further study.

14.4 Electricity

A new 132kV primary substation would be provided in Planning Area 18. For power infeed of this station, new 132kV underground cables would be provided to be connected to the 132kV cables to Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) substation. Connection is made by turn in and out the new power cables for LT/HYW BCP. Another set of 132kV underground cable would be provided from the existing Fanling bulk infeed substation.

14.5 Gas

The existing gas supply for Kwu Tung, Fanling and Sheung Shui is provided by the Hong Kong and China Gas Company Limited from the two existing offtake stations, namely Fanling West Offtake Station and Fanling East Offtake Station. Gas is supplied from the Tai Po Gas Production Plant to the two offtake stations through high pressure gas pipes and then medium pressure (MP) gas pipes outfeed from the offtake stations. New MP gas pipes can be connected either to the existing MP gas pipes in Ma Sik Road or those in Jockey Club Road.

14.6 Telecommunications

Telecommunications cables will be branched off from Ma Sik Road, Lung Sum Avenue and Jockey Club Road, laid along the local distributor roads and distributed to the development sites.

15. CULTURAL HERITAGE

- 15.1 The Man Ming Temple (Grade 3), Sheung Shui Wa Shan Site of Archaeological Interest and areas with high or medium archaeological potential in the Area are worthy of preservation. Opportunity would be taken to incorporate the Man Ming Temple (Grade 3) in implementing the open space in Planning Area 2. The Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB) should be consulted on any development or redevelopment proposals which might affect these buildings/structures and archaeological potential areas or jeopardise the integrity of these buildings/structures and archaeological potential areas and their immediate environs.
- 15.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 15.3 Prior consultation with the AMO of the DEVB should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest or areas with high or medium archaeological potential and their/its immediate environs.

16. PLANNING CONTROL

- 16.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 16.2 For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the 'IDPA area' or the 'DPA area', whichever the case may be –
- (a) uses of land or building as defined under paragraphs (3)(a) and (3)(b) of the covering Notes and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board;
 - (b) any development, other than those referred to the above paragraph or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 7 September 1990 on land included in a plan of the previous Fu Tei Au and Sha Ling IDPA, or on or after 5 March 1999 on land included in a plan of the Hung Lung Hang DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.
- 16.3 For any land or building falling within the boundaries of this Plan but not previously falling within the 'IDPA area' or the 'DPA area', no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an 'existing use right' should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zoning control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 16.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board; and the Technical Services Division and relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

17. IMPLEMENTATION

- 17.1 To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and G/IC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the NDA development has been formulated. Construction stage works for the First Phase development and detailed design stage works for the Remaining Phase development commenced in 2019 with target for full completion of site formation and infrastructural works of the NDA in 2031.
- 17.2 The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by the Civil Engineering and Development Department. Open space, schools, social welfare and other community facilities will be constructed by the appropriate Government departments on the basis of the Capital Works Programme, School Building Programme and other Public Works Programme. PRH and SSF housing together with the supporting facilities will be built by HD in accordance with the Public Housing Development Programme and other relevant agents. Flexibility will be provided for modification of lease including in-situ land exchange applications meeting a set of criteria by specified deadlines having regard to the phased development of the NDA.
- 17.3 The OZP provides a broad land use framework within which a more detailed departmental Outline Development Plan (ODP) has been prepared in consultation with Government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It includes information on detailed land uses, development parameters and boundaries of individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be

followed in land transactions and allocations. In particular, the OZP together with the ODP, where appropriate, will serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

Index of Figures (All figures are for indicative purpose only)

Figure 1 – Previous Statutory Plans covering Fanling North Outline Zoning Plan Area

