

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26

### INTRODUCTION

At the meeting of the Executive Council on 6 December 2022, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/25A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. S/FSS/26 at **Annex A**.

### AMENDMENTS TO THE FANLING/SHEUNG SHUI OZP NO. S/FSS/24 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Fanling/Sheung Shui OZP No. S/FSS/24 on 2 June 2020, the draft Fanling/Sheung Shui OZP No. S/FSS/25 (the draft OZP) incorporating amendments was exhibited on 17 December 2021 for public inspection under section 5 of the Ordinance. The amendments to the matters shown on the draft OZP mainly include the rezoning of:

#### Public Housing Sites

- (a) a site to the east of Jockey Club Road and to the west of Fan Leng Lau Road in Fanling Area 17 from “Government, Institution or Community” (“G/IC”) and “Residential (Group C)1” (“R(C)1”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction (BHR) (**Amendment Item A1**);
- (b) a site at Ching Hiu Road in Sheung Shui Area 36 from “G/IC” and “Green Belt” (“GB”) to “Residential (Group A)9” with stipulation of BHR (**Amendment Item B**);
- (c) a site at Tai Tau Leng in Sheung Shui Area 35 from “G/IC” and “GB” to “Residential (Group A)10” (“R(A)10”) with stipulation of BHR (**Amendment Item C1**);
- (d) a site at Choi Shun Street in Sheung Shui Area 30 from “Industrial” (“I”) to “Residential (Group A)11” with stipulation of BHR (**Amendment Item D1**);

### Private Housing Sites

- (e) a site fronting Fan Leng Lau Road in Fanling Area 17 from “G/IC” and “R(C)1” to “Residential (Group A)8” (“R(A)8”) with stipulation of BHR (**Amendment Item A2**);
- (f) a site to the east of Jockey Club Road and to the southwest of Fanling Garden in Fanling Area 17 from “G/IC” and “R(C)1” to “R(A)8” with stipulation of BHR (**Amendment Item A3**);

### Commercial/Business Developments

- (g) the industrial area in the southeastern portion of Sheung Shui Area 30 from “I” to “Commercial” with stipulation of BHR (**Amendment Item D3**);
- (h) the industrial area in Sheung Shui Area 4 from “I” to “Other Specified Uses” annotated “Business” (“OU(B)”) with stipulation of BHR (**Amendment Item D4**);

### Others

- (i) a strip of land along Fanling Highway in Sheung Shui Area 35 from “GB” to area shown as ‘Road’ to reflect the existing Fanling Highway and adjacent slope (**Amendment Item C2**); and
- (j) two sites at Choi Fat Street and the junction of Choi Yuen Road and Choi Shun Street in Sheung Shui Area 30 from “I” to “G/IC” for a proposed primary school site and to reflect an existing ambulance depot and Mass Transit Railway (MTR) Ventilation Building (**Amendment Item D2**).

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

## **REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS**

4. During the exhibition of the draft OZP and the representations, **18** valid representations and **2** valid comments on the representations (comments) were received. The representations and comments were considered together by the Board at its meeting held on 19 August 2022.

### **Adverse Representations (17) and Providing Views (1)**

5. The major grounds/views and proposals of the representations are summarised below –

## ***Amendment Items A1 to A3***

### Landscape and Tree Preservation

- (a) the proposed developments would lead to extensive clearance of trees and induce adverse landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered, and planting trees on podium should be avoided;
- (b) more information on the off-site compensatory tree planting at Tong Hang should be provided, and the off-site compensatory planting could not replace the loss of vegetation at the sites;

### Visual and Air Ventilation Aspect

- (c) the proposed developments would create wall effect, and induce adverse visual and air ventilation impacts;
- (d) the proposed maximum building height (BH) of 170mPD of Amendment Item A1 Site was incompatible with the surrounding developments and would create adverse ventilation and visual impacts to the surrounding area. The development intensity of other planned public housing developments could be increased in order to reduce the development intensity and BH of Amendment Item A1 Site, such that the overall flat production would not be affected;

### Traffic Aspect

- (e) there was inadequate provision of public transport services in North District;
- (f) the additional population brought about by the proposed developments would further increase the burden on the traffic;

### Provision of Government, Institution and Community (GIC) and Supporting Facilities

- (g) with an increasing population especially elderly, more community services would be required. Piecemeal developments lacking of supporting facilities should be avoided; and

### Proposal

- (h) Amendment Items A2 and A3 Sites should be retained as “G/IC” zone for provision of community services.

## ***Amendment Item B***

### Landscape and Tree Preservation

- (a) the proposed developments would lead to extensive clearance of trees and induce adverse landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered;
- (b) more information on the off-site compensatory planting at Tong Hang should be provided, and the off-site compensatory planting could not replace the loss of vegetation at the site;

### Provision of GIC and Supporting Facilities

- (c) with an increasing population especially elderly, more community services would be required. Piecemeal developments lacking of supporting facilities should be avoided; and

### Proposal

- (d) the proposed development was incompatible with the surrounding and would lack the traditional support system of a public housing development. The site would be more suitable for a medium rise private development or GIC use.

## ***Amendment Item C1***

### Other Land Supply Option/Site Boundary

- (a) the Government should avoid sites with existing residents and instead resume brownfield and vacant land only for public housing developments. Specifically, Fanling Golf Course and the adjacent Oi Yuen should first be developed;

### Landscape and Tree Preservation

- (b) the proposed developments would lead to extensive clearance of trees and induce adverse landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered;
- (c) more information on the off-site compensatory planting at Tong Hang should be provided, and the off-site compensatory planting could not replace the loss of vegetation at the site;

### Visual and Air Ventilation Aspect

- (d) the proposed development would induce adverse visual and air ventilation impacts. With the completion of Eden Manor, wind would further be blocked by the proposed development and the proposed mitigation

measures for air ventilation would only benefit the proposed development, but not the surrounding area;

#### Traffic Aspect

- (e) the additional population brought about by the proposed development would further increase the burden on the traffic, especially on the Tai Tau Leng and Kai Leng Interchanges which were currently heavily congested;

#### Other Technical Aspects

- (f) the project proponent should evaluate the potential risk on the towngas pipeline in the vicinity and determine necessary mitigation measures. The Hong Kong and China Gas Co. Ltd. should be consulted in the design stage;
- (g) the site was currently served as a buffer for Long Valley Nature Park, and the proposed development at the site would lead to destruction of habitat for wildlife;
- (h) flooding was a consistent issue in Tai Tau Leng. The construction work of the proposed development might damage the existing nullah;
- (i) the proposed development would affect the structural stability of the surrounding development;

#### Provision of GIC and Supporting Facilities

- (j) with an increasing population especially elderly, more community services would be required. Piecemeal developments lacking of supporting facilities should be avoided;

#### Public Consultation

- (k) there was no prior direct consultation with the affected residents on the proposed development;

#### Land resumption

- (l) there were concerns on compensation and rehousing arrangements for the affected residents; and

#### Proposal

- (m) the western side of the nullah should be carved out from the proposed public housing development, such that the existing residents would not be affected. Development at the eastern side of the nullah alone should be sufficient for public housing production.

