

DRAFT FANLING/SHEUNG SHUI EXTENSION AREA OUTLINE ZONING PLAN
NO. S/FSSE/C
CONSIDERATION OF A NEW PLAN

1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan (OZP) No. S/FSSE/C, its Notes and Explanatory Statement (ES) (**Appendices I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. Background

On 18.2.2022, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) has directed the Town Planning Board (the Board), under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the 32 hectares (ha) of Fanling Golf Course (FGC) to the east of Fan Kam Road (**Plans 1a and 2**) (hereinafter referred to as the Area). Since the Area is located to the immediate south of Fanling/Sheung (FSS) New Town and it is geographically an extension of the New Town (**Plan 1b**), it is therefore named as Fanling/Sheung Shui Extension Area.

3. Strategic Planning Context

- 3.1 The Government adopts a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. After public consultation on various land supply options in mid-2018, the Task Force on Land Supply (TFLS) in 2018 recommended the Government to accord priority to the land supply option of studying and resuming the Area for housing development, among other various short to medium-term land supply options.
- 3.2 In early 2019, the Government announced the endorsement of TFLS' recommendations, including the partial development of the FGC for housing development, with emphasis on public housing.
- 3.3 The FGC is composed of three distinct 18-hole courses (the Old, New and Eden Courses built in 1911, 1931 and 1970 respectively). The FGC, including the Area, has a history of over 100 years, and is a new item pending grading assessment by the Antiquities Advisory Board (AAB). The Area consists of the Old Course of the FGC, and is located to the southwest of the FSS New Town.
- 3.4 The former lease of the whole FGC expired in August 2020. To allow time for carrying out the Technical Study and subsequent preparation work for development,

the Government made a special three-year hold-over arrangement for the Area. Upon expiry of the hold-over arrangement in August 2023, the Area will be reverted to the Government in September 2023.

4. **Feasibility Study Recommendations**

- 4.1 To take forward the TFLS' recommendations on development of the Area, the Government commissioned the "Technical Study on Partial Development of Fanling Golf Course Site – Feasibility Study" (the Technical Study) to ascertain the highest flat yield attainable in the short to medium-terms in the Area.
- 4.2 In the Ecological Assessment (EcoIA) under the Technical Study, the Area is divided into 4 Sub-Areas (**Plan 1c**, **Plan 4** and Appendix C of the Planning Report in **Appendix IV**):
- (a) Sub-Area 1 is the northern-most portion of the Area and comprises three fairways of the Old Course of the FGC, an open-air car park, football and tennis courts, and the senior staff houses of the Hong Kong Golf Club (**Plan 3a**). All the existing on-site buildings are 1 to 2-storey high. There are tree clusters (**Plan 4**) around individual fairways and along the perimeter of the Sub-Area. At the northern tip of the Sub-Area, non-graded senior staff houses now stand where the Ladies Pavillion (or Ladies Clubhouse) once were located before its demolition (**Plan 3a**). A clan grave is also identified in the vicinity of the senior staff houses. Due to the existence of the open-air car park, staff accommodations, etc. in the Sub-Area and the close proximity of public housing estates (**Plans 3a to 3c**), less fauna species were recorded. Japanese Pipistrelle (東亞家蝠), a species of mammal of conservation importance, was recorded in this zone. Trees of particular interest including *Aquilaria sinensis* (土沉香) and 24 numbers of trees with Diameter at Breast Height (DBH) of 1m or more were identified in the woodland in Sub-Area 1. The overall ecological value of the Sub-Area is assessed as "Low to Moderate";
 - (b) Sub-Area 2 contains one fairway and is demarcated at the north by dense woodlands and a hillock (about +39.0 mPD) (**Plan 4**) abutting Sub-Area 1, and at the south by the access road to On Po (**Plans 1c and 3a**). At the southern end of the fairway, there is a small artificial pond. About ten graves, with some of them dating to the Ming Dynasty (**Plan 3d**), are located on the hillock. Water Supplies Department's Fanling Raw Water Pumping Station is located at the road side of Fan Kam Road and next to the hillock. The woodland habitats in this zone are connected together and form an ecological corridor (**Plan 4**). Mammals of endangered species including East Asian Porcupine (東亞豪豬), Red Muntjac (赤麂), Leopard Cat (豹貓) and Small Indian Civet (小靈貓) were recorded in Sub-Area 2. Trees of particular interest including *Aquilaria sinensis* (土沉香) and 9 numbers of trees with DBH of 1 m or more were identified in Sub-Area 2. The overall ecological value of Sub-Area 2 is assessed as "Moderate" ;
 - (c) Sub-Area 3 contains two fairways and is demarcated at the north by the access

