

# TOWN PLANNING BOARD

TPB Paper No. 10856

For Consideration by  
the Town Planning Board on 19.8.2022

DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/25

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/25-1 TO 18  
AND COMMENTS NO. TPB/R/S/FSS/25-C1 TO C2

**DRAFT FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/25  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FSS/25-1 TO 18  
AND COMMENTS NO. TPB/R/S/FSS/25-C1 TO C2**

Subject of Representations / Representation Site	Representers	Commenter
<p><b><u>Amendment Item (Item) A1</u></b> Rezoning of a site to the east of Jockey Club Road and to the west of Fan Leng Lau Road at Fanling Area 17 from “Government, Institution or Community” (“G/IC”) and “Residential (Group C)1” (“R(C)1”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction (BHR)</p> <p><b><u>Item A2</u></b> Rezoning of a site fronting Fan Leng Lau Road at Fanling Area 17 from “G/IC” and “R(C)1” to “R(A)8” with stipulation of BHR</p> <p><b><u>Item A3</u></b> Rezoning of a site to the east of Jockey Club Road and to the southwest of Fanling Garden at Fanling Area 17 from “G/IC” and “R(C)1” to “R(A)8” with stipulation of BHR</p> <p><b><u>Item B</u></b> Rezoning of a site at Ching Hiu Road, Sheung Shui Area 36 from “G/IC” and “Green Belt” (“GB”) to “R(A)9” with stipulation of BHR</p> <p><b><u>Item C1</u></b> Rezoning of a site at Tai Tau Leng, Sheung Shui Area 35 from “G/IC” and “GB” to “R(A)10” with stipulation of BHR</p>	<p><b><u>Total: 18</u></b></p> <p><b><u>Oppose all or individual items (17):</u></b></p> <p><i>Organisations (2)</i> <b>R1:</b> Kung Hei Investment Limited <b>R2:</b> Hong Kong and China Gas Company Limited</p> <p><i>Individuals (15)</i> <b>R3 to R17</b></p> <p><b><u>Providing views (1):</u></b></p> <p><i>Organisation (1)</i> <b>R18:</b> MTR Corporation Limited</p>	<p><b><u>Total: 2</u></b></p> <p><i>Individuals (2)</i> <b>C1:</b> (objects to Amendment Item C1) <b>C2:</b> (provides general views, not in respect of any representation) (also as <b>R8</b>)</p>

Subject of Representations / Representation Site	Representers	Commenter
<p><b><u>Item C2</u></b> Rezoning of a strip of land along Fanling Highway at Sheung Shui Area 35 from “GB” to area shown as ‘Road’</p> <p><b><u>Item D1</u></b> Rezoning of a site at Choi Shun Street, Sheung Shui Area 30 from “Industrial” (“I”) to “R(A)11” with stipulation of BHR</p> <p><b><u>Item D2</u></b> Rezoning of two sites at Choi Fat Street and the junction of Choi Yuen Road and Choi Shun Street, Sheung Shui Area 30 from “I” to “G/IC”</p> <p><b><u>Item D3</u></b> Rezoning of the industrial area at the southeastern portion of Sheung Shui Area 30 from “I” to “Commercial” (“C”) with stipulation of BHR</p> <p><b><u>Item D4</u></b> Rezoning of the industrial area at Sheung Shui Area 4 from “I” to “Other Specified Uses” annotated “Business” (“OU(B)”) with stipulation of BHR</p>		

Note: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to Town Planning Board (the Board) Member via electronic means; and is also available for public inspection at the Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_FSS\\_25.html](https://www.info.gov.hk/tpb/en/plan_making/S_FSS_25.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## 1. **Introduction**

- 1.1 On 17.12.2021, the draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/25 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, a total of 18 valid representations were received. On 11.3.2022, the representations were published for three weeks for

public comments. Upon expiry of the publication period, a total of two valid comments on the representations were received.

- 1.3 On 27.5.2022, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. The list of representers and commenters is at **Annex III**. The representations and comments are at **Annexes IVa and IVb**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

*Items A1, B, C1, D1 and D2 (Proposed Public Housing Developments and Primary School (Part of Item D2)) and Items A2 and A3 (Proposed Private Housing Developments)*

- 2.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. This includes reviews on the Government land (GL) currently vacant, under Short Term Tenancies or different short-term or government uses. In this regard, some 150 potential housing sites (including Items B (Ching Hiu Road Site) and D1 (Choi Shun Street Site) mentioned below) were identified. In the 2017 Policy Address, through the on-going land use reviews, 26 additional potential housing sites (including Items A1 to A3 (Fanling Area 17 Sites A, B1 and B2) and C1 (Tai Tau Leng Site)) have been further identified. As stated in the 2020 Policy Address, it is imperative for the Government to increase land supply and develop land resources for housing development in a resolute and persistent manner to meet the keen housing demands of the public and to prevent the acute problem of land shortage from emerging again.
- 2.2 As announced in the 2014 Policy Address, the Government considers that except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, it is feasible to generally increase the maximum domestic plot ratio (PR) currently permitted for the other density zones in the territory by around 20% as appropriate. Furthermore, in view of the increasing acute demand for public housing, the Executive Council agreed in December 2018 to allow further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) where technically feasible.
- 2.3 The amendments to the OZP involve one public housing site and two private housing sites in Fanling (Items A1 to A3) and three public housing sites in Sheung Shui (Items B, C1 and D1), with domestic PR of 6.5 (for public housing sites) or 6.0 (for private housing sites) to facilitate the above policy directives. The proposed public and private housing developments, when materialized, will provide a total of about 14,600 and 1,600 public housing and private housing units accomodating a total population of about 45,300. The Civil Engineering and Development Department

(CEDD) has conducted Engineering Feasibility Studies (EFSs) for the proposed public and private housing developments to assess the potential impacts on traffic, visual, landscape, air ventilation, environmental and other aspects. The findings of the EFSs confirm that the proposed developments are technically feasible with no insurmountable problem.

*Items D3 and D4 (Rezoning of Industrial Zone)*

- 2.4 On 19.11.2021, the Board considered and noted the rezoning proposals involving industrial land in the territory arising from the latest area assessments of industrial land, which include, among others:
- (a) to rezone the southern part of the industrial area in Sheung Shui Area 30 comprising three industrial buildings (IBs) from “Industrial” (“I”) to “Commercial” (“C”) to reflect the committed/approved commercial proposals (Item D3); and
  - (b) to rezone Sheung Shui Area 4 from “I” to “Other Specified Uses” annotated “Business” (“OU(B)”) to facilitate land use restructuring and provide more flexibility (Item D4). It can also help address the potential industrial / residential (I/R) interface problems.
- 2.5 To take forward the abovementioned rezoning proposal, the Sheung Shui Areas 4 & 30 were rezoned from “I” to “OU(B)” and “C” respectively. In tandem with the above rezoning proposals, PlanD has undertaken a review on the BH restriction of the industrial area. Taking into account the BH profile of the adjacent planned public housing developments (ranging from 130mPD to 160mPD), it is considered that the maximum BH for “C” and “OU(B)” zones in Sheung Shui Areas 4 & 30 could be increased from 25m to 75mPD (equivalent to about 65m above ground with site formation level at about 10mPD).

*Items C2 and D2 (Remaining Part) (Reflecting As-built Developments)*

- 2.6 Opportunity was taken to amend the OZP to reflect as-built developments of roadside amenity, existing ambulance depot and MTR ventilation building (Items C2 and D2 (part)).

