

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. Y/YL-MP/7 AND 8

- Applicant** : Capital Chance Limited represented by KTA Planning Limited (Applications No. Y/YL-MP/7 and 8)
- Sites** : Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land (GL), Yau Pok Road, Mai Po, Yuen Long (Application No. Y/YL-MP/7)
- Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining GL, Yau Pok Road, Mai Po, Yuen Long (Application No. Y/YL-MP/8)
- Site Areas** : About 43,463m² (including about 4,342m² of GL) (Application No. Y/YL-MP/7)
- About 45,627m² (including about 2,385m² of GL) (Application No. Y/YL-MP/8)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9 (*currently in force*)
- Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 (*at the time of submission*)
- Zonings** : “Recreation” (“REC”) (about 96%) and “Residential (Group C)” (“R(C)”) (about 4%) (Application No. Y/YL-MP/7)
- “REC” (Application No. Y/YL-MP/8)
- [“REC”: restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of two storeys (6m); and*
- “R(C)”: restricted to a maximum PR of 0.4 and a maximum BH of three storeys (9m)]*
- [the zonings and development restrictions of the application sites under applications No. Y/YL-MP/7 and 8 remain unchanged on the OZP No. S/YL-MP/9]*

Proposed Amendments : To rezone the application site (the MP 7 Site) (Application No. Y/YL-MP/7) from “REC” and “R(C)” to “R(C)1” and to amend the Notes of the zone applicable to the Site

To rezone the application site (the MP 8 Site) (Application No. Y/YL-MP/8) from “REC” to “R(C)1” and amend the Notes of the zone applicable to the Site

1. **The Proposals**

- 1.1 The applicant proposes to rezone **the MP 7 and 8 Sites (the Sites) (Plan Z-1a)** under applications No. Y/YL-MP/7 and 8 respectively with the following proposals:

	Y/YL-MP/7 at MP 7 Site	Y/YL-MP/8 at MP 8 Site
Proposed Amendments	To rezone the Site from “REC” (about 96%) and “R(C)” (about 4%) to “R(C)1” ¹ for a proposed residential development with commercial uses and transport lay-by facilities	To rezone the Site from “REC” to “R(C)1” ¹ for a proposed residential development with transport lay-by facilities
Proposed “R(C)1” zones (i.e. the concerned new “R(C)” sub-zone(s))		
Proposed Development Restrictions	Maximum PR: 1.29 (including a gross floor area (GFA) of not less than 3,760m ² for non-domestic uses)	Maximum PR: 1.25 (including a GFA of not less than 1,500m ² for non-domestic uses)
	Maximum BH: 16 storeys (excluding basement)	Maximum BH: 16 storeys (excluding basement)

- 1.2 According to the applicant’s submissions for the two applications (No. Y/YL-MP/7 and 8) (the Two Applications), in addition to ‘Flat’ which is a Column 1 use (always permitted use) within “R(C)” zone, it is proposed to incorporate ‘Eating Place’, ‘Place of Recreation, Sports or Culture’, ‘Private Club’, ‘Public Transport Terminus or Station’, ‘School’, ‘Shop and Services’ and ‘Social Welfare Facility’ as Column 1 uses under the respective proposed “R(C)” sub-zones for the MP 7 Site and the MP 8 Site (the Sites). The applicant also proposes to incorporate a PR exemption clause on Government, institution and community (GIC) facilities as required by the Government

¹ There is currently a “R(C)” sub-zone, namely the “R(C)1” zone, on the draft Mai Po and Fairview Park OZP No. S/YL-MP/9, subject to a maximum PR of 1.59 and a maximum BH of 60mPD (**Plan Z-1a**). Should the current applications be agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board), the Planning Department (PlanD) will work out suitable “R(C)” sub-zone(s) with associated development restrictions respectively for the Sites.

under the Remarks of the Notes of the OZP for the respective “R(C)” sub-zones. The proposed Notes and Explanatory Statement (ES) of the OZP in relation to the two proposed “R(C)” sub-zones submitted by the applicant are at **Appendices IIa and IIb** respectively.

- 1.3 The Sites, in whole or in part, are subject to two previous section 12A (s.12A) applications (No. Z/YL-MP/1 and Y/YL-MP/3) and four previous section 16 (s.16) applications (No. A/YL-MP/57, 74, 107 and 341) (details at paragraph 5 below) (**Plan Z-1b**). The last previous s.12A application No. Y/YL-MP/3 for rezoning the application site (with the extent largely the same as the Sites) from “REC” and “R(C)” to various options of residential zones to facilitate a proposed residential cum commercial development with a PR of 0.2 and BH of 2 storeys (6.6m) was agreed by the Committee in 2016. The last previous s.16 application (No. A/YL-MP/341) involving the Sites for temporary light public housing (LPH) development with a PR of 0.64 and a BH of three storeys (not more than 16.8mPD) was approved by the Committee on a temporary basis for a period of three years in 2023 until 9.6.2026². The Sites are also covered by an Environmental Impact Assessment (EIA) report (No. AEIAR-182/2014) approved by the Director of Environmental Protection (DEP) under the EIA Ordinance (EIAO) and the relevant Environmental Permit (EP) No. EP-484/2014 issued in 2014 for the indicative scheme under the agreed s.12A application No. Y/YL-MP/3 covering the Sites, as well as a subsequent further EP No. FEP-01/629/2023 for LPH development. The Sites are now occupied by the Yau Pok Road LPH³ under application No. A/YL-MP/341.
- 1.4 The applicant has submitted an indicative scheme for each of the Two Applications (the Indicative Scheme(s)). Under the Indicative Schemes, the proposed development at **the MP 7 Site** comprises seven residential towers with BHs ranging from eight to 16 storeys (with a three-storey terrace at four of the seven residential towers facing Fairview Park), a single-storey clubhouse block and a two-storey non-domestic block for a six-classroom kindergarten, commercial uses and transport lay-by facilities, and a basement level for clubhouse, car parks, underground stormwater retention tanks, sewage pumping station (SPS) and E&M facilities; whereas the proposed development at **the MP 8 Site** comprises nine residential towers with BHs ranging from eight to 16 storeys (with a three-storey terrace at five of the nine residential towers facing Fairview Park and/or the existing ponds in the surroundings), a single-storey clubhouse block and a single-storey non-domestic block for transport lay-by facilities, and a basement level for clubhouse, car parks, underground stormwater retention tanks, SPS and E&M facilities (the Proposed Development(s)). The indicative Master Layout Plans (MLPs) and associated section plans, indicative Landscape Master Plans (LMPs), as well as photomontages of the Proposed Developments are at **Drawings Z-1a to Z-5h and Drawings Z-15 to Z-18**. The major development parameters of the Indicative Schemes for the Proposed Developments at the MP 7 Site and the MP 8 Site are as follows:

² There is an on-going application (No. A/YL-MP/413) for renewal of planning approval for the temporary LPH at the Sites which is tentatively scheduled for the Committee’s consideration on 5.6.2026.

³ The Yau Pok Road LPH is intended to be operated until 2030 by the Housing Bureau.

Major Development Parameters of the Indicative Schemes	Y/YL-MP/7 at MP 7 Site	Y/YL-MP/8 at MP 8 Site
Total Site Area (about)	43,463m²	45,627m²
PR (not more than)	1.29	1.2409
- Domestic PR (about)	1.21	1.21
- Non-domestic PR [#] (about)	0.08	0.0309
Gross Floor Area (GFA) (about)	56,033m²	56,621m²
- Domestic GFA	52,273m ²	55,121m ²
- Non-domestic GFA [#]	3,760m ²	1,500m ²
Number of Blocks	9	11
- Residential towers	7	9
- Clubhouse	1	1
- Non-domestic Block [@]	1	1
BH		
- Residential towers	16.2mPD to 57.85mPD	16.2mPD to 57.85mPD
- Clubhouse	10.4mPD	10.4mPD
- Non-domestic Block [@]	15.4mPD	13.4mPD
No. of Storeys (aboveground)[^]		
- Residential towers*	8 to 16 storeys	8 to 16 storeys
- Clubhouse	1 storey	1 storey
- Non-domestic Block [@]	2 storeys	1 storey
Number of units (about)	1,228	1,249
Average Flat Size (about)	43m²	44m²
Estimated Population (about)	3,316	3,372
Private Open Space	Not less than 3,316m²	Not less than 3,372m²
Private Car Parking Spaces	335	364
- Residents	292	319
- Visitors	35	45
- Commercial	6	N/A
- Kindergarten	2	N/A
Motorcycle Parking Spaces	14	13
- Residents	13	13
- Commercial	1	N/A
Bicycle Parking Spaces	81	42
- Residents	41	42
- Commercial	40	N/A
Loading/Unloading (L/UL) Bays	9	9
- Residents	7	9
- Commercial	2	N/A
Lay-bys (for Kindergarten)	7	N/A
- Private Car/Taxi	2	N/A
- Small Coach	5	N/A
Target Completion Year	2034	2034

Note:

the non-domestic GFA/PR excludes ancillary clubhouses and E&M facilities at the Proposed Developments as proposed by the applicant, subject to consideration by relevant authorities at the detailed design stage.

