

**DRAFT FANLING NORTH**  
**OUTLINE ZONING PLAN NO. S/FLN/5**

Amendments

Notes

Schedule of Uses

Explanatory Statement

**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

**DRAFT FANLING NORTH  
OUTLINE ZONING PLAN NO. S/FLN/5**

(Being a Draft 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) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plan for the Fu Tei Au and Sha Ling Interim Development Permission Area (IDPA) (hereafter referred to as “IDPA area”), and the Hung Lung Hang Development Permission Area (DPA) (hereafter referred to as “DPA area”), whichever the case may be –
  - (a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang covering such land or building, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;
  - (b) within the “IDPA area” and/or the “DPA area”, a use or development of any land or building which has been permitted under an earlier draft or approved plan including the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is

always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;

- (c) except to the extent that subparagraph (a) or (b) above applies, any use or development falling within the “IDPA area” and/or “DPA area”, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the IDPA Plan for Fu Tei Au and Sha Ling and/or the first DPA Plan for Hung Lung Hang, whichever the case may be, without permission from the Town Planning Board.
- (4) For any land or building falling within the boundaries of this Plan but not previously falling within the “IDPA area” or the “DPA area” –
- (a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;
- (b) in relation to subparagraph (a) above, 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 such land or building” means –
- (i) before the publication in the Gazette of the notice of the first plan covering the land or building (hereafter referred to 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; or
  - a use or a change of use of an existing building in respect of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved;

- (d) except to the extent that subparagraph (a) or (b) above applies, the use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Fanling/Sheung Shui Outline Zoning Plan published by notice in the Gazette, whichever the case may be, without permission from the Town Planning Board.
- (5) 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.
- (6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (7) The following uses or developments are always permitted 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":
  - (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, small unmanned aircraft take-off and landing facilities, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including the IDPA Plan for Fu Tei Au and Sha Ling and the first DPA Plan for Hung Lung Hang covering such building, whichever the case may be, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

- (8) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works coordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board;

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electric mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:
- road, toll plaza, on-street vehicle park, railway station and railway track.
- (10) (a) Except in areas zoned “Conservation Area”, temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in subparagraph (a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area”, temporary use or development of any land or temporary use of an existing building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
  - (c) Temporary use or development of land or temporary use of an existing building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (11) 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.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“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).

**DRAFT FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/5**

Schedule of Uses

	<u>Page</u>
RESIDENTIAL (GROUP A)	1
RESIDENTIAL (GROUP B)	4
RESIDENTIAL (GROUP C)	6
GOVERNMENT, INSTITUTION OR COMMUNITY	8
OPEN SPACE	10
OTHER SPECIFIED USES	11
AGRICULTURE	17
GREEN BELT	20
CONSERVATION AREA	22

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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) 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 two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys, 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 two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. For the “Residential (Group A)3” (“R(A)3”) and “Residential (Group A)4” (“R(A)4”) zone, the planning intention is purely for residential development.

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 total maximum plot ratio of 6 (of which the domestic plot ratio should not exceed 5), or the plot ratio 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 total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4), or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “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 plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “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 4, or the plot ratio 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 4.85, or the plot ratio 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 plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.
- (g) On land designated “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated ‘Terraced Podium’ in the “R(A)1”, “R(A)2” and “R(A)6” zones, the terraced podium is subject to a maximum building height of 5 metres.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (i) In determining the relevant maximum plot ratio for the purposes of paragraphs (a) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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.
- (j) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (h) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (k) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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 Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 designed “Residential (Group B)”, 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 3.5 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) 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 5 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.
- (c) In determining the relevant 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, or caretaker’s quarters and 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 and/or 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.
- (e) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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 Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) 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) 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 2.8 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.
- (b) In determining the maximum plot ratio for the purpose 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, or caretaker's quarters and 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or 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.

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	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Helicopter Fuelling Station
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Convenience	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Recyclable Collection Centre	Place of Entertainment
Religious Institution	Private Club
Research, Design and Development Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Rural Committee/Village Office	Refuse Disposal Installation (Refuse Transfer Station only)
School	Residential Institution
Service Reservoir	Sewage Treatment/Screening Plant
Social Welfare Facility	Shop and Services (not elsewhere specified)
Training Centre	Utility Installation for Private Project
Wholesale Trade	Zoo

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, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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 the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) 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.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 Public Utility Installation (Flood Retention Facilities only) Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation (not elsewhere specified) 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

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 “Commercial/Residential Development with Public Transport Interchange” Only</u>	
Ambulance Depot Flat Government Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) 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 two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys, 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)

OTHER SPECIFIED USES (Cont'd)

For “Commercial/Residential Development with Public Transport Interchange” Only (Cont'd)

Planning Intention

This zone is intended primarily for the provision of commercial and residential uses with public transport interchange. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) On land designated “OU(Commercial/Residential Development with Public Transport Interchange (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 total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 4.5) 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) On land designated “OU(Commercial/Residential Development with Public Transport Interchange (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 total maximum plot ratio of 3.05 (of which the domestic plot ratio should not exceed 2.18) 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.
- (c) On land designated ‘Terraced Podium’ in the “OU(Commercial/Residential Development with Public Transport Interchange (2))” zone, the terraced podium is subject to a maximum building height of 5 metres.
- (d) In determining the relevant 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, or caretaker’s quarters and 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 and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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 "Industry" Only</u>	
Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Creative Industries Eating Place Educational Institution Exhibition or Convention Hall Flat (Staff Quarters only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods) Office Open Storage (not elsewhere specified) Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Residential Institution Resource Recovery Park Shop and Services Training Centre Utility Installation for Private Project Vehicle Repair Workshop Vehicle Staging Vehicle Stripping/Breaking Yard Warehouse (excluding Dangerous Goods Godown) Wholesale Trade	Ambulance Depot Bus Depot Dangerous Goods Godown Flat (not elsewhere specified) Hotel Helicopter Landing Pad Industrial Use (not elsewhere specified) Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Public Clinic Refuse Disposal Installation Rural Workshop Social Welfare Facility

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Industry" Only (Cont'd)

Planning Intention

This zone is intended to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries.

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 4.5 (of which the domestic plot ratio should not exceed 0.5) 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 the use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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 and ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, relaxation of the plot ratio and/or 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

---

<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
---	---

---

For "Bus Depot" Only

Bus Depot  
 Container Vehicle Park  
 Eating Place  
 Government Use  
 Office  
 Petrol Filling Station  
 Public Convenience  
 Public Utility Installation  
 Public Vehicle Park  
 Shop and Services  
 Vehicle Repair Workshop

Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of multi-storey bus depots and public heavy goods vehicle parks.

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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, 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.
- (c) Based on the individual merits of a development or redevelopment proposal, relaxation of the non-building area restriction as shown on the Plan 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)

---

<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
---	---

---

For "Amenity Area" Only

Amenity Planting

Government Use  
Utility Installation not Ancillary to the  
Specified Use

Planning Intention

This zone is intended primarily for the provision of landscaping and planting to enhance the environment.

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

Planning Intention

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

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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, 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.

AGRICULTURE

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 Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

- (a) On land previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12 (except those specified in paragraph (d) below), any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Fu Tei Au and Sha Ling interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12 (except those specified in paragraph (d) below), any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the “Agriculture” zone on the Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks (Cont'd)

- (d) On land previously falling within the “Other Specified Uses” annotated “Logistics Facility” zone on the approved Fanling North OZP No. S/FLN/4, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) 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

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for adjacent meander. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling of pond/land and excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1.
- (b) Any filling of pond/land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Fanling North Outline Zoning Plan No. S/FLN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/5**

**EXPLANATORY STATEMENT**

**Draft Fanling North Outline Zoning Plan No. S/FLN/5**

**Explanatory Statement**

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	3
6. STRATEGIC PLANNING CONTEXT	3
7. HOUSING MIX	4
8. POPULATION	4
9. OPPORTUNITIES AND CONSTRAINTS	4
10. PLANNING THEMES AND URBAN DESIGN AND LANDSCAPE FRAMEWORK	6
11. BUILDING HEIGHT RESTRICTIONS IN THE AREA	9
12. LAND USE ZONINGS	
12.1 Residential (Group A)	12
12.2 Residential (Group B)	14
12.3 Residential (Group C)	15
12.4 Government, Institution or Community	16
12.5 Open Space	17
12.6 Other Specified Uses	18
12.7 Agriculture	21
12.8 Green Belt	22
12.9 Conservation Area	22
12.10 Relaxation/Minor Relaxation Clause	23
13. COMMUNICATIONS	23
14. UTILITY SERVICES	25
15. CULTURAL HERITAGE	26
16. PLANNING CONTROL	27
17. IMPLEMENTATION	28

# **DRAFT FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/5**

(Being a Draft 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 draft Fanling North Outline Zoning Plan (OZP) No. S/FLN/5. It reflects the planning intentions 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 The OZP for the Fanling North New Development Area (NDA) included areas previously covered by the Fu Tei Au and Sha Ling Interim Development Permission Area (IDPA) Plan No. IDPA/NE-FTA/1, the Hung Lung Hang Development Permission Area (DPA) Plan No. DPA/NE-HLH/1 and the Fanling/Sheung Shui OZP No. S/FSS/1, and the previous river channel of Ng Tung River before training which was not covered by any statutory plan (**Figure 1**).
- 2.2 On 22 August 2012 and 4 December 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan for the Fanling North NDA. The land in the northern part of approved Fanling/Sheung Shui OZP No. S/FSS/18, the land in the southern part of the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/12, and a small portion of land at the southern tip of the approved Hung Lung Hang OZP No. S/NE-HLH/7 were excised for incorporation into the new Fanling North OZP. The new OZP also includes the previous river channel of Ng Tung River not covered by any statutory plan (**Figure 1**).
- 2.3 On 20 December 2013, the draft Fanling North OZP No. S/FLN/1 was exhibited for public inspection under section 5 of the Ordinance. On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Fanling North OZP, which was subsequently renumbered as S/FLN/2. On 31 May 2022, 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 then amended and exhibited for public inspection under section 5 of the Ordinance on 21 October 2022. After giving consideration to the representations and comment on 12 May 2023, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations. On 19 September 2023, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Fanling North OZP, which was subsequently renumbered as S/FLN/4.

- 2.4 On 2 September 2025, the Secretary for Development referred the approved Fanling North OZP No. S/FLN/4 to the Board for amendment 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19 September 2025 under section 12(2) of the Ordinance.
- 2.5 On 22 May 2026, the draft Fanling North OZP No. S/FLN/5 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan include (i) rezoning three sites in Planning Area 10 from “Government, Institution or Community” (“G/IC”) and “Residential (Group B)” to “Residential (Group B)1”, (ii) rezoning a site in Planning Area 7 from “Village Type Development” to “Residential (Group C)” (“R(C)”), (iii) revision of the plot ratio (PR) and building height (BH) restrictions of “R(C)”, (iv) rezoning of a site in Planning Area 3 to the west of Man Kam To Road from “Other Specified Uses” (“OU”) annotated “Logistics Facility” and “Agriculture” (“AGR”) to “OU” annotated “Industry”, (v) rezoning a site in Planning Area 3 from “OU” annotated “Logistics Facility” to “AGR”.

