

Representation Number:
TPB/R/S/FLN/5-R1

Submission Number:
TPB/R/S/FLN/5-S1

就圖則作出申述

Representation Relating to Plan

參考編號
Reference Number: 260722-163034-87289

提交限期
Deadline for submission: 22/07/2026

提交日期及時間
Date and time of submission: 22/07/2026 16:30:34

「申述人」全名
Full Name of "Representer": 先生 Mr. Tsui Ho Yin

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/FLN/5

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item E	支持 Support	This representation appreciates and supports the overall proposal and the planning intention of establishing an OU(Industry) zone according to the Item E of the amendments made to the Approved Fanling North OZP No. S/FLN/4 within Fanling North New Development Area ("Fanling North NDA"). Fanling North NDA forms part of the Northern Metropolis and is planned as a major residential and employment node. The area is expected to accommodate substantial population and employment opportunities. The proposed OU(Industry) zone intends to introduce diversified industries, education institutions and other supporting facilities for facilitating innovation, technology, research development and training activities, which

aligns with the strategic objectives of the Northern Metropolis.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

Representation to Draft Fanling North OZP No. S/FLN/5

Proposed Inclusion of "School" as a Column 1 Use within OU(Industry) Zone

1. Executive Summary

This representation appreciates and supports the overall proposal and the planning intention of establishing an OU(Industry) zone according to the Item E of the amendments made to the Approved Fanling North OZP No. S/FLN/4 within Fanling North New Development Area ("Fanling North NDA"). The representation also seeks further amendment by the Town Planning Board to include "School" as a Column 1 Use under the Notes for the proposed OU(Industry) zone in the Draft Fanling North OZP No. S/FLN/5 ("Draft Plan") currently made available for public inspection.

2. Planning Context and Proposed Amendment

Fanling North NDA forms part of the Northern Metropolis and is planned as a major residential and employment node. The area is expected to accommodate substantial population and employment opportunities. The proposed OU(Industry) zone intends to introduce diversified industries, education institutions and other supporting facilities for facilitating innovation, technology, research development and training activities.

However, it is noted that "School" is not currently listed under either Column 1 or Column 2 Uses in the Schedule of Uses. This omission will unnecessarily limit flexibility in planning and land use in the future.

We therefore propose amending the Draft Plan by adding "School" under Column 1 Uses in the proposed OU(Industry) zone. For the avoidance of doubt, no amendment is sought in relation to zoning boundaries, planning intention, building height restrictions, plot ratio restrictions, domestic plot ratio restrictions, or any other development parameter.

3. Planning Justification

I. Consistency with the Planning Intention

The proposed OU(Industry) zone is intended to accommodate diversified value-adding uses together with complementary facilities in support of a broader spectrum of industries and employment opportunities. Educational facilities supporting talent cultivation, innovation and skills development are complementary to this planning intention and contribute to the long-term sustainability of a knowledge-based economy.

II. Supporting the Northern Metropolis Vision

The site is located within the Boundary Commerce and Industry Zone of the Northern Metropolis, where innovation, economic development and talent attraction are key objectives. Schools providing STEM, innovation, technology and vocational education can help develop the future workforce required by emerging industries and support the strategic objectives of the Northern Metropolis.

III. Compatible with Other Permitted Educational Uses under Column 1

The proposed OU(Industry) zone already permits a number of knowledge-based and education-related uses, including Educational Institution, Training Centre, and Research, Design and Development Centre. The inclusion of "School" as Column 1 Use would be compatible and consistent with the broader planning approach of supporting all levels of education, training,

research and talent development within the zone. It would further complement the existing range of permitted uses and strengthen the role of the OU(Industry) zone as a hub for innovation, knowledge creation, and workforce development.

IV. Supporting Long-term Economic Competitiveness

The long-term success of the Northern Metropolis will depend not only on the provision of land for industrial development, but also on the continuous development of human capital.

Educational facilities play an important role in nurturing future talent and supporting workforce development. The inclusion of "School" as a Column 1 Use would contribute to the long-term economic competitiveness of Fanling North and the Northern Metropolis by facilitating the timely provision of suitable education infrastructure that meets the market demand and supports future industry growth.

