

TOWN PLANNING BOARD

TPB Paper No. 10591

For Consideration by
the Town Planning Board on 8.11.2019

**SUBMISSION OF THE DRAFT FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/23A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

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1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/23A (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1 On 3.1.2017, 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 30.1.2018, the CE in C referred the approved OZP No. S/FSS/22 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9.2.2018 under section 12(2) of the Ordinance.
- 2.2 On 29.3.2019, the draft Fanling/Sheung Shui OZP No. S/FSS/23 incorporating amendments was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involve rezoning of five sites for public or private residential developments, including a site at Sheung Shui Area 30 from "Industrial" ("I") to "Residential (Group A)4" ("R(A)4"); a site at Sheung Shui Area 4 from "I" and "Other Specified Uses" annotated "Bus Depot" ("OU(Bus Depot)") to "R(A)4"; a site to the east of Po Shek Wu Road, Sheung Shui Area 4 from "Open Space" ("O") to "R(A)5"; a site at Jockey Club Road, Fanling Area 11 from "Government, Institution or Community" ("G/IC") to "R(A)4"; and a site at Wu Tip Shan, Fanling Area 40 from "G/IC" to "R(A)6"; as well as technical amendments to reflect the existing use of roads.
- 2.3 During the two-month exhibition period, a total of 124 valid representations were received. On 19.7.2019, the representations were published for three weeks for public comments and a total of two comments were received.
- 2.4 After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 25.10.2019, the Board noted the supportive representations and representations providing views, and decided not to uphold the remaining representations and that no amendment should be made to the draft OZP to meet the representations.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations, the comments on representations, the further representations (if any) and the amendments (if any) made by the Board to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Fanling/Sheung Shui OZP No. S/FSS/23 has been renumbered as S/FSS/23A (**Annex I**). Opportunity is also taken to update the ES (**Annex III**) to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in *bold and italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Fanling/Sheung Shui OZP No. S/FSS/23A by the CE in C, the approved OZP will be renumbered as S/FSS/24.

4. Decision Sought

Members are invited to:

- (a) agree that the draft Fanling/Sheung Shui OZP No. S/FSS/23A and its Notes at **Annexes I** and **II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Fanling/Sheung Shui OZP No. S/FSS/23A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. Attachments

Annex I Draft Fanling/Sheung Shui OZP No. S/FSS/23A

Annex II Notes of the draft Fanling/Sheung Shui OZP No. S/FSS/23A

Annex III Explanatory Statement of the draft Fanling/Sheung Shui OZP No. S/FSS/23A