[^] excluding a basement level for clubhouse, car parks, underground stormwater retention tanks, SPS and E&M facilities.

[@] including one for commercial uses and transport lay-by facilities at the MP 7 Site and one for transport lay-by facilities at the MP 8 Site.

* BHs under the MP 7 Site range from eight to 16 storeys (with a three-storey terrace at four of the seven residential towers facing Fairview Park) (**Drawing Z-1a**) while those under the MP 8 Site range from eight to 16 storeys (with a three-storey terrace at five of the nine residential towers facing Fairview Park and/or the existing ponds in the surroundings) (**Drawing Z-15**).

- 1.5 In support of the Two Applications, the applicant has submitted for each of the Two Applications a Supporting Planning Statement and technical assessments including Traffic Impact Assessment (TIA), Ecological Impact Assessment (EcoIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Visual Impact Assessment (VIA), Air Ventilation Assessment-Expert Evaluation (AVA-EE) and LMP (including Tree Preservation Proposal (TPP)). According to the applicant, the technical assessments submitted respectively under the Two Applications have taken into account the Indicative Scheme of each other, and some of the mitigation measures/improvement works are intended for both Proposed Developments at the MP 7 and MP 8 Sites.

Visual, Air Ventilation and Landscape

- 1.6 VIAs⁴ have been conducted to assess the potential visual impacts of the Proposed Developments. According to the submitted VIAs, the overall visual impacts of the Proposed Developments are considered to be ranging from negligible to moderately adverse (**Drawings Z-5a to Z-5h**), and the potential visual impacts will be mitigated through the incorporation of design measures to reduce the overall mass and visual obstruction of the Proposed Developments. These design measures (**Drawings Z-24a and 24b**) include a stepped BH profile at the Sites with overall BH descending gradually from 16 storeys in the east fronting Yau Pok Road to eight storeys in the west at the areas adjacent to the existing residential development of Fairview Park. Further variation in BH is proposed in the form of a three-storey terraced design for the four towers (T5 to T8) facing Fairview Park at the MP 7 Site, and five towers (T1, T6 to T8 and T10) facing Fairview Park and/or the existing ponds in the surroundings at the MP 8 Site. Building setbacks of about 40m to 50m along the eastern boundary of the Sites to provide separation from Yau Pok Road and Ngau Tam Mei Drainage Channel (NTM DC) are proposed. Other design considerations at the Proposed Developments also include sensitive building disposition, building separations with a minimum width of 15m between residential towers to minimise the visual impact of long façades, as well as sensitive façade treatment. Besides, the provision of car parks at the basement could maximum the area of at-grade landscape treatment including open green space, and peripheral planting is also proposed along the boundaries of the Sites abutting Fairview Park, both to further mitigate the potential visual impacts on the surrounding areas (**Drawings Z-4, Z-18, Z-24a and 24b**).
- 1.7 According to the submitted AVA-EEs, the overall ventilation performance of the Proposed Developments is comparable to that under the baseline scenario (i.e. the indicative scheme under the previously agreed s.12A application No. Y/YL-MP/3 as detailed in paragraph 5.2 below). The AVAs conclude that with the proposed mitigation measures implemented, i.e. provision of building setbacks and separations at appropriate locations at the Proposed Developments as mentioned in paragraph 1.6 above as well as the provision of open areas creating wind paths to enhance air permeability (**Drawings Z-4 and Z-18**), the Proposed Developments will not induce

⁴ The operation of Yau Pok Road LPH would be ceased to make way for development at the Sites in the future, and the Sites would be cleared and handed back to the applicant. The visual condition of the Sites by that time would be comparable to that before the presence of Yau Pok Road LPH. Hence, the existing visual conditions covered in the VIAs are set at the time prior to the construction of the Yau Pok Road LPH in 2022.

significant adverse air ventilation impact on the surrounding areas.

- 1.8 The TPPs included in the submitted LMPs reveal that one existing tree of particular interests (TPI) is located at the MP 7 Site, which has been retained under the Yau Pok Road LPH and will not be felled under the current applications. Other than the TPI, no protected tree species, old and valuable trees and champion trees are observed at the Sites. With respect to the tree surveys undertaken in 2021⁵ included in the submitted LMPs, other than the said TPI, all other trees were in poor to fair conditions and were found difficult or not suitable to be transplanted, and they are proposed to be felled and new heavy standard trees of same number would be planted at the Sites for compensation. Detailed breakdown of the tree treatment under the applications is tabulated below.

	MP 7 Site	MP 8 Site
No. of Trees Surveyed	113	39
No. of Trees to be Retained	1	N/A
No. of Trees to be Felled	112	39
No. of Compensatory Trees	112	39

- 1.9 Private open space of not less than 3,316m² at the MP 7 Site, and that of not less than 3,372m² at the MP 8 Site with lawns, landscaped gardens and ponds, children's play areas and buffer planting at the Sites will be provided (**Drawings Z-4 and Z-18**). A minimum greening ratio of 30% will be achieved at the Sites.

Ecology

- 1.10 According to the habitat maps derived from the ecological surveys undertaken in 2019 and 2020⁶ included in the submitted EcoIAs (**Drawing Z-6**), the Sites mainly comprised shrubland and grassland of low to moderate ecological value, and an urbanised area of very low ecological value was also found at the MP 7 Site. The Sites, which are at present occupied by Yau Pok Road LPH, have been formed and developed. Besides, the northern tip of the MP 7 Site and the entire MP 8 Site fall within the wetland buffer area (WBA) of the Deep Bay Area⁷ (**Plan Z-1a**).
- 1.11 Based on the then ecological conditions at the Sites, ecological enhancement measures have been proposed. For the MP 7 Site, a building setback of about 40m wide along

⁵ The tree surveys under the Two Applications were conducted in 2021 (i.e. before the completion of Yau Pok Road LPH) and the TPPs hence reflect the then tree conditions at the Sites before the presence of the LPH development. Under the TPP under the approved planning application No. A/YL-MP/341 for Yau Pok Road LPH, the TPI on site has been retained. After the LPH development has ceased operation, the Sites would be handed back to the applicant with the TPI being retained.

⁶ The ecological surveys under the submitted EcoIAs were conducted from March to August 2019 and November to October 2020 (i.e. before the completion of Yau Pok Road LPH at the Sites) and hence reflect the then ecological conditions at the Sites before the construction presence of the Yau Pok Road LPH development.

⁷ The Sites partly fall within the WBA of the Deep Bay Area to its north 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). According to the TPB PG-No. 12C, the intention of WBA is to protect the ecological integrity of the fish ponds and wetland within Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. TPB PG-No. 12C only applies to s.16 applications falling within the WBA and WCA, and is not applicable for the current applications.

the eastern boundary from the NTM DC is proposed (**Drawing Z-24a**). The setback area is proposed mainly for an extensive span of landscape area with peripheral planting and large specimen of trees including native species, providing an instant green cover and acting as a visual and landscape buffer from the NTM DC to minimise the potential disturbance to the NTM DC (**Drawings Z-4 and Z-8**). For the MP 8 Site, a similar building setback of about 50m wide along the eastern boundary from the NTM DC is also designated (**Drawing Z-24b**). Considering the location of the MP 8 Site being within the WBA, a landscape pond of about 0.6 hectares (ha) with ecological features such as waterbodies at various water depths (e.g. shallow water area and open water area) is proposed, which would be constructed, maintained and managed by the applicant (**Drawings Z-18 and Z-20**) within the setback area fronting the NTM DC so as to respect the “no-net-loss in wetland” principle as well as to provide appropriate buffer between the Proposed Development and NTM DC.

