

**Application for Amendment of Plan under
Section 12A of the Town Planning Ordinance
(Cap. 131) for Proposed Residential
Development at Various Lots in D.D. 32 and
Adjoining Government Land, Wong Yi Au, Tai
Po, New Territories**

Supporting Planning Statement

Issue 4 | October 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 302190

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EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to Draft Tai Po Outline Zoning Plan No. S/TP/31 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Green Belt” (“GB”) to a tailor-made “Residential (Group B) 13” (“R(B)13”) zone at Various Lots in D.D.32 and Adjoining Government Land, Wong Yi Au, Tai Po (the “Application Site”) to facilitate the Proposed Residential Development (the “Proposed Amendment”).

The Application Site with a site area of about 14,879.35 m², is located at the southern fringe of Tai Po New Town, characterised by medium-to-low density residential developments extending from the town centre toward Lai Chi Shan. The Application Site is predominantly abandoned agricultural land, which barely serves the planning intention of “GB”. This Application seeks to rationalize the underutilised land resources for residential purposes under private initiatives. The Proposed Amendment is consistent with the Government’s ongoing initiatives and criteria for reviewing suitable “GB” zones for housing development, without sacrificing the integrity and function of the broader “GB” zone within the same OZP.

It is proposed to rezone the Application Site to a tailor-made “R(B)13” zone, which is subject to a maximum plot ratio of 2.4 and a maximum building height of 96mPD for the Application Site to facilitate the Proposed Residential Development. By adopting the same development intensity of the adjoining residential developments, the Proposed Amendment is considered fully compatible with the surrounding sub-urban residential character. An Indicative Scheme has been formulated to demonstrate the technical feasibility and suitability of the Proposed Amendment. The Indicative Scheme, aligned with the development restrictions of the proposed “R(B)13” zone, will provide about 500 flats, thereby contributing to housing supply of Hong Kong.

The Proposed Amendment is considered fully justified based on the following grounds:

- Rationalizing Underutilised Land Resources in the Convenient Urban Fringe of Tai Po New Town which Does Not Serve the Intended “GB” Function for Housing Purposes;
- In Line with the Government’s Initiatives and Criteria for Reviewing Suitable “GB” zone for Housing Development;
- Meeting Acute Housing Demand By Increasing Flat Production with Private Initiatives;
- Nurturing a Quality Neighbourhood with Infrastructural Upgrade Supporting Community Needs in Wong Yi Au and Surrounding Village Areas;
- Ensuring Full Compatibility with Surrounding Context;
- Inducing No Adverse Impacts to the Surroundings; and
- Setting a Desirable Precedent for Optimising the Development Opportunities through Rezoning an Appropriate GB site as an extension of the Tai Po New Town.

In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Application.

行政摘要

（內容如與英文版本有任何差異，應以英文版本為準）

本規劃綱領根據《城市規劃條例》（第 131 章）第 12A 條，就位於大埔黃宜坳丈量約份第 32 約內多個地段和毗連政府土地（「申請地點」），擬議修訂大埔分區計劃大綱草圖編號 S/TP/31（「分區計劃大綱圖」），將申請地點由「綠化地帶」改劃為特設的「住宅（乙類）13」地帶，以作擬議住宅發展（「擬議修訂」）。

申請地點的總地盤面積為約 14,879.35 平方米。申請地點位於大埔新市鎮南緣，該處為從市中心延伸至荔枝山的中低密度住宅區。申請地點現時為荒廢的農地，現況難以體現「綠化地帶」的規劃意向。是次規劃申請旨在動用私人資源，善用未被充份利用的私人土地。這合乎政府持續檢討「綠化地帶」的施政方針，亦不會破壞分區計劃大綱圖上「綠化地帶」的功能和完整性。

擬議修訂建議將申請地點改劃為「住宅（乙類）13」地帶，最高地積比率為 2.4 倍，以及最高建築物高度為主水平基準上 96 米，以支持擬議房屋發展。擬議修訂採用與毗鄰房屋發展相同的發展參數，與周邊的城市郊區住宅特點完全兼容。申請人已制定一個指示性方案證明擬議修訂技術上可行並且適宜。指示性方案，根據擬議「住宅（乙類）13」的發展限制，將提供約 500 個單位，增加香港的房屋供應。

擬議修訂具有以下合理改劃理由：

- 理順位於大埔新市鎮邊陲地帶荒廢多年亦未能體現「綠化地帶」的規劃意向的土地作住宅用途；
- 符合政府檢視合適「綠化地帶」發展潛力的政策方針及評估標準；
- 通過私人發展增加房屋以滿足迫切的住房需求；
- 建構一個高質素的社區，並升級基礎設施服務黃宜坳和附近的村落；
- 確保與周邊的發展互相協調；
- 不會對周邊環境造成負面影響；及
- 透過重新劃分合適的「綠化地帶」作為大埔新市鎮的延伸，為善用發展機會樹立一個理想先例。

基於本規劃綱領所闡述的規劃增益和理據，我們懇請城市規劃委員會支持是規劃申請。

1. Introduction

- 1.1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of an Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories (“the Application Site”).
- 1.1.1.2 The Applicants propose amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31 (“the OZP”) by rezoning the Application Site from “Green Belt” (“GB”) to a tailor-made “Residential (Group B) 13” (“R(B)13”) zone with a maximum plot ratio (PR) of 2.4 and a maximum building height (BH) of 96mPD (“Proposed Amendment”).
- 1.1.1.3 The Application Site with a site area of about 14,879.35 m², is located at the southern fringe of the well-developed Tai Po New Town and is about 750m from the Tai Po Market MTR Station. The southern fringe of Tai Po New Town features medium-to-low residential developments, including Grand Palisades and The Paragon zoned “R(B)3” and “R(B)6” (with maximum plot ratio (PR) of 2.4 and 1.65 respectively), extending from the town centre toward the hill slope area of Lai Chi Shan. The Application Site is predominantly an abandoned agricultural land, which was previously used as plant nursery.
- 1.1.1.4 In recent years, the Government has been reviewing development potential of suitable “GB” sites as part of the multi-pronged approach to increase housing supply. In the first two stages of “GB” reviews, 77 sites with potential for residential use have been shortlisted and 45 of them have been rezoned from “GB” to housing sites. Stage 3 of “GB” review was completed in 2023 and has further identified about 255ha of “GB” land, with its first batch of rezoning targeted to be completed by 2024¹. Under the multi-pronged approach to increase housing supply by the Government, there has been a gradual change in the planning context at the urban fringe area of Tai Po. Several “GB” sites in the southern fringe of Tai Po and in proximity of the Application Site have been upzoned by the Government since 2014² for high-density housing developments with maximum PR up to 6.8 (To Yuen Tung at 1,150 m from the Application Site)³.
- 1.1.1.5 In line with Government’s multi-pronged approach to increase housing supply and the changing planning circumstances in the urban fringe of the Tai Po New Town, the Applicants, being the landowners of all private land lots within the Application Site, sees the opportunity to rationalise the long-wasted land that barely serves the function of “GB” for housing development. The Proposed Amendment would be of a compatible scale with the surroundings and serves an opportunity to enhance the living environment for the Wong Yi Au neighbourhood.
- 1.1.1.6 It is therefore proposed to rezone the Application Site to a tailor-made “R(B)13” zone, which is subject to a maximum PR of 2.4 (same as the maximum PR of the “R(B)3” site

¹ LCQ8: Development planning for area around Ting Lai Road near Nam Hang Tsuen, Tai Po

<https://www.info.gov.hk/gia/general/202301/18/P2023011800376.htm?fontSize=1>

² Rural and New Town Planning Committee (RNTPC) Paper No. 6/14 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/24” dated 4 April 2014.

³ RNTPC Paper No. 7/21 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28” dated 27.8.2021

adjacent to the Application Site) and a maximum building height (BH) of 96mPD. An Indicative Scheme has been formulated in support of the Proposed Amendment to the OZP for residential development at the Application Site. The Indicative Scheme consists of 4 residential towers of 11 to 13 storeys (max. BH of 96mPD with 53.7mPD site formation level) with a PR of not more than 2.4. The Indicative Scheme will provide about 500 number of flats.

1.1.1.7 This Supporting Planning Statement contains the sections below that are necessary to support the Proposed Amendment to demonstrate its feasibility and suitability:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Application Site;
- **Section 4** presents the Indicative Scheme at the Application Site;
- **Section 5** summarises the amendment proposal to be incorporated into the Plan and Notes of the OZP;
- **Section 6** highlights the planning justifications and planning merits in support of the Proposed Amendment; and
- **Section 7** concludes the highlights and justifications of this Supporting Planning Statement.

2. Site Context

2.1 Location

- 2.1.1.1 The Application Site, with an area of about 14,879.35 m², is located in Wong Yi Au at the southern fringe of the Tai Po New Town. The topography of the Application Site ranges from about 68mPD at the north to about 105mPD at the south.
- 2.1.1.2 Please refer to **Figure 1** for the location plan.

2.2 Land Status

- 2.2.1.1 The Application Site area is about 14,879.35 m², which comprises of about 11,525.27 m² (about 77.5%) of private lots and about 3,354.08 m² (about 22.5%) of Government Land. The Applicants have consolidated and owned all private lots within the Application Site.
- 2.2.1.2 Please refer to **Figure 3** for the land status within the Application Site.

2.3 Existing Land Uses

- 2.3.1.1 The Application Site is predominantly an abandoned agricultural land, which was previously used as plant nursery.