4. Reasons for Column 1 Status

Further to post-secondary education, schools that support innovation, technology, applied learning and industry-related education are also integral to the talent-development ecosystem envisaged for the Northern Metropolis. They should therefore be recognized as an inherently compatible use within the planning framework of the OU(Industry) zone rather than as an exceptional use which requires Section 16 application on a case-by-case merit basis if added under Column 2 Uses.

5. Conclusion

This representation supports the overall rezoning proposal and proposes that the Notes of the proposed OU(Industry) zone be modified or amended by adding "School" under Column 1 Uses. The Town Planning Board is respectfully requested to make the requested amendment.

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Representation Number:

TPB/R/S/FLN/5-R2

Submission Number:

TPB/R/S/FLN/5-S2

tpbpd/PLAND

寄件者:

寄件日期:

2026年07月22日星期三 21:45

收件者:

tpbpd/PLAND

主旨:

AMENDMENTS TO FANLING NORTH OZP PLAN NO. S/FLN/4

類別:

Internet Email

AMENDMENTS TO FANLING NORTH OZP PLAN NO. S/FLN/4 FLN LSLD Pilot Area

Dear TPB Members,

The focus of the OZP is *"enhancing the financial viability by increasing the development potential and private housing supply of the sites."*

So essentially absolutely nothing to do with ensuring the development of a well-rounded district that will provide an holistic living environment for incoming residents.

The short-term focus on the pursuit of developers to maximize profits has led to the abandoning of a well-planned district that provides not only homes but job opportunities close by and adequate provision of both community and recreational facilities. This underlines that nothing was learned from the Tin Shui Wai debacle.

All the blah blah about providing a better living environment is out the window as the proposed towers will be on high and ugly wall effect podiums in order to accommodate the exempted parking GFA.

The government claims to be setting the agenda but it is the developers who wag the tail. The financial considerations have been granted a disproportionate weighting.

Item A – 1.65 ha. Rezoning of a site in Area 10 from "GIC" to "Res (GroupB)1" / PR 5 / 110Mpd (8 Floors)

Reserved for GIC use(s) to be identified in the future.

STRONG OBJECTIONS, DEPRIVING FUTURE GENERATIONS OF THE OPPORTUNITY TO A RECREATIONAL / COMMUNITY CENTRE ON THE RIVER FRONT AND DELAYING FURTHER THE PROVISION OF SERVICES.

Item B1 – 0.88 ha. Rezoning of a site in Area 10 from "Res (Group B)" to "R(B)1" / PR 5.00 (4.2) (3.5) 110Mpd (75Mpd)

Item B2 – 0.87 ha. Rezoning of a site in Area 10 from "R(B)" to "R(B)1" PR 5.00 (4.2) (3.5) 110Mpd (75Mpd)

STRONG OBJECTIONS, WILL CREATE A MONOTONOUS WALL EFFECT ALONG THE RIVER FRONT WHEN A STEPPED PROFILE SHOULD BE OBSERVED.

Item C – about 0.24 ha. Rezoning of a site in Area 7 from "VTD" ("V") to "Res (Group C)" PR of 2.8 (2) / 80mPD (55mPD)

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STRONG OBJECTION, A MASSIVE INCREASE FROM THE OZP PLANNING INTENTION

Item D – Revision of the BHR for a site zoned “R(C)” in Area 7 / PR 2.8 (2.4) (2.00) 80mPD (55Mpd)

DITTO. BOTH C AND D WIPE OUT THE VERDANT BACKGROUND PANORAMA THAT SHOULD BE ENJOYED BY RESIDENTS OF THE DENSLEY DEVELOPED TOWERS SOUTH OF THE RIVER.