- 1.12 The submitted EcoIAs⁸ also conclude that the main flight line through the area would be along the NTM DC and that the Proposed Developments would not pose any constraint on the bird flight lines (**Drawings Z-7 and Z-19**). Nevertheless, the layouts of the Proposed Developments have respected the identified major birds’ flight lines along the NTM DC, and design measures are incorporated in the Indicative Schemes as mentioned in paragraphs 1.6 and 1.11 above, including adequate building separations between residential towers, low-rise building zones comprising the building setback from NTM DC and low-rise buildings (one or two storeys at 13.4mPD or 15.4mPD) at the respective northern tips of the MP 7 and MP 8 Site, and sensitive façade treatment (**Drawings Z-8, Z-20, Z-24a and 24b**).
- 1.13 Other mitigation measures including appropriate percussive piling methods with less noise generated during the construction phase, minimising the use of non-directional light in outdoor areas and sources of night-time lighting during the operation phase, will also be adopted to reduce possible sources of disturbance. With the above mitigation measures, the submitted EcoIAs conclude that no significant adverse ecological impact arising from the Proposed Developments are anticipated.

Transport and Traffic

- 1.14 The Sites are accessible from Yau Pok Road via Kam Pok Road leading to Castle Peak Road – Tam Mi, with their proposed ingress/egresses at the north-eastern parts of the Sites. According to the submitted TIAs, the parking and L/UL facilities are provided at the Proposed Developments in accordance with the requirements under the Hong Kong Planning Standards and Guidelines (HKPSG). Besides, to address the public transportation demand arising from the Proposed Developments, transport lay-by facilities are proposed at the Sites, which will be privately owned and managed by the applicant, to facilitate newly proposed circular bus route between the Yuen Long MTR Station and the Proposed Developments, as well as long-haul bus routes. Detailed arrangement of the proposed bus services will be subject to review and agreement of relevant government departments and public transport operators at the implementation

⁸ According to the submitted EcoIAs, the bird flight surveys were conducted monthly from March to August 2019; and from November 2019 to October 2020 (i.e. before the completion of Yau Pok Road LPH).

stage.

- 1.15 To mitigate the proposed traffic impact arising from the Proposed Developments, as recommended in the TIAs, the applicant proposes a junction improvement work at Castle Peak Road – Tam Mi/Kam Pok Road⁹ (**Drawing Z-9b**). In addition, the applicant undertakes to widen Yau Pok Road (**Drawing Z-10**) to cater for alternative access routes to the Sites during emergency situations (e.g. blockage of vehicular bridges at the vicinity of the Sites). All junction improvement and road widening works would be implemented at the cost of the applicant before the occupation of the Proposed Developments. Taking into account the proposed junction improvement and road widening works at the Fairview Park Interchange¹⁰ (**Drawing Z-9a**) and other nearby road junctions¹¹ (**Drawings Z-9c and 9-d**) to be implemented by other parties, the submitted TIAs demonstrate that all assessed junctions and road links will be operated within capacity with the Proposed Developments in place. In case the proposed junction improvement works at the Fairview Park Interchange and Castle Peak Road – Tam Mi/Kam Pok Road mentioned above are not completed as planned, the applicant undertakes to take forward the related junction improvement works (**Drawings Z-9a and 9b**). In view of the above, the TIAs conclude that all critical junctions and road links will operate within capacity with the Proposed Developments in place and that the Proposed Developments are considered acceptable from traffic engineering point of view.

Environment

- 1.16 The air quality, noise, water quality and waste management aspects of the Proposed Developments have been assessed in the submitted EAs, which conclude that no insurmountable adverse impacts are anticipated. On air quality, building setbacks of over 20m from San Tin Highway and those of over 10m from Castle Peak Road at the Sites are proposed in accordance with HKPSG requirements (**Drawings Z-11 and Z-21**). Besides, the underground SPSs at the Sites (**Drawings Z-2 and Z-16**) (details at paragraph 1.17 below) will be fully enclosed with exhaust louvre directed towards Yau Pok Road and odour removal filtering system installed, odour impact on the Proposed Developments and the surrounding areas is therefore not anticipated. On noise aspect,

⁹ According to the submitted TIAs, a planned junction improvement scheme for the junction at Castle Peak Road – Tam Mi/Kam Pok Road would be carried out by the applicant under the agreed s.12A application No. Y/YL-MP/10 (i.e. the proposed residential development at the “R(C)1” zone under the prevailing OZP). The applicant under the current applications has proposed further improvement works to the same junction.

¹⁰ According to the submitted TIAs, a planned junction improvement scheme for the Fairview Park Interchange committed under the Preliminary Technical Review on Site Formation and Infrastructure Works for Proposed Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long – Feasibility Study under Agreement No. CE 10/2020 (CE) and the proposed residential development at the “R(C)1” zone on the prevailing OZP would involve widening of the entry lanes at Fairview Park Boulevard, Castle Peak Road – Tam Mi, San Tam Road and the slip road from San Tin Highway northbound and southbound; and an additional exclusive left-turn lane at San Tin Highway northbound for the traffic to Castle Peak Road – Tam Mi southbound. These works are anticipated to be completed in or before 2031.

¹¹ According to the submitted TIAs, other proposed improvement works at nearby road junctions (**Drawings Z-9c and 9d**) include (a) junction improvement work at Castle Peak Road – Tam Mi/Kam Pok Road East to be carried out under the agreed s.12A applications No. Y/YL-NSW/8 and 9 (i.e. the proposed residential development at the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (2)” on the prevailing Nam Sang Wai OZP); and (b) junction improvement works at Kam Pok Road/Vehicular Bridge – North to be carried out under the proposed residential development at the “R(C)1” zone under the prevailing OZP.

with the implementation of the noise barrier along a section of the southern boundary of the MP 7 Site (**Drawing Z-12**) and installation of acoustic balcony and fixed glazing windows at the Proposed Development at the MP 7 Site, as well as the proposed landscape pond along the eastern boundary as mentioned in paragraph 1.11 above functioning as buffer at the MP 8 Site, the potential traffic noise impacts on the Proposed Developments could be mitigated to an acceptable level. Besides, the design of the underground SPSs at the Proposed Developments which will be entirely enclosed, will also comply with relevant noise requirements under the HKPSG and the Noise Control Ordinance. For the construction stage of the Proposed Developments, the applicant also commits to complying with relevant environmental related legislations, and adopting good site practices to avoid nuisances to the surrounding areas. Since the Sites are covered by an approved EIA report and relevant EP as mentioned in paragraph 1.3 above, the applicant is committed to reviewing the implications of the Proposed Developments under the EIA Ordinance and ensuring compliance with relevant statutory requirements.

Sewerage, Drainage and Water Supply

- 1.17 SIAs, DIAs and WSIA's have been submitted to demonstrate that no adverse sewerage, drainage and water supply impacts are envisaged from the Proposed Developments. In respect of sewerage as examined under the submitted SIAs, the applicant proposes to collect the sewage generated from the Proposed Developments with the underground SPSs at the Sites before discharging to Yuen Long Sewage Treatment Works via Nam Sang Wai SPS (**Drawings Z-13 and 22**).
- 1.18 On drainage aspect, the submitted DIAs reveal that surface runoff generated from the Sites will be collected via the drainage system of the Proposed Developments and temporarily stored in the underground stormwater detention tanks (**Drawings Z-2 and Z-16**) before being discharged to NTM DC during off-peak periods. No adverse drainage impact on the surrounding area is anticipated, taking into account the rainfall with associated increases due to climate change with a 50-year return period.
- 1.19 In terms of water supply, the submitted WSIA's conclude that with the proposed water supply schemes (**Drawings Z-14 and Z-23**) under which the fresh and flushing water for the Proposed Developments will be supplied by the existing fresh water main underneath San Tam Road, the Proposed Developments would not impose adverse impact on the existing water supply network.
- 1.20 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form and Supplementary Planning Statement for (**Appendix Ia**) Application No. Y/YL-MP/7 received on 19.5.2022
 - (b) Application Form and Supplementary Planning Statement for (**Appendix Ib**) Application No. Y/YL-MP/8 received on 19.5.2022
 - (c) Further Information (FI) received on 14.5.2026 enclosing a (**Appendix Ic**) Consolidated Supplementary Planning Statement for Application No. Y/YL-MP/7
[FIs received on 1.8.2022[#], 19.10.2022[#], 30.12.2022[#], 2.3.2023[#], 9.5.2023[#], 18.7.2023[#], 29.9.2023[#], 8.12.2023[#], 16.2.2024[#], 3.5.2024[#], 26.7.2024[#], 10.10.2024[#], 30.12.2024[#], 19.3.2025[#], 6.8.2025[#],

*19.8.2025[#], 24.10.2025[#], 24.12.2025[#], 16.1.2026[#] and 4.3.2026[#] were superseded and are attached at **Appendices[@] Id to Iw.**]*

- (d) FI received on 14.5.2026 enclosing a Consolidated (**Appendix Ix**) Supplementary Planning Statement for Application No. Y/YL-MP/8

*[FIs received on 1.8.2022[#], 31.8.2022[#], 19.10.2022[#], 30.12.2022[#], 2.3.2023[#], 9.5.2023[#], 18.7.2023[#], 29.9.2023[#], 8.12.2023[#], 16.2.2024[#], 3.5.2024[#], 26.7.2024[#], 10.10.2024[#], 30.12.2024[#], 19.3.2025[#], 6.8.2025[#], 19.8.2025[#], 24.10.2025[#], 24.12.2025[#], 16.1.2026[#] and 4.3.2026[#] were superseded and are attached at **Appendices[@] Iy to Iss.**]*

[#] accepted but not exempted from recounting requirement

[@]in hard copy and separately sent to Members. The submission is available for public inspection at the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin.