*Amendments to the Notes of the OZP*

- 2.7 Opportunity was also taken to incorporate additional PR clause under the provision as set out in Regulation 22(1) or (2) of the Building (Planning) Regulation for “R(A)” zone.

*Proposed Amendments to the OZP*

- 2.8 On 26.11.2021, the Rural and New Town Planning Committee (the Committee) of the Board agreed that the proposed amendments to the approved Fanling/Sheung Shui OZP No. S/FSS/24 were suitable for exhibition under section 5 of the Ordinance

for public inspection. The relevant RNTPC Paper No. 9/21 are available at the Board's website<sup>1</sup> and the Secretariat for Members' inspection, while the extract of the minutes of the said RNTPC meeting is at **Annex VI**. Accordingly, the draft Fanling/Sheung Shui OZP renumbered as S/FSS/25 was gazetted on 17.12.2021.

### **3. Local Consultation**

#### *Prior to Submission of the Proposed Amendments to the Committee*

- 3.1 Prior to the submission of the proposed OZP amendments for consideration by the Committee, PlanD, Civil Engineering and Development Department (CEDD) and Housing Department (HD) jointly consulted North District Council (NDC), Fanling District Rural Committee (FDRC) and Sheung Shui District Rural Committee (SSDRC) on 12.10.2021, 20.10.2021 and 22.10.2021 respectively on the proposed housing developments and proposed OZP amendments.
- 3.2 In general, NDC, FDRC and SSDRC members were supportive to government's efforts to increase housing supply, but concerns were raised on the potential traffic impact, provision of public transport services, and provision of G/IC facilities. In addition, the SSDRC raised concern on the proposed public housing development at Choi Shun Street (Item D1) and the increase in BH restriction in Sheung Shui Areas 4 and 30 which might result in wall effect and create adverse ventilation impacts to the surroundings. Detailed views and comments of NDC are set out in the minutes of the NDC meeting at **Annex VI**.

#### *Upon Gazettal of the Draft OZP*

- 3.3 On 17.12.2021, the draft OZP was gazetted for public inspection under section 5 of the Ordinance. NDC, FDRC and SSDRC members were also notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of NDC, FDRC or SSDRC was received.

### **4. The Representation Sites and their Surrounding Areas**

#### **4.1 The Representation Sites and their Surrounding Areas**

##### **Representation Sites under Items A1 to A3 (Plans H-2a, 3a and 4a to 4d)**

- 4.1.1 Items A1 to A3 sites, with a total area of 8.9ha, are located in the northeast of the Fanling/Sheung Shui New Town sandwiched between Fan Leng Lau Road to the east and Jockey Club Road to the west. The sites are mainly occupied by HKPF's Weapons Training Division and Police Driving and Traffic Training Division as a police training compound with supporting facilities (**Plans H-2a, 3a and 4a**), which will be consolidated and relocated to the planned Police Facilities at Kong Nga Po. The remaining parts of the sites

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<sup>1</sup> The RNTPC Paper No. 9/21 is available at the Board's website at:  
<https://www.info.gov.hk/tpb/en/papers/papers.html>

include private land at the northern part of Item A1 being occupied by domestic structures mixed with workshops, agricultural land, open-air car park and vacant vegetated land; and vacant Government land (GL) of vegetated slopes at the strips of land abutting Fanling Garden at the eastern part of Item A3.

- 4.1.2 To the south and southeast of the sites are Hong Kong Housing Society's (HKHS's) subsidized housing development which is zoned "R(A)4" with maximum PR and BH of 6.6 and 100mPD respectively, a cluster of GIC facilities including the planned New Territories East Cultural Centre and a high-density high-rise public housing estate (i.e. Cheung Wah Estate) (**Plan H-2a**). To the immediate east are Fan Garden Government Police Married Quarters with BH of about 110mPD and high-rise residential developments in Luen Wo Hui including Wing Fok Centre and Union Plaza with building height ranging from about 80mPD to 90mPD (23 storeys to 29 storeys). To the immediate northwest of the sites are a rehabilitation centre and a staff quarter of Custom and Excise Department (the Nest), and immediate north are low-density residential settlements/squatters, open vehicle park, and a proposed residential development with social welfare facilities with a PR of 5.18 and maximum BH of about 110mPD under an approved S.12A rezoning application No. Y/FSS/18; further northwest is a high-density high-rise public housing estate (i.e. Tin Ping Estate). Low-rise and low-density residential developments, village settlements and open spaces are also found to the south-east, south and west of the sites. The existing PRs and BHs of these adjacent residential developments including Fanling Garden, La Verte and Kensington Green are around 0.8 to 1.2 and 25mPD to 32mPD (3 storeys to 4 storeys) respectively.

*Proposed Public and Private Housing Developments at Fanling Area 17*

- 4.1.3 Item A1 Site for proposed public housing development at Fanling Area 17 Site A is zoned "Residential (Group A)7" ("R(A)7") subject to a maximum PR of 7.0 and maximum BH of 170mPD. The sites under Items A2 and A3 for proposed private housing developments at Fanling Area Sites B1 and B2 are zoned "R(A)8" subject to a maximum PR of 6.0 and maximum BH of 135mPD and 145mPD respectively. The conceptual schemes of these three sites are at **Plans H-6a and 6b** and their main development parameters are summarized below:

	<b><u>Item A1</u></b> <b>Fanling Area 17</b> <b>Site A</b> <b>(public housing)</b>	<b><u>Item A2</u></b> <b>Fanling Area 17</b> <b>Site B1</b> <b>(private housing)</b>	<b><u>Item A3</u></b> <b>Fanling Area 17</b> <b>Site B2</b> <b>(private housing)</b>
<b>Site Area</b>	6.35ha <sup>(1)</sup>	0.87ha	0.73ha
<b>Total PR</b>	7.0	6.0	6.0
<b>- Domestic PR</b>	6.5	6.0	6.0
<b>- Non-domestic PR</b>	0.5	/	/
<b>Maximum BH</b>	170mPD	135mPD	145mPD
<b>No. of Flats (about)</b>	8,300	870	730
<b>Estimated population (about)</b>	23,500	2,350	1,970

	<u>Item A1</u> Fanling Area 17 Site A (public housing)	<u>Item A2</u> Fanling Area 17 Site B1 (private housing)	<u>Item A3</u> Fanling Area 17 Site B2 (private housing)
Non-domestic facilities <sup>(2)</sup>	- Social welfare facilities <sup>(3)</sup> & <sup>(4)</sup> - Community hall <sup>(3)</sup> - Kindergartens - Retail facilities	/	/
Parking and Transport Facilities	Ancillary car parking spaces and loading/unloading bays will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)		
	Public Transport Interchange (PTI) <sup>(3)</sup>	/	
Target Completion Year	2030/31 by phases		

Notes

- (1) PR calculation will be based on Net Site Area of about 5.43ha which excludes the adjoining public roads and footpaths, and is subject to change at the detailed design stage.
- (2) The actual provision of non-domestic facilities will be subject to confirmation by relevant Government departments at the detailed design stage.
- (3) Public transport facilities and GIC facilities as required by the Government, may be exempted from PR calculation.
- (4) Gross floor area (GFA) equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities, including elderly, child care and rehabilitation services. The location, type and actual provision of social welfare facilities will be subject to the advice from Social Welfare Department (SWD) and Housing Department (HD) at detailed design stage.