## ***Amendment Items D1 to D4***

### Job Opportunities

- (a) there was a need to provide job opportunity to the additional residents within a reasonable distance from homes, and alternative sites should be provided for the workshops and less desirable facilities;

### Proposal

- (b) to rezone a site within Amendment Item D4 from “I” to “Residential (Group E)” (“R(E)”) instead of “OU(B)” with maximum plot ratio (PR) restriction of 5.5 (domestic PR of 5 and non-domestic PR of 0.5) and maximum BHR of 75mPD to facilitate a proposed composite residential development for provision of about 304 units. The main grounds were that the site was suitable for composite residential development to synergise with the Government’s Northern Metropolis Development Strategy in unleashing potential for residential/commercial development in the North District and support the on-going policy to increase flat supply; and that the proposed “R(E)” zone would provide incentive for redeveloping the existing industrial building to facilitate local transformation into a mixed-use residential neighbourhood.

### **Providing Views**

- (c) Amendment Item D1 Site was located in proximity to the MTR East Rail Line and Sheung Shui Ventilation Building, and noise from trains and fixed plant operations could be of concern to the future occupants. Despite the adoption of proper building layout and design, and noise mitigation measures, the proposed developments could be sensitive to air-borne noise; and
- (d) the future Environmental Assessment Study for Amendment Item D1 Site to be conducted by the Housing Authority at detailed design stage should take into account and address any air-borne noise issue, and implement all necessary noise mitigation measures at their own cost at the development to ensure full compliance with statutory requirements.

### **Comments on Representations (2)**

6. One of the commenters is also a representer. The major concerns raised by the commenters are summarised as follows -

- (a) a commenter (**C1**), objected to Amendment Item C1 on the ground that his ancestral grave was within the Amendment Item C1 Site which would be affected by the proposed development; and
- (b) Commenter (**C2**) commented that the proposal made under Amendment Item D4 by a representer (R1) had not estimated the job loss and provided

alternative employment. Instead of building more units, the focus should be on assisting families of limited means to upgrade their living quarters.

### **The Board's Decision**

7. After giving consideration to the representations and comments, the Board noted the views of **R18** and decided not to uphold **R1 to R17** and considered that the draft OZP should not be amended to meet the representations for the following reasons –

#### **Amendment Items A1 to A3, B and C1**

- (a) the Government had adopted a multi-pronged approach to increase housing land supply, including carrying out various land use reviews on an ongoing basis. Taking into account that there were no insurmountable technical problems identified for the proposed housing developments, it was considered suitable to rezone the sites to “R(A)7” to “R(A)10” respectively (**R2 to R17**);
- (b) Engineering Feasibility Studies with technical assessments on the potential impacts on various aspects, including visual, air ventilation, landscape, traffic, drainage, risk, environmental, ecological and geotechnical had been conducted and confirmed that there was no insurmountable technical problem in developing the sites for public/private housing developments. Under the Engineering Feasibility Studies, relevant mitigation measures had been proposed to minimise the possible impacts of the proposed developments (**R2 to R17**);
- (c) the planned GIC facilities were generally sufficient to meet the demand of the planned population in the district in accordance with the Hong Kong Planning Standards and Guidelines and the assessments by relevant bureaux/departments, except for some social welfare facilities. Appropriate GIC facilities would be provided in the proposed housing developments to serve the residents and locals. The provision of community facilities would be closely monitored by the relevant bureaux/departments (**R3 to R8**);

#### **Amendment Item C1**

- (d) the “R(A)10” zone was intended to facilitate comprehensive public housing development to meet the acute demand of public housing and fully utilize the land resources. The proposal to exclude the area to the western side of the nullah would lead to loss of public housing units. There was no strong planning justification to exclude that part of the “R(A)10” zone to meet the representers’ proposal (**R9 to R11**);

- (e) the statutory and administrative procedures in consulting the public on the proposed amendments had been duly followed. The exhibition of the draft OZP for inviting representations/comments formed part of the statutory consultation process under the Ordinance (**R9 to R17**);
- (f) the compensation and rehousing arrangements for affected residents were outside the scope of the OZP and not within the ambit of the Board. When land was required to be resumed and cleared for development projects, the Government would follow up with the affected parties on their compensation and rehousing arrangements in accordance with prevailing policies and established mechanism (**R9 to R17**);

#### **Amendment Items D1 to D4**

- (g) the proposed rezoning to “R(E)” was not justified as the proposed composite residential development was considered not compatible with the surrounding developments, which was predominantly an industrial area (**R1**); and
- (h) the existing industrial operations in Sheung Shui Areas 4 and 30 Industrial Area would not be affected by the rezoning to “OU(B)”. Besides, job opportunities might be provided to the surrounding residents in the future commercial and/or business developments (**R8**).

#### **IMPLICATIONS OF THE PROPOSAL**

8. The approval of the draft Fanling/Sheung Shui OZP No. S/FSS/25A itself has no civil service implication. The economic, financial, environmental, sustainability, family and gender implications are set out below.

9. On economic implications, Amendment Items A1, B, C1, D1 will facilitate the proposed public housing developments while Amendment Items A2 and A3 will facilitate the proposed private housing developments, which can help meet the housing demand in Hong Kong. Amendment Items D3 and D4 will facilitate redevelopment of industrial buildings for commercial and business uses.

10. On financial implications, the proposed public housing developments under Amendment Items A1, B, C1 and D1 have no land revenue implication. The capital costs will be sought under the Capital Works Reserve Fund (CWRF) under the established mechanism.

11. Funds required for the capital and recurrent costs of the social welfare facilities to be incorporated in the proposed public housing developments, as well as the primary school under Amendment Item D2 will be sought in accordance with the established mechanism.



12. Land resumption and clearance will be required for the proposed public housing developments under Amendment Items A1, B and C1 while only clearance of Government Land will be required for Amendment Item D1. The estimated cost for land resumption and/or clearance is not available at this stage and will be assessed when the land requirement boundaries of sites are finalised with the project department/proponent at the implementation stage. Funds required will be sought under Head 701 of CWRP in accordance with the established mechanism.

