

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 2/13

**For Consideration by the
Rural and New Town Planning Committee on 11.1.2013**

**Proposed Amendments to the
Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/16**

**PROPOSED AMENDMENTS TO
THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/16**

1. Introduction

The purposes of this paper are to seek Member's agreement:

- (a) that the proposed amendments to the approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/16 and its Notes are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) that the revised Explanatory Statement (ES) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zones on the OZP.

2. Status of the Current OZP

- 2.1 The draft Fanling/Sheung Shui OZP No. S/FSS/15 was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 5.6.2012. The approved OZP, re-numbered as S/FSS/16 was exhibited for public inspection under section 9(5) of the Ordinance on 15.6.2012.
- 2.2 On 8.1.2013, the CE in C agreed to refer the approved Fanling/Sheung Shui OZP No. S/FSS/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP will be notified in the Gazette on 18.1.2013 under section 12(2) of the Ordinance.

3. Background of the Major Amendments

Sheung Shui Area 27 Public Rental Housing

- 3.1 To meet the pressing need for housing land, suitable sites zoned "Government, Institution or Community" ("G/IC") with no designated uses have been identified for residential development subject to satisfactory technical assessments. The subject site which covers an area of about 1.24ha, is located at Choi Yuen Road in Sheung Shui Area 27 and is currently zoned "G/IC" and

“Open Space”(“O”) on the approved OZP (**Plan 1a**). It has been identified by the Housing Department (HD) as suitable for development of Public Rental Housing (PRH).

- 3.2 The site is currently occupied by a temporary public car park (**Plan 3a**). The “G/IC” portion of the site was originally reserved for use as a flushing water pumping station by Water Supplies Department (WSD); while the “O” portion was previously designated for district open space. WSD has no objection to exchange the “G/IC” portion with another site in the industrial area to the west of the site. The Leisure & Cultural Services Department also has no objection to release the site after a potential reprovisioning site near Fung Ying Seen Koon has been identified for development of public open space. To facilitate the implementation of PRH development, amendments to the Fanling/Sheung Shui OZP are required.
- 3.3 As illustrated in the schematic drawings prepared by HD (**Drawings A-1 and A-2**), the proposed PRH site is to be developed for 3 housing blocks with building heights ranging from 24 to 32 storeys (maximum 110 mPD) including a podium of up to three storeys. Suitable provision will be 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 (TD). Major development parameters of the PRH are summarized as follows:

Gross Site Area	1.24 ha (about)
Net Site Area	1.24 ha (about)
No. of Flats	900
No. of Blocks	3
Design Population	2,700 (about)
Maximum Total GFA	69,500 m ²
Maximum Building Height	32 storeys (including podium levels) 110 mPD (main roof level)
Local Open Space	2,700 m ²
Car Parking Facilities	public car parking space (required by TD): 197 ancillary car parking space to residential and commercial use: 20 (including 1 parking space for disabled persons) motor-cycle parking space: 7 light goods vehicle parking space: 2 bicycle parking space: 30 loading/unloading space: 5

- 3.4 The proposed zoning is considered appropriate for a high density PRH development, which share similar characteristics and be compatible with the residential developments in the surrounding “R(A)” zones. The PRH development will be guided by an administrative planning brief. There will be a list of welfare facilities provided within the PRH development including a

neighbourhood elderly centre and a residential care home for the elderly. The latest anticipated completion year of the proposed development is 2018.

Fanling Area 49 Public Rental Housing

- 3.5 A site located to the south of Yung Shing Court in Fanling Area 49 was also recommended to be rezoned for residential purpose. The subject site with an area of about 0.82 ha is currently zoned “G/IC” and “Green Belt” (“GB”) on the approved OZP (**Plan 1b**). The site is a piece of Government Land and is currently vacant (**Plan 3b**). No specific G/IC development has been designated for the site. In order to facilitate the better utilization of land resources, the site is proposed to be developed for PRH by HD.
- 3.6 The proposed PRH development comprises a building block with a maximum building height of 33 storeys (maximum 125mPD) (**Drawings A-3 and A-4**). Major development parameters of the PRH are summarized as follows:

Gross Site Area	0.82 ha (about)
Net Site Area	0.74 ha (about)
No. of Flats	780
No. of Blocks	1
Design Population	2,400 (about)
Maximum Total GFA	38,500 m ²
Maximum Building Height	33 storeys 125 mPD (main roof level)
Local Open Space	2,400 m ²
Car Parking Facilities	car parking space: 19 motor-cycle parking space: 7 light goods vehicle parking spaces: 2 bicycle parking space: 52 loading/unloading space: 1

- 3.7 The proposed zoning is considered appropriate for a high density PRH development, which share similar characteristics and be compatible with the residential developments in the surrounding “R(A)” zones. The RPH development will be guided by an administrative planning brief. The latest anticipated completion year of the proposed development is 2020.

4 “G/IC” and “Open Space” Provision

- 4.1 The proposed PRH developments would not have any adverse impact on the “G/IC” and “open space” provision within the Fanling/Sheung Shui New Town area. A range of community/social welfare facilities including district and local open space had been sufficiently provided in the area though there is a shortfall of the planned provision of primary school classrooms and hospital beds

(**Appendix II**). Two sites, at Sheung Shui Area 31 and Fanling Area 40 respectively, have been reserved for school uses. A site at Sheung Shui Area 34 for North District Hospital Extension has also been reserved to serve the needs of the residents in the future.

- 4.2 Relevant Government departments had been consulted and they had no objection to the PRH proposals. Concerned departments also have no plan to use the two sites for other stand-alone G/IC facilities.

5 **Technical Assessments**

- 5.1 HD has undertaken technical assessments for the two proposed PRH developments with respect to environment, traffic, sewerage, air ventilation, visual impacts, ecology and natural terrain hazard (latter two only for Fanling Area 49). A summary of the assessments results is at **Appendix I**.

Environmental Impact Assessment

- 5.2 The Environmental Assessment Study (EAS) conducted for Sheung Shui Area 27 PRH development has demonstrated that adverse noise impacts induced from road traffic and railway and adverse air quality impacts are not anticipated. It is concluded that any potential noise impacts can be effectively overcome by implementation of mitigation measures such as architectural fins and fixed windows and single aspect blocks design. For air quality, since relevant requirements set out in the Hong Kong Planning Standards and Guidelines have been fully satisfied and no chimney emissions sources has been identified, no adverse air quality impacts are envisaged.
- 5.3 For the proposed PRH development in Fanling Area 49, since no chimneys have been identified within 500m from the subject site and no air quality impact on the development is envisaged (with the Wo Hop Shek Crematorium located more than 800m from the site), an EAS is not required at this stage according to the Environmental Protection Department.

Traffic Impact Assessment

- 5.4 The Traffic Impact Assessments (TIAs) undertaken for both PRH developments show that the proposed developments would not generate adverse traffic impact on the surrounding road network, and also conclude that the existing public transport services provided in the vicinity of the sites will be adequate to cater for future demand of the proposed developments. Moreover, the assessments also confirm that all pedestrian facilities in the vicinity of the sites will operate within capacity. The Commissioner for Transport has no major adverse comments on the TIAs.

Sewerage Impact Assessment

- 5.5 Sewerage Impact Assessments (SIAs) have been undertaken for both PRH developments. The assessments show that the impacts of the developments on the surrounding sewers and on the Shek Wu Hui Sewerage Treatment Works are insignificant. They also confirm that there will not be capacity problems regarding drainage, water and other utilities. Suitable connections will need to be designed and agreed with the concerned departments at the detailed design stage.

Air Ventilation Assessment

- 5.6 Air Ventilation Assessments (AVAs) have been undertaken to identify potential air ventilation problems associated with the proposed developments. The assessments demonstrate that no adverse impact on air ventilations would be caused to the vicinities of the developments. CTP/UD&L, Planning Department (PlanD) has no major adverse comments on the AVA carried out for the proposed PRH developments.

Visual Impact Assessment

- 5.7 Visual Impact Assessments (VIAs) have been undertaken in compliance with the Town Planning Board Guidelines No. 41. CTP/UD&L, PlanD has no major adverse comments on the VIA conducted for the proposed PRH development in Sheung Shui Area 27 (**Plan 5a**), while the assessment conducted for the proposed PRH development in Fanling Area 49 concludes that the subject development is considered acceptable in terms of its visual impact in view of the limited scale of the development in relation to the adjacent Yung Shing Court and the surrounding (**Plan 5b**).

Ecological Impact Assessment

- 5.8 An Ecological Survey and Assessment (ESA) has been carried out for the proposed development in Fanling Area 49 which is located next to a watercourse and secondary woodland which are found to be of relative high ecological value. A bat roost, comprising mostly Himalayan Leaf-nosed Bat and three Horseshoe Bat species, is located in the culvert underneath the site. To mitigate the potential ecological impacts, the ESA recommends a list of proposed measures including the establishment of a “non-building transition zone” containing landscape plantings on the western portion of the subject site and a “no-piling zone” along the existing drainage. With appropriate mitigation measures implemented, the ESA confirms that the subject PRH development would be acceptable without causing significant residual ecological impacts. The Director of Agriculture, Fisheries and Conservation has no adverse comments on the ESA.

Natural Terrain Hazard Assessment

- 5.9 A Natural Terrain Hazard Assessment (NTHA) has been carried out for the proposed PRH development in Fanling Area 49 to identify potential hazards and appropriate mitigation measures are recommended for the two natural terrain catchments that are located to the north-west and south of the subject site. The Geotechnical Engineering Office has no major comments on the NTHA.

6. Proposed Amendments to the OZP

- 6.1 The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/FSS/16A at **Attachment II**. Details of the amendment items are as follows:

Item A1 - Rezoning of a site from “G/IC” and “O” to “R(A)1” at Choi Yuen Road (Plans 1a and 2a, aerial photo on Plan 3a and site photos on Plans 4a and 4b)

- 6.2 To effect the planned PRH development, a new sub-zone, “R(A)1”, under the “R(A)” zone is proposed for the PRH site. A maximum total GFA of 69,500m² and a maximum building height of 110 mPD are stipulated for the “R(A)1” zone taking into account of the development scheme at **Drawings A-1 and A-2**. Despite the stipulation of a maximum building height restriction, a stepping height profile should be adopted to present a more interesting height profile and to be compatible with the adjacent Choi Po Court with building heights of 32 to 36 storeys. The stepped height concept will be stated in the ES of the OZP.
- 6.3 To provide flexibility, a minor relaxation clause will be incorporated in the Notes for the “R(A)1” zone to allow minor relaxation of the stipulated GFA and building height restrictions on individual merits through the planning application mechanism.

Item A2 - Rezoning of the slopes and cycle tracks from “G/IC” and “O” to area shown as ‘Road’ (Amendment associated with Item A1) (Plans 1a and 2a, aerial photo on Plan 3a and site photos on Plans 4a and 4b)

- 6.4 This amendment is to rezone the slopes and cycle tracks alongside Po Shek Wu Road and Choi Yuen Road from “G/IC” and “O” to area shown as ‘Road’.

Item B1 - Rezoning of a site from “G/IC” and “GB” to “R(A)2” to the south of Yung Shing Court in Fanling Area 49 (Plans 1b and 2b, aerial photo on Plan 3b and site photos on Plan 4c)

- 6.5 To facilitate the planned PRH development, a new sub-zone, “R(A)2”, under the “R(A)” zone is proposed for the PRH site. A maximum total GFA of

38,500m² and a maximum building height of 125 mPD are stipulated for the “R(A)2” zone taking into account of the development scheme at **Drawings A-3** and **A-4**. To provide flexibility, a minor relaxation clause will be incorporated in the Notes for the “R(A)2” zone to allow minor relaxation of the stipulated GFA and building height restrictions on individual merits through the planning application mechanism.

Item B2 - Rezoning of the slopes and vegetated residual land from “G/IC” to “GB” (Amendment associated with Item B1) (Plans 1b and 2b, aerial photo on Plan 3b and site photos on Plan 4c)

- 6.6 This amendment is to rezone the slopes and vegetated residual land alongside the boundary of the proposed PRH development in the subject site from “G/IC” to “GB” to reflect their existing natural state.

7. Proposed Amendment to the Notes of the OZP

The Notes of the “R(A)” zone has been amended to cater for the proposed sub-areas of “R(A)1” and “R(A)2” zones with stipulation of GFA and building height restrictions. Provisions have been made in the Notes of the “R(A)1” and “R(A)2” zones for minor relaxation of GFA and building height restrictions through the planning application mechanism. ‘Public vehicle park (excluding container vehicles)’ use will be incorporated as a Column 1 use under the Notes of the “R(A)1” zone to facilitate the reprovisioning of a public car park at Choi Yuen Road as mentioned in para. 3.3 above. Opportunity is also taken to revise the exemption clause for GFA/plot ratio calculation in relation to caretaker’s quarters in the Remarks of the Notes for the “Comprehensive Development Area”, “R(A)”, “Residential (Group B)” and “Residential (Group C)” zones. A copy of the revised Notes is attached at **Attachment IIa** with the proposed amendments highlighted for Members’ consideration.

8. Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in para. 6 above and to reflect the latest status and planning circumstances of the OZP. A copy of the revised ES is attached at **Attachment IIb** with the proposed amendments highlighted for Members’ consideration.

9. Plan Number

Upon gazetting, the draft OZP will be renumbered as S/FSS/17.

10. Consultation

- 10.1 The proposed amendments to the approved Fanling/Sheung Shui OZP have been circulated to the relevant departments and they have no objection to or no comment on the proposed amendments. HD consulted the North District Council (NDC) on the proposed PRH development in Sheung Shui Area 27 on 29.7.2010 and 14.4.2011 and on the proposed PRH developments in Fanling Area 49 on 14.4.2011 and 13.12.2012. The NDC generally supported the proposed developments but requested HD to carefully consider the traffic and service facilities provision for the future PRH developments. The comments of the NDC members had been incorporated in the development schemes where appropriate and relevant technical assessments had been conducted to support the proposal.
- 10.2 The NDC (or its sub-committee), Fanling District Rural Committee (FDRC) and Sheung Shui District Rural Committee (SSDRC) will be consulted after the Committee's agreement to the proposed amendments either before the gazetting of the proposed amendments to the OZP or during the exhibition period depending on the meeting schedules of NDC, FDRC and SSDRC.

11. Decision Sought

Members are invited to:

- a) agree to the proposed amendments to the approved Fanling/Sheung Shui OZP No. S/FSS/16 as mentioned in paragraph 6 above;
- b) agree that the amendment Plan No. S/FSS/16A at **Attachment II** (to be renumbered to S/FSS/17 upon gazetting) and its Notes at **Attachment IIa** are suitable for exhibition for public inspection under section 5 of the Ordinance;
- c) adopted the revised ES at **Attachment IIb** as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Fanling/Sheung Shui OZP; and
- d) agree that the revised ES at **Attachment IIb** is suitable for exhibition for public inspection together with the draft OZP No. S/FSS/16A (to be renumbered to S/FSS/17 upon gazetting).

12. Attachments

Attachment I	Approved Fanling/Sheung Shui OZP No. S/FSS/16 (A-3 size)
Attachment II	Draft Fanling/Sheung Shui OZP No. S/FSS/16A
Attachment IIa	Notes of the Draft Fanling/Sheung Shui OZP No. S/FSS/16A

Attachment IIb	Explanatory Statement of the Draft Fanling/Sheung Shui OZP No. S/FSS/16A
Plan 1a	OZP Comparison for Amendment Items A1 and A2
Plan 1b	OZP Comparison for Amendment Items B1 and B2
Plan 2a	Site Plan of Amendment Items A1 and A2
Plan 2b	Site Plan of Amendment Items B1 and B2
Plan 3a	Aerial Photo of Amendment Items A1 and A2
Plan 3b	Aerial Photo of Amendment Items B1 and B2
Plan 4a and 4b	Site Photos of Amendment Items A1 and A2
Plan 4c	Site Photos of Amendment Items B1 and B2
Plan 5a	Photomontage of Sheung Shui Area 27 PRH
Plan 5b	Photomontage of Fanling Area 49 PRH
Drawings A-1 and A-2	Indicative Development Scheme of Sheung Shui Area 27 PRH
Drawings A-3 and A-4	Indicative Development Scheme of Fanling Area 49 PRH
Appendix I	Summary of Technical Assessments provided by HD
Appendix II	Provision of Major Community Facilities in Fanling/Sheung Shui



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	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
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	
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.41	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	2.87	商業 / 住宅
RESIDENTIAL (GROUP A)	108.62	14.14	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.06	住宅 (乙類)
RESIDENTIAL (GROUP C)	23.23	3.02	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	83.26	10.84	鄉村式發展
INDUSTRIAL	59.37	7.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	105.63	13.75	政府、機構或社區
OPEN SPACE	47.44	6.18	休憩用地
OTHER SPECIFIED USES	35.82	4.66	其他指定用途
UNDETERMINED	6.90	0.12	未決定用途
GREEN BELT	150.02	20.70	綠化地帶
RIVER CHANNEL	27.08	3.53	河渠
MAJOR ROAD ETC.	85.44	11.12	主要道路等
TOTAL PLANNING SCHEME AREA	768.22	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

行政長官會同行政會議於2012年6月5日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
5 JUNE 2012

Signed Ms Manda CHAN 陳詠雯女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

SCALE 比例尺
METRES 250 0 500 1000 METRES

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/16

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	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	GIC	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		規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION		加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.41	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	2.87	商業 / 住宅
RESIDENTIAL (GROUP A)	110.68	14.41	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.06	住宅 (乙類)
RESIDENTIAL (GROUP C)	23.23	3.02	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	83.26	10.84	鄉村式發展
INDUSTRIAL	58.37	7.60	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	103.36	13.45	政府、機構或社區
OPEN SPACE	46.85	6.10	休憩用地
OTHER SPECIFIED USES	35.82	4.66	其他指定用途
UNDETERMINED	0.90	0.12	未決定用途
GREEN BELT	159.39	20.75	綠化地帶
RIVER CHANNEL	27.08	3.53	河道
MAJOR ROAD ETC.	85.87	11.18	主要道路等
TOTAL PLANNING SCHEME AREA	768.22	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / F S S / 1 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/FSS/16

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

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

SCALE 1:10 000 比例尺

米 METRES 250 0 500 1 000 1 500 METRES 米

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/16A

APPROVED ~~DRAFT~~ FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/16A

(Being ~~an Approved~~ **a Draft** 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 sub-paragraph (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).