### **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 North NDA so that development and redevelopment of land within the area 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 and development proceed.
- 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 PR 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 North NDA 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 (PlanD) and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

## 5. **THE PLANNING SCHEME AREA**

The Area covered by the Fanling North OZP is about 165 hectares (ha). The Area is bounded by Wa Shan and Cham Shan in the north, Ma Wat River in the east, Ma Sik Road in the south, Ng Tung River in the south-west, and Sheung Yue River in the west. The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan (**Figure 2**).

## 6. **STRATEGIC PLANNING CONTEXT**

- 6.1 In view of continued population growth, increase in number of households and public aspirations for more housing supply, the Fanling North NDA would be an important component in the overall strategy to provide housing land for Hong Kong in the medium-to long-term. As extensions of the Fanling/Sheung Shui New Town, the Kwu Tung North/Fanling North NDA will be integrated to form the Fanling/Sheung Shui/Kwu Tung New Town, which will have a total population of about 566,910 upon full development. The existing and new Government, Institution and Community (GIC) facilities and open spaces in the NDA would be shared by the existing and new residents of the Fanling/Sheung Shui/Kwu Tung New Town.
- 6.2 The Northern Metropolis (NM) Action Agenda (NMAA) promulgated in October 2023 outlines the development positioning of four major zones<sup>1</sup> in the NM. Kwu Tung North/Fanling North NDA falls within the Boundary Commerce and Industry Zone. The Zone enjoys geographic advantages of the three boundary control points as well as adjacency to existing new towns in Fanling/Sheung Shui, in which Kwu Tung North/Fanling North NDA is planned as a predominantly residential community. It can also support the housing need of the adjacent San Tin Technopole.
- 6.3 The NM is the new engine of Hong Kong's economic development and holds immense potential. To expedite development of the NM, the Government also actively leverages market forces and adopts innovative and diversified development approaches. Apart from traditional land sale and in-situ land exchange, the Government is also piloting large-scale land disposal approach, under which the Government would identify sizeable parcels of land including industry and residential sites with commercial value, as well as public facility sites, for comprehensive development by the successful tenderer.

---

<sup>1</sup> The Government published NMAA in 2023, dividing the NM, from the west to the east, into four major zones, namely the High-end Professional Services and Logistics Hub, the Innovation and Technology Zone, the Boundary Commerce and Industry Zone, and the Blue and Green Recreation, Tourism and Conservation Circle.

## **7. HOUSING MIX**

- 7.1 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public and subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. The overall public to private housing ratio in terms number of flats for the Kwu Tung North/Fanling North NDA is about 66:34 to ensure a balanced and socially integrated community.
- 7.2 For the Fanling North NDA, the planned population is around 70:30 in public and private housing developments. It is noted that some sites have been reserved for public rental housing (PRH)/Subsidised Sale Flat (SSF) use or a mix of them to cater for the future demand for subsidised housing. This allows flexibility for provision of PRH and SSF units within individual sites. The mix of PRH and SSF units within individual sites would be further considered upon implementation of the developments, subject to further technical assessments if necessary.

## **8. POPULATION**

Based on the 2021 Population Census, the population of the Area was estimated by the PlanD as about 750 persons. It is estimated that the total planned population for the Area would be about 99,500.

## **9. OPPORTUNITIES AND CONSTRAINTS**

### **9.1 Opportunities**

#### **Locational Advantage**

- 9.1.1 The Area enjoys a strategic location abutting the existing Fanling/Sheung Shui New Town to its south. Residents of the Fanling North NDA will have convenient access to existing shops and services, GIC facilities as well as public transport and existing road networks in the Fanling and Sheung Shui area. At the same time, residents in the existing New Town will be able to make use of new public infrastructure, various commercial, community, recreational, open space, and social welfare facilities as well as have access to job opportunities to be provided within the Area.

#### **Nature and Landscape Setting**

- 9.1.2 The channelised Ng Tung River running across the Area and the green mountainous areas of Cheung Po Tau, Cham Shan, Wa Shan, High Hill and Ma Tau Leng to the north provide opportunities for planning and design of the Area based on a 'Riverside Community' theme with a natural green backdrop afforded by the surrounding mountains in the north.

## Leisure and Recreation Potential and Cultural Heritage

9.1.3 Ng Tung River provides opportunities for providing riverside promenade and open spaces for enjoyment by residents in the Area. A graded historic building, namely Man Ming Temple, is located in the Area. Part of the Sheung Shui Wa Shan Site of Archaeological Interest (SAI) is also located in the Area. Located to the east immediately outside the Area is the renowned Lung Yeuk Tau Heritage Trail, which links many traditional Chinese buildings and structures together with the walled villages such as Lo Wai and San Wai. Preservation of the historic building and good linkages to the heritage trail could help incorporate the valuable historic resources into the NDA development for the benefits of future residents and visitors.

## 9.2 Constraints

### Environmental Constraints

9.2.1 Sheung Shui Slaughter House and Shek Wu Hui Sewage Treatment Works (SWHSTW) located immediately to the north-west of the Area also impose environmental constraints to the NDA development.

### Infrastructural Constraints

9.2.2 The north-western part of the Area is traversed by the 400kV overhead power lines and the existing Dongjiang water mains running east-west near Fu Tei Au pose constraints to land use planning as these will limit the types of structure to be built thereon.

9.2.3 Sha Tau Kok Road and Po Shek Wu Road are currently busy road corridors. Several key junctions, e.g. Po Shek Wu Interchange, are near their capacity limits.

9.2.4 The Area falls within the Deep Bay catchment and is subject to the requirement that no additional pollution load should be discharged into the Deep Bay as a result of any new development. Apart from provision of sewage treatment facilities, measures to improve the quality of existing sewage discharge is required to ensure no net increase of pollution load to the Deep Bay Area.

### Ecologically Sensitive Area

9.2.5 Due consideration should be paid to ecological resources within and in the vicinity of the Area, including Ng Tung River and some of the meanders, Man Kam To Road egretry together with its associated flight paths and Siu Hang San Tsuen Stream, to avoid/minimise adverse effects on their ecological value and natural habitats.

### Permitted Burial Ground

- 9.2.6 Two permitted burial grounds are located immediately to the north of the Area (one to the north of Fu Tei Au Road and the other to the north of the indigenous village of Sheung Shui Wa Shan). No development should be encroached upon these areas.

### Flooding Risk

- 9.2.7 The Area is situated in a low-lying land beside Ng Tung River and subject to flooding risk. Site formation and the drainage system should be designed to minimise flooding risk to the planned developments and the nearby existing settlements.

## **10. PLANNING THEMES AND URBAN DESIGN AND LANDSCAPE FRAMEWORK**

### 10.1 Planning Themes

The Fanling North NDA would be developed as a ‘Riverside Community’ making the best use of its beautiful riverside scenery and hilly backdrop to provide a quality living environment with a mix of residential, commercial and agricultural uses as well as retail and services, community and government facilities. The major planning themes adopted in planning and designing the Fanling North NDA are as follows :

#### Integration of New and Old Communities

- 10.1.1 To take advantage of the geographical proximity of the Area to the Kwu Tung North NDA and Fanling/Sheung Shui New Town, a comprehensive pedestrian walkway system and cycle track network is planned to ensure good connectivity between these areas. These would promote the shared use of community, recreational and commercial facilities, and enhance employment opportunities within the district.

#### Balanced and Socially Integrated Communities

- 10.1.2 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public/subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. Sufficient land has been designated for commercial, shopping and various GIC uses, which in turn create new jobs for the communities. The various GIC facilities and open spaces could serve the wider communities.

#### Environmentally Friendly Design

- 10.1.3 To pursue a green living environment, a compact city form is adopted in the Fanling North NDA with a majority of the new population concentrated near the public transport interchanges which provide

connections with the railway stations. Comprehensive pedestrian and cycle track networks will be provided within the Area to encourage walking and promote cycling so as to minimise road traffic. Fanling Bypass, which serves as the primary distributor and main district distributor to the wider area, is planned at the periphery of the Area to minimise noise and air pollution.

#### Sustainable and Quality Living Environment

10.1.4 The planning and design for the Fanling North NDA adopts a sustainable development approach, balancing the housing, employment, community and conservation needs, and encompassing the economic, social and environmental considerations. Various urban design and greening features have been incorporated in the layout to achieve a quality living environment. High priority has been accorded to 'sustainability design' and 'social consideration'.

#### Respecting Nature and Promoting Agriculture

10.1.5 Ng Tung River and the natural ridgelines to the north have been respected in the layout design of the Fanling North NDA. About 12 ha of agricultural land in Fu Tei Au have been conserved in the NDA to allow continuation of the agricultural activities.

### 10.2 Urban Design and Landscape Framework

A comprehensive planning and urban design framework optimising opportunities afforded by the Area and the adjoining Fanling/Sheung Shui New Town and the surrounding natural and landscape features has been formulated to create a quality living environment and socially integrated communities. Four character areas connected by a comprehensive open space network are planned within the Fanling North NDA, including the District Centre, Residential Area South of Ng Tung River, Civic and Recreation Area and Government Facilities Zone (**Figure 3**). The following urban design and landscape principles are adopted in the Plan :

#### Creating Nodes

10.2.1 Two district nodes with a mix of residential use, retail, social and community facilities, public transport interchanges and public open space will be provided in the eastern portion to the immediate north of the existing market town of Luen Wo Hui (i.e. the District Centre) and in the western portion to the north of Tin Ping Shan Tsuen (i.e. the Residential Area South of Ng Tung River) respectively to serve as major activity nodes of the Area. To create a social and recreational hub easily accessible by the residents of the Area and the existing communities in Fanling/Sheung Shui New Town, the existing Shek Wu San Tsuen area, which is centrally located, will be developed into the Central Park with social welfare and recreational facilities in the vicinity, forming the civic core of the Area.

### Forming a Compact City

10.2.2 Most high-density residential developments, workplace, leisure/entertainment and public service facilities are planned within the 500m catchments of the public transport interchanges in the two district nodes to offer the majority of residents convenient and comfortable access to public transport and supporting retail and recreational facilities. A comprehensive pedestrian, cycle track and open space network (**Figures 4 and 5**) linking the residential areas and major activity nodes with the public transport interchanges will be provided.

### Connecting the Neighbourhoods

10.2.3 Four green spines stretching from Fung Kai Secondary School, Tin Ping Shan Tsuen, Luen Chit Street and Wo Tai Street to the two district nodes have been planned to provide easy access for pedestrians between the Fanling North NDA and the Fanling/Sheung Shui areas. A comprehensive cycle track network (**Figure 5**) is also planned with linkages to the existing cycle track network in the Fanling/Sheung Shui area and the cycle track network planned in the Kwu Tung North NDA.

