

TOWN PLANNING BOARD

TPB Paper No. 11075

**For Consideration by
the Town Planning Board on 2.10.2026**

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

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/FLN/5-R1 TO R2

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Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/FLN/5-)
<u>Amendments to the Plan (Plans H-1a and H-1b)</u> <u>Item A</u> 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. <u>Item B1</u> Rezoning of a site in Area 10 from “Residential (Group B)” (“R(B)”) to “R(B)1” with stipulation of BH restriction. <u>Item B2</u> Rezoning of a site in Area 10 from “R(B)” to “R(B)1” with stipulation of BH restriction. <u>Item C</u> Rezoning of a site in Area 7 from “Village Type Development” (“V”) to “Residential (Group C)” (“R(C)”) with stipulation of BH restriction. <u>Item D</u> Revision of the BH restriction for a site zoned “R(C)” in Area 7. <u>Item E</u> 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. <u>Item F</u> Rezoning of a site in Area 3 from “OU(Logistics Facility)” to “AGR”. <u>Amendments to the Notes</u> (a) Revision to paragraph (7)(b) of the covering Notes to allow provision, maintenance or repair of small	<u>Total: 2</u> <u>Supports and Provides Views on Item E (Total: 1)</u> R1: Individual <u>Opposes Items A to E and Amendment to the Notes (a), (c), (g), (k) and (l) and Provides Views on Items A to F (Total: 1)</u> R2: Individual

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/FLN/5-)
unmanned aircraft (SUA) 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” (“CA”). (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. (g) Revision to the Notes for “OU” annotated “Commercial/Residential Development with Public Transport Interchange” (“OU(CRDPTI)”) 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. (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 “CA” 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).	

Note: The names of the representers are available at the website of the Town Planning Board (TPB / the Board) at https://www.tpb.gov.hk/en/plan_making/S_FLN_5.html. Soft copy of the submissions is sent to the Board Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_FLN_5.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 22.5.2026, the draft Fanling North Outline Zoning Plan (OZP) No. S/FLN/5 (the Plan) at **Annex I**, together with its Explanatory Statement (ES)¹, was exhibited for public inspection under section 5 (s.5) of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the Plan and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a and H-1b**.
- 1.2 During the two-month statutory exhibition period, **two** valid representations were received. On 4.9.2026, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is available at the Board's website². The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Items A to D – Rezoning of a “G/IC” site in Area 10 (Item A Site) and two “R(B)” sites in Area 10 (Item B1 and Item B2 Sites) to “R(B)1”; rezoning of a “V” site in Area 7 (Item C Site) to “R(C)”; and revision of the plot ratio (PR) and BH restrictions for a “R(C)” site in Area 7 (Item D Site) for private residential developments (**Plans H-1a, 2a, 2b**)

- 2.1 To further accelerate the delivery of the Northern Metropolis (NM), the Government will continue to adopt innovative and diversified development approaches including large-scale land disposal (LSLD), so as to better integrate a capable government with an efficient market. Under the LSLD approach, 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. This aims to better leverage private market forces to expedite the development of the NM. The Government has identified three pilot areas of large-scale land disposal, which are located in the Hung Shui Kiu (HSK)/Ha Tsuen New Development Area (NDA), Fanling North (FLN) NDA and San Tin Technopole respectively. The tender invitation for the HSK Pilot Area was the first to commence in end-December 2025 with tender result announced in August 2026.
- 2.2 Having considered the market feedback collected through the Expression of Interest (EOI) exercise for LSLD Pilot Area and the latest planning circumstances, the Government has reviewed the sites in the FLN LSLD Pilot Area with a view to enhancing the financial viability by increasing the development potential and private housing supply of the sites, as well as allowing greater land use flexibility to support the growth of a broad spectrum of industries. Upon review with supporting technical assessments, a “G/IC” site (**Item A Site**) and two “R(B)” sites (**Item B1 and Item B2 Sites**) in Area 10 have been rezoned to “R(B)1” and a “V” site in Area

¹ The Notes and ES are available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_FLN_5.html.

² The list of representers is available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_FLN_5.html.

7 has been rezoned to “R(C)” (**Item C Site**) for private residential developments; and the development restrictions of a “R(C)” site in Area 7 have been revised for enhancing the development intensity of private residential development (**Item D Site**) (**Plan H-1a**).

- 2.3 As related background information, pursuant to the 2014 Policy Address (PA) and 2018 PA to address the acute housing demand by intensifying the development intensity of housing sites, the Civil Engineering and Development Department (CEDD) submitted three section 16 (s.16) applications for minor relaxation of PR and/or BH restrictions for permitted/proposed public and private housing developments in the Kwu Tung North (KTN)/FLN NDA. Application No. A/KTN/54 which covered the KTN/FLN NDA was approved by the Rural and New Town Planning Committee (RNTPC) of the Board on 16.11.2018, and applications No. A/KTN/93 and A/FLN/30 for the KTN NDA and FLN NDA respectively were approved on 23.9.2022. Under the last s.16 application No. A/FLN/30, with development intensity enhanced, the FLN NDA as a whole will provide about 36,300 flats, accommodating a new population of about 95,100. The relevant private housing sites in the FLN LSLD Pilot Area covered by the latest s.16 application No. A/FLN/30 with the development intensified are set out below.

Item (Plan H-1a)	Site Area (ha) (about)	Maximum PR			Maximum BH		
		Previous OZP No. S/FLN/4 (before rezoning)	Approved s.16 application No. A/FLN/30	Current OZP No. S/FLN/5 (after rezoning)	Previous OZP No. S/FLN/4 (before rezoning)	Approved s.16 application No. A/FLN/30	Current OZP No. S/FLN/5 (after rezoning)
B1	0.88 ha	3.5	4.2 (+20%)	5	75mPD	75mPD (No change)	110mPD
B2	0.87 ha	3.5	4.2 (+20%)	5	75mPD	75mPD (No change)	110mPD
D	1.24 ha	2.0	2.4 (+20%)	2.8	55mPD	55mPD (No change)	80mPD

Items E and F – Rezoning of a site in Area 3 from “OU(Logistics Facility)” and “AGR” to “OU(Industry)” (Item E Site), and rezoning of a piece of land in Area 3 from “OU(Logistics Facility)” to “AGR” (Item F Site) (Plans H-1b, 2c)

- 2.4 To allow greater land use flexibility to support the growth of a broad spectrum of industries, a site along Man Kam To Road in Area 3, which was previously zoned “OU(Logistics Facility)”³ and “AGR”, has been rezoned to “OU(Industry)” (**Item E Site**) with the planning intention to provide land for accommodating diversified value-adding uses with complementary facilities (**Plan H-1b**).
- 2.5 In reviewing the “OU(Industry)” site, to facilitate comprehensive site planning and implementation of the proposed industry development under the LSLD approach, consideration was given to rationalising the zoning boundary taking into account the authorised land resumption and works limit for the remaining phase development of

³ The previous “OU(Logistics Facility)” zone was intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub.

the FLN NDA⁴ and the existing site conditions. In this regard, a fill slope (about 1,704m²) has been rezoned from “AGR” to “OU(Industry)” (**Item E Site**), and the southwestern portion of the previous “OU(Logistics Facility)” zone (about 972m²) currently occupied by ponds, trees and grassland has been rezoned to “AGR” (**Item F Site**) to form an integral part with the adjoining “AGR” zone for better reflecting the development circumstances and site conditions (**Plan H-1b**) (details in paragraph 4.1.13 below).