2.4 Surrounding Land Uses

- 2.4.1.1 The Application Site is located at the southern fringe of Tai Po New Town along Tolo Highway. The characteristics of the wider context are as follows:
- To the **immediate northwest** is a hill slope zoned “GB” with a few medium density villa-type developments extending from the fringe of the Tai Po New Town along Tolo Highway, including Grand Palisades and The Paragon zoned “R(B)3” and “R(B)6” subject to a maximum PR of 2.4 and 1.65 respectively. To the **further northwest** across Tolo Highway and Tai Po River are the fringe of Tai Po New Town, where high-density residential developments are found such as Wan Tau Tong Estate, Elegance Garden and Uptown Plaza zoned “R(A)” and “R(A)8” subject to a maximum domestic PR up to 5 (750m from the Application Site).
 - To the **immediate west** is the “V” zone of Sheung Wong Yi Au with a few abandoned village houses/structures and hill slopes. To the **further west** are low-rise residential developments including The Paramount and JC Castle zoned “R(C)6” and “R(C)4” subject to a maximum PR of 0.8 and 0.6 respectively. North to these villa developments and in closer proximity to the Tai Po New Town, The Regent was rezoned from “GB” to “R(B)8” with a PR of 3.6⁴ in 2015.
 - To the **immediate northeast and east** are hill slopes. On the foothills are low-density residential developments including Wong Yi Au Village, Chateau Royale, and Savanna Garden both zoned “R(C)” subject to a maximum PR of 0.6, as well as the

⁴ Since the development intensity of “R(B)8” zone is controlled by GFA (maximum 107,100 m²) on the OZP, the maximum PR of the “R(B)8” zone is quoted from Paragraph 3.44 of the Rural and New Town Planning Committee (RNTPC) Paper No. 6/14 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/24” dated 4 April 2014.

unmaterialised “R(C)” and “R(C)7” sites in between. There are a few low-rise developments on “R(C)” sub-zones and “R(D)” zone to the **further east** across Tolo Highway and facing Tolo Harbour. In general, the development east to the Application Site in proximity to Tolo Harbour are predominately low-rise and low-density ones.

- To the **south** are characterised as mountainous, namely Lai Chi Shan with an elevation of about 282mPD at its peak. To the **further southeast** and across Lai Chi Shan, it is Tai Po Kau Nature Reserve located 650m away from the Application Site.

2.4.1.2 Please refer to **Figure 2** and **Figure 4** for the surrounding uses of the Application Site.

2.5 Accessibility

2.5.1.1 To enhance the accessibility and unleash the development potential of the Application Site at the southern fringe of Tai Po New Town, a new 7.3m wide single two-lane carriageway with minimum 1.5m wide footpath is proposed to connect the Application Site and Yung Yi Road, which further connects to Tai Po Road – Yuen Chau Tsai and Tolo Highway. The

2.5.1.2 The proposed vehicular and pedestrian access to the Application Site will make use of widening of an existing Ha Wong Yi Au Road. The proposed access road will include a new 7.3m wide single two-lane carriageway with minimum 1.5m wide footpath (subject to detailed design) and a widened section of Ha Wong Yi Au Road, providing a direct connection between the Application Site and Yung Yi Road. The enhanced transport connection will also benefit the existing population in the surrounding village areas. Further details are provided in **Sections 4.6** and **6.3.1.2**. Public transport services including franchised bus routes and a minibus route to/from multiple destinations in the New Territories East and Kowloon are available along Tai Po Road.

3. Planning Context

3.1 Land Use Zoning

- 3.1.1.1 The Application Site is currently mainly zoned as “GB” on the Draft Tai Po OZP No. S/TP/31. According to the Notes of the OZP, the planning intention of the “GB” zone is primarily for *“defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*.
- 3.1.1.2 Please refer to **Figures 5 to 7** for the extracted Notes and ES of the existing OZP.

3.2 Government’s Multi-Pronged Approach to Increase Housing Supply

- 3.2.1.1 Housing shortage is one of the most pressing issues faced in Hong Kong in recent years and the Government has adopted a multi-pronged approach in increasing land for housing supply including identifying new land for development. Policy Addresses from 2019 to 2022⁵ highlighted that the Government will continue to review various land uses and rezone sites as appropriate for housing development.
- 3.2.1.2 Reviewing and rezoning suitable “GB” sites for housing development has been one of the major measures to meet the land demand. The first stage of “GB” review mainly covered GB areas which were *“formed, deserted or devegetated, but possessed potential for residential development”*. The second stage of “GB” review covered GB zones *“in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value”*. In the first two stages of “GB” reviews, 77 sites with potential for residential use have been shortlisted and 45 of them have been rezoned from “GB” to housing sites. Stage 3 of “GB” review completed in 2023 has further assessed *“sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land”* and has identified about 255ha of “GB” land⁶, with its first batch of rezoning targeted to be completed by 2024. **Table 3.1** below summarises the key assessment criteria of different rounds of “GB” Reviews initiated by the Government:

⁵ 2019 Policy Address (<https://www.policyaddress.gov.hk/2019/eng/pdf/PA2019.pdf>);
2020 Policy Address (<https://www.policyaddress.gov.hk/2020/eng/policy.html>);
2021 Policy Address (<https://www.policyaddress.gov.hk/2021/eng/p93.html>);
2022 Policy Address (https://www.policyaddress.gov.hk/2022/public/pdf/policy/policy-full_en.pdf)

⁶ LCQ8: Development planning for area around Ting Lai Road near Nam Hang Tsuen, Tai Po
<https://www.info.gov.hk/gia/general/202301/18/P2023011800376.htm?fontSize=1>

Table 3.1 Key Assessment Criteria of “Green Belt” Reviews Initiated by the Government

Different Rounds of “GB” Review	Assessment Criteria
Stage 1 “GB” Review ⁷	- devegetated, deserted or formed, and those that are closer to existing urban areas and new towns
Stage 2 “GB” Review ⁸	- in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value
Stage 3 “GB” Review ⁹	- sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land

3.2.1.3 Policy Address 2023¹⁰ reaffirmed that the Government will continue to optimise the use of “GB” areas to solve the longstanding land supply conundrum. Although the Government has no plan for the time being to further review the “GB” areas which are subject to clear development constraints, the Government will uphold the proposals for housing development at the “GB” sites with high feasibility as identified in the previous “GB” Reviews.

3.2.1.4 The Application Site, which is comprised of abandoned agricultural land with higher site gradient, situated at the southern fringe of Tai Po New Town, and connected by Yung Yi Road in the vicinity have met the criteria under the 3 stages of “GB” Reviews with potential for housing development.

3.3 Changing Planning Circumstances in Tai Po with Emerging High-to-Medium-Density Housing Developments at the Urban Fringe

3.3.1.1 The changing planning circumstances in Tai Po by upzoning under-utilised land resources at the fringe of the new town for high-to-medium-density housing developments can be clearly observed, including the rezoning of “GB” sites for residential uses in the Tai Po New Town since 2014 and the endorsed-in-principle Land Sharing Pilot Scheme (“LSPS”) applications in Tai Po(**Figure 4** refers).

3.3.1.2 The Application Site is situated at the southern fringe of the well-developed Tai Po New Town. The planning circumstances of Tai Po has gradually changed since 2014 with the Government’s initiatives in reviewing the optimal use of “GB” sites for conversion to residential use. At the southern fringe of the Tai Po New Town in the vicinity of the Application Site, three “GB” sites have been rezoned between 2014 and 2021 for high-to-medium density public and private housing developments, including a site at To Yuen Tung for high-density public housing development with a maximum PR of 6.8 (1,150m

⁷ LCQ10: Statistics on and rezoning of Green Belt sites

<https://www.info.gov.hk/gia/general/201801/24/P2018012400288p.htm>

⁸ LCQ10: Statistics on and rezoning of Green Belt sites

<https://www.info.gov.hk/gia/general/201801/24/P2018012400288p.htm>

⁹ Policy Address and PA Supplement Initiatives

https://www.devb.gov.hk/en/about_us/policy/2021-policy-address-supplement/policy-address-and-pa-supplement-initiatives/index.html

¹⁰ 2023 Policy Address (<https://www.policyaddress.gov.hk/2023/en/index.html>)

from the Application Site), as well as two sites at Ma Wo Road (near Classical Gardens) and Shan Tong Road for medium-density private residential developments with maximum PR of 4 and 3.6 respectively. These upzoned “GB” sites are shown in **Figure 4** and details are tabulated in **Table 3.2** below.

Table 3.2 “Green Belt” Sites Rezoned by the Government for High-to-Medium-Density Housing Developments in Tai Po

Site	Proposed Use	Current Zoning	PR	Building Height	Year of Rezoning
To Yuen Tung	Public Housing	“R(A)10”	6.8	135mPD	2021 ^[1]
Tai Po Area 9 (Fu Tip Estate)	Public Housing	“R(A)9”	6.0 ^[4]	140mPD	2014 ^[3]
Ma Wo Road (near Classical Gardens)	Private Housing	“R(B)10”	4.0	110mPD	2017 ^[2]
Shan Tong Road (The Regent)	Private Housing	“R(B)8”	3.6	80mPD to 100mPD	2014 ^[3]
Lo Fai Road (Villa Lucca)	Private Housing	“R(C)9”	1.6	5 storeys	2014 ^[3]
Kon Hang	Private Housing	“R(C)8”	1.5	120mPD	2014 ^[3]

Remarks:

Relevant RNTPC Papers containing the details of the rezoned “GB” sites including proposed use, maximum PR and building height restrictions:

^[1] To Yuen Tung – RNTPC Paper No. 7/21 “*Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28*” dated 27 August 2021

^[2] Ma Wo Road (near Classical Gardens) – RNTPC Paper No. 5/17 “*Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/26*” dated 14 July 2017

^[3] Shan Tong Road – RNTPC Paper No. 6/14 “*Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/24*” dated 4 April 2014

^[4] Total PR of 6.0 (including a maximum non-domestic PR of 0.5)

3.3.1.3 It should also be noted that two Land Sharing Pilot Scheme (LSPS) Applications for large-scale high-density development at the rural Lam Tsuen area, namely LSPS/003 and LSPS/004 were endorsed in-principle by the CE in C in 2022 and 2023 respectively. Additionally, the LSPS/001 application at Wong Yue Tan was endorsed in-principle by the CE in C in 2023. To facilitate pursuing the proposed LSPS development, the two LSPS Sites are rezoned from “GB” and area shown as ‘Road’ to “Residential (Group A)11” (“R(A)11”) and “Residential (Group A)12” (“R(A)12”) in 2025 (Proposed Amendment Items A1 and A2 on Draft Tai Po OZP No. S/TP/31). These proposed developments are shown in **Figure 4** and their development parameters are presented in **Table 3.3**.

3.3.1.4 The Government’s multi-pronged strategy to increase land and housing supply with upzoning of “GB” sites and endorsement of LSPS applications, driving the emergence of high-to-medium density housing developments at the urban fringe, thereby restructuring the townscape of Tai Po New Town.