**Representation Site under Item B (Plans H-2b, 3b, 4e and 4f)**

- 4.1.4 With a total area of 0.43ha, Item B Site lies to the north of Ching Hiu Road in the southwest of the Fanling/Sheung Shui New Town. The site is mainly occupied by an open air car park.
- 4.1.5 To the immediate east of the site are existing medium-rise private residential developments (**Plans H-2b and 3-b**), namely Royal Green, Glorious Peak and 8 Royal Green; to the south and southwest across Ching Hiu Road are high-rise public housing development of Ching Ho Estate and Cheung Lung Wai Estate, primary schools (including Tsang Mui Millennium School and Buddhist Wisdom Primary School) and a secondary school (Elegantia College); to the northwest is Little Sisters of the Poor St. Joseph's Home of the Aged, further northwest is North District Hospital; and to the north are a permitted burial ground and Ng Uk Tsuen, with Tai Ping Estate lying to the further north.

*Proposed Public Housing Development at Ching Hiu Road*

- 4.1.6 Item B Site for proposed public housing development at Ching Hiu Road is



zoned “R(A)9” subject to a maximum PR of 6.6 and maximum BH of 140mPD. The conceptual schemes of the site is at **Plan H-6c and 6d** and its main development parameters are summarized below:

<b>Site Area</b>	0.43ha
<b>Total PR</b>	6.6
<b>- Domestic PR</b>	6.5
<b>- Non-domestic PR</b>	0.1
<b>Maximum BH</b>	140mPD
<b>No. of Flats (about)</b>	620
<b>Estimated population (about)</b>	1,750
<b>Non-domestic facilities<sup>(2)</sup></b>	- Social welfare facilities <sup>(3)</sup> & <sup>(4)</sup>
<b>Parking and Transport Facilities</b>	Ancillary car parking spaces and loading/unloading bays will be provided in accordance with HKPSG
<b>Target Completion Year</b>	2029/30

(Notes (2) to (4), please refer to the footnote of the table under paragraph 4.1.3)

#### **Representation Site under Item C1 (Plans H-2c, 3c and 4g to 4i)**

4.1.7 With a total area of 2.85ha, Item C Site located in the southwest of the Fanling/Sheung Shui New Town and is sandwiched between Castle Peak Road – Kwu Tung and Fanling Highway. The site is mainly occupied by domestic structures and brownfield operations. An existing nullah is located at the western part of the site (**Plans H-2c and 4g**).

4.1.8 To the south of the site across Castle Peak Road – Kwu Tung is a medium rise residential development, Eden Manor, with Fanling Golf Course lies in the further south; to the immediate west is a proposed comprehensive residential development (under approved s.16 application No. A/FSS/156); to the north is the low-rise village settlements of Tai Tau Leng and Tsung Pak Long; to the northeast and east are high-rise residential developments of Choi Po Court and Choi Yuen Estate (**Plan H-1**), a cluster of GIC uses including Fanling Waterworks Depot, Towngas Fanling West Office Station and North District Hospital and its Expansion.

#### *Proposed Public Housing Development at Tai Tau Leng*

4.1.9 Item C1 Site for proposed public housing development at Tai Tau Leng is zoned “R(A)10” subject to a maximum PR of 6.8 and maximum BH of 130mPD. The conceptual scheme of the proposed development is at **Plans H-6e and 6f** and its main development parameters are summarized below:

<b>Site Area<sup>(1)</sup></b>	2.85ha
<b>Total PR</b>	6.8
<b>- Domestic PR</b>	6.5
<b>- Non-domestic PR</b>	0.3
<b>Maximum BH</b>	130mPD

<b>No. of Flats (about)</b>	3,300
<b>Estimated population (about)</b>	8,900
<b>Non-domestic facilities<sup>(2)</sup></b>	- Social welfare facilities <sup>(3)</sup> & <sup>(4)</sup> - Kindergarten - Retail facilities
<b>Parking and Transport Facilities</b>	Ancillary car parking spaces and loading/unloading bays will be provided in accordance with HKPSG
<b>Target Completion Year</b>	2032/33

Notes

- (1) PR calculation will be based on Net Site Area of about 2.435ha which excludes the adjoining public roads and footpaths, and is subject to change at the detailed design stage.  
(Notes (2) to (4), please refer to the footnote of the table under paragraph 4.1.3)

**Representation Sites under Items D1 and D2 (Part) (Plans H-2d, 3d, 4j and 4k)**

- 4.1.10 Items D1 and D2 (Part) Sites are located in the northwest of the Fanling/Sheung Shui New Town and bounded by Choi Shun Street, Choi Yuen Road and Dongjiang Watermains (**Plan H-2d**). Parts of the sites are currently vacant, while the remaining parts of the sites are occupied by PVPs under short term tenancies, Sheung Shui Ambulance Depot and Sheung Shui Ventilation Building.
- 4.1.11 To the immediate northwest of Item D1 Site is a site (**Plan H-2d**) for temporary reprovisioning of the existing Shek Wu Hui bus depot at Po Shek Wu Road Site, which will be vacated for planned public housing development (**Plan H-2d**). It is proposed to relocate this temporary bus depot to FLN NDA permanently before the population intake of the public housing development at Choi Shun Street, subject to the technical feasibility, in order to avoid any interface issue.
- 4.1.12 To the north and northeast of Items D1 and D2 (Part) Sites across the railway and/or Dongjiang Watermains are the industrial area at Sheung Shui Area 4 (**Plan H-2d**), which was proposed to be rezoned to “OU(B)” (Item D4), Shek Wu Hui Sewage Treatment Works and Sheung Shui Ventilation Building, further north is the low-rise village settlements of Sheung Shui Heung. To the east and southeast are three industrial buildings with planning permission for wholesale conversion to retail uses, which are proposed to be rezoned “C” (Item D3). Planned public housing developments (Sheung Shui Areas 4 & 30 Sites 1 & 2) are located to the further south-east. To the south across Shek Sheung River is the low-rise village settlements of Tai Tau Leng and Tsung Pak Long.

*Proposed Public Housing Development at Choi Shun Street*

- 4.1.13 Item D1 Site for proposed public housing development at Tai Tau Leng is zoned “R(A)11” subject to a maximum PR of 6.7 and maximum BH of 170mPD. The conceptual scheme of the site is at **Plans H-6g and 6h** and its main development parameters are summarized below:

<b>Site Area<sup>(1)</sup></b>	1.96ha
<b>Total PR</b>	6.7
<b>- Domestic PR</b>	6.5
<b>- Non-domestic PR</b>	0.2
<b>Maximum BH</b>	160mPD
<b>No. of Flats (about)</b>	2,400
<b>Estimated population (about)</b>	6,800
<b>Non-domestic facilities<sup>(2)</sup></b>	- Social welfare facilities <sup>(3)</sup> & <sup>(4)</sup> - Kindergarten - Retail facilities
<b>Parking and Transport Facilities</b>	Ancillary car parking spaces and loading/unloading bays will be provided in accordance with HKPSG
<b>Target Completion Year</b>	2030/31

Notes

- (1) PR calculation will be based on Net Site Area of about 1.56ha which excludes the adjoining public roads and footpaths, and is subject to change at the detailed design stage.  
(Notes 2 to 4, please refer to the footnote of the table under paragraph 4.1.3)

4.1.14 Item D2 (School Part) Site adjoining the proposed public housing development to the southeast is zoned “G/IC” with a maximum net site area of 7,000m<sup>2</sup> (**Plan H-6g**) and will be reserved for one primary school to meet the demand of the proposed housing developments as well as other demand of Fanling/Sheung Shui New Town as advised by the Education Bureau.

