

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2 APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/8 APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

INTRODUCTION

At the meeting of the Executive Council on 17 September 2024, the Council **ADVISED** and the Chief Executive **ORDERED** that

- (a) the draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1A should be approved under section 9(1)(a) of the Town Planning Ordinance (Cap.131) (the Ordinance);
- (b) the draft Mai Po and Fairview Park OZP No. S/YL-MP/7A should be approved under section 9(1)(a) of the Ordinance; and
- (c) the draft Ngau Tam Mei OZP No. S/YL-NTM/13A should be approved under section 9(1)(a) of the Ordinance.

A-C 2. The plans are now renumbered as S/STT/2, S/YL-MP/8 and S/YL-NTM/14 at **Annexes A to C** respectively.

THE DRAFT SAN TIN TECHNOPOLE OZP, MAI PO AND FAIRVIEW PARK OZP AND NGAU TAM MEI OZP

3. On 31 January 2024, under the power delegated by the Chief Executive, the Secretary for Development under section 3(1)(a) of the Ordinance directed the Town Planning Board (the Board) to prepare a new OZP covering the 1,004 hectares (ha) of land for the development of San Tin/Lok Ma Chau area (STLMC area) of San Tin Technopole (the Technopole). On 8 March 2024, the draft San Tin Technopole OZP No. S/STT/1 (STT OZP)¹, the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 (MP OZP) and the draft Ngau Tam Mei OZP No. S/YL-NTM/13 (NTM OZP) (collectively the draft OZPs) were exhibited for public inspection under section 5 of the Ordinance.

¹ The STT OZP does not cover the 87-ha Hong Kong-Shenzhen Innovation and Technology Park (HSITP), which falls within the approved Lok Ma Chau Loop OZP No. S/LMCL/2 approved by Chief Executive in Council (CE in C) on 30 January 2018.

BACKGROUND OF DRAFT OZPS

The Technopole

4. In February 2019, the ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’ was promulgated which proposes to develop the Greater Bay Area into an international innovation and technology (I&T) hub. On this basis, the ‘Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node – Feasibility Study’ jointly commissioned by the Civil and Engineering Development Department (CEDD) and Planning Department (PlanD) in September 2019 proposed I&T as one of the economic sectors to be developed in the San Tin/Lok Ma Chau Development Node (ST/LMC DN).

5. In March 2021, the ‘Outline of the 14th Five-Year Plan for National Economic and Social Development of the People’s Republic of China and the Long-Range Objectives Through the Year 2035’ (the National 14th Five-Year Plan) supported Hong Kong to enhance, establish and develop into, amongst others, an international I&T centre. To take forward this national strategy, both the final recommendations of ‘Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030’ and the Northern Metropolis (NM) Development Strategy (NMDS) released in October 2021 put forward the proposal to develop the NM into an international I&T centre. The NMDS called for planning of the Technopole in a comprehensive manner comprising the Loop and an expanded ST/LMC DN (hereafter known as STLMC area). In the same month, the CEDD and PlanD commissioned the ‘First Phase Development of New Territories North – San Tin/Lok Ma Chau Development Node – Investigation’ (the Investigation Study) with a view to formulating a Recommended Outline Development Plan (RODP) for the STLMC area. A two-month public engagement of RODP was conducted from June to August 2023. Taking into account the comments received, a Revised RODP for STLMC area has been prepared. Based on the Investigation Study’s recommendations, the general planning intention of the STT OZP was to create a critical mass of I&T facilities in a self-sufficient and integrated neighbourhood.

6. An Environmental Impact Assessment (EIA) Report based on the Revised RODP for the STLMC area was completed under the Investigation Study and submitted for approval under the Environmental Impact Assessment Ordinance (EIAO) in December 2023. The EIA Report was approved under the EIAO on 17 May 2024.

Sam Po Shue Wetland Conservation Park (SPS WCP)

7. To promote conservation in NM and compensate for the ecological and fisheries impacts arising from the proposed developments in the STLMC area, the Government proposed to establish the SPS WCP of about 338 ha for proactive conservation to achieve “no-net-loss” in the ecological capacity and function of the wetlands concerned. 328 ha would be used for implementation of ecological and

fisheries enhancement measures for the development of the STLMC area² as set out in the aforesaid EIA Report, while the remaining 10 ha is tentatively reserved for basic infrastructure and supporting facilities including eco-education and eco-recreation facilities.

STT OZP

8. The planning scheme area of the STT OZP, with an area of about 1,004 ha, comprises part of the area covered by the approved San Tin OZP No. S/YL-ST/8, part of the area covered by the approved Ngau Tam Mei OZP No. S/YL-NTM/12 and four pieces of land not previously covered by any statutory plan. The major land use zones are as follows:

“Other Specified Uses” (“OU”) annotated “Innovation and Technology” (“OU(I&T)”) (210 ha)

- (a) “OU(I&T)” zone is subject to a maximum building height (BH) ranging from 15 meters above the Principal Datum (mPD) to 170mPD for providing a total gross floor area (GFA) of about 5.7 million m² for I&T uses and about 6,400 talent accommodation units. Non-building areas (NBAs) are designated to preserve birds’ flight path or minimise human disturbance on adjacent wetland habitats;

“Residential (Group A)” (“R(A)”) (44.78 ha)

- (b) “R(A)” zone is subject to a maximum plot ratio (PR) of 6.5 or 6.8 and a maximum BH of 160mPD – 200mPD for high-density residential development;

“OU” annotated “Mixed Use” (“OU(MU)”) (14.77 ha)

- (c) “OU(MU)” zone is subject to a maximum PR of 7 and a maximum BH of 200mPD for mixed use development comprising a mix of residential and commercial (office, hotel, retail, dining and entertainment) uses incorporated with transport interchange hubs;

“OU” annotated “Cultural and Community Uses with Supporting Uses and Facilities” (“OU(CCUSUF)”) (15 ha)

- (d) “OU(CCUSUF)” zone is intended for the provision of a cultural and

² Out of the 328 ha, 288 ha is proposed to be used for implementation of measures for enhancement of ecological function and capacity of the wetlands concerned, while the remaining 40 ha would be for enhancement of fisheries resources of the fish ponds. More specifically, amongst the 288 ha area for implementation of enhancement measures on ecological function and capacity, 253 ha would be ‘ecologically enhanced fishponds’ compensating for the pond habitat loss, while the remaining 35 ha would be “enhanced freshwater wetland habitat” compensating for freshwater wetland habitat loss.

community complex serving the needs of the local residents and/or a wider district, region or the territory;

“OU” annotated “Logistics, Storage and Workshop” (“OU(LSW)”) (16.56 ha)

- (e) “OU(LSW)” zone is subject to a maximum PR ranging from 2 to 5 and a maximum BH ranging from 55mPD to 170mPD for logistics, storage and workshop uses;

“Village Type Development” (“V”) (78.48 ha)

- (f) “V” zone is intended for designation both existing recognised villages and areas of land considered suitable for village extension;

“Government, Institution or Community” (“G/IC”) (56.52 ha)

- (g) “G/IC” zone is intended for provision of government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider context. Due to ecological or visual concerns, specific building height restrictions were incorporated in “Government, Institution or Community (1)” (“G/IC(1)”) zone; and

“Open Space” (“O”) (55.88 ha)

- (h) “O” zone is intended for provision of outdoor open-air public space (e.g. San Tin Eastern Main Drainage Channel and San Tin Western Main Drainage Channel) for active and/or passive recreational uses.

MP OZP

9. To facilitate the development of SPS WCP, the northwestern part of the approved San Tin OZP No. S/YL-ST/8 (about 130 ha) has been incorporated into the MP OZP and partly zoned as “OU” annotated “Wetland Conservation Park” (“OU(WCP)”) (Amendment Item A1), with the remaining part retained as “Conservation Area” (“CA”) (Amendment Item A2). The boundary of the planning scheme area of MP OZP has been revised accordingly. Some areas on the approved Mai Po and Fairview Park OZP No. S/YL-MP/6 have also been rezoned to “OU(WCP)” for the development of SPS WCP (Amendment Item B).

NTM OZP

10. The northern part of the approved Ngau Tam Mei OZP No. S/YL-NTM/12 has been excised from the NTM OZP and incorporated into the STT OZP to reflect the land uses of the Technopole (Amendment Item A). On 8 December 2023, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to a section 12A application (No. Y/YL-NTM/9) to facilitate a proposed 10-storey residential care home for the elderly (RCHE). To take forward the RNTPC’s decision, the site has been rezoned to “G/IC(1)” (Amendment Item B). Amendment Item C is to

reflect the existing condition of the site which was wholly government land covered by vegetation and forms part of a permitted burial ground with similar conditions as the adjoining “Green Belt” (“GB”) zone to its southwest.

REPRESENTATIONS

11. During the exhibition of the draft OZPs, **1,543, 1,101 and three**³ valid representations were received for STT OZP, MP OZP and NTM OZP respectively. The representations were considered by the Board at its meeting held on 28 June and 2, 3, 4 and 19 July 2024.

STT OZP and MP OZP

Supportive Representations (in full or in part) (101 for STT OZP and 3 for MP OZP)

12. For STT OZP, 101 supportive representations (in full or in part) were submitted by four Legislative Council Members (**R18, R19, R69 and R95**), a Yuen Long District Council (YLDC) Member (**R20**), San Tin Rural Committee (STRC) (**R5**), six village representatives (VRs) of four villages (**R82 to R86 and R99**), 14 I&T related organizations/individuals (**R1 to R4, R21 to R24, R27, R28, R30 to R32, R49**), 12 concern groups (**R6 to R8, R13 to R16, R87 to R91**), three owners’ committees and a residents’ association (**R9 to R12**), four companies (**R17, and R92 to R94**) and 55 individuals (**R25, R26, R29, R33 to R48, R50 to R68, R70 to R81, R96 to R98, R100 and R101**). Three supportive representations for the MP OZP were submitted by three companies (**R1 to R3**). Their major grounds and suggestions on the two OZPs are summarised below -

- (a) the Technopole was in line with the National 14th Five-Year Plan, ‘the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area’ and the NMDS in supporting Hong Kong to develop into an international I&T centre;
- (b) the Technopole, located at a strategic location, could create synergy effect with Shenzhen’s I&T Zone in attracting talents and global I&T enterprises, as well as fostering I&T collaboration in the Greater Bay Area and internationally;
- (c) the Technopole would address the shortage of I&T land and nurture a comprehensive I&T ecosystem with upstream, midstream and downstream processes. This I&T ecosystem would create new quality productive forces, sustain internal economic cycle and foster the development of ‘South-North dual engine (Finance-I&T)’ industry pattern in the territory;

³ Representations in respect of the draft OZPs submitted by the same representer had been counted as a valid representation in respect of each draft OZP separately.

- (d) target industries should be consulted on the distribution and layout of I&T uses and supporting facilities in the Technopole; and
- (e) there was a call for Government's policies and measures to facilitate cross-boundary commuting of I&T talents and data flow, along with an urge for early implementation of the Technopole.

**Adverse Representations (in full)
(1,381 for STT OZP and 1,094 for MP OZP)⁴**

13. For STT OZP, 1,381 adverse representations were submitted by 11 green groups/concern groups/think tank (**R104 to R114**), two VRs of Shek Wu Wai (**R1206 and R1207**), a company (**R102**) and 1,367 individuals (**R115 to R1205, R1208 to R1483**). For MP OZP, 1,094 adverse representations/views (in full or in part) were submitted by four green groups/concern groups (**R6 to R9**), a company (**R4**) and 1,089 individuals (**R20 to R771, R773 to R889, R891, R895 to R1051, R1064 to R1098**). Their major grounds/views/proposals on the two OZPs are summarised below-

I&T Development

- (a) the location, scale and need for I&T development were not justified and the proposed development of the Technopole was neither economically viable nor cost-effective;
- (b) there was inadequate statutory control on the range of permitted uses and major development parameters of the "OU(I&T)" zone;

Environment and Ecology

- (c) the Technopole, which involved filling of fishponds, was not in line with the national policy of ecological conservation and commitment, the spirit of the Wetland Conservation Law of the People's Republic of China and the national strategy for protection of wetlands/coastal management under the National 14th Five-Year Plan. It would also cause disturbance to the Mai Po Inner Deep Bay Ramsar Site (Ramsar Site), thus violating the Ramsar Convention;
- (d) a new EIA was not conducted despite an increase in the development area for the Technopole as compared to the original proposal; the methodology of the EIA report for the STLMC area was misleading/unclear; the EIA process lacked transparency and the EIA Report was not scientifically sound, up-to-standard or in line with the requirements under the EIAO (Cap. 499) and Technical Memorandum on the Environmental Impact Assessment Process (TM); and the implementation and monitoring mechanism for the approval

⁴ R103 of STT OZP and R5 of MP OZP were withdrawn by the representer on 3 June 2024.

conditions of the EIA Report, including the implementation of SPS WCP, was uncertain;

- (e) the proposed Technopole development, which would encroach onto the Wetland Conservation Area, violated the principle of 'precautionary approach' and 'no-net-loss in wetland' stipulated in the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Ordinance (TPB PG-No. 12C) and protection for wetlands was inadequate for various zonings;
- (f) the area of SPS WCP was reduced as compared to that stipulated in NMDS;
- (g) building height restrictions (BHRs) and various zonings on the STT OZP did not take into account birds' flight corridors/paths and the proposed development would lead to felling of trees which serve as birds' breeding grounds and cause disruption of birds' flight corridors/paths;
- (h) the design of wildlife corridors should be enhanced and there was no wildlife corridor connecting to Ngau Tam Mei area;

Urban-rural Integration

- (i) the tangible and intangible cultural heritage of the villages could not be preserved adequately and better integration of new developments with existing villages and natural resources should be promoted;
- (j) there were adverse impacts of the road alignments on Shek Wu Wai and Chau Tau villages;
- (k) the proposed developments near Chau Tau would affect the rights of indigenous villagers to implement commercial uses/activities in their lands;
- (l) the proposed BHRs did not respect low-rise and low-density village environment and would lead to environmental and health issues;
- (m) there were concerns regarding land resumption, compensation and rehousing for the affected non-indigenous villages such as Ha Wan Tsuen;

Planning, Design and Technical Aspects

- (n) the public-to-private housing ratio of 70:30 should be adjusted and more private housing should be provided;

- (o) there were insufficient GIC facilities, open space and car parking spaces to meet the demand arising from the Technopole;
- (p) there were inadequate land/multi-storey buildings planned for brownfield operations in the STLMC area;
- (q) public transportation and infrastructure were inadequate to serve the Technopole development, especially during the population/employment intake in 2031;
- (r) there were no effective measures to tackle flooding problem and extreme weather conditions. The design of the two drainage channels should facilitate recreational uses;
- (s) there were concerns on air ventilation and glare impacts, absence of information on carbon neutrality, and potential risk of landslide near Tit Hang;

Major Proposals

- (t) greater flexibility in the uses should be allowed for the “OU(I&T)” zone and housing options of I&T talents;
- (u) development restrictions should be stipulated for the “OU(I&T)” zone;
- (v) alternative locations, such as Tit Hang in Planning Area 30 within the northeastern part of the STT OZP, should be considered for I&T uses;
- (w) there were various proposals concerning protection of birds and wildlife species and avoidance of pond filling, including expansion of the NBAs, adoption of more stringent height/density control, reversion of areas designated as “OU(I&T)” zone to its original zonings, etc.;
- (x) more flexibility in uses and transitional area should be provided in the “V” zone;
- (y) there were various site-specific rezoning proposals on the STT and MP OZPs, such as preserving/promoting agricultural activities by allowing the community farming/agricultural uses within areas zoned “O”;
- (z) there were various non-site-specific proposals on the STT OZP, such as formulation of urban design guidelines, not to exempt the filling of land/ponds or excavation of land requirements, review of TPB PG-No. 12C, indication of the proposed alignment of NM Highway and the Northern Link Spur Line; and

- (aa) the area of the SPS WCP should be increased to not less than that in the original proposal as suggested in the NMDS in 2021. Amendment Items A1 and B of the MP OZP should be rezoned to conservation-related zoning(s) and more restrictive uses should be incorporated in the SPS WCP.

