

DRAFT APPROVED MAI PO AND FAIRVIEW PARK
OUTLINE ZONING PLAN NO. S/YL-MP/84

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~DRAFT~~APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/84

<u>CONTENT</u>	<u>PAGE</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	23
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	34
6. POPULATION	34
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	67
9. LAND-USE ZONINGS	
9.1 Commercial/Residential	78
9.2 Residential (Group C)	89
9.3 Residential (Group D)	810
9.4 Village Type Development	910
9.5 Open Storage	101
9.6 Government, Institution or Community	102
9.7 Open Space	102
9.8 Recreation	112
9.9 Other Specified Uses	123
Comprehensive Development to include Wetland Restoration Area	123
Comprehensive Development and Wetland Protection Area	135
Wetland Conservation Park	147
9.10 Conservation Area	158
9.11 Site of Special Scientific Interest	168
9.12 Site of Special Scientific Interest (1)	179
9.13 <i>Minor Relaxation Clause</i>	20
10. TRANSPORT AND COMMUNICATION	1820
11. UTILITY SERVICES	1921
12. CULTURAL HERITAGE	1922
13. IMPLEMENTATION	203
14. PLANNING CONTROL	203

**DRAFT APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO.
S/YL-MP/8A**

(Being *a Draft* ~~an Approved~~ Plan for the Purpose of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the *draft approved* Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 The land covered by the ~~approved~~ Mai Po and Fairview Park OZP, other than an area located at the south-eastern end of Fairview Park Boulevard which was previously included in the Nam Sang Wai Interim Development Permission Area (IDPA) Plan gazetted on 17 August 1990, and an area located in Sam Po Shue which was previously included in the San Tin IDPA Plan also gazetted on 17 August 1990, was previously included in the Mai Po and Fairview Park IDPA Plan and the draft Mai Po and Fairview Park Development Permission Area (DPA) Plan.

2.2 On 17 August 1990, the Mai Po and Fairview Park IDPA Plan No. IDPA/YL-MP/1 prepared by the Director of Planning was notified in the Gazette.

2.3 On 12 July 1991, the draft Mai Po and Fairview Park DPA Plan No. DPA/YL-MP/1 including land previously within the Mai Po and Fairview Park IDPA Plan was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). ***On 10 May 1994, the draft Mai Po and Fairview Park DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-MP/2.***

~~2.4 On 10 May 1994, the draft Mai Po and Fairview Park DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-MP/2.~~

~~2.45~~ On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Mai Po and Fairview Park.

- 2.56 On 3 June 1994, the draft Mai Po and Fairview Park OZP No. S/YL-MP/1 was exhibited under section 5 of the Ordinance. Subsequently, the draft OZP was amended twice and exhibited for public inspection under section 7 of the Ordinance. On 5 February 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/4.
- ~~2.7 On 8 July 2003, the CE in C referred the approved Mai Po and Fairview Park OZP No. S/YL-MP/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 26 March 2004, the draft Mai Po and Fairview Park OZP No. S/YL-MP/5 was exhibited for public inspection under section 5 of the Ordinance. On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/6. The approved Mai Po and Fairview Park OZP No. S/YL-MP/6 was exhibited for public inspection under section 9(5) of the Ordinance on 18 February 2005.~~
- ~~2.8 On 13 March 2018, the CE in C referred the approved Mai Po and Fairview Park OZP No. S/YL-MP/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 8 March 2024, the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan included (a) incorporating north-western part of the approved San Tin OZP No. S/YL-ST/8 into the planning scheme area, with a major part rezoned from “Conservation Area” (“CA”) and “Other Specified Uses” (“OU”) annotated “Comprehensive Development and Wetland Enhancement Area” to “OU” annotated “Wetland Conservation Park” (“OU(WCP)”) and the remaining part retained as “CA” zone; (b) rezoning the area around Tam Kon Chau, Pak Hok Chau and Yau Mei San Tsuen from “CA”, “Recreation”, and “OU” annotated “Comprehensive Development to include Wetland Restoration Area” to “OU(WCP)”; and (c) other technical amendments to the Notes of the OZP. During the two-month exhibition period, a total of 1,101 valid representations were received. After giving consideration to the representations, the Board on 19 July 2024 decided not to uphold the representations and not to amend the draft OZP to meet the representations.~~
- 2.69 *On 8 July 2003, the CE in C referred the approved Mai Po and Fairview Park OZP No. S/YL-MP/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited under section 5 of the Ordinance to reflect the changing circumstances. On 17 September 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/8. On 20 September 2024, the approved Mai Po and Fairview Park OZP No. S/YL-MP/8 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.*
- 2.7 *On 8 January 2026, the Secretary for Development referred the approved Mai Po and Fairview OZP No. S/YL-MP/8 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 16 January 2026 under section 12(2) of the Ordinance.*

