

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 2/26

**For Consideration by
the Rural and New Town Planning Committee on 6.2.2026**

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

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

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Mai Po and Fairview Park Outline Zoning Plan (MP OZP) No. S/YL-MP/8 (**Attachment I**) as shown on the draft MP OZP No. S/YL-MP/8A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statements (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 17.9.2024, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft MP OZP which was subsequently renumbered as S/YL-MP/8. On 20.9.2024, the approved MP OZP No. S/YL-MP/8 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 8.1.2026, the Secretary for Development referred the approved MP OZP No. S/YL-MP/8 to the Board for amendment under Section 12(1A)(a)(ii) of the Ordinance. On 16.1.2026, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward two section 12A (s.12A) applications (the two s.12A applications) (**Plan 5**) agreed by the Rural and New Town Planning Committee (the Committee) of the Board, as well as to rationalise the current zonings for sites abutting the development sites of the two s.12A applications upon review by the Planning Department (PlanD).

Application No. Y/YL-MP/10

- 3.2 On 4.7.2025, the Committee of the Board agreed to a s.12A application No. Y/YL-

MP/10¹ to rezone a site at Kam Pok Road² (**Plan 5**) from “Residential (Group D)” (“R(D)”) to “Residential (Group C)1” (“R(C)1”) with a total plot ratio (PR) of not more than 1.59 (including a gross floor area (GFA) of not less than 5,692m² for non-domestic uses) and a maximum building height (BH) of 16 storeys (excluding basement level(s)) to facilitate a proposed residential development with commercial use, transport lay-by and government, institution and community (GIC) facilities and an open space for public use.

3.3 Under the s.12A application, while ‘Flat’ use is always permitted within the “R(C)” zone, the applicant proposed ‘Eating Place’, ‘Place of Recreation, Sports or Culture’, ‘Private Club’, ‘Public Transport Terminus or Station’, ‘School’, ‘Shop and Services’ and ‘Social Welfare Facility’ be incorporated as Column 1 uses which all would be always permitted for the proposed “R(C)1” zone. The applicant has also committed to providing within the development site transport lay-by facilities with a GFA of about 2,400m², a Neighbourhood Elderly Centre (NEC), a 6-classroom kindergarten, a landscape pond of about 0.5 hectares (ha) and an open space of about 2,100m² for public use for not less than 13 hours a day. Design measures, including provision of building gaps, separations and setbacks, as well as stepped BH, are also incorporated in the indicative scheme.

3.4 The master layout plan (MLP), section plans and landscape master plan (LMP) of the indicative scheme under the s.12A application are at **Drawings 1 to 3**, and the major development parameters are as follows:

| Major Development Parameters | |
|--|---|
| Site Area (about m²) | 65,690 (including government land (GL) of 92.3m ²) |
| Maximum PR (about) | 1.59 |
| - Domestic | 1.5 |
| - Non-domestic [@] | 0.09 |
| Total Gross Floor Area (GFA) (about m²) | 104,227 |
| - Domestic | 98,535 |
| - Non-domestic [@] | 5,692 |
| Maximum BH (not more than) | 59.85mPD |
| No. of Blocks | |
| - Residential Blocks | 10 |
| - Commercial and GIC facilities Blocks | 3 |
| - Clubhouse / E&M Blocks | 4 |
| No. of Units | 2,322 |
| Average Unit Size (about m²) | 42.4 |
| Estimated Population (about) | 6,270 persons |
| Target Completion Year | 2031 |
| Remarks | |
| @ including transport lay-by facilities with a GFA of about 2,400m ² and commercial uses with a GFA of about 3,292m ² comprising shop and services, eating places and the 6-classroom kindergarten only. | |

¹ The RNTPC Paper No. Y/YL-MP/10 and the attachments are available at the Board’s website at:

https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/768_rnt_agenda.html

² The application site largely falls within the wetland buffer area (WBA) under the Town Planning Board Guidelines No. 12C on ‘Development within the Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C), and is divided into major and minor portions by Ha Chuk Yuen Road and an existing nullah (**Plans 2a and 5**).

3.5 In considering the s.12A application, the Committee generally supported the rezoning application mainly on the considerations that the proposed PR and BH for the proposed development were considered reasonable and appropriate, and would not set an undesirable precedent for future developments in the area. An extract of the minutes of the Committee's meeting is at **Attachment V**.