And the ha ha moment:

The estimation of the number of flats is based on an average flat size of about 82.5m² to 90m² reflecting the flat size aspiration set out under Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030. As a prudent and conservative approach, a more conservative average flat size of 50m² has been adopted in relevant technical assessments conducted by CEDD

SO CEDD IS STILL TROTTING OUT THE 2030+ PLEDGES, ALL OF WHICH HAVE LONG BEEN ABANDONED. THIS DEPT HAS NO SHAME. NOT ONLY ARE LARGER HOMES NOT BEING DELIVERED, THERE WILL BE FURTHER ADJUSTMENTS TO PROPOSED SIZE THAT WILL BRING THE UNITS CLOSER TO PH UNITS.

Item E – about 5.29 ha. Rezoning of a site in Area 3 from “Other Specified Uses” annotated “Logistics Facility” and “Agriculture” to “OU” annotated “Industry” / PR 7.0 / 100Mpd

The proposed zoning would allow a wider range of always permitted uses, including research and development, convention or exhibition facilities, creative industries, and supporting facilities such as staff quarters / talent accommodations, residential institutions, shop and services, eating place etc

STRONG OBJECTIONS, SO BASICALLY YET MORE RESIDENTIAL. EVERYTHING BUT LOGISTICS FACILITIES UNDERLINING THAT THE MANY CAT 2 SITES GRANTED APPROVAL FOR WAREHOUSES, ETC, ARE TO BE A PERMANENT AND DEGRADING FIXTURE ON NT. WITH DIRECT LINKS TO MAN KAM TO CROSSING, THE REAL NEEDS WITHIN THE COMMUNITY ARE BEING ABANDONED FOR THE IT DREAM.

AS THE DEVELOPMENT PROGRESSES IT IS ALREADY EVIDENT FROM THE FREQUENT OZP AMENDMENTS FOR HIGHER AND MORE BULKY RESIDENTIAL BLOCKS AND THE SEC. 16 APPLICATIONS TO TURN A NUMBER OF “COMMERCIAL” SITES TO “MIXED USE”, RESIDENTIAL + ‘HOTELS’ THAT CAN LATER BE TRANSFORMED INTO STUDENT HOSTELS, THAT NORTHERN METROPOLIS IS ANOTHER “CYBER PORT”, BUT ON A LARGER SCALE.

Item F – 972m². Rezoning of a site in Area 3 from “OU(Logistics Facility)” to “AGR

THIS IS AN INSULT BEARING IN MIND THE ASTONISHING NUMBER OF LOTS ON “AG” ZONING THAT HAVE BEEN CONVERTED TO BROWNFIELD UNDER THE CAT 2 SCAM.

“It is occupied mainly by active ponds”. SO, ABSOLUTELY NO PROTECTION FOR THE PONDS, SEE AMENDMENT K. IF THERE WAS ANY GENUINE INTENTION TO PRESERVE THE PONDS THEN THE LAND SHOULD BE ZONED “CONSERVATION”, NOT THAT THIS ZONING PROVIDES PROTECTION FROM GOVT MARAUDERS AS CAN BE SEEN IN AMENDMENT L.

GIC

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The provision of community facilities is inadequate. There are existing deficits in the provision of services **SEE HKPSG**. However not a single service is mentioned in the paper even though the significant increases in the number of residents will place great stress on existing facilities. This is especially disturbing re Site A that was zoned for community use.

Trees

"Tree Transplantation To limit visual impact on existing greenery, trees unavoidably affected by the Project works should be transplanted where practical. Trees should be transplanted straight to their final receptor site and not held in a temporary nursery as far as possible. A detailed transplanting proposal will be submitted to relevant government departments for approval in accordance with DevB TCW 6/2015 and 4/2020 and Guidelines on Tree Transplanting by DevB and final locations of transplanted trees should be agreed prior to commencement of the work. For trees associated with highways e.g. roadside planting along highways, that are unavoidably affected and should also be transplanted."

ANOTHER HA HA MOMENT. WE ALL KNOW THAT HARDLY ANY TREES GET TRANSLANTED. , NOT A WORD ABOUT HOW MANY TREES ARE TO BE FELLED AT EACH SITE. VAGUE REFERENCES TO COMPENSATORY PLANTING ELSEWHERE, AND WE ALSO KNOW HOW THIS WORKS. ANY COMPENSATORY PLANNING WILL BE MILES FROM THE LOCATION AND NO BENEFIT TO RESIDENTS.

