

## ***Annex A***

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### **Revised Supporting Planning Statement**

**S.12A APPLICATION FOR AMENDMENT OF PLAN  
DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31**

**Proposed Residential Development(s) with Retail,  
Public Vehicle Park and Social Welfare Facilities  
Various Lots in D.D. 11 and Adjoining Government Land,  
Fung Yuen, Tai Po, New Territories**

**SUPPORTING PLANNING STATEMENT**

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**June 2026**

**Applicant:**

**Fantastic State Limited**

**Consultancy Team:**

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**ADI Limited**

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## Executive Summary

In response to the Government's policy of optimising the use of developable land through reviewing land uses, rezoning sites with development potential to untap the development potential of agricultural land or underutilised land and increasing development intensity wherever appropriate, the Applicant has reviewed the development potential of the undeveloped land in the "Comprehensive Development Area (1)" ("CDA(1)") zone taking into consideration the landownership, Tso Tong and land title problems of the remaining private lots within the "CDA(1)" zone, as well as the latest planning context of the area.

Pursuant to the review, Fantastic State Limited ("the Applicant") submits this planning application to seek approval from the Town Planning Board ("TPB") under section 12A of the Town Planning Ordinance to amend the Draft Tai Po Outline Zoning Plan No. S/TP/31 ("the OZP) to enable the Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities ("the Proposed Development") at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories ("the Development Site"). The Development Site consists of two areas: Area (A) and Area (B).

Area (A) comprises two phases: i) Phase I Development includes the six residential towers with domestic gross floor area ("GFA") of 91,390m<sup>2</sup> (equivalent to a domestic plot ratio of 3.44) and building heights of 24 - 29 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park with retail facilities at 1/F); and ii) Phase II Development, which includes one residential tower with domestic GFA of 18,187m<sup>2</sup> (equivalent to a domestic plot ratio of 3.44) and building heights of 30 storeys. Area (B) comprises social welfare facilities [including a 150-place Residential Care Home for the Elderly ("RCHE") cum 30-place Day Care Unit ("DCU")] in an 8-storey social welfare complex with a total GFA of about 4,782m<sup>2</sup>.

Meanwhile, to facilitate the aforementioned Proposed Development and to reflect the already long-established "as-built" condition of the other areas in the "CDA(1)" zone, the Applicant has presented a comprehensive rezoning proposal for the entire "CDA(1)" zone. The proposed amendments subject of this s.12A application include:

- i) A rezoning of the site to the west of Fung Yuen Road falling within "CDA(1)" to "Residential (Group B)13" ("R(B)13") zone (i.e. the aforementioned Area(A));
- ii) A relaxation of the maximum building height restriction of the site falling within "Government, Institution or Community" ("G/IC") zone from 2 storeys to 8 storeys (i.e. the aforementioned Area (B));

AND

- iii) A rezoning of the site to the north of Fung Yuen Road within "CDA(1)" to "R(B)14" zone ; and
- iv) A rezoning of the site to the east of Fung Yuen Road and Fung Yuen Road southern section within "CDA(1)" to "REC" zone.

This Rezoning Proposal is fully justified based on the following reasons:

- Remote prospect for further acquisition of all the remaining private lots in the “CDA(1)” zone to implement the Subsequent Phase development as planned for under the approved Application No. A/TP/333 after almost 38 years since land assembly took place in 1987;
- The Rezoning Proposal is in line with Government’s policy on reviewing and untapping the development potential of agricultural land or underutilised land to sustain the Government’s efforts in land production;
- The Applicant is committed to provide social welfare facilities in the “G/IC” zone to support the Government’s policies and help meet the outstanding demand of RCHE;
- The proposed retail facilities, public vehicle park and open space for the use and enjoyment of public and residents will form a Neighbourhood Activity Node benefitting the whole Fung Yuen community;
- Appropriate land use zonings have been proposed to other portions of the “CDA(1)” zone to reflect the long-established “as-built” conditions;
- The Development Site is suitable for development as it is compatible to the surrounding land use;
- The intensity of the Proposed Development is considered appropriate and compatible with the neighbourhood and the planning of Tai Po New Town;
- The Proposed Development is comprehensively and carefully designed as a single, integrated and coordinated development scheme with self-sustained and supporting facilities; and
- With the support of various technical assessments conducted and attached to this Supporting Planning Statement, it has been proven that the indicative development proposal will not bring insurmountable/unacceptable traffic, visual, ecological, landscape, environmental, air ventilation, drainage, sewerage and water supply impacts.

In consideration of the above, we sincerely request the TPB to support this planning application from planning and technical points of view.

## 行政摘要

( 內文如有差異，應以英文版本為準 )

為響應政府地盡其用並善用可開發土地的政策，通過包括檢討土地用途、重新改劃具有發展潛力的農地或未被充分利用的土地、以及在適切情況下提高土地發展的密度，申請人重新檢討了在「綜合發展區的(1)」地帶內剩餘可發展的土地潛力，包括考慮了土地擁有人業權、祖堂、有業權問題的土地，以及最新規劃背景等等。

故此，Fantastic State Limited ( 下稱「申請人」 ) 現按照城市規劃條例第 12A 條向城市規劃委員會 ( 下稱「城規會」 ) 申請修訂大埔分區計劃大綱草圖 S/TP/31，藉此在新界大埔鳳園丈量約份第 11 約多個地段及毗連政府土地 ( 下稱「發展地盤」 ) 上進行擬議住宅發展連零售、公眾停車場及社會福利設施 ( 下稱「擬議發展」 )。發展地盤包含兩個區域：區域 ( A ) 及區域 ( B )。

區域 ( A ) 分兩期發展。第一期包括六座住宅大樓，住用總樓面面積約為 91,390 平方米 ( 住宅地積比率相當於 3.44 )，建築高度為 24-29 層 ( 不包括 3 層的地下停車場 )；一幢三層高的會所；及一幢兩層高的獨立建築 ( 包括一個公共停車場和位於一樓的零售設施 )。第二期則有一座住宅大樓，住用總樓面面積約為 18,187 平方米 ( 住宅地積比率相當於 3.44 )，建築高度為 30 層。區域 ( B ) 中含有社會福利設施，包括一幢八層高的社會福利綜合大樓 ( 設有 150 個宿位的安老院舍暨 30 個名額的日間護理單位 )，總樓面面積約為 4,782 平方米。

同時，為推展擬議發展及反映「綜合發展區的(1)」地帶內其他部份的現況，申請人呈交了全面的改劃方案。是次第 12A 條規劃申請的擬議修訂包括：

- i) 將「綜合發展區(1)」地帶內鳳園路以西的土地改劃為「住宅(乙類)13」地帶 ( 即上述的區域 ( A ) )；
- ii) 將「政府、機構或社區」地帶的最高建築高度限制從 2 層放寬到 8 層 ( 即上述的區域 ( B ) )；

和

- iii) 將「綜合發展區(1)」地帶內鳳園路以北的土地改劃為「住宅(乙類)14」地帶；及
- iv) 將「綜合發展區(1)」地帶內鳳園路南段及其以東的土地改劃為「康樂」地帶。

擬議圖則修訂的申請具充份理據，原因如下：

- 「綜合發展區(1)」地帶內的土地收購自 1987 年開展，經歷 38 年後，再進一步收購「綜合發展區(1)」地帶內所有剩餘的私人地段，以落實核准方案申請編號 A/TP/333 中後續發展期的前景已十分渺茫；
- 政府持續造地的決心一直不變，包括檢討及發掘具有發展潛力的農地或未被充分利用的土地。是次改劃方案與政府積極增加房屋土地供應的政策相符合；
- 申請人承諾在其「政府、機構或社區」地帶擁有的私人土地提供社會福利設施，藉此支持政府政策，並滿足安老院舍的殷切需求；
- 擬議的零售設施、公共停車場及休憩空間將成為一個鄰舍活動樞紐，為整個鳳園社區帶來裨益；
- 為「綜合發展區(1)」地帶內其他部份的長期狀況擬議合適土地用途地帶；
- 改劃地點適合開發，與周圍的土地用途協調；
- 擬議發展的密度合適，與周邊環境及大埔新市鎮的規劃相協調；
- 一體化、綜合、和諧及配有的自給自足設施的擬議發展布局設計顧及整體，思慮周全；及
- 經過多方面的技術評估，證明該指示性發展計劃將不會帶來無法克服/不可接受的交通、視覺、生態、景觀、環境、空氣流通、排水、排污及供水影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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**S.12A APPLICATION FOR AMENDMENT OF PLAN  
DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31**

**Proposed Residential Development(s) with Retail, Public  
Vehicle Park and Social Welfare Facilities  
Various Lots in D.D. 11 and Adjoining Government Land,  
Fung Yuen, Tai Po, New Territories**

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**Supporting Planning Statement**

**1 INTRODUCTION**

**1.1 Purpose**

- 1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Fantastic State Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) for the proposed amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 (“the OZP”) to enable the Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities (“the Proposed Development”) at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories (“the Development Site”). The Development Site consists of two areas: Area (A) and Area (B).
- 1.1.2 Area (A) comprises two phases: i) Phase I Development includes the six residential towers with domestic gross floor area (“GFA”) of 91,390m<sup>2</sup> (equivalent to a domestic plot ratio (“PR”) of 3.44) and building heights of 24 - 29 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park with retail facilities at 1/F); and ii) Phase II Development, which includes one residential tower with domestic GFA of 18,187m<sup>2</sup> (equivalent to a domestic PR of 3.44) and building heights of 30 storeys. Area (B) comprises social welfare facilities [including a 150-place Residential Care Home for the Elderly (“RCHE”) cum 30-place Day Care Unit (“DCU”)] in an 8-storey social welfare complex with a total GFA of about 4,782m<sup>2</sup>.

1.1.3 To facilitate the Proposed Development and reflect the as-built condition of other areas in the “CDA(1)” zone, the proposed amendments subject of this s.12A application include:

- i) A rezoning of the site to the west of Fung Yuen Road falling within “CDA(1)” to “Residential (Group B)13” (“R(B)13”) zone (including the aforementioned Area(A));
- ii) A relaxation of the maximum building height restriction of the site falling within “Government, Institution or Community” (“G/IC”) zone from 2 storeys to 8 storeys (i.e. the aforementioned Area(B));

AND

- iii) A rezoning of the site to the north of Fung Yuen Road within “CDA(1)” to “R(B)14” zone ; and
- iv) A rezoning of the site to the east of Fung Yuen Road and Fung Yuen Road southern section within “CDA(1)” to “REC” zone.

The aforementioned proposed amendment subjects i), ii) iii) and iv) constitute the Application Site.

1.1.4 This Supporting Planning Statement is to provide TPB with the necessary information to facilitate consideration of this s.12A application.

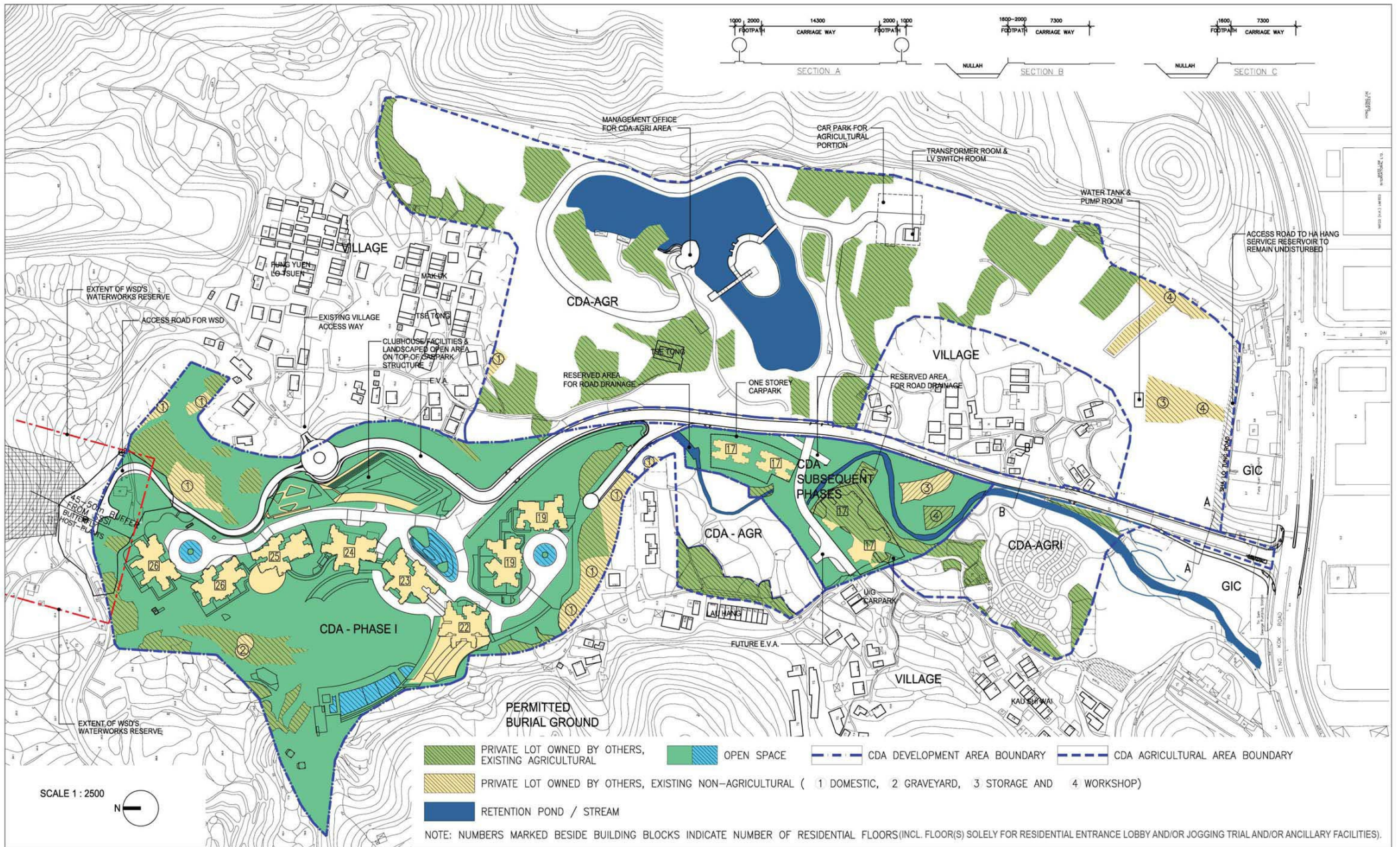
## **1.2 Report Structure**

1.2.1 Following this introductory section, the background of this s.12A application is briefly set out in **Section 2**. The Application Site and planning context are reviewed in **Section 3**. The relevant prevailing and latest Government policies are described in **Section 4**. **Section 5** outlines the Indicative Development Proposal of the Development Site. **Section 6** presents the proposed amendments to the Draft Tai Po OZP. The planning merits and justifications of the proposed amendment are included in **Section 7**. **Section 8** concludes this supporting planning statement.

## 2 BACKGROUND

### 2.1 History of “CDA(1)” Zone at Fung Yuen

- 2.1.1 The Applicant was the Grantee of Tai Po Town Lot (“TPTL”) No. 183 that forms a majority portion of the current “CDA(1)” zone at Fung Yuen.
- 2.1.2 Back in 1980, Fung Yuen was infested and overrun with scattered car repair workshops, open storage and illegal petrol filling stations. In 1982, the problematic area was zoned to “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) for the intention of harnessing resources of the private sector to get rid of these “black spots” by discontinuing the undesirable open storage and car-repairing workshop uses. Pursuant to the then “OU(CRA)” zoning, the Applicant commenced assembling the private lots there and committed tremendous time and resources in clearing the environmentally undesirable black spots uses. In 1999, the “OU(CRA)” zone was rezoned to “Comprehensive Development Area (1)” zone [“CDA(1)”] (**Figure 3.2** refers).
- 2.1.3 Over a period of 18 years since the designation of the “OU(CRA)” zoning of the site, a S.16 approval was obtained by the Applicant for a comprehensive residential and agricultural development within the entire “CDA(1)” zone in August 2000. According to the approved Master Layout Plan (“MLP”) (**Figure 2.1** refers), the comprehensive development is comprised of two portions: Development Portion for residential use and Agricultural Portion for agricultural use. The Development Portion consists of Phase 1 and Subsequent Phase, each with corresponding gross floor space (“GFA”) assigned for residential development. This Subsequent Phase (at the time of planning approval) was reserved for future implementation by the Applicant upon his unification of title of all the remaining private lots within the “CDA(1)” zone. The land exchange for Phase 1 was executed in August 2007. The buildings proposed in this Subsequent Phase was subsequently confined and demarcated on the “CDA(1)” zone within the imprints of the two building sheaths located to the south of Mont Vert (**Figure 3.2** refers) by an amended outline zoning plan gazetted in September 2010.
- 2.1.4 Phase 1 of the Development Portion (regranted as TPTL 183), containing the Mont Vert, and the Agricultural Portion was accomplished with the Certificate of Compliance (“CC”) issued in Dec 2015. The main planning intention of clearing the black spots within the “CDA(1)” zone was achieved. The development at the Subsequent Phase is yet to commence. With the Applicant’s continuous and unflinching effort over the decades in assembling the remaining private lots within the “CDA(1)” zone, it is apparent that after almost **38 years since land assembly took place in 1987**, the prospect for implementation of this Subsequent Phase is very remote, if not impossible, due to absentee ownership, Tso Tong and land title problems. Please refer to **Section 7.1** for more details.



# PROPOSED DEVELOPMENT AT FUNG YUEN VALLEY, TAI PO - MASTER LAYOUT PLAN

December 2015

Figure 2.1 Approved Master Layout Plan under Application No. A/TP/333

2.1.6 According to the OZP, the maximum domestic PR of the “CDA(1)” is 0.64. In response to the Government’s policy of optimising the use of developable land as far as practicable through reviewing land uses and rezoning sites with development potential to untap the development potential of agricultural land or underutilised land and increasing development intensity wherever appropriate, the Applicant has reviewed the development potential of the undeveloped land in the “CDA(1)” zone taking into consideration of the remaining land title constraints of the private lots within the “CDA(1)” zone, as well as the latest planning context and infrastructural capacities of the area, etc.

