

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

INTRODUCTION

A At the meeting of the Executive Council on 9 April 2024, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/27A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) (Cap.131). The plan is now renumbered as S/FSS/28 at **Annex A**.

AMENDMENTS TO THE APPROVED FANLING/SHEUNG SHUI OZP NO. S/FSS/26 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Fanling/Sheung Shui OZP No. S/FSS/26 for amendments on 7 February 2023, the draft Fanling/Sheung Shui OZP No. S/FSS/27 (the draft OZP) incorporating the amendments was exhibited on 12 May 2023 for public inspection under section 5 of the Ordinance as in force immediately before 1 September 2023 (the pre-amended Ordinance). The amendments incorporated in the draft OZP mainly include:

Proposed Private Residential Developments

- (a) rezoning of a site at the corner of Ma Sik Road and Fan Leng Lau Road from “Village Type Development” (“V”) to “Residential (Group A)12” (“R(A)12”) subject to a maximum domestic plot ratio (PR) of 5.0, a maximum non-domestic PR of 0.18 and a maximum building height (BH) of 110 metres above Principal Datum (mPD) to facilitate a private residential development (**Amendment Item A**); and
 - (b) revising the development restrictions for the “Comprehensive Development Area” (“CDA”) zone, including a maximum domestic PR of 4.3, a maximum non-domestic PR of 0.09 and a maximum BH of 130mPD, with the historic Grade 1 Building, i.e. Oi Yuen Villa, preserved in-situ for adaptive use, to facilitate a private residential development (**Amendment Item B**).
3. Amendment Item A is to take forward the decision of the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on an application submitted under section 12A of the pre-amended Ordinance (s.12A application) (No. Y/FSS/18) for rezoning of Amendment Item A site from “V” to “R(A)12” to facilitate the proposed private residential development. According to

the indicative scheme, the Amendment Item A site, with an area of about 14,750m², would be developed into a private residential development for about 1,638 flats, with social welfare facilities (including a neighbourhood elderly centre, a 120-person privately operated residential care home for the elderly (RCHE) and a public vehicle park comprising 100 private car parking spaces. On 10 June 2022, the Committee of the Board agreed to the s.12A application.

4. Amendment Item B is to take forward the decision of the Committee of the Board on a s.12A application (No. Y/FSS/19) for revising the maximum PR from 0.8 to a maximum domestic PR of 4.3 and non-domestic PR of 0.09 and a maximum BH from 3 storeys over one storey car park to 130mPD, with a maximum site coverage of 27% remained unchanged, and preservation of the Oi Yuen Villa in-situ for adaptive use, to facilitate the proposed private residential development. According to the indicative scheme, the Amendment Item B site, with an area of about 31,623m², would be developed into a private residential development for about 969 flats, with social welfare facilities (including a 100-place privately operated RCHE). On 17 March 2023, the Committee of the Board agreed to the s.12A application.

5. Corresponding amendments in relation to the Amendment Item A and Amendment Item B above, as well as textual and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans, were also made to the Notes of the draft OZP. The Explanatory Statement (ES) of the draft OZP, which reflects the planning intentions and objectives of the Board for various land use zonings of the plan, was also amended accordingly.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

6. During the exhibition of the draft OZP, **72** valid representations were received. The representations were made available for inspection and for comment on 1 September 2023 and **six** valid comments on the representations (comments) were received. The representations and comments were considered by the Board at its meeting held on 1 December 2023.

Supportive Representations (2)

7. Two representations submitted by Faith Luck Corporation Limited and Win Million International Limited (**R1**) and Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased) (**R2**), the applicants of the s.12A application Nos. Y/FSS/18 and Y/FSS/19, supported Amendment Item A and Amendment Item B respectively. The major grounds are that (i) high-rise development at Amendment Item A site was supported to further optimise the site potential and to increase the housing supply; and (ii) Amendment Item B could support the Government's policy to increase the housing supply and facilitate the in-situ preservation of Oi Yuen Villa and provision of RCHE to meet the on-going demand arising from the aging population.

Adverse Representations (70)

8. 70 adverse representations, submitted by a North District Council (NDC) member (**R3**), the Chairman of the Fanling District Rural Committee (FDRC) (**R4**) and individuals (**R5 to R72**), opposed Amendment Item A and Amendment Item B. The major grounds/views on Amendment Item A are that (i) the site should be used for much needed public housing developments or provision of government, institution and community (GIC) facilities instead of private housing; (ii) the provision of RCHE at the site was considered insufficient in view of the shortfall of GIC facilities and (iii) there was a lack of separation between building blocks, resulting in adverse air ventilation and natural light impacts. The major grounds/views on Amendment Item B are that (i) on traffic aspect, the existing road network, in particular Pak Wai Lane, would be overloaded and the traffic impact assessment could not reflect the actual traffic situation. There were also insufficient public transport facilities and there was no proposed improvement works to resolve the adverse traffic impacts; (ii) on visual and air ventilation aspects, the BH of the proposed development was too high and the proposed development intensity was incompatible with the surrounding areas, resulting in walled effect. Lower development intensity should be adopted to alleviate the walled effect and to improve air ventilation; (iii) on provision of GIC facilities, RCHE should be located close to public housing developments and the proposed RCHE was not necessary; (iv) extensive tree felling was previously observed at the site and the trees felled should be compensated; and (v) on other aspects, the provision of private residential units was oversupplied, and piling works during the construction would induce adverse impacts on the structure of Golf Parkview. The major ground related to both Amendment Items A and B is that the development of the Northern Metropolis with lots of public housing developments and infrastructure/construction works had affected Sha Tau Kok Road and caused severe traffic congestion, noise and air pollution as well as sewage problems, seriously disturbing the livelihood of the community.

Comments on the Representations (6)

9. There were **six** comments submitted by Hui Chun Hang Julian (Estate of Hui Oi Chow, Deceased) (**C1**) (also the representer (**R2**)) and five individuals (**C2 to C6**) (**C2, C3, C5 and C6** also the representers (**R6, R7, R8 and R5 respectively**)). **C1** supported Amendment Item B and **C2 to C6** opposed Amendment Item B. The major views of **C1** are that various technical assessments conducted had confirmed that the proposed development was technically feasible and would not generate adverse impact on the surrounding environment with appropriate mitigation measures and improvement works. The major views/concerns of **C2 to C5** are similar to the grounds of representations stated in paragraph 8 above. **C6** suggested that cycling parking should be provided at the proposed development to encourage the environmentally friendly mode of transportation.

