



香港城市規劃委員會依據城市規劃條例擬備的米埔及錦綉花園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAI PO & FAIRVIEW PARK - OUTLINE ZONING PLAN

行政長官會同行政會議於 2024 年 9 月 17 日 根據城市
規劃條例第 9(1)(a) 條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
17 SEPTEMBER 2024

Signed Ms Carmen KONG 江嘉敏女士 簽署
.....
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **S/YL-MP/8**

圖例
NOTATION地帶
ZONES

COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP C)	RC	住宅 (丙類)
RESIDENTIAL (GROUP D)	RD	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
CONSERVATION AREA	CA	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點

交通
COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)	— — — — —	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	— — — — —	主要道路及路口
ELEVATED ROAD	— — — — —	高架道路

其他
MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	— — — — —	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	42	最高建築物高度 (在主水平基準上若干米)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途 用途
	HECTARES	% 百分比	
COMMERCIAL / RESIDENTIAL	5.78	0.50	商業 / 住宅
RESIDENTIAL (GROUP C)	166.74	14.53	住宅 (丙類)
RESIDENTIAL (GROUP D)	5.44	0.47	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	35.91	3.13	鄉村式發展
OPEN STORAGE	3.10	0.27	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	3.00	0.26	政府、機構或社區
OPEN SPACE	6.35	0.55	休憩用地
RECREATION	18.40	1.60	康樂
OTHER SPECIFIED USES	377.93	32.93	其他指定用途
CONSERVATION AREA	72.90	6.35	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	432.41	37.68	具特殊科學價值地點
DRAINAGE CHANNEL	9.11	0.79	排水道
MAJOR ROAD ETC.	10.61	0.94	主要道路等
TOTAL PLANNING SCHEME AREA	1147.68	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / Y L - M P / 8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-MP/8

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE
按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM A3	修訂項目 A 3 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項
AMENDMENT ITEM B3	修訂項目 B 3 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的米埔及錦綉花園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAI PO & FAIRVIEW PARK - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 METRES 200 400 600 800 1000 METRES 0

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/YL-MP/8A

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

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

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of *a draft plan including* the interim development permission area (IDPA) plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, *covering any such land or building*, conform to this Plan, provided such use has continued since it came into existence. 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 in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, the IDPA plan

for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, without permission from the Town Planning Board.

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area”:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, **small unmanned aircraft take-off and landing facilities**, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic 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, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area”,
 - (a) the following uses or developments are always permitted:

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
- (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
- (iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

(11) (a) Except in areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in paragraph (11)(a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" or "Other Specified Uses" annotated "Wetland Conservation Park", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

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

Schedule of Uses

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COMMERCIAL/RESIDENTIAL

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution #	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified) #	Government Refuse Collection Point
House	Off-course Betting Centre
Library	Petrol Filling Station
Place of Entertainment	Place of Recreation, Sports or Culture
Private Club	Public Transport Terminus or Station
Public Clinic	Recyclable Collection Centre
Public Convenience	Religious Institution #
Public Utility Installation	School #
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
Shop and Services	
Social Welfare Facility #	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, except to those annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for Nam Sang Wai (whichever the case may be), whichever is the greater.

(Please see next page)

COMMERCIAL/RESIDENTIAL (cont'd)

Remarks (cont'd)

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or and** caretaker's quarters, **and or** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP C)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shops and Services
	Social Welfare Facility
	Training Centre

On land designated “R(C)1”, the following uses are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place

Place of Recreation, Sports or Culture

Private Club

Public Transport Terminus or Station

School

Shop and Services

Social Welfare Facility

RESIDENTIAL (GROUP C) (cont'd)

Planning Intention

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 Town Planning Board. ***On land designated “Residential (Group 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.***

Remarks

- (a) ***On land designated “Residential (Group C)”, No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park, whichever is the greater.***
- (b) ***On land designated “Residential (Group C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 1.5 and maximum non-domestic plot ratio of 0.09, and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park, whichever is the greater. An open space of not less than 2,100m² for public use and transport lay-by facilities with a gross floor area of not less than 2,400m² shall be provided. Government, institution and community facility, as required by the Government, shall also be provided.***
- (bc) In determining the maximum plot ratio for the purposes of paragraphs (a) ***and (b)*** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ***and*** caretaker's office, ***or and*** caretaker's quarters, ***and or*** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) ***In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as Government, institution and community facilities, as required by the Government, may also be disregarded.***
- (ee) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) ***and (b)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	<i>Hotel (Holiday House only) #</i>
	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m) or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; **and** caretaker's office, **or and** caretaker's quarters, **and or** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Any filling of land/pond or excavation of land, **including that necessary** to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Burial Ground
Government Refuse Collection Point	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Field Study/Education/Visitor Centre
House (New Territories Exempted House only)	Flat
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Public Convenience	Hotel (Holiday House only)
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified) #
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land, ***including that necessary*** to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cement Manufacturing
Eating Place (Canteen only)	Concrete Batching Plant
Government Refuse Collection Point	Container Storage/Repair Yard
Government Use (not elsewhere specified)	Container Vehicle Park/ Container Vehicle Repair Yard
On-Farm Domestic Structure	Dangerous Goods Godown
Open Storage (not elsewhere specified)	Eating Place (not elsewhere specified)
Public Convenience	Industrial Use (not elsewhere specified)
Public Utility Installation	Open Storage of Cement/Sand
Public Vehicle Park (excluding container vehicle)	Open Storage of Chemical Products/ Dangerous Goods
Rural Workshop	Petrol Filling Station
Shop and Services (Service Trades Only)	Shop and Services (not elsewhere specified)
Utility Installation for Private Project	Vehicle Stripping/Breaking Yard
Vehicle Repair Workshop	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses ~~which~~ **that** cannot be accommodated in conventional godown premises.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre	Animal Quarantine Centre
(in Government building only)	(not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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, or other institutional establishments.