Application No. Y/YL-MP/9

3.6 On 7.11.2025, the Committee of the Board agreed to a s.12A application No. Y/YL-MP/9³ to amend the Notes for "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone at Wo Sang Wai⁴ (**Plan 5**) to facilitate a proposed residential development with a wetland restoration area (WRA) already created in the northern portion of the site and a 100-place privately-operated residential care home for the elderly (RCHE).

3.7 Under the s.12A application, the applicant proposed to amend the Notes for the "OU(CDWRA)" zone to increase the maximum PR from 0.4 to 1.3 and maximum BH from six storeys including car park to 10 storeys excluding one storey of basement for car park and not exceeding 42mPD. No change is proposed to the planning intention, general development requirements in the Remarks, as well as the Column 1 and Column 2 uses of the Notes for "OU(CDWRA)" zone. With 'Flat', 'House', 'Social Welfare Facility' and 'Wetland Habitat' remaining as Column 2 uses, planning permission from the Board is required to take forward the proposed development at the site in the future. In particular, the current requirement on submission of a layout plan and relevant documents to support the comprehensive development scheme to include wetland restoration proposal as set out in the Remarks of the Notes for "OU(CDWRA)" zone remains valid. Design measures, including provision of building gaps, separations and setbacks with respect to the prevailing wind directions, stepped BH, as well as buffer areas between the residential portion and the WRA already created within the development site, as well as buffer from the existing residential developments / wetlands in the surrounding areas outside the site, are also incorporated in the indicative scheme.

3.8 The MLP, section plans and LMP of the indicative scheme under the s.12A application are at **Drawings 4 to 6**, and the major development parameters are as follows:

| Major Development Parameters | |
|---|---------|
| Site Area (about m²) | 207,408 |
| - WRA (completed) | 47,400 |
| - Residential Portion | 160,008 |
| Maximum PR (not more than) | 1.3 |
| - Domestic | 1.28 |
| - Non-domestic (RCHE only) | 0.02 |
| Total Gross Floor Area (GFA) (about m²) | 269,879 |
| - Domestic | 266,079 |
| - Non-domestic (RCHE only) | 3,800 |
| Maximum BH (about) | 42mPD |
| No. of Blocks | |

³ The RNTPC Paper No. Y/YL-MP/9 and the attachments are available at the Board's website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/776_rnt_agenda.html

⁴ The application site falls within the WBA under the TPB PG-No. 12C (**Plan 5**).

| | |
|--|---------------|
| - Residential Blocks | 175 |
| - RCHE cum E&M Block | 1 |
| - Clubhouse | 4 |
| - Temporary Sewerage Treatment Plant | 1 |
| No. of Units | 3,562 |
| Average Unit Size (about m²) | 74.7 |
| Estimated Population (about) | 9,974 persons |
| Target Completion Year | 2031 |

3.9 In considering the s.12A application, the Committee generally supported the application mainly on the considerations that 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. An extract of the minutes of the Committee's meeting is at **Attachment VI**.

Rationalisation of Zonings of Residual Sites and Technical Amendments

3.10 Opportunities have also been taken to review and rationalise the zonings of the residual sites abutting the two abovementioned development sites, to revise the Notes of the OZP to align with the latest Master Schedule of Notes (MSN) to Statutory Plans, to include other technical amendments to other parts of the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Item A1 – Rezoning of a site at Kam Pok Road (Item A1 Site) from “R(D)” to “R(C)1”, with stipulation of appropriate development restrictions and requirements, to facilitate a proposed residential development with commercial use, transport lay-by and GIC facilities and an open space for public use (about 7.59 ha) (Plans 1a, 2a, 3a, 4a to 4d and Drawings 1 to 3)

4.1 Item A1 Site, with a total area of about 7.59 ha, primarily consists of the application site under the agreed s.12A application No. Y/YL-MP/10 (i.e. the development site) as mentioned in paragraph 3.2 above. It is located to the west of Chuk Yuen Tsuen and accessible from Kam Pok Road and Ha Chuk Yuen Road. The surrounding areas are mainly occupied by existing low-rise residential developments, such as Yau Pok Road Light Public Housing, Fairview Park and Palm Springs, and village settlements of Chuk Yuen Tsuen and Yau Mei San Tsuen (**Plans 2a and 3a**). To the further north and east are the San Tin Technopole (the Technopole) and Ngau Tam Mei New Development Area (NTM NDA) respectively.