Table 3.3 Endorsed LSPS Application in Tai Po for High-to-Medium-Density Housing

Application	Current Zoning	Domestic PR	Building Height
LSPS/001 ^[1]	“Residential (Group A)11” and “Residential (Group A)12”	3.18 for Public Housing 4.04 for Private Housing	Not more than 83mPD for Public Housing Not more than 80mPD for Private Housing
LSPS/003 ^[1]	“Agriculture” and “G/IC”	6.5 for Public Housing/ Starter Homes Portion 4.87 for Private Housing Development Portion	159mPD for Public Housing/ Starter Homes Portion 141mPD for Private Housing Development Portion
LSPS/004 ^[2]	“Agriculture”	6.5 for Public Housing/ Starter Homes Portion 3.02 for Private Housing Development Portion	175mPD for Public Housing/ Starter Homes Portion 150mPD for Private Housing Development Portion

Remarks:

Details of the LSPS Applications are available at:

^[1] RNTPC Paper No. 2/25 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30” dated 28.2.2025

^[2] https://www.devb.gov.hk/filemanager/en/content_1154/LSPS_003_Gist.pdf

^[3] https://www.devb.gov.hk/filemanager/en/content_1154/LSPS_004_Gist.pdf

4. The Indicative Scheme

4.1 Reviewing Development Potential of the Long-wasted Land while Not Compromising the Integrity and Function of the Wider “GB” Zone

- 4.1.1.1 Situated in the urban fringe of the well-developed Tai Po New Town, the Application Site, largely abandoned and with limited landscape value barely serves the planning intention of “GB” zone for defining limits of urban and sub-urban development, contain urban sprawl and provide passive recreational outlets. This Application is a timely and proactive response to Government’s third round of “GB” review targeting sites with higher gradients and farther away from the built-up area but still with roads in the vicinity.
- 4.1.1.2 The Indicative Scheme can be seen as a part of the southern extension of Tai Po New Town, which echoes with the changing planning context of expanding the high-to-medium density developments from the core to the fringe of Tai Po New Town. The Indicative Scheme, including associated supporting infrastructure, is proven technically feasible under this Application, will unleash the development potential of the Application Site for suitable housing development as a natural extension of the surrounding villages site and seamlessly integrate to the medium-to-low density residential setting beneath Lai Chi Shan.
- 4.1.1.3 Future residents at the Application Site will enjoy the best of both worlds – not only the convenient location close to the Tai Po New Town, and also a peaceful and serene living environment in harmony with nature. To ensure compatibility with the surrounding green environment, the Indicative Scheme has been carefully designed to blend in with the surroundings with green spaces and trees incorporated throughout. The exposure to green space will provide higher quality of life for the residents to achieve better health and well-being. The Indicative Scheme will demonstrate a positive step towards creating more liveable and environmentally friendly community in Hong Kong.

4.2 General Planning and Design Principles

4.2.1 Unleashing Development Potential of Under-utilised Private Land for Provision of About 500 Flats close to Tai Po New Town

- 4.2.1.1 The Applicants have already consolidated all private lots within the Application Site. The consolidated landholding also helps to ensure a robust development process leading to an immediate supply of flats. The Indicative Scheme will be an extension to the urban core of Tai Po New Town under the observed trend of spreading away the high-to-medium density residential developments from the urban core to its fringe. The development potential of the Application Site brought by its locational advantages in proximity to the well-established urban core of Tai Po will be unleashed by the proposed access road connecting to Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. The Indicative Scheme will provide about 500 flats to support the housing supply of Hong Kong.

4.2.2 Optimising Utilisation of “Green Belt” Site in Active Response to Government’s Initiative to Form New Residential Community

4.2.2.1 The Application Site is currently zoned as “GB” on the Draft Tai Po OZP No. S/TP/31. Rezoning suitable “GB” sites is one of the major ways to increase housing land supply under the multi-pronged approach by the Government. The stage 3 of “GB” Review undertaken by the Planning Department targets on *“sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land”*. About 255ha of “GB” land was identified under the stage 3 of “GB” Review completed in 2023, with the first batch of rezoning targeted to be completed by year 2024.

4.2.2.2 In view of the above criteria, the Application Site, with a sloping gradient and is situated in about 750m south to the urban core of Tai Po New Town, could be considered an appropriate location for housing purpose. The Application Site covers about 11,525m² of private lots consolidated by the Applicants with the proposed access road (subject to detailed design) connecting to Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. The Application Site has met the criteria of stage 3 “GB” Review and is thus suitable to be reviewed for development for provision of the much-needed housing resources in Hong Kong. Therefore, the Indicative Scheme will complement Government’s initiatives of “GB” Review with private sector participation for the benefits of the general public.

4.2.3 Creating a Liveable Neighbourhood with Sustainable Designs

4.2.3.1 The building mass and orientation have been thoughtfully designed to harmonise with the surrounding natural environment. To facilitate air and visual permeability to blend the Indicative Scheme into the surroundings, building separation not less than 15m is provided, in addition to a breezeway running in north-south direction with a width of about 80m. In response to the topography of Lai Chi Shan, site formation level of 53.7mPD is proposed, and a building height variation which accents from 89.7mPD (11 storeys for Tower 4) to a maximum of 96mPD (13 storeys for Tower 1) is adopted. Moreover, ample landscaping and open space are adopted at appropriate location, fostering a liveable residential neighbourhood at Wong Yi Au in harmony with nature.

4.2.3.2 To ensure a quality living environment, the Indicative Scheme fully complies with the Sustainable Building Design Guidelines (SBDG) in terms of building separation, building setback and site coverage of greenery. More detailed information on the architectural design of the Indicative Scheme is provided in **Section 4.4**.

4.2.4 Full Compatibility with the Surroundings

4.2.4.1 The Application Site is located within a medium-to-low-dense neighbourhood. The Grand Palisades (zoned as “R(B)3”) on the same OZP, which is located less than 300m to the northwest of the Application Site has a PR of 2.4 and BH of 93.9mPD for 10-storeys residential towers sitting on site formation level at 53.7mPD. Situating in a similar context, the Proposed Amendment at the Application Site has made reference to the development scale of this nearby “R(B)3” zone to ensure a compatible scale as a natural extension of the Tai Po New Town to the south for housing development.

4.3 Key Development Parameters

4.3.1.1 Taken into account the planning and design principles set out in **Section 4.2** above, an Indicative Scheme has been formulated to demonstrate the architectural feasibility of the Proposed Amendment at the Application Site. The architectural layout of the Indicative Scheme is shown in **Appendix A**, while the key development parameters of the Indicative Scheme are summarised in **Table 4.1** below. The Indicative Scheme is targeted for completion in year 2030.

Table 4.1 Key Development Parameters of the Indicative Scheme

Key Development Parameters	Indicative Scheme
Application Site Area (About) (m ²)	14,879.35
Domestic Plot Ratio	2.4 ^[1]
Domestic GFA (About) (m ²) ^[1]	35,710.44 ^[1]
Non-domestic GFA (m ²)	0
Number of Flats (About) ^[2]	500 ^[2]
Anticipated Population (About) ^[3]	1,400 ^[3]
No. of Blocks	4
Maximum Building Height (mPD)	96
No. of Storeys ^[4]	Tower 1: 13 Tower 2: 13 Tower 3: 12 Tower 4: 11
Site Coverage – Tower (Not more than)	39%
Site Coverage – Podium (Not more than)	66.6%
Local Open Space (Not less than) (m ²)	Not less than 1,400
Internal Transport Facilities Provision	Indicative Scheme
Private Car Parking Space ^[5]	255
Motorcycle Parking Space	6
HGV Loading/Unloading Bay	4
Coach Lay-by for Residential Shuttle Bus	1

Remarks:

^[1] Clubhouse GFA of 1606.97m² (4.5 % of total domestic GFA) is exempted from GFA calculation.

^[2] An average flat size of about 71.42m²

^[3] A person per flat (PPF) ratio of 2.8 is adopted based on the PPF in Tai Po District Council in 2021 Population Census.

^[4] Excluding 1-level basement carpark below G/F.

^[5] Including 4 accessible car parking spaces and 20 visitor parking spaces.

4.4 Building Design Features of the Indicative Scheme

4.4.1.1 The building design of the Indicative Scheme has adhered to the general planning and design principles as set out in **Section 4.2**. The site consists of four residential blocks, providing about 500 numbers of flats. The Application Site is connected by a proposed access road (subject to detailed design) of not less than 7.3m wide with footpath of no less than 1.5m in width leading to the external road network at Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway.

4.4.1.2 Furthermore, genuine efforts have been made in the Indicative Scheme to create a sensitive building height variation, optimise disposition and massing of building blocks, introduce environmentally sensitive design, and achieve full compliance with the SBDG requirements to create a quality and liveable neighbourhood at Wong Yi Au with a sense of well-being in harmony with nature.

4.4.2 Sensitive Building Height Variation that Matches the Hilly Profile of Lai Chi Shan

4.4.2.1 The Application Site lies in the foothill of Lai Chi Shan (282mPD at its peak). Respecting the mountain backdrop to the southwest as well as the existing topography of the Application Site, a sensitive building height variation is adopted which descends from South (96mPD for the Tower 1) to North (89.7mPD for Tower 4). An elevation difference of about 186m is set between the peak level of Lai Chi Shan and the maximum building height of the Indicative Scheme, such that building blocks in the Indicative Scheme will not intrude on the ridgeline of the mountain backdrop. The heights of the buildings are designed to harmonize with the contours of the land, accommodating its natural curvature and seamlessly blending with the local climate.

4.4.3 Disposition and Massing of Building Blocks

4.4.3.1 The orientation of buildings is responsive to the natural curvature of the mountain and carefully placed to provide suitable building separation and avoid overlooking of residential units. Responding to the site topography, carparks are designated at the basement levels as far as practicable to minimise building bulk aboveground. With a view to harmonise the building design with the surrounding natural environments, a north-south aligned breezeway of 80m width is provided to enhance air and visual permeability of the Indicative Scheme.

4.4.4 Environmentally Sensitive Design

4.4.4.1 The building layout is carefully designed to achieve environmentally sensitive design:

- In view of the directions of prevailing winds (mainly easterly annual and south-westerly in summer), building blocks are so positioned to provide two air paths / breezeways across the Application Site, including a 15m building separation between residential blocks; and an 80m breezeway in a N-S direction in Application Site.
- Setbacks of not less than 7.5m for the residential blocks from the kerbside of the proposed public road are provided to minimise potential traffic noise and air quality impact to future residents.