Representations Only Providing Views (61 for STT OZP, 4 for MP OZP)

14. For STT OZP, 61 representations were submitted by two green groups (**R1484 and R1485**), four concern groups (**R1486, R1487, R1489 and R1543**), MTRCL (**R1488**), three companies (**R1490 to R1492**) and 51 individuals (**R1493 to R1507, R1508 to R1542 and R1544**). For MP OZP, four representations submitted by green groups/concern groups (**R1099 to R1102**) provided views only. Their major grounds are similar to those mentioned in paragraph 13 above.

NTM OZP

Both Supportive and Adverse Representations (2 for NTM OZP)

15. **R1** was submitted by a concern group supporting Amendment Item C of NTM OZP while opposing Amendment Item A and amendments to the Notes of the OZP. **R3** was submitted by an individual supporting Amendment Item C while opposing Amendment Items A and B, and the amendments to the Notes of the OZP.

Adverse Representation (1 for NTM OZP)

16. **R2** was submitted by an individual opposing the amendments to the Notes of the OZP.

17. The major grounds of the representations are summarised below-

Supportive View

- (a) Amendment Item C involved rezoning of a site to “GB” and would provide environmental protection and enhance the habitat connectivity yet result in an isolation of the site surrounded by high-rise buildings;

Adverse Views

- (b) the excision of the northern part of the approved Ngau Tam Mei OZP No. S/YL-NTM/12 for incorporation into the STT OZP would lead to devastation of the area;

- (c) the approved rezoning application No. Y/YL-NTM/9 (Amendment Item B) would be subject to environmental, noise, visual and fire safety impacts and should comply with relevant guidelines; and
- (d) the exemption clause for government works on filling of land and excavation of land stipulated in the Notes of “CA” zone should be deleted.

The Board’s Decision

18. After giving consideration to the representations, the Board noted the supportive views of **TPB/R/S/STT/1-R1 to R87, R88(part), R89, R90(part), R91(part), R92(part), R93(part), R94(part), R95(part), R96, R97, R98(part), R99(part), R100(part) and R101(part) of the STT OZP** and in **TPB/R/YL-MP/7-R1(part), R2, R3(part) and R8(part) of the MP OZP**.

19. The Board also decided not to uphold **TPB/R/S/STT/1-R88(part), R90(part), R91(part), R92(part), R93(part), R94(part), R95(part), R98(part), R99(part), R100(part) and R101(part), R102, R104 to R1544 of the STT OZP** and **TPB/R/S/YL-MP/7-R1(part), R3(part), R4, R6, R7, R8(part) and R9 to R1102 of the MP OZP** and agreed that the STT OZP and MP OZP should not be amended to meet the representations for the following reasons –

For STT OZP and MP OZP

I&T Development

- (a) to take forward the national strategy to develop Hong Kong into an international I&T centre, the “OU(I&T)” zones under the STT OZP sought to create a critical mass to foster I&T advancement, meet the increasing demand of land for I&T development and deepen the I&T collaboration with the Mainland and the world. With its close proximity to the HSITP in the Loop and the Shenzhen’s I&T Zone, the “OU(I&T)” zones under the STT OZP could achieve a clustering effect of the I&T industry in the Technopole and Shenzhen promoting synergy;
- (b) to nurture a complete I&T ecosystem and build a dynamic and liveable community in the Technopole, sufficient flexibility had been provided for the “OU(I&T)” zones under the STT OZP to permit a wide range of uses and facilities. It was considered appropriate for “OU(I&T)” zones in different planning areas to have varying sizes so as to provide flexibility for I&T and its supporting uses. Alternative options of locating the major cluster of I&T land elsewhere had been explored, but not recommended due to various engineering, environmental and technical issues as well as reduction in development scale;
- (c) to take forward the I&T development in the STLMC area, a Planning and Design Brief (PDB) would be prepared incorporating planning,

design, engineering/infrastructure and other relevant requirements for individual I&T sites to provide guidance for the future developments and facilitate project proponents to prepare Master Plans. With the provision of flexibility for future I&T development and the proposed mechanism of requiring submission of Master Plans based on the requirements set out in the PDB, it was considered not necessary to stipulate additional development restrictions/statutory requirements for the “OU(I&T)” zones of the STT OZP;

- (d) appropriate planning control on the provision of talent accommodation units had been incorporated in the STT OZP. The Notes of the STT OZP for the “OU(I&T)” zone allowed the provision of talent accommodation units with ‘Flat (Staff Quarters only)’ included as a Column 1 use under the “OU(I&T)” zones. The explanatory statement (ES) of the STT OZP also provided guidance on the provision of talent accommodation units in terms of total GFA and number of units;

Environment and Ecology

- (e) the EIA Report for STLMC area had been endorsed with conditions and recommendations by the Advisory Council on the Environment (ACE) on 22 April 2024, and then approved with conditions by the Director of Environmental Protection (DEP) on 17 May 2024. It was noted that the EIA process was open, transparent, scientific, professional and comprehensive. It was also noted that in assessing the EIA Report, the Environmental Protection Department had thoroughly and carefully considered the statutory standards and requirements of the EIA Study Brief and TM; public comments raised during the public inspection period; suggestions and data from green groups; supplementary information submitted by CEDD upon request of EIA Subcommittee of the ACE; and endorsement conditions and recommendations raised by the ACE. Subject to the approval of the STT OZP and the MP OZP, CEDD would orderly and timely take forward various mitigation/enhancement measures proposed in the approved EIA Report and follow up on the approval conditions imposed by DEP as well as the recommendations from ACE;
- (f) the approved EIA Report and relevant technical assessments conducted under the Investigation Study had demonstrated that the proposed developments in the STLMC area, with the recommended enhancement/mitigation measures, would be technically feasible and ecologically and environmentally acceptable, and would not impose insurmountable impacts to the local neighbourhoods and surrounding areas;
- (g) the approved EIA Report had followed the principle in the order of ‘avoidance’, ‘minimisation’ and ‘compensation’ in accordance with

the TM. The Ramsar Site would be left untouched in its totality under the proposed development for STLMC area, while the current ecological characters of the Ramsar Site would not be adversely affected by the proposed developments. The Agriculture, Fisheries and Conservation Department (AFCD) informed the National Forestry and Grassland Administration and the Secretariat of the Ramsar Convention about the development plan of the Technopole. Both took note of AFCD's position with no differing views expressed;

- (h) although the TPB PG-No. 12C only applied to the planning application falling within the Wetland Conservation Area and Wetland Buffer Area, the approved EIA Report for STLMC area had adopted the same principle of 'no-net-loss in wetland' through achieving no-net-loss in ecological function and capacity of the wetlands concerned in conducting the Ecological Impact Assessment under the EIA of the Investigation Study;
- (i) the planning of the STLMC area had taken into account ecologically significant resources, including the birds' flight corridors/paths and egretries. The current zonings and statutory development restrictions, including BHRs and NBAs, under the STT OZP, together with the conditions attached to the approval of the EIA Report were considered sufficient and appropriate to preserve birds' flight corridors/paths and achieve design harmony with the wetland setting and adjacent villages. Preservation of the core area of Mai Po Lung Village Egretry by designation of "O" zone was considered appropriate. The Mai Po Village Egretry would also be retained;
- (j) ecological mitigation/enhancement measures were proposed in the approved EIA Report to minimise disturbance to wildlife species, such as Eurasian Otters and birds. Wildlife corridors would be established for non-flying mammals before commencement of relevant construction works, and a Bird-friendly Design Guideline for buildings would be prepared to minimise the disturbance to birds according to the approval conditions of the EIA Report. The approval conditions also required the submission of a Woodland Compensation Plan and a Tree Compensatory Planting Implementation Plan before commencement of construction works to minimise the potential landscape and ecological impact;
- (k) a draft Habitat Creation and Management Plan had been submitted upon request of the EIA Subcommittee of the ACE, and an Environmental Committee would be set up to advise on the preparation of various implementation plans, and monitor the effectiveness of implementation of the ecological mitigation/enhancement measures under the approved EIA Report, and interventions would be triggered if necessary. Besides, no pond filling works would commence prior to commencement of construction of the ecologically enhanced fish ponds in the SPS WCP in 2026/2027. A working group would also be set up to coordinate

the programme and progress of pond filling works of the Technopole and the implementation of the SPS WCP. An Interim Wetland Enhancement Plan would also be prepared to provide implementation details of the interim wetland enhancement measures;

SPS WCP (in particular for Amendment Items A1 and B of MP OZP)

- (l) the Government would develop the SPS WCP (about 338 ha) to create environmental capacity for the development of STLMC area as part of the ecological mitigation/enhancement measures. The ecological function and capacity of the existing wetlands (about 288 ha) and the fisheries resources of the existing fish ponds (about 40 ha) would be enhanced with active conservation management and modernised aquaculture respectively, with a view to compensating for the loss in wetland habitats and fisheries resources arising from the development of STLMC area and achieving 'no-net-loss' in ecological function and capacity of the wetlands concerned. The remaining about 10 ha would be reserved for basic infrastructures and supporting facilities including those for eco-education and eco-recreation. The current extent of the SPS WCP of about 338 ha was recommended under the AFCD's "Strategic Feasibility Study on the Development of the Wetland Conservation Parks System under the NMDS" after conducting relevant baseline reviews and two stages of public engagement, and could achieve a balance between nature conservation and development;
- (m) the Government aimed to commence the development of the SPS WCP in around 2026/2027 for full completion by 2039 or earlier to tie in with the full operation of the STLMC area of the Technopole. For the first batch of site formation works at the STLMC area targeted for commencement in late 2024, no pond filling would be involved. Under the current implementation programme, pond filling works for the STLMC area would not start prior to the commencement of the SPS WCP in 2026/2027, and the pace of pond filling would tie in with the development progress of the SPS WCP;
- (n) the current "OU(WCP)" zone on the MP OZP, with 'Wetland Conservation Park' as a Column 1 use, was considered appropriate to reflect the Government's commitments on the establishment of the SPS WCP to be fully controlled and managed by the Government, creation of environmental capacity for the development of the STLMC area, and timely implementation of the proposed ecological and fisheries enhancement measures proposed under the approved EIA Report;
- (o) in order to achieve the compensatory function required under the approved EIA Report, there was a need for the SPS WCP to be established on Government-controlled land. Where private land was involved, the Government might exercise its statutory power to

resume the land. Since a relatively large area of private land within the SPS WCP would have to revert to the Government for establishing the SPS WCP, to help manage Government's expenditure attributable to compensation for resumption, the Government would, before invoking the resumption power, also explore possible schemes to incentivise private land owners to voluntarily surrender their land in the SPS WCP area to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere;

Urban-rural Integration

- (p) all "V" zones were retained under the STT OZP. The traditional rural townships in the "V" zones would be preserved and benefitted from the comprehensively planned GIC facilities and open space network, as well as improved connectivity and infrastructure services. Selected commercial and community uses serving the needs of villagers and in support of the village development were always permitted on the ground floor of a New Territories Exempted House, whereas some other commercial, community and recreational uses might be permitted on application to the Board;
- (q) interface issues between the villages and the developments in the adjacent "OU(I&T)" zones under the STT OZP would be dealt with under a PDB to be prepared for providing guidance to the future I&T developments. Besides, amenity areas were introduced to serve as buffers between the existing villages and the new developments and to minimise impacts from the proposed road networks. This would also provide a better environment for the villagers, and effectively reduce the noise and air pollutions;
- (r) existing historic monuments falling within the "V" zones on the STT OZP would be preserved while the traditional characteristics of the villages would be promoted. It was confirmed in the Built Heritage Impact Assessment under the approved EIA Report that the proposed developments would not bring significant adverse impact on the cultural heritage resources in the area;
- (s) the issues of Small House policy for multi-storey Small House and resumption of land/compensation were outside the purview of the Board and should be dealt with separately by the Government in accordance with the established mechanism;

Land Resources and Housing Development, Provision of GIC Facilities, Transport and Other Infrastructure and Other Technical Aspects

- (t) various technical assessments, including the Transport and Traffic Impact Assessment, Air Ventilation Assessment and the statutory

EIA, had been conducted to demonstrate that the proposed developments would not impose significant impacts in terms of traffic, air ventilation, air quality, noise, drainage, sewerage, waste management, land contamination, landfill gas hazard, ecology, fisheries, cultural heritage, hazard to life, landscape and visual and electric and magnetic fields, etc., to the local neighbourhoods and surrounding areas with the implementation of appropriate mitigation measures during both construction and operation phases;

- (u) the proposed land uses for STLMC area had taken into account the site constraints, development potential, ecological/environmental concerns identified in the approved EIA Report, etc. To cater for possible changing circumstances, social aspirations and development needs, the public-to-private housing mix could be reviewed, when necessary;
- (v) relevant bureaux/departments (B/Ds) had been consulted on the proposed GIC facilities and open space during the Investigation Study. The planned provision of open space and GIC facilities under both STT OZP and MP OZP were generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and relevant B/Ds;

Site-Specific and other Non-Site-Specific Concerns/Proposals

- (w) according to the latest Revised Definition of Terms promulgated by the Board in April 2024, 'Open Space' (i.e. a use always permitted in all zones under the OZP, except "CA") included urban farm, which adopted commercial technology-based crop production with intention of providing the community with leisure farming, education activities and fresh agricultural products for use of the general public, co-ordinated or implemented by Government;
- (x) the Schedules of Uses under the Notes and the exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones was in line with the latest revision of the Master Schedule of Notes (MSN) promulgated by the Board. Besides, such works would still need to conform to other relevant legislations, the conditions of the government lease concerned (if any), and other government requirements, as may be applicable;
- (y) the site-specific proposals submitted by the representers were considered inappropriate to be taken on board as insufficient details were available or the proposals were not supported by any technical assessments. The current land use zonings and the associated Notes and ES for the concerned sites under both STT OZP and MP OZP had already taken into account relevant planning and technical

considerations and were considered appropriate;

- (z) appropriate amendments to the TPB PG-No. 12C would be considered upon completion of the statutory planning procedures for relevant OZPs of the Technopole; and
- (aa) since both the Northern Link Spur Line and NM Highway were still subject to studies, no sufficient information was available to indicate their draft alignments on the STT OZP at this stage.