Figure 2 – Planning Areas

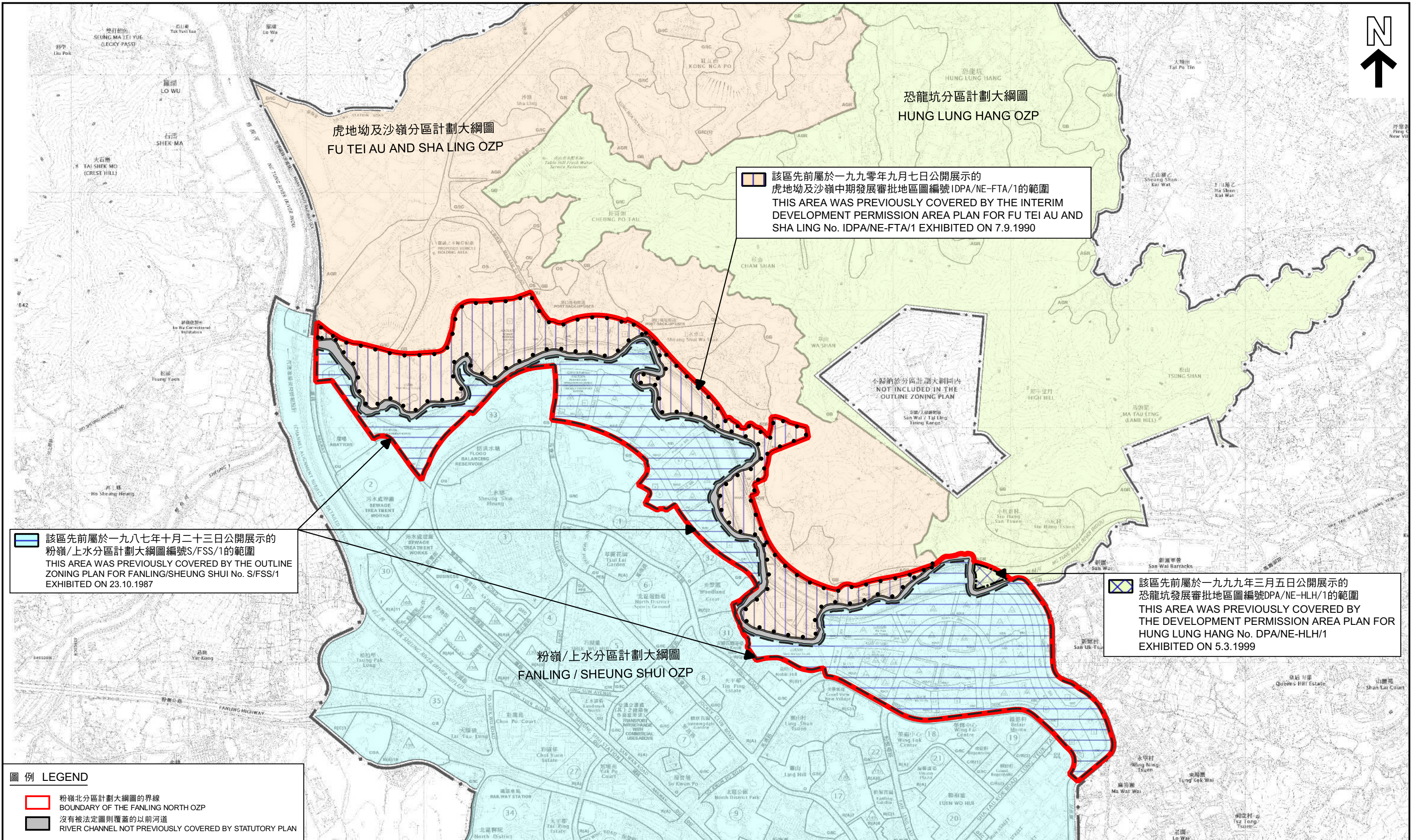
Figure 3 – Urban Design and Landscape Framework

Figure 4 – Pedestrian Connections

Figure 5 – Cycle Track Network

Figure 6 – Transport Network

TOWN PLANNING BOARD
SEPTEMBER 2023



該區先前屬於一九八七年十月二十三日公開展示的粉嶺/上水分區計劃大綱圖編號S/FSS/1的範圍
THIS AREA WAS PREVIOUSLY COVERED BY THE OUTLINE ZONING PLAN FOR FANLING/SHEUNG SHUI No. S/FSS/1 EXHIBITED ON 23.10.1987

