

TOWN PLANNING BOARD

**TPB Paper No. 11068
For Consideration by the
Town Planning Board on 17.7.2026**

**DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN
NO. S/YL-MP/9**

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-MP/9-R1 TO R5

**DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/9
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-MP/9-R1 TO R5**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/YL-MP/9-)
<u>Amendments to the Plan</u> <u>Item A1</u> 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. <u>Item A2</u> Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development” (“V”). <u>Item A3</u> Rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”). <u>Item B1</u> Stipulating BH restriction for a site at Wo Shang Wai zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”). <u>Item B2</u> Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “G/IC”. <u>Amendments to the Notes of the Plan</u> (b) Revision to paragraph (8)(b) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft (SUA) take-off and landing facilities, on land falling within the boundaries of the Outline Zoning Plan (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)”).	<u>Total: 5</u> <u>Supports and Provides General Views on Item A1 and Amendment to the Notes (c) and (d) (Total: 1)</u> R1: Capital Chance Limited represented by KTA Planning Limited <u>Supports and Provides General Views on Item B1 and Amendment to the Notes (e) (Total: 1)</u> R2: Profit Point Enterprises Limited represented by Masterplan Limited <u>Supports Items A3 and B2, Opposes Items A1, A2 and B1, and Amendments to the Notes (b) and (h), and Provides General Views on Amendments to the Notes (c), (e) and (g) (Total: 1)</u> R3: Individual <u>Opposes Amendment to the Notes (b) (Total: 1)</u> R4: Individual <u>Provides Adverse Views on Items A1 and B1 (Total: 1)</u> R5: Kadoorie Farm & Botanic Garden

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/YL-MP/9-)
(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. (g) Revision to the planning intention of the Notes for “Open Storage” (“OS”) (English version only) and “Open Space” (“O”) zones in accordance with the Master Schedule of Notes to Statutory Plans (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.	

Note: The names of all representers are attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (TPB or the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_YL-MP_9.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. Introduction

- 1.1 On 6.3.2026, the draft Mai Po and Fairview Park OZP No. S/YL-MP/9 (the draft OZP or the OZP) (**Annex I**) and its Notes, together with its Explanatory Statement (ES)¹, were exhibited for public inspection under section 5 (s.5) of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a and 1b**.
- 1.2 During the two-month statutory exhibition period, **five** valid representations were received. On 12.6.2026, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with s.6B(3) of the Ordinance.

¹ The Notes and ES are available at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_YL-MP_9.html.

2. **Background**

Item A1 – Rezoning of a site at Kam Pok Road (Item A1 Site) for a proposed residential development with commercial use, transport lay-by, Neighbourhood Elderly Centre (NEC) and an open space for public use (Plans H-1a, H-1c and H-2a)

- 2.1 On 4.7.2025, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to a s.12A application (No. Y/YL-MP/10)² for rezoning a site at Kam Pok Road from “R(D)” to “R(C)1” to facilitate a proposed residential development with commercial use, transport lay-by, NEC and open space for public use. To take forward RNTPC’s decision, **Item A1** Site, with an area of about 7.59 hectare (ha) and primarily consisting of the application site under the agreed s.12A application (about 6.57 ha), has been rezoned to “R(C)1”, subject to a maximum domestic and non-domestic PR of 1.5 and 0.09 respectively, and a maximum BH of 60mPD as stipulated on the OZP. Other development requirements of the “R(C)1” zone, including the provision of an open space with an area of not less than 2,100m² for public use, transport lay-by facilities with a gross floor area (GFA) of not less than 2,400m², as well as government, institution and community (GIC) facility as required by the Government, have also been stipulated in the Notes of the OZP for the “R(C)” zone. Besides, the planning intention of the “R(C)” zone has been suitably revised to reflect that selected commercial uses and facilities 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 “R(C)1” zone. In tandem with the revised planning intention, a new 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 has been incorporated in the Notes for “R(C)” zone. The ES of the OZP has also been suitably revised to reflect the amendment, in particular the incorporation of relevant development requirements, including the provision of a six-classroom kindergarten and a 0.5-ha landscape pond, as well as the other relevant design measures proposed under the agreed application. **Item A1** Site also covers strips of government land (GL) (of about 1.02 ha), including sections of Kam Pok Road and Ha Chuk Yuen Road which are both public roads abutting the application site of the agreed s.12A application, in order to maintain site integrity and avoid fragmentation of land for the “R(C)1” zone according to the broad land-use zoning principle. As a general principle, development within residential zones should be restricted to building lots carrying development right.

Items A2 and A3 – Rezoning of sites (Item A2 and A3 Sites) adjoining Item A1 Site to rationalise the zoning boundary and/or reflect existing conditions (Plans H-1a, H-1c and H-2a)

- 2.2 To reflect the existing conditions being mostly within the Village ‘Environ’ (‘VE’) of Chuk Yuen Tsuen and partly occupied by scattered residential structures, and to rationalise the zoning boundary upon rezoning of Item A1 Site, **Item A2** Sites, with a total area of about 0.37 ha, have been rezoned from “R(D)” to “V”. Besides, **Item A3** Site, with an area of about 1.52 ha, has been rezoned from “R(D)” to “G/IC” to reflect its existing condition being occupied by the Chuk Yuen Stormwater Pumping Station operated by the Drainage Services Department (DSD).