OPEN SPACE

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or Without conditions on application To the Town Planning Board
Aviary	Eating Place
Barbecue Spot	Government Refuse Collection Point
Bathing Beach	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Holiday Camp
Park and Garden	Place of Entertainment
Pavilion	Place of Recreation, Sports or Culture
Pedestrian Area	Private Club
Picnic Area	Public Transport Terminus or Station
Playground/Playing Field	Public Utility Installation
Promenade	Public Vehicle Park
Public Convenience	(excluding container vehicle)
Sitting Out Area	Religious Institution
Zoo	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air **public** space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of land/pond or excavation of land, **including that** necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Cable Car Route and Terminal Building
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Flat
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Rural Committee/Village Office	Hotel
Tent Camping Ground	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

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.

(Please see next page)

RECREATION (cont'd)

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land, *including that necessary* to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Comprehensive Development to include Wetland Restoration Area” only</u>	
Agricultural Use	Eating Place #
Barbecue Spot	Flat
Field Study/Education/Visitor Centre	Golf Course
Nature Trail	Government Refuse Collection Point #
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Picnic Area	Holiday Camp
Religious Institution (Ancestral Hall only)	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) #
	Nature Reserve
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic #
	Public Convenience #
	Public Transport Terminus or Station
	Public Utility Installation #
	Religious Institution (not elsewhere specified)
	Residential Institution
	School #
	Shop and Services #
	Social Welfare Facility #
	Tent Camping Ground #
	Theme Park
	Utility Installation for Private Project
	Wetland Habitat
	Zoo

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development to include Wetland Restoration Area” only (cont'd)

Planning Intention

This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

Remarks

(a) Application for permission of use or development, except as otherwise specified in paragraph (b) below, shall be in the form of a comprehensive development scheme to include wetland restoration proposal. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:

- (i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
- (ii) a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
- (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;
- (iv) landscape proposals;
- (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;
- (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development to include Wetland Restoration Area” only (cont'd)

Remarks (cont'd)

(vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland restoration and/or creation scheme); and

(viii) such other information as may be required by the Town Planning Board.

(b) For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under paragraph (a) above may be exempted.

(c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to ‘New Territories Exempted House’) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 **1.3** and a maximum building height **in terms of 6-storeys including car park metres above Principal Datum as stipulated on the Plan**, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(e) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker’s office, **or** and caretaker’s quarters, **and** or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(f) Any filling of land/pond or excavation of land, **including that necessary** to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or development always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For “Comprehensive Development and Wetland Protection Area” only

Agricultural Use (Fish Pond Culture only)	Eating Place Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than New Territories Exempted House) Nature Reserve Nature Trail Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project Wetland Habitat
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Planning Intention

The planning intention of this 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. The “no-net-loss in wetland” principle is adopted for any change in use within the zone. Development or redevelopment within this zone should involve no pond filling and no decline in wetland function of the fish ponds. Any new development should be located on the formed land and as far away from the existing fish pond within the development site.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development and Wetland Protection Area” only (cont'd)

Remarks

(a) Application for permission of use or development shall be in the form of a comprehensive development scheme with no pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:

- (i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
- (ii) a wetland conservation and restoration scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
- (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;
- (iv) landscape proposals;
- (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;
- (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;
- (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland conservation and restoration scheme); and
- (viii) such other information as may be required by the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development and Wetland Protection Area” only (cont'd)

Remarks (cont'd)

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 3 storeys including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, **or and** caretaker's quarters, **and or** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Any filling of land/pond or excavation of land, **including that necessary** to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Wetland Conservation Park” only</u>	
Wetland Conservation Park	Field Study/Education/Visitor Centre
Agricultural Use (Fish Pond Culture only)	Government Refuse Collection Point
Nature Reserve	Government Use (not elsewhere specified)
On-Farm Domestic Structure	House (Redevelopment only)
Wetland Habitat	Nature Trail
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the development of a Wetland Conservation Park by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the San Tin 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.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all works as required/co-ordinated/implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wetland Habitat	House (Redevelopment only)
Wild Animals Protection Area	Nature Trail
	Public Convenience
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention 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 infrastructure project with overriding public interest.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be.
- (b) Any filling of land/pond or excavation of land, *including that necessary* to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

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 Site of Special Scientific Interest (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.

Remarks

Any filling of land/pond or excavation of land, ***including that*** necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (***except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works***), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Agriculture Use (Fish Pond Culture only) Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Wild Animals Protection Area

Planning Intention

The planning intention of this zone 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.

Remarks

(a) Application for permission of use or development shall be in the form of a comprehensive wetland conservation plan to include a wetland enhancement scheme with no decline in the wetland function of the fish ponds within and near the site. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:

- (i) the proposed land uses and a schematic layout;
- (ii) a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
- (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;

(Please see next page)

SITE OF SPECIAL SCIENTIFIC INTEREST (1) (cont'd)

Remarks (cont'd)

- (iv) landscape proposals;
- (v) a drainage impact study report to examine any possible flooding, drainage, and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;
- (vi) programming, phasing and implementation schedule of each component of the wetland conservation and enhancement scheme; and
- (vii) such other information as may be required by the Town Planning Board.

(b) Any development and/or redevelopment within the “Site of Special Scientific Interest (1)” (“SSSI(1)”) zone is required to be developed together with the “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” (“OU(CDWEA1)”) zone on the Nam Sang Wai Outline Zoning Plan in a comprehensive and integrated manner. An applicant shall submit a layout plan covering the whole of the “SSSI(1)” zone and the “OU(CDWEA1)” zone for the consideration of the Town Planning Board in accordance with the provisions of the Notes of both zones.

(c) Any filling of land/pond or excavation of land, *including that necessary* to effect a change of use to any of those specified in Column 2 above or the uses or developments always permitted under the covering Notes (*except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works*), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

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

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**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 C1)”; 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 Egretary 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 1.01 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 egrety 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.

