

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/20

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 8 September 2015 referred the approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/20 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Fanling/Sheung Shui OZP No. S/FSS/21.

The draft Fanling/Sheung Shui OZP No. S/FSS/21 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 29 January 2016 to 29 March 2016 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Fanling, Sheung Shui and Yuen Long East District Planning Office, 12th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the North District Office, 3rd Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories;
- (vi) the Fanling District Rural Committee, 3 Luen Fat Street, Luen Wo Hui, Fanling, New Territories; and
- (vii) the Sheung Shui District Rural Committee, 3 Po Wan Road, Sheung Shui, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 29 March 2016.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Fanling/Sheung Shui OZP No. S/FSS/21 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the Plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A — Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from 'Industrial' ('I') and 'Green Belt' ('GB') to 'Residential (Group A)3' ('R(A)3') with stipulation of a building height restriction of 140mPD.
- Item B1 — Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from 'I' and 'GB' to 'Government, Institution or Community' ('G/IC').
- Item B2 — Rezoning of a site at Fanling/Sheung Shui Planning Area 48 from 'I' to 'G/IC'.
- Item C1 — Revision to the annotation of the 'Other Specified Uses' ('OU') zone for Mass Transit Railway from 'Kowloon-Canton Railway Station' to 'Railway Station'.
- Item C2 — Revision to the annotation of the 'OU' zone for Mass Transit Railway from 'Kowloon-Canton Railway' to 'Railway'.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of gross floor area and building height restrictions for the new 'R(A)3' zone in the Remarks of the Notes for the 'R(A)' zone.
- (b) Incorporation of an exemption clause for gross floor area calculation for the new 'R(A)3' zone in the Remarks of the Notes for the 'R(A)' zone.
- (c) Incorporation of a minor relaxation clause for gross floor area/building height restrictions for the new 'R(A)3' zone in the Remarks of the Notes for the 'Residential (Group A)' zone.
- (d) Revision to the plot ratio restriction from 5.0 to either 5.0 or the plot ratio of the existing building, whichever is the greater, for Planning Areas 4 and 30 and On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the 'I' zone.
- (e) Revision to the building height restriction from 25 m to 65 m (excluding basements) or the building height of the existing building, whichever is the greater, for On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the 'I' zone.
- (f) Incorporation of an exemption clause for public vehicle parks, as required by the Government, to be exempted from plot ratio calculation for On Lok Tsuen (Planning Areas 25 and 26) in the Remarks of the Notes for the 'I' zone.
- (g) Incorporation of an exemption clause for uses and facilities ancillary and directly related to the development to be exempted from plot ratio calculation in the Remarks of the Notes for the 'I' zone.
- (h) Incorporation of an additional plot ratio clause under the provision as set out in Regulation 22(1) or (2) of the Building (Planning) Regulations in the Remarks of the Notes for the 'I' zone.
- (i) Incorporation of a minor relaxation clause for plot ratio/building height restrictions in the Remarks of the Notes for the 'I' zone.
- (j) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use under the 'I' zone, and corresponding amendment to replace 'Place of Recreation, Sports or Culture' use under Column 2 by 'Place of Recreation, Sports or Culture (not elsewhere specified)'.

- (k) Refinement to the Notes for the 'OU' zone for Mass Transit Railway by updating the annotation and planning intention of the zone from 'Kowloon-Canton Railway Station' to 'Railway Station'.

29 January 2016

Town Planning Board