4.2 To take forward the agreed s.12A application No. Y/YL-MP/10, it is proposed to rezone Item A Site from “R(D)” to “R(C)1” (i.e. a new “R(C)” sub-zone) (**Amendment Item A1**) (**Plan 1a**), with the planning intention in the Notes for “R(C)” zone be suitably revised to reflect that selected commercial uses or facilities (i.e. uses to be incorporated into Column 1 for “R(C)1” zone as proposed by the applicant) would be always permitted in a free-standing purpose-designed non-domestic building or the purpose-designed non-domestic portion of a building for the proposed “R(C)1” zone (**Attachment III**). In line with the revised planning intention, a new set of schedule under Column 1 specifying ‘Eating Place’, ‘Place of Recreation, Sports or Culture’,

‘Private Club’, ‘Public Transport Terminus or Station’, ‘School’, ‘Shop and Services’ and ‘Social Welfare Facility’ as uses always permitted in a free-standing purpose-designed non-domestic building or the purpose-designed non-domestic portion of a building on land designated “R(C)1” zone is proposed to be incorporated in the Notes for “R(C)” zone (**Attachment III**).

4.3 Under the s.12A application No. Y/YL-MP/10, the applicant proposed the development intensity be controlled in terms of total PR with a minimum non-domestic GFA and number of storeys. However, to secure a better control on the intensity and height profile of the proposed development taking into account the nature of Item A1 Site and its surrounding areas, it is proposed to specify the development restrictions for the proposed “R(C)1” zone in terms of maximum domestic and non-domestic PRs, as well as maximum BH in mPD. To allow suitable flexibility for the applicant and relevant government departments to determine the actual requirement of the proposed GIC facilities at the detailed design stage, it is proposed not to specify the relevant GFA requirements in the Notes of the OZP. For the provision of open space for public use, which will be mainly located at the minor portion of the development site at its south-eastern part separated by Ha Chuk Yuen Road, as well as the transport lay-by facilities, it is proposed to specify the provision requirements with minimum areas in the Notes of the OZP to achieve certainty in the provision. In view of the above, development within the “R(C)1” zone is proposed to be subject to a maximum domestic and non-domestic PR of 1.5 and 0.09 respectively, a maximum BH of 60mPD (which will be stipulated on the OZP), and the requirements for provision of an open space with an area of not less than 2,100m² for public use, transport lay-by facilities with a GFA of not less than 2,400m² and GIC facility as required by the Government (**Attachment III**).

4.4 Other development requirements proposed under the s.12A application No. Y/YL-MP/10, including the provision of a 6-classroom kindergarten and a landscape pond of about 0.5 ha, as well as other relevant design measures as mentioned in paragraph 3.3 above, are proposed to be stipulated in the ES of the OZP, and the implementation of which may be taken forward through subsequent contractual and/or administrative measures (**Attachment IV**). To maintain site integrity and avoid fragmentation of land for the proposed “R(C)1” zone, strips of GL including a section of Kam Pok Road and Ha Chuk Yuen Road which are both public roads abutting the development site of the agreed s.12A application, accounting with a total area of about 1 ha, have also been included in Item A1 Site (**Plan 2a**). As a general principle, development within residential zones should be restricted to building lots carrying development right.

Amendment Item A2 – Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development” (“V”) to rationalise the zoning boundary of the “V” zone and to reflect existing conditions (about 0.37 ha) (Plans 1a, 2a, 3a, 4a, 4d and 4e)

4.5 Upon rezoning of Item A1 Site under **Amendment Item A1**, three pieces of land (Item A2 Sites) at the north-eastern peripheral portion of the subject “R(D)” zone sandwiched between the proposed “R(C)1” zone and the adjacent “V” zone would be left residual and become difficult for a comprehensive development on their own (**Plan 2a**). Opportunities have therefore been taken to review and rationalise the zonings of these sites.