Amendments to the Notes and ES of the OZP

2.6 The following amendments to the Notes of the OZP have been made:

Covering Notes

- i) paragraph (7)(b) of the covering Notes to allow provision, maintenance or repair of SUA 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 “CA”;

“R(B)” Zone

- ii) in relation to **Items A to B2**, the Remarks for the “R(B)” zone have been revised to incorporate development restrictions for the new “R(B)1” sub-zone;

“R(C)” Zone

- iii) in relation to **Items C and D**, the Remarks for the “R(C)” zone have been revised;

“OU(Logistics Facility)” and “V” Zones

- iv) in relation to **Items C and E**, the Notes for “OU(Logistics Facility)” and “V” zones have been deleted;

“OU(Industry)” Zone

- v) in relation to **Item E**, a new set of Notes for the “OU(Industry)” zone with stipulation of relevant development restrictions has been incorporated;

“AGR” Zone

- vi) in relation to **Item F**, the Remarks for the “AGR” zone on the clause related to filling of pond/land have been revised;

“OU(Bus Depot)” Zone

⁴ The land resumption limit under the Land Resumption Ordinance (Cap. 124) for implementation of the remaining phase development of the KTN/FLN NDA was gazetted on 12 January 2024, and the land involved was reverted to the Government on 12 April 2024. The land clearance exercise has commenced progressively since January 2024 and the sites involved in the **Items A to E** are cleared.

- vii) ‘Office’ and ‘Shop and Services’ uses have been incorporated under Column 1 of the Notes for the “OU(Bus Depot)” zone to allow more compatible ancillary uses and to provide development flexibility, and the Remarks for the “OU(Bus Depot)” zone have also been revised to incorporate the relaxation clause;

“O” Zone

- viii) ‘Public Utility Installation (Flood Retention Facilities only)’ use has been incorporated under Column 1 of the Notes for “O” zone, and ‘Public Utility Installation (not elsewhere specified)’ has been consequentially revised under Column 2 of the Notes for “O” zone to allow flexibility for the implementation of flood retention facilities in planned open space; and

Technical Amendments

- ix) to align with the latest MSN promulgated by the Board and to incorporate other technical and editorial amendments, the Notes for the “R(A)”, “R(B)”, “G/IC”, “CA” and “OU(CRDPTI)” zones have been revised.

- 2.7 The ES of the OZP has been revised to take into account the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the FLN NDA and to incorporate certain technical revisions.

The Draft OZP

- 2.8 On 8.5.2026, the RNTPC agreed that the proposed amendments to the approved FLN OZP No. S/FLN/4 were suitable for public inspection under s.5 of the Ordinance. The relevant RNTPC Paper No. 5/26 and the extract of the minutes of the said RNTPC meeting are available at the Board’s website⁵. Subsequently, the draft FLN OZP No. S/FLN/45 was gazetted on 22.5.2026.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

- 3.1 The Development Bureau (DEVB), PlanD and CEDD jointly consulted the Fanling District Rural Committee (FDRC), Sheung Shui District Rural Committee (SSDRC) and North District Council (NDC) on the proposed amendments to the approved Fanling North OZP No. S/FLN/4 on 27.2.2026, 2.3.2026 and 10.3.2026 respectively. Members of FDRC, SSDRC and NDC generally supported the proposed amendments. Besides, Members of SSDRC and NDC raised enquiries and comments mainly on the potential traffic impacts; provision of public car parking spaces for private cars and heavy vehicles; provision of shopping facilities for residents of **Item C and Item D** Sites; operation of the proposed bus depot to the east of **Item E** Site; possibility of reserving **Item A and Item C** Sites for public

⁵ The relevant RNTPC Paper No. 5/26 and the extract of the minutes of the RNTPC meeting on 8.5.2026 are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/787_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m787rnt_e.pdf respectively.

housing development; the need for hotel developments in the Fanling / Sheung Shui Area; and details of the school-age population in the North District. Their views and comments have been incorporated into the RNTPC Paper No. 5/26 and summarised in the extract of minutes of the NDC meeting at **Annex III**.

Upon Gazettal of the Draft OZP

- 3.2 Upon gazettal of the draft OZP on 22.5.2026, members of the NDC, FDRC and SSDRC were notified on the same day that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. No representation from members of the NDC, FDRC and SSDRC was received.

4. The Representation Sites and the Surrounding Areas

- 4.1 The representation sites and their surrounding areas have the following characteristics:

Representation Sites under Items A to D (Plans H-1a, 2a, 2b, 3a, 3b and 4a to 4c)

- 4.1.1 **Item A Site**, with an area of about 1.65 ha, is located in Area 10. Being an integral part of the riverside residential neighbourhood, **Item A Site** abuts the planned medium-density residential sites rezoned to “R(B)1” in Area 10 to the immediate northwest under **Items B1 and B2**, and fronts Ng Tung River and the planned riverside promenade zoned “O” to the east. It is also in close proximity to the planned residential cluster zoned “OU(CRDPTI(2))” and “R(A)2” in Area 8 further to the northwest (**Plans H-1a, 2a, 3a and 4a**).
- 4.1.2 **Item A Site** was originally zoned “G/IC” and earmarked for development of a primary school and a secondary school at the planning stage of the FLN NDA. Subsequently, the Education Bureau (EDB), having considered a number of factors, including the development plans of the respective districts, the continual projected structural decline in the school-age population, the actual number of existing students and school places available at various levels, the prevailing education policies, as well as other factors influencing the overall demand and supply of school places, advised that reservation of **Item A Site** for the originally-planned school developments was no longer required and hence released **Item A Site** in 2025 for alternative uses. Since then, **Item A Site** had been reserved for Government, institution and community (GIC) use(s) to be identified in the future. In light of its location being an integral part of the riverside residential neighbourhood and the need to optimise the use of land resources to facilitate the LSLD initiative, **Item A Site** has been identified with potential for residential use.
- 4.1.3 Adjoining **Item A Site** to the northwest are **Item B1 Site** (with an area of about 0.88 ha) and **Item B2 Site** (with an area of about 0.87 ha) (**Plan H-1a, 2a, 3b, 4a and 4b**). A strip of open space intended to enhance wind penetration and bring residents and visitors to the riverfront promenade is planned between the two Sites. Fronting Ng Tung River, **Item B1 and Item B2 Sites** also form the major part of the riverside residential neighbourhood in the eastern portion of the FLN NDA, which were previously zoned “R(B)”

for residential developments subject to a maximum PR of 3.5 (later relaxed to 4.2) and a maximum BH of 75mPD.

- 4.1.4 **Item C and Item D** Sites are located in Area 7 to the further northeast of the riverside residential neighbourhood across Ng Tung River (**Plans H-1a and 2b**). Both sites lie on the hillside of Sheung Shui Wa Shan where the former Wa Shan Public School⁶ was located, with low-rise village houses clustered to their further north within the “V” zone on the Fu Tei Au and Sha Ling OZP (**Plans H-1a, 2b, 3b and 4c**). **Item C** Site (with an area of about 0.24 ha) was previously zoned “V” to provide land for the reprovisioning of affected and eligible village houses under the Village Removal Terms arising from the development of the KTN/FLN NDA. Another site of about 1.12 ha zoned “Village Type Development (1)” (“V(1)”) in the KTN NDA has also been reserved for the same purpose. In the course of development of the KTN/FLN NDA, the Lands Department (LandsD) has reviewed and advised that the “V(1)” site in the KTN NDA is sufficient to accommodate all eligible house lot owners opting for reprovisioning under the ex-gratia compensation arrangements⁷. Hence, **Item C** Site could be released for other suitable uses. **Item D** Site (with an area of about 1.24 ha) immediately to the south of **Item C** Site was previously zoned “R(C)” for low-rise, low-density residential developments with a maximum PR of 2 (later relaxed to 2.4) and a maximum BH of 55mPD.
- 4.1.5 With due regard to market feedback collected through the EOI exercise for LSLD, site contexts, better utilisation of land resources and technical feasibility, **Item A, Item B1 and Item B2** Sites have been rezoned to “R(B)1” to allow private residential developments of higher density with a maximum PR of 5 and a maximum BH of 110mPD for the riverside residential neighbourhood (**Plans H-1a and H-2a**); and the development intensity of **Item D** Site has been enhanced with the PR and BH increased to 2.8 and 80mPD respectively, and **Item C** Site has been rezoned to “R(C)” subject to the same development restrictions of **Item D** Site to create a more coherent residential cluster and allow a more efficient residential layout on the hillside of Sheung Shui Wa Shan (**Plans H-1a and H-2b**).
- 4.1.6 Relevant technical assessments, including Visual Appraisal (VA), Air Ventilation Assessment – Expert Evaluation (AVA-EE), Traffic and Transport Impact Assessment (TTIA), Sewerage Impact Assessment (SIA), Water Supplies Impact Assessment (WSIA) and Environmental Assessment (EA), undertaken by CEDD, have demonstrated the technical feasibility of the