- 2.8 *On XX XX 2026, the draft Mai Po and Fairview Park OZP No. S/YL-MP/9 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. Major amendments to the Plan include (i) rezoning a site on Kam Pok Road from “Residential (Group D)” to “Residential (Group C)1”; and (ii) upzoning a site at Wo Sang Wai zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”. Relevant technical amendments to the Notes of the OZP are also incorporated.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate a **the** broad land-use zonings and major **transport networks** for the area so that development and redevelopment within the **Planning Scheme Area (the Area)** area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 *Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carrying no development right under the lease, such as areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage (SC) calculations. Development within residential zones should be restricted to buildings lots carrying development right in order to maintain the character and amenity of the area and not to overload the transport networks in this area.*

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of **uses or** development which are always permitted within the **Planning Scheme Area (the Area)** and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (**PlanD**) and can be downloaded from the Board’s website at <http://www.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covered by the Plan is about 1,148 *hectares* (ha). It is bounded by San Tin Highway, the San Tin Technopole (the Technopole) and the Ngau Tam Mei area *including the Ngau Tam Mei New Development Area (NTM NDA)* to the east, Shenzhen River to the north, Mai Po Nature Reserve (MPNR) to the west and Nam Sang Wai area to the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and should not have implications on development rights, particularly Small House applications.
- 5.3 The Area is situated in the North West New Territories (NWNT). It is predominantly low-lying and in a form of a series of broad alluvial floors draining into the Deep Bay. The Area consists of a considerable amount of fish ponds falling within the Wetland of International Importance under the Ramsar Convention, a few parcels of farmland, clusters of villages and large scale private residential developments, namely Fairview Park, Palm Springs and Royal Palms. Besides, a large part of the Area is proposed to be the ~~future~~ *planned* Sam Po Shue Wetland Conservation Park (SPS WCP).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by ~~the Planning Department~~ *PlanD* as about 23,700 persons. It is estimated that the total planned population ~~in~~ *for* the Area would be about ~~25,400~~ *39,800* persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 The “Study on the Ecological Value of Fish Ponds in Deep Bay Area” (the Fish Pond Study) completed in 1997 has confirmed the unique international and regional importance of the fish pond system in the Deep Bay Area particularly for ardeids. It has established that the fish pond areas in Mai Po form an integral part of the Deep Bay Area wetland ecosystem, and have significant ecological value. With the support of scientific surveys and analysis, the Fish Pond Study sets out the principles of “precautionary approach” and “no-net-loss in wetland” which present opportunities to ~~prevent~~ *preserve*/enhance these natural resources, and to restore some of the degraded areas.
- 7.1.2 The MPNR is ~~designated as restricted area~~ *part of the Mai Po Marshes Restricted Area designated* under Chapter 170 - Wild Animals Protection Ordinance and it is currently managed by the Agriculture,

Fisheries and Conservation Department (AFCD) and the World Wide Fund for Nature Hong Kong. Whilst conservation of the MPNR imposes a constraint on development, it presents opportunities to preserve this natural resource for territory-wide educational purpose, *climate resilience*, scientific research as well as *training eco-tourism* and development of *a regional centre of excellence for wetland monitoring compatible recreational uses for the general public*.

- 7.1.3 The Chief Executive's 2023 Policy Address stipulated that the Government would establish the SPS WCP. The "Strategic Feasibility Study on the Development of the WCPs System under the Northern Metropolis Development Strategy" (the WCP Study) commissioned by AFCD 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 MPNR and other wetlands, and has large areas of productive fishponds. According to AFCD, establishing this WCP 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 modernization 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 of the San Tin/Lok Ma Chau (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 prepared under the study "First Phase Development of the New Territories North – STLMC Development Node" (STLMC Study) commissioned by the Government in October 2021. The EIA Report was subsequently approved under the EIA Ordinance subject to conditions in May 2024.
- 7.1.4 The WCP Study proposed the area of SPS WCP to be approximately 338 ha, subject to further 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, while the remaining 10 ha is tentatively reserved for eco-education and eco-recreation facilities. Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, and open public spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during the next stages of studies for SPS WCP.
- 7.1.5 According to the approved EIA report for the STLMC Study, among the 328 ha of SPS WCP proposed to be used for implementation of ecological and fisheries enhancement measures, the Government will enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernized aquaculture to compensate for the loss of

wetland habitats and fisheries resources arising from the development of STLMC area and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. Enhancement measures proposed in the approved 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.

7.1.6 According to AFCD, the ~~proposed~~ **planned** SPS WCP will be developed in phases, where the first phase is suggested to start with the fishponds and wetlands in the northern part, thereby conserving the core bird flight path as a matter of priority. It is expected to commence the construction works of the first phase in 2026/2027 for completion in 2031 tentatively. The target is to complete the works for the entire SPS WCP before or at the time as the full operation of the Technopole (tentatively scheduled for 2039).