road to On Po and at the south by the narrow area next to the Tai Lung Experimental Farm (**Plans 1c, 3a and 4**). Tree clusters are around the fairways and a few graves are located at the eastern side of the zone. The whole Sub-Area 3 acts as an ecological corridor connecting Sub-Areas 2 and 4 at both ends. Mammals of conservation importance including Pallas's Squirrel (赤腹松鼠) and Masked Palm Civet were recorded in Sub-Area 3. Trees of particular interest including *Aquilaria sinensis* (土沉香) and 14 numbers of trees with DBH of 1 m or more were identified in this Sub-Area. The potential Old and Valuable Trees and rare or/and protected species in this Sub-Area form uncommon tree communities providing food sources and habitats to attract mammals to stay. The overall ecological value of Sub-Area 3 is assessed as "Moderate"; and

- (d) Sub-Area 4 is at the southernmost of the FGC Site. It comprises two fairways, a swampy woodland (about 1.4 ha) (**Plans 1c and 3a**), a marsh and tree clusters around the fairways. Red Muntjac and Masked Palm Civet were recorded in Sub-Area 4. *Somanniathelphusa zanklon* (鎌刀束腰蟹), an endangered aquatic species, was also recorded in the marsh in Sub-Area 4. Moreover, *Aquilaria sinensis* (土沉香), 18 numbers of trees with DBH of 1 m or more, a group of Chinese Swamp Cypress (水松) (**Plan 3g**), which is a Class I protected species in China and also a globally Critically Endangered Species, were identified in the swampy woodland in Sub-Area 4. Chinese Swamp Cypress (水松) has very specialised habitat requirement. Hence, protection of the Chinese Swamp Cypress would require preserving the swampy woodland as well as the hydrology in the vicinity. The overall ecological value of Sub-Area 4 is assessed as "Moderate to High".

- 4.3 Based on the EcoIA, the northern-most portion of the Area is recommended for public housing development and a special school as the ecological value is relatively low. The remaining portion to the south comprises flora and fauna species of conservation importance, which is elaborated in para. 4.2 above. The southern portion is recommended to be preserved with minimal development mainly on ecological considerations.
- 4.4 In view of the recommendations under the EcoIA, the proposed developments including the public housing development and a special school are confined in the northern-most part of the Area. The major development parameters of the proposed public housing development and special school at the northern part (Sub-Area 1 on **Plan 1c**) of the Area are summarised below while a notional layout of the proposed developments is attached in **Plan 8**.

Development at Sub-Area 1	
Gross Site Area (ha) (about)	11
Net Site Area (ha) (about) ¹	8
Domestic Plot Ratio (PR)	6.5
Domestic Gross Floor Area (m ²) (about)	520,000

¹ Excluding 1ha and 2 ha for special school and reserved areas along Fan Kam Road for road widening if necessary.

Development at Sub-Area 1	
Average Flat Size (m ²)	43 ²
Maximum Flat Production (about)	12,000
Average Household Size	2.8
Estimated Design Population	33,600
Number of Domestic Blocks	12
Building Heights in mPD and No. of Storeys	127mPD to 170mPD 37 to 48 storeys
Social Welfare and Community Facilities (GFA) (m ²) (about)	26,000 ^{3, 4} (mainly including neighbourhood elderly care centres, residential care homes, child care centre, day activity centre, hostels for handicapped persons, vocational rehabilitation services centre and community hall)
Public Transport Interchange (GFA) (m ²)	8,600 ⁴
Public Vehicle Park (no. of spaces)	300 ⁴
Non-Domestic Plot Ratio Proposed Non-Domestic GFA (m ²)	0.5 ⁴ 40,000 ⁵ (Mainly include retail, 24-class kindergarten, and other non-domestic facilities)
Earliest Target Completion	2029
School Site	
Site Area (ha) (about)	1

4.5 In tandem with the Technical Study are a Planning Report and relevant technical assessments in support of the draft OZP for the Area. The Planning Report summarising the study's recommendations and findings of the technical assessments, Executive Summary of the Environmental Impact Assessment (EIA), EcoIA, Extracts of the Tree Survey, and Traffic and Transport Impact Assessment (TTIA) are appended in **Appendices IV and V** while a full set of all the technical assessments would be deposited in the Town Planning Board Secretariat for Members' reference.