4.6 Item A2 Sites are located to the immediate west of the existing Ha Chuk Yuen Tsuen, and most part of the sites fall within the respective Village ‘Environ’ of Chuk Yuen Tsuen (**Plan 2a**). At present, the sites are partly vacant and partly erected with scattered

residential structures. Given the existing development conditions and surrounding context, it is proposed to rezone Item A2 Sites from “R(D)” to “V” (**Plan 1a**).

Amendment Item A3 – Rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”) to reflect the existing Chuk Yuen Stormwater Pumping Station (about 1.52 ha) (Plans 1a, 2a, 3a, 4a, 4b and 4e)

4.7 Item A3 Site situated along Fung Chuk Road is a piece of GL currently occupied by the Chuk Yuen Stormwater Pumping Station which has been operated by the Drainage Services Department (DSD) since 2003. To reflect the existing condition, it is proposed to rezone Item A3 Site from “R(D)” to “G/IC” (**Plan 1a**).

Amendment Item B1 – Stipulating BH restriction on the OZP and amending the PR and BH restrictions in the Notes of the OZP for a site zoned “OU(CDWRA)” (Item B1 Site) to facilitate a proposed residential development with a RCHE and a WRA (about 21 ha) (Plans 1b, 2b, 3b, 4f, 4i, 4j and Drawings 4 to 6)

4.8 Item B1 Site, with a total area of about 21 ha, covers the application site under the agreed s.12A application No. Y/YL-MP/9 (i.e. the development site) as mentioned in paragraph 3.6 above. It is accessible from Mai Po South Road branching off from Castle Peak Road – Mai Po. The northern part of the site is currently occupied by a completed WRA and the remaining portion of is largely vacant (**Plans 2b and 3b**). The immediate surroundings are characterised by extensive ponds falling within the planned Sam Po Shue Wetland Conservation Park in the north, existing low-rise residential developments/dwellings with BH of about three storeys including Palm Springs, Royal Palms and Wo Sang Wai in the south and west, as well as the village settlements of Mai Po San Tsuen in the east. To its further north-east and south-east are the Technopole and NTM NDA respectively (**Plan 1b**).

4.9 To take forward the agreed s.12A application No. Y/YL-MP/9, it is proposed to stipulate a maximum BH of 42mPD on the OZP and incorporate the development restriction, i.e. a maximum PR of 1.3, in the Notes of the OZP for “OU(CDWRA)” zone to secure an appropriate control on the intensity and height profile of the proposed development taking into account the nature of Item B1 Site and its surrounding areas including the presence of extensive wetlands. Other parts of the Notes including those facilitating appropriate planning control over the development mix, scale, design and layout of the comprehensive development, taking into account various ecological, environmental, traffic, infrastructural and other constraints, will remain intact. Any comprehensive development or redevelopment (except for some specified uses under the Remarks in the Notes) within the “OU(CDWRA)” zone is subject to approval by the Board on application under section 16 (s.16) of the Ordinance, and the s.16 application shall be in the form of a comprehensive development scheme to include a layout plan with supporting documents as detailed in the Remarks of the Notes.

4.10 The development requirement proposed under the s.12A application No. Y/YL-MP/9, i.e. provision of a privately-operated 100-place RCHE, and relevant design measures as mentioned in paragraph 3.7 above, are proposed to be stipulated in the ES of the OZP.

Amendment Item B2 – Rezoning of a site from “OU(CDWRA)” to “G/IC” to reflect the existing Mai Po Ventilation Building for the Guangzhou-Shenzhen-Hong Kong Express Rail Link (about 0.45 ha) (Plans 1b, 2b, 3b, 4f to 4h and 4j)

4.11 Item B2 Site is a piece of GL currently occupied by the Mai Po Ventilation Building for the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link. It is therefore proposed to rezone the site from “OU(CDWRA)” to “G/IC” to reflect the existing condition (**Plan 1b**).

Amendment Item B3 – Rezoning of a site from “OU(CDWRA)” to “R(C)” to reflect the existing development boundary of Royal Palms (about 0.06 ha) (Plans 1b, 2b, 3b and 4f to 4h)

4.12 Item B3 Site is a piece of private land forming part of the existing residential development, namely Royal Palms, zoned “R(C)” to the immediate south of the “OU(CDWRA)” zone. To reflect the existing development boundary of Royal Palms, it is proposed to rezone the site from “OU(CDWRA)” to “R(C)” zone (**Plan 1b**).