7.1.7 Opportunities for developments in the Area are expected to be concentrated at the existing less ecologically sensitive flat land, capitalising on the close proximity of the Area to the Technopole and the improved accessibility to be brought by several strategic transport links including the existing San Tin Highway, and Northern Metropolis (**NM**) Highway **under planning** as well as the **planned** Northern Link (**NOL**) Main Line ~~under planning~~.

7.2 Development Constraints

7.2.1 The existing MPNR, Mai Po Egrettry and the adjoining fish ponds together with the ~~proposed~~ **planned** SPS WCP would form part of the wetland system and wildlife habitats in the Deep Bay Area where an extensive area of unaffected feeding and resting habitats are provided ideally for thousands of migratory birds. In order to preserve and sustain the wildlife habitats in the Area, new development proposals should not be allowed to proceed unless it is required to support the conservation of the above.

7.2.2 The Area is low-lying in terrain. Over the past decades, substantial modifications of the floodplain have taken place which have reduced the flood storage capacity and affected floodways and watercourses in the Area. These changes have caused substantial increase of flooding

hazards and flood damages to the Area. To relieve the regional flooding, construction of Ngau Tam Mei drainage channel (*NTM DC*) was completed in 2005. However, there is still some local residual flooding which occurs at low-lying areas. Mitigation measures against flooding should be assured for every development to be carried out in this Area.

7.2.3 With the rapid growth of Yuen Long, the committed/approved developments in Mai Po, Ngau Tam Mei and Nam Sang Wai areas and the proposed Technopole, traffic flow on the subject section of Castle Peak Road is estimated to be very high and there is not much capacity being left to cater for new development proposals. This imposes a constraint on future development proposals in the Area and improvement to the road infrastructure would be required. While there is the existing San Tin Highway serving the Area, in the long term, addition of a new strategic road such as ~~Northern Metropolis~~ *NM* Highway ***under planning*** is needed.

7.2.4 ***The existing underground line of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) traverses the Area in a south-east – north orientation. Future developments should observe relevant railway protection requirement(s) and take into account noise, if any, from the railway infrastructure(s) which would mostly be enclosed and/or underground.***

7.2.45 Existing water treatment works capacity for the NWNT has already been committed. Part of the fresh water supply to the future developments in the adjoining STLMC area of the Technopole would be from Sheung Shui Water Treatment Works in the North East New Territories. As such, extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments in the Area.

8. GENERAL PLANNING INTENTION

8.1 In the light of the findings and recommendations of the earlier Fish Pond Study and the Government's recent initiative to establish SPS WCP, the general planning intention for the Area is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided and any negative impacts arising from undesirable land-uses and human disturbance should be mitigated.

8.2 In order to achieve the conservation objectives, a "precautionary approach" and the principle of "no-net-loss in wetland" have been adopted. New development within the fish pond areas would not be allowed unless it is required to support or to enhance the ecological value of the area, or the development is an essential infrastructural project with overriding public interest.

- 8.3 The planning intention of the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Application for new open storage or container back-up uses would normally not be allowed.
- 8.4 In the designation of various zones in the Area, other than the recommendation of the earlier Fish Pond Study and the proposal of establishing SPS WCP, consideration has been given to the physical landform, existing settlements, land status, availability of infrastructure, local development pressures, and the latest territorial spatial development strategy (i.e. the Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 promulgated in October 2021). In addition, buildings and places of historical and archaeological interest in the Area would be preserved as far as possible.
- ~~8.5 In order to provide better control of building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan. A minor relaxation clause on planning application in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopment with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits.~~

9. LAND-USE ZONINGS

9.1 Commercial/Residential (“C/R”) (Total Area 5.78 ha)

- 9.1.1 The planning intention of this zone is primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.
- 9.1.2 Under this zoning, sites may be redeveloped for either residential or commercial use, or composite building containing both commercial and residential uses. To be compatible with the rural character of the surrounding areas, developments in this zone are restricted to a maximum plot ratio **PR** of 0.4, a maximum site coverage **SC** of 20% and a maximum building height (**BH**) of 3 storeys (9m). ~~Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~
- 9.1.3 The area under this zoning is located to the east of Fairview Park and along both sides of Fairview Park Boulevard. It is an area mixed with low-rise residential developments, temporary structures, open storage and workshop uses. Commercial uses such as eating places, estate agents and stores are also found. Some commercial uses are on the lower floors of buildings while the upper floors are for residential use.

