

APPROVED *DRAFT* TAI PO OUTLINE ZONING PLAN NO. S/TP/30A

EXPLANATORY STATEMENT

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APPROVEDDRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/30A

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

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~*draft* Tai Po Outline Zoning Plan (OZP) No. S/TP/30A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 On 28 February 1980, under the delegated power by the then Governor, the then Secretary for Lands and Works, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft outline zoning plan for Tai Po New Town. Since the exhibition of the draft Tai Po OZP No. LTP/47 on 12 December 1980, the OZP has been amended/approved several times to reflect the changing circumstances.

2.2 On 11 July 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/12. On 10 October 2000, the CE in C referred the approved Tai Po OZP No. S/TP/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *Since then, the OZP was subsequently had been* amended ~~four~~ *six* times and exhibited for public inspection under section 5 or 7 of the Ordinance ~~to reflect the changing circumstances.~~

~~2.3 On 4 May 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/17. On 29 June 2004, the CE in C referred the approved Tai Po OZP No. S/TP/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.~~

~~2.4 On 8 November 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/19. On 8 May 2007, the CE in C referred the approved Tai Po OZP No. S/TP/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under sections 5 and 6C(2) of the Ordinance to reflect the changing circumstances.~~

- 2.53 On 13 January 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/21. On 8 December 2009, the CE in C referred the approved Tai Po OZP No. S/TP/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.64 On 17 September 2010, the draft Tai Po OZP No. S/TP/22, incorporating amendments to impose plot ratio, gross floor area and building height restrictions on development zones, to designate non-building areas, to rezone “Commercial/Residential” sites, free-standing Government, institution or community buildings in public housing sites, the Po Heung Street site for public housing development, completed open space sites and various sites to other appropriate zonings to reflect the as-built situation, to rationalize zoning boundaries and to revise the schedule of Notes, was exhibited for public inspection under section 5 of the Ordinance. Subsequently, the draft OZP was amended ~~three times~~ **once** and exhibited for public inspection under sections ~~6C(2) and 7~~ of the Ordinance ~~to reflect the changing circumstances~~.
- 2.75 On 27 August 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/24. On 3 December 2013, the CE in C referred the approved Tai Po OZP No. S/TP/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 ~~and 6C(2)~~ of the Ordinance ~~to reflect the changing circumstances~~.
- ~~2.8 On 8 September 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/26. On 14 March 2017, the CE in C referred the approved Tai Po OZP No. S/TP/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.~~
- ~~2.9 On 4 August 2017, the draft Tai Po OZP No. S/TP/27, incorporating amendments to rezone a “Government, Institution or Community” (“G/IC”) site at Pok Yin Road to “Residential (Group B)9”, a “Green Belt” site at Ma Wo Road to “Residential (Group B)10”, a “Residential (Group C)” site at Yau King Lane to “Residential (Group C)10”, and revision to the building height restriction of a “G/IC” site at On Pong Road, was exhibited for public inspection under section 5 of the Ordinance.~~
- 2.406 On 21 August 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently re-numbered as S/TP/28. On 28 April 2020, the CE in C referred the approved Tai Po OZP No. S/TP/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 8 May 2020 under section 12(2) of the Ordinance. ***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***
- ~~2.11 On 17 September 2021, the draft Tai Po OZP No. S/TP/29, incorporating amendments to rezone a “Green Belt” site at To Yuen Tung, Ma Wo Road to “Residential (Group A)10” and a “Residential (Group C)10” site at Yau King Lane near Tsiu Hang to “Residential (Group B)11” and “Residential (Group B)12”, was exhibited for public inspection under section 5 of the Ordinance.~~

~~During the two-month exhibition period, a total of 171 valid representations were received. On 10 December 2021, the representations were published for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 11 March 2022, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.~~

2.127 On ~~14.6.14~~ **14 June** 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tai Po OZP, which was subsequently renumbered as S/TP/30. ~~On 8.7.2022, the approved Tai Po OZP No. S/TP/30 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. On 11 September 2024, the Secretary for Development referred the approved Tai Po OZP No. S/TP/30 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20 September 2024 under section 12(2) of the Ordinance.~~

2.8 On _____ 2025, the draft Tai Po OZP No. S/TP/31 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The major amendments to the Plan included rezoning of a site at the junction of Lo Fai Road and Ting Kok Road from “Green Belt” and area shown as ‘Road’ to “Residential (Group A)11” and a site at Ting Kok Road to the north of Fortune Garden from “Green Belt” and area shown as ‘Road’ to “Residential (Group A)12” to facilitate a Land Sharing Pilot Scheme (LSPS) development; a site to the north of Shek Kwu Lung from “Open Space” to “Government, Institution or Community (3)”; and other technical amendments to the Notes of the OZP.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zones and major road network for the Tai Po New Town so that development and redevelopment within the New Town can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tai Po area and not to overload the road network in the area.

- 3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community (GIC) facilities, including those located on ground and on podium level, are included in the residential zones. Such areas should not be included into the plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at ~~http://www.info.gov.hk/tpb~~ <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan is about 2,438 ha. The Area is encircled on three sides by the mountain ranges of Pat Sin Leng, Cloudy Hill, Tai Mo Shan and Grassy Hill. To the east, the coastline of Tolo Harbour forms its natural boundary. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.
- 5.3 The Area can be broadly divided into three physical areas, namely the Tai Po Hui and its adjacent reclamation; the valley floors and lower hillslopes to the north and south; and the steep upper hillslopes in the peripheral areas.
- 5.4 Tai Po Hui and its adjacent reclamation in Tolo Harbour form the urban core of the Area. Tai Po Hui was once occupied mainly by tenement buildings, many of which have however been redeveloped in recent years. The reclamation to the south of Ting Kok Road is mainly for residential and industrial developments including public housing estates and the Tai Po Industrial Estate. The valleys and lower hillslopes to the north and south are dominated by agricultural use and rural settlements. The steep upper hillslopes are heavily wooded in most parts and form a scenic backdrop of the Area.
- 5.5 The northwest and southwest of the Area falls within the indirect water gathering grounds. To protect the water resources from being contaminated by wastes and pollutants, developments in this area would be strictly controlled.

