

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN
NO. S/YL-MP/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site at Kam Pok Road from “Residential (Group D)” (“R(D)”) to “Residential (Group C)1” (“R(C)1”) with stipulation of building height (BH) restriction.
- Item A2 – Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development”.
- Item A3 – Rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”).
- Item B1 – Stipulating BH restriction for a site at Wo Shang Wai zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”).
- Item B2 – Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “G/IC”.
- Item B3 – Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “Residential (Group C)” (“R(C)”).

Showing the railway schemes of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorised by Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (3) of the covering Notes in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Revision to paragraph (8)(b) of the covering Notes 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)”).

- (c) Incorporation of a new schedule of Column 1 uses for free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building on land designated “R(C)1” in the Notes for “R(C)” zone.
- (d) Revision to the planning intention as well as Remarks of the Notes for “R(C)” zone to incorporate development restrictions and requirements for the “R(C)1” sub-zone.
- (e) Revision to the Remarks of the Notes for “OU(CDWRA)” zone to incorporate development restrictions.
- (f) Incorporation of ‘Hotel (Holiday House only)’ under Column 2 of the Notes for “R(D)” zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (g) Revision to the planning intention of the Notes for “Open Storage” (English version only) and “Open Space” (“O”) zones in accordance with the MSN.
- (h) Revision to the Remarks of the Notes for “R(D)”, “V”, “O”, “Recreation” (“REC”), “OU(CDWRA)”, “OU(CDWPA)”, “CA”, “SSSI” and “SSSI(1)” zones related to filling of pond/land or excavation of land.
- (i) Revision to the plot ratio and/or site coverage exemption clauses to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for “Commercial/Residential” (“C/R”), “R(C)”, “R(D)”, “OU(CDWRA)” and “OU(CDWPA)” zones.
- (j) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ 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 in accordance with the MSN.
- (k) Editorial amendment of ‘Shops and Services’ to ‘Shop and Services’ (English version only) under Column 2 of the Notes for “R(C)” zone in accordance with MSN.
- (l) Editorial amendment to the Chinese translation of schedule of Column 1 uses on the ground floor of a New Territories Exempted House in the Notes for the “V” zone in accordance with MSN.

Town Planning Board

6 March 2026