

TOWN PLANNING BOARD

TPB Paper No. 10955

**For Consideration by
the Town Planning Board on 23.2.2024**

**PROPOSED AMENDMENTS TO THE APPROVED NGAU TAM MEI
OUTLINE ZONING PLAN NO. S/YL-NTM/12 AND APPROVED MAI PO
AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/6**

**PROPOSED AMENDMENTS TO THE APPROVED NGAU TAM MEI
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AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/6**

1. Introduction

The purposes of this paper are to seek Members' agreement that:

- (a) the proposed amendments to the following Outline Zoning Plans (OZPs) and their Notes are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance):
 - (i) approved Ngau Tam Mei OZP (NTM OZP) No. S/YL-NTM/12; and
 - (ii) approved Mai Po and Fairview Park OZP (MP OZP) No. S/YL-MP/6; and
- (b) the revised Explanatory Statements (ES) of respective OZPs should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZPs, and are suitable for exhibition together with the draft OZPs and their Notes.

2. Status of the Current OZPs

- 2.1 The Chief Executive in Council (CE in C) under section 9(1)(a) of the pre-amended Ordinance¹ approved the following draft OZPs, and subsequently exhibited them for public inspection under section 9(5) of the pre-amended Ordinance:

Draft OZPs	Date of Approval	Public Inspection
NTM OZP No. S/YL-NTM/11	5.12.2006	15.6.2006
	(renumbered as S/YL-NTM/12)	
MP OZP No. S/YL-MP/5	1.2.2005	18.2.2005
	(renumbered as S/YL-MP/6)	

- 2.2 The CE in C, under section 12(1)(b)(ii) of the pre-amended Ordinance, referred the approved MP OZP No. S/YL-MP/6 to the Board for amendment on 3.11.2017. The reference back of the OZP was notified in the Gazette under section 12(2) of the pre-amended Ordinance on 23.3.2018.
- 2.3 The Secretary for Development referred the approved NTM OZP No. S/YL-NTM/12 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance on 31.1.2024. On 2.2.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

3. Proposed Amendments

NTM OZP

Amendment Item A – Amendment arising from the San Tin/Lok Ma Chau (STLMC) area of the San Tin Technopole (the Technopole)

- 3.1 To take forward the recommendations of the Revised Recommended Outline Development Plan (RODP) of the ‘Investigation Study for First Phase Development of the New Territories North – STLMC Development Node’ (the STLMC Study) jointly commissioned by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD), a new draft San Tin Technopole OZP (STT OZP) has been prepared to guide the future development. The STT OZP covers an area of about 1,004 ha comprising (i) a major portion of the approved San Tin OZP (ST OZP) No. S/YL-ST/8 (about 610 ha); (ii) the northern part of the approved NTM OZP No. S/YL-NTM/12 (about 374 ha); and (iii) a few pieces of land near Siu Hum Tsuen, Shek Wu Wai San Tsuen, San Tin Barracks and Tam Mei Barracks (about 20 ha in total) previously not covered by any statutory plan.
- 3.2 The above-mentioned 374 ha at the northern part of the NTM OZP to be excised for incorporation into the STT OZP also includes an area outside the Revised RODP of the STLMC Study currently zoned “Conservation Area” (“CA”) and “Green Belt” (“GB”) (**Amendment Item A** of the NTM OZP) (**Plans 1a, 3a and 4a**). A plan showing the said excision of the NTM OZP is at **Plan 1a**. The TPB Paper No. 10954 ‘Draft San Tin Technopole Outline Zoning Plan No. S/STT/C – Consideration of a New Plan’ would be considered by the Board at the same meeting on 23.2.2024.