⁶ Wa Shan Public School is a vacant school premise included on the Central Clearing House Mechanism list. The site, located on government land, is currently under short-term uses by CEDD pending implementation of its long-term planned residential use.

⁷ The KTN/FLN NDA does not affect any recognised villages. There are, however, house lot owners outside recognised village who are affected by the NDA and are eligible for village removal arrangements, including the option of reprovisioning of houses as a form of compensation. For the first phase development of the KTN/FLN NDA, no affected house lot owners opt for reprovisioning of houses under the Village Removal Term. For the remaining phase, some eligible house lot owners have already accepted cash compensation in lieu of house reprovisioning, while the remaining eligible owners have not indicated an intention to opt for house reprovisioning at this stage.

proposed developments under **Items A to D** above (as well as **Item E** to be discussed in paragraphs 4.1.8 to 4.1.12 below). An indicative scheme shown in **Drawing H-1** illustrates the possible layout and design for the proposed residential developments at **Item A to Item D** Sites. The three “R(B)1” sites (**Item A, Item B1 and Item B2** Sites) each can accommodate two to three residential blocks of 26 storeys (including a 2-storey carpark podium with garden on top), and the “R(C)” site (**Item C and Item D** Sites combined) can accommodate five residential blocks of 16 storeys (including a 2-storey carpark podium with garden on top). Under the indicative scheme, a total of about 2,350 to 2,560 private housing units will be provided, accommodating a total population of about 6,340 to 6,910. Key development parameters of the indicative scheme are summarised below.

Key Development Parameters	Indicative Scheme			
	Item A	Item B1	Item B2	Item C & Item D
Zoning	“R(B)1”			“R(C)”
Site Area (about)(m ²)	16,541	8,771	8,677	14,818
Total PR	5	5	5	2.8
Total Gross Floor Area (GFA) (about)(m ²)	82,705	43,855	43,385	41,490
BH (Main Roof) (about) ^[1]	106mPD	106mPD	106mPD	80mPD
No. of Blocks	3	2	3	5
No. of Storeys ^[1]	26 (including 2-storey podium)	26 (including 2-storey podium)	26 (including 2-storey podium)	16 (including 2-storey podium)
Site Coverage ^[2]	Not more than 33.33%			
No. of Flats ^[3]	918-1,002	487-531	482-525	461-502
Estimated Population (about) ^[4]	2,478-2,705	1,314-1,433	1,301-1,417	1,244-1,355
Parking and Loading/Unloading (L/UL) Provision	Provisions of internal parking and L/UL spaces will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)			

^[1] The proposed BH and massing have taken into account the increase in GFA and floor-to-floor height arising from the adoption of Modular Integrated Construction (MiC) method, and fully disregarded GFA for not more than two floors of aboveground private car parks as stipulated under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2.

^[2] Maximum permissible site coverage under Building (Planning) Regulations.

^[3] The estimation of the number of flats is based on an average flat size of about 82.5m² to 90m² reflecting the flat size aspiration set out under *Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+)*. As a prudent and conservative approach, a more conservative average flat size of 50m² has been adopted in relevant technical assessments conducted by CEDD.

^[4] A person per flat ratio of 2.7 is assumed.

- 4.1.7 Various design initiatives have been included in the indicative scheme (**Drawing H-1**), such as tower setbacks and building separations for enhancing air ventilation and visual permeability in the surrounding areas. These requirements have been specified in the ES of the OZP, and will be specified in the future land document(s) under LSLD as appropriate.

Representation Site under Item E (Plans H-1b, 2c, 3c, 4c and 4d)

- 4.1.8 **Item E Site**, with a total area of about 5.29 ha, is situated at the northwestern part of the FLN NDA (**Plan H-1b**). As mentioned in paragraphs 2.4 and 2.5, the “OU(Industry)” zone covers majority of the previous “OU(Logistics Facility)” zone, which was subject to a maximum PR of 7 and a maximum BH of 100mPD, and a small strip of land rezoned from the adjoining “AGR” zone (about 1,704 m²) (**Plan H-2c**). As advised by CEDD, this strip of land, comprising mainly fill slope and few temporary structures, has been included in the land resumption and works limits for the remaining phase development of the FLN NDA (as mentioned in footnote 4), forming part of the site intended for a more comprehensive site formation design in addressing the level difference with the adjacent “AGR” zone. With the support of DEVB, LandsD and CEDD, this strip of land has been rezoned from “AGR” to “OU(Industry)” to facilitate the comprehensive site planning and implementation of the industry use of **Item E Site**, and ensure development certainty and potential of **Item E Site** under the LSLD initiative.
- 4.1.9 **Item E Site** has direct connection to Man Kam To Road leading to the Man Kam To Boundary Control Point at its northeast, and to the planned Fanling Bypass (Western Section) to its east. Abutting the western and southern boundaries of **Item E Site** are respectively an area zoned “AGR” on the FLN OZP and Ng Tung River, across which are the planned residential neighbourhoods in Areas 5 and 6 of the FLN NDA. To the north and northeast are areas mainly zoned “Green Belt” (“GB”), “Open Storage” (“OS”) and “OU” annotated “Port Back-up Uses” on the Fu Tei Au and Sha Ling OZP.
- 4.1.10 From a wider perspective, falling within the Boundary Commerce and Industry Zone of the NM, **Item E Site** enjoys a locational advantage given its proximity to the three boundary control points and the support of the planned residential communities in the FLN NDA. To dovetail with the “industry-driven” development approach for the NM, **Item E Site** has the potential to accommodate a wider variety of industries in addition to its original logistics-related function. To better reflect this planning intention, **Item E Site** has been rezoned to “OU(Industry)” with a planning intention to provide land for accommodating diversified value-adding uses with complementary facilities. The “OU(Industry)” zoning allows a wider range of always permitted uses, including research and development, convention or exhibition facilities, creative industries, and supporting facilities such as staff quarters / talent accommodations, residential institutions, shop and services, eating place etc., 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 FLN NDA.