4.4.5 Compliance with Sustainable Building Design Guidelines (SBDG)

- 4.4.5.1 To enhance the environmental sustainability of the built environment, thorough considerations have been given in the Indicative Scheme to achieve full compliance with the SBDG requirements.
- 4.4.5.2 In terms of building separation, separations not less than 15m have been provided between residential blocks as discussed in **paragraph 4.4.1.1** above. The building setback from the centreline of the proposed access road also complies with the relevant SBDG requirement. As for the site coverage of greenery, the overall greenery coverage fully complies with the minimum requirement of 20% of the site area, including minimum 10% at the primary zone.

4.5 Landscape Master Plan and Tree Preservation Proposal

4.5.1 Landscape Design Concept

- 4.5.1.1 The design objectives for the Landscape Master Plan (LMP) for the Indicative Scheme are:
- Incorporate new native tree and shrub species to enhance the greenery; and
 - Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residential users of the Indicative Scheme.
- 4.5.1.2 The landscape design for the proposed residential development comprises welcoming plaza, podium garden and pocket garden for the residents to enjoy their passive recreational activities. To minimise the impacts to the existing trees, the proposed landscape areas have preserved sufficient tree planting spaces for the newly planted trees.
- 4.5.1.3 Please refer to **Appendix B** for details of the LMP.

4.5.2 Open Space Provision

- 4.5.2.1 Following the requirement under the HKPSG, the Indicative Scheme would provide not less than 1,400 m² local open space to serve the future residents, i.e. not less than 1 m² per resident.

4.5.3 Greenery Coverage

- 4.5.3.1 The overall greenery coverage in terms of total planting areas of the Application Site would be not less than 20%, which is fully complied with the relevant PNAP APP-152 requirement for a site between 1,000 m² and 20,000 m² in area.

4.5.4 Tree Preservation and Compensation

- 4.5.4.1 A total of 196 nos. of individually surveyed trees are recorded within the Indicative Scheme, none of which is Registered Old and Valuable Tree or stonewall tree. Based on the Indicative Scheme, 59 existing trees are proposed to be retained in-situ. 137 existing trees (39 within the Application Site and 98 within the proposed access road) would be in

direct conflict with the development layout and inevitably affected during the works stage, and they are recommended to be felled with compensation due to their poor health condition and low survival rate after transplanting. To compensate the tree loss, 137 nos. of new trees shall be compensated within the Indicative Scheme. Additionally, an additional 7 new trees are proposed to optimise planting opportunities. In total, 144 nos. of new trees will compensate the loss for 137 existing trees, achieving a compensation ratio of 1:1.05.

4.6 Traffic and Transport Arrangement

4.6.1 Proposed Vehicular and Pedestrian Access

- 4.6.1.1 In order to provide vehicular and pedestrian access to the Application Site, a new standard single two-lane carriageway of minimum 7.3m in width is preliminarily proposed to connect the Application Site with the existing Yung Yi Road, which further leads to Tai Po Road – Yuen Chau Tsai and Tolo Highway. The traffic engineering design of the proposed access road has observed the relevant requirements in the Transport Planning and Design Manual (TPDM). Footpath of minimum 1.5m in width will be provided on one side of the proposed access road. The detailed alignment and dimensions of the Proposed Access Road will be explored in detailed design stage.
- 4.6.1.2 Necessary modification works at the existing Ha Wong Yi Au Road, existing turning facility at Yung Yi Road near Ling Liang Church M.H. Lau Secondary School, and the junction of Yung Yi Road and Tai Po Road – Yuen Chau Tsai are proposed to provide adequate manoeuvring space for vehicles in particular 12m long coaches serving the Application Site. The maintenance and management responsibility of the proposed access road is subject to further discussion with relevant Government Departments at the detailed design stage.
- 4.6.1.3 Further details are provided in the Traffic Impact Assessment (TIA) in **Appendix D**.

4.6.2 Internal Transport Facilities

- 4.6.2.1 Internal transport facilities for the Indicative Scheme will be provided in accordance with the high-end requirements of the HKPSG. The proposed internal transport facilities except coach lay-by for residential shuttle bus and heavy goods vehicle loading/unloading bays will be provided at basement level as far as possible to optimise the usage of ground floor space. A summary of internal transport facilities provision in the Application Site under the Indicative Scheme is provided in the development schedule (**Table 4.1**).

4.6.3 Proposed Public Transport Facilities

- 4.6.3.1 To minimise the impact to the existing public transport services, new shuttle service connecting to the Application Site is proposed in the TIA. Tentatively, the shuttle service may include one local coach route providing feeder service to the nearby Tai Po Market MTR station, which could be further reviewed to meet the actual passenger demand in detailed design stage.
- 4.6.3.2 Please refer to the TIA in **Appendix D** for further details.

4.7 Infrastructural Proposal

4.7.1 Drainage

- 4.7.1.1 A Drainage Impact Assessment (DIA) (**Appendix F**) has been carried out to assess the potential drainage impact arising from the Indicative Scheme. It is proposed that the surface runoff collected from the Indicative Scheme, together with the upstream runoff from the hillside affected by the Indicative Scheme, to be conveyed and discharged to the existing watercourse via a new 2100mm diameter drain with 1:100 gradient along the proposed access road. The runoff will be eventually discharged into the Tolo Harbour. The runoff from the additional paved area within the development will be attenuated by a new stormwater retention tank within the Application Site. The proposed stormwater retention tank will ensure no additional runoff flows are discharged to the existing downstream network for the design storm event. The stormwater retention tank stored volume for end of 21st Century has been preliminarily estimated in around 1,500 m³. With the proposed drainage facility in place, no adverse impact to the existing drainage system is anticipated.

4.7.2 Sewerage

- 4.7.2.1 A Sewerage Impact Assessment (SIA) (**Appendix G**) has been carried out to assess the potential sewerage impact arising from the Indicative Scheme. It is proposed to discharge the sewage generated by the Indicative Scheme via a new 225 mm diameter sewer along the proposed access road to the existing sewerage network along Yung Yi Road. The existing sewers have sufficient capacity to convey the sewage flows under proposed conditions. No sewers require upgrading works due to the indicative scheme and the indicative scheme has no impact to the downstream sewers.

4.7.3 Water Supply

- 4.7.3.1 A Water Supply Impact Assessment (WSIA) (**Appendix H**) has been carried out to assess the potential water supply impact arising from the Indicative Scheme. Waterworks including one DN200 for fresh water and one DN50 for flushing water along the Proposed Access Road are proposed for connection to the planned DN600 fresh water main and the existing DN200 salt water main respectively along Tai Po Road – Tai Po Kau. A saltwater pumping station is proposed in the vicinity of the existing saltwater network near Yung Yi Road, where ground level is of approximatively 20mPD. The proposed saltwater pumping station will overcome the level difference between the proposed connection to the existing saltwater network and the Application Site. The proposed pumping station will serve the proposed residential development. The detailed scheme and maintenance and management responsibility are subject to further discussion with relevant Government Departments at the detailed design stage. The WSIA concludes that there is no anticipated adverse impact to the water mains.

4.7.4 Geotechnical

- 4.7.4.1 A Geotechnical Planning Review Report (GPRR) (**Appendix I**) has been prepared in support of the Indicative Scheme. The schematic design of the proposed geotechnical works comprises excavation and lateral support (ELS) and permanent site formation schemes. The proposed ELS scheme of strutted excavation with temporary pile walls and open cut excavation with soil nails or rock dowels support will be proposed to ensure no

adverse effect induced to adjacent ground and geotechnical features during excavation process. The proposed permanent site formation scheme of concrete retaining wall, permanent bored pile walls (with or without tie-backs), and cut slopes with soil nails or rock dowels support will be proposed to form the required platforms and open space for the residential building construction. The GPRR concludes that the Indicative Scheme is geotechnically feasible, while seven natural terrain catchments overlooking the Application Site will require further detailed study of natural terrain hazards in the detailed design stage.

5. Amendment Proposal

5.1 Considerations for an Appropriate Zoning

- 5.1.1.1 The Application Site is currently zoned “GB” on the Draft Tai Po OZP No. S/TP/31. The current zonings are not intended for medium density residential development. Amendments to the OZP under the Town Planning Ordinance will be required in order to realise the Indicative Scheme for the proposed residential development as discussed in **Section 0**, and to relieve the pressing needs for private housing units in Hong Kong.
- 5.1.1.2 The key factors contributing to an appropriate zoning is listed below.

5.1.2 Clear Planning Intention

- 5.1.2.1 The proposed zoning should carry a clear planning intention and development direction for the type of uses and development intensity on the Application Site. In the case of this Application Site, the zoning should clearly specify that the Application Site should predominately be used for medium density residential development as illustrated in **Section 0**.

5.1.3 Appropriate Zoning Control

- 5.1.3.1 The proposed zoning should have appropriate zoning control over the proposed use, scale and intensity by designating restrictions on the PR and BH to guide the direction of the development towards the intended planning intention and to rationalise the bisected land pieces at the Application Site. Appropriate zoning control would also ensure that the Indicative Scheme will be compatible with the surroundings.

5.1.4 Appropriate Zoning Flexibility

- 5.1.4.1 Some kind of flexibility has to be allowed in the zoning to allow flexibility in creative and innovative design and proposals, which can tie in more closely to community aspirations and market demands, allowing diversity which contributes to social vibrancy.

5.2 The Proposed Amendments

- 5.2.1.1 In light of the discussion in the above Sections, this Planning Application proposes amendment to the Plan and Notes to the Draft Tai Po OZP No. S/TP/31 by rezoning the Application Site from “GB” to a tailor-made “R(B)13” zone for private residential development to take forward the Indicative Scheme as illustrated in **Section 0**. The specific Proposed Amendments are as follows:

5.2.2 “Residential (Group B) 13” zone (About 1.49 ha)

- 5.2.2.1 The proposed “R(B)13” zone, with an area of about 14,879.35 m², covers the Application Site for medium density residential housing development. It is recommended that the “R(B)13” sub-zone to be designated with a maximum PR of 2.4 and a maximum BH of 96mPD. The proposed zoning control has made reference to the “R(B)3” zone on the same

OZP (maximum PR of 2.4 and maximum BH of 10 storeys), which is located less than 300m to the Application Site with a similar context and site formation level.

- 5.2.2.2 The Proposed Amendments on the Plan is shown in **Figure 8**, while the Proposed Amendments to the Notes and ES of the OZP for the proposed “R(B)13” zone are provided in **Figures 9 and 10** respectively.