13. The private housing sites under Amendment Items A2 and A3 will be disposed of by way of land sale. The actual amount of premium to be received will depend on market conditions at the time of land sale and is yet to be determined at this stage. The estimated cost for land clearance is not available at this moment. In case of land clearance, funds required will be sought in accordance with the established resource allocation mechanism.

14. Lease modification/land exchange will be required for Amendment Items D3 and D4 sites to allow commercial/business developments. The lease modification/land exchange applications will be processed by the Lands Department in accordance with the established policy and procedures. The actual amount of premium to be received will depend on market conditions at the time of the lease modification/land exchange and is yet to be determined at this stage.

15. On environmental implications, Preliminary Environmental Reviews (PERs) have been carried out by the Civil Engineering and Development Department (CEDD) to assess the potential environmental impacts and recommend appropriate mitigation measures for the proposed developments. The PERs concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental issue is envisaged.

16. On sustainability implications, the proposed housing developments with provision of GIC and supporting facilities will enable 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.

17. On family implications, the proposed housing developments under Amendment Items A1 to A3, B, C1 and D1 will have positive family implications as they will increase the supply of housing units and improve the living environment of some families. The proposed social welfare facilities within the proposed public housing developments will help meet the demand of families for such services and support. The proposed rezoning for commercial/business developments under Amendment Items D3 and D4 will generate more job opportunities and options which would help improve the financial ability of some families, as well as facilitate residents living in the area to work within the same district which would reduce the commuting time for work and thus increase the time spent with family.

18. On gender implications, proposed provision of social welfare facilities (e.g.

elderly, child care and rehabilitation services) and kindergartens within the proposed public housing developments under Amendment Items A1, B, C1 and D1, if materialised, will serve persons in need of both genders 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**

19. Prior to exhibition of the draft OZP, the Planning Department, CEDD and Housing Department jointly consulted the North District Council (NDC), Fanling District Rural Committee (FDRC) and Sheung Shui District Rural Committee (SSDRC) on 12, 20 and 22 October 2021 respectively on the proposed housing developments and proposed OZP amendments. In general, NDC, FDRC and SSDRC members were supportive to government's efforts to increase housing supply, but concerns were raised on the potential traffic impact, provision of public transport services, and provision of GIC facilities. In addition, the SSDRC raised concern on the proposed public housing development at Choi Shun Street (Amendment Item D1) and the increase in BHR in Sheung Shui Areas 4 and 30 which might result in wall effect and create adverse ventilation impacts to the surroundings.

20. Upon gazettal of the draft OZP on 17 December 2021, NDC, FDRC and SSDRC members were also 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**

21. The approved Fanling/Sheung Shui OZP No. S/FSS/26 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 22. The approved Fanling/Sheung Shui OZP No. S/FSS/26 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 Fanling/Sheung Shui OZP No. S/FSS/26 is at **Enclosure II to Annex A**.

A-I  
A-II

**ENQUIRY**

23. Any enquiry on this brief can be addressed to Ms Lily Y.M. YAM, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

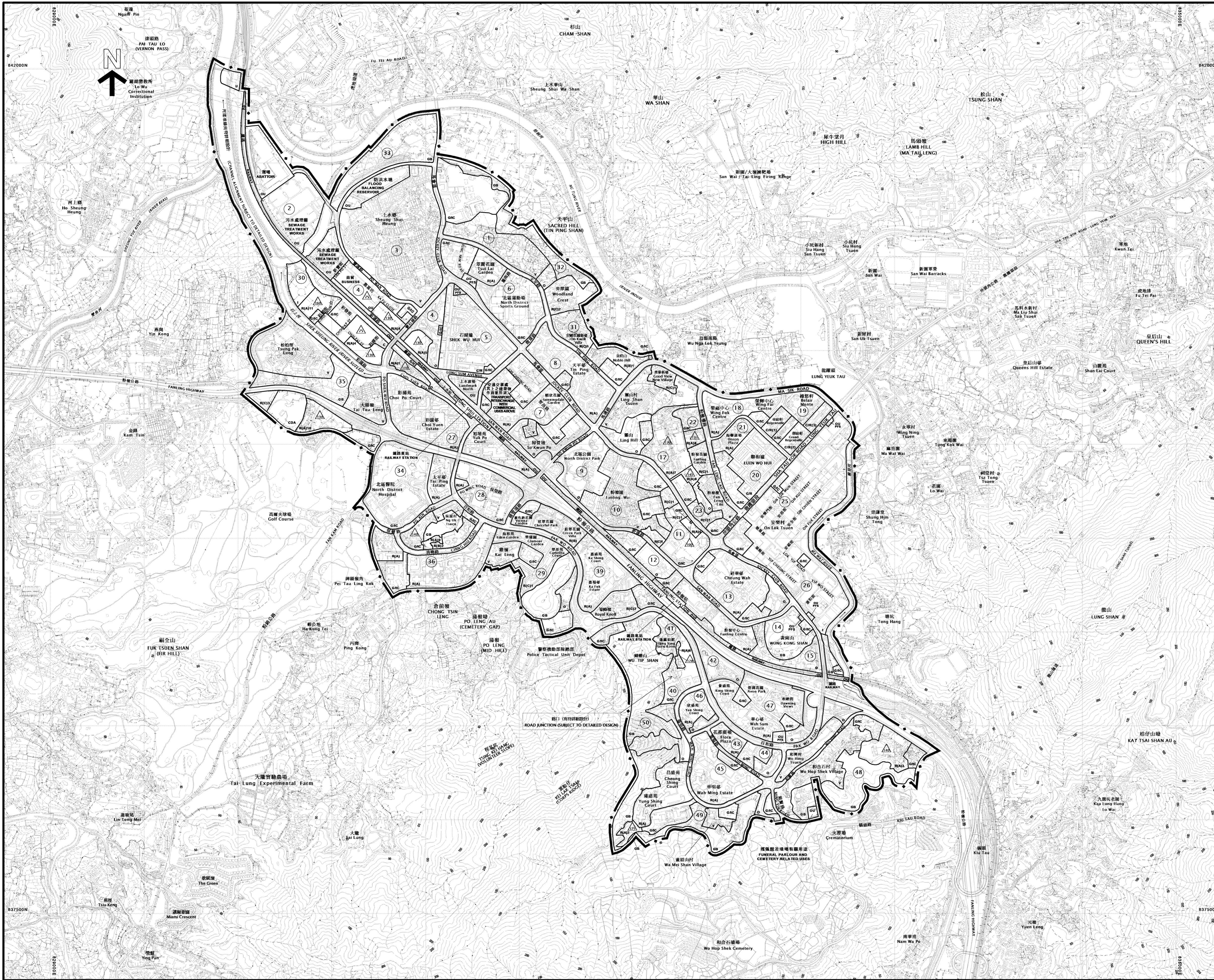
**PLANNING DEPARTMENT  
DECEMBER 2022**

**APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26**

Annex A - Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/26

Enclosure I : Notes of the Approved Fanling/Sheung Shui OZP No. S/FSS/26

Enclosure II : Explanatory Statement of the Approved Fanling/Sheung Shui OZP No. S/FSS/26