The Board's Decision

10. After giving consideration to the representations and comments, the Board **noted** the supportive views of **R1 and R2** and **decided not to uphold R3 to**

R72 and considered that the draft OZP **should not be amended** to meet the representations for the following reasons –

- (a) Amendment Item A and Amendment Item B were to take forward two s.12A applications which had been agreed by the Committee taking into consideration all the public comments received, findings of relevant technical assessments, and comments from the relevant government departments. The amendments were considered appropriate (**R3 to R72**);
- (b) relevant technical assessments on traffic, environmental, visual, and air ventilation aspects had been conducted under the two s.12A applications and confirmed that there was no insurmountable technical impact arising from the proposed developments with the implementation of appropriate mitigation/improvement measures (**R3 to R72**); and
- (c) the planned GIC facilities were generally sufficient to meet the demand of the planned population in the Fanling/Sheung Shui New Town in accordance with the Hong Kong Planning Standards and Guidelines and assessments of relevant government bureaux/departments, except for some GIC facilities. Appropriate GIC facilities would be provided in the proposed developments to meet the needs of the future residents in the area. The provision of community facilities would be closely monitored by the relevant government bureaux/departments. The Government would continue adopting a multi-pronged approach to further enhance the provision of GIC to serve the district needs (**R3, R5 to R72**).

11. The Board agreed to prepare a planning brief for the Amendment Item B site to set out the detailed requirements for the development in the “CDA” zone. The Board also agreed to amend the ES of the draft OZP to reflect the views of the members of the Board in relation to the possible impact on tree felling, greening and biodiversity and air ventilation generated from the proposed development, as well as access arrangement, the management of and public access to Oi Yuen Villa at the Amendment Item B site, and to state that a planning brief will be prepared to guide the future development of the “CDA” site and the submission of Master Layout Plan at planning application stage.

IMPLICATIONS OF THE PROPOSAL

12. The approval of the draft Fanling/Sheung Shui OZP No. S/FSS/27A itself has no civil service implication. The economic, financial, environmental, sustainability, family and gender implications of Amendment Items A and B are set out below.

13. Regarding economic implications, Amendment Items A and B will facilitate private housing developments, which will provide about 1,638 flats and about 969 flats respectively upon completion to help meet the housing demand in

Hong Kong.

14. Regarding financial implications, the capital cost of the private housing developments under Amendment Items A and B and the subsequent management and maintenance costs as well as the recurrent costs will be borne by the respective private developers. Lease modification/land exchange is required for the proposed private housing development under Amendment Item A. The actual amount of premium to be received will depend on market conditions at the time of lease modification/land exchange and is yet to be determined at this stage. Land resumption is not required for the proposed developments under Amendment Items A and B.

15. As far as environmental implications are concerned, various technical assessments including environmental assessment have been conducted to assess the potential environmental impacts of the amendments. No insurmountable environmental impact associated with the amendments is anticipated with the implementation of appropriate mitigation measures. The proposed developments within the amendment sites are required to be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

16. As far as sustainability implications are concerned, the proposed developments could contribute to the better utilisation of land resources for meeting housing and social needs. The proposed developments may bring about environmental impacts on the local area. Suitable mitigation measures should be implemented to alleviate any such possible impacts.

17. On family implications, the increase in housing units under Amendment Items A and B may improve the living environment and provide stable living conditions for some families, and in turn foster greater family harmony. The provision of social welfare facilities within the proposed private housing development under Amendment Items A and B will help meet the need of families for such services and support, and will also generate more job opportunities and options, which will help individuals to build up family assets.

18. On gender implications, the provision of social welfare facilities within the proposed private housing developments under Amendment Items A and B will serve people in need whose carers are often women, which should be conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

19. During the processing of the s.12A application Nos. Y/FSS/18 and Y/FSS/19, the applications were made available for public inspection and for comment in accordance with the provisions of the pre-amended Ordinance. The public comments on the applications were considered by the Committee of the Board on 10 June 2022 and 17 March 2023 respectively. On 29 June 2023, an

information paper on the proposed amendments was circulated to the members of the Committee on Land Development, Housing and Works for the NDC. Two representations were submitted by a NDC member (**R3**) and the Chairman of FDRC (**R4**) respectively.

PUBLICITY

20. The approved Fanling/Sheung Shui OZP No. S/FSS/28 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

- A 21. The approved Fanling/Sheung Shui OZP No. S/FSS/28 is at **Annex A** for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. An ES in respect of the approved Fanling/Sheung Shui OZP No. S/FSS/28 is at **Enclosure II to Annex A**.
- A-I
- A-II