Amendment Item B – Amendment to reflect an agreed s.12A application to facilitate a residential care homes for the elderly (RCHE) development

- 3.3 The site under Amendment Item B (about 0.07 ha) falls within an area zoned “Residential (Group C)” (“R(C)”) on the approved NTM OZP No. S/YL-NTM/12, and is currently occupied by an existing house built in 2017 with a plot ratio (PR) of 0.4 and building height (BH) of 3 storeys. The site is situated to the east of San Tin Highway along San Tam Road, with the surrounding areas predominately occupied by low-rise residential developments including Casa Paradizo, Maple Gardens and Crescendo. To the further north-east and further south of the site are the proposed development of the Technopole and the proposed Ngau Tam Mei Station of the Northern Link (NOL) Main Line respectively (**Plans 1b, 2a, 3b and 4b**).
- 3.4 On 8.12.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application (No. Y/YL-NTM/9) to rezone the site from “R(C)” to “Government, Institution or Community” (“G/IC”) to facilitate the redevelopment of the existing house for a proposed 10-storey residential care home for the elderly (RCHE). The rezoning application was agreed mainly on the considerations that the development intensity of the proposed RCHE was considered not excessive and was not out of context with the planned land uses in the area benefited from improved accessibility upon operation of the NOL Main

Line; the proposed RCHE could cater the genuine need and provide more choices for the elderly with residential care needs; no significant adverse traffic and environmental impacts were envisaged; and concerned Government departments had no objection to or no adverse comment on the application. An extract of the relevant minutes of the Committee meeting is at **Attachment IX**.

- 3.5 To take forward the agreed section 12A application, the site (**Amendment Item B** of the NTM OZP) is proposed to be rezoned from “R(C)” to “G/IC(1)” subject to a maximum BH of 10 storeys. Besides, the Committee’s concerns on the building design, air ventilation and visual impacts raised in the consideration of the rezoning application are reflected in the ES of the NTM OZP as appropriate.

Amendment Item C – Amendment to reflect the existing site condition

- 3.6 The site under **Amendment Item C** (about 0.79 ha) falls within an area zoned “Comprehensive Development Area” (“CDA”) on the approved NTM OZP No. S/YL-NTM/12 which is subject to a PR of 0.4 and a BH of 3 storeys including car park. As the majority of the subject “CDA” zone to the south of the former military site at Shek Wu Wai would be excised for incorporation into the STT OZP under Amendment Item A and rezoned to other uses, this piece of residual land still within NTM OZP to the north of the Tam Mei Barracks is proposed to be rezoned from “CDA” to “GB” to reflect the existing condition of the site which is wholly government land covered by vegetation and part of a permitted burial ground with similar conditions as the existing adjoining “GB” zone to its south (**Plans 1b, 2b, 3c and 4c**).

MP OZP

Amendment Items A1, A2 and B – Amendments arising from the development proposal of the Sam Po Shue Wetland Conservation Park (SPS WCP)

- 3.7 The Northern Metropolis (NM) Development Strategy released in 2021 proposed to establish a Wetland Conservation Parks (WCPs) System spanning a total area of about 2,000 ha, with a view to conserving the Deep Bay Area wetlands with ecological/conservation values, creating environmental capacity for the development of NM, as well as achieving ‘Co-existence of Development and Conservation’. Subsequently, the Agriculture, Fisheries and Conservation Department (AFCD) commissioned the ‘Strategic Feasibility Study on the Development of the WCPs System under the NM Development Strategy’ (the WCP Study) in August 2022. According to the preliminary findings and recommendations², the establishment of the WCPs System with suitable planning

² Two parts of public engagement (PE) exercises were conducted for collecting views from the public and stakeholders on the development of the WCPs System. The Part 1 exercise was conducted between January and February 2023, whereas the Part 2 exercise was conducted between November 2023 and January 2024. As explained by the Environment and Ecology Bureau and AFCD to the Legislative Council Subcommittee on Matters relating to the Development of the NM in January 2024 (LC Paper No. CB(1)88/2024(01) https://www.legco.gov.hk/yr2022/english/hc/sub_com/hs03/papers/hs0320240129cb1-88-1-e.pdf), the Consultants of the WCP Study were consolidating the views and suggestions on the preliminary findings and recommendations collected during the Part 2 PE, and the final recommendations of the WCP Study were expected to be submitted to the Government in the first half of 2024 upon further analysis and consideration of the public’s

and design could achieve multiple functions including ecological conservation, sustainable development of aquaculture, as well as eco-education and eco-recreation, while at the same time creating environmental capacity for the development of the NM, providing a unique scenic wetland landscape with co-existence of conservation and development. On the other hand, considering the vast and scale of the WCPs System, the WCP Study recommended that a more pragmatic approach would be for the Government to develop the WCPs System in phases.