- 1.21 On 6.6.2025, the Committee of the Board agreed to the applicant's requests to defer making a decision on the applications for two months.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the applications are detailed in the consolidated Supplementary Planning Statements at **Appendices Ic and Ix**. They can be summarised as follows:

- (a) The previous s.12A application (No. Y/YL-MP/3) agreed by the Committee in 2016 has confirmed the suitability for residential use at the Sites. The current applications could maximise land use efficiency of the Sites which have been left idle for years in view of the prevailing acute housing shortage. While the Sites are currently used for the Yau Pok Road LPH, the applicant intends to develop the Site for proposed residential developments upon decommissioning of the LPH development.
- (b) In view of the Government's initiative of developing the Northern Metropolis (NM) and with the improving planned infrastructures, such as the Northern Link (NOL) Main Line and the Northern Metropolis (NM) Highway, the surrounding areas of the Sites have been in transformation from low-density rural setting to high-density developments, as reflected by the approval of planning applications/rezoning applications for increasing development intensity/upzoning to facilitate private residential developments in Mai Po and Nam Sang Wai areas. The Sites is strategically located in close proximity to the San Tin Technopole (the Technopole) and Ngau Tam Mei New Development Area (NTM NDA) with a domestic PR of 6 to 6.5 for residential sites, and is also located near the planned NTM Station of the NOL Main Line. The Proposed Developments could unleash the development potential of the Sites, and the proposed increase in PR and BH is also considered compatible with the evolving character of the surrounding areas.
- (c) The Proposed Developments could contribute to providing diversified housing supply for the area in the vicinity of the Technopole which would help meet the housing needs to innovation and technology (I&T) talents and achieve the "balanced living and work opportunities" concept long promoted by the government. Besides, non-domestic GFA for commercial portions (including a kindergarten) at the MP 7 Site, as well as transport

lay-by facilities at the Sties, will also be provided to serve the Proposed Developments and the local community in the surrounding area, which could foster a vibrant neighbourhood.

- (d) The Proposed Developments have incorporated various design measures (**Drawings Z-24a and 24b**), including building setbacks from Yau Pok Road and NTM DC, stepped BH profiles to minimise the potential visual impacts on the surroundings, articulated building form and building separations with a minimum width of 15m between residential towers to enhance to visual permeability and air penetration, as well as a landscape pond with ecological functions at the MP 8 Site. Sufficient buffer would also be incorporated to the adjacent existing residential development of Fairview Park, minimising the potential impacts on the surrounding areas.
- (e) While part of the Sites (including the northern tip of the MP 7 Site and the entire MP 8 Site) fall within the WBA, the Proposed Developments follow relevant requirements under the TPB PG-No. 12C⁷. The applicant has submitted various technical assessments, including TIA, EcoIA, EA, DIA, SIA, WSIA, VIA, AVA-EE and LMP (including TPP) under the Two Applications, which have demonstrated that the Proposed Developments are technically feasible with no insurmountable issues with implementation of relevant mitigation measures.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Sites. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 The Sites were largely a piece of vacant grassland with ponds before the gazettal of the draft Mai Po and Fairview Park Interim Development Permission Area Plan No. IDPA/YL-MP/1 gazetted on 17.8.1990. The Sites fell within an area designated as “Unspecified Use” on the said IDPA Plan.
- 4.2 The Sites were later zoned mainly “REC” with a minor portion of “R(C)” at the southern tip of the MP 7 Site. The concerned “REC” zone forms a part of the larger “REC” zone on the draft Mai Po and Fairview Park OZP No. S/YL-MP/1 gazetted on 3.6.1994 in order to reserve land for recreational uses. The draft Mai Po and Fairview Park OZP (and re-numbered as S/YL-MP/2) was approved on 18.5.2001 and the subject “REC” and “R(C)” zones have remained unchanged since then.
- 4.3 The Site is currently not subject to any active planning enforcement action.

5. Previous Applications

Rezoning Request/s.12A Applications

- 5.1 The Sites form parts of the subject of two previous rezoning requests/s.12A applications (No. Z/YL-MP/1 and Y/YL-MP/3). The rezoning request No. Z/YL-MP/1 was

submitted by a different applicant for rezoning the application site (i.e. a major portion of the MP 7 Site) from “REC” and “R(C)” to “Residential (Group D)” (“R(D)”) on the Mai Po and Fairview Park OZP No. S/YL-MP/4 for residential development of 80 two-storey houses, with a PR of 0.2 and site coverage of 20%. This rezoning request was rejected by the Committee in 2003 mainly on the considerations that the proposed development would frustrate the original planning intention of the “REC” zone; the rezoning was piecemeal; and there was insufficient information in the submission to demonstrate that there was no adverse landscaping, drainage and traffic impacts on the surrounding areas.

- 5.2 Application No. Y/YL-MP/3 was submitted by the same applicant of the current application for rezoning the application site (i.e. covering the Sites and a strip land connecting the Sites) from “REC” and “R(C)” to various options of residential zones to facilitate a proposed residential cum commercial development with a PR of 0.2 and a BH of 2 storeys (6.6m) above one storey of basement car park and/or ancillary plant room. This s.12A application was agreed by the Committee in 2016¹² mainly on the considerations that the proposed development was considered not incompatible with the surrounding uses; and no insurmountable technical impacts were envisaged.

s.16 Applications

- 5.3 The Sites, in whole or in part, are the subjects of four previous s.16 planning applications (No. A/YL-MP/57, 74, 107 and 341) submitted by different applicants. Applications No. A/YL-MP/57 and 74 for a temporary golf driving range with ancillary facilities and parking area, which were approved by the Committee in 1999 for the former and rejected in 2001 for the latter, are not relevant to the current applications which involve different uses.
- 5.4 Application No. A/YL-MP/107 submitted by a different applicant for a fishing pond cum field study centre and residential development was rejected by the Committee in 2002 mainly on the considerations that the residential development was not in line with the planning intention of the “REC” zone in that the residential development was not ancillary to the recreational use; insufficient information was provided to demonstrate that the proposed development would not cause negative environmental impact on Deep Bay; sufficient information was not provided to demonstrate that the proposed development would not lead to traffic and environmental nuisances to the local residents; and approval of the application would set an undesirable precedent for similar applications leading to large-scale residential developments in the areas zoned “REC” and the cumulative effects of which would lead to a loss of recreational space in the area.
- 5.5 Application No. A/YL-MP/341 was submitted by a different applicant for proposed temporary LPH development (i.e. Yau Pok Road LPH) for a period of three years and associated filling and excavation of land, with a PR of 0.64 and a BH of three storeys (not more than 16.8mPD). This s.16 application was approved by the Committee on 9.6.2023 mainly on the considerations that the LPH proposal was considered to be in

¹² According to PlanD’s record, there is no relevant general building plans submission and land administrative submission (including land exchange and lease modification) to effectuate the proposed residential development under the agreed s.12A application involving the Sites.

line with the Government's policy with policy support from the Secretary of Housing; the proposed development was considered not incompatible with the surrounding areas; and the relevant government bureaux and departments (B/Ds) consulted have no objection to or no comment on the application, or their concerns could be addressed by relevant approval conditions. Its planning permission is valid until 9.6.2026. An application (No. A/YL-MP/413) for renewal of planning approval for the temporary LPH development is currently under processing which is tentatively scheduled for the Committee's consideration on 5.6.2026. The Yau Pok Road LPH is intended to be operated until 2030 by the Housing Bureau.

- 5.6 Details of these previous applications are summarised at **Appendix III** and their locations are shown on **Plan Z-1b**.

6. Similar Application

There is no similar s.12A application within the same "REC" zone on the OZP.