- 4.1.11 Having balanced the intention to maximise development flexibility, market feedback collected through the EOI exercise for LSLD, and not to overstrain the planned infrastructure⁸, a maximum PR of 4.5 (of which the domestic PR should not exceed 0.5) has been stipulated in the Notes of the OZP, whereas the BH restriction of 100mPD (as previously imposed for the “OU(Logistics Facility)” zone) has been maintained on the OZP for the “OU(Industry)” zone. Any proposal for further increase in development intensity will be subject to confirmation of technical acceptability and feasibility demonstrated by the project proponent(s) to the satisfaction of relevant government bureaux and departments (B/Ds).
- 4.1.12 The type and use of industries, the disposition and layout of buildings, as well as the ancillary and supporting facilities to be provided at **Item E** 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. 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 B/Ds, will be required to implement appropriate mitigation measures to address any potential environmental issues arising from the development. Such considerations for future use(s) have been stipulated in the ES of the OZP.

Representation Site under Item F (Plans H-1b, 2c, 3c, 4c and 4d)

- 4.1.13 **Item F** Site (about 972m²) is mainly a portion of private land sandwiched between the **Item E** Site and the existing “AGR” zone to its west (**Plan H-1b**). It is occupied mainly by active ponds (about 364m² or 37% of the site area), trees and grassland (**Plans H-2c, 3c, 4c and 4d**). As advised by LandsD and CEDD, **Item F** Site has not been included in the authorised land resumption and works limits of the remaining phase development of the FLN NDA to avoid affecting existing ponds being close to the adjacent “AGR” zone as far as technically feasible during the detailed design of site formation and infrastructural works. To better reflect the latest development circumstances and the existing site conditions, **Item F** Site has been rezoned to “AGR” to form part of the adjoining “AGR” zone.

Planning Intentions

- 4.2 The planning intentions of the zones in relation to the above representation sites are as follows:

⁸ According to TTIA, the planned traffic capacity can support a limited amount of ancillary domestic element (i.e. staff quarters and/or talent accommodations/residential institutions) and a reduced scale of industry development comparing with the non-domestic PR 7 under the original “OU(Logistic Facility)” zone. According to the SIA, with the proposed upgrading works to the planned sewage pumping station, the overall sewerage capacity will be able to accommodate the diversified industry uses and a limited amount of domestic element.

- (a) the “R(B)1” zone under **Item A to Item B2** is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board;
- (b) the “R(C)” zone under **Item C and Item D** 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;
- (c) the “OU(Industry)” zone under **Item E** is intended to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries; and
- (d) the “AGR” zone under **Item F** 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.

5. **The Representations**

5.1 **Subject of Representations**

5.1.1 During the two-month exhibition period, two valid representations were received, which include:

- (a) one submitted by an individual (**R1**) supporting **Item E** with views and proposal;
- (b) one submitted by an individual (**R2**) opposing **Item A to Item E** and Amendment to the Notes (a), (c), (g), (k) and (l), and providing views on **Item A to Item F**.

5.1.2 The major grounds/views/proposals of the representations and PlanD’s responses, in consultation with relevant B/Ds are summarised in paragraphs 5.2 to 5.3 below.

5.2 **Supportive Representation with Views and Proposal**

5.2.1 **Item E**

Major Views / Proposal	Representation No.
(1) The overall proposal and the planning intention of “OU(Industry)” zone within the FLN NDA is supported. It can introduce diversified industries, educational institutions and other supporting facilities for facilitating innovation, technology, research development and training activities, which aligns with the strategic objectives of the NM.	R1

(2) Noting that ‘School’ is not listed under either Column 1 or Column 2 uses for the “OU(Industry)” zone, which will unnecessarily limit the flexibility in planning and land use at Item E Site in the future, it is proposed to incorporate ‘School’ under Column 1 with the following grounds: (i) Item E Site is located within the Boundary Commerce and Industry Zone of the NM, where innovation, economic development and talent attraction are key objectives. Schools providing “STEM” (“Science, Technology, Engineering, and Mathematics”), innovation, technology and vocational education can help develop the future workforce required by emerging industries and support the strategic objectives of the NM; (ii) a number of knowledge-based and education-related uses, including ‘Educational Institution’, ‘Training Centre’, and ‘Research, Design and Development Centre’ have been included under Column 1. The inclusion of ‘School’ as Column 1 use would be compatible and consistent with the broader planning approach of supporting all levels of education, training, research and talent development within the zone. It would further complement the planning intention and the range of permitted uses of the “OU(Industry)” zone, strengthening the role of Item E Site as a hub for innovation, knowledge creation, and workforce development; and (iii) educational facilities play an important role in nurturing future talent and supporting workforce development. The inclusion of ‘School’ as a Column 1 use would contribute to the long-term economic competitiveness of the FLN NDA and the NM by facilitating the timely provision of suitable education infrastructure that meets the market demand and supports future industry growth.	R1
Responses	
In response to (1):	
(a) The supportive views are noted.	
In response to (2): <i>Planning Intention of “OU(Industry)”</i> (b) As mentioned in paragraph 4.1.10 above, dovetailing with the “industry-driven” development approach for the NM, Item E Site has the potential to accommodate a wider variety of industries in addition to its previous logistics-related function given its locational advantage of being in proximity to three	

boundary control points and the support of the planned residential communities in the FLN NDA. Hence, **Item E** Site is rezoned to “OU(Industry)” to reflect the latest planning intention, i.e. to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries. While the previous logistics-related uses such as ‘Cargo Handling and Forwarding Facility’, ‘Open Storage’, ‘Warehouse’, ‘Non-polluting Industrial Use’ are maintained, other industry-related uses such as ‘Research, Design and Development Centre’, ‘Creative Industries’ and supporting or complementary uses such as ‘Exhibition or Convention Hall’, ‘Training Centre’, ‘Flat (staff quarters only)’, ‘Residential Institution’, ‘Educational Institution’, ‘Shop and Services’ and ‘Eating Place’ are also incorporated as always permitted uses for the “OU(Industry)” zone.

- (c) While ‘Educational Institution’⁹ has already been included under Column 1 of the “OU(Industry)” zone which complements intended industry use at **Item E** Site, **R1** proposes to include ‘School’¹⁰ as another Column 1 use to strengthen the role of the Site as a hub for innovation, knowledge creation, and workforce development, contributing to the long-term economic competitiveness of the FLN NDA and the NM by facilitating the timely provision of suitable education infrastructure that meets the market demand and supports future industry growth.
- (d) In terms of school provision, although the Government has currently no plan to build or operate any school at **Item E** Site, from the perspective of enriching the variety of uses allowed at **Item E** Site and the provision of diversified choices of education facilities (such as private schools including international schools) in the FLN NDA, for both local and non-local families, inclusion of ‘School’ under Column 1 for the “OU(Industry)” zone to allow flexibility for such provision by the private sector¹¹ is considered a positive force commensurate with the “industry-driven” development strategy of the NM and will not jeopardise the planning intention of the “OU(Industry)” zone for **Item E** Site.

NM Development Perspective

- (e) From the NM development perspective, the Secretary for Development (SDEV) welcomes **R1**’s proposal, considering that allowing planning

⁹ Means any place or premises used for post-secondary education, such as studies, training and/or research in technology, science, commerce, arts or any other subjects of learning and includes post-secondary colleges, universities, and schools providing post-secondary educational courses according to the Definition of Terms used in Statutory Plan (DoTs) promulgated by the Board on 11.7.2025.

¹⁰ Includes, as adapted from the Education Ordinance (Cap. 279), nursery, kindergarten, primary, secondary, special, language, computer, commercial, tutorial schools, and technical institutes (including those of a commercial nature).