² Relevant Paper and minutes of the meeting are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/768_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m768rnt_e.pdf

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)” to facilitate a proposed residential development with a residential care home for the elderly (RCHE) and a wetland restoration area (WRA) (Plans H-1b, H-1d and H-2b)

- 2.3 On 7.11.2025, the RNTPC agreed to a s.12A application (No. Y/YL-MP/9)³ to amend the Notes of the OZP for the “OU(CDWRA)” zone at Wo Shang Wai to facilitate a proposed residential development with a WRA (which has already been created in the northern portion of the application site) and a 100-place privately-operated RCHE (**Drawings H-2a and 2b**). To take forward the RNTPC’s decision, a maximum BH of 42mPD has been stipulated on the OZP for the “OU(CDWRA)” zone covering the **Item B1** Site with an area of about 21 ha. A maximum PR of 1.3 has also been stipulated in the Notes of the OZP for the “OU(CDWRA)” zone. 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, remain intact. Any comprehensive development or redevelopment (except for some specified uses under the Remarks in the Notes) within the “OU(CDWRA)” zone is still subject to approval by the Board on application under 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. The ES of the OZP has also been suitably revised to reflect the amendment, in particular the provision of a 100-place RCHE and other relevant design measures proposed under the agreed application.

Items B2 and B3 – Rezoning of sites (Item B2 and B3 Sites) adjoining Item B1 Site to reflect existing conditions (Plans H-1b, H-1d and H-2b)

- 2.4 **Item B2** Site, with an area of about 0.45 ha, has been rezoned from “OU(CDWRA)” to “G/IC” to reflect the existing Mai Po Ventilation Building for the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL). Besides, **Item B3** Site, with an area of about 0.06 ha, has been rezoned from “OU(CDWRA)” to “R(C)” to reflect the existing development boundary of a residential development, namely the Royal Palms.

Amendments to the Notes and ES of the OZP

- 2.5 The revisions to the Notes of the OZP are detailed at **Annex II**, and are summarised as follows:

Covering Notes

- (i) paragraph (8)(b) of the covering Notes has been revised to allow provision, maintenance or repair of SUA 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 “SSSI” or “SSSI(1)” or “CA” or “OU(CDWPA)”;

³ Relevant Paper and minutes of the meeting are available at the Board’s website at: and https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/776_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m776rnt_e.pdf

“R(C)” zone

- (ii) in relation to **Item A1**, the planning intention of the “R(C)” zone has been revised. A new 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 has been incorporated;
- (iii) the Remarks for the “R(C)” zone have been revised to incorporate “R(C)1” sub-zone with relevant development restrictions and provision for minor relaxation of development restrictions. A PR exemption clause on GIC facilities as required by the Government has also been incorporated for “R(C)1” sub-zone;

“OU(CDWRA)” zone

- (iv) in relation to **Item B1**, the Remarks for the “OU(CDWRA)” zone has been revised to update relevant development restrictions;

Technical Amendments

- (v) to align with the updated MSN, technical amendments have been incorporated into the covering Notes, “R(D)”, “V”, “G/IC”, “OS”, “O”, “REC”, “OU(CDWRA)”, “OU(CDWPA)”, “CA”, “SSSI” and “SSSI(1)” zones; and
 - (vi) the PR and/or site coverage exemption clauses related to the provision of 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 have been revised.
- 2.6 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Mai Po and Fairview Park Planning Scheme Area and to incorporate certain technical revisions.

The Draft OZP

- 2.7 On 6.2.2026, the RNTPC agreed that the proposed amendments to the approved Mai Po and Fairview Park OZP No. S/YL-MP/8 were suitable for exhibition under s.5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 2/26 is available at the Board’s website⁴ and the extract of the minutes of the said RNTPC meeting is at **Annex IV**. The draft Mai Po and Fairview Park OZP No. S/YL-MP/9 was gazetted on 6.3.2026.

3. Local Consultation

Upon gazettal of the draft OZP on 6.3.2026, members of the Yuen Long District Council (YLDC) and San Tin Rural Committee (STRC) were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during

⁴ The RNTPC Paper No. 2/26 is available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/782_rnt_agenda.html.

the statutory exhibition period. No representation from members of the YLDC and STRC was received.

4. The Representation Sites and the Surrounding Areas (Plans H-1a to H-4j).

4.1 The representation sites and their surrounding areas have the following characteristics:

Representation Site under Item A1 (Plans H-1a, H-1c, H-2a, H-3a, H-4a to 4e)

4.1.1 **Item A1** Site (about 7.59 ha) is located to the west of Chuk Yuen Tsuen and accessible from Kam Pok Road and Ha Chuk Yuen Road. It is mainly vacant, fenced-off, vegetated and covers sections of the two existing public roads, i.e. Kam Pok Road and Ha Chuk Yuen Road⁵. The surrounding areas are mainly occupied by existing low-rise residential developments with BH of about three storeys, including the Palm Springs, Yau Pok Road Light Public Housing and Fairview Park and in the north and west across Ngau Tam Mei Drainage Channel (NTM DC), as well as village settlements of Yau Mei San Tsuen, Chuk Yuen Tsuen and Sheung San Wai Tsuen in the north-east, east and south-east respectively (**Plans H-2a and 3a**). To the south is the Chuk Yuen Stormwater Pumping Station (**Item A3** Site), across which there are warehouse, open storage yard and vehicle park (**Plan H-2a**). To the further north and east are the San Tin Technopole (the Technopole) and Ngau Tam Mei New Development Area (NTM NDA) with the planned Ngau Tam Mei Station of the Northern Link (NOL) Main Line respectively.

4.1.2 According to the applicant's indicative scheme under the agreed s.12A application No. Y/YL-MP/10 which covers a majority portion of **Item A1** Site (**Plan H-2a**), the proposed development (**Drawings H-1a to 1c**), with a total PR of not more than 1.59 (including a GFA of not less than 5,692m² for non-domestic uses), comprises 10 residential blocks ranging from 14 to 16 storeys (excluding basement level(s)) (about 53.55mPD to 59.85mPD), three two-storey commercial and GIC facilities blocks with a transport lay-by of 2,400m² GFA, a six-classroom kindergarten and a NEC (about 14.4mPD to 15.4mPD), four clubhouse/E&M blocks ranging from one to two storeys (about 10.4mPD to 15.4mPD), and a basement level for car parks and E&M facilities. An open space of not less than 2,100m² open for the public has also been proposed.