7. The Site and Its Surrounding Areas (Plans Z-1a to Z-4b)

7.1 The Sites are:

- (a) accessible from Yau Pok Road via Kam Pok Road leading to Castle Peak Road – Tam Mi;
- (b) formed and currently occupied by the Yau Pok Road LPH under application No. A/YL-MP/341; and
- (c) the northern tip of the MP 7 Site and the entire MP 8 Site are located within the WBA of the Deep Bay Area.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate north, south and west of the Sites is the low-rise, low-density residential development of Fairview Park currently zoned "R(C)" with a maximum BH of three storeys;
- (b) to the immediate north-east are some ponds. To further north and north-east is the planned Sam Po Shue Wetland Conservation Park, as well as other low-rise, low-density residential developments in the Mai Po area including the Palm Springs and Royal Palms, as well as residential dwellings/village settlements such as Yau Mei San Tsuen. There is also a proposed residential development at an area in Wo Sang Wai zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)")¹³ in the Mai Po area;

¹³ The "OU(CDWRA)" zone subject to a maximum PR of 1.3 and a maximum BH of 42mPD on the prevailing OZP is to reflect the agreed s.12A application No. Y/YL-MP/9 in the vicinity of the Sites (**Plan Z-1a**).

- (c) to the east across Yau Pok Road, NTM DC and Kam Pok Road are a flood storage pond, Chuk Yuen Stormwater Pumping Station, a vacant and vegetated land zoned “R(C)1”¹⁴ for a proposed comprehensive residential development with commercial uses, transport lay-by and GIC facilities, and some storage yards and public vehicle parks. Amongst the storage yards and public vehicle parks, a site currently zoned “R(D)” at Kam Pok Road is also subject to an approved s.16 application No. A/YL-MP/287 for house development¹⁵; and
- (d) to the further east and north-east across Castle Peak Road, San Tin Highway and San Tam Road is the area planned for the Technopole, NTM NDA developments and the planned NTM Station of the NOL Main Line at a distance of about 1km, 550m and 950m respectively.

8. Planning Intentions

- 8.1 The “REC” 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.
- 8.2 The “R(C)” 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 “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. Comments from Relevant Government Departments

- 9.1 The following Government departments have been consulted and their views are summarized as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):
 - (a) no objection to the applications;
 - (b) according to the applicant, the MP 7 Site and MP 8 Site have an area of about 43,463m² (including about 4,342m² GL) and about 45,627m² (including about 2,385m² GL) respectively, which should be subject to further verification and survey. In case of any discrepancy in site areas found, the proposed development parameters will have to be revised accordingly;

¹⁴ The “R(C)1” zone is subject to a maximum PR of 1.59 and a maximum BH of 60mPD.

¹⁵ Application No. A/YL-MP/287 for house development is subject to a PR of 0.2 and BH of two storeys (12.5mPD).

- (c) Lot 3214 S.A in DD. 104 is subject to a Letter of Approval No. MT/LM13856 for erection of temporary structure whereas Lots 3201 RP (Part), 3202 (Part) and 3203 RP in D.D. 104 are subject to a Modification of Tenancy No. M18613 for erection of temporary structure, which have to be terminated for implementation of the development proposal;
- (d) should the Board decide to agree to the applications, the applicant has to apply for land exchange to implement the proposed schemes. However, there is no guarantee at this stage that the land exchange application (including the granting of additional GL) would be approved. Such application will be dealt with by his department acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by his department; and
- (e) the proposed tree felling/transplanting/tree compensatory proposals submitted by the applicant should be subject to separate application to be submitted for formal approval upon implementation of the development proposals.

Nature Conservation

9.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) no objection to the applications from nature conservation perspective and no adverse comment on the revised EcoIAs submitted by the applicant;
- (b) based on the revised EcoIAs, at the time of the ecological surveys, the MP 7 Site, with a minor portion at the northern tip falling within the WBA, largely comprised shrubland and grassland of low to moderate ecological value and an urbanised area of very low ecological value; whereas the MP 8 Site falling within the WBA, largely comprised shrubland and grassland of low to moderate ecological value;
- (c) according to the revised EcoIAs submitted by the applicant, the potential impacts of the Proposed Developments would be insignificant under the Indicative Schemes at the Sites with the following design/mitigation measures adopted:
 - (i) designation of the low-rise building zones as mentioned by the applicant (as mentioned in paragraphs 1.11 and 1.12 above) at the Sites along their eastern boundaries facing the NTM DC (**Drawings Z-8 and Z-20**);
 - (ii) peripheral planting and large specimen of trees including native species to be planted at the low-rise building zone at the MP 7

Site to provide an instant green cover, forming and enhancing the visual and landscape buffer from the NTM DC to minimise potential disturbance to the NTM DC (**Drawings Z-8 and Z-24a**);

- (iii) a landscape pond of about 0.6 ha with ecological features such as waterbodies at various water depths (e.g. shallow water area and open water area) to be provided at the MP 8 Site (**Drawings Z-20 and Z-24b**) which will be constructed, maintained and managed by the applicant to respect the “no-net-loss in wetland” principle of the TPB PG-No. 12C as well as to provide buffer between the Proposed Development at the MP 8 Site and NTM DC; and
- (iv) layouts of the Proposed Developments at the Sites have respected major birds’ flight lines (**Drawing Z-19**) along the NTM DC and retained available area of bird flight across the Site as far as possible, with design measures such as adequate building separations between residential towers adopted in the Indicative Schemes (**Drawings Z-8, Z-19, Z-24a and 24b**).

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the applications from traffic engineering perspective, taking into account the applicant’s proposals;
- (b) it is observed that the traffic impact arising from the Proposed Developments on the adjacent road network within the area of influence would be acceptable and that the Proposed Developments would provide parking and L/UL facilities within the Sites in accordance with HKPSG;
- (c) the design and provision of vehicular access and car parking and L/UL facilities for the Proposed Developments should be self-sustained and follow the TIAs under the planning applications;
- (d) the design and implementation of road and junction improvement works, as identified in the TIAs and proposed by the applicant, should be completed before the population intake of the Proposed Developments;
- (e) in the case of programme mismatch of the Proposed Developments and Sha Po Public Housing Development, the design and implementation of the proposed improvement works at Fairview Park Interchange (**Drawing Z-9a**), should be undertaken by the applicant before the population intake of the Proposed Developments;
- (f) the transport lay-by facilities in the Proposed Developments should be implemented by the applicant and designed following the requirement in

the TIAs under the planning applications and subject to the satisfaction of C for T; and

- (g) no vehicle is allowed to queue back to or reverse onto/from public road during the construction and operation stage of the Proposed Developments.

9.1.4 Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW of HyD):

- (a) no in-principle objection to the planning applications from highways maintenance perspective;
- (b) if any proposed road improvements in the TIAs are considered necessary by the Transport Department (TD) due to the Proposed Developments, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost;
- (c) HyD is not/shall not be responsible for the maintenance of any access connecting the Sites and Yau Pok Road;
- (d) HyD shall not be responsible for the maintenance of any internal transport facilities within the Sites, if any; and
- (e) adequate drainage measures should be provided at the site accesses to prevent surface water flowing from the sites to nearby public roads or exclusive road drains.

Environment

9.1.5 Comments of the DEP:

- (a) no objection to the applications from environmental planning perspective and no further comment on the revised EAs while also considering that the SIAs submitted by the applicant are acceptable;
- (b) the EAs and SIAs have demonstrated that, with the implementation of mitigation measures, the Proposed Developments will unlikely cause adverse environmental impacts; and
- (c) the Proposed Developments are covered under an EIA report approved (AEIAR-182/2014) and an EP issued (EP-484/2014) under the EIAO. The applicant should review the EIAO implications at later stage and confirm with Environmental Protection Department. The applicant should also observe and ensure the Proposed Developments will comply with all statutory requirements under the EIAO.

Urban Design, Air Ventilation and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD:

Urban Design and Visual

- (a) no adverse comment on the applications from urban design and visual perspectives;
- (b) according to the VIAs submitted by the applicant, the Proposed Developments would result in an overall slight to moderate adverse visual impact. Design measures including provision of tower setback of 40 to 50m from the NTM DC, building separations and provision of landscaped pond etc. are proposed to promote visual permeability and alleviate potential adverse visual impact;

Air Ventilation

- (c) no adverse comment on the applications from air ventilation perspective;
- (d) an AVA-EE under each application is conducted to compare the air ventilation impact induced by the Indicative Schemes with the approved scheme under the agreed application No. Y/YL-MP/3. With the implementation of mitigation measures including provision of tower setback of 40 to 50m from the NTM DC and building separation of 15m between some of the residential towers, the AVA-EEs conclude that the Proposed Developments would not result in significant adverse impact on surrounding wind environment;

Landscape

- (e) no adverse comment from landscape planning perspective;
- (f) based on the aerial photo taken in 2025, the Sites were situated in areas of comprehensive residential development and miscellaneous rural fringe landscape characters comprising low-rise residential developments (i.e. Fairview Park, Palm Springs and Royal Palms), village houses, wetlands/ponds, temporary structures, a drainage channel and scattered tree clusters. The proposed medium-rise residential developments are not entirely incompatible with the landscape characters of the area;
- (g) according to the LMPs and TPPs, 113 existing trees of common species were surveyed within the MP 7 Site. Among them, one TPI (i.e. Ficus microcarpa) with diameter at breast height of 1.5m will be retained. The other 112 trees of common species affected by the site formation works are proposed to be felled. For the MP 8 Site, all the 39 existing trees of common species within the Site are proposed to be felled. To

mitigate the landscape impacts, new trees will be planted to achieve a compensatory ratio of not less than 1:1 at the Sites. Landscape treatments including new tree plantings, buffer plantings, landscape ponds, swimming pool, landscape garden, play area, cycle track are also proposed at the Sites; and

- (h) in view of the above, significant adverse landscape impact arising from the Two Applications is not anticipated.