該區先前屬於一九九零年九月七日公開展示的虎地坳及沙嶺中期發展審批地區圖編號IDPA/NE-FTA/1的範圍
THIS AREA WAS PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT PERMISSION AREA PLAN FOR FU TEI AU AND SHA LING No. IDPA/NE-FTA/1 EXHIBITED ON 7.9.1990

該區先前屬於一九九九年三月五日公開展示的恐龍坑發展審批地區圖編號DPA/NE-HLH/1的範圍
THIS AREA WAS PREVIOUSLY COVERED BY THE DEVELOPMENT PERMISSION AREA PLAN FOR HUNG LUNG HANG No. DPA/NE-HLH/1 EXHIBITED ON 5.3.1999

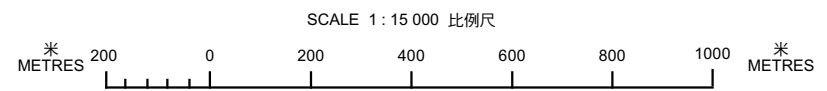
圖例 LEGEND

粉嶺北分區計劃大綱圖的界線
BOUNDARY OF THE FANLING NORTH OZP


沒有被法定圖則覆蓋的以前河道
RIVER CHANNEL NOT PREVIOUSLY COVERED BY STATUTORY PLAN

本摘要圖於2022年9月19日擬備，所根據的資料為於2017年12月5日核准的分區計劃大綱圖編號S/NE-FTA/16、於2017年12月5日核准的分區計劃大綱圖編號S/NE-HLH/11、於2015年6月16日核准的分區計劃大綱圖編號S/FLN/2及於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 19.9.2022
BASED ON OUTLINE ZONING PLANS No. S/NE-FTA/16 APPROVED ON 5.12.2017, S/NE-HLH/11 APPROVED ON 5.12.2017, S/FLN/2 APPROVED ON 16.6.2015 AND S/FSS/25 EXHIBITED ON 17.12.2021

粉嶺北分區計劃大綱圖先前的法定圖則範圍
PREVIOUS STATUTORY PLANS COVERING FANLING NORTH OUTLINE ZONING PLAN AREA