6. POPULATION

Based on the ~~2016~~ **2021** Population ~~By-census~~ **Census**, the population of the Area was estimated by the Planning Department as about ~~249,300~~ **296,200** persons. It is estimated that the planned population of the Area will be about ~~299,300~~ **304,400** persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspiration for a better living environment, a review of the Tai Po OZP has been taken with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the urban core and preservation of public views to the mountain backdrop) and to provide better control on the building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan.
- 7.2 A stepped building height concept with building heights gradually descending from the urban core at Tai Po Hui and the adjacent reclaimed areas to the peripheral areas has been adopted taking into account the local context, the local wind environment, and the need to maintain visually compatible building masses in the wider setting. The proposed height bands help preserve the natural topographical profile, public views to the ridgelines, maintain visual permeability, and wind penetration and circulation as far as possible.
- 7.3 Specific building height restrictions for the “Government, Institution or Community” and “Other Specified Uses” zones in terms of number of storeys or metres above Principal Datum (mPD) have been incorporated into the Plan, where appropriate, mainly to maintain the building height of developments at the existing and planned level, and to preserve their current function in providing visual and spatial relief to the high density environment of the Area.
- 7.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum building height specified on the Plan.
- 7.5 Expert Evaluations on Air Ventilation Assessment (AVA) have been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken into consideration the findings of the AVA.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for

developments/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvement;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

8. NON-BUILDING AREA

8.1 According to the findings of the AVA 2010, the major prevailing annual winds come from the East and North directions. The summer wind comes mainly from the East and the South. For most of the time, the Area is dominated by the prevailing wind coming from the East which blows along Lam Tsuen River, Tai Po Road (Tai Wo), Tai Po Tai Wo Road and Ting Kok Road. For the southeast summer wind, Kwong Fuk Road serves as an air path to the inner land. There are also two valley wind systems which blow from the north and south of the Area. The valley wind from the south blows over Wilson Trail Stage 7 and is assisted by the summer winds. The north wind connects to the east wind at air paths along the existing road network. In terms of air ventilation, the Area has an extensive green coverage and comprises many connected open space, greenery and GIC sites. There is no major air ventilation issue for the Area. However, to further improve the air path network, the AVA recommends a few strips of non-building/low building areas for better air ventilation of the Area.

8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, the connection of two major east-west air paths in Areas 16, 17 and 24 is proposed by imposing a strip of “non-building area” (NBA) and two strips of land with

building height restrictions of 1 and 3 storeys respectively on the Plan as follows:

- (a) a 20m wide strip of NBA is designated across the northern part of Fu Shin Estate. The NBA passes through the existing internal road and landscaped areas of Fu Shin Estate. It connects to On Po Road and will help facilitate air flow from the east;
 - (b) a building height restriction of 1 storey is proposed for a 20m wide strip of land covering the existing shop/market in Tai Yuen Estate to maintain the east-west air path leading from On Po Road; and
 - (c) a building height restriction of 3 storeys is proposed for a 15m wide strip of land in Kwong Fuk Estate to help facilitate air flow from the east. It passes through the existing open area, estate road, car park podium, shopping centre and minor portions of Kwong Yan House and Kwong Yau House of the public housing estate and connects to Plover Cove Road in Planning Area 1.
- 8.3 According to the findings of the AVA 2014, two 15m wide strips of NBAs and a 30m wide NBA are designated within the planned residential development at Lai Chi Shan to facilitate the penetration of winds from the east and southeast into Lai Chi Shan and Wun Yiu to the west of the site.
- 8.4 The above NBA and building height restrictions will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA and building height restrictions as shown on the Plan under exceptional circumstances.
- 8.5 The AVA also stressed that building height restriction (or minor changes of building heights) is not the most effective method for maintaining and/or improving air ventilation. Breezeways, air paths, open spaces, gaps between buildings and building permeability – especially at near ground level, are more effective. Future developments are therefore encouraged to minimize any possible adverse air ventilation impacts. The adoption of suitable design measures such as greater permeability of podium, wider gap between buildings, non-building area to create air paths, perforate building towers and podium design, positioning of building towers to align with the prevailing are encouraged. Large scale developments including public housing estates, Home Ownership Scheme and Private Sector Participation Scheme should undertake AVA study upon their redevelopments.

9. LAND-USE ZONINGS

9.1 Comprehensive Development Area (1) (“CDA(1)”) : Total Area 18.37 ha

- 9.1.1 This is intended for comprehensive development/redevelopment of the area for low-density residential and agricultural uses with the provision of open spaces and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various

environmental, traffic, infrastructure and other constraints.

- 9.1.2 The site located to the north of Ting Kok Road and to the south of Fung Yuen Site of Special Scientific Interest (SSSI) is under this zoning.
- 9.1.3 This zoning is intended to encourage a comprehensive development/redevelopment of the site with a view to discontinuing the undesirable open storage and car-repairing workshop uses that existed on the site. The comprehensive development at the site comprises two portions, one portion for low-density residential use and the other for agricultural use. In view of the general infrastructure constraints pertinent to the area, residential development within the site is restricted to a maximum domestic plot ratio of 0.64. The agricultural use permitted is limited to crop cultivation only.
- 9.1.4 Developments or redevelopments within this zone are also subject to NBA restriction and the maximum building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The buffer area between the Fung Yuen SSSI and the planned residential development at the “CDA(1)” zone is designated as NBA. ~~To provide flexibility for innovative design, minor relaxation of the NBA, building height and/or plot ratio restrictions may be considered by the Board through the planning permission system. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio restrictions will be considered on its own merits.~~
- 9.1.5 Any development proposal in this zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.