Drainage

9.1.7 Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD):

- (a) no in-principle objection to the applications from drainage perspective; and
- (a) detailed comments are at **Appendix IV**.

Education

9.1.8 Comments of the Secretary for Education (SED):

- (a) no comment on the provision of kindergarten for private developments; and
- (b) detailed comments are at **Appendix IV**.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the applications subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority. Furthermore, the Emergency Vehicular Access provision at the Sites shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department (BD); and
- (c) detailed comments are at **Appendix IV**.

- 9.2 The following government departments have no objection to or no comment/adverse comment on the applications and their detailed comments, if any, are in **Appendix IV**:
- (a) Chief Building Surveyor/New Territories West, BD;
 - (b) Chief Engineer/Construction, Water Supplies Department (CE/C of WSD);
 - (c) Director of Electrical and Mechanical Services;
 - (d) Director of Leisure and Cultural Services;
 - (e) Director of Food and Environmental Hygiene;
 - (f) Project Manager (West), Civil Engineering and Development Department (CEDD);
 - (g) Head (Geotechnical Engineering Office), CEDD (H(GEO) of CEDD);
 - (h) Chief Engineer/1-1, Railway Development Office, HyD;
 - (i) Commissioner of Police; and
 - (j) District Officer/Yuen Long, Home Affairs Department.

10. Public Comments received During the Statutory Publication Periods

- 10.1 The Two Applications and their subsequent FIs submitted by the applicant were published for public inspection. During the statutory publication periods, a total of 188 and 180 supporting comments from individuals (**Appendices Va-1 and 2**), 279 and 269 objecting comments from San Tin Rural Committee, Fairview Park Property Management Limited, Fairview Park Management Advisory Committee, the Owner's Association of Fairview Park Limited, a member of the Yuen Long District Council, the Conservancy Association, Green Power, Kadoorie Farm & Botanic Garden Corporation, Hong Kong Bird Watching Society, Business and Professional Alliance for Hong Kong, with nearby residents and individuals (**Appendices Vb-1 and 2**), and 7 and 6 comments (**Appendices Vc-1 and 2**) providing views were received under the applications No. Y/YL-MP/7 and 8 respectively. The comments received are summarised as follows:

Supporting Comments (Appendices Va-1 and 2)

- (a) the Proposed Developments are in line with the government policy on boosting housing supply and would better utilize scarce land resources;
- (b) the Proposed Developments are compatible with the surrounding land uses and development density;
- (c) the Proposed Developments, with the provision of commercial facilities including a kindergarten and transport lay-by facilities, would benefit future residents and the surrounding community;
- (d) the Proposed Developments, with design measures such as stepped BH and building separations of about 15m wide, would not cause adverse impacts on infrastructure, visual, landscape, ecology and air ventilation aspects;

Objecting Comments (Appendices Vb-1 and 2)

- (e) the Proposed Developments with a maximum BH of 16 storeys would adversely alter the existing rural landscape and are visually incompatible with the surroundings;
- (f) the Proposed Developments would cause adverse ecological impacts especially the Sites are within the WBA and in close proximity to conservation areas. No assessments on the ecology and water quality in the area were found under the applications. The Board shall consider whether the EcoIAs under the current applications are sufficient to reflect the existing ecological conditions and conservation status of the wetland habitats including the NTM DC close to the Sites and if the proposed mitigation measures could help reduce the potential impacts caused by the Proposed Developments;
- (g) the Proposed Developments would cause adverse impact on the traffic, in particular on the existing Fairview Park Interchange, and induce traffic congestion and illegal parking in the area;
- (h) the anticipated population and the resultant additional demand for community facilities brought about by the Proposed Developments would cause social inharmony;
- (i) the current applications would set an undesirable precedent to similar applications in the same neighbourhood;

Providing Views (Appendices Vc-1 and 2)

- (j) the Proposed Developments would lead to a reduction in the recreational space for the public;
- (k) potential traffic, sewerage and environmental impacts arising from the Proposed Developments should be properly addressed;
- (l) the government shall review the development of the Yuen Long district and the entire New Territories West holistically to refrain from over-loading of infrastructural capacity; and
- (m) areas for birds' roosting and foraging, trees, watercourses and agricultural land in Mai Po should be conserved.

11. Planning Considerations and Assessments

The Proposals

- 11.1 The applicant seeks to rezone the Sites under the Two Applications for proposed residential developments with supporting facilities:
 - (a) rezoning **the MP 7 Site** from an area mainly zoned "REC" (about 96%) with a minor portion zoned "R(C)" (about 4%) to a proposed new "R(C)" sub-zone

subject to a maximum PR of 1.29 (including a GFA of not less than 3,760m² for non-domestic uses) and a maximum BH of 16 storeys (excluding basement) to facilitate a proposed residential development with commercial uses and transport lay-by facilities (**Plan Z-1a**). According to the Indicative Scheme submitted by the applicant (**Drawings Z-1a to Z-3**), the Proposed Development at the MP 7 Site comprises seven residential towers with BH ranging from eight to 16 storeys (with a three-storey terrace at four of the seven residential towers facing Fairview Park), a single-storey clubhouse block and a two-storey non-domestic block for a six-classroom kindergarten, commercial uses and transport lay-by facilities, and a basement level for clubhouse, car parks, underground stormwater retention tanks, SPS and E&M facilities; and

- (b) rezoning **the MP 8 Site** from an area zoned “REC” to a proposed new “R(C)” sub-zone subject to a maximum PR of 1.25 (including a GFA of not less than 1,500m² for non-domestic uses) and a maximum BH of 16 storeys (excluding basement) to facilitate a proposed residential development with transport lay-by facilities (**Plan Z-1a**). According to the Indicative Scheme submitted by the applicant (**Drawings Z-15 to Z-17**), the Proposed Development at the MP 8 Site comprises nine residential towers ranging from eight to 16 storeys (with a three-storey terrace at five of the nine residential towers facing Fairview Park and/or the existing ponds in the surroundings), a single-storey clubhouse block and a single-storey non-domestic block for transport lay-by facilities, and a basement level for clubhouse, car parks, underground stormwater retention tanks, SPS and E&M facilities.

- 11.2 According to the proposed Notes and ES of the OZP for the proposed new “R(C)” sub-zones submitted by the applicant at **Appendices IIa and IIb**, both new sub-zones are intended for medium-rise residential developments with commercial uses serving the residential neighbourhood. While ‘Flat’ is always permitted within the “R(C)” zone, the applicant proposes to incorporate ‘Eating Place’, ‘Place of Recreation, Sports or Culture’, ‘Private Club’, ‘Public Transport Terminus or Station’, ‘School’, ‘Shop and Services’ and ‘Social Welfare Facility’ as Column 1 uses under the respective proposed new “R(C)” sub-zones for the Sites. In addition, the applicant proposes to incorporate a PR exemption clause on GIC facilities as required by the Government under the Remarks of the Notes of the OZP for the respective “R(C)” sub-zones. Under the above rezoning proposal, planning permission from the Board will not be required to effectuate the Proposed Developments upon rezoning the Sites to the new “R(C)” sub-zones.

Planning Intention, Land Use Compatibility and Development Intensity

- 11.3 The Sites fall within an area mainly zoned “REC” on the OZP which is primarily intended for recreational developments for the use of the general public. It also encourages the development of active and/or passive recreation and tourism/eco-tourism, and uses in support of the recreational developments may be permitted subject to planning permission. The portion of “REC” zone, where the Sites are located at, has been designated on the OZP since 1994. However, no recreational use/development has ever been implemented at the Sites as the zoning so intended. In fact, a s.12A application (No. Y/YL-MP/3) has previously been agreed by the Committee to rezone

the application site (largely the same as the Sites) from “REC” and “R(C)” to various options of residential zones to facilitate a proposed residential cum commercial development as stated in paragraph 5.2 above. Besides, the Sites has been developed as Yau Pok Road LPH under the approved s.16 application No. (No. A/YL-MP/341) (**Plan Z-2**). Taking into account the above and assessments below, the rezoning of the Sites from an area mainly zoned “REC” to “R(C)” sub-zones for residential developments is not considered unacceptable in light of the existing and planned land use context in the locality (as set out in paragraph 7.2 above and discussed in paragraphs 11.4 to 11.6 below), and may help optimise the development potential of the Sites.