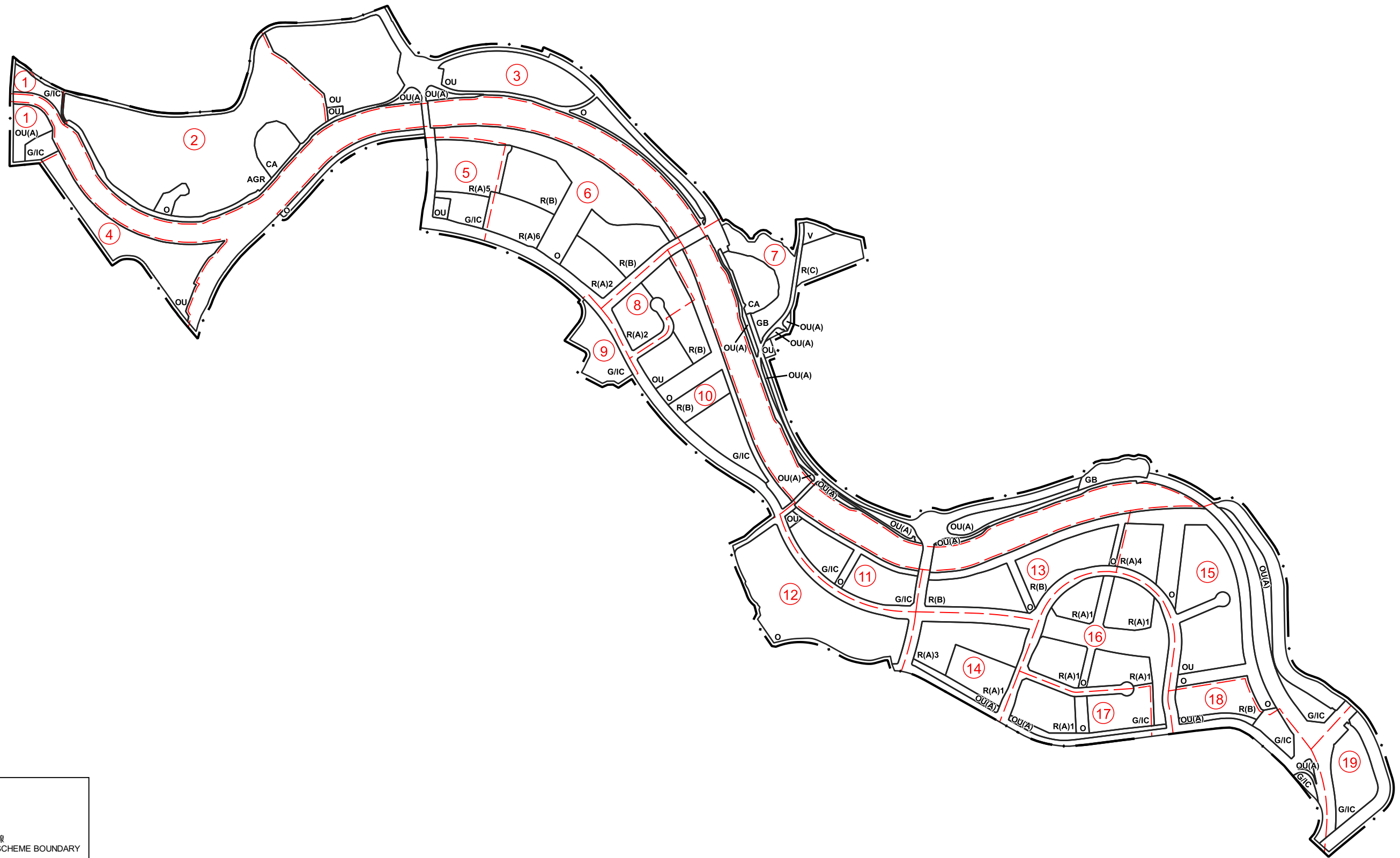


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/32

圖解 FIGURE
1



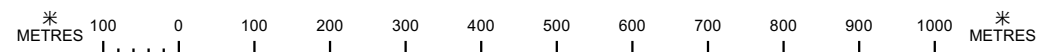
圖例 LEGEND

-  地帶 ZONES
-  規劃範圍界線 PLANNING SCHEME BOUNDARY
-  規劃區界線 PLANNING AREA BOUNDARY
-  規劃區編號 PLANNING AREA NUMBER