9.2 “Residential (Group A)” (“R(A)”) : Total Area ~~412.35~~ 115.11 ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The lowest three floors of a building include basements but exclude any floor used wholly or mainly for ancillary car parking, loading/unloading bay and/or plant room. Commercial uses on any floor above the lowest three floors will require planning permission from the Board.
- 9.2.2 The “R(A)” zone is sub-divided into a number of sub-~~areas~~**zones**. These sub-~~areas~~**zones** have different plot ratio/gross floor area (GFA) restrictions as specified under the Remarks in the Notes of the Plan and they are also subject to the maximum building height restrictions as stipulated on the Plan, or the plot ratio/GFA and height of the existing

building, whichever is the greater. These restrictions are required to avoid further increase in development intensity and building bulk. In order to ensure that essential commercial floorspace would be provided to serve the function of the town centre, non-domestic plot ratio restriction is specified for sites within the town centre. The plot ratio/GFA restrictions for the “R(A)” sub-areas~~as~~*zones* are as follows:

| Site | Sub-area <i>zone</i> | Maximum Plot Ratio/GFA |
|--|-------------------------|---|
| Po Heung Estate | “R(A)1” | Domestic GFA of 25,220m ² Non-domestic GFA of 8,000m ² |
| Ming Nga Court, Ting Nga Court and Wang Fuk Court | “R(A)2” | Total plot ratio of 3.8 |
| Treasure Garden and Eightland Garden | “R(A)3” | Domestic plot ratio of 4.7 Non-domestic plot ratio of 0.45 |
| Jade Plaza and Fortune Plaza | “R(A)4” | Domestic plot ratio of 4.2 Non-domestic plot ratio of 1.40 |
| Tai Po Plaza | “R(A)5” | Domestic plot ratio of 4.8 Non-domestic plot ratio of 1.22 |
| Tai Po Centre Blocks 1-19 and multi-storey carpark | “R(A)6” | Domestic plot ratio of 3.8 Non-domestic plot ratio of 1.57 |
| Tai Po Centre Blocks 20-23 | “R(A)7” | Domestic plot ratio of 4.1 Non-domestic plot ratio of 1.13 |
| Uptown Plaza | “R(A)8” | Domestic plot ratio of 4.4 Non-domestic plot ratio of 1.82 (the public transport interchange permitted below the development is included in non-domestic plot ratio calculation) |
| <i>Fu Tip Estate</i> Eastern and western portion of Chung Nga Road and Planning Area 9 | “R(A)9” | Total plot ratio of 6.0 (including a maximum non-domestic plot ratio of 0.5) |
| To Yuen Tung, Ma Wo Road | “R(A)10” | Total plot ratio of 6.8 |
| <i>Junction of Ting Kok Road and Lo Fai Road</i> | “R(A)11” | <i>Total GFA of 65,522m²</i> |
| <i>Ting Kok Road to the north of Fortune Garden</i> | “R(A)12” | <i>Total GFA of 23,000m²</i> |

- 9.2.3 The “R(A)” sites in Tai Po Hui (Area 1) comprise small lots along narrow streets with a number of on-street parking areas. The area is close to the existing Tai Po Market Station and well served by public transport facilities. Under the prevailing leases for most of the lots in Tai Po Hui, they are not required to provide on-site car parking and loading/unloading facilities. To preserve the character of Tai Po Hui, the provision of podium for on-site car parking and loading/unloading facilities should be discouraged and the building height of future

developments/redevelopments should be kept as low as possible while the maximum plot ratio of 5/9.5 is still achievable. A more stringent building height restriction of 55mPD is therefore imposed for most of the “R(A)” sites in Tai Po Hui which will accommodate developments with not more than 2 storeys of commercial uses at the lowest floors. The restriction is considered necessary to maintain the existing market town character and pedestrian-oriented environment for Tai Po Hui and to enhance air flow.

9.2.4 A site zoned “R(A)10” at To Yuen Tung, Ma Wo Road is intended for public housing development with ancillary carpark, GIC and retail uses. The site is subject to a maximum building height of 135mPD. The future layout of the public housing development should give due regard to the local context including the existing medium-rise developments to its west. High-rise residential blocks should be located at the eastern portion of the site with the western and south-western portions for low-rise developments serving as a buffer with the developments to its west. The design of the ancillary carpark and GIC uses on the site should integrate with the residential blocks. The GIC uses to be provided on the south-western portion or other parts of the site should be those addressing the pressing needs of the community, with a view to optimising the use of the site for housing and other facilities with shortfall in the area. The provision of GIC facilities should tie-in with population intake for the public housing development.

9.2.5 *A site at the junction of Lo Fai Road and Ting Kok Road zoned “R(A)11” and another site at Ting Kok Road to the north of Fortune Garden zoned “R(A)12” are intended for public and private residential developments respectively under the Land Sharing Pilot Scheme (LSPS)¹. The site zoned “R(A)11” is subject to a maximum total GFA of 65,522m² and a maximum building height of 83mPD. Under the proposed LSPS scheme, the domestic and non-domestic GFA for the public housing development would be 64,522m² and 1,000m² respectively. Retail facilities will be provided within the “R(A)11” zone. In order to facilitate provision of GIC facilities within the “R(A)11” zone, in determining the maximum GFA of the development and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. The site zoned “R(A)12” is subject to a maximum domestic GFA of 23,000m² and a maximum building height of 80mPD.*

9.2.56 Developments or redevelopments in areas zoned “R(A)” are also subject

¹ *The LSPS aims to unlock the development potential of private land in areas not covered by the Government’s planning studies or conservation areas, and serves to complement government-led land supply initiatives. Under the LSPS, each project should be capable of delivering an increased domestic GFA of not less than 50,000m² in total and at least 1,000 additional housing units (assuming an average flat size of 50m²), being the total domestic GFA attainable by the project net the original scale of development of the private lots permissible under statutory plans or planning approvals in the absence of LSPS. No less than 70% of the increased domestic GFA should be set aside for public housing or starter homes development as intended by the Government.*

to the maximum building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The stipulated building height restriction is the maximum only. Within public housing estates, there are a wide range of low-rise free-standing GIC facilities including schools, community halls, children and youth centres, elderly centres, social and welfare centres as well as ancillary facility buildings such as car park, shopping centres and markets serving the residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief for the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. All public housing estates are governed by planning brief. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects.

9.2.67 Planning brief(s) setting out the development parameters and the design requirements of individual public housing site(s) will be provided to guide the future development of the site(s). Any increase in plot ratio/GFA must be supported by relevant assessment on the infrastructural implications e.g. traffic impact assessment, drainage impact assessment and sewerage impact assessment.