## 2.2 Application for Amendment of Plan

2.2.1 Pursuant to the review, the Applicant submitted a s.12A Planning Application (No. Y/TP/38) to TPB in 2022 to rezone the current western portion of the “CDA(1)” zone to “R(B)13” zone to enable a proposed residential development with retail facilities and public vehicle park, and a relaxation of the maximum building height restriction of the “G/IC” zone from 2 storeys to 8 storeys to the south of the “CDA(1)” zone for a proposed 8-storey Social Welfare Complex. While tremendous effort has been put to address and resolve the comments from Planning Department and relevant Government departments during circulation of the application, it is noted that majority of the Government departments have no further adverse comment on the technical assessments attached to Application No. Y/TP/38 since almost 3 years efforts being put by the Applicant & consultancy team.

2.2.2 Taking into account comments received from relevant Government departments and in order to achieve a wholistic planning scheme for the entire “CDA(1)” zone, the Applicant has put forward to include the “CDA(1)” Future Phase proposed in Application No. Y/TP/38 into the Development Site of this Application. Furthermore, appropriate zonings are proposed to reflect the “completed” parts of “CDA(1)” zones (i.e. Phase 1 of the Development Portion and the remaining Agricultural Portion) according to their as-built conditions. No new development is proposed in these completed parts.

2.2.3 The Proposed Development Proposal in this Application is largely the same as that under Application No. Y/TP/38. The Development Site of this Application is solely formed by the previous development sites, i.e. Area (A), Area(B) and the “CDA(1)” Future Phase. The total GFA, PR, building height, no. of units and estimated population of the Development Proposal is almost exactly the same as that under Application No. Y/TP/38. A detailed comparison of the development parameters between Application No. Y/TP/38 and this Application is presented in **Table 2.1**.

Table 2.1 Comparison of the Development Parameters between Application No. Y/TP/38 and the New Application

S12A Application No. Y/TP/38

	Area (A)	CDA(1) Future Phase (Outside Application Site)	Total
<b>Site Area (m<sup>2</sup>)</b>	<b>26,567</b>	<b>5,287</b>	<b>31,854</b>
<b>Total Plot Ratio</b>	<b>3.63</b>	<b>2.65</b>	<b>3.47</b>
- Domestic Plot Ratio	3.6	2.65	3.44
- Non-domestic Plot Ratio	0.03	-	0.03
<b>Total Gross Floor Area (m<sup>2</sup>)</b>	<b>96,441</b>	<b>14,011</b>	<b>110,452</b>
- Domestic GFA	95,641	14,011	109,652
- Non-domestic GFA	800	-	800
<b>Total No. of Blocks</b>	<b>8</b>	<b>2</b>	<b>10</b>
- Residential Tower	6	2	8
- Clubhouse	1	-	1
- Retail & PVP	1	-	1
No. of Storeys			
- Residential Tower	25-29	25-26	25-29
- Clubhouse	3	-	3
- Retail & PVP	2	-	2
Building Height (mPD)			
- Residential Tower	+88 to +102	+88 to +91	+88 to +102
- Clubhouse	+22	-	+22
- Retail & PVP	+18	-	+18
No. of Units	1,759	220	1,979
Average Flat Size (m <sup>2</sup> )	54.3	63.7	55.4
Clubhouse/Indoor Recreation Facilities GFA (m <sup>2</sup> )	Not more than 3,347 (i.e. 3.5% of DGFA)	Not more than 700 (i.e. 5% of DGFA)	Not more than 4,047
Private Open Space (m <sup>2</sup> )	Not less than 4,750	Not less than 594	Not less than 5,344
Estimated Population*	4,750	594	5,344

S12A Application No. Y/TP/40

	Area (A) Phase I	Area (A) Phase II	Total	Change (b) - (a)
<b>Site Area (m<sup>2</sup>)</b>	<b>26,567</b>	<b>5,287</b>	<b>31,854</b>	-
<b>Total Plot Ratio</b>	<b>3.47</b>	<b>3.44</b>	<b>3.47</b>	-
- Domestic Plot Ratio	3.44	3.44	3.44	-
- Non-domestic Plot Ratio	0.03	-	0.03	-
<b>Total Gross Floor Area (m<sup>2</sup>)</b>	<b>92,190</b>	<b>18,187</b>	<b>110,377</b>	<b>-75</b>
- Domestic GFA	91,390	18,187	109,577	<b>-75</b>
- Non-domestic GFA	800	-	<b>800</b>	-
<b>Total No. of Blocks</b>	<b>8</b>	<b>1</b>	<b>9</b>	<b>-1</b>
- Residential Tower	6	1	7	<b>-1</b>
- Clubhouse	1	-	1	-
- Retail & PVP	1	-	1	-
No. of Storeys				
- Residential Tower	24-29	30	24-30	<b>-1 to +1</b>
- Clubhouse	3	-	3	-
- Retail & PVP	2	-	2	-
Building Height (mPD)				
- Residential Tower	+85 to +102	+99	+85 to +102	<b>-3 to 0</b>
- Clubhouse	+22	-	+22	-
- Retail & PVP	+21	-	+21	<b>+3</b>
No. of Units	1,718	270	1,988	<b>+9</b>
Average Flat Size (m <sup>2</sup> )	53.2	67.4	55.1	<b>-0.3</b>
Clubhouse/Indoor Recreation Facilities GFA (m <sup>2</sup> )	Not more than 3,199 (i.e. 3.5% of DGFA)	Not more than 909 (i.e. 5% of DGFA)	Not more than 4,108	<b>+61</b>
Private Open Space (m <sup>2</sup> )	Not less than 4,467	Not less than 702	Not less than 5,169	<b>-175</b>
Estimated Population*	4,467	702	5,169	<b>-175</b>

\*Adopting persons per occupied flat ("PPOF") ratio of 2.6 based on the territorial-wide average domestic household size in 2024 from Census and Statistic Department.

Area (B) (No Change)

	Area (B)
Site Area (m <sup>2</sup> )	3,347
Total GFA (m <sup>2</sup> )	4,782
No. of Blocks	1
No. of Storeys	8
Building Height (mPD)	+36
No. of Places	
- Residential Care for the Elderly	150
- Day Care Unit	30

### **3 SITE AND PLANNING CONTEXT**

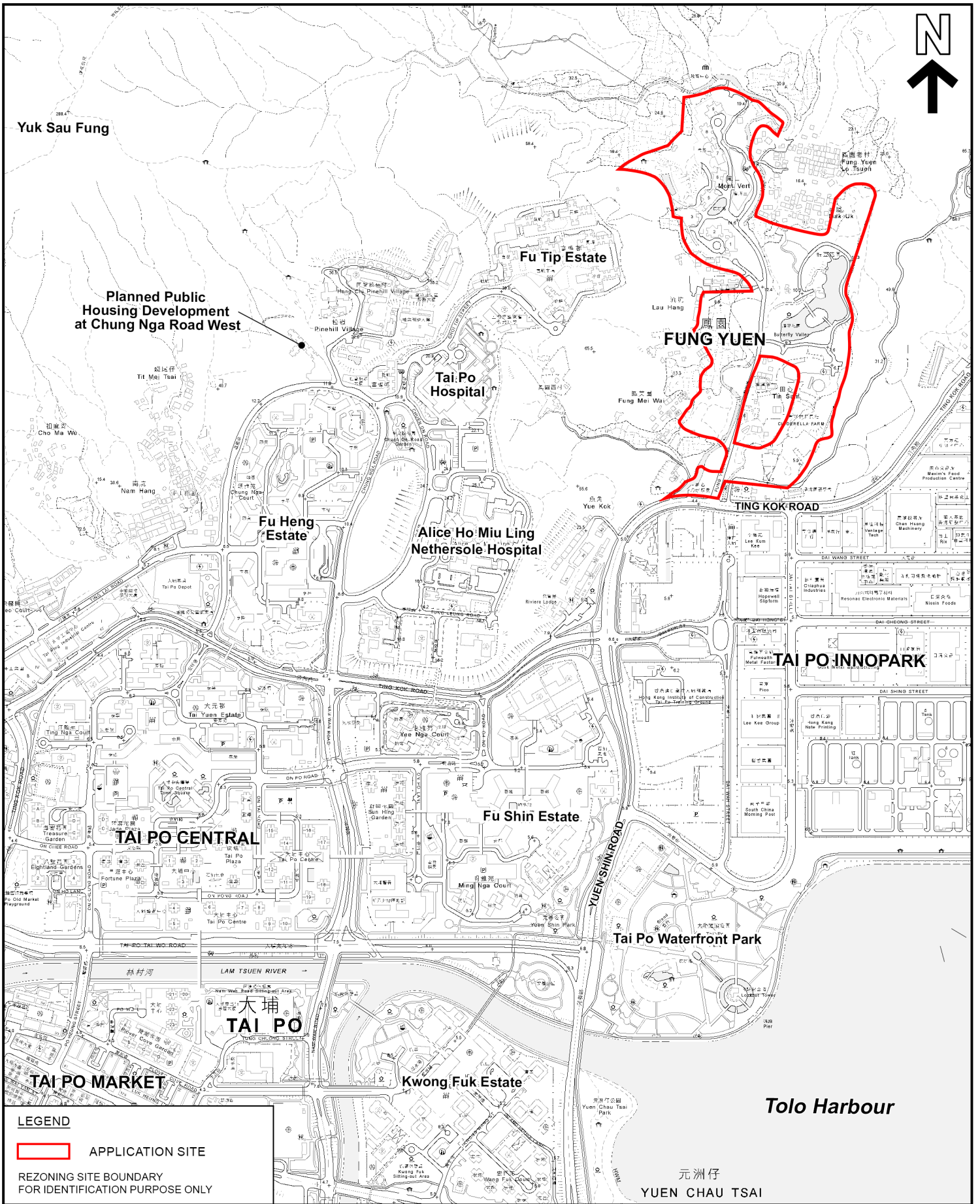
#### **3.1 Site Location**

3.1.1 The Application Site is located at Fung Yuen, which is at the northeastern fringe of Tai Po New Town and approximately 1km away from Tai Po Central. Fung Yuen has a valley topography surrounded by hills at its north, east and west, with Tolo Harbour at its southeast (**Figure 3.1** refers).

#### **3.2 Surrounding Land Uses**


3.2.1 The Application Site is situated at the interface of urban/sub-urban setting characterised by a mixed low to high-rise residential, industrial, recreational and Government, Institution or Community uses (**Figures 3.2** refers) in its environ. The Application Site is surrounded by:

- To the immediate north, west and enclave of the Application Site are local villages Fung Yuen Lo Tsuen and Mak Uk, Fung Mei Wai and Tin Sam Village respectively, zoned “Village Type Development” (“V”);
- To the further north of the Application Site is the Fung Yuen Valley Site of Special Scientific Interest (“SSSI”) zone;
- To the east of the Application Site is a spur zoned “Green Belt” (“GB”) with a local access to Sha Lo Tung;
- To the immediate south is Fung Yuen Playground and Society of Horticulture, Hong Kong zoned “G/IC”. To the further south across Ting Kok Road are bus depot, Construction Industry Council Tai Po Training Ground as well as the 75-hectare Tai Po Innopark;
- To the further west across a small knoll zoned “GB” are the high-density public housing developments Fu Tip Estate and the planned Public Housing Development at Chung Nga Road West both zoned as “Residential (Group A) 9” and Hong Chi Pinehill Village zoned “G/IC”; and
- To the immediate southwest is a low-rise residential development zoned “Residential (Group C)1”. To the further southwest across the “GB” zone are Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital zoned “G/IC”, Yue Kok Village zoned “V” and high-rise residential development, namely Riviera Lodge zoned “Residential (Group A)” (“R(A”).



**LEGEND**

 APPLICATION SITE

 REZONING SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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**LOCATION PLAN**

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 10 000

**FIGURE 3.1**

EXTRACT PLAN BASED ON SURVEY SHEET No. 3-SW-D & 7-NW-B

DATE: 25.9.2025



### **3.3 Accessibility**

3.3.1 The Application Site is served by Fung Yuen Road and abuts Ting Kok Road which connects to the town centre of Tai Po. The Application Site is also highly accessible to the metro areas of Hong Kong via Tolo Highway and Yuen Shin Road bypassing Tai Po New Town. The Application Site is well served by various public transport services such as franchised and non-franchised bus services, and minibus services. Not only there are frequent services linking to nearby MTR stations (Tai Po Market and Tai Wo) and Tai Po Town Centre, direct and express services to Kowloon East, Tsuen Wan and other new towns in the New Territories are also provided.

### **3.4 Existing Use and Site Condition**

3.4.1 The Application Site has a total area of about 187,075m<sup>2</sup>. Fung Yuen Road bisects the Application Site in the middle. Please refer to **Figure 3.3** for the location of the four portions (eastern, northern, western and southern) of the Application Site.

#### **Eastern Portion**

3.4.2 The eastern portion of the Application Site are occupied by the Agricultural Portion under TPTL 183, an ancestral hall at its northwest and a few fragmented brownfield sites mainly at its south. The Agricultural Portion is fully implemented in accordance with the planning approval under Application No. A/TP/333 and lease. The Agricultural Portion is well-maintained by the Applicant, and is used for agricultural purpose including cultivation and recreation. There are also very few existing domestic structures at the northern boundary of the eastern portion.

#### **Northern Portion**

3.4.3 The northern portion of the Application Site is mainly sat by an existing high-rise residential development, namely Mont Vert. Being the Phase 1 Development under Application No. A/TP/333, the residential development comprises of 8 residential towers with a building height of not more than 102mPD. The domestic GFA of the development is about 87,356m<sup>2</sup>. The construction of the development was completed with the Certificate of Compliance obtained in 2015.

#### **Western Portion**

3.4.4 The western portion has an area of about 31,854m<sup>2</sup>, sloping down gently towards south from approximately +12.6mPD to +4.8mPD. It is mainly covered with vegetation, a few structures and a watercourse running in a north-south direction.

3.4.5 The northwestern and southern part of the western portion is occupied by the Agricultural Portions under TPTL 183. "Farmers' Enclave" was proposed at TPTL 183 S.A. ss1 in the south; and "Woodland/Meadows/Nurseries" was proposed at TPTL 183 S.A. ss2 in the north.

3.4.6 Due to the comparatively lower topography, the “Woodland/Meadows/Nurseries” at TPTL 183 S.A ss.2 has been unintentionally served as a temporary flood pond and flow path for collecting runoff from the western villages to the existing stream. The health condition of the vegetation and trees in this area has hence been poor due to excessive flood water or rainwater overland flow.

3.4.7 Whilst, for the “Famers’ Enclave” at TPTL 183 S.A ss.1, with the development restrictions imposed under the “CDA(1)” zoning of the Site, it is hesitant to have structures erected on it, the space is therefore not widely popular or attractive to users or operators. However, the Applicant has been carrying out regular maintenance including weed clearance in the area.

### **Southern Portion**

3.4.8 The southern portion which basically follows the boundary of the existing “G/IC” zone, has a zoning area of approximately 3,347m<sup>2</sup>. At present, the Tin Sam Sewage Pumping Station occupies the southern part of Area (B), and the remaining area is largely vacant, covered with vegetation and a watercourse.

## **3.5 Statutory Planning Context**

3.5.1 A majority of the Application Site falls within an area zoned “CDA(1)” on the OZP, except the southern portion of the Application Site which is zoned “G/IC” (Figure 3.2 refers).

3.5.2 Under the “Remarks” column of “CDA(1)” zone, it is stipulated that “No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 0.64 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater”.

3.5.3 It is further explained in the Explanatory Statement that “CDA(1)” zone is intended to encourage a comprehensive development/redevelopment of the site with a view to discontinuing the undesirable open storage and car repairing workshop uses that existed on the site and that the maximum domestic PR is restricted to 0.64 due to the general infrastructure constraints pertinent to the area.

3.5.4 According to the Statutory Notes of the Draft Tai Po OZP No. S/TP/31, “G/IC” zone is “intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments”.

3.5.5 Under the “Remarks” column of “G/IC” zone, it is stipulated that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum

building height in terms of number of storeys as stipulated on the Plan. Development on this “G/IC” zone is subject to a maximum building height restriction of 2 storeys.

### 3.6 Land Status

#### **Northern Portion**

3.6.1 The majority of the northern portion of the Application Site is private lot, TPTL 183 RP (i.e. Mont Vert). The remaining Government land is accounted by a section of Fung Yuen Road and the local access.

**Table 3.1 Breakdown of Land Ownership of Northern Portion**

Land Ownership <sup>[a]</sup>	Northern Portion
Private land owned by the Applicant (m <sup>2</sup> )	51,404 (80%)
Private land owned by others (m <sup>2</sup> )	7,143 (11%)
Government land (m <sup>2</sup> )	5,939 (9%)
Total (m <sup>2</sup> )	64,486

[a] The areas are measured by using geographic information system software, and subject to detailed on-site survey.

#### **Eastern Portion**

3.6.2 Nearly all land in the eastern portion of the Application Site is private lot. TPTL 183 S.A RP contributes to more than 70%. The remaining are mostly various lots in D.D. 11 and Government land accounted by the southern section of Fung Yuen Road.

**Table 3.2 Breakdown of Land Ownership of Eastern Portion**

Land Ownership <sup>[a]</sup>	Eastern Portion
Private land owned by the Applicant (m <sup>2</sup> )	70,033 (80%)
Private land owned by others (m <sup>2</sup> )	11,744 (13%)
Government land (m <sup>2</sup> )	5,611 (7%)
Total (m <sup>2</sup> )	87,388

[a] The areas are measured by using geographic information system software, and subject to detailed on-site survey.