**Representation Sites under Items D3 and D4 (Plans H-2d, 3d and 4j to 4m)**

4.1.15 Sheung Shui Areas 4 and 30 Industrial Area (the Area) is located near the north-western periphery of the Sheung Shui New Town. The Area is surrounded by Choi Yuen Road, Po Shek Wu Road, Po Wan Road and San Wan Road. Adjoining its south and southeast boundaries are two planned public housing sites zoned “R(A)4” on the OZP (**Plans H-1 and 2d**). The proposed public housing site (Item D1) as discussed in para. 4.1.13 above lies in the southwest across the railway.

4.1.16 Item D3 Site comprises three IBs (including one under conversion works). All these IBs in Item D3 Site have obtained planning permission for wholesale conversion to retail uses (eating places, office and/or shop and services uses) (Applications Nos. A/FSS/209, 241 and 246). The three IBs in Area 30 are at different stages of wholesale conversion (**Plan H-2d**).

4.1.17 Item D4 Site comprises six IBs with only one obtained planning permission for wholesale conversion for retail uses (eating place, office, and shop and services) (Application No. A/FSS/234) (**Plan H-2d**). Majority of the IBs in Item D4 Site are still actively used for manufacture/storage purposes intermixed with some industrial operation.

## 4.2 **Planning Intentions**

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “R(A)7” to “R(A)11” zones under Items A1, A2, A3, B, C1 and D1 are 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.
- (b) The “G/IC” zone under Item D2 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.
- (c) The “C” zone under Item D3 is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- (d) The “OU(B)” zone under Item D4 is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

## 5. **The Representations**

### 5.1 **Subject of Representations**

- 5.1.1 There are a total of 18 representations, including 17 adverse representations (**R1 to R17**) and one providing views (**R18**).
- 5.1.2 The 17 adverse representations were mainly submitted by individuals except **R1** (Kung Hei Investment Limited (a land owners of one of the industrial buildings covered by Item D4)) and **R2** (Hong Kong and China Gas Company Limited). Six of them oppose Items A1 to A3 and/or B (**R3 to R8**). 15 of them oppose to/provide views on Items C1 (**R2, R3 to R6** and **R8 to R17**). One of them (**R8**) provides views on Items D1 to D4. One of them (**R1**) opposes to Item D4.
- 5.1.3 **R18** submitted by MTR Corporation Limited provides views on Item D1.
- 5.1.4 The major grounds of representations, as well as their major suggestions/proposals, and PlanD’s responses, in consultation with the relevant Government B/Ds, are summarised in paragraph 5.2 below.

## 5.2 **Major Grounds of and Responses to Representations**

### *Items A1 to A3 for Proposed Public and Private Housing Developments at Fanling Area 17*

5.2.1 The major grounds/comments/proposal of six adverse representations (**R3 to R8**) in relation to Items A1 to A3 are summarised below.

5.2.2 Landscape and Tree Preservation

<b>Major Grounds</b>		<b>Representation</b>
(1)	The proposed developments lead to extensive clearance of trees and induce adverse landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered, and planting trees on podium should be avoided.	<b>R3 to R6 and R8</b>
(2)	More information on the off-site compensatory tree planting at Tong Hang should be provided, and the off-site compensatory planting cannot replace the loss of vegetation at the sites.	<b>R3 to R6</b>
<b>Responses</b>		
(a)	<p>In response to (1) and (2):</p> <p>Items A1 to A3 sites are originally zoned as “G/IC” and “R(C)1”, which are development zones, with majority of the sites occupied by HKPF’s police training compound and domestic structures. The landscape value of the sites is limited.</p> <p>Landscape and Visual Impact Assessment (LVIA) has been conducted and concluded that with the adoption of proper mitigation measures such as compensatory planting, the proposed rezoning for housing development would not result in insurmountable landscape impact. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD) and Director of Agriculture, Fisheries and Conservation (DAFC) have no adverse comment on the LVIA and proposed tree compensation.</p> <p>A total of 1,035 trees are surveyed and all in fair to poor health, form and condition. There is no Old and Valuable Tree (OVT) nor rare/protected plant species identified. However, there are 14 trees with DBH greater than 1m. Among the 1,035 trees surveyed, 158 trees are recommended to be retained, while the remaining 877 trees are recommended to be felled, including 8 trees with DBH greater than 1m. About 350 new trees are proposed to be planted within the future public housing development (<b>Plan H-9b</b>).</p> <p>As for compensatory planting, a holistic approach is adopted taking</p>	

	<p>into consideration of the current government guidelines on tree compensation requirement, proposed receptor site and future development greening proposals. Since there is limited space within the sites for compensatory planting for all the trees proposed to be felled, an area at the uphill slope of Tong Hang Fresh Water Service Reservoir with gentle gradient is proposed to be used as off-site for compensatory tree planting of about 505 trees (<b>Plan H-9a</b>). The off-site location at Tong Hang has been assessed and the technical feasibility has been confirmed for compensatory planting. CEDD and HD would continue to review and explore the feasibility of planting suitable native species within the housing site and at off-site tree compensation area in Tong Hang. In addition, compensatory planting of about 22 trees are proposed along the new road connecting Fan Leng Lau Road and Ling Shan Road (<b>Plan H-9b</b>). The compensatory ratio will achieve 1:1 upon completion of all these replanting efforts.</p>
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### 5.2.3 Visual and Air Ventilation Aspect

Major Grounds		Representation
(1)	The proposed developments will create wall effect, and induce adverse visual and air ventilation impacts.	<b>R3 to R7</b>
(2)	The proposed maximum BH of 170mPD of Item A1 Site is unreasonable which is incompatible with the surrounding developments and will create adverse ventilation and visual impacts to the surrounding. The development intensity of other planned public housing developments could be increased in order to reduce the development intensity and BH of Item A1 Site, such that the overall flat production will not be affected.	<b>R7</b>
Responses		
(a)	<p>In response to (1) and (2):</p> <p>Item A1 site is subject to a relatively high site formation level at about 15mPD. In addition, with the proposed domestic PR of 6.5 (in line with the prevailing policy) and non-domestic PR of 0.5, and adoption of new car parking standard, and provision of public transport and social welfare facilities underneath, the proposed maximum BH of 170mPD is reasonable for the proposed public housing development. Besides, 170mPD is the maximum BH and variation in BH from 160mPD to 170mPD will be adopted.</p> <p>Item A1 site is immediately surrounded by high-rise developments (<b>Plan H-2a</b>) such as Fan Garden Government Police Married Quarters (about 110mPD), Wing Fok Centre and Union Plaza in Luen Wo Hui (about 80mPD to 90mPD), the proposed residential development with</p>	

<p>social welfare facilities under an approved S.12A rezoning application No. Y/FSS/18 (about 110mPD) etc. While the BH of the Item A1 Site is higher than those of the surrounding developments, it is considered that the proposed public housing development at Item A1 is not entirely incompatible with the surrounding developments.</p> <p>Besides, as illustrated in the photomontage prepared under the LVIA (<b>Plans H-8a to 8j</b>), it is concluded that the proposed developments will not cause unacceptable visual impact to the vicinity. In order to reduce the visual impact, mitigation measures, such as BH variation ranging from 160mPD to 170mPD, and careful building design / dispositioning and façade treatment of the building etc. will be adopted in the proposed developments to mitigate the visual impact. CTP/UD&amp;L, PlanD has no adverse comment on the LVIA. The Housing Authority (HA) is advised to explore means to further enhance the visual quality of the proposed developments at detailed design stage.</p> <p>For the ventilation aspect, preliminary air ventilation assessment – expert evaluations (AVA-EEs) have been conducted for the proposed developments. The proposed east-west pedestrian connection between Jockey Club Road and Fan Leng Lau Road through the proposed developments, proposed building separations between the two planned primary school and north-south non-building areas (<b>Plan H-10a</b>) can serve as wind corridors to maximize the air ventilation and mitigate any adverse ventilation impacts on the surrounding pedestrian areas.</p> <p>To further minimize air ventilation impacts on the surrounding sensitive receivers and improve the wind environment of the sites, it is recommended that mitigation and improvement measures should be considered in the following detailed design stages of both public and private developments. These measures include building permeability of at least 20% to enhance ventilation performance at pedestrian levels in accordance with APP-152 Sustainable Building Design Guidelines, planting trees with appropriate sized canopies in frequently accessed outdoor spaces for solar shading, cooling and pollutant filtering, while causing insignificant wind obstruction to the pedestrian level, adoption of cool materials in pavements and building facades to reduce solar absorption and to improve outdoor thermal comfort, and provision of cool sinks such as trees and water body, where appropriate.</p> <p>In addition, the AVA-EE has recommended that further quantitative AVAs would be conducted for assessing the effectiveness of the above recommended mitigation measures at the detailed design stage. The requirement will be incorporated in the subsequent planning brief / land grant documents where appropriate.</p>
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## 5.2.4 Traffic Aspect