TOWN PLANNING BOARD
~~XX 2026 SEPTEMBER 2024~~

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-MP/10 Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3152, 3153 RP, 3156 S.B and 4805 in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long

(RNTPC Paper No. Y/YL-MP/10A)

9. The Secretary reported that the application site (the Site) was located in Mai Po and the application was submitted by Capital Chance Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho - his firm having current business dealings with SHK and AECOM; and

Mr K.W. Leung - owning a property in Mai Po.

10. The Committee noted that Mr Vincent K.Y. Ho and Mr K.W. Leung had tendered apologies for being unable to attend the meeting.

Presentation and Question Sessions

11. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Ms Josephine Y.M. Lo	- District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)
Mr Kimson P.H. Chiu	- Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)
Ms Jane C.K. Lau	- Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East

Applicant's Representatives

Capital Chance Limited

Mr Andy Mok

Ms Jovial Wong

Mr Felix Wo

Mr S.H. Lai

KTA Planning Limited

Mr Kenneth To

Ms Gladys Ng

Mr Wilson Man

AECOM

Mr Willie Wan

Mr David Yeung

Mr Sam Wong

ESCM Company Limited

Dr Michael Lau

Ove Arup & Partners Hong Kong Limited

Mr Franki Chiu

Mr Ivan Wan

Ramboll Hong Kong Limited

Mr Henry Ng

12. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

13. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the Site from "Residential (Group D)" ("R(D)") to "Residential (Group C) 1" ("R(C)1") to facilitate a proposed comprehensive residential development with commercial use, transport lay-by facilities and government, institution and community facilities, departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Professor B.S. Tang joined the meeting during PlanD's presentation.]

14. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Kenneth To, the applicant's representative, made the following main points:

- (a) the Site was located within the 'Innovation and Technology Zone' of the Northern Metropolis (NM), and was surrounded by low-density residential developments, Ngau Tam Mei (NTM) Drainage Channel (NTMDC) and Yau Pok Road Light Public Housing. The planned Sha Po public housing development, NTM Station of the Northern Link (NOL) Main Line and the San Tin Technopole (the Technopole) were also located nearby. Under the development proposal of NTM New Development Area (NDA) in NM, or referred to as NTM Tech-Knowledge Hub, located to the east of the Site across San Tin Highway, there would be high-density residential sites with domestic plot ratio (PR) up to 6 and building height (BH) more than 40 storeys, as well as a nine-hectare Integrated Hospital;
- (b) the Site had been zoned "R(D)" for over 30 years since the publication of the first Mai Po & Fairview Park Outline Zoning Plan (OZP) and development

had not been realised. It was involved in a previous section 16 application (No. A/YL-MP/205) approved in 2013 for the development of 71 houses with a PR of 0.2. In light of substantial changes in the planning context of the area, as well as the latest housing land policy regarding rezoning of “Green Belt” sites for residential use and relaxing the PR of suitable sites for high-density developments in the past decade, the development intensity imposed for the Site was no longer appropriate and should be reviewed and increased accordingly;

- (c) after the rejection of the previous section 12A (s.12A) application No. Y/YL-MP/6 by the Committee in 2023, the land use proposal of NTM NDA was announced in 2024. In response to Members’ concerns raised during consideration of the rejected application, the current scheme was refined with reduced development intensity and ecological enhancements incorporated. Key planning and design features included provision of a redesigned landscape pond, setback of residential blocks from NTMDC and building separation, as well as reduction of domestic PR from 1.8 to 1.5 and BH from 19 storeys to 16 storeys with the stepped BH profile maintained. To respect the birds’ flight path along NTMDC, the redesigned landscape pond, with restricted human access in the future, was lengthened along the NTMDC interface and incorporated with ecological features, including deep and shallow water zones to create varied habitats that would support different aquatic plants and attract diverse bird species, insects and aquatic life. The current scheme also generally retained the planning and design merits of the previous application such as the provision of a neighbourhood activity node with retail spaces, neighbourhood elderly centre (NEC), kindergarten and transport lay-by facilities, and private open space open to the public. These initiatives were intended to serve the future residents and the local community;
- (d) the proposed development was technically feasible, and relevant government departments had no in-principle objection to or no adverse comment on the application. Development control could be enforced by the Government under various relevant ordinances including environmental legislation and the

land exchange process upon approval of the application; and

- (e) the proposed development at the Site aligned with the strategic development potential of the area while offering an alternative housing option with quality living environment for professionals and their families, thereby contributing to the diversity of housing in the area.

15. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from Members.

The Proposed Scheme

16. The Vice-chairperson and some Members raised the following questions:

- (a) noting that the neighbourhood activity node was relatively small in scale, whether the target customers and users of the proposed commercial and community facilities would be the nearby residents, and whether a public car park would be provided at the proposed development;
- (b) in view of the increased future private and public housing supply in the Technopole nearby, how to evaluate the additional demand for housing at the Site and the proportion of workers commuting back and forth from the Mainland so as to justify the proposed increase in PR;
- (c) whether building gaps of 15m were provided between all of the residential blocks;
- (d) the access arrangement for the private open space to be opened to the public;
- (e) the intended purpose of the community farm at the Site; and
- (f) the future management responsibilities of the facilities within the Site.