#### **Western Portion**

3.6.3 The western portion of the Application Site comprises of various lots in D.D. 11 and adjoining Government land, Fung Yuen, Tai Po and Fung Yuen Road. About 52% of the western portion is private land owned by the Applicant and its sister company whilst the remaining areas (i.e.33% and 15%) are Government land and private land owned by others, respectively. For Area (A) Phase I, about 60% of it is private land owned by the Applicant and its sister company, whilst the remaining areas (i.e. 31% and 9%) are Government land and private land owned by others, respectively.

**Table 3.3 Breakdown of Land Ownership of Western Portion**

Land Ownership <sup>[a]</sup>	Area (A) Phase I	Area (A) Phase II	Western Portion Total
Private land owned by the Applicant (m <sup>2</sup> )	16,016 (60%)	505 (10%)	16,521 (52%)
Private land owned by others (m <sup>2</sup> )	2,333 (9%)	2,499 (47%)	4,832 (15%)
Government land (m <sup>2</sup> )	8,218 (31%)	2,283 (43%)	10,501 (33%)
Total (m <sup>2</sup> )	26,567	5,287	31,854

[a] The areas are measured by using geographic information system software, and subject to detailed on-site survey.

### **Southern Portion**

3.6.4 The private lots involving for accommodating the proposed Social Welfare Complex are owned by the Applicant. The remaining Government land involved in Area (B) is mainly taken up by the existing Tin Sam Sewage Pumping Station and watercourse. The Applicant is committed to provide of a social welfare complex to the vicinity. For details, please refer to **Section 5.3** of this Supporting Planning Statement.

**Table 3.4 Breakdown of Land Ownership of Southern Portion**

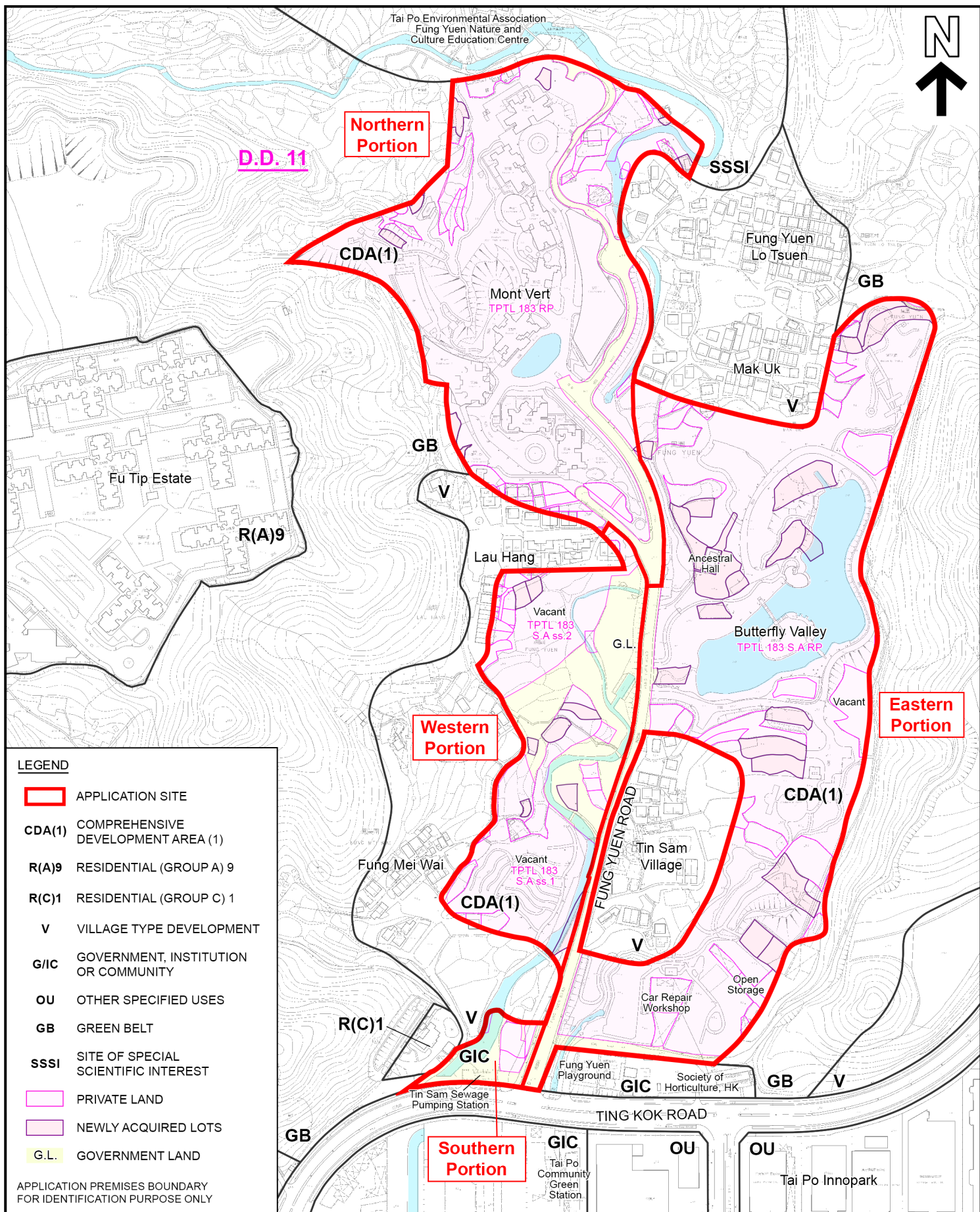
Land Ownership <sup>[a]</sup>	Southern Portion
Private land owned by the Applicant (m <sup>2</sup> )	918 (27%)
Private land owned by others (m <sup>2</sup> )	29 (1%)
Government land (m <sup>2</sup> )	2,400 (72%)
Total (m <sup>2</sup> )	3,347

[a] The areas are measured by using geographic information system software, and subject to detailed on-site survey.

### **Newly Acquired Lots in CDA(1) Zone**

3.6.5 As explained in Chapter 2, despite the tremendous difficulties in consolidating the land ownership in the subsequent phase to enable the remaining development, the Applicant has still put unfailing efforts in acquiring lots in the “CDA(1)” zone after the granting of TPTL 183 (**Figure 3.3** refers). With the Applicant’s continuous efforts in land assembling, over 9,600m<sup>2</sup>, 1,100m<sup>2</sup> and 1,600 m<sup>2</sup> of private land have been acquired in the eastern, northern and western portions after the completion of land exchange application for Phase 1 Development Portion and the Agricultural Portion in 2007.

3.6.6 The Applicant has reviewed again the development potential of the overall “CDA(1)” zone and the possibility to reshuffle the themed areas of the Agricultural Portion of TPTL 183 to enhance its function and comprehensiveness. Enhancement of the Agricultural Portion utilising the newly acquired lots will be discussed in **Section 5.9**.



### SITE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 4 000

### FIGURE 3.3

EXTRACT PLAN BASED ON SURVEY SHEET No. 3-SW-25C & 25D, 7-NW-5A, 5B, 5C & 5D

DATE: 27.5.2026



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## **4 GOVERNMENT'S POLICIES ON HOUSING**

### **4.1 Government's Determination on Increasing Housing Supply**

4.1.1 The Government has put strong emphasis on increasing supply of housing land for more than ten years to resolve the housing and land shortage problems in Hong Kong, even though the market value of private residential properties is dropping in the recent years. Some of the major policies to increase housing land supply are highlighted as follows:

#### **Multi-pronged Approach to Increase Land Supply for Housing**

4.1.2 It has been the Government's policy since 2013 to increase land supply to meeting housing needs of Hong Kong through a multi-pronged approach with short-, medium- and long-term measures. The **short-term measures** include optimising the use of developed land as far as practicable through **reviewing land uses** and **rezoning sites** with development potential **to untap the development potential of agricultural land or underutilised land** and **increasing development intensity** wherever appropriate.

#### **Task Force on Land Supply**

4.1.3 The Task Force on Land Supply (the "Task Force") was established in September 2017 with a view to making recommendations to the overall land supply strategy and prioritising different land supply options for the Government. The Task Force submitted the final report to the administration on 31 December 2018 for consideration. The report opined that the actual land shortfall may be much higher than 1,200 ha and there will be an acute shortage of land for housing (about 108 ha) in the short term. As such, the Task Force suggests giving priority to studying and implementing 8 land supply options and that no short-to-medium options should be given up lightly unless there are strong justifications. **Tapping into private agricultural land reserve in the New Territories is one of the three short-to-medium term supply options suggested by the Task Force after wide consultations with the public.** On 20 February 2019, the Government announced that it fully endorses the recommendations rendered by the Task Force on land supply strategy.

#### **Long Term Housing Strategy**

4.1.4 The Long Term Housing Strategy ("LTHS") was first released by the Transport and Housing Bureau on 16 December 2014 to address the structural issues pertaining to Hong Kong's housing problem, and is being updated annually to make timely adjustments accordingly. According to the latest Annual Progress Report released in December 2021, the total housing supply target for the ten-year period from 2025-26 to 2034-35 is about 440,000 units, including public and **private housing supply targets** of 308,000 units and **132,000 units** respectively. The public/private split for the supply of new housing units would be maintained at 70:30. Whilst the

Government will continue to take forward measures to form land as recommended by the Task Force [namely the brownfield development, Land Sharing Pilot Scheme (“LSPS”), partial development of the Fanling Golf Course (“FGC”), development of the New Development Areas, reclamation for Kau Yi Chau (“KYC”) Artificial Islands and rezoning of existing land for public housing production], the Government also admits that providing land towards achieving LTHS target over the next 10 years would be a great challenge, and the **supply target of private housing will continue to be met through various land supply sources**, including private development/redevelopment projects.

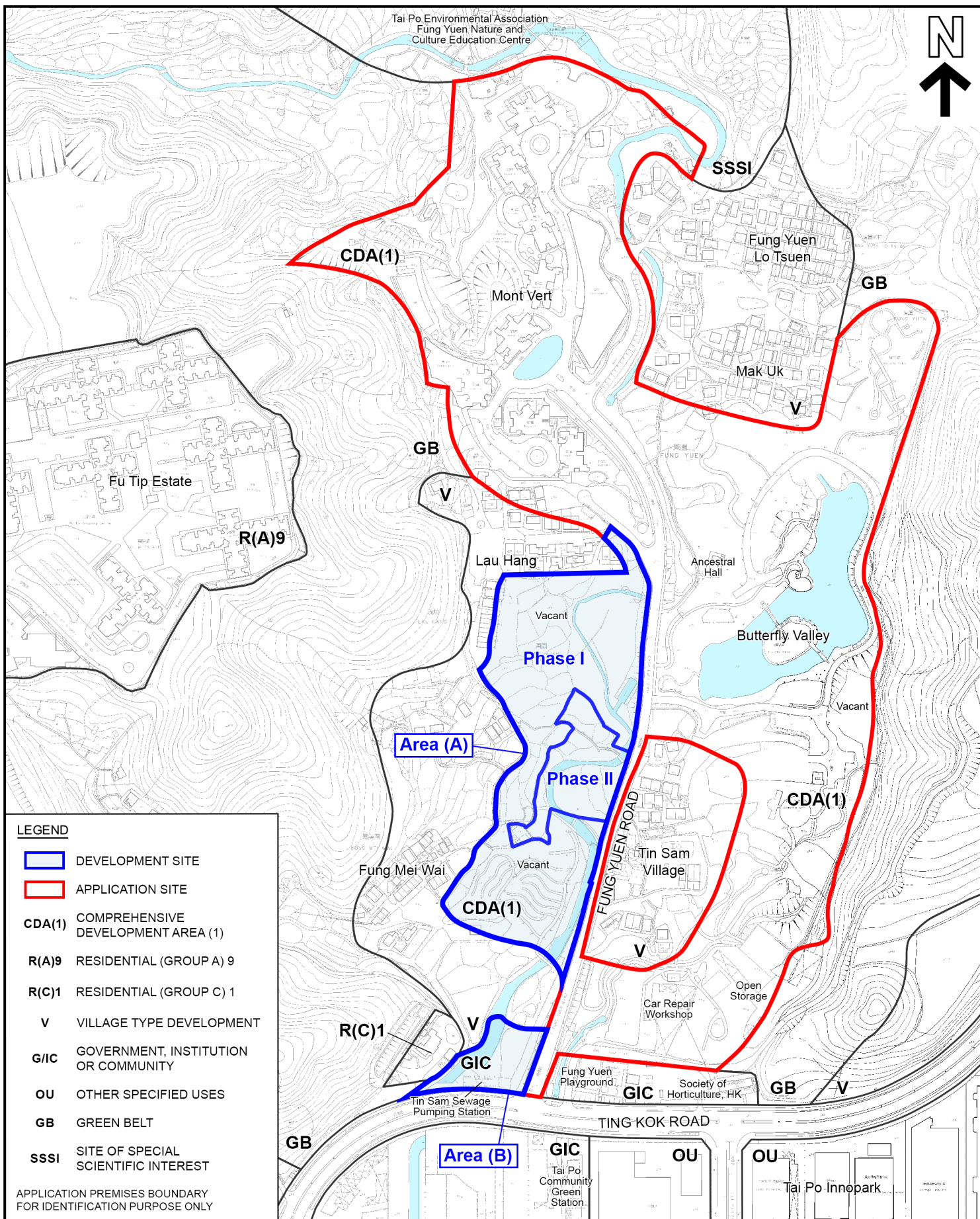
### **2024 Policy Address**

- 4.1.5 As announced in the 2024 Policy Address, the Government remains determined to sustain efforts in land production. It was also emphasised in the 2024 Policy Address that the Government is making vigorous effort in streamlining land development procedures. By stating that all approving departments are required to take a facilitating role and strive to streamline the relevant procedures when processing applications, the Government will continue to cut red tapes and streamline procedures.

## **5 THE INDICATIVE DEVELOPMENT PROPOSAL**

### **5.1 The Development Site**

- 5.1.1 Based on the land consolidated on the western and southern portion of the Application Site, which is immediately available for development, an indicative development proposal showing the intended developments upon the proposed amendments of the Plan is illustrated in **Appendix 1** of this Supporting Planning Statement. The purpose of the attached proposal is to demonstrate the Proposed Development (with the proposed PR and building height) are appropriate and feasible. A set of architectural drawings including the Indicative Layout Plan (**Figure 5.2** refers) and Diagrammatical Section Plan is devised for reference only and is subject to detailed design at later stage.
- 5.1.2 The Development Site consists of two areas: Area (A) and Area (B), which is the western and southern portion of the Application Site (**Figure 5.1** refers).



**LEGEND**

- DEVELOPMENT SITE
- APPLICATION SITE
- CDA(1)** COMPREHENSIVE DEVELOPMENT AREA (1)
- R(A)9** RESIDENTIAL (GROUP A) 9
- R(C)1** RESIDENTIAL (GROUP C) 1
- V** VILLAGE TYPE DEVELOPMENT
- G/IC** GOVERNMENT, INSTITUTION OR COMMUNITY
- OU** OTHER SPECIFIED USES
- GB** GREEN BELT
- SSSI** SITE OF SPECIAL SCIENTIFIC INTEREST

APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**DEVELOPMENT SITE PLAN**

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 4 000

**FIGURE 5.1**

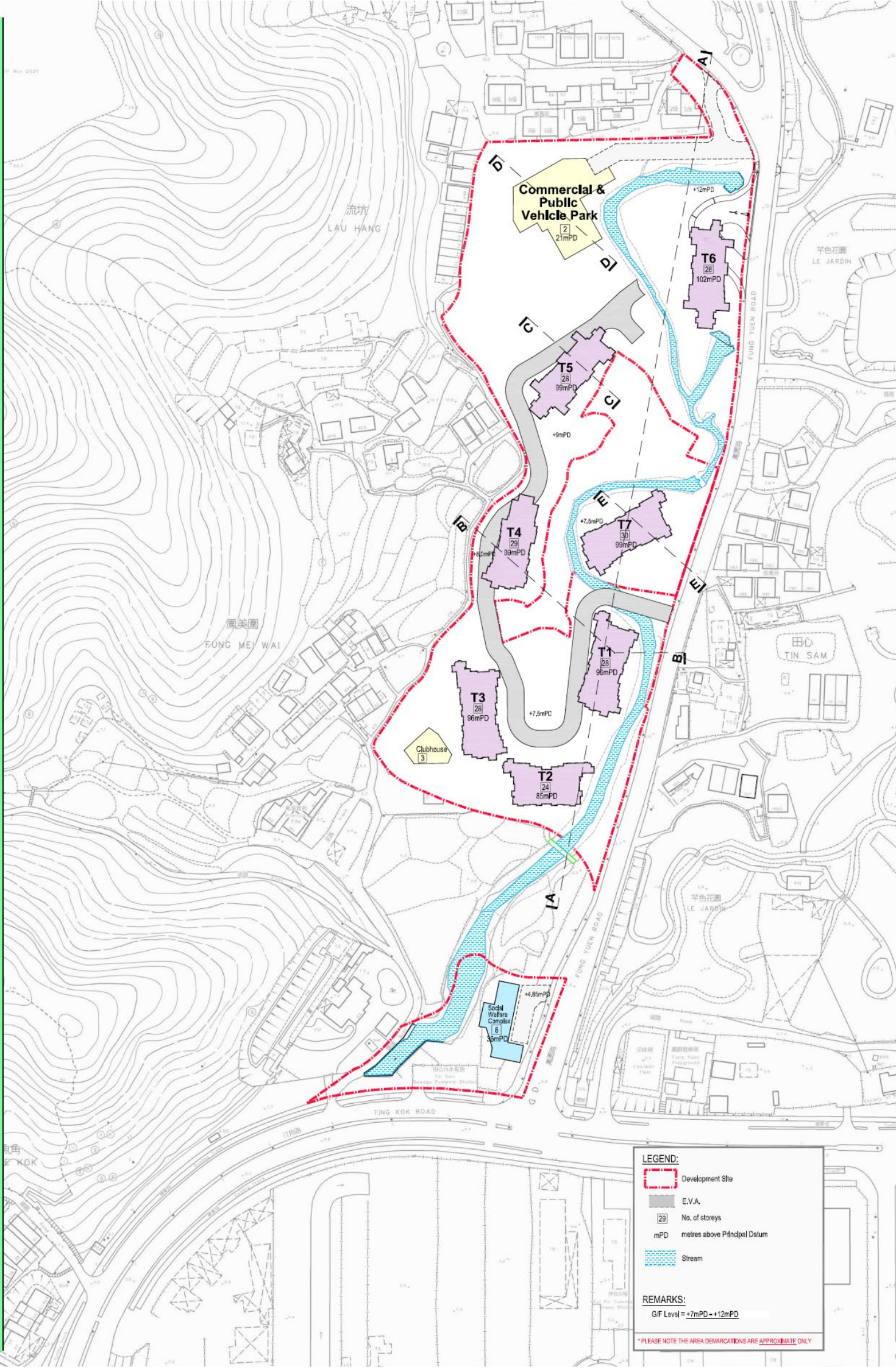
EXTRACT PLAN BASED ON SURVEY SHEET No. 3-SW-25C & 25D, 7-NW-5A, 5B, 5C & 5D

DATE: 25.9.2025



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Figure 5.2 Indicative Layout Plan



**LEGEND:**

- Development Site
- E.V.A.
- 29 No. of storeys
- mPD metres above Principal Datum
- Stream

**REMARKS:**

G/F Level = +7mPD ~ +12mPD

\* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY

## **5.2 Area (A) - Proposed Residential Development with Retail Facilities and Public Vehicle Park**

5.2.1 Area (A) has a total area of about 31,854m<sup>2</sup> and comprises two phases:

- i) Phase I Development - six residential towers with domestic GFA of 91,390m<sup>2</sup> (equivalent to a domestic PR of 3.44) and building heights of 24 - 29 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park of 30 car parking spaces and the ancillary car parking spaces and loading/unloading facilities of the retail facilities at G/F and retail facilities at 1/F (with shop and services floor space of not more than 800m<sup>2</sup>); and
- ii) Phase II Development, which includes one residential tower with domestic GFA of 18,187m<sup>2</sup> (equivalent to a domestic PR of 3.44) and building heights of 30 storeys.

