

**PROPOSED AMENDMENTS TO
THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/26**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Fanling/Sheung Shui (FSS) Outline Zoning Plan (OZP) No. S/FSS/26 (**Attachment I**) as shown on the draft OZP No. S/FSS/26A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the draft OZP should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

On 6.12.2022, 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/26. On 7.2.2023, the CE in C referred the approved FSS OZP No. S/FSS/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 17.2.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 On 10.6.2022, the Committee agreed to a s.12A application No. Y/FSS/18 for proposed amendments to a site by rezoning it from "V" to "Residential (Group A) 12" ("R(A)12") to facilitate the proposed development, which includes residential development, a neighbourhood elderly centre (NEC), a 120-person privately operated residential care home for the elderly (RCHE), and a public vehicle park (PVP) comprising 100 private car parking spaces.
- 3.2 On 17.3.2023, the Committee agreed to another s.12A application No. Y/FSS/19 for proposed amendments to a site by rezoning it from "Comprehensive Development Area" ("CDA") to "CDA(1)" zone to facilitate the proposed development, which includes residential development, a 100-person privately operated RCHE, and preservation in-situ of the Oi Yuen Villa (a Grade 1 historic

building).

- 3.3 In considering the applications, Members generally supported the rezoning applications as the proposed developments would increase housing supply and were considered compatible with the surrounding developments. For the application No. Y/FSS/19, there are concerns on tree felling and tree compensation. Besides, a revised landscape proposal, including improving the quantity and quality of tree compensation, should be submitted during the s.16 planning application stage. Extracts of the relevant meeting minutes of the Committee are at **Attachments VI and VIII** respectively.
- 3.4 The proposed amendments to the OZP are mainly to take forward these two agreed s.12A applications, i.e. **Amendment Items A and B**. Opportunity has been taken to revise the Notes to align with the latest Master Schedule of Notes (MSN) to Statutory Plans, as well as to update the Explanatory Statement (ES) of the OZP to reflect the latest planning circumstances.

Proposed Amendments

4. Item A – Rezoning for a proposed private residential development with social welfare facilities (neighbourhood elderly centre and residential care home for the elderly) and public vehicle park in FSS New Town (Plans 1, 2a, 3a and 4a to 4b)

- 4.1 This amendment item is to rezone a site with an area of about 14,750m² from “V” to “Residential (Group A) 12” (“R(A)12”) for the proposed development (**Plan 2a**). The site abuts Ma Sik Road and Fan Leng Lau Road and is currently used mainly for an open-air public vehicle park. To the north is Ma Sik Road, to the east across Fan Leng Lau Road are high-rise residential developments (Wing Fok and Wing Fai Centre), to the south and southwest are the Fan Garden Government Police Married Quarters and planned public and private housing developments at Fanling Area 17, and to the north west and west are 3-storey residential developments (Good View New Village in the “Residential (Group C)1” (“R(C)”1) zone) and Ling Shan Tsuen in the “V” zone.
- 4.2 According to the applicant’s indicative scheme (**Attachment V**), the site will be developed into a residential development with five residential towers (with BH ranging from 28-30 storeys / 102.5mPD-109.5mPD), comprising about 1,638 flats with a NEC and a 120-person privately operated RCHE on the G/F and 2/F to 3/F of Tower 1 respectively. The domestic plot ratio (PR) is 5 while the non-domestic PR is 0.18 (for the RCHE only). Parking facilities include a PVP comprising 100 private car parking spaces. As the NEC and PVP are required by the Government, they are proposed to be disregarded from GFA / PR calculation whereas the privately-operated RCHE would be GFA countable. The main development parameters of the indicative scheme are summarized below:

| | |
|----------------------------------------------|-----------------------------------------|
| Site Area (m²) | 14,750 |
| Development Site Area (m²) | 13,232 ^{Note1} |
| Total PR | 5.18 |
| - Domestic PR | 5 |
| - Non-domestic PR | 0.18 (RCHE only) |
| Maximum BH / Number of Storeys | 109.5mPD / 30 |
| No. of Flats (about) | 1,638 |
| Estimated population (about) | 4,586 |
| Social Welfare Facilities | - NEC - 120-person RCHE |
| PVP | - 100 public private car parking spaces |
| Target Completion Year | 2029 |

5. Item B – Rezoning for a proposed private residential development with social welfare facilities (residential care home for the elderly) in FSS New Town (Plans 1, 2b, 3b and 4c to 4f)