4.6 An EIA was conducted which was published under the Environmental Impact Assessment Ordinance (EIAO) on 20.5.2022 (Executive Summary of the EIA in **Appendix V**). The EIA report concluded that with incorporation of the recommended mitigation measures such as preservation of existing vegetation, proper landscape treatment within the proposed public housing development, woodland compensation planting, retention and transplantation of species of conservation importance, as well as other good site management measures and

² As agreed with the Housing Department, average flat sizes of 40m² for PRH and 50 m² for SSF were assumed in the study. With the assumed PRH/SSF ratio of 70:30, the average flat size for the proposed development is assumed to be 43 m².

³ The GFA of social welfare facilities is equivalent to 5% of domestic GFA. The actual facilities to be provided will be subject to consideration of SWD when detailed planning for the public housing project proceeds.

⁴ The floor area of the public transport facilities, public vehicle park and government, institution or community facilities as required by the Government may be exempted from PR calculation

⁵ Proposed GFA for non-domestic facilities: Local retail: about 10,000 m²; Kindergartens: about 2,200 m²; other non-domestic facilities: about 26,540 m².

noise mitigation measures, the proposed development will not result in significant adverse impacts on the environment during construction and operational phases.

- 4.7 According to the EcoIA (Appendix C of the Planning Report in **Appendix IV**), the proposed development will avoid areas of higher ecological values in sub-areas 2 to 4 (moderate or moderate to high), and will only develop sub-area 1 which has a relatively lower ecological value (low to moderate). Mitigation measures, such as compensation planting of trees affected will be provided, and plant species of conservation importance will be retained as far as possible or transplanted. A management plan will be formulated to manage human activities within sub-areas 2 to 4 and conserve the ecologically sensitive habitats and species of conservation importance, thus minimising potential impacts from disturbances by human activity. The EcoIA concludes that with the implementation of mitigation measures, the residual ecological impact is considered acceptable.
- 4.8 A total of 4,411 trees were recorded in the Tree Survey (Extracts of the Tree Survey in Appendix D of the Planning Report in **Appendix IV**), of which 1,255 trees are in Sub-Area 1 while 3,090 trees are in Sub-Areas 2 to 4 (**Plans 1e and 1f**). Among the 1,255 trees in Sub-Area 1, 70 trees of particular interest (including 46 rare / protected species and 24 mature trees with DBHs equal to or over 1,000mm) are identified (**Plan 10**). Among the 46 rare / protected tree species (6 are *Lagerstroemia indica* (紫薇), 1 is *Ilex graciliflora* (細花冬青), 1 is *Michelia x alba*. (白蘭), and 38 are *Aquilaria sinensis* (土沉香)), 14 are recommended to be retained in Sub-Area 1 while the remaining 32, that cannot be preserved on site, are recommended to be transplanted. In general, among the 1,255 trees in Sub-Area 1, 267 will be retained, 34 will be transplanted, and 954 will be removed. To compensate the loss of 996 trees in Sub-Area 1 and in the adjacent areas, 996 standard trees will be planted in Sub-Areas 2 to 3 (**Plan 3f**) or at other suitable locations subject to future site planning and detailed design stage (**Plan 1f**).
- 4.9 According to the TTIA (Appendix E of the Planning Report in **Appendix IV**), traffic to / from the proposed development will be via Ping Kong Road, Po Kin Road, and Fan Kam Road (section between Po Kin Road and Fanling Highway) connecting with Fanling Highway. With the implementation of the various junction road improvement schemes (**Plans 5a and 5b**), the nearby junctions will operate satisfactorily after the completion of the proposed development. The proposed development will not induce adverse traffic impacts on the local road network, and is considered acceptable from traffic engineering perspective.
- 4.10 Other technical assessments, including Landscape and Visual Impact Assessment, Air Ventilation Assessment (Expert Evaluation), Drainage Impact Assessment, Sewerage Impact Assessment and Water Supply Impact Assessment have been conducted to assess the potential impacts arising from the proposed development. The assessments concluded that with incorporation of recommended mitigation measures such as maintenance of adequate building separation and building dispositions, enhanced stormwater drainage network, laying of new fresh water main and installing a new connection to existing flushing water mains etc., there is no insurmountable technical problem arising from the proposed development.