ENQUIRY

22. Any enquiry on this brief can be addressed to Ms Caroline Tang, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

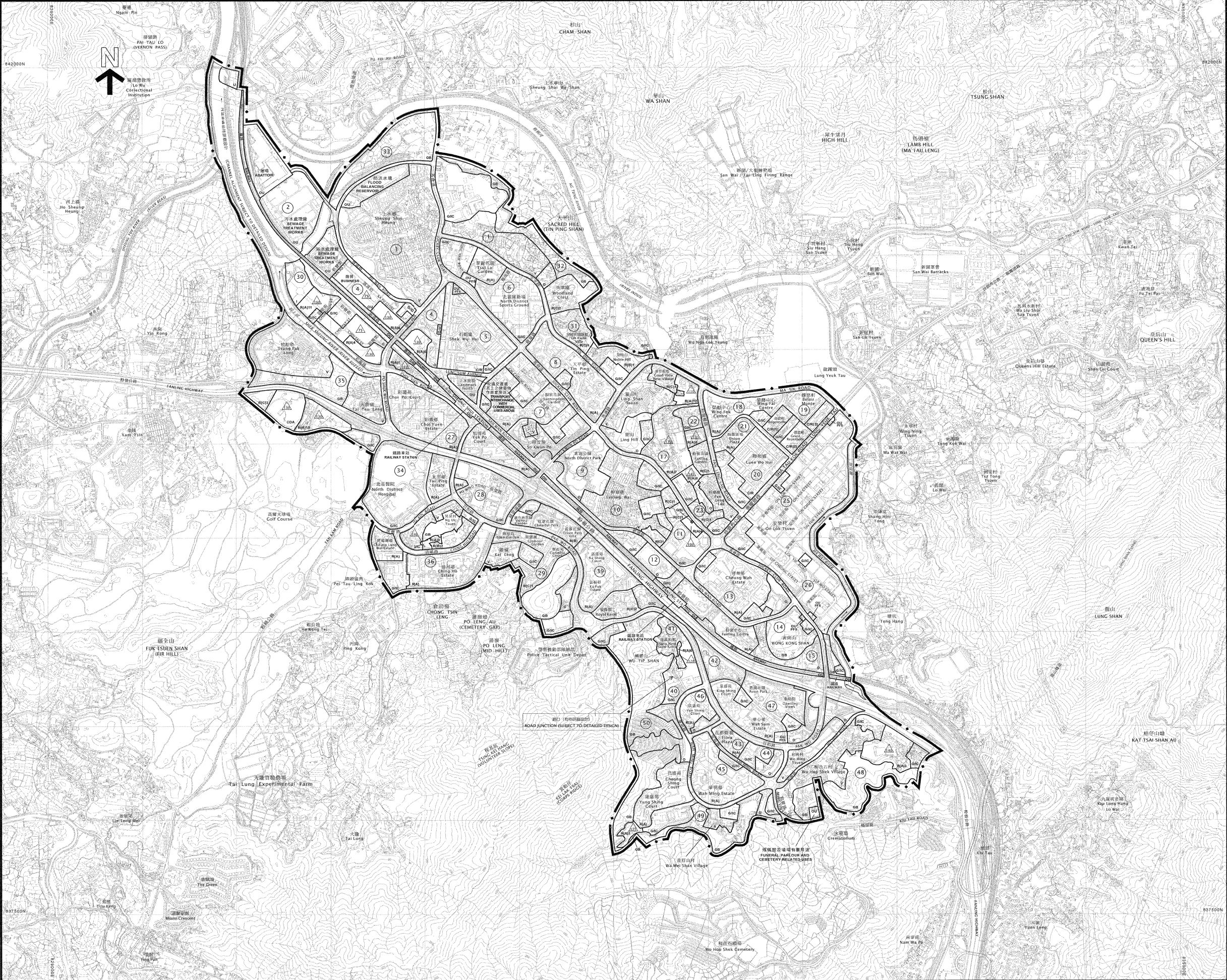
PLANNING DEPARTMENT
APRIL 2024

APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

Annex A - Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28

Enclosure I : Notes of the Approved Fanling/Sheung Shui OZP No. S/FSS/28

Enclosure II : Explanatory Statement of the Approved Fanling/Sheung Shui OZP No. S/FSS/28



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	C/R	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	130	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	3.11	0.47	商業
COMPREHENSIVE DEVELOPMENT AREA	3.16	0.47	綜合發展區
COMMERCIAL / RESIDENTIAL	22.07	3.31	商業 / 住宅
RESIDENTIAL (GROUP A)	134.58	20.17	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.18	1.23	住宅 (乙類)
RESIDENTIAL (GROUP C)	21.62	3.27	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	31.83	12.26	鄉村式發展
INDUSTRIAL	34.91	5.23	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	99.45	14.90	政府、機構或社區
OPEN SPACE	42.30	6.34	休憩用地
OTHER SPECIFIED USES	38.68	5.80	其他指定用途
UNDETERMINED	0.90	0.13	未決定用途
GREEN BELT	55.00	9.74	綠化地帶
RIVER CHANNEL	24.25	3.63	河道
MAJOR ROAD ETC.	37.01	13.05	主要道路等
TOTAL PLANNING SCHEME AREA	637.25	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2024年4月9日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
9 APRIL 2024

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的粉嶺／上水分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
FANLING / SHEUNG SHUI - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/FSS/28

APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
- (9) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes,

"existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	House
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 4.3, maximum non-domestic plot ratio of 0.09, a maximum site coverage of 27%, and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The historic Grade 1 Building, i.e. Oi Yuen Villa, shall be preserved in-situ for adaptive reuse.
- (d) In determining the maximum plot ratio/site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/Massage Establishment
Educational Institution (in a commercial building or in the purpose-designed non- residential portion [@] of an existing building only)	Educational Institution (not elsewhere specified)
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Hospital
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Hotel	Petrol Filling Station
House	Public Convenience
Library	Recyclable Collection Centre
Off-course Betting Centre	Religious Institution
Office	School (not elsewhere specified)
Place of Entertainment	Shop and Services (Motor-vehicle Showroom only)
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	
Shop and Services (not elsewhere specified)	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

[@] Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

COMMERCIAL/RESIDENTIAL (Cont'd)

Remarks

- (a) No new development shall exceed the maximum plot ratio/gross floor area (GFA) and building height specified below:

<u>Sub-area</u>	<u>Maximum Plot Ratio/ GFA</u>	<u>Maximum Building Height</u>
C/R (with site area less than 340m ²)	domestic plot ratio of 3.9 or non-domestic plot ratio of 6.7	20 metres
C/R (with site area 340m ² and greater)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	81 metres
C/R(1)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	135mPD
C/R(2)	domestic GFA of 35,292m ² and non-domestic GFA of 48,848m ² (of which not less than 27,277m ² of the non-domestic GFA should be for Government uses)	135mPD
C/R(3)	domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5	123mPD

For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic plot ratio for the building and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio for the building. The maximum permitted domestic and non-domestic plot ratios are as stipulated above.

- (b) No addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (a) shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(Please see next page)

COMMERCIAL/RESIDENTIAL (Cont'd)

Remarks (Cont'd)

- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
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", "R(A)11" and "R(A)12" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended 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.

