

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 2 September 2025 referred the approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/4 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Fanling North OZP No. S/FLN/5.

The draft Fanling North OZP No. S/FLN/5 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 22 May 2026 to 22 July 2026 during normal office hours at the following locations:-

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

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 22 July 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate -

- (a) the particular matter in any of the amendments to which the representation relates;

- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Fanling North OZP No. S/FLN/5 incorporating the amendments are available on payment of a fee at the Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Fanling North OZP No. S/FLN/5 can be inspected and the electronic version of the draft Fanling North OZP No. S/FLN/5 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_FLN_5.html) for public inspection.

Statement on Personal Data

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

- (a) the verification of identity of the person making the representation (hereafter known as ‘representer’) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the ‘representer’ for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the ‘representer’ and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site in Area 10 from “Government, Institution or Community” (“G/IC”) to “Residential (Group B)1” (“R(B)1”) with stipulation of building height (BH) restriction.
- Item B1 – Rezoning of a site in Area 10 from “Residential (Group B)” (“R(B)”) to “R(B)1” with stipulation of BH restriction.
- Item B2 – Rezoning of a site in Area 10 from “R(B)” to “R(B)1” with stipulation of BH restriction.
- Item C – Rezoning of a site in Area 7 from “Village Type Development” (“V”) to “Residential (Group C)” (“R(C)”) with stipulation of BH restriction.
- Item D – Revision of the BH restriction for a site zoned “R(C)” in Area 7.
- Item E – Rezoning of a site in Area 3 from “Other Specified Uses” (“OU”) annotated “Logistics Facility” (“OU(Logistics Facility)”) and “Agriculture” (“AGR”) to “OU” annotated “Industry” (“OU(Industry)”) with stipulation of BH restriction.
- Item F – Rezoning of a site in Area 3 from “OU(Logistics Facility)” to “AGR”.

The road scheme at Fanling Bypass (Western Section) authorized by the Chief Executive in Council under the Road (Works, Use and Compensation) Ordinance (Cap. 370) on 28 November 2023 is shown on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. 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 Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area”.
- (b) Deletion of the Notes for “V” and “OU(Logistics Facility)” zones.
- (c) Revision to the Notes for “Residential (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.

- (d) Revision to the Remarks of the Notes for “R(B)” zone to incorporate development restrictions for the new “R(B)1” sub-zone.
- (e) Revision to the Remarks of the Notes for “R(C)” zone to incorporate development restrictions.
- (f) Incorporation of ‘Public Utility Installation (Flood Retention Facilities only)’ under Column 1, and consequential revision of ‘Public Utility Installation’ to ‘Public Utility Installation (not elsewhere specified)’ under Column 2 of the Notes for “Open Space” zone.
- (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.
- (h) Incorporation of a new set of Notes for “OU(Industry)” zone with stipulation of development restrictions.
- (i) Incorporation of ‘Office’ and ‘Shop and Services’ under Column 1 of the Notes for “OU” annotated “Bus Depot” zone.
- (j) Incorporation of relaxation clause for the non-building area restriction under the Remarks of the “OU” annotated “Bus Depot” zone.
- (k) Revision to the Remarks of the Notes for “AGR” zone on the clause related to filling of pond/land.
- (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).
- (m) Editorial amendments to the Remarks of the Notes for “R(A)”, “R(B)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zones related to development restrictions.
- (n) Revision to the Chinese text of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone in accordance with the MSN.

Town Planning Board

22 May 2026