Major Grounds		Representation
(1)	There is inadequate provision of public transport services in North District, and the additional population brought about by the proposed developments will further increase the burden on the traffic.	<b>R7</b>
Responses		
(a)	<p>Traffic impact assessment (TIA) has been conducted to assess the traffic impact arising from the proposed housing developments under the current OZP amendments and other housing developments in North District. To avoid overloading, junction improvement works at (a) Fan Leng Lau Road and Ma Sik Road; (b) Jockey Club Road and Sha Tau Kok Road; and (c) Jockey Club Road, So Kwun Po Road and Ma Sik Road (<b>Plan H-7c to 7e</b>) are proposed to be carried out by CEDD. With the implementation of the above improvement works, the TIA concludes that the critical junctions associated with the proposed developments would operate satisfactorily.</p> <p>In addition, a PTI is proposed in the public housing development at Item A1 site (<b>Plans H-6b and 7a</b>) to provide public transport services, including three proposed bus routes operating between the site and metro area, for the additional population subject to further consideration of TD before population in-take. The existing bus layby at San Wan Road is also proposed to be modified to cope with the anticipated increase in demand on bus services (<b>Plan H-7f</b>).</p> <p>Commissioner for Transport (C for T) has no in-principle objection to the proposed development from traffic perspective.</p>	

## 5.2.5 Provision of GIC and Supporting Facilities

Major Grounds		Representation
(1)	With an increasing population especially elderly, more community services will be required. Piecemeal developments lacking of supporting facilities should be avoided.	<b>R3 to R6</b>
Proposal		Representation
(2)	Items A2 and A3 Sites should be retained as “G/IC” zone for provision of community services	<b>R8</b>
Responses		
(a)	<p>In response to (1) and (2):</p> <p>Majority of Items A1 to A3 sites (which were zoned as “G/IC” originally) are currently occupied by HKPF’s Weapons Training Division and Police Driving and Traffic Training Division as a police</p>	



	<p>training compound with supporting facilities (<b>Plans H-2a, 3a and 4a</b>), which will be consolidated and relocated to the planned Police Facilities at Kong Nga Po. As the sites will be vacated, public and private housing developments are proposed, which account for 5.43ha and 1.6ha respectively with the provision of about 8,300 and 1,600 public and private housing units, to optimize the use of the sites.</p> <p>The public housing development at Item A1 Site has been comprehensively planned with provision of needed social welfare and supporting facilities, such as ancillary retail uses where appropriate, kindergartens, public transport and community facilities as required by the Government, are proposed.</p> <p>In addition, based on the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), with the completion of four proposed public housing developments (Items A1, B, C1 and D1) and the two proposed private housing developments (Items A2 and A3) mentioned above, as well as the proposed public housing development at Fanling/Sheung Shui Extension Area, the provision of various needed social welfare and GIC facilities is generally adequate in Fanling/Sheung Shui New Town, except that there will be shortfalls of several premises-based social welfare facilities including child care and elderly services (such as child care centre, and residential care homes for the elderly), as well as rehabilitation services with population-based planning standard newly introduced in March 2022 (<b>Annex VII</b>).</p> <p>Notwithstanding, it should be noted that the HKPSG requirements for these facilities are long term goals. The provision would be addressed by the Social Welfare Department (SWD) on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. In addition, no less than 5% of the domestic GFA within various planned public housing developments within the new town and the extension area will be provided to serve the needs for GIC facilities by the community. PlanD and concerned departments will work closely together to ensure that additional GIC facilities requested by SWD will be included in the planned GIC and residential developments in Fanling/Sheung Shui New Town area.</p>
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***Item B for Proposed Public Housing Development at Ching Hiu Road***

5.2.6 The major grounds/comments/proposal of five adverse representations (**R3 to R6 and R8**) in relation to Item B are summarised below.

5.2.7 Landscape and Tree Preservation

<b>Major Grounds</b>		<b>Representation</b>
(1)	The proposed development will lead to extensive clearance of trees and will induce adverse	<b>R3 to R6 and R8</b>

	landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered.	
(2)	More information on the off-site compensatory planting at Tong Hang should be provided, and the off-site compensatory planting cannot replace the loss of vegetation at the sites.	<b>R3 to R6</b>
<b>Responses</b>		
(a)	<p>In response to (1) and (2):</p> <p>While Item B Site was previously zoned as “GB”, it is disturbed and has been paved for the provision of an open-air hourly car park (<b>Plan H-3b</b>). There is limited existing landscape value at the site.</p> <p>The LVIA has concluded that with the adoption of proper mitigation measures such as compensatory planting, the proposed rezoning for housing development would not result in insurmountable landscape impact. CTP/UD&amp;L, PlanD and DAFC have no adverse comment on the LVIA.</p> <p>Among the 173 trees surveyed, there is no OVT nor rare/protected species, but there is one tree with DBH greater than 1m. 100 trees are in direct conflict with or will be affected by the proposed development and are recommended to be felled due to poor condition and/or low suitability to be transplanted. The remaining 73 trees are recommended to be retained. About 20 new trees are proposed within the future public housing development (<b>Plan H-9c</b>).</p> <p>Since there is limited space within the site for compensatory planting for all trees proposed to be felled, the off-site location near Tong Hang is proposed to be used as off-site compensatory tree planting of about 80 trees (<b>Plan H-9a</b>). For details on the off-site location at Tong Hang and compensatory planting, please refer to the responses in paragraph 5.2.2 (a) above. The compensatory ratio will achieve 1:1 upon completion of all these replanting efforts. At least 20% overall green coverage shall apply on the public housing development.</p>	

#### 5.2.8 Provision of GIC and Supporting Facilities

<b>Major Grounds</b>		<b>Representation</b>
(1)	With an increasing population especially elderly, more community services will be required. Piecemeal developments lacking of supporting facilities should be avoided.	<b>R3 to R6</b>
<b>Proposal</b>		<b>Representation</b>
(2)	The proposed development is not compatible with the surrounding and will lack of traditional support	<b>R8</b>

	system of a public housing development. The site would be more suitable for a medium rise private development or GIC use.	
<b>Responses</b>		
(a)	<p>In response to (1) and (2):</p> <p>Item B Site is surrounded mainly by medium to high-rise public and private residential developments (including Ching Ho Estate, Cheung Lung Wai Estate, Royal Green, Glorious Peak and 8 Royal Green etc.). Given the new town context, development up to the maximum domestic PR of 6.5 allowed by ExCo (paragraph 2.2 above) should be pursued and is considered reasonable and compatible with the surrounding.</p> <p>Having considered the existing public housing development (i.e. Ching Ho Estate) to the south, general support of retail and transport facilities are available for the proposed development. In addition, 5% of the domestic GFA of the public housing developments, including the development in Item B Site, will be reserved for the provision of social welfare facilities, including elderly, child care and rehabilitation services.</p> <p>For details of the GIC provision and supporting facilities, please refer to the responses in paragraph 5.2.5 (a) above.</p>	

***Item C1 for Proposed Public Housing Development at Tai Tau Leng***

5.2.9 The major grounds/comments/proposal of 15 adverse representations (**R2 to R6 and R8 to R17**) in relation to Item C1 are summarised below.