6. Planning Justifications

6.1 Rationalizing Underutilised Land Resources in the Convenient Urban Fringe of Tai Po New Town which Does Not Serve the Intended “GB” Function for Housing Purposes

- 6.1.1.1 Despite being zoned as part of “GB” on the OZP for decades, the existing condition of the Application Site barely performs the function of “GB” for defining limits of urban and sub-urban development, containing urban sprawl and providing passive recreational outlets. Without proper management, the Application Site has been left vacant with limited tree cover possessing low conservation and amenity value, which barely serves the planning intention of “GB” outlined in the OZP. On the other hand, The Application Site is in proximity to the well-developed urban core of Tai Po New Town around the Tai Po Market Station with existing high-density residential developments, such as Uptown Plaza, Kwong Fuk Estate and Wan Tau Tong Estate zoned “R(A)” (**Figures 2 and 4**). The vacated land of the Application Site is considered a wastage of scarce land resources that warrants a review for suitable development that is compatible with its surroundings.
- 6.1.1.2 Furthermore, The Proposed Amendment at the Application Site is also well-justified by the development context in the wider area. As detailed in **Section 3.3**, the Government’s multi-pronged approach to increase housing supply has led to a gradual change in the planning context at the urban fringe area of Tai Po New Town in favour of high-to-medium density residential developments under Government and private sector initiatives. The Proposed Amendment at the Application Site is line with the changing planning circumstances in Tai Po and these precedent cases serve as good reference in optimising the development potential of Wong Yi Au with appropriate development intensities.
- 6.1.1.3 Being the landowners of consolidated private lots within the Application Site, the Applicants are keen to rationalize this piece of wasted land which spans over 1.4 hectares on the urban fringe of Tai Po New Town by proposing housing development in suitable scale compatible to the surrounding developments.

6.2 In Line with the Government’s Initiatives and Criteria for Reviewing Suitable “GB” Zone for Housing Development

- 6.2.1.1 As outlined in **Section 3.2**, as part of the multi-pronged approach to increase land supply, the Government has been actively reviewing and exploring the development potential of sites that fall within “GB” zone.
- 6.2.1.2 Based on the criteria adopted in three rounds of “GB” Review by the Government, **Table 6.1** below summarizes the applicability of the Application Site, as a suitable “GB” site that warrants review for suitable land uses for housing purpose.

Table 6.1 Fulfilment of the Government's Assessment Criteria in Reviewing "GB" Sites

Assessment Criteria adopted in Three Rounds of "GB" Review	Fulfilment of the Application Site
Stage 1 "GB" Review - devegetated, deserted or formed, and those that are closer to existing urban areas and new towns	✓ The Application Site is predominantly abandoned agricultural land, which was previously used as plant nursery.
Stage 2 "GB" Review - in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value	✓ The Application Site is conveniently connected to Yung Yi Road leading to Tai Po Road – Yuen Chau Tsai and Tolo Highway. Public transport services including franchised bus routes and a minibus route to/from multiple destinations in the New Territories East and Kowloon are available at Tai Po Road ✓ Based on tree survey, existing trees in the assessment area possess low conservation value. Majority of them are in fair to poor condition. The existing condition of the Application Site is largely vacant land with relatively less buffering effect.
Stage 3 "GB" Review - sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land	✓ The Application Site, sitting on a slopping topography, could be considered. The Indicative Scheme demonstrates a feasible and sensitive design that response to the topography for suitable housing development. ✓ The Application Site is connected by Yung Yi Road with a proposed access road. A new 7.3m wide single two-lane carriageway with minimum 1.5m wide footpath is proposed to connect the Indicative Scheme and Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. ✓ The Applicants have consolidated and owned all private lots within the Application Site. Agreement to the Proposed Amendment will facilitate an early implementation of residential development at the Application Site while offering landscape and environmental upgrading to the area.

- 6.2.1.3 This Application, fully in line with the Government's initiatives and criteria of reviewing suitable "GB" Zone for housing development, is a timely submission which aims to unleash development potential of the under-utilised private land with higher gradients and farther away from the built-up area but still with roads in the vicinity for housing purpose.

6.3 Meeting Acute Housing Demand By Increasing Flat Production with Private Initiatives

- 6.3.1.1 With due consideration of the Government's policy initiatives of continuously reviewing and rezoning suitable "GB" sites for housing development, the Proposed Amendment aims to increase housing supply in a convenient location within Tai Po New Town through private initiatives. As detailed in **Section 0**, the Indicative Scheme formulated in support of the Proposed Amendment will provide about 500 flats (i.e. about 3.8% of the Government's annual private housing supply target¹¹) in meeting the acute housing demand of Hong Kong.
- 6.3.1.2 As all private land lots within the Application Site have been consolidated by the Applicants, a robust development process leading to an immediate supply of flats is guaranteed. To optimise use and unleash development potential of the under-utilised private land at Wong Yi Au, the Applicants are committed to take up the costs for the construction of Proposed Access Road, infrastructure provision and site formation of the Application Site to further expediate the development process and contribute to the housing target set by the Government.

6.4 Nurturing a Quality Neighbourhood with Infrastructural Upgrade Supporting Community Needs in Wong Yi Au and Surrounding Village Areas

- 6.4.1.1 The Proposed Amendment stands as a comprehensive enhancement of the existing underutilised and undermanaged agricultural land at the Application Site to cultivate a cohesive and high-quality neighbourhood. As demonstrated by the Indicative Scheme in **Section 0**, the residential development at the Application Site is designed to harmonise with the surrounding natural environment and to improve the urban-nature integration at the urban fringe of Tai Po New Town. Situated at a serene natural environment and embraced by ample landscaping and open space, the Proposed Amendment will create a liveable residential neighbourhood at Wong Yi Au in harmony with nature and offer high-quality housing options to the residents of Tai Po New Town.
- 6.4.1.2 With the lack of infrastructural provision over the decades, the existing Sheung Wong Yi Au village, located to the immediate west of the Application site, is only accessible by an unmanaged footpath in poor condition. This situation poses significant safety concerns for the villagers. Following the approval of the Proposed Amendment, the proposed access road will connect the Application Site to the external transport network. The proposed access road will include a new 7.3m wide single two-lane carriageway with minimum 1.5m wide footpath (subject to detailed design) and a widened section of Ha Wong Yi Au Road, providing a direct connection between the Application Site and Yung Yi Road, as illustrated in **Appendix A**. It is designed in accordance with the requirements under Transport Planning and Design Manual (TPDM), including the emergency vehicular access requirements. The detailed alignment along with the management and maintenance responsibilities of the proposed access road will be explored in detailed design stage. The proposed access road would provide a proper and new access to the Sheung Wong Yi Au village and nearby permitted burial grounds, enhancing the overall pedestrian and vehicular connectivity for villagers and grave sweepers. The Proposed Amendment will

¹¹ Average annual private housing supply target estimated from the total private housing supply target for the ten-year period from 2024-25 to 2033-34 (i.e. 132,000 flats), as stated in the Long Term Housing Strategy Annual Progress Report 2023.

not only enhance the undermanaged land resources, but also address the infrastructural deficiencies, nurturing a quality neighbourhood in Wong Yi Au.

6.5 Ensuring Full Compatibility with the Surrounding Context

- 6.5.1.1 As discussed in **Section 4.7.4.1**, the Proposed Amendment aims to achieve compatibility with the surrounding housing development by adopting a comparable zoning on the same OZP. It is proposed to adopt the same PR restriction with Grand Palisades zoned “R(B)3” at a PR of 2.4 to respect the local context in Wong Yi Au. According to Digital Topographic Map provided by Lands Department, the main roof levels of Grand Palisades and Savanna Garden in proximity are 93.8mPD and 120.8mPD, respectively (**Figure 4** refers). Setting the maximum BH at 96mPD for the Proposed Amendment creates a stepped building height profile, which respects the existing topographic curvature at Wong Yi Au.
- 6.5.1.2 The Proposed Amendment will ensure a harmonious relationship with the surrounding natural and rural settings with suitable building and landscape designs, including stepped building height profile descending from 96mPD to 89.7mPD responding to the mountain backdrop, extensive greenery coverage of not less than 20% and compensatory planting ratio of 1:1.07. With due respect to the existing air path of the Tai Po area, the N-S breezeway of 80m in width is provided to enhance air and visual permeability of the Indicative Scheme.
- 6.5.1.3 As demonstrated in the Visual Impact Assessment (VIA) (see **Appendix C**), the Proposed Amendment has no significant adverse visual impact from the 10 public viewing points at the short, medium and long ranges. It demonstrates that the Proposed Amendment is highly compatible with the surrounding context while achieving multiple public benefits and meeting the imminent housing needs of Hong Kong.

6.6 Inducing NO Adverse Technical Impacts to Surrounding Environment

- 6.6.1.1 Various technical assessments have been conducted to demonstrate the feasibility of the Proposed Amendment. These include Landscape Master Plan (**Appendix B**), Visual Impact Assessment (**Appendix C**), Traffic and Transport Impact Assessment (**Appendix D**), Environmental Assessment (**Appendix E**), Drainage Impact Assessment (**Appendix F**), Sewerage Impact Assessment (**Appendix G**), Water Supply Impact Assessment (**Appendix H**), Geotechnical Planning Review Report (**Appendix I**), Air Ventilation Assessment (Expert Evaluation) (**Appendix J**) and Ecological Impact Assessment (**Appendix K**). Findings of the technical assessment reveals that the Proposed Amendment will not generate adverse impact to the surrounding environment.