Remarks

- (a) On land designated “Residential (Group A)1” (“R(A)1”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 69,500m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group A)2” (“R(A)2”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 38,500m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 178,100m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group A)4” (“R(A)4”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (e) On land designated “Residential (Group A)5” (“R(A)5”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group A)6” (“R(A)6”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 19,750m², and a maximum non-domestic GFA of 3,092m², and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFAs and height of the existing building, whichever is the greater.
- (g) On land designated “Residential (Group A)7” (“R(A)7”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (h) On land designated “Residential (Group A)8” (“R(A)8”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) On land designated “Residential (Group A)9” (“R(A)9”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (j) On land designated “Residential (Group A)10” (“R(A)10”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.8 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (k) On land designated “Residential (Group A)11” (“R(A)11”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (l) On land designated “Residential (Group A)12” (“R(A)12”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5.0 and a maximum non-domestic plot ratio of 0.18, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (m) In determining the maximum GFA/plot ratio for the purposes of paragraphs (a) to (l) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (n) In determining the maximum plot ratio for the purpose of paragraphs (d), (e), (k) and (l) above, any floor space that is constructed or intended for use solely as public vehicle parks, as required by the Government, may be disregarded.
- (o) In determining the maximum plot ratio for the purpose of paragraphs (d), (e) and (g) above, any floor space that is constructed or intended for use solely as public transport facilities, as required by the Government, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (p) In determining the maximum plot ratio for the purpose of paragraphs (d), (e), (g) and (i) to (l) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (q) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/plot ratio for the building on land to which paragraphs (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l) applies may be increased by the additional GFA/plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA/plot ratio specified in paragraphs (a) to (l) above may thereby be exceeded.
- (r) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/plot ratio/building height restrictions stated in paragraphs (a) to (l) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose- designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.0 and a maximum building height of 20 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 39 storeys above two-storey car-parking podium, or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) On land designated “Residential (Group C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 50%, and a maximum building height of 3 storeys over one-storey carpark or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group C)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 12 storeys including carpark, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group C)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,504m², a maximum site coverage of 24%, and a maximum building height of 4 storeys over one-storey carpark, or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) In determining the maximum plot ratio/gross floor area/site coverage for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/site coverage/building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Flat
On-Farm Domestic Structure	Government Refuse Collection Point
Religious Institution (Ancestral Hall only)	Government Use (not elsewhere specified)#
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation#
	Public Vehicle Park
	(excluding container vehicle)
	Religious Institution (not elsewhere specified)#
	Residential Institution#
	School#
	Shop and Services
	Social Welfare Facility#
	Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Arts Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Concrete Batching Plant
Cargo Handling and Forwarding Facility (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
Eating Place (Canteen, Cooked Food Centre only)	Dangerous Goods Godown
Government Refuse Collection Point	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Industrial Use (not elsewhere specified)	Exhibition or Convention Hall
Information Technology and Telecommunications Industries	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Offensive Trades
Public Utility Installation	Office (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Open Storage
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Petrol Filling Station
Recyclable Collection Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Research, Design and Development Centre	Place of Recreation, Sports or Culture (not elsewhere specified)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Private Club
Utility Installation for Private Project	Public Clinic (in wholesale conversion of an existing building only)
Vehicle Repair Workshop	Religious Institution (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor)
	Training Centre (in wholesale conversion of an existing building only)
	Vehicle Stripping/Breaking Yard
	Wholesale Trade

(Please see next page)

INDUSTRIAL (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

Remarks

- (a) On land designated "Industrial" at Planning Area 30, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, and a maximum building height of 25 metres, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

INDUSTRIAL (Cont'd)

Remarks (Cont'd)

- (b) On land designated “Industrial” at Planning Areas 25 and 26, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 65 metres (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services (not elsewhere specified)
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

For “Business” only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or
Commercial Bathhouse/Massage Establishment	Film Studio
Eating Place	Cargo Handling and Forwarding Facility
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Hotel
Information Technology and Telecommunications Industries	Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances
Institutional Use (not elsewhere specified)	Non-polluting Industrial Use (not elsewhere specified)
Library	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	School (not elsewhere specified)
Off-course Betting Centre	Social Welfare Facility (excluding those involving residential care)
Office	Warehouse (excluding Dangerous Goods Godown)
Place of Entertainment	Wholesale Trade
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or
Arts Studio (excluding those involving direct provision of services or goods)	Film Studio
Bus Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or other Structure above Ground level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial
undertakings involving offensive trades or the
use/storage of Dangerous Goods[△], the following
use is always permitted

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Education Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Transport Interchange with Commercial Uses Above" only</u>	
Eating Place	Ambulance Depot
Educational Institution	Broadcasting, Television and/or Film Studio
Exhibition or Convention Hall	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Flat
Hotel	Government Refuse Collection Point
Library	Petrol Filling Station
Off-course Betting Centre	Place of Recreation, Sports or Culture
Office	Religious Institution
Place of Entertainment	Residential Institution
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
School	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is primarily to provide land for a public transport interchange with commercial uses above.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Railway Station" only

Railway Station	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide land for railway station.

For All Other Sites (Not Listed Above)

As Specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Cable Car Route and Terminal Building
Nature Trail	Columbarium (within a Religious Institution or extension of existing Columbarium only)
On-Farm Domestic Structure	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Picnic Area	Field Study/Education/Visitor Centre
Public Convenience	Firing Range
Tent Camping Ground	Flat
Wild Animals Protection Area	Golf Course
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