9.2.7 ~~Minor relaxation of the NBA, building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio/GFA restrictions will be considered on its own merits.~~

9.2.8 ***The GFA control under the “R(A)11” and “R(A)12” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.***

9.3 “Residential (Group B)” (“R(B)”) : Total Area 39.16 ha

9.3.1 This zoning is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Areas under this zoning lie mostly in the lower hillslopes, valley floors or ex-borrow areas in Planning Areas 6, 7, 15, 20, 22, 30 and 39.

9.3.2 Two private residential developments namely Serenity Park in Area 22 and Classical Gardens II in Area 6 are zoned “R(B)”. Developments or redevelopments in areas zoned “R(B)” are subject to a maximum plot ratio of 3.3 and the respective building height restrictions as stipulated on the Plan, or the plot ratio and the height of the existing building,

whichever is the greater.

- 9.3.3 The “R(B)” zone is sub-divided into a number of sub-~~areas~~**zones**. These sub-~~areas~~**zones** have different plot ratio/GFA restrictions as specified under the Remarks in the Notes of the Plan and they are also subject to the maximum building height restrictions as stipulated on the Plan, or the plot ratio/GFA and height of the existing building, whichever is the greater. These restrictions are necessary to preserve the local character of the fringe area of the New Town and to maintain a stepped height profile descending from the town centre. The plot ratio/GFA restrictions for the “R(B)” sub-~~areas~~**zones** are as follows:

| Site | Sub- area zone | Maximum Plot Ratio/GFA |
|---|----------------------------------|---|
| Forest Hill and Balmoral | “R(B)1” | 1.8 |
| Grand Dynasty View | “R(B)2” | 2.8 |
| Classical Gardens I, Dynasty View and Grand Palisades | “R(B)3” | 2.4 |
| Parc Versailles | “R(B)4” | 2.1 |
| Tai Po Garden | “R(B)5” | 1.75 |
| The Paragon | “R(B)6” | 1.65 |
| Richwood Park | “R(B)7” | Domestic GFA of 21,852m ² Non-domestic GFA of 1,304m ² |
| The Regent | “R(B)8” | 107,100m ² |
| Tai Po Town Lot 244 at Pok Yin Road Silicon Hill and University Hill | “R(B)9” | 88,200m ² |
| Tai Po Town Lot 243 at Ma Wo Road | “R(B)10” | 72,640m ² |
| Yau King Lane near Tsiu Hang (northern portion) | “R(B)11” | 50,981m ² |
| Yau King Lane near Tsiu Hang (southern portion) | “R(B)12” | 80,217m ² |

- 9.3.4 A site zoned “R(B)9” at Pok Yin Road (~~Tai Po Town Lot 244~~ **Silicon Hill and University Hill**) is subject to a maximum GFA of 88,200m² and a maximum building height of 50mPD, of which a GFA of not exceeding 7,500m² should be provided for retail purpose to serve the increasing population in the locality. According to the findings of an AVA 2017 for the development, a 15m wide NBA running from northeast to southwest should be provided along the existing drainage reserve to facilitate the penetration of wind from the east-north-east to reach the downstream areas. The existing drainage reserve along the eastern boundary of the site would also facilitate wind penetration and alleviate potential air ventilation impact on the surrounding area. Should the future developer wish to make any changes to these measures, a quantitative AVA should be carried out to demonstrate that the performance of any future development be no worse off than the scenario with these measures. Requirement of the design measures and

quantitative AVA have been incorporated into the lease. Besides, the requirement on relevant technical assessments including Noise Impact Assessment (NIA), Sewerage Impact Assessment (SIA) and Drainage Impact Assessment (DIA), etc. have also been incorporated into the lease.

- 9.3.5 A site zoned “R(B)10” at Ma Wo Road (Tai Po Town Lot 243) is subject to a maximum GFA of 72,640m² and a maximum building height of 110mPD. Since the site is located on a sloping ground at a higher level than other nearby developments, a stepped building height profile descending from the northern part to the southern part of the site should be formulated in relation to the topography. The requirement on relevant technical assessments (including NIA, SIA, DIA, Quantitative Risk Assessment and Natural Terrain Hazard Study (NTHS), etc) have been incorporated into the lease.
- 9.3.6 A site zoned “R(B)11” at Yau King Lane near Tsiu Hang is subject to a maximum GFA of 50,981m² and a maximum building height of 55mPD. A hostel for severely mentally handicapped persons, a day activity centre and any other social welfare facilities as required by the Government shall be provided at the site. In order to facilitate provision of GIC facilities, in determining the maximum GFA of the development at the site, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public vehicle park shall also be provided at the site. To accommodate the additional traffic and transport demand generated by the proposed development, a bus turn-around facility at the northern tip of the site shall be implemented and completed before any population intake. The requirement on the provision of social welfare facilities, public vehicle park and the bus turn-around facility would be incorporated into the land grant document to ensure their implementation.
- 9.3.7 To alleviate the potential air ventilation impact on surrounding areas, three building separations (with a width of 43m, 28m and 15m respectively) aligned in the southeast-northwest direction within the site and a 29m-wide building separation straddling the “R(B)11” and “R(B)12” sub-areas/zones should be provided. If the above design measures cannot be provided, further quantitative AVA should be conducted to demonstrate that the performance of any future development be no worse off than the scenario with these measures. To ensure that the future development would not cause adverse impacts on the surrounding areas and be susceptible to adverse road traffic and railway noise impact, the requirements on the air ventilation measures and relevant technical assessments (including NIA, SIA, DIA and NTHS), where appropriate, would be incorporated into the land grant document governing the development.
- 9.3.8 A site zoned “R(B)12” at Yau King Lane near Tsiu Hang is subject to a maximum GFA of 80,217m² and a maximum building height of 65mPD. A residential care home for the elderly cum day care unit and any other social welfare facilities as required by the Government shall be provided

at the site. In order to facilitate the provision of GIC facilities, in determining the maximum GFA of the development at the site, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public vehicle park shall also be provided at the site. The requirement on the provision of social welfare facilities and public vehicle park would be incorporated into the land grant document to ensure their implementation.