17. In response, Mr Kenneth To, the applicant's representative, with the aid of some

Powerpoint slides, made the following main points:

- (a) the neighbourhood activity node would have a gross floor area of about 3,000m² for commercial uses such as convenience stores, restaurants and laundromats to serve the immediate daily needs of the residents, and was strategically placed at the site boundary to enhance accessibility. The proposed community facilities, including kindergarten and NEC, were also modest in size to serve the residents at the Site. A basement car park would be provided at the neighbourhood activity node for visitors. The activity node would be a neighbourhood-level facility in the retail hierarchy which was different from the higher-tier commercial facilities planned at the NTM NDA, which would cater for district-wide needs;
- (b) with a maximum PR of 0.2 under the “R(D)” zone, it was likely that the Site would be developed into luxurious houses with larger unit size. While the Technopole and NTM NDA would provide high-density residential developments, the proposed medium-rise residential development at the Site would create a small-scale community with enhanced quality of life, which was currently lacking in NDAs but would better suit professionals and high-tech talents. The applicant had confidence that there would be sufficient demand for the proposed private housing development;
- (c) building gaps of not less than 15m would be provided between each pair of residential blocks, with larger gaps between the clubhouse and certain residential blocks;
- (d) the private open space to be opened to the public would be a small-scale open space. While visitors would not be allowed to pass through the private residential portion to access it from the neighbourhood activity node, the open space could be accessed via Fung Chuk Road and Ha Chuk Yuen Road, offering both pedestrian and vehicular accesses for nearby villagers, and a northern entrance along Kam Pok Road would be provided with a transport layby;

- (e) the community farm would be made available for residents of the private development to rent; and
- (f) the future management responsibilities would be divided into two parts. The commercial operator would oversee all commercial facilities and the private open space open to the public, while the future owners of the residential development would be responsible for maintaining the landscape pond.

Design and Management of the Landscape Pond

18. The Vice-chairperson and some Members raised the following questions:

- (a) the design features and measures to enhance bird habitats, and how the long-term maintenance and sustainability of the landscape pond would be ensured;
- (b) whether there would be fishes in the landscape pond to enhance its habitat for birds commonly found along NTMDC; and
- (c) noting that the landscape pond was designed primarily as an ecological feature and future residents could view it from the proposed seating areas around the landscape pond, whether the landscape pond would be fenced off with access prohibited.

19. In response, Dr Michael Lau and Mr Kenneth To, the applicant's representatives, with the aid of some Powerpoint slides, made the following main points:

- (a) the landscape pond had been designed to achieve ecological synergy with the adjacent NTMDC, which was transformed from a flood-control structure into a valuable habitat after the removal of the fabric dam. The landscape pond was redesigned under the current application to align with NTMDC and provide an extended interface, allowing birds to forage across

both systems. The enhanced design incorporated deep water areas for aquatic plants, reedbed and shallow marsh zones for water birds. The varied elevations of the landscape pond would support a diversity of species, including butterflies and dragonflies. The pond was designed to operate with minimal maintenance in the future. A thin concrete partition wall was included to separate the reedbed in the shallow water area from the deeper sections. During dry seasons, rainwater would be pumped from the detention tank of the residential development into the landscape pond to maintain its hydrological condition and ecological function before being discharged into NTMDC;

- (b) fishes would be raised in the landscape pond, and biodiversity measures including insects and frogs would indirectly benefit water birds by creating a more robust food web. While the landscape pond was small in scale compared to NTMDC and hence would have limited standalone impact, it would serve as a drought-resilient water source during low tides; and
- (c) while direct access to the landscape pond would be prohibited to avoid disturbance to habitats, a boardwalk encircling the landscape pond would be provided, allowing residents to view from multiple angles without affecting wildlife. For active recreational needs, a dedicated clubhouse would be provided for residents' use.

Traffic Aspect

20. In response to a Member's enquiry on the potential traffic impact on San Tin Highway after the completion of the proposed development in 2031 and before the completion of the San Tin Section of NM Highway tentatively by 2036, Mr Sam Wong, the applicant's representative, with the aid of some Powerpoint slides, said that the vehicle-to-capacity (v/c) ratio for San Tin Highway would be 1.07 before 2036, which was within the Transport Department's acceptable threshold of 1.0 to 1.2. With the completion of the San Tin Section of NM Highway in 2036, it was expected that the traffic condition of San Tin Highway would be improved.

Development Intensity

21. The Vice-chairperson and a Member raised the following questions:

- (a) whether there were any restrictions for developments within the Wetland Buffer Area (WBA) of the Deep Bay Area; and
- (b) how the proposed density compared against the existing or planned developments in the surroundings.

22. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some Powerpoint slides, made the following main points:

- (a) with reference to Town Planning Board Guidelines No. 12C on 'Development within the Deep Bay Area under Section 16 of the Town Planning Ordinance', the intention of WBA was to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. As certain areas within the WBA had already degraded, an appropriate level of development might be allowed so as to provide an incentive to phase out the incompatible use and/or to restore some of the fish ponds or wetland lost as long as the applicant could demonstrate that the ecological impact was acceptable or mitigated. As for the Site, the "R(D)" zoning was intended for improvement and upgrading of existing degraded rural areas through appropriate level of development; and
- (b) apart from the established low-rise residential developments in the area like Fairview Park, to the northwest and west of the Site across Kam Pok Road and NTMDC were the sites of the existing Yau Pok Road Light Public Housing, which were at the same time the subjects of two s.12A applications (No. Y/YL-MP/7 and 8) for proposed residential developments currently under processing. The proposed domestic PR of these two s.12A applications was about 1.2 with a maximum BH of about 16 storeys or

57.85mPD. Other developments to the immediate south of the Site included an approved house development with a PR of 0.2 and a Land Sharing Pilot Scheme development in Nam Sang Wai to the further south with a domestic PR of about 2 for the private residential portion. The development context of the area was undergoing transformation and the proposed medium-rise development at the Site might provide a gradual transition between the future high-rise and high-density developments at the Technopole and NTM NDA with domestic PR of about 6 to 6.5 and the existing low-rise and low-density residential developments and wetlands to the west of the Site.

Environmental and Drainage Aspects

23. Noting that NTMDC was adjacent to the Site, a Member enquired whether there had been flooding or seawater intrusion during previous storm surges. In response, Mr Willie Wan, the applicant's representative, said that the Site was no longer classified as a flooding blackspot by the Drainage Services Department (DSD) following the completion of drainage improvement works including NTMDC and Chuk Yuen Stormwater Pumping Station by DSD. The proposed site formation level of 5.4mPD would exceed both the historical flood levels (i.e. 4.41mPD and 4.03mPD during typhoons Hato (天鵝) and Mangkhut (山竹) in 2017 and 2018 respectively) and the standards set out in DSD's Stormwater Drainage Manual.