6.7 Setting a Desirable Precedent for Optimising the Development Opportunities through Rezoning an Appropriate GB site as an extension of the Tai Po New Town

- 6.7.1.1 Locating in the urban fringe of the well-developed Tai Po New Town, the Application Site is largely abandoned and barely serves the function of “GB” zone. The Proposed Amendment is intended to optimise the development potential for residential development that reacts to the spreading of residential developments at the urban fringe area of Tai Po

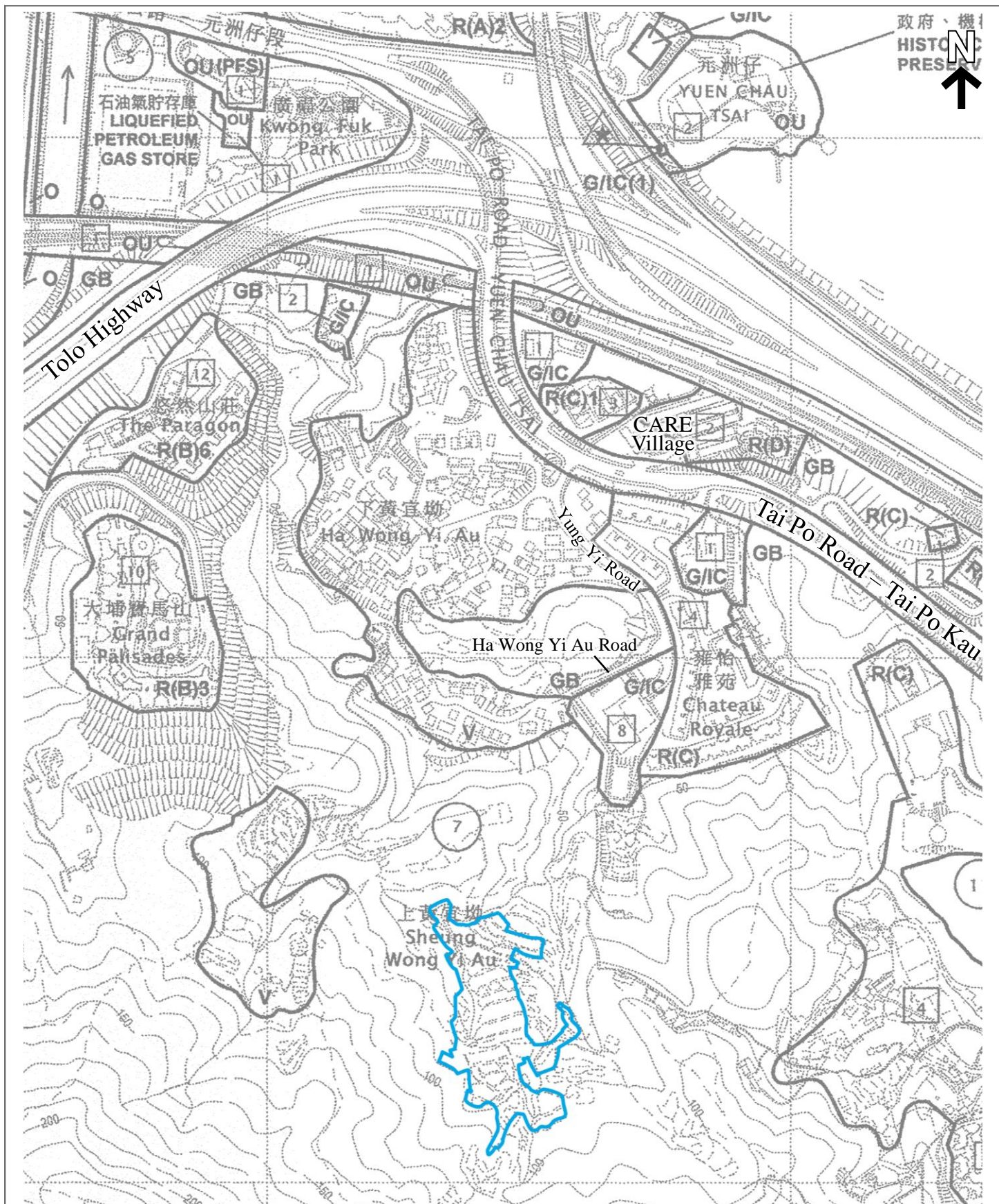
New Town, the societal need for housing units and the infrastructural deficiencies at Wong Yi Au.

- 6.7.1.2 This Application is a response to the Government’s initiatives of reviewing suitable “GB” zone for housing development. It proposes an amendment to an appropriate “GB” site for housing development to address the acute housing demand through private initiatives. Paying due respect to the compatibility with surrounding context, the Indicative Scheme is in comparable development scale with existing housing developments. As all private land lots within the Application Site have been consolidated by the Applicants, an immediate supply of about 500 private residential units is guaranteed. The implementation of the Indicative Scheme will introduce a quality living environment and bring benefits to the community through upgraded infrastructure and enhanced landscape amenities. The Indicative Scheme formulated in support of the Proposed Amendment is demonstrated to be technically feasible with no adverse technical impacts to the surrounding environment.
- 6.7.1.3 In view of the above, agreement to the Proposed Amendment will set a desirable precedent for realising the development opportunities for residential development as an extension of the Tai Po New Town.

7. Conclusion

- 7.1.1.1 This Supporting Planning Statement is submitted under Section 12A of the TPO to seek approval for the Proposed Amendment to the Draft Tai Po OZP No. S/TP/31 by rezoning the Application Site from “GB” to a tailor-made “R(B)13” zone to facilitate a Proposed Residential Development at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po.
- 7.1.1.2 This Supporting Planning Statement has demonstrated the suitability and technical feasibility of the Proposed Amendment at the Application Site to rezone as a tailor-made “R(B)13” zone, which is subject to a maximum PR of 2.4 and a maximum BH of 96mPD.
- 7.1.1.3 The Proposed Amendment seeks to rationalize the wasted land resources at the Application Site not effectively serving “GB” function for residential purpose under private initiatives. Given the recent changes in the planning context of expanding housing development from the core to the fringe of Tai Po New Town, the Proposed Amendment at the Application Site is regarded as a part of the southern extension of Tai Po New Town. This is considered in-line with Government’s on-going initiatives and criteria of reviewing suitable “GB” zones for housing development, while not compromising the integrity and function of the wider “GB” zone on the same OZP. By adopting the same development intensity and restriction with adjoining residential development, the Proposed Amendment is considered fully compatible with the sub-urban residential character of Wong Yi Au.
- 7.1.1.4 The Proposed Amendment stands as a comprehensive enhancement of the existing undermanaged land at the Application Site to cultivate a cohesive and high-quality neighbourhood with about 500 private housing units in Wong Yi Au. It has been demonstrated in the technical assessments that the Proposed Amendment at the Application Site will not generate adverse impact to the surroundings in terms of landscape, visual, traffic, environmental, drainage, sewerage, water supply, geotechnical and air ventilation perspectives. While the Applicants have consolidated all private land lots within the Application Site, agreement of the Proposed Amendment will provide certainty for a well-managed, modern house development in meeting Hong Kong’s housing demand under private initiatives.
- 7.1.1.5 In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give support to this S12A Planning Application.

