

**SCHEDULE OF AMENDMENTS TO
THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/24
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site to the east of Jockey Club Road and to the west of Fan Leng Lau Road at Fanling Area 17 from “Government, Institution or Community” (“G/IC”) and “Residential (Group C)1” (“R(C)1”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site fronting Fan Leng Lau Road at Fanling Area 17 from “G/IC” and “R(C)1” to “R(A)8” with stipulation of building height restriction.
- Item A3 – Rezoning of a site to the east of Jockey Club Road and to the southwest of Fanling Garden at Fanling Area 17 from “G/IC” and “R(C)1” to “R(A)8” with stipulation of building height restriction.
- Item B – Rezoning of a site at Ching Hiu Road, Sheung Shui Area 36 from “G/IC” and “Green Belt” (“GB”) to “R(A)9” with stipulation of building height restriction.
- Item C1 – Rezoning of a site at Tai Tau Leng, Sheung Shui Area 35 from “G/IC” and “GB” to “R(A)10” with stipulation of building height restriction.
- Item C2 – Rezoning of a strip of land along Fanling Highway at Sheung Shui Area 35 from “GB” to area shown as ‘Road’.
- Item D1 – Rezoning of a site at Choi Shun Street, Sheung Shui Area 30 from “Industrial” (“I”) to “R(A)11” with stipulation of building height restriction.
- Item D2 – Rezoning of two sites at Choi Fat Street and the junction of Choi Yuen Road and Choi Shun Street, Sheung Shui Area 30 from “I” to “G/IC”.
- Item D3 – Rezoning of the industrial area at the southeastern portion of Sheung Shui Area 30 from “I” to “Commercial” (“C”) with stipulation of building height restriction.
- Item D4 – Rezoning of the industrial area at Sheung Shui Area 4 from “I” to “Other Specified Uses” annotated “Business” (“OU(B)”) with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Revision to the “R(A)” zone to revise ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1”, “R(A)4” and “R(A)5” only)’ to ‘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” only)’ under Column 1.
- (b) Revision to the Remarks for the “R(A)” zone to incorporate development restrictions and requirements for all sub-zones.
- (c) Incorporation of a new set of Notes for the “C” and “OU(B)” zones.
- (d) Revision to the Remark (a) for the “I” zone to delete the development restriction for Sheung Shui Area 4.

Town Planning Board

17 December 2021

List of Representers and Commenters
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25

I. List of Representers

Representation No. (TPB/R/S/FSS/25-)	Name of Representer
R1	Kung Hei Investment Limited
R2	The Hong Kong and China Gas Company Limited
R3	John Douglas Moore
R4	Melanie Ann Moore
R5	Wilhelmina Evelyn Moore
R6	Genevieve James Moore
R7	Piter Lu
R8	Mary Mulvihill
R9	Wong Fung Chui Ling Cindy 黃馮翠玲
R10	Chan Wai Yee Wendy 陳惠兒
R11	Helen Yu
R12	Wong Chun Keung 黃振強
R13	Li Chun Ming Alexander
R14	Ang Chiu Hak 洪朝霞
R15	Ku Chiu Kwan Manfred
R16	區錦成
R17	梁國忠
R18	MTR Corporation Limited

II. List of Commenters

Comment No. (TPB/R/S/FSS/25-)	Name of Commenter
C1	簡達和
C2	Mary Mulvihill

Summary of Representations and Proposals
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25

Representation No. TPB/R/S/FSS/25-	Subject of Representation	Representer's Proposal
R1	<p>Oppose Item D4</p> <ul style="list-style-type: none"> The site is suitable for composite residential development, which the proposal will synergise with the Government's Northern Metropolis Development Strategy in unleashing potential for residential/ commercial development in the North District and support the on-going policy to increase flat supply. The proposed "Residential (Group E)" ("R(E)") zone will provide incentive for redeveloping the existing industrial building to facilitate local transformation into a mixed-use residential neighbourhood. 	(a) Rezone the representation site from "Industrial" to "R(E)" with maximum plot ratio (PR) restriction of 5.5 (domestic PR of 5 + non-domestic PR of 0.5) and maximum building height restriction of 75mPD.
R2	<p>Oppose Item C1</p> <ul style="list-style-type: none"> The site boundary should be adjusted in such a way that the 600mm high pressure pipeline near Castle Peak Road-Kwun Tung Section will not be encroached in the site boundary The project proponent should evaluate the potential risk on the town gas pipeline in the vicinity and determine necessary mitigation measures. The Hong Kong and China Gas Co. Ltd. should be consulted in the design stage and close coordination should be carried out during the construction stage. 	
R3 – R6	<p>Oppose all items involve rezoning from "G/IC" to "R(A)" mainly on the following grounds:</p> <ul style="list-style-type: none"> The proposed developments will induce adverse visual, landscape, 	(a) Items A2 and A3 should be retained as "G/IC" zone for provision of community services.