### Creating a Pedestrian Friendly Environment

10.2.4 Pedestrian footpaths will be provided along the north-south open space corridors and east-west riverside promenade to link up the residential areas with major activity nodes and public open spaces. Pedestrian shopping street with terraces lined with retail shops, cafés and restaurants is planned in the District Centre and Residential Area South of Ng Tung River to promote street vibrancy. Sufficient space is also reserved for amenity strips along the streets to provide a leisure walking environment. To maintain a pedestrian-friendly environment, avoid monotonous streetscapes, and facilitate wind penetration, podium-free design is advocated and developments with large and bulky podiums are generally not encouraged, as such design may reduce permeability, hinder visual interest, and weaken ground-level connectivity. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, such as minimising the podium massing, introducing podium/building/tower setbacks/separation, providing active frontages, enhancing landscaping, and creating publicly accessible open spaces, with a view to improving the overall townscape and pedestrian experience as well as facilitating air ventilation.

### Creating a Comprehensive Cycle Track Network

10.2.5 Cycle tracks are planned along the open space spines and riverside promenade along Ng Tung River (**Figure 5**). Cycle parking areas are proposed close to the public transport interchanges and major activity centres to facilitate the use of public transport.

### Green Civic and Recreation Cores

10.2.6 The Central Park and the riverside promenade serve as green civic and recreation cores linking the residential areas. Major green corridors and secondary green corridors are designed in the form of tree avenues, boulevards, pedestrian streets and green walkways which make the Area visually coherent in terms of the continuity of tree and shrub planting and allow where possible continuous and safe pedestrian access throughout the NDA.

### Roadside Landscape

10.2.7 The streetscape contributes to the landscape framework of the NDA. The roadside landscape would incorporate a tree lined avenue on both sides of the primary, district and local distributor roads wherever possible with modern and contemporary hard landscape treatments (**Figure 6**).

## **11. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

- 11.1 In order to provide better control on the BH of developments in the Area and to preserve some key urban design attributes (e.g. stepped BH from the town centres towards the periphery and riverside and preservation of visual corridors to the ridgelines), BH restrictions are imposed for the development zones on the Plan.
- 11.2 Based on the urban design framework mentioned above, a stepped BH concept is recommended with the overall development intensity and BH profile stepping down from district nodes towards the periphery and riverside to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. In the District Centre, development sites in the central area generally have higher BHs. The BHs then descend gradually towards the riverside. For the Residential Area South of Ng Tung River, development sites along the riverside in general have lower BHs. The BHs then rise gradually from the periphery towards the central area of the district node. Different BH control zones are introduced within the development sites along Ng Tung river to further enhance the stepped BH concept towards the riverside.
- 11.3 Specific BH restrictions for the “G/IC” and “OU” zones in terms of number of storey(s) or mPD, where appropriate, which mainly reflect the existing and planned BHs of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.
- 11.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum BH specified on the Plan.
- 11.5 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the

proposed BHs of the development sites within the Area on the pedestrian wind environment. The BH restrictions shown on the Plan have taken the findings of the AVA into consideration.

- 11.6 In general, a relaxation/minor relaxation clause in respect of the BH restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own merits.

#### Non-building Areas (NBAs)

- 11.7 According to the findings of the AVA, the prevailing annual wind comes from the eastern quadrant, and the prevailing summer wind mainly comes from the south-western quadrant. A number of major breezeways/air paths have been incorporated in the layout to enhance penetration of wind which is aligned approximately in south-west to north-east and east to west directions. They include the major open space spines in the Residential Area South of Ng Tung River, the low-rise “G/IC” zones and the Central Park in the Civic and Recreation Area, and the major open space spines in the District Centre (**Figure 3**). The north-east/south-west and east/west local roads also serve as important breezeways/air paths for the Area. These unobstructed breezeways/air paths allow the prevailing winds to penetrate into the built environment of the Area as well as the downstream Fanling/Sheung Shui area.
- 11.8 The AVA recommends a few strips of NBAs for better penetration of the prevailing winds. Besides, a NBA is designated within “Residential (Group A)4” (“R(A)4”) in Planning Area 15 to provide a wider vista. NBAs proposed on the Plan are as follows :
- (a) four NBAs running in north-east to south-west direction are designated within “Residential (Group A)1” (“R(A)1”), “Residential (Group A)3” and “Residential (Group B)” sites in Planning Areas 13 and 14 to divert wind to penetrate through these sites to the Fanling area;
  - (b) a 30m-wide NBA running in north-east to south-west direction is designated within the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” to the east of Road L1 in Planning Area 15 to divert wind through the east-west shopping street to the inner parts of the Area;
  - (c) a 10m-wide NBA and a 20m-wide NBA running in east to west direction are designated respectively along the southern edge of the “R(A)1” site in Planning Area 16 and the northern edge of the “G/IC” site in Planning Area 17 to facilitate the penetration of wind from the east to the Fanling North NDA;
  - (d) a 20m-wide NBA running in north-east to south-west direction is designated within the “OU” annotated “Bus Depot” to the east of Man Kam To Road in Planning Area 3, the “Residential (Group A)5” in Planning Area 5 and the “Residential (Group A)6” in Planning Area 6 to

facilitate the penetration of wind from the north-east to the Fanling North NDA;

- (e) a 30m-wide NBA running in north-east to south-west direction is designated within the “G/IC” in the north part of Planning Area 9 to facilitate the penetration of wind through the Fanling North NDA to the Sheung Shui area; and
- (f) a NBA running in south to north direction is designated within “R(A)4” at the riverside in Planning Area 15 to maintain a wider vista to High Hill from the entrance of the major open space corridor stretching from Wo Tai Street.

11.9 To facilitate wind penetration at pedestrian level, large and bulky podium development is generally not encouraged in the Area. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, such as minimising the podium massing, introducing podium/building/tower setbacks/separations with a view to facilitating air ventilation and mitigating potential adverse impacts. For development sites along the pedestrianised shopping street in the cores of the District Centre and Residential Area South of Ng Tung River, a two-storey terraced podium will be provided in these sites to enhance vibrancy at street level as well as to direct downward airflow to the pedestrian level. The urban design guidelines for improving air ventilation stipulated in Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) and the Technical Circular and Technical Guide on Air Ventilation Assessment should be referred to in the detailed design for the developments.

11.10 As the designation of NBAs is primarily for the purpose of aboveground air ventilation or visual connectivity, the NBA restrictions do not apply to underground developments. No aboveground structure will be allowed at the NBAs, except for landscape features, boundary fence/boundary wall designed to allow high visual/air porosity, covered walkways, viewing decks, footbridges/cycle bridges/emergency vehicular bridges and other relevant minor structure(s), provided that they would not significantly compromise air ventilation and visual permeability. Moreover, a relaxation/minor relaxation clause has been incorporated in the Notes of the relevant zones to allow relaxation/minor relaxation of the NBA restrictions as stipulated on the Plan which may be considered by the Board on application under section 16 of the Ordinance.

11.11 The riverside promenade along Ng Tung River and the Central Park in Planning Area 12 provide visual and spatial relief in the Area. Meanwhile, the Central Park and the north-south open space spines serve as major view corridors to protect the long-range views toward the green backdrop in the north (**Figure 3**). Open space spines perpendicular to Ng Tung River will be provided to enhance visual permeability of the Area.

## 12. LAND USE ZONINGS

### 12.1 “Residential (Group A)” (“R(A)”) : Total Area 17.23 ha

12.1.1 This zone is intended primarily for high-density residential developments. All of them are located near the two proposed public transport interchanges to make good use of the public transport. The “R(A)” zone includes sites for PRH, SSF and private residential developments in the District Centre and Residential Area South of Ng Tung River of the Area (**Figure 3**). Developments with large and bulky podiums at these sites are generally not encouraged. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, such as minimising the podium massing, introducing podium/building/tower setbacks/separation, providing active frontages, enhancing landscaping, and creating publicly accessible open spaces, with a view to improving the overall townscape and pedestrian environment as well as facilitating air ventilation. For “R(A)1”, “R(A)2”, “R(A)5” and “R(A)6” zones, commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. Terraced commercial podium up to two storeys in the core of the District Centre is recommended. Also, purpose-designed non-residential buildings of up to five storeys may allow flexibility for provision of greater floorspace for commercial and GIC facilities to cater for special needs while at the same time avoid bulky podium structures to minimise any possible adverse air ventilation and visual impacts. For the “R(A)3” and “R(A)4” zones, the planning intention is purely for residential development.

12.1.2 This zoning includes six sub-zones which are subject to the following development restrictions:

#### “Residential (Group A)1” (“R(A)1”) : Total Area 7.53 ha

- (a) A total of six sites are designated “R(A)1” in the District Centre. Developments on the sites are subject to a total maximum PR of 6 (of which the domestic PR should not exceed 5) and a maximum BH ranging from 105mPD to 115mPD. Among them, four sites in Planning Area 16 and one site in Planning Area 14 are intended for high-density private residential development. For the “R(A)1” site in Planning Area 17 near Ma Shi Po, it is reserved for PRH/SSF development and flexibility is allowed for provision of PRH and SSF housing or a mix of them to cater for the future demand for subsidised housing.

#### “Residential (Group A)2” (“R(A)2”) : Total Area 2.43 ha

- (b) Two sites for PRH/SSF developments are designated “R(A)2” in Planning Areas 6 and 8, which is abutting Road L4 in the

Residential Area South of Ng Tung River. Developments in these sites are subject to a total maximum PR of 5 (of which the domestic PR should not exceed 4) and a maximum BH of 120mPD. Commercial uses provided in these sites would serve both the new and existing neighbourhoods such as Tin Ping Shan Tsuen and Sheung Shui Heung.

Terraced Podium in “R(A)1”, “R(A)2” and “R(A)6” Sites

- (c) For the four “R(A)1” sites in Planning Area 16, and one “R(A)2” site and one “R(A)6” site both in Planning Area 6, terraced podium lined with retail frontage along site boundaries abutting the open space should be provided. Land designated as ‘Terraced Podium’ is subject to a maximum BH of 5 metres and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. ‘Shop and Services’ and ‘Eating Place’ uses should be provided along the site boundaries abutting the open space to ensure continuous shop frontages and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the pedestrian shopping street, thus contributing to the vibrancy and character of the area.

“Residential (Group A)3” (“R(A)3”) : Total Area 2.37 ha

- (d) A site designated “R(A)3” in Planning Area 14 is planned for pure residential developments subject to a maximum PR of 5.0 and a maximum BH of 110mPD. Area (a) at the eastern portion is earmarked specifically for SSF development ensuring the provision of SSF to cater for the future development whereas Area (b) at western portion is intended for high-density private residential development reserved for the Urban Renewal Authority to consider constructing new flats as replacement units under ‘Flat-for-Flat’ Scheme in the future.

“Residential (Group A)4” (“R(A)4”) : Total Area 1.24 ha

- (e) A site in the western part of Planning Area 15 at the riverside is designated “R(A)4”. It is planned for pure residential development, subject to a maximum PR of 4.0 and a maximum BH of 90mPD, and is intended for PRH/SSF development.

“Residential (Group A)5” (“R(A)5”) : Total Area 2.15 ha

- (f) A site in the northern part of Planning Area 5 at the riverside is designated “R(A)5”. It is planned for PRH/SSF development and is subject to a maximum PR of 4.85 and a maximum BH ranging from 95mPD to 110mPD.