Figures



LEGEND



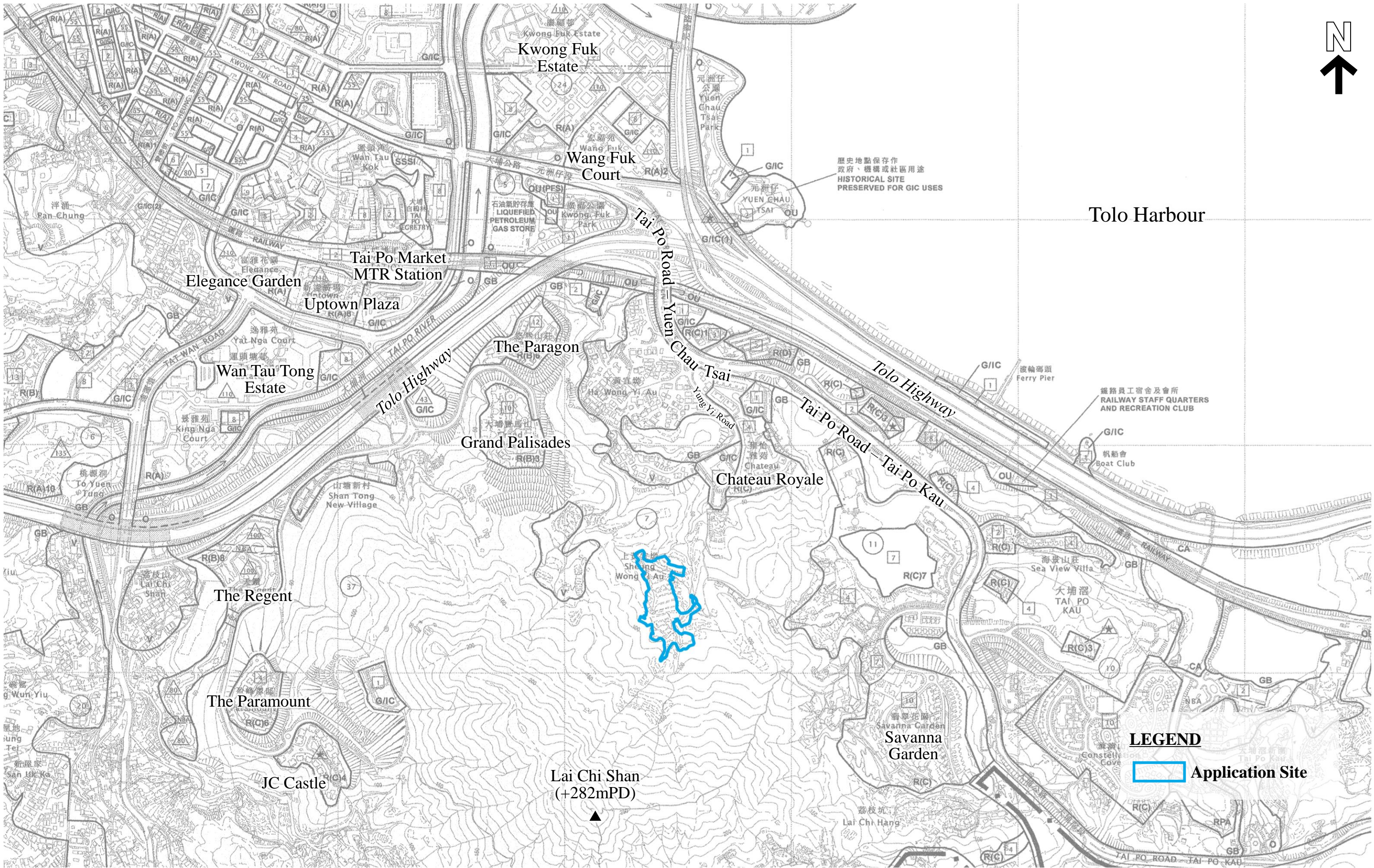
Application Site

ZONING

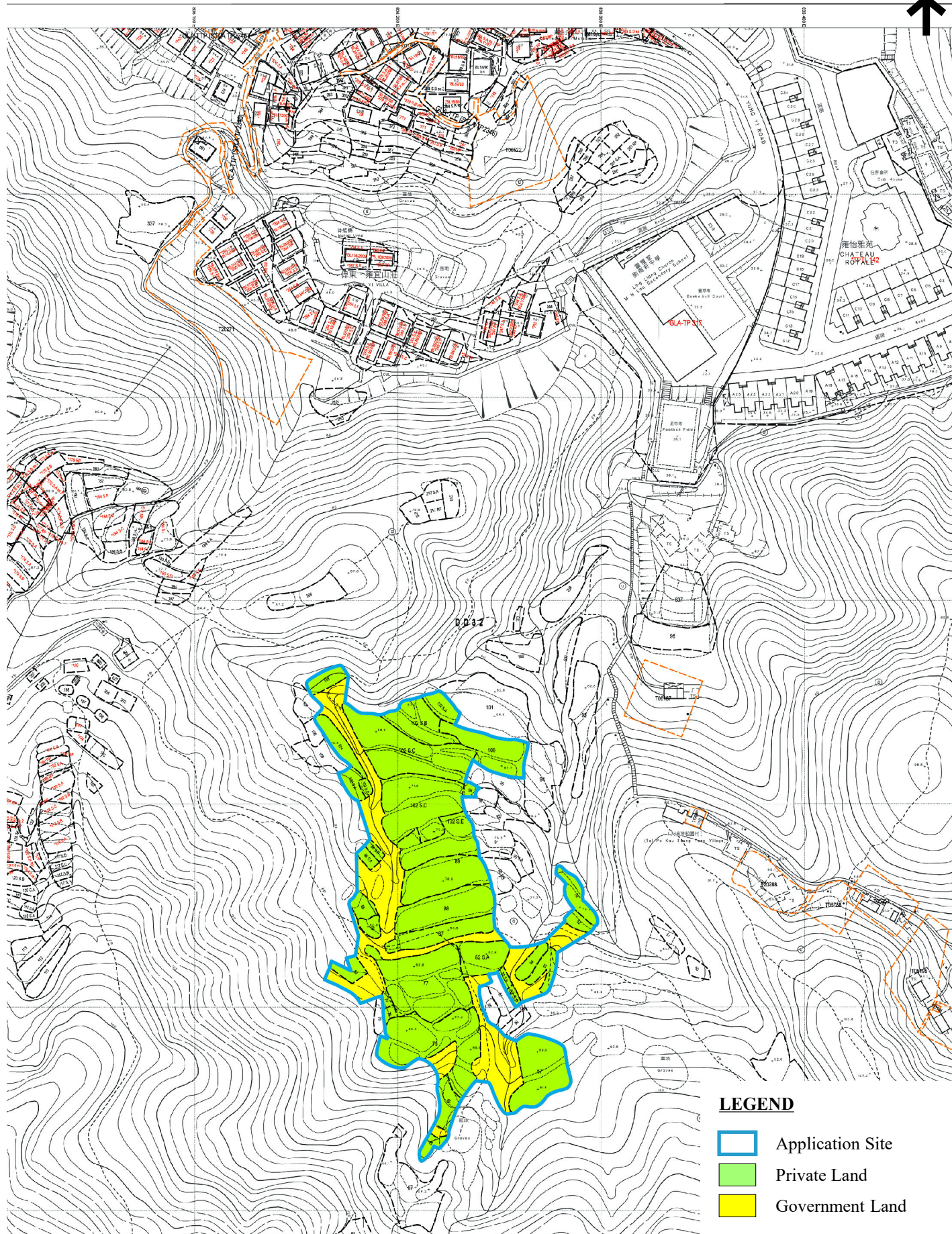
R(A) Residential (Group A)
R(B) Residential (Group B)
R(C) Residential (Group C)
R(D) Residential (Group D)
V Village Type Development

G/IC Government, Institution or Community
O Open Space
OU Other Specified Uses
GB Green Belt
SSSI Site of Special Scientific Interest

Figure No.	Scale	Figure Title
1	1:5,000 @A4	Location Plan
ARUP	Date	Source
	July 2025	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31



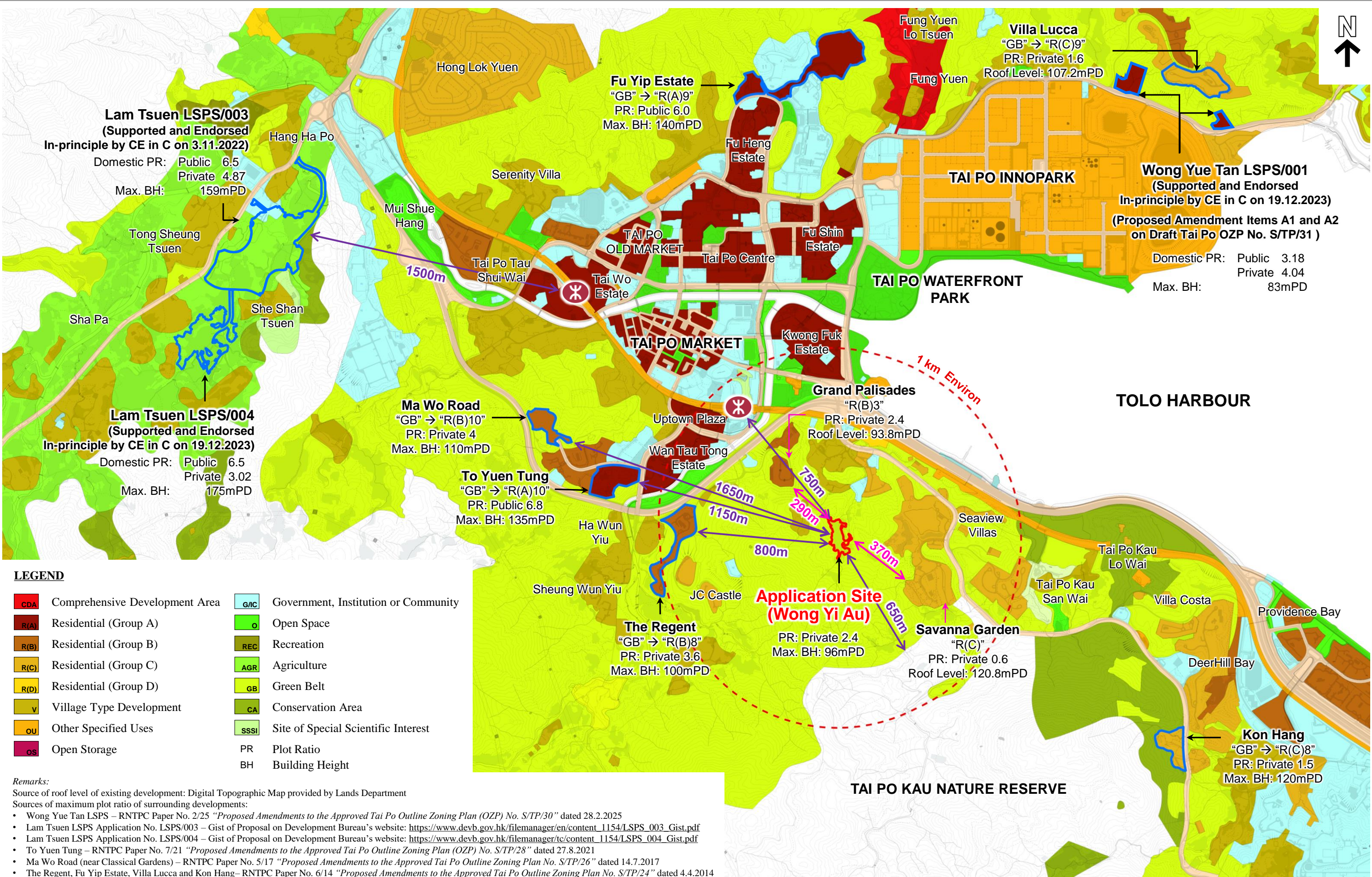
地段索引圖 LOT INDEX PLAN



LEGEND

- Application Site
- Private Land
- Government Land

Figure No.	Scale	Figure Title
3	1:2,500 @A4	Lot Index Plan
ARUP	Date	Source
	October 2025	Extracted from Lot Index Plan No. ags_S00000139873_0001 from Lands Department



DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

Figure No.	Scale	Figure Title	Extracted Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31 – Covering Notes
5a	N/A		
ARUP	Date	Source	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest” or “Conservation Area” :
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest” or “Conservation Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

Figure No.	Scale	Figure Title	Extracted Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31 – Covering Notes
5b	N/A		
ARUP	Date	Source	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		

- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :

on-street vehicle park and railway track.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes,

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Figure No.	Scale	Figure Title	Extracted Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31 – Covering Notes
5c	N/A		
ARUP	Date	Source	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (not elsewhere specified) Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

* *Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.*

(Please see next page)

Figure No.	Scale	Figure Title
6a	N/A	Extracted Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31 – “GB” Zone
ARUP	Date July 2025	Source Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tai Po Outline Zoning Plan No. S/TP/20 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Figure No.	Scale	Figure Title	Extracted Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31 – “GB” Zone
6b	N/A		
ARUP	Date	Source	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		

9.11 **“Green Belt” (“GB”) : Total Area 1,256.12 ha**

- 9.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.11.2 This zoning covers mainly steep hillsides in the peripheral areas which are of limited potential for urban type development and should be retained in their natural state. These areas nevertheless provide opportunities for additional outdoor passive recreational outlets.
- 9.11.3 There is a general presumption against development within this zone. Nevertheless, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be considered on their individual merits taking into account the relevant Town Planning Board Guidelines.