5.2.2 It is anticipated that the two phases of the proposed residential development will provide a total of about 1,988 residential units housing approximately 5,169 persons. The major development parameters of Area (A) are summarised in **Table 5.1** below.

## **5.3 Area (B) – Proposed Social Welfare Complex**

5.3.1 Area (B) falls entirely within “G/IC” zone which has a zoning area of 3,347m<sup>2</sup> with a maximum building height restriction of 2 storeys. At present, the Tin Sam Sewage Pumping Station occupies the southern part of Area (B), with the remaining area being mainly vacant and covered with vegetation and a watercourse.

5.3.2 The Applicant proposes to utilise its private land in the existing G/IC zone adjoining Fung Yuen Road for the accommodation of an 8-storey social welfare complex with a total GFA of about 4,782m<sup>2</sup>. The proposed social welfare complex is designed to accommodate a 150-place Residential Care Home for the Elderly (“RCHE”) cum 30-place Day Care Unit (“DCU”). Upon completion, the Applicant is willing to set up a private or self-financing RCHE to alleviate the surging demand for RCHE, thereby serving the needs of the ageing population in Hong Kong. The major development parameters of Area (B) is summarised in **Table 5.2** below.

5.3.3 Detailed design of the RCHE cum DCU would be controlled through relevant ordinances and regulations including the requirements from lease conditions and the Schedules of Accommodation for RCHE<sup>1</sup> and DCU<sup>2</sup> approved by SWD.

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<sup>1</sup> SWD (2017), “Schedule of Accommodation for 150-place Residential Care Home for the Elderly”, retrieved from: [https://www.swd.gov.hk/storage/asset/section/609/en/RCHE\\_150\(06112017\).pdf](https://www.swd.gov.hk/storage/asset/section/609/en/RCHE_150(06112017).pdf)

<sup>2</sup> SWD (2020), “Schedule of Accommodation for Day Care Unit in Residential Care Home for the Elderly (Capacity: 20 or 30 places)”, retrieved from: [https://www.swd.gov.hk/storage/asset/section/609/en/SoA\\_DCU\\_in\\_RCHE\(20\\_30p\)\(20200220\).pdf](https://www.swd.gov.hk/storage/asset/section/609/en/SoA_DCU_in_RCHE(20_30p)(20200220).pdf)

**Table 5.1 Major Development Parameters of Area (A)**

Development Parameter	Area (A) Phase I	Area (A) Phase II	Total
Development Site Area (m <sup>2</sup> ) (about)	26,567	5,287	31,854
Total PR (about)	3.47	3.44	3.47
- Domestic	3.44	3.44	3.44
- Non-domestic	0.03	-	0.03
Total GFA (m <sup>2</sup> ) (not more than)	92,190	18,187	110,377
- Domestic	91,390	18,187	109,577
- Non-domestic	800	-	800
Total No. of Blocks	8	1	9
- Residential Tower	6	1	7
- Clubhouse	1	-	1
- Retail & PVP	1	-	1
No. of Storeys	Not more than 29	Not more than 30	Not more than 30
- Residential Tower	24-29	30	24-30
- Clubhouse	3	-	3
- Retail & PVP	2	-	2
Building Height (main roof; mPD)	Not more than +102	Not more than +99	Not more than +102
- Residential Tower	+85 to +102	+99	+85 to +102
- Clubhouse	+22	-	+22
- Retail & PVP	+21	-	+21
No. of Units	1,718	270	1,988
Average Flat Size (m <sup>2</sup> )	53.2	67.4	55.1
Clubhouse/Indoor Recreation Facilities GFA (m <sup>2</sup> )	Not more than 3,199 (i.e. 3.5% of DGFA)	Not more than 909 (i.e. 5% of DGFA)	Not more than 4,108
Private Open Space (m <sup>2</sup> )	Not less than 4,467	Not less than 702	Not less than 5,169
- For Exclusive Use of Residents	Not less than 3,467	Not less than 702	Not less than 4,169
- For Public and Residents	Not less than 1,000	-	Not less than 1,000
Estimated Population*	4,467	702	5,169

[a] The proposed Public Vehicle Park is exempted from GFA/PR calculation

[b] For the sake of an efficient carpark layout, the ancillary car parking and loading/unloading facilities of the retail facilities (consisting of 6 car parking spaces, 1 motorcycle parking space and 1 loading/unloading space) together with the proposed parking spaces of the Public Vehicle Park will be provided on ground floor of the standalone commercial block and is proposed to be exempted from GFA/PR calculation,

[c] The estimated population is based on persons per occupied flat ("PPOF") ratio of 2.6, which is the territorial-wide average domestic household size in 2024

**Table 5.2 Major Development Parameters of Area (B)**

Development Parameter	Area (B)
Total GFA (m <sup>2</sup> )	4,782
No. of Blocks	1
No. of Storeys	8
Building Height (main roof; mPD)	+36
No. of Places	
- Residential Care Home for the Elderly	150
- Day Care Unit	30

## **5.4 Key Design Features**

5.4.1 The Indicative Development Proposal has been taken into account the following considerations:

### **Provision of Social Welfare Facilities**

5.4.2 In light of the surging demand for provision of RCHE in the next decades, and echoing with the Government's initiative announced in 2021 Policy Address to designate floor space exclusively for social welfare purposes in residential development, the Applicant will surrender its private land in Area (B) and construct a social welfare complex, comprising 150-place RCHE cum a 30-place DCU with a GFA equivalent to about 5% (viz. about 4,782m<sup>2</sup>) of the domestic GFA of proposed residential development in Area (A) Phase I.

### **Provision of Retail Facilities and Public Vehicle Park Forming a Neighbourhood Activity Node**

5.4.3 Considering the daily needs of the nearby communities and the future residents of proposed residential development, 'Shop and Services' use with a GFA of not more than 800m<sup>2</sup> is proposed at 1/F of the standalone 2-storey commercial building block, located in northern part of Area (A), which is centrally located in Fung Yuen and conveniently accessible from the residential development and villages in the neighbourhood.

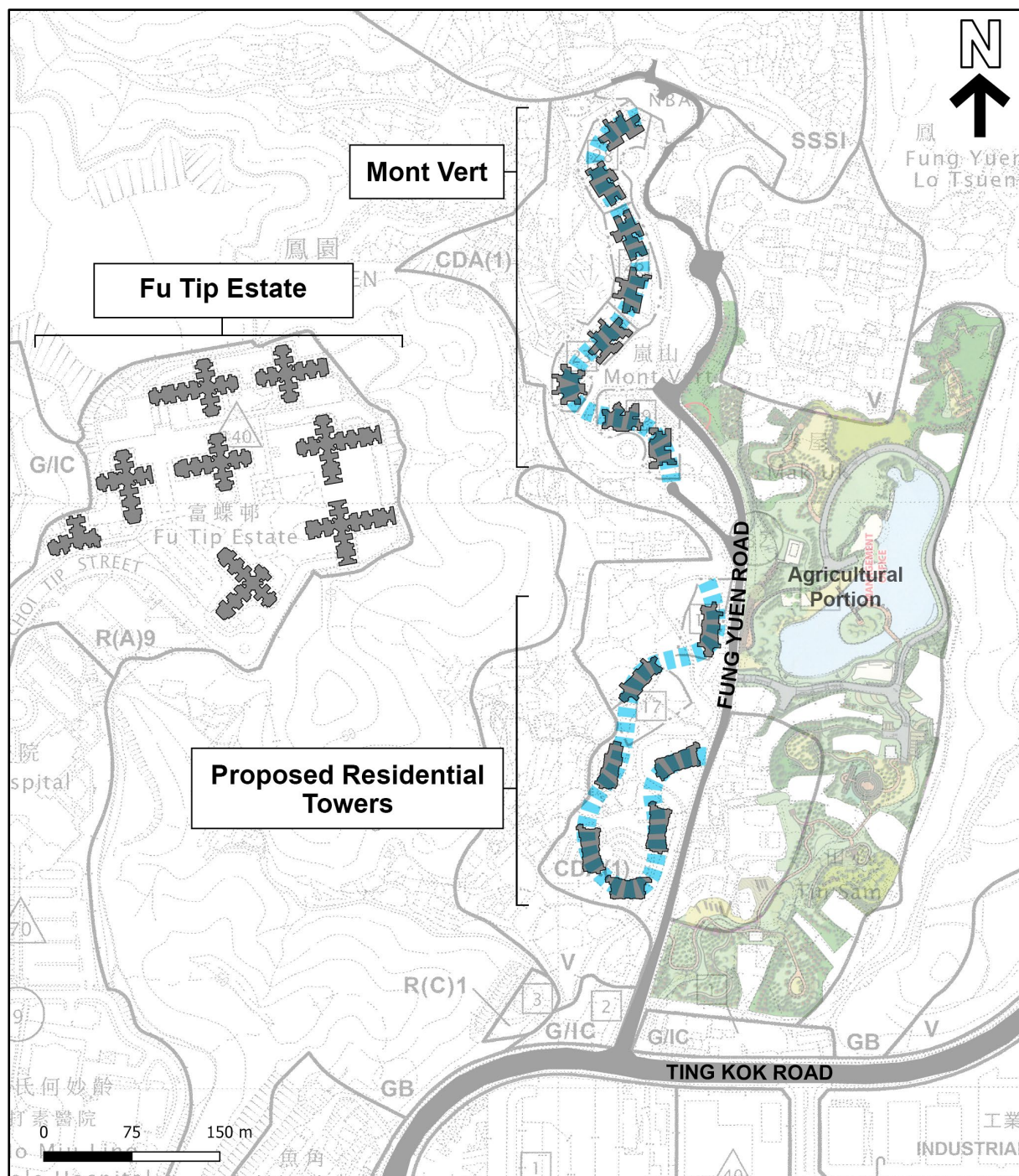
5.4.4 In response to Transport Department's request, opportunity is also taken to provide about 30 public private car parking spaces at G/F to accommodate the demand on parking facilities in the area. In addition, 6 car parking spaces, 1 motorcycle parking space and 1 loading/unloading bay ancillary to the retail facilities will be provided to fulfil with the requirements of the Hong Kong Planning Standards and Guidelines ("HKPSG"). These ancillary retail parking spaces will be made available for night time public parking outside the operation hours of the proposed retail facilities.

5.4.5 With a landscaped open space provided on various level within and near the retail facilities and public vehicle park (to be discussed in para. 5.5.2), a neighbourhood activity node will be formed, benefitting the whole Fung Yuen community.

### **Building Layout and Disposition**

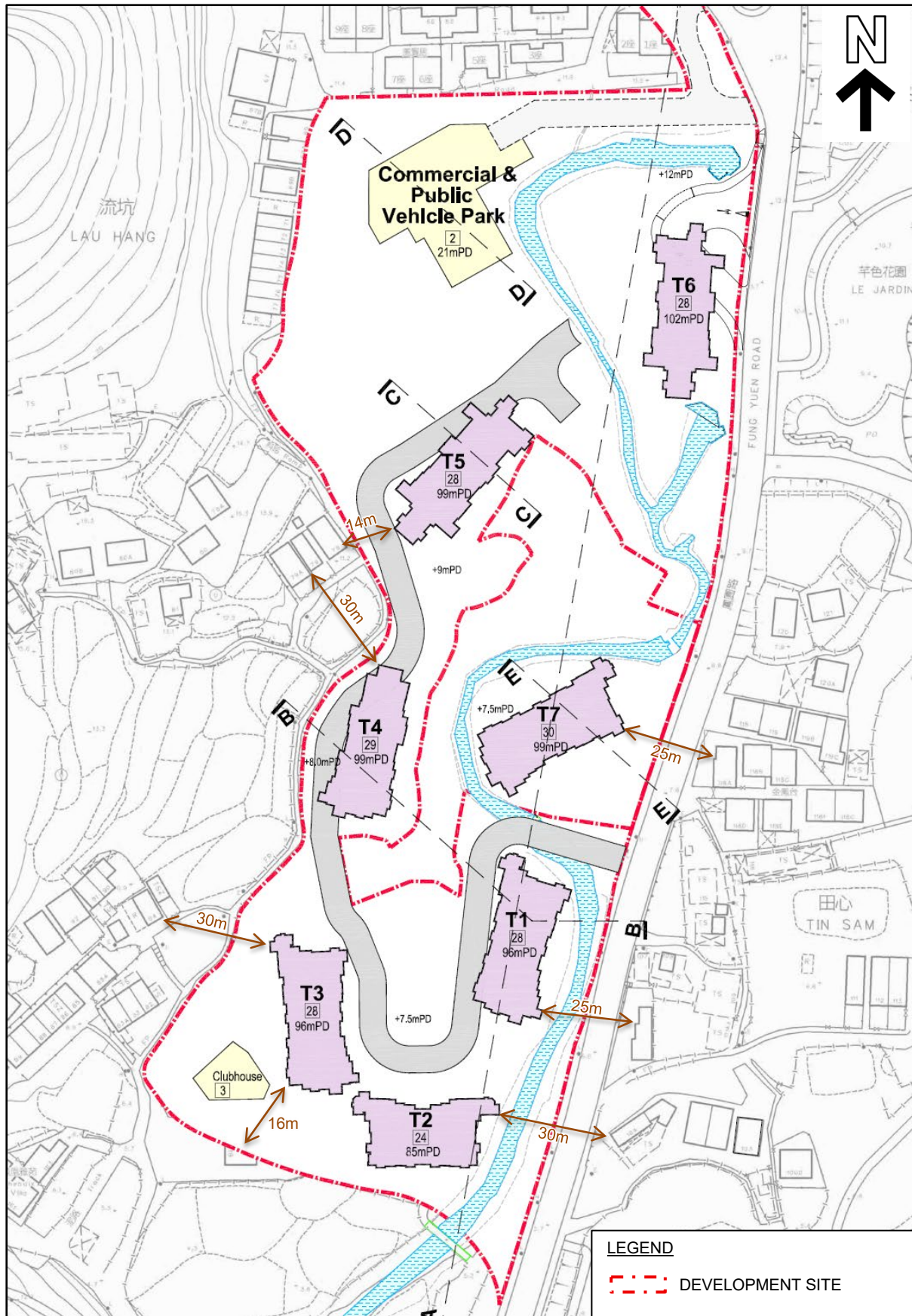
5.4.6 The proposed layout of the residential development echoes with the curvilinear configuration and disposition of Mont Vert in the north-south direction which helps to add special visual interests to the area and minimise any visual disturbance and obstruction of air circulation (**Figure 5.3** refers).

5.4.7 With an aim to preserve the existing watercourse adjoining Fung Yuen Road as well as the trees alongside the watercourse as far as practicable, residential towers, clubhouse building and the eastern extent of the basement carpark are setback from the watercourse and the site boundary.



**Figure 5.3 Illustration of the Curvilinear Configuration of Mont Vert and Proposed Residential Towers**

5.4.8 To minimise the interface issue with adjacent low-rise village houses, residential towers are positioned away whenever possible. More than 10m distance between the proposed residential towers and the adjacent village developments will be provided, subject to detailed design. Adequate buffer areas for trees and hedge planting along the site boundary are allowed to soften the development edge (Figure 5.4 refers).