Representation Sites under Item A2 (Plans H-1a, H-1c, H-2a, H-3a, H-4a, H-4c to 4e)

4.1.3 **Item A2** Sites (about 0.37 ha) are located to the immediate west of Ha Chuk Yuen Tsuen within "V" zone, and most part of the sites also fall within the 'VE' of Chuk Yuen Tsuen. At present, **Item A2 Sites** are partly vacant and partly occupied by scattered residential structures.

Representation Site under Item A3 (Plans H-1a, H-1c, H-2a, H-3a, H-4a, H-4b and 4e)

4.1.4 **Item A3** Site (about 1.52 ha) situated along Fung Chuk Road is a piece of GL occupied by the Chuk Yuen Stormwater Pumping Station operated by DSD since 2003.

⁵ As illustrated on **Plan H-1c**, sections of the two existing public roads and the application site of the agreed s.12A application No. Y/YL-MP/10 as mentioned in paragraph 4.1.2, has been rezoned from "R(D)" to "R(C)1" under **Item A1**.

Representation Site under Item B1 (Plans H-1b, H-1d, H-2b, H-3b, H-4f, H-4i and 4j)

- 4.1.5 **Item B1** Site (about 21 ha) is largely vacant and partly covered with the completed WRA in its northern part. It is accessible from Mai Po South Road branching off from Castle Peak Road – Mai Po. The immediate surroundings are characterised by extensive ponds located within the planned Sam Po Shue Wetland Conservation Park (SPS WCP) in the north, existing low-rise residential developments/dwellings with BH of about three storeys including Wo Shang Wai, Royal Palms and Palm Springs 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.
- 4.1.6 According to the applicant's indicative scheme under the agreed s.12A application No. Y/YL-MP/9 (**Drawings H-2a to 2c**), the proposed development, with a total PR of not more than 1.3, comprises 128 blocks of three-storey houses (about 21mPD), 47 blocks of six to ten-storey residential towers (about 28mPD to 42mPD), four blocks of two-storey clubhouses (about 16mPD), a four-storey 100-place RCHE-cum-E&M Building (about 25mPD), a one-storey temporary sewage treatment plant (about 12mPD), and a basement level for car parks, underground sewage pumping station and E&M facilities.

Representation Site under Item B2 (Plans H-1b, H-1d, H-2b, H-3b, H-4f, H-4g, H-4h and 4j)

- 4.1.7 **Item B2** Site (about 0.45 ha) sandwiched between **Item B1** Site and the “V” zone of Mai Po Tsuen is a piece of GL occupied by the Mai Po Ventilation Building for the XRL since 2013.

Representation Site under Item B3 (Plans H-1b, H-1d, H-2b, H-3b, H-4f, H-4g and 4h)

- 4.1.8 **Item B3** Site (about 0.06 ha) is a piece of private land forming part of the existing residential development falling within the larger “R(C)” zone, namely the Royal Palms.

Planning Intentions

- 4.2 The planning intentions of the zones in relation to the above representation sites are as follows:
- (a) the “R(C)” zone (**Items A1 and B3**) is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. On land designated “R(C)1”, selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose designed non-domestic building or purpose-designed non-domestic portion of a building;
 - (b) the “V” zone (**Item A2**) is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures

and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board;

- (c) the “G/IC” zone (**Items A3 and B2**) is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, or other institutional establishments; and
- (d) the “OU(CDWRA)” zone (**Item B1**) is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

5. The Representations

5.1 Subject of Representations

5.1.1 During the two-month exhibition period, **five** valid representations were received, which include:

- (a) one submitted by the applicant of the agreed s.12A application No. Y/YL-MP/10 (**R1**) supporting and providing general views on **Item A1** and amendments to the Notes (c) and (d);
- (b) one submitted by the applicant of the agreed s.12A application No. Y/YL-MP/9 (**R2**) supporting and providing general views on **Item B1** and amendment to the Notes (e);
- (c) one submitted by an individual (**R3**) supporting **Items A3 and B2** while opposing **Items A1, A2 and B1** and amendments to the Notes (b) and (h), and providing general views on amendments to the Notes (c), (e) and (g);
- (d) one submitted by an individual (**R4**) opposing amendment to the Notes (b); and
- (e) one submitted by a green group (**R5**) providing adverse views on **Items A1 and B1**.

5.1.2 The major grounds/views/proposals of the representations and PlanD’s responses, in consultation with relevant bureaux/departments (B/Ds), are summarised in paragraphs 5.2 to 5.3 below.

5.2 **Supportive Representations With General Views / Proposals**

5.2.1 **Items A1 and B1, and Amendments to the Notes of the OZP (c), (d) and (e)**

Major Grounds/Views		Representation No.
(1)	Item A1 and amendments to Notes of the OZP (c) and (d) are supported as the rezoning proposal, as per s.12A application No. Y/YL-MP/10, is acceptable in landscape, air ventilation, traffic, drainage, sewerage and environmental terms, and is compatible with the surrounding land uses and BHs. Besides, it echoes with the changing planning circumstances in the area and can help provide diversified housing options complementing the NTM NDA.	R1
(2)	Item B1 and amendments to Notes of the OZP (e) are supported as the rezoning proposal, as per s.12A application No. Y/YL-MP/9, is well-justified from land-use, compatibility, planning and technical points of view.	R2
Responses		
In response to (1) to (2): The supportive views are noted.		

5.2.2 **Items A3 and B2**

Major Grounds/Views		Representation No.
(1)	Items A3 and B2 are supported as the amendments intend to reflect the as-built conditions of the sites.	R3
Proposal		
(i)	BH restrictions should be imposed for Items A3 and B2 .	R3
Responses		
In response to (1) and (i): (a) The supportive views are noted. (b) Items A3 and B2 are to reflect the as-built conditions of the Chuk Yuen Stormwater Pumping Station and Mai Po Ventilation Building for the XRL, and both are low-rise developments which are commensurate with the existing and planned BH profile in the area. As both sites involve GL and facilities under the purview of relevant government departments and there is no other known long-term development proposal at the sites, stipulation of BH restrictions is considered not required.		