- 3.8 The Chief Executive's 2023 Policy Address stipulated that the Government would establish the SPS WCP. The WCP Study recommended to develop this park first, given that its proposed location is situated along the core section of the flight path for migratory birds, in close proximity to the Mai Po Nature Reserve and other wetlands, and has large areas of productive fishponds³. Establishing this park first with the theme 'Biodiversity and Aquaculture in Harmony' would enable the protection of the flight path for migratory birds as soon as possible, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, facilitating the modernisation of aquaculture industry, and providing eco-education and eco-recreation facilities and experiences for public enjoyment. At the same time, the SPS WCP could also compensate for the impact on ecological and fisheries resources arising from the development at STLMC area of the Technopole, in order to achieve no-net-loss in ecological function and capacity of the wetlands concerned as suggested in the Environmental Impact Assessment (EIA) Report for the STLMC Study prepared according to the relevant statutory requirements under the Environmental Impact Assessment Ordinance (EIAO).
- 3.9 The WCP Study proposed the area of the SPS WCP to be approximately 338 ha, subject to further detailed studies, which is five times the size of the existing Hong Kong Wetland Park. Within the proposed area, 328 ha will be used for implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole, while the remaining 10 ha is tentatively reserved for eco-education, eco-recreation and eco-tourism facilities⁴. According to the Environment and Ecology Bureau and AFCD, the SPS WCP will be developed in phases, where the first phase is suggested to start with the fishponds and wetlands in the northern part of the park, thereby conserving the core bird flight path as a matter of priority. The construction works of the first phase are expected to commence in 2026/2027 the earliest for completion in 2031. The Government's target is to complete the works for the entire SPS WCP before or at the same time as the full operation of the Technopole (tentatively scheduled for

opinions. The Government would take into account the outcomes of the study to take forward the establishment of the SPS WCP, including conducting further detailed studies on the investigation, design and construction in the next stage, and review in due course the study work of the other proposed WCPs, with reference to the experience of planning and establishing the SPS WCP.

³ According to the preliminary findings of the WCP Study, over 80% of the fish ponds (registered under AFCD's 'Voluntary Registration Scheme') in the study area of the SPS WCP are active.

⁴ Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, and open spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during next stage of studies for SPS WCP.

2039). The EIA Report⁵ for the STLMC Study was exhibited on 2.2.2024 and is currently available for public inspection/comments under the EIAO up to 2.3.2024. 288 ha out of the 328 ha of SPS WCP proposed to be used for implementation of enhancement measures would be for enhancement of ecological function and capacity of the wetlands⁶ concerned, while the remaining 40 ha would be for enhancement of fisheries resources of the fishponds. Enhancement measures proposed in the EIA Report could include:

- (a) increase in pond area and enhance connectivity;
- (b) physical modification of pond habitats to increase environmental carrying capacity;
- (c) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (d) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (e) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (f) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

3.10 After undertaking technical evaluations and assessments, it is concluded in the EIA Report that the SPS WCP, with implementation of the proposed ecological and fisheries enhancement measures, is anticipated to improve the connectivity of wetland habitats in the region, and enhance the ecological and fisheries functions of the wetlands. To this end, a working group is committed to be formed between CEDD (as works agent of the STLMC area of the Technopole) and AFCD (sponsoring department of SPS WCP) to coordinate the progress of pond filling for the STLMC area and the implementation of SPS WCP. Besides, interim wetland enhancement works will be conducted at suitable ponds in the Inner Deep Bay Area prior to the commencement of pond filling works in the STLMC area of the Technopole.

