

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED FANLING/SHEUNG SHUI  
OUTLINE ZONING PLAN NO. S/FSS/22

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 30 January 2018 referred the approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/22 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 Amendment. The descriptions of the areas affected by the amendments in the Schedule of Amendment 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 Outline Zoning Plan No. S/FSS/23.

The draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 showing the amendments are exhibited under section 5 of the Ordinance for public inspection for a period of two months from 29 March 2019 to 29 May 2019 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 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 May 2019.

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

- (a) the particular matter in 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 revised Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No.29B) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. The Guidelines and the 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 Outline Zoning Plan No. S/FSS/23 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 verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
  - (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
  - (c) 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/22 MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. *Amendments to Matters shown on the Plan***

- Item A1—Rezoning of a site at Sheung Shui Area 30 from 'Industrial' ('I') to 'Residential (Group A)4' ('R(A)4') with stipulation of building height restriction.
- Item A2—Rezoning of a site at Sheung Shui Area 4 from 'I' and 'Other Specified Uses' annotated 'Bus Depot' ('OU(Bus Depot)') to 'R(A)4' with stipulation of building height restriction.
- Item A3—Rezoning of a site to the east of Po Shek Wu Road, Sheung Shui Area 4 from 'Open Space' ('O') to 'R(A)5' with stipulation of building height restriction.
- Item A4—Rezoning of a site at Jockey Club Road, Fanling Area 11 from 'Government, Institution or Community' ('G/IC') to 'R(A)4' with stipulation of building height restriction.
- Item B — Rezoning of a site at Wu Tip Shan, Fanling Area 40 from 'G/IC' to 'R(A)6' with stipulation of building height restriction.
- Item C1 — Rezoning of a strip of land along Choi Yuen Road, Sheung Shui Area 30 from 'I' to area shown as 'Road'.
- Item C2—Rezoning of a strip of land along San Wan Road to the northwest of Po Shek Wu Road, Sheung Shui Area 4 from 'I' and 'OU(Bus Depot)' to area shown as 'Road'.
- Item C3—Rezoning of a strip of land along San Wan Road to the southeast of Po Shek Wu Road, Sheung Shui Area 4 from 'O' to area shown as 'Road'.

**II. *Amendments to the Notes of the Plan***

- (a) Revision to 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)1' only)' as a Column 1 use in the Notes of the 'R(A)' zone to 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)1', 'R(A)4' and 'R(A)5' only)'.
- (b) Revision to the Remarks of the Notes for the 'R(A)' zone to incorporate development restrictions for the 'R(A)4', 'R(A)5' and 'R(A)6' sub-areas.
- (c) Revision to the exemption clause for gross floor area/plot ratio calculation in relation to car park, loading/unloading bay, plant room and caretakers' office, or caretaker's quarters and recreational facilities in the Remarks of the Notes for the 'R(A)' zone.
- (d) Incorporation of a clause in the Remarks of the Notes for the 'R(A)' zone to allow disregarding any floor space for public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, in determining the maximum plot ratio for 'R(A)4' and 'R(A)5' sub-areas.
- (e) Revision of the minor relaxation clause to include minor relaxation for plot ratio in the Remarks of the Notes the 'R(A)' zone.
- (f) Deletion of 'Market' from Column 1 use in the Notes for the 'Commercial/Residential' zone.
- (g) Deletion of 'Market' from Column 2 use in the Notes for the 'Residential (Group B)' and the 'Village Type Development' zones.
- (h) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use in the Notes for the 'G/IC' and the 'R(A)' zones.