9.2 Residential (Group C) (“R(C)”) (Total Area 159.09 166.74 ha)

- 9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. ***On land designated “R(C)1”, selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building.***
- 9.2.2 ***On land designated “R(C)”***~~Under this zoning, residential developments are restricted to a maximum plot ratio **PR** of 0.4 and a maximum building height **BH** of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board on application under section 16 of the Ordinance. Development will be in accordance with an approved planning brief to ensure that the~~ ***The*** nature and scale of new developments will ***should*** be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal will ***should*** have no adverse impact on the water quality of the Inner Deep Bay Area. ~~Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~
- 9.2.3 Residential sites within this “**R(C)**” zone are located in the southern and eastern parts of the Area. They are the existing Fairview Park, Palm Springs and Royal Palms.
- 9.2.4 ***A site zoned “R(C)1” on Kam Pok Road is subject to a maximum domestic PR of 1.5 and a maximum non-domestic PR of 0.09, and a maximum BH of 60 metres above Principal Datum (mPD) as stipulated on the Plan, or the PR and BH of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, whichever is the greater. The PR control under “R(C)1” sub-zone is regarded as being stipulated in a ‘new or amended statutory plan’ according to the Joint Practice Note (JPN) No. 4 on ‘Development Control Parameters PR/ Gross Floor Area (GFA)’, and shall be subject to the streamlining arrangements stated therein.***
- 9.2.5 ***Development within the “R(C)1” site should provide a stepped BH profile descending from south-east to north-west, with low-rise non-domestic blocks located along NTM DC; building separations between residential blocks; building setback from the site boundary; and a landscape pond of about 0.5 ha along NTM DC, to respect the surrounding neighbourhood setting. An open space of not less than 2,100m² for public use at the south-eastern part of the “R(C)1” zone for reasonable hours per day should be provided. To serve the future population of the proposed residential development as well as the***

existing population in the neighbourhood, transport lay-by facilities with GFA of not less than 2,400m² shall be provided and included in GFA calculations. Besides, Government, institution and community (GIC) facilities, including a Neighbourhood Elderly Centre, shall also be provided within the development subject to further liaison with relevant bureaux/departments on the exact type(s) and size(s). In addition, a 6-classroom kindergarten shall be provided and included in GFA calculations. Requirements of the aforementioned design merits and facilities, with relevant technical assessments, would be taken forward through contractual and/or administrative measures.

9.3 Residential (Group D) (“R(D)”) (Total Area ~~14.93~~ **5.44** ha)

9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum ~~building height~~ **BH** of 2 storeys (6m).

9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application under section 16 of the Ordinance to the Board. To be in line with the development intensity of existing domestic accommodation in the area, residential development other than New Territories Exempted House shall not result in a total development in excess of a ~~plot ratio~~ **PR** of 0.2 and a maximum ~~building height~~ **BH** of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impact on the environment. ~~Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

9.3.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.3.4 The area under this zone lies between Chuk Yuen Tsuen to the east and Fairview Park to the west. It consists of a mixture of fallow agricultural land, ~~fish ponds~~ and scattered temporary structures.

9.4 Village Type Development (“V”) (Total Area ~~35.54~~ **35.91** ha)

9.4.1 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 under section 16 of the Ordinance to the Board.

9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.4.3 The recognized villages in the Area include Mai Po Tsuen/*Village* (Lo Wai & San Tsuen), Chuk Yuen Tsuen, Sheung San Wai Tsuen and Ha San Wai Tsuen. They are located along the western side of the San Tin Highway and Castle Peak Road (Mai Po Section). Since the areas along these roads would be subject to traffic noise impact, any proposed Small House development near the roads should provide adequate mitigation measures to minimise such impact.

~~9.4.4 Minor relaxation of building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of such application. Each application will be considered on its own merits.~~

9.4.45 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.5 Open Storage (“OS”) (Total Area 3.10 ha)

9.5.1 The planning intention of this zone is primarily to provide land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses within this zone. This zoning also provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.

9.5.2 Specified open storage uses such as container storage, vehicle stripping/breaking yard, and storage of dangerous goods which may cause environmental nuisance, safety hazards or transport problems require permission on application under section 16 of the Ordinance from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surroundings. Other open storage uses (not elsewhere specified), such as storage of agricultural products, construction materials (except storage of cement/sand) and

equipment, which would unlikely cause adverse environmental, drainage or transport problems are always permitted in this zone.

9.5.3 The area bounded by San Tin Highway and Castle Peak Road is zoned “OS”. It is very accessible by vehicles and some open storage uses are found. The area should be properly paved and landscaped to reduce the visual impact.

9.6 Government, Institution or Community (“G/IC”) (Total Area ~~4.04~~ 3 ha)

9.6.1 This zone is intended primarily for the provision of ~~Government, institution and community~~ **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.

9.6.2 The existing *Chuk Yuen Stormwater Pumping Station*, telephone exchange near Chuk Yuen Tsuen, *Mai Po Ventilation Building for the Guangzhou-Shenzhen-Hong Kong Express Rail Link near Mai Po Tsuen/Village* and a police post together with a field study centre at Tam Kon Chau are zoned “G/IC” to reflect the current uses.

9.7 Open Space (“O”) (Total Area 6.35 ha)

9.7.1 The planning intention of this zone is to provide outdoor open-air space for the development of active and/or passive recreational uses serving the local residents and the general public.

