

TOWN PLANNING ORDINANCE (Chapter 131)

PROPOSED AMENDMENT TO
THE DRAFT FANLING/SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN NO. S/FSSE/1

Pursuant to section 6B(8) of the Town Planning Ordinance (the Ordinance), upon consideration of the representations and comments to the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1 (the Plan) under section 6B(1), the Town Planning Board (the Board) has decided to propose amendment to the Plan. The proposed amendment is set out in the Schedule below. The description of the area affected by the proposed amendment in the Schedule is for general reference only. The exact location of the area affected by the proposed amendment is more specifically shown on the Amendment Plan No. R/S/FSSE/1-A1.

The proposed amendment is available for public inspection during normal office hours at the following locations, and can also be viewed at the Board's website (<http://info.gov.hk/tpb/>):—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Fanling, Sheung Shui and Yuen Long East District Planning Office, Unit 2202, 22th Floor, CDW Building, 388 Castle Peak Road, Tsuen Wan, New Territories;
- (v) the North District Office, 3rd Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories; and
- (vi) the Sheung Shui District Rural Committee, 3 Po Wan Road, Sheung Shui, New Territories.

In accordance with section 6D(1) of the Ordinance, any person, other than that who has made any representation or comment after the consideration of which the proposed amendment is proposed, may make further representation to the Board in respect of the proposed amendment. The further representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 25 August 2023.

In accordance with section 6D(2) of the Ordinance, a further representation shall indicate:—

- (a) the proposed amendment to which the further representation relates;
- (b) whether the further representation is made in support of, or in opposition to, the proposed amendment; and
- (c) the reasons for the further representation.

Any person who intends to make further representation is advised to read the Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No. 29B). Submission of further representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the further representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the further representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the further representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

In accordance with section 6D(4) of the Ordinance, any further representation made to the Board under section 6D(1) will be available for public inspection during normal office hours at locations (ii) and (iii) above until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9. The Town Planning Board Paper for consideration of representations and comments in respect of the OZP and relevant information are available at the Board's website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_FSSE_1.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any further representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the further representation (hereafter known as ‘further representer’) and the authorised agent;
- (b) the processing of the further representation which includes making available the name of the ‘further representer’ for public inspection when making available the further representation for public inspection; and
- (c) facilitating communication between the ‘further representer’ and the Secretary of the Board/government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT FANLING/SHEUNG SHUI EXTENSION AREA
OUTLINE ZONING PLAN NO. S/FSSE/1
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. *Amendment to Matters shown on the Plan*

Item A — Rezoning of a site in Sub-Area 1 at the northernmost portion of the Plan from ‘Residential (Group A)’ (‘R(A)’) to ‘Undetermined’ (‘U’) with corresponding deletion of building height restriction.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the covering Notes to incorporate development restrictions for ‘U’ zone.
- (b) Revision to the Schedule of Uses and the Remarks of the Notes for the ‘R(A)’ zone to delete all the provisions related to the ‘R(A)’ zone.

4 August 2023

Town Planning Board