



圖例  
NOTATION

ZONES

COMMERCIAL  
COMPREHENSIVE DEVELOPMENT AREA  
COMMERCIAL / RESIDENTIAL  
RESIDENTIAL (GROUP A)  
RESIDENTIAL (GROUP B)  
RESIDENTIAL (GROUP C)  
VILLAGE TYPE DEVELOPMENT  
INDUSTRIAL  
GOVERNMENT, INSTITUTION OR COMMUNITY  
OPEN SPACE  
OTHER SPECIFIED USES  
UNDETERMINED  
GREEN BELT

C  
CDA  
C/R  
R(A)  
R(B)  
R(C)  
V  
I  
GIC  
O  
OU  
U  
GB

地帶  
商業  
綜合發展區  
商業 / 住宅  
住宅 (甲類)  
住宅 (乙類)  
住宅 (丙類)  
鄉村式發展  
工業  
政府、機構或社區  
休憩用地  
其他指定用途  
未決定用途  
綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION  
ELEVATED ROAD

主要道路及路口  
高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME  
PLANNING AREA NUMBER  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)  
PETROL FILLING STATION

1  
130  
P F S

規劃範圍界線  
規劃區編號  
最高建築物高度  
(在主水平基準上若干米)  
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	
COMMERCIAL	3.11	0.47	商業
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.47	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	3.31	商業 / 住宅
RESIDENTIAL (GROUP A)	133.11	19.95	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.23	住宅 (乙類)
RESIDENTIAL (GROUP C)	21.82	3.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	83.30	12.48	鄉村式發展
INDUSTRIAL	34.91	5.23	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	99.45	14.90	政府、機構或社區
OPEN SPACE	42.30	6.34	休憩用地
OTHER SPECIFIED USES	38.68	5.80	其他指定用途
UNDETERMINED	0.90	0.13	未決定用途
GREEN BELT	65.00	9.74	綠化地帶
RIVER CHANNEL	24.25	3.63	河道
MAJOR ROAD ETC.	87.01	13.05	主要道路等
TOTAL PLANNING SCHEME AREA	667.25	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2022年12月6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  
6 DECEMBER 2022

Signed Ms Carmen KONG 江嘉敏女士 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 1:10 000 比例尺

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/26





圖例  
NOTATION

ZONES

COMMERCIAL  
COMPREHENSIVE DEVELOPMENT AREA  
COMMERCIAL / RESIDENTIAL  
RESIDENTIAL (GROUP A)  
RESIDENTIAL (GROUP B)  
RESIDENTIAL (GROUP C)  
VILLAGE TYPE DEVELOPMENT  
INDUSTRIAL  
GOVERNMENT, INSTITUTION OR COMMUNITY  
OPEN SPACE  
OTHER SPECIFIED USES  
UNDETERMINED  
GREEN BELT

C  
CDA  
CR  
R(A)  
R(B)  
R(C)  
V  
I  
G/C  
O  
OU  
U  
GB

1  
130  
P F S

地帶

商業  
綜合發展區  
商業 / 住宅  
住宅 (甲類)  
住宅 (乙類)  
住宅 (丙類)  
鄉村式發展  
工業  
政府、機構或社區  
休憩用地  
其他指定用途  
未決定用途  
綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION  
ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME  
PLANNING AREA NUMBER  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)  
PETROL FILLING STATION

交通

主要道路及路口  
高架道路

其他

規劃範圍界線  
規劃區編號  
最高建築物高度  
(在主水平基準上若干米)  
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	
COMMERCIAL	3.11	0.47	商業
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.47	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	3.31	商業 / 住宅
RESIDENTIAL (GROUP A)	134.58	20.17	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.23	住宅 (乙類)
RESIDENTIAL (GROUP C)	21.82	3.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	81.83	12.26	鄉村式發展
INDUSTRIAL	34.91	5.23	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	99.45	14.90	政府、機構或社區
OPEN SPACE	42.30	6.34	休憩用地
OTHER SPECIFIED USES	38.68	5.80	其他指定用途
UNDETERMINED	0.90	0.13	未決定用途
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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 / 2 6 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/FSS/26

按照城市規劃條例第 5 條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項  
AMENDMENT ITEM A

修訂項目 B 項  
AMENDMENT ITEM B

(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/26A



APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/264

(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 subparagraph (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, *Mass Transit Railway station entrance, Mass Transit Railway structure below ground level*, 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).



APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/264

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GREEN BELT	28 30



COMMERCIAL

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
Commercial Bathhouse/ Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	House
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
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	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone 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.

(Please see next page)



COMMERCIAL (Cont'd)

Remarks

- (a) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio *for* of the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.



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 *landscape* 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)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (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 *domestic* plot ratio of ~~0.8~~ **4.3**, *maximum non-domestic plot ratio of 0.09*, a maximum site coverage of 27%, and a maximum building height *in terms of metres above Principal Datum as stipulated on the Plan* of ~~3 storeys over one-storey carport~~, *or the plot ratio, site coverage and the height of the existing building, whichever is the greater. The historic Grade 1 Building, i.e. Oi Yuen Villa, shall be preserved in-situ for adaptive reuse.*
- (d) In determining the maximum plot ratio/site coverage 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, ~~or~~ *and* caretaker's quarters, *and or* 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	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/Massage
Educational Institution (in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only)	Establishment
Exhibition or Convention Hall	Educational Institution (not elsewhere specified)
Flat	Government Refuse Collection Point
Government Use (not elsewhere specified)	Hospital
Hotel	Institutional Use (not elsewhere specified)
House	Petrol Filling Station
Library	Public Convenience
Off-course Betting Centre	Recyclable Collection Centre
Office	Religious Institution
Place of Entertainment	School (not elsewhere specified)
Place of Recreation, Sports or Culture	Shop and Services (Motor-vehicle Showroom only)
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 <sup>@</sup> of an existing building only)	
Shop and Services (not elsewhere specified)	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

<sup>@</sup> 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 (*GFA*) and building height specified below:

<u>Sub-area</u>	<u>Maximum Plot Ratio/ GFA Gross Floor Area</u>	<u>Maximum Building Height</u>
C/R (with site area less than 340m <sup>2</sup> )	domestic plot ratio of 3.9 or non-domestic plot ratio of 6.7	20 metres
C/R (with site area 340m <sup>2</sup> 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 <sup>2</sup> and non-domestic GFA of 48,848m <sup>2</sup> (of which not less than 27,277m <sup>2</sup> 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 –
- (i) 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
  - (ii) 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.

**COMMERCIAL/RESIDENTIAL (Cont'd)**

**Remarks (Cont'd)**

- (c) *Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.*
- (de) 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 (excluding container vehicle) (on land designated "R(A)1", "R(A)4", "R(A)5", "R(A)7", "R(A)9", "R(A)10", and "R(A)11" and "R(A)12" only) 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) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) 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

RESIDENTIAL (GROUP A) (Cont'd)

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.

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 69,500m<sup>2</sup> and the 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 38,500m<sup>2</sup> and the 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) On land designated "Residential (Group A)3" ("R(A)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 GFA of 178,100m<sup>2</sup> and the 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.
- (d) On land designated "Residential (Group A)4" ("R(A)4"), 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 6.6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (e) On land designated "Residential (Group A)5" ("R(A)5"), 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 7.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated "Residential (Group A)6" ("R(A)6"), 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 domestic GFA of 19,750m<sup>2</sup>, *and* a maximum non-domestic GFA of 3,092m<sup>2</sup>, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFAs and height of the existing building, whichever is the greater.
- (g) On land designated "Residential (Group A)7" ("R(A)7"), 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 7.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

*(Please see next page)*



RESIDENTIAL (GROUP A) (Cont'd)

*Remarks (Cont'd)*

- (h) On land designated "Residential (Group A)8" ("R(A)8"), 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 6.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) On land designated "Residential (Group A)9" ("R(A)9"), 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 6.6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (j) On land designated "Residential (Group A)10" ("R(A)10"), 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 6.8 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (k) On land designated "Residential (Group A)11" ("R(A)11"), 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 6.7 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (l) On land designated "Residential (Group A)12" ("R(A)12"), 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 domestic plot ratio of 5 and a maximum non-domestic plot ratio of 0.18, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.*
- ~~(h)~~(m) In determining the maximum GFA/plot ratio for the purposes of paragraphs (a) to ~~(k)~~(l) 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~~ *and* 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.
- ~~(m)~~(n) In determining the maximum plot ratio for the purpose of paragraphs (d), (e), ~~and~~ (k) *and* (l) above, any floor space that is constructed or intended for use solely as public vehicle parks, as required by the Government, may be disregarded.
- ~~(n)~~(o) In determining the maximum plot ratio for the purpose of paragraphs (d), (e) and (g) above, any floor space that is constructed or intended for use solely as public transport facilities, as required by the Government, may be disregarded.
- ~~(o)~~(p) In determining the maximum plot ratio for the purpose of paragraphs (d), (e), (g) and (i) to ~~(k)~~(l) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.