“Residential (Group A)6” (“R(A)6”) : Total Area 1.5 ha

- (g) A site for PRH/SSF development is designated “R(A)6” in the south-western part of Planning Area 6, which is abutting Road L4 in the Residential Area South of Ng Tung River. Development in the site is subject to a maximum PR of 6.5 and a maximum BH of 145mPD.

12.1.3 Planning briefs setting out the planning parameters and the design requirements of individual PRH/SSF sites will be provided to guide the future development of the sites.

12.1.4 The PR control under “R(A)5” and “R(A)6” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note (JPN) No. 4 “Development Control Parameters PR/Gross Floor Area (GFA)”, and shall be subject to the streamlining arrangements stated therein.

12.2 “Residential (Group B)” (“R(B)”) : Total Area 13.73 ha

12.2.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Development within this zone is subject to a maximum PR of 3.5. Developments with large and bulky podiums at these sites are generally not encouraged. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, such as minimising the podium massing, introducing podium/building/tower setbacks/separation, providing active frontages, enhancing landscaping, and creating publicly accessible open spaces, with a view to improving the overall townscape and pedestrian environment as well as facilitating air ventilation. To allow design flexibility and better layout, some provisions of amenity areas have been incorporated in some PRH/SSF sites to be developed by the Housing Department (HD). The amenity areas will be handed over to the Government for management and should not be included in the PR calculation of the PRH/SSF development.

12.2.2 The “R(B)” site to the east of Road L3 at Planning Area 13 is intended specifically for medium-density SSF development with a maximum BH of 75mPD. For the two sites in Planning Area 6 and the site abutting Road L6 in Planning Area 8, they are planned for PRH/SSF development or a mix of them to cater for the future demand for subsidised housing. To establish a more noticeable stepped height profile towards Ng Tung River, two different height bands with maximum BHs of 75mPD and 90mPD are stipulated for the sites in Planning Area 6. The “R(B)” site in Planning Area 8 is subject to a maximum BH of 90mPD.

12.2.3 Two sites are designated as “R(B)” for medium-density private residential development. These include the site abutting Road L1 in

Planning Area 13 at the riverside, and a residential development, namely One Innovale, in Planning Area 18 to the north of Ma Sik Road. Developments on these sites are subject to a maximum PR of 3.5 and a maximum BH of 60mPD and 75mPD. To establish a more noticeable different height bands with maximum BHs of 60mPD and 75mPD are stipulated at the site in Planning Area 18.

- 12.2.4 This zoning includes one sub-zone, i.e. “Residential (Group B)1” (“R(B)1”) with a total area 3.40 ha. Two sites at the riverside in Planning Area 10 are designated as “R(B)1” for medium-density private residential development. Developments on these sites are subject to a maximum PR of 5 and a maximum BH of 110mPD. Podium development is generally not encouraged at these sites. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, including but not limited to 5m to 10m tower setbacks from the boundary of the planned open space along the breezeways, building separations, permeable design, provision of greenery to alleviate potential adverse visual and air ventilation impacts and create a better pedestrian environment.
- 12.2.5 The PR control under “R(B)1” zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.
- 12.2.6 Planning briefs setting out the planning parameters and the design requirements of individual PRH/SSF sites will be provided to guide the future development of the sites.

12.3 “Residential (Group C)” (“R(C)”) : Total Area 1.48 ha

- 12.3.1 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 Board.
- 12.3.2 A site in Planning Area 7 is under this zone and is subject to a maximum PR of 2.8 and a maximum BH of 80mPD which aims to respect and integrate with the adjoining low-rise village houses in Sheung Shui Wa Shan. The Sheung Shui Wa Shan SAI falls within this site. Developments with large and bulky podiums at this site are generally not encouraged. Where podium structures are unavoidable, project proponent(s) should incorporate appropriate mitigation measures, such as minimising the podium massing, introducing podium/building/tower setbacks/separation, providing active frontages, enhancing landscaping, and creating publicly accessible open spaces, with a view to improving the pedestrian environment as well as facilitating air ventilation.
- 12.3.3 The PR control under “R(C)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.

- 12.4 “Government, Institution or Community” (“G/IC”) : Total Area 10.69 ha
- 12.4.1 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, organisations providing social services to meet community needs, and other institutional establishments. Local community facilities are also provided within the other land use zones.
- 12.4.2 Several sites have been reserved for government facilities in the western and central part of the NDA so that these facilities can be easily accessed by the residents living in the eastern and western portions of the Area as well as the existing Fanling/Sheung Shui community. The “G/IC” site in the western part of Planning Area 11 is reserved for a sports/leisure centre, community hall and government clinic with public transport interchange to serve the existing and new communities. Moreover, a “G/IC” site in Planning Area 5 is reserved for a sports centre to cater for the future district demand.
- 12.4.3 The existing CLP substation and the existing Water Supplies Department’s raw water pumping station are located in the “G/IC” site in Planning Area 1 to the north of Ng Tung River. A pumping station of the Sheung Shui Water Treatment Works is reserved in the “G/IC” site to the south of Ng Tung River in Planning Area 1. Another electric substation is reserved at Planning Area 18.
- 12.4.4 Four primary and one secondary schools are provided within the Area to meet the needs of the population. Sites in close proximity to residential developments are reserved for school development to facilitate convenient access to students. Three primary schools would be provided at sites in Planning Areas 9 and 11 in the western and central portions of the Area. A pair of a primary and a secondary school would be provided at sites in Planning Area 17 in the eastern portion of the NDA.
- 12.4.5 A “G/IC” site in the south-eastern end of the area (i.e. Area 19) is mainly designated for reprovisioning the existing North District Temporary Wholesale Market for Agricultural Products. There are also four sites in Planning Areas 11, 15 and 18 designated as “G/IC” for reprovisioning of government facilities and government reserve purposes.
- 12.4.6 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres will be provided within the public housing estates and the private residential developments in accordance with the HKPSG.
- 12.4.7 Development and redevelopment in the “G/IC” zones are subject to BHs in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan or the height of the existing building, whichever is the greater.

12.5 “Open Space” (“O”) : Total Area 24.67 ha

- 12.5.1 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. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.
- 12.5.2 Regional open space is provided along the southern banks of Ng Tung River which will be developed into a continuous riverside promenade for the enjoyment of the territorial population including residents and visitors. It mainly provides an area for passive recreational uses and maximises access and enjoyment of the riverside. Riverside parks are proposed in Planning Areas 6 and 15. They will provide an area for active and passive recreational uses and maximise access and enjoyment of the riverside. The two mitigated meanders formed after the channelisation of Ng Tung River in Planning Area 6 would be retained and should be integrated into the design of this regional open space as important landscape features. The design of this regional open space should integrate with the proposed footpath and cycle track network of the Area. The riverside promenade shall incorporate continuous tree lines along the river bank, in which amenity strips of 3m wide have been reserved, with modern and contemporary hard landscape treatments to create an attractive and favourable riverside environment.
- 12.5.3 District open space is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of residents as well as the general public in the district. It also serves as major pedestrian passageways and breezeway corridors. A number of district open spaces provide recreational and leisure space in the form of parks and green corridors. The Central Park in Planning Area 12 serves as a major recreational area in the Area and combines with the social services and recreational facilities in the Area 11 to serve as a civic and recreational core of the Area.
- 12.5.4 The major open space corridors linking up the residential areas in the Area and Fanling/Sheung Shui New Town with the riverside promenade along Ng Tung River are also district open space. The open space corridors stretching from north to south and from east to west across the core area of the District Centre in Planning Area 16, in which a terraced podium would be provided to enhance vibrancy in the street level, will form the major pedestrian shopping streets of the NDA. With the open space corridors in Planning Areas 13, 15 and 17, they will serve as the major pedestrian connector for residential sites within the core of the District Centre and linking up the major activity nodes in the Area to the public transport interchange in Planning Area 15. This cruciform open space spine shall be open to the public 24 hours a day and shall be lit sufficiently to promote a secure environment at night.
- 12.5.5 Local open space is provided in close proximity to residential areas to serve local residents. The open space strip to the south-west of Sheung

Shui Wa Shan is for the enjoyment of the nearby villagers. Some local open spaces would serve as open space corridors linking up the residential areas with the riverside promenade. At the western end of the Area, local open space would be designed to incorporate the Grade 3 historic building of Man Ming Temple. Local open space will also be provided to the residents within individual public and private residential developments in the Fanling North NDA to meet the requirements of HKPSG.

12.5.6 Subject to detailed design, stormwater retention tank and facilities may be provided and integrated within proposed open space in Planning Areas 6 and 12 to serve as part of the overall sustainable drainage system.

12.6 “Other Specified Uses” (“OU”) : Total Area 23.19 ha

12.6.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.

Commercial/Residential Development with Public Transport Interchange (1)

12.6.2 Located next to the eastern entrance of the cruciform open space spine, a site of 4.54 ha in Planning Area 15 is zoned “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” with the planning intention primarily for the provision of commercial and residential uses with public transport interchange. This zone is subject to a total maximum PR of 5 (of which the domestic PR should not exceed 4.5) and a maximum BH of 105mPD and 125mPD. Commercial uses such as shop and services and eating places are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys. This site is developed into a high-density PRH development, Fung Wong Leng Estate, with a public transport interchange of not less than 5,000m<sup>2</sup> serving the community. The site will be linked up with the residential areas in the District Centre, the pedestrian shopping street and the existing communities in Luen Wo Hui and Lung Yeuk Tau by a well-connected open space network.

12.6.3 To form the visual focus of the east-west pedestrian shopping street, a landmark building with retail facilities abutting Road L1 will be developed in the southern portion of this site. To establish a more noticeable stepped BH profile towards Ma Wat River and indigenous villages in Lung Yeuk Tau, two different height bands with maximum BHs of 105mPD and 125mPD are designed on this site.

12.6.4 This site has been reserved for local rehousing for eligible clearerees affected by the NDA development, whilst the remaining units after rehousing clearerees will be used for general public housing purpose. Social and community facilities would also be provided within this site to support the community as this site has a higher concentration of residential population and is in close proximity to the District Centre. A planning brief setting out the planning parameters and the design

requirements will be provided to guide the future development in the site.

#### Commercial/Residential Development with Public Transport Interchange (2)

- 12.6.5 A site of about 1 ha in Planning Area 10 south of Ng Tung River is designated as “OU” annotated “Commercial/Residential Development with Public Transport Interchange (2)” with the planning intention primarily for the provision of commercial and residential uses with public transport interchange. This site is intended for a medium-density private development with a public transport interchange of not less than 5,000m<sup>2</sup> serving the community. Developments within this zone are subject to a total maximum PR of 3.05 (of which the domestic PR should not exceed 2.18) and a maximum BH of 80mPD. Commercial uses are allowed on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.
- 12.6.6 To add vibrancy and vitality to the area, a pedestrian shopping street with terraced podium lined with retail frontage along site boundaries abutting the open space in Planning Area 10 should be provided. Land designated as ‘Terraced Podium’ is subject to a maximum BH of 5m and 10m-wide set back at first floor level. This terraced design could promote pedestrian experience and enhance air ventilation at street level. ‘Shop and Services’ and ‘Eating Place’ uses should be provided along the site boundary abutting the open space spine to ensure continuous shop frontage and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the open space.