5.3 **Adverse Representations with Proposals and/or Adverse/General Views**

5.3.1 **Items A1 and B1**

5.3.1.1 *Zoning Boundary and GFA Exemption for Aboveground Car park*

Major Grounds/Views		Representation No.
(1)	The area of Item A1 Site is different from that of the application site under the agreed s.12A application No. Y/YL-MP/10.	R3
(2)	Exempting aboveground parking facilities from PR/GFA calculation under the latest policy would be deployed by the developers to justify for additional BH in the future.	
Responses		
In response to (1):		
(a) The boundary of Item A1 Site (i.e. “R(C)1” zone) is determined with reference to the boundary of the original “R(D)” zone and the application site under the agreed s.12A application No. Y/YL-MP/10 (about 6.57 ha). In addition to the application site of the s.12A application, strips of GL (about 1.02 ha) for sections of Kam Pok Road and Ha Chuk Yuen Road (both are public roads) abutting the application site and falling within the then “R(D)” zone are also incorporated into Item A1 Site in order to maintain site integrity and avoid fragmentation of land for the “R(C)1” zone according to the broad land-use zoning principle (Plans H-1c and H-2a). The resulted area of Item A1 Site is about 7.59 ha.		
(b) Besides, the remaining area of the then “R(D)” zone to the north of Fung Chuk Road (i.e. Item A2 and Item A3 Sites) has also been suitably rezoned to “V” zone and “G/IC” zone under Items A2 and A3 to reflect their existing conditions being mostly within the ‘VE’ of Chuk Yuen Tsuen and occupied by the existing Chuk Yuen Stormwater Pumping Station respectively (Plans H-1a and H-2a and Plan 1a of RNTPC Paper No. 2/26).		
In response to (2):		
(c) As announced in the 2025 Policy Address, relaxing the GFA exemption arrangement for car parks in private developments by removing the mandatory requirement of constructing underground car parks as a condition of exemption and granting full GFA exemption for constructing no more than two storeys of aboveground car parks is one of the policy initiatives to reduce construction cost and expedite development. Notwithstanding this, any proposal with BH exceeding the prevailing OZP restrictions would still require planning permission from the Board via planning application and such application should be supported with justifications. The Board will consider each application on its individual merits.		

5.3.1.2 *Adverse Impacts of the Proposed Developments*

Major Grounds/Views		Representation No.
(1)	The proposed development at Item A1 Site would cause ecological and visual impacts, as well as the risk of flooding during inclement weather arising from excavation works.	R3
(2)	The proposed high-rise development with increasing human activities at Item A1 Site may give rise to potential ecological impact (including that on the surrounding wetlands, species and habitats), especially the potential human disturbance to the NTM DC which has been frequently used by waterbirds as mentioned in the previous comments on a previously rejected s.12A application No. Y/YL-MP/6 ⁶ , and it is concerned that whether the impact, if any, has been adequately addressed.	R5
(3)	The proposed development at Item B1 Site would bring along additional population which would cause traffic impact, in particular additional pressure on the local transport network and public transport services.	R3
(4)	The proposed development at Item B1 Site may give rise to potential ecological impact and it is concerned that whether the impact, if any, has been adequately addressed.	R5
(5)	The concept of Sponge City has not been suitably incorporated.	R3
Responses		
In response to (1) and (2):		
(a) Item A1 is to take forward the s.12A application No. Y/YL-MP/10 agreed by the RNTPC based on the individual merits of the applicant's rezoning proposal supported with an indicative scheme including design measures and relevant technical assessments, including, amongst others, Visual Impact Assessment (VIA), Ecological Impact Assessment (EcoIA) and Drainage Impact Assessment (DIA). All relevant government departments consulted, including, amongst others, the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD), Director of Agriculture, Fisheries and Conservation (DAFC) and Chief Engineer/Mainland North, DSD (CE/MN, DSD), considered the technical assessments and proposed mitigation measures as incorporated in the indicative scheme acceptable and had no in-principle objection to or no adverse comment on the s.12A application. (b) On visual aspect, the submitted VIA has demonstrated that the overall visual impact of the proposed development at the "R(C)1" zone is considered to be slightly adverse, and such impact could be mitigated to an acceptable level through incorporation of design measures (Drawing H-1c), including a stepped BH profile descending from south-east to north-west to respect the surrounding setting,		

⁶ s.12A application No. Y/YL-MP/6, which was rejected by the RNTPC on 5.5.2023, was submitted by the same applicant of the agreed s.12A application No. Y/YL-MP/10 as detailed under paragraphs 2.1 and 4.1.2 above.

building gaps of not less than 15m between residential towers and building setback of a minimum width of 5m from the site boundary. Taking into account the design measures above, CTP/UD&L, PlanD had no objection to the proposed development.

- (c) According to the submitted EcoIA, the application site comprised mainly grassland and plantation which were disturbed and of very low to low ecological value, and a relatively small portion of reed bed found was of low to moderate ecological value. In response to the key ecological concerns of the RNTPC on a previously rejected s.12A application No. Y/YL-MP/6 at the same site of application No. Y/YL-MP/10, the applicant has further reduced the proposed maximum BH of the residential towers from 19 storeys (excluding basement) to 16 storeys (excluding basement) and provided sufficient building setback from the NTM DC. Coupled with the proposed mitigation measures which were proposed by the applicant to minimise disturbance to waterbirds at the NTM DC such as provision of a landscape pond with ecological features as a buffer between the proposed development and the NTM DC, stepped BH profile and formulation of development layout with respect to the major birds' flight path along the NTM DC, the EcoIA concluded that the ecological impacts arising from the proposed development could be mitigated to an acceptable level. DAFC considered the EcoIA with the proposed mitigation measures acceptable and had no objection to the application from nature conservation perspective.
- (d) In respect of flooding risk, the submitted DIA demonstrated that with the implementation of proper internal and peripheral drainage system by the applicant, no adverse drainage impact is anticipated. CE/MN, DSD considered that the submitted DIA and the drainage proposal are acceptable and had no adverse comment on the application from public drainage perspective.
- (e) The rezoning proposal including relevant development requirements and design measures have been suitably translated into the Notes and ES for the "R(C)1" zone to ensure proper statutory and administrative planning control. Implementation of the requirements/design measures can be taken forward through subsequent contractual and/or administrative means such as land lease and building plan submission. All relevant government departments consulted have no objection to or no adverse comments on the amendments of **Item A1**.