EXPLANATORY STATEMENT

Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28

Explanatory Statement

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APPROVED FANLING/SHEUNG SHUI OUTLINE ZONING PLAN NO. S/FSS/28

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 8 July 1986, the then Secretary for Lands and Works, under the power delegated by the then Governor, directed the Board under section 3 of the Town Planning Ordinance (the Ordinance) to prepare an OZP for Fanling/Sheung Shui area.
- 2.2 On 23 October 1987, the draft Fanling/Sheung Shui OZP No. S/FSS/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended several times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 22 June 1999, 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/8. On 10 April 2001, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 22 October 2002, the 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/10. On 8 July 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 5 October 2004, the 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/12. On 3 January 2006, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.6 On 27 March 2007, the 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/14. On 2 November 2010, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 5 June 2012, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Fanling/Sheung Shui OZP, which was subsequently re-numbered as S/FSS/16. On 8 January 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 10 September 2013, the 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/18. On 5 November 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 16 June 2015, the 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/20. On 8 September 2015, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.10 On 3 January 2017, the 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/22. On 30 January 2018, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 7 January 2020, the 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/24. On 17 January 2020, the approved Fanling/Sheung Shui OZP No. S/FSS/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 On 2 June 2020, the CE in C referred the approved Fanling/Sheung Shui OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.13 On 6 December 2022, the 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 16 December 2022, the approved Fanling/Sheung Shui OZP No. S/FSS/26 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.14 On 7 February 2023, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Fanling/Sheung Shui OZP to the Board for amendment. The reference back of the OZP was notified in the Gazette on 17 February 2023 under section 12(2) of the Ordinance.
- 2.15 On 12 May 2023, the draft Fanling/Sheung Shui OZP No. S/FSS/27 was exhibited for public inspection under section 5 of the Ordinance. The major amendments include rezoning of a site at Ma Sik Road and Fan Leng Lau Road from “Village Type Development” to “Residential (Group A)12”; and revision to the plot ratio and building height restrictions of the “Comprehensive Development Area” zone. During the two-month exhibition period, a total of 72 representations were received. On 1 September 2023, the representations were published for three weeks for public comments and six comments were received. After giving consideration to the representations and comments on 1 December 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.16 On 9 April 2024, the 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/28. On 19 April 2024, the approved Fanling/Sheung Shui OZP No. S/FSS/28 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zones and major road network for the Fanling/Sheung Shui New Town (the New Town) so that development and redevelopment of land within the New Town can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Fanling/Sheung Shui area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones 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 greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <https://www.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covered by the Plan is approximately 667 hectares. It generally coincides with the existing area for the New Town. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The New Town is located in the river plains associated with Rivers Ng Tung (Indus), Shek Sheung (Sutlej), Sheung Yue (Beas) and Ma Wat. The main features delineating the New Town boundary are Tin Ping Shan and Ma Sik Road to the north, Ma Wat River to the east and the foothills of Wo Hop Shek Cemetery and golf course to the south and west.
- 5.3 The Area includes several large traditional villages, notably Sheung Shui Heung and Fanling Wai, and the two existing market towns of Shek Wu Hui and Luen Wo Hui. Some public housing estates and private residential developments have been developed around these market towns.

6. POPULATION

Based on 2016 Population By-census, the population of the Area estimated by the Planning Department was about 262,000 persons. It is estimated that the planned population of the Area would be about 342,500 persons.

7. LAND USE ZONINGS

- 7.1 "Commercial" ("C") : Total Area 3.11 ha
- 7.1.1 This zone is intended primarily for commercial developments, which may include shop and services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 7.1.2 This zone comprises three existing buildings in Planning Area 30 with planning permission for wholesale conversion for retail uses which are at

different stages of wholesale conversion.

- 7.1.3 In order to control the building density and avoid over-development, the site zoned “C” is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restriction(s) will be considered on its own merits.
- 7.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.1.5 The plot ratio control under “C” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.2 “Comprehensive Development Area” (“CDA”): Total Area 3.16 ha

- 7.2.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 7.2.2 A site located in the western periphery of the New Town in Planning Area 35 is designated as “CDA”, within which any development or redevelopment proposals will be subject to a maximum domestic plot ratio of 4.3, a maximum non-domestic plot ratio of 0.09, a maximum site coverage of 27% and a maximum building height of 130mPD, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The non-domestic plot ratio of 0.09 is for a Residential Care Home for the Elderly (RCHE) to be provided at the site. The plot ratio control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 7.2.3 The site was previously a wooded area and is sandwiched between existing/planned high-rise, high-density residential developments and existing low-rise village settlements/residential developments. Taking into account that some trees at the site were felled in the past, for development at the site, a landscape proposal with comprehensive and

adequate tree compensation, in both quantity and quality of trees, and design measures for enhancing the greening and biodiversity should be submitted as part of the future s.16 planning application. The layout should enhance air ventilation, visual permeability and opening up more visual corridors. Different options for access arrangement, including the possibility of providing an alternative vehicular access or widening of Pak Wai Lane and separate emergency vehicle access for the proposed RCHE, should be explored to minimise traffic impacts on Pak Wai Lane.

- 7.2.4 The site includes Oi Yuen Villa, a Grade 1 historic building. It shall be preserved in-situ for adaptive re-use. A Conservation Management Plan for adaptive re-use of the Oi Yuen Villa as well as its long-term management and to propose/implement appropriate mitigation measures for its protection will be required when planning permission is sought. Options to allow the public to appreciate the Grade 1 historic building at reasonable time should be explored.
- 7.2.5 A planning brief setting out the planning parameters and design requirements will be prepared to guide the future development of the “CDA” site and the submission of Master Layout Plan (MLP) at the s.16 planning application stage. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.2.6 Any development proposal in the zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A MLP should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.
- 7.2.7 By requiring submission of MLP for approval of the Board, it allows the Board to exercise appropriate planning control on the design, layout and provision of facilities of the future development within this zone.

7.3 “Commercial/Residential” (“C/R”) : Total Area 22.07 ha

- 7.3.1 The planning intention of this zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.3.2 The existing market towns of Shek Wu Hui and Luen Wo Hui are zoned “C/R”. This implies that sites may be developed for either residential or commercial uses, or with purpose-designed buildings containing both commercial and residential accommodation.
- 7.3.3 Except for the sub-areas of this zone, i.e. “Commercial/Residential(1)” (“C/R(1)”), “Commercial/Residential(2)” (“C/R(2)”) and

“Commercial/Residential(3)” (“C/R(3)”), for sites with an area of less than 340m², only buildings of up to 20m in height with a maximum domestic plot ratio of 3.9 or a maximum non-domestic plot ratio of 6.7 will be permitted. In order to encourage the amalgamation of sites for more comprehensive development, the height limit has been relaxed to 81m with a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 for sites of 340m² or greater.

