

Appendix A

Revised Supporting Planning Statement

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

Supporting Planning Statement

Issue 8 | September 2026

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

Arup Hong Kong Limited

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

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EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to Approved Tai Po Outline Zoning Plan No. S/TP/32 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from mainly “Green Belt” (“GB”) and a minor portion of “Village Type Development” (“V”) 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 and Associated Infrastructure (the “Proposed Amendment”). The Application Site comprises a Development Site for residential use connected by a Proposed Access Road, including the proposed new road section and modified Ha Wong Yi Au Road.

The Application Site with a site area of about 19,876.89 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 Development 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 gross floor area of 35,710.44m² and a maximum building height of 96mPD for the Application Site to facilitate the Proposed Residential Development. By adopting similar development intensity of the adjoining residential developments, the Proposed Amendment is considered fully compatible with the surrounding sub-urban residential character. An Indicative Scheme, including the Development Site, the Proposed Access Road, Associated Road Works and Supporting Infrastructure, has been formulated to demonstrate the technical feasibility and suitability of the Proposed Amendment. The Indicative Scheme will provide about 500 flats, thereby contributing to the 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 Purpose;
- 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, and Improving Connectivity 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核准圖編號 S/TP/32（「分區計劃大綱圖」），將申請地點由「綠化地帶」和小部分的「鄉村式發展」地帶改劃為特設的「住宅（乙類）13」地帶，以作擬議住宅發展和基礎設施（「擬議修訂」）。申請地點包括一個用作房屋發展的發展地盤，以及一條擬議的連接車路，當中涉及興建一段新路段及修改下黃宜坳路。

申請地點的總地盤面積為約 19,876.89 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。發展地盤現時為荒廢的農地，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，最大總樓面面積為 35,710.44 平方米，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類近的發展參數，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，包括發展地盤、擬議車路、相關道路工程及基礎設施，以證明擬議修訂技術上可行並且適宜。這個指示性方案將提供約 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，並升級基礎設施及改善連接，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) (“TPO”) for Proposed Residential Development and Associated Infrastructure 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 Approved Tai Po Outline Zoning Plan No. S/TP/32 (“the OZP”) by rezoning the Application Site from mainly “Green Belt” (“GB”) and a minor portion of “Village Type Development” (“V”) to a tailor-made “Residential (Group B) 13” (“R(B)13”) zone with a maximum gross floor area (GFA) of 35,710.44 m² and a maximum building height (BH) of 96mPD (“Proposed Amendment”). The Application Site comprises a Development Site for residential use connected by a Proposed Access Road, including the proposed new road section and modified Ha Wong Yi Au Road.
- 1.1.1.3 The Application Site with a site area of about 19,876.89 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 zoned “R(B)3” and The Paragon zoned “R(B)6” on the OZP 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 Development 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 Development Site, see 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

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

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 GFA of 35,710.44 m² (equivalent to PR of about 2.4 at the Development Site) and a maximum BH of 96mPD. An Indicative Scheme, including the Development Site, Proposed Access Road, Associated Road Works and Supporting Infrastructure, has been formulated to demonstrate the technical feasibility and suitability of the Proposed Amendment. The Development Site consists of 4 residential towers of 11 to 13 storeys (maximum BH of 96mPD with 53.7mPD site formation level), with a total GFA of 35,710.44 m² to provide about 500 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 19,876.89 m², is located in Wong Yi Au at the southern fringe of the Tai Po New Town. It comprises a Development Site (about 14,879.35 m²) connected by a Proposed Access Road (total length of about 310m with an area of about 4,997.54 m²), which includes a new road section (about 220m in length) and the modified Ha Wong Yi Au Road (about 90m in length). The topography of the Application Site ranges from 28.5mPD to 67.7mPD along the new road section, and 67.7mPD to 105mPD at the Development Site portion.

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 19,876.89 m², which comprises of about 11,551.80 m² (about 58.1%) of private lots and about 8,325.09 m² (about 41.9%) of Government Land. The Applicants have consolidated and owned all private lots within the Development Site. **Table 2.1** below summarises the areas of the private lots owned by the Applicants and Government Land for the Development Site and Proposed Access Road.

Table 2.1 Breakdown of Areas of the Lots owned by the Applicants and Government land for the Development Site and Proposed Access Road

Land Status	Development Site	Proposed Access Road	Total (Application Site)
Private Land Owned by the Applicants	About 11,525.27 m ² (77.5%)	About 8.11 m ² (0.2%)	About 11,533.38 m ² (58%)
Private Land Under Acquisition	/	About 18.42 m ² (0.4%)	About 18.42 m ² (0.1%)
Government Land	About 3,354.08 m ² (22.5%)	About 4,971.01 m ² (99.5%)	About 8,325.09 m ² (41.9%)
Total	About 14,879.35 m ² (100%)	About 4,997.54 m ² (100%)	About 19,876.89 m ² (100%)

2.3 Existing Land Uses

2.3.1.1 The Development 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 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 **Figures 2 and 4** for the surrounding uses of the Application Site.

2.5 Accessibility

2.5.1.1 The Application Site is accessible via Yung Yi Road to the northeast, 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 along Tai Po Road.

2.5.1.2 To enhance the accessibility and unleash the development potential of the Application Site at the southern fringe of Tai Po New Town, this planning application proposes a new vehicular and pedestrian access to the Development Site through a new 7.3m wide single two-lane carriageway with minimum 1.5m wide footpath (subject to detailed design), and a widening a section of the existing Ha Wong Yi Au Road. The new road section and widening works will serve as a linkage between the Development Site and the external road network at Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. The enhanced transport connection will also benefit the existing population in the surrounding village areas. Further details are provided in **Sections 4.6 and 6.4**.

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.

3. Planning Context

3.1 Land Use Zoning

- 3.1.1.1 The Application Site is currently mainly zoned as “GB” (about 98.2%) with a minor portion falling within “V” zone (about 1.8%) on the Approved Tai Po OZP No. S/TP/32.
- 3.1.1.2 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”*.
- 3.1.1.3 A minor portion of the Proposed Access Road falls within the “V” zone of Ha Wong Yi Au, which is adjacent to the existing village houses (i.e. WD.Yung Yi Villa) and currently serves as a footpath with utilities. According to the Notes of the OZP, the planning intention of the “V” zone is to *“reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”*.
- 3.1.1.4 Please refer to **Figures 6 to 10** 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

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)

identified about 255ha of “GB” land⁶, with its first batch of rezoning targeted to be completed by 2024.