In response to (3) and (4):

- (f) **Item B1** is to take forward the s.12A application No. Y/YL-MP/9 agreed by the RNTPC based on the individual merits of the applicant's rezoning proposal supported with an indicative scheme including design measures and relevant technical assessments, including, amongst others, Traffic Impact Assessment (TIA) and EcoIA. All relevant government B/Ds consulted, including, amongst others, the Secretary for Environment and Ecology (SEE), Commissioner for Transport (C for T) and DAFC considered the technical assessments and proposed mitigation measures as incorporated in the indicative scheme acceptable and had no in-principle objection to or no adverse comment on the s.12A application.
- (g) According to the submitted TIA, the proposed development is considered acceptable with the proposed measures implemented from traffic engineering point of view. In terms of public transport, public transport services such as public bus and green minibus routes are available in the vicinity of **Item B1** Site and established mechanism is in place to adjust public transport services to meet the

change in passenger demand when needed. The applicant has proposed to provide coach services from the proposed development at **Item B1** Site to the planned San Tin Station of the NOL Main Line, and to Kowloon/Hong Kong Island. Potential bus stops and other public transport facilities for potential bus route and public transport services are also proposed within the proposed development. The applicant will liaise with relevant government departments and public transport operators on the detailed arrangement of the said coach/public transport services in the implementation stage. Besides, taking into account the proposed road and junction improvement works to be implemented by other parties⁷, all assessed junctions and road links in the vicinity of the site will be operated within capacity with the proposed development in place, except San Tin Highway. Since additional traffic flow generated by the proposed development on the road links of San Tin Highway is assessed to be minimal, such additional traffic flow could be catered by the Northern Metropolis Highway (NM Highway) under planning⁸. The applicant also undertook to take forward the proposed junction improvement works at the Fairview Park Interchange in case relevant works by other parties are not completed as planned. C for T considered the submitted TIA and traffic measures acceptable and had no objection to the application from traffic engineering perspective.

- (h) According to the submitted EcoIA, the completed WRA at the northern portion of the site was of moderate to high ecological value, while the rest of the site (i.e. the residential portion for development) was of low ecological value. The completed WRA, which had induced ecological gain according to survey findings under the EcoIA, has been and will continue to serve as a buffer between the residential portion and the planned SPS WCP to the immediate north of the site. With proper implementation of the proposed mitigation measures (**Drawing H-2c**) such as stepped BH profile, setback of towers, wider buffer planting and erection of solid wall between the WRA and residential portion of the proposed development, disturbance to the planned SPS WCP as well as the associated wildlife would be minimised. The SEE and DAFC considered the submitted EcoIA and proposed design measures acceptable and had no adverse comment on the application from nature conservation perspective.
- (i) The rezoning proposal including relevant development requirements and design measures have been suitably translated into the Notes and ES for the “OU(CDWRA)” zone to ensure proper statutory and administrative planning control. Besides, **Item B1** Site falls within the “OU(CDWRA)” zone, under which planning permission from the Board is required and such application shall be in the form of comprehensive development to include WRA supported with a layout plan

⁷ According to the submitted TIA, 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 approved planning application No. Y/YL-MP/10 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.

⁸ The NM Highway under planning is a major east-west corridor linking the development nodes (including Ngau Tam Mei, the Technopole, Kwu Tung North/Fanling North and New Territories North New Town) in the NM with a total length of approximately 24 kilometers. The proposed alignment of the NM Highway will link the interchange at San Tin Highway. The San Tin Section of NM Highway is targeted to be completed in or before 2036.

and technical assessments. All relevant government B/Ds consulted have no objection to or no adverse comments on the amendments of Item B1 .
In response to (5):
(j) Promotion of blue-green concept is taken into account in the Stormwater Drainage Manual (the Manual) published by DSD. The Manual offers guidance on the planning, design, operation and maintenance of stormwater drainage works in Hong Kong. In addition, the BEAM Plus issued by the Hong Kong Green Building Council has incorporated the “Sponge City” design elements as creditable items. With the certification of BEAM Plus will render granting of GFA concession to certain designated facilities of private development projects, this move can effectively foster the use of “Sponge City” design elements in private development projects.

5.3.1.3 Provision of GIC Facilities

Major Grounds/Views		Representation No.
(1)	The proposed development at Item A1 Site only provides a NEC but no other GIC facilities. Besides, the proposed kindergarten, which is a commercial-based operation, might not be able to cater the demand of the area. As such, the GL within the proposed development at Item A1 Site should be used for provision of GIC facilities to address the shortfall of community facilities in the area.	R3
(2)	The proposed development at Item B1 Site only provides a RCHE. The increase in population due to the proposed development would lead to a shortfall in GIC facilities.	R3
Responses		
In response to (1) and (2):		
(a) The existing and planned provision of population-based community facilities in YLDC area are generally adequate to meet the demand of the overall population in the district in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (Annex V) and concerned B/Ds’ assessments ⁹ , except those facilities outlined below.		
(b) On the deficits in some social welfare facilities, hospital beds and clinic/health centres in the YLDC area, it should be noted that the standards set under the HKPSG for these services/facilities are long-term goals ¹⁰ serving the ultimate planned		

⁹ 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, the Technopole and Yuen Long New Town) have not been taken into account.

¹⁰ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

population, and the actual provision would be subject to the consideration of relevant B/Ds, including the Health Bureau (HHB) and/or Social Welfare Department (SWD) in the planning and development process as appropriate. The provision of these facilities will be carefully monitored, planned and reviewed by relevant B/Ds.