¹¹ DEVB will closely communicate with the market to gauge the views on the suitable development parameters and tender conditions for the FLN LSLD Pilot Area, such as how the successful tenderer will be required to develop and operate the future development at **Item E** Site in accordance with his own bid.

flexibility for school development at **Item E** Site will complement the industry development at the Site and serve as a vital supporting amenity for talent attraction. As set out in both the First Five-Year Plan for Economic and Social Development of the HKSAR (2026–2030) (First Five-Year Plan) and the 2026 PA, the NM will rise as an important strategic vehicle for advancing high-quality post-secondary education, integrating innovation and technology (I&T) and industry, and pooling international high-calibre talent. Previous engagements with stakeholders revealed that international educational facilities are important in attracting talents and their families to move to Hong Kong, particularly those professionals working in the I&T and the higher education sectors in the NM. Including ‘School’ as a Column 1 use of the “OU(Industry)” zone would provide flexibility for extending the education facilities to cover primary and/or secondary education (including international school) as well. This would also strengthen the NM’s appeal to strategic enterprises and global businesses, and provide greater development flexibility and attractiveness of the FLN LSLD Pilot Area to potential developer(s)/operator(s).

- (f) From education policy perspective, the Secretary for Education (SED) states that the establishment of private schools (including international schools) in Hong Kong facilitates the development of a vibrant education sector that offers a diversity of curriculum, especially for non-local families. As such, she has no objection to **RI**’s proposal and potential establishment of a private school, which will be operated on a self-finance basis, at **Item E** Site.

Land Use Compatibility and Technical Considerations

- (g) From site planning perspective, as the intended industry uses at **Item E** Site are expected to be relatively clean in nature, potential interface problems and environmental impacts on possible co-located school use (such as noise or air quality impacts), if any, can be addressed at the detailed design stage through appropriate design measures (such as sensitive layout, adequate buffer distances, central air-conditioning design, etc.) in accordance with the HKPSG, and can be monitored under the relevant environmental legislation and regulations. In terms of compatibility with the surroundings which are/will be occupied by ponds, farmland, grassland and woodland, vegetated hillslopes, Ng Tung River as well as local roads and a bus depot, ‘School’ use at **Item E** Site is also considered acceptable with appropriate design measures. Insurmountable traffic and infrastructural impacts are also not anticipated.
- (h) All relevant B/Ds consulted, including the Commissioner for Industry (Innovation and Technology) (C for I (I&T)), District Lands Officer/North of LandsD (DLO/N, LandsD), Chief Estate Surveyor (CES)/NDA of LandsD (CES/NDA, LandsD) and CES/Land Supply of LandsD (CES/LS, LandsD), Director of Environmental Protection (DEP), Commissioner for Transport (C for T), Project Manager (North) (PM(North)) of CEDD, Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD), Chief Engineer/Construction of Water Services Department (CE/C, WSD), Chief Highway Engineer/New Territories East of Highways Department (CHE/NTE, HyD), Director of Fire Services (D of FS), District Officer (North) of Home Affairs Department (DO(N), HAD) and Director of

Electrical and Mechanical Services (DEMS), have no in-principle objection to or no adverse comment on **RI**'s proposal.

Planning and Development Control

- (i) If 'School' is added under Column 1 of the "OU(Industry)" zone, the provision of school at the Site will be subject to the same development restrictions, i.e. a maximum PR of 4.5 (of which the domestic PR should not exceed 0.5) and a maximum BH of not more than 100mPD. Other restrictions and requirements may be imposed through other administrative means (such as land lease) if considered necessary by relevant B/Ds.

5.3 Adverse Representation with Adverse Views

5.3.1 Items A to D

Development Intensity and Assumptions

Major Grounds / Views	Representation No.
(1) The OZP was amended to enhance the financial viability of the LSLD by increasing the development potential and private housing supply of subject sites, which is not justified for the planning of a holistic living environment for residents with job opportunities, and adequate community and recreational facilities.	R2
(2) The smaller average flat size being assumed in technical assessments does not align with the planning aspirations advocated under the Hong Kong 2030+. Larger homes cannot be achieved in favour of smaller-sized units closer to public housing scale.	R2
Responses	
<u>In response to (1):</u>	
(a) The LSLD is one of the innovative and diversified development approaches in the NM that aims to better leverage market forces to expedite the development of the NM. Having considered the feedback from the market under an earlier EOI exercise, the Government proposes to increase the development potential and private housing supply of Item A to Item D Sites in the FLN LSLD Pilot Area with a view to enhancing the financial viability of the LSLD arrangement, increasing the interest from the market on the FLN LSLD Pilot Area, thereby expediting the fruition of housing, job opportunities and public facilities in the FLN NDA, as well as accelerate the development of industries in NM.	
(b) The overall planning and urban design concepts as well as provision of planned open spaces, GIC and recreational facilities for the FLN NDA will not be compromised due to enhancement of development intensity at Item A	

to Item D Sites. In support of the rezoning, CEDD has conducted relevant technical assessments in respect of visual, air ventilation, traffic, sewerage, water supply and environmental impacts which demonstrate the technical feasibility of the rezoning proposals under **Items A to D**. Relevant B/Ds consulted have no objection to the findings of technical assessments conducted and the relevant OZP amendments.

In response to (2):

- (c) To enhance the liveability of Hong Kong as a compact high-density city and respond to public aspirations for larger living space, the Hong Kong 2030+ has taken into account considerations on home space enhancement in assessing Hong Kong's future land requirements, i.e. incorporated the assumption of 10% to 20% home space enhancement in average sizes of new flats (i.e. 82.5m² to 90m² for private housing units). This assumption has been adopted as the basis for planning the intensified residential sites in the FLN LSLD Pilot Area, which is estimated to produce about 3,000 to 3,600 additional population and about 1,100 to 1,300 new flats. In the actual implementation of private housing projects, flat sizes will be varied depending on a host of factors, such as the different site context and changing market demand, etc. By adopting a smaller average flat size as an assumption in the technical assessments, which in turn has a further increased number of population and flats, the relevant technical assessments advocate a more conservative assessment of the potential technical impacts and provide more certainty on the infrastructure capacity to support the intensified residential developments. Relevant B/Ds, including the SDEV, DEP, C for T, CE/MN, DSD, and CE/C, WSD have no adverse comment on the assumptions and findings of technical assessments conducted.

Visual Impacts

Major Grounds / Views	Representation No.
(1) The proposed amendments for higher development density will create adverse visual impact and wall effect. A stepped building height profile should be retained.	R2
Responses	
(a) Item A, Item B1 and Item B2 Sites are planned for high-density residential development with maximum BH of 110mPD, and Item C and Item D Sites are planned for medium-density residential development with maximum BH of 80mPD. The Sites are situated in the western part of the FLN NDA and form an integral part of the riverside neighbourhood. In view of development context of the surroundings of the Sites which is characterised by mainly planned high-rise public and private residential developments with BHs ranging from 80mPD to 145mPD (Plan H-5), the increased BHs at Item A to Item D Sites (110mPD/80mPD) are considered not unacceptable. The overall stepped BH profile at this part of the FLN NDA, with BHs stepping down from the district node in Area 5 towards the riverside areas along Ng Tung River and the hillside of Sheung Shui Wa Shan in the east, is broadly	

respected (**Plan H-5**).

- (b) In support of the rezoning, CEDD has conducted a VA which demonstrates that the proposed increase in BH at the Sites would not result in significant adverse visual impacts. According to the VA, as illustrated in the photomontages (**Drawings H-2 to H-6**), the proposed BH would result in slight to moderate visual impacts. The indicative massing resulted from these Sites is not considered visually incompatible with the planned context in the surroundings and would not result in significant alteration to the planned urban form. Besides, the potential visual impact of increased development intensity at **Item A to Item D** Sites could be alleviated through recommended mitigation and design measures such as those indicated in the indicative scheme (e.g. building separations and tower setbacks) (**Drawing H-1**). These recommended mitigation and design measures are specified in the ES of the OZP to provide guidance for the future developments at **Item A to Item D** Sites.
- (c) Having considered the submitted VA, as well as the proposed mitigation and design measures, the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD has no adverse comments on the rezoning from urban design and visual perspectives and advises that significant adverse visual impacts arising from the OZP amendments are not anticipated.