5.2.10 Other Land Supply Option / Site Boundary

<b>Major Grounds</b>		<b>Representation</b>
(1)	The Government should avoid sites with existing residents but instead resume brownfield and vacant land only for public housing developments. Specifically, Fanling Golf Course (FGC) and the adjacent Oi Yuen should first be developed.	<b>R9 to R12 and R16</b>
<b>Proposal</b>		<b>Representation</b>
(2)	It is proposed that the western side of the nullah ( <b>Plan H-2c</b> ) should be carved out from the proposed public housing development, such that the existing residents will not be affected. Development at the eastern side of the nullah alone should be sufficient for public housing production.	<b>R9 to R11</b>
<b>Responses</b>		
(a)	In response to (1):	

	<p>As shown in <b>Plan H-3c</b>, majority of the site is used as brownfield, with the western part of the site being occupied by squatters/temporary domestic structure. Hence, the site is recommended for comprehensive public housing development.</p> <p>The Government has adopted a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. This includes rezoning of “GB” sites in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value. Rezoning of the Item C1 Site for housing developments is in line with the above approach.</p> <p>Concerted efforts by the Government to identify suitable land for housing development will persist. Should there be any other potential site considered suitable for public housing development, the relevant B/Ds would proceed to review its feasibility and suitability as appropriate with a view to increasing the housing land supply. On this basis, Item C1 Site itself is considered suitable for public housing development in terms of land use compatibility and technical feasibility. On the public aspiration of development of FGC, relevant OZP (No. S/FSSE/1) for Partial Development of the FGC was gazetted on 30.6.2022. Regarding Oi Yuen, which falls within an area zoned “Comprehensive Development Area” (“CDA”) of the OZP, planning permission for private housing development has been granted.</p> <p>For the affected residents, the Government will offer compensation, Ex-gratia Allowances and/or rehousing arrangements to eligible affected parties in accordance with existing policies.</p>
(b)	<p>In response to (2):</p> <p>Item C1 Site is sandwiched between “CDA” and “G/IC” zones, and currently occupied by brownfield operations and domestic structures, in order to fully utilise land resources, the western side of the nullah is recommended to be included in the housing site for comprehensive public housing development.</p>

#### 5.2.11 Landscape and Tree Preservation

Major Grounds		Representation
(1)	The proposed developments lead to extensive clearance of trees and will induce adverse landscape impact. The quality of the proposed new trees and compensatory planting should be carefully considered.	<b>R3 to R6, R8 R9, R11, R13 and R16</b>
(2)	More information on the off-site compensatory	<b>R3 to R6</b>

	planting at Tong Hang should be provided, and the off-site compensatory planting cannot replace the loss of vegetation at the sites.	
<b>Responses</b>		
(a)	<p>In response to (1) and (2):</p> <p>As mentioned in paragraph 5.2.10(a), majority of Item C1 Site is used for brownfield and the “GB” zone is disturbed. The existing landscape value of the site is limited.</p> <p>The LVIA has concluded that with the adoption of proper mitigation measures such as compensatory planting, the proposed rezoning for housing development would not result in insurmountable landscape impact. CTP/UD&amp;L, PlanD and DAFC have no adverse comment on the LVIA.</p> <p>Among the 515 trees surveyed (280 trees within the Site), all trees are common species and in poor to fair health, form and condition. There is no OVT identified. However, there are 10 trees with DBH greater than 1m. 371 trees, including seven with DBH greater than 1m, are in direct conflict with or will be affected by the proposed development and are recommended to be felled due to poor condition and/or low suitability to be transplanted. The remaining 144 trees are proposed to be retained. About 130 new trees are proposed within the future public housing development (<b>Plan H-9d</b>).</p> <p>Since there is limited space within the site for compensatory planting for all trees proposed to be felled, the off-site location near Tong Hang is proposed to be used as off-site compensatory tree planting of about 230 trees (<b>Plan H-9a</b>). For details on the off-site location at Tong Hang and compensatory planting, please refer to the responses in paragraph 5.2.2 (a) above. In addition, 11 trees are proposed to be planted along Castle Peak Road – Kwu Tung for compensation (<b>Plan H-9d</b>). The overall compensatory ratio will achieve 1:1 upon all these replanting efforts. At least 20% of green coverage shall apply on the public housing development.</p>	

#### 5.2.12 Visual and Air Ventilation Aspect

<b>Major Grounds</b>		<b>Representation</b>
(1)	The proposed development will induce adverse visual and air ventilation impacts. With the completion of Eden Manor ( <b>Plan H-2c</b> ), wind will further be blocked by the proposed development and the proposed mitigation measures for air ventilation will only benefit the proposed development, but not the surrounding area.	<b>R3 to R6, R11, R12, R14 and R16</b>

<b>Responses</b>	
(a)	<p>In response to (1):</p> <p>The LVIA concluded that with the adoption of suitable mitigation measures including but not limited to careful design and façade treatment of the building, the visual impact of the proposed development on the visual sensitive receivers are found to be acceptable (<b>Plans H-8p to 8u</b>). CTP/UD&amp;L, PlanD has no adverse comment on the LVIA. HA shall continue to explore at the detailed design stage to further enhance the visual quality.</p> <p>For the ventilation aspect, AVA-EE has been conducted for the proposed development and concluded that the proposed development will not induce unacceptable ventilation impact. With the provision of building separations of at least 15m (<b>Plan H-10c</b>) and other mitigation measures (refer to paragraph 5.2.3(a) above), wind penetration through the proposed development at the representation site under Item C1 will be enhanced and adverse air ventilation impact on the site and surrounding area is minimized.</p> <p>In addition, the AVA-EE has recommended that further quantitative AVAs would be conducted for assessing the effectiveness of the above recommended mitigation measures at the detailed design stage. The requirement will be incorporated in the subsequent planning brief / land grant documents where appropriate.</p>

### 5.2.13 Traffic Aspect

<b>Major Grounds</b>		<b>Representation</b>
(1)	The additional population brought about by the proposed development will further increase the burden on the traffic, especially on the Tai Tau Leng and Kai Leng Interchanges, which are currently heavily congested.	<b>R9, R11 to R14 and R16</b>
<b>Responses</b>		
(a)	<p>In response to (1):</p> <p>TIA has been conducted to assess the traffic impact arising from the proposed housing developments under the current OZP amendments and other housing developments in North District. To avoid overloading, junctions improvement of (a) Tai Tau Leng Interchange; (b) Junction of Castle Peak Road – Kwu Tung and Fan Kam Road; and (c) Junction of Po Kin Road and Fan Kam Road (<b>Plans H-7k and 7l</b>) are proposed to be carried out by CEDD.</p> <p>With the implementation of the above improvement works, the TIA concludes that the critical junctions associated with the proposed developments would operate satisfactorily. C for T has no in-principle objection to the proposed development from traffic</p>	

	perspective.
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#### 5.2.14 Other Technical Aspects