- 7.3.4 Three sub-areas to the north-east of Luen Wo Hui in Planning Area 19 are under this zone, namely “C/R(1)”, “C/R(2)” and “C/R(3)”. For “C/R(1)”, development is subject to a maximum building height of 135mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. For “C/R(2)”, development is subject to a maximum building height of 135mPD, a maximum domestic gross floor area (GFA) of 35,292m² and a maximum non-domestic GFA of 48,848m², of the latter, not less than 27,277m² for Government uses. For “C/R(3)”, development is subject to a maximum building height of 123mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5.
- 7.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.3.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.4 “Residential (Group A)” (“R(A)”) : Total Area 134.58 ha

- 7.4.1 The planning intention of this 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.
- 7.4.2 The “R(A)” zone includes sites for private residential developments in proximity to the two existing market towns, Sheung Shui and Fanling Stations as well as existing and proposed public housing estates, home ownership schemes and high-density private housing schemes. A range of compatible non-residential uses including a number of commercial uses on the lowest three floors of the buildings are always permitted within this zone.
- 7.4.3 This zoning includes 11 sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”): Total Area 1.24 ha

- (a) The planned public housing development at Choi Yuen Road in Planning Area 27 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 69,500m² and the building height restriction as shown on the Plan, or the GFA and height of the existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights ranging from 24 to 32 storeys (including podium levels) should be adopted to create a stepped height profile.
- (b) Suitable provision has been incorporated in the Notes for the reprovisioning of an existing public car park on site as part of the proposed development as required by the Transport Department.

“Residential (Group A)2” (“R(A)2”) : Total Area 0.82 ha

- (c) The planned public housing development to the south of Yung Shing Court in Planning Area 49 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 38,500m² and the building height restriction as shown on the Plan, or the GFA and height of the existing building, whichever is the greater. A landscape area as a non-building transition zone would be provided at the southwestern portion as specified in the development concept plan in the Planning Brief for the proposed development.

“Residential (Group A)3” (“R(A)3”) : Total Area 4.00 ha

- (d) The planned public housing development in Planning Area 48 is under this zoning. Development/redevelopment within this zoning is subject to a maximum total GFA of 178,100m² and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. While the building height restriction stipulated on the Plan is the maximum permitted height, a discernible stepped height profile should be adopted to enhance the visual compatibility of the development with the surroundings.

“Residential (Group A)4” (“R(A)4”) : Total Area 3.47 ha

- (e) The planned public housing developments in Planning Areas 4 and 30, and the planned subsidized housing development in Planning Area 11 are under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restrictions as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan are the maximum permitted height. Staggered building

heights as appropriate should be adopted to create a stepped height profile.

- (f) In order to facilitate provision of public vehicle parks, public transport facilities and government, institution and community (GIC) facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (g) To facilitate the provision of public vehicle parking spaces to meet the local demand, 'Public Vehicle Park (excluding container vehicle)' use is always permitted within the sub-area.
- (h) As recommended in the Air Ventilation Assessment (Expert Evaluation) (AVA(EE)) conducted for the two planned public housing developments in Planning Areas 4 and 30, further quantitative Air Ventilation Assessment (AVA) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EE) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.
- (i) As recommended in the AVA(EE) conducted for the planned subsidized housing development in Planning Area 11, various mitigation measures should be incorporated for better penetration of the prevailing winds. A quantitative AVA should be undertaken at detailed design stage to optimize scheme design and/or to prove that the future scheme would perform no worse than the current scheme in ventilation performance.

"Residential (Group A)5" ("R(A)5") : Total Area 1.38 ha

- (j) The planned public housing development at the east of Po Shek Wu Road in Planning Area 4 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (k) In order to facilitate provision of public vehicle parks, public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities,

as required by the Government, may be disregarded.

- (l) To facilitate the provision of public vehicle parking spaces to meet the local demand, 'Public Vehicle Park (excluding container vehicle)' use is always permitted within the sub-area.
- (m) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 4, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

"Residential (Group A)6" ("R(A)6") : Total Area 0.36 ha

- (n) The planned private housing development with supporting retail use at Wu Tip Shan in Planning Area 40 is under this zoning. Development/redevelopment within this zoning is subject to a maximum domestic GFA of 19,750m², a maximum non-domestic GFA of 3,092m² and the building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

"Residential (Group A)7" ("R(A)7") : Total Area 6.35 ha

- (o) The planned public housing development at Planning Area 17 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 7.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (p) In order to facilitate provision of public transport facilities and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (q) As recommended in the AVA(EI) conducted for the planned housing developments in Planning Area 17, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)8” (“R(A)8”) : Total Area 1.60 ha

- (r) The planned private housing developments in Planning Area 17 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.0 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan is the maximum permitted height.
- (s) For the site fronting Fan Leng Lau Road, as recommended in the Engineering Feasibility Study, a 10m-wide building setback is recommended along the southern periphery of this site for provision of a 24-hour public pedestrian corridor. As recommended in the AVA(EI) conducted for the planned housing developments in Planning Area 17, a 7.5m-wide non-building area is recommended along the western periphery of this site to facilitate air ventilation.

“Residential (Group A)9” (“R(A)9”) : Total Area 0.43 ha

- (t) The planned public housing development at Ching Hiu Road in Planning Area 36 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.6 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height.
- (u) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (v) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 36, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)10” (“R(A)10”) : Total Area 2.85 ha

- (w) The planned public housing development at Tai Tau Leng in Planning Area 35 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.8 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever

is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.

- (x) In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (y) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 35, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)11” (“R(A)11”) : Total Area 1.96 ha

- (z) The planned public housing development at Choi Shun Street in Planning Area 30 is under this zoning. Development/redevelopment within this zoning is subject to a maximum plot ratio of 6.7 and the building height restriction as shown on the Plan, or the plot ratio and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Staggered building heights as appropriate should be adopted to create a stepped height profile.
- (aa) In order to facilitate provision of public vehicle parks and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks and GIC facilities, as required by the Government, may be disregarded.
- (bb) As recommended in the AVA(EI) conducted for the planned public housing development in Planning Area 30, further quantitative AVA(s) would be conducted for optimizing the scheme and assessing the effectiveness of the mitigation measures recommended in the AVA(EI) at detailed design stage. The requirement for further quantitative AVA studies and design measures for individual public housing site will be incorporated in the respective planning brief for implementation as appropriate.