9.3.9 To alleviate the potential air ventilation impact on surrounding areas, two building separations each of 15m wide aligned in the southeast-northwest direction within the site, a 80m setback from the southernmost boundary of the site, and a 29m-wide building separation straddling the “R(B)11” and “R(B)12” sub-~~areas~~**zones** should be provided. If the above design measures cannot be provided, further quantitative AVA should be conducted to demonstrate that the performance of any future development scheme be no worse off than the scenario with these measures. To ensure that the future development would not cause adverse impacts on the surrounding areas and be susceptible to adverse road traffic and railway noise impact, the requirements on the air ventilation measures and relevant technical assessments (including NIA, SIA, DIA and NTHS), where appropriate, would be incorporated into the land grant document governing the development.

9.3.10 ~~Minor relaxation of the NBA, building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of NBA, building height and/or plot ratio/GFA restrictions will be considered on its own merits.~~

9.4 “Residential (Group C)” (“R(C)”) : Total Area ~~137.41~~ **136.83** ha

9.4.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.4.2 Areas under “R(C)” zone are located largely on the hillslopes in Planning Areas 7, 10, 11, 12 and 31 overlooking Tolo Harbour. Developments or redevelopments in area zoned “R(C)” are subject to a maximum plot ratio of 0.6 and the respective building height restrictions as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

9.4.3 The “R(C)” zone is sub-divided into a number of sub-~~areas~~**zones**. These sub-~~areas~~**zones** have plot ratio/GFA/site coverage/building height restrictions as specified under the Remarks in the Notes of the Plan and stipulated on the Plan, or that of the existing building, whichever is the greater. The restrictions are intended to retain the existing scale and character of developments which blend in well with the natural

environment. The plot ratio/GFA and site coverage restrictions for the “R(C)” sub-~~areas~~*zones* are as follows:

| Site | Sub-area <i>zone</i> | Maximum Plot Ratio/GFA | Maximum Site Coverage |
|--|-------------------------|---|--------------------------|
| Hong Lok Yuen, Tai Po Town Lot 109, Fortune Garden and Riverain Bayside | “R(C)1” | 0.4 | - |
| Tai Po Inland Lot 12 | “R(C)2” | 1.5 | 50% |
| Redland Garden and Tolo Ridge | “R(C)3” | 1.2 | 50% |
| J.C. Castle | “R(C)4” | 0.6 | 25% |
| The Deerhill Bay | “R(C)5” | Domestic GFA of 57,500m ² Non-domestic GFA of 1,500m ² | - |
| Casa Marina I & II, Tycoon Place and the Paramount | “R(C)6” | 0.8 | - |
| Tai Po Town Lot 230 at Yat Yiu Avenue | “R(C)7” | 20,000m ² | - |
| Kon Hang near Cheung Shue Tan | “R(C)8” | 1.5 | - |
| Tai Po Town Lots 223 and 229 at Lo Fai Road <i>Villa Lucca</i> | “R(C)9” | 46,200m ² | - |

~~9.4.4 Minor relaxation of the plot ratio/GFA/site coverage/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio/GFA/site coverage/building height restrictions will be considered on its own merits.~~

9.5 “Residential (Group D)” (“R(D)”) : Total Area 0.73 ha

9.5.1 This zone covers the CARE village in Area 10 and is intended primarily for improvement and upgrading of the existing fishermen’s village through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. Within this zoned area, redevelopment of existing houses shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

9.5.2 Apart from the intention of residential upgrading, very low-rise and low density residential development may be permitted on application to the Board. To be in line with the general development intensity of the

surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

~~9.5.3 Minor relaxation of plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.~~

9.6 “Village Type Development” (“V”) : Total Area 150.35 ha

9.6.1 The planning intention of this zone is to reflect existing recognised 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.

9.6.2 In order to ensure that any future development or redevelopment within these villages would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s) whichever is the greater is imposed under this zoning.

9.6.3 Land under this zoning is mainly located to the north of Ting Kok Road and along the valleys and foothills to the south of the East Rail.

~~9.6.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.7 “Government, Institution or Community” (“G/IC”) : Total Area ~~172.12~~172.16 ha

9.7.1 This zone 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, and other institutional establishments.

9.7.2 Major existing GIC facilities include one water treatment works, a fresh water primary service reservoir, a fresh water service reservoir and a fresh water pumping station in Planning Area 21, six fresh water service

reservoirs in Planning Areas 12, 31 (including 2 service reservoirs), 34, 37 and 57, a salt water pumping station in Planning Area 26 and two salt water service reservoirs in Planning Areas 21 and 31; two fire stations in Planning Areas 3 and 26; an ambulance depot in Planning Area 3; a major police station complex in Planning Area 17; the Tai Po Swimming Pool and the Tai Po Sports Ground in Planning Area 22; a major transport interchange in Planning Area 6; the Railway Museum in Planning Area 1; the Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital in Planning Area 9; the campus site of The Education University of Hong Kong (EdUHK) in Planning Area 34; the EdUHK Sports Centre in Planning Area 39; a special school in Planning Area 8; ~~a Tai Po market complex~~ **and Tai Po Tung Cheong Street Leisure Building** in Planning Area 1; a gas pigging station in Planning Area 24; the Yuan Dao Exchange Centre for religious purpose in Planning Area 19; as well as primary and secondary schools, clinics, indoor recreation centres and community centre at various locations.

- 9.7.3 Proposed GIC facilities include ~~a sports centre, a swimming pool, a community hall and soccer pitches in Planning Area 1;~~ a sports centre in Planning Area 6; a ~~clinic~~ **community health centre** building and other possible community facilities in Planning Area 4; and a rugby-cum-football pitch and a driving test centre in Area 33. Other local GIC facilities will also be provided in the detailed planning of future development areas.
- 9.7.4 A number of primary and secondary schools have been provided and planned within the Area. This zoning covers some of the existing schools and adjacent ball courts, local open space etc., which fall within public housing estates. The ball courts, local open space etc. are common facilities shared by the schools and residents of the concerned estates. It also covers the Tai Wo Neighbourhood Community Centre, the refuse collection point at Tai Wo Estate as well as the Housing Department contractor depot and the adjoining ball courts.
- 9.7.5 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres, as may be required by relevant Government departments, will be provided within the public housing estates and the large private residential developments.
- 9.7.6 Developments or redevelopments within the “G/IC” zone are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. ~~Minor relaxation of the building height restrictions may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.~~
- 9.7.7 This zoning includes ~~two~~ **three** sub-zones which are subject to the following development restrictions:
- (a) “Government, Institution or Community (1)” (“G/IC(1)”) : Total Area

0.01 ha

- (i) This sub-zone is intended to cover the rural committee building for the Tai Po Yuen Chau Tsai Fishermen's Village Association with a maximum building height of 2 storeys or the height of the existing building(s), whichever is the greater. ~~Minor relaxation of the building height restriction may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above; and~~
- (ii) as this zone is located within the site boundary of Island House which is a declared monument, any work within this zone is prohibited except with a permit issued by the Antiquities Authority under section 6 of the Antiquities and Monuments Ordinance (Cap. 53). Application for permits under section 6 of the Antiquities and Monuments Ordinance through the Antiquities and Monuments Office (AMO) of the Development Bureau should be made well in advance.