圖例  
NOTATION

ZONES	圖例	地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	130	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	P F S	加油站

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	3.11	0.47	商業
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.47	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	3.31	商業 / 住宅
RESIDENTIAL (GROUP A)	133.11	19.95	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.23	住宅 (乙類)
RESIDENTIAL (GROUP C)	21.82	3.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	83.30	12.48	鄉村式發展
INDUSTRIAL	34.91	5.23	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	99.45	14.90	政府、機構或社區
OPEN SPACE	42.30	6.34	休憩用地
OTHER SPECIFIED USES	38.68	5.80	其他指定用途
UNDETERMINED	0.90	0.13	未決定用途
GREEN BELT	65.00	9.74	綠化地帶
RIVER CHANNEL	24.25	3.63	河道
MAJOR ROAD ETC.	87.01	13.05	主要道路等
TOTAL PLANNING SCHEME AREA	667.25	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

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

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

圖則編號  
PLAN No. S/FSS/26

SCALE 1:10,000 比例尺



APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26

(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)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) 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 any land or building” means-
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred 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.
- (4) 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.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
- (9) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) In these Notes,

"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/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26

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COMMERCIAL

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 Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office 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 Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (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 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the plot ratio and the 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio of the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

COMPREHENSIVE DEVELOPMENT AREA

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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 Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House 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 Utility Installation for Private Project

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Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) 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 0.8, a maximum site coverage of 27% and a maximum building height of 3 storeys over one-storey carport.
- (d) In determining the maximum plot ratio for the purposes of paragraph (c) 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/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

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 Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor-vehicle Showroom only)

<sup>@</sup>Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

COMMERCIAL/RESIDENTIAL (Cont'd)

Remarks

- (a) No new development shall exceed the maximum plot ratio/gross floor area and building height specified below:

<u>Sub-area</u>	<u>Maximum Plot Ratio/ Gross Floor Area</u>	<u>Maximum Building Height</u>
C/R (with site area less than 340m <sup>2</sup> )	domestic plot ratio of 3.9 or non-domestic plot ratio of 6.7	20 metres
C/R (with site area 340m <sup>2</sup> and greater)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	81 metres
C/R(1)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	135mPD
C/R(2)	domestic gross floor area (GFA) of 35,292m <sup>2</sup> and non-domestic GFA of 48,848m <sup>2</sup> (of which not less than 27,277m <sup>2</sup> of the non-domestic GFA should be for Government uses)	135mPD
C/R(3)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	123mPD

For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic plot ratio for the building and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio for the building. The maximum permitted domestic and non-domestic plot ratios are as stipulated above.

- (b) No 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (a) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/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.

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) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1", "R(A)4", "R(A)5", "R(A)7", "R(A)9", "R(A)10" and "R(A)11" only) 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) 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) (not elsewhere specified) 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 three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

- 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



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 three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)1” (“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 maximum gross floor area (GFA) of 69,500m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group A)2” (“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 maximum GFA of 38,500m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)3” (“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 GFA of 178,100m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFA and height of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group A)4” (“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 6.6 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.
- (e) On land designated “Residential (Group A)5” (“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 7.0 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.
- (f) On land designated “Residential (Group A)6” (“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 domestic GFA of 19,750m<sup>2</sup>, a maximum non-domestic GFA of 3,092m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the GFAs and height of the existing building, whichever is the greater.
- (g) On land designated “Residential (Group A)7” (“R(A)7”), 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 7.0 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.

RESIDENTIAL (GROUP A) (Cont'd)

- (h) On land designated “Residential (Group A)8” (“R(A)8”), 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 6.0 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.
- (i) On land designated “Residential (Group A)9” (“R(A)9”), 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 6.6 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.
- (j) On land designated “Residential (Group A)10” (“R(A)10”), 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 6.8 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.
- (k) On land designated “Residential (Group A)11” (“R(A)11”), 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 6.7 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.
- (l) In determining the maximum GFA/plot ratio for the purposes of paragraphs (a) to (k) 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.
- (m) In determining the maximum plot ratio for the purpose of paragraphs (d), (e) and (k) above, any floor space that is constructed or intended for use solely as public vehicle parks, as required by the Government, may be disregarded.
- (n) In determining the maximum plot ratio for the purpose of paragraphs (d), (e) and (g) above, any floor space that is constructed or intended for use solely as public transport facilities, as required by the Government, may be disregarded.
- (o) In determining the maximum plot ratio for the purpose of paragraphs (d), (e), (g) and (i) to (k) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (p) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/plot ratio of the building on land to which paragraphs (a) to (k) applies may be increased by the additional GFA/plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA/plot ratio specified in paragraphs (a) to (k) above may thereby be exceeded.
- (q) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio/building height restrictions stated in paragraphs (a) to (k) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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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) 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

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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) On land designated “Residential (Group B)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 maximum plot ratio of 3.0 and a maximum building height of 20 storeys.
- (b) On land designated “Residential (Group B)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 maximum plot ratio of 5.0 and a maximum building height of 39 storeys above two-storey car-parking podium.
- (c) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above 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	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel 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) On land designated “Residential (Group C)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 maximum plot ratio of 0.8, a maximum site coverage of 50%, and a maximum building height of 3 storeys over one-storey carpark or the height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group C)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 maximum plot ratio of 1.5 and a maximum building height of 12 storeys including carpark.
- (c) On land designated “Residential (Group C)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 gross floor area of 5,504m<sup>2</sup>, a maximum site coverage of 24% and a maximum building height of 4 storeys over one-storey carpark.
- (d) In determining the maximum plot ratio/gross floor area/site coverage for the purposes of paragraphs (a), (b) and (c) 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/gross floor area/site coverage/building height restrictions stated in paragraphs (a), (b) and (c) 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	Burial Ground 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 designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 3 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.



INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot                      Art Studio (excluding those involving direct provision of services or goods)                      Bus Depot                      Cargo Handling and Forwarding Facility (not elsewhere specified)                      Eating Place (Canteen, Cooked Food Centre only)                      Government Refuse Collection Point                      Government Use (not elsewhere specified)                      Industrial Use (not elsewhere specified)                      Information Technology and Telecommunications Industries                      Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)                      Public Convenience                      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                      Recyclable Collection Centre                      Research, Design and Development Centre                      Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)                      Utility Installation for Private Project                      Vehicle Repair Workshop                      Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio                      Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)                      Concrete Batching Plant                      Container Vehicle Park/Container Vehicle Repair Yard                      Dangerous Goods Godown                      Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)                      Educational Institution (in wholesale conversion of an existing building only)                      Exhibition or Convention Hall                      Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)                      Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)                      Off-course Betting Centre                      Offensive Trades                      Office (not elsewhere specified)                      Open Storage                      Petrol Filling Station                      Place of Entertainment (in wholesale conversion of an existing building only)                      Place of Recreation, Sports or Culture (not elsewhere specified)                      Private Club                      Public Clinic (in wholesale conversion of an existing building only)                      Religious Institution (in wholesale conversion of an existing building only)                      Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom<sup>#</sup> which may be permitted on any floor)                      Training Centre (in wholesale conversion of an existing building only)                      Vehicle Stripping/Breaking Yard                      Wholesale Trade</p>

(Please see next page)

INDUSTRIAL (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
<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
<p>Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>
<p># Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.</p>	

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

Remarks

- (a) On land designated "Industrial" at Planning Area 30, 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 5.0, and a maximum building height of 25 metres or the plot ratio and the height of the existing building, whichever is the greater.
- (b) On land designated "Industrial" at Planning Areas 25 and 26, 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 5.0, and a maximum building height of 65 metres (excluding basements) or the plot ratio and the height of the existing building, whichever is the greater.

INDUSTRIAL (Cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio of the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) 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) Flat Funeral Facility Helicopter Landing Pad Holiday Camp Hotel House 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, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

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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 Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp 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

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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

For "Business" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building <sup>@</sup>	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances
Information Technology and Telecommunications Industries	Non-polluting Industrial Use (not elsewhere specified)
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	School (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>Δ</sup> )	Social Welfare Facility (excluding those involving residential care)
Off-course Betting Centre	Warehouse (excluding Dangerous Goods Godown)
Office	Wholesale Trade
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)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindlergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (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
Schedule II: for industrial or industrial-office building <sup>@</sup>	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Arts Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Industrial Use (not elsewhere specified)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Convenice	Vehicle Repair Workshop
Public Transport Termnius or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehilce Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

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In addition, for building without industrial  
undertakings involving offensive trades or the  
use/storage if Dangerous Goods<sup>△</sup>,  
the following use is always permitted

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Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

- Commercial Bathhouse/Massage Establishment
- Eating Place
- Education Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

For "Business" only (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 5.0, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the plot ratio and the 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio of the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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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 "Transport Interchange with Commercial Uses Above" only</u>	
Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Library Off-course Betting Centre Office Place of Entertainment Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre School Shop and Services Utility Installation for Private Project	Ambulance Depot Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Flat Government Refuse Collection Point Petrol Filling Station Place of Recreation, Sports or Culture Religious Institution Residential Institution

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Planning Intention

This zone is primarily to provide land for a public transport interchange with commercial uses above.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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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 "Railway Station" only

Railway Station	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide land for railway station.

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
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Planning Intention

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

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 Cable Car Route and Terminal Building 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 Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House 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 Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

**APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26**

**EXPLANATORY STATEMENT**

**Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/26**

**Explanatory Statement**

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# **APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26**

(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/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/26. It reflects the planning intention 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 On 8 July 1986, the then Secretary for Lands and Works, under the power delegated by the then Governor, directed the Board under section 3 of the Town Planning Ordinance (the Ordinance) to prepare an OZP for Fanling/Sheung Shui area.
- 2.2 On 23 October 1987, the draft Fanling/Sheung Shui OZP No. S/FSS/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended several times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 22 June 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/8. On 10 April 2001, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 22 October 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/10. On 8 July 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 5 October 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/12. On 3 January 2006, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 27 March 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/14. On 2 November 2010, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 5 June 2012, the CE in C under section 9(1)(a) of the Ordinance, approved

the draft Fanling/Sheung Shui OZP, which was subsequently re-numbered as S/FSS/16. On 8 January 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.8 On 10 September 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/18. On 5 November 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/20. On 8 September 2015, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.10 On 3 January 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/22. On 30 January 2018, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 7 January 2020, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/24. On 17 January 2020, the approved Fanling/Sheung Shui OZP No. S/FSS/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 2 June 2020, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fanling/Sheung Shui OZP to the Board for amendment. The reference back of the OZP was notified in the Gazette on 12 June 2020 under section 12(2) of the Ordinance.
- 2.13 On 17 December 2021, the draft Fanling/Sheung Shui OZP No. S/FSS/25 was exhibited for public inspection under section 5 of the Ordinance. The main amendments include (i) the rezoning of a public housing site at Fanling/Sheung Shui Planning Area 17 from “Government, Institution or Community” (“G/IC”) and “Residential (Group C)1” (“R(C)1”) to “Residential (Group A)7” (“R(A)7”); (ii) the rezoning of two private housing sites at Fanling/Sheung Shui Planning Area 17 from “G/IC” and “R(C)1” to “R(A)8”; (iii) the rezoning of a public housing site at Ching Hiu Road from “Green Belt” (“GB”) and “G/IC” to “R(A)9”; (iv) the rezoning of a public housing site at Tai Tau Leng from “GB” and “G/IC” to “R(A)10”; (v) the rezoning of a public housing site at Choi Shun Street from “Industrial” (“I”) to “R(A)11”; (vi) the rezoning of a site at Fanling/Sheung Shui Planning Area 30 from “I” to “Commercial” (“C”); and (vii) the rezoning of a site at Fanling/Sheung Shui Planning Area 4 from “I” to “Other Specified Uses” annotated “Business” (“OU(B)”). During the two-month exhibition period, a total of 18 valid representations were received. On 11 March 2022, the representations were published for three weeks for public comment and a total of two comments on the representations were received. After giving consideration to the representations and comments on 19 August 2022, the Board decided not to propose any amendment to the draft OZP to meet the representations.
- 2.14 On 6 December 2022, the CE in C, under section 9(1)(a) of the Ordinance,



approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/26. On 16 December 2022, the approved Fanling/Sheung Shui OZP No. S/FSS/26 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

### 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/Sheung Shui New Town so that development and redevelopment of land within the New Town 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 proceeds.

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/Sheung Shui area and not to overload the road network in this area.

### 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 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 <http://www.info.gov.hk/tpb>.