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

5.1 Taking into account the proposed amendments above, the planned population in Yuen Long District is estimated to be about 1,589,300. As shown in the summary table for Yuen Long District at **Attachment VII**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and the assessments by concerned government bureaux/departments (B/Ds)⁵, except those facilities outlined in paragraphs 5.2 and 5.3 below.

GIC Facilities

5.2 For the shortfalls in the provision of hospital bed, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/residential care services⁶ in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals⁷ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to the consideration of the Health Bureau and Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will be carefully monitored, planned and reviewed by relevant government B/Ds. In addition to the services/facilities provided by the Government in accordance with the HKPSG, there are provision of

⁵ In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area (e.g. Hung Shui Kiu, San Tin Technopole and Yuen Long New Town) have not been taken into account.

⁶ Including child care centre, community care services facilities, RCHE, pre-school rehabilitation services, day rehabilitation services, residential care services, community rehabilitation day centre, district support centre for persons with disabilities and integrated community centre for mental wellness.

⁷ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG in 2018, 2020 and 2022 respectively, and they reflect the long-term target towards which these facilities would be adjusted progressively.

services/facilities from the private market that could help address the demand. Besides, the GIC facilities proposed at the proposed residential developments under **Amendment Item A1** (i.e. a 6-classroom kindergarten and NEC) and **Amendment Item B1** (i.e. a 100-place privately-operated RCHE) will help address some of these shortfalls.

5.3 As for the shortfalls in the provision of recreational facilities⁸ and magistracy, they will be carefully monitored, planned and reviewed by relevant government B/Ds on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. Similar to premises-based GIC facilities, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of non-premises based GIC facilities when opportunities arise.

Open Space

5.4 Based on the previous provision standard⁹, there is a surplus of planned district and local open spaces of about 42.47 ha and 70.70 ha respectively in Yuen Long District. The overall provision of open space is sufficient to meet the demand of the planned population. Moreover, the proposed residential developments under **Amendment Items A1 and B1** will each provide ancillary open space as per the prevailing HKPSG standard to serve their own residents, and the open space for public use under **Amendment Item A1** will also serve the general public.

6. Proposed Amendments to the Matters shown on the OZP

6.1 The proposed amendments as shown on the draft MP OZP No. S/YL-MP/8A (**Attachment II**) are as follows:

- (a) **Amendment Item A1** Rezoning of a site at Kam Pok Road from “R(D)” to “R(C)1”, with stipulation of a maximum BH of 60mPD
- (b) **Amendment Item A2** Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “V”
- (c) **Amendment Item A3** Rezoning of a site at Fung Chuk Road from “R(D)” to “G/IC”
- (d) **Amendment Item B1** Stipulating the maximum BH of 42mPD for a site zoned “OU(CDWRA)”
- (e) **Amendment Item B2** Rezoning of a site from “OU(CDWRA)” to “G/IC”
- (f) **Amendment Item B3** Rezoning of a site from “OU(CDWRA)” to “R(C)”

⁸ Including sports centre, sports ground/complex and swimming pool complex.

⁹ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VII** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

6.2 The railway scheme of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorised by CE in C will be shown on the OZP for information (**Plan 6**).

7. Proposed Amendments to the Notes of the OZP

7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

Covering Notes

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

“R(C)” zone

(b) In relation to **Amendment Item A1** above, the planning intention of the Notes for “R(C)” zone is revised.

(c) A new schedule of Column 1 uses for free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building, development restrictions on PR and BH, and requirements of transport lay-by facilities, GIC facility as required by the Government and open space for public use on land designated “R(C)1” in the Notes for “R(C)” zone are incorporated.

(d) A PR exemption clause on GIC facilities as required by the Government is incorporated under “R(C)1” sub-zone in the Remarks for “R(C)” zone.

“OU(CDWRA)” zone

(e) Revision is made to the development restrictions, i.e. maximum PR of 1.3 and maximum BH as stipulated on the Plan.

