

Item 5 - Proposed Amendments to the Approved Fanling North Outline Zoning Plan No. S/FLN/4
(NDC Paper No. 10/2026)

55. The Chairman welcomed Mr Eric CHUNG, Assistant Secretary (Northern Metropolis) 2 of the Development Bureau; and representatives of the PlanD, namely Mr Adrian TO, Senior Town Planner/Fanling, Sheung Shui 1, and Mr Cyrus CHAU, Town Planner/Fanling, Sheung Shui 6, to the meeting. She then invited the representatives of the PlanD to present the paper.

56. Ms Josephine LO said that a number of infrastructure projects were currently underway in the NM, and that amendments to the Approved Fanling

North Outline Zoning Plan No. S/FLN/4 (“OZP”) had been proposed to align with the large-scale land disposal approach.

57. Mr Eric CHUNG pointed out that the large-scale land disposal approach was first proposed in 2024 Policy Address. Given the massive scale of investment, the Government would adopt innovative and diverse new land development models, of which large-scale land disposal was one. Under the traditional new development area model, the Government would level the land it had acquired and then divide it into plots of varying sizes for public tender or auction. Large-scale land disposal, however, involved putting land with commercial value (such as industrial or residential sites) and public facilities (such as parks or roads) on the market together for competitive bidding. The Government had identified three pilot sites for large-scale land disposal in the NM (located in Hung Shui Kiu/Ha Tsuen New Development Area, Fanling North New Development Area and the San Tin Technopole) and had conducted an expression of interest exercise. The tender for the pilot site in Hung Shui Kiu/Ha Tsuen was invited at the end of last year, and the invitation to tender would close in July this year. There were plans to launch tenders for further pilot sites within this year. Having taken into account the feedback gathered during the market survey, the Government proposed to adjust the scope of the “pilot area under large-scale disposal” in Fanling North, including broadening the permitted uses of the land to cover a wider range of suitable industrial and supporting facilities. For example, land originally zoned for “logistics facilities” would be rezoned to include research or exhibition uses. Furthermore, given the large scale of investment in the pilot area and the financial pressures faced by the developer, the number of residential sites within the pilot area would be increased, where feasible and subject to infrastructure capacity, in order to enhance the financial viability of the pilot area.

58. Mr Adrian TO presented the proposed amendments to the OZP with the aid of PowerPoint slides at Annex II:

- (a) The site under Item A, currently zoned for “Government, Institution or Community” use and with a site area of 1.65 hectares (“ha”), was proposed to be rezoned to “Residential (Group B)1” (“R(B)1”). The site was originally reserved for one primary school and one secondary school. However, noting that the Education Bureau (“EDB”)’s projection of a territory-wide decline in the school-age population, and following an analysis of cross-district students, the Government had assessed that sufficient school places had been reserved within the district to meet the demand. Therefore, it was proposed that the site be released and rezoned to R(B)1 for private residential development. This would be subject to a maximum plot ratio of 5 and a maximum

building height of 110 metres above Principal Datum (“mPD”), aligning with the adjacent amended sites under Items B1 and B2;

- (b) The sites under Items B1 and B2 were zoned for medium-density R(B)1 use, with respective site areas of 0.88 ha and 0.87 ha. It was proposed to increase the development density to a plot ratio of 5 and relax the height restriction to a maximum building height of 110mPD, tallying with the adjacent amended site under Item A, with a view to increasing private housing developments and the appeal of the sites;
- (c) The site under Item C was zoned for low-density “Village Type Development”, with a site area of 0.24 ha. It was proposed to rezone it for “Residential (Group C)” (“R(C)”) use so that development density could be increased and the height restriction could be relaxed. The site was located near Wa Shan, Sheung Shui and was originally reserved for villagers who needed to relocate due to the impact of the development of Kwu Tung North New Development Area. However, information from the LandsD indicated that the reserved land for the Kwu Tung North/Fanling North New Development Area was sufficient to accommodate these residents. Therefore, it was recommended to rezone the site for R(C) use, and the site would be subject to a plot ratio of 2.8 and a maximum building height of 80mPD;
- (d) The site under Item D was zoned for low-density R(C) use, with a site area of 1.24 ha. It was proposed to increase the development density and relax the height restriction to bring them into line with those of the site under Item C (i.e. a plot ratio of 2.8 and a maximum building height of 80mPD);
- (e) In summary, Amendment Items A to D would result in the addition of approximately 1 100 to 1 300 private housing units, bringing an increase in population of approximately 3 000 to 3 600 persons;
- (f) The site under Item E was currently zoned for “Other Specified Uses” annotated as “Logistics Facility”. It was proposed to rezone it to “Other Specified Uses” annotated as “Industry” to provide a diverse range of industries and employment opportunities to cater for the growing population. The “Industry” designation could broadly encompass non-polluting industries, as well as emerging sectors such as media production, creative industries, exhibition facilities and other ancillary facilities, such as staff accommodation, thereby enhancing the flexibility of land use and better meeting societal needs. Furthermore, it was proposed that an “Other Specified Uses” zone within the site,

currently annotated as “Bus Depot”, be expanded to include office, commercial and service sector uses, thereby providing greater operational flexibility; and