Schedule of Uses

	<u>Page</u>
COMPREHENSIVE DEVELOPMENT AREA	1
COMMERCIAL/RESIDENTIAL	4
RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP B)	78
RESIDENTIAL (GROUP C)	910
VILLAGE TYPE DEVELOPMENT	1112
INDUSTRIAL	1314
GOVERNMENT, INSTITUTION OR COMMUNITY	1516
OPEN SPACE	1617
OTHER SPECIFIED USES	1718
GREEN BELT	1920

COMPREHENSIVE DEVELOPMENT AREA

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

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)

- (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, ~~and~~ **or** caretaker's quarters, ~~or~~ **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 [@] of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Library Market 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 [@] 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)

[@]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 ²)	domestic plot ratio of 3.9 or non-domestic plot ratio of 6.7	20 metres
C/R (with site area 340m ² 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 ² and non-domestic GFA of 48,848m ² (of which not less than 27,277m ² 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 –
- 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
 - 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 <i>(excluding container vehicle)</i> <i>(on land designated “R(A)1” only)</i> 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) <i>(not elsewhere specified)</i> Religious Institution School (not elsewhere specified) Shop and Services 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

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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 69,500 m² and a 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 38,500 m² and a 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) *In determining the maximum GFA 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 GFA/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 B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose- designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	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

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, ~~and~~ **or** caretaker’s quarters; ~~or~~ **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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	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 5,504m², 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, ~~and~~ **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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Flat
On-Farm Domestic Structure	Government Refuse Collection Point
Religious Institution (Ancestral Hall only)	Government Use (not elsewhere specified)#
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Market
	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
Ambulance Depot	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Concrete Batching Plant
Eating Place (Canteen, Cooked Food Centre only)	Container Vehicle Park/Container Vehicle Repair Yard
Government Refuse Collection Point	Dangerous Goods Godown
Government Use (not elsewhere specified)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Industrial Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Information Technology and Telecommunications Industries	Exhibition or Convention Hall
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Convenience	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Offensive Trades
Public Vehicle Park (excluding container vehicle)	Office (not elsewhere specified)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Open Storage
Recyclable Collection Centre	Petrol Filling Station
Research, Design and Development Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Place of Recreation, Sports or Culture
Utility Installation for Private Project	Private Club
Vehicle Repair Workshop	Public Clinic (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	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 [#] which may be permitted on any floor)
	Training Centre (in wholesale conversion of an existing building only)
	Vehicle Stripping/Breaking Yard
	Wholesale Trade

(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>

- # 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 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

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 height of the existing building, whichever is the greater.

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 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

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

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p><u>For “Transport Interchange with Commercial Uses Above” only</u></p> <div> <div> 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 </div> <div> 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 </div> </div>	

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)

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 “Kowloon-Canton Railway Station” only

Kowloon-Canton 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 Kowloon-Canton 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 *DRAFT* FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/16A

EXPLANATORY STATEMENT

Explanatory Statement

<u>CONTENTS</u>	<u>Page</u>
1. Introduction	1
2. Authority for the Plan and Procedure	1
3. Object of the Plan	23
4. Notes of the Plan	3
5. The Planning Scheme Area	3
6. Population	34
7. Land Use Zonings	
7.1 Comprehensive Development Area	34
7.2 Commercial/Residential	45
7.3 Residential (Group A)	5
7.4 Residential (Group B)	56
7.5 Residential (Group C)	67
7.6 Village Type Development	67
7.7 Industrial	78
7.8 Government, Institution or Community	78
7.9 Open Space	79
7.10 Other Specified Uses	89
7.11 Undetermined	89
7.12 Green Belt	89
8. Communications	810
9. Utility Services	911
10. Cultural Heritage	1011
11. Implementation	1012

**APPROVED *DRAFT* FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO.
S/FSS/16A**

(Being an ~~Approved~~ ***Draft*** 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~~ ***draft*** Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/16A. 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.
- 2.5 On 31 October 2003, the draft Fanling/Sheung Shui OZP No. S/FSS/11, incorporating amendments to rezone a site at the south-eastern edge of Fanling Village in Area 10 from “Residential (Group C)1” to “Village Type Development” and the amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.6 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 15 October 2004, the approved Fanling/Sheung Shui OZP No. S/FSS/12 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.7 On 3 January 2006, the CE in C referred the approved Fanling/Sheung Shui OZP No. S/FSS/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 31 March 2006, the draft Fanling/Sheung Shui OZP No. S/FSS/13, incorporating amendments to rezone a site to the south of Tsung Pak Long from “Comprehensive Development Area” (“CDA”) to “Residential (Group C)3” (“R(C)3”); an area to the east of the Shek Wu Hui Sewage Treatment Works from “Government, Institution or Community” (“G/IC”) to an area shown as ‘River Channel’, “Green Belt” (“GB”) and “Other Specified Uses” (“OU”) annotated “Sewage Treatment Works”; and an area to the west of Po Wan Road from “OU (Sewage Treatment Works)” to an area shown as ‘River Channel’ as well as the amendments to the definitions of “existing use” and “existing building” in the covering Notes, and amendments to the Notes for “Industrial” (“I”) zone and refinement to the planning intention in the Notes for the “Open Space” zone in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.
- 2.9 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 Fanling/Sheung Shui OZP No. S/FSS/14 to 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 12 November 2010 under section 12(2) of the Ordinance.~~
- 2.10 On 30 June 2011, the draft Fanling/Sheung Shui OZP No. S/FSS/15, incorporating the amendments to the Notes of the “I” zone, was exhibited for public inspection under section 5 of the Ordinance. One valid representation was received during the two-month exhibition period. The representation which indicated support to the amendments to the Notes of the “I” zone was noted by the Board on 3 February 2012.
- 2.11 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 15 June 2012, the approved Fanling/Sheung Shui OZP No. S/FSS/16 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 ***On 8.1.2013, the CE in C referred the approved Fanling/Sheung Shui OZP No. S/FSS/16 to 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 18.1.2013 under section 12(2) of the Ordinance.***
- 2.13 ***On __ 2013, the draft Fanling/Sheung Shui OZP No. S/FSS/16A (the Plan)***

(to be re-numbered as S/FSS/17 upon gazetting), incorporating amendments mainly to rezone two sites in Planning Area 27 and Planning Area 49 to “Residential(Group A)1” (“R(A)1”) and “Residential(Group A)2” (“R(A)2”) respectively to facilitate public rental housing developments, was exhibited for public inspection under section 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.

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 768 hectares. It generally coincides with the designated 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 the Ng Tung and Ma Wat Rivers to the north and 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 recently been developed around these market towns.

6. POPULATION

According to the ~~2011 Census~~ ~~2006 By-Census~~, the total population of the Area was about ~~235,000 persons~~ persons. It is expected that the total planned population of the Area would be about ~~265,000 persons~~ persons.

7. LAND USE ZONINGS

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

7.1.1 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.

7.1.2 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.

7.1.3 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.

7.1.4 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.

7.1.5 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.

7.1.6 The “CDA” site will share a common ingress/egress point with the adjoining low-rise, low-density residential development.

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

- 7.2.1 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.
- 7.2.2 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.
- 7.2.3 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 340m², 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 340m² or greater.
- 7.2.4 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 of 35,292m² and a maximum non-domestic gross floor area of 48,848m², of the latter, not less than 27,277m² 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.
- 7.2.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, gross floor area 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.

7.3 “Residential (Group A)” (“R(A)”) : Total Area ~~108.62 ha~~ ha

- 7.3.1 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.
- 7.3.2 The “R(A)” zone includes sites for private residential developments in proximity to the two existing market towns, Kowloon-Canton Railway (KCR) Fanling Station 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.

7.3.3 This zoning includes two sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”): Total Area ____ 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 restrictions on the maximum total gross floor area of 69,500 m² and building height restriction as shown on the Plan, or the GFA 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 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 ____ 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 restrictions on the maximum total gross floor area of 38,500 m² and building height restriction as shown on the Plan, or the GFA and height of 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.**

7.3.4 Minor relaxation of the GFA and building height restrictions for the “R(A)1” and “R(A)2” zones may be considered by the Board on application under section 16 of the Town Planning Ordinance. Each application for minor relaxation of GFA/building height restrictions will be considered on its own merits.

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

- 7.4.1 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.**
- 7.4.2 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.**
- 7.4.3 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.

- 7.4.4 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 the individual planning merits.

7.5 “Residential (Group C)” (“R(C)”) : Total Area 23.23 ha

- 7.5.1 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.

- 7.5.2 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 gross floor area of 5,504m², a maximum site coverage of 24% and a maximum height of 4 storeys over one-storey carpark.

- 7.5.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, gross floor area, 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.

7.6 “Village Type Development” (“V”) : Total Area 83.26 ha

- 7.6.1 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.

7.6.2 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.

7.6.3 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.

7.7 “Industrial” (“I”) : Total Area 58.37 ha

7.7.1 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.

7.7.2 In addition to the existing industrial areas of On Lok Tsuen (Planning Area 25) and Planning Area 4, other areas intended for industrial use are planned in the south-eastern (Planning Area 48) and north-western (Planning Area 30) periphery of the New Town.

7.7.3 In view of the peripheral location of the sites and infrastructural limitations, development within this zone is subject to a maximum plot ratio of 5.0, and a maximum building height of 25m or the height of the existing building, whichever is the greater.

7.8 “Government, Institution or Community” (“G/IC”) : Total Area ~~105.63~~ **ha**

7.8.1 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.

7.8.2 Some examples of major regional and district facilities are the Police Driving School of the Hong Kong Police Force in Planning Area 17, 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.

- 7.8.3 Planned developments include a cross-district community cultural centre in Planning Area 11 and a community hall in Planning Area 44.

7.9 “Open Space” (“O”) : Total Area ~~47.44 ha~~ ha

- 7.9.1 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.

- 7.9.2 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.

7.10 “Other Specified Uses” (“OU”) : Total Area 35.82 ha

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

- 7.10.2 Sites reserved for specific uses such as abattoir, sewage treatment works, bus depot, flood balancing reservoir, KCR 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 KCR 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.

7.11 “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.

7.12 “Green Belt” (“GB”) : Total Area ~~159.02 ha~~ ha

- 7.12.1 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.

- 7.12.2 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 consists basically 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 ~~Kowloon-Canton Railway~~ **Mass Transit Railway (MTR)**

Fanling/Sheung Shui New Town is served by the ~~electrified KCR~~ **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. 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 ~~the New Town to offer an alternative mode of transport~~ **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 now available in Fanling/Sheung Shui after 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 a trunk sewer pumping station in Planning Area 25. To cope with the new development, the upgrading of the sewage treatment works in Planning Area 2 from 80,000 m³/d to 93,000 m³/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

~~The Lung Yeuk Tau Archaeological Site is located to the immediate south-east in the close vicinity of the Area and archaeological deposit still remains in Lung Yeuk Tau and its vicinity. There are 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 official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department at <http://www.amo.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 AMO's official website.* and five graded historical buildings located within the Area. The declared monument is Liu Man Shek Tong Ancestral Hall at Sheung Shui. The five graded historical buildings/structures include: Bok Man School (Grade III) at Tsung Pak Long Village, Fan Ling Chung Wai (Grade II) at Fanling Wai, Liu Ying Lung Study Hall (Grade II) at Po Sheung Tsuen, Old Sheung Shui Police Station (Grade III) near Hing Yan Tsuen, and Pang Ancestral Hall (Grade I) at Fanling Pak Wai. Besides, recorded historical buildings/structures~~

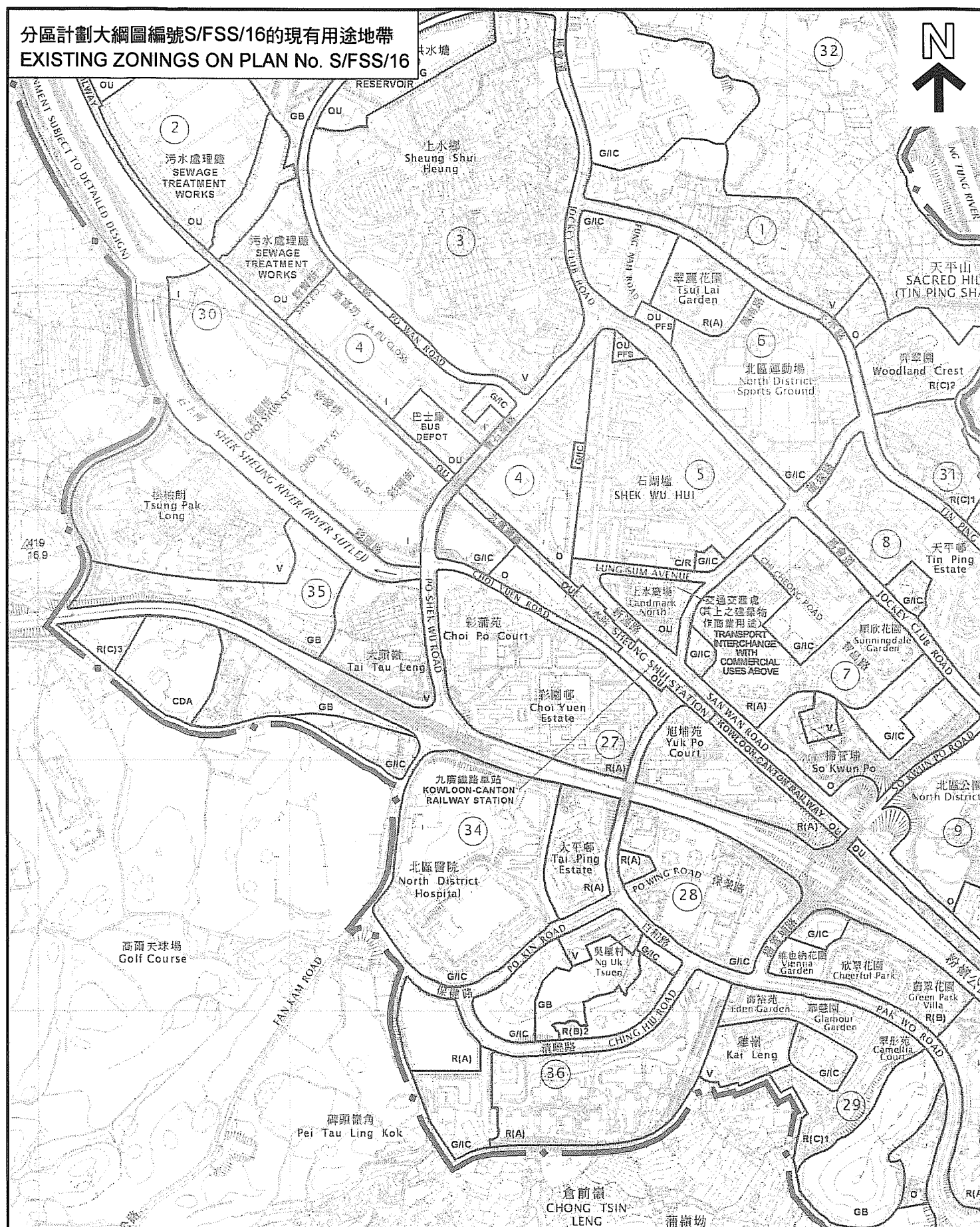
~~include: Chong Ha Ching Tse at Wong Kong Shan, Fung Ying Seen Koon at Pak Wo Road, Sam Shing Temple at Jockey Club Road, Hakka Wai at Tsung Pak Long, St. Joseph Church at Luen Wo Hui, Shing Fat Yuen at On Kui Street, two Stone Tablets (Direction Plaque and Notice Plaque of Old District Office North) at On Lok Tsuen. Other historical villages include: Sheung Shui Heung, Ng Uk Tsuen, Tsung Pak Long, Kai Leng Tsuen, Fanling Wai, Tai Tau Leng and Wo Hop Shek Tsuen. These historical buildings/structures and villages are worthy of preservation. Prior consultation with *AMO should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings and their immediate environs.* the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or redevelopment affecting them and its immediate environs.~~