5.3.2 **Item A**

Provision of GIC Facilities

Major Grounds / Views	Representation No.
(1) The rezoning of Item A Site, which was originally zoned “G/IC”, would eliminate the planned riverfront recreational and GIC facilities, thereby worsening the existing service deficits and imposing stress on existing facilities with an increased population.	R2
Responses	
(a) Item A Site was originally earmarked for development of a primary school and a secondary school at the planning stage of the FLN NDA. Subsequently, EDB having considered the factors as mentioned in paragraph 4.1.2 above advised that reservation of Item A Site for school developments is no longer required and released the Site in 2025 for alternative uses. Since then, the Site was a reserve for GIC use(s) to be identified in the future. In light of its location being an integral part of the riverside residential neighbourhood and the need to optimise the use of land resources to facilitate the LSLD initiative, Item A Site is considered with potential for residential use and subsequently rezoned to “R(B)1” (Item A) upon review of technical feasibility. Except the two schools which are no longer required, the planned open spaces (including the riverside promenade), GIC and recreational facilities for the FLN NDA will not be affected by the rezoning proposal. In addition, GIC reserve sites in Area 11 of the FLN NDA and some other sites in KTN NDA and Fanling/Sheung Shui New Town are also	

reserved to allow flexibility for meeting future or unforeseen community needs in the area. Relevant B/Ds, including SED, Secretary for Health (S for H), Director of Social Welfare (DSW) and Director of Leisure and Cultural Services (DLCS), have no objection to the rezoning of **Item A Site**.

- (b) In general, population-based community facilities are planned based on district council boundaries and assessed against the demand of the ultimate planned population. With the phased implementation of KTN and FLN NDAs from 2022 to 2032, the population intake is gradual over a long timeframe, and staged implementation of various planned GIC facilities is necessary given the extended development horizons. The actual provision is subject to B/Ds' latest policy priority, service supply and demand, resource availability and programme etc.
- (c) For NDC area, the existing and planned provision of population-based community facilities is generally adequate to meet the demand of the overall population in the district in accordance with the HKPSG (**Annex IV**) and concerned B/Ds' assessments¹², except those facilities outlined below.
- (d) On the deficits in certain social welfare facilities¹³, hospital beds and clinic/health centres in the NDC area, it should be noted that the standards set under the HKPSG for these services/facilities are long-term goals¹⁴ serving the ultimate planned population, and the actual provision would be subject to the consideration of relevant B/Ds, including the Health Bureau (HHB) and/or Social Welfare Department (SWD) in the planning and development process as appropriate.
- (e) Under the healthcare system, hospitals and clinic facilities in a common geographical area are grouped together to form an integrated service network. The aim is to ensure a more even utilisation of Government and Government-assisted hospital beds and that patients are treated with the level of staff and facilities most appropriate to their clinical conditions. In this regard, while the provision of hospital beds and clinics/health centres under HKPSG is assessed based on the planned population of NDC area, HHB/Hospital Authority (HA) adopts a wider spatial context in the assessment, planning services on a cluster basis. In planning and developing various public healthcare services, HA takes into account a number of factors, including the increase in service demand as a result of population growth, demographic changes, rising prevalence of chronic diseases, technology advancement, manpower availability as well as the organisation of services of the clusters. HA monitors the service utilisation and updates the service demand projection

¹² In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and the equivalent of about 5% of the total attainable domestic GFA reserved for social welfare facilities in public housing development projects have not been taken into account.

¹³ These include child care centre, community care services facilities, residential care homes for the elderly, day rehabilitation services, residential care services and integrated community centre for mental wellness.

¹⁴ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

regularly according to the latest population projection parameters and development plans of the Government, to inform service and facility planning on a cluster basis.

- (f) NDC area is within the catchment area of the New Territories East Cluster (NTEC). Under the ongoing First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand.
- (g) With the changes in the demographic structure, planning, and development of Hong Kong, HHB and HA are currently reviewing the Second HDP, taking into consideration factors including the territory-wide and regional planning and development strategies published by PlanD, including the Hong Kong 2030+ and the progress of various new development areas in the NM, as well as the corresponding latest changes in Hong Kong's population projections, including the overall population, distribution, and demographic structure, to review the scale and priority of the projects under the Second HDP, and will announce in due course and take them forward in an orderly manner.
- (h) The shortfalls in the provision of recreational facilities will be monitored and addressed by the relevant government departments/bodies on a wider district or regional basis. For provision of social welfare services/facilities, in applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of population growth and demographic changes as well as the provision of different welfare facilities have to be considered. SWD has all along adopted a multi-pronged approach to identify suitable accommodation for the provision of welfare facilities so as to meet the ongoing welfare service needs of different districts. In general, apart from taking into account the planning standards and guidelines for welfare facilities set out in HKPSG, factors including the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site, resource availability, site constraints, development potential and limitations etc., will also be considered upon drawing up appropriate plan for proposed welfare facilities to meet the service demand arising from developments and to address the community demand at large. Besides, social welfare facilities incorporated in planned public housing developments in accordance with the prevailing policy and practice¹⁵ as well as services/facilities provided in the private market could also help address shortfalls.
- (i) The provision and implementation of GIC facilities will continue to be reviewed by relevant B/Ds having regard to the latest planning circumstances and other relevant considerations including prevailing service demand and available financial resources. If initiated by and subject to policy support from the concerned B/Ds, PlanD would assist in conducting site search to

¹⁵ According to prevailing policy and practice, the equivalent of about 5% of the total attainable domestic GFA of the some planned public housing developments is anticipated to be set aside for the provision of social welfare facilities (subject to detailed design, concerned B/Ds' assessments and other relevant considerations).

identify suitable sites for the facilities. In any event, PlanD would continue to liaise with relevant B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

5.3.3 Item E

Planning Intention

Major Grounds / Views	Representation No.
(1) The introduction of residential uses, such as staff quarters, talent accommodations and residential institutions, does not respond to the demand for logistics facilities in the community but only resembles a larger-scale “Cyber Port”.	R2
Responses	
(a) Please refer to the response in paragraph 5.2.1 (b) for the planning intention of the “OU(Industry)” zone. Allowing ancillary talent accommodation, staff quarters and residential institution use within the “OU(Industry)” zone is considered essential to support industry development at Item E Site. Provision of accommodation is one of the key elements to attract talents, and on-site or close-proximity residential support can directly address the operational demands of modern, high-value-added enterprises that operate on extended cycles or require key technical personnel to be readily available. Provision of talent accommodation can also foster a vibrant live-work-play community in the NM, and catalyse sustainable economic activity for nearby commercial and retail services. (b) Besides, appropriate planning control on the provision of residential components has been incorporated under the Notes of the “OU(Industry)” zone. While the maximum PR is 4.5, the domestic PR should not exceed 0.5. 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. 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. (c) Other necessary restrictions, if any and considered necessary taking into account proposal from prospective developers and relevant B/Ds’ views, may be imposed through administrative means.	