Other Technical Amendments

(f) In accordance with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Board, the following technical amendments are incorporated:

(i) paragraph (3) of the covering Notes is updated;

(ii) ‘Hotel (Holiday House) only’ is incorporated as a Column 2 use under the Notes for “R(D)” zone;

- (iii) revision is made to the planning intention in the Notes for “Open Storage” and “Open Space” (“O”) zones;
- (iv) the wording ‘necessary’ is revised to ‘including that’ in clauses on filling of pond/land or excavation of land in the Remarks of the Notes for “R(D)”, “V”, “O”, “Recreation” (“REC”), “OU(CDWRA)”, “OU(CDWPA)”, “CA”, “SSSI” and “SSSI(1)” zones;
- (v) revision is made to the clauses on filling of pond/land or excavation of land in the Remarks of the Notes for “SSSI” and “SSSI(1)” zones such that public works co-ordinated or implemented by Government, and maintenance or repair works are exempted from the requirement of planning permission; and
- (vi) the Chinese translation of the user term ‘Research, Design and Development Centre’ is revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.

(g) Revision is made to the clauses related to caretaker’s quarters in the Remarks of the Notes for “Commercial / Residential” (“C/R”), “R(C)”, “R(D)”, “OU(CDWRA)” and “OU(CDWPA)” zones.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunities have also been taken to update the general information for the various zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-MP/9.

10. Consultation

B/Ds Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant government B/Ds for comment. No objection or adverse comment was received and their comments (if any) have been incorporated into the OZP, where appropriate. The relevant government B/Ds include:

- (a) Antiquities and Monuments Office, Development Bureau;
- (b) Secretary for Education;
- (c) Secretary for Environment and Ecology;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) District Officer (Yuen Long), Home Affairs Department;
- (f) District Lands Officer/Yuen Long, Lands Department;
- (g) Project Manager (North), Civil Engineering and Development Department

(CEDD);

- (h) Project Manager (West), CEDD;
- (i) Head of Geotechnical Engineering Office, CEDD;
- (j) Director of Environmental Protection;
- (k) Director of Leisure and Cultural Services;
- (l) Director of Food and Environmental Hygiene;
- (m) Chief Engineer/Mainland North, DSD;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Commissioner for Transport;
- (p) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (q) Chief Engineer/Railway Development 1-1, HyD;
- (r) Chief Building Surveyor/New Territories West, Buildings Department;
- (s) Commissioner of Police;
- (t) Director of Fire Services;
- (u) Director of Social Welfare;
- (v) Director of Electrical and Mechanical Services;
- (w) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department; and
- (x) Chief Town Planner/Urban Design and Landscape, Planning Department

Public Consultation

10.2 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/YL-MP/9 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Yuen Long District Council and San Tin Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved MP OZP No. S/YL-MP/8 as shown on the draft OZP No. S/YL-MP/8A at **Attachment II** (to be renumbered to S/YL-MP/9 upon exhibition) and the draft Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft MP OZP No. S/YL-MP/8A (to be renumbered as No. S/YL-MP/9) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I

Approved MP OZP No. S/YL-MP/8 (reduced scale)

Attachment II

Draft MP OZP No. S/YL-MP/8A

Attachment III

Notes of the Draft MP OZP No. S/YL-MP/8A

Attachment IV

ES of the Draft MP OZP No. S/YL-MP/8A

Attachment V

Extract of minutes of the Committee's meeting on 4.7.2025 for the s.12A

Application No. Y/YL-MP/10

Attachment VI

Extract of minutes of the Committee's meeting on 7.11.2025 for the

s.12A Application No. Y/YL-MP/9

Attachment VII

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

Drawings 1 to 3

Indicative Layout Plan, Section Plan and Landscape Master Plan under s.12A Application No. Y/YL-MP/10

Drawings 4 to 6

Indicative Layout Plan, Section Plans and Landscape Master Plan under s.12A Application No. Y/YL-MP/9

Plans 1a and 1b

Location Plans

Plans 2a and 2b

Site Plans

Plans 3a and 3b

Aerial Photos

Plans 4a to 4j

Site Photos

Plan 5

Location Plan of s.12A Applications No. Y/YL-MP/9 and 10

Plan 6

Alignment of Guangzhou-Shenzhen Hong Kong Express Rail Link

**PLANNING DEPARTMENT
FEBRURARY 2026**