3.2.1.3 **Table 3.1** below summarises the key assessment criteria of different rounds of “GB” Reviews initiated by the Government:

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

3.2.1.4 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.

3.2.1.5 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).

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>

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>)

3.3.2 Rezoning of “GB” Sites for Residential Developments in Tai Po under the Government’s Initiatives

3.3.2.1 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 located 1,150m from the Application Site for high-density public housing development with a maximum PR of 6.8, 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**.

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	BH	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	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

3.3.3 High-Density Residential Developments at the urban fringe of Tai Po New Town under Land Sharing Pilot Scheme

3.3.3.1 It should also be noted that two 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). The proposed amendments items were subsequently approved and reflected on the Approved Tai Po OZP No. S/TP/32. These proposed LSPS

developments are shown in **Figure 4** and their development parameters are presented in **Table 3.3**.

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”	Site A (Public Housing): 3.18 Site B (Private Housing): 4.04	Site A (Public Housing) : Not more than 83mPD Site B (Private Housing): Not more than 80mPD
LSPS/003 ^[2]	“Agriculture” (“AGR”) and “Government, Institution or Community”	Public Housing/Starter Homes Portion: 6.5 Private Housing Development Portion: 4.87	Public Housing/Starter Homes Portion: 159mPD Private Housing Development Portion: 141mPD
LSPS/004 ^[2]	“AGR”	Public Housing/Starter Homes Portion: 6.5 Private Housing Development Portion: 3.02	Public Housing/Starter Homes Portion: 175mPD Private Housing Development Portion: 150mPD

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

3.3.3.2 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.

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 the Development Site, the Proposed Access Road, Associated Road Works and Supporting Infrastructure, which are 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 Development 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 Applicant Site brought by its locational advantages in proximity to the well-established urban core of Tai Po New Town. 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 About 98.2% of the Application Site is currently zoned as “GB” on the Approved Tai Po OZP No. S/TP/32. 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 father 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 Development Site covers about 11,525 m² of private land consolidated by the Applicants, connected by a Proposed Access Road to the external road network for improving overall accessibility and connectivity. 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. Additionally, a sensitive building disposition to maintain wind flow from south to north, with a 80m-wide open area has been applied at the Application Site. 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, including the Development Site, the Proposed Access Road, Associated Road Works and Supporting Infrastructure, 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)	19,876.89
Development Site Area (About) (m ²)	14,879.35
Domestic Plot Ratio (About) ^[1]	2.4
Domestic GFA (About) (m ²) ^{[1] [2]}	35,710.44
Number of Flats (About) ^[3]	500
Anticipated Population (About) ^[4]	1,400
No. of Blocks	4
Maximum Building Height (mPD)	96
No. of Storeys ^[5]	Tower 1: 13 Tower 2: 13 Tower 3: 12 Tower 4: 11
Site Coverage (Over 36m but not exceeding 43m)	Not more than 39%
Site Coverage (Not exceeding 15m)	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 ^[6]	255
Motorcycle Parking Space	6
HGV Loading/Unloading Bay	4
Coach Lay-by	1

Remarks:

^[1] The Development Site Area is adopted for GFA and PR calculations.

^[2] Clubhouse GFA of 1,606.97m² (4.5 % of total domestic GFA) is exempted from GFA calculation.

^[3] An average flat size of about 71.42m².

^[4] A person per flat (PPF) ratio of 2.8 is adopted based on the PPF in Tai Po District Council in 2021 Population Census.

^[5] Excluding 1-level basement carpark below G/F.

^[6] 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 flats. The Development Site is connected by a new 7.3m wide single two-lane carriageway with a minimum 1.5m wide footpath (subject to detailed design), and a widened section of the existing Ha Wong Yi Au Road 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, sensitive building disposition and building separation between residential blocks are applied to enhance the overall 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), sensitive building disposition has been applied to maintain air permeability at the Development Site, including a 15m air path at the building separation between residential blocks, and an 80m-wide open area across the Development Site to maintain wind flow from south to north.
 - A setback of not less than 7.5m for the residential blocks from the kerbside of the Proposed Access 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 **Section 4.4.4** 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 Hong Kong Planning Standards and Guidelines (“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 Development 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 Development 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 Development Site, a new standard single two-lane carriageway of minimum 7.3m in width is preliminarily proposed to connect the Development Site with the existing Ha Wong Yi Au Road, which further leads to Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. The traffic engineering design of the proposed new access road has observed the relevant requirements in the Transport Planning and Design Manual (TPDM). A footpath of minimum 1.5m in width will also be provided on one side of the proposed new access road. It is committed that the proposed new road section within the Application Site will be constructed, maintained and managed by the Applicants, while its detailed alignment and dimensions will be confirmed 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 for 12m long coaches to serve the Development Site. The Applicants are willing to take up the responsibility of the modification works. Furthermore, the Applicants are committed to take up the subsequent maintenance and management of the modified Ha Wong Yi Au Road within the Application Site, subject to the 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 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 Development 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 residents' service connecting to the Development Site is proposed in the TIA. Tentatively, the residents' service may include one local coach route providing feeder service to the nearby Tai Po Market MTR station, subject to the carrying capacity of loading and unloading facilities to the nearby MTR station. The Applicants are willing to take up the operation and management responsibilities of the proposed new residents' service, and it 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 Development 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. In view of the limited residual capacity of the existing Tai Po Kau Sewage Pumping Station (TPKSPS), on-site sewage treatment facilities are proposed to treat greywater, while blackwater will be discharged to the TPKSPS via a newly constructed 225 mm diameter sewer along the Proposed Access Road, connecting to the existing sewerage network along Yung Yi Road. The detailed design of the proposed treatment facilities will be confirmed at the detailed design stage. The discharge of treated effluent to the nearby watercourse will fully comply with the requirements of the Water Pollution Control Ordinance (Cap. 358) and the relevant discharge standards. No sewer upgrading works are required under the Indicative Scheme, and the Indicative Scheme will have no adverse impact on the downstream sewerage network.

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 Development 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.