24. Ms Josephine Y.M. Lo, DPO/FSYLE, supplemented that the Civil Engineering and Development Department was conducting a study to strategically address the potential risks associated with flooding under extreme weather conditions in Hong Kong. Relevant guidelines to be formulated under the study would be released in due course, providing clear guidance for the industry on how to manage flooding issues under extreme weather conditions.

25. In response to a Member's question on the environmental impact assessment (EIA) process and monitoring mechanism, Ms Josephine Y.M. Lo, DPO/FSYLE, said that as the Site fell within the Deep Bay Buffer Zone, an EIA was required for the proposed development under the EIA Ordinance (Cap. 499) (EIAO). The proposed mitigation measures in the EIA report submitted by the applicant, if agreed by relevant government

departments, would form part of the environmental permit (EP) subject to further monitoring by the Environmental Protection Department (EPD).

26. Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), EPD supplemented that the proposed residential development would constitute a designated project under EIAO and an EP was required before the construction and operation of the proposed residential development. For the subject case, apart from air quality, noise and water quality aspects, a habitat creation and management plan with details of the landscape pond design would likely be required as part of the EIA report. The habitat creation and management plan would be subject to monitoring and improvement where necessary.

27. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

[Mr Ryan M.K. Ip joined the meeting during the question and answer session.]

Deliberation Session

28. The Chairperson remarked that the Site was involved in a previous s.12A application (No. Y/YL-MP/6) submitted by the same applicant, which was rejected by the Committee in 2023. The applicant had proposed changes to the development scheme to address Members' concerns raised under the previous application. There had been changes in planning circumstances since the release of the land use proposal for NTM area in 2024. The Site was located about 300m from the future residential neighbourhood of NTM area, and the area's connectivity would be significantly improved upon completion of major transport infrastructures including the NTM Station of the NOL Main Line. Regarding the implementation of ecological features including the landscape pond, the proposed development was a designated project under EIAO and would be subject to monitoring under the EP.

29. Members generally supported the rezoning application and commended the applicant's efforts to enhance the development scheme with the support of technical assessments. The PR and BH for the proposed medium-density development were considered reasonable and appropriate, and would not set an undesirable precedent for future developments in the area. The Vice-chairperson acknowledged the ecological enhancements under the current scheme and considered the future management of ecological features reasonable. A Member opined that the proposed development would serve as a catalyst for NM, leveraging private-sector initiative to accelerate progress ahead of public infrastructure completion. The project could effectively attract new residents while supporting Hong Kong's wider development objectives. Another Member remarked that the risk of storm surge at the Site could be mitigated by elevating the site level exceeding the historical flood level during super typhoons.

30. Regarding a Member's concern about any possible oversupply of housing in the area, the Chairperson said that given the Site's proximity to the Technopole and NTM area for innovation and technology development, there would be relatively strong demand from overseas talents seeking high-quality housing options. The proposed medium-density development would offer a different housing choice, while market viability would be best assessed by the private developer.

31. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Mai Po & Fairview Park Outline Zoning Plan (including the appropriate development restrictions and requirements for the application site), together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-MP/9 Application for Amendment to the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8, to amend the Notes of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone applicable to the site, Lots 50 S.A and 77 in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long
(RNTPC Paper No. Y/YL-MP/9B)

9. The Secretary reported that the application site (the Site) was located in Mai Po and the application was submitted by Profit Point Enterprises Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD). The following Members had declared interests on the item:

Mr K.W. Leung	- owning a property in Mai Po;
Mr Vincent K.Y. Ho	- having current business dealings with HLD; and
Mr Ryan M.K. Ip	- being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from Henderson Group.

10. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the property owned by Mr K.W. Leung had no direct view of the Site and Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of Henderson Group in relation to the item, the Committee agreed that they could stay in the meeting.

[Mr Vincent K.Y. Ho left the meeting temporarily at this point.]

Presentation and Question Sessions

11. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Ms Josephine Y.M. Lo - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)

Mr Kimson P.H. Chiu - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)

Ms Karen K.Y. Chan - Town Planner/Fanling, Sheung Shui and Yuen Long East

Applicant's Representatives

Masterplan Limited

Mr Benson Poon

Ms Li Man Fei, Michelle

Mott Mcdonald Hong Kong Limited

Ms Chan Wing Yin, Julia

MVA Hong Kong Limited

Mr Pun Wai Lun, Alan

AEC Limited (Member of the Aurecon Group)

Mr Paul Leader

Mr Ma Chun Ning

LWK & Partners (HK) Limited

Mr Mak King Man, Andrew

Scenic Landscape Studio Limited

Mr Chris Foot

Ms Winza Choi

WSP (Asia) Limited

Ms Mila So

Mr Chan Ka Chun

12. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

13. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed amendments to the Notes of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone to facilitate a proposed residential development with residential care home for the elderly (RCHE) and wetland restoration area (WRA), departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

14. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Benson Poon, the applicant's representative, made the following main points:

- (a) the Site was located within the 'Innovation and Technology Zone' of the Northern Metropolis (NM), which was an area undergoing transformation from a low-density rural setting to high-density developments, including the planned San Tin Technopole (the Technopole), the NM University Town in Ngau Tam Mei, the planned Northern Link (NOL) Main Line and the NM Highway under planning. Adjacent to the Site was the planned Sam Po Shue Westland Conservation Park (SPS WCP). The proposed development could unleash the Site's development potential, adhering to the principle of co-existence between development and conservation;