### 5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area) covered by the Plan is approximately 667 hectares. It generally coincides with the existing area for the Fanling/Sheung Shui New Town. The boundary of the Area is shown by a heavy broken line on the Plan.

5.2 The New Town is located in the river plains associated with Rivers Ng Tung (Indus), Shek Sheung (Sutlej), Sheung Yue (Beas) and Ma Wat. The main features delineating the New Town boundary are Tin Ping Shan and Ma Sik Road to the north, Ma Wat River to the east and the foothills of Wo Hop Shek Cemetery and golf course to the south and west.

5.3 The Area includes several large traditional villages, notably Sheung Shui

Heung and Fanling Wai, and the two existing market towns of Shek Wu Hui and Luen Wo Hui. Some public housing estates and private residential developments have been developed around these market towns.

6. POPULATION

Based on 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 262,000 persons. It is estimated that the planned population of the Area would be about 335,200 persons.

7. LAND USE ZONINGS

7.1 “Commercial” (“C”): Total Area 3.11 ha

7.1.1 This zone is intended primarily for commercial developments, which may include shop and services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

7.1.2 This zone comprises three existing buildings in Planning Area 30 with planning permission for wholesale conversion for retail uses which are at different stages of wholesale conversion.

7.1.3 In order to control the building density and avoid over-development, the site zoned “C” is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restrictions will be considered on its own merits.

7.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.1.5 The plot ratio control under “C” 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.

7.2 “Comprehensive Development Area” (“CDA”): Total Area 3.16 ha

7.2.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

7.2.2 A site located in the western periphery of Fanling/Sheung Shui New Town in Planning Area 35 is designated as “CDA”, within which any development or redevelopment proposals will be subject to a maximum plot ratio of 0.8, a maximum site coverage of 27% and a

maximum building height of 3 storeys over one-storey carport.

- 7.2.3 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.2.4 Any development proposal in the zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.
- 7.2.5 By requiring submission of MLP for approval of the Board, it allows the Board to exercise appropriate planning control on the design, layout and provision of facilities of the future development within this zone.
- 7.2.6 The “CDA” site will share a common ingress/egress point with the adjoining low-rise, low-density residential development.

7.3 “Commercial/Residential” (“C/R”) : Total Area 22.07 ha

- 7.3.1 The planning intention of this zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.3.2 The existing market towns of Shek Wu Hui and Luen Wo Hui are zoned “C/R”. This implies that sites may be developed for either residential or commercial uses, or with purpose-designed buildings containing both commercial and residential accommodation.
- 7.3.3 Except for the sub-areas of this zone, i.e. “C/R(1)”, “C/R(2)” and “C/R(3)”, for sites with an area of less than 340m<sup>2</sup>, only buildings of up to 20m in height with a maximum domestic plot ratio of 3.9 or a maximum non-domestic plot ratio of 6.7 will be permitted. In order to encourage the amalgamation of sites for more comprehensive development, the height limit has been relaxed to 81m with a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 for sites of 340m<sup>2</sup> or greater.
- 7.3.4 Three sub-areas to the north-east of Luen Wo Hui in Planning Area 19 are under this zone, namely “C/R(1)”, “C/R(2)” and “C/R(3)”. For “C/R(1)”, development is subject to a maximum building height of 135 mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. For “C/R(2)”, development is subject to a maximum building height of 135 mPD, a maximum domestic gross floor area (GFA) of 35,292m<sup>2</sup> and a maximum non-domestic GFA of 48,848m<sup>2</sup>, of the latter, not less than 27,277m<sup>2</sup> for Government uses. For “C/R(3)”, development is subject to a maximum building height of 123 mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5.
- 7.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal

will be considered on the individual planning merits.

7.4 “Residential (Group A)” (“R(A)”) : Total Area 133.11 ha

- 7.4.1 The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 7.4.2 The “R(A)” zone includes sites for private residential developments in proximity to the two existing market towns, East Rail Sheung Shui and Fanling Stations as well as existing and proposed public housing estates, home ownership schemes and high-density private housing schemes. A range of compatible non-residential uses including a number of commercial uses on the lowest three floors of the buildings are always permitted within this zone.
- 7.4.3 This zoning includes 11 sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”) : Total Area 1.24 ha

- (a) The planned public housing development at Choi Yuen Road in Planning Area 27 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 69,500m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of the existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights ranging from 24 to 32 storeys (including podium levels) should be adopted to create a stepped height profile.
- (b) Suitable provision has been incorporated in the Notes for the reprovisioning of an existing public car park on site as part of the proposed development as required by the Transport Department.

“Residential (Group A)2” (“R(A)2”) : Total Area 0.82 ha

- (c) The planned public housing development to the south of Yung Shing Court in Planning Area 49 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 38,500m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of the existing building, whichever is the greater. A landscape area as a non-building transition zone would be provided at the southwestern portion as specified in the development concept plan in the Planning Brief for the proposed development.

“Residential (Group A)3” (“R(A)3”): Total Area 4.00 ha

- (d) The planned public housing development in Planning Area 48 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 178,100m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. While the building height restriction stipulated on the Plan is the maximum permitted height, a discernible stepped height profile should be adopted to enhance the visual compatibility of the development with the surroundings.

“Residential (Group A)4” (“R(A)4”): Total Area 3.47 ha

- (e) The planned public housing developments in Planning Areas 4 and 30, and planned subsidized housing development in Planning Area 11 are under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restrictions as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan are the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (f) In order to facilitate provision of public vehicle parks, public transport facilities and Government, institution or community (GIC) facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (g) To facilitate the provision of public vehicle parking spaces to meet the local demand, ‘public vehicle parking (excluding container vehicle)’ use is always permitted within the sub-area.
- (h) As recommended in the Air Ventilation Assessment (Expert Evaluation) (AVA(EE)) conducted for the two planned public housing developments in Planning Areas 4 and 30, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EE) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.
- (i) As recommended in the AVA(EE) conducted for the planned subsidized housing development in Planning Area 11, various mitigation measures should be incorporated for better penetration of the prevailing winds. A quantitative AVA should be undertaken at detailed design stage to optimize scheme design and/or to prove that the future scheme would perform no worse than the current scheme in ventilation performance.