For NTM OZP

20. After giving consideration to the representations, the Board noted the supportive views of **TPB/R/S/YL-NTM/13-R1(Part) and R3(Part) of the NTM OZP**. The Board also decided not to uphold **TPB/R/S/YL-NTM/13-R1(Part), R2 and R3(Part) of the NTM OZP** and agreed that the NTM OZP should not be amended to meet the representations for the following reasons –

Amendment Item A

- (a) Amendment Item A was considered suitable for incorporation into the STT OZP to reflect the land uses proposal for the STLMC area of the Technopole which were considered technically feasible without any insurmountable engineering and environmental impacts based on various technical assessments undertaken;

Amendment Item B

- (b) relevant technical assessments in the agreed section 12A application had confirmed that the development proposal was feasible and sustainable in technical and infrastructural terms, including the aspects of fire safety and visual compatibility with the surrounding developments. It was considered appropriate to rezone the site as “G/IC(1)” subject to a BHR of 10 storeys to facilitate redevelopment of the site to a RCHE; and

Amendments to the Notes of the Plan

- (c) the revision to the Notes of OZP with exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones was in line with the latest revision of MSN promulgated by the Board. Such works will still need to conform to other relevant legislations, the conditions of the government lease concerned (if any), and other government requirements, as may be applicable.

21. The Board also agreed to amend the ES of the STT OZP to incorporate the requirements of PDB and to ensure that the Government would maintain

communication with local villagers regarding the village facilities affected by the Technopole, with a view to working out the appropriate arrangements. The PDB would be submitted to the Board for approval after consultation with relevant stakeholders.

IMPLICATIONS OF THE PROPOSAL

22. Approval of the draft San Tin Technopole OZP No. S/STT/1A, the draft Mai Po and Fairview Park OZP No. S/YL-MP/7A and the draft Ngau Tam Mei OZP No. S/YL-NTM/13A itself has no civil service implication. The economic, financial, environmental, sustainability, family and gender implications are set out below.

23. Regarding economic implications, the STT OZP, covering an area of about 1,004 ha, has earmarked about 210 ha⁵ of land to provide a total GFA of about 5.7 million m², for I&T uses, which will be conducive to the development of Hong Kong into an international I&T centre. Apart from I&T land, sites have also been reserved for development of multi-storey buildings and accommodating open-air operations for logistics, storage and workshop uses. Upon full development, it is estimated that about 165,000 new employment opportunities would be available within the STT OZP.

24. Separately, land has been reserved for housing developments, which will provide about 50,000 to 54,000 housing units upon completion to help meet the housing demand in Hong Kong. In addition, about 6,400 talent accommodation units will be provided to meet the housing needs of I&T talents.

25. The economic implication of the proposed SPS WCP on the MP OZP cannot be determined at this early stage. The RCHE on the NTM OZP would generate employment opportunities.

26. Regarding financial implications, the estimated capital cost for the proposed development of the Technopole in the STT OZP will be sought under the Capital Works Reserve Fund (CWRF) in accordance with the established mechanism. Regarding the SPS WCP in MP OZP, details on the design, management mode and funding model of the park are still being studied and hence the financial implication to the Government cannot be determined at this early stage. No capital cost and recurrent cost is required for the amendment items on the NTM OZP.

27. Land resumption and clearance will be required for the developments of the Technopole on the STT OZP. Funds required will be sought under **Head 701** of the CWRF in accordance with the established mechanism. For the development of SPS WCP on the MP OZP, the first phase development involves clearance of Government land. The remaining phase development involves both Government land and private land which requires land resumption and clearance. Where private land is involved, the Government may exercise its statutory power to resume the land. Since a relatively large area of private land within the SPS WCP

⁵ For clarity sake, the 210 ha of land does not include the 87-ha HSITP in the Loop.

would have to revert to the Government for developing the SPS WCP, to help manage the Government's expenditure attributable to compensation for resumption, the Government will, before invoking the resumption power, explore possible schemes to incentivise private land owners to voluntarily surrender their land in the SPS WCP area to the Government. The actual amount of land resumption and clearance will be ascertained at a later stage of the project. No land resumption and site clearance is required for the proposed amendment items on the NTM OZP.

28. For the I&T development and logistics, storage and workshop developments, details of the development and funding mode are still being studied and hence the financial implication to the Government cannot be determined at this early stage.

29. The capital and recurrent cost of public housing developments and subsidized housing developments will be borne by Hong Kong Housing Authority (HKHA) for sites to be granted to HKHA. The construction and management cost of HKHA's public rental housing and subsidized housing will be borne by HKHA. The site for developing Dedicated Rehousing Estate (DRE) in the Technopole will likely be granted to the Hong Kong Housing Society (HKHS) which will bear the construction and management cost of DRE.

30. The types of social welfare facilities to be provided include childcare, youth, family, elderly and rehabilitation services. Details of the GIC and social welfare facilities are still under consideration and review. The estimated costs are not available at this early stage. Funds required will be sought in accordance with the established mechanism.

31. For the NTM OZP, as the proposed RCHE is private/self-financing in nature, there is no financial implication to the Government.

32. Under the STT OZP, the planned developments involving residential, I&T, logistics, storage and workshop uses will bring land premium with the quantum dependent on the land disposal model and market situation that cannot be estimated at this stage. Nil and nominal premium will be granted to HKHA and HKHS for public rental housing respectively.

33. As far as environmental implications are concerned, the proposed development of STLMC area of the Technopole is a designated project and is subject to the statutory EIAO process. The EIA Report was approved under the EIAO on 17 May 2024. The approved EIA Report concluded that proposed development would be environmentally acceptable with the implementation of the recommended mitigation measures and effective control in accordance with the statutory and administrative requirements during the construction and operation stages.

34. The development will bring about environmental enhancements and benefits, including the establishment of SPS WCP, covered by the MP OZP and removal of existing/potential pollution sources as a result of the proposed clearance of brownfield operations. The SPS WCP could improve the quality and

connectivity of wetland habitats in the region, and achieve “no-net-loss” in ecological function and capacity of the wetlands concerned.

35. For Amendment Item B of the NTM OZP, various technical assessments including environmental assessment have been carried out by the project proponent to assess the potential environmental impacts and recommend appropriate mitigation measures for the proposed developments under various amendment items. The assessments concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental issue is envisaged. The proposed developments under various amendment items are required to be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the HKPSG. There are no environmental implications on the other two proposed amendment items

36. As far as sustainability implications are concerned, the STT OZP will bring about a range of benefits, in particular in the aspects of economy. It would facilitate better utilisation of land resource to meet the social and economic needs of Hong Kong. The Technopole will provide a source of land supply to address Hong Kong’s housing need and shortage for I&T land. It will also create new job opportunities in the territory and enhance the economic competitiveness of Hong Kong through facilitating the development of an international I&T centre.

37. While the Technopole will bring about potential impacts on the environment/natural resources, various mitigation measures will be adopted to minimise the impacts as far as possible. Notwithstanding the above, as the development will involve clearance and resettlement, effects on the local communities and potential clearances are anticipated. Proper mitigation measures should be considered and implemented to avoid possible disturbances.

38. The proposed SPS WCP on the MP OZP would enable the protection of flight path for migratory birds and create synergy with the existing conservation area, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively.

39. No sustainability implication is anticipated for the NTM OZP.

40. Regarding family implications, the increase in housing units and provision of talent accommodation in STT OZP may improve the living environment and provide stable living conditions for some families, and in turn foster greater family harmony.

41. Job opportunities from the proposed developments, including I&T land, commercial uses in mixed use developments, logistics, storage and workshop uses in the STT OZP, the SPS WCP in the MP OZP and the RCHE in the NTM OZP would help individuals to build up family assets. The well-developed transport infrastructure may also reduce the commuting time for residents working in the same district, thus allowing more time for them to spend with their families.

42. The provision of social welfare, healthcare and education facilities in the STT OZP and the NTM OZP, open space and cultural and recreational complex in the STT OZP as well as the SPS WCP in the MP OZP will help meet the needs of families for such services and support.

43. Regarding gender implications, while welfare and GIC facilities would be proposed in the STT OZP with reference to the HKPSG and advice of relevant B/Ds, the actual provision of these facilities are yet to be determined at this stage and subject to agreement with the relevant authorities. Welfare facilities such as childcare, youth, family, elderly and rehabilitation services facilities to be provided in the STT OZP and RCHE in the NTM OZP could serve people in need whose carers are often women, which should be conducive to relieving the burden of the carers and facilitating their participation in the workforce.

44. No gender implication is anticipated for the MP OZP.

PUBLIC CONSULTATION

45. STRC and YLDC members generally supported the draft OZPs and the development of the Technopole, and expressed concerns (i) for the STT OZP, mainly on land resumption and compensation, reprovisioning of the brownfield operations, provision of talent accommodation and I&T land, and potential environmental, drainage and traffic impacts; and (ii) for the MP OZP and NTM OZP, mainly on the implementation arrangement of the proposed SPS WCP and other various related issues. During the processing of the section 12A application relating to Amendment Item B of the NTM OZP, the application was published for public comments in accordance with the Town Planning Ordinance as in force immediately before 1 September 2023. The public comments on the application were considered by the RNTPC of the Board on 8 December 2023.

46. Upon gazettal of the draft OZPs on 8 March 2024, STRC and YLDC members were notified on the same date that members of the public could submit representations on the draft OZP/ proposed amendments in writing to the Secretary of the Board during the exhibition period of the draft OZPs. For the STT OZP, STRC (**R14**) and a YLDC member (**R29**) submitted supportive representations. For the MP OZP and NTM OZP, no representation from STRC and YLDC members was received.

47. Four workshops/briefing session had been arranged by CEDD and PlanD with various green groups in March 2024 on the interim enhancement measures at Mai Po, wildlife corridors, wetland compensation and the details of the STT OZP and proposed amendments to the MP OZP and NTM OZP.

PUBLICITY

48. The approved San Tin Technopole OZP No. S/STT/2, the approved Mai Po and Fairview Park OZP No. S/YL-MP/8 and the approved Ngau Tam Mei OZP No. S/YL-NTM/14 will be printed and exhibited in accordance with section 9D(2) of

the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A-C
A-C-I
A-C-II 49. The approved San Tin Technopole OZP No. S/STT/2, the approved Mai Po and Fairview Park OZP No. S/YL-MP/8 and the approved Ngau Tam Mei OZP No. S/YL-NTM/14 are at **Annexes A to C** for Members' reference. Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at **Enclosure I to Annexes A to C**. ESs in respect of the approved San Tin Technopole OZP No. S/STT/2, approved Mai Po and Fairview Park OZP No. S/YL-MP/8 and approved Ngau Tam Mei OZP No. S/YL-NTM/14 are at **Enclosure II to Annexes A to C**.