5. Provision of GIC Facilities and Open Space

- 5.1 No less than 5% of the domestic GFA has been reserved for provision of various social welfare and GIC facilities including neighbourhood elderly centre, residential care home for the elderly, child care centre, hostels for mentally and physically handicapped persons, integrated vocational rehabilitation services centre, a community hall as well as local open space of 33,600m² will be provided within the proposed public housing in the Area. Details of the provision of the social welfare and GIC facilities and local open space will be worked out at detailed design stage.
- 5.2 Based on the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), with the completion of the public housing development, the provision of various needed social welfare and GIC facilities, and open space is generally adequate in the Fanling/Sheung Shui New Town including the Area as an extension of the new town, except that there will be shortfalls of several social welfare facilities including child care and elderly services (such as child care centre, and residential care homes for the elderly), as well as rehabilitation services with population-based planning standard newly introduced in March 2022 (**Appendix VI**).
- 5.3 Notwithstanding, it should be noted that the HKPSG requirements for these facilities are long term goals. The provision would be addressed by the Social Welfare Department (SWD) on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. In addition, similar to the proposed public housing development in the Area, no less than 5% of the domestic GFA within various planned public housing development within the new town and Fanling North New Development Area will be provided to serve the needs for GIC facilities by the community. The Planning Department (PlanD) and concerned departments will work closely together to ensure that additional GIC facilities requested by SWD will be included in the planned GIC and residential developments in Fanling/Sheung Shui New Town area.

6. Object of the Plan

- 6.1 The object of the Plan is to indicate the broad land-use zonings for the Fanling/Sheung Shui Extension Area so that development and redevelopment within the Area can be put under statutory planning control.
- 6.2 The Plan is to illustrate the broad principles of development and planning control within the Area. As it is a small-scale plan, the alignments of the roads and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceeds.
- 6.3 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 calculations.

7. The Planning Scheme Area (Plans 1a to 3)

- 7.1 The Area covers about 32ha of land, and consists of the Old Course of the FGC. It has an elongated shape with a length of about 1.89km and width varying from 54m to a maximum of 358m. The Area stretches from Ping Kong Road and Po Kin Road to its north (**Plan 1d**), to the Tai Lung Experimental Farm to its southeastern end, with Fan Kam Road to its west and Ping Kong Village to its east. To the east across Ping Kong Road are public housing estates (Cheung Lung Wai Estate and Ching Ho Estate) and schools (Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School, Heung Hoi Ching Kok Lin Association Buddhist Wisdom Primary School and Elegancia College). To the north east across Po King Road is the North District Hospital and its extension (**Plan 1c**). It is a piece of relatively flat land with general gradients of 21.8mPD at the northern end, and 23.3 mPD at the southern area, intertwined with random pockets of small hilly areas ranging from 29mPD to 39mPD.
- 7.2 The Area is located within the portion of the FGC east of Fan Kam Road, and it mainly comprises of eight golf fairways intermixed with natural landscape area grown with clusters of tree groups. Some existing trees on-site are mature in nature (some are trees of particular interest) while some tree groups together with wetland and stream course elements are subject to natural ecological significance.

8. Land Use Planning Considerations

Planning Theme

- 8.1 Given that the Area is located to the immediate south and southwest of the FSS New Town (**Plan 1b**), the intention is to develop the Area as an extension of the FSS New Town with emphasis on integration of public housing development (**Plan 1c**), with preservation of existing areas of ecological values together with adjacent natural landscape area. Opportunity is also taken to accommodate community and welfare facilities as well as public vehicle park to meet both the future residents in the Area and those in surrounding neighbourhood areas.

Traffic Infrastructure

- 8.2 The main access routes to and from the Area would be mainly via Ping Kong Road, Po Kin Road, Fan Kam Road and the Tai Tau Leng Roundabout to the Fanling Highway. To support new residential development at the Area, improvements to the relevant junctions in the vicinity are required in order to support the target population of 33,600. This includes junction improvement works at the Tai Tau Leng Roundabout, junction of Castle Peak Road – Kwu Tung / Fan Kam Road, junction of Fan Kam Road / Po Kin Road, and junction of Po Kin Road / Ping Kong Road (**Plans 5a and 5b**). The specific improvement works are as follows:
- (a) Tai Tau Leng Roundabout (**Plan 5b**): this includes the widening of the westbound approach arm of Fanling Highway, an exclusive left turn lane at the

northbound approach arm of Fan Kam Road and widening of the north and southbound arm of Fan Kam Road;