**RESIDENTIAL (GROUP A) (Cont'd)**

**Remarks (Cont'd)**

- (p)(q) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/plot ratio of ~~of~~ *for* the building on land to which paragraphs ~~(a) to (k)~~ *(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l)* applies may be increased by the additional GFA/plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA/plot ratio specified in paragraphs (a) to ~~(k)~~ *(l)* above may thereby be exceeded.
- (q)(r) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio/building height restrictions stated in paragraphs (a) to ~~(k)~~ *(l)* 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 Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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, ***or the plot ratio and height of the existing building, whichever is the greater.***
- (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, ***or the plot ratio and height of the existing building, whichever is the greater.***
- (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,~~ ~~or~~ ***and*** 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 Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution 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 *plot ratio, site coverage and 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, *or the plot ratio and height of the existing building, whichever is the greater.*
- (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 5,504m<sup>2</sup>, a maximum site coverage of 24%, and a maximum building height of 4 storeys over one-storey carpark, *or the gross floor area, site coverage and height of the existing building, whichever is the greater.*
- (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, or~~ *and* 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/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)#
	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
<p>Ambulance Depot</p> <p>Arts Studio (excluding those involving direct provision of services or goods)</p> <p>Bus Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Vehicle Repair Workshop</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Concrete Batching Plant</p> <p>Container Vehicle Park/Container Vehicle Repair Yard</p> <p>Dangerous Goods Godown</p> <p>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</p> <p>Educational Institution (in wholesale conversion of an existing building only)</p> <p>Exhibition or Convention Hall</p> <p>Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)</p> <p>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</p> <p>Off-course Betting Centre</p> <p>Offensive Trades</p> <p>Office (not elsewhere specified)</p> <p>Open Storage</p> <p>Petrol Filling Station</p> <p>Place of Entertainment (in wholesale conversion of an existing building only)</p> <p>Place of Recreation, Sports or Culture (not elsewhere specified)</p> <p>Private Club</p> <p>Public Clinic (in wholesale conversion of an existing building only)</p> <p>Religious Institution (in wholesale conversion of an existing building only)</p> <p>Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Training Centre (in wholesale conversion of an existing building only)</p> <p>Vehicle Stripping/Breaking Yard</p> <p>Wholesale Trade</p>

(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
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:	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:

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

Social Welfare Facility (excluding those involving residential care)

# 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, *and selected uses akin to industrial production and would not compromise building and fire safety* are also always permitted in this zone.

Remarks

- (a) On land designated "Industrial" at Planning Area 30, 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 plot ratio and the height of the existing building, whichever is the greater.

(Please see next page)

INDUSTRIAL (Cont'd)

Remarks (Cont'd)

- (b) On land designated "Industrial" at Planning Areas 25 and 26, 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 65 metres (excluding basements), or the plot ratio and the height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (d) 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio ~~for~~ of the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (f) 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.

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 (not elsewhere specified) 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

For "Business" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p style="text-align: center;">Schedule I: for open-air development or for building other than industrial or industrial-office building@</p> <p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>A</sup>) Off-course Betting Centre Office 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) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose- designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	
	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (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
Schedule II: for industrial or industrial-office building@	
Ambulance Depot	Broadcasting, Television and/or
Arts Studio (excluding those involving direct provision of services or goods)	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)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>Δ</sup> )	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of *of* Dangerous Goods<sup>Δ</sup>, the following use is always permitted

Office

(Please see next page)

# OTHER SPECIFIED USES (Cont'd)

## For "Business" only (Cont'd)

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:

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 use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment  
Eating Place  
Education Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

# 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 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.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks

- (a) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio ~~for~~ of the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

(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
<u>For "Transport Interchange with Commercial Uses Above" only</u>	
Eating Place	Ambulance Depot
Educational Institution	Broadcasting, Television and/or Film Studio
Exhibition or Convention Hall	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Flat
Hotel	Government Refuse Collection Point
Library	Petrol Filling Station
Off-course Betting Centre	Place of Recreation, Sports or Culture
Office	Religious Institution
Place of Entertainment	Residential Institution
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	

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)

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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 "Railway Station" only

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 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/26A

EXPLANATORY STATEMENT

**Approved Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/264**

**Explanatory Statement**

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## **Draft FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/26A**

(Being a 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/26A. 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. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 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 3 January 2006, 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.
- 2.6 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 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.

- 2.7 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 8 January 2013, 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.
- 2.8 On 10 September 2013, 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/18. On 5 November 2013, 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.
- 2.9 On 16 June 2015, 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/20. On 8 September 2015, 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.
- 2.10 On 3 January 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently renumbered as S/FSS/22. On 30 January 2018, 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.
- 2.11 On 7 January 2020, 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/24. On 17 January 2020, the approved Fanling/Sheung Shui OZP No. S/FSS/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 2 June 2020, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fanling/Sheung Shui OZP 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 June 2020 under section 12(2) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*
- ~~2.13 On 17 December 2021, the draft Fanling/Sheung Shui OZP No. S/FSS/25 was exhibited for public inspection under section 5 of the Ordinance. The main amendments include (i) the rezoning of a public housing site at Fanling/Sheung Shui Planning 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"); (ii) the rezoning of two private housing sites at Fanling/Sheung Shui Planning Area 17 from "G/IC" and "R(C)1" to "R(A)8"; (iii) the rezoning of a public housing site at Ching Hiu Road from "Green Belt" ("GB") and "G/IC" to "R(A)9"; (iv) the rezoning of a public housing site at Tai Tau Leng from "GB" and "G/IC" to "R(A)10"; (v) the rezoning of a public housing site at Choi Shun Street from "Industrial" ("I") to "R(A)11"; (vi) the rezoning of a site at Fanling/Sheung Shui Planning Area 30 from "I" to "Commercial" ("C"); and (vii) the rezoning of a site at Fanling/Sheung Shui Planning Area 4 from "I" to "Other Specified Uses" annotated "Business" ("OU(B)"). During the two-month exhibition period, a total of 18 valid representations were received. On 11 March 2022, the representations were published for three weeks for public comment and a total of two comments on the representations were received. After giving consideration to the representations and comments on 19 August 2022, the Board decided not to propose any amendment to the draft OZP to meet the~~

representations.—

- 2.142.13 On 6 December 2022, 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/26. On 16 December 2022, the approved Fanling/Sheung Shui OZP No. S/FSS/26 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.14 *On 7 February 2023, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fanling/Sheung Shui OZP to the Board for amendment. The reference back of the OZP was notified in the Gazette on 17 February 2023 under section 12(2) of the Ordinance.*
- 2.15 *On xx May 2023, the draft Fanling/Sheung Shui OZP No. S/FSS/27 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments include rezoning of a site at Ma Sik Road and Fan Leng Lau Road from “Village Type Development” (“V”) to “Residential (Group A)12” (“R(A)12”); and revision to the plot ratio and building height restrictions of the “Comprehensive Development Area” zone.*

### 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 *(the 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.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Fanling/Sheung Shui area and not to overload the road network in this area.

### 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 (the 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 667 hectares. It generally coincides with the existing 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 Tin Ping Shan and Ma Sik Road to the north, Ma Wat River to the 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 been developed around these market towns.

## 6. POPULATION

Based on 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 262,000 persons. It is estimated that the planned population of the Area would be about 335,200 ~~342,500~~ persons.

## 7. LAND USE ZONINGS

### 7.1 "Commercial" ("C"): Total Area 3.11 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include shop and services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 7.1.2 This zone comprises three existing buildings in Planning Area 30 with planning permission for wholesale conversion for retail uses which are at different stages of wholesale conversion.
- 7.1.3 In order to control the building density and avoid over-development, the site zoned "C" is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum (*mPD*) as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restriction(s) will be considered on its own merits.
- 7.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.1.5 The plot ratio control under "C" zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

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

- 7.2.1 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.
- 7.2.2 A site located in the western periphery of Fanling/Sheung Shui ~~the~~ New Town in Planning Area 35 is designated as “CDA”, within which any development or redevelopment proposals will be subject to a maximum *domestic* plot ratio of 4.3-0.8, *a maximum non-domestic plot ratio of 0.09*, a maximum site coverage of 27% and a maximum building height *of 130 mPD, or the plot ratio, site coverage and height of the existing building, whichever is the greater*. *The non-domestic plot ratio of 0.09 is for a Residential Care Home for the Elderly (RCHE) to be provided at the site. The plot ratio control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.* ~~of 3 storeys over one-storey carport.~~
- 7.2.3 *The site was previously a wooded area and is sandwiched between existing/planned high-rise, high-density residential developments and existing low-rise village settlements/residential developments. For development at the site, a landscape proposal with adequate tree compensation, in both quantity and quality of trees, and design measures for enhancing visual permeability and opening up more visual corridors should be provided.*
- 7.2.4 *The site includes Oi Yuen Villa, a Grade 1 historic building. It shall be preserved in-situ for adaptive re-use. A Conservation Management Plan for adaptive re-use of the Oi Yuen Villa and to propose/implement appropriate mitigation measures for its protection will be required when planning permission is sought.*
- 7.2.35 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.2.46 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.
- 7.2.57 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.
- 7.2.68 The “CDA” site will share a common ingress/egress point with the adjoining low-rise, low-density residential development.