ENQUIRY

50. Any enquiry on this brief can be addressed to Ms Caroline TANG, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT
SEPTEMBER 2024

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2
APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN
NO. S/YL-MP/8
APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

Annex A - Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2

Enclosure I : Notes of the approved San Tin Technopole OZP No. S/STT/2

Enclosure II : Explanatory Statement (ES) of the approved San Tin Technopole OZP No. S/STT/2

Annex B - Approved Mai Po and Fairview Park OZP No. S/YL-MP/8

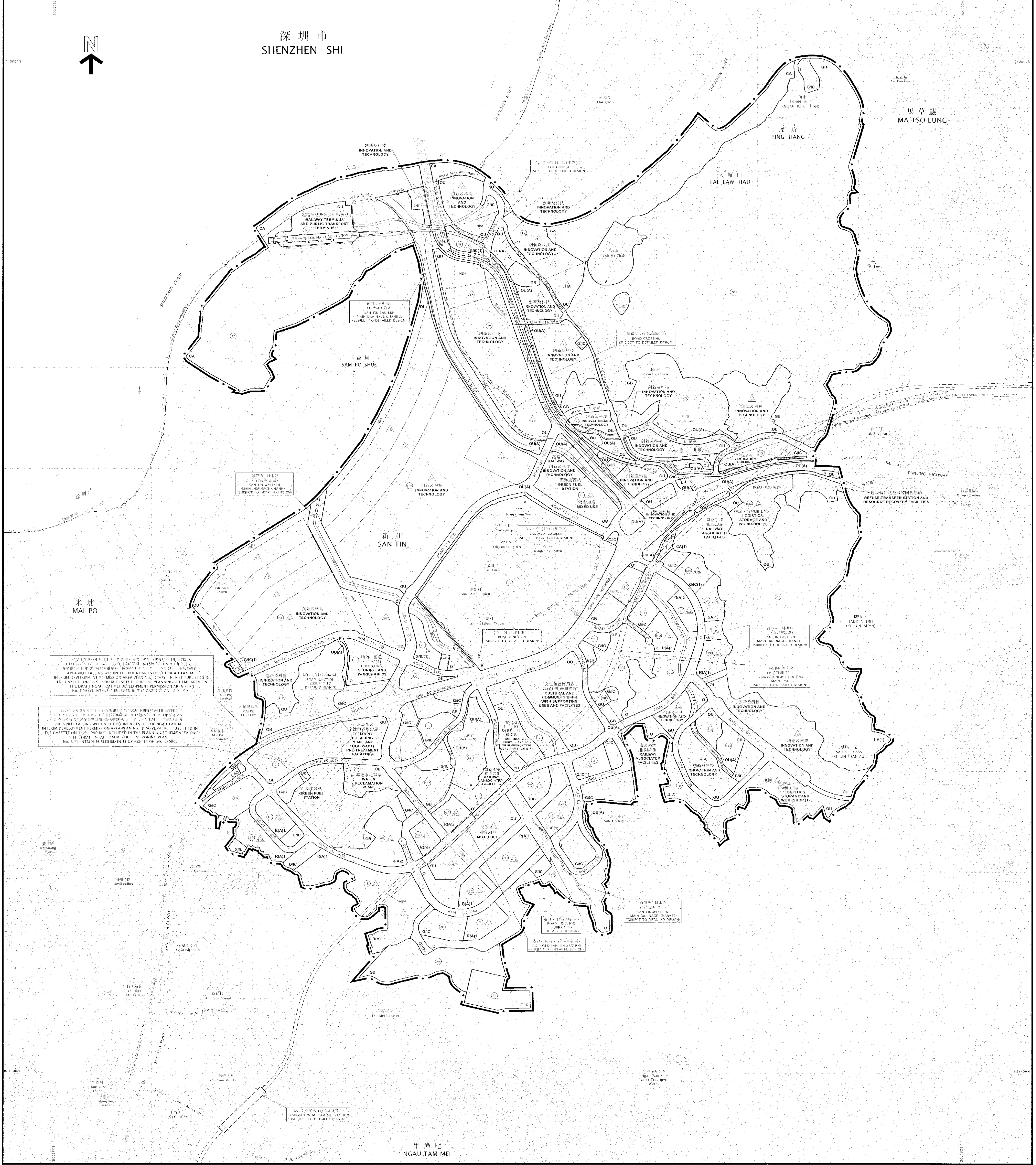
Enclosure I : Notes of the approved Mai Po and Fairview Park OZP No. S/YL-MP/8

Enclosure II : ES of the approved Mai Po and Fairview Park OZP No. S/YL-MP/8

Annex C - Approved Ngau Tam Mei OZP No. S/YL-NTM/14

Enclosure I : Notes of the approved Ngau Tam Mei OZP No. S/YL-NTM/14

Enclosure II : ES of the approved Ngau Tam Mei OZP No. S/YL-NTM/14



圖例

NOTATION

ZONES

RE SIDENTIAL (GROUP A)

RA(A)

住宅 (甲類)

VILLAGE (TYPE DEVELOPMENT)

V

鄉村式發展

GOVERNMENT, INSTITUTION OR COMMUNITY

GIC

政府、機構或社區

OPEN SPACE

O

休憩用地

OTHER SPECIFIED USES

OU

其他指定用途

OTHER SPECIFIED USES (AMENITY AREA)

OU(A)

其他指定用途 (美化市容地帶)

GREEN BELT

GB

綠化地帶

CONSERVATION AREA

CA

自然保育區

COMMUNICATIONS

RAILWAY AND STATION

鐵路及車站

RAILWAY AND STATION (UNDERGROUND)

鐵路及車站 (地下)

RAILWAY AND STATION (ELEVATED)

鐵路及車站 (高架)

MAJOR ROAD AND JUNCTION

主要道路及路口

TRUNKED ROAD

高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

規劃範圍界線

PLANNING AREA NUMBER

規劃區編號

REDUCING HEIGHT CONTOR

建築物高度管制區界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINGIPAL DATUM)

最高建築物高度 (在主要基準面上若干米)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

最高建築物高度 (樓層數目)

NON BUILDING AREA

非建築用地

交通

鐵路及車站

鐵路及車站 (地下)

鐵路及車站 (高架)

主要道路及路口

高架道路

其他

規劃範圍界線

規劃區編號

建築物高度管制區界線

最高建築物高度 (在主要基準面上若干米)

最高建築物高度 (樓層數目)

非建築用地

土地用途及面積一覽表

SCHEDULE OF USES AND AREAS

USES	大約面積及佔比率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 佔分率	
RESIDENTIAL (GROUP A)	44.78	4.46	住宅 (甲類)
VILLAGE (TYPE DEVELOPMENT)	79.48	7.82	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	56.52	5.63	政府、機構或社區
OPEN SPACE	55.00	5.57	休憩用地
OTHER SPECIFIED USES	204.03	20.35	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	28.61	2.86	其他指定用途 (美化市容地帶)
GREEN BELT	207.29	20.65	綠化地帶
CONSERVATION AREA	130.36	13.03	自然保育區
MAJOR ROAD ETC.	108.45	10.79	主要道路等
TOTAL PLANNING SCHEME AREA	1004.00	100.00	規劃範圍總面積

來附的《註釋》應這份圖則的一部分

THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2024年9月17日 根據城市規劃條例第9(1)(a)條核准的圖則

APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 17 SEPTEMBER 2024

Ms Carmen KONG 江嘉敏女士

CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的新田科技城分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD

SAN TIN TECHNOPOLE - OUTLINE ZONING PLAN

規劃署向規委會及公眾展示擬備

PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號

PLAN No. S/STT/2

1 METRE 1:50,000

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2

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

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the plans for the San Tin Interim Development Permission Area (IDPA), the Ngau Tam Mei IDPA (these two IDPAs hereafter referred to as “IDPA areas”), and/or the Ngau Tam Mei Development Permission Area (DPA) where the area not falling within the boundaries of the Ngau Tam Mei IDPA (hereafter referred to as “DPA area”) –
 - (a) no action is required to make the use of such land or building conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the IDPA plan for San Tin, the IDPA plan for Ngau Tam Mei, or the DPA plan for Ngau Tam Mei, whichever the case may be, covering such land or building, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board;
 - (b) within the “IDPA areas” or “DPA area”, a use or development of any land or building permitted under an earlier draft or approved plan including the IDPA plan for San Tin, the IDPA plan for Ngau Tam Mei, or the DPA plan for Ngau Tam Mei, whichever the case may be, and effected or undertaken during the effective period of that plan, is always permitted under this Plan. Alternatively, a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan or plans prevailing at the time when the use or change of use was approved, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board; and

- (c) except to the extent that subparagraph (a) or (b) above applies, any use or development falling within the “IDPA areas” or “DPA area”, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the IDPA plan for San Tin, the IDPA plan for Ngau Tam Mei, or the DPA plan for Ngau Tam Mei, whichever the case may be, without permission from the Town Planning Board.
- (4) For any land or building falling within the boundaries of this Plan but not previously falling within the boundaries of the “IDPA areas” or “DPA area” –
- (a) no action is required to make the existing use of such land or building conform to this Plan until there is a material change of use or the building is redeveloped;
- (b) in relation to subparagraph (a) above, any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board;
- (c) for the purposes of subparagraph (a) above, “existing use of such land or building” means –
- (i) before the publication in the Gazette of the notice of the first plan covering the land or building (hereafter referred to as ‘the first plan’),
- a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved; or
 - a use or a change of use of an existing building in respect of which a certificate of exemption has been issued under the Buildings Ordinance (Application to the New Territories) Ordinance for the relevant building works and such use or change of use was permitted under a plan prevailing at the time when the use or change of use was approved; and
- (d) except to the extent that subparagraph (a) or (b) above applies, any use or development of such land or building, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first

included within the boundaries of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/4 published by notice in the Gazette without permission from the Town Planning Board.

- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area” or “Conservation Area (1)”:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail/green transit system stop or lay-by, cycle track, light rail track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer, drain and grave;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including the San Tin IDPA Plan and/or the Ngau Tam Mei IDPA Plan covering such building, whichever the case may be, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (8) In areas zoned “Conservation Area” or “Conservation Area (1)”,
 - (a) the following uses or developments are always permitted:

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.
- (10)
 - (a) Except in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
 - (b) Except as otherwise provided in subparagraph (a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2

Schedule of Uses

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RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Refuse Collection Point	Educational Institution
Government Use (not elsewhere specified)	Exhibition or Convention Hall
House	Hospital
Library	Hotel
Market	Institutional Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station (excluding open-air terminus or station)	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Residential Institution	Public Transport Terminus or Station (not elsewhere specified)
School (in free-standing purpose-designed building only)	Public Utility Installation
Social Welfare Facility	Religious Institution
Utility Installation for Private Project	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

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.

Remarks

- (a) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.8, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities, railway facilities and Government, institution and community facilities, as required by the Government, may be disregarded.
- (f) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (h) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) On land previously falling within the “Village Type Development” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 or the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not previously falling within the “Village Type Development” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraph (c) above, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft San Tin Technopole Outline Zoning Plan No. S/STT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Flat (Government Staff Quarters only)	Firing Range
Government Refuse Collection Point	Flat (not elsewhere specified)
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Helicopter Fuelling Station
Library	Holiday Camp
Market	Hotel
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services (not elsewhere specified)
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Eating Place
Barbecue Spot	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Park and Garden	Holiday Camp
Pavilion	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pedestrian Area	Place of Entertainment
Picnic Area	Place of Recreation, Sports or Culture
Playground/Playing Field	Private Club
Promenade	Public Transport Terminus or Station
Public Convenience	Public Utility Installation (not elsewhere specified)
Public Utility Installation (underground only)	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
Public Vehicle Park (excluding container vehicle) (underground only)	Religious Institution
Sitting Out Area	Service Reservoir
Zoo	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone 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.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Mixed Use” Only

Schedule I: for non-residential building or non-residential portion
of a building upon development/redevelopment/conversion

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment (in non-residential building only)	Commercial Bathhouse/ Massage Establishment (not elsewhere specified)
Eating Place	Flat
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	Social Welfare Facility (not elsewhere specified)
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Use" Only (Cont'd)

Schedule II: for residential building or residential portion of a building upon
development/redevelopment/conversion

Flat	Eating Place
Government Refuse Collection Point	Educational Institution
Government Use (Police Reporting Centre, Post Office only)	Government Use (not elsewhere specified)
House	Hotel
Public Convenience	Institutional Use (not elsewhere specified)
Residential Institution	Library
Social Welfare Facility (residential care facility only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Utility Installation for Private Project	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

Planning Intention

This zone is intended primarily for high-density residential development and commercial development in close proximity to the railway station. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7, or the plot ratio of the existing building, whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefits of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as railway facilities, public transport facilities and public vehicle parks, as required by the Government, may also be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. Based on the individual merits of a development or redevelopment proposal, relaxation of the requirement for physical segregation may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Innovation and Technology” Only</u>	
Ambulance Depot	Animal Quarantine Centre
Animal Quarantine Centre (in Government building only)	(not elsewhere specified)
Broadcasting, Television and/or Film Studio	Dangerous Goods Godown
Cargo Handling and Forwarding Facilities	Flat (not elsewhere specified)
Creative Industries	Gas Works
Eating Place	Helicopter Landing Pad
Educational Institution	Sewage Treatment/Screening Plant
Exhibition or Convention Hall	
Field Study/Education/Visitor Centre	
Flat (Staff Quarters only)	
Government Refuse Collection Point	
Government Use	
Hotel	
Industrial Use	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	
Off-course Betting Centre	
Office	
Petrol Filling Station	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Refuse Disposal Installation	
Religious Institution	
Research, Design and Development Centre	
Residential Institution	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Innovation and Technology” Only (Cont'd)

Resource Recovery Park
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project
Vehicle Repair Workshop
Warehouse (excluding Dangerous Goods
Godown)
Wholesale Trade

Planning Intention

This zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research and development, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) On land previously falling within “Conservation Area”, “Green Belt”, “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area”, “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, or “Undetermined” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all works as required/co-ordinated/implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Logistics, Storage and Workshop” Only</u>	
Cargo Handling and Forwarding Facility	Ambulance Depot
Container Storage/Repair Yard	Asphalt Plant/Concrete Batching Plant
Container Vehicle Park/ Container Vehicle Repair Yard	Bus Depot
Eating Place (Canteen, Cooked Food Centre only)	Broadcasting, Television and/or Film Studio
Government Refuse Collection Point	Cement Manufacturing
Government Use (not elsewhere specified)	Creative Industries
Industrial Use (not elsewhere specified)	Dangerous Goods Godown
Information Technology and Telecommunications Industries	Eating Place (not elsewhere specified)
Office	Exhibition or Convention Hall
Open Storage (not elsewhere specified)	Open Storage of Cement/Sand
Public Convenience	Open Storage of Chemical Products/ Dangerous Goods
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Recreation, Sports or Culture
Public Vehicle Park	Public Clinic
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Research, Design and Development Centre
Recyclable Collection Centre	Refuse Disposal Installation
Rural Workshop	Shop and Services (not elsewhere specified)
Shop and Services (Service Trades only)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	
Vehicle Repair Workshop	
Vehicle Staging	
Vehicle Stripping/Breaking Yard	

Planning Intention

This zone is intended primarily for logistics, storage and workshop uses and development of multi-storey buildings for modern industries, which may also accommodate brownfield operations affected by Government projects.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Logistics, Storage and Workshop" Only (Cont'd)

Remarks

- (a) On land designated "Other Specified Uses" annotated "Logistics, Storage and Workshop (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated "Other Specified Uses" annotated "Logistics, Storage and Workshop (2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, or the plot ratio of the existing building, whichever is the greater.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cultural and Community Uses with Supporting Uses and Facilities" Only</u>	
Ambulance Depot	Animal Boarding Establishment
Broadcasting, Television and/or Film Studio	Animal Quarantine Centre
Eating Place	Columbarium
Educational Institution	Correctional Institution
Exhibition or Convention Hall	Crematorium
Field Study/Education/Visitor Centre	Driving School
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Institutional Use (not elsewhere specified)	Funeral Facility
Library	Helicopter Landing Pad
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	Helicopter Fuelling Station
Place of Entertainment	Holiday Camp
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Convenience	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
School	Residential Institution
Shop and Services	Sewage Treatment/Screening Plant
Social Welfare Facility	Utility Installation for Private Project
Training Centre	Zoo
Wholesale Trade	

Planning Intention

The zone is intended primarily for the provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. Retail, dining, recreational, entertainment and other uses and facilities in support of the complex may also be included and are always permitted.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Green Fuel Station” Only

Government Use
Green Fuel Station

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily for the provision of green fuel stations for vehicles.