粉嶺北分區計劃大綱圖 FANLING NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS

SCALE 1 : 10 000 比例尺



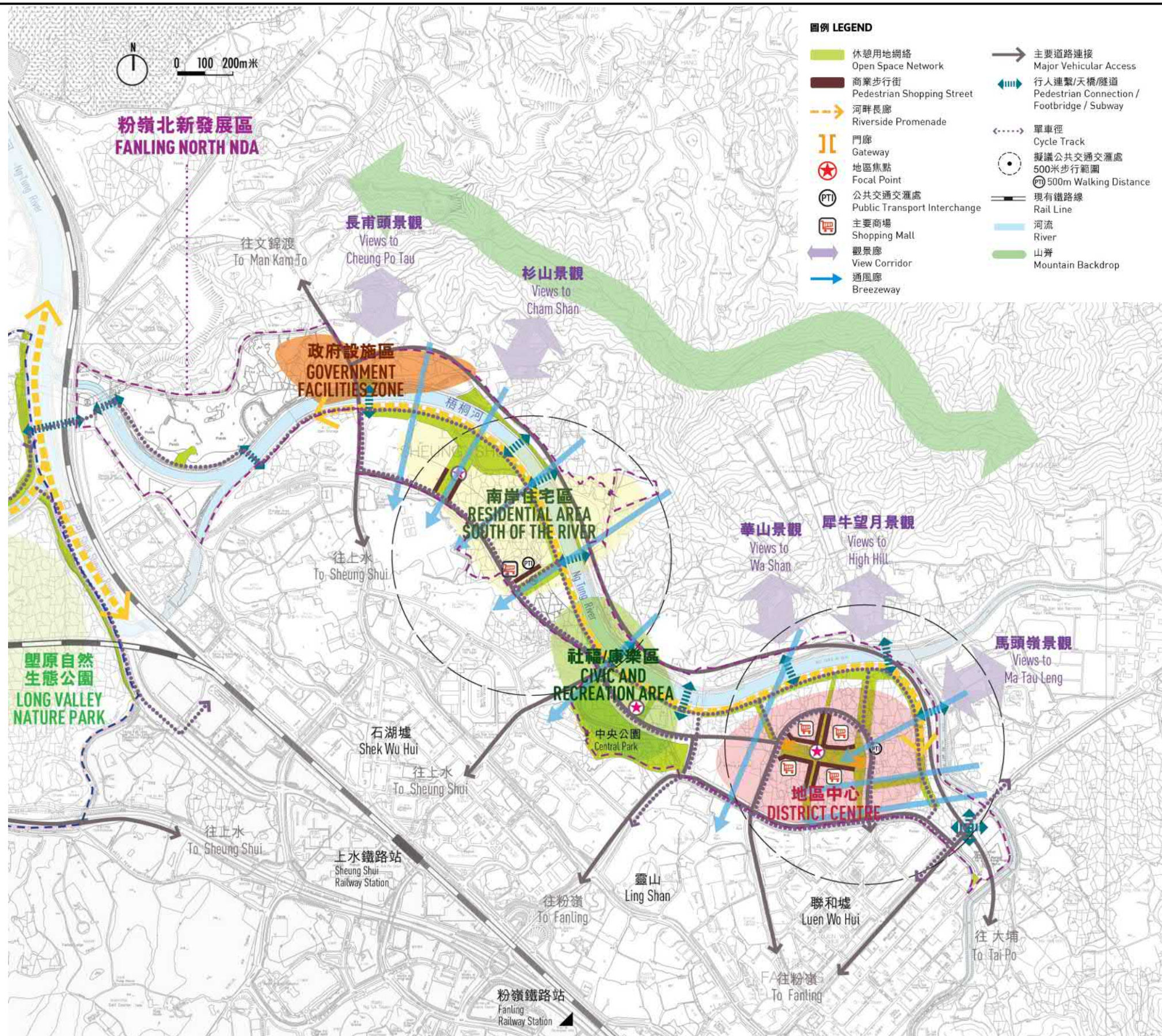
本摘要圖於2022年9月19日擬備
EXTRACT PLAN PREPARED ON 19.9.2022

規劃署
PLANNING DEPARTMENT



參考編號
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圖解 FIGURE
2



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

城市設計及景觀大綱
URBAN DESIGN AND LANDSCAPE FRAMEWORK

摘自2013年完成的新界東北新發展區規劃及工程研究
Extracted from North East New Territories New Development Areas Planning and Engineering Study completed in 2013