9.7.2 The strip of land to the east of the Royal Palms is zoned “O” to provide local recreation facilities to the existing villages and residential developments in the vicinity such as Fairview Park, Palm Springs and Royal Palms as well as to create a buffer from San Tin Highway.

9.7.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.8 Recreation (“REC”) (Total Area 18.40 ha)

9.8.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission under section 16 of the Ordinance.

9.8.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application under section 16 of the Ordinance to the Board. The development intensity should be in line with rural setting and shall not result in a total development in excess of a maximum ~~plot ratio~~ **PR** of 0.2, and a maximum ~~building height~~ **BH** of

2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment including the ecology of the area and infrastructural provision. ~~Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~

- 9.8.3 Two areas to the east of Fairview Park and to the south-east of Palm Springs are zoned “REC”. The former is temporarily used for light public housing development, while the latter is partly occupied by rural settlements and brownfield sites. In view of the presence of the ecological sensitive areas in the Area, developments of eco-tourism and compatible recreational developments are preferable within the “REC” zone.
- 9.8.4 Since the area zoned for this purpose has a bearing on the overall amenity and water quality of the existing MPNR and Site of Special Scientific Interest (SSSI), and the ~~proposed~~ **planned** SPS WCP in the Area, new development within this zone would not normally be allowed unless the applicant could demonstrate that the proposed development would have insignificant impact on environment, drainage, transportation and ecology in the area.
- 9.8.5 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.9 Other Specified Uses (“OU”) (Total Area ~~378.45~~ **377.93** ha)

The sites zoned “OU” on the Plan include the following as annotated on the Plan:

“OU(Comprehensive Development to include Wetland Restoration Area)”
(“OU(CDWRA)”) (Total Area ~~21.51~~ **20.99** ha)

- 9.9.1 The planning intention of this zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds and to encourage the phasing out of sporadic open storage and port back-up uses on degraded wetland. This can be achieved through comprehensive residential and/or recreational development to include wetland restoration area. Development or redevelopment schemes on the degraded wetlands directly adjoining the existing continuous and contiguous fish ponds should include wetland restoration and buffer proposals to separate the development from and minimise its impact on the fish pond areas. Any new building should be located farthest away from Deep Bay.
- 9.9.2 To ensure that development or redevelopment which requires planning permission should be developed in a comprehensive manner, an

applicant should submit to the Board a development or redevelopment proposal in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an Ecological Impact Assessment (EcoIA) and a Visual Impact Assessment (VIA); and traffic impact, drainage and sewerage impacts study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals to mitigate the potential impact on the nearby existing wetland, a maintenance and management plan with implementation details, arrangement of funding and monitoring programme to ensure the long-term management of the restored wetland. The EcoIA should demonstrate that any negative ecological impacts on the area can be fully mitigated through positive measures. The submission should demonstrate that the development or redevelopment would not cause a net increase of pollution load into Deep Bay.

9.9.3 ~~To be in line with~~ *respect* the rural setting *surrounding neighbourhood setting* which is *comprises* mainly *low-rise and low-density residential developments including* village houses, to minimise *potential* visual impact and to ~~take into account~~ *capitalise on* the *enhanced* capacities of local road network and infrastructure in this area *brought about by the planned developments including the Technopole and NTM NDA*, development or redevelopment *within the "OU(CDWRA)" zone* shall not result in a total development or redevelopment intensity in excess of a total plot ratio *PR* of 0.4 ~~1.3~~ and a maximum building height *BH* of 6 storeys including car park ~~42mPD as stipulated on the Plan~~. ~~Minor relaxation of the plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.~~ *The PR control under this zone is regarded as being stipulated in a 'new or amended statutory plan' according to JPN No. 4 on 'Development Control Parameters PR/GFA', and shall be subject to the streamlining arrangements stated therein.*

9.9.4 It is recognized that the degraded wetlands within the zone may not be developed as a whole and the objectives of comprehensive development to include wetland restoration may take time to materialise. To provide flexibility in the planning application system, certain uses or developments, which are small-scale and have insignificant environmental impacts, may be permitted as interim development on an individual basis on application to the Board. Application for such uses or developments may be exempted from the requirement of the provision of wetland restoration proposal and the submission of layout plan.