(b) "Government, Institution or Community (2)" ("G/IC(2))" : Total Area
0.04 ha

This sub-zone covers a site at Po Heung Street which is intended for hostel cum youth centre use. Development or redevelopment within this zone is subject to a maximum domestic GFA of 2,412m², a maximum non-domestic GFA of 1,040m² and a maximum building height of 80mPD, or the GFA and height of the existing building, whichever is the greater. ~~Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria set out in paragraph 7.6 above are relevant for assessing minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits. The Hong Kong Federation of Youth Groups Tai Po Youth S.P.O.T and Youth Hostel PH2 at the site were completed in 2020.~~

(c) "Government, Institution or Community (3)" ("G/IC(3))" : Total Area 0.04 ha

This sub-zone covers a site to the north of Shek Kwu Lung which is primarily intended for religious institution and columbarium uses, namely Everest Temple. It is subject to a maximum number of niches of 763. The site is subject to a maximum building height of two storeys (excluding basement floor(s)), or the height of the existing building, whichever is the greater.

9.8 “Open Space” (“O”) : Total Area ~~65.77~~ 65.73 ha

- 9.8.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.8.2 One of the major existing open spaces is the promenade along Lam Tsuen River in Planning Area 4. The promenade provides a visual corridor to Tolo Harbour in the east and Tai Mo Shan in the west. Other existing open spaces include Yuen Shin Park in Planning Area 17, Mui Shue Hang Playground in Planning Area 15, Tai Po Tau Playground in Planning Area 22, Yuen Chau Tsai Park in Planning Area 24, the Tai Po Waterfront Park in the southern part of Planning Areas of 26 and 33. The waterfront park, together with the adjacent proposed recreation ground, also act as a buffer to separate the town centre from the Industrial Estate in Planning Area 26.
- 9.8.3 In addition to the major open spaces as indicated on the Plan, local open spaces are/will be provided to serve the residents and factory workers within the residential neighbourhoods and industrial areas.

9.9 “Recreation Priority Area” (“RPA”) : Total Area 3.75 ha

- 9.9.1 This zone covering the site of the Lake Egret Nature Park in the eastern part of Planning Area 10 at Tai Po Kau is intended primarily for eco-tourism related recreational developments for the use of general public. Development within this zoning will be restricted to recreational and other ancillary uses. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.9.2 Developments or redevelopments within the “RPA” zone are subject to NBA restriction, the maximum GFA restriction of 3,300m² as specified under the Remarks in the Notes of the Plan, and the maximum building height restriction as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. The existing playground and open/landscaped area of the Park within the “RPA” zone is designated as a NBA. ~~Minor relaxation of the NBA, GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of NBA, GFA and/or building height restrictions will be considered on its own merits.~~

9.10 “Other Specified Uses” (“OU”) : Total Area 188.74 ha

- 9.10.1 This zoning covers land annotated for the following specific uses:

Business

- 9.10.2 Land zoned for “OU” annotated “Business” is intended for general business uses. The site comprises six existing buildings with mixed industrial and office uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines. Developments or redevelopments within this zone are subject to a maximum plot ratio of 9.5 and a building height restriction as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

Golf Course

- 9.10.3 This zone covers the former Shuen Wan Landfill site in Area 28 and is intended primarily for a golf course. To avoid visual intrusion to the surrounding mountain backdrop, no addition, alteration and/or modification to or redevelopment of an existing building including structure, except floodlight post and protective fencing, shall result in a total development and/or redevelopment in excess of a maximum building height of 9 metres above ground level or the height of the existing building including structure, whichever is the higher.

Industrial Estate

- 9.10.4 This zone covers the Tai Po ~~Industrial Estate~~ **InnoPark** in Planning Area 26 and is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation. Industries to be included would normally not be accommodated in conventional industries buildings because of their specific requirements. In allocating sites, preference is given to those industries which involve a high level of technology, provide employment at a high level of skills, or produce new products for export or for local industries. The ~~Industrial Estate~~ **Tai Po InnoPark** has largely been developed.
- 9.10.5 Within this zone, the maximum total GFA of all developments or redevelopments is 2,023,274m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Tai Po ~~Industrial Estate~~ **InnoPark**. Developments or redevelopments within this zone are also subject to a building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater. According to the lease of the lot, individual subdivision in the Tai Po

~~Industrial Estate~~ **InnoPark** may be developed up to a plot ratio of 2.625 provided that the overall plot ratio of the area designated for industrial use within the lot would not exceed a maximum plot ratio of 2.5.