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

- 7.3.1 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.
- 7.3.2 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.
- 7.3.3 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 340m<sup>2</sup>, 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 340m<sup>2</sup> or greater.
- 7.3.4 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 (GFA) of 35,292m<sup>2</sup> and a maximum non-domestic GFA of 48,848m<sup>2</sup>, of the latter, not less than 27,277m<sup>2</sup> 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.
- 7.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.3.6 *In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.*

7.4 “Residential (Group A)” (“R(A)”) : Total Area 133.11/134.58 ha

- 7.4.1 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.
- 7.4.2 The “R(A)” zone includes sites for private residential developments in proximity to the two existing market towns, East Rail Sheung Shui and Fanling Stations 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.

- 7.4.3 This zoning includes 11 sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”) : Total Area 1.24 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 a maximum total GFA of 69,500m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of the existing building, whichever is the greater. The building height restriction stipulated on the Plan is 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 0.82 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 a maximum total GFA of 38,500m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of the 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.

“Residential (Group A)3” (“R(A)3”): Total Area 4.00 ha

- (d) The planned public housing development in Planning Area 48 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 178,100m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. While the building height restriction stipulated on the Plan is the maximum permitted height, a discernible stepped height profile should be adopted to enhance the visual compatibility of the development with the surroundings.

“Residential (Group A)4” (“R(A)4”): Total Area 3.47 ha

- (e) The planned public housing developments in Planning Areas 4 and 30, and *the* planned subsidized housing development in Planning Area 11 are under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restrictions as shown on the Plan, or the plot ratio 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 as appropriate should be adopted to create a stepped height profile.
- (f) In order to facilitate provision of public vehicle parks, public transport facilities and Government, institution or community (GIC) facilities, in determining the maximum plot ratio of the



development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

- (g) To facilitate the provision of public vehicle parking spaces to meet the local demand, 'public vehicle parking (excluding container vehicle)' use is always permitted within the sub-area.
- (h) As recommended in the Air Ventilation Assessment (Expert Evaluation) (AVA(E)) conducted for the two planned public housing developments in Planning Areas 4 and 30, further quantitative *Air Ventilation Assessment* (AVA) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(E) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.
- (i) As recommended in the AVA(E) conducted for the planned subsidized housing development in Planning Area 11, various mitigation measures should be incorporated for better penetration of the prevailing winds. A quantitative AVA should be undertaken at detailed design stage to optimize scheme design and/or to prove that the future scheme would perform no worse than the current scheme in ventilation performance.

"Residential (Group A)5" ("R(A)5"): Total Area 1.38 ha

- (j) The planned public housing development at the east of Po Shek Wu Road in Planning Area 4 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (k) In order to facilitate provision of public vehicle parks, public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (l) To facilitate the provision of public vehicle parking spaces to meet the local demand, 'public vehicle parking (excluding container vehicle)' use is always permitted within the sub-area.
- (m) As recommended in the AVA(E) conducted for the planned public housing development in Planning Area 4, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(E) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)6” (“R(A)6”): Total Area 0.36 ha

- (n) The planned private housing development with supporting retail use at Wu Tip Shan in Planning Area 40 is under this zoning. Development/redevelopment within this zoning is subject to a maximum domestic GFA of 19,750m<sup>2</sup>, a maximum non-domestic GFA of 3,092m<sup>2</sup> and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)7” (“R(A)7”): Total Area 6.35 ha

- (o) The planned public housing development at Planning Area 17 is under this zoning. Development/ redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (p) In order to facilitate provision of public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (q) As recommended in the AVA(EЕ) conducted for the planned housing developments in Planning Area 17, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EЕ) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)8” (“R(A)8”): Total Area 1.60 ha

- (r) The planned private housing developments in Planning Area 17 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan is the maximum permitted height.
- (s) For the site fronting Fan Leng Lau Road, as recommended in the Engineering Feasibility Study, a 10m-wide building setback is recommended along the southern periphery of this site for provision of a 24-hour public pedestrian corridor. As recommended in the AVA(EЕ) conducted for the planned housing developments in Planning Area 17, a 7.5m-wide non-building area is recommended along the western periphery of this site to facilitate air ventilation.

“Residential (Group A)9” (“R(A)9”): Total Area 0.43 ha

- (t) The planned public housing development at Ching Hiu Road in Planning Area 36 is under this zoning. Development/

redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height.

- (u) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (v) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 36, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)10” (“R(A)10”): Total Area 2.85 ha

- (w) The planned public housing development at Tai Tau Leng in Planning Area 35 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.8 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (x) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (y) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 35, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)11” (“R(A)11”): Total Area 1.96 ha

- (z) The planned public housing development at Choi Shun Street in Planning Area 30 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.7 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped

height profile.

- (aa) In order to facilitate provision of public vehicle parks and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks and GIC facilities, as required by the Government, may be disregarded.
- (bb) As recommended in the AVA(E) conducted for the planned public housing development in Planning Area 30, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(E) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

**“Residential (Group A)12” (“R(A)12”): Total Area 1.48 ha**

- (cc) *A site at the corner of Ma Sik Road and Fan Leng Lau Road is under this sub-area. Development or redevelopment within this sub-area is restricted to a maximum domestic plot ratio of 5, non-domestic plot ratio of 0.18, and a maximum building height of 110mPD, or the plot ratio and height of the existing building, whichever is the greater. The non-domestic plot ratio of 0.18 is for a RCHE to be provided at the site.*
  - (dd) *In order to facilitate provision of public vehicle parks and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks and GIC facilities, as required by the Government, may be disregarded.*
- 7.4.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.4.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio and/or building height restriction(s) for the “R(A)1” to “R(A)12” zones may be considered by the Board on application under section 16 of the ~~Town Planning~~ Ordinance. Each application for minor relaxation of GFA/plot ratio/building height restriction(s) will be considered on its own merits.
- 7.4.6 The plot ratio control under “R(A)7”, “R(A)8”, “R(A)9”, “R(A)10”, and “R(A)11” and “R(A)12” zones are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

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

- 7.5.1 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.
- 7.5.2 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.
- 7.5.3 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, *or the plot ratio and height of the existing building, whichever is the greater*. 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, *or the plot ratio and height of the existing building, whichever is the greater*.
- 7.5.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 “Residential (Group C)” (“R(C)”) : Total Area 21.82 ha

- 7.6.1 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.
- 7.6.2 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 plot ratio, site coverage and 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, *or the plot ratio and height of the existing building, whichever is the greater*. For “R(C)3” development, development is subject to a maximum GFA of 5,504m<sup>2</sup>, a maximum site coverage of 24% and a maximum height of 4 storeys over one-storey carpark, *or the GFA, site coverage and height of the existing building, whichever is the greater*.
- 7.6.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA, site coverage and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.7 “Village Type Development” (“V”) : Total Area 83.30 ~~81.83~~ ha

- 7.7.1 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.
- 7.7.2 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.
- 7.7.3 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.

7.8 “Industrial” (“I”) : Total Area 34.91 ha

- 7.8.1 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, *and selected uses akin to industrial production and would not compromise building and fire safety* 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.
- 7.8.2 This zone covers areas at the north-western periphery of Sheung Shui (Planning Area 30) and On Lok Tsuen (Planning Areas 25 and 26), Fanling.
- 7.8.3 Planning Area 30 is subject to a maximum plot ratio of 5.0, and a maximum building height of 25m or the plot ratio and height of the existing building, whichever is the greater.
- 7.8.4 On Lok Tsuen in Planning Areas 25 and 26 is close to the East Rail Fanling Station and a major employment node for Fanling/Sheung Shui, the New Town and the North District. Developments within On Lok Tsuen are subject to a maximum plot ratio of 5.0 and a maximum building height of 65m (excluding basements) which is compatible with the overall townscape in the area allowing a height profile stepping down from Luen Wo Hui to the low-rise village settlement to its east.
- 7.8.5 There is a strong demand for public vehicle parks in On Lok Tsuen to serve the local needs. In order to facilitate provision of industrial floorspace while ensuring adequate provision of public vehicle parking spaces for the area, in determining the maximum plot ratio for development in the On Lok Tsuen Industrial Area, any floor space that is constructed or intended for use solely as public vehicle parks, as

required by the Government, may be disregarded in the calculation of GFA.