Visual Impact

It is quite clear from the few images provided that the amendments, particularly C and D, will have a significant negative impact. But if one was to trust the consultant' report, and we also believe in Father Christmas and the Tooth Fairy, the increases in bulk and height will provide a more comfortable and liveable urban environment!

THIS IS NOT A GENUINE CONSULTATION, IT IS MERELY OUTLINING THE SIGNIFICANT INCREASES IN DEVELOPMENT AT EACH SITE AND MEMBERS ARE EXPECTED TO, AND WILL, RUBBERSTAMP THE OZP. HOWEVER YOU HAVE A DUTY TO CONSIDER THAT COMMERCIAL ACTIVITY GENERATES JOBS, RESIDENTAL TOWERS ONCE THEY ARE SOLD CREATE AT THE MOST EMPLOYMENT OF SOME LOWLY PAID SECURITY STAFF AND CLEANERS

Amendments to the Notes of the Plan

(a)Revision to paragraph (7)(b) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Col 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Conservation Area".

STRONG OBJECTIONS AS THIS WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS. OUR PARKS ARE ALREADY BEING WALLED IN SO AT LEAST THE SKIES SHOULD BE KEPT CLEAR. SCHOOLS ARE ANOTHER AREA OF CONCERN. SENSITIVE AREAS OF HIGH ECOLOGICAL

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VALUE LIKE WETLANDS MUST ALSO BE PROTECTED FROM INTRUSION AND EXPLOITATION. BEACHES ALSO.

CLEARLY THIS IS THE USUAL ZOOM IN ON THE NEW TREND WITHOUT TAKING INTO CONSIDERATION POTENTIAL NEGATIVE IMPACTS. ITS LIKE THE TOLERANCE TO MOBILE PHONE PENETRATION THAT IS NOW SHOWN TO HAVE STRONG NEGATIVE IMPACT ON THE DEVELOPMENT OF CHILDREN AND HAS CREATED SIGNIFICANT MENTAL STRESS FOR LESS WELL ADJUSTED INDIVIDUAS.

(c) Revision to the Notes for "Res (Group A)" ("R(A)") zone related to **the permitted uses on the lowest two floors of a building** or in a free-standing purpose designed non-domestic building up to five storeys.

(g) Revision to the Notes for "OU" annotated "Commercial/Residential Development with Public Transport Interchange" zone related to the permitted uses on the lowest two floors of a building or in a free-standing purpose-designed non-domestic building **up to five storeys**.

RE UNDERGROUND PARKING. STRONG OBJECTIONS. RESPONSE DOES NOT ADDRESSTHE ISSUES. THE COMMUNITY INTEREST HAS BEEN SACRIFICED SO THAT DEVELOPERS CAN MAKE MORE MONEY. LOWER CONSTRUCTION COSTS HAS NOTHING NO BEARING ON THE PRICE OF UNITS WHICH IS DICTATED BY LOCATION, LOCATION, LOCATION

Strongest Objections. The Government pushed through the above ground parking policy without any consultation or support from the community, particularly those residents of mature districts who will be directly impacted by the measure.

Higher and bulkier podiums block ventilation and natural light to street, lights on all night, ugly streetscape

k) Revision to the Remarks of the Notes for "AGR" zone on the clause related to filling of pond/land.

STRONGEST OBJECTIONS TO THE REMOVAL OF ANY PROTECTION FOR PONDS AND RURAL AREAS THAT ARE CHERISHED BY THE COMMUNITY

l) Revision to the Remarks of the Notes for "Conservation Area" zone on the clause related to **filling of pond/land** or excavation of land in accordance with the Master Schedule of Notes to Statutory Plans (MSN).

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

THE ONLY EXEMPTIONS ALLOWED SHOULD BE FOR MAINTENANCE AND REPAIR OF EXISTING STRUCTURES.

Mary Mulivhill