- (g) The Government had completed the relevant assessments (including those relating to visual impact, ventilation, the environment, transport, and water supply and drainage) and had put forward the above rezoning proposal where technically feasible. The department had consulted the Fanling District RC and the Sheung Shui District RC on the proposal. Following consultation with the NDC, the department would incorporate the feedback received to make final revisions, before submitting the proposal to the Rural and New Town Planning Committee under the Town Planning Board (“TPB”) for consideration.

59. The Chairman invited Members to give their comments on the paper.

60. Mr HAU Chi-keung supported the development of the above pilot area under large-scale land disposal and said that departments such as the PlanD had previously consulted the Sheung Shui District RC on the matter. As there were currently no fully-fledged standard hotels in North District, he suggested rezoning the part of the site under Item C located within Wa Shan Tsuen, Sheung Shui to permit hotel development. North District had a significant amount of low-density land, which, in addition to housing, should be used for diversified development in order to attract investors.

61. Mr LI Kwok-fung said that the PlanD consulted the Fanling District RC on 27 February this year, and the RC unanimously supported the proposed amendments.

62. Mr LEE Koon-hung agreed that the large-scale land disposal approach would help attract investors and that an increase in the proportion of private housing would boost interest in tendering. He enquired whether the area of land subject to the planning amendment (15.9 ha) was equivalent to the total area of the pilot area development, and suggested that the land for industries under Item E be rezoned for hotel development.

63. Hon YIU Ming supported the adoption by the Government of the large-scale land disposal approach, as it could accelerate land development; however, he had reservations about changing the designated use of the school site in Item A. Since the paper did not provide a clear account of the data on the trend of structural decline in the school-age population, he hoped that the EDB would provide concrete figures and justifications to support this proposed amendment

considering that the population of North District (including that in the development of the NM) was certain to increase in the future.

64. Mr CHU Wai-lam said that, as Principal, he was aware of the decline in pupil numbers in North District schools, but that the development of the NM would bring in a significant number of new pupils. Therefore, the focus lay on the arrangements during the transitional period. Currently, many schools in North District were under-enrolled. Overall, they still had the capacity to absorb new pupils in the short term, and there was no immediate need to increase the number of schools. Should the NM area required additional schools in the future to meet pupil demand, he suggested that this should be carried out through a relocation model, as many schools in North District were long-established and their facilities and environments did not meet future requirements. He had already proposed to the bureau that, when a new site was allocated for school construction, priority should be given to schools in the district for relocation purposes. Furthermore, he opined that the development of the NM must take into account supporting facilities such as hotels and recreational and cultural amenities. He hoped that, in addition to commercial development and innovation and technology, the Government would also include hotel development within the scope of the revisions.

65. The Chairman invited departmental representatives to give a response.

66. Ms Josephine LO gave a response as follows:

- (a) The relevant departments were currently reviewing the land use of the NM (particularly Kwu Tung North and Fanling North) and would consider including hotel use. The Government would consult Members again in due course;
- (b) The 15.9-ha area mentioned in the PowerPoint slides referred to the entire pilot area under large-scale land disposal, not specifically to the amended site; and
- (c) Regarding the estimate of the number of students in North District, the department would follow up with the EDB to obtain supplementary information for Members' reference. If the number of students in the district showed an upward trend, the EDB had established policies and procedures in place to address matters such as increasing class sizes, allocating school places and relocating schools. The relevant departments would also closely monitor the "Government, Institution or Community" land and school sites in the various new

development areas within North District, and would allocate them appropriately for school construction where necessary.

67. The Chairman thanked Members for their support in enabling the PlanD to submit the proposed amendments to the TPB in due course.

(Post-meeting note: The EDB added that, following the return of the site under Item A (i.e. the site originally reserved for a primary school and a secondary school), the bureau still retained five sites within Fanling North New Development Area for the construction of primary and secondary schools. Among these, the funding application for the construction of the first primary school in Fanling North was approved by the Finance Committee of the LegCo in July 2025. The school would serve as a replacement for Pui Ling School of The Precious Blood in the same district, with construction expected to be completed as early as 2028. The EDB anticipated that the school sites reserved in Fanling North New Development Area, together with existing schools in the vicinity, would be sufficient to meet local demand. The bureau would continue to closely monitor the supply and demand for school places in the new development areas and, as necessary, plan school construction projects in a timely manner to meet the long-term educational needs of residents in Fanling North New Development Area.)