

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED FANLING/SHEUNG SHUI
OUTLINE ZONING PLAN NO. S/FSS/24

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 2 June 2020 referred the approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Fanling/Sheung Shui OZP No. S/FSS/25.

The draft Fanling/Sheung Shui OZP No. S/FSS/25 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 December 2021 to 17 February 2022 during normal office hours at the following locations:—

- (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, 22nd 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;
- (vi) The Fanling District Rural Committee, 3 Luen Fat Street, Luen Wo Hui, Fanling, New Territories; and
- (vii) The Sheung Shui District Rural Committee, 3 Po Wan Road, Sheung Shui, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The 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 17 February 2022.

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

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make 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 representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the 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 representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the 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/>).

Copies of the draft Fanling/Sheung Shui OZP No. S/FSS/25 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

Statement on Personal Data

The personal data submitted to the Board in any 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 representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the '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 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.