Major Grounds		Representation
(1)	The site boundary of the representation site under Item C1 should be adjusted in such a way that the 600mm high pressure pipeline near Castle Peak Road-Kwu Tung Section will not be included in the site boundary. The project proponent should evaluate the potential risk on the town gas pipeline in the vicinity and determine necessary mitigation measures. The Hong Kong and China Gas Co. Ltd. should be consulted in the design stage.	<b>R2</b>
(2)	The site is currently served as a buffer for Long Valley Nature Park, and the proposed development at the site will lead to destruction of habitat for wildlife.	<b>R9, R11 and R16</b>
(3)	Flooding is a consistent issue in Tai Tau Leng, the construction work of the proposed development may damage the existing nullah.	<b>R10, R11, R12 and R16</b>
(4)	The proposed development affects the structural stability of the surrounding development.	<b>R11</b>
Responses		
(a)	<p>In response to (1):</p> <p>While the 600mm high pressure pipeline near Castle Peak Road-Kwu Tung Section is included in the zoning boundary of “R(A)10”, the concerned pipeline along the existing Castle Peak Road- Kwu Tung Section will not be included into development site boundary of the proposed public housing development (<b>Plan H-11</b>). The 600mm high pressure pipeline will not be affected.</p> <p>Besides, Qualitative Risk Assessment (QRA) for the existing high pressure gas pipeline and Fanling West Offtake Station has been conducted for the proposed development at Item C1 site, and it is concluded that there is no insurmountable risk problem. HA is advised to liaise with <b>R1</b> on any possible interface issues at implementation stage.</p>	
(b)	<p>In response to (2):</p> <p>Ecological Impact Assessment (EcoIA) covering an area within 500m from the site boundary has been conducted for the proposed development at the Item C1 Site due to its proximity with the Long Valley Nature Park. Long Valley is the only site of recognised</p>	

	ecological/ conservation interest within the study area and it will not be directly or indirectly affected by the proposed development because the nearest distance between the core area (i.e., the mosaics of river/ wetland/ agricultural habitats) and boundary of the Long Valley is about 500m and 300m respectively from the site; and the Long Valley would be buffered from the disturbance generated from the project by the Fanling Highway and the roadside plantation. As such, unacceptable residual ecological impact is not anticipated from the proposed development. DAFC has no adverse comment on the proposed development.
(c)	<p>In response to (3) and (4):</p> <p>The EFS conducted has also covered other technical aspects. With the implementation of mitigation measures and improvement works proposed, it is concluded that the proposed development will not result in insurmountable problems in terms of geotechnical, sewerage, drainage, water supply etc. aspects. Relevant departments, including H(GEO) of CEDD, DEP, CE/MN of DSD, CE/C of WSD etc. have no adverse comments on the proposed developments.</p>

#### 5.2.15 Provision of GIC and Supporting Facilities

Major Grounds		Representation
(1)	With an increasing population especially elderly, more community services will be required. Piecemeal developments lacking of supporting facilities should be avoided.	<b>R3 to R6</b>
Responses		
(a)	<p>Social welfare and retail facilities are proposed in the public housing development. In addition, bus layby and taxi stands are proposed along the Castle Peak Road – Kwu Tung (<b>Plan H-7j</b>) to provide public transport services. A new pedestrian footpath along Castle Peak Road – Kwu Tung with signalized crossing is proposed to provide pedestrian connection to the site (<b>Plan H-7j</b>). The proposed development is well-served by supporting facilities and public transport services.</p> <p>For details of the GIC provision and supporting facilities, please refer to the responses in paragraph 5.2.5 (a) above.</p>	

#### 5.2.16 Public Consultation

Major Grounds		Representation
(1)	There is no prior direct consultation with the affected residents on the proposed development.	<b>R15</b>
Responses		
(a)	Prior to the submission of the proposed amendments to the OZP for	



	consideration of the Committee of the Board, the NDC, FDRC and SSDRC were consulted as detailed in paragraph 3 above. The administrative procedures in consulting the public on the proposed OZP amendments have been duly followed. Also, the exhibition of OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance.
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#### 5.2.17 Land resumption

Major Grounds		Representation
(1)	There are concerns on compensation and rehousing arrangements for the affect residents.	<b>R9 to R17</b>
Responses		
(a)	The compensation and rehousing arrangements for affected residents are outside the scope of the OZP and not within the ambit of the Board. When land is required to be resumed and cleared for development projects, the Government will follow up with the affected parties on their compensation and rehousing arrangements in accordance with prevailing policies and established mechanism.	

#### *Items D1 to D4 for Rezoning of Industrial Zone*

5.2.18 The major grounds/views/proposal of the three representations **R1, R8 and R18** in relation to Items D1 to D4 are summarised below.

#### 5.2.19 Alternative Proposal

Proposal and Major Grounds		Representation
(1)	<p>It is proposed to rezone a site within Item D4 (<b>Plans H-5a to 5b</b>) from “I” to “Residential (Group E)” (“R(E)”) instead of “OU(B)” with maximum PR restriction of 5.5 (domestic PR of 5 + non-domestic PR of 0.5) and maximum BH restriction of 75mPD to facilitate the proposed composite residential development for provision of about 304 units. The main grounds are:</p> <ul style="list-style-type: none"> <li>The site is suitable for composite residential development to synergise with the Government’s Northern Metropolis Development Strategy in unleashing potential for residential/ commercial development in the North District and support the on-going policy to increase flat supply.</li> <li>The proposed “R(E)” zone will provide incentive for redeveloping the existing</li> </ul>	<b>R1</b>

	industrial building to facilitate local transformation into a mixed-use residential neighbourhood.	
<b>Responses</b>		
(a)	<p>Based on the survey findings of the 2020 AA, the IBs in Sheung Shui Area 4 are still vibrant and actively used for warehouse / storage purposes, with only one (Alpha Appliances Building) obtaining approval for wholesale conversion to commercial uses. In this regards, the proposed “OU(B)” zone is considered appropriate, which promotes restructuring of the use of the area in support of the economic transformation to non-industrial and servicing, while providing considerable employment opportunities for the North District.</p> <p>The representation site of <b>R1</b> is located at the centre of the subject “OU(B)” zone. It is surrounded by IBs which are still actively used for manufacture/storage purposes intermixed with some industrial operations. The proposed composite residential development may inevitably result in industrial/residential interface issues and may therefore be incompatible with the surrounding developments.</p> <p>In addition, only one IB is recommended to be rezoned to “R(E)” (<b>Plan H-5a and 5b</b>), while the remaining area is zoned as “OU(B)”. Such proposal may lead to piecemeal developments at the area. Hence, <b>R1</b>’s proposal to rezone the site to “R(E)” is not supported.</p>	

#### 5.2.20 Job Opportunities

<b>Proposal and Major Grounds</b>		<b>Representation</b>
(1)	There is a need to provide job opportunity to the additional residents within a reasonable distance from homes, and alternative sites should be provided for the workshops and less desirable facilities.	<b>R8</b>
<b>Responses</b>		
(a)	<p>With the proposed rezoning, Sheung Shui Areas 4 and 30 will still be a major employment centre in the area. The existing industrial operations in Sheung Shui Areas 4 &amp; 30 Industrial Area will not be affected by the current rezoning proposals. The proposed rezoning of Items D3 and D4 Sites from “I” to “C” or “OU(B)” may even provide more job opportunities in different varieties including commercial and servicing types of jobs to the surrounding residents.</p> <p>On Lok Tsuen Industrial Area, which is zoned “I” on the OZP, is another employment centre in the area, which would provide alternative suitable industrial premises/sites for general industrial uses such as workshops.</p>	