Representation No. TPB/R/S/FSS/25-	Subject of Representation	Representer's Proposal
	<p>ecological and air ventilation impacts.</p> <ul style="list-style-type: none"> Piecemeal developments lack of supporting facilities should be avoided. More information on the off-site compensatory planting at Tong Hang should be provided. 	
R7	<p>Oppose Items A1 to A3 mainly on the following grounds:</p> <ul style="list-style-type: none"> The proposed maximum building height of 170mPD of Item A1 is unreasonable and will create adverse ventilation and visual impacts to the surrounding. The proposed developments will further increase the burden on the traffic. 	
R8	<p>Oppose Items A2, A3 and B</p> <ul style="list-style-type: none"> For Item B: the proposed development is not compatible with the surrounding and will lack of traditional support system of a public housing development <p>Providing views on Items A1, C1 and D1 to D4</p> <ul style="list-style-type: none"> For Items A1 and C1: the quality of the proposed new trees and compensatory planting should be carefully considered For Items D1 to D4: there is a need to provide job opportunity to the additional residents within a reasonable distance from homes, and alternative sites should be provided for the workshops and less desirable facilities 	<p>(a) For Items A2 and A3, at least one of the sites, preferably Item A3, should be retained as “G/IC” for provision of community services</p> <p>(b) Item B would be more suited to a medium rise private development or GIC use</p>
R9 – R17	Oppose Item C1 mainly on the following grounds:	(a) The western side of the nullah should

Representation No. TPB/R/S/FSS/25-	Subject of Representation	Representer's Proposal
	<ul style="list-style-type: none"> Concerns on land resumption. The proposed development will create adverse visual, air ventilation landscape, ecological, traffic, drainage and geotechnical impacts. The Fanling Golf Course and the adjacent Oi Yuen should first be developed. The Government should resume brownfield and vacant land only for public housing developments. No prior direct consultation with the affected residents on the proposed development. 	<p>be retained as “Green Belt”, such that the existing residents will not be affected. (R9, R10, R11 only)</p>
R18	<p>Providing views on Item D1</p> <ul style="list-style-type: none"> Item D1 is located in proximity to the MTR East Rail Line and Sheung Shui Ventilation Building, noise from train and fixed plant operations could be of concern to the future occupants. Despite the adoption of proper building layout and design, and noise mitigation measures, the proposed developments can be sensitive to air-borne noise. The future Environmental Assessment Study to be conducted by the Hong Kong Housing Authority (HKHA) at detailed design stage should take into account and address any air-borne noise issue, and implement all necessary noise mitigation measures at their own cost at the development to ensure full compliance with statutory requirements. 	

Summary of Comments on Representations
in respect of the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25

Comment No. (TPB/R/S/FSS/25-)	Related Representation	Gist of Comments
C1	Not specified	(a) Object to rezoning of Tai Tau Leng Site from “Green Belt” and “Government, Institution or Community” (“G/IC”) to “R(A)10” (Item C1) on ground that the existing grave within the site will be affected by the proposed development.
C2	R1, R11	<p>(a) The Government should not truncate the role of the community in the town planning process, as the current dual system provides the opportunity for members of the community to gain fresh insight into the issues that are not included in the paper, which R11 provided background information on the impact on Tai Tau Leng Village.</p> <p>(b) The rezoning proposal proposed in R1 to rezone the site from “Industrial” (“I”) to “Residential (Group E)” (“R(E)”) has not estimated the job loss and provide alternative employment.</p> <p>(c) Instead of building more units, the focus should now be on assisting families of limited means to upgrade their quarters, which could be achieved via allowances and would be financially a far more prudent approach.</p>