For “Refuse Transfer Station and Resource Recovery Facilities” Only

Government Use
Refuse Disposal Installation
Resource Recovery Park

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily for the provision of refuse transfer station and resource recovery facilities.

For All Other Sites (Not Listed Above)

As Specified on the Plan
Government Use

Utility Installation not Ancillary to the
Specified Use

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Firing Range
Public Convenience	Flat
Tent Camping Ground	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

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.

Remarks

- (a) On land previously falling within the “Green Belt” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Green Belt” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 and within the boundary of the Ngau Tam Mei Interim Development Permission Area Plan No. IDPA/YL-NTM/1, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) On land previously falling within the “Green Belt” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 but not within the boundary of the Ngau Tam Mei Interim Development Permission Area Plan No. IDPA/YL-NTM/1, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land previously falling within the “Green Belt” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

GREEN BELT (Cont'd)

Remarks (Cont'd)

- (e) On land not previously falling within the “Green Belt” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8 or the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraphs (a) to (d) above, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft San Tin Technopole Outline Zoning Plan No. S/STT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only) Nature Reserve On-Farm Domestic Structure Wetland Habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Nature Trail Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

Remarks

- (a) On land previously falling within the “Conservation Area” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1.
- (b) On land previously falling within the “Conservation Area” zone on the approved San Tin Outline Zoning Plan No. S/YL-ST/8, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the San Tin Interim Development Permission Area Plan No. IDPA/YL-ST/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Barbecue Spot
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

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 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.

Remarks

- (a) On land previously falling within the “Conservation Area” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the Ngau Tam Mei Interim Development Permission Area Plan No. IDPA/YL-NTM/1.
- (b) On land previously falling within the “Conservation Area” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, any excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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CONSERVATION AREA (1) (Cont'd)

Remarks (Cont'd)

- (c) On land previously falling within the “Conservation Area” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not previously falling within the “Conservation Area” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraph (a) above, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft San Tin Technopole Outline Zoning Plan No. S/STT/1.
- (e) On land not previously falling within the “Conservation Area” zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 as set out in paragraphs (b) and (c) above, any excavation of land or filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft San Tin Technopole Outline Zoning Plan No. S/STT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2

EXPLANATORY STATEMENT

APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2

EXPLANATORY STATEMENT

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APPROVED SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/2

(Being an Approved 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 San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The OZP covers the San Tin/Lok Ma Chau (STLMC) area of the San Tin Technopole (the Technopole) which includes some of the areas previously covered by the San Tin Interim Development Permission Area (IDPA) Plan No. IDPA/YL-ST/1, the Ngau Tam Mei IDPA Plan No. IDPA/YL-NTM/1, the draft Ngau Tam Mei Development Permission Area (DPA) Plan No. DPA/YL-NTM/1, the draft Ngau Tam Mei OZP No. S/YL-NTM/4 and some pieces of land previously not covered by any statutory plan (**Figure 1**).
- 2.2 On 17 August 1990, the San Tin IDPA Plan No. IDPA/YL-ST/1 prepared by the Director of Planning was notified in the Gazette. The land within the IDPA Plan was subsequently included in the draft San Tin DPA Plan No. DPA/YL-ST/1. On 22 February 1994, the draft San Tin DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) and renumbered as No. DPA/YL-ST/2.
- 2.3 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the San Tin area.
- 2.4 On 24 June 1994, the draft San Tin OZP No. S/YL-ST/1 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was subsequently amended three times to reflect the changing circumstances. On 30 April 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft San Tin OZP, which was subsequently renumbered as S/YL-ST/5.
- 2.5 On 8 July 2003, the CE in C referred the approved San Tin OZP No. S/YL-ST/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 10 December 2004, the draft San Tin OZP No. S/YL-ST/6 was exhibited for public inspection under section 5 of the Ordinance. The draft OZP was

subsequently amended once to reflect the changing circumstances. On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft San Tin OZP, which was subsequently renumbered as S/YL-ST/8. On 15 December 2006, the approved San Tin OZP No. S/YL-ST/8 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.6 On 31 January 2024, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare a draft plan for the STLMC area of the Technopole, i.e. the new San Tin Technopole OZP. The new OZP covers the land of the approved San Tin OZP No. S/YL-ST/8 except the north-western part, the land in the northern part of the approved Ngau Tam Mei OZP No. S/YL-NTM/12, and some pieces of land near Siu Hum Tsuen, Shek Wu Wai San Tsuen, San Tin Barracks and Tam Mei Barracks previously not covered by any statutory plan (**Figure 1**).
- 2.7 On 8 March 2024, the draft San Tin Technopole OZP No. S/STT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 1,543 valid representations were received. After giving consideration to the representations, the Board on 19 July 2024 decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.8 On 17 September 2024, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft San Tin Technopole OZP, which was subsequently renumbered as S/STT/2. On 20 September 2024, the approved San Tin Technopole OZP No. S/STT/2 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks for the STLMC area of the Technopole so that development and redevelopment of land within the Planning Scheme Area (the Area) 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 and railway alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, 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 areas restricted 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 (PR) 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 Area and not to overload the transport networks in the Area.

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 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.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

The Area covered by the San Tin Technopole OZP is about 1,004 hectares (ha). The Area is bounded by Shenzhen River and the proposed Sam Po Shue Wetland Conservation Park (SPS WCP) to the north, the Loop of the Technopole to the north-east, Kwu Tung North New Development Area (KTN NDA) and Hadden Hill (Ki Lun Shan) to the east, Ngau Tam Mei area, San Tin Barracks and Tam Mei Barracks to the south, and Mai Po area to the west. The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan (**Figure 2**).

6. STRATEGIC PLANNING CONTEXT

- 6.1 The National People's Congress approved the 'Outline of the 14th Five-Year Plan for National Economic and Social Development of the People's Republic of China and the Long-Range Objectives Through the Year 2035' (the National 14th Five-Year Plan) in March 2021 supporting Hong Kong to enhance, establish and develop into, amongst others, an international innovation and technology (I&T) centre. The Government in October 2021 promulgated the Northern Metropolis (NM) Development Strategy putting forward the proposal of developing the NM into an international I&T hub which included a comprehensive San Tin Technopole comprising the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop and the area around STLMC. The Government further promulgated the NM Action Agenda 2023 in October 2023 to include the Technopole as part of the 'I&T Zone'¹. Under

¹ The NM Action Agenda 2023 divided the NM into four major zones, each with distinctive strategic positioning and development theme. The four major zones from west to east are 'High-end Professional Services and Logistics Hub', 'I&T Zone', 'Boundary Commerce and Industry Zone' and 'Blue and Green Recreation, Tourism and Conservation Circle'.

the Action Agenda, the Technopole is positioned to serve as the core of industry development of the NM and a hub for clustered I&T development that creates synergy with Shenzhen's I&T zone. The Technopole would also contribute to the development of the 'South-North dual engine (finance-I&T)' industry pattern for the territory, and become a new community for quality, healthy and green living.

- 6.2 The Technopole is well-connected to Huanggang and Futian in Shenzhen to the north, as well as other parts of Hong Kong through a number of existing and planned strategic transport links including three major rail links (Lok Ma Chau (LMC) Spur Line, Northern Link (NOL) Main Line and NOL Spur Line), and four major roads (San Tin Highway, Fanling Highway, San Sham Road and NM Highway). The Technopole will continue coordinating with Shenzhen's I&T zone to create synergy effect and actively responding to and capitalising on the national development strategy of supporting Hong Kong to develop into an international I&T centre as outlined in the National 14th Five-Year Plan, and implementing the concept of 'one river, two banks' and 'one district, two parks' under the auspices of 'One Country, Two Systems'.
- 6.3 The STLMC area is planned to comprise mainly an I&T Park and a San Tin Town Centre. As announced by the Government in October 2023, the STLMC area will be one of the major land sources for the total of 3,370 ha developable land (i.e. spade-ready sites) estimated to be available in 10 years from 2024-2025 to 2033-2034.

7. HOUSING MIX

- 7.1 To provide a balanced population profile for the Area, a mix of housing land has been allocated for public housing and private housing to provide a wide range of housing choices for different social sectors. The overall public to private housing ratio in terms of number of flats for the Area is about 70:30.
- 7.2 To cater for possible changing planning circumstances, social aspiration and development needs, the public and private housing mix in the Area may be further reviewed.

8. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 7,100 persons. It is estimated that the total planned population would be about 165,600 persons.

9. OPPORTUNITIES AND CONSTRAINTS

9.1 Opportunities

Strategic Location with Good Accessibility

- 9.1.1 Being located at the heart of NM, neighbouring the HSITP at the Loop and the Shenzhen's I&T Zone, and connected by a number of existing and planned strategic transport links to other parts of the territory, the Area will be developed as a hub for clustered I&T development that creates synergy with Shenzhen.
- 9.1.2 In terms of cross-boundary connections, the Area has San Sham Road (to be upgraded and realigned) connecting to Huanggang, Shenzhen via LMC Boundary Control Point (BCP), and a Direct Road Link between the Loop and LMC Station connecting to Futian District, Shenzhen via LMC Spur Line BCP. In terms of the connection to other parts of the territory, the Area connects with the San Tin Highway and Fanling Highway, which run in an east-west direction linking to the strategic road network of the territory. The planning of the new strategic NM Highway proposed under the Hong Kong Major Transport Infrastructure Development Blueprint in December 2023 could further augment the accessibility to and from the Area². Regarding railway connection, the proposed NOL Main Line from Kam Sheung Road Station to Kwu Tung Station with an intermediate station in San Tin will greatly unleash the development potential of the Area, whereas the proposed NOL Spur Line will further enhance cross-boundary travel.
- 9.1.3 A comprehensive public transport network, including but not limited to two transport interchange hubs (TIHs) and a district public transport interchange (PTI) is also planned to support the future developments in the Area. The network will also be an integral part of the smart and green mobility system reducing the private vehicle trips generated by the Area and alleviating the traffic pressure on adjacent strategic roads.

Plentiful Natural and Landscape Features

- 9.1.4 A number of natural and landscape features are identified in and around the Area. They include woodlands, uplands landscape, green knolls, ridgeline/mountain backdrops of Ngau Tam Shan, Ki Lun Shan and Tit Hang, egrettries, fishponds and wetland in Sam Po Shue, etc. which provide a unique setting for creating a distinct identity embracing urban-rural integration and a pleasant living environment with integrated green network. The two major

² According to the Hong Kong Major Transport Infrastructure Development Blueprint, the implementation timing of NM Highway will be subject to the land use planning and works schedule of the New Territories North New Town (including Lo Wu/Man Kam To).

drainage channels, namely San Tin Eastern Main Drainage Channel (STEMDC) and San Tin Western Main Drainage Channel (STWMDC), running through the Area offer good opportunities for revitalisation and upgrading to naturalised embankment to maximise greening opportunities and form part of the blue-green infrastructure, improving the aesthetics and ecological values, creating distinct local character and providing a pleasant and water-friendly experience.

Ecological Resources

- 9.1.5 There are ecologically significant resources within and in the vicinity of the Area, including two egrettries near Mai Po Lung Village and Mai Po Village, various night roosts, and the wetland area in Sam Po Shue. For the extensive area of fishponds to be filled, comprehensive wetland conservation measures have been formulated and would be implemented including the proposed SPS WCP of about 338 ha to the north and north-west of the Area for creating sufficient environmental capacity to support the future developments of the Area. A summary of the ecological conservation measures is in paragraphs 10.1.4 to 10.1.8.

Rich Cultural Heritage

- 9.1.6 The Area and its vicinity comprises a significant collection of cultural heritage resources which encompass two declared monuments (Man Lun Fung Ancestral Hall and Tai Fu Tai), graded historic buildings, a Site of Archaeological Interest (SAI) (namely Mai Po SAI), some Archaeological Potential Areas and 11 recognised villages (see details in paragraphs 12.2.2 and 15.1). With appropriate planning and proper land use zoning designation, these valuable resources could be integrated into the future developments to enhance cultural diversity.

9.2 Constraints

Environmental Constraints

- 9.2.1 The elevated section of LMC Spur Line and the two expressways traversing the Area (i.e. the San Tin Highway and Fanling Highway) will pose environmental constraints to the nearby developments. Other existing major distributors including Castle Peak Road – San Tin, San Tam Road, Kwu Tung Road, LMC Road and Ha Wan Tsuen East Road are also potential air pollution and noise sources, while the two existing firing ranges falling outside of the Area (i.e. the San Tin Barracks and Tam Mei Barracks) will also generate potential firing noise to the nearby developments. In addition, there is potential land contamination for the existing brownfield and industrial activities in the Area which may require remedial measures for the future developments.