- (b) Castle Peak Road – Kwu Tung / Fan Kam Road (**Plan 5b**): signal junction improvement with an additional lane on the northbound and southbound arms of Fan Kam Road and Castle Peak Road – Kwu Tung / Fan Kam Road, and the westbound and eastbound arm of Castle Peak Road – Kwu Tung;
- (c) Fan Kam Road / Po Kin Road (**Plan 5a**): upgrading the existing priority junction into a roundabout; and
- (d) Po Kin Road / Ping Kong Road (**Plan 5a**): upgrading the existing priority junction into a signal-controlled junction and widening of both the north and southbound arms of Ping Kong Road.

Urban Design and Landscape Framework

- 8.3 Based on the ecological findings, planning theme considerations and traffic infrastructure as detailed above, the proposed public housing with other community and welfare facilities and special school developments would be concentrated in the northern-most portion of the Area, i.e. the Sub-Area 1.
- 8.4 The public housing development and proposed special school sites are determined by site specific constraints:
 - (a) the development sites are bound by Fan Kam Road, Ping Kong Road and Po Kin Road to the west, east and north respectively;
 - (b) the area between Ming Tak Court (**Plan 8**) and the development sites to the southeast is proposed to be preserved as it is a natural hilly terrain with existing trees of moderate value, and serves as a natural buffer between the developments and Ming Tak Court. The flat land to the south (adjacent to the Water Supplies Department's pump house) is of ecological value. The area is therefore excluded from housing development; and
 - (c) The special school is proposed to be developed at the northern-most portion whilst the public housing development will take up the area to the south, to respect the existing site where the northern-most portion elevation is relatively higher than the rest of Sub-Area 1.
- 8.5 Under this arrangement, the proposed special school at the northern-most tip of Sub-Area 1 will serve as a visual relief for the main entrance to the Area. For the public housing development to the immediate south, densely clustered tree group is proposed to be retained as much as possible. The central terrain with moderate amenity value is proposed to be preserved as part of the public housing site (**Plan 11**) and to be integrated with the landscape design for appreciation of the residents of the future public housing development. Major air ventilation corridors of 15m and 30m have been identified based on the air ventilation assessment conducted under the Technical Study. In addition to having better air ventilation, these air ventilation / visual corridors also allow for better visual permeability through the

proposed development (**Plan 8**). In addition, a building height profile is proposed to achieve height variations in response to the building heights of existing and planned developments in the vicinity where possible (**Plan 6**). These existing high-density, high-rise public housing developments include Cheung Lung Wai Estate to the east across Ping Kong Road and Ching Ho Estate further east with maximum building heights of about 118mPD and 128mPD respectively (**Plan 6**). Some recently planned public housing sites have adopted a more relaxed building height restriction, including the sites at Ching Hiu Road (with a maximum building height of 140mPD). A Landscape and Visual Impact Assessment (LVIA) has been conducted under the Technical Study, which concludes that with the incorporation of appropriate mitigation measures, such as the preservation of existing vegetation and proper landscape treatment within the proposed public housing development, the proposed development would not result in significant adverse visual impact (**Plans 9a to 9c**) to the surrounding area (section 4.5.5.8 of **Appendix IV**).

- 8.6 The remaining portions of the Area to the south in Sub-Areas 2 to 4, which are mainly occupied by golf fairways, tree clusters, fauna and flora, would be protected and enhanced for appropriate recreational uses in order to meet the needs of the community. This could preserve the ecological value of the Area and would be acceptable in ecological terms. In particular, the existing topography and hydrology in Sub-Areas 3 and 4 should be maintained for preserving the swampy woodland (**Plan 1c**) in Sub-Area 4, and the existing woodlands in Sub-Areas 2 to 4 should be retained to holistically preserve the habitats and ecological corridor. Trees felled due to the proposed developments in Sub-Area 1 will be compensated in Sub-Area 3, where trees with amenity value that are affected will also be transplanted. The Government will take into account and balance the ecological values of Sub-Areas 2 to 4 and the needs for recreational facilities of the community in considering the appropriate types of recreational uses to be provided and the long-term mode of management and operation.
- 8.7 After consideration of the planning theme, transport infrastructure, urban design framework and ecological attributes, most of the Sub-Area 1 is proposed to be zoned “R(A)” for public housing cum special school development. Sub-Areas 2–4 are proposed to be zoned “Other Specified Uses” annotated “Recreation cum Conservation”. Their planning intentions are further elaborated in paragraph 9.