- (c) Under the healthcare system, hospitals and clinic facilities in a common geographical area are grouped together to form an integrated service network. The aim is to ensure a more even use of Government and Government-assisted hospital beds and that patients are treated with the level of staff and facilities most appropriate to their clinical conditions. In this regard, while the provision of hospital beds and clinics/health centres under HKPSG is assessed based on the planned population of YLDC area, HHB/Hospital Authority (HA) adopts a wider spatial context in the assessment and plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. YLDC area is within the catchment area of the New Territories West Cluster (NTWC). Under the ongoing First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand. With the changes in the demographic structure, planning, and development of Hong Kong, HHB and HA are currently reviewing the Second HDP. This review takes into consideration factors such as the territory-wide and regional planning and development strategies (including “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” and the “NM Development Strategy”), as well as the corresponding latest changes in Hong Kong’s population projections, overall distribution, and demographic structure. The scale and priority of the projects under the Second HDP, including those in NTWC, will be reviewed, announced in due course, and taken forward in an orderly manner.
- (d) For provision of social welfare services/facilities, in applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of population growth and demographic changes as well as the provision of different welfare facilities have to be considered. SWD has all along adopted a multi-pronged approach to identify suitable accommodation for the provision of welfare facilities so as to meet the ongoing welfare service needs of different districts. In general, apart from taking into account the planning standards and guidelines for welfare facilities set out in the HKPSG, factors including the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site, resource availability, site constraints, development potential and limitations etc., will also be considered upon drawing up appropriate plan for proposed welfare facilities to meet the service demand arising from developments and to address the community demand at large. Besides, social welfare facilities could be incorporated in planned public housing developments in accordance with the prevailing policy and practice¹¹ to help address some of the shortfalls when opportunities arise. In addition to the services/facilities provided by the Government in accordance with the HKPSG, there are provision of services/facilities from the private market that could help address the demand.

¹¹ According to prevailing policy and practice, about 5% of the total attainable domestic GFA of the planned public housing developments is anticipated to be set aside for the provision of social welfare facilities (subject to detailed design and concerned B/D’s assessments).

- (e) A NEC and a privately-operated 100-place RCHE are proposed by the applicant of the agreed s.12A applications No. Y/YL-MP/10 and Y/YL-MP/9 at **Item A1** Site and **Item B1** Site respectively, which could help addressing the demand for relevant facilities in the area. The proposed NEC at **Item A1** Site is required by SWD based on the latest demography of the surrounding areas which could provide community support services to the elderly and their carers in the area. As for the proposed privately-operated 100-place RCHE at **Item B1** Site, according to the applicant of the agreed s.12A application No. Y/YL-MP/9, it could address district-wide shortfall of RCHE places. The requirements of the two facilities have been incorporated into the Notes and/or ES of the OZP for the “R(C)1” zone and “OU(CDWRA)” zone respectively to ensure their implementation. The provision and implementation of the said facilities will be subject to scrutiny/compliance checking by concerned government departments at subsequent detailed design and implementation stages. DSW has no comment on the provision of the two facilities in the proposed developments at **Item A1 and B1** Sites and the amendments of **Items A1 and B1**.
- (f) As for the six-classroom kindergarten at **Item A1** Site proposed by the applicant of the agreed s.12A application No. Y/YL-MP/10, the applicant will need to follow the relevant requirements under the HKPSG and the Schedule of Accommodation stated in the ‘New Recommended Schedule of Accommodation for a 6-classroom Kindergarten’ of the “Operation Manual for Pre-primary Institutions” at the implementation stage. The Secretary for Education (SED) had no views on the provision of kindergarten for private housing development.
- (g) The shortfalls in the provision of sports facilities, divisional police station and magistracy will be monitored and addressed by the relevant departments/ bodies on a wider district or regional basis. Besides, 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. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

5.3.2 Item A2

Major Grounds/Views		Representation No.
(1)	Villages should be contained within “V” zone. There is ample undeveloped land to meet the demand for NTEH/Small House development within Chuk Yuen Tsuen.	R3
Proposal		
(i)	Item A2 Sites should be rezoned to “GB” as buffer around the development at Item A1 Site.	R3
Responses		
In response to (1) and (i):		
Upon rezoning of Item A1 Site to “R(C)1” to take forward the agreed s.12A application No. Y/YL-MP/10, three pieces of land (Item A2 Sites) at the north-eastern peripheral portion of the original “R(D)” zone sandwiched between Item A1 Site and the adjacent		

“V” zone of Chuk Yuen Tsuen would be left residual and become difficult for a comprehensive development on their own (**Plan 1a** of RNTPC Paper No. 2/26). Hence, opportunities have therefore been taken to review and rationalise the zonings of these land parcels. **Item A2** Sites are located to the immediate west of the existing Ha Chuk Yuen Tsuen and most part of which fall within the ‘VE’ of Chuk Yuen Tsuen (**Plan H-2a**). At present, the sites are partly vacant and partly erected with scattered residential structures (**Plans H-2a and H-3a**). Given the existing development conditions and surrounding context, it is considered appropriate to rezone **Item A2** Sites from “R(D)” to “V”, instead of “GB”.