5.3.4 Item F

Proposal	Representation No.
(1) Item F Site should be rezoned to “CA” to preserve the active pond.	R2

Responses	
(a)	As discussed in paragraph 4.1.13 above, Item F Site (about 972m ²) is mainly a portion of private land sandwiched between Item E Site and the existing “AGR” zone to its west (Plan H-1b) and is currently occupied by active ponds (about 364m ² or 37% of the site area), trees and grassland (Plans H-3c, 4c and 4d). As advised by LandsD and CEDD, Item F Site has not been included in the authorised land resumption and works limits of the remaining phase development of the FLN NDA to avoid affecting existing ponds being closed to the adjacent “AGR” zone as far as technically feasible during the detailed design of site formation and infrastructural works. As Item F Site forms an integral part of the adjoining agricultural land to its west, the proposed “AGR” zoning is considered appropriate. Besides, according to the Agriculture, Fisheries and Conservation Department, agricultural activities are active in the vicinity of Item F Site, and the Site possesses potential for agricultural rehabilitation and can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc given the presence of agricultural infrastructures such as road access and water source.
(b)	In view of the above, to better reflect the latest development circumstances, existing site conditions and surrounding context, it is considered appropriate to rezone Item F Site to “AGR” with the planning intention as specified in paragraph 4.2(d) above. Director of Agriculture, Fisheries and Conservation (DAFC) has no objection to the rezoning from agricultural and nature conservation perspectives.

5.3.5 Items A to F

Information on Landscape Impact

Major Grounds / Views	Representation No.
(1) Information regarding impacts on trees, including the number of affected tree and compensatory planting, should be provided.	R2
Responses	
(a) Landscape impact of the development of the FLN NDA, where Item A to Item F Sites located within, has been assessed under the relevant Environmental Impact Assessment (EIA) Report of the North East New Territories (NENT) NDA (covering the FLN NDA) at the planning stage (see (b) below). The amendments incorporated in the draft OZP mainly involve only intensification of development intensity and/or change of use for some of the planned development sites in the FLN NDA. As no additional development site is involved, additional tree felling or landscape impacts are not foreseen. Hence, details related to impacts on trees are not included in the OZP amendment exercise.	
(b) An EIA Report of the NENT NDA (covering the FLN NDA) was approved with conditions by DEP on 18.10.2013. All sites in the FLN NDA have been	

covered by the Broadbrush Tree Survey under the approved EIA Report, which has recommended various mitigation measures in view of the potential landscape impact arising from the development of the FLN NDA, such as compensation and new tree planting, preservation of existing trees as far as possible, etc.

- (c) During the detailed design and implementation stages, Tree Preservation and Removal Proposals, comprising tree survey, tree treatment proposal and compensatory planting proposal, with reference to the approved EIA Report would be prepared and approved by the Tree Works Vetting Panel of CEDD to confirm the detailed tree treatment.

5.3.6 Amendments to the Notes (a), (c), (g), (k) and (l)

Major Grounds / Views	Representation No.
(1) Allowing the provision, maintenance or repair of SUA take-off and landing facilities in common areas such as parks and ecologically sensitive areas will lead to noise and safety concerns. (Amendment to Notes (a))	R2
(2) Exempting aboveground parking facilities from PR/GFA calculation in “R(A)” and “OU(CRDPTI)” zones would facilitate aboveground instead of underground parking, thus increasing developers’ profits at the expense of liveability while generating adverse visual and ventilation impacts at the street level. (Amendment to Notes (c) and (g))	
(3) The revision to the clause of “AGR” zone related to pond/land filling removes the protection of ponds in rural areas. (Amendment to Notes (l))	
(4) Exempting government works from the land filling and excavation clause under “CA” zone will affect public interests. (Amendment to Notes (k))	
Responses	
In response to (1):	
(a) The amendment to the covering Notes of the OZP is to facilitate the provision, maintenance or repair of SUA take-off and landing facilities to take place within the boundaries of the OZP without the need for planning permission (except for areas zoned “CA” or where such use is specified in Column 2 of the Notes of the individual zones), allowing flexibility for SUA operations in the town planning regime which complements the Government’s policy to foster the development of low-altitude economy.	
To cater for the applications and developments of SUA while safeguarding aviation and public safety, the Small Unmanned Aircraft Order (Cap. 448G) regulates SUA operations, be they for recreational or commercial purposes, under a risk-based approach. To ensure that aviation safety will not be compromised, applications received by the Civil Aviation Department to take	

forward the development of SUA take-off and landing facilities are required to conduct safety assessment for the SUA operations in accordance with the established procedures. Apart from the SUA Order, the SUA operations are required to observe all other legislative or regulatory requirements governed by other legislation in Hong Kong, and follow the relevant requirements and/or guidelines set out by any other B/Ds, regulatory authorities, land owners or other stakeholders where necessary to ensure the safe operations of the SUA at all times.

In response to (2):

- (b) As announced in the 2025 PA, exempting GFA for not more than two storeys of aboveground car parks is a policy initiative to expedite development and reduce construction cost. Notwithstanding this, any proposal with BH/PR/GFA exceeding the prevailing OZP restrictions would still require planning permission from the Board via planning application and such application should be supported with justifications. The Board will consider each application on its individual merits.

In response to (3):

- (c) The amendments to the Notes of “AGR” zone are technical in nature to extend the statutory control on land/pond filling activities at **Item F** Site, which has been rezoned from “OU(Logistics Facility)” to “AGR”. The prevailing statutory control over land/pond filling activities at the “AGR” zone has not been removed or undermined. Any filling of pond/land including that to effect uses or developments always permitted under the OZP (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) at the subject “AGR” zone requires planning permission from the Board.

In response to (4):

- (d) On 6.8.2021, the Board agreed to a set of revised MSN with incorporation of the exemption clause for ‘public works co-ordinated or implemented by Government’ in the remarks for appropriate zones in order to streamline the planning application process for minor government works with no major adverse impact. The amendments to the Notes of the “CA” zone are in line with the latest MSN and are technical in nature.
- (e) The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the Government are under an established monitoring mechanism where such works have to be agreed by B/Ds concerned and in compliance with the relevant government requirements, prevailing ordinances and regulations. Besides, the exemption clause only applies to the filling of land/pond or excavation of land. If a use requires planning permission from the Board in terms of the Notes of the OZP (i.e. a Column 2 use), the use itself still requires planning permission and the associated filling of land/pond or excavation of land where applicable would also form part of the proposal. In

addition, planning permission for filling of land/pond or excavation of land is still required for a permitted use/development (i.e. a Column 1 use or a use specified in the covering Notes), if the works are not exempted under the Remarks of the Notes of the OZP for the zone. In this regard, statutory control over the uses or developments in respective zones, including conservation-related zones, would not be undermined.

6. Overall Assessment

- 6.1 As detailed in the responses in paragraph 5.2.1 above, **R1**'s proposal to include 'School' as a Column 1 use in the Notes for the "OU(Industry)" zone is considered not incompatible with the planning intention of the subject zone, other possible industry uses within the same zone and the surrounding land uses. The inclusion of 'School' as a Column 1 use can allow planning flexibility for provision of educational facilities by the private sector to support the industry development at **Item E** Site, and is therefore not in conflict with the planning intention of the "OU(Industry)" zone, which is to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries. In respect of site planning, compatibility with surrounding areas as well as other technical consideration, insurmountable interface problems and environmental impacts on the possible school use at **Item E** Site are not anticipated and such issues, if any, can be addressed at the detailed design stage through appropriate design measures. Relevant restrictions and requirements can be imposed through other administrative means (such as land lease) at the next stage if considered necessary by relevant B/Ds.
- 6.2 From the perspective of NM development, SDEV welcomes **R1**'s proposal for 'School' use to complement the industry development at **Item E** Site and facilitate the provision of international schools to meet the rising demand anticipated, particularly from the professionals working in the I&T and higher education sectors in the NM. The proposal aligns with strategic directions in the First Five-Year Plan and 2026 PA to develop international I&T centre and an international hub for high-calibre talent. It also provides land-use planning flexibility as detailed in the responses in paragraph 5.2.1 above. From the education policy perspective, SED states that the establishment of private schools (including international schools) in Hong Kong facilitates the development of a vibrant education sector that offers a diversity of curriculum, especially for non-local families and has no objection to **R1**'s proposal as development at **Item E** Site is private in nature and the successful tenderer will be responsible for developing private school facilities, subject to detailed planning, design and implementation, and further agreement with or approval by the relevant B/Ds. All other relevant B/Ds, including C for I (I&T), DLO/N, LandaD, CES/NDA, LandsD, CES/LS, LandsD, PM(North) of CEDD, C for T, DEP and CE/MN, DSD, have no objection to or no adverse comments on **R1**'s proposal from industry, land administration, NDA development, infrastructural capacity, traffic, environmental, sewerage and drainage perspectives.
- 6.3 In view of the above, it is recommended that the Notes of the draft OZP be amended to incorporate 'School' as a Column 1 use in the "OU(Industry)" zone. The proposed amendments to the Notes are set out at **Annex V**.