“Residential (Group A)12” (“R(A)12”) : Total Area 1.48 ha

- (cc) A site at the corner of Ma Sik Road and Fan Leng Lau Road is

under this sub-area. Development or redevelopment within this sub-area is restricted to a maximum domestic plot ratio of 5.0, non-domestic plot ratio of 0.18, and a maximum building height of 110mPD, or the plot ratio and height of the existing building, whichever is the greater. The non-domestic plot ratio of 0.18 is for a RCHE to be provided at the site.

- (dd) In order to facilitate provision of public vehicle parks and GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as public vehicle parks and GIC facilities, as required by the Government, may be disregarded.

- 7.4.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.4.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/plot ratio and/or building height restriction(s) for the “R(A)1” to “R(A)12” zones may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of GFA/plot ratio/building height restriction(s) will be considered on its own merits.
- 7.4.6 The plot ratio control under “R(A)7”, “R(A)8”, “R(A)9”, “R(A)10”, “R(A)11” and “R(A)12” zones are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.5 “Residential (Group B)” (“R(B)”): Total Area 8.18 ha

- 7.5.1 The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.5.2 Developments within the “R(B)” zone will be basically for residential use, although there is provision in the Notes for planning application to be made to the Board for a limited range of commercial or community type uses.
- 7.5.3 A site in Planning Area 31 is zoned “Residential (Group B)1” which is subject to a maximum plot ratio of 3.0 and a maximum building height of 20 storeys, or the plot ratio and height of the existing building, whichever is the greater. Another site in Planning Area 36 is zoned “Residential (Group B)2”. This site is subject to a maximum plot ratio of 5.0 and a maximum building height of 39 storeys above two-storey car-parking podium, or the plot ratio and height of the existing building,

whichever is the greater.

- 7.5.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.6 “Residential (Group C)” (“R(C)”) : Total Area 21.82 ha

- 7.6.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.6.2 In terms of use, the “R(C)” zone is similar to but slightly more restrictive than the “R(B)” zone. However, its most notable feature is that the height of buildings, plot ratio and site coverage will be limited to ensure that developments are in character with the nearby traditional villages and attractive countryside areas, and that the road and utility service infrastructure are not over-loaded. Under this zone, there are three sub-areas, namely “Residential (Group C)1” (“R(C)1”), “Residential (Group C)2” (“R(C)2”) and “Residential (Group C)3” (“R(C)3”). For “R(C)1”, development is subject to a maximum plot ratio of 0.8, a maximum site coverage of 50% and a maximum height of 3 storeys over one-storey carpark or the plot ratio, site coverage and height of the existing building, whichever is the greater whereas development within the “R(C)2” is restricted to a maximum plot ratio of 1.5 and a maximum height of 12 storeys including carpark, or the plot ratio and height of the existing building, whichever is the greater. For “R(C)3” development, development is subject to a maximum GFA of 5,504m², a maximum site coverage of 24% and a maximum height of 4 storeys over one-storey carpark, or the GFA, site coverage and height of the existing building, whichever is the greater.
- 7.6.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA, site coverage and/or building height restriction(s) stated above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.7 “Village Type Development” (“V”) : Total Area 81.83 ha

- 7.7.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New

Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 7.7.2 In order to ensure that any future development or redevelopment within these villages would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zoning.
- 7.7.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.

7.8 “Industrial” (“I”) : Total Area 34.91 ha

- 7.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone. However, general commercial and office uses, other than those permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.
- 7.8.2 This zone covers areas at the north-western periphery of Sheung Shui (Planning Area 30) and On Lok Tsuen (Planning Areas 25 and 26), Fanling.
- 7.8.3 Planning Area 30 is subject to a maximum plot ratio of 5.0, and a maximum building height of 25m or the plot ratio and height of the existing building, whichever is the greater.
- 7.8.4 On Lok Tsuen in Planning Areas 25 and 26 is close to the Fanling Station and a major employment node for the New Town and the North District. Developments within On Lok Tsuen are subject to a maximum plot ratio of 5.0 and a maximum building height of 65m (excluding basements) which is compatible with the overall townscape in the area allowing a height profile stepping down from Luen Wo Hui to the low-rise village settlement to its east.
- 7.8.5 There is a strong demand for public vehicle parks in On Lok Tsuen to serve the local needs. In order to facilitate provision of industrial floorspace while ensuring adequate provision of public vehicle parking spaces for the area, in determining the maximum plot ratio for development in the On Lok Tsuen Industrial Area, any floor space that is constructed or intended for use solely as public vehicle parks, as required by the Government, may be disregarded in the calculation of GFA.

- 7.8.6 Future development/redevelopment of sites within On Lok Tsuen is encouraged to adopt building design with reduced footprint to enhance the air and visual permeability and provide more opportunity for at-grade greening and better streetscape. Consideration would be given to providing non-building area/setback/amenity area at an appropriate location upon development/redevelopment. Such requirements would be shown in the On Lok Tsuen Layout Plan to guide the detailed district planning works and processing of development/redevelopment proposals in the Area. To better serve the workers and enhance vitality of the area, food outlets and local retail stores on the ground floor of industrial buildings along major pedestrian routes within On Lok Tsuen would be considered subject to approval of the Board.
- 7.8.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.8.8 To provide incentive for development/redevelopment within this zone, minor relaxation of the plot ratio and/or building height restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restriction will be considered on its individual merits. Relevant considerations including amalgamating smaller sites for achieving better layout design and local area improvement, providing better streetscape/good quality street level public space, innovative building design and other planning merits will be taken into account in considering such applications.
- 7.9 “Government, Institution or Community” (“G/IC”) : Total Area 99.45 ha
- 7.9.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Smaller sites have generally been absorbed into other compatible zones on the Plan and many facilities such as schools and social centres will be provided within public housing estates and other mixed-use developments and have not been shown separately on the Plan.
- 7.9.2 Some examples of major regional and district facilities are the Sheung Shui Divisional Police Station in Planning Area 25, the North District Hospital in Planning Area 34, the swimming pool complex adjacent to a large recreational open space in Planning Area 12, an indoor recreational centre, an integrated sports complex and a swimming pool complex in Planning Area 6, the Government Offices and the Fanling Law Courts Building in Planning Area 11 and indoor recreational centres in Planning Areas 28 and 44.

