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