4.8 Environmental and Ecological Considerations

4.8.1 Environmental

- 4.8.1.1 An Environmental Assessment (EA) (**Appendix E**) has been carried out to assess the potential environmental impact arising from the Indicative Scheme. Direct mitigation measures such as vertical noise barriers are proposed to alleviate adverse traffic noise impact arising from the proposed access road on the affected existing NSRs. Noise mitigation measures for alleviating the potential fixed noise impact from the proposed saltwater pumping station are proposed. No adverse air quality, waste management and water quality impacts are anticipated with the implementation of recommended good site practices and/or mitigation measures. The EA concludes that there are no insurmountable environmental impacts on the Application Site.

4.8.2 Ecological

- 4.8.2.1 An Ecological Impact Assessment (EcoIA) (**Appendix K**) has been undertaken based on literature review and ecological surveys to evaluate potential ecological impacts at

construction and operational phases, and to formulate appropriate mitigation measures for the Indicative Scheme. During the construction phase, anticipated woodland loss will be compensated at a ratio of 1:1, while affected species will be addressed through preservation, transplantation and compensatory planting. Measures to mitigate potential water quality impact are also recommended. For the operational phase, only minor impacts on woodland and floral species are anticipated, for which no specific mitigation is considered necessary. No adverse water quality impacts are expected following the implementation of the recommended measures. The EcoIA concludes that no adverse ecological impacts are anticipated.

5. Amendment Proposal

5.1 Considerations for an Appropriate Zoning

- 5.1.1.1 The Application Site is currently zoned “GB” with a minor portion of “V” on the Approved Tai Po OZP No. S/TP/32. The current zonings are not intended for medium density residential development. Amendments to the OZP will be required in order to realise the Indicative Scheme at the Application Site. Other Associated Road Works and Supporting Infrastructure under the Indicative Scheme as discussed in **Section 4** will be subject to detailed design and pursue planning approval from the TPB as appropriate.
- 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 4**.

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 GFA 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 Approved Tai Po OZP No. S/TP/32 by rezoning the Application Site, which includes the Development Site and Proposed Access Road, from “GB” with a minor portion of “V” to a tailor-made “R(B)13” zone. The specific Proposed Amendments are as follows:

5.2.2 “Residential (Group B) 13” zone (About 1.99ha)

- 5.2.2.1 The proposed “R(B)13” zone, with an area of about 19,876.89 m², covers a Development Site intended for medium density residential development and a Proposed Access Road connecting to Yung Yi Road. It is recommended that the “R(B)13” sub-zone to be designated with a maximum GFA of 35,710.44 m² (equivalent to PR of about 2.4 at the

Development Site) and a maximum BH of 96mPD. The proposed zoning control has made reference to the other “R(B)3” zone on the same OZP (subject to the restriction of maximum PR of 2.4), 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 11**, while the Proposed Amendments to the Notes and ES of the OZP for the proposed “R(B)13” zone are provided in **Figures 12** and **13** 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 Development 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 **Sections 3.2 and 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. Hence, 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 Development 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 on a 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 Development 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 minibuss 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 comprises a new 7.3m wide single two-lane carriageway with a minimum 1.5m wide footpath, and modified Ha Wong Yi Au Road to facilitate connections with Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway. ✓ The Applicants have consolidated and owned all private lots within the Development 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 4**, 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 Development 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, and Improving Connectivity in Wong Yi Au and Surrounding 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 4**, the residential development at the Development 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 improve the overall pedestrian and vehicular connectivity between the Development Site, surrounding village areas with nearby permitted burial grounds, and also external transport network at Yung Yi Road.
- 6.4.1.3 The Proposed Access Road consists of a new 7.3m wide single two-lane carriageway with a minimum 1.5m wide footpath and widening works of Ha Wong Yi Au Road. As illustrated in **Appendix A**, it is designed in accordance with the requirements under the TPDm, including the emergency vehicular access requirements. While the proposed new road section will be constructed and maintained by the Applicants, its detailed alignment will be explored in the design stage. For the modification works of existing Ha Wong Yi Au Road, the Applicants are willing to take up its management and maintenance responsibilities, subject to the discussions with relevant Government departments at later stage. The Proposed Amendment will not only enhance the undermanaged land resources, but also address the infrastructural deficiencies and accessibility issue, nurturing a well-connected and quality neighbourhood in Wong Yi Au.

¹¹Average 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.

6.5 Ensuring Full Compatibility with the Surrounding Context

- 6.5.1.1 As discussed in **Section 4.2.4**, the Proposed Amendment aims to achieve compatibility with the surrounding housing development by adopting a comparable zoning on the same OZP. The development scale of the Grand Palisades, which is zoned “R(B)3” with a maximum PR of 2.4, has been taken into account 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 1:1.05. With due respect to the existing air path of the Tai Po area, a sensitive building disposition, including a 15m air path at the building separation between residential blocks, and a 80m-wide open area across the Development Site, is applied to maintain wind flow from south to north, and to enhance the overall air and visual permeability of the Indicative Scheme.
- 6.5.1.3 The Application Site adjoins three permitted burial grounds (PBGs), namely TP/S11, TP/S12 and TP/S13 (**Figure 5** and **Table 6.2** refer). Currently, the PBGs lack proper pedestrian or vehicular access, and the existing footpaths are inadequate and challenging to use. The proposed access road, occupying approximately 6.7% of the total area of the three PBGs, will provide a safe and reliable route to the adjoining PBGs, significantly improving pedestrian and vehicular connectivity for both villagers and grave sweepers.

Table 6.2 Breakdown of Area for Each Affected Permitted Burial Ground

Permitted Burial Ground Adjoining the Application Site	Affected Area with the Provision of Proposed Access Road
TP/S11	About 2,442 m ²
TP/S12	0 m ² (to be reconfigured)
TP/S13	About 85 m ²

- 6.5.1.4 While fulfilling the relevant TPDM requirements, the Proposed Access Road connecting the Development Site to the modified Ha Wong Yi Au Road has been designed with the considerations of nearby land status, terrain, natural landscape, PBGs and existing building structures to minimise its overall impacts as far as practicable. To ensure there is no net loss of the area of PBGs, the Applicants are prepared to reconfigure the existing PBG No. TP/S12 and include an expansion area of about 2,945 m², comprising about 721 m² of private land within their ownership and about 2,224 m² of Government land. The Applicants will continuously liaise with local stakeholders and villagers living in Wong Yi Au regarding the relocation/compensation of the affected burial features. The final arrangements will be determined in coordination with the relevant government

departments and a separate planning application for proposed burial ground use will be submitted to the TPB following the approval of the Proposed Amendment.

