

**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.

Town Planning Board

29 March 2019

List of Representations
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

Representation No.	Name of Representer
R1	香港房屋協會 Hong Kong Housing Society
R2	Li Yuen Wing
R3	Lai Chong Chi Ellick
R4	Tsang Tak Ming Patrick
R5	Leung Hei Man
R6	Cheung Ho Him
R7	鄭慧芬
R8	梁永章
R9	呂嘉名
R10	吳基昇
R11	朱燕薇
R12	林更盛
R13	何英才
R14	詹前裕
R15	黃麗輝
R16	羅栢軒
R17	黎思駿

Representation No.	Name of Representer
R18	倪浩光
R19	丘為君
R20	黃天民
R21	朱賢義
R22	潘焯輝
R23	鄭藹詩
R24	蘇國威
R25	鄭楚儀
R26	鍾潤帶
R27	蘇煥好
R28	盧劍虹
R29	劉崇正
R30	劉玉鳳
R31	劉鎮江
R32	林智慧
R33	Lee Kam Foo
R34	Go Pak Ho

Representation No.	Name of Representer
R35	Choi Yan Tung
R36	Leung Hok Man
R37	Lee Moon Har
R38	Ng Man Hin
R39	Ng Cheuk Ying
R40	Ngan Ka Fai
R41	Choi Hoi Yee
R42	Tam Wai Ying
R43	Lui Loi
R44	Lau Man Ying
R45	吳明月
R46	Ho Siu Fung
R47	Lai Yeuk Hei
R48	Mi Pang
R49	Lai Wing Hong
R50	黃藹琪
R51	Tang Wai Hung

Representation No.	Name of Representer
R52	陳凱興
R53	Lee Man Hang
R54	Peggy Shing
R55	Liu Chun Long
R56	Chow Mei Kam
R57	鍾楊柳
R58	Katy Choi
R59	Kung Ying
R60	林玉珍
R61	楊美玲
R62	Chan Sau Chun
R63	Wong Kin Yeng
R64	Cheung Chi Fai
R65	王芬芹
R66	To Chi Chiu
R67	Lam Ka Wing
R68	Paul Li

Representation No.	Name of Representer
R69	Chu Siu Man
R70	Liu Wai Wing
R71	Liu Siu Yan
R72	Gladys Chan
R73	Wong Chiu Kwan
R74	Cheung Hang Kiu
R75	Lam Chui Fun
R76	Chan Daeman
R77	區偉熊
R78	Choi MT
R79	Wong Mei Lin
R80	Cheng Ho Yan
R81	Chan Yee Ha
R82	Ho Ka
R83	Tao Wing Yan
R84	Lee Oi Lam
R85	Chow Hiu Chun

Representation No.	Name of Representer
R86	Wong Wai Ting
R87	Wong Chun Ming
R88	Chan Hoi Ki
R89	Chu Yiu Lung
R90	Tsang Chiu Man
R91	李淑儀
R92	郭惠琮
R93	潘秀芳
R94	羅妹好
R95	陳嘉宜
R96	Tung Ching Yin
R97	袁志聲
R98	周靜儀
R99	楊碧雲
R100	周炳滔
R101	林淑菁
R102	潘婷盈

Representation No.	Name of Representer
R103	陳玉梅
R104	劉季源
R105	胡廣勳
R106	Wong Kam Lin, Nadine
R107	陳潔華
R108	Pang Fung
R109	伍艷萍
R110	Cheng Ka Sing
R111	Li MN
R112	Keung Chung Wai
R113	Tse Wai Kit
R114	Lam Sheung Yin
R115	Teresa Tang
R116	劉家慧
R117	謝友成
R118	Pallas Poon
R119	Wong Kam Shing

Representation No.	Name of Representer
R120	Ngai Chun Ho
R121	Lee Wing Kuen
R122	Mary Mulvihill
R123	香港鐵路有限公司 MTR Corporation Limited
R124	香港中華煤氣有限公司 The Hong Kong and China Gas Co Ltd

List of Comments
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

Commenter No.	Name of Commenter
C1	香港房屋協會 Hong Kong Housing Society
C2	Mary Mulvihill

Summary of Representations and Proposals
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

1. Supportive Representations

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
R1	<p>Support Item A4 mainly on the following grounds:</p> <ul style="list-style-type: none"> • The Jockey Club Road site is one of the some 150 potential housing sites identified to be rezoned to residential use. It is in line with the Government's multi-pronged approach to build up land reserve to meet housing and other development needs. • There is a community demand for subsidised sales flat. • The proposed 100-place Residential Care Home for the Elderly (RCHE) in the development supports the increase in the demand for more elderly services and facilities, thus supporting the rapid ageing population. • It can further enhance the pedestrian connectivity. • The site is considered compatible with the surrounding land uses. • The proposed development will provide 135 public vehicle parking spaces in addition to 70 ancillary car parking spaces to serve both the future residents and the public. • There is no insurmountable technical problem. 	
R2 to R4	<p>Support Items A1 to A4.</p> <ul style="list-style-type: none"> • Increasing public housing production to alleviate housing needs. 	(a) Land uses of Items A1 to A4 should specify that the residential use is for Hong Kong residents born in Hong Kong (R2 only).