9. Planning Intentions

- 9.1 The general planning intention of the Area is to take forward TFLS’ recommendation and the findings of the Technical Study to develop the northern-most portion of the Area for public housing development and to conserve the remaining southern portion of the Area which are of moderate to high ecological values. The remaining southern portion of the Area are intended primarily to conserve existing natural landscape and ecological features. It is also intended for the provision of space for recreational uses serving the needs of the community. Uses in support of the recreational and / or conservation uses may be permitted subject to planning permission.
- 9.2 The “Residential (Group A)” (“R(A)”) zone comprises a majority of Sub-Area 1 (**Plan 1c**) at the northern-most portion of the OZP. The planning intention of the “R(A)” 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.

- 9.3 The “Other Specified Uses” annotated “Recreation cum Conservation” (“OU (Recreation cum Conservation)”) zone comprises a minor portion of Sub-Area 1, and comprises the entire remaining southern portions of the OZP in Sub-Areas 2 to 4. The planning intention of this zone is primarily to conserve existing natural landscape and ecological features. It is also intended for the provision of space for recreational uses serving the needs of the community. Uses in support of the recreational and/or conservation uses may be permitted subject to planning permission from the Town Planning Board.

10. Land Use Zonings (Plan 7)

10.1 “Residential (Group A)” (“R(A)”): Total Area 9.54ha

- 10.1.1 The “R(A)” zone is intended to concentrate public housing development in the northern-most portion of the Area, which is located immediately adjacent to the existing urbanised area, and to develop the Area as an extension of the FSS New Town taking into account the availability of the existing community, public open space and infrastructural facilities in the New Town in order to achieve an effective synergy effect to form an integrated and supportive neighbourhood.
- 10.1.2 The “R(A)” zone is planned for a high-rise, high-density public housing development subject to a maximum PR of 7 and building height restriction of 170mPD. A public transport interchange, a community hall, kindergarten and social welfare facilities as well as supporting retail/ commercial uses are also provided within the public housing site. Besides, a public vehicle park with 300 parking spaces is also proposed within the public housing site. The planning of public vehicle parks should, as far as practicable, take into account the demand for public parking spaces generated by the holding of local and international sports events in the Fanling Golf Course nearby. A proposed special school is planned at the northern part of the “R(A)” zone to serve the community’s needs. The low rise school building will also serve as a visual relief for the main entrance to the Area.
- 10.1.3 A building height profile would be formulated to achieve height variations in response to the building heights of existing and planned developments in the vicinity where possible.
- 10.1.4 Fan Kam Road along the western frontage of the Area is a rural road with carriageway less than 7.3m in general, thus has limited road lane capacity compared with a standard carriageway. Since the proposed developments will generate considerable traffic flow, locating vehicular accesses at Fan Kam Road will cause undue traffic impacts. As such, the vehicular accesses for the proposed housing development, public transport interchange and school are proposed to be made through Ping Kong Road (**Plan 8**). As such, the Ping Kong Road / Po Kin Road existing priority junction will be

upgraded into a signal-controlled junction with 2 lanes for each bound of the approach / exit roads (**Plan 5a**). Notwithstanding the above, the public housing development will be set back by 10m from Fan Kam Road and reserved for future road widening if needed (**Plan 8**).