- (b) the Site was covered by an Environmental Impact Assessment (EIA) report approved in 2008. The proposed development encompassed a completed WRA of about 4.74 ha in the northern part of the Site, ensuring no further direct loss of wetland habitats under the current scheme. The residential portion in the southern part of the Site was planned with a total plot ratio (PR) of 1.3 based on a total site area of about 20.74 ha, accommodating a total of about 3,562 units. Those units comprised a mix of three-storey houses and residential towers ranging from six to 10 storeys, with an average unit size of about 74.7m². The development also included a four-storey RCHE cum electrical and mechanical (E&M) building;
- (c) the Site was subject to five previously approved planning applications under section 16 of the Town Planning Ordinance (s.16 applications) for residential development with wetland habitats. The recent s.16 application No. A/YL-MP/344 was approved in 2024 for the development of 789 two to three-storey houses with a PR of 0.4 and an average unit size of about 100m². As compared with this approved scheme, the current proposal aimed to increase private housing supply by offering diversified housing options and incorporating more open greenery. In addition, an RCHE would be provided;
- (d) the current scheme had incorporated various planning gains and design merits. A sensitive building design was proposed, which included a stepped building height (BH) profile descending from the proposed residential towers at the central part of the Site to the edge of WRA, a 16m-wide visual corridor and other appropriate building separations to maintain sightlines and reduce visual impact. A 100-bedspace RCHE was proposed. In addition, the scheme provided communal open spaces, landscape gardens, green rooftops on the RCHE and clubhouse, a tree-lined boulevard, and building setbacks at the western and eastern site boundaries. To further minimise ecological impacts, additional mitigation measures were proposed in comparison with the approved EIA report. Those measures included phased construction with restricted construction periods and hours, a reduced BH for a residential

tower (i.e. C2-1) located close to the wetland conservation area (WCA), and carefully designed lighting for buildings and streetscape; and

- (e) the current application only involved the relaxation of PR and BH restrictions, while maintaining the original planning intention of the “OU(CDWRA)” zone. The proposed development was technically feasible, and relevant government bureaux/departments raised no comment and/or no in-principle objection to the application. It aligned with the strategic development potential of the area, while also providing an alternative housing option that incorporated ecological and design merits for the well-being of the community. Detailed design aspects could be further reviewed during the future s.16 application stage.

15. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

RCHE

16. Members raised the following questions:

- (a) details of the proposed RCHE, such as its scale, capacity and operational model; and
- (b) whether there were specific design elements incorporated to mitigate the potential impacts of the E&M facilities on the residents of the RCHE.

17. In response, Mr Benson Poon and Ms Chan Wing Yin, Julia, the applicant’s representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed RCHE with a gross floor area of about 3,800m² would provide 100 bedspaces. The construction and operation of the RCHE would be undertaken by the applicant; and
- (b) an enclosed design would be adopted for the proposed RCHE. To mitigate

potential noise impacts, design measures such as placing E&M facilities underground and adjusting the orientation of windows of the proposed RCHE buildings would be adopted. Those measures were commonly adopted in other development projects.

Access to the WRA

18. Members expressed that the WRA was a valuable ecological asset and enquired about the possibility of opening it to the general public through guided tours, and whether any facilities would be required to accommodate future residents and guests within the WRA. In response, Mr Benson Poon, the applicant's representative, clarified that as the proposed development was a private development project, the applicant did not plan to make the area accessible to the general public. The future residents and their guests could only be able to enjoy the ecological assets outside the WRA through viewing points and recreational walking trail under a registration and management system, with a view to minimising human disturbance to the area. Members noted that physical access to the WRA was prohibited, ensuring that the WRA remained undisturbed and preserved in its natural state.

Maintenance and Management Plan and the Funding Arrangement of Wetland Preservation

19. A Member enquired about the details of the Maintenance and Management Plan (MMP) for the subject WRA and the funding agreement under the Environmental and Conservation Fund (ECF). In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the MMP for the WRA was approved in 2015. The funding agreement under the ECF for the long-term maintenance and management of the WRA was signed in 2021. Regarding the funding arrangement, the concerned lot owner was required to make a lump sum contribution to the ECF and appoint a conservation agent to apply for time-limited funding from the ECF regularly to carry out necessary conservation work. At the Chairperson's invitation, Ms Chan Wing Yin, Julia, the applicant's representative, supplemented that the lump sum contribution to the ECF was agreed upon by the ECF Committee and was sufficient to generate recurrent income. The appointed non-government organisation, acting as the conservation agent, would apply for funding to support conservation works such as daily maintenance, and ecological and water quality monitoring in accordance with the approved wetland preservation plan. Monthly reports would be submitted to the ECF

Committee. Conservation work at the WRA had been maintained since its implementation, and the recurrent funding would be used for future maintenance.

20. The Member further enquired whether the responsibility for the management and maintenance of the WRA was permanent and what would happen if the funding became insufficient. In response, Mr Benson Poon, the applicant's representative, said that the lump sum contributed was assessed through extensive financial evaluations conducted by professional consultants. Noting that the concern on long-term responsibility, the Chairperson requested more details on the ECF. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the ECF was a statutory trust fund established under the Environment and Conservation Fund Ordinance (Chapter 450). The ECF Committee consisted of both official and non-official members appointed by the Chief Executive. Under the New Natural Conservation Policy (NNCP), 12 priority sites with high ecological value had been identified for enhanced conservation. Private development of an agreed scale would be allowed at ecologically less sensitive portions of those sites, provided that landowners made a lump sum contribution to the ECF sufficient to generate recurrent income to support the long-term conservation work. Although the Site for the proposed development was not one of the 12 priority sites, the applicant had voluntarily adopted the funding mechanism under the NNCP for conservation. The same recurrent funding principle applied to the proposed development.

21. As a related matter, the Vice-chairperson raised the following questions:

- (a) whether the WRA at the Site would be maintained to the same conservation standard as the planned SPS WCP; and
- (b) the possibility of the maintenance cost being borne by future residents.

22. In response, Messrs Benson Poon and Paul Leader, the applicant's representatives, made the following main points:

- (a) the WRA had been well managed since its implementation, although its scale was relatively small compared with the planned SPS WCP; and

(b) the lump sum contributed was intended for long-term maintenance. The WRA had been in place for some time, and this had been factored into the funding assessment for long-term arrangements.

23. In response to the Chairperson's follow-up enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, explained that the WRA and the residential portion in the current scheme were under separate lots and there was no relevant clause related to the maintenance of the WRA in the lease of the residential portion.