11. IMPLEMENTATION

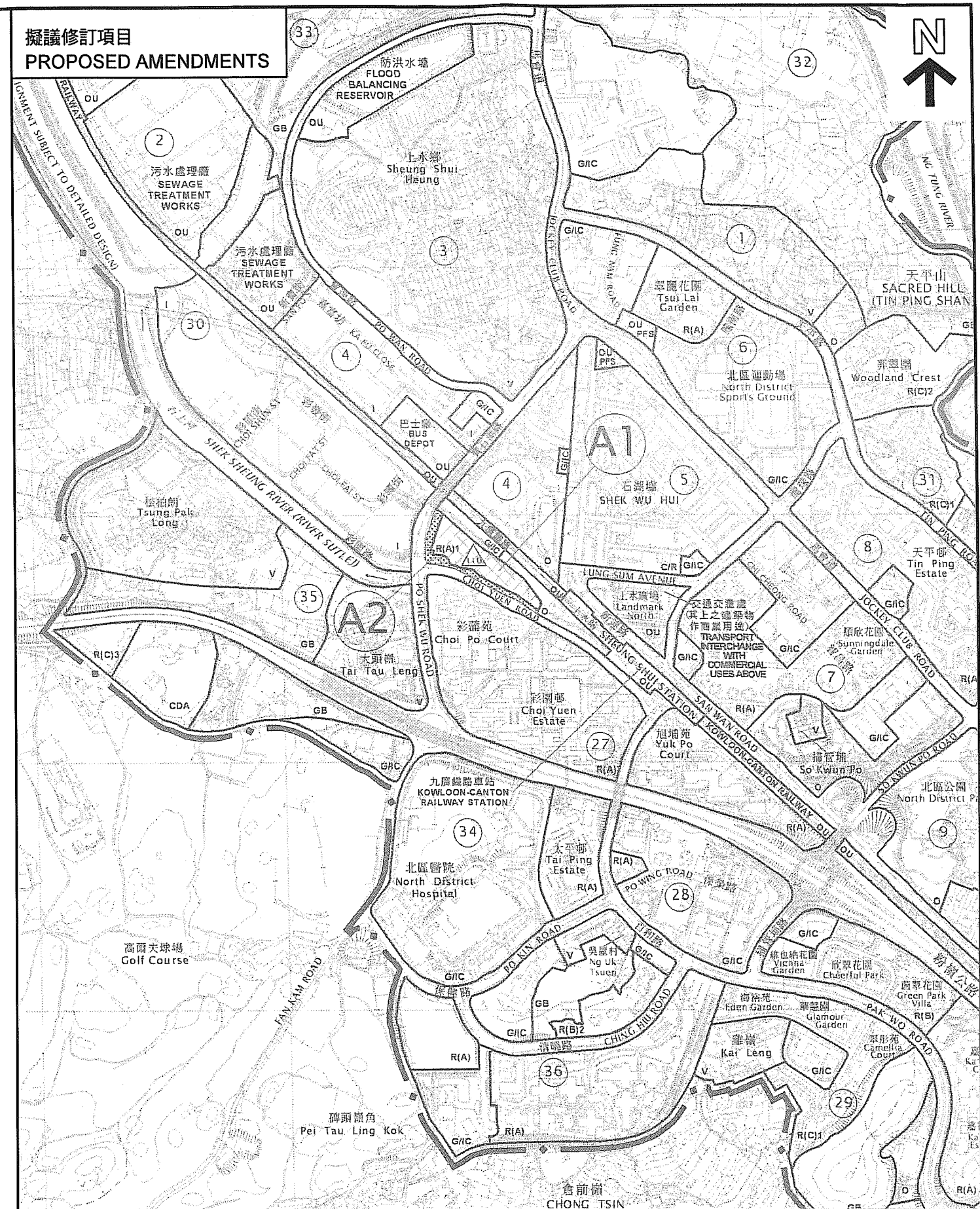
- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published 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.

TOWN PLANNING BOARD
~~June~~ __ 2012

分區計劃大綱圖編號S/FSS/16的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/FSS/16



擬議修訂項目
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16

修訂項目A1及A2

PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

SCALE 1 : 10 000 比例尺
米 METRES 100 0 100 200 300 400 500 METRES

本摘要圖於2012年12月13日擬備，
所根據的資料為於2012年6月5日核准的
分區計劃大綱圖編號S/FSS/16
EXTRACT PLAN PREPARED ON 13.12.2012
BASED ON OUTLINE ZONING PLAN
No. S/FSS/16 APPROVED ON 5.6.2012

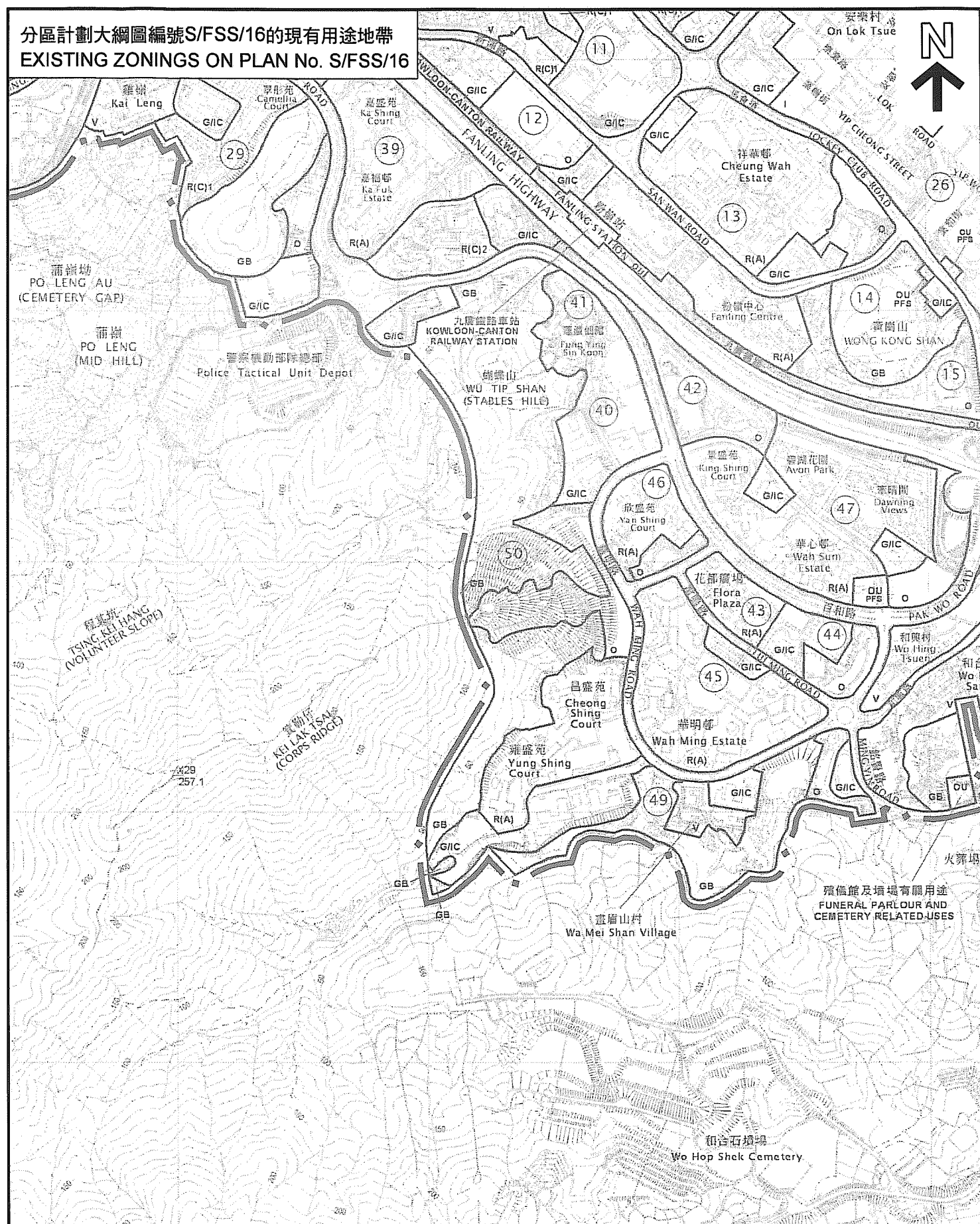
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/NE/12/142

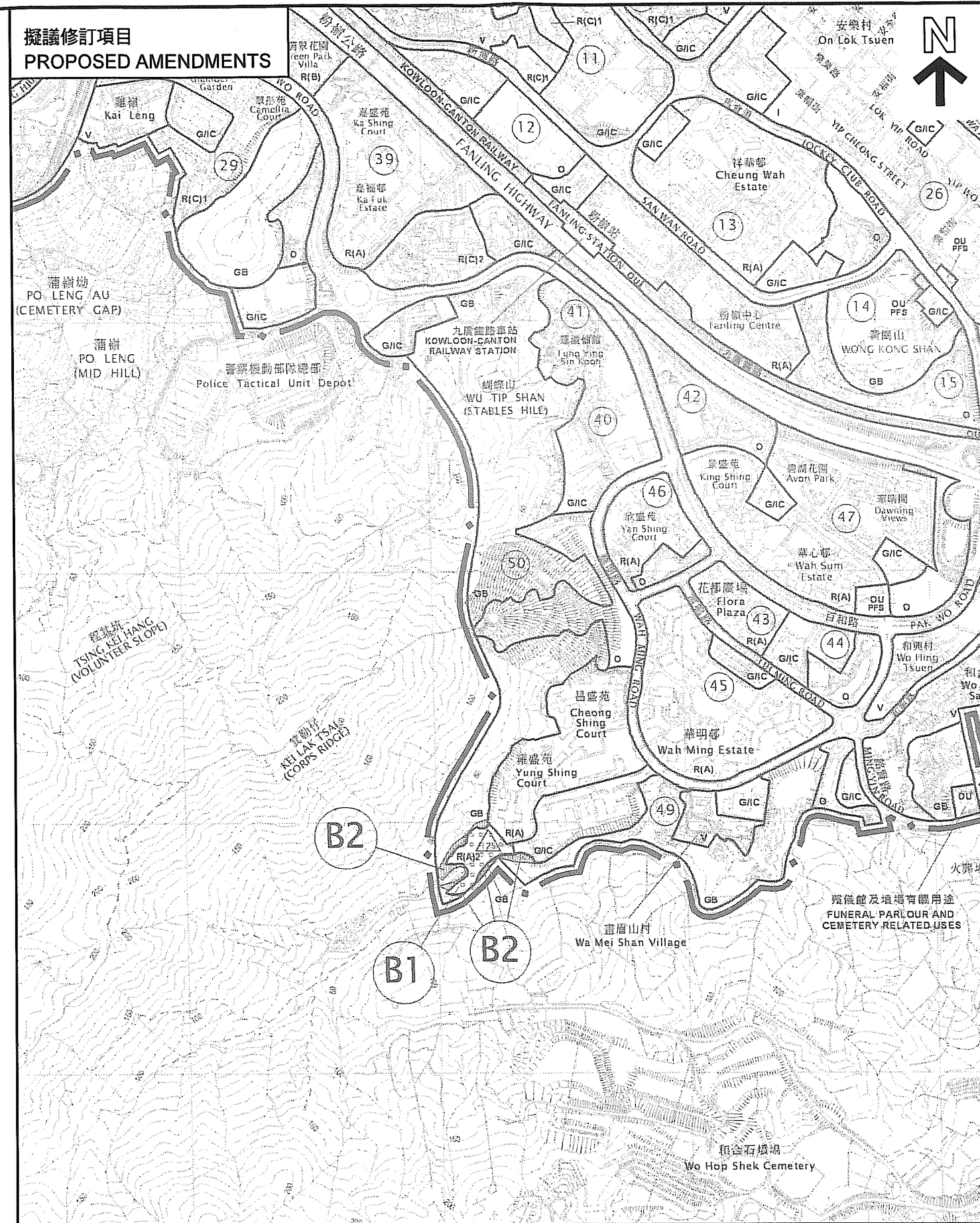


圖 PLAN
1a

分區計劃大綱圖編號S/FSS/16的現有用途地帶
EXISTING ZONINGS ON PLAN No. S/FSS/16



擬議修訂項目
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16

修訂項目B1及B2

PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS B1 AND B2

SCALE 1 : 10 000 比例尺
米 METRES 100 0 100 200 300 400 500 METRES

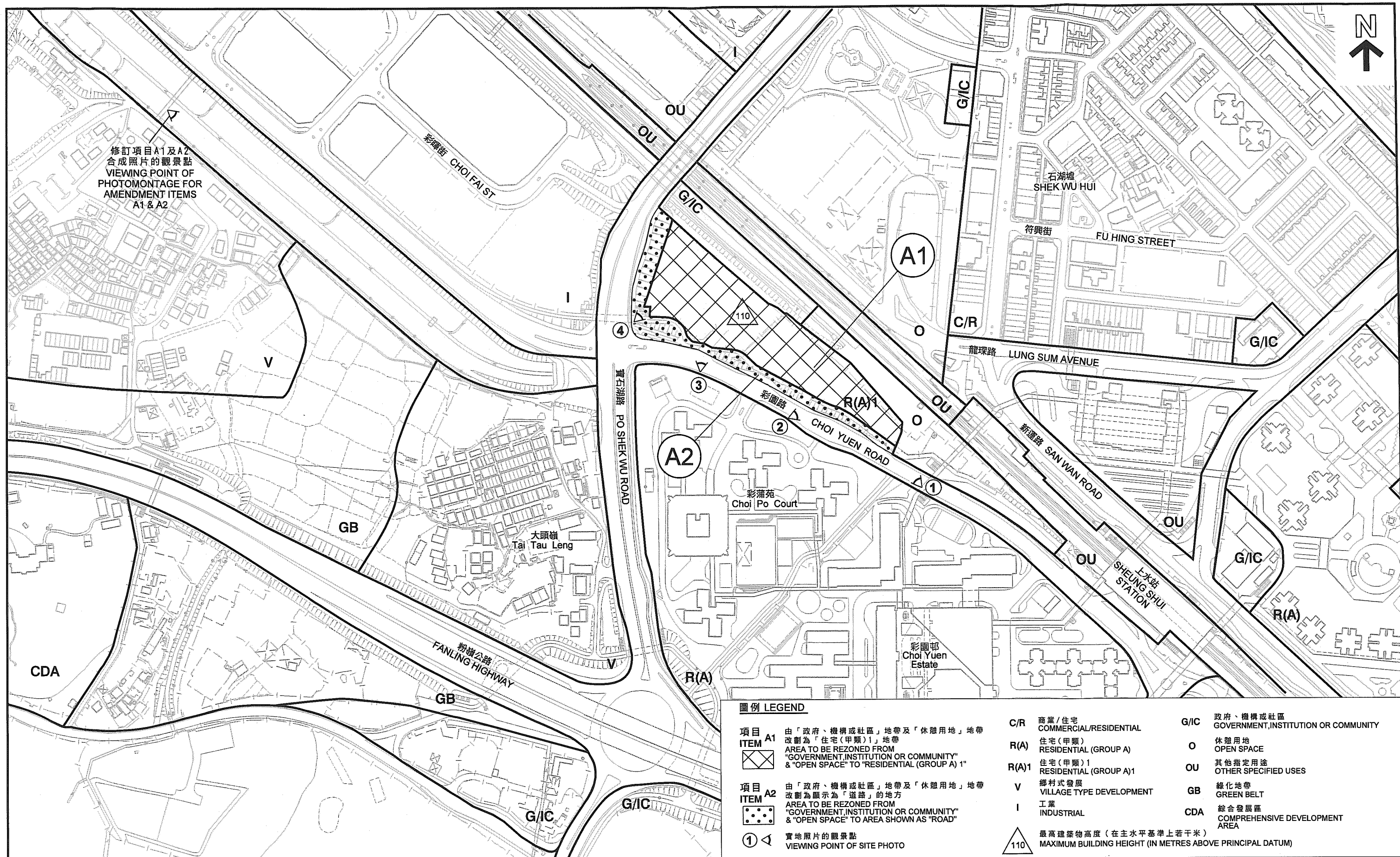
本摘要圖於2012年12月13日擬備，
所根據的資料為於2012年6月5日核准的
分區計劃大綱圖編號S/FSS/16
EXTRACT PLAN PREPARED ON 13.12.2012
BASED ON OUTLINE ZONING PLAN
No. S/FSS/16 APPROVED ON 5.6.2012

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/NE/12/142



圖 PLAN
1b



修訂項目A1及A2
合成照片的觀景點
VIEWING POINT OF
PHOTOMONTAGE FOR
AMENDMENT ITEMS
A1 & A2

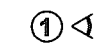
圖例 LEGEND



項目
ITEM A1
由「政府、機構或社區」地帶及「休憩用地」地帶
改劃為「住宅(甲類)1」地帶
AREA TO BE REZONED FROM
"GOVERNMENT, INSTITUTION OR COMMUNITY"
& "OPEN SPACE" TO "RESIDENTIAL (GROUP A) 1"



項目
ITEM A2
由「政府、機構或社區」地帶及「休憩用地」地帶
改劃為顯示為「道路」的地方
AREA TO BE REZONED FROM
"GOVERNMENT, INSTITUTION OR COMMUNITY"
& "OPEN SPACE" TO AREA SHOWN AS "ROAD"



①
實地照片的觀景點
VIEWING POINT OF SITE PHOTO

C/R 商業/住宅
COMMERCIAL/RESIDENTIAL
R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
R(A)1 住宅(甲類)1
RESIDENTIAL (GROUP A)1
V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
I 工業
INDUSTRIAL

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
O 休憩用地
OPEN SPACE
OU 其他指定用途
OTHER SPECIFIED USES
GB 綠化地帶
GREEN BELT
CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA

△ 110
最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

平面圖 SITE PLAN

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目A1及A2

PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

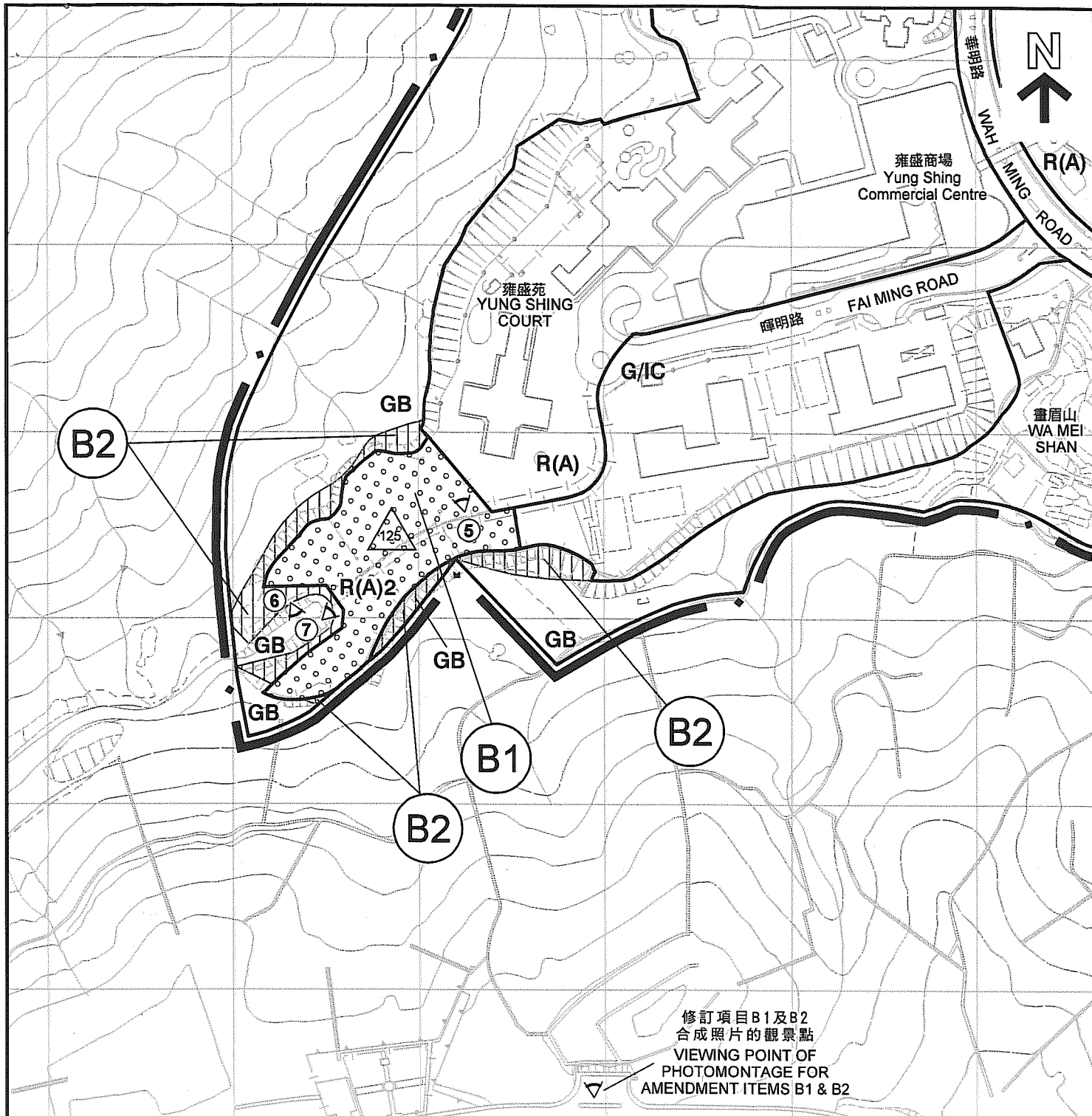
米 50 0 50 100 米
METRES 50 0 50 100 METRES
SCALE 1:3 000 比例尺

本摘要圖於2012年12月28日擬備，
所根據的資料為測量圖編號
3-SW-6A、6B、6C和6D
EXTRACT PLAN PREPARED ON 28.12.2012
BASED ON SURVEY SHEETS No.
3-SW-6A, 6B, 6C & 6D

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
2a



圖例 LEGEND

- 項目 B1**
ITEM
由「政府、機構或社區」地帶及「綠化地帶」改劃為「住宅(甲類)2」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" & "GREEN BELT" TO "RESIDENTIAL (GROUP A)2"
- 項目 B2**
ITEM
由「政府、機構或社區」地帶改劃為「綠化地帶」
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GREEN BELT"
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(A)2** 住宅(甲類)2
RESIDENTIAL (GROUP A)2
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- △ 125 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

和合石墳場
Wo Hop Shek Cemetery

平面圖 SITE PLAN

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目B1及B2

PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS B1 AND B2

米 METRES 50 0 50 100 METRES
SCALE 1:3 000 比例尺

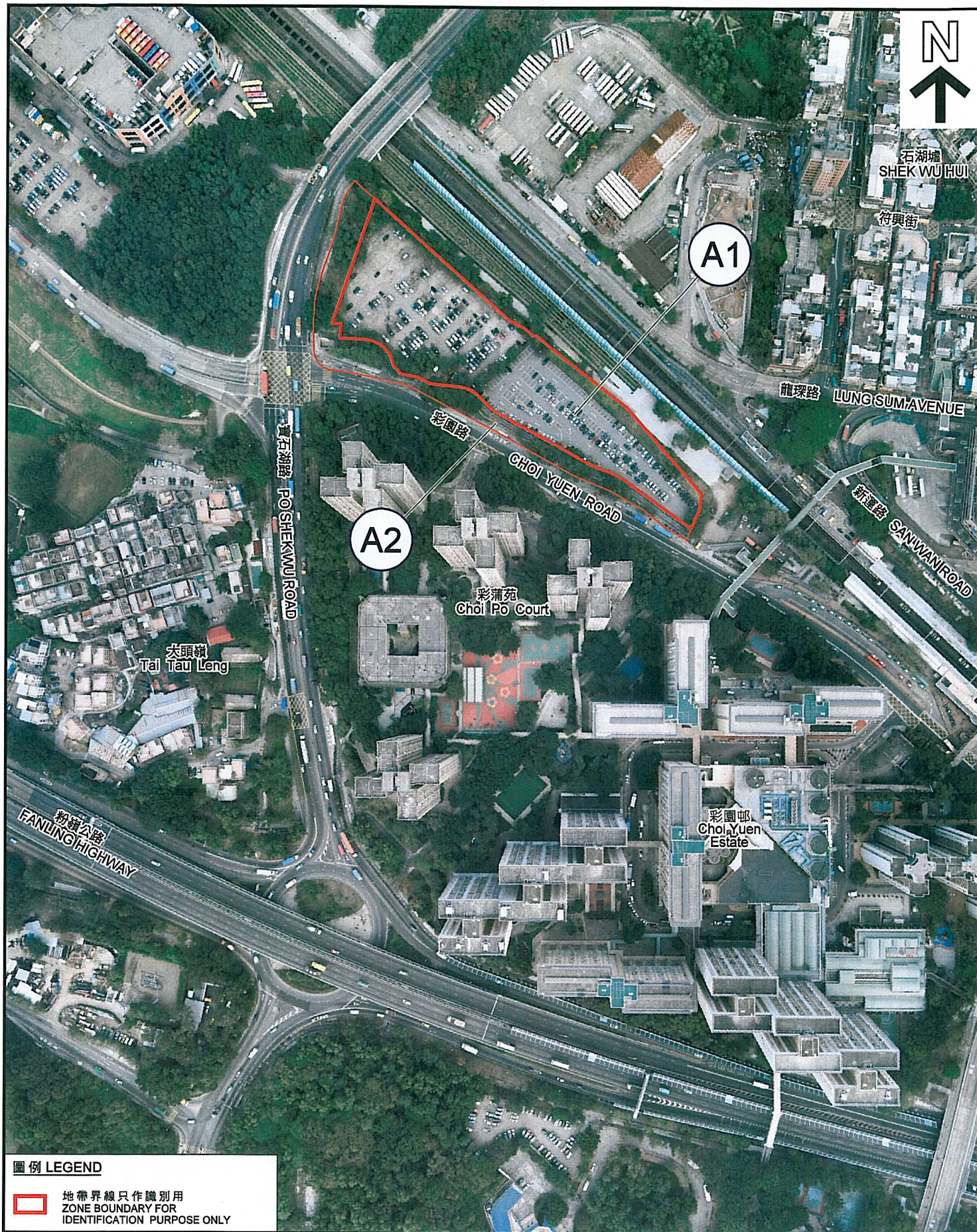
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
2b

本摘要圖於2012年12月21日擬備，
所根據的資料為測量圖編號
3-SW-17A、17B、17C及17D
EXTRACT PLAN PREPARED ON 21.12.2012
BASED ON SURVEY SHEETS No.
3-SW-17A, 17B, 17C & 17D



圖例 LEGEND

 地帶界線只作識別用
ZONE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年12月13日擬備，
所根據的資料為地政總署
於2012年1月19日拍得的航攝照片
編號CW93523

EXTRACT PLAN PREPARED ON 13.12.2012
BASED ON AERIAL PHOTO No. CW93523
TAKEN ON 19.1.2012 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目A1及A2

PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
3a



圖例 LEGEND



地帶界線只作識別用
ZONE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年12月13日擬備，
所根據的資料為地政總署
於2012年9月18日拍得的航攝照片
編號CS38844

EXTRACT PLAN PREPARED ON 13.12.2012
BASED ON AERIAL PHOTO No. CS38844
TAKEN ON 18.9.2012 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目B1及B2

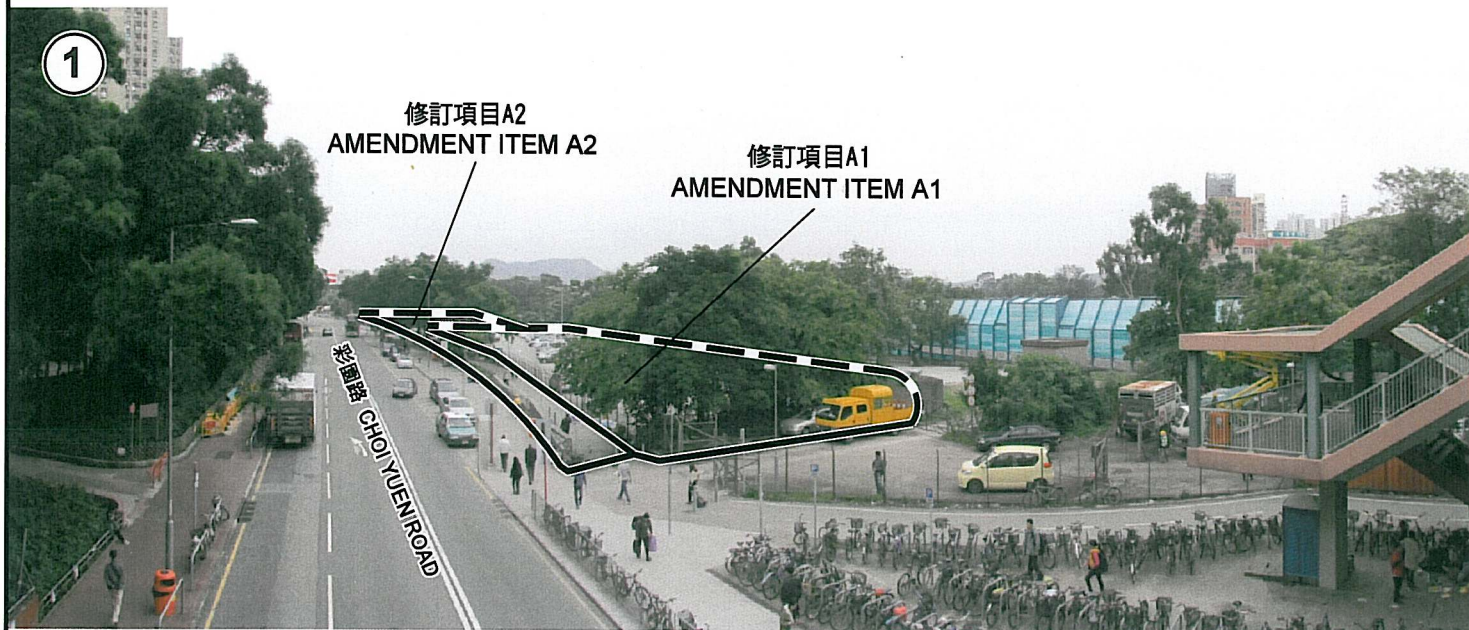
PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS B1 AND B2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
3b



實地照片 SITE PHOTO

本圖於2012年12月21日擬備，所根據的資料為攝於2012年12月6日的實地照片
PLAN PREPARED ON 21.12.2012 BASED ON SITE PHOTO TAKEN ON 6.12.2012

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
4a



實地照片 SITE PHOTO

本圖於2012年12月21日擬備，所根據的資料為攝於2012年12月6日的實地照片
PLAN PREPARED ON 21.12.2012 BASED ON SITE PHOTO TAKEN ON 6.12.2012

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

規劃署
PLANNING
DEPARTMENT



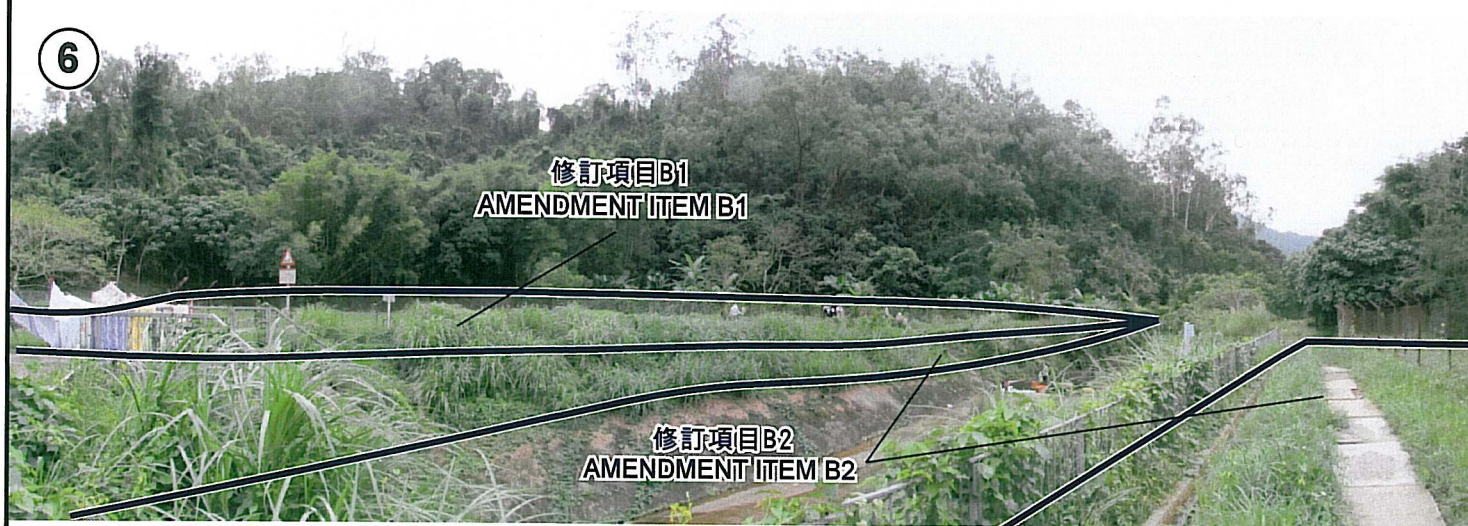
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REFERENCE No.
M/NE/12/142

圖 PLAN
4b

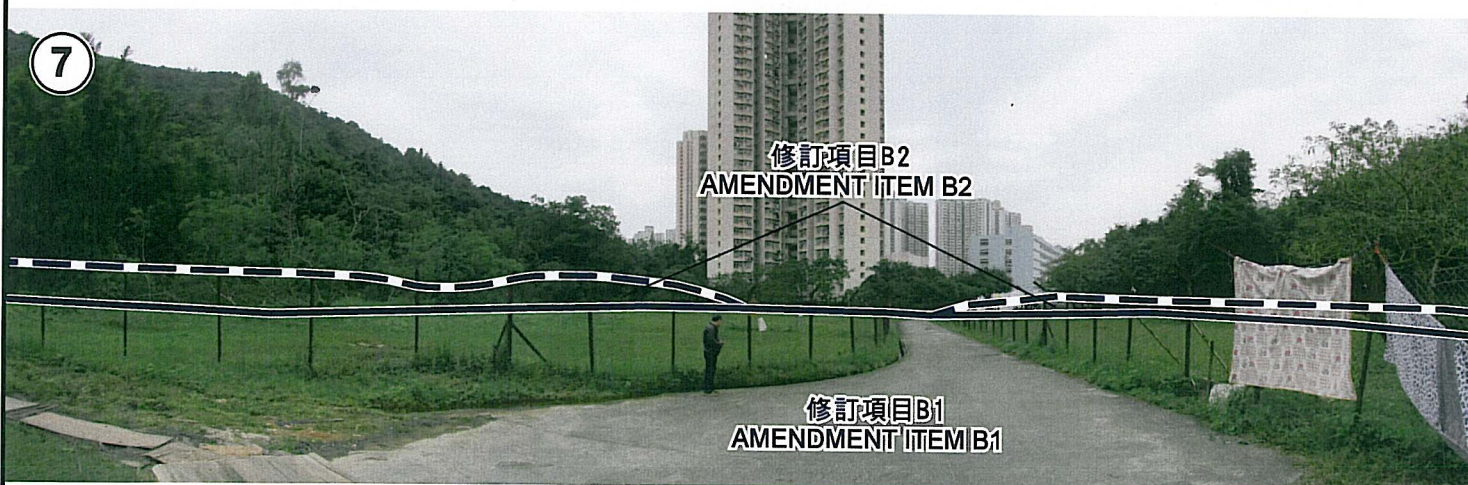
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6