- 7.9.3 Planned developments include a cross-district cultural centre in Planning Area 11, a community hall in Planning Area 44 and primary schools in Planning Areas 17, 30 and 48.

7.10 “Open Space” (“O”) : Total Area 42.30 ha

- 7.10.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

- 7.10.2 District open spaces within the New Town, including the North District Park in Planning Areas 7 and 9, are within this zoning. Smaller local open spaces will be provided as appropriate within other zones such as various residential zones, “I” and “G/IC” as part of detailed planning.

7.11 “Other Specified Uses” (“OU”) : Total Area 38.68 ha

- 7.11.1 The planning intention of this zone is primarily to provide/reserve land for specific purposes and uses.

“OU” annotated “Business” (“OU(Business)”) : Total Area 4.22 ha

- 7.11.2 Land zoned for “OU(Business)” is intended primarily for general business uses. The site comprises some existing industrial buildings in Planning Area 4. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

- 7.11.3 In order to control the building density and avoid over-development, the site zoned “OU(Business)” is restricted to a maximum non-domestic plot ratio of 5.0 and the maximum building height in terms of mPD as stipulated on the Plan or the plot ratio and the height of the existing building, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and/or plot ratio restriction(s) may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of plot ratio/building height restrictions will be considered on its own merits.

- 7.11.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.11.5 The plot ratio control under “OU(Business)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 7.11.6 Other land with a total area of 34.46 ha allocated for specified uses also include sites reserved for specific uses such as abattoir, sewage treatment works, flood balancing reservoir, railway stations and petrol filling stations are included in the “OU” zone, and the specified uses are indicated on the Plan. Of particular note is Landmark North, which is located near the Sheung Shui Station in Planning Area 7. It is a major transport interchange and public car park with commercial uses including shops and offices above.

7.12 “Undetermined” (“U”) : Total Area 0.90 ha

This zone denotes land reserved to meet unforeseen requirements in the longer term and areas where further detailed planning study is required to identify the most appropriate use of land.

7.13 “Green Belt” (“GB”) : Total Area 65.00 ha

- 7.13.1 Areas within the New Town boundary which are unsuitable for or are to be protected from encroachment by urban development are included within the “GB” zone. This includes areas with attractive landscape, such as peripheral hills and fung shui features. The “GB” zoning can facilitate conservation as well as provide opportunities for additional outdoor recreational outlets.
- 7.13.2 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Any application for development will be considered by the Board on individual merits.

8. COMMUNICATIONS

8.1 Roads

- 8.1.1 Only the major road network required to serve the New Town is shown on the Plan. This basically consists of the trunk road, namely Fanling Highway and the district distributor roads. Only a few major local

distributor roads are shown.

8.1.2 The trunk road caters for through traffic and provides a high standard road link to the other New Towns including Tai Po, Sha Tin and Yuen Long and the main urban areas of Kowloon and Hong Kong.

8.1.3 The district distributor roads provide access to and between various planning areas within the New Town. Three connections are provided between the trunk road and the distributor road system via grade-separated junctions.

8.2 Mass Transit Railway

The New Town is served by the MTR which provides an important transport link between the New Town and Kowloon as well as between the Hong Kong Special Administrative Region and the Mainland. There are two railway stations, Fanling and Sheung Shui, within the Area.

8.3 Others

8.3.1 Public transport interchange facilities are provided in Planning Areas 7 and 13 adjacent to the railway stations. A major bus terminus is also provided in Planning Area 19 and a district bus terminus is provided in Planning Area 45. A public transport interchange has been provided within the public housing estate in Planning Area 36. Public transport interchanges have been planned within the public housing estates in Planning Areas 17 and 30. In addition, local bus and taxicab termini are also provided in some public housing estates and at strategic locations.

8.3.2 A comprehensive system of segregated cycle tracks and pedestrian routes has been substantially completed throughout Fanling and Sheung Shui.

9. UTILITY SERVICES

9.1 Water Supply

Supply of fresh water to the Area is provided by Sheung Shui Water Treatment Works via Table Hill, Tong Hang and Kwu Tung Fresh Water Service Reservoirs. A new Ping Che Fresh Water Service Reservoir has also been commissioned. Currently, temporary mains fresh water for flushing is provided to the Area as supply of seawater flushing is not available.

9.2 Town Gas

Town gas supply is available in Fanling/Sheung Shui since completion of the gas production plant in Tai Po. The trunk main runs alongside the Fanling Highway.

9.3 Electricity

The Area is supplied with electricity and sites for electricity substations have been provided in detailed planning.

9.4 Sewage Treatment

The New Town is served by the sewage treatment works in Planning Area 2, together with trunk sewers and pumping stations in Planning Area 25. To cope with the new development, the upgrading of the sewage treatment works in Planning Area 2 from 80,000m³/d to 93,000m³/d has been completed. Besides, under the recommendations of the 'Review of the North District and Tolo Harbour Sewerage Master Plans', a revised Sewerage Master Plan is to be formulated for the provision of adequate sewage collection, treatment and disposal facilities for the Area and other parts of the North District up to 2016.

10. CULTURAL HERITAGE

There is one declared monument located within the Area, i.e. Liu Man Shek Tong (Ancestral Hall) in Sheung Shui. There are graded and proposed graded historic buildings within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the Area have been given proposed gradings. Details of these historic buildings have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. A number of proposed gradings of historic buildings have been endorsed by AAB, which are remarked on the list of 1,444 historic buildings in AAB's website. The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, historic buildings/structures, new items pending grading assessment and their/its immediate environs.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an 'existing use right' should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 This Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works

planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the implementation of the Plan, the North District Council would be consulted as appropriate.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
APRIL 2024