3.11 In order to take forward the development proposal of the SPS WCP, the north-western part of the ST OZP currently zoned “CA” and “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) (about 120 ha in total) will be incorporated into the MP OZP and rezoned to “OU(Wetland Conservation Park)” (“OU(WCP)”) as shown under **Amendment Item A1** of the MP OZP, while the residual area of the same “CA” zone currently within the ST OZP (about 10 ha) will also be incorporated into the MP OZP but retained as “CA” zone under **Amendment Item A2** of the MP OZP to reflect the existing shoreline along Shenzhen River (**Plan 5**). Some areas currently falling within the “CA”, “OU(Comprehensive Development and Wetland Restoration Area)” (“OU(CDWRA)”) and “Recreation” (“REC”) zones (about 228 ha in total) on the MP OZP will also be rezoned to “OU(WCP)” for the development of the SPS WCP as shown under **Amendment Item B** of the MP OZP (**Plan 5**). With **Amendment Items A1** and **B**, the area proposed to be zoned

⁵ EIA Report can be found at http://www.epd.gov.hk/eia/register/report/eiareport/eia_3022023/Index.htm

⁶ 253 ha out of the 288 ha would be ‘ecological enhanced fishponds’ compensating for the pond habitat loss, while the remaining 35 ha would be ‘enhanced freshwater wetland habitat’ compensating for other freshwater wetland habitat loss.

“OU(WCP)” has a total area of about 348 ha. A new Schedule of Notes for the “OU(WCP)” zone would be incorporated into the Notes of MP OZP.

4. Provision of GIC Facilities and Open Space

- 4.1 The proposed amendments to the NTM OZP and MP OZP are mainly for reflecting an agreed section 12A application for a RCHE development, excising area to facilitate the development of the Technopole and rezoning an area to reflect the existing site condition, as well as facilitating the establishment of the SPS WCP, which do not have material influence on the population and provision of GIC facilities in the two planning scheme areas. As both planning scheme areas are connected to Yuen Long and the Technopole by vehicular access and public transport services, the GIC facilities provided in these areas can be accessed by the local residents in the Area, and hence provision of GIC facilities should be considered in the wider context where the overall planned provision of GIC facilities is generally adequate (**Attachments X and XI**).
- 4.2 Although there will be shortfalls in the planned provision of district open space (-0.87 ha) and local open space (-0.31 ha) for the NTM OZP area as well as local open space (-1.31 ha) for the MP OZP area, there are surpluses in the planned provision of open space for the Yuen Long District (+52.93 ha of district open space, and +62.81 ha of local open space) and the MP OZP area (+3.80 ha of district open space). The overall provision of open space is considered adequate in meeting the demand of planned population.

5. Proposed Amendments to Matters Shown on the Plan

- 5.1 The proposed amendments as shown on the respective OZPs are as follows:

NTM OZP

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| (a) Amendment Item A
(about 374 ha): | To adjust the planning scheme boundary by excising the northern part of the NTM OZP for incorporation into the new draft STT OZP; |
| (b) Amendment Item B
(about 0.07 ha): | To rezone a site adjoining San Tam Road from “R(C)” to “G/IC(1)”, subject to a maximum BH of 10 storeys as stipulated on the Plan; and |
| (c) Amendment Item C
(about 0.79 ha): | To rezone a piece of land to the north of the Tam Mei Barracks from “CDA” to “GB”. |

MP OZP

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| (a) Amendment Item A1
(about 120 ha): | To include an area from the north-western part of the ST OZP into the MP OZP and rezoned as “OU(WCP)” ; |
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| (b) | Amendment Item A2
(about 10 ha): | To include an area from the north-western part of the ST OZP into the MP OZP and retained as “CA”; and |
| (c) | Amendment Item B
(about 228 ha): | To rezone areas zoned “CA”, “OU(CDWRA)” and “REC” to “OU(WCP)”. |

5.2 The Railway Scheme of the NOL Main Line gazetted on 6.10.2023 will be shown on the NTM OZP for information (**Plan 8**).

6. **Proposed Amendments to the Notes of Respective OZPs**

6.1 The proposed amendments have been incorporated in the draft Notes of the respective OZPs at **Attachments V and VII** with additions in ***bold and italics*** and deletion in ~~single crossed out~~ in relation to the proposed amendments mentioned above for Members’ consideration. The proposed amendments are summarised as follows:

For NTM OZP

Covering Notes

- (a) In relation to Amendment Item A, the covering Notes will be revised to reflect the excision of land previously falling within the NTM OZP for incorporation into the STT OZP;

“Open Storage” and “OU(Electric Sub-station)” zones

- (b) In relation to Amendment Item A, the Notes for “Open Storage” and “OU(Electric Sub-station)” zones will be deleted as the areas covering both zones would be entirely excised from the NTM OZP and incorporated into the STT OZP;