- 9.2.2 There is an existing pig farm to the east of Chau Tau within the Area, and a sewage treatment plant within San Tin Barracks in close proximity of the Area. The future developments should observe relevant requirements on odour impacts, with reference to the findings of the Environmental Impact Assessment (EIA) Report of the related “First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node” (the Study) commissioned by the Government in October 2021 and approved under the EIA Ordinance subject to conditions in May 2024.
- 9.2.3 A small portion of the Area in the south-west falls within the 250m consultation zone of the former Ngau Tam Mei Landfill. Quantitative landfill gas hazard is conservatively assessed as “Very Low” risk for the construction phase and “Low” for the operation phase based on the source, pathway and target risk categories for the planned development located within the Consultation Zone. Some precautionary measures with reference to findings of the approved EIA Report for the Study will be required to ensure that the planned developments are safe.

Infrastructural Constraints

- 9.2.4 The 400kV overhead power lines (with pylons), extending from Yuen Long to Sheung Shui, traverse the south-eastern and north-eastern parts of the Area. Future developments within or near the 50m wayleave corridor of these overhead power lines should observe relevant requirements in accordance with the Hong Kong Planning Standards and Guidelines and other work safety requirements.

Existing Brownfield Operations

- 9.2.5 Considerable parts of the Area are being occupied by brownfield operations. While recognising that there may be opportunities to accommodate some of the operations through developing multi-storey buildings (MSBs) at the reserved sites in the Area or other New Development Areas (NDAs), this process is likely to be incremental. The interface of new developments with the existing brownfield operations during the intervening period needs to be addressed.

Flooding Risk

- 9.2.6 Areas adjoining Shek Wu Wai, Chau Tau, Wing Ping Tsuen and Yan Sau Wai are in the flood plain where flooding is evident. Site formation and the drainage system should be well designed to minimise flooding risk to the planned developments and the existing settlements nearby.

10. **PLANNING THEMES AND URBAN DESIGN AND LANDSCAPE FRAMEWORK**

10.1 Planning Themes

The planning of the Area will strike a balance between development and nature conservation. The development area comprises mainly the I&T Park and the San Tin Town Centre. Majority of the I&T Park is located to the north of San Tin Highway/Fanling Highway, with the remaining portion at the south-eastern part of the Area. The San Tin Town Centre is mainly located to the south of San Tin Highway/Fanling Highway. The Area is envisaged to provide diverse employment opportunities and various types of housing, as well as commercial uses, open space and community and infrastructural facilities. Major planning themes adopted in the planning and design stage are as follows:

Developing a World Class I&T Hub

- 10.1.1 Together with the HSITP at the Loop, the Technopole will supply about 300 ha of I&T land, which is capable of accommodating a total gross floor area (GFA) of about 7 million m². The portion within the STLMC area is planned to have an area of about 210 ha and a total GFA of about 5.7 million m² with a view to creating a critical mass to foster I&T advancement, driving the development of an international I&T hub and deepening the I&T collaboration with Shenzhen and the world.
- 10.1.2 Majority of the I&T development is strategically planned to the north of San Tin Highway/Fanling Highway in close proximity to the HSITP at the Loop to create synergy with the Shenzhen's I&T Zone in Huanggang and Futian. It will be served by two cross-boundary rail links, namely the existing LMC Spur Line connecting to the LMC Spur Line BCP, and the proposed NOL Spur Line connecting to the new Huanggang Port with two intermediate stations near Chau Tau and in the HSITP at the Loop. The remaining portion of I&T land is planned in the south-eastern part of the Area near the connection to the strategic NM Highway under planning, which would greatly enhance the accessibility to other parts of NM and Hong Kong.
- 10.1.3 Planning areas of various sizes are planned to provide flexibility in allocation of land for I&T facilities of different scales (start-ups and leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc), and different stages of the I&T value chain (research and development (R&D), prototype, test production, mass production, etc). In order to nurture a more complete I&T ecosystem, a wide range of permitted uses is formulated under the zoning for I&T land.

Ecological Conservation

- 10.1.4 The Chief Executive's 2023 Policy Address stipulated that the Government would establish the SPS WCP. The 'Strategic Feasibility Study on the Development of the Wetland Conservation Parks System under the Northern Metropolis Development Strategy' (the WCP Study) commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) recommended to develop this park first, given that its proposed location is situated along the core section of the flight path for migratory birds, in close proximity to the Mai Po Nature Reserve and other wetlands, and has large areas of productive fishponds. Establishing this park first with the theme 'Biodiversity and Aquaculture in Harmony' would enable the protection of the flight path for migratory birds as soon as possible, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, facilitating the modernisation of aquaculture industry, and providing eco-education and eco-recreation facilities and experiences for public enjoyment. At the same time, the SPS WCP could also compensate for the impact on ecological and fisheries resources arising from the development at STLMC area of the Technopole, in order to achieve no-net-loss in ecological function and capacity of the wetlands concerned as suggested in the approved EIA Report for the Study.
- 10.1.5 The WCP Study proposed the area of the SPS WCP to be approximately 338 ha, subject to further studies, which is five times the size of the existing Hong Kong Wetland Park. Within the proposed area, 328 ha will be used for implementation of ecological and fisheries enhancement measures for the development at the STLMC area of the Technopole, while the remaining 10 ha is tentatively reserved for eco-education and eco-recreation facilities. Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, and public spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during the next stage of studies for SPS WCP. According to the Environment and Ecology Bureau (EEB) and AFCD, the SPS WCP will be developed in phases, where the first phase is suggested to start with the fishponds and wetlands in the northern part of the park, thereby conserving the core birds' flight path as a matter of priority. The construction works for the first phase of the SPS WCP is expected to commence in 2026/2027 the earliest for completion in 2031. The Government's target is to complete the works for the entire SPS WCP before or at the same time as the full operation of the Technopole (tentatively scheduled for 2039).
- 10.1.6 According to the approved EIA Report for the Study, among the above-mentioned 328 ha of SPS WCP proposed to be used for implementation of ecological and fisheries enhancement measures, the Government will enhance the ecological function and capacity of

288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernised aquaculture to compensate for the loss of wetland habitats and fisheries resources arising from the development of the STLMC area of the Technopole and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. Enhancement measures proposed in the approved EIA Report could include:

- (a) increase in pond area and enhance connectivity;
- (b) physical modification of pond habitats to increase environmental carrying capacity;
- (c) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (d) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (e) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (f) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

10.1.7 After undertaking technical evaluations and assessments, it is concluded in the approved EIA Report for the Study that the SPS WCP, with implementation of the proposed ecological and fisheries enhancement measures, is anticipated to improve the connectivity of wetland habitats in the region, and enhance the ecological and fisheries functions of the wetlands. To this end, a working group is committed to be formed between the Civil Engineering and Development Department (CEDD) (as works agent of the STLMC area of the Technopole) and AFCD (sponsoring department of the SPS WCP) to coordinate the progress of pond filling for the STLMC area and the implementation of SPS WCP. Additional enhancement measures including improvement of the tidal channel near Mai Po Nature Reserve and removal of exotic mangrove species in the Deep Bay Area will also be implemented. Besides, interim wetland enhancement works will be conducted at suitable ponds in the Inner Deep Bay Area prior to the commencement of pond filling works in the STLMC area.

10.1.8 Apart from wetland conservation, due considerations would be paid to the ecologically significant resources within and in the vicinity of the Technopole, including two egrettries near Mai Po Lung Village and Mai Po Village and various night roosts as identified in the approved EIA Report for the Study. Future developments in close proximity to the egrettries and night roosts will observe the recommended ecological mitigation measures. Non-building Areas (NBAs) are designated to preserve birds' flight corridor/paths in the north and west to serve as the ecological buffer. Moreover, stepped building height (BH) gradually decreasing towards the SPS WCP to

the north of the Area is recommended to minimise impacts on ecologically sensitive area. Lower BH restrictions would be imposed in areas with ecological concerns. Wildlife corridors will be incorporated to facilitate movement of non-flying mammals.

Balanced, Vibrant and Liveable Community

- 10.1.9 The Area will provide about 50,000 to 54,000 new flats of different housing types to help address the housing shortage in the territory. The assumed average flat size adopted has followed the home space enhancement standards recommended under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (the Hong Kong 2030+). Besides, about 6,400 talent accommodation units would be provided to support the proposed I&T development and provide a more diverse housing choice. Also, two sites near the proposed railway stations of the NOL Main Line/NOL Spur Line are planned for mixed use developments comprising a mix of residential and commercial uses with TIHs to enhance urban vibrancy. A wide range of community, recreational and cultural facilities are also planned within the Area to meet community needs.
- 10.1.10 The provisions of land for government, institution and community (GIC) facilities and open space have also adopted the ratio of 3.5m² per person each recommended under the Hong Kong 2030+. A comprehensive open space network is planned to enhance greenery and increase liveability, while various types of GIC facilities would be provided to support the future developments. Amongst which, a landmark cultural and community complex is proposed to bring together comprehensive public and community facilities for creating a balanced and vibrant community. To realise the ‘15-minute neighbourhood’ concept, the siting of GIC facilities has taken due consideration to the locations of the population clusters including the villages.

Urban-Rural Integration

- 10.1.11 Traditional rural townships in the NM possess rich historical and cultural resources and can be integrated with the future developments in harmony, standing out as characteristics of the NM. The “Village Type Development” (“V”) zones will benefit from the comprehensively planned GIC facilities, open space networks, and improved connectivity and infrastructure services. Open space and amenities will be provided in the bordering areas of “V” zones where appropriate. Breezeways and view corridors are proposed to facilitate wind penetration and preserve vista between the villages and the surrounding wetland and mountain backdrop. Design harmony between the I&T development and the proposed SPS WCP will be achieved through sensible built form, reduced density and ecologically-sensitive landscape treatment along the edge of the wetland, and preservation of birds’ flight corridors. Egrettries are

preserved, and wildlife corridors are proposed to protect and enhance the ecological connectivity within the Area.

A Smart, Green and Resilient (SGR) Exemplar

10.1.12 To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to address climate change, various SGR initiatives are proposed, including adopting a '15-minute neighbourhood' concept, creating blue-green network, aligning breezeways with prevailing wind directions, maximising greenery, maximising the use of land resources through 'Single Site, Multiple Use', etc. Smart and sustainable mobility with green transport modes, including railway, comprehensive pedestrian and cycling networks, provision of TIH/PTI, charging facilities for electric vehicles (EVs) and green fuel station, etc. would also be pursued. Various SGR infrastructure system including the provision of effluent polishing plant (EPP), food waste pre-treatment facilities, water reclamation facilities and District Cooling System (DCS) will be incorporated to achieve energy saving and recycling (**Figure 3**). The 'sponge city' concept is also adopted with initiative to revitalise the existing drainage channel systems to include floodable landscape with flood attenuation facilities to enhance flood protection and increase climate resilience.

10.2 Urban Design and Landscape Framework

Key urban design features adopted in the Plan are summarised below and illustrated in **Figures 4 to 8**:

Blue-Green Network (**Figure 4**)

10.2.1 Within the Area, the river/drainage channels, retention ponds, wetland, open space and knolls are knitted closely together to create a blue-green network. Major landscaped corridors are proposed along the boundary with SPS WCP and the two revitalised drainage channels in the east and west. Open spaces of varying sizes are proposed. The blue-green network also creates ecological linkages to enhance biodiversity. Within the sizable I&T Park in the north, a public space network conducive to walking, cycling and promoting talents' interaction and exchange of ideas would be created, so as to make the area a liveable environment while promoting I&T development.

Major View Corridors (**Figure 5**)

10.2.2 The following major view corridors are proposed to capture the important visual resources (i.e. the mountains to the east and south, and the fishponds to the north-west) and the proposed landmark developments in the Area for appreciation of the distinctive townscape and reinforcing district image:

- (a) between the landmark mixed use development near the proposed railway station of the NOL Spur Line near Chau Tau in Area 23 and the skyline of Shenzhen to the north;
- (b) between the landmark mixed use development near the proposed railway station of the NOL Spur Line near Chau Tau in Area 23 and the I&T Park in the south-eastern part of the Area through the Riverside Park in Area 11D along the revitalised STEMDC;
- (c) between the proposed SPS WCP and the scenic backdrop of Ngau Tam Shan through the revitalised STWMDC. This view corridor also captures the view of the landmark cultural and community complex in Area 7;
- (d) between the proposed SPS WCP and the scenic backdrop of Ngau Tam Shan through the existing village of Shek Wu Wai in Area 6C and planned open space in Area 2B;
- (e) between the southern entrance to the Area near Shek Wu Wai Interchange and the mountain backdrop of Ngau Tam Shan, providing those visitors who enter the San Tin Town Centre via Shek Wu Wai Interchange a view of the high-rise cluster with the landmark mixed use development at the proposed San Tin Station of the NOL Main Line in Area 2A; and
- (f) between the proposed SPS WCP and the existing villages in Area 22. These view corridors are subject to detailed design by the project proponent(s) of the I&T sites.

Creating Landmark Development (Figure 5)

- 10.2.3 Capitalising on the proposed San Tin Station of the NOL Main Line, the mixed use development (comprising residential developments, offices, hotels, retail, dining and entertainment (RDE) facilities with a TIH) planned in the south-western part of the Area in Area 2A would serve as a landmark. Together with the Town Park in Area 2B and various GIC facilities in Areas 2E and 2F, a vibrant community hub providing the main living support for the residents and working population with convenient access to public transport (including railway) services would be created.
- 10.2.4 Around the railway station of the proposed NOL Spur Line near Chau Tau in the north-eastern part of the Area, a mixed use site is planned in Area 23 as another landmark development signifying the convergent point of the northern I&T Park and the San Tin Town Centre. This mixed use development, standing near to the existing San Tin PTI featuring the cross-boundary shuttle bus services to Huanggang Port, will provide not only upgraded transport services (including a TIH with public coach park and public parking spaces

for park-and-ride by private car users making cross-boundary trips, etc), but also offices and hotels providing business support to the I&T developments and complementary RDE facilities for local and cross-boundary visitors. Marking the eastern entrance to the northern I&T Park and the San Tin Town Centre, the development will incorporate pedestrian and cycling connections to the landscaped deck which integrates seamlessly with the large Riverside Park in Area 11D on the other side of San Tin Highway. To ensure design harmony with the villages to the west, design measures such as stepped BHs and active frontage (see paragraph 10.2.7 below) along the western edge of the development shall be considered by the project proponent at detailed design stage.