- 11.4 The Sites, which comprise mainly private land, are currently occupied by the Yau Pok Road LPH with operation tentatively until 2030. The Sites are located in an existing sub-urban neighbourhood in the Mai Po and Fairview Park area, with the surroundings of the Sites currently being mainly low-rise residential developments (e.g. Fairview Park and Palm Springs subject to a maximum BH of three storeys) and village dwellings/settlements (e.g. Yau Mei San Tsuen and Chuk Yuen), storage yards and public vehicle parks. There have been changing planning circumstances in the areas in recent years, including the proposed residential development at the “OU(CDWRA)” zone in Wo Sang Wai subject to a maximum PR of 1.3 and a maximum BH of 42mPD, as well as the proposed residential development at the “R(C)1” zone at Kam Pok Road subject to a maximum domestic PR of 1.5 and non-domestic PR of 0.09 and a maximum BH of 60mPD in the vicinity of the Sites under the prevailing OZP (**Plans Z-1a and Z-2**).
- 11.5 From a wider perspective, the Sites are located about 550m away from the NTM NDA with residential sites subject to a maximum PRs of 6.5 or 6.8 and maximum BH ranging from 180mPD to 200mPD on the NTM OZP. Besides, the Sites are about 1km away from the Technopole, which is planned for a modern new development area with I&T development and a liveable environment, with residential sites subject to maximum PRs of 6.5 or 6.8 and maximum BHs ranging from 160mPD to 200mPD on the San Tin Technopole OZP (**Plan Z-1a**). The first population intake for the future developments at the Technopole and NTM NDA is expected to take place from 2031 and 2033 respectively. In addition, there are also new strategic transport infrastructures, including the construction of the NOL Main Line (with the NTM station being about 950m away from the Sites) commenced in 2025 for completion in 2034, as well as the San Tin Section of the NM Highway under planning to be completed in or before 2036. The accessibility of the Mai Po and Fairview Park area will therefore be greatly enhanced.
- 11.6 Coupled with the planned new developments in the locality and the surrounding areas, including the proposed residential developments as mentioned in paragraph 11.4 above, as well as the planned new developments and strategic transport infrastructures in the area as mentioned in paragraph 11.5 above, subject to technical feasibility and acceptability, there is potential for the Mai Po and Fairview Park area to transform into a medium-rise residential neighbourhood. The proposed medium-rise development at the Sites may provide a gradual transition from the future high-rise and high-density developments at the Technopole and NTM NDA to the existing low-rise and low-density residential developments and wetlands to the west of the Site (**Plan Z-1a**). The proposed development intensity for the MP 7 Site with a maximum PR of 1.29 and a

maximum BH of 16 storeys (excluding basement), and that for the MP 8 Site with a maximum PR of 1.25 and a maximum BH of 16 storeys (excluding basement), are considered not out of keeping with the land use character of the existing sub-urban neighbourhood and the planned development context of the area benefitting from the enhanced accessibility.

Visual, Air Ventilation and Landscape Aspects

11.7 The applicant has submitted VIAs⁴ to illustrate the visual compatibility of the Proposed Developments with the surrounding areas. A stepped BH profile is proposed in the Indicative Schemes, with the tallest building of 16 storeys in the east fronting Yau Pok Road descending towards eight storeys in the west at the areas adjacent to the existing residential development of Fairview Park. Further variations in BH in the form of three-storey terraced design as mentioned in paragraphs 1.4 and 1.6 above are also provided for towers facing Fairview Park and/or the surrounding ponds. Coupled with the proposed building setback of about 40m to 50m from Yau Pok Road and the NTM DC along the eastern boundary with peripheral planting serving as landscape buffer at the Sites and the proposed 0.6 ha landscape pond with ecological features at the MP 8 Site, separations of not less than 15m wide between residential towers to minimise the visual impact of long façades as well as peripheral plantings along the boundaries of the Sites abutting Fairview Park to further mitigate the potential visual impacts on the surrounding areas, these design measures could help reduce the overall visual mass and enhance visual permeability and integration between the Proposed Developments and the surrounding areas. The AVAs submitted by the applicant also demonstrate that the Proposed Developments with the abovementioned design measures implemented would not induce significant adverse air ventilation impact on the surrounding areas of the Site. In this regard, CTP/UD&L of PlanD has no adverse comment on the application from urban design, visual and air ventilation perspectives having considered the abovementioned design measures.

11.8 The TPPs included in the submitted LMPs indicate that other than one existing TPI located at the MP 7 Site, which has been retained under the Yau Pok Road LPH and will not be felled under the current applications (**Drawing Z-4**), no protected tree species, old and valuable trees and champion trees are observed at the Sites. All other surveyed trees⁵ (112 at the MP 7 Site and 39 at the MP 8 Site) were in poor to fair conditions and were found difficult or not suitable to be transplanted and hence, they are proposed to be felled and new heavy standard trees of same number would be planted at the Sites as compensation. Private open space of not less than 3,316m² and 3,372m² will be provided within the MP 7 and 8 Sites respectively and a minimum greening ratio of 30% will be achieved for the Proposed Developments. In this regard, CTP/UD&L of PlanD has no adverse comment on the applications from landscape planning perspective.

Ecological Aspect

11.9 According to the EcoIAs submitted by the applicant, according to the habitat map derived from the ecological surveys⁶ (**Drawing Z-6**), the Sites mainly comprised shrubland and grassland of low to moderate ecological value, and an urbanised area of very low ecological value was also found at the MP 7 Site. The Sites, which is now

occupied by Yau Pok Road LPH development, have already been developed. Besides, the northern tip of the MP 7 Site and the entire MP 8 Site fall within the WBA of the Deep Bay Area (**Plan Z-1a**).

- 11.10 With the design measures incorporated in the Indicative Schemes, such as building setback areas along the eastern boundaries of the Sites facing the NTM DC, with peripheral planting at the MP 7 Site and a landscape pond of about 0.6 ha with ecological features at MP 8 Site, could minimise potential disturbance to the NTM DC (**Drawings Z-8 and Z-20**). According to the applicant, the landscape pond with ecological features at the MP8 Site, which would be constructed, maintained and managed by the applicant, is also intended to respect the “no-net-loss in wetland” principle. Sensible building layout with building separations and setback/low-rise building zone from the NTM DC with due consideration to the major birds’ flight paths in the area would also be adopted. Together with other mitigation measures during the construction and operation phases as detailed in paragraph 1.13 above, DAFC considers that the potential ecological impacts arising from the Proposed Developments could be mitigated and has no objection to the applications.

Environmental, Drainage and Sewerage Aspects

- 11.11 According to the EAs submitted by the applicant, no adverse impacts on air quality, noise, water quality and waste management arising from the Proposed Developments are anticipated. Various mitigation measures, as mentioned in paragraph 1.16 above, are incorporated in the Indicative Schemes to minimise the potential traffic noise on the Proposed Developments, as well as the potential noise, odour air quality impacts arising from the operation of the Proposed Developments, including the operation of the underground SPSs.
- 11.12 DIAs and SIAs have also been submitted which demonstrate that no adverse drainage and sewerage impacts are anticipated from the Proposed Developments. In particular, underground SPSs, rising mains and sewer are proposed to collect and discharge the sewage generated by the Proposed Developments (**Drawings Z-13 and Z-22**). Besides, underground stormwater detention tanks will be provided within the Sites (**Drawings Z-2 and Z-16**). In light of the above, DEP and CE/MN of DSD have no objection to the applications from environmental planning and public drainage perspectives. In addition, the Sites are covered under an approved EIA report and an EP under the EIAO, and the applicant undertakes to review the implications of the Proposed Developments under the EIAO and will ensure compliance with relevant statutory requirements.