- 7.8.6 Future development/redevelopment of sites within On Lok Tsuen is encouraged to adopt building design with reduced footprint to enhance the air and visual permeability and provide more opportunity for at-grade greening and better streetscape. Consideration would be given to providing non-building area/setback/amenity area at an appropriate location upon development/redevelopment. Such requirements would be shown in the On Lok Tsuen Layout Plan to guide the detailed district planning works and processing of development/redevelopment proposals in the Area. To better serve the workers and enhance vitality of the area, food outlets and local retail stores on the ground floor of industrial buildings along major pedestrian routes within On Lok Tsuen would be considered subject to approval of the Board.
- 7.8.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.8.8 To provide incentive for development/redevelopment within this zone, minor relaxation of the plot ratio and/or building height restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restriction will be considered on its individual merits. Relevant considerations including amalgamating smaller sites for achieving better layout design and local area improvement, providing better streetscape/good quality street level public space, innovative building design and other planning merits will be taken into account in considering such applications.

7.9 "Government, Institution or Community" ("G/IC") : Total Area 99.45 ha

- 7.9.1 The planning intention of this zone is primarily for the provision of ~~Government, institution and community~~ **GIC** 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.
- 7.9.2 Some examples of major regional and district facilities are 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.
- 7.9.3 Planned developments include a cross-district cultural centre in Planning Area 11, a community hall in Planning Area 44 and primary schools in Planning Areas 17, 30 and 48.



7.10 “Open Space” (“O”) : Total Area 42.30 ha

7.10.1 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.

7.10.2 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”~~ **“T”** and ~~“Government, Institution or Community”~~ **“G/IC”** as part of detailed planning.

7.11 “Other Specified Uses” (“OU”) : Total Area 38.68 ha

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

“OU” annotated “Business” (“OU(Business)”) : Total Area 4.22 ha

7.11.2 Land zoned for “OU(Business)” is intended primarily for general business uses. The site comprises some existing industrial buildings in Planning Area 4. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

7.11.3 In order to control the building density and avoid over-development, the site zoned “OU(Business)” is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of ~~metres above Principal Datum~~ **mPD** as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restrictions will be considered on its own merits.

7.11.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.11.5 The plot ratio control under “OU(Business)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.11.6 Other land with a total area of 34.46ha allocated for specified uses also include sites reserved for specific uses such as abattoir, sewage treatment works, flood balancing reservoir, railway 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 East Rail 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.

7.12 "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.

7.13 "Green Belt" ("GB") : Total Area 65.00 ha

7.13.1 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.

7.13.2 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 basically consists 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 Mass Transit Railway

~~Fanling/Sheung Shui~~ The New Town is served by the 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. Public transport interchanges have been planned within the public housing estates in Planning Areas 17 and 30. 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 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 available in Fanling/Sheung Shui since 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 trunk sewers and pumping stations in Planning Area 25. To cope with the new development, the upgrading of the sewage treatment works in Planning Area 2 from 80,000m<sup>3</sup>/d to 93,000m<sup>3</sup>/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

There 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 website of the AAB at <http://www.aab.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 AAB's website. The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, historic buildings/structures, new items pending grading assessment and their/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.

**Provision of Open Space and Major Community Facilities**  
**in Fanling/Sheung Shui New Town**  
**(Including Fanling/Sheung Shui Extension Area)**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
District Open Space	10 ha. per 100,000 persons <sup>1</sup>	36.78 ha	20.18 ha	29.41 ha	- 7.37 ha
Local Open Space	10 ha. per 100,000 persons <sup>1</sup>	36.78 ha	48.98 ha	66.49 ha	+ 29.72 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	450 classrooms	584 classrooms	584 classrooms	+ 134 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	602 classrooms	648 classrooms	852 classrooms	+ 250 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged of 3 to under 6	204 classrooms	226 classrooms	291 classrooms	+ 87 classrooms
District Police Station	1 per 200,000-500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000-200,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons	2,068 beds	658 beds	2,158 beds	+ 90 <sup>2</sup> beds
Clinic/Health Centre	1 per 100,000 persons	3	2	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	1	1	+ 1
Child Care Centre	100 aided places per 25,000 persons <sup>1</sup>	1,471 places	420 places	576 places	- 895 <sup>3</sup> places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>1</sup>	4	7	7	+ 3
District Elderly Community (DEC) Centres	1 for 170,000 persons in each new development area <sup>1</sup>	N.A.	1	1	N.A. <sup>4</sup>
Neighbourhood Elderly Centres (NEC)	1 for 15,000 to 20,000 persons in a cluster of new and redeveloped housing areas <sup>1</sup>	N.A.	5	11	N.A. <sup>5</sup>
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>1,6</sup>	1,941 places	389 places	724 places	- 1,217 <sup>3</sup> places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>1</sup>	2,404 beds	1,232 beds	1,952 beds	- 452 <sup>3</sup> beds
Pre-school Rehabilitation Services (PSRS)	23 subvented places per 1000 children aged 0-6	422 places	208 places	208 places	- 214 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Day Rehabilitation Services (DRS)	23 subvented places per 10000 persons aged 15 or above	722 places	130 places	610 places	- 112 <sup>3</sup> places
Residential Care Services (RCS)	36 subvented places per 10000 persons aged 15 or above	1,131 places	279 places	849 Places	- 282 <sup>3</sup> places
Community Rehabilitation Day Centre (CRDC)	1 centre per 420000 persons	0	0	0	0
District Support Centre for Persons with Disabilities (DSC)	1 centre per 280000 persons	1	1	1	0
Integrated Community Centre for Mental Wellness (ICCMW)	1 standard scale centre per 310000 persons	1	1	1	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons <sup>1</sup>	2	3	3	+ 1
Library	1 district library for every 200,000 persons	1	3	3	+ 2
Sports Centre	1 per 50,000 to 65,000 persons <sup>1</sup>	5	5	5	0



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons <sup>1</sup>	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons <sup>1</sup>	1	1	1	0

Notes:

The planned population of the Fanling/Sheung Shui New Town (including Fanling/Sheung Shui Extension Area) would be about 376,000 persons. If excluding transients, the overall planned population is about 367,800. All population figures have been adjusted to the nearest hundred.

1. The requirements excluded planned population of transients.
2. The provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis.
3. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
4. Provision of DEC Centre is only applicable for new development area.
5. Provision of NEC is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons.
6. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

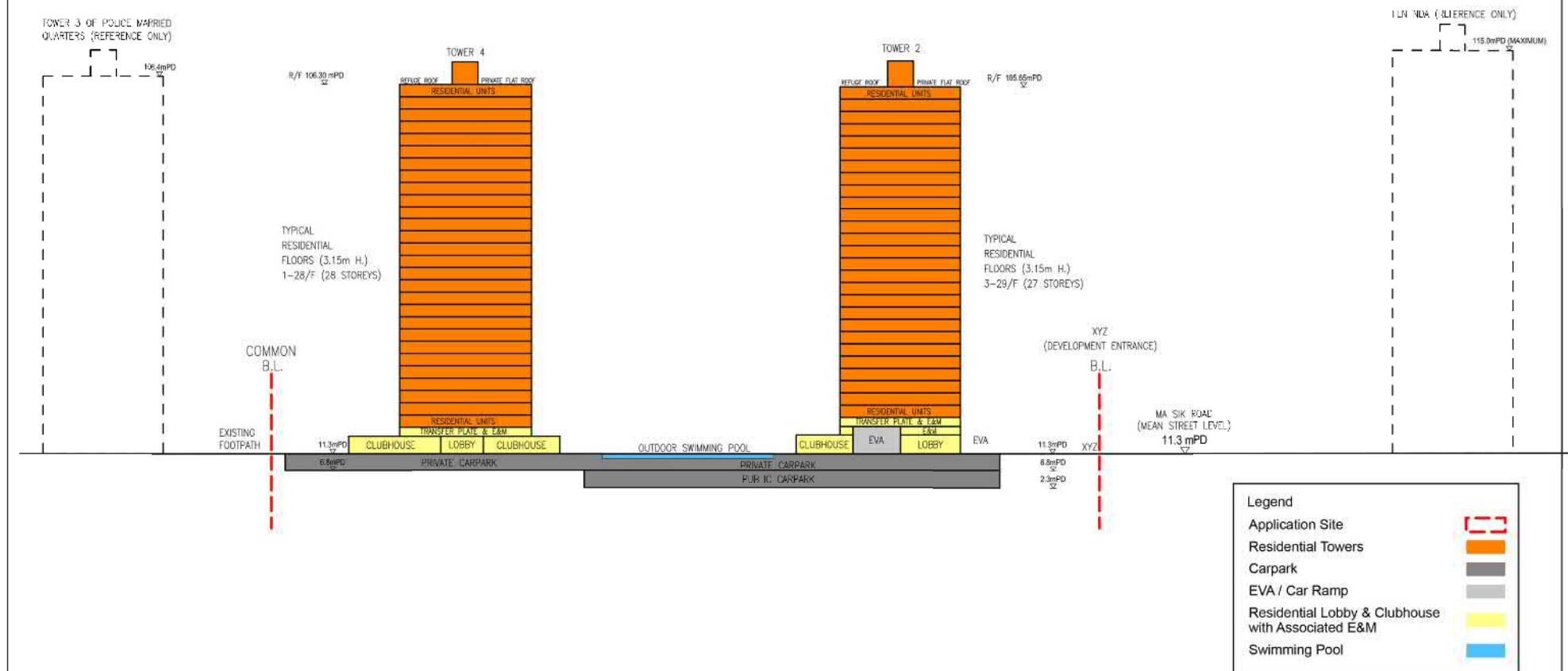
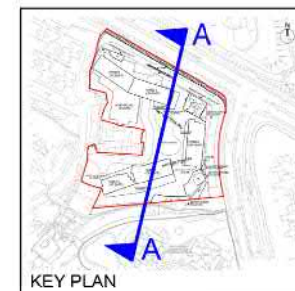