**Figure 5.4 Distance between the Proposed Residential Towers and the Adjacent Village Developments**

### **Building Separation**

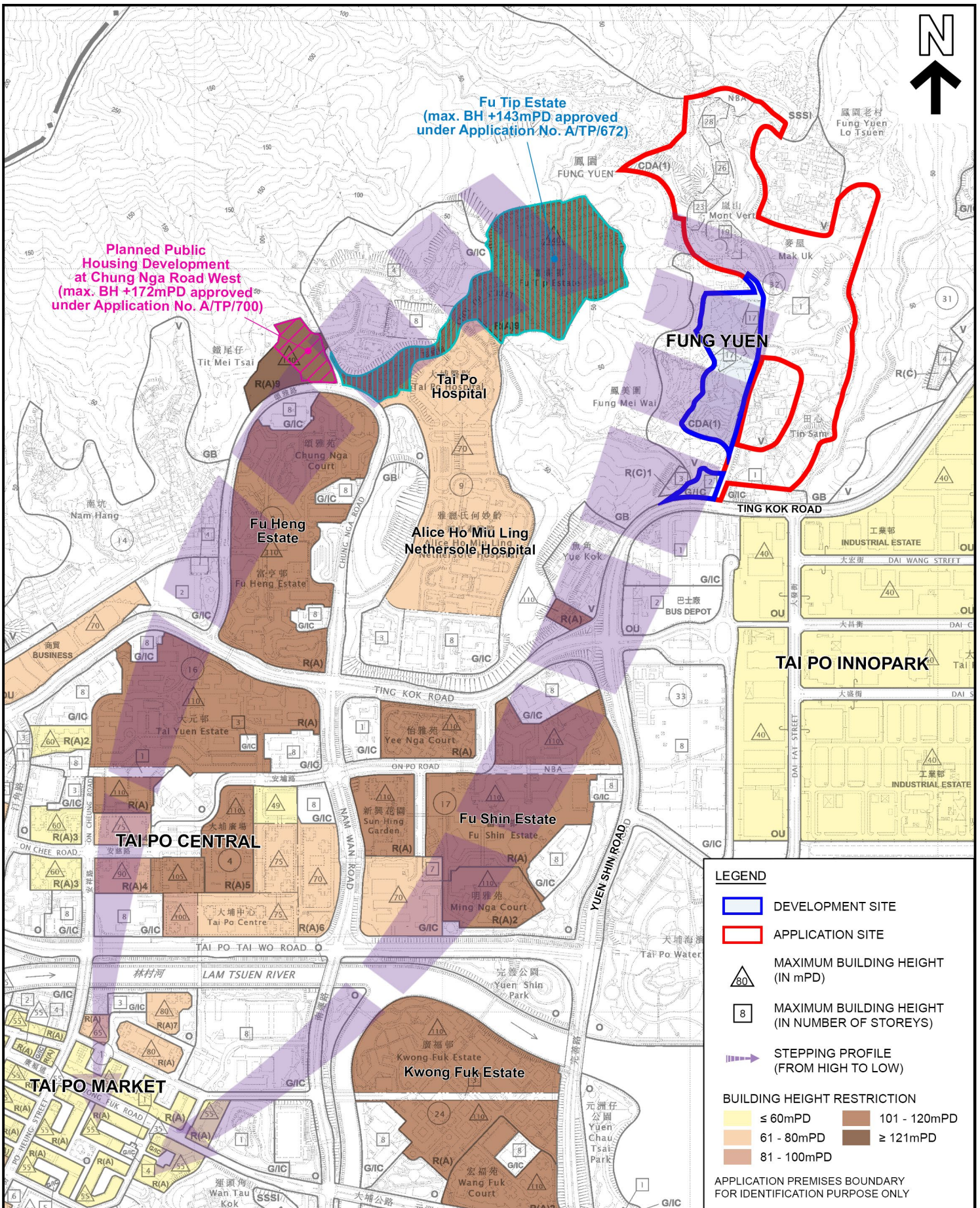
- 5.4.9 The layout shows the feasibility of allowing adequate separations, including one 30m-wide, one 20m-wide and two 15m-wide building separations, between proposed residential towers to enhance air ventilation and avoid wall-effect (**Appendix 8** refers). This building design feature would not only foster a quality-built environment but also help break down the visual mass of the proposed residential development and maintain the visual permeability in the east-west direction.

### **Minimal Building Bulk**

- 5.4.10 Apart from the proposed building separations, the Applicant has carefully taken into account of the visual permeability of the proposed residential development, which is determined by the interplay of a host of factors, such as PR, site coverage, building height, design and disposition of buildings and the geometry of the Fung Yuen Site. A podium-free design with 3 levels of underground parking facilities is therefore adopted to minimise the overall building height of the proposed residential development. An underground sewerage treatment plant is deliberately accommodated below Tower 2 to minimise the building bulk above ground as far as possible. Furthermore, the current building footprint of residential towers have been minimised as far as possible with a view to having smaller building bulks with higher internal efficiency as compared with the same PR of other residential developments.

### **Stepped Building Height**

- 5.4.11 The building height of the proposed residential development(s) has been carefully devised to create a harmonious urban context and ensure compatibility with surrounding developments in the vicinity. Building height of the proposed residential towers ranges from +85mPD to +102mPD, which is comparable with the maximum building height of Mont Vert (about +102mPD) and compatible with the maximum building heights of planned Public Housing Development at Chung Nga Road West (not more than +172mPD), Fu Tip Estate (about +143mPD) and other “R(A)” zones (about +110mPD) to the west and southwest of the Development Site.
- 5.4.12 In addition, the “stepped height concept” adopted by the Government in the urban planning of Tai Po (as explained in RNTPC Paper No. 6/14) with building heights descending from the northern fringe to the central part of Tai Po New Town is followed. As illustrated in **Figure 5.5**, a stepped building height profile descending from the planned public housing developments at Chung Nga Road West and the Proposed Development to Tai Po Central and further to the Tai Po Market will be formed to help preserve the views towards the ridgelines.



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### BUILDING HEIGHT PROFILE

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 10 000

### FIGURE 5.5

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/TP/31 EXHIBITED ON 28.3.2025

DATE: 25.9.2025

## 5.5 Landscape Proposal, Open Space Provision and Recreational Facilities

5.5.1 An indicative landscape proposal for the Proposed Development is shown in **Figure 5.6**. For details on the landscape design and tree preservation proposal, please refer to **Appendix 13**.

### Tree Preservation

5.5.2 According to the tree survey, 684 trees are found within the Development Site, including 542 trees in Area A Phase I, 88 trees in Area (A) Phase II, and 54 trees in Area (B). The tree composition consists largely of common tree species in Hong Kong including fruit trees, self-seeded local trees, weedy trees and amenity tree species.

5.5.3 No rare or protected tree species (Cap 96 refers) is found to exist on site. No registered Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration and Preservation of Old and Valuable Trees) is found to exist. Meanwhile, the *Dalbergia* spp. and *Lagerstroemia* spp. are listed and regulated under control of their import and export by the Cap. 586 and/or CITES. There are 3 nos. of *Dalbergia odorifera* and 12 nos. of *Lagerstroemia speciosa* are found in Area (A) Phase I which were originally planted for amenity purposes. These plantations do not subject to the designated criteria mentioned above. These trees will be affected by the proposed works. Given that these trees are immature specimens and majority of them have poor form and structural conditions, and also have evidence of unrecoverable defects, their removal is therefore recommended.

5.5.4 70 trees in Area (A) Phase I and Area (B) are found relatively in fair condition which contribute in form of groups to the existing watercourse or roadside landscapes and having considered suitable to fit in the future residential/ institutional landscapes, therefore are proposed to be retained in-situ or through tree transplanting. Trees with unrecoverable defects and poor condition and weedy trees are suggested to be removed aiming to improve sustainability of the future landscape. As a result, the remaining 496 trees are proposed to be felled, over half of which have unrecoverable defects, and 118 nos. of weedy trees, *Leucaena leucocephala* to be removed. The removal of trees will be compensated and replaced with a combination of high quality broadleaf and ornamental trees through maximised greening opportunity with the developments.

5.5.5 A total of 502 new trees in heavy standard to standard sized stocks and whip planting will form the new tree planting proposal. The replanting ratio of 1:1.07 (496 trees felled: 502 trees planted) could be achieved. In combination with the retention of 70 trees in-situ and through tree transplanting, the proposed developments would be able to accommodate a total of 572 trees within the Development Site.

5.5.6 Through the implementation of tree preservation and new tree planting proposal, replacement of weedy trees with quality tree specimens, the loss of landscape

resources of the Development Site will be alleviated, and the landscape context and amenity will be enhanced in long term after the planting proposal is fully established.

### **Landscape Design Proposal**

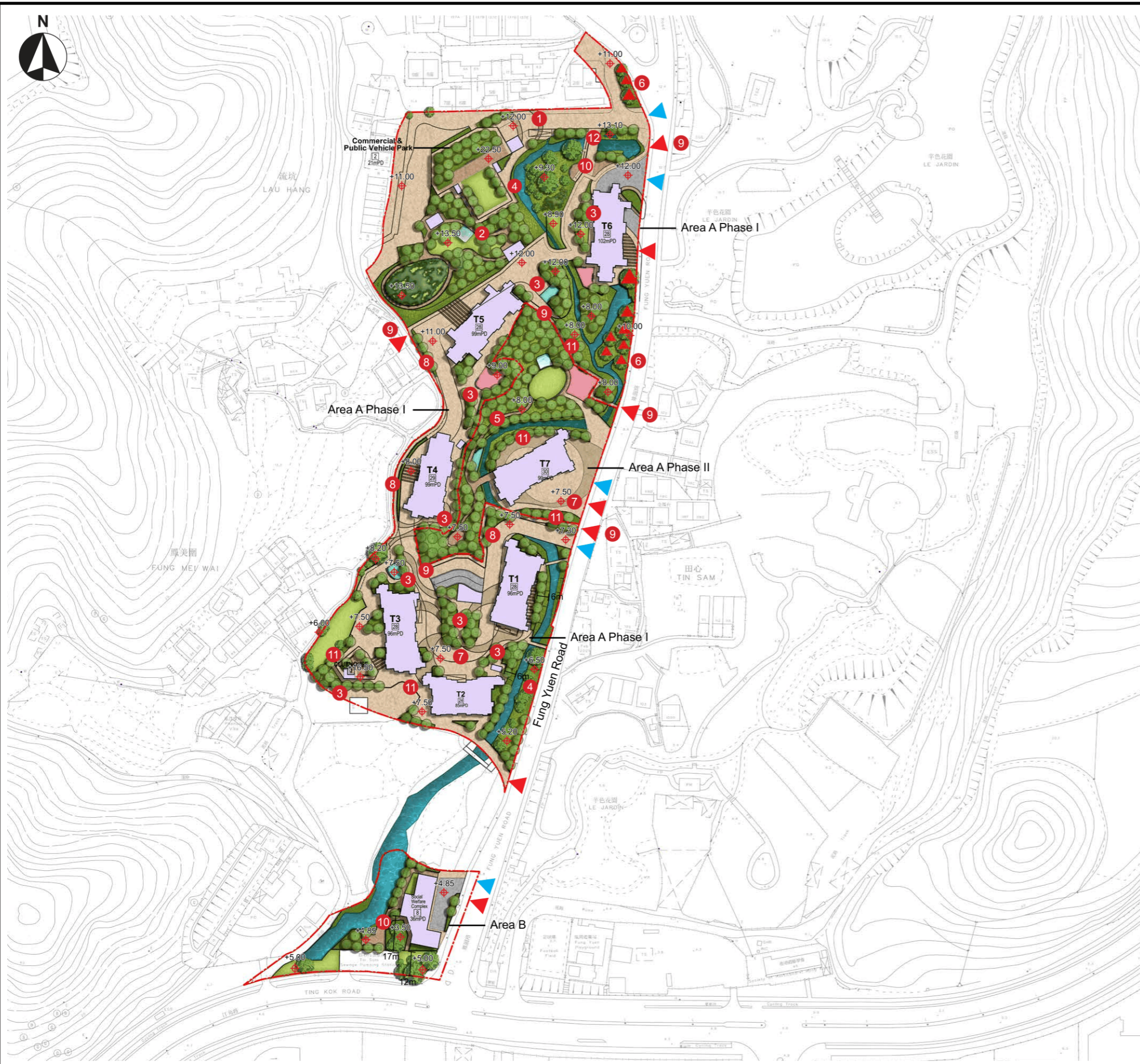
5.5.7 The landscape design has sought to be more sustainable through the preservation of existing trees alongside of the watercourse. Building disposition and extent of basement carpark are adjusted in the proposed scheme to allow tree preservation in groups to continue their contribution to the landscape and ecological context. Organic and naturalistic design approach will be adapted to the landscape design of the proposed developments, which will be fit into the surrounding landscape context. New tree and/or hedge planting have been allocated along the periphery of the Development Site to soften the development edge. In addition, landscape cores including an Evergreen Garden is proposed in the north of Area A Phase I and a Riverside Garden in the centre of Area A Phase II which comprise of new tree plantings to create a better integration with the village environ. The landscape design intent is shown in **Figure 5.6**.

5.5.8 The design objectives of the landscape proposal are as follows:












- a) Integrate the Proposed Development from landscape and visual perspectives with the existing rural/residential context with aesthetically appropriate landscape treatments;
- b) Maximise the retention of existing landscape resources particularly the mature and healthy trees and tree clusters and the watercourse;
- c) Provide a quality and sustainable living environment for the future residents and the users of social welfare facilities;
- d) The landscape design provides an overall sense of coherency whilst also responding to the various architectural components of the proposed residential development and surrounding context;
- e) Provide edge planting along the site periphery to soften the development edge and provides screening effects;
- f) Maximise opportunities for the planting of new trees and shrubs within the development to enhance the value of local landscape context;
- g) Provide adequate open space for the future residents;
- h) Provide compensation for the loss of existing trees; and
- i) Maximise opportunities for the greenery within the development.

**Open Space Provision and Recreational Facilities**

- 5.5.9 The open space provision within the proposed residential development would meet the requirement of local open space under the HKPSG (i.e. minimum 1 m<sup>2</sup> per person). Based on the territorial-wide average domestic household size of 2.6 in 2024, the estimated population of the residential development(s) is 5,169 and thus not less than 5,169m<sup>2</sup> of private open space will be provided within the Development Site. A spectrum of passive recreational facilities including the Evergreen Garden, Courtyard Gardens, Entrance Plaza and other recreational facilities will be provided within the proposed residential development.
- 5.5.10 Among the aforementioned private open space, not less than 1,000m<sup>2</sup> private open space will be provided on various level within and near the retail facilities and the public vehicle park for the enjoyment of public and residents (**Figure 5.6** refers). This private open space (open to public) will be managed and maintained by the commercial portion of the Development Site, with similar operating hours as the retail and PVP facilities.



**LEGEND**

-  Development Site Boundary
-  Retained Tree  
Area A Phase I: 45 nos.  
Area A Phase II: 0 nos.  
Area B: 15 nos.
-  Transplanted Tree  
Area A Phase I: 4 nos.  
Area A Phase II: 0 nos.  
Area B: 6 nos.
-  New Tree Planting  
Area A Phase I: 250 nos.  
Area A Phase II: 88 nos.  
Area B: 15 nos.
-  Whip Planting  
Area A Phase I: 149 nos.
-  Bench
-  Trellis
-  Watercourse
-  Proposed Level
-  Shrub Planting
-  Lawn
-  Jogging Path/Tree Walk
-  Decorative Paving
-  Children's Play Area
-  Fitness Area
-  Pedestrian Entrance / Exit
-  Vehicular Entrance/ Exit

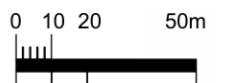
- 1 Entrance Plaza creates an entrance threshold to PVP, retail shops and roof garden and its adjoining sitting out areas and to its neighbourhood.
- 2 Evergreen Garden comprises new trees and whip planting framing spaces for leisure lawn and sitting-out area which creates recreational spaces for the residents to appreciate the rural and waterside environ.
- 3 Courtyard Garden adjacent to residential block creates intimate relaxing spaces for the residents.
- 4 Building and carpark basement setback allows preservation of the watercourse and trees.
- 5 Riverside Garden comprises new trees planting framing spaces for leisure lawn, children's play area, fitness area and sitting-out area connecting by jogging trail which creates recreational spaces for the residents to appreciate the rural and waterside environ.
- 6 Transplant mature trees abuts to Fung Yuen Road that will continue their contribution to the streetscape amenity and creates instant greening effect
- 7 Decorative paving disguises functional appearance of the EVA
- 8 Tree/hedge planting along internal road/ EVA
- 9 Footpath connection to the neighbourhoods
- 10 Sitting-out area designed to appreciate existing trees and the watercourse.
- 11 Edge planting to soften development edge and creates screening effect.
- 12 Link Bridge for pedestrian access from inland to Fung Yuen Road

**Development Site**

Site Area Area A Phase I : 26,567m<sup>2</sup>  
 Private Open Space: Total not less than 4,467m<sup>2</sup>  
 (For estimated population of 4,467 people)  
 including not less than 1,000m<sup>2</sup> on various level within and near the retail facilities and the public vehicle park for the public and residents and not less than 3,467m<sup>2</sup> for the exclusive use of residents.