#### Sewage Treatment Works

- 12.6.7 In the western end of the Area, a site of 3.6 ha in Planning Area 4 is zoned as “OU” annotated “Sewage Treatment Works” for the further expansion of SWHSTW to cater for additional sewage flows from planned developments within the Fanling/Sheung Shui area as well as Kwu Tung North/Fanling North NDA. The same site will also accommodate reclaimed water facilities. Developments in this site are subject to a maximum BH of 30mPD.

#### Sewage Pumping Stations

- 12.6.8 Four sewage pumping stations with a total area of 0.48 ha are reserved in Planning Areas 3, 5, 7 and 11 to collect sewage flows from the Area and pump the sewage to the SWHSTW. Developments in these sites are subject to a maximum BH of 15mPD.

## Industry

- 12.6.9 A site of 5.29 ha in Planning Area 3 to the west of Man Kam To Road is zoned “OU” annotated “Industry” to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries. Development in this site is subject to a maximum PR of 4.5 (of which the domestic PR should not exceed 0.5) and a BH restriction of 100mPD. Further increase in development intensity would be subject to confirmation of technical acceptability and feasibility demonstrated by the project proponent(s) to the satisfaction of relevant government bureaux and departments.
- 12.6.10 The site enjoys a locational advantage given its proximity to the three boundary control points and the support of the planned residential communities. The site has the potential to accommodate diversified value-adding uses with complementary facilities by allowing a wide 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., thereby facilitating the development of a broad spectrum of industries and a diverse range of job opportunities in the area, and complementing the residential community of the Fanling North NDA.
- 12.6.11 The type and use of industry, the disposition and layout of buildings, as well as the ancillary and supporting facilities to be provided at the site will be determined at the detailed design and implementation stages, with due regard to infrastructural capacity and potential synergy and compatibility among different industries as appropriate. The project proponent(s) should consult the Environmental Protection Department (EPD) for ascertaining any implication from environmental planning perspective.
- 12.6.12 While the intended industries are expected to be relatively clean in nature, some uses may be considered as dusty uses or sources of noise. The buffer requirement between such operations and any existing and planned accommodations as specified in the HKPSG should be duly followed to minimise potential environmental nuisance. All industry and associated uses should be planned in accordance with the HKPSG and, if applicable, monitored under the relevant environmental legislation and regulations. Project proponent(s), in consultation with relevant government bureaux and departments, will be required to implement appropriate mitigate measures to address any potential environmental issues arising from the development.
- 12.6.13 For any staff quarter and residential institution units to be provided, the exact location and its scale will be ancillary to, and contingent on the nature and scale of the industry use(s) to be developed, as well as the operational and business needs of the prospective industry use(s) on the site. With regard to infrastructural capacity, any domestic element (such as staff quarters/talent accommodations and residential

institutions) of the development within this site are subject to a maximum domestic PR of 0.5. The provision of domestic element should also duly observe possible constraints posed by the nearby less environmentally friendly industry use(s), if any, and the buffer requirement under HKPSG with other planned public use(s) nearby to address potential environmental impacts.

- 12.6.14 The PR control under “OU” annotated “Industry” zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4 “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.

#### Bus Depot

- 12.6.15 A site of 3.27 ha in Planning Area 3 to the east of Man Kam To Road is reserved for development of multi-storey bus depots. Suitable provision has been incorporated in the Notes for the provision of public vehicle parks for heavy goods vehicle on site as required by the Transport Department. Development in this site is subject to a maximum BH of 60mPD.

#### Amenity Area

- 12.6.16 “OU” annotated “Amenity Area” zones are indicated on the Plan. Amenity areas with a total area of about 5.04 ha are provided along the major road links to enhance the environment and to serve as visual buffers. The amenity areas in the southern edge of Planning Areas 14, 17 and 18 abutting Ma Sik Road will provide an essential landscaped link to complete the green network formed mainly by the green space corridors. Some of the amenity areas would be incorporated into the developments by HD to allow greater design flexibility and better layout planning.

### 12.7 “Agriculture” (“AGR”) : Total Area 12.43 ha

- 12.7.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 12.7.2 About 12.4 ha of the land in the north-western part of the Area remain as “AGR” zone as previously designated on the Fu Tei Au and Sha Ling OZP to allow the continuation of the existing farming practices. Since the concerned area falls within the EPD’s Livestock Waste Control Area (i.e. Part of River Indus Area) with effect from 1 January 1989, livestock premises located in the statutory Control Area must comply with the requirements of the Waste Disposal (Livestock Waste) Regulations. Measures should be taken to prevent any environmental nuisance to the public and any pollution to watercourses and Water Gathering Grounds within the meaning of the Waterworks Ordinance. Adequate provision for the temporary storage of livestock waste in

properly-designed and constructed containers should be made.

- 12.7.3 Except as otherwise provided in the Notes of this Plan, filling of land/pond may cause adverse drainage and environmental impacts on the areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department (LandsD) is exempted from the control.

12.8 “Green Belt” (“GB”) : Total Area 2.44 ha

- 12.8.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for adjacent meander. There is a general presumption against development within this zone.
- 12.8.2 Areas with mature vegetation have been designated as “GB” to protect existing green areas in the Area. The ecological buffers for the mitigation meanders at Sheung Shui Wa Shan and Siu Hang San Tsuen Stream are designated as “GB” which are of landscape and ecological value. Natural vegetation will be retained and enhanced and human activities will be limited in order to avoid direct impacts.
- 12.8.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

12.9 “Conservation Area” (“CA”) : Total Area 2.22 ha

- 12.9.1 This zoning is intended to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 12.9.2 The mitigation meanders in Planning Areas 2 and 7 are designated as “CA”. They were formed as a result of the channelisation of Ng Tung River and are reserved for retaining the uncommon fish species Rose Bitterling and for the provision of a habitat suitable for relocation of the Man Kam To Road egret which would be directly impacted by the construction of Fanling Bypass Western Section (between Luen Wo Hui and Man Kam To Road). The ecology of these areas will be enhanced and protected.

12.9.3 Filling of land/pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment. In view of the conservation value of the area, permission from the Board is required for such activities.

12.10 Relaxation/Minor Relaxation Clause

12.10.1 For the zone(s) where relaxation/minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, relaxation/minor relaxation of development restrictions (including NBA restrictions) as stated in the Notes of the Plan or shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

12.10.2 Having regard to the planning and design intentions of the NBAs as stated in paragraph 11.10, landscape features, boundary fence/boundary wall designed to allow high visual/air porosity, covered walkways, viewing decks, footbridges/cycle bridges/emergency vehicular bridges and other relevant minor structure(s) may be permitted within the NBAs as shown on the Plan as appropriate. The NBA restrictions will not apply to underground development.

**13. COMMUNICATIONS**

To support the development of Fanling North NDA, a number of improvements to the existing road network are necessary. The traffic impacts of the planned developments have been assessed. With the implementation of the proposed improvement works, no adverse traffic impact is envisaged.

13.1 Road Network (Figure 6)

13.1.1 The Area will be connected with different parts of Hong Kong and surrounding areas by a comprehensive existing and planned road network. The major road networks within the Area include primary distributors, district distributors and local distributors.

13.1.2 There are two primary distributors serving the Area. In the eastern portion of the Area, Fanling Bypass Eastern Section (between Wo Hop Shek and Luen Wo Hui), with a dual 2-lane configuration, serves as a primary distributor to link the area to the Fanling Highway-Tai Po direction. For the western portion of the Area, the traffic will make use of the existing Jockey Club Road and Po Shek Wu Road to connect with the Fanling Highway.

13.1.3 Regarding district distributors, the Fanling Bypass Western Section (between Luen Wo Hui and Man Kam To Road), with a single 2-lane configuration, will provide a linkage between the Man Kam To Road

and the Fanling Bypass Eastern Section.

- 13.1.4 Most of the local distributor roads are designed for single 2-lane configuration to provide access to the proposed new developments and existing villages. In particular, a local distributor road is proposed to connect to the existing Ma Sik Road to provide a good connectivity between the existing and the new communities in the eastern part of the NDA. There is another east-west local distributor road running to the south of the Fanling North NDA and parallel to the Fanling Bypass to serve the western part of Area.
- 13.1.5 Interchange/junctions and bridge structures are proposed across the Ng Tung River, linking some of the existing villages to the north of Ng Tung River where appropriate.
- 13.1.6 Amenity strips are provided alongside roads to enhance the amenity and to serve as visual buffers. They also offer good opportunities for landscaping and tree planting. Some amenity strips are incorporated into the area shown as 'Road' on the Plan.
- 13.1.7 The road works of the Fanling Bypass (Eastern Section) and the Fanling Bypass (Western Section) were authorised by CE in C on 27 November 2018 and 28 November 2023 respectively. Pursuant to section 13A of the Ordinance, the road scheme authorised by CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance, and the road schemes are shown on the Plan for information only.

## 13.2 Public Transport

- 13.2.1 Two new public transport interchanges of not less than 5,000m<sup>2</sup> each will be provided in the eastern (Area 15) and western (Area 10) parts of the Fanling North NDA to provide franchised bus/Green Minibus services or other public transport facilities. Besides, an additional public transport interchange will be provided in Area 11 to serve the public needs.

## 13.3 Pedestrian and Cycling Track Connections (Figures 4 and 5)

- 13.3.1 The footpaths and cycle tracks would be provided to link up major activity nodes in the Area, including the public transport interchanges, residential and commercial areas, open spaces and recreational facilities. A cycle track would be provided along the southern bank of Ng Tung River to provide a leisure cycling environment. To the east and west, it will link with the cycle track networks under the 'Cycle Track Networks in the Northwest and Northeast New Territories' and the planned cycle track network in the Kwu Tung North NDA with proposed footbridges across Ng Tung River and Sheung Yue River.

- 13.3.2 Convenient cycle parking facilities will be provided near major destinations including proposed public transport interchanges, major residential areas and open spaces.
- 13.3.3 At the south, the pedestrian network with proposed footbridges across Ma Sik Road and Road L1 will connect with the existing developments in Luen Wo Hui to allow integration of the Fanling North NDA with the existing new town area. At the north, footbridges across Ng Tung River to the existing villages will be re-provided/maintained. Riverside promenades are provided along the southern banks of Ng Tung River for the territorial population to enjoy the riverside environment, linking up the western and eastern portions of the Fanling North NDA, and the adjoining neighbourhood.

## **14. UTILITY SERVICES**

### **14.1 Drainage**

- 14.1.1 A new drainage system in the form of a gravity piped drainage system will be provided to convey storm water runoff to Ng Tung River following the catchment delineation. Local drainage improvements within the Area in the form of raising existing site levels and new drainage systems would be provided to eliminate the existing flood prone areas within the Area.
- 14.1.2 Peripheral channels are recommended to be provided along the toe of the embankment for site formation on the south-west side of the NDA to avoid adverse impact to the existing Tin Ping Shan Tsuen and Fung Kai Secondary School.