- 10.1.5 The technical feasibility on aspects including ecology, sewerage, water supply, drainage, air ventilation, landscape and visual air quality and noise, cultural heritage etc. of the proposed public housing and school developments have been assessed under the Technical Study. In general, no insurmountable technical issues have been identified (**Appendix IV**).
- 10.2 “Other Specified Uses” annotated “Recreation cum Conservation” (“OU (Recreation cum Conservation)”): Total Area 21.65ha
- 10.2.1 “OU (Recreation cum Conservation)” zone comprises a small portion of Sub-Area 1 at the south eastern part, and comprises the entire remaining southern portions of the OZP in Sub-Areas 2 to 4. Sub-Areas 2-4 is of moderate to high ecological significance according to the EcoIA under the Technical Study. The EcoIA recommends that Sub-Areas 2-4 should be preserved with minimal development. As a vast majority of the area zoned “OU(Recreation cum Conservation)” is GL, the Government would strive to balancing the needs between conservation of natural habitats and flexible uses to serve the community, and ensure that no adverse ecological/environmental impact would be created. Except those compatible recreational uses in column 1, other commercial and recreational uses are included in column 2 of the “OU” zone and may be permitted subject to planning permission from the Board. Any diversion of stream, filling of land/pond or excavation of land requires planning permission from the Board. The existing Water Supplies Department (WSD) Fanling Pumping Station near the northern part of this zone is proposed to be retained in-situ.
- 10.2.2 Taking into account the ecological values of the area zoned “OU(Recreation cum Conservation)”, due regard is given to the preservation of the ecological corridor and hydrology, trees of particular interest, as well as minimising human disturbance to the existing flora and fauna. The swampy woodland in Sub-Area 4, which is of particular high ecological value, should be preserved. **Plan 1c** indicates the area of the swampy woodland for future implementation / management agent to observe when operating in the area. Other mitigation measures including control over the number of visitors and activities, operation hours, access control to features of conservation importance would need to be considered to ensure proper conservation and management of the area and preservation of the above features of ecological importance.

11. Notes of the Plan

Attached to the Plan is a set of Notes which shows the types of use or developments which are always permitted within the Area 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 flexibility in land use planning and control of development to meet the changing needs.

12. Consultation

- 12.1 The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to relevant government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.
- 12.2 The Sheung Shui Rural Committee (SSRC) and North District Council (NDC) had been consulted on 8.6.2022 and 14.6.2022 respectively. Both SSRC and NDC object to the partial development of FGC for the following major reasons: (1) the potential adverse impact on the golf course, which is the only golf course meeting international standards in Hong Kong and have contributed a lot in the development of golf sports in Hong Kong. The proposed development might affect FGC's capabilities in holding the local and international golf tournaments; (2) the potential adverse traffic impacts on the local road networks leading to severe traffic congestion during peak hours; and (3) the potential adverse drainage impact arising from the proposed development. The NDC also passed a motion⁶ on 14.6.2022 objecting to the partial development of FGC for the above grounds.

13. Publication of the draft OZP

If agreed by the Board, the draft Fanling/Sheung Shui Extension Area OZP No. S/FSSE/C (to be renumbered as S/FSSE/1 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 statutory exhibition period. NDC and SSRC will be informed during the statutory exhibition period of the draft OZP.

14. Decision Sought

Members are invited to:

- (a) agree that the draft Fanling/Sheung Shui Extension Area OZP No. S/FSSE/C (to be renumbered as S/FSSE/1 upon gazetting) and its Notes (**Appendices I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the ES (**Attachment III**) for the draft Fanling/Sheung Shui Extension Area OZP No. S/FSSE/C (to be renumbered as S/FSSE/1 upon gazetting) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

⁶ The motion is: Owing to drainage issue, traffic congestion and land rights, etc., which have not been resolved, local residents and I (the motion proponent) object to the relevant plan.

15. Attachments

Appendix I	Draft Fanling/Sheung Extension Area OZP No. S/FSSE/C
Appendix II	Notes of the draft Fanling/Sheung Extension Area OZP No. S/FSSE/C
Appendix III	Explanatory Statement of the Fanling/Sheung Extension Area OZP No. S/FSSE/C
Appendix IV	Planning Report under the Technical Study
Appendix V	Environmental Impact Assessment Executive Summary
Appendix VI	Provision of Major Government, Institution or Community Facilities and Open Space
Plans 1a and 1b	Location Plans
Plan 1c	Key Plan of the Area Showing the Sub-Areas and the Surrounding Existing Landuses
Plan 1d	Site Plan
Plan 1e	Location of Tree Species of Conservation Importance
Plan 1f	Summary of Tree Treatment
Plan 2	Aerial Photo
Plan 3a	Drone Photos of Sub-Areas 1 to 4
Plans 3b to 3g	Site Photos
Plan 4	Existing Natural Landscape, Habitats and Land Uses
Plans 5a and 5b	Junction Improvement Measures
Plan 6	Plot Ratio, Building Height and Number of Storeys of Surrounding Existing / Planned Developments
Plan 7	Proposed Land Use Pattern
Plan 8	Notional Layout of the Proposed Development in Sub-Area 1
Plans 9a to 9c	Photomontages of the Proposed Development
Plan 10	Trees of Particular Interest in Sub-Area 1
Plan 11	Conceptual Landscape and Mitigation Plan