- 10.2.5 The proposed cultural and community complex in Area 7, occupying about 15 ha of land in the central part of the Area, will be another landmark to accommodate a major museum, a major performing arts venue, a major library, a swimming pool complex and flexible public/event spaces. The development will not only serve the neighbouring communities, but also bring together a diverse range of local, regional and international exhibitions and performances that strengthen Hong Kong's role as an East-meets-West centre for international cultural exchange. This cultural and community complex, together with the adjoining River Valley Park, will be a cluster drawing people together and fostering district identity.

Connecting the Neighbourhoods (Figure 7)

- 10.2.6 It is vital to connect the newly planned neighbourhoods with the existing communities. The planned open space network, radiating from San Tin Town Centre and stretching from south to north along the revitalised STWMDC and STEMDC, together with the landscaped NBAs in Areas 19A, 19B and 19C serves as major connecting green spines linking different parts of the Area. Besides, the Living Avenue would link up major open spaces, various civic uses, residential communities and core public transport areas of the proposed railway stations of the NOL Main Line/NOL Spur Line in San Tin and near Chau Tau.

Pedestrian-friendly Environment (Figure 8)

- 10.2.7 Footpaths within the Area will be pedestrian-friendly, continuous and landscaped in order to provide a pleasant walking environment. Other leisure and recreational pedestrian connections are also proposed within the designated open spaces. In order to strengthen street vibrancy extended from the key nodes, at-grade active frontage (e.g. shopfronts with commercial and leisure facilities such as café, restaurants and retail shops on ground level) should be provided for developments adjoining major open spaces. Besides, various connections across San Tin Highway, such as a landscaped deck, footbridges and underpasses are proposed to provide easy access for

pedestrians between the different parts of the Area.

Comprehensive Cycling Track Network (Figure 8)

- 10.2.8 The planned cycle network will be linked to the existing cycling track from Yuen Long to KTN NDA and the proposed cycling network in the Loop. Subject to detailed design, part of the cycle routes may be provided within open space for leisure experiences and enhancing the overall cycling experience and network. Cycle parking facilities are proposed close to the railway stations in San Tin and near Chau Tau, the planned TIHs, PTI and major activity nodes to facilitate the use of public transport.

Integrated Landscape Network

- 10.2.9 The landscape design framework for the Area emphasises an integrated landscape network for both human and wildlife. To maximise biodiversity potential, the landscape design should ensure that the existing ecological capital is optimised wherever possible. The landscape areas and open space to the north of San Tin Highway/Fanling Highway take on more natural characteristics while those to the south of it integrate more urban and human-centric elements.

Comprehensive Open Space Network

- 10.2.10 A comprehensive open space network is planned in the Area. To increase liveability and to create a balanced and vibrant community, the Area has adopted the enhanced open space provision as recommended under the Hong Kong 2030+. The planned open space would serve both the residents and workers in the Area.

10.3 Planning and Design Brief

- 10.3.1 In order to ensure that the above-mentioned planning themes and urban design and landscape framework would be taken forward at the implementation stage, a Planning and Design Brief will be prepared by the Government to set out detailed planning and design requirements for the following two types of the sites within the Planning Scheme Area:

- (a) the planned I&T sites; and
- (b) other planned development sites which will have interfaces with existing villages and/or identified ecologically sensitive areas.

- 10.3.2 Apart from the statutory planning controls stipulated under the OZP, the preparation of the Planning and Design Brief will take into consideration the conditions and recommendations of the approved EIA Report; the mitigation/enhancement measures proposed in the

approved EIA Report and other technical assessments undertaken in the Study; relevant urban design, engineering and infrastructure requirements recommended under the Study; and relevant recommendations to be identified in a related consultancy study undertaken by the Innovation, Technology and Industry Bureau (ITIB). Preliminarily, the following objectives are expected to be achieved through the requirements to be specified under the Planning and Design Brief:

- (a) improvement/enhancement of the connectivity of wetland habitats and the design of birds' flight paths;
- (b) formulation of design requirements for wildlife corridors and bird-friendly buildings;
- (c) reduction/variation of building heights and/or provision of setbacks for sites adjacent to NBAs or proposed SPS WCP or "V" zones;
- (d) integration of blue-green elements into the planned I&T land;
- (e) encouragement of urban agriculture and diverse landscape;
- (f) promotion of urban-rural integration through preservation of historical monuments and respect to traditional village culture;
- (g) incorporation of nature-based solutions and 'sponge city' concept to enhance flood resilience; and
- (h) adoption of smart, green and resilient measures to address extreme weather conditions and climate change.

10.3.3 Procedurally, relevant stakeholders will be consulted on the Planning and Design Brief before submitting to the Board for approval. For individual sites, detailed requirements of the Brief will be appropriately incorporated in concerned land leases or land grant documents requiring the project proponents of relevant sites to submit Master Plans according to the requirements of the Brief. Each Master Plan will be considered and approved by a designated committee to be set up under the Development Bureau (DEVB).

11. BUILDING HEIGHT RESTRICTIONS IN THE AREA

11.1 In order to provide better control on the BH of developments in the Area and to preserve some key urban design attributes, BH restrictions are imposed for most of the development zones on the Plan.

11.2 Based on the urban design framework mentioned under section 10.2, a stepped BH concept is recommended. The Area is situated at the transitional area between the low-lying fishponds to the north and north-west and the hilly and mountainous area of Ngau Tam Shan and Ki Lun Shan to the south and south-east. The BHs in the Area give due regard to the physical landform and settings of the existing villages, while it frames key destinations as vantage points creating an interesting skyline for the Area. The proposed BH profile is also configured to prioritise key nodes and enhance points of the congregation within the Area. High-rise development clusters are concentrated at the south-

western and north-eastern parts of the San Tin Town Centre to reflect their visual prominence. To create focal points of the Area, the BH restriction of the planned mixed use developments near the two proposed railway stations of the NOL Main Line/NOL Spur Line in San Tin and near Chau Tau is proposed at 200 metres above Principal Datum (mPD) for the development of landmark buildings. From these high-rise clusters, the proposed BHs gradually descend towards the wetland and fishponds (in the north and north-west), village clusters (north of San Tin Highway and in the north-east), the proposed cultural and community complex in the central part, and then gradually climb up to the I&T developments near the mountain slopes in the south-east. The general concept of BH restrictions is shown on **Figure 6**.

- 11.3 Specific BH restrictions for the “Government, Institution or Community (1)” (“G/IC(1)”) and most of the “Other Specified Uses” (“OU”) zones in terms of mPD and/or number of storeys, which mainly reflect the planned BHs of developments (subject to detailed design), have been incorporated into the Plan to provide visual and spatial relief to the Area. Specific BH restrictions are also incorporated in areas with ecological concerns.
- 11.4 An Air Ventilation Assessment – Detailed Study (AVA-DS) had been undertaken to assess the existing wind environment and the likely impact of the proposed building mass layouts within the Area on the pedestrian wind environment. The BH restrictions shown on the Plan have already taken the findings of the AVA-DS into consideration.
- 11.5 Subject to the detailed requirements to be formulated in the Planning and Design Brief as mentioned in paragraph 10.3 above, the maximum BHs for portions of individual sites to be specified in the Brief may be lower than their corresponding BH restrictions shown on the Plan.
- 11.6 A minor relaxation clause on planning application in respect of the BH restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits.

Non-building Areas (NBAs)

- 11.7 According to the findings of the AVA-DS, the prevailing annual wind is along the north-east to south-west direction. A number of major breezeway/air paths have been incorporated to ensure effective wind penetration throughout the Area and to improve the pedestrian wind of the urban environment. Breezeways along the prevailing wind direction include: (1) along San Tin Highway and Fanling Highway and towards KTN NDA to the east; and (2) along Road D1 through Riverside Park towards the planned low-rise school site in Area 12C and Ki Lun Shan, etc (**Figure 5**).
- 11.8 There are also north-west to south-east breezeways to facilitate summer wind. These breezeways generally follow the revitalised drainage channels –

STEMDC and STWMDC, major roads and open space including San Sham Road, Road D5, as well as planned open space in Areas 2B and 7.

11.9 NBAs are imposed to enhance air ventilation based on the AVA-DS and for completeness of the open space network. NBAs designated on the Plan are as follows:

- (a) a 40m-wide NBA in Area 1D is designated to provide a strategic air path to facilitate wind penetration into San Tin Town Centre along Road D1;
- (b) a 34m-wide NBA in Area 2A to form part of the open space network connecting the “open space” zone in Area 2B. This NBA also serves the purposes of facilitating air ventilation; and
- (c) a 15m-wide NBA in Area 16B to facilitate air flow from Ki Lun Shan to the existing village of Chau Tau to the north.

11.10 Moreover, the approved EIA Report for the Study has identified two egrettries near Mai Po Lung Village and Mai Po Village, various night roosts, and an extensive wetland area in Sam Po Shue with ecological significance. NBAs are also designated on the Plan as follows:

- (a) a 20m-wide NBA abutting the revitalised STEMDC in Area 19A is designated to minimise human disturbance to the adjacent wetland habitat;
- (b) a 300m-wide birds’ flight corridor between the old Shenzhen River meander and Sam Po Shue in east-west direction is preserved by designation of NBA in the northern part of Area 19A and stringent BH control of 15mPD for some GIC facilities in Areas 17 and 18. Development in the “OU” annotated “I&T” (“OU(I&T)”) zone adjoining the 300m-wide bird flight corridor to the north and south is restricted to a maximum BH of 35mPD;
- (c) 35m-wide NBAs along the northern boundary of Areas 19B and 19C are designated with stepped BHs of 35mPD and 15mPD descending towards the NBAs to minimise human disturbance to the adjoining wetland in Sam Po Shue;
- (d) a 35m-wide NBA along the western boundary of Area 19C is designated to preserve the birds’ flight paths from Mai Po Village Egrettry; and
- (e) a 70m-wide NBA is designated in Area 19C to preserve the birds’ flight path of the Mai Po Lung Village Egrettry.

11.11 As the designation of NBAs is primarily for the purpose of above ground air ventilation or protection to areas with ecological significance, the NBA requirements will not apply to underground developments. No above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge

connection or covered walkway may be allowed. Moreover, minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the NBA restrictions as shown on the Plan which may be considered by the Board on application under section 16 of the Ordinance under exceptional circumstances.

12. LAND USE ZONINGS

12.1 “Residential (Group A)” (“R(A)”): Total Area 44.78 ha

12.1.1 Land zoned “R(A)” is intended primarily for high-density residential developments. All the sites are located within a 15-minute walking and cycling distance of the proposed railway stations and TIHs to maximise the utilisation of the high-capacity public transport system. Commercial uses are always permitted on the lowest three floors of a building, taken to include basements; or in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Various community, social welfare and ancillary recreational facilities may be included in these sites.

12.1.2 This zone includes two sub-zones which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”) : 32.49 ha

- (a) The “R(A)1” sub-zone is subject to a maximum PR of 6.8 with maximum BHs ranging from 160mPD to 200mPD as specified on the Plan. One site in Area 1C is designated for Dedicated Rehousing Estate. In determining the maximum PR, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities, railway facilities and GIC facilities, as required by the Government, may be disregarded.
- (b) “R(A)1” zones in Areas 1B, 1C, 2C, 2D, 2G and 2I are subject to a maximum BH of 170mPD, while those in Areas 12B and 12D are subject to a maximum BH of 160mPD. As for developments of “R(A)1” zones in Areas 2C, 2D and 2G, the provision of active frontage at the ground level of the development along the edges facing the open space is encouraged. More details on the planning and design requirements for the active frontages of these sites will be set out in the departmental Outline Development Plan (ODP) to be prepared, or at the Planning Brief preparation stage.
- (c) For Area 1D, a 40m-wide NBA is designated on the Plan to provide a strategic air path to facilitate wind penetration from the southwest to the town centre along Road D1. Within the NBA,

underground structures will be allowed. As part of Area 1D is situated on a higher level, development up to a maximum BH of 200mPD is allowed.

“Residential (Group A)2” (“R(A)2”) : 12.29 ha

- (d) The “R(A)2” sub-zone is subject to a maximum domestic PR of 6.5 and maximum BHs ranging from 160mPD to 170mPD. In determining the maximum PR, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities, railway facilities and GIC facilities, as required by the Government, may be disregarded.
 - (e) “R(A)2” zones in Areas 4B, 4D and 6A are located within 500m of the proposed San Tin Station of the NOL Main Line. Development of these sites are subject to a maximum BH of 170mPD. Future developments of Areas 4D and 6A shall integrate with the possible entrances/exits and related railway structures of the proposed San Tin Station of the NOL Main Line.
 - (f) Developments of “R(A)2” zones in Areas 11A and 11B are subject to a maximum BH of 160mPD. Developments of these sites are encouraged to provide active frontage at the ground level of development along the edges facing the planned open space and shall take account of the planned open space for integrated design. More details on the planning and design requirements for the active frontages of these sites will be set out in the departmental ODP to be prepared, or at the Planning Brief preparation stage.
- 12.1.3 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PRs may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses. The PR control under this zone is regarded as being stipulated in a ‘new or amended statutory plan’ according to the Joint Practice Note (JPN) No. 4 on ‘Development Control Parameters PR/GFA’, and shall be subject to the streamlining arrangements stated therein.
- 12.1.4 Minor relaxation of PR and/or BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 above would be relevant for the assessment of minor relaxation of BH restrictions. Each application will be considered on its own merits.
- 12.1.5 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.

- 12.1.6 For individual subsidised housing sites, planning briefs setting out the planning parameters and the special design requirements will be provided to guide the future development of the sites.