5.3.3 Amendments to the Notes (b), (c), (e), (g) and (h)

Major Grounds/Views		Representation No.
(1)	Allowing the provision, maintenance or repair of SUA take-off and landing facilities in common areas such as parks and ecologically sensitive areas will lead to noise and safety concerns.	R3
(2)	It is appreciated that the provision, maintenance or repair of SUA take-off and landing facilities is excluded from “CA” zone. However, allowing such facilities in the “Other Specified Uses” annotated “Wetland Conservation Park” (“OU(WCP)”) zone may imply that the ecological value of both zones is not on-par. Besides, the definition of such facilities is not clear and ecological impact such as noise impact on birds arising from SUA take-off and landing activities should be taken into account.	
(3)	The revisions under amendments to the Notes (c), (e) and (g) are unclear.	R3
(4)	Amendment to the Notes (h) on exempting government works from the land filling and excavation clause under “R(D)”, “V”, “O”, “REC”, “OU(CDWRA)”, “OU(CDWPA)”, “CA”, “SSSI” and “SSSI(1)” will affect public interests.	
Responses		
In response to (1) and (2):		
(a) Low-altitude economy (LAE) has been identified as a national emerging pillar industry and the Chief Executive’s 2025 Policy Address has announced that the Government would press ahead with building a competitive low-altitude ecosystem, with a view to integrating into the national strategy of developing new quality productive forces. Through the LAE Regulatory Sandbox, the Government has tested and validated the commercial viability and suitable regulatory approach for various application scenarios. In this connection, it is considered that adequate planning flexibility at a territory-wide level is instrumental to supporting the healthy and orderly development of LAE in Hong Kong.		

- (b) The amendment to the covering Notes of the OZP aims to seize the immense potential of SUA (e.g. for rescue operations, land surveys and delivery of goods) enabled by the emerging LAE within the area covered by the OZP (except otherwise specified) by providing flexibility for SUA operations from town planning perspective. The ‘SUA take-off and landing facilities’ in the covering Notes refers to any premises or structure providing facilities for the take-off and landing of unmanned aircraft, with such aircraft not exceeding the maximum weight (i.e. 150kg) prescribed for a SUA under the SUA Order (Cap. 448G) of the Civil Aviation Ordinance. However, it is important to note that, even after this inclusion, the facilities should also conform to any other relevant legislation, the conditions of the government lease concerned, and any other government requirements, as may be applicable.
- (c) From the perspectives of aviation and public safety, the SUA Order (Cap. 448G) regulates SUA operations, be they for recreational or commercial purposes, to cater for applications and developments of small unmanned aircraft (SUA) under a risk-based approach. To ensure that aviation safety will not be compromised, applications received by the Civil Aviation Department (CAD) to take forward the development of ‘SUA take-off and landing facilities’ are required to conduct safety assessment for the SUA operations in accordance with the established procedures. Apart from the SUA Order, the SUA operations are required to observe all other legislative or regulatory requirements governed by other legislation in Hong Kong, and follow the relevant requirements and/or guidelines set out by any other government B/Ds (including the Agriculture, Fisheries and Conservation Department (AFCD) on ecological impact), regulatory authorities, land owners or other stakeholders where necessary to ensure the safe operations of the SUA at all times.
- (d) From ecological perspective, the planned SPS WCP is intended to enhance the ecological quality and biodiversity of the Northern Metropolis, to introduce modernised and sustainable aquaculture into the park, as well as to provide the public with high-quality outdoor eco-education facilities. The “OU(WCP)” zone was designated to clearly reflect the Government’s intention and commitment to establish SPS WCP, and any works, uses and developments within SPS WCP would be properly regulated. As the sponsoring department of SPS WCP, AFCD is fully committed to preserving the ecological integrity of the wetland habitats in the SPS WCP, and would ensure that all works, uses and developments within SPS WCP would not cause any potential ecological impacts, or that these impacts would be mitigated with the implementation of appropriate measures. To safeguard the sensitive environment of SPS WCP, the Government would explore administrative and regulatory control mechanisms to avoid or mitigate potential disturbances arising from SUA flights and the associated take-off and landing facilities. The Government would also explore using SUA flights and the associated take-off and landing facilities for carrying out real-time monitoring and identifying illegal and non-compliant activities through evidence collection, thereby supporting law enforcement as well as facilitating the operation and management of SPS WCP.

In response to (3):

- (e) For (c), a new schedule of Column 1 uses, including ‘Eating Place’, ‘Place of Recreation, Sports or Culture’, ‘Private Club’, ‘Public Transport Terminus or Station’, ‘School’, ‘Shop and Services’ and ‘Social Welfare Facility’ which are

selected commercial uses or facilities proposed by the applicant of the agreed s.12A application No. Y/YL-MP/10, are incorporated as Column 1 uses which are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room, on land designated “R(C)1” zone (page 3 of the Notes of the draft OZP).

- (f) For (e), the revision to Remarks of the Notes for “OU(CDWRA)” zone is to specify the maximum PR of 1.3 and a maximum BH in terms of mPD as stipulated on the Plan as per the agreed s.12A application No. Y/YL-MP/9 (page 16 of the Notes of the draft OZP).
- (g) For (g) which involves mainly textual revision, the planning intentions in the Notes for “OS” (English Version only) (i.e. replacing ‘which’ with ‘that’) (page 9 of the Notes of the draft OZP) and “O” (i.e. adding ‘public’ before ‘space’) (page 11 of the Notes of the draft OZP) are revised to tally with the latest MSN promulgated by the Board.

In response to (4):

- (h) On 6.8.2021, the Board agreed to a set of revised MSN with incorporation of the exemption clause for ‘public works co-ordinated or implemented by Government’ in the remarks for appropriate zones in order to streamline the planning application process for minor government works with no major adverse impact. The amendments are in line with the latest MSN and are technical in nature.
- (i) The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the government are under an established monitoring mechanism where such works have to be agreed by B/Ds concerned and in compliance with the relevant government requirements, prevailing ordinances and regulations. Besides, the exemption clause only applies to the filling of land/pond or excavation of land. If a use requires planning permission from the Board in terms of the Notes of the OZP (i.e. a Column 2 use), the use itself still requires planning permission and the associated filling of land/pond or excavation of land where applicable would also form part of the proposal. In addition, planning permission for filling of land/pond or excavation of land is still required for a permitted use/development (i.e. a Column 1 use or a use specified in the covering Notes), if the works are not exempted under the Remarks of the Notes of the OZP for the zone. In this regard, statutory control over the developments in respective zones including conservation-related zonings would not be undermined.