7



實地照片 SITE PHOTO

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目B1及B2

PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS B1 AND B2

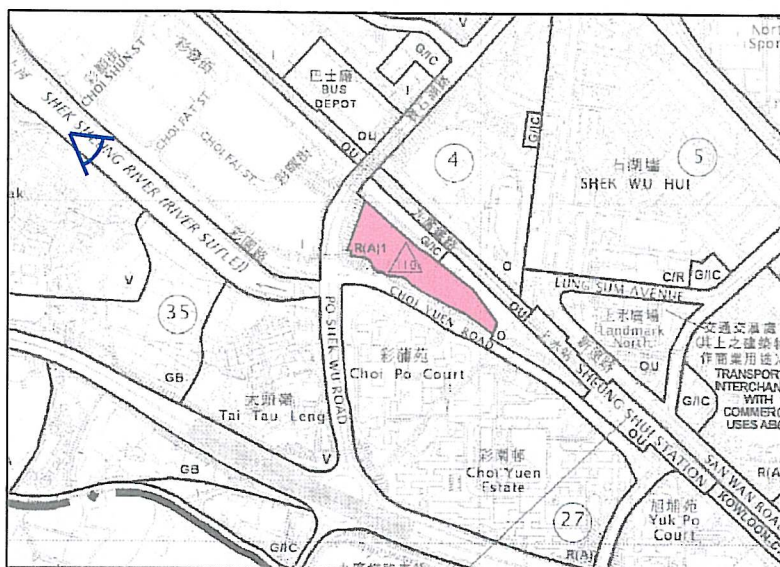
規劃署
PLANNING
DEPARTMENT



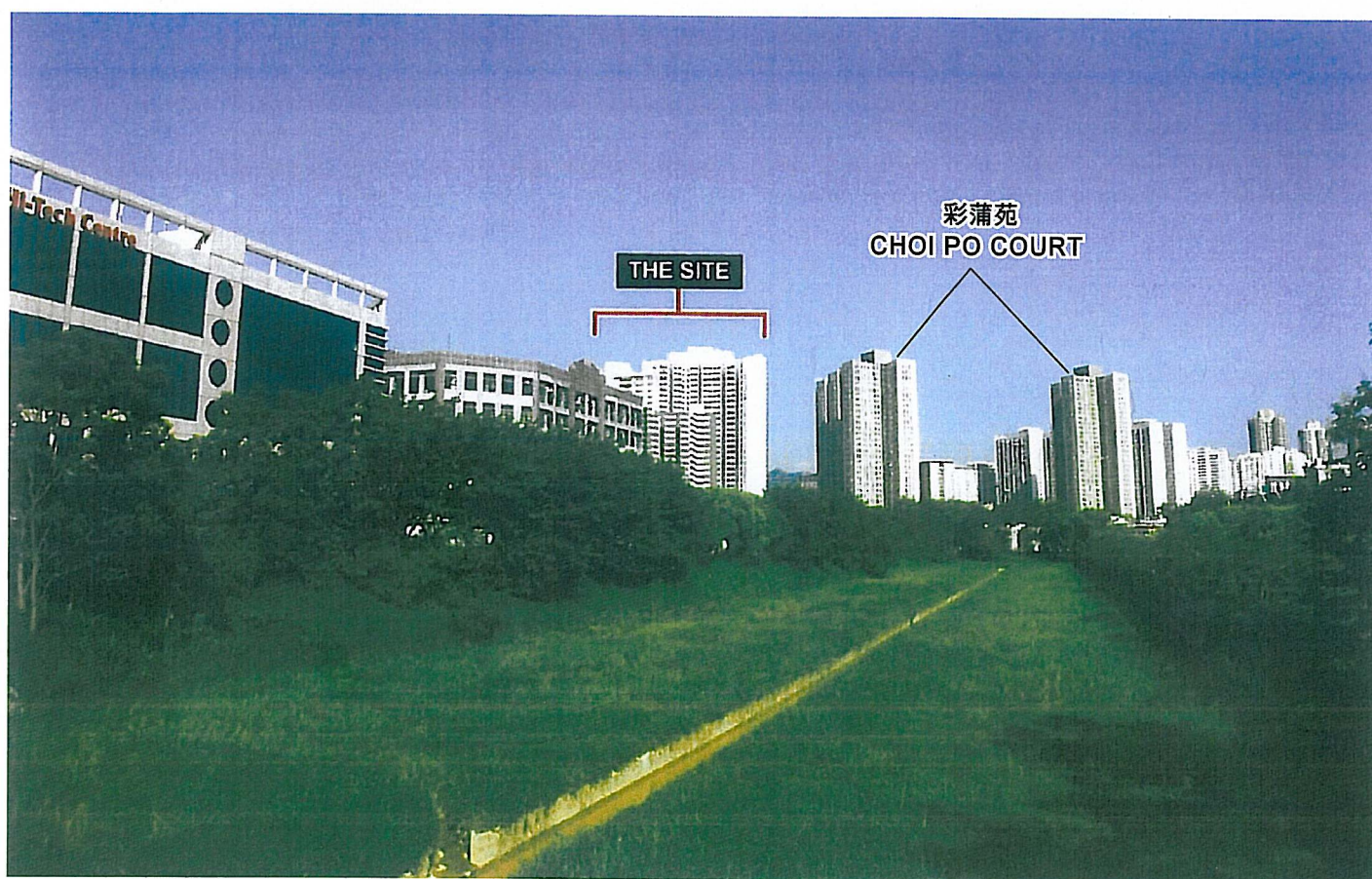
參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
4c

本圖於2012年12月21日擬備，所根據
的資料為攝於2012年12月6日
的實地照片
PLAN PREPARED ON 21.12.2012 BASED ON
SITE PHOTO TAKEN ON 6.12.2012



要覽圖
Key Plan



擬議發展的景觀
View of Proposed Development

本圖於2012年12月28日擬備
PLAN PREPARED ON 28.12.2012

合成照片 - 於規劃區第27區的擬議發展
**PHOTOMONTAGE - INDICATIVE DEVELOPMENT
AT PLANNING AREA 27**

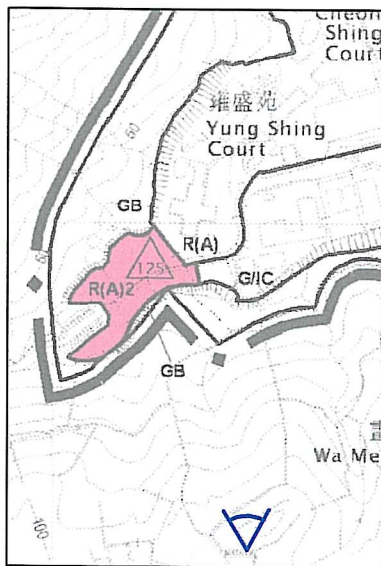
擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED
FANLING/SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS A1 AND A2

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/NE/12/142

圖 **PLAN**
5a



要覽圖
Key Plan



擬議發展的景觀
View of Proposed Development

本圖於2012年12月13日擬備
PLAN PREPARED ON 13.12.2012

合成照片 - 於規劃區第49區的擬議發展
PHOTOMONTAGE - INDICATIVE DEVELOPMENT
AT PLANNING AREA 49

擬議修訂粉嶺/上水分區計劃大綱核准圖編號S/FSS/16
修訂項目B1及B2

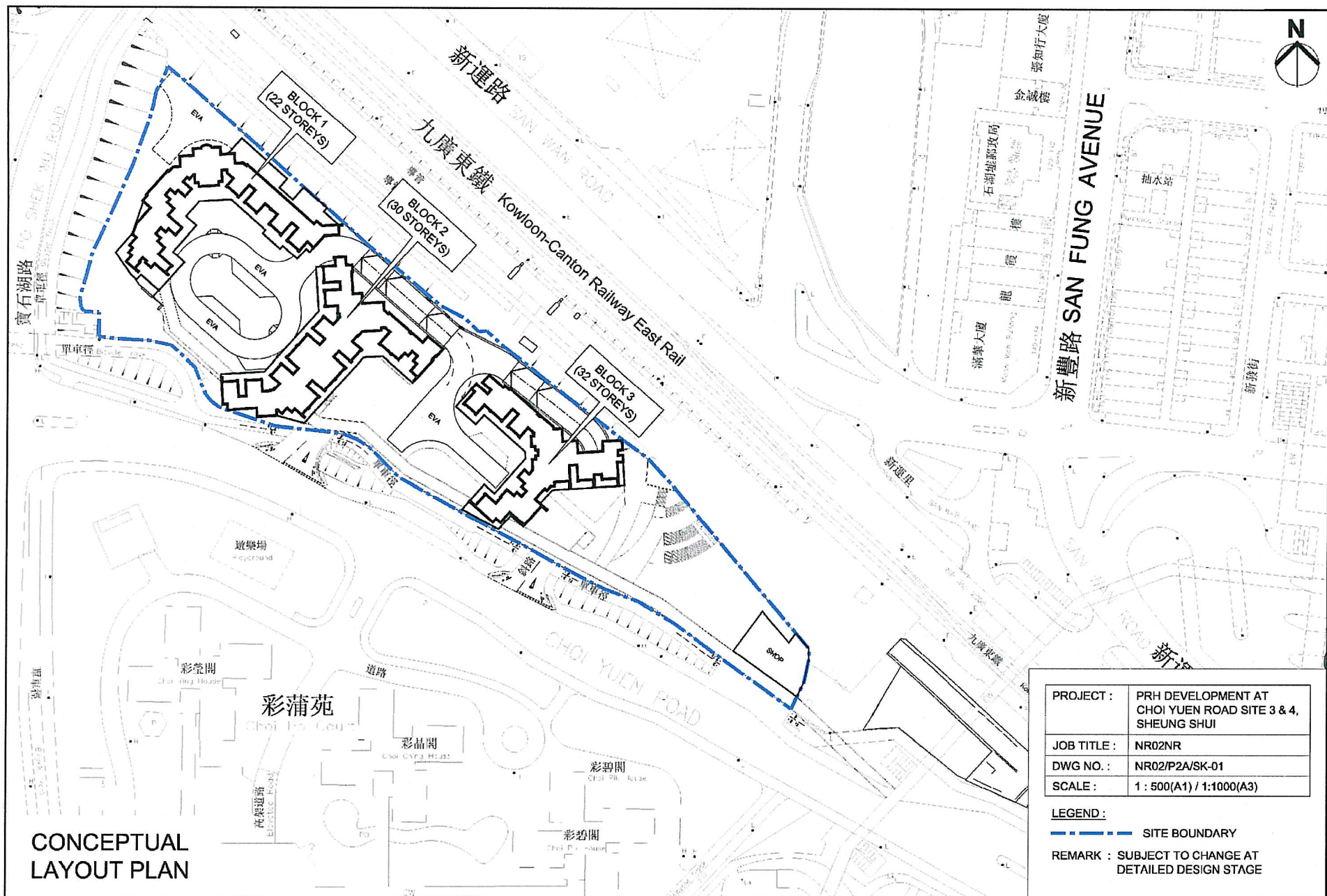
PROPOSED AMENDMENTS TO THE APPROVED
FANLING / SHEUNG SHUI OUTLINE ZONING PLAN No. S/FSS/16
AMENDMENT ITEMS B1 AND B2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NE/12/142

圖 PLAN
5b



參考編號

REFERENCE No.

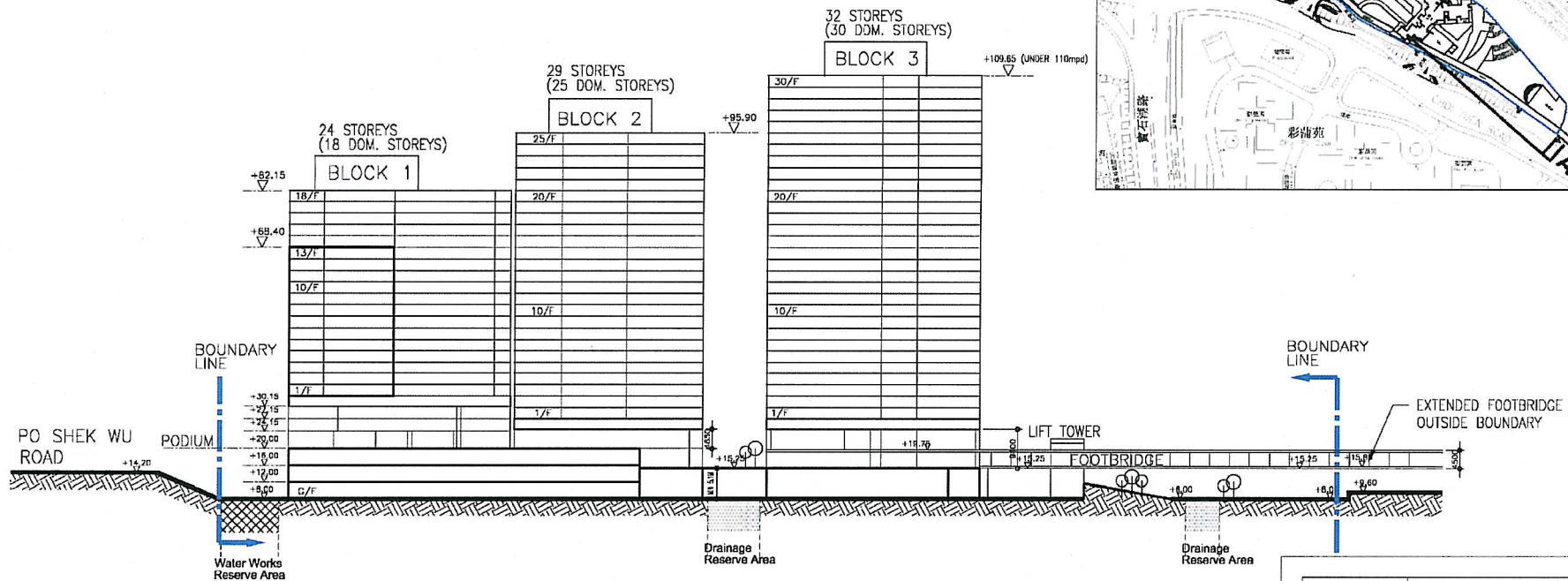
M/NE/12/142

繪圖 DRAWING A-1

來源

房屋署

(Source : Housing Department)



SCHEMATIC SECTION PLAN

PROJECT :	PRH DEVELOPMENT AT CHOI YUEN ROAD SITE 3 & 4, SHEUNG SHUI
JOB TITLE :	NR02NR
DWG NO. :	NR02/P2A/SK-02
SCALE :	1 : 500(A1) / 1:1000(A3)

SITE BOUNDARY

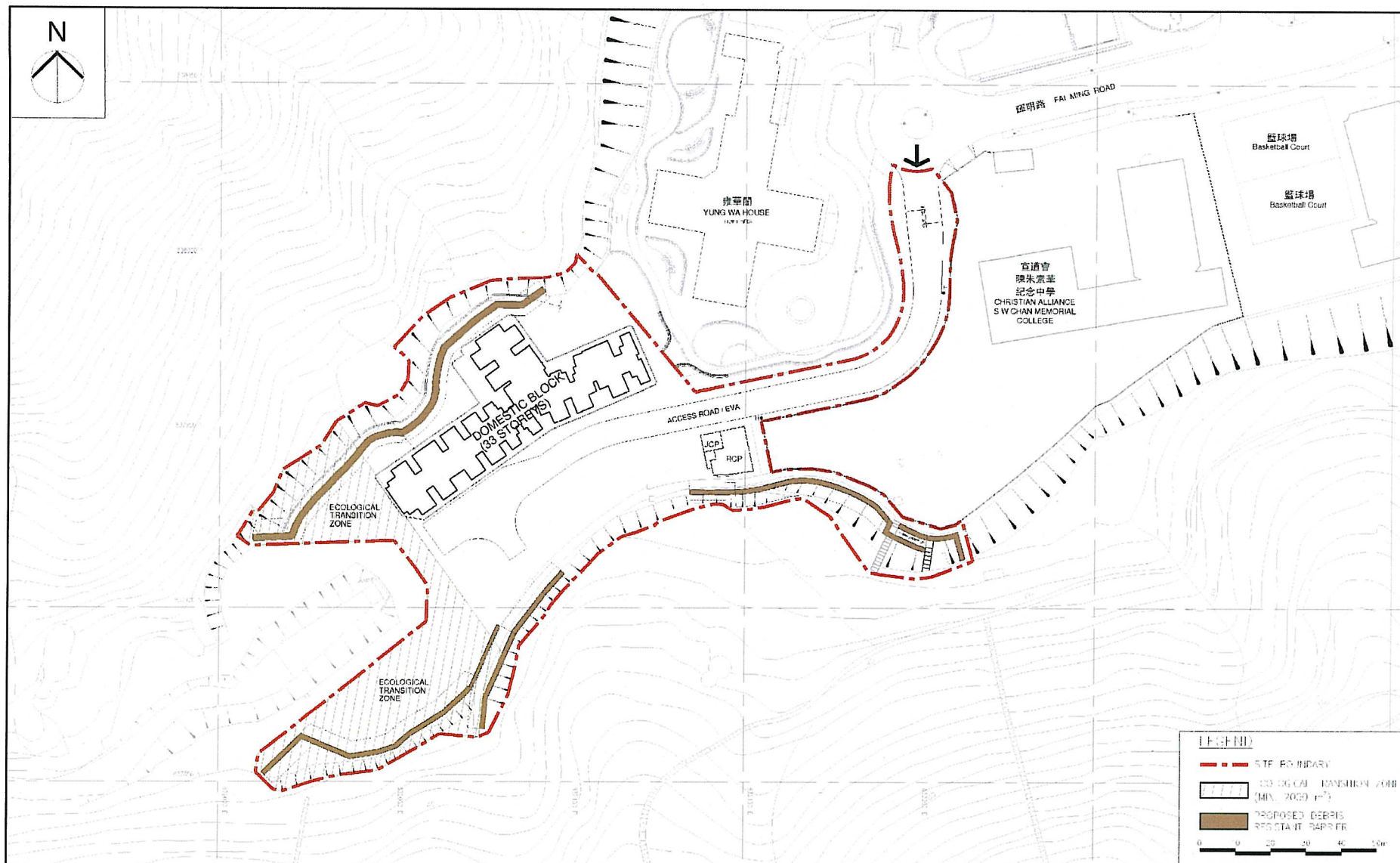
REMARK : SUBJECT TO CHANGE AT
DETAILED DESIGN STAGE

REFERENCE No.