Site Area Area A Phase II : 5,287m<sup>2</sup>  
 Private Open Space for residents: Total not less than 702m<sup>2</sup>  
 (For estimated population of 702 people)

Site Area Area B: 3,347m<sup>2</sup>  
 Private Open Space for users: Total not less than 150m<sup>2</sup>  
 (For estimated population of 150 people)

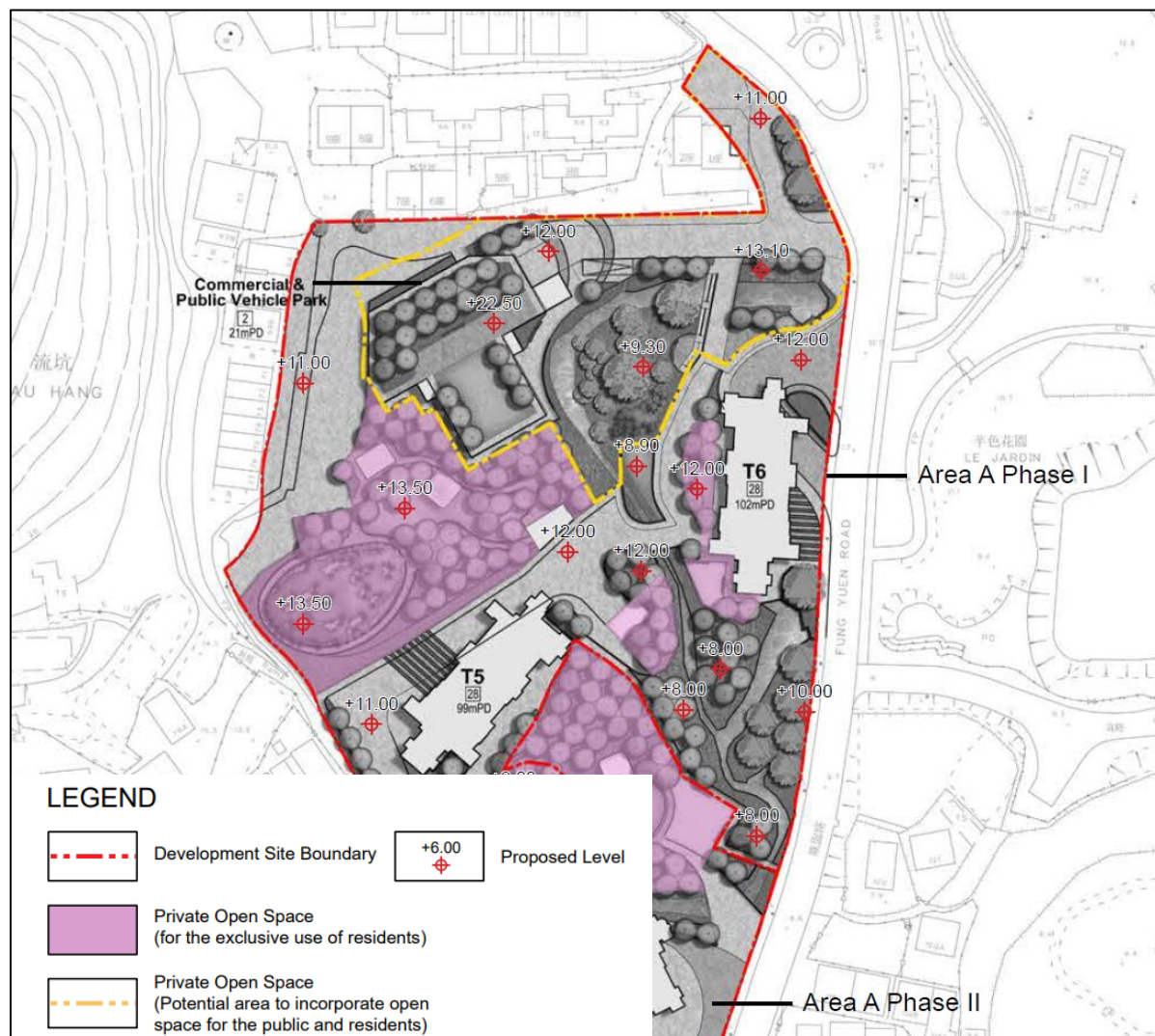


SCALE	As Shown	DATE	May 2026
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FIGURE NO.	FIGURE 5.6		REV
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5.5.11 Greening opportunity has also been maximised at the ground level. Not less than 9,696m<sup>2</sup> (not less than 30%, 20% and 20% of the site area of Area (A) Phase I, Area (A) Phase II and Area (B) respectively) of uncovered planting areas for tree/shrub/grass in communal area would be accommodated within the proposed residential development.



**Figure 5.7 Proposed Private Open Space of Not Less than 1,000m<sup>2</sup> for the Enjoyment of Public and Residents**

## 5.6 Access Arrangement and Internal Transport Facilities Provision

5.6.1 Vehicular access to Area (A) and Area (B) of the Development Site will be both from Fung Yuen Road. Internal transport facilities for the Proposed Development would be provided in accordance with the requirements as stipulated in the HKPSG or to the satisfaction to the Transport Department. The internal transport facilities provision for the indicative proposal is presented in **Table 5.3**. In addition, 30 public vehicle parking spaces are proposed.

**Table 5.3 Internal Transport Facilities Provision**

Type of Facilities	HKPSG Required Provision	Proposed Provision
<b>Residential Development(s)</b>		
Private Car Parking Space	342 - 597	470
Visitor Car Parking	35	35
Motorcycle Parking Space	14 - 21	21
Loading/Unloading Bays for Goods Vehicle	7	7 HGV
Bicycle Parking Space	67	67
<b>Retail Facilities</b>		
Private Car Parking Space	3 - 6	6 [a]
Motorcycle Parking Space	1	1
Loading/Unloading Bays for Goods Vehicle	1	1 LGV (Within Commercial and PVP Block) 1 HGV (Near Tower 5)
<b>Public Vehicle Park</b>		
Private Car Parking Space	-	30
<b>Social Welfare Complex</b>		
Private Car Parking Space	-	6 (including 1 nos. of accessible parking spaces)
Motorcycle Parking Space	-	1
Loading/Unloading Bays for Light Bus	-	1
Loading/Unloading Bays for Ambulance	-	1
Loading/Unloading Bays for Light Goods Vehicle	-	1

[a] These 6 car parking spaces and 1 motorcycle parking space will be made available for public night time parking outside the operation hours of the proposed retail facilities.

5.6.2 The Development Site is currently served by various public transport services. It is anticipated that most of the future residents of the proposed residential development will take public transport by using the existing bus/minibus stops along Fung Yuen Road and Ting Kok Road. A new bus layby with bus turn-around facility adjacent to Tower 6 as shown in **Figure 5.8** is proposed.

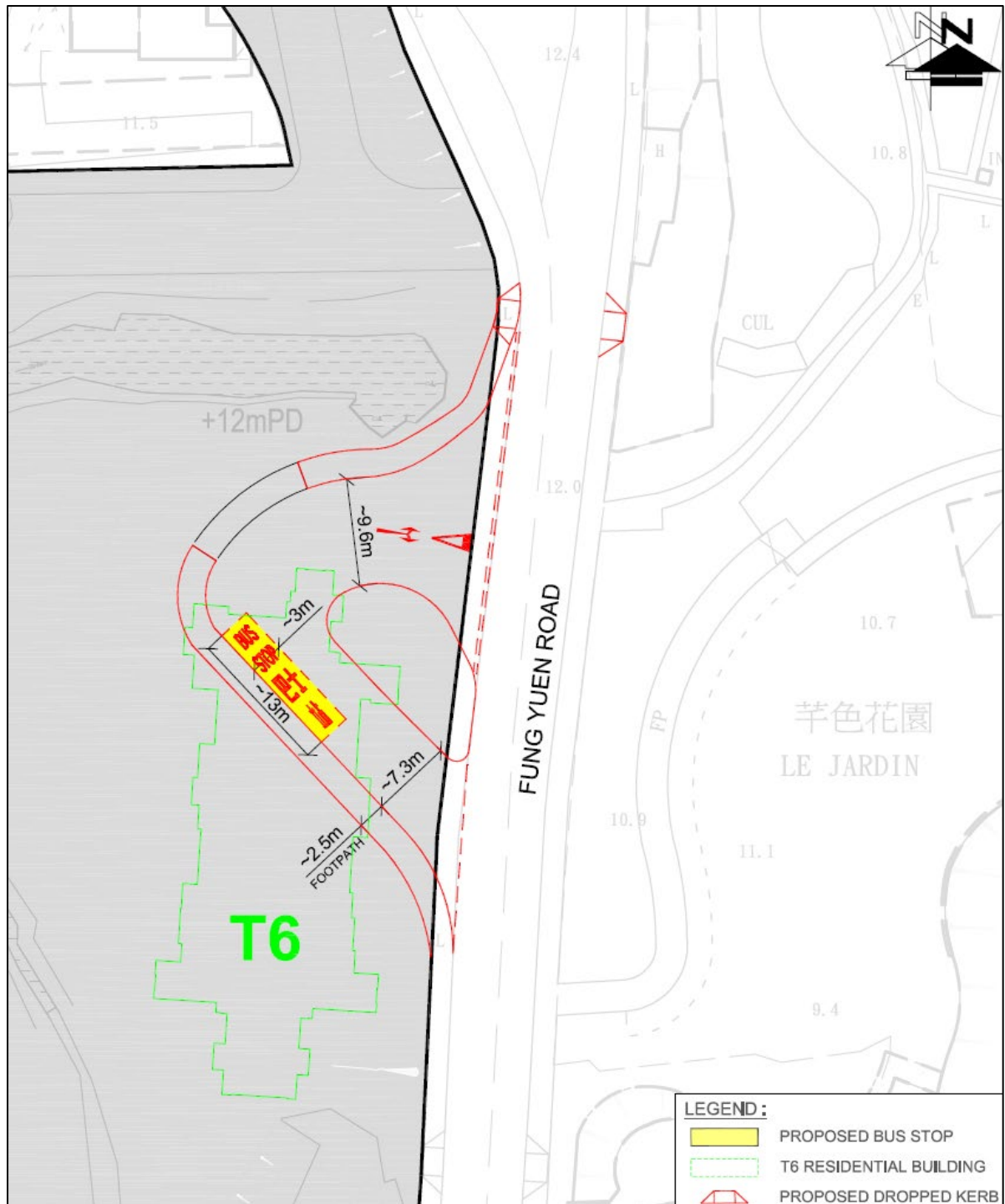


Figure 5.8 Proposed Bus Layby with Bus Turn-around Facility

## 5.8 Provision of Access to Adjacent Private Lots within the Development Site

5.8.1 The proposed layout has been thoughtfully designed to avoid any land locking issues or problems. While there is no existing vehicular access to the third party lots within the Development Site, appropriate internal footpath will be provided for pedestrian access to these lots. In case of emergency situations, the Applicant will discretionarily permit/allow emergency vehicles to enter the adjacent private lots. Please refer to Figure 5.9 below.

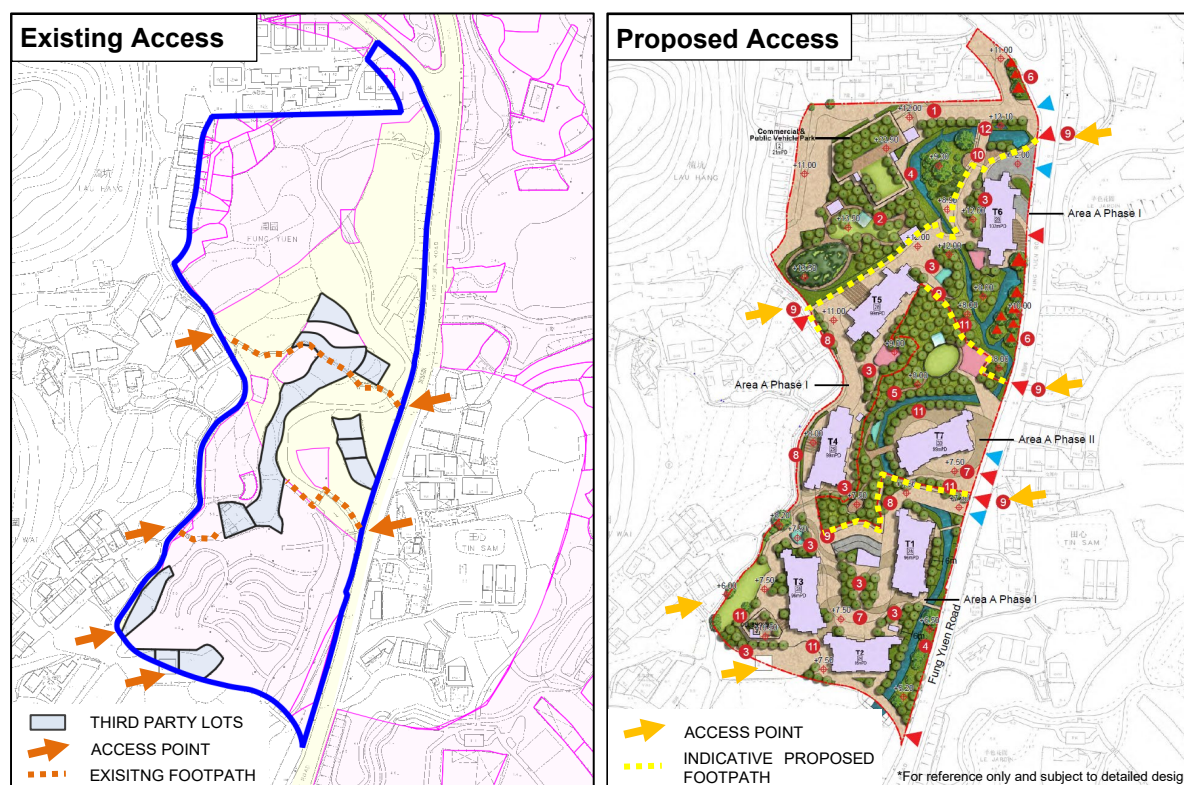


Figure 5.9 Existing and Proposed Access to Adjacent Private Lots

## 5.9 Enhancement of the Agricultural Portion

### Eastern Portion

5.9.1 At the time when the Planning Application No. A/TP/333 was approved, there were a number of individual private lots that could not be acquired within the Agricultural Portion at the eastern portion. These gaps created fragmented/piecemeal agricultural uses, as well as frustrating the design integrity and reducing the design flexibility of the intended agricultural uses in the Agricultural Portion.

5.9.2 With the Applicant's continuous effort in assembling more private lots after the land exchange of Phase 1 Development Portion and the Agricultural Portion over the decades, more contiguous and consolidated agricultural uses in the eastern Agricultural Portion were since then realised. At the goodwill of the Applicant, the total newly acquired area (over 9,600m<sup>2</sup>), which is more than the land area of TPTL 183 S.A ss.1 (about 8,900m<sup>2</sup>) in the western Agricultural Portion, has been integrated

into, formed, landscaped and operated as part of the eastern Agricultural Portion (Figure 5.10 refers). At present, the overall development at the eastern Agricultural Portion is indeed more contiguous, comprehensive and functional both in terms of function and area.

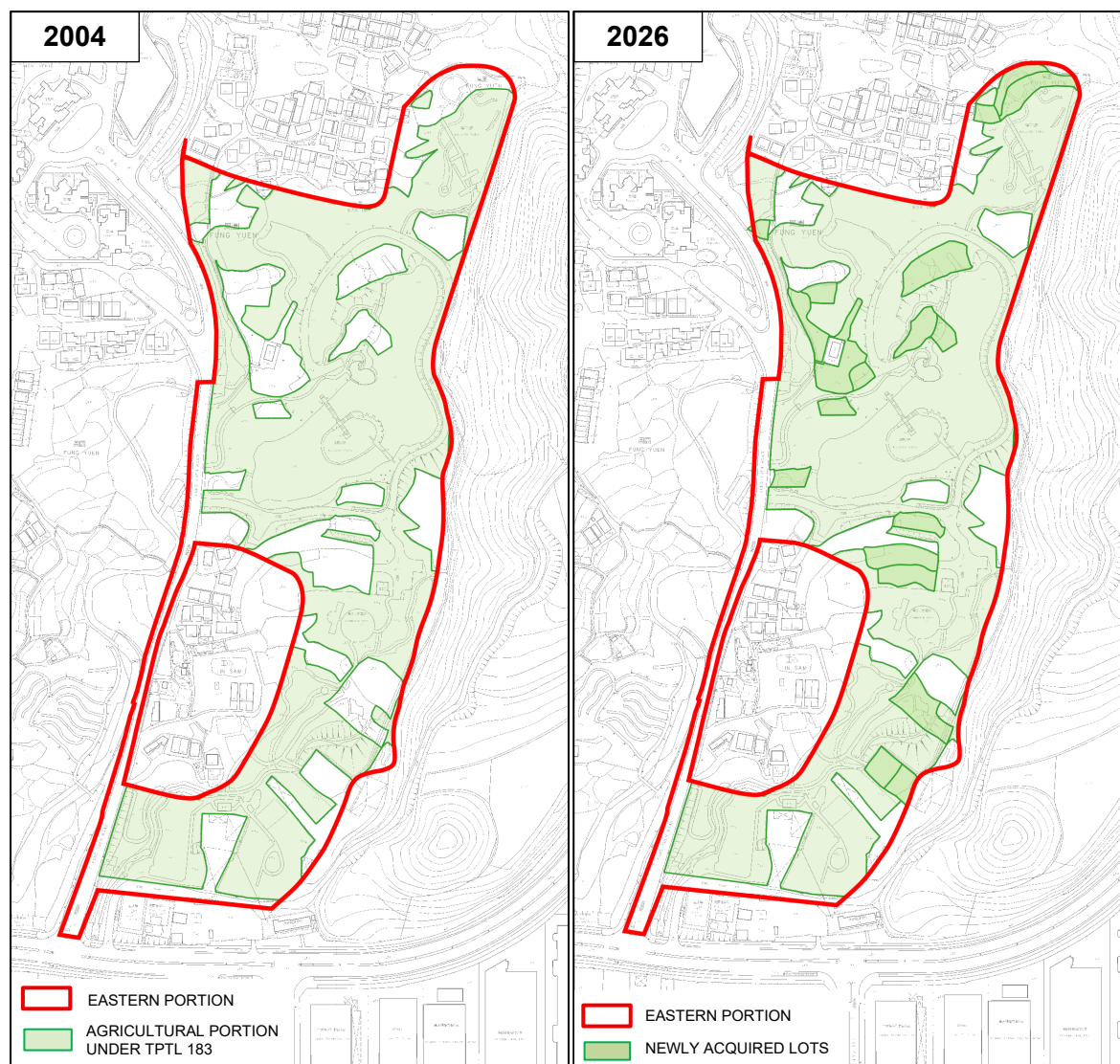


Figure 5.10 Enhancement of the Agricultural Portion in the Eastern Portion

### **Western Portion**

5.9.3 Due to the comparatively lower topography, the northeastern part of the western portion (i.e. TPTL 183 S.A ss.2) designated as woodland/meadows/nurseries under the approved Detailed Maintenance and Management Plan has been unintentionally served as a temporary flood pond and flow path for collecting runoff from the western villages (such as Lau Hang at about +11mPD to +15mPD) to the existing stream (at 7mPD to 8.5mPD) over the years (Figure 5.11 refers). The health condition of the vegetation and trees in this part of AGR Portion has been poor due to excessive flood water/rainwater overland flow from nearby villages. Trees could hardly survive in this area.