- 6.5.1.5 As demonstrated in the Visual Impact Assessment (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 reveal that the Proposed Amendment will not induce 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 Development 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 Approved Tai Po OZP No. S/TP/32 by rezoning the Application Site from “GB” and a minor portion of “V” to a tailor-made “R(B)13” zone to facilitate a Proposed Residential Development and Associated Infrastructure 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, including the Proposed Access Road, to be rezoned as a tailor-made “R(B)13” zone, which is subject to a maximum GFA of 35,710.44 m² 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 similar development intensity and restriction with adjoining residential developments, 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 Development 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

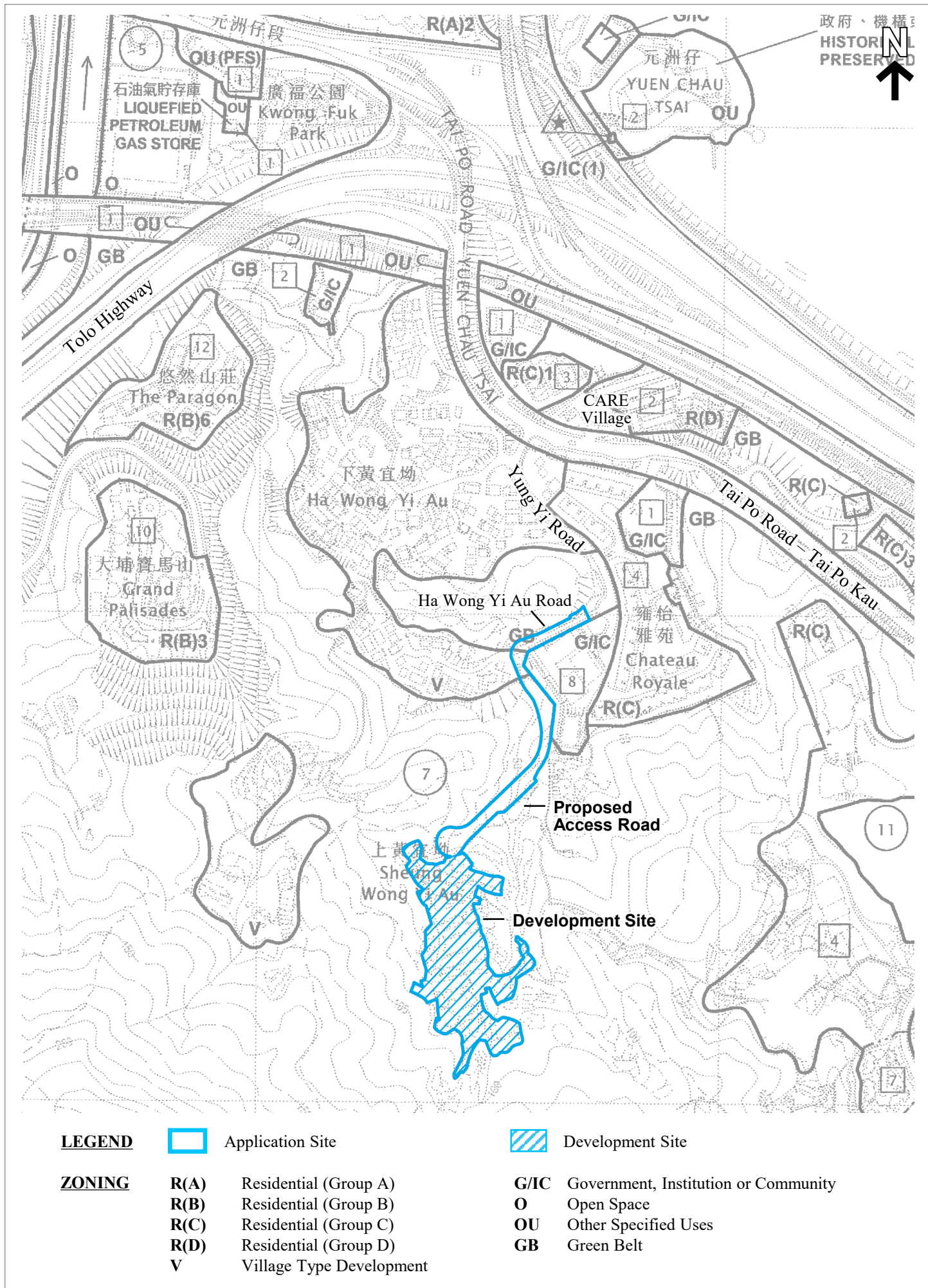
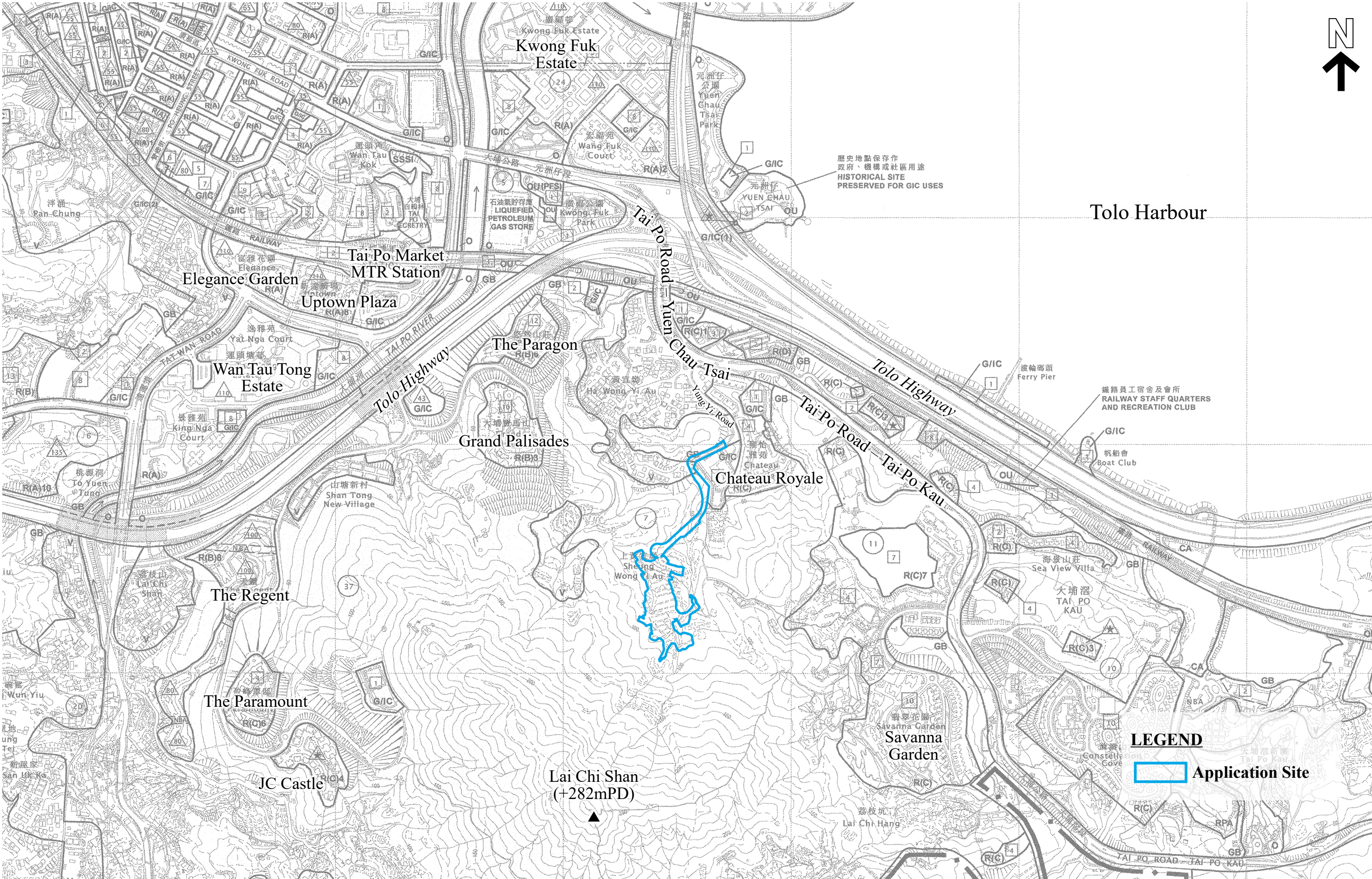
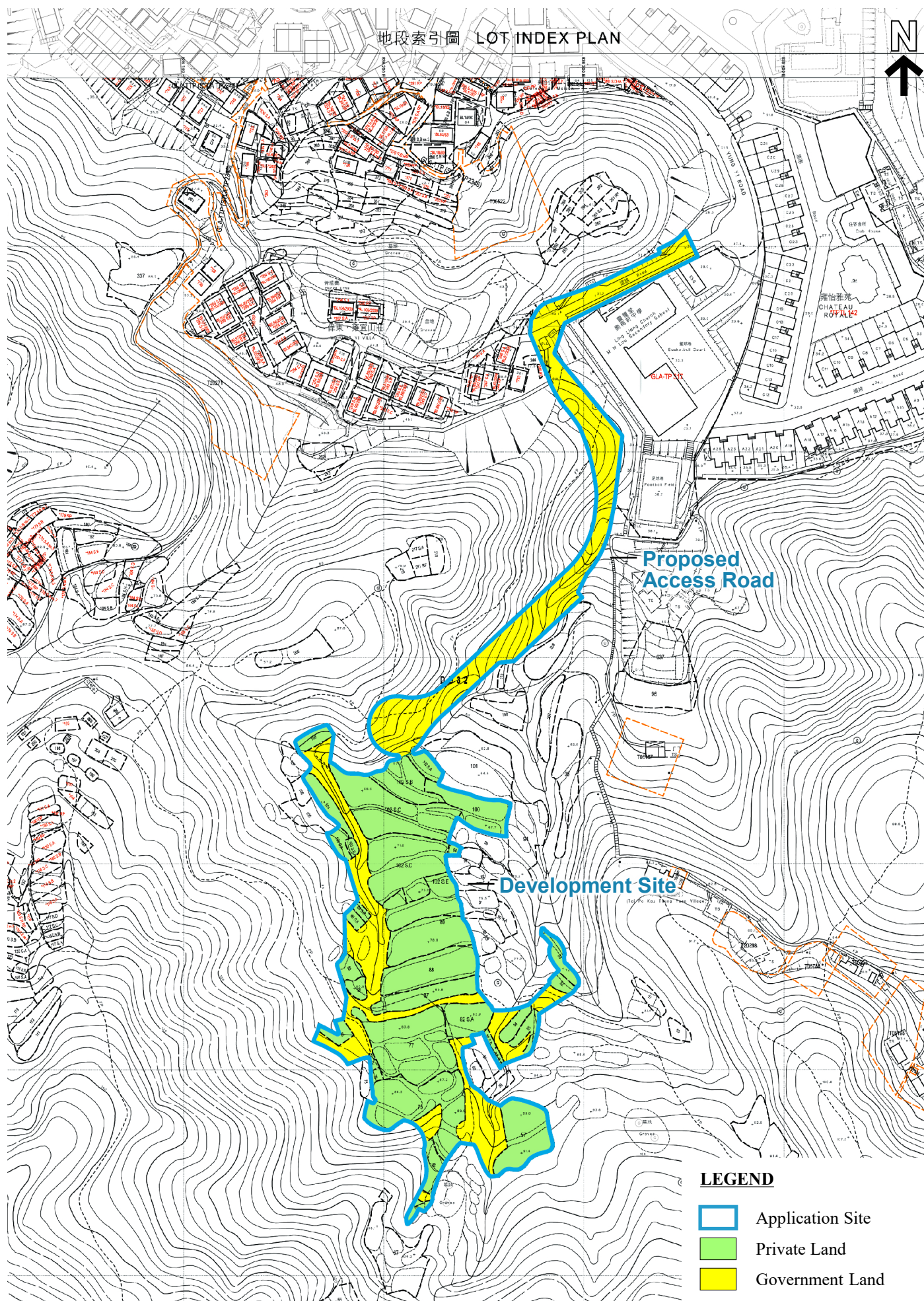


Figure No.	Scale	Figure Title
1	1:5,000 @A4	Location Plan
ARUP	Date	Source
	March 2026	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32