“Residential (Group A)5” (“R(A)5”): Total Area 1.38 ha

- (j) The planned public housing development at the east of Po Shek Wu Road in Planning Area 4 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (k) In order to facilitate provision of public vehicle parks, public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments,

any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

- (l) To facilitate the provision of public vehicle parking spaces to meet the local demand, 'public vehicle parking (excluding container vehicle)' use is always permitted within the sub-area.
- (m) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 4, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

"Residential (Group A)6" ("R(A)6"): Total Area 0.36 ha

- (n) The planned private housing development with supporting retail use at Wu Tip Shan in Planning Area 40 is under this zoning. Development/redevelopment within this zoning is subject to a maximum domestic GFA of 19,750m<sup>2</sup>, a maximum non-domestic GFA of 3,092m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)7" ("R(A)7"): Total Area 6.35 ha

- (o) The planned public housing development at Planning Area 17 is under this zoning. Development/ redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (p) In order to facilitate provision of public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (q) As recommended in the AVA(EI) conducted for the planned housing developments in Planning Area 17, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

"Residential (Group A)8" ("R(A)8"): Total Area 1.60 ha

- (r) The planned private housing developments in Planning Area 17 is under this zoning. Development/redevelopment within this

zoning is subject to a maximum plot ratio of 6.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan is the maximum permitted height.

- (s) For the site fronting Fan Leng Lau Road, as recommended in the Engineering Feasibility Study, a 10m-wide building setback is recommended along the southern periphery of this site for provision of a 24-hour public pedestrian corridor. As recommended in the AVA(EE) conducted for the planned housing developments in Planning Area 17, a 7.5m-wide non-building area is recommended along the western periphery of this site to facilitate air ventilation.

“Residential (Group A)9” (“R(A)9”): Total Area 0.43 ha

- (t) The planned public housing development at Ching Hiu Road in Planning Area 36 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height.
- (u) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (v) As recommended in the AVA(EE) conducted for the planned public housing development in Planning Area 36, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EE) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)10” (“R(A)10”): Total Area 2.85 ha

- (w) The planned public housing development at Tai Tau Leng in Planning Area 35 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.8 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (x) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (y) As recommended in the AVA(EE) conducted for the planned public housing development in Planning Area 35, further

quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EE) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)11” (“R(A)11”): Total Area 1.96 ha

- (z) The planned public housing development at Choi Shun Street in Planning Area 30 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.7 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
  - (aa) In order to facilitate provision of public vehicle parks and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks and GIC facilities, as required by the Government, may be disregarded.
  - (bb) As recommended in the AVA(EE) conducted for the planned public housing development in Planning Area 30, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EE) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.
- 7.4.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.4.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio and building height restrictions for the “R(A)1” to “R(A)11” zones may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of GFA/plot ratio/building height restrictions will be considered on its own merits.
- 7.4.6 The plot ratio control under “R(A)7”, “R(A)8”, “R(A)9”, “R(A)10” and “R(A)11” zones are 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.



7.5 “Residential (Group B)” (“R(B)”) : Total Area 8.18 ha

- 7.5.1 The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.5.2 Developments within the “R(B)” zone will be basically for residential use, although there is provision in the Notes for planning application to be made to the Board for a limited range of commercial or community type uses.
- 7.5.3 A site in Planning Area 31 is zoned “R(B)1” which is subject to a maximum plot ratio of 3.0 and a maximum building height of 20 storeys. Another site in Planning Area 36 is zoned “R(B)2”. This site is subject to a maximum plot ratio of 5.0 and a maximum building height of 39 storeys above two-storey car-parking podium.
- 7.5.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and 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.

7.6 “Residential (Group C)” (“R(C)”) : Total Area 21.82 ha

- 7.6.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.6.2 In terms of use, the “R(C)” zone is similar to but slightly more restrictive than the “R(B)” zone. However, its most notable feature is that the height of buildings, plot ratio and site coverage will be limited to ensure that developments are in character with the nearby traditional villages and attractive countryside areas, and that the road and utility service infrastructure are not over-loaded. Under this zone, there are three sub-areas, namely “R(C)1”, “R(C)2” and “R(C)3”. For “R(C)1”, development is subject to a maximum plot ratio of 0.8, a maximum site coverage of 50% and a maximum height of 3 storeys over one-storey carpark or the height of the existing building, whichever is the greater whereas development within the “R(C)2” is restricted to a maximum plot ratio of 1.5 and a maximum height of 12 storeys including carpark. For “R(C)3” development, development is subject to a maximum GFA of 5,504m<sup>2</sup>, a maximum site coverage of 24% and a maximum height of 4 storeys over one-storey carpark.
- 7.6.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA, site coverage and 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.

7.7 “Village Type Development” (“V”) : Total Area 83.30 ha

- 7.7.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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.

- 7.7.2 In order to ensure that any future development or redevelopment within these villages would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zoning.
- 7.7.3 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 the individual planning merits.

7.8 “Industrial” (“I”) : Total Area 34.91 ha

- 7.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.
- 7.8.2 This zone covers areas at the north-western periphery of Sheung Shui (Planning Area 30) and On Lok Tsuen (Planning Areas 25 and 26), Fanling.
- 7.8.3 Planning Area 30 is subject to a maximum plot ratio of 5.0, and a maximum building height of 25m or the plot ratio and height of the existing building, whichever is the greater.
- 7.8.4 On Lok Tsuen in Planning Areas 25 and 26 is close to the East Rail Fanling Station and a major employment node for Fanling/Sheung Shui New Town and the North District. Developments within On Lok Tsuen are subject to a maximum plot ratio of 5.0 and a maximum building height of 65m (excluding basements) which is compatible with the overall townscape in the area allowing a height profile stepping down from Luen Wo Hui to the low-rise village settlement to its east.
- 7.8.5 There is a strong demand for public vehicle parks in On Lok Tsuen to serve the local needs. In order to facilitate provision of industrial floorspace while ensuring adequate provision of public vehicle parking spaces for the area, in determining the maximum plot ratio for development in the On Lok Tsuen Industrial Area, any floor space that is constructed or intended for use solely as public vehicle parks, as required by the Government, may be disregarded in the calculation of GFA.
- 7.8.6 Future development/redevelopment of sites within On Lok Tsuen is encouraged to adopt building design with reduced footprint to enhance the air and visual permeability and provide more opportunity for at-grade greening and better streetscape. Consideration would be given to providing non-building area/setback/amenity area at an appropriate location upon development/redevelopment. Such requirements would be shown in the On Lok Tsuen Layout Plan to

guide the detailed district planning works and processing of development/redevelopment proposals in the Area. To better serve the workers and enhance vitality of the area, food outlets and local retail stores on the ground floor of industrial buildings along major pedestrian routes within On Lok Tsuen would be considered subject to approval of the Board.

7.8.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.8.8 To provide incentive for development/redevelopment within this zone, minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restriction will be considered on its individual merits. Relevant considerations including amalgamating smaller sites for achieving better layout design and local area improvement, providing better streetscape/good quality street level public space, innovative building design and other planning merits will be taken into account in considering such applications.