5.9.4 With the implementation of boundary drain and box culvert proposed, the nearby villages (including Lau Hang and South of Fung Mei Wai) and the proposed Evergreen Garden will no longer be suffered from excessive flood water. The proposed Evergreen Garden will not only conserve the existing remaining trees, but will also be enhanced with newly planted trees to increase the landscape value for future residents, visitors, and nearby residents to enjoy.



Figure 5.11 Proposed Evergreen Garden in the Western Portion

## 5.10 Implementation Programme

5.10.1 Subject to the approval of the s.12A application and land exchange with the Government, the proposed Phase I residential development with retail facilities and public vehicle park in Area (A) and the proposed social welfare complex in Area (B) are anticipated to be completed by 2029, while the proposed Phase II residential development is anticipated to be completed by 2030.

## **6 PROPOSED LAND USE ZONING**

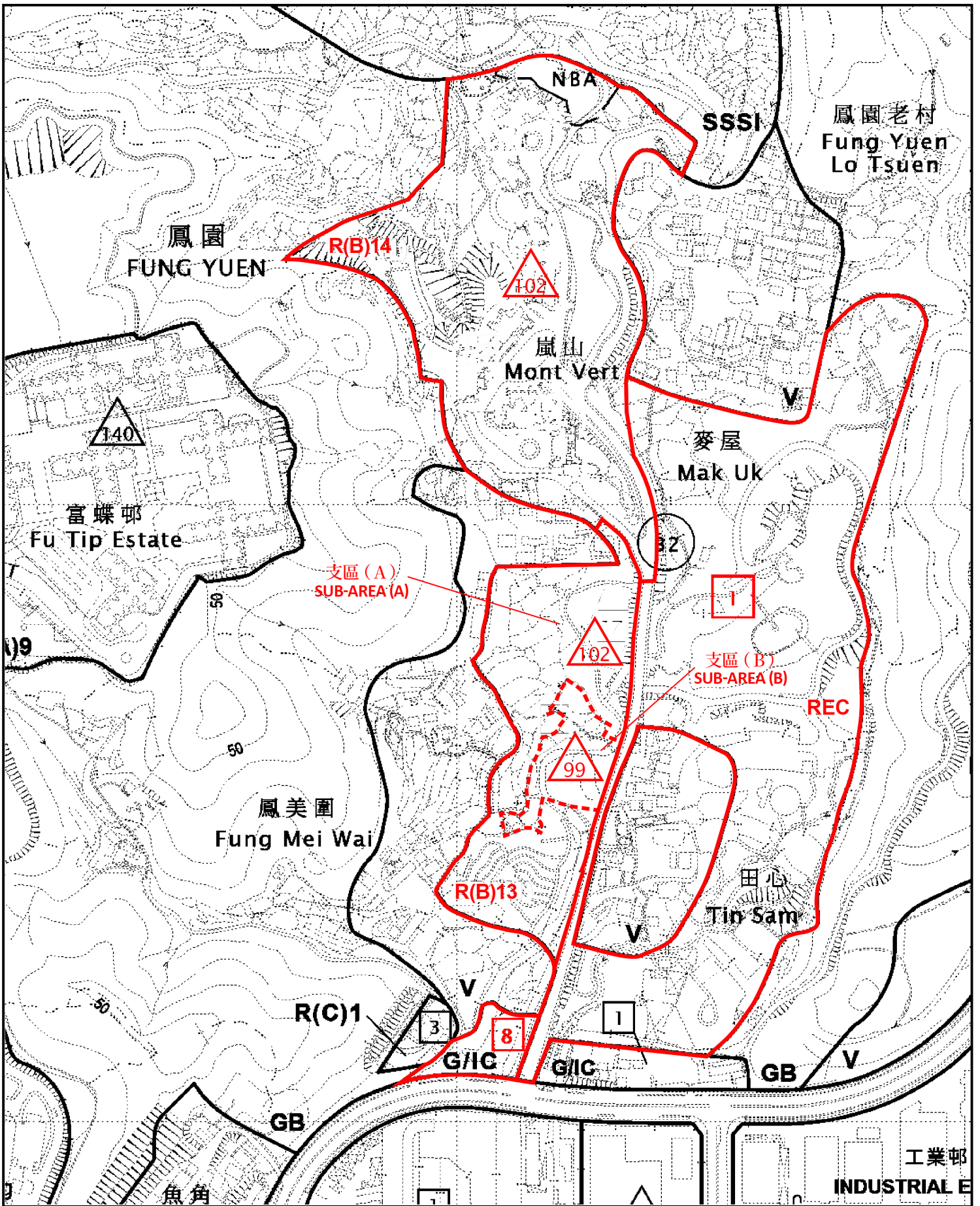
### **6.1 The Rezoning Proposal**

6.1.1 To enable the proposed residential development(s) with supporting retail facilities and public vehicle park and an 8-storey social welfare complex in the western and southern portions of the Application Site; and to reflect the long established “as-built” condition in the northern and eastern portions of Application Site, the proposed amendments subject of this s.12A application (**Figure 6.1** refers) include:

- i) A rezoning of the site to the west of Fung Yuen Road falling within “CDA(1)” to “Residential (Group B)13” (“R(B)13”) zone [Area (A)];
- ii) A relaxation of the maximum building height restriction of the site falling within “Government, Institution or Community” (“G/IC”) zone from 2 storeys to 8 storeys [Area (B)];

AND

- iii) A rezoning of the site to the north of Fung Yuen Road within “CDA(1)” to “R(B)14” zone ; and
- iv) A rezoning of the site to the east of Fung Yuen Road and Fung Yuen Road southern section within “CDA(1)” to “REC” zone.



**PROPOSED AMENDMENTS TO THE OZP**

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 4 000

**FIGURE 6.1**

MODIFIED PLAN BASED ON OUTLINE ZONING PLANS No. S/TP/31 EXHIBITED ON 28.3.2025

DATE: 25.9.2025

- 6.1.2 With reference to the public housing developments to the west of the Application Site, including Fu Tip Estate (with a PR of 6.15 and a maximum building height of about +143mPD) and Chung Nga Road West site (with a PR of 6.9 and a maximum building height of not more than +172mPD), it is considered appropriate to restrict the proposed “R(B)13” zone with a maximum building height restriction of +102mPD, a maximum domestic **PR of 3.44** and a maximum non-domestic GFA of 800m<sup>2</sup> for the proposed Phase I development in sub-area (A), and a maximum building height restriction of +99mPD, a maximum domestic **PR of 3.44** for the proposed Phase II development in sub-area (B). The proposed amendments to the Statutory Notes of the OZP are presented in **Figures 6.2a to 6.2b**.
- 6.1.3 The provision of public vehicle park for 30 private car parking spaces as requested by the Government is proposed to be exempted from GFA/PR calculation (**Figure 6.2b** refers).

**For Illustration Only**

S/TP/31

RESIDENTIAL (GROUP B) 13

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading /unloading bays and/or plant room:

- Eating Place
- Off-course Betting Centre
- Office
- Place of Entertainment
- Public Vehicle Park  
(excluding container vehicle)
- School
- Shop and Services

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building.

(Please see next page)

**Figure 6.2a The Proposed Amendments to the Statutory Notes of “R(B)” Zone**

For Illustration Only

S/TP/31

RESIDENTIAL (GROUP B) 13 (Cont'd)

Remarks

- (a) On land designated "R(B)13", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 3.44, a maximum non-domestic GFA of 800m<sup>2</sup> and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan for sub-area (A); and a maximum domestic plot ratio of 3.44 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan for sub-area (B), or the GFA and height of the existing building, whichever greater.
- (b) In determining the maximum GFA for the land designated "R(B)13", any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) In determining the maximum GFA for the land designated "R(B)13", any floor space that is constructed or intended solely for accommodating public vehicle park (excluding container vehicle) as required by the government may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Figure 6.2b The Proposed Amendments to the Statutory Notes of "R(B)" Zone**

6.1.5 The proposed “R(B)14” zone consists of a number of existing buildings (**Table 6.1** refers). With reference to the development parameters **of the existing buildings, and the potential development of third party lots** at the northern portion of the Application Site (**Appendix 14** refers), it is considered appropriate to restrict the proposed “R(B)14” zone with a maximum building height restriction of +102mPD, a maximum domestic **PR of 1.57** and a maximum non-domestic GFA of 376m<sup>2</sup> for ‘Shop & Services’ use<sup>3</sup>. The existing non-building area restriction as shown on the Plan will remain. The proposed amendments to the Statutory Notes to the OZP are presented in **Figures 6.2c to 6.2d**.

**Table 6.1 Existing Buildings within the Proposed “R(B)14” Zone**

Existing Building	Building Type	No. of Storeys	Domestic GFA within the Proposed “R(B)14” Zone (m <sup>2</sup> )
Mont Vert	Residential	19 – 26 <sup>4</sup> (78-102mPD) <sup>4</sup> above	87,356 <sup>5</sup> (356 non-domestic <sup>3</sup> )
61-62 Fung Yuen Lo Tsuen	Residential	3	334
135 Fung Yuen	Residential	3	195
136 Fung Yuen	Residential	3	195
137B Fung Yuen*	Residential	3	4
137C Fung Yuen*	Residential	3	28
137D Fung Yuen*	Residential	3	68
137E Fung Yuen*	Residential	3	96
Case Paillon House 11*	Residential	3	2
Case Paillon House 12*	Residential	3	183
Building at DD11 208 S.A ss.1 S.A	Residential	3	195
Building at DD11 208 S.A ss.1 RP	Residential	3	195
Building at DD11 208 S.A ss.2 <sup>#</sup>	Residential	3	195
Building at DD11 208 S.A RP <sup>#</sup>	Residential	3	195
TOTAL			89,241 (domestic) 356 (non-domestic)

Note: <sup>#</sup>Under Construction

\*Partially within the Proposed “R(B)14” Zone

<sup>3</sup> The maximum non-domestic GFA of 376m<sup>2</sup> is adopted from the GFA exempted for kindergarten provided in the residential development Mont Vert.

<sup>4</sup> Excluding basement levels

<sup>5</sup> The maximum domestic GFA of 87,356m<sup>2</sup> is adopted from the approved GFA under the Application No. A/TP/333 and land lease of TPTL 183, which has been fully materialized as residential development Mont Vert.

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**RESIDENTIAL (GROUP B) 14**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

- Eating Place
- Off-course Betting Centre
- Office
- Place of Entertainment
- School
- Shop and Services

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building.

**Figure 6.2c The Proposed Amendments to the Statutory Notes of “R(B)” Zone**

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RESIDENTIAL (GROUP B) 14 (Cont'd)

Remarks

- (a) On land designated "R(B)14", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 1.57, a maximum non-domestic GFA of 376m<sup>2</sup> and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the land designated "R(B)14", any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Figure 6.2d The Proposed Amendments to the Statutory Notes of "R(B)" Zone**

6.1.6 The Agricultural Portion under TPTL 183 at the eastern portion of the Application Site is fully implemented in accordance with the planning approval under Application No. A/TP/333 and lease. The Agricultural Portion is well-maintained by the Applicant, with active recreational farming activities taking place. With reference to its as-built condition, it is considered appropriate to restrict the proposed "REC" zone with a maximum building height of 1 storey and maximum non-domestic GFA<sup>6</sup> of 600m<sup>2</sup>. The proposed amendments to the Statutory Notes of the OZP are presented in **Figures 6.3a to 6.3b**.

<sup>6</sup> The maximum non-domestic GFA of 600m<sup>2</sup> is adopted based on the non-domestic GFA built under the approved General Building Plans for the Agricultural Portion of TPTL 183.

**For Illustration Only**

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RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (not elsewhere specified) Aviary Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) House (rebuilding of New Territories Exempted House ore replacement of existing domestic building by New Territories Exempted House only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Agricultural Use (Intensive Livestock Rearing only) Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House (not elsewhere specified) Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

**Figure 6.3a The Proposed Amendments to the Statutory Notes of "REC" Zone**

<b>For Illustration Only</b>	<u>S/TP/31</u>
<b><u>RECREATION (Cont'd)</u></b>	
<b><u>Remarks</u></b>	
(a)	No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 600m <sup>2</sup> and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
(b)	In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
(c)	In determining the maximum number of storeys for the purposes of paragraphs (a) above, any basement floor(s) may be disregarded.
(d)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure 6.3b The Proposed Amendments to the Statutory Notes of “REC” Zone

## 6.2 Feasible Implementation Mechanism of the Proposed Key Design Features

6.2.1 With reference to the Explanatory Statement of “R(B)11” and “R(B)12” zones of the OZP, the following requirements, if necessary, could be incorporated into the Explanatory Statement of “R(B)13” zone and relevant land grant document(s) with the purpose of ensuring the key design features discussed in **Section 5.4** can be materialised:

- Provision of public vehicle park with 30 private car parking spaces<sup>7</sup>;
- Provision of retail facilities with a maximum non-domestic GFA of not more than 800m<sup>2</sup>;
- Provision of open space of not less than 1,000m<sup>2</sup> for the enjoyment of public and residents;
- Provision of bus layby with bus turn-around facility; and
- Provision of social welfare facilities in Area (B).

<sup>7</sup> Provision of parking spaces in the public vehicle park may be adjusted subject to the request from the Transport Department at land exchange stage.

## **7 PLANNING MERITS AND JUSTIFICATIONS**

### **7.1 Remote Prospect for Implementing the Subsequent Phase as Originally Planned for under the Approved Scheme of “CDA(1)” Zone**

- 7.1.1 Back in 1980, the Fung Yuen Site (comprising the Application Site) was once infested with car repair workshops, open storage and illegal petrol filling stations. In 1982, the area was zoned “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) for the intention of harnessing resources of the private sector to get rid of these “black spots”. Pursuant to the then “OU(CRA)” zoning, the Applicant commenced assembling the private lots and committed tremendous time and resources in clearing the environmentally undesirable uses within the area since 1987. In 1999, the Fung Yuen Site was rezoned to “CDA(1)” for comprehensive development/redevelopment in the area.
- 7.1.2 After spending more than **13** years in assembling the land and clearing the black spots within the “CDA(1)” zone by the Applicant, planning approval for the MLP of the entire “CDA(1)” zone was first granted to the Applicant in 2000 (Planning Application No. A/TP/256). Sequent approvals to amend the approved scheme were granted during the period between 2000 and 2004 (Planning Applications No. A/TP/267, 318, 319 and 333). Afterwards, the Phase 1 of Development Portion, containing the Mont Vert, and the Agricultural Portion were successfully accomplished and executed in accordance with the planning approval of Application No. A/TP/333, whilst the Subsequent Phase of the Development Portion was aimed to reserve for future implementation by the Applicant upon the unification of title of the remaining private lots within the “CDA(1)” zone.
- 7.1.3 For the implementation of Subsequent Phase of the “CDA(1)” zone as planned for in the planning approval, the Applicant has made continuous efforts and determination in land acquisition as far as possible. After spending another **25** years since the 1<sup>st</sup> planning approval, for assembling the remaining piecemeal private lots scattered within the “CDA(1)” zone, it becomes apparent that the possibility for the Applicant to unify the title of the remaining private lots within the “CDA(1)” zone to implement the Subsequent Phase is extremely remote due to absentee ownership, Tso Tong and land title problems, etc.
- 7.1.4 This application which proposes to rezone a portion of the “CDA(1)” zone for more beneficial uses in meeting urgent housing demand while preserving the originally planned development potential reserved for the future realisation by the private lot owners in the remaining “CDA(1)” zone will facilitate timely development of the area for optimal uses without jeopardising the development potential of the unacquired lots within the remaining CDA(1) zone.

**7.2 In Line with Government's Policy to Untap the Development Potential of Agricultural Land or Underutilised Land to Sustain the Government's Effort in Land Production.**

7.2.1 The need to increase housing land supply to meet the strong demand on residential flats is widely recognised. It has been publicised that the top priority of the Government is to tackle the housing problem; and this can be seen from many of the prevailing policies and revisions to OZPs at various locations to boost housing supply. The Government acts proactively to increase housing land supply by conducting land use reviews and other measures. Government initiatives on housing supply are discussed in **Section 4.1**.

7.2.2 This Rezoning Proposal based on the land consolidated on the south-western portion of the "CDA(1)" zone (which is located closest to the developed areas in the vicinity and is immediately ready for development) and the other landholdings that were assembled outside the "CDA(1)" zone in the south are therefore put forward for reviewing the development potential. Since the implementation of Mont Vert residential development and the Agricultural Portion back in 2004, the Applicant has continually assembled and acquired more agricultural land both within and in the vicinity of the "CDA(1)" zone, some of which have been integrated with the Agricultural Portion of TPTL 183 and operated and managed as part of the Agricultural Portion by the Applicant. The Proposed Development would be in line with 2018 Policy Address and Task Force on Land Supply's recommendations to unleash the development potential of private agricultural land for providing residential development with essential community uses and social welfare facilities expeditiously.