9.12 **“Conservation Area” (“CA”) : Total Area 75.49 ha**

- 9.12.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.12.2 There are five sites designated as “CA” on the Plan. The Tai Po Kau Headland near the coast of Tolo Harbour is a significant area of highly diverse woodland habitat with mature and rich lowland forest. A high degree of protection is required to retain their inherent value.
- 9.12.3 The Tolo Pond Mangrove near Constellation Cove is zoned “CA” on the Plan in order to conserve its ecological value. The mangroves in this area are valuable habitats and should be protected from adverse effects of developments.
- 9.12.4 The inter-tidal ponds to the east and west of Tai Po Kau Headland consist of mangroves and mudflat which are the feeding habitats of egrets and herons. They represent the remaining semi-natural coastlines in Tolo Harbour worthy of protection.
- 9.12.5 There is another “CA” in Pai Mun Shan located in Area 40 of the Plan adjacent to the Tai Po Kau Nature Reserve. Mature woodlands and vegetated middle hill slopes which are worth preserving are found in this area. Its role as buffer zone and ecological linkage to other natural habitats should be well retained.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Draft Tai Po Outline Zoning Plan No. S/TP/31 – “GB” Zone
7	N/A		
ARUP	Date	Source	Extracted from Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		



歷史地點保存作
政府、機構或社區用途
HISTORICAL SITE
PRESERVED FOR GIC USES

LEGEND



Application Site

Proposed “Residential (Group B) 13”



Proposed Maximum Building Height Restriction
(in mPD)

ZONING

R(A) Residential (Group A)
R(B) Residential (Group B)
R(C) Residential (Group C)
R(D) Residential (Group D)
V Village Type Development

G/IC Government, Institution or Community
GB Green Belt

Figure No.	Scale	Figure Title
8	1:7,500 @A4	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31
ARUP	Date	Source
	July 2025	Adapted from Draft Tai Po Outline Zoning Plan No. S/TP/31

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Public Vehicle Park (excluding container vehicle) (on land designated “R(B)11” and “R(B)12” only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility (on land designated “R(B)11” and “R(B)12” 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) (not elsewhere specified) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

Figure No.	Scale	Figure Title	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Notes of “R(B)13” Zone
9a	N/A		
ARUP	Date	Source	Adapted from the Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31
	July 2025		

Remarks

- (a) On land designated “Residential (Group B)” (“R(B)”), “Residential (Group B)1” (“R(B)1”), “Residential (Group B)2” (“R(B)2”), “Residential (Group B)3” (“R(B)3”), “Residential (Group B)4” (“R(B)4”), “Residential (Group B)5” (“R(B)5”), “Residential (Group B)6” (“R(B)6”), “Residential (Group B)7” (“R(B)7”), “Residential (Group B)8” (“R(B)8”), “Residential (Group B)10” (“R(B)10”), “Residential (Group B)11” (“R(B)11”), ~~and~~ “Residential (Group B)12” (“R(B)12”) *and “Residential (Group B)13” (“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 the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated “R(B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(B)1”, “R(B)2”, “R(B)3”, “R(B)4”, “R(B)5”, “R(B)6”, “R(B)7”, “R(B)8”, “R(B)10”, “R(B)11”), ~~and~~ “R(B)12” *and “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 plot ratio/GFA specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

<u>Sub-zone</u>	<u>Maximum Plot Ratio/GFA</u>
R(B)1	plot ratio of 1.8
R(B)2	plot ratio of 2.8
R(B)3	plot ratio of 2.4
R(B)4	plot ratio of 2.1
R(B)5	plot ratio of 1.75
R(B)6	plot ratio of 1.65
R(B)7	21,852m ² for domestic and 1,304m ² for non-domestic
R(B)8	107,100m ²
R(B)10	72,640m ²
R(B)11	50,981m ²
R(B)12	80,217m ²
<i>R(B)13</i>	<i>plot ratio of 2.4</i>

(Please see next page)

Figure No.	Scale	Figure Title
9b	N/A	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Notes of “R(B)13” Zone
ARUP	Date	Source
	July 2025	Adapted from the Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31

Remarks (Cont'd)

- (d) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (e) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) On land designated "R(B)11" and "R(B)12", in determining the maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (h) 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 No.	Scale	Figure Title
9c	N/A	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Notes of "R(B)13" Zone
ARUP	Date July 2025	Source Adapted from the Notes of Draft Tai Po Outline Zoning Plan No. S/TP/31

9.2 “Residential (Group B)” (“R(B)”) : Total Area ~~39.16 ha~~ **40.65 ha**

- 9.2.1 This zoning is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Areas under this zoning lie mostly in the lower hillslopes, valley floors or ex-borrow areas in Planning Areas 6, 7, 15, 20, 22, 30 and 39.
- 9.2.2 Two private residential developments namely Serenity Park in Area 22 and Classical Garden II in Area 6 are zoned “R(B)”. Developments or redevelopments in areas zoned “R(B)” are subject to a maximum plot ratio of 3.3 and the respective building height restrictions as stipulated on the Plan, or the plot ratio and the height of the existing building, whichever is the greater.
- 9.2.3 The “R(B)” zone is sub-divided into a number of sub-areas. These sub-areas have different plot ratio/GFA restrictions as specified under the Remarks in the Notes of the Plan and they are also subject to the maximum building height restrictions as stipulated on the Plan, or the plot ratio/GFA and height of the existing building, whichever is the greater. These restrictions are necessary to preserve the local character of the fringe area of the New Town and to maintain a stepped height profile descending from the town centre. The plot ratio/GFA restrictions for the “R(B)” sub-areas are as follows:

Site	Sub-area	Maximum Plot Ratio/GFA
Forest Hill and Balmoral	“R(B)1”	1.8
Grand Dynasty View	“R(B)2”	2.8
Classical Gardens I, Dynasty View and Grand Palisades	“R(B)3”	2.4
Parc Versailles	“R(B)4”	2.1
Tai Po Garden	“R(B)5”	1.75
The Paragon	“R(B)6”	1.65
Richwood Park	“R(B)7”	Domestic GFA of 21,852m ² Non-domestic GFA of 1,304m ²
The Regent	“R(B)8”	107,100m ²
Tai Po Town Lot 244 at Pok Yin Road	“R(B)9”	88,200m ²
Tai Po Town Lot 243 at Ma Wo Road	“R(B)10”	72,640m ²
Yau King Lane near Tsiu Hang (northern portion)	“R(B)11”	50,981m ²
Yau King Lane near Tsiu Hang (southern portion)	“R(B)12”	80,217m ²
Wong Yi Au	“R(B)13”	2.4

Figure No.	Scale	Figure Title
10a	N/A	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Explanatory Statement of “R(B)13” Zone
ARUP	Date July 2025	Source Adapted from the Explanatory Statement of Draft Tai Po Outline Zoning Plan No. S/TP/31

- 9.2.4 A site zoned “R(B)9” at Pok Yin Road (Tai Po Town Lot 244) is subject to a maximum GFA of 88,200m² and a maximum building height of 50mPD, of which a GFA of not exceeding 7,500m² should be provided for retail purpose to serve the increasing population in the locality. According to the findings of an AVA 2017 for the development, a 15m wide NBA running from northeast to southwest should be provided along the existing drainage reserve to facilitate the penetration of wind from the east-north-east to reach the downstream areas. The existing drainage reserve along the eastern boundary of the site would also facilitate wind penetration and alleviate potential air ventilation impact on the surrounding area. Should the future developer wish to make any changes to these measures, a quantitative AVA should be carried out to demonstrate that the performance of any future development be no worse off than the scenario with these measures. Requirement of the design measures and quantitative AVA have been incorporated into the lease. Besides, the requirement on relevant technical assessments including Noise Impact Assessment (NIA), Sewerage Impact Assessment (SIA) and Drainage Impact Assessment (DIA), etc. have also been incorporated into the lease.
- 9.2.5 A site zoned “R(B)10” at Ma Wo Road (Tai Po Town Lot 243) is subject to a maximum GFA of 72,640m² and a maximum building height of 110mPD. Since the site is located on a sloping ground at a higher level than other nearby developments, a stepped building height profile descending from the northern part to the southern part of the site should be formulated in relation to the topography. The requirement on relevant technical assessments (including NIA, SIA, DIA, Quantitative Risk Assessment and Natural Terrain Hazard Study (NTHS), etc) have been incorporated into the lease.
- 9.2.6 A site zoned “R(B)11” at Yau King Lane near Tsiu Hang is subject to a maximum GFA of 50,981m² and a maximum building height of 55mPD. A hostel for severely mentally handicapped persons, a day activity centre and any other social welfare facilities as required by the Government shall be provided at the site. In order to facilitate provision of GIC facilities, in determining the maximum GFA of the development at the site, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public vehicle park shall also be provided at the site. To accommodate the additional traffic and transport demand generated by the proposed development, a bus turn-around facility at the northern tip of the site shall be implemented and completed before any population intake. The requirement on the provision of social welfare facilities, public vehicle park and the bus turn-around facility would be incorporated into the land grant document to ensure their implementation.

Figure No.	Scale	Figure Title
10b	N/A	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Explanatory Statement of “R(B)13” Zone
ARUP	Date	Source
	July 2025	Adapted from the Explanatory Statement of Draft Tai Po Outline Zoning Plan No. S/TP/31

- 9.2.7 To alleviate the potential air ventilation impact on surrounding areas, three building separations (with a width of 43m, 28m and 15m respectively) aligned in the southeast-northwest direction within the site and a 29m-wide building separation straddling the “R(B)11” and “R(B)12” sub-areas should be provided. If the above design measures cannot be provided, further quantitative AVA should be conducted to demonstrate that the performance of any future development be no worse off than the scenario with these measures. To ensure that the future development would not cause adverse impacts on the surrounding areas and be susceptible to adverse road traffic and railway noise impact, the requirements on the air ventilation measures and relevant technical assessments (including NIA, SIA, DIA and NTHS), where appropriate, would be incorporated into the land grant document governing the development.
- 9.2.8 A site zoned “R(B)12” at Yau King Lane near Tsiu Hang is subject to a maximum GFA of 80,217m² and a maximum building height of 65mPD. A residential care home for the elderly cum day care unit and any other social welfare facilities as required by the Government shall be provided at the site. In order to facilitate the provision of GIC facilities, in determining the maximum GFA of the development at the site, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public vehicle park shall also be provided at the site. The requirement on the provision of social welfare facilities and public vehicle park would be incorporated into the land grant document to ensure their implementation.
- 9.2.9 To alleviate the potential air ventilation impact on surrounding areas, two building separations each of 15m wide aligned in the southeast-northwest direction within the site, a 80m setback from the southernmost boundary of the site, and a 29m-wide building separation straddling the “R(B)11” and “R(B)12” sub-areas should be provided. If the above design measures cannot be provided, further quantitative AVA should be conducted to demonstrate that the performance of any future development scheme be no worse off than the scenario with these measures. To ensure that the future development would not cause adverse impacts on the surrounding areas and be susceptible to adverse road traffic and railway noise impact, the requirements on the air ventilation measures and relevant technical assessments (including NIA, SIA, DIA and NTHS), where appropriate, would be incorporated into the land grant document governing the development.
- 9.2.10 Minor relaxation of the NBA, building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio/GFA restrictions will be considered on its own merits.

Figure No.	Scale	Figure Title
10c	N/A	Proposed Amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 – Explanatory Statement of “R(B)13” Zone
ARUP	Date	Source
	July 2025	Adapted from the Explanatory Statement of Draft Tai Po Outline Zoning Plan No. S/TP/31