M/NE/12/142

繪圖 DRAWING A-2

來源 房屋署
(Source : Housing Department)



粉嶺第49區公共租住房屋發展計劃

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT AT FANLING AREA 49

CONCEPTUAL LAYOUT PLAN

NR03/PD/SITE/A/LO-01

SCALE: 1:500 (A1) 1:1000 (A2)

COLOR: —



房屋署
HOUSING DEPARTMENT

DATE: 11 DEC 2012

參考編號

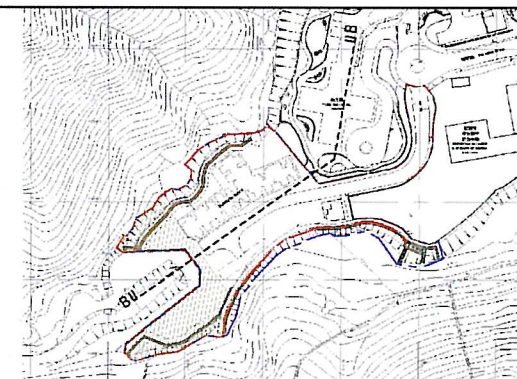
REFERENCE No. M/NE/12/142

繪圖 DRAWING A-3

來源 房屋署
(Source : Housing Department)

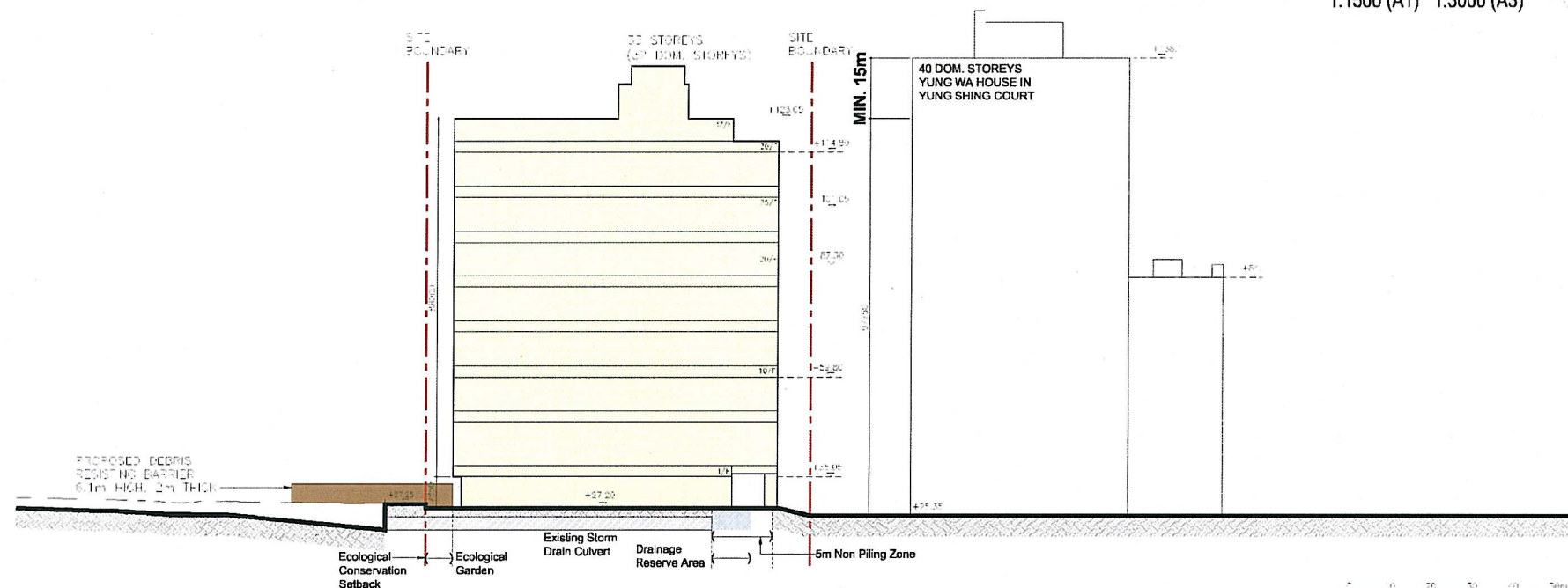
LEGEND

- SITE BOUNDARY
- DOMESTIC BLOCK
- PROPOSED DEBRIS RESISTING BARRIER
- DRAINAGE RESERVE AREA
- 60% CULVERT



KEY PLAN

0 20 40 60 80 100m
1:1500 (A1) 1:3000 (A3)



粉嶺第49區公共租住房屋發展計劃

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT AT FANLING AREA 49

SITE SCHEMATIC SECTION

NR03/PD/SITE/A/LO-02

SCALE: 1:500 (A1) 1:1000 (A3)

SHEET: 1



房屋署
HOUSING DEPARTMENT

DATE: 11 DEC 2012

參考編號
REFERENCE No. M/NE/12/142

繪圖 DRAWING A-4

來源 房屋署
(Source : Housing Department)

SUMMARY OF TECHNICAL ASSESSMENTS

Traffic Impact Assessment (TIA)

The subject site is currently accessible at Choi Yuen Road via Po Shek Wu Road which in turn links to Jockey Club Road to the north and Fanling Highway to the south.

The TIA for the proposed public housing development has been undertaken to assess the potential traffic implications which may be generated by the proposed development.

Junction capacity assessments were undertaken for critical junctions. It was found that the impact of the proposed development to the surrounding critical junctions would be insignificant. Junction of Jockey Club Road/ Lung Sum Avenue will be over capacity even without the proposed development. Nevertheless, it is anticipated that the residents could use an alternative route going to/from the proposed development without passing through this junction in case it is congested.

As the immediate junction of Po Shek Wu Road/ Choi Yuen Road will operate near capacity even with the alternative routing, an interim improvement scheme is proposed for implementation in case no improvement works have been/ would be implemented by other Government Departments upon completion of the proposed development.

The assessment results of Choi Yuen Road show that Choi Yuen Road would operate within capacity and the provision of general lay-bys along Choi Yuen Road would be adequate to cater for the future demand even with the proposed development. Modification of the bus bay near Yuk Po Court was proposed for consideration of relevant departments/ authorities. Bus bay fronting the proposed development will be lengthened to cater for 2 buses at the same time.

Parking facilities will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). A public car park would be provided in the development for reprovision of the existing public car park located at the eastern part of the development site.

Capacity assessments were also undertaken for critical pedestrian facilities. It was found that all the existing pedestrian facilities in the vicinity will operate within capacity. A new footbridge is being considered to connect the proposed development to the existing footbridge linking Choi Yuk House on the south and Landmark North on the north.

In view of the comprehensive coverage of the pedestrian facilities and the scale of the proposed development, no significant impact on the existing pedestrian facilities is expected.

The TIA has demonstrated that the traffic generated by the proposed development would not cause any significant traffic impact and can be absorbed by the nearby road network. Hence it can be concluded that the proposed development is acceptable in traffic terms.

Environmental Assessment Study (EAS)

The EAS has been conducted to examine the feasibility of the proposed development in terms of environmental considerations. Impacts related to road traffic noise, rail noise and air quality have been assessed. With the implementation of architectural fins and fixed windows, the compliance rate can attain 93% with the maximum noise level of 72 dB(A).

Single aspect blocks design layout has been adopted to minimize the potential railway noise impacts. Architectural fins and fixed windows have been proposed to alleviate the rail noise impact. With incorporation of these mitigation measures, rail noise levels at all representative noise sensitive facades will comply with the relevant Acceptable Noise Levels and the predicted rail noise levels will also comply with the HKPSG criteria. No adverse rail noise impacts are expected to occur.

As the Noise Sensitive Receivers have no line of sight to the existing Bus Depot and the existing industrial area at Fanling Area 30, noise impacts due to operation of the Bus Depot and industrial activities are not expected to occur at the proposed development.

Potential air quality impacts from vehicular emissions and chimney emission

have also been reviewed. It is concluded that adverse air quality impacts are not expected to occur.

Sewerage Impact Assessment (SIA)

The SIA has been undertaken to assess the impact on the sewerage system from the proposed development. Assessments have confirmed that the flow from the development will only contribute very little to the capacities of the existing trunk sewers and the proposed capacity of the upgraded Shek Wu Hui Sewage Treatment Works (STW), which are considered insignificant. It is noted that due to the release of part of the sewage capacity of the STW originally reserved for the poultry slaughtering centre in Sheung Shui, EPD has confirmed that the development can discharge the sewage flow arising to the public sewer with no restriction on discharge hours. New connection sewers with manholes will be required for the proposed development.

With the implementation of the recommended sewer connection works to facilitate the sewage discharge from the development into the public sewer, adverse impacts on the sewerage facilities are not anticipated.

Air Ventilation Assessment (AVA)

The AVA study has been carried out to compare the wind performance of two schemes:

Baseline Scheme – This is a reference scheme consisting of 4 blocks with a 4- to 5-storey podium.

Proposed Scheme – The proposed scheme consist of 3 public housing blocks on top of a 1- to 3-storey car park podium.

Based on the result of the wind rose analysis, the wind directions for the subject site and the surrounding area representative of the prevailing situations are determined to be mainly ENE, E, NE, ESE NNE, SSW, SE and SSE. These 8 of the 16 wind directions which occur for about 78.2% in a year are adopted in the Initial Study.

According to the assessment, the Proposed Scheme obtains similar wind

environment compared with the Baseline Scheme generally. Results also show that higher average velocity ratios are achieved in a few focus areas for the proposed scheme (e.g. Po Shek Wu Road, Choi Yuen Road, Car Park, Lung Sum Road and Bicycle Track etc.).

With the intention to further enhance air ventilation, some design enhancement measures are incorporated into the Proposed Scheme. They include wind corridor at pedestrian level, permeability design of the building and porous design of carpark. These features further increase the wind permeability of the site and allow wind pass through the site to improve the surrounding wind environment.

Visual Assessment (VA)

The VA has been conducted to examine the possible visual impact of the proposed development on the surrounding areas. A total of eleven vantage points (i.e. the points of critical visual sensitive receivers (VSR)) were identified for this visual assessment (Figure 1). The corresponding photomontages are shown in Figures 2 to 12.

The results of the assessment indicate that the proposed development will not have unacceptable visual impact on the assessment area with appropriate visual mitigation measures as follows:

- The building height of the proposed development has been designed to blend well with the surrounding neighbourhood;
- The building height, scale and reducing massing of the proposed public housing development from east to west will ensure integration with the existing residential setting;
- The enhanced stepped building height profile and proposed micro façade treatments, such as provision of vertical green walls along the open corridor, planter boxes and coloured patterns will better integrate the proposed development with the surrounding and will add visual interest to the development.

Given the site constraints, it is not possible to further improve visual permeability of the proposed development by repositioning of building blocks or accommodating underground development. Moreover, it is not desirable to

Public Housing Development at Choi Yuen Road, Sheung Shui

scale down the building mass due to the acute shortage of land to meet the urgent needs for public housing. However, with all the above design measures, the proposed development is considered to be fully acceptable in terms of visual impact.