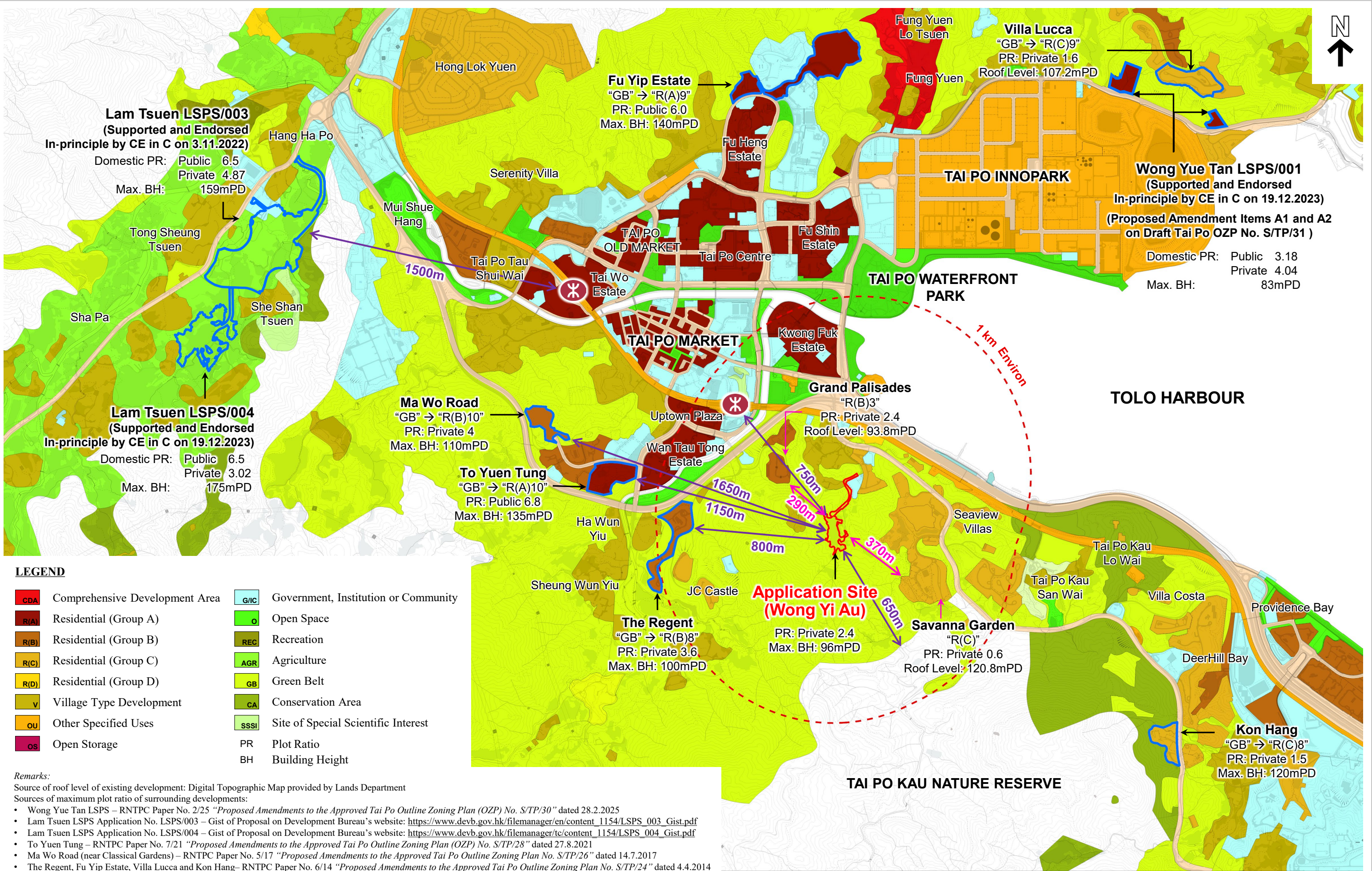




LEGEND

- Application Site
- Private Land
- Government Land

Figure No.	Scale	Figure Title
3	1:2,500 @A4	Lot Index Plan
ARUP	Date	Source
	March 2026	Extracted from Lot Index Plan No. ags_S00000139873_0001 from Lands Department