7.2.3 This Rezoning Proposal is exactly on the same path as the Government's proposal to make the maximal use of the scarce land resources available and avoid under-utilisation of the Application Site. Furthermore, the Proposed Development which is readily available for development will help hasten housing supply in a much shorter time frame by 2030.

**7.3 Provision of Social Welfare Facilities to Meet the Outstanding Demand of RCHE**

7.3.1 The Applicant has examined its available private land located in the vicinity of Area (A). A proposed Social Welfare Complex will be provided in Area (B).

7.3.2 The provision of RCHE and DCU in the proposed Social Welfare Complex is in proactive response to meeting the outstanding demand of RCHE and serving the needs of the ageing population in Hong Kong. The Applicant will take up the construction of the proposed social welfare complex and set up a private or self-financing RCHE to alleviate the surging demand for RCHE, thereby serving the needs of the ageing population in Hong Kong.

#### **7.4 Provision of Supporting Retail Facilities, Public Vehicle Park and Open Space for Surrounding Residents to Form a Neighbourhood Activity Node**

7.4.1 There are generally lack of shops and services serving the local community in Fung Yuen. Whilst there are few small-scale local shops in the vicinity, the choices for local residents for daily necessities are still very limited. Considering the daily necessities and needs of surrounding residents, the Applicant has taken the opportunity to provide floor space for 'Shop and Services' use in northern part of Area (A). In addition, at the request of Transport Department, a public vehicle park will be provided. A landscaped open space on top of/adjoining to the retail facilities will be provided for the enjoyment of public and surrounding residents. These facilities forming a neighbourhood activity node would benefit the whole Fung Yuen community.

#### **7.5 Appropriate Land Use Zoning have been Proposed for Different Portions of the "CDA(1)" Zone to Reflect the Long Established "As-built" Conditions**

7.5.1 The Mont Vert residential development at the northern portion of the "CDA(1)" zone and the Agricultural Portion under TPTL 183 at the eastern portion of the "CDA(1)" zone has been completed for more than 10 years. Opportunity has been grasped to rezone these remaining portions of "CDA(1)" zones to appropriate zonings to reflect their existing "as-built" conditions. As such, the land falling within these portions could have greater flexibility to utilise their land and avoid planning blight while clear planning intention and development restrictions still apply.

#### **7.6 The Development Site is Suitable to be Rezoned for Residential Use**

7.6.1 In recent years, the development extent of Tai Po New Town has been expanded towards its north-eastern fringe where the Application Site is located. Two of the recent examples are the Fu Tip Estate with PR of 6.15 and the planned public housing development at Chung Nga Road West with PR of 6.9 which are located only at approximately 172m and 750m respectively to the west of the Application Site (**Figures 3.2 and 3.3** refer). Given the history of the "CDA(1)" zone as stated in **Section 2.1**, together with Mont Vert residential development (completed in December 2015), the Development Site is a logical and appropriate location for the Proposed Development which would be compatible with the surrounding areas.

#### **7.7 The Development Intensity is Considered Appropriate and Compatible with the Neighbourhood and the Planning of Tai Po New Town**

7.7.1 The surrounding context of the Development Site and its compatibility with the existing development in the area, especially the high-rise residential developments to the north and west of the Application Site, have all been taken into careful consideration when devising the development parameters and the overall building layout of the proposed residential development. The proposed residential towers with building height ranging from about +85mPD to +102mPD are compatible with the maximum building height of Mont Vert (about +102mPD). Besides, the Proposed

Development will have a lower building height than the Fu Tip Estate (about +143mPD) and the planned public housing development at Chung Nga Road West (not more than +172mPD) (**Figures 5.2** refers). The proposed building height are considered appropriate and optimised without compromising the existing sub-urban setting.

7.7.2 A stepped building height profile descending from the Proposed Development to Tai Po Industrial Estate and further to the waterfront promenade will be created to help preserve the views towards the ridgeline of Cloudy Hill. It is in line with the planned building height profile for Tai Po New Town as promulgated in the OZP (Paragraph 5.4.7 refers).

7.7.3 As demonstrated in the appraisal and photomontages in the Visual Impact Assessment (“VIA”) in **Appendix 2**, the visual impact associated with the Proposed Development are considered acceptable, and will be fully compatible and largely blend in well with the existing high-rise developments.

## **7.8 The Proposed Development is Carefully and Comprehensively Designed**

7.8.1 Compared with the development proposal submitted under previous s.12A Application No. Y/TP/38, the current development proposal includes all land to the west of Fung Yuen Road within the “CDA(1)” zone. By utilising the Agricultural Portion and Government land within the Western and Southern Portion, the Proposed Development is carefully and comprehensively designed as a single, integrated and coordinated development with self-sustained and supporting facilities to achieve an optimal layout and building disposition.

## **7.9 The Indicative Development Proposal is Technically Feasible**

### **Ecological**

7.9.1 According to the assessment of the potential ecological impacts (**Appendix 3** refers) associated with the proposed residential development during construction and operational phases, impacts on species of conservation importance will be insignificant. The Fung Yuen Stream and its riparian zone will not be disturbed. As *Mucuna championii* will be retained *in situ* and the recorded fauna species are highly mobile, direct impacts on the habitats and flora and fauna species of conservation importance are anticipated to be low even without mitigation measures. Similar habitats can also be found in the close vicinity of the Development Site.

7.9.2 Indirect impacts on Fung Yuen Stream, the surrounding habitats and associated wildlife owing to construction runoff, waste and human activities are assessed. With the implementation of the proposed mitigation measures such as proper control of construction runoff and good construction practices, potential disturbance to the existing habitats will be minimised. No unacceptable residual ecological impacts on the local area due to the Proposed Development are anticipated.

### **Noise**

- 7.9.3 A Noise Impact Assessment has been conducted for the Proposed Development (**Appendix 4** refers). The dominant noise source is attributable to the road traffic noise from the nearby road network, namely Ting Kok Road and Fung Yuen Road. The predicted maximum road traffic noise level of the residential units and RCHE cum DCU facilities will exceed the stipulated 70dB(A) noise criterion. Nonetheless, with the provision of acoustic window (baffle type), all residential units and RCHE cum DCU would comply with the 70dB(A) criterion. The Proposed Development will not be subject to adverse noise impact from surrounding roads and industrial noise sources.

### **Land Contamination**

- 7.9.4 Potential land contamination impacts associated with the Proposed Development have been reviewed (**Appendix 5** refers). Based on the observation from the site inspections and the review of historical aerial photographs, the Application Site was mainly farmland, vegetated and/or abandoned. No activity and equipment resulting in potential land contamination were observed at the Development Site. In addition, the information from Environmental Protection Department indicated that there were no chemical waste producer, chemical spillage and leakage records in the Application Site. Therefore, potential contamination is not anticipated in the Development Site.

### **Waste Management**

- 7.9.5 With the implementation of recommended measures such as on-site sorting, reusing construction and demolition materials proposed in the Waste Management Assessment (**Appendix 6** refers), no adverse waste management implication is anticipated during construction stage. During the operational phase, municipal solid waste would be generated. With the proper treatment and disposal of the waste, no adverse waste management impact is anticipated.

### **Air Quality**

- 7.9.6 As revealed in the Air Quality Impact Assessment in **Appendix 7**, the chimney emissions and the vehicular emissions are identified as the two major air pollution sources in the neighbourhood. The concentration and dispersion of Nitrogen Dioxide (“NO<sub>2</sub>”), Respirable Suspended Particulates (“RSP”), Fine Suspended Particulates (“FSP”) and Sulphur Dioxide (“SO<sub>2</sub>”) are the major pollutants which have been predicted by computer models. It is concluded that the cumulative concentration of all air pollutants is within the stipulated Hong Kong Air Quality Objectives (“HKAQO”) limits. The Proposed Development would not be affected by chimney emissions and vehicular emissions. In addition, no emission of fluff and odour impact is anticipated.

### **Air Ventilation**

- 7.9.7 An Air Ventilation Assessment - Expert Evaluation has been conducted for the Proposed Development at the Development Site (**Appendix 8** refers). The Proposed Development may inevitably result in wind blockage impact under particular wind directions and the wind availability would be slightly affected; nevertheless, the optimal building disposition and provision of building separations would enhance the air ventilation performance at the pedestrian level and minimise potential air ventilation impacts. It is concluded that the Proposed Development would unlikely impose unacceptable impact on the surrounding areas from air ventilation perspective.

### **Traffic**

- 7.9.8 Since the proposed residential development is tentatively scheduled for completion in 2029 and 2030, a TIA for the design year 2033 has been carried out to assess the possible traffic impacts onto the local road network (**Appendix 9** refers). It was estimated that the Proposed Development would generate and attract trips of 161 and 132 pcu/hr in the AM peak and 136 and 128 pcu/hr in the PM peak. With the proposed traffic improvement schemes, all surveyed key junctions operating under both 2033 reference and design scenarios would continue to have ample capacity to accommodate the future traffic growth and the additional traffic generated by the Proposed Development. Internal transport facilities would be provided in accordance with the requirements as stipulated in the latest HKPSG. The Proposed Development is considered acceptable in the traffic aspect and would not induce adverse traffic impact to the surrounding road network.

### **Drainage**

- 7.9.9 The drainage impact to the existing drainage system due to the Proposed Development has been assessed with hydraulic model (**Appendix 10** refers) under 1 in 10 years, 1 in 50 years and 1 in 200 years flood events. For the Proposed Development at Area (A) Phase I, the runoff generated will be discharged to the new box culvert via connecting pipes; while for developments at Area (A) Phase II and Area (B), it will be discharged to existing stream course. With the provision of the proposed drainage mitigation measures, the drainage condition at upstream and mid-stream of the stream course will be greatly improved. It is concluded that there will be no significant adverse drainage impact arising from the proposed development.

### **Sewerage**

- 7.9.10 The Sewerage Impact Assessment (**Appendix 11**) indicated that the sewage generated from the proposed development in Area (A) Phase II and the social welfare complex in Area (B) will be discharged to the public sewerage system with no adverse impact, whereas the existing public sewerage system has insufficient capacity for the proposed development in Area (A) Phase I. An on-site sewage treatment plant is therefore proposed to treat the sewage arising from the proposed residential

development. The sewage effluents will be sanitised to fulfil all relevant statutory standards before discharge to the existing drainage system. No adverse sewerage impact is anticipated as a result of the Proposed Development.

### **Water Supply**

7.9.11 According to the results of the Water Supply Impact Assessment (**Appendix 12** refers), there will be increased fresh water and salt water demands as a result of the Proposed Development. However, it is anticipated that the existing main supply systems will have adequate spare capacity to cater for the expected increases. It is concluded that the proposed development can be implemented without resulting in any insurmountable water supply impact.

### **EIAO Implication**

7.9.12 According to the TIA under this Application, improvement schemes are proposed at 5 junctions.

7.9.13 According to the Section 6 of EIAO – TM, it defines “material change” shall be used for a material change to a designated project. **The material change shall only refer to significant changes which result in an adverse environmental impact. As a general rule, changes under the following circumstances as summarised in Table 7.1 below without additional mitigation measures in place are regarded as material changes to a designated project.**

**Table 7.1 Circumstances regard as Material Change under EIAO-TM**

	Circumstances regard as Material Change (Section 6 of EIAO – TM)
(a)	A change to physical alignment, layout or design of the project causing an adverse environmental impact likely to affect existing or planned community, ecologically important areas or sites of cultural heritage;
(b)	A physical change resulting in an increase in the extent of reclamation or dredging affecting water flow or quality likely to affect ecologically important area, or disrupting sites of cultural heritage;
(c)	An increase in pollution emissions or discharges or waste generation likely to violate guidelines or criteria in this technical memorandum;
(d)	An increase in throughput or scale of the project leading to physical additions or alterations that are likely to violate the guidelines or criteria in this technical memorandum; or
(e)	A change resulting in physical works that are likely to adversely affect a rare, endangered or protected species, or an important ecological habitat, or a site of cultural heritage.

7.9.14 According to the TIA, improvement schemes are proposed at 5 junctions, the details are listed in **Table 7.2**.

**Table 7.2 Details of the Proposed Junction Improvement Works**

Ref.	Location of Junction	Road Type	Proposed Improvement Details related to the Physical Alignment Change
A	Ting Kok Road/ Dai Fat Street	Primary distributor/ Local road	<ul style="list-style-type: none"> <li>Additional lane for right turn movement at Ting Kok Road (Eastbound)</li> </ul>
B	Ting Kok Road/ Fung Yuen Road	Primary distributor/ Local road	<ul style="list-style-type: none"> <li>Additional lane for left turn movement for Fung Yuen Road (Southbound)</li> <li>Additional right turn movement in Ting Kok Road (Westbound)</li> <li>Relocate the bus stop at Ting Kok Road</li> </ul>
C	Ting Kok Road/ Dai Fuk Road/ Yuen Shin Road	Primary distributor/ Local road/ Expressway	<ul style="list-style-type: none"> <li>Additional lane of left turn from Ting Kok Road (Eastbound) to Ting Kok Road (Northbound)</li> </ul>
D	Yuen Shin Road/ Dai Fat Street	Expressway/ Local road	<ul style="list-style-type: none"> <li>Additional lane on Yuen Shin Road (Southbound)</li> <li>Additional straight ahead movement lane of</li> </ul>
E	Tai Po Tai Wo Road/ Yuen Shin Road	Primary distributor/ Expressway	<ul style="list-style-type: none"> <li>Additional right turn movement lane of Tai Po Tai Wo Road (Eastbound) by narrowing down the central divider</li> </ul>

7.9.15 According to the item A.1, Part I, Schedule 2 of the EIAO, a carriageway for motor vehicles that is an expressway, trunk road, primary distributor road or district distributor road are classified as designated project. According to The Annual Traffic Census 2024, Ting Kok Road, Yuen Shin Road and Tai Po Tai Wo Road are classified as primary distributor/expressway, all these roads are developed before 1998, hence these roads are considered as exempted projects under EIAO.

7.9.16 Ting Kok Road has a total length of 3.2km. It has 3 junction improvement schemes covering 9% of its total length (i.e. about 295m). The kerb of Ting Kok Road would be widened by 2m due to the proposed additional lane, such that the distance between the road and the nearest existing NSR would have minor change only. The proposed Development will induce about 0.6% – 7% changes for the traffic flow of Ting Kok Road. All these changes to Ting Kok Road are minor, adverse pollution emissions due to the proposed improvement works is not anticipated.

7.9.17 Yuen Shin Road has a total length of 1.2km. It has 3 junction improvement schemes covering about 18% of its total length (i.e. 217m). The kerb of Yuen Shin Road would be widened by 2m due to the proposed additional lane, such that the distance between the road and the nearest existing NSR would have minor change only. The proposed Development will induce about 3% – 4% changes for the traffic flow of Yuen Shin Road. All these changes for Yuen Shin Road are minor, adverse pollution emissions due to the proposed improvement works is not anticipated.

- 7.9.18 Tai Po Tai Wo Road has a total length of 2.7km. It has 1 junction improvement scheme covering 6% of its total length (i.e. about 150m). The kerb of Tai Po Tai Wo Road would be widened by 1m due to the proposed additional lane, such that the distance between the road and the nearest existing NSR would have minor change only. The proposed Development will induce about 4% changes for the traffic flow of Tai Po Tai Wo Road. All these changes for Tai Po Tai Wo Road are minor, the existing NSRs are far away from the road, adverse pollution emissions due to the proposed improvement work is not anticipated.
- 7.9.19 According to the EIAO Guidance Note No. 12/2023, the improvement of a road junction or roundabouts would not cause significant changes of noise impact on a nearby NSR as it would not affect the design capacity of the concerned road section and not significantly reduce the distance between the alignment of the main carriageway and the nearby NSR.
- 7.9.20 With considering the above factors, all the changes to Ting Kok Road, Yuen Shin Road and Tai Po Tai Wo Road are minor in nature. The scale of the proposed junction improvement works is relatively small, as they do not involve any reclamation or dredging, and also do not have any physical works that will affect a rare, endangered or protected species, or an important ecological habitat or a site of cultural heritage. Therefore, the proposed junction improvement works will not constitute a material change to an existing Designated Project or exempted project of EIAO.

## 8 CONCLUSION

8.1.1 In light of the above, it is evident that the proposed amendments to the Draft OZP No. S/TP/31 should be favourably considered from the land use planning and technical points of view. In short, the proposed amendment to the OZP is justified based on the following:

- Remote prospect for further acquisition of all the remaining private lots in the “CDA(1)” zone to implement the Subsequent Phase development as planned for under the approved Application No. A/TP/333 after almost 38 years since land assembly took place in 1987;
- The Rezoning Proposal is in line with Government’s policy on reviewing and untapping the development potential of agricultural land or underutilised land to sustain the Government’s efforts in land production;
- The Applicant is committed to surrender its private land in the “G/IC” zone for the provision of social welfare facilities to support the Government’s policies and help meet the outstanding demand of RCHE;
- The proposed retail facilities, public vehicle park and open space for the use and enjoyment of public and residents will form a Neighbourhood Activity Node benefitting the whole Fung Yuen community;
- Appropriate land use zonings have been proposed to other portions of the “CDA(1)” zone to reflect the long-established “as-built” conditions;
- The Development Site is suitable for development as it is compatible to the surrounding land use;
- The intensity of the Proposed Development is considered appropriate and compatible with the neighbourhood and the planning of Tai Po New Town;
- The Proposed Development is comprehensively and carefully designed as a single, integrated and coordinated development scheme with self-sustained and supporting facilities; and
- With the support of various technical assessments conducted and attached to this Supporting Planning Statement, it has been proven that the indicative development proposal will not bring insurmountable/unacceptable traffic, visual, ecological, landscape, environmental, air ventilation, drainage, sewerage and water supply impacts.