**LWK  
+PARTNERS**

(資料來源:申請人於 28. 4. 2022 呈交的資料)  
(Source : Applicant's Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/FSS/18

繪圖 DRAWING  
Z-2



**LWK  
+PARTNERS**

Title

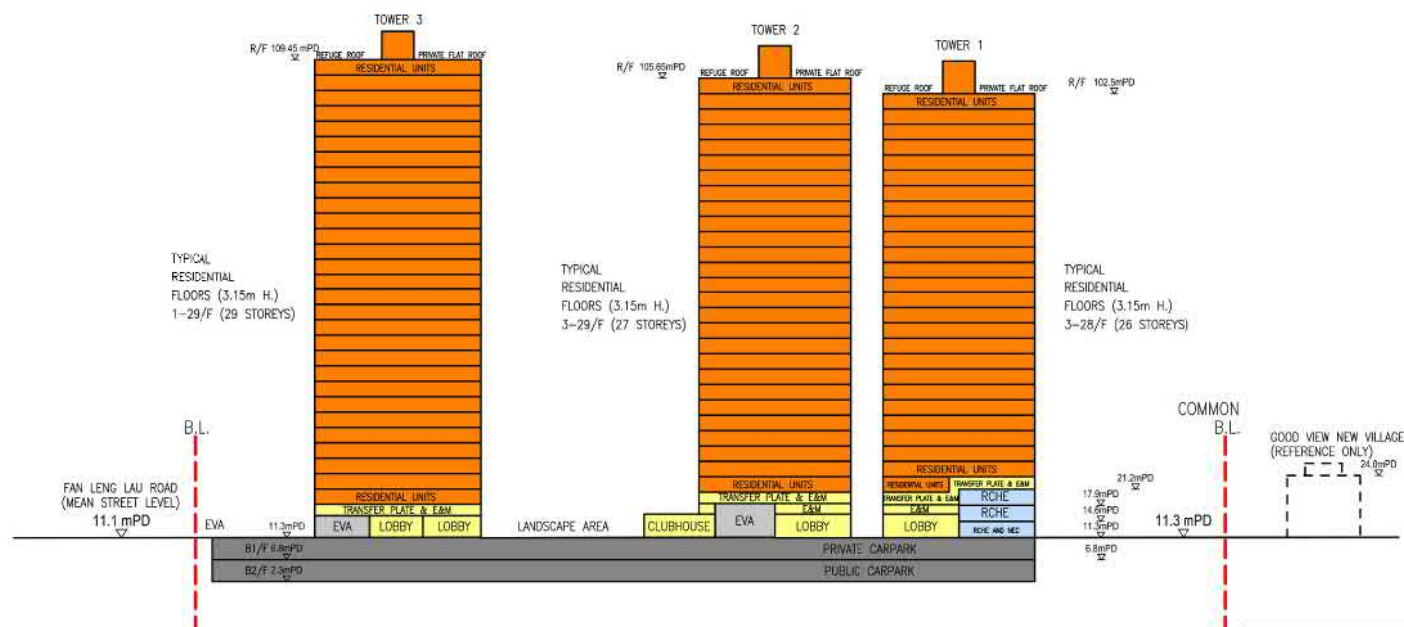
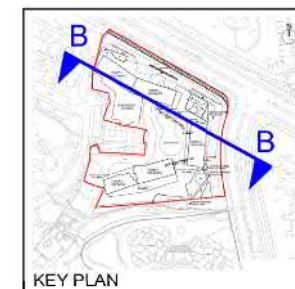
Indicative Section Plan A-A

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale	Figure 2.12		

(資料來源:申請人於 28. 4. 2022 呈交的資料)  
(Source : Applicant's Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/FSS/18

繪圖 DRAWING  
Z-7



Legend	
Application Site	
Residential Towers	
Carpark	
EVA / Car Ramp	
Residential Lobby & Clubhouse with Associated E&M	
Residential Care Home for the Elderly and Neighbourhood Elderly Centre	

**LWK  
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Title

Indicative Section Plan B-B

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale		Figure	2.13

(資料來源:申請人於 28.4.2022 呈交的資料)  
(Source : Applicant's Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/FSS/18

繪圖 DRAWING  
Z-8





(資料來源:申請人於 28.4.2022 呈交的資料)  
(Source : Applicant's Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/FSS/18

繪圖 DRAWING  
Z-15

**TOWN PLANNING BOARD**

**Minutes of 697<sup>th</sup> Meeting of the  
Rural and New Town Planning Committee held at 2:30 p.m. on 10.6.2022**

**Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr Ken K.K. Yip

Chief Engineer (Works), Home Affairs Department  
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Strategic Assessment),  
Environmental Protection Department  
Mr Stanley C.F. Lau

Assistant Director/Regional 3,  
Lands Department  
Ms Jane K.C. Choi

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Miss Winnie W.M. Ng

Mr L.T. Kwok

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

**In Attendance**

Assistant Director of Planning/Board  
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board  
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board  
Mr Gary T.L. Lam

~~Committee also agreed to advise the applicant that two months were allowed for preparation of submission of the further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.~~

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 4**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/FSS/18                      Application for Amendment to the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25, To rezone the application site from “Village Type Development” to “Residential (Group A) 12” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 51 and Adjoining Government Land, Fanling  
(RNTPC Paper No. Y/FSS/18C)

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**Presentation and Question Sessions**

7.                      The following representatives from the Planning Department (PlanD) and the applicants’ representatives were invited to the meeting at this point:

**PlanD**

Mr Anthony K.O. Luk	-	District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)
Ms Lily H. Lau	-	Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE)



**Applicants' Representatives**

*Win Million International Limited*

Mr Zip Lo

*Llewelyn-Davies Hong Kong Limited*

Mr Dickson Hui

Mr Man Ho

Mr Jacky Kong

*LWK & Partners (HK) Limited*

Mr CM Chan

*MVA Asia Limited*

Mr Alan Pun

Ms Louisa Tsang

*Ramboll Hong Kong Limited*

Mr Billy Fan

*Scenic Landscape Studio Limited*

Mr Christopher Foot

8. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

9. With the aid of a PowerPoint presentation, Ms Lily H. Lau, TP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

10. The Chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Man Ho, the applicants' representative, made the following main points:

- (a) the proposed development was well compatible with the existing and committed planning context. The Site was strategically situated between the existing Fanling/Sheung Shui New Town and the planned Fanling North New Development Area (FLN NDA), and was surrounded by existing and planned high-density residential developments, including the newly completed Fan Garden Junior Police Officers Married Quarters and the planned public/private housing developments in Area 17 to the south of the Site. There were existing developments to the east of the Site with plot ratio (PR) ranging from 5.1 to 5.7 and building height (BH) ranging from 92 to 130mPD; planned residential developments in the FLN NDA to the north of the Site with PR ranging from 5 to 6 and BH ranging from 110 to 115mPD; and the completed and planned developments to the south of the Site with PR ranging from 6 to 7 and BH ranging from 110 to 170mPD;
- (b) the Site was currently used as a public vehicle park (PVP) and was subject to two previously approved s.16 applications which were both proposed for low-density private residential development. The approved applications confirmed that the Site was suitable for residential development and the applicants considered that the development potential could be further optimised in order to maximise the use of scarce land resources;
- (c) the proposed development comprised five residential blocks with a domestic PR of 5 and BH of 110mPD, and a non-domestic PR of 0.18 for a proposed 120-place privately operated residential care home for the elderly (RCHE);
- (d) the proposed development would provide about 1,638 flats with various planning gains. In addition to the proposed RCHE, the applicant also agreed to incorporate a neighbourhood elderly centre (NEC) in consultation with the Social Welfare Department. The social welfare facilities could alleviate the shortage of elderly facilities in the district. The proposed PVP with 100 car parking spaces could help addressing the parking demand in the area. Building setbacks from Ma Sik Road and Fan Ling Lau Road and building separations between residential towers were proposed to allow better air ventilation; and

- (e) relevant technical assessments had been undertaken which concluded that the proposed development would not cause any insurmountable problems and relevant government departments had no objection to or adverse comment on the application.