## 5.2.21 Providing Views

Major Views		Representation
(1)	<p>Item D1 is located in proximity to the MTR East Rail Line and Sheung Shui Ventilation Building, noise from train and fixed plant operations could be of concern to the future occupants. Despite the adoption of proper building layout and design, and noise mitigation measures, the proposed developments can be sensitive to air-borne noise.</p> <p>The future Environmental Assessment Study (EAS) to be conducted by HA at detailed design stage should take into account and address any air-borne noise issue, and implement all necessary noise mitigation measures at their own cost at the development to ensure full compliance with statutory requirements.</p>	<b>R18</b>
Responses		
(a)	<p>A noise impact assessment has been conducted under the EFS, which concluded that the proposed zoning would not result in insurmountable noise problems.</p> <p>HA will conduct an EAS at the detailed design stage for the public housing development to address the potential impacts with respect to the HKPSG and suitable mitigation measures will be proposed. Appropriate requirement will be stipulated in the Planning Briefs and/or lease documents as appropriate to ensure the implementation of the mitigation measures.</p>	

6. Comments on Representations

- 6.1 There are two comments submitted by individuals. One of them (**C2**) is also representer (i.e. **R8**).
- 6.2 **C1**, who claims to be the descendent of an existing grave within Item C1 Site, objects to Item C1 on ground that the existing grave within the Item C1 Site will be affected by the proposed development. **C2** comments that the proposal made by **R1** has not estimated the job loss and provide alternative employment; and instead of building more units, the focus should now be on assisting families of limited means to upgrade their living quarters.
- 6.3 Regarding the existing grave within the representation site under Item C1, a comprehensive survey of grave(s) will be conducted. Once it is confirmed that the identified grave(s) will be affected by the proposed housing development, grave removal will be carried out in accordance with the requirements under Cap. 132 Public Health and Municipal Services Ordinance. Regarding **C2**'s concerns on **R1**, the responses in paragraph 5.2.12 above are relevant.

## **7. Departmental Consultation**

7.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs or **Annex V**, where appropriate.

- (a) Director-General of Trade and Industry;
- (b) District Land Officer/North, Lands Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Commissioner for Transport;
- (e) Chief Highway Engineer/New Territories East, HyD;
- (f) Chief Engineer/Mainland North, DSD;
- (g) Chief Engineer/Construction, WSD;
- (h) Director of Electrical and Mechanical Services;
- (i) Director of Environmental Protection; and
- (j) Director of Housing;

7.2 The following bureaux/departments have no comment on the proposed amendments:

- (a) Secretary for Education;
- (b) Antiquities and Monuments Office, Development Bureau;
- (c) Director of Fire Services;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Project Manager/North, Civil Engineering and Development Department;
- (f) Project Team Leader/Project, Civil Engineering and Development Department;
- (g) Chief Engineer/ Housing Projects 3, Civil Engineering and Development Department;
- (h) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (i) Director of Leisure and Cultural Services;
- (j) Director of Social Welfare;
- (k) District Officer (North), Home Affairs Department;
- (l) Government Property Administrator;
- (m) Director of Health;
- (n) Commissioner of Police;
- (o) Director-General of Trade and Industry; and
- (p) Chief Town Planner/Urban Design & Landscape, Planning Department.

## **8. Planning Department's Views**

8.1 The views provided in **R18** are noted.

8.2 Based on the assessments in paragraph 5.2 above and the following reasons, the Planning Department does not support R1 to R17 and considers that the OZP should not be amended to meet the representations for the following reasons:

Items A1 to A3, B and C1

- (a) the Government has adopted a multi-pronged approach to increase housing land supply, including carrying out various land use reviews on an ongoing basis. Taking into account that there are no insurmountable technical problems identified for the proposed housing developments, it is considered suitable to rezone the sites to “R(A)7” to “R(A)10” respectively (**R2 to R17**);
- (b) EFSs with technical assessments on the potential impacts on various aspects, including visual, air ventilation, landscape, traffic, drainage, risk, environmental, ecological and geotechnical have been conducted and confirmed that there is no insurmountable technical problem in developing the sites for public/private housing developments. Under the EFSs, relevant mitigation measures have been proposed to minimize the possible impacts of the proposed developments (**R2 to R17**);
- (c) the planned GIC facilities are generally sufficient to meet the demand of the planned population in the district in accordance with the HKPSG and the assessments by relevant Government bureaux/departments, except for some social welfare facilities. Appropriate government, institution or community facilities will be provided in the proposed housing developments to serve the residents and locals. The provision of community facilities will be closely monitored by the relevant Government bureau/departments (**R3 to R8**);

#### Item C1

- (d) the “R(A)10” zone is intended to facilitate comprehensive public housing development to meet acute demand of public housing and fully utilize the land resources. The proposals exclude the western side of the nullah would lead to loss of public housing units. There is no strong planning justification to exclude that part of the “R(A)10” zone to meet the representers’ proposal (**R9 to R11**);
- (e) the statutory and administrative procedures in consulting the public on the proposed amendments have been duly followed. The exhibition of the representations / comments form part of the statutory consultation process under the Ordinance (**R9 to R17**);
- (f) the compensation and rehousing arrangements for affected residents are outside the scope of the OZP and not within the ambit of the Board. When land is required to be resumed and cleared for development projects, the Government will follow up with the affected parties on their compensation and rehousing arrangements in accordance with prevailing policies and established mechanism (**R9 to R17**);

#### Items D1 to D4

- (g) the proposed rezoning to “R(E)” is not justified as the proposed composite residential development is considered not compatible with the surrounding developments, which is predominately an industrial area (**R1**); and
- (h) the existing industrial operations in Sheung Shui Areas 4 & 30 Industrial Area

will not be affected by the rezoning proposal. Besides, job opportunities may be provided to the surrounding residents in the future commercial and/or business developments (**R8**).

## **9. Decision Sought**

- 9.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendments should be made to the OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

## **10. Attachments**

<b>Annex I</b>	Draft Fanling/Sheung Shui OZP No. S/FSS/25 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24
<b>Annex III</b>	List of Representers and Commenters
<b>Annexes IVa to IVb</b>	Submissions of Representers and Commenters
<b>Annex V</b>	Extract of the Minutes of RNTPC Meeting held on 26.11.2021
<b>Annex VI</b>	Extract of the Minutes of NDC Meeting held on 12.10.2021 (Chinese Version Only)
<b>Annex VII</b>	Provision of Major GIC Facilities and Open Spaces in Fanling/Sheung Shui New Town
<b>Annex VIII</b>	Provision of Major GIC Facilities and Open Spaces in North District
<b>Plans H-1</b>	Location Plan of the Representation Sites
<b>Plans H-2a to 2d</b>	Site Plans
<b>Plans H-3a to 3d</b>	Aerial Photos
<b>Plans H-4a to 4f</b>	Site Photos
<b>Plans H-5a to 5b</b>	Location Plan and Site Plan of R1's proposed rezoning site
<b>Plans H-6a to 6h</b>	Conceptual Plans
<b>Plans H-7a to 7m</b>	Access Arrangements and Traffic Improvement Measures
<b>Plans H-8a to 8u</b>	Photomontages

<b>Plans H-9a to 9e</b>	Landscape Proposals
<b>Plans H-10a to 10e</b>	Air Ventilation Mitigation Measures
<b>Plan H-11</b>	QRA Plan

**PLANNING DEPARTMENT  
AUGUST 2022**