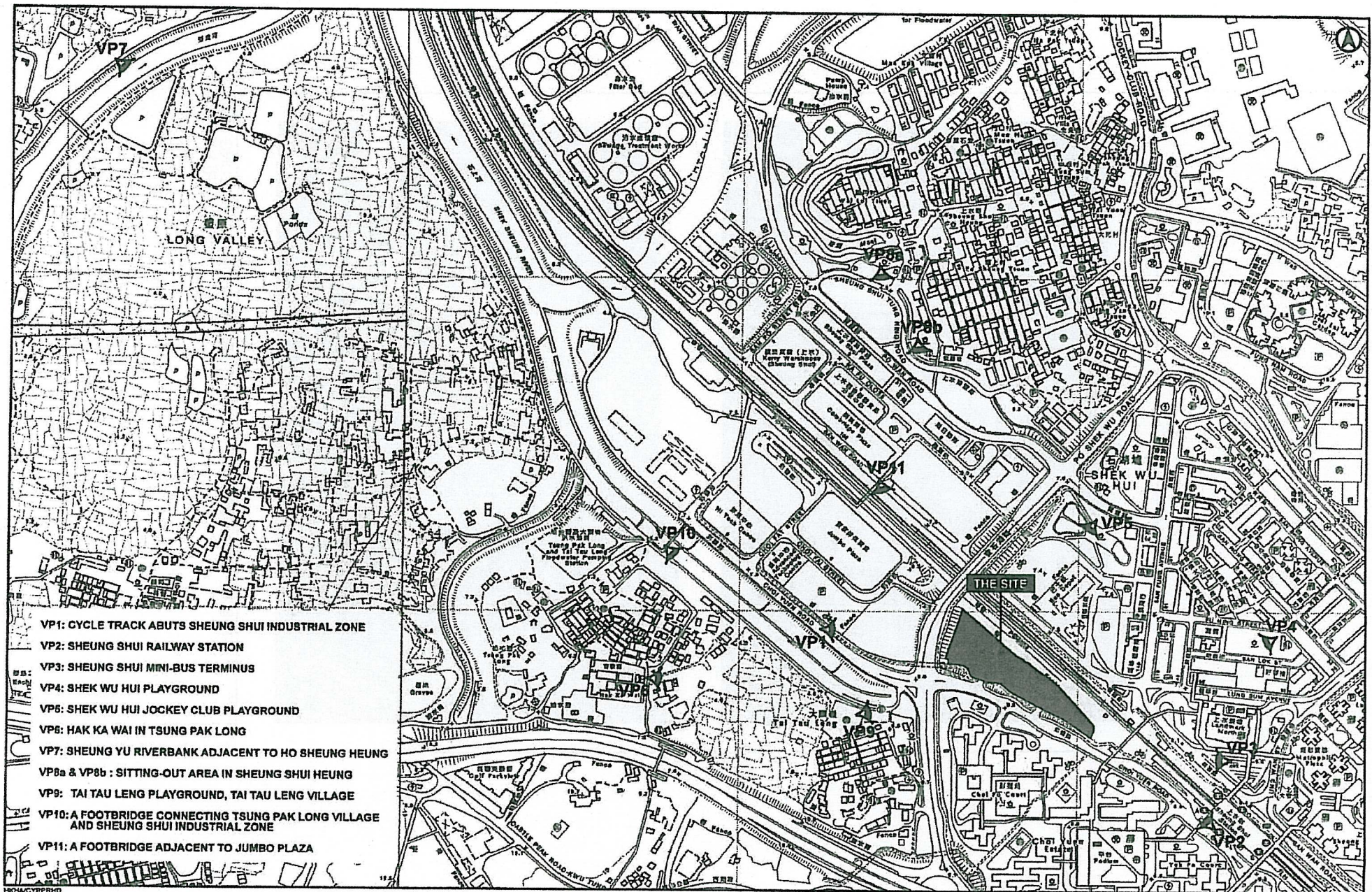


FIGURE 1 LOCATION OF VIEWPOINTS
 SCALE 1 : 5,000

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



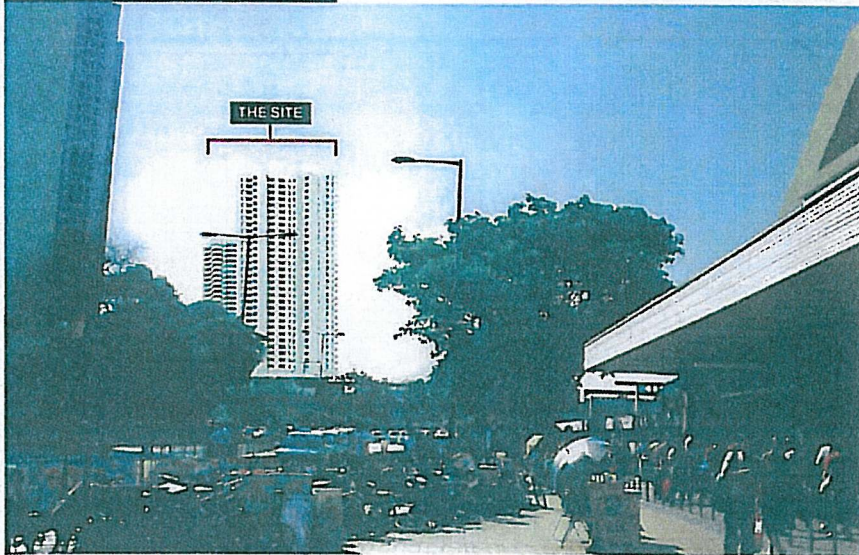
HGA/CYR/PRHD

FIGURE 2 VIEWPOINT 1 : CYCLE TRACK ABUTTING SHEUNG SHUI INDUSTRIAL ZONE

EXISTING CONDITION

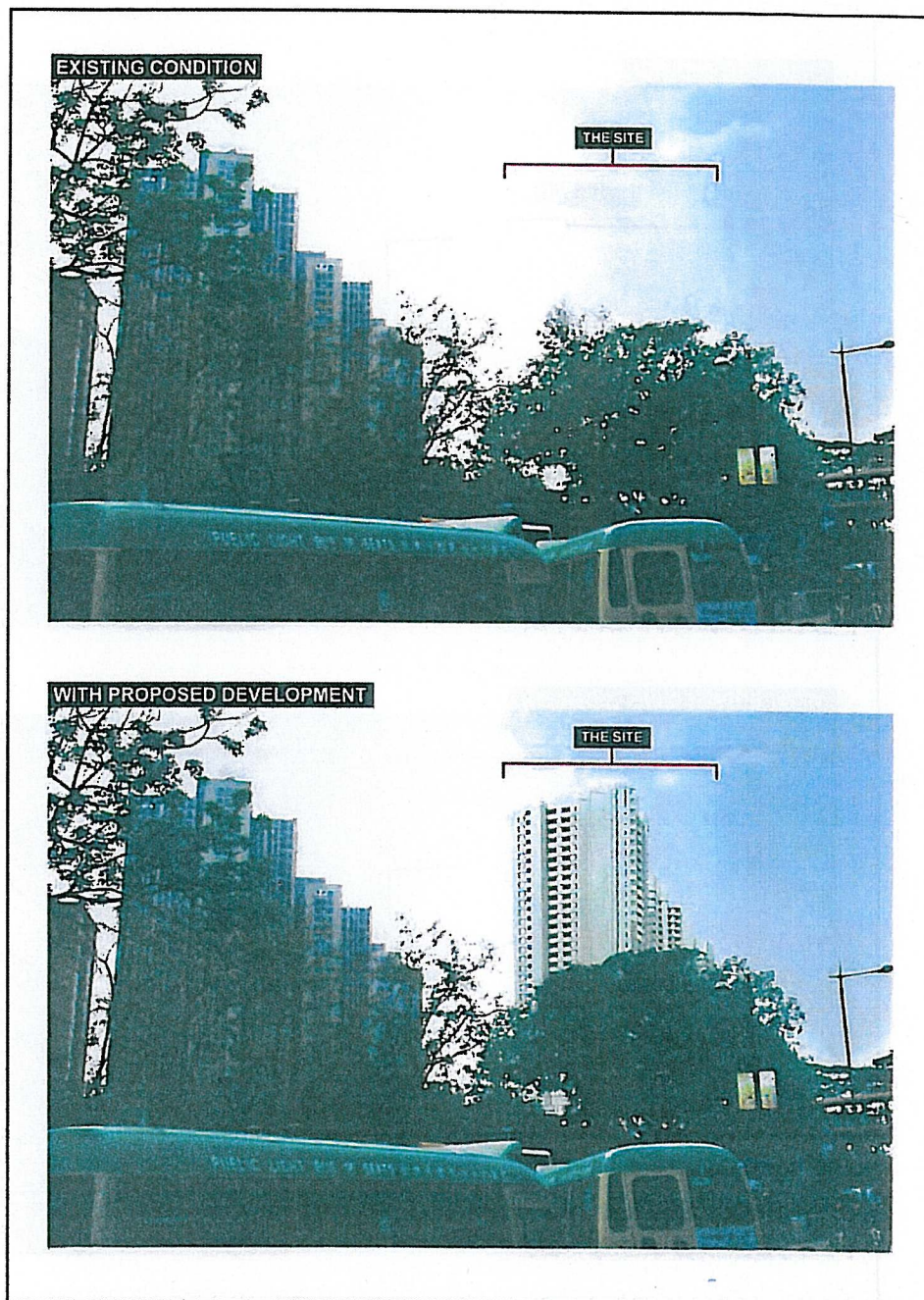


WITH PROPOSED DEVELOPMENT



HKHA/CYR/PRHD

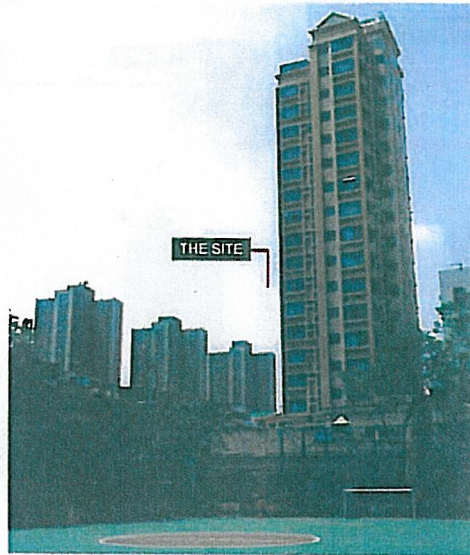
FIGURE 3 VIEWPOINT 2 : SHEUNG SHUI RAILWAY STATION



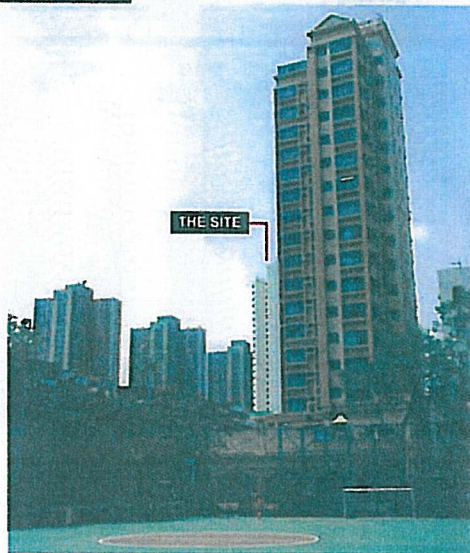
HQA/CYRPHD

FIGURE 4 VIEWPOINT 3 : SHEUNG SHUI MINI-BUS TERMINUS

EXISTING CONDITION

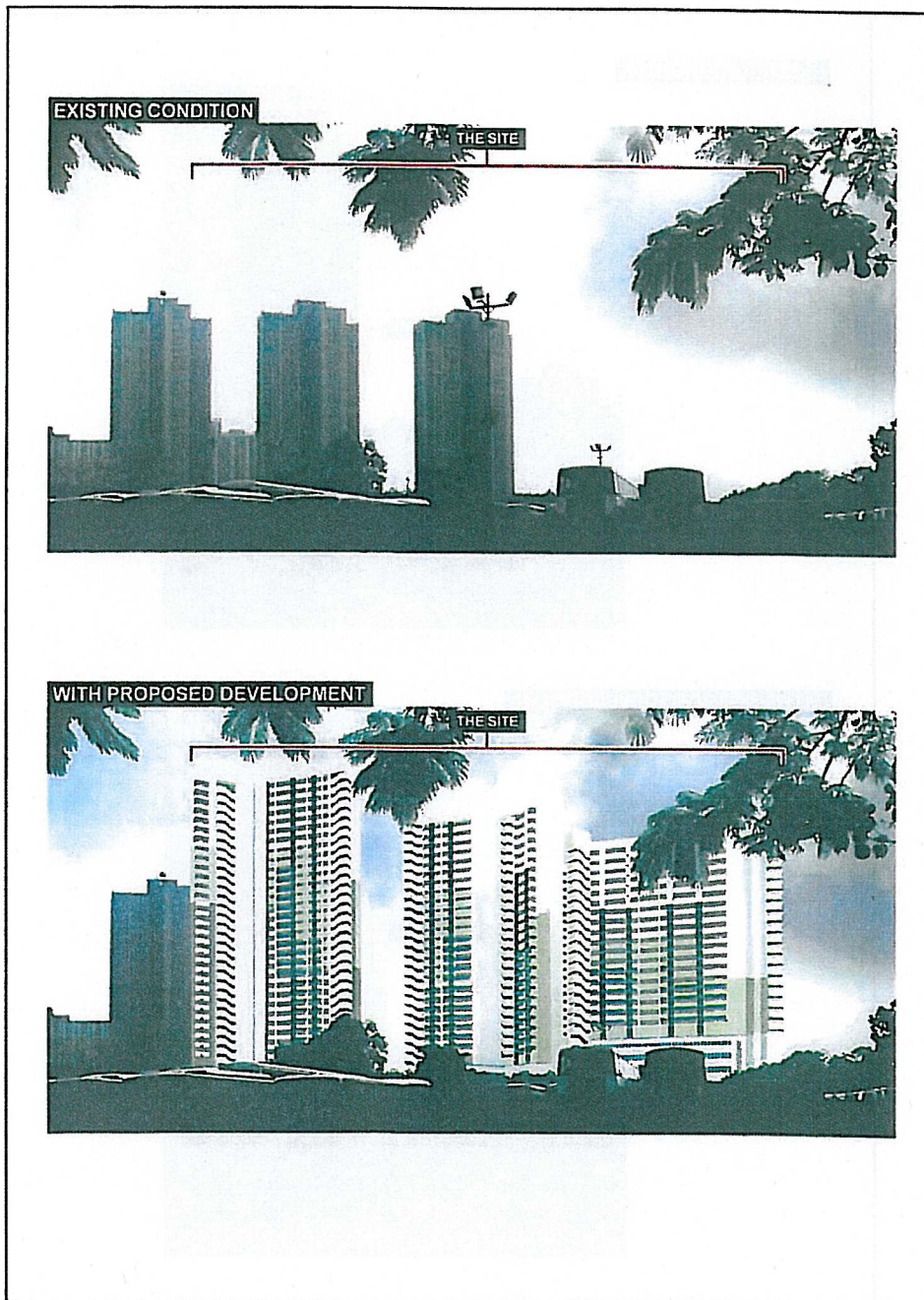


WITH PROPOSED DEVELOPMENT



HKHA/CYRPRHD

FIGURE 5 VIEWPOINT 4 : SHEK WU HUI PLAYGROUND



H91A/CYRPRHD

FIGURE 6 VIEWPOINT 5 : SHEK WU HUI
JOCKEY CLUB PLAYGROUND

EXISTING CONDITION



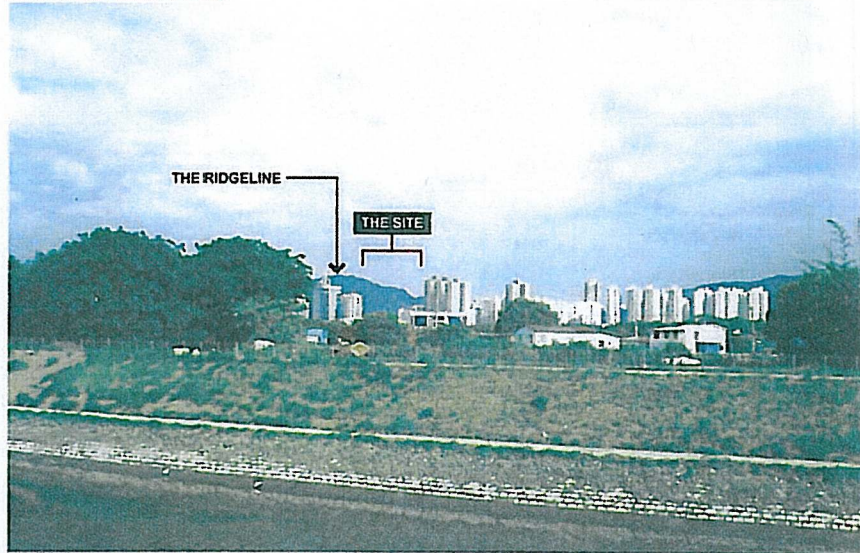
WITH PROPOSED DEVELOPMENT



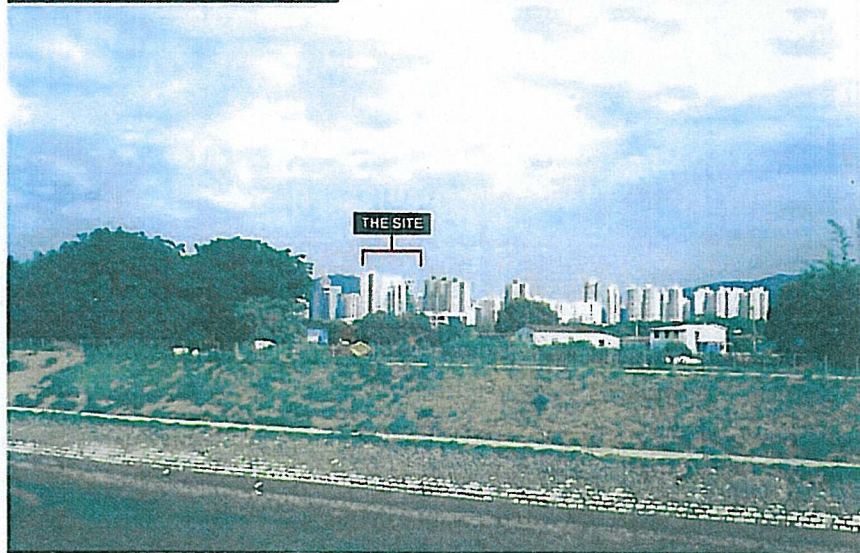
W04/CYRPRHD

FIGURE 7 VIEWPOINT 6 : HAK KA WAI IN TSUNG PAK LONG

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



HQW/CYRPRHD

**FIGURE 8 VIEWPOINT 7 : SHEUNG YU RIVERBANK,
HO SHEUNG HEUNG**



HKHA/CYRPRHD

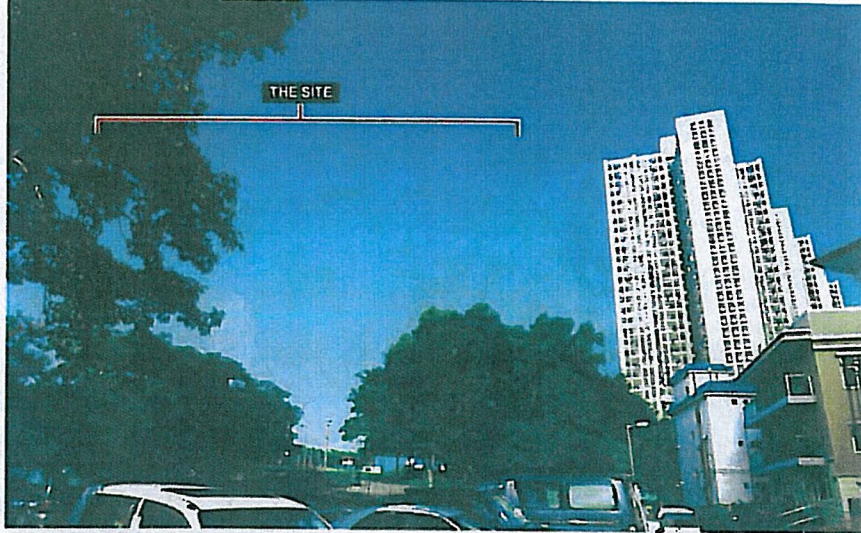
FIGURE 9a VIEWPOINT 8a : THE SITE IS COMPLETELY BLOCKED BY THE EXISTING VEGETATION AND AN INDUSTRIAL BUILDING IN THE AREA



HKHA/CYRPRHD

FIGURE 9b VIEWPOINT 8b : THE SITE IS COMPLETELY BLOCKED BY THE EXISTING VEGETATION AND AN INDUSTRIAL BUILDING IN THE AREA

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



H14JACYPHHD

FIGURE 10 VIEWPOINT 9 : TAI TAU LENG PLAYGROUND,
TAI TAU LENG VILLAGE

EXISTING CONDITION



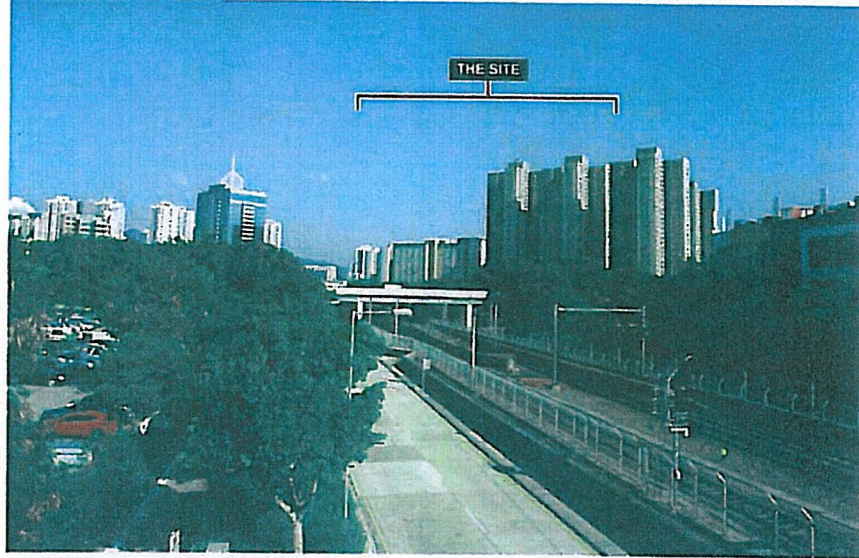
WITH PROPOSED DEVELOPMENT



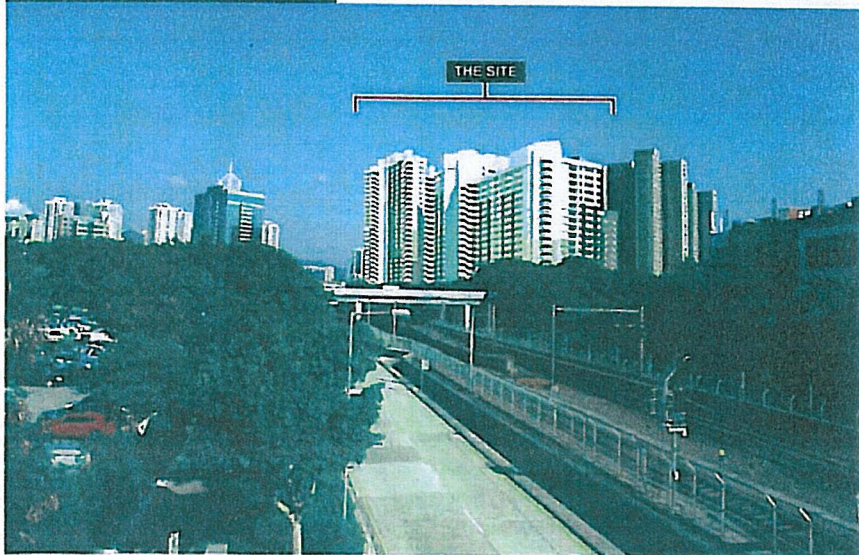
HKHA/CYRPRHD

FIGURE 11 VIEWPOINT 10 : FROM A FOOTBRIDGE CONNECTING
TSUNG PAK LONG VILLAGE AND SHEUNG SHUI INDUSTRIAL ZONE

EXISTING CONDITION



WITH PROPOSED DEVELOPMENT



H01A/CYRPRHD

FIGURE 12 VIEWPOINT 11 : FROM A FOOTBRIDGE ADJACENT TO JUMBO PLAZA

SUMMARY OF TECHNICAL ASSESSMENTS

Traffic Impact Assessment (TIA)

The subject site is currently accessible via a substandard road of around 3.8m wide connecting to Fai Ming Road. This substandard road is proposed to be widened with the provision of a single footpath and upgraded to current standards as an estate road.