11. As the presentations of PlanD's representative and the applicants' representative were completed, the Chairman invited questions from Members.

Ling Hill Village Expansion Area (VEA)

12. A Member raised question on the background and current status of the Ling Hill VEA. In response, Mr Anthony K.O. Luk, DPO/FSYLE, drew Members' attention to paragraph 8.1.1 of the Paper and said that the Ling Hill VEA was designated to allow expansion of the nearby three recognised villages (Fanling Wai, Fen Leng Lau and So Kwun Po) and the Site was part of the Ling Hill VEA and zoned "Village Type Development" ("V"). However, the Ling Hill VEA was not implemented by the Government. In 1999, in view of the review of Small House policy, the Government decided to suspend the implementation of designated VEA projects for which the related public works had not commenced at that time. The Ling Hill VEA was one of the projects so suspended. Subsequently, the Development Bureau (DEVB) agreed with Heung Yee Kuk (HYK) that private land within some other VEA projects could be "unfrozen" for other developments and would follow up with HYK on "unfreezing" private land within the Ling Hill VEA, amongst others, for development. If the application was approved, the applicants would have to apply to the Lands Department for a land exchange to implement the proposed development.

Encroachment of Third Party Lots

13. The Chairman and some Members raised the following questions:

- (a) whether the proposed scheme could still be implemented and technically feasible if the applicant could not acquire the third party lots within the Site;
- (b) the existing access of the third party lots, and whether "right-of-way" would be provided and stipulated in the lease conditions to allow free access for the third party lots upon development of the current proposal;

- (c) whether there were examples with third party lots falling within a rezoning application site and whether the third party lots would also be rezoned if the application was approved; and
- (d) whether the proposed development would pose structural threats to the surrounding domestic structures and create nuisances to nearby residents in view of the public comments raised by the owners of the third party lots.

14. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that if the Site was rezoned to "Residential (Group A)" ("R(A)") with the third party lots within the Site not acquired by the applicants, the proposed PR of 5 could still be implemented as substantiated by the technical assessments submitted by the applicants. Meanwhile, except for one of the third party lots which was too small for independent development, the other three third party lots could be developed independently as the applicants had reserved an access road at the fringe of the Site to serve these lots. It was not uncommon for rezoning application in the New Territories where some third party lots could not be acquired by the applicants. It was noted that the applicants of the subject application would continue to acquire the remaining lots within the Site. If the application was approved, the whole site, including the third party lots, would be rezoned to "R(A)" zone and the third party lots could be developed independently as demonstrated by the applicants. Mr Man Ho, the applicants' representative, supplemented that there was an example of a residential development in Yuen Long (i.e. the Reach) which was implemented even with unacquired third party lots within the same residential zone.

15. Mr Man Ho, the applicants' representative, further responded that the applicants had been actively acquiring the remaining third party lots within the Site and some had been acquired in the past few years. The applicants would continue the efforts to acquire the remaining lots. The third party lots were located at the periphery of the Site and were currently connected to public roads through adjacent Government land. Upon development of the subject scheme, these lots would have free access via the proposed access road and the applicants had agreed that "right-of-way" to allow such access could be stipulated in the lease conditions. Regarding the potential nuisances, the applicants would comply with all prevailing requirements and standards under the relevant ordinances and regulations and ensure that the proposed development would not pose structural treats or nuisances to the surrounding domestic structures or nearby residents.

Traffic Improvement and Transport Facilities

16. In response to the Chairman's enquiry on the implementation of improvement at a nearby road junction, Mr Alan Pun, the applicants' representative, responded that the applicants would implement the junction improvement according to the prevailing procedures. Detailed design of the junction improvement works would be submitted to relevant government departments for approval and the applicants would apply for excavation permit before works commencement. No private land would be involved for the implementation of the junction improvement.

17. The Vice-chairman raised question on accessibility to public transport and the reason of providing a PVP with 100 car parking spaces. Mr Alan Pun, the applicants' representative, responded that the majority of the Site was currently used as a PVP. The provision of the PVP in the proposed development was to compensate for the loss of existing PVP at the Site and address the parking demand in the area as identified in the Traffic Impact Assessment (TIA). The Transport Department had also been consulted on the provision of PVP and had no objection to the proposal. Regarding accessibility to public transport, as the Site was located far away from the MTR Fanling Station, the TIA recommended that the services of several bus and minibus routes would need to be enhanced in order to cater for the demand of the additional population. The public transport interchange to be provided at the proposed public housing development in Area 17 would also provide public transport services for the future residents.

Tree Compensation

18. A Member enquired on the details of tree compensation and asked whether any measure to improve urban bio-diversity had been proposed. Mr Man Ho and Mr Christopher Foot, the applicants' representatives, responded that 55 existing trees located along the northern boundary of the Site would need to be removed due to the construction of internal roads, while the remaining trees located in other parts of the Site could be retained. New tree compensation planting at a ratio of 1:1 would be provided within the Site with a combination of large and small scale trees to create a pleasant environment for the future residents. A number of native species would be included in the landscape proposal and detailed provision would be subject to detailed design. The applicants also agreed that landscaping clause could be incorporated in the lease conditions to ensure that the landscape design would comply with the requirements of relevant government departments.

### Air Ventilation

19. A Member raised question on the direction of prevailing wind as identified in the air ventilation assessment and whether computational simulation had been conducted for the suggested wind corridors. Mr Billy Fan, the applicants' representative, responded that an air ventilation assessment (expert evaluation) (AVE(E)), instead of computational simulation, had been conducted to ascertain the local wind environment. The Site was surrounded by various existing and planned high-density developments. Several wind corridors had been identified in the AVA(E) taking into account the surrounding developments and road layout as shown in Drawing Z-17 of the Paper. In response, various building separations within the proposed development had been proposed to facilitate better air ventilation.

20. As the applicants' representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicants' representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicants of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicants' representatives for attending the meeting. They left the meeting at this point.

### Deliberation Session

21. The Chairman recapitulated the major factors for Members' consideration of the application. The Site was zoned "V" on the OZP in view of the designated Ling Hill VEA. However, the implementation of the VEA was currently suspended upon a review and the Government considered that the Site could be "unfrozen" for development. The Site did not fall within any village environs and was located within the Fanling/Sheung Shui New Town and adjacent to the FLN NDA with existing and planned high-density developments. The proposed scheme was considered compatible with the surroundings. Moreover, the applicants had proposed junction improvement works and provision of social welfare facilities (including a RCHE and a NEC) and a PVP which could offer social benefits and address local demand. Relevant government departments had no objection to or adverse comment on the application.

22. Members in general supported the rezoning application as the proposed development would increase housing supply and was considered compatible with the surrounding high-density

developments. Members also noted that the Ling Hill VEA would be “unfrozen” for developments.

23. Noting that the existing prevailing wind and wind corridors were identified through AVE(E), a Member considered that further detailed study should be carried out to ascertain the wind corridors and further enhance the layout of the proposed development.

24. After deliberation, the Committee decided to agree to the application, PlanD would work out the zoning boundaries, as well as the development parameters and restrictions to be set out in the Notes for the Committee’s agreement prior to gazetting under section 5 of the Town Planning Ordinance.

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Sai Kung and Islands District

Agenda Item 5

Section 16 Application

[Open Meeting]

A/SK-HC/332      Proposed Hotel (Guesthouse) Ancillary to a Permitted Place of  
Recreation, Sports or Culture (Recreation Centre) in “Recreation”  
Zone, Lot 115 (Part) in D.D. 247, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/332)

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25. The Secretary reported that the application had been rescheduled.