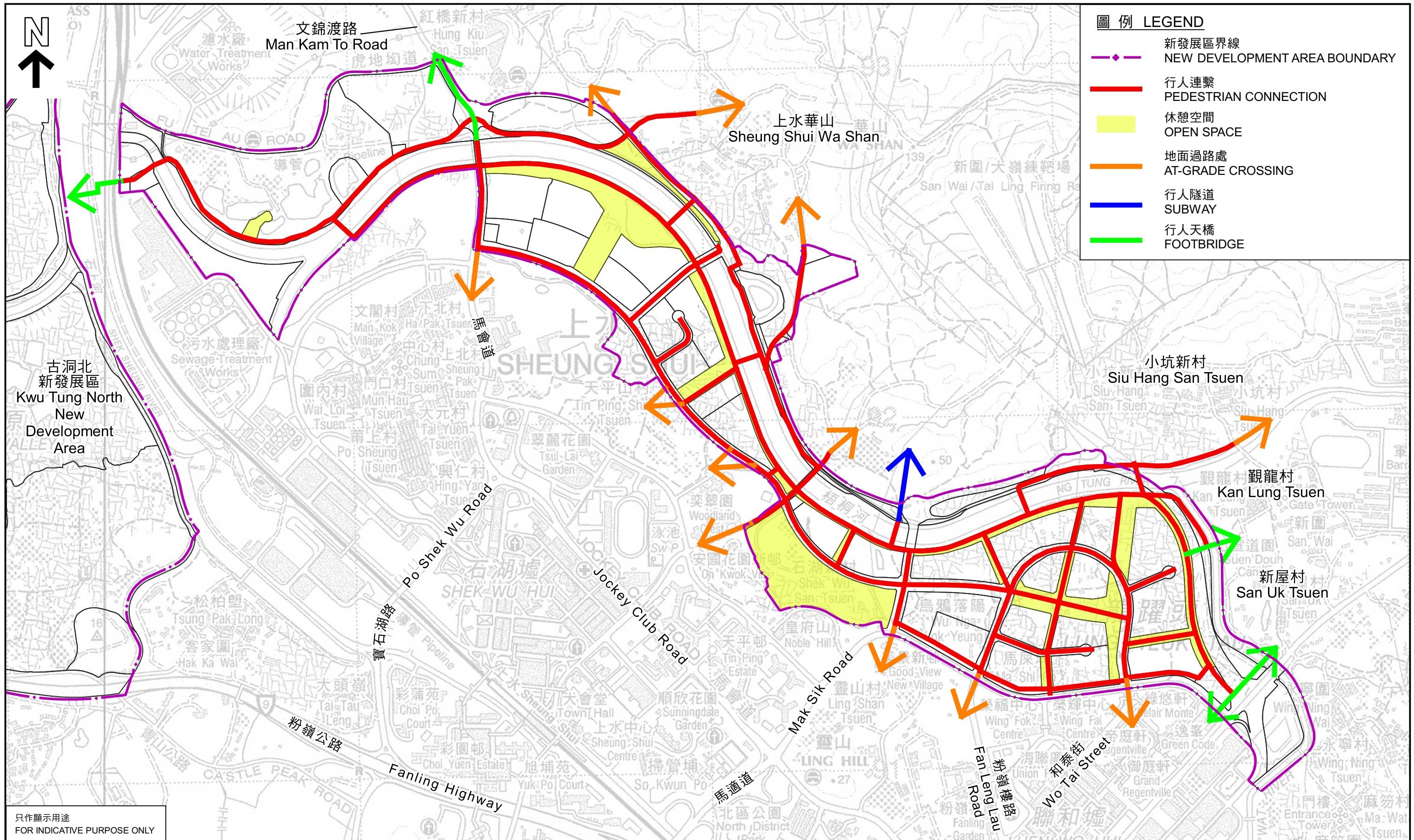
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/32

圖解 FIGURE
3

本摘要圖於2022年9月19日擬備
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粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

行人連繫
PEDESTRIAN CONNECTIONS
(有待詳細設計)
(Subject to Detailed Design)