### **14.2 Sewage and Sewage Treatment**

Sewage flows from the Area will be conveyed through a trunk sewer along the roads within the Area and then pumped to the SWHSTW, through pumping stations at sites in Planning Areas 3, 5, 7 and 11. The existing SWHSTW would be upgraded with an expansion in Planning Area 4.

### **14.3 Water Supply**

Existing fresh water supply to Fanling and Sheung Shui area is being conveyed from Sheung Shui Water Treatment Works via the Table Hill Fresh Water Service Reservoir (FWSR) and the associated distribution mains. As the Table Hill FWSR does not have any spare capacity for the NDA development, a new FWSR will be constructed near the existing Table Hill FWSR with supplementary fresh water supply from Tai Po Water Treatment Works. Also, a new flushing water service reservoir is planned near the existing Table Hill FWSR. Treated sewage effluent from SWHSTW will be reused for non-potable purposes.

#### 14.4 Electricity

A new 132kV primary substation would be provided in Planning Area 18. For power infeed of this station, new 132kV underground cables would be provided to be connected to the 132kV cables to Liantang/Heung Yuen Wai Boundary Control Point (LT/HYW BCP) substation. Connection is made by turn in and out the new power cables for LT/HYW BCP. Another set of 132kV underground cable would be provided from the existing Fanling bulk infeed substation.

#### 14.5 Gas

The existing gas supply for Kwu Tung, Fanling and Sheung Shui is provided by the Hong Kong and China Gas Company Limited from the two existing offtake stations, namely Fanling West Offtake Station and Fanling East Offtake Station. Gas is supplied from the Tai Po Gas Production Plant to the two offtake stations through high pressure gas pipes and then medium pressure (MP) gas pipes outfeed from the offtake stations. New MP gas pipes can be connected either to the existing MP gas pipes in Ma Sik Road or those in Jockey Club Road.

#### 14.6 Telecommunications

Telecommunications cables will be branched off from Ma Sik Road, Lung Sum Avenue and Jockey Club Road, laid along the local distributor roads and distributed to the development sites.

### 15. CULTURAL HERITAGE

- 15.1 Within the boundary of the Area, there are Man Ming Temple (Grade 3), Sheung Shui Wa Shan SAI and areas with high or medium archaeological potential.
- 15.2 The list of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO) and SAIs are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.
- 15.3 Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO, SAIs, areas with high or medium archaeological potential identified in the Environmental Impact Assessment for North East New Territories New Development Areas (AEIAR-175/2013) or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

## 16. PLANNING CONTROL

- 16.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 16.2 For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the 'IDPA area' or the 'DPA area', whichever the case may be –
- (a) uses of land or building as defined under paragraphs (3)(a) and (3)(b) of the covering Notes and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board;
  - (b) any development, other than those referred to the above paragraph or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 7 September 1990 on land included in a plan of the previous Fu Tei Au and Sha Ling IDPA, or on or after 5 March 1999 on land included in a plan of the Hung Lung Hang DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.
- 16.3 For any land or building falling within the boundaries of this Plan but not previously falling within the 'IDPA area' or the 'DPA area', no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a 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 zoning control mainly rests with the Buildings Department, LandsD and the various licensing authorities.

- 16.4 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 (ODPs) and layout plans, and guidelines published by the Board. The ODPs and layout plans are available for public inspection at the PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the PlanD. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board; and the Technical Services Division and relevant District Planning Offices of the PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

## **17. IMPLEMENTATION**

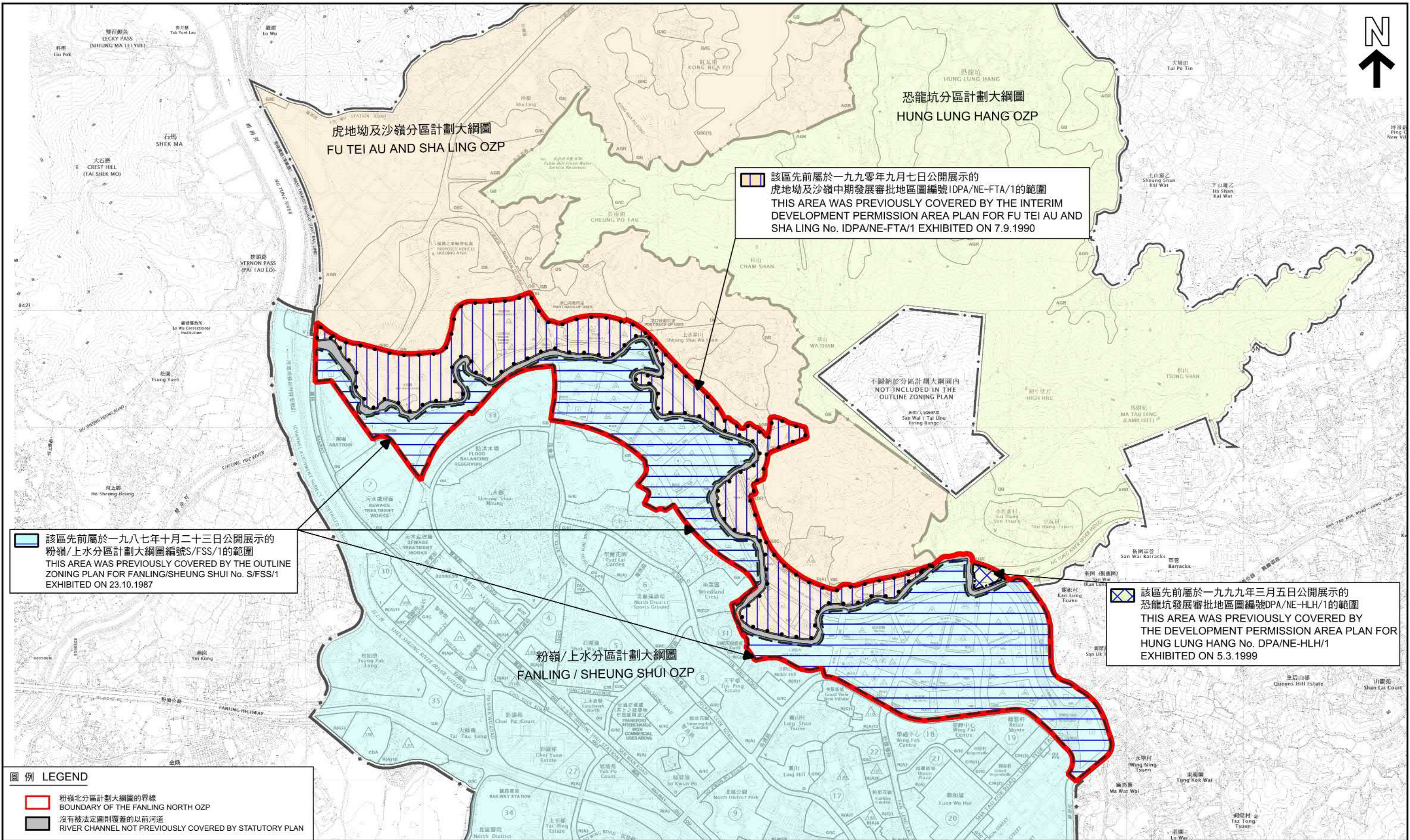
- 17.1 Kwu Tung North/Fanling North NDA is the first NDA in the NM to enter the construction stage. To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and GIC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the NDA development has been formulated. Construction and infrastructural works for the First Phase development and detailed design stage works for the Remaining Phase development commenced in 2019 and 2024 respectively with target for full completion of site formation and infrastructural works of the NDA by 2031.
- 17.2 The Government has been resuming and clearing the private land planned for public works projects, public and private developments, carrying out site formation works, and will provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of infrastructure will continue to be implemented in accordance with the development programme prepared by the Civil Engineering and Development Department. Open space, schools, social welfare and other community facilities will be constructed by the appropriate government departments on the basis of the Capital Works Programme, School Building Programme and other Public Works Programme. PRH and SSF housing together with the supporting facilities will be built by HD in accordance with the Public Housing Development Programme and other relevant agents. The Government has been accelerating the development of the NM with innovative mindset through diversified development approaches including in-situ land exchange, large-scale land disposal, and phased development, coupled with flexible land grant arrangements and flexible payment arrangements for land premium.
- 17.3 The OZP provides a broad land use framework within which a more detailed departmental ODP has been prepared in consultation with government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It includes information on detailed land uses, development parameters and boundaries of

individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the OZP together with the ODP, where appropriate, serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

Index of Figures (All figures are for indicative purpose only)

- Figure 1 – Previous Statutory Plans covering Fanling North Outline Zoning Plan Area
- Figure 2 – Planning Areas
- Figure 3 – Urban Design and Landscape Framework
- Figure 4 – Pedestrian Connections
- Figure 5 – Cycle Track Network
- Figure 6 – Transport Network

**TOWN PLANNING BOARD**  
**MAY 2026**



**圖例 LEGEND**

- 粉嶺北分區計劃大綱圖的界線  
BOUNDARY OF THE FANLING NORTH OZP
- 沒有法定圖則覆蓋的以前河道  
RIVER CHANNEL NOT PREVIOUSLY COVERED BY STATUTORY PLAN