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

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PROJECT	項目名稱
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RESIDENTIAL DEVELOPMENT  
AT LOT SSL 2RP IN DD92  
SHEUNG SHUI

TITLE	標題
MASTER LAYOUT PLAN - BLOCK PLAN	

SCALE 比例	DATE 日期
<del>1:1000 (A3)</del>	2021.07.23

DRAWN BY	製作人	CHECKED BY	検査
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JOB NO. 工程項目 N1974-H	DRAWING NO. 圖號 MLP-05-01
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繪圖 DRAWING  
Z-2

(資料來源：申請人於 10.5.2022 呈交的資料)  
(Source: Applicant's Submission of 10.5.2022)







**TOWN PLANNING BOARD**

**Minutes of 715<sup>th</sup> Meeting of the  
Rural and New Town Planning Committee held at 2:30 p.m. on 17.3.2023**

**Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Mr K.L. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr Ken K.K. Yip

Chief Engineer (Works), Home Affairs Department  
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Strategic Assessment),  
Environmental Protection Department  
Mr Stanley C.F. Lau

Assistant Director/Regional 3,  
Lands Department  
Ms Jane K.C. Choi

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Mr Stephen L.H. Liu

Vice-chairman

Mrs Vivian K.F. Cheung

**In Attendance**

Assistant Director of Planning/Board  
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board  
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board  
Mr Alex M.K. Choi



**Agenda Item 1**

**Confirmation of the Draft Minutes of the 714<sup>th</sup> RNTPC Meeting held on 3.3.2023**

[Open Meeting]

1. The draft minutes of the 714<sup>th</sup> RNTPC meeting held on 3.3.2023 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

2. The Secretary reported that there were no matters arising.

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 5**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/FSS/19                      Application for Amendment to the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25, To rezone the application site from “Comprehensive Development Area” (“CDA”) to “Comprehensive Development Area (1)” (“CDA(1)”) and Amend the Notes of the zone applicable to the site, Sheung Shui Lot 2 RP and adjoining Government land

(RNTPC Paper No. Y/FSS/19A)

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**Presentation and Question Sessions**

17.            The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point :

**PlanD**

- |                      |   |
|----------------------|---|
| Mr Anthony K.O. Luk  | - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
| Mr Patrick M.Y. Fung | - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)       |
| Mr Todd T.W. Wan     | - Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE)               |

**Applicant’s Representatives**

*Ove Arup & Partners Hong Kong Limited (ARUP)*

Ms Theresa W.S. Yeung

Ms Natalie M.Y. Leung

Ms Anna T.Y. Lok

*ADI Limited*

Ms Elsa M.K. Kwong

Mr H.S. Iu

*Ramboll Hong Kong Limited*  
Mr Simon K.W. Lai

*CTA Consultants Limited*  
Mr Kelvin C.W. Leung  
Mr W.K. Kwong

18. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

19. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection in-principle to the application.

20. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa W.S. Yeung, the applicant's representative, made the following main points :

*The Site*

- (a) the Site was located at the fringe of the Fanling/Sheung Shui New Town and was sandwiched between Fanling Highway and Castle Peak Road-Kwu Tung;
- (b) the Site was partly occupied by Oi Yuen Villa, which was a private residence built in 1919. The architecture of Oi Yuen Villa represented a blend of Tudor and Classical styles. A number of dignitaries had been received as guests in Oi Yuen Villa in the past. It had been listed as a Grade 1 historic building by the Antiquities Advisory Board since 2017;
- (c) the Site was the subject of a previous planning application (No. A/FSS/156) approved by the Board in 2003 with an approved Master Layout Plan (MLP) for 51 low-rise residential buildings providing 95 flats. The implementation of that approved MLP would involve the demolition

of Oi Yuen Villa;

*The Proposal*

- (d) the proposed rezoning of the Site from “CDA” to “CDA(1)” was to facilitate a private residential development with a residential care home for the elderly (RCHE) (the proposal). According to the indicative scheme, the proposed maximum domestic and non-domestic plot ratios (PRs) were 4.3 and 0.09 respectively and the maximum building height (BH) was 130 meters above Principal Datum (mPD). There would be a total of 969 flats and a 100-place privately-operated RCHE to meet the needs of the ageing population. The proposal would be tentatively completed in 2028;
- (e) Oi Yuen Villa was proposed to be preserved in-situ for use as residents’ clubhouse. A salient design and site planning consideration was to enable the old and new buildings to integrate harmoniously to create a pleasant living environment for the future residents;

*Planning Considerations*

- (f) the proposed development parameters were compatible with the existing and/or planned developments in the vicinity. To the immediate east of the Site was the planned public housing development at Tai Tau Leng zoned “Residential (Group A)10” (“R(A)10”) with a maximum PR of 6.8 and a maximum BH of 130 mPD. To the further southeast was a site for a high-density private residential development with a maximum PR of 6 and a maximum BH of 130mPD, and an existing medium density residential development, i.e. Eden Manor (with PR of 3.6 and a BH of 25 storeys);
- (g) 14 sites were rezoned from “Green Belt”, “Open Space”, “Government, Institution or Community”, “Other Specified Uses” and “Industrial” to “R(A)” in the district since 2019 with PRs ranging from 4.55 to 6.5.



Amongst these 14 sites, two of them were intended for private residential developments;

- (h) the relevant technical assessments submitted had demonstrated that the indicative scheme was technically feasible with no insurmountable problems, and there was no objection nor adverse comment from relevant government departments; and
- (i) the proposed rezoning of the Site as “CDA(1)” zone was to ensure proper planning control from the Town Planning Board over the implementation of the scheme. The proposed Notes for the “CDA(1)” zone set out the provision of a 100-place RCHE at the Site and in-situ preservation of Oi Yuen Villa as statutory requirements.

21. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairman invited questions from Members.

*Landscape and Ecological Aspects*

22. Some Members raised the following questions:

- (a) with reference to the aerial photos taken in 2003 to 2015, the Site was once largely covered with lush trees, but a lot of trees were subsequently felled, whether there was any record of the trees felled in that period;
- (b) whether it was acceptable for the tree survey currently submitted by the applicant to use the current situation with many trees already felled as baseline;
- (c) the key considerations for the tree proposed to be felled at the Site;
- (d) noting that some of the trees proposed to be felled were large and would be compensated with smaller and ornamental tree species on a compensation ratio of 1:1, whether the tree compensation proposed was considered adequate; and

- (e) being an wooded area over a long period of time, the Site would have inherited some ecological value as an established habitat for birds and other insects, whether ecological impact assessment was conducted to ascertain the impacts of the proposal on those habitats and whether the tree compensation proposal could conserve the ecological value of the Site.

23. In response, Mr Anthony K.O. Luk, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points concerning questions (a) and (b) above:

- (a) the Site was originally rezoned from "Green Belt" to "CDA" in 1990. The Site was the subject of several s.16 planning applications, including an application (No. A/FSS/156) with a development scheme for low-rise residential development approved by the Board in 2003 (the Approved Scheme), which involved felling of a substantial number of trees due to the extensive site coverage of the low-rise house development. Relevant building plans were approved for the approved scheme. Compared with the aerial photos taken around 2015 and 2016, there was tree felling at the Site; and
- (b) the tree survey submitted under the current application was based on the situation when the tree survey was conducted in November 2021 as baseline. Compared with the Approved Scheme, additional 71 trees, including 3 additional very important trees, were proposed to be retained. Both the approved scheme and the current proposal would transplant 14 trees. More trees were proposed for retention as the current proposal had taller buildings and lower site coverage.

24. A Member said that without tree survey for the period from 2003 to 2015, there was no way to ascertain if very important trees had already been felled. The assessment based on the baseline situation would distort the 'before tree-felling' condition and the proposed 1:1 compensation ratio would be misleading. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that the applicant did not submit tree survey for the period from 2003 to 2015. Apart from landscape impact, the assessment of the rezoning application had taken

into account a number of considerations, including the current site conditions, the merits of the proposal including the preservation of the Grade 1 historic building, technical considerations and housing needs, etc.

25. Ms Theresa W.S. Yeung and Ms Elsa M.K. Kwong, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points concerning questions (c) to (e) above:

- (a) as they were not the applicant's representatives between 2003 and 2015, there was no information readily available on trees that were felled on the Site;
- (b) the applicant had endeavoured to retain as many trees as possible. 113 trees with 80% being native trees would be retained in-situ, 14 trees would be transplanted and 256 trees would be felled with due regard to the health conditions, size and tree species, and the conflict with the proposed layout. About half of the trees proposed to be felled were small local trees of lower value (e.g. *Leucaena leucocephala* (銀合歡) and *Macaranga tanarius* var. *tomentosa* (血桐));
- (c) the compensated trees at a ratio of 1:1 would unavoidably be smaller than the trees proposed to be felled. With careful management, the compensated trees would grow larger and mature over time; and
- (d) as most of the trees to be retained were native trees, and coupled with the compensated trees in different mix, the biodiversity of the Site was expected to be enhanced. The Site was zoned "CDA" for development with an approved scheme and within a residential neighbourhood. As it was not zoned for conservation and was not in proximity to country parks, no ecological impact assessment was conducted. Nevertheless, in the subsequent s.16 stage, relevant measures to enhance the ecological value of the Site, e.g. selecting appropriate tree species with a view to enhancing the urban bio-diversity, could be considered.

