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tpbpd/PLAND

寄件者: [redacted]
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主旨: Objection - Fanling North OZP S/FLN/5

Further Representation Number: TPB/R/S/FLN/5-F2

Submission Number: TPB/R/S/FLN/5-F-S2

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I object to Item E - Rezoning of a site in Area 3 from "Other Specified Uses" ("OU") annotated "Logistics Facility" and "Agriculture" to "OU" annotated "Industry" with stipulation of BHR.

The Chief Executive's Policy Address of 2026 stressed its objectives to improve the learning and teaching environment and enhance the quality, flexibility and accountability of school administration. The objectives stress the importance of schools in the development of the community and the requirement that the schools be located in an environment with the best possible facilities possible.

The Policy Address never characterized schools as an industry, nor did the Policy Address mention that schools could be located in OU(Industry) zones. I find it shocking that the Director of Planning has made the following statement:

48. Regarding the concern about the inclusion of 'School' use in the "OU(Industry)" zone and the deletion of two planned schools in Item A Site, Mr C.K. Yip, D of Plan, clarified that Item A had originally been reserved for public or subsidised schools planned in accordance with the population projections and school-place requirements of EDB, whereas the proposed school use, if any, in Item E Site under the "OU(Industry)" zoning **was likely to be for private or international schools. Education could itself be an industry**, and international school provision was an important supporting facility for attracting investment and talents to the NM, as prospective talents and their families would consider the availability of suitable school places when deciding whether to move to Hong Kong. In fact, education-related uses were also permitted in other industry or technology-related sites within the NM.

This statement is counter to (1) existing Education Regulations that require every school to provide adequate, open-air recreation to the satisfaction of the Permanent Secretary for its pupils; (2) the general principle that schools should not be located close to sources of air pollution or potentially hazardous installations or within the consultation zone of landfills; and (3) the principle that schools should be located in proximity to public open space and compatible institutions/community facilities such as public libraries, community centres and indoor recreation centres but excluding open sports grounds/stadium.

Town Planning Board's approval of the current OZP rezoning proposal would run counter to existing requirements that all schools be subject to detailed background checks and vetting under Column 2 Education Use zoning provisions.

Town Planning Board of Hong Kong is a statutory body tasked under section 3 of the Town Planning Ordinance (Cap. 131) with promoting the health, safety, convenience, and general welfare of the community through land-use planning and development control and not the narrow interests of property developers nor the issues of revenue generation.

Town Planning Board's role is to uphold the interests of the community when developments plans are not in the best interests of the community.

Accordingly, I request that the proposed Item E rezoning proposal be rejected.

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Sincerely,

Melanie Moore
[redacted]