Historical Building Preserved for Cultural and Community Uses

- 9.10.6 This zoning covers the Tai Po Lookout site in Planning Area 12 and is intended to preserve, restore and convert the historic building(s) of heritage interest on the site into a local heritage attraction with the provision of cultural and community facilities for the enjoyment of the public. To retain the historic value of the Tai Po Lookout, any demolition of, or any addition, alteration and/or modification to the building(s) of heritage interest on the site requires planning permission from the Board. Developments within this zone are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

Historical Site Preserved for GIC Uses

- 9.10.7 This zoning covers the Island House site in Yuen Chau Tsai, which is a declared monument, and is intended to preserve the site for adaptive re-use for government, institution or community and related uses. Redevelopment of the existing historical building is not allowed in this particular “OU” zone. Any new development, or major addition, alteration and/or modification to the existing building requires planning permission from the Board. Developments within this zone are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

Railway

- 9.10.8 This zone is primarily to provide land for the use of railway stations and railway track. The Tai Po Market Station in Planning Area 6, the Tai Wo Station in Planning Areas 3 and 23 and the railway track of East Rail are under this zoning. Developments or redevelopments within this zone are subject to the maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

Railway Staff Quarters and Recreation Club

- 9.10.9 This zone covers the Trackside Villas in Planning Area 10 and is intended to provide land for railway staff quarters and recreation club. Developments or redevelopments within this zone are subject to a maximum domestic GFA of 11,200m², a maximum non-domestic GFA of 1,850m² and the building height restriction as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

Others

- 9.10.10 Other “OU” sites in Tai Po are as follows:

- (a) a liquefied petroleum gas store in Planning Area 5;
- (b) the sewage treatment works in Planning Area 26;
- (c) the leachate pre-treatment works in Area 28;
- (d) the existing petrol filling stations in Planning Areas 2, 3, 5, 12 and 22; and
- (e) a bus depot site in Planning Area 33.

Developments or redevelopments within the above zones are subject to a maximum building height restriction as stipulated on the Plan or in the Notes, or the height of the existing building, whichever is the greater.

~~9.10.11 Minor relaxation of the plot ratio/GFA/building height restrictions for the “OU” zone may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio/GFA/building height restrictions will be considered on its own merits.~~

9.11 “Green Belt” (“GB”) : Total Area ~~1,258.67~~ **1,256.12** ha

- 9.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.11.2 This zoning covers mainly steep hillsides in the peripheral areas which are of limited potential for urban type development and should be retained in their natural state. These areas nevertheless provide opportunities for additional outdoor passive recreational outlets.
- 9.11.3 There is a general presumption against development within this zone. Nevertheless, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be considered on their individual merits taking into account the relevant Town Planning Board Guidelines.

9.12 “Conservation Area” (“CA”) : Total Area 75.49 ha

- 9.12.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.12.2 There are five sites designated as “CA” on the Plan. The Tai Po Kau Headland near the coast of Tolo Harbour is a significant area of highly diverse woodland habitat with mature and rich lowland forest. A high degree of protection is required to retain their inherent value.

- 9.12.3 The Tolo Pond Mangrove near Constellation Cove is zoned “CA” on the Plan in order to conserve its ecological value. The mangroves in this area are valuable habitats and should be protected from adverse effects of developments.
- 9.12.4 The inter-tidal ponds to the east and west of Tai Po Kau Headland consist of mangroves and mudflat which are the feeding habitats of egrets and herons. They represent the remaining semi-natural coastlines in Tolo Harbour worthy of protection.
- 9.12.5 There is another “CA” in Pai Mun Shan located in Area 40 of the Plan adjacent to the Tai Po Kau Nature Reserve. Mature woodlands and vegetated middle hill slopes which are worth preserving are found in this area. Its role as buffer zone and ecological linkage to other natural habitats should be well retained.
- 9.13 “Site of Special Scientific Interest” (“SSSI”) : Total Area 43.50 ha
- 9.13.1 The planning intention of this zone is to conserve and protect the features of special scientific interest which are designated as SSSI and are important habitats for egrets and herons and for breeding of some rare butterflies which are protected under the Wild Animals Protection Ordinance. It intends to deter human activity or development within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.13.2 There are two sites designated as “SSSI” on the Plan. The Fung Yuen Valley SSSI in Planning Area 29 was designated on 5 February 1980. The site is a well-forested ravine. Some rare plants are recorded in the site, e.g. *Illigera celebica* and *Aristolochia tagala*. The site is also an important breeding site for some rare butterflies.
- 9.13.3 The Tai Po Egrettry, which is located at Planning Area 1 near Tai Po town centre, was designated as a SSSI on 13 August 1994. The site provides an important habitat for egrets and herons. The unique location of the SSSI and its closeness to the town centre provides an excellent opportunity to demonstrate the importance of wildlife conservation in the planning of the New Town.
- 9.14 “Country Park” (“CP”) : Total Area 5.73 ha
- 9.14.1 The intention of this zone is to encourage passive recreation and tourism, protect vegetation and wildlife, preserve and maintain buildings and sites of historical or cultural significance and to provide facilities and services for the public enjoyment of the countryside. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

- 9.14.2 The zoned area is situated at Planning Area 38 on the southern side of the Tai Po New Town. The subject site is part of the Tai Mo Shan Country Park.

9.15 Minor Relaxation Clause

- 9.15.1** *For the zones where minor relaxation of relevant restrictions is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/GFA/site coverage/number of niches restrictions as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.*
- 9.15.2** *However, for any existing building with plot ratio/GFA/building height/site coverage already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.*
- 9.15.3** *For the zones where minor relaxation of non-building area restriction is applicable, under exceptional circumstances, minor relaxation of non-building area (NBA) restriction as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development and within the NBAs stipulated on the Plan, landscaping, street furniture, underground structures, boundary fence/wall, footbridge, covered walkway and minor structure with high air porosity/with visual permeability will be permitted.*

10. COMMUNICATIONS

10.1 Roads

- 10.1.1** The major road network, which comprises the trunk road (Tolo Highway) and major distributor roads, is shown on the Plan.
- 10.1.2** Tolo Highway is intended for uninterrupted long-distance traffic and forms part of the New Territories Circular Road system. It runs along the southern part of the Area and provides high-speed links to the Main Urban Areas and other parts of the New Territories. To cope with the growing traffic demand in the north-eastern region of the New Territories and those due to the cross boundary traffic movements on Tolo Highway, the Tolo Highway was widened from dual 3-lane to dual 4-lane in two stages. A 5.4km long section of Tolo Highway between Ma Liu Shui Interchange and Island House Interchange was completed in 2003. Another 5.7km long section of Tolo Highway between Island House Interchange and Tai Hang was completed in 2014. A 3.0km long section of Fanling Highway between Tai Hang and Wo Hop Shek Interchange was also widened from dual 3-lane to dual 4-lane and

completed in 2019.

- 10.1.3 Access from Tolo Highway to the distributor roads system is provided at the Island House Interchange, the Tai Po South and North Interchanges. An access road linking the northern part of Pak Shek Kok area and the northbound carriageway of Tolo Highway was completed in 2003.