Transport and Traffic Aspects

- 11.13 The applicant has submitted TIAs and proposed junction improvement works at Castle Peak Road/Kam Pok Road, Fairview Park Interchange (in case of a programme mismatch with Sha Po Public Housing Development) and proposed widening of Yau Pok Road as mentioned in paragraph 1.15 above (**Drawings Z-9a, 9-b and Z-10**). Taking into account other planned road networks/junction improvement works (**Drawings Z-9c and 9d**), the TIAs conclude that all assessed junctions and road links will operate within capacity with the Proposed Developments in place. In addition, the Proposed Developments will not impose insurmountable pressure on the existing public transport facilities serving the area with provision of transport lay-by facilities

and other public transport service enhancement which will be subject to further discussion and agreement of relevant government departments at the implementation stage. In view of the above, the TIAs conclude that the Proposed Developments are considered acceptable from traffic engineering point of view. Taking into account the applicant's proposals in the submitted TIAs, C for T has no in-principle objection to the applications from traffic engineering perspective and advises that the identified road improvement works should be completed by the applicant before the population intake of the Proposed Developments. CHE/NTW of HyD also has no objection to the applications from highway maintenance perspectives.

Provision of Commercial and Transport Lay-by Facilities

- 11.14 The Sites are located in an existing rural area with few major commercial facilities¹⁶. While the MP 8 Site will provide transport lay-by facilities with a GFA of about 1,500m², the MP 7 Site will provide both commercial and transport lay-by facilities, including a six-classroom kindergarten, with a GFA of about 3,760m², to serve the future population. SED has no comment on the provision of kindergarten within the Proposed Development at the MP 7 Site.

Other Technical Aspects

- 11.15 The applicant has also submitted various technical assessments in support of the Proposed Developments and all other relevant government departments including CE/C of WSD, D of FS, and H(GEO) of CEDD have no objection to or adverse comment on the applications from water supplies, fire safety and geotechnical aspects.

Development Restrictions to be stipulated for the Proposed New "R(C)" Sub-zone(s)

- 11.16 According to the sets of Notes proposed by the applicant (**Appendices IIa and IIb**), it is proposed to include the following development restrictions in the respective proposed "R(C)" sub-zones: (a) for **the MP 7 Site** – the maximum PR of 1.29 (amongst which not less than 3,760m² are for non-domestic uses) and a maximum BH of 16 storeys (excluding basement); and (b) for **the MP 8 Site** – the maximum PR of 1.25 (amongst which not less than 1,500m² are for non-domestic uses) and a maximum BH of 16 storeys (excluding basement). In addition, it is proposed to incorporate 'Eating Place', 'Place of Recreation, Sports or Culture', 'Private Club', 'Public Transport Terminus or Station', 'School', 'Shop and Services' and 'Social Welfare Facility' as Column 1 uses of the proposed "R(C)" sub-zones. A PR exemption clause on GIC facilities as required by the Government is also proposed.
- 11.17 Taking into account the above planning assessments, rezoning the Sites to respective "R(C)" sub-zones to facilitate the proposed residential developments are considered acceptable. To ensure proper control on the future sub-zone(s), further consideration in consultation with relevant B/Ds is required on how the proposed sub-zones, development restrictions, including PR/GFA, BH (in terms of number of storeys/mPD), schedule of Column 1 and 2 uses, specific requirements on the provision of certain facilities, as well as associated PR exemption clause, shall be translated or incorporated

¹⁶ A neighborhood activity node including commercial facilities to serve future residents and surrounding areas would be provided within the proposed residential development at the "R(C)1" zone under the prevailing OZP.

in the OZP and its Notes and/or ES to reflect the Proposed Developments under the current applications. Should the applications be agreed by the Committee, PlanD will work out the appropriate amendments to the OZP, including the details of development restrictions to be set out in the Notes and/or ES, for the Committee's consideration prior to gazetting of the proposed amendments to the OZP under section 5 (s.5) of the Town Planning Board Ordinance (the Ordinance).

Public Comments

- 11.18 For the public comments objecting to/raising concerns on the rezoning applications as detailed in paragraph 10 above, the planning assessments and considerations set out in the above paragraphs are relevant.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no in-principle objection to the applications, and recommends the Committee to partially agree to the applications to rezone the Sites to appropriate sub-zone(s) with stipulation of relevant restrictions and other requirements taking into account the considerations in paragraphs 11.16 and 11.17 above.
- 12.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including the zoning, development restrictions and other requirements to be set out in the Notes and/or ES of the OZP for the Committee's consideration prior to gazetting under s.5 of the Ordinance.
- 12.3 Alternatively, should the Committee decide not to agree to the subject applications, the following reasons are suggested for Members' reference:
- (a) the application site under application No. Y/YL-MP/7 (the MP 7 Site) falls within areas zoned "Recreation" ("REC") with the planning intention primarily for recreational developments for the use of the general public and for encouraging the development of active and/or passive recreation and tourism/eco-tourism, where uses in support of the recreational developments may be permitted subject to planning permission; and "Residential (Group C)" ("R(C)") with the planning intention 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. There is no strong justification given in the submission for rezoning the MP 7 Site to the proposed "R(C)" sub-zone with the proposed development intensity. The current "REC" and "R(C)" zonings are considered appropriate and should be retained; and
 - (b) the application site under application No. Y/YL-MP/8 (the MP 8 Site) falls within an area zoned "REC" with the planning intention primarily for recreational developments for the use of the general public and for encouraging the development of active and/or passive recreation and tourism/eco-tourism, where uses in support of the recreational developments may be permitted subject to planning permission. There is no strong justification given in the submission for

rezoning the MP 8 Site to the proposed “R(C)” sub-zone with the proposed development intensity. The current “REC” zonings are considered appropriate and should be retained.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14. Attachments

Appendix Ia	Application Form and Supplementary Planning Statement for Application No. Y/YL-MP/7 received on 19.5.2022
Appendix Ib	Application Form and Supplementary Planning Statement for Application No. Y/YL-MP/8 received on 19.5.2022
Appendix Ic	FI enclosing a Consolidated Supplementary Planning Statement for Application No. Y/YL-MP/7 received on 14.5.2026
Appendices Id to Iw	Various FIs for Application No. Y/YL-MP/7 received from 2022 to 2026
Appendix Ix	FI enclosing a Consolidated Supplementary Planning Statement for Application No. Y/YL-MP/8 received on 14.5.2026
Appendices Iy to Iss	Various FIs for Application No. Y/YL-MP/8 received from 2022 to 2026
Appendices IIa and IIb	Proposed revisions to the Notes and ES of the OZP
Appendix III	Previous Applications covering the Sites
Appendix IV	Government Departments’ Detailed Comments
Appendices Va-1 and 2	Supporting Public Comments for Application No. Y/YL-MP/7 and 8
Appendices Vb-1 and 2	Objecting Public Comments for Application No. Y/YL-MP/7 and 8
Appendices Vc-1 and 2	Public Comments providing views for Application No. Y/YL-MP/7 and 8
Drawings Z-1a and 1b	Indicative Master Layout Plan for MP 7 Site
Drawing Z-2	Indicative Basement Floor Plan for MP 7 Site
Drawing Z-3	Indicative Section Plans for MP 7 Site
Drawing Z-4	Indicative Landscape Master Plan for MP 7 Site
Drawings Z-5a to 5h	Photomontages for MP 7 and MP 8 Sites
Drawing Z-6	Habitat Map for MP 7 and MP 8 Sites
Drawing Z-7	Birds’ Flight Lines at and in the vicinity of MP 7 Site
Drawing Z-8	Ecological Enhancement Measures for MP 7 Site
Drawings Z-9a to 9d	Proposed/Planned Road Improvement Works in the vicinity of MP 7 and 8 Sites
Drawing Z-10	Proposed Widening at Yau Pok Road for MP 7 and 8 Sites
Drawing Z-11	Buffer Distances from Road Networks for MP 7 Site
Drawing Z-12	Proposed Noise Mitigation Measures for MP 7 Site
Drawing Z-13	Proposed Sewerage Connection for MP 7 Site
Drawing Z-14	Proposed Water Supply Scheme for MP 7 Site

Drawing Z-15	Indicative Master Layout Plan for MP 8 Site
Drawing Z-16	Indicative Basement Floor Plan for MP 8 Site
Drawing Z-17	Indicative Section Plans for MP 8 Site
Drawing Z-18	Indicative Landscape Master Plan for MP 8 Site
Drawing Z-19	Birds' Flight Lines at and in the vicinity of MP 8 Site
Drawing Z-20	Ecological Enhancement Measures for MP 8 Site
Drawing Z-21	Buffer Distances from Road Networks for MP 8 Site
Drawing Z-22	Proposed Sewerage Connection for MP 8 Site
Drawing Z-23	Proposed Water Supply Scheme for MP 8 Site
Drawings Z-24a and 24b	Proposed Design Considerations for MP 7 and 8 Sites
Plan Z-1a	Location Plan
Plan Z-1b	Previous and Surrounding Agreed Applications Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a and 4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**