

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/8

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 8 January 2026 referred the approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Mai Po and Fairview Park OZP No. S/YL-MP/9.

The draft Mai Po and Fairview Park OZP No. S/YL-MP/9 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 6 March 2026 to 6 May 2026 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department, Unit 2202, 22nd Floor, CDW Building, 388 Castle Peak Road, Tsuen Wan, New Territories;
- (v) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories; and
- (vi) the San Tin Rural Committee, 7 Main Road, San Tin, Yuen Long, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 6 May 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate:-

- (a) the particular matter in any of the amendments to which the representation relates;

- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Mai Po and Fairview Park OZP No. S/YL-MP/9 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Mai Po and Fairview Park OZP No. S/YL-MP/9 can be inspected and the electronic version of the draft Mai Po and Fairview Park OZP No. S/YL-MP/9 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_YL-MP_9.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes: -

- (a) the verification of identity of the person making the representation (hereafter known as ‘representer’) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the ‘representer’ for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the ‘representer’ and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN
NO. S/YL-MP/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site at Kam Pok Road from “Residential (Group D)” (“R(D)”) to “Residential (Group C)1” (“R(C)1”) with stipulation of building height (BH) restriction.
- Item A2 – Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development”.
- Item A3 – Rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”).
- Item B1 – Stipulating BH restriction for a site at Wo Shang Wai zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”).
- Item B2 – Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “G/IC”.
- Item B3 – Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “Residential (Group C)” (“R(C)”).

Showing the railway schemes of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorised by Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (3) of the covering Notes in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Revision to paragraph (8)(b) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities, on land falling within the boundaries of the OZP except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) of the covering Notes in relation to areas zoned “Site of Special Scientific Interest” (“SSSI”) or “Site of Special Scientific Interest (1)” (“SSSI(1)”) or “Conservation Area” (“CA”) or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” (“OU(CDWPA)”).

- (c) Incorporation of a new schedule of Column 1 uses for free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building on land designated “R(C)1” in the Notes for “R(C)” zone.
- (d) Revision to the planning intention as well as Remarks of the Notes for “R(C)” zone to incorporate development restrictions and requirements for the “R(C)1” sub-zone.
- (e) Revision to the Remarks of the Notes for “OU(CDWRA)” zone to incorporate development restrictions.
- (f) Incorporation of ‘Hotel (Holiday House only)’ under Column 2 of the Notes for “R(D)” zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (g) Revision to the planning intention of the Notes for “Open Storage” (English version only) and “Open Space” (“O”) zones in accordance with the MSN.
- (h) Revision to the Remarks of the Notes for “R(D)”, “V”, “O”, “Recreation” (“REC”), “OU(CDWRA)”, “OU(CDWPA)”, “CA”, “SSSI” and “SSSI(1)” zones related to filling of pond/land or excavation of land.
- (i) Revision to the plot ratio and/or site coverage exemption clauses to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for “Commercial/Residential” (“C/R”), “R(C)”, “R(D)”, “OU(CDWRA)” and “OU(CDWPA)” zones.
- (j) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone in accordance with the MSN.
- (k) Editorial amendment of ‘Shops and Services’ to ‘Shop and Services’ (English version only) under Column 2 of the Notes for “R(C)” zone in accordance with MSN.
- (l) Editorial amendment to the Chinese translation of schedule of Column 1 uses on the ground floor of a New Territories Exempted House in the Notes for the “V” zone in accordance with MSN.

Town Planning Board

6 March 2026