10.2 Railway

Tai Po is served by the East Rail which provides an important transport link between the Area, Kowloon and the eastern part of the New Territories. There are two railway stations serving the Area, one in Planning Area 6 (Tai Po Market Station) and the other in Planning Areas 3 and 23 (Tai Wo Station).

10.3 Public Transport

Public transport interchange facilities are provided at the two railway stations in Planning Area 6 and Planning Areas 3 and 23. A major bus terminus is provided in Planning Area 4 to serve the town centre developments whilst another one is located within the Tai Po ~~Industrial Estate~~ **InnoPark** in Planning Area 26 to serve the industrial workers. Bus and minibuses are also provided within public housing estates and peripheral development areas.

10.4 Pedestrian and Cycle Networks

A comprehensive network of segregated cycle tracks and footpaths has been planned for the Area, which links all major land-use elements and provides links with the surrounding countryside. The cycle track network along Ting Kok Road, the section of Tolo Highway between Tai Po and Ma Liu Shui and within the town centre has been developed.

11. UTILITY SERVICES

11.1 Water Supply

Fresh water supply is provided by the existing Tai Po Water Treatment Works at Planning Area 21 via Tai Po Tau Fresh Water Primary Service Reservoir and eight other secondary service reservoirs and water tanks located at various locations of the Area. Salt water supply for flushing is provided by Tai Po Salt Water Pumping Station via two salt water service reservoirs at Pun Chun Yuen and Ha Hang.

11.2 Sewerage and Drainage Facilities

- 11.2.1 There is existing public sewerage in the major parts of the Area. The existing sewerage system collects and conveys sewage to Tai Po Sewage Treatment Works (STW) situated inside Tai Po ~~Industrial Estate~~ **InnoPark** for treatment and disposal. ~~To cater for the anticipated increase of sewage to be generated within the catchment area, phase I of the upgrading works for the STW has commenced in 2005 and was completed in 2010. Phase II of the upgrading works commenced in 2010 and was completed in 2014.~~ **With a view to meeting the future**

development needs of Tai Po District, the Tai Po STW was planned to be upgraded with scheduled completion in 2035/36 tentatively.

- 11.2.2 ***Further*** ~~Provision of further public sewers sewerage facilities~~ within the Area has been planned under Stage I (Phase IIC) and Stage II of the “Tolo Harbour Sewerage of Unsewered Areas” project. Stage I, Phase IIC sewerage works commenced in 2009 was completed in 2015. Stage II works are planned for completion in phases. Stage II, Phase I sewerage works at Shan Tong New Village and Ha Wun Yiu was completed in 2018, while Stage II, Phase II sewerage works at CARE Village and Ha Wong Yi Au ~~were commenced in 2020 for completion~~ ***was completed*** in 2024. ~~The sewerage works in remaining phases of Stage II including Cheung Shue Tan, Tai Po Mei, Lin Au, Tai Po Tau, Fung Yuen and Wong Nai Fai, Ma Wo, San Uk Ka are scheduled for completion in 2030.~~ ***The implementation programme of sewerage works in remaining phases of Stage II is under review.***

- 11.2.3 Drainage improvement works for the existing drainage systems in Tai Po urban area and for Upper Tai Po River (near Wun Yiu) have been recommended in the “Stormwater Drainage Master Plan Study in Sha Tin and Tai Po” which is under the project “Drainage Improvement Works in Tai Po”. The drainage improvement works in Tai Po urban area was completed in 2009, while the works for Upper Tai Po River was completed in 2012. ***Further drainage improvement works for the existing drainage systems in Tai Po have been recommended in the “Stormwater Drainage Master Plan Review Study in Tai Po”. Phase 1 of the further drainage improvement works commenced in 2024.***

11.3 Electricity

The Area is currently supplied with electricity. Additional electricity supply can be provided to cater for future development in the Area by expanding the existing electricity network. Since there are 132kV and 400kV high voltage overhead lines passing through some regions inside the Area. Relevant guidelines in Chapter 7 of the Hong Kong Planning Standards and Guidelines regarding building developments in the vicinity of the 132kV and 400kV overhead lines and the corresponding safety clearances from these lines should be observed.

11.4 Gas Supply

There are existing town gas distribution network and piped liquefied petroleum gas systems in the Area and should be adequate to meet the demand of gas supply.

11.5 Telephone Service

There are three existing telephone exchanges located in Planning Areas 1 and 17, and Ha Hang respectively. These should be adequate in meeting the demand for telephone services.

12. CULTURAL HERITAGE

- 12.1 Several sites of archaeological interest (SAIs) are located within the Area, namely Cheung Shue Tan Site of Archaeological Interest, Tai Po Kau Stone Circle Site of Archaeological Interest, Wun Yiu Site of Archaeological Interest, Wun Yiu Trackway Site of Archaeological Interest and Shek Kwu Lung Site of Archaeological Interest. Also, the Wai Tau Site of Archaeological Interest is situated in the close vicinity of the Area. There are eight declared monuments located within the Area. The declared monuments are Old District Office (North), Island House, Old Tai Po Police Station, Pottery Kilns at Wun Yiu Village, Old Tai Po Market Railway Station, Man Mo Temple, Fan Sin Temple and King Law Ka Shuk. There are also graded historic buildings within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the area have been accorded gradings. All the above declared monuments, graded historic buildings/ structures and SAIs are worthy of preservation. The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the official website of the AAB at <https://www.aab.gov.hk>.
- 12.2 If there are any buildings/structures both at grade level and underground which were built on or before 1969, AMO should be alerted in an early stage or once identified. Prior consultation with AMO should be made if any works, developments, redevelopments or rezoning proposals may affect the above SAIs, declared monuments, graded historic buildings/structures, new items pending grading assessment and their immediate environs as well as any other historic buildings/structures identified. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs, e.g. whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department.

These detailed plans are used within the Government as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works department, such as the Highways Department and the Architectural Services Department. Implementation of these public works projects will be subject to the availability of resources. In the course of implementation of the Plan, the Tai Po District Council would also be consulted as appropriate.

- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board; and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~JULY 2022~~ XXXXX 2025