5.1 This amendment item is to rezone a site with an area of about 31,623m² from “CDA” to “CDA(1)” for the proposed private residential development (**Plan 2b**) with a privately operated RCHE. The site is sandwiched between Fanling Highway and Castle Peak Road – Kwu Tung, and is currently occupied by Oi Yuen Villa (a Grade 1 historic building), an existing grave and a few small ancillary structures with the remaining area grown with grass and trees. To the north is Fanling Highway, and to its west is an existing low-rise private residential development known as Golf Parkview. To its south is the Castle Peak Road-Kwu Tung and Fanling Golf Course, and to its east is Tai Tau Leng Housing Site for the planned public housing development and an existing medium-density private residential development known as Eden Manor.

5.2 According to the applicant’s indicative scheme (**Attachment VII**), the site will be developed into a residential development with seven residential blocks (with BH ranging from 25-32 storeys / 111.15mPD-130mPD), comprising about 969 flats with a 100-person privately operated RCHE next to block 7. The domestic plot ratio (PR) is 4.3 while the non-domestic PR for the RCHE is 0.09. The privately-operated RCHE would be GFA countable. The existing Oi Yuen Villa, a Grade 1 Building, will be preserved in-situ and will form part of the future clubhouse to serve the future residents. An existing grave belonging to the family of the applicant of application No. Y/FSS/19 will also be preserved in-situ, fenced off and screened by trees to better integrate with the surrounding proposed residential development. The main development parameters of the indicative scheme are summarised below:

| | |
|----------------------------------------------|------------------|
| Site Area (m²) | 31,623 |
| Development Site Area (m²) | 29,860 |
| Total PR | 4.39 |
| - Domestic PR | 4.3 |
| - Non-domestic PR | 0.09 (RCHE only) |
| Maximum BH / Number of Storeys | 130mPD / 32 |

¹ The third party lots within the site and the strip of footpath at the northern periphery of the Site along Ma Sik Road (Drawing Z-2 in Attachment V) are excluded from the development site area

| | |
|-------------------------------------|------------------------------------|
| No. of Flats (about) | 969 |
| Estimated population (about) | 2,714 |
| Social Welfare Facilities | 100-person privately operated RCHE |
| Target Completion Year | 2028 |

- 5.3 As Oi Yuen Site is the only one site zoned “CDA” on the FSS OZP, there is no need to differentiate the Site as “CDA(1)” zone as suggested by the applicant. To take forward the decision of the Committee, while the “CDA” zone will remain unchanged on the OZP, the Notes would be amended to specify the maximum building height of 130mPD, domestic PR of 4.3 and non-domestic PR of 0.09 for the RCHE to reflect the indicative scheme. The Explanatory Statement will also be updated to reflect the latest planning circumstances and to provide initiatives to address the Board Members’ concerns on landscape proposal and tree compensation of the proposed development at the Oi Yuen Site.

6. Provision of GIC Facilities and Open Space

- 6.1 Taking into account the proposed amendments as mentioned above, the planned population of the FSS New Town (including FSS Extension Area) would increase to about 376,000 persons. Based on the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG) and the planned population, the planned provision for GIC facilities in FSS New Town (including the FSS Extension Area) is generally sufficient to meet the demand as shown in **Attachments IX**, except for the following:
- (a) there will be shortfalls in rehabilitation, child and elderly care facilities in FSS New Town area. As the HKPSG requirements for these facilities are long term goals, the provision would be addressed by Social Welfare Department (SWD) on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. These facilities could be incorporated in new development or redevelopment in consultation with relevant government departments when opportunities arise. To meet the demand, in addition to the NEC and RCHEs proposed under **Amendment Items A and B**, the social welfare facilities with no less than 5% of the domestic GFA of the proposed/planned public housing developments within the FSS New Town will be provided. PlanD and concerned departments will work closely together to ensure that additional GIC facilities requested by SWD will be included in the planned GIC and residential developments in FSS New Town area and its extension area; and
 - (b) while there will be a deficit of about 7.4ha of planned district open space in the FSS New Town area, there is a surplus of about 29.72ha of planned local open space within the planning area. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

7. Proposed Amendments to the Matters shown on the OZP

7.1 The proposed amendments as shown on the draft FSS OZP No. S/FSS/26A (**Attachment II**) are as follows:

(a) **Item A** (about 1.48 ha)

Rezoning of a site at the corner of Ma Sik Road and Fan Leng Lau Road from “V” to “R(A)12” with a maximum BH of 110mPD stipulated on the “R(A)12” zone.