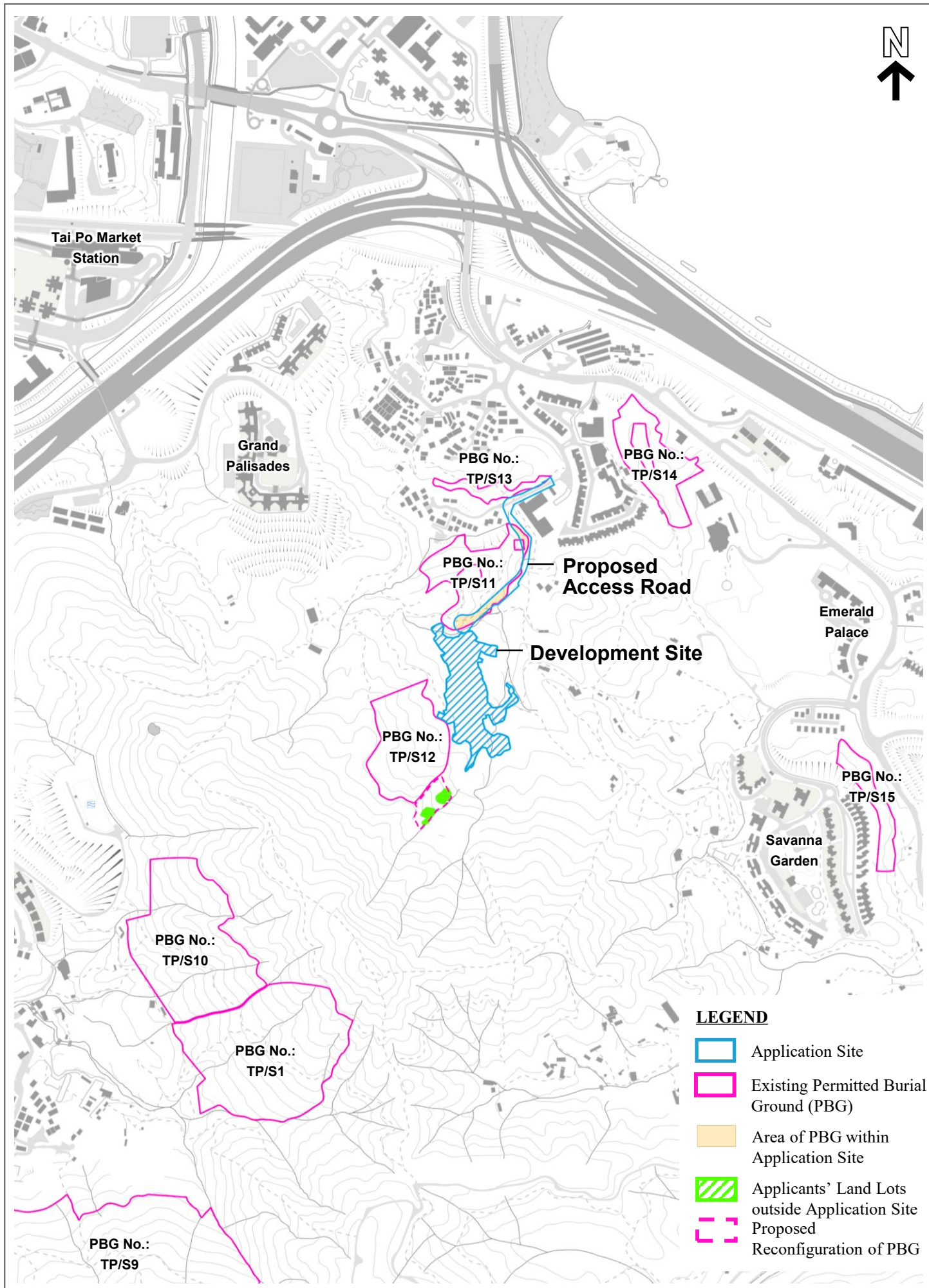


Figure No.	Scale	Figure Title
5	1:2,500 @A4	Existing Permitted Burial Ground in the Vicinity
ARUP	Date	Source
	March 2026	Extracted from Common Spatial Data Infrastructure Dataset provided by Home Affairs Department

APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/32

(Being an Approved 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
6a	N/A	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – Covering Notes
ARUP	Date	Source
	March 2026	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32

- (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 Approved Tai Po Outline Zoning Plan No. S/TP/32 – Covering Notes
6b	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

- (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
6c	N/A	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – Covering Notes
ARUP	Date	Source
	March 2026	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32

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 E xempted 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	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “GB” Zone
7a	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

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.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “GB” Zone
7b	N/A		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

VILLAGE TYPE DEVELOPMENT

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 Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Fields Study/Education/Visitor Centre Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

Figure No.	Scale	Figure Title	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “V” Zone
8a	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure No.	Scale	Figure Title	Extracted Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “V” Zone
8b	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

- (a) a liquefied petroleum gas store in Planning Area 5;
- (b) the sewage treatment works in Planning Area 26;
- (c) the leachate pre-treatment works in Area 28;
- (d) the existing petrol filling stations in Planning Areas 2, 3, 5, 12 and 22; and
- (e) a bus depot site in Planning Area 33.

Developments or redevelopments within the above zones are subject to a maximum building height restriction as stipulated on the Plan or in the Notes, or the height of the existing building, whichever is the greater.

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.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “GB” Zone
9	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

Site	Sub-zone	Maximum Plot Ratio/GFA	Maximum Site Coverage
The Deerhill Bay	"R(C)5"	Domestic GFA of 57,500m ² Non-domestic GFA of 1,500m ²	-
Casa Marina I & II, Tycoon Place and the Paramount	"R(C)6"	0.8	-
Tai Po Town Lot 230 at Yat Yiu Avenue	"R(C)7"	20,000m ²	-
Kon Hang near Cheung Shue Tan	"R(C)8"	1.5	-
Villa Lucca	"R(C)9"	46,200m ²	-

9.5 **"Residential (Group D)" ("R(D)")** : Total Area 0.73 ha

9.5.1 This zone covers the CARE village in Area 10 and is intended primarily for improvement and upgrading of the existing fishermen's village through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Within this zoned area, redevelopment of existing houses shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

9.5.2 Apart from the intention of residential upgrading, very low-rise and low density residential development may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

9.6 **"Village Type Development" ("V")** : Total Area 150.35 ha

9.6.1 The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32 – "V" Zone
10a	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

9.6.2 In order to ensure that any future development or redevelopment within these villages would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s) whichever is the greater is imposed under this zoning.

9.6.3 Land under this zoning is mainly located to the north of Ting Kok Road and along the valleys and foothills to the south of the East Rail.

9.7 “Government, Institution or Community” (“G/IC”) : Total Area 172.16 ha

9.7.1 This zone is intended primarily for the provision of GIC 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.

9.7.2 Major existing GIC facilities include one water treatment works, a fresh water primary service reservoir, a fresh water service reservoir and a fresh water pumping station in Planning Area 21, six fresh water service reservoirs in Planning Areas 12, 31 (including 2 service reservoirs), 34, 37 and 57, a salt water pumping station in Planning Area 26 and two salt water service reservoirs in Planning Areas 21 and 31; two fire stations in Planning Areas 3 and 26; an ambulance depot in Planning Area 3; a major police station complex in Planning Area 17; the Tai Po Swimming Pool and the Tai Po Sports Ground in Planning Area 22; a major transport interchange in Planning Area 6; the Railway Museum in Planning Area 1; the Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital in Planning Area 9; the campus site of The Education University of Hong Kong (EdUHK) in Planning Area 34; the EdUHK Sports Centre in Planning Area 39; a special school in Planning Area 8; Tai Po Complex and Tai Po Tung Cheong Street Leisure Building in Planning Area 1; a gas pigging station in Planning Area 24; the Yuan Dao Exchange Centre for religious purpose in Planning Area 19; as well as primary and secondary schools, clinics, indoor recreation centres and community centre at various locations.

9.7.3 Proposed GIC facilities include a sports centre in Planning Area 6; a community health centre building and other possible community facilities in Planning Area 4; and a rugby-cum-football pitch and a driving test centre in Area 33. Other local GIC facilities will also be provided in the detailed planning of future development areas.

9.7.4 A number of primary and secondary schools have been provided and planned within the Area. This zoning covers some of the existing schools and adjacent ball courts, local open space etc., which fall within public housing estates. The ball courts, local open space etc. are common facilities shared by the schools and residents of the concerned estates. It also covers the Tai Wo Neighbourhood Community Centre, the refuse collection point at Tai Wo Estate as well as the Housing Department contractor depot and the adjoining ball courts.