The TIA for the proposed public housing development has been undertaken to assess the potential traffic implications which may be generated by the proposed development.

Assessment on the operational performance of the road network in Year 2021 has been conducted and the findings revealed that all critical junctions will have no capacity problem in both the reference (without development) and design scenarios (with development) and will be able to accommodate the generated traffic from the proposed development.

Parking facilities will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

To appraise the public transport demands, loading/ unloading surveys were conducted at various bus/GMB termini and stops in the vicinity of the proposed development. The existing public transport services are observed to have spare capacities. However, there is a general lay-by provided at the southern side of Fai Ming Road which could serve a GMB pick-up points or a bus stop to cater the shortfall if required in future.

Taking into consideration that there is an adequate spare for passenger handling capacities provided by the existing bus services within the vicinity, it is considered that the existing bus services would be able to cope with the future public transport demand of the proposed development.

In view of the comprehensive coverage of the pedestrian facilities and the scale of the proposed development, it is not expected that there will be significant impact on the existing pedestrian facilities.

The TIA has demonstrated that the traffic generated by the proposed development would not cause any significant traffic impact and can be absorbed by the nearby road network. Hence it can be concluded that the proposed development is acceptable in traffic terms.

Environmental Considerations

The proposed public housing development will be separated from the nearest Fai Ming Road by the existing Yung Wa House in Yung Shing Court at a distance of around 90m and will be more than 300m away from Wah Ming Road. Adverse traffic noise and vehicular emissions impacts on the development are not envisaged.

No chimneys have been identified within 500m from the subject site, with the Wo Hop Shek Crematorium located more than 800m from the site. No air quality impact on the development is envisaged. As such, an Environmental Assessment Study (EAS) is not required at this stage as agreed with the Environmental Protection Department.

Ecological Considerations

The subject site is located next to a watercourse and secondary woodland. An ecological survey and assessment has been undertaken to assess the ecological impacts of the proposed development on the subject habitat and propose mitigation measures to avoid, minimize or compensate the identified impacts.

Based on the survey results, it is considered that the watercourse within and outside the site should be protected, and that direct and indirect impacts to this watercourse should be avoided. Provision of a buffer zone with no development adjacent to the watercourse and a transition zone are recommended to protect watercourse. Fencing should also be installed to prevent human disturbance impacting the watercourse.

Moreover, direct impacts to the bat roost should be avoided by protection of the culvert and avoidance of impacts to the flight lines between the roost and nearby secondary woodland. Lighting system within the site should also be carefully designed to prevent light pollution on surroundings.

Compensation of tree loss due to the proposed development according to the relevant government regulations is required. Native trees and shrubs are preferred as the landscape elements for the proposed development, to provide ecological resources for species from nearby woodland and shrubland habitats. Moreover, mitigation measures to minimise the potential impact of surrounding woodlands should be proposed, if woodlands around the site are affected by the development.

Potential construction phase impacts would be avoided or minimized by adoption of quieter piling method to minimize disturbance to the bat roost, implementation of tree protection measures and zones to protect any retained trees in adjacent woodland, implementation of “no piling zone” along the culvert, phasing of piling activities to avoid peak breeding and wintering periods of bats and enforcement of measures to control site runoff, waste and workers’ activities in order to minimise potential impacts to the watercourse/surroundings.

With the implementation of these mitigation measures, it is considered that residual impacts from development of the site would be acceptable ecologically, and that the development of the site is considered feasible.

Geotechnical Considerations

Two natural terrain catchments are located to the north-west and south of the site respectively. Natural Terrain Hazard Assessments (NTHA) have been undertaken to identify potential hazards and appropriate mitigation measures proposed for the two catchments. Assessments identify that some parts of the Study Area may pose natural terrain hazard to the proposed development site. As such, mitigation measures including construction of debris-resisting barrier at the toe of the man-made slopes located to the north-west and south of the site are recommended to protect the proposed development against the potential natural terrain hazards.

Drainage Impact Assessment (DIA)

The subject site is traversed by a drainage reserve of around 13m in width, with an approximately 7m wide box culvert in the middle. A Drainage Impact Assessment (DIA) has been undertaken and has concluded that the proposed development will not have any significant drainage impact to the downstream area as the percentage

increase in surface water runoff is well below the spare capacity of the existing drainage system. A proper stormwater drainage system within the lot boundary will be provided to collect all stormwater runoff and transmitted to the existing twin box culvert in order to protect the proposed development. The layout of the stormwater drainage system in this site will be compatible with the proposed infrastructure layout and the residential development, including intercepting drains along the site boundary to collect stormwater runoff from surrounding catchment area.

Sewerage Impact Assessment (SIA)

The SIA has been undertaken to assess the impact on the sewerage system from the proposed development. Potential sewerage impact during the operational phase of proposed development has been quantitatively assessed and proposed sewer upgrading works have been recommended where appropriate.

Assessments have confirmed that the flow from the development will only contribute very little to the proposed capacity of the upgraded Shek Wu Hui Sewage Treatment Works (STW), which is considered insignificant. EPD has confirmed that the sewage flow arising from the proposed development to the public sewer can be discharged into STW. Upgrading of two sections of the existing sewer along Fai Ming Road to cope with the increase in sewage due to the proposed development and a new sewer connection from the proposed development are proposed.

With the implementation of the recommended mitigation works, adverse impacts on the sewerage facilities are not anticipated.

Air Ventilation Assessment (AVA)

The AVA study has been carried out to compare the wind performance of two schemes. Due to site constraints of the Subject Site, only one building block can be designed and there is no alternative site layout plan to improve the wind performance to a larger extent, but removing the two single-storey structures. Hence air ventilation in Scheme 1 (previous design with two single-storey structures) and Scheme 2 (revised design by removing the two single-storey structures) are investigated in this Initial Study.

Based on the result of the wind rose analysis, the wind directions for the

subject site and the surrounding area representative of the prevailing situations are determined to be mainly ENE, E, NE, ESE NNE, SSW, SE and SSE. These 8 of the 16 wind directions which occur for about 78.2% in a year are adopted in the Initial Study.

According to the assessment, Scheme 2 (revised design) demonstrates a slight improvement of air ventilation performance than Scheme 1 (previous design). Scheme 2 indicates slight improvement on pedestrian level air ventilation in the vicinity.

Visual Assessment (VA)

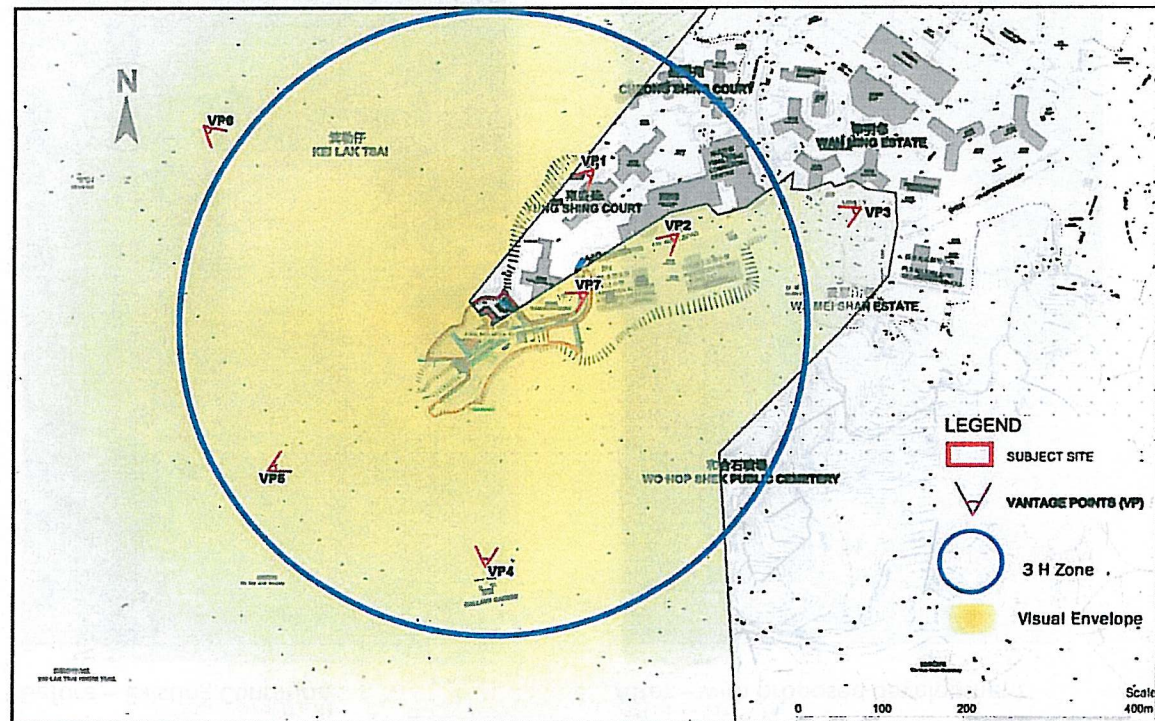
The VA has been conducted to examine the possible visual impact of the proposed development on the surrounding areas. A total of seven vantage points (i.e. the points of critical visual sensitive receivers (VSR)) were identified for this visual assessment (Figure 1). The corresponding photomontages are shown in Figures 2 to 8.

The proposed development, of a limited and compatible development scale, consists of one building that has a lower building height than the existing public housing development nearby and forms a natural extension of Yung Shing Court with a stepped building height profile.

The results of the assessment have indicated that 5 out of the 7 vantage points will experience low to insignificant visual impacts, while only 2 vantage points will be subject to low to moderate visual impact from the proposed development at the Subject Site. However, as illustrated through the photomontages, the limited and compatible development scale, the lowered building height and the resulted stepped building height profile with the surrounding are considered to be effectively measures to minimize potential visual impact of the proposed development. In order to further enhance the visual aesthetic value of the proposed development, proper landscaping design on ground level and sensitively selected natural-earth-tone colouring for the building façade will be considered for the development.

With all these design measures, the proposed development is considered to be fully acceptable in terms of visual impact.

Figure 1 Visual Envelope and Selected View Points



**Viewpoint 1 – Playground/Resting area next to Yung Sui House, Yung Shing Court
(Figure 2)**

Before – Existing Condition



After – with proposed development



**Viewpoint 2 - Minibus station next to Yung Shing Commercial Centre on Fai Ming Road
(Figure 3)**

Before – Existing Condition



After – with proposed development

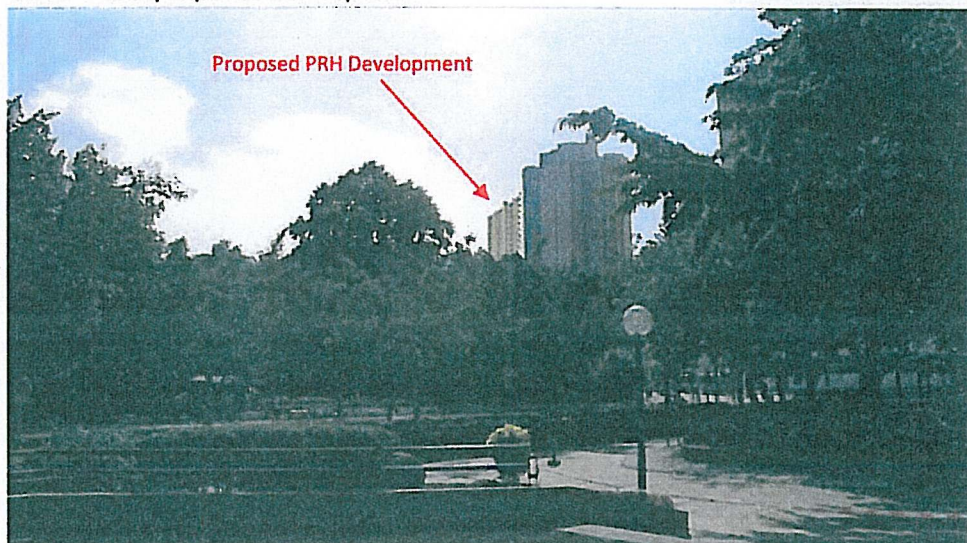


Viewpoint 3 - Playground at Chung Ming House, Wah Ming Estate (Figure 4)

Before – Existing Condition



After – with proposed development



Viewpoint 4 - Viewing deck of Gallant Garden (Figure 5)

Before – Existing Condition



After – with proposed development



**Viewpoint 5 - Vegetation land next to the stormwater drainage at the west of the site
(Figure 6)**

Before – Existing Condition



After – with proposed development



Viewpoint 6 - Resting area on Wu Tip Shan Path (Figure 7)

Before – Existing Condition



After – with proposed development

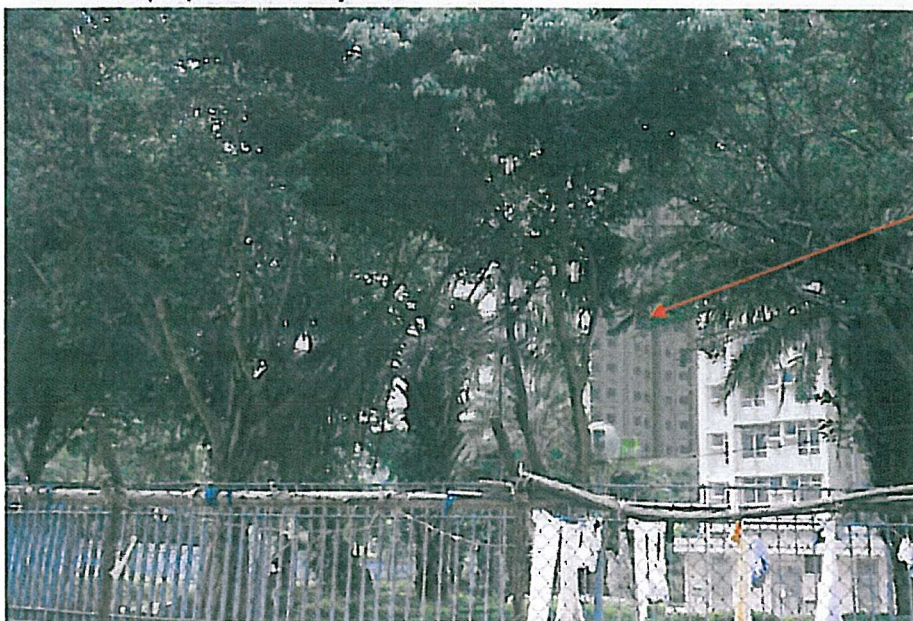


Viewpoint 7 - Footpath next to Christian Alliance S W Chan Memorial College (Figure 8)

Before – Existing Condition



After – with proposed development



Proposed PRH Development

Provision of Major Community Facilities in Fanling/Sheung Shui

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	29.61 ha.	19.48 ha.	32.61 ha.	+ 3.00 ha.
Local Open Space	10 ha. per 100,000 persons	29.61 ha.	46.24 ha.	62.34 ha.	+ 32.73 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	402.27 classrooms	550 classrooms	550 classrooms	+ 147.73 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	728.45 classrooms	558 classrooms	618 classrooms	- 110.45 classrooms
Kindergarten/ Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	180.96 classrooms	225 classrooms	225 classrooms	+ 44.04 classrooms
District Police Station	One for 200,000-500,000 persons	0.62	0	0	- 0.62
Divisional Police Station	One for 100,000-200,000 persons	1.55	1	1	- 0.55
Clinic/Health Centre	1 per 100,000 persons	3.10	2	3	- 0.10
Post Office	1 per 30,000 persons	9.63	3	3	- 6.63
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0.47	1	1	+ 0.53
Hospital	5.5 beds per 1,000 persons	1702.34 beds	733 beds	1233 Beds	- 469.34 beds
Market	Not set standard	--	2 (730 stalls)	2 (730 stalls)	--

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1.36	7	7	+ 5.64
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	1.97	3	3	+ 1.03
Library	1 district library for every 200,000 persons	1.55	2	2	+ 0.45
Sports Centre	1 per 50,000 to 65,000 persons	4.56	5	5	+ 0.44
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	1.18	1	1	- 0.18
Swimming Pool Complex - standard	1 complex per 287,000 persons	1.03	1	1	- 0.03