“GB” zone

- (c) In relation to Amendment Item A, the Remarks of the Notes for “GB” zone will be revised to reflect the concerned excision;

“G/IC” zone

- (d) In relation to Amendment Item B, the Notes for “G/IC” zone will be revised to incorporate the restrictions on BH;

“CDA” zone

- (e) In relation to Amendment Item C, the Remarks of the Notes for “CDA” zone will be revised to reflect the excision and rezoning of the “CDA” site at Shek Wu Wai;

For MP OZP

Covering Notes

- (f) In relation to Amendment Items A1 and A2, the covering Notes will be revised to reflect the incorporation of land previously falling within the ST OZP into the MP OZP;

“OU” zone

- (g) In relation to Amendment Items A1 and B, the Notes for “OU” zone will be revised to incorporate a new zoning for “OU(WCP)” zone;

For Technical Amendments to NTM and MP OZPs

- (h) Based on the updated Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board, it is proposed to revise the requirement for planning permission from the Board under section 16 of the Ordinance by exempting the public works co-ordinated or implemented by Government, and maintenance, repair and rebuilding works in the following situations:
- filling of land/pond and excavation of land under the Remarks of the Notes for “OU(CDWRA)” and “OU(Comprehensive Development and Wetland Protection Area)” zones for the MP OZP; and
 - filling of land/pond and excavation of land under the Remarks of the Notes for “CA” zones for both NTM and MP OZPs;
- (i) Under the updated MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates would be made to the Notes for “Commercial/Residential” zone under the MP OZP; “CDA” under the NTM OZP; and “R(D)”, “V” and “G/IC” zones under both NTM and MP OZPs; and
- (j) Similar to the Schedule of Uses for “V” zone under the STT OZP which also reflects the latest proposed amendments to MSN (to be considered at the same TPB meeting), the Notes for “V” zone on both NTM and MP OZPs would be revised, including:
- moving ‘Government Refuse Collection Point’ and ‘Public Convenience’ from Column 2 to Column 1; and
 - adding ‘Field Study/Education/Visitor Centre’ and ‘Hotel (Holiday House only)’ under Column 2.

7. Revision to the Explanatory Statements of the OZPs

The ES of the OZPs have been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning

circumstances of the OZP. The updated ES for NTM OZP and MP OZP (with additions in ***bold and italics*** and deletion in ~~single crossed out~~) are at **Attachments VI and VIII** respectively for Members' consideration.

8. **Plan Number**

Upon exhibition for public inspection, the respective OZPs will be renumbered as the draft NTM OZP No. S/YL-NTM/13 and draft MP OZP No. S/YL-MP/7.

9. **Consultation**

- 9.1 The San Tin Rural Committee (STRC) and the Yuen Long District Council (YLDC) were consulted on the proposed amendments to both OZPs on 1.2.2024 and 8.2.2024 respectively, together with new STT OZP. Members of both STRC and YLDC generally supported the proposed amendments to both OZPs and the development of the Technopole, but expressed concerns mainly on the implementation arrangement of the proposed SPS WCP and various issues relating to the Technopole⁷.

Departmental Consultation

- 9.2 The proposed amendments to the OZPs have been circulated to the following bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZPs as appropriate.

- (a) Secretary for Development;
- (b) Secretary for Innovation, Technology and Industry;
- (c) Secretary for Environment and Ecology;
- (d) Secretary for Education;
- (e) Secretary for Health;
- (f) Secretary for Home and Youth Affairs;
- (g) Secretary for Transport and Logistics;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) District Officer (Yuen Long), Home Affairs Department;
- (j) District Lands Officer/Yuen Long, Lands Department;
- (k) Project Manager (West), CEDD;
- (l) Head of Geotechnical Engineering Office, CEDD;
- (m) Director of Environmental Protection;
- (n) Director of Housing;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Food and Environmental Hygiene;
- (q) Chief Engineer/Mainland North, Drainage Services Department;
- (r) Chief Engineer/Consultants Management, Water Services Department;

⁷ Including land resumption and compensation; reprovisioning of the brownfield operations in the region; the provision of talent accommodation and innovation and technology land; and potential environmental, drainage and traffic impacts arising from the development of the Technopole.

