

## **Appendix 16**

---

*Recent G/IC Provision for Mai Po and Fairview Park Planning Area*

**Attachment XI of  
TPB Paper No. 10955**

**Provision of Major Community Facilities and Open Space in  
Mai Po and Fairview Park Outline Zoning Plan**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	2.55 ha	0 ha	6.35 ha	+3.80 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	2.55 ha	1.24 ha	1.24 ha	-1.31 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	0	N.A.
Library	1 district library for every 200,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 <sup>#</sup>	7 classrooms	21 classrooms	21 classrooms	+ 14 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by EDB on a district/school network basis)	23 classrooms	13 classrooms	49 classrooms	+ 26 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territory-wide basis)	20 classrooms	26 classrooms	26 classrooms	+ 6 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	143 beds	0 beds	0 beds	- 143 beds <sup>@</sup>

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	34 places	0 places	0 places	- 34 places*  (a long-term target assessed on a wider context by SWD*)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	0	0	N.A.
* Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	0	0	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	123 places	21 places	33 places	- 90 places*  (a long-term target assessed on a wider context by SWD*)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	152 beds	172 beds	172 beds	+ 19 beds*  (a long-term target assessed on a wider context by SWD*)
Pre-school Rehabilitation Services	23 subvented service places for every 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	10 places	0 places	0 places	- 10 places*  (a long-term target assessed on a wider context by SWD*)
Day Rehabilitation Services	23 subvented service places for every 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	44 places	0 places	0 places	- 44 places*  (a long-term target assessed on a wider context by SWD*)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Residential Care Services	36 subvented service places for every 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	68 places	0 places	0 places	- 68 places*  (a long-term target assessed on a wider context by SWD*)
Community Rehabilitation Day Centre	1 centre for every 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is 25,400. If including transients, the overall planned population is about 26,000. The population figures have been adjusted downwards to the nearest hundred for assessment purpose.

**Remarks:**

<sup>#</sup> The requirements exclude planned population of transients.

\* About 5% of the gross floor area of the future public housing developments in the Area is anticipated to be set aside for the provision of social welfare facilities in accordance with the prevailing policy and practice. The deficit in provision is based on OZP planned population while Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

@ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long Districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

**February 2024**