- 9.9.5 Within the “OU(CDWRA)” zone, while open storage and port back-up uses that existed immediately before the first publication in the Gazette of the notice of the Mai Po and Fairview Park IDPA Plan and those with planning permission from the Board are tolerated, new temporary open storage and port back-up uses would not be allowed by the Board.
- 9.9.6 The area at Wo Shang Wai to the north of Royal Palms and Palm Springs is zoned “OU(CDWRA)”. This area comprises a ***Wetland Restoration Area (WRA) of about 4.74 ha already created in the northern portion which will be maintained and managed in accordance with the maintenance and management plan mentioned in 9.9.2 above to continue to serve as a compensation wetland and a buffer between the proposed residential development at this zone and the wetland in the Deep Bay Area;*** and formed land, fish ponds filled prior to the publication of the Mai Po and Fairview Park IDPA Plan, and fragmented and partially filled marshland. ***To minimise human disturbance on the WRA and the adjoining wetland habitats and the planned SPS WCP to the immediate north of the “OU(CDWRA)” zone, as well as to allow better transition to the existing low-rise development to the south, a stepped BH profile with low-rise buildings fronting the WRA and at the southern portion of the “OU(CDWRA)” zone shall be adopted. Besides, sufficient buffer between the residential portion and the WRA, as well as buffer from the surrounding residential developments / wetlands, should be provided. For better air ventilation, appropriate building separations, gaps and setbacks with respect to the prevailing wind directions should also be provided. A 100-place Residential Care Home for the Elderly shall also be provided at the development within this zone.***
- 9.9.7 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

“OU(Comprehensive Development and Wetland Protection Area)”
(“OU(CDWPA)”) (Total Area 8.31 ha)

- 9.9.8 Within the “OU(CDWPA)” zone, all the existing continuous and contiguous fish ponds should be conserved and the “precautionary approach” and “no-net-loss in wetland” principle shall apply. According to the “precautionary approach”, these existing continuous and contiguous fish ponds are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. “No-net-loss in wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds.
- 9.9.9 The “OU(CDWPA)” zone partly comprises fish ponds which form an integral part of the Deep Bay wetland ecosystem and partly comprises formed land and fish ponds filled prior to the publication of the Mai Po and Fairview Park IDPA Plan. The planning intention of the “OU(CDWPA)” zone is to allow the consideration of comprehensive low-density residential development or redevelopment provided that all

the existing continuous and contiguous fish ponds within the zone are protected and conserved. Development or redevelopment within this zone should involve no pond filling and no decline in wetland functions of the fish ponds. Any new development should be located on the formed land and as far away from the existing fish ponds within the development site.

- 9.9.10 New development or redevelopment should be developed in a comprehensive manner and would require planning permission from the Board under section 16 of the Ordinance to ensure that such development or redevelopment would adhere to the “precautionary approach” and “no-net-loss in wetland” principle. An applicant should submit to the Board a development or redevelopment proposal in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an EcoIA and a VIA; and traffic impact, drainage and sewerage impacts study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland conservation and restoration scheme, including its detailed design, wetland buffer proposals to mitigate the potential impacts on the existing wetland, a maintenance and management plan with implementation details, arrangements of funding, and monitoring programme to ensure the long-term management of the wetland within the zone. The EcoIA should demonstrate that such development or redevelopment proposal would require no pond filling and would not result in, or be able to fully compensate for, any loss of the total ecological function of the original fish ponds on the development site, and that any negative ecological impacts on the area could be fully mitigated through positive measures. The submission should also demonstrate that the development or redevelopment would not cause a net increase of pollution load into Deep Bay.
- 9.9.11 To be in line with the rural setting which are mainly low-rise houses, scattered village houses and cultivated farmland, to minimise visual impact and to take into account the capacities of local road network and infrastructure in the area, development or redevelopment shall not result in a total development intensity in excess of a maximum ~~plot ratio~~ **PR** of 0.2 and a maximum ~~building height~~ **BH** of 3 storeys including car park.
- 9.9.12 An area near Yau Mei San Tsuen located to the south of Palm Springs is zoned “OU(CDWPA)”. The northern portion of this area comprises fish ponds which form an integral part of the Deep Bay wetland ecosystem. The southern portion of this area comprises mostly of cultivated land with some on-farm domestic structures and a few temporary structures.
- 9.9.13 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

“OU(Wetland Conservation Park)” (“OU(WCP)”) (Total Area 348.63 ha)

- 9.9.14 The planning intention of this zone is for development of a WCP, namely the SPS WCP, to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland systems; compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area of the Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernized aquaculture industry.
- 9.9.15 The zone includes the ~~proposed~~ **planned** SPS WCP recommended in AFCD’s WCP Study (as explained in paragraphs 7.1.3 and 7.1.4 above) and areas of wetland (about 10 ha) to the south-west of Lok Ma Chau Station which are existing compensatory wetlands. AFCD will be the sponsoring department for both parts of the wetland.
- 9.9.16 The detailed boundary and design of the SPS WCP are still subject to further studies by AFCD. Preliminarily, about 328 ha of the proposed area will be used for implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole (see details of the possible enhancement measures and examples in paragraph 7.1.5 above), while another 10 ha will be for eco-education and eco-recreation facilities (see examples detailed in paragraph 7.1.4 above). According to the Environment and Ecology Bureau and AFCD, the SPS WCP will be developed in phases. The construction works of the first phase is 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 2039).
- 9.9.17 The area at Mai Po and Sam Po Shue to the north of Fairview Park and Palm Springs and to the west of proposed Technopole is zoned “OU(WCP)”. This area mainly comprises fish ponds which form an integral part of the Deep Bay Area wetland ecosystem.
- 9.9.18 Wetland conservation park (including its eco-education and eco-recreation facilities, as well as other supporting uses and facilities) and fish pond culture are always permitted in the “OU(WCP)” zone. It is recognized that the SPS WCP will be developed in phases and the objectives of the zone will take time to materialise.
- 9.9.19 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.10 Conservation Area (“CA”) (Total Area 72.90 ha)