[Miss Winnie W.M. Ng joined the meeting during the question and answer session.]

*Design Aspect*

26. A Member asked about the ways in which the applicant could address the advice of Chief Town Planner/Urban Design and Landscape of PlanD that further design measures should be explored for enhancing the visual permeability and promoting visual interest to minimize the possible visual impact on the neighbourhood.

27. In response, Mr Anthony K.O. Luk, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) as the Site was located in an urban fringe setting of Fanling/Sheung Shui New Town, the proposal would inevitably cause visual changes to the surrounding neighbourhood. To minimize the adverse visual impact, the applicant proposed five 15m to 28m-wide building gaps between some building blocks in the indicative scheme as shown in Drawing Z-2 of the Paper to enhance the visual permeability; and
- (b) if the subject s.12A application was agreed, the applicant was still required to submit a MLP under the proposed "CDA" zoning through a s.16 application for the Board's consideration. Design measures to further mitigate visual impacts would be considered by the applicant at the s.16 stage.

28. Ms Theresa W.S. Yeung, the applicant's representative, supplemented that the current scheme was indicative and would be refined in the detailed design stage. The building gaps and visual corridors would be reviewed and further design features such as better landscaping design to enhance visual interest, tree buffers along the site boundary, softening of sharp edges, rooftop and vertical greening and the use of natural tone in building façade, etc. could be considered. The refined scheme would be submitted in the MLP to be considered by the Board at s.16 stage.

*Traffic Aspect*

29. Some Members raised the following questions:

- (a) the ways to address the local objection regarding the worsening of the existing problem of inadequate public transport services due to increase in population in the proposed development;
- (b) whether the Traffic Impact Assessment (TIA) submitted by the applicant had evaluated the traffic impact based on the current traffic infrastructure, given that the existing road network in the district had already been overloaded; and
- (c) whether the provision of a large number of car parking spaces would generate a lot of traffic and the ways to address the traffic impact.

30. In response, Mr Anthony K.O. Luk, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points in relation to questions (a) and (b):

- (a) more public transport services would be provided along the Castle Peak Road - Kwu Tung and in the planned Tai Tau Leng public housing development to the immediate east of the Site. The TIA submitted by the applicant had taken into account the impact of the proposed development on the demand for the public transport services; and
- (b) the existing road network was more congested at the Tai Tau Leng Roundabout and Kai Leng Roundabout on Fanling Highway, as they were the main junctions serving both local traffic in the North District and traffic to the urban areas. The Government had programme to improve the carrying capacities of the two roundabouts by 2032 tentatively by building by-passes to divert part of the local traffic. The TIA submitted by the applicant had taken account of those traffic improvement works and concluded that the proposed development would not bring insurmountable traffic impact to the surrounding areas.

31. A Member observed that the proposal would be tentatively completed in 2028, before completion of the traffic improvement works in 2032. Another Member enquired whether the proposal would be implemented in phases so as to better tie in with the completion of the traffic improvement works. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that the applicant had not proposed any phasing for the development at the current stage. However, the applicant would be required to submit a phasing plan with revised TIA in the subsequent MLP submission. Mr Kelvin C.W. Leung, the applicant's representative, supplemented that the applicant had undertaken with the Transport Department (TD) that population in-take of the residential development would only commence after the completion of the said traffic improvement works subject to further consideration of the TIA at the s.16 stage.

32. Regarding question (c), Ms Theresa W.S. Yeung, the applicant's representative, said that the number of trips generated was correlated with the number of residents and might not have direct correlation with the number of car parking spaces provided. The proposed car park provision was in accordance with the requirements of the Hong Kong Planning Standards and Guidelines. The car parks were proposed to be located in the basement to reduce internal roads above ground and reduce air and noise pollution. The traffic impact of the proposal was assessed under the submitted TIA, which received no adverse comments from TD. A revised TIA would be submitted with the MLP at the s.16 stage taking account of the latest programme of Government infrastructure projects in the area and the refined development scheme. Relevant measures to alleviate any traffic impact of the proposal could be imposed as approval conditions on the subsequent s.16 application.

#### *Environmental Aspect*

33. A Member enquired the ways to address the environmental nuisance mentioned in the adverse public comments. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that some of the adverse comments were from the local residents in the nearby developments. The applicant was well-aware of the interface issue with the adjacent residential developments, namely Golf Parkview and Eden Manor, and two 7m and 13m-wide building setbacks from the south-western and northern site boundaries respectively were proposed. In addition, the applicant would have to comply with the relevant environmental ordinances

with regard to environmental impact during the construction stage. The Environmental Protection Department had no objection to the proposal.

*Others*

34. A Member asked whether public access to the preserved Oi Yuen Villa would be required by the Government. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that whether historic building on private sites would be opened for public access and appreciation was generally a decision to be made by the applicant. For the subject case, since Oi Yuen Villa was located in the center of the Site for a private residential development, the applicant had no intention to open it up for public access due to privacy concern.

35. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed them that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the applicant's representatives and PlanD's representative for attending the hearing. They left the meeting at this point.

[Dr Conrad T.C. Wong left the meeting during the question and answer session.]

[The meeting was adjourned for a 10-minute break.]

Deliberation Session

36. The Secretary reported that Miss Winnie W.M. Ng had declared an interest on the item for being a personal friend of the applicant. As Miss Ng's interest was direct, the Committee agreed that she should be invited to leave the meeting temporarily for the deliberation session.

[Miss Winnie W.M. Ng left the meeting temporarily at this point.]

37. The Chairman invited Members to consider whether the rezoning application

should be agreed and the main considerations were:

- (a) the Site was zoned "CDA" and intended for comprehensive development. Under the proposed "CDA(1)" zoning, s.16 planning application was required and details such as tree felling, compensation and landscape proposal, car park provision and traffic impact, design refinement to further mitigate visual impacts, other technical assessments etc. would be further vetted by relevant Government departments and considered by the Board;
- (b) for traffic concerns, road improvement works were planned in the North District, and the submitted TIA confirmed that there would be no insurmountable traffic impacts and TD had no adverse comments. At the s.16 stage, relevant approval condition might be considered to require no occupation of the proposed residential development before completion of the traffic improvement works; and
- (c) on compatibility with the surrounding environment, the Site was located at the fringe of the existing Fanling/Sheung Shui new town. Taking account of the planned public housing projects in the area and the Northern Metropolis in the wider context, the proposal would not be considered incompatible with the surrounding environment that would be characterised by higher-density developments in the future.

38. Taking account of the above consideration, PlanD had no in-principle objection to the rezoning application. Should the Committee agree to the rezoning application, the proposed amendments to the OZP would be submitted to the Board for consideration prior to gazetting and the statutory consultation process would be undertaken in accordance with the Town Planning Ordinance.

39. A Member said that there was no major concern on the planning aspect of the rezoning application. However, a lot of trees on the Site had been felled, such that the tree felling and compensation proposal could use the current condition as baseline, which severely underestimated the landscape impacts and reduced the trees required to be compensated. As



such an approach was unacceptable and would create an undesirable precedent, the Member indicated objection to the application. The Member also indicated that the applicant should endeavour to provide a better landscape proposal at the s.16 stage, including improving the quantity and quality of tree compensation to enhance urban biodiversity and ecological consultants should be engaged. The applicant could also consider engaging non-government organisations to plant trees off-site as compensation.

40. Other Members generally had no in-principle objection to the rezoning application in terms of land use and the proposed PR and BH as it could optimise land resources and was generally compatible with the future planning context. The following concerns/advice were raised:

- (a) the approach of felling trees to create a de facto lower baseline was not acceptable. The tree compensation proposal should be improved in quantity and quality and should enhance urban biodiversity;
- (b) the indicative scheme was a wall of building blocks around the Site with limited visual permeability. The design should be enhanced to improve visual permeability and to open up more effective visual corridors; and
- (c) ways to enhance the overall sustainability by adopting green building designs and low-carbon buildings should be explored.

41. The Chairman said that Members generally considered that the application could be agreed in-principle and the applicant was advised to seriously address the concerns set out above and those raised in the question and answer session at the s.16 stage.

42. After deliberation, the Committee decided to agree in-principle to the application. The proposed amendments to the Fanling/Sheung Shui OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.