(b) **Item B** (about 3.16 ha)

Revising the BH restriction of the “CDA” zone from 3 storeys over one-storey carport to 130mPD.

8. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in *bold and italics* and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“R(A)” zone

8.1 In relation to **Amendment Item A**, the remarks for the “R(A)” zone is proposed to be revised to incorporate development restrictions for the “R(A)12” sub-area, which include domestic PR of 5 and non-domestic PR of 0.18 (for the privately operated RCHE only) for the proposed development.

8.2 In relation to **Amendment Item A**, to reflect the NEC and PVP as parts of the proposed development, the Remarks for “R(A)” zone is proposed to be revised to allow the floorspace of the two said facilities as required by the Government to be disregarded.

“CDA” zone

8.3 In relation to **Amendment Item B**, the remarks for the “CDA” zone are amended to incorporate the development restrictions of domestic PR of 4.3 and non-domestic PR of 0.09 (for the privately operated RCHE only) for the proposed development.

8.4 Besides, a relevant clause requiring the in-situ preservation of the existing Grade 1 Building of Oi Yuen Villa will be stipulated in the Notes of the “CDA” zone.

Technical Amendments

8.5 Opportunity is taken to revise the other parts of the Notes, including the Covering Notes, planning intention and/or Remarks of various zones, to align with the latest Master Schedule of Notes (MSN), as appropriate.

9. Revision to the Explanatory Statement (ES) of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment IV** for Members' consideration.

10. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/FSS/27.

11. Consultation

Departmental Consultation

11.1 The proposed amendments have been circulated to relevant bureaux/departments for comment. Comments from relevant bureaux/departments have been incorporated into the above paragraphs, where appropriate. The following bureaux/departments have no objection to/no comment on the proposed amendments:

- (a) Antiquities and Monuments Office, Development Bureau;
- (b) District Land Officer/North, Lands Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Commissioner for Transport;
- (e) Chief Highway Engineer/New Territories East, HyD;
- (f) Chief Engineer/Mainland North, DSD;
- (g) Chief Engineer/Construction, WSD;
- (h) Director of Fire Services;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) Director of Environmental Protection;
- (k) Project Manager/North, Civil Engineering and Development Department;
- (l) Chief Engineer/ Housing Projects 3, Civil Engineering and Development Department;
- (m) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Social Welfare;
- (q) District Officer (North), Home Affairs Department;
- (r) Government Property Administrator;
- (s) Director of Health;
- (t) Commissioner of Police; and
- (u) Chief Town Planner/Urban Design & Landscape, Planning Department.

Public Consultation

- 11.2 If the proposed amendments are agreed by the Committee, the draft FSS OZP No. S/FSS/26A (to be renumbered to S/FSS/27 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.
- 11.3 During the process of the two s.12A applications relating to **Amendment Items A and B**, public and local consultations were conducted in accordance with the provisions under the Ordinance. The public comments and local views on the applications were considered by the RNTPC on 10.6.2022 and 17.3.2023 for **Amendment Items A and B** respectively. The North District Council will be informed as appropriate on the proposed amendments during the exhibition period of the draft OZP.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved FSS OZP No. S/FSS/26 and that the draft FSS OZP No. S/FSS/26A at **Attachment II** (to be renumbered to S/FSS/27 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft FSS OZP No. S/FSS/27 as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. Attachments

- Attachment I** Approved Fanling/Sheung Shui OZP No. S/FSS/26 (reduced to A3)
- Attachment II** Draft Fanling/Sheung Shui OZP No. S/FSS/26A
- Attachment III** Notes of Draft Fanling/Sheung Shui OZP No. S/FSS/26A
- Attachment IV** Explanatory Statement of Fanling/Sheung Shui OZP No. S/FSS/26A
- Attachment V** Indicative Scheme of s.12A application no. Y/FSS/18
- Attachment VI** Extract of the minutes of the RNTPC meeting on 10.6.2022
- Attachment VII** Indicative Scheme of s.12A application no. Y/FSS/19
- Attachment VIII** Extract of the minutes of the RNTPC meeting on 17.3.2023
- Attachment IX** Provision of Major Community Facilities and Open Space in Fanling and Sheung Shui District
- Plan 1** Location Plan

Plans 2a and 2b Site Plan

Plans 3a and 3b Aerial Photo

Plans 4a to 4f Site Photos

**PLANNING DEPARTMENT
APRIL 2023**