The Approved EIA Report and Possible Impact on Wetland

24. A Member raised a question regarding the necessity of reapplying for the EIA and Environmental Permit (EP) in light of the proposed increase in development intensity (with a PR of 1.3) and BH (up to 10 storeys) under the current scheme. If not, what the reason was and how to ensure that the potential environmental impacts could be mitigated. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the Site was covered by the EIA report approved by the Director of Environmental Protection in 2008 for a proposed comprehensive development and variations to the EP issued in 2017 for the construction and operation of the development. Should this section 12A application be agreed, the applicant would need to review the implications of the current scheme under the EIA Ordinance (EIAO) in consultation with relevant government departments. Depending on the review outcome, the applicant might need to submit a new EIA report or apply for variation to the EP. One of the conditions of the issued EP required the submission of a monthly Environmental Monitoring & Audit Report during construction, ensuring effective monitoring and control by government departments. In the planning regime, it would be necessary to go through the statutory procedures, including amendment to the relevant outline zoning plan and obtaining planning permission via a s.16 application under the Town Planning Ordinance, before proceeding with the proposed development at the Site. The Chairperson supplemented that relevant technical assessments, including those on environmental and ecological aspects, were submitted by the applicant under the current section 12A application to demonstrate that the proposed development would not have significant adverse impacts on the surrounding area.

25. A Member enquired about the proposed additional mitigation measures (as stated in paragraph 14(d) above) compared with the approved EIA report. In response, Messrs

Benson Poon and Paul Leader, the applicant's representatives, with the aid of some PowerPoint slides, explained that those additional measures were proposed due to the increased development intensity under the current scheme. The current scheme would not result in additional wetland loss and the potential indirect impacts had been mitigated.

26. The Vice-chairperson enquired about the mitigation measures to minimise ecological impact during the construction period. In response, Ms Chan Wing Yin, Julia, the applicant's representative, explained that the completed WRA served as a buffer area to protect the WCA in the northern part of the Site. The construction would be carried out in phases to mitigate possible impacts, such as noise and dust, as proposed in the Environmental Assessment and Ecological Impact Assessment in support of the current application. Further review on additional mitigation measures would be conducted during the s.16 application stage and under EIAO mechanism.

The Proposed Development

27. In view of the scale of the proposed residential development, which comprised over 3,000 units, the Vice-chairperson enquired why retail facilities were not proposed in the current scheme. In response, Mr Benson Poon, the applicant's representative, explained that the applicant anticipated that the future residents would utilise the retail facilities in the Technopole scheduled for completion in 2031 and the existing retail facilities in the surrounding area. In response to a Member's follow-up enquiry, Mr Benson Poon, the applicant's representative, said that the inclusion of retail facilities in the proposed development could be reviewed during the s.16 application stage.

28. Referring to paragraph 9.1.3(d) of the Paper, the Vice-chairperson sought clarification on the term 'development footprint'. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, explained that in the context of the Agriculture, Fisheries and Conservation Department (AFCD)'s comments, 'development footprint' referred to the portion of the Site designated for development, i.e. the residential portion of the Site. The Site was divided into two portions, i.e. the completed WRA in the north and the development portion in the south respectively. There had been no change in the size of the development portion compared to the last approved scheme. On a related issue, the Chairperson enquired about the site coverage (SC) comparison between the two schemes.

In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the SC for both schemes was indicated as not exceeding 25%. Nevertheless, the last approved scheme involved only houses, while the current scheme included both houses and residential towers, resulting in a different site layout. Mr Mak King Man, Andrew, the applicant's representative, with the aid of a PowerPoint slide, added that the greenery SC in the current scheme was higher than that in the last approved scheme.

29. Noting that the proposed development included about 3,562 units with an estimated population of about 9,974, resulting in an average household size of about 2.8, a Member asked if the total number of units included houses and whether the average household size was underestimated. In response, Messrs Benson Poon and Mak King Man, Andrew and Ms Li Man Fei, Michelle, the applicant's representatives, said that the total number of units included 128 houses. Regarding the average household size, it reflected the average across the entire development and was based on the Small Tertiary Planning Unit of the area and Yuen Long district, using data from the 2021 Population Census.

Traffic, Access and Parking Arrangements

30. Noting that the Site had a single access point and there was no proposed public transport interchange at the Site, two Members raised the following questions:

- (a) whether the provision of about 1,520 private car parking spaces was sufficient; and
- (b) what the public transport arrangements were, given that the completion of the NOL Main Line was scheduled for 2034, which was later than the target completion year (i.e. 2031) of the proposed development.

31. In response, Mr Pun Wai Lun, Alan, the applicant's representative, made the following main points:

- (a) the car parking provision was planned based on the requirements set out in the Hong Kong Planning Standards and Guidelines; and

(b) the Traffic Impact Assessment submitted by the applicant had comprehensively assessed the public transport demand. To mitigate potential traffic disruptions and enhance accessibility, the applicant proposed shuttle bus services connecting the proposed development to nearby public transport interchanges, including the planned San Tin Station. Moreover, road improvement works were suggested to facilitate safer and more efficient pedestrian access to bus stops along Castle Peak Road. The applicant would conduct a review during both the s.16 application and the detailed design stages, and liaise with the Transport Department to ensure seamless integration of transport solutions prior to the population intake at the Site.

32. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

[Mr Ryan M.K. Ip and Ms Vilian W.L. Sum left the meeting during the question and answer session.]

Deliberation Session

33. The Chairperson recapitulated that the Site was involved in various previous applications, with the WRA already implemented. The current application was primarily submitted to increase the development intensity, and the Committee was invited to consider its acceptability. The Chairperson emphasised that if the application was approved, it would still be required to go through the statutory plan-making procedures and s.16 application process to obtain planning permission from the Town Planning Board before the proposed development could be implemented at the Site. He then invited views from Members.