7. **Departmental Consultation**

The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) SDEV;
- (b) SED;
- (c) Secretary for Transport and Logistics;
- (d) S for H;
- (e) C for I (I&T);
- (f) Antiquities and Monuments Office, DEVB;
- (g) DLO/N, LandsD;
- (h) CES/NDA, LandsD;
- (i) CES/LS, LandsD;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) CHE/NTE, HyD;
- (l) CE/Railway Development, HyD;
- (m) CE/MN, DSD;
- (n) CE/C, WSD;
- (o) C for T;
- (p) D of FS;
- (q) DAFC;
- (r) DEP;
- (s) Director of Food and Environmental Hygiene;
- (t) Director of Health;
- (u) PM(North), CEDD;
- (v) Head of Geotechnical Engineering Office, CEDD;
- (w) DEMS;
- (x) DLCS;
- (y) DSW;
- (z) DO(N), HAD;
- (aa) Government Property Administrator;
- (bb) Director-General of Civil Aviation;
- (cc) Director of Housing;
- (dd) Commissioner of Police;
- (ee) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (ff) CTP/UD&L, PlanD and
- (gg) CTP/Strategic Planning, PlanD

8. **Planning Department's Views**

- 8.1 The supportive views provided in **R1** and views provided in **R2** are noted.
- 8.2 Based on the assessments in paragraphs 5.2.1 and 6 above, PlanD considers that the draft OZP should be amended to meet **R1** by revising the Notes of the OZP for the "OU(Industry)" zone (**Item E**) to include 'School' as a Column 1 use, as recommended in paragraph 6.3 above.
- 8.3 Based on the assessments in paragraph 5.3 above, PlanD does not support **R2** for the following reasons:

Items A to D

- (a) LSLD is one of the innovative and diversified development approaches in the NM that aims to better leverage market forces to expedite the development of the NM. Having considered the feedback from the market under an earlier EOI exercise, the Government proposes to increase the development potential and private housing supply of the sites, with a view to enhancing the financial viability of the FLN LSLD Pilot Area. This will increase the interest from the market to the FLN LSLD Pilot Area, thereby expediting the fruition of housing, job opportunities and public facilities in the FLN NDA, as well as accelerate the development of industries in NM;
- (b) the enhancement of development intensity and/or change of land uses are considered technically feasible without any insurmountable technical impacts based on various technical assessments undertaken. The overall planning and urban design concepts as well as provision of planned open spaces, GIC and recreational facilities for the FLN NDA will not be compromised. The assumption of flat size adopted in the technical assessments allows a more conservative assessment of the potential technical impacts and provides more certainty on the infrastructure capacity to support the intensified residential developments. Relevant B/Ds have no adverse comment on the assumptions and findings of technical assessments conducted;
- (c) the VA indicates that the intensified developments at **Item A to Item D** Sites are not visually incompatible with the surroundings and the visual impacts are considered slight to moderate. The BH profile of the FLN NDA stepping down from the district node towards Ng Tung River and hillsides in the periphery is broadly respected;
- (d) as the originally planned schools at **Item A** Site are no longer required, rezoning the Site for residential use will not affect the planned open spaces, GIC and recreational facilities for the FLN NDA. For the North District, the existing and planned provision of GIC facilities is generally adequate to meet the overall population in accordance with the HKPSG and concerned B/Ds' assessments. The provision and implementation of GIC facilities will continue to be reviewed by relevant B/Ds. PlanD would continue to liaise with relevant B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise;

Item E

- (e) "OU(Industry)" 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. While a number of industry-related as well as supporting and complementary uses are incorporated under Column 1, appropriate planning control on the provision of domestic component has also been specified in the Notes of the subject zone;

Item F

- (f) **Item F** is to rationalise the zoning boundary of the site taking into account the latest development circumstances, existing site conditions and surrounding context, and the “AGR” zoning is considered appropriate;

Items A to F

- (g) landscape impact of the development of the FLN NDA, where **Item A to Item F** Sites located within, has been assessed under the relevant EIA Report at the planning stage. The amendments incorporated in the draft OZP involve only intensification of development intensity and/or change of use for the planned development sites without causing additional tree felling or landscape impacts;

Amendment to the Notes (a), (c) and (g)

- (h) allowing provision, maintenance or repair of SUA take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development, while the amendments to the Notes for the “R(A)” and “OU(CRDPTI)” zones are to reflect the latest policy and align with the latest MSN promulgated by the Board. Any proposals for the aforesaid uses will be governed by other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant B/Ds and regulatory authorities;

Amendment to the Notes (k)

- (i) the amendments to the Notes for the “AGR” zone is to extend the statutory control on land/pond filling activities at **Item F** Site, which has been rezoned from “OU(Logistics Facility)” to “AGR” and are considered appropriate. Statutory control over such activities in the “AGR” zone would not be undermined; and

Amendment to the Notes (l)

- (f) the incorporation of an exemption clause to exempt filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the “CA” zone is in line with the latest MSN to Statutory Plans promulgated by the Board and facilitates streamlining of the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over developments in the “CA” zone would not be undermined.

9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP, including amending the Notes for the “OU(Industry)” zone to incorporate ‘School’ under Column 1, to meet/partially meet the representations.

- 9.2 Should the Board decide to propose amendments to the draft OZP to meet or partially meet the representations, the relevant amendments will be exhibited for public inspection under section 6C(2) of the Ordinance. In particular, Members are invited to agree to the proposed amendments to the Notes of the draft OZP as described in paragraph 6.3 above and set out in **Annex V**.
- 9.3 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

Annex I	Draft FLN OZP No. S/FLN/5 (reduced Size)
Annex II	Schedule of Amendments to the Approved FLN OZP No. S/FLN/4
Annex III	Extract of the Minutes of NDC Meeting held on 10.3.2026
Annex IV	Provision of Major Community Facilities and Open Space in North District Area
Annex V	Proposed Revisions to the Notes of the Plan
Drawing H-1	Layout and Section Plan for the Indicative Scheme (Items A to D)
Drawings H-2 to H-6	Photomontages of the Indicative Scheme (Items A to D)
Drawing H-7	Annual and Summer Prevailing Wind (Items A to D)
Drawing H-8	Location Plan of Assessed Junctions
Drawing H-9	Location Plan of Assessed Road Links
Plans H-1a to 1b	Location Plans
Plans H-2a to 2c	Site Plans
Plans H-3a to 3c	Aerial Photos
Plans H-4a to 4d	Site Photos
Plan H-5	Building Height Profile of the FLN NDA

**PLANNING DEPARTMENT
OCTOBER 2026**