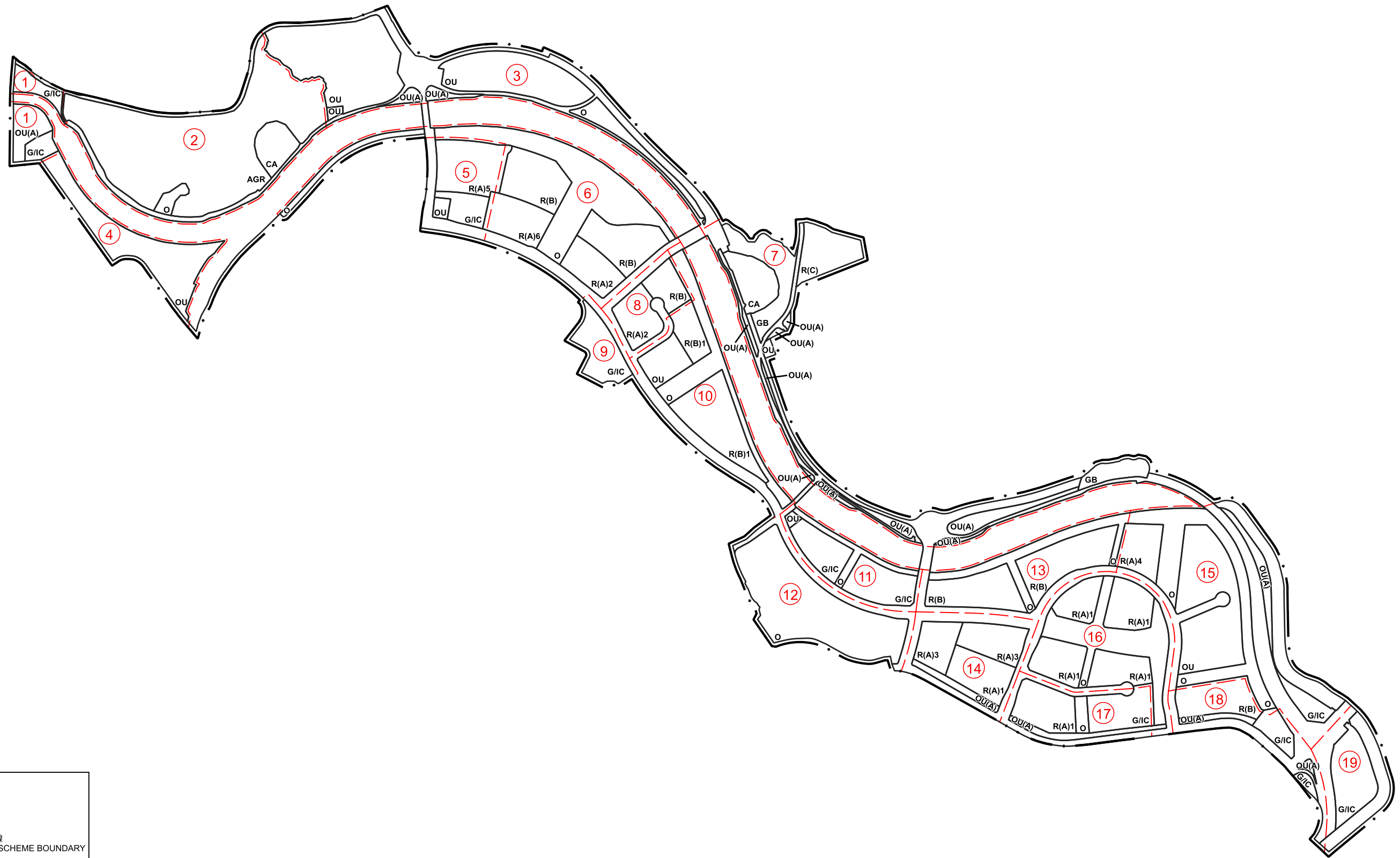
本摘要圖於2026年4月1日擬備，所根據的資料為於2024年4月9日核准的分區計劃大綱圖編號S/NE-FTA/18、於2017年12月5日核准的分區計劃大綱圖編號S/NE-HLH/11、於2023年9月19日核准的分區計劃大綱圖編號S/FLN/4及於2024年4月9日核准的分區計劃大綱圖編號S/FSS/28  
EXTRACT PLAN PREPARED ON 1.4.2026 BASED ON OUTLINE ZONING PLANS No. S/NE-FTA/18 APPROVED ON 9.4.2024, S/NE-HLH/11 APPROVED ON 5.12.2017, S/FLN/4 APPROVED ON 19.9.2023 AND S/FSS/28 APPROVED ON 9.4.2024

**粉嶺北分區計劃大綱圖先前的法定圖則範圍**  
PREVIOUS STATUTORY PLANS COVERING FANLING NORTH OUTLINE ZONING PLAN AREA

SCALE 1 : 15 000 比例尺

**規劃署**  
Planning Department

參考編號 REFERENCE No. <b>M/F/S/26/2</b>	圖解 FIGURE <b>1</b>
--	-----------------------

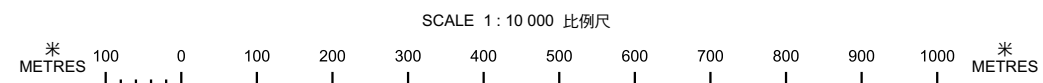


圖例 LEGEND

-  地帶 ZONES
-  規劃範圍界線 PLANNING SCHEME BOUNDARY
-  規劃區界線 PLANNING AREA BOUNDARY
-  規劃區編號 PLANNING AREA NUMBER

粉嶺北分區計劃大綱圖 FANLING NORTH OUTLINE ZONING PLAN

粉嶺北新發展區規劃區及地點編號  
PLANNING AREAS AND SITE NUMBERS OF FLN NDA

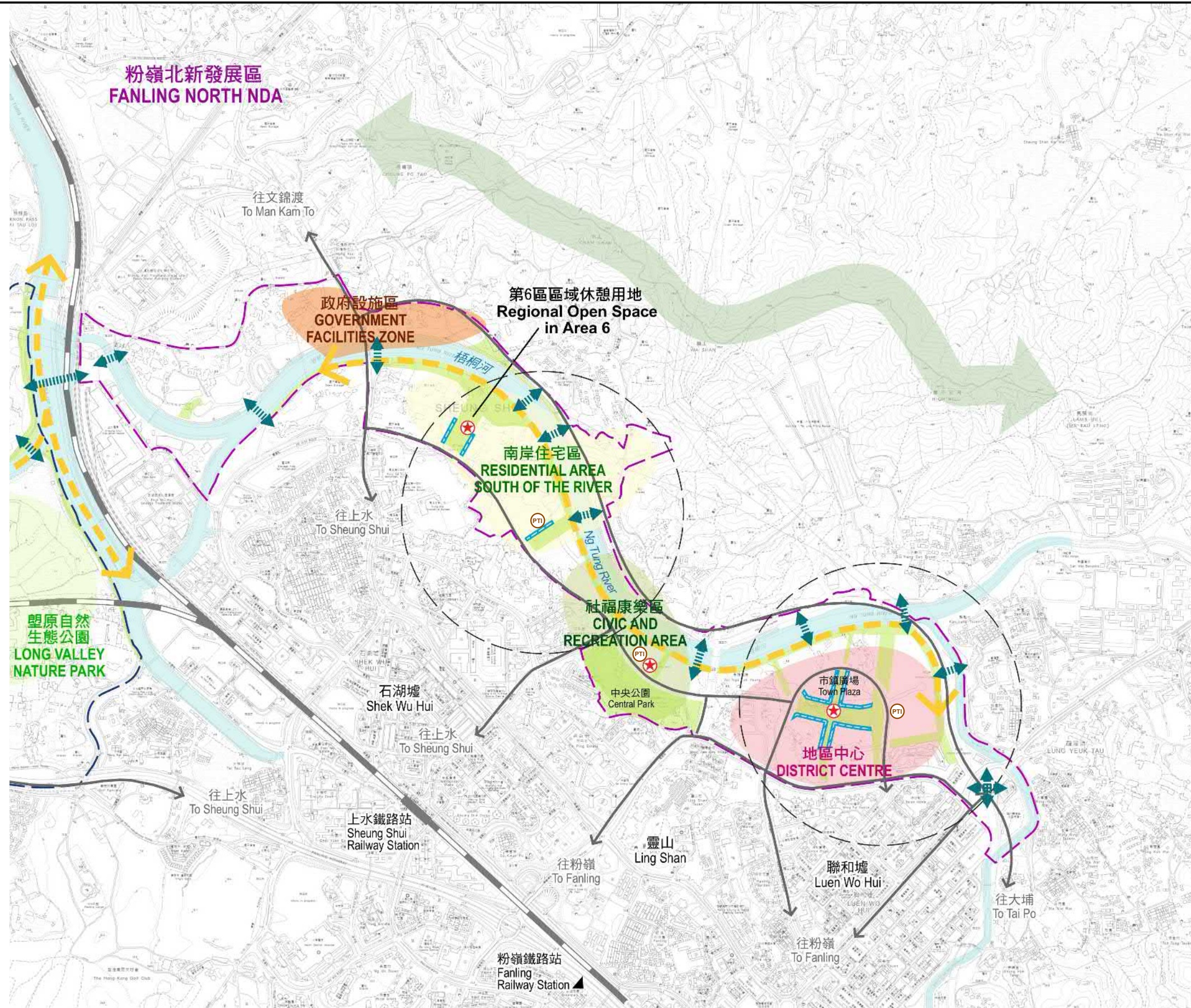


本摘要圖於2026年4月15日擬備  
EXTRACT PLAN PREPARED ON 15.4.2026



參考編號  
REFERENCE No.  
M/FS/26/2

圖解 FIGURE  
2



- 圖例 LEGEND**
- 休憩用地  
OPEN SPACE
  - 商業步行街  
PEDESTRIAN SHOPPING STREET
  - 河畔長廊  
RIVERSIDE PROMENADE
  - ★ 地區焦點  
FOCAL POINT
  - PTI 公共交通匯處  
PUBLIC TRANSPORT INTERCHANGE
  - 主要道路連接  
MAJOR VEHICULAR ACCESS
  - 連繫行人天橋  
PEDESTRIAN FOOTBRIDGE
  - 擬議公共交通匯處500米步行範圍  
PUBLIC TRANSPORT INTERCHANGE  
500m WALKING DISTANCE
  - 現有鐵路線  
RAIL LINE
  - 河流  
RIVER
  - 山脊  
MOUNTAIN BACKDROP

只作顯示用途  
FOR INDICATIVE PURPOSE ONLY

**粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA**

**城市設計及景觀大綱  
URBAN DESIGN AND LANDSCAPE FRAMEWORK**

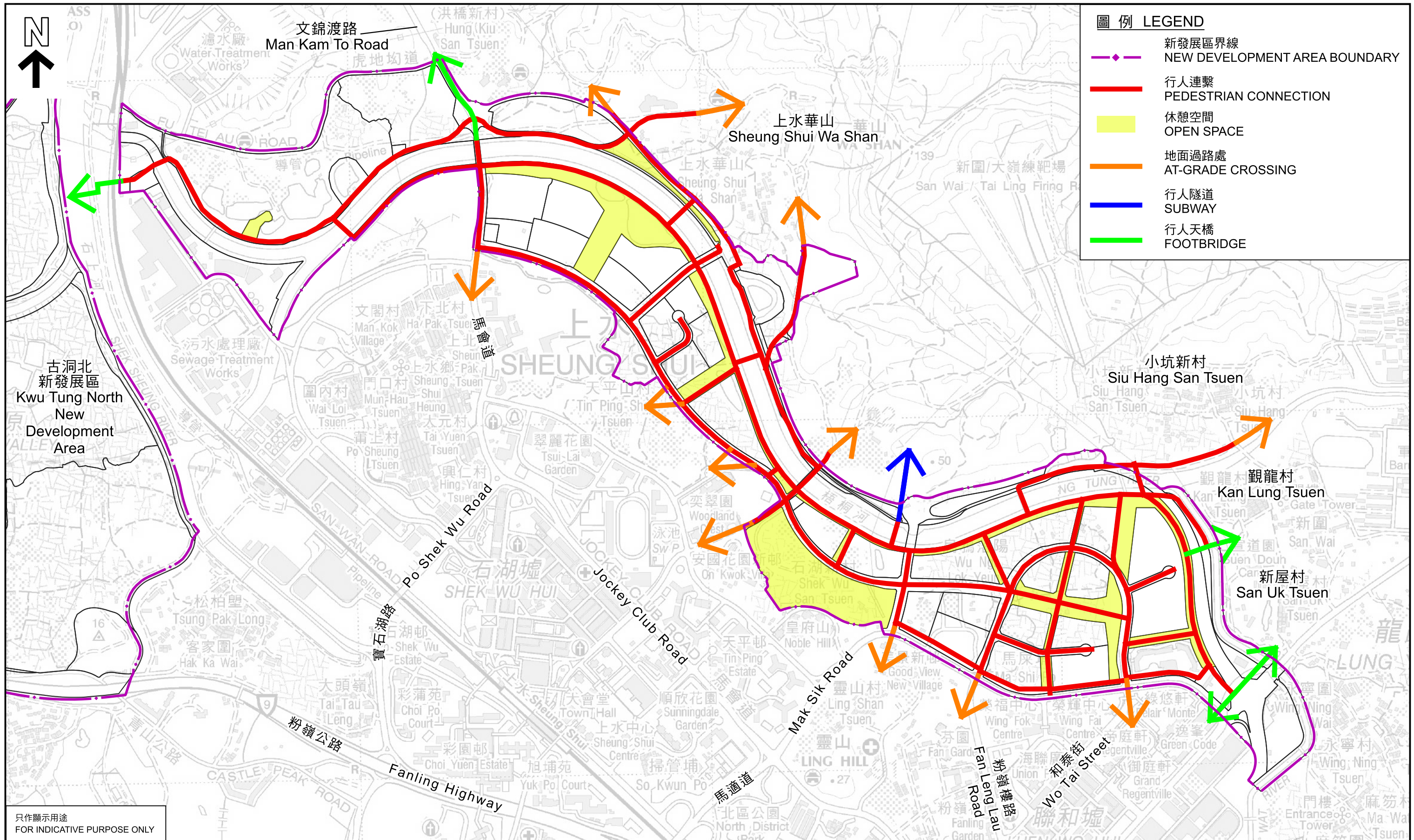
摘自2013年完成的新界東北新發展區規劃及工程研究  
Extracted from North East New Territories New Development Areas Planning and Engineering Study completed in 2013