34. The Vice-chairperson and Members generally supported the application, recognising the evolving planning context since the Site's first approved development scheme in 2008, a period predating the NM development strategy. Given its location within the NM

and adjacent to the Technopole, the proposed development effectively maximised land utilisation. The proposed development intensity was considered acceptable and not incompatible with the surrounding area, taking into account the planned developments and infrastructural capacity in the area. The application did not propose any change to the planning intention of the “OU(CDWRA)” zone. This application represented the first step towards the development of the Site, with detailed design to be considered by the Committee during the s.16 application stage. The proposed development could progress in step with the rapid development of the NM.

35. While supporting the application, a few Members had the following observations and suggestions:

- (a) given the increase in development intensity, the applicant was advised to conduct a thorough review and explore strategies to enhance accessibility of the Site. It was also essential to propose measures that complied with relevant government requirements and regulations, as necessary, including traffic measures to improve accessibility;
- (b) the applicant should explore the possibility of extending the availability for visitation of the proposed wildlife viewing points, landscaped gardens and ponds with recreational walk/nature trail, as stated in paragraph 1.8 of the Paper, to the general public under a registration and management system; and
- (c) the applicant should consider the necessity to provide retail facilities in the proposed development to serve future residents and the neighbourhood, and explore the relocation of E&M facilities away from the entrance and RCHE at the s.16 application stage so as to improve the overall layout and functionality of the Site.

36. Regarding the location of E&M facilities, a Member highlighted that there was an additional E&M building situated north of residential tower C1-22. The meeting noted that E&M facilities for each residential tower were typically located within the respective tower itself. Besides, the impact of E&M facilities associated with a 100-bedspace RCHE was expected to be minimal.

37. At the invitation of the Chairperson, Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), Environmental Protection Department (PEPO(TN), EPD) explained that the Site was covered by an approved EIA report and an EP. The applicant was required to review the implications of the intensification of the proposed development under the EIAO to determine if additional mitigation measures were necessary for compliance with statutory requirements. In the current application, the applicant had conducted a preliminary Environmental Assessment and Sewerage Impact Assessment, which concluded that no insurmountable adverse impacts were anticipated from the increased development intensity. Both EPD and AFCD concurred that no further ecological measures within the completed WRA were needed for compensation, given the unchanged ‘development footprint’ and the setback of taller buildings. During the construction phase, temporary ecological impacts were anticipated with the implementation of mitigation measures. Concerning the WRA under consideration, conservation efforts over the past 15 years had led to improvement in ecological function and water quality. While the existing WRA was relatively small, it served as a buffer to the planned SPS WCP and was an integral part of the wetland system to the north of the Site. To minimise disturbance to wildlife and their habitats, controlling access to the WRA was essential. Many conservation initiatives, such as removing invasive plant species, monitoring water quality and adjusting water levels, incurred low costs, ensuring that the financial feasibility of wetland conservation remained manageable.

38. The Chairperson concluded that the Committee generally supported the application and suggested that Members’ observations and suggestions stated in paragraph 35 above could be conveyed by PlanD to the applicant for consideration during the s.16 application and detailed design stages.

39. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Mai Po & Fairview Park Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

**Provision of Major Community Facilities and Open Space
in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Open Space& District Open Space	10 ha per 100,000 persons [#]	158.93 ha	29.15 ha	201.40 ha	+42.47 ha
	Local Open Space	10 ha per 100,000 persons [#]	117.21 ha	229.63 ha	+70.70 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	24	8	21	-3
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	6	2	3	-3
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	5	2	3	-2
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	3	1	3	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	8	4	7	-1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy	1 per 660,000 persons (assessed on a regional basis)	2	0	1	-1
Community Hall	No set standard	N.A.	8	13	N.A.
Library	1 district library per 200,000 persons (assessed on a district basis)	8	3	8	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	801 classrooms	476 classrooms	960 classrooms	+159 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	1,909 classrooms	1,276 classrooms	2,494 classrooms	+585 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	1,256 classrooms	1,153 classrooms	1,663 classrooms	+407 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/cluster basis)	8,901 beds	1,122 beds	6,422 beds [^]	-2,479 beds [^]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	16	5	14	-2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	6,357 places	528 places	2,678 places	-3,679 places [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	15	11	19	+4
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	10	6	10	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	5	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	7	26	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{**} (assessed by SWD on a district basis)	7,025 places	719 places	2,449 places	-4,576 places [~]
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	8,699 beds	2,093 beds	6,915 beds	-1,784 beds [~]
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	1,308 places	280 places	820 places	-488 places [~]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	3,181 places	898 places	1,568 places	-1,613 places~
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	4,979 places	818 places	3,438 places	-1,541 places~
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	3	0	2	-1~
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	5	2	3	-2~
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	4.8	1.7	2.7	-2.1~

Note:

The planned resident population is about 1,589,300. If including transients, the overall planned population is about 1,618,400. All population figures have been adjusted to the nearest hundred.

Remarks:

- & The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of HKPSG on 30.12.2025 are yet to be reflected in this table as the figures are being updated. The changes in provision standard or countability of open space do not affect the usage and enjoyment of the existing open space by members of the public.
- # The requirements exclude planned population of transients.
- ^ The deficit in provision is based on District Council planned population while the Hospital Authority (HA) plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Hospital Development Plans (HDPs), which will provide additional beds for serving the population and meeting projected services demand in NTWC. With the changes in the planning and development situation in Hong Kong and having regard to its territory-wide and regional planning and development strategies with the latest corresponding change in population projections, as well as the population policy of the Government, etc., the Health Bureau and the HA are currently reviewing the Second HDP by adopting a planning horizon of up to 2041 and beyond, and to project the healthcare services demand and consider the supply and conditions of the land required (including the feasibility of constructing a hospital and the associated supporting facilities on the site concerned), for optimising the Second HDP. Other factors such as the development need of individual hospitals and its cost-effectiveness, and the convenience of public access to healthcare services under various major transport infrastructure development plans are considered for determining the distribution, scale and priority, etc. of various hospital development projects under the Second HDP.
- ~ The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.

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