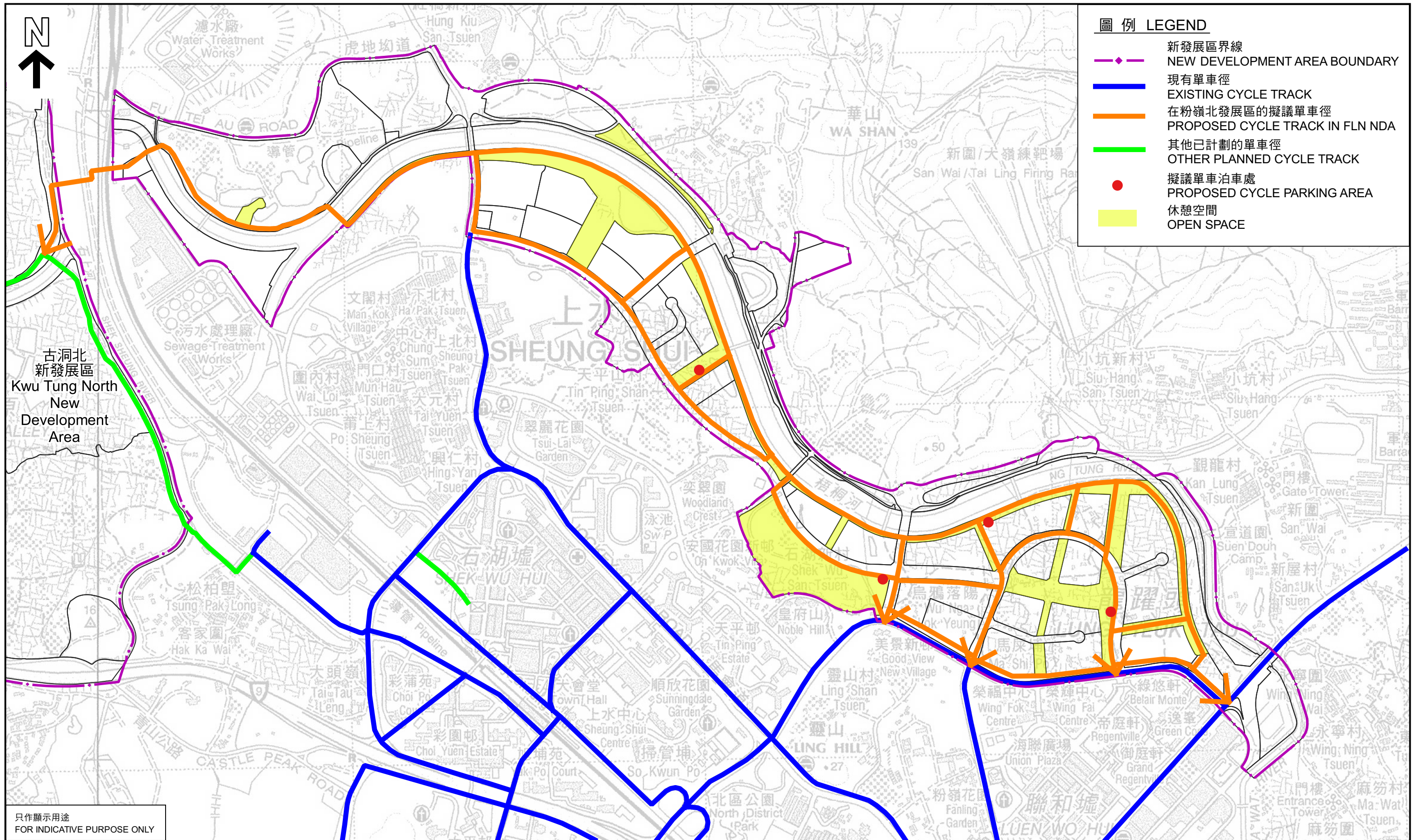
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/32

圖解 FIGURE
4

本摘要圖於2022年9月19日擬備
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粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

單車徑網絡
CYCLE TRACK NETWORK
(有待詳細設計)
(Subject to Detailed Design)

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/FS/22/32

圖解 FIGURE
5

本摘要圖於2022年9月19日擬備
EXTRACT PLAN PREPARED ON 19.9.2022