本摘要圖於2026年4月1日擬備  
EXTRACT PLAN PREPARED ON 1.4.2026



參考編號  
REFERENCE No.  
M/FS/26/2

圖解 FIGURE  
3



粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

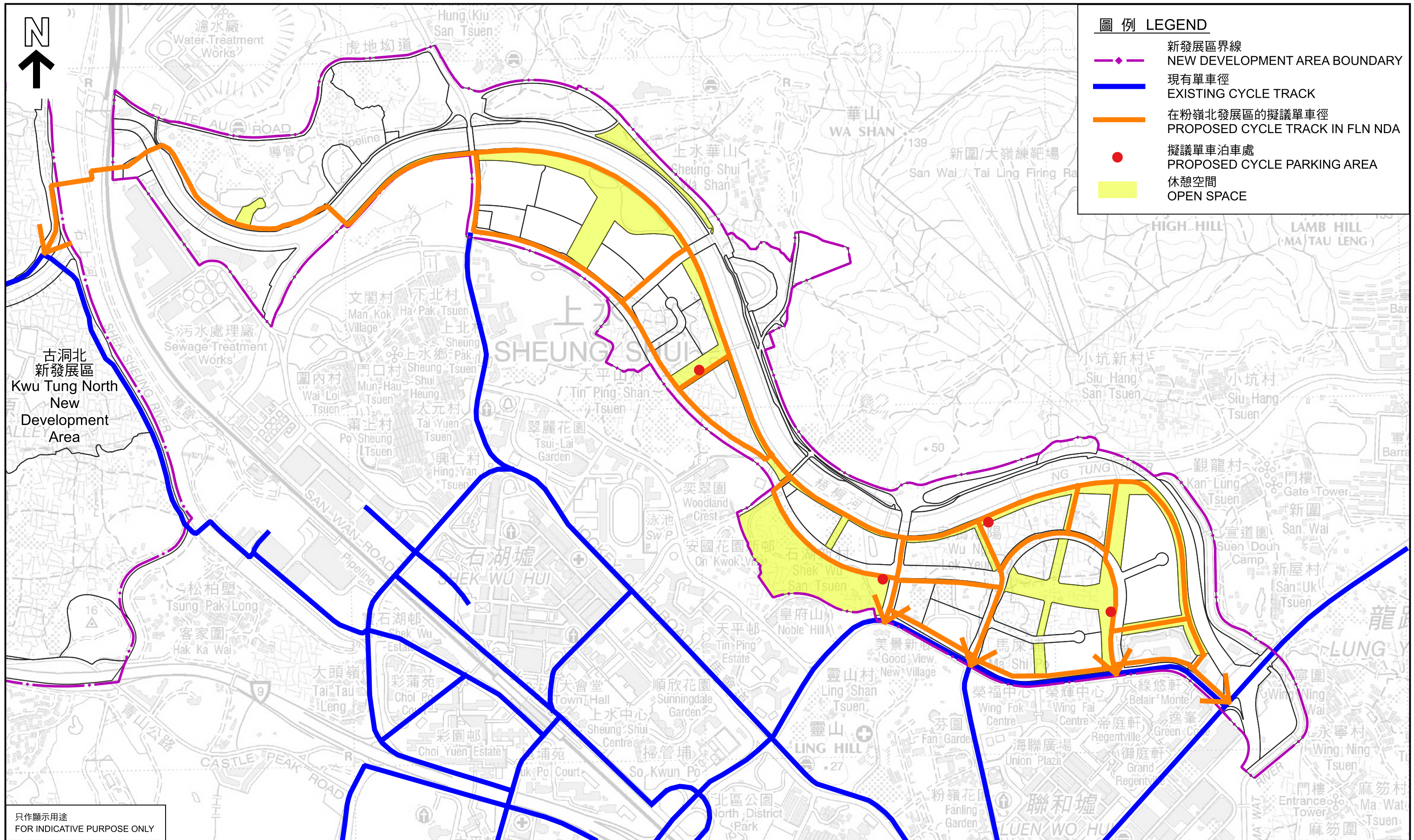
行人連繫  
PEDESTRIAN CONNECTIONS  
(有待詳細設計)  
(Subject to Detailed Design)

 規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/26/2

圖解 FIGURE  
4

本摘要圖於2026年4月15日擬備  
EXTRACT PLAN PREPARED ON 15.4.2026



粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

單車徑網絡  
CYCLE TRACK NETWORK  
(有待詳細設計)  
(Subject to Detailed Design)

 規劃署  
Planning Department







參考編號  
REFERENCE No.  
M/FS/26/2

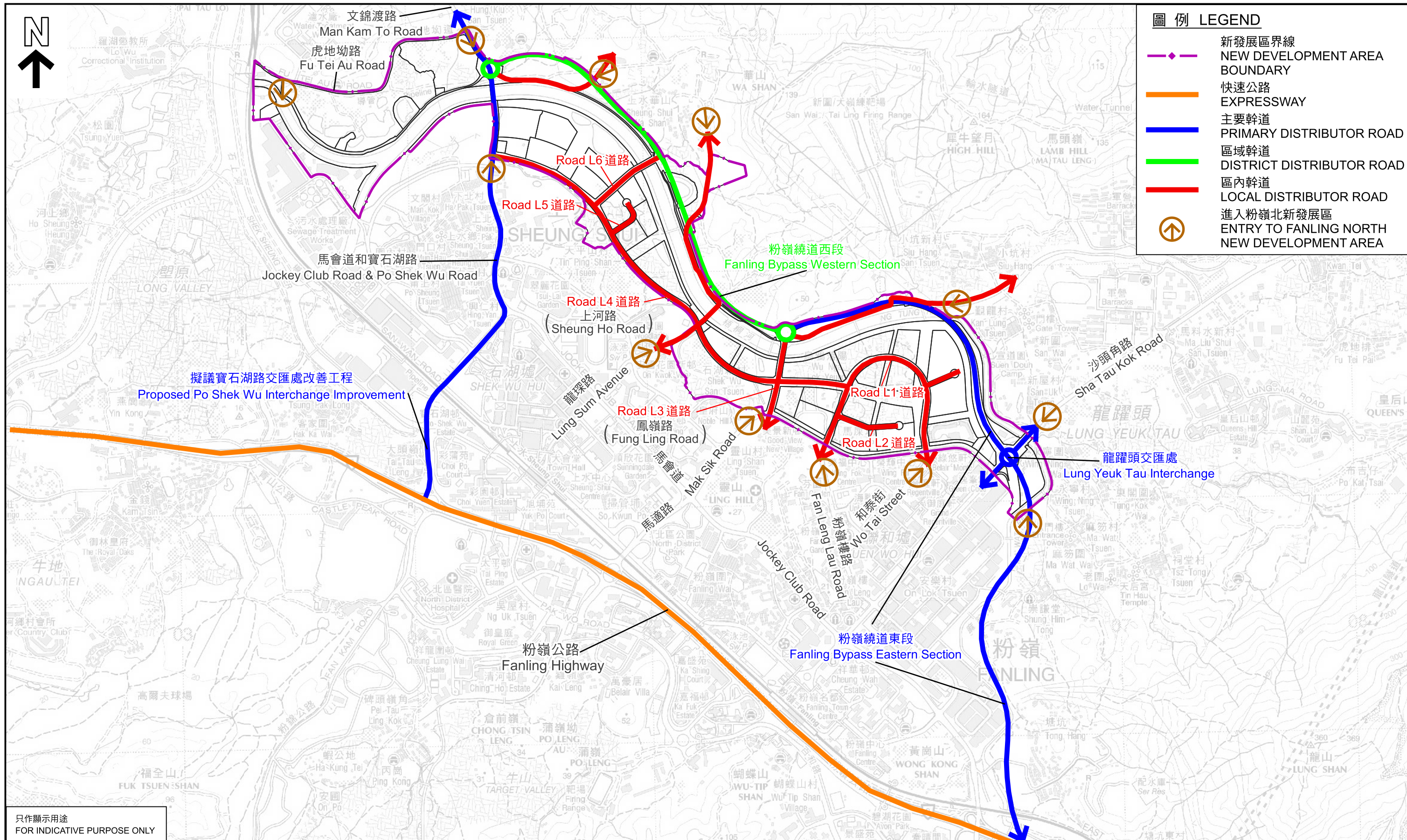
圖解 FIGURE  
5

本摘要圖於2026年4月15日擬備  
EXTRACT PLAN PREPARED ON 15.4.2026



圖例 LEGEND

-  新發展區界線  
NEW DEVELOPMENT AREA BOUNDARY
-  快速公路  
EXPRESSWAY
-  主要幹道  
PRIMARY DISTRIBUTOR ROAD
-  區域幹道  
DISTRICT DISTRIBUTOR ROAD
-  區內幹道  
LOCAL DISTRIBUTOR ROAD
-  進入粉嶺北新發展區  
ENTRY TO FANLING NORTH NEW DEVELOPMENT AREA



粉嶺北新發展區 FANLING NORTH NEW DEVELOPMENT AREA

交通網絡  
TRANSPORT NETWORK  
(有待詳細設計)  
(Subject to Detailed Design)

 規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/26/2

圖解 FIGURE  
6

本摘要圖於2026年4月15日擬備  
EXTRACT PLAN PREPARED ON 15.4.2026