9.10.1 The planning intention of this zone is to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. “No-net-loss in wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the “CA” zone should be avoided.

9.10.2 The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructural project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone. For those developments which may be permitted on application to the Board, such application should be supported by an EcoIA and a management plan to demonstrate that the development would not result in any net loss in wetland function and negative disturbance impact. Such development should also be compatible with the conservation objectives of the wetland in the Deep Bay Area and should be appropriate as well as be able to enhance the visual and landscape quality of the area. Wetland compensation is required for any development involving pond filling and mitigation measures against any disturbance would be necessary. Certain uses/facilities that are of small scale or necessary to serve the local needs may also be considered on application to the Board.

9.10.3 This zone comprises the existing contiguous and continuous fish ponds to the south of MPNR and a section of the Shenzhen River adjacent to the northern part ~~proposed~~ **planned** SPS WCP.

9.10.4 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.11 Site of Special Scientific Interest (“SSSI”) (Total Area 376.96 ha)

9.11.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special

scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

9.11.2 There are two SSSIs in the Area, namely the ~~MPNR~~ ***Mai Po Marshes*** and the Mai Po ~~Egret~~ ***Village***. Together with the Inner Deep Bay SSSI, which is located to the immediate west and south-west of the Area, these SSSIs form a comprehensive wetland system that is important to wildlife habitats in the Area and are of international importance. The ~~MPNR~~ ***Mai Po Marshes*** SSSI (excluding Lut Chau) covers an area of about 372 ha of which 55 per cent are gei wais and bunds, the rest being tidal creeks and mangroves. With this geographical and man-made setting, this SSSI provides a rich food source for thousands of migratory birds and nesting habitats for a number of species. The Mai Po ~~Egret~~ ***Village*** SSSI is located to the east of Mai Po Tsuen/***Village***. It covers an area of about 5 ha of undisturbed woodland suitable for egret with a large concentration of egrets nesting and breeding in the woodland.

9.11.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.12 Site of Special Scientific Interest (1) (“SSSI(1)”) (Total Area 55.45 ha)

9.12.1 The planning intention of the “SSSI(1)” is to conserve the ecological value and function of the existing fish ponds within this zone and to deter development (other than those which are necessary to sustain or enhance the ecological value of the fish ponds within the zone or to serve educational or research purpose) within this zone.

9.12.2 New development or redevelopment should be in a comprehensive manner and would require planning permission from the Board under section 16 of the Ordinance. Alternative ecologically beneficial uses to existing fish ponds in the form of a nature reserve which would perform ecological functions similar to or better than the existing fish ponds and compatible with the conservation objectives of the wetland in Deep Bay Area may be considered on application to the Board under section 16 of the Ordinance.

9.12.3 Any application for permission under section 16 of the Ordinance should be in the form of a comprehensive wetland conservation and enhancement scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an EcoIA and a VIA; as well as drainage impact study report. The wetland conservation and enhancement scheme should provide detailed design, wetland buffer proposals, a maintenance and management plan with details on implementation mechanism, arrangements of funding, and monitoring programme to ensure the long-term management of the wetland within the zone. The EcoIA should demonstrate that the development would not result in any decline in the wetland function of the original fish ponds within and near the zone.

- 9.12.4 Any development or redevelopment within the “SSSI(1)” zone on this Plan is required to be developed in a comprehensive and integrated manner with the “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” (“OU(CDWEA1)”) zone on the Nam Sang Wai OZP. An applicant for development or redevelopment in the “SSSI(1)” zone is required to submit a layout plan with supporting documents and a wetland conservation and enhancement scheme which should provide details on the management and monitoring plan as well as implementation mechanism for both the whole of “SSSI(1)” zone and the whole of said “OU(CDWEA1)” zone for the consideration of the Board under section 16 of the Ordinance.
- 9.12.5 This zone comprises the existing contiguous and continuous, active or abandoned, fish ponds and gei wais at Lut Chau to the south of MPNR which are part of the SSSI.
- 9.12.6 The “SSSI(1)” zone on this Plan and the “OU(CDWEA1)” zone on Nam Sang Wai OZP are to primarily facilitate the proposed residential development at Nam Sang Wai with a nature reserve at Lut Chau in Mai Po allowed by the Town Planning Appeal Board in 1994 and upheld by the Privy Council in 1996, taking into account the Town Planning Board Guidelines for “Applications for Development within Deep Bay Area”. The proposed nature reserve at Lut Chau should form part of the above development at Nam Sang Wai.
- 9.12.7 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.13 Minor Relaxation Clause