6. Departmental Consultation

6.1 The following government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs where appropriate:

- (a) Secretary for Development;
- (b) SED;
- (c) SEE;
- (d) Secretary for Transport and Logistics;
- (e) DAFC;
- (f) Directorate General of Civil Aviation;
- (g) District Officer (Yuen Long), Home Affairs Department;
- (h) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (i) Chief Estate Surveyor/Land Supply, LandsD;
- (j) Project Manager (West), CEDD;
- (k) Head of Geotechnical Engineering Office, CEDD;
- (l) DEP;
- (m) C for T;
- (n) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (o) Director of Electrical and Mechanical Services;
- (p) CE/MN, DSD;
- (q) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (r) Chief Engineer/Construction, Water Supplies Department;
- (s) Chief Engineer/Railway Development 1-1, HyD;
- (t) Director of Leisure and Cultural Services;
- (u) Director of Food and Environmental Hygiene;
- (v) Commissioner of Police;
- (w) Director of Fire Services;
- (x) DSW;
- (y) Chief Building Surveyor/New Territories West, Buildings Department; and
- (z) CTP/UD&L, PlanD.

7. Planning Department's Views

7.1 The supportive and other views of **R1, R2 and R3 (part)** are noted and clarified as appropriate.

7.2 Based on the assessments in paragraphs 5.2 and 5.3 above, PlanD does not support R3(part) R4 and R5 and considers that the OZP should not be amended to meet the representations due to the following reasons:

Items A1 and B1

- (a) **Item A1** is to take forward the agreed s.12A application (No. Y/YL-MP/10) for proposed residential development with commercial use, transport lay-by, Government, institution and community facilities and an open space for public use at the site. Various technical assessments have been conducted by the applicant to ascertain that the proposed development with the proposed mitigation and design measures implemented will be acceptable from, amongst others, visual, ecological and drainage perspectives as concerned. Relevant development restrictions and

requirements as well as mitigation and design measures have been suitably incorporated in the Notes and/or the Explanatory Statement (ES) of the Mai Po and Fairview Park Outline Zoning Plan (the OZP) for the “Residential (Group C)1” zone. Relevant government departments had no objection to or no adverse comment on the proposed development at the site and the subsequent amendments under **Item A1**. In view of the above, the amendment is considered appropriate (**R3** and **R5**);

- (b) **Item B1** is to take forward the agreed s.12A application (No. Y/YL-MP/9) for proposed residential development with a residential care home for the elderly and a wetland restoration area. Various technical assessments have been conducted by the applicant to ascertain that the proposed development with the mitigation and design measures implemented will be acceptable from, amongst others, traffic and ecological perspectives as concerned. The relevant development restrictions and requirements as well as mitigation and design measures have been suitably stipulated in the Notes and/or ES of the OZP for the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone. Besides, planning permission from the Town Planning Board (the Board) to be sought in the form of a comprehensive development scheme to include a layout plan with supporting documents, including technical assessments, is also required for the proposed development at **Item B1** Site as detailed in the Remarks of the Notes. Relevant government bureau/departments had no objection to or no adverse comment on the proposed development at the site and the subsequent amendments under **Item B1**. In view of the above, the amendment is considered appropriate (**R3** and **R5**);

Item A2

- (c) the rezoning of the sites to “Village Type Development” is intended to rationalise the zoning of these sites taking into account their existing development conditions and surrounding context, and is considered appropriate (**R3**);

Amendment to the Notes (b)

- (d) the amendment to the covering Notes is to facilitate the provision, maintenance or repair of small unmanned aircrafts (SUA) take-off and landing facilities which complements the Government’s policy to foster the development of low-altitude economy. The operation of the SUA and provision, maintenance or repair of SUA take-off and landing facilities will be regulated and governed by relevant legislative or regulatory requirements and/or guidelines, as may be applicable (**R3** and **R4**); and

Amendment to the Notes (h)

- (e) the incorporation of an exemption clause to exempt filling of land/pond or excavation of land pertaining to public works coordinated or implemented by the Government from the requirement for planning application is in line with the latest Master Schedule of Notes to Statutory Plans promulgated by the Board and facilitates streamlining of the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. If a use requires planning permission from the Board in terms of the Notes of the OZP (i.e. a Column 2 use), the use itself still requires planning permission and the associated filling of land/pond or excavation of land where applicable would also form part of the proposal. Planning permission for filling of land/pond or excavation of land is still required for a permitted use/development (i.e.

a Column 1 use or a use specified in the covering Notes), if the works are not exempted under the Remarks of the Notes of the OZP for the zone. Statutory control over developments in respective zones including conservation-related zonings would not be undermined (**R3**).

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated ES, are suitable for submission under s.8(1)(a) of the Ordinance to the CE in C for approval.

9. Attachments

Annex I	Draft Mai Po and Fairview Park OZP No. S/YL-MP/9 (Reduced size)
Annex II	Schedule of Amendments to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8
Annex III	List of Representers
Annex IV	Extract of the Minutes of the RNTPC Meeting held on 6.2.2026
Annex V	Provision of Major Community Facilities and Open Space in Yuen Long District Council Area
Drawings H-1a and 1b	Indicative Master Layout Plan and Landscape Master Plan of the Agreed s.12A Application No. Y/YL-MP/10
Drawing H-1c	Planning and Design Merits of the Agreed s.12A Application No. Y/YL-MP/10
Drawings H-2a and 2b	Indicative Master Layout Plan and Landscape Master Plan of the Agreed s.12A Application No. Y/YL-MP/9
Drawing H-2c	Planning and Design Merits of the Agreed s.12A Application No. Y/YL-MP/9
Plans H-1a to 1d	Location Plans of the Representation Sites
Plans H-2a and 2b	Site Plans of the Representation Sites
Plans H-3a and 3b	Aerial Photos of the Representation Sites
Plans H-4a to 4j	Site Photos of the Representation Sites

**PLANNING DEPARTMENT
JULY 2026**