Figure No.	Scale	Figure Title	Extracted Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32 – “V” Zone
10b	N/A		
ARUP	Date	Source	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

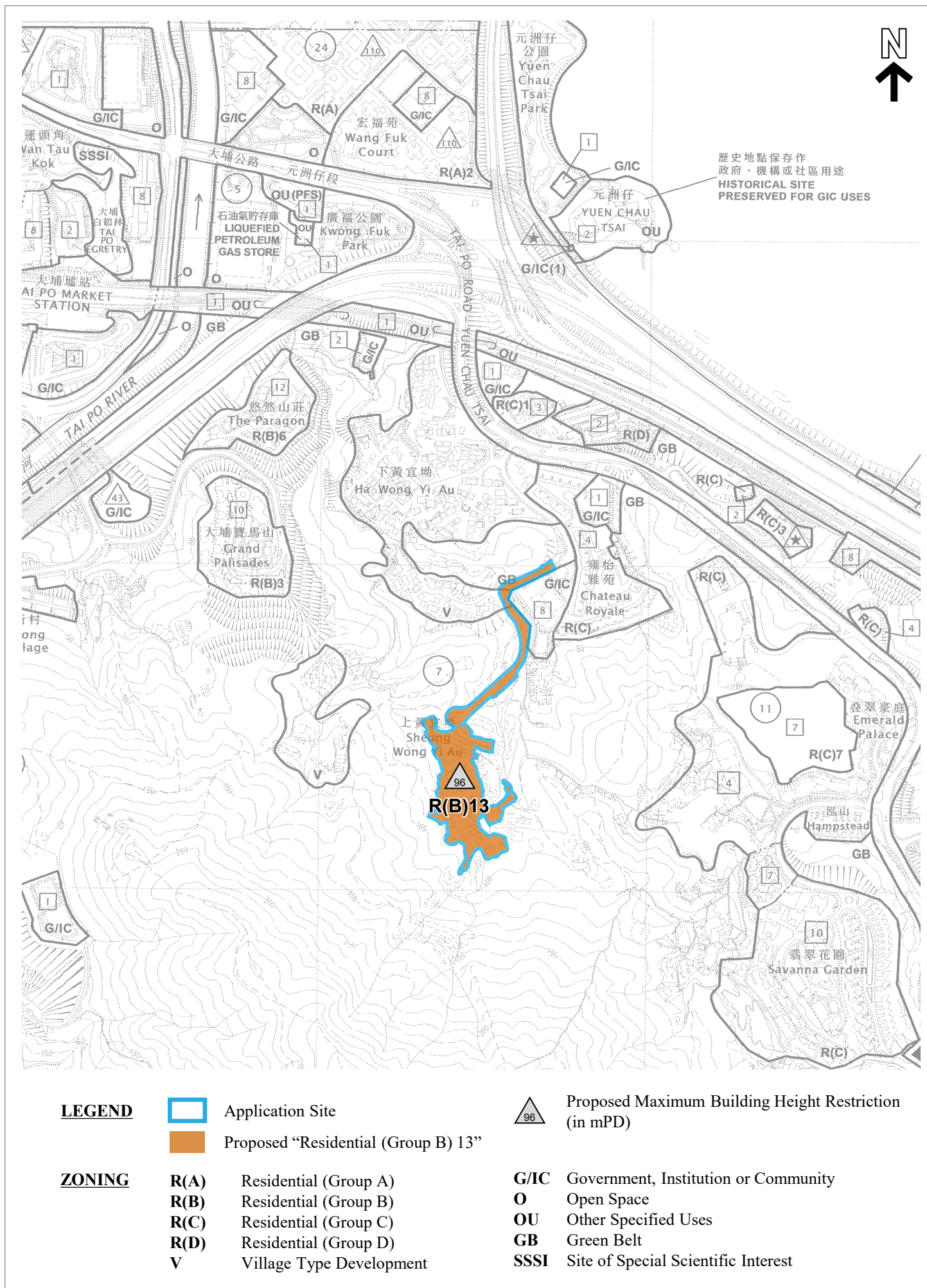


Figure No.	Scale	Figure Title	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32
11	1:7,500 @A4		
ARUP	Date	Source	Adapted from Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

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 Approved Tai Po Outline Zoning Plan No. S/TP/32 – Notes of “R(B)13” Zone
12a	N/A		
ARUP	Date	Source	Adapted from the Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32
	March 2026		

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-area</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>35,710.44m²</i>

(Please see next page)

Figure No.	Scale	Figure Title
12b	N/A	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 – Notes of “R(B)13” Zone
ARUP	Date	Source
	March 2026	Adapted from the Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32

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
12c	N/A	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 – Notes of "R(B)13" Zone
ARUP	Date	Source
	March 2026	Adapted from the Notes of Approved Tai Po Outline Zoning Plan No. S/TP/32

9.3 “Residential (Group B)” (“R(B)”) : Total Area ~~39.16 ha~~ 41.15 ha

- 9.3.1 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.
- 9.3.2 Two private residential developments namely Serenity Park in Area 22 and Classical Gardens 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.
- 9.3.3 The “R(B)” zone is sub-divided into a number of sub-zones. These sub-zones 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-zones 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
<i>Wong Yi Au</i>	<i>“R(B)13”</i>	<i>35,710.44m²</i>

Figure No.	Scale	Figure Title
13a	N/A	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 – Explanatory Statement of “R(B)13” Zone
ARUP	Date	Source
	March 2026	Adapted from the Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32

- 9.3.4 A site zoned “R(B)9” at Pok Yin Road (Silicon Hill and University Hill) 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.
- 9.3.5 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.
- 9.3.6 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
13b	N/A	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 – Explanatory Statement of “R(B)13” Zone
ARUP	Date	Source
	March 2026	Adapted from the Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32

- 9.3.7 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-zones 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.
- 9.3.8 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.
- 9.3.9 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-zones 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.

Figure No.	Scale	Figure Title
13c	N/A	Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 – Explanatory Statement of “R(B)13” Zone
ARUP	Date	Source
	March 2026	Adapted from the Explanatory Statement of Approved Tai Po Outline Zoning Plan No. S/TP/32