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
R5	Support Item A4 <ul style="list-style-type: none"> • The proposed use eases public housing needs. • The site is currently underutilised and suitable for residential development. 	
R6	Support Items A1 to A4 and C1 to C3 <ul style="list-style-type: none"> • Increase housing supply is of the outmost importance. • The tennis court at Item A4 is a waste of resources. 	

2. Adverse Representations

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
R7 to R32 (in a standard format)	Oppose infill development of public housing in Fanling on the following grounds: <ul style="list-style-type: none"> • Tall buildings are not compatible with the developments in Fanling, and have adverse impact on air ventilation. • Existing transport facilities cannot cater the needs, and new housing developments shall not be built before the traffic problem is solved. 	(a) The Fanling Golf Course should first be developed (R24 to R32 only). (b) More local social welfare facilities shall be provided (R30 to 32 only).
R33 to R120 (in a standard format)	Oppose all items on the following grounds: <ul style="list-style-type: none"> • There are excessive population and tourists in the North District. • The proposed developments will further increase the burden on the traffic and community facilities. 	(a) More social welfare facilities shall be provided. (b) Car parking building shall be provided. (c) All amendment items should be withdrawn (R34 only).

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
		<p>(d) Sheung Shui Area 6 should be rezoned from "Government, Institution or Community" ("G/IC") to "Residential (Group A)", and any floor space for public vehicle parks, public transport facilities and G/IC facilities required by the Government should be disregarded in determining the plot ratio (R34 only).</p> <p>(e) More community facilities should be provided (R53 only).</p> <p>(f) Flexible working hours and work-from-home arrangement should be promoted (R53 only).</p> <p>(g) The plan for development should be suspended (R110 only).</p> <p>(h) The hardware of the East Rail Line should be upgraded to increase the frequency and carrying capacity for the train services (R110 only).</p>
R121	<p>Oppose Item A3</p> <ul style="list-style-type: none"> The proposed developments will block the view and ventilation of the nearby buildings. 	<p>(a) The building design should take into account the quality of the living environment of the existing residents.</p>
R122	Oppose Items A1 to A4 and B on the following grounds:	Sites with noise and air pollution issues

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
	<ul style="list-style-type: none"> • The proposed developments are subject to adverse noise impact from the nearby railway. • The proposed developments will induce adverse air ventilation impact to the nearby buildings. • There is no assessment of the cumulative impact of removal of trees on air quality and visual aspects. • There is insufficient data of open space and recreational facilities. • Item A4 deprives an integrated community zone. • Non-compliance with the requirement of dedicating more than 50% of floor area to G/IC uses at the proposed private development (Item B). 	should be retained for the purpose of generating local employment.

3. Providing views

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
R123	<ul style="list-style-type: none"> • For Items A1, A2, A3 and B, they are located in proximity to the MTR East Rail Line and noise from rail operations could be of concern to the future occupants. • For Items A1, A2 and A3, despite the adoption of proper building layout and design, and noise mitigation measures, the proposed developments can be sensitive to air-borne noise. • For Item B, it is located in a noise sensitive area and could be susceptible to noise impacts from railway operations. 	<p>(a) To impose relevant development requirements to address the potential noise impact.</p> <p>(b) The development proponent shall implement adequate noise mitigation measures.</p>

Representation No. TPB/R/S/FSS/23-	Subject of Representation	Representer's Proposal
R124	<ul style="list-style-type: none"> For Item B, it is in close vicinity to the High Pressure pipeline along bicycle track near to Fanling Highway. 	<p>(a) The project proponent of Item B should evaluate the potential risk on the town gas pipeline in the vicinity and determine necessary mitigation measures.</p> <p>(b) The Hong Kong and China Gas Co. Ltd. should be consulted in the design stage and close coordination should be carried out during the construction stage.</p>

Summary of Comments on Representations
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

Comment No. [nature of comment]	Gist of Comments
<p>C1 [support rezoning Jockey Club Road Site from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)4” (Item A4)]</p>	<ul style="list-style-type: none"> (a) In relation to R1 to R120, and R122 (b) The proposed subsidised housing project will enable timely provision of public housing to address territorial housing demand, and maximising land utilisation. (c) Eligibility of the purchasers of the subsidised sale flats will follow current policy of Hong Kong Housing Society which is similar to that of the Home Ownership Scheme of the Housing Authority. (d) The proposed use at Jockey Club Road Site (Item A4) is compatible with the surrounding land use. Its proposed height and massing profile would avoid significant adverse visual impact to the surrounding. With the proposed air ventilation impact mitigation measures, the proposed development will not have significant air ventilation impact. (e) The site is well served by public transport services and will be connected to the adjacent future New Territories East Cultural Centre (NTECC) and Fanling MTR Station via footbridge network. The proposed development will not induce significant traffic impact on the surrounding road network. (f) 135 public vehicle parking spaces and 70 private vehicle parking space to be provided at the development will help to meet part of the local parking demand. (g) A 100-place Residential Care Home for the Elderly is proposed at the development to serve local needs. (h) All existing trees are common species in Hong Kong while the majority of them are in fair to poor condition. While it is proposed to fell 43 existing trees, 3 of the existing trees will be retained and 109 compensatory trees will be planted. (i) No adverse rail noise or industrial noise impacts are anticipated. With traffic noise mitigation measures,

Comment No. [nature of comment]	Gist of Comments
	full compliance with noise standard requirement could be achieved.
C2 [Provide comments]	(a) Community facilities are important. Adequate provision of social and community services to serve needs and an equitable distribution of services to all district are required.