9.13.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of development restrictions as stated in the Notes of the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 San Tin Highway, as part of Route 9 (i.e. New Territories Circular Route), is an expressway connecting the Area to various districts in New Territories, such as Yuen Long and Lok Ma Chau. Castle Peak Road, which is an important local distributor connecting to San Tin Highway, provides pedestrian and secondary vehicular access. Fairview Park Boulevard, Royal Palms Boulevard and Kam Pok Road provide vehicular link from Castle Peak Road to Fairview Park, Palm Springs

and Royal Palms. Further away from Mai Po, Tsing Long Highway is a main trunk road which connects NWNT with the urban area.

- 10.1.2 Village settlements within the Area are linked up by sub-standard tracks which will be improved or upgraded whenever possible and whenever there is such need under the Rural Public Works. Apart from the Rural Public Works, such sub-standard tracks may also be improved or upgraded by other Government's works programmes when appropriate.

10.2 Railway

- 10.2.1 The ~~proposed~~ **planned Northern Link NOL** Main Line will run to the east of the Area with intermediate stations at Ngau Tam Mei and San Tin. This railway is planned to provide interchange service with the existing Tuen Ma Line and East Rail Line at Kam Sheung Road Station and Kwu Tung Station respectively connecting to the metro areas of Hong Kong.

10.2.2 The XRL is a cross-boundary passenger line running from West Kowloon Terminus to the Hong Kong/Shenzhen boundary, where it connects with the national high-speed railway network. The underground railway tunnel traverses the Area in a south-east – north orientation. The scheme of the railway was authorised by the CE in C on 20 October 2009. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance and the railway scheme is shown on the Plan for information only.

10.3 Public Transport

Apart from bus and public light bus services operating between Yuen Long and Sheung Shui New Towns through the Area, there are several green minibus routes serving the Area and its neighbourhoods. Other shuttle buses are also being operated from Fairview Park, Palm Springs and Royal Palms to other parts of the Territory.

11. UTILITY SERVICES

11.1 Water Supply

The capacity of the existing water treatment works available in the NWNT has already been fully committed. Further treatment works capacity, if required, will be made available from the future extension to Ngau Tam Mei Water Treatment Works.

11.2 Sewerage and Sewage Treatment

- 11.2.1 At present, there is no public sewer serving the Area. There are however private sewerage systems serving residential developments

which include Fairview Park, Palm Springs and Royal Palms.

11.2.2 Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities to achieve the requirements of “no-net-increase in pollution load to Deep Bay” and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. The electricity supply is reinforced by the 132 kV network.

11.4 Gas

Whilst gas pipes have already been laid from Tai Po to Yuen Long along San Tin Highway, Fairview Park basically relies on bottled gas. Piped gas supply has been made available in the Area by the pressure reduction station at Fairview Park Boulevard.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there is a ~~graded~~ historic building ***graded by the Antiquities Advisory Board (AAB), namely MacIntosh Fort (Pak Hok Chau) (Grade 2). Two High Archaeological Potential Areas, namely Mai Po Area and Chuk Yuen Tsuen Area identified in the approved EIA reports for the STLMC Study and NOL Study respectively, are also situated in the Area.*** ~~The list of graded buildings will be updated from time to time.~~

12.2 ***The lists of declared monuments and proposed monuments, historic buildings and sites graded by the AAB, new items for grading assessment, Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO) and sites of archaeological interest (SAIs) are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.*** ~~On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and the new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.~~

12.3 ~~Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals *that* may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, ***new items for grading assessment***, site of archaeological interest, or Government historic sites identified by AMO, *SAIs*, ~~the new items mentioned in 12.2 above;~~ or any other buildings/structures identified with heritage value, both at grade and underground, and ~~their~~ ***the immediate environs of the aforementioned items; or***~~

the High Archaeological Potential Areas identified in the approved EIA reports for the STLMC Study / NOL Study and their immediate environs. Reference should be made to the recommendations of these approved EIA reports. ~~Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.~~

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted development and uses within the Area are listed in the Notes of the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the relevant IDPA plans and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board in considering the planning applications, will take into

account all relevant planning considerations which may include departmental outline development plans (**ODPs**) and layout plans, and guidelines published by the Board. The ~~outline development plans~~ **ODPs** and layout plans are available for public inspection at **PlanD** ~~the Planning Department~~. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of **PlanD** ~~the Planning Department~~. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Offices of **PlanD** ~~the Planning Department~~. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in the plans of the Mai Po and Fairview Park IDPA, Nam Sang Wai IDPA and San Tin IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.