- (s) Commissioner for Transport;
- (t) Chief Highways Engineer/New Territories West, Highways Department (HyD);
- (u) Chief Engineer/Northern Metropolis Railways 1, Northern Metropolis Railways Office (NMRO), HyD;
- (v) Chief Engineer/Northern Metropolis Railways 3, NMRO, HyD;
- (w) Chief Building Engineer/New Territories West, Buildings Department;
- (x) Commissioner of Police;
- (y) Commissioner of Customs and Excise;
- (z) Director of Fire Services;
- (aa) Director of Social Welfare;
- (bb) Government Property Administrator;
- (cc) Director of Electrical and Mechanical Services;
- (dd) Director of Architectural Services;
- (ee) Chief Town Planner/Urban Design and Landscape, PlanD; and
- (ff) Chief Town Planner/Studies and Research 1, PlanD.

Public Consultation

- 9.3 If the proposed amendments are agreed by the Board, the draft NTM OZP and the draft MP OZP incorporating the amendments (to be renumbered as S/YL-NTM/13 and S/YL-MP/7 respectively upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZPs to the Board during the two-month statutory public inspection period. The STRC and the YLDC will be informed on the proposed amendments during the exhibition period of the draft OZPs.

10. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved NTM OZP No. S/YL-NTM/12 as shown on the draft NTM OZP No. S/YL-NTM/12A at **Attachment III** (to be renumbered as S/YL-NTM/13 upon exhibition) and its Notes at **Attachment V**, as well as the proposed amendments to the approved MP OZP No. S/YL-MP/6 as shown on the draft MP OZP No. S/YL-MP/6A at **Attachment IV** (to be renumbered as S/YL-MP/7 upon exhibition) and its Notes at **Attachment VII**, are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment VI** for the draft NTM OZP No. S/YL-NTM/12A to be renumbered as S/YL-NTM/13) and **Attachment VIII** for the draft MP OZP No. S/YL-MP/6A (to be renumbered as S/YL-MP/7) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZPs; and agree that the revised ES are suitable for exhibition for public inspection together with the OZPs.

11. Attachments

Attachment I	Approved NTM OZP No. S/YL-NTM/12 (reduced scale)
Attachment II	Approved MP OZP No. S/YL-MP/6 (reduced scale)
Attachment III	Draft NTM OZP No. S/YL-NTM/12A
Attachment IV	Draft MP OZP No. S/YL-MP/6A
Attachment V	Revised Notes of the Draft NTM OZP No. S/YL-NTM/12A
Attachment VI	Revised ES of the Draft NTM OZP No. S/YL-NTM/12A
Attachment VII	Revised Notes of the Draft MP OZP No. S/YL-MP/6A
Attachment VIII	Revised ES of the Draft MP OZP No. S/YL-MP/6A
Attachment IX	Extract of RNTPC's minutes on 8.12.2023
Attachment X	Provision of Major Government, Institution or Community Facilities and Open Space in Ngau Tam Mei OZP
Attachment XI	Provision of Major Government, Institution or Community Facilities and Open Space in Mai Po OZP
Plan 1a	Location Plan of Amendment Item A of NTM OZP
Plan 1b	Location Plan of Amendment Items B and C of NTM OZP
Plan 2a	Site Plan of Amendment Item B of NTM OZP
Plan 2b	Site Plan of Amendment Item C of NTM OZP
Plan 3a	Aerial Photo of Amendment Item A of NTM OZP
Plan 3b	Aerial Photo of Amendment Item B of NTM OZP
Plan 3c	Aerial Photo of Amendment Item C of NTM OZP
Plan 4a	Site Photo of Amendment Item B of NTM OZP
Plan 4b	Drone Photo of Amendment Item C of NTM OZP
Plan 5	Location Plan of Amendment Items A1, A2 and B of MP OZP
Plan 6	Aerial Photo of Amendment Items A1, A2 and B of MP OZP
Plans 7a and 7b	Drone Photo of Amendment Items A1, A2 and B of MP OZP
Plan 8	Site Plan of the Railway Scheme of the NOL Main Line

PLANNING DEPARTMENT
FEBRUARY 2024