7.9 “Government, Institution or Community” (“G/IC”) : Total Area 99.45 ha

7.9.1 The planning intention of this zone is primarily for the provision of Government, institution and 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, organizations providing social services to meet community needs, and other institutional establishments. Smaller sites have generally been absorbed into other compatible zones on the Plan and many facilities such as schools and social centres will be provided within public housing estates and other mixed-use developments and have not been shown separately on the Plan.

7.9.2 Some examples of major regional and district facilities are the Sheung Shui Divisional Police Station in Planning Area 25, the North District Hospital in Planning Area 34, the swimming pool complex adjacent to a large recreational open space in Planning Area 12, an indoor recreational centre, an integrated sports complex and a swimming pool complex in Planning Area 6, the Government Offices and the Fanling Law Courts Building in Planning Area 11 and indoor recreational centres in Planning Areas 28 and 44.

7.9.3 Planned developments include a cross-district cultural centre in Planning Area 11, a community hall in Planning Area 44 and primary schools in Planning Areas 17, 30 and 48.

7.10 “Open Space” (“O”) : Total Area 42.30 ha

7.10.1 The planning intention of this zone is 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.

7.10.2 District open spaces within the New Town, including the North District Park in Planning Areas 7 and 9, are within this zoning. Smaller local open spaces will be provided as appropriate within other zones such as “Residential”, “Industrial” and “Government, Institution

or Community” as part of detailed planning.

7.11 “Other Specified Uses” (“OU”) : Total Area 38.68 ha

7.11.1 The planning intention of this zone is primarily to provide/reserve land for specific purposes and uses.

“OU” annotated “Business” (“OU(Business)”): Total Area 4.22 ha

7.11.2 Land zoned for “OU(Business)” is intended primarily for general business uses. The site comprises some existing industrial buildings in Planning Area 4. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

7.11.3 In order to control the building density and avoid over-development, the site zoned “OU(Business)” is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restrictions will be considered on its own merits.

7.11.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.11.5 The plot ratio control under “OU(Business)” 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.

7.11.6 Other land with a total area of 34.46ha allocated for specified uses also include sites reserved for specific uses such as abattoir, sewage treatment works, flood balancing reservoir, railway stations and petrol filling stations are included in the “OU” zone, and the specified uses are indicated on the Plan. Of particular note is Landmark North, which is located near the East Rail Sheung Shui Station in Planning Area 7. It is a major transport interchange and public car park with commercial uses including shops and offices above.

7.12 “Undetermined” (“U”) : Total Area 0.90 ha

This zone denotes land reserved to meet unforeseen requirements in the longer term and areas where further detailed planning study is required to identify the most appropriate use of land.

7.13 “Green Belt” (“GB”) : Total Area 65.00 ha

7.13.1 Areas within the New Town boundary which are unsuitable for or are to be protected from encroachment by urban development are included within the “GB” zone. This includes areas with attractive landscape, such as peripheral hills and fung shui features. The “GB” zoning can facilitate conservation as well as provide opportunities for additional outdoor recreational outlets.

7.13.2 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Any application for development will be considered by the Board on individual merits. For the general reference of the public, the Board has published a set of guidelines for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’. The 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.

8. COMMUNICATIONS

8.1 Roads

8.1.1 Only the major road network required to serve the New Town is shown on the Plan. This basically consists of the trunk road, namely Fanling Highway and the district distributor roads. Only a few major local distributor roads are shown.

8.1.2 The trunk road caters for through traffic and provides a high standard road link to the other New Towns including Tai Po, Sha Tin and Yuen Long and the main urban areas of Kowloon and Hong Kong.

8.1.3 The district distributor roads provide access to and between various planning areas within the New Town. Three connections are provided between the trunk road and the distributor road system via grade-separated junctions.

8.2 Mass Transit Railway

Fanling/Sheung Shui New Town is served by the MTR which provides an important transport link between the Fanling/Sheung Shui New Town and Kowloon as well as between the Hong Kong Special Administrative Region and the Mainland. There are two railway stations, Fanling and Sheung Shui, within the Area.

8.3 Others

8.3.1 Public transport interchange facilities are provided in Planning Areas 7 and 13 adjacent to the railway stations. A major bus terminus is also provided in Planning Area 19 and a district bus terminus is provided in Planning Area 45. A public transport interchange has been provided within the public housing estate in Planning Area 36. Public transport

interchanges have been planned within the public housing estates in Planning Areas 17 and 30. In addition, local bus and taxicab termini are also provided in some public housing estates and at strategic locations.

- 8.3.2 A comprehensive system of segregated cycle tracks and pedestrian routes has been substantially completed throughout Fanling and Sheung Shui.

## 9. UTILITY SERVICES

### 9.1 Water Supply

Supply of fresh water to the Area is provided by Sheung Shui Water Treatment Works via Table Hill, Tong Hang and Kwu Tung Fresh Water Service Reservoirs. A new Ping Che Fresh Water Service Reservoir has also been commissioned. Currently, temporary mains fresh water for flushing is provided to the Area as supply of seawater flushing is not available.

### 9.2 Town Gas

Town gas supply is available in Fanling/Sheung Shui since completion of the gas production plant in Tai Po. The trunk main runs alongside the Fanling Highway.

### 9.3 Electricity

The Area is supplied with electricity and sites for electricity substations have been provided in detailed planning.

### 9.4 Sewage Treatment

The New Town is served by the sewage treatment works in Planning Area 2, together with trunk sewers and pumping stations in Planning Area 25. To cope with the new development, the upgrading of the sewage treatment works in Planning Area 2 from 80,000m<sup>3</sup>/d to 93,000m<sup>3</sup>/d has been completed. Besides, under the recommendations of the 'Review of the North District and Tolo Harbour Sewerage Master Plans', a revised Sewerage Master Plan is to be formulated for the provision of adequate sewage collection, treatment and disposal facilities for the Area and other parts of the North District up to 2016.

## 10. CULTURAL HERITAGE

There is one declared monument located within the Area, i.e. Liu Man Shek Tong (Ancestral Hall) in Sheung Shui. There are graded and proposed graded historic buildings within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the Area have been given proposed gradings. Details of these historic buildings have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. A number of proposed gradings of historic buildings have been endorsed by AAB, which are remarked on the list of 1,444 historic buildings in AAB's website. The 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 website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, historic buildings/structures, new items pending grading assessment and their/its immediate environs.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the 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 zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 This Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the implementation of the Plan, the North District Council would be consulted as appropriate.
- 11.3 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 applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.