12.2 “Village Type Development” (“V”) : Total Area 78.48 ha

- 12.2.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village extension. 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. In order to ensure that any future development or redevelopment within the “V” zone will retain a village character, a maximum BH of three storeys (8.23m) or the height of the existing building, whichever is the greater, is imposed under this zone.
- 12.2.2 The “V” zones cover 11 recognised villages (i.e. Shek Wu Wai in Area 6C; Tung Chun Wai, Yan Sau Wai, On Loong Tsuen, Wing Ping Tsuen, Fan Tin, San Loong Tsuen and Ching Loong Tsuen in Area 22; Chau Tau and Poon Uk Tsuen in Area 29 and Lok Ma Chau in Area 30). The boundaries of the “V” zones are drawn up having regard to the existing village ‘environs’, outstanding small house demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 12.2.3 A site of about 0.6 ha in Area 9C to the south of San Tin Highway is zoned “Village Type Development (1)”. The zone is intended for the re-provisioning of the affected village houses/building lots under the Village Removal Terms due to the Government projects. Development within the zone is also subject to a maximum BH of 3 storeys (8.23m).
- 12.2.4 Minor relaxation of BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 above would be relevant for the assessment of such application. Each application will be considered on its own merits.
- 12.2.5 Since the areas along Castle Peak Road and adjacent to the San Tin Highway would be subject to traffic noise impact, any proposed development near these roads should provide adequate mitigation measures to minimise such impact.

- 12.2.6 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

12.3 “Government, Institution or Community” (“G/IC”) : Total Area 56.52 ha

- 12.3.1 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, organisations providing social services to meet community needs, and other institutional establishments. Local community facilities are also provided within the other land use zones.
- 12.3.2 Within the “G/IC” zone, GIC facilities include two sites for indoor sports centre in Areas 1A and 10, one site for fresh and reclaimed water service reservoirs in Area 25, and a workshop and related facilities of the Fire Services Department at Area 1A. Besides, other GIC facilities include a Highways Department’s depot in Area 23 and a PTI in Area 13A.
- 12.3.3 The indoor sports centre in Area 10 will be co-located with a public vehicle park for commercial vehicles where a minimum of 50 parking spaces shall be provided, subject to the advice of the Transport Department (TD).
- 12.3.4 Eight primary schools and six secondary schools are planned in Areas 1C, 1D, 2B, 2H, 6D, 8, 9C, 11C and 12C in close proximity to residential developments, sports facilities and open space to increase students’ convenience. Also, a site in Area 5 is reserved for development of other educational facilities on the advice of the Education Bureau.
- 12.3.5 Two sites are proposed for refuse collection points (RCPs) in Areas 4D and 15. The site in Area 4D has room for future co-location with other facilities. Four sites are proposed for the provision of DCS plants in Areas 8, 13C, 15 and 20. Besides, 10 sites in Areas 1B, 2B, 4D, 5, 8, 12A, 13C, 15, 16A and 21 are proposed for the provision of electric substations (ESSs). Two sites in Areas 15 and 19A are proposed for stormwater pumping stations. Three sites in Areas 5, 12A and 18 are proposed for the provision of sewage pumping stations.
- 12.3.6 Eight sites in Areas 1A, 2B, 4C, 5, 8, 9B, 10 and 16A are designated as government reserve purpose. Three sites are also designated as “G/IC” to reflect the existing uses for the LMC Sub-divisional Police Station and the police post at Ngau Kok Shan in Area 30, as well as the Mai Po ESS in Area 1A.

“Government, Institution or Community (1)” (“G/IC(1)”) : 10.39 ha

- 12.3.7 Within the “G/IC(1)” zone, specific BH restrictions are incorporated due to ecological or visual concerns.
- 12.3.8 For sites with ecological concerns, Area 18 reserved for Hong Kong Police Force’s weight station and the Customs and Excise Department’s customs dog base is subject to a maximum BH of 15mPD as it is along the birds’ flight corridor in east-west direction. A divisional police station cum operational base in Area 21 and a site for developing a wetland conservation park management office under AFCD in Area 24 are subject to a maximum BH of 8 storeys and 2 storeys respectively taking into account the proximity to the Mai Po Lung Village Egrettry and the Mai Po Village Egrettry.
- 12.3.9 For sites with visual concerns, the sites for a GIC complex and a Joint-user General Office Building in Areas 2E and 2F are subject to a maximum BH of 120mPD. A site reserved for healthcare facilities in Area 8 is subject to a maximum BH of 100mPD. Other sites in Area 12A for youth facilities and a divisional fire station and ambulance depot cum staff quarters and an operational base for tactical support unit and community emergency preparedness experiential learning are subject to a maximum BH of 110mPD.
- 12.3.10 The GIC complex in Area 2E is planned to house an indoor sports centre, a public market, a RCP and an EcoHub. The Joint-user General Office Building in Area 2F is planned to house a general clinic and a Chinese medicine clinic cum training and research centre. Suitable buffer/building setback between the proposed RCP, indoor sports centre and public market in Area 2E and the proposed clinic facilities in Area 2F would be considered at detailed design stage. Besides, the two developments would take account of the surrounding open space for integrated design.
- 12.3.11 Developments and/or redevelopments in the “G/IC(1)” zone are subject to BH restrictions in term of mPD and or/ number of storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 above would be relevant for the assessment of such application. Each application will be considered on its individual merits.
- 12.3.12 When detailed planning and development for the Area proceeds, local community facilities such as social welfare facilities and kindergartens will also be provided within the public housing estates and the private residential developments as proposed by concerned bureaux/departments.

12.4 “Open Space” (“O”) : Total Area 55.88 ha

- 12.4.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of both the local residents, workers, as well as the general public.
- 12.4.2 Three major open spaces are provided in Areas 2B, 7 and 11D. The open space in Area 2B would also perform as a pedestrian and cycling connector for the mixed use development, residential sites and GIC facilities around the proposed San Tin Station of the NOL Main Line. As for the open space in Area 7, the design should integrate with the adjoining cultural and community complex. The open space in Area 11D would serve as a landing point of the proposed landscaped deck across San Tin Highway for both pedestrians and cyclists. The open spaces in Areas 6B, 7 and 21 may provide a landing point/entrance of a planned footbridge with cycle track across San Tin Highway.
- 12.4.3 Open spaces are also provided in Areas 19C and 20 to preserve birds' flight paths and the Mai Po Lung Village Egrettry. Due care would be taken in the design and implementation of these sites as per the recommended ecological mitigation/ enhancement measures in the approved EIA Report for the Study.
- 12.4.4 The open spaces in Areas 6B and 13A would serve as green buffer between the village of Shek Wu Wai and the high-density developments to the south, and between the I&T development with the residential developments in the north and San Tin Barracks in the west respectively. The open space in Area 4D continues the open space network and provides visual connections to the “O” zone in Area 6B to the north-east and Area 2B to the south-east. Moreover, the open space in Area 17 is intended to provide a small strip of waterfront promenade with a landing point of a planned footbridge which connects to the Loop.
- 12.4.5 Subject to detailed design, there will be pedestrian walkways and cycle tracks introduced within the open spaces particularly across the revitalised STWMDC and STEMDC, and along the riverside promenade allowing a continuous pedestrian and cycling network and connecting major activities nodes. Appropriate cycling facilities would be considered in the integrated design of the open spaces. Besides, floodable landscape treatments and flood attenuation facilities would integrate with open spaces.
- 12.4.6 Urban farming proposed by AFCD with policy support from EEB could be incorporated in the open spaces where appropriate to promote farming activities including selling of fresh produce and providing the public with agriculture-related experience and spaces for education to raise public awareness on sustainability.

12.5 “Other Specified Uses” (“OU”) : Total Area 313.24 ha

- 12.5.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.

Innovation and Technology (I&T)

- 12.5.2 The planning intention of the “OU(I&T)” zone is to provide space for I&T development to cater for the needs of different industry players (e.g. start-ups and leading technology enterprises) and to develop different I&T fields (e.g. life and health technology, artificial intelligence and data science, advanced manufacturing, new energy technology, etc) at different stages of the I&T value chain (e.g. R&D, prototype, pilot test, mass production etc). The “OU(I&T)” zone would accommodate a total GFA of about 5.7 million m². A consultancy study is being conducted by the ITIB to formulate recommendations on the distribution and layout of specific I&T uses and supporting facilities and mode of operation to be developed for individual land parcels in the Area. To promote the concept of ‘work-live-learn-play’ and to nurture I&T development, a range of complementary uses which could provide business support (e.g. office, convention facilities, hotel, etc), living support (e.g. talent accommodation, retail, dining, etc) and other talent attractive uses (e.g. school, educational institution, etc) are allowed in the “OU(I&T)” zone.
- 12.5.3 Under the Study, about 6,400 talent accommodation units (with a total GFA of about 268,000m²) are proposed within the “OU(I&T)” zones to the north of San Tin Highway and Fanling Highway. The exact location and number of talent accommodation units to be provided will be contingent on the nature and scale of I&T industries to be developed, as well as the operational and business needs of the prospective I&T enterprises. Also, provision of talent accommodation should duly observe the possible constraints posed by the nearby less environmentally friendly manufacturing processes, if any. Centralised air-conditioning system with chilled water supplied by DCS is assumed to be adopted by the talent accommodation units under the Study.
- 12.5.4 Further increase in the GFA for I&T development and/or the number of units/GFA for talent accommodation in the “OU(I&T)” zone would be subject to confirmation of technical feasibility to the satisfaction of relevant departments by the project proponent. Necessary restrictions may be imposed through administrative means which include the Planning and Design Brief to be formulated as mentioned in paragraph 10.3 above and land documents (e.g. land grant conditions) in order to ensure proper control. The final Planning and Design Brief would be attached to an ODP and made available for public reference.

Areas 19A (about 31 ha), 19B (about 70 ha) and 19C (about 47 ha)

- 12.5.5 The “OU(I&T)” zone in these planning areas are subject to maximum BHs ranging from 15mPD to 125mPD as stipulated on the Plan. A stepped BH profile is adopted to achieve design harmony of the proposed development with the neighbouring villages and wetland setting to realise the concept of urban-rural integration. These planning areas abutting the proposed SPS WCP provide opportunity for creating a high quality campus-like environment where integrated design could be adopted to create a network of public spaces conducive to walking, cycling and promoting talents’ interaction and exchange of ideas. The following requirements should be observed:
- (a) A DCS plant and an ESS should be provided in Area 19B for the I&T development.
 - (b) Due to the close proximity of wetland, birds’ flight corridor and birds’ flight paths, developments in Areas 19A, 19B and 19C shall adopt bird-friendly building design (e.g. avoiding transparent or reflective façades). To preserve a 300m-wide birds’ flight corridor between the old Shenzhen River meander and Sam Po Shue in an east-west direction, NBAs and stringent BHs are stipulated in the northern part of Area 19A. Within the NBAs, underground structures will be allowed. Sensible landscape treatments should be considered for the area to create a favourable environment to preserve the birds’ flight path.
 - (c) As for Area 19C, a 70m-wide NBA is designated on the Plan to preserve the birds’ flight path of the Mai Po Lung Village Egrettry. Due care should be taken in the design and implementation of this site as per the recommended ecological mitigation/enhancement measures in the approved EIA Report for the Study. The management of the site should be developed in a holistic manner to take good care of the egrettry. Any development should observe the potential interface with the adjacent Mai Po Village Site of Special Scientific Interest, Mai Po Village Egrettry and Mai Po Lung Village Egrettry.
 - (d) Along the development boundary fronting the proposed SPS WCP, a 35m-wide NBA is designated in Areas 19B and 19C with stepped BH (35mPD and 15mPD) descending towards the NBA to address the interface with the SPS WCP and to minimise the disturbance to the SPS WCP. The design of the 35m-wide NBA should be in harmony with the proposed SPS WCP. Sensible landscape treatments should be adopted to create a favourable buffer between the wetland and the development area.
 - (e) A 20m-wide NBA along the western boundary of Area 19A as indicated on the Plan is designated for passive recreational uses to minimise human disturbance on the adjacent wetland habitats

and associated fauna along the revitalised STEMDC. It could also maximise view and access to the riverside.

- (f) Subject to detailed design, suitable view corridors shall be provided in Area 19B to the north of Road L13 to retain a continuous view from the existing village clusters to the wetland in Sam Po Shue. According to the AVA under the Study, provision of at least two effective breezeways/ air paths aligned in north-west to south-east direction across Area 19B is recommended.
- (g) Detailed design of the “OU(I&T)” zones, including the layout of internal roads and public space, are subject to study by the project proponent(s) and technical advice by relevant departments. In particular, pedestrian and cycling routes shall be provided across the revitalised STWMDC and STEMDC and along the edges fronting the proposed SPS WCP, and they shall form part of the comprehensive pedestrian and cycling network of the Area. Appropriate cycling facilities shall be considered in the integrated design of the future development.
- (h) To enhance pedestrian and cycling connectivity of the “OU(I&T)” zones on both sides of Road D6, a 100m-wide at-grade crossing will be provided, which will be underneath Road P1, where appropriate landscaping, street furniture, and cycling facilities shall be provided, subject to detailed design.
- (i) Subject to detailed design, pedestrian connections to the Direct Road Link under the development of the Loop should be provided to enhance the connectivity with LMC Station.
- (j) For the “OU(I&T)” zone in Area 19A to the north of Road D4, development should observe the potential interface with the railway reserve for the proposed NOL Spur Line.

Areas 16A (about 21 ha) and 16B (about 14 ha)

12.5.6 The “OU(I&T)” zone in these planning areas are subject to maximum BHs ranging from 35mPD to 155mPD as stipulated on the Plan. For the “OU(I&T)” zone near Chau Tau in Area 16B, development is restricted to a maximum BH of 100mPD, balancing development need and local planning context. To ensure design harmony between the proposed I&T development and the village, suitable building setback from the adjoining “V” zone boundary should be considered by the project proponent(s). The followings should be noted:

- (a) A site in Area 16A is reserved for development of a DCS plant which is subject to a maximum BH of 35mPD as it is close to the 300m-wide birds’ flight corridor.

- (b) A site in Area 16B is reserved for development of a Government data centre complex.
- (c) To facilitate air ventilation of the existing village of Chau Tau, a 15m-wide NBA is designated at the “OU(I&T)” zone in Area 16B to the north of the existing LMC Spur Line Ventilation Building. Within the NBA, underground structures will be allowed.
- (d) To promote active travel and facilitate cycling, provision of appropriate cycling facilities should be considered subject to detailed design. A 100m-wide at-grade crossing underneath Road P1 will be provided.
- (e) Development should observe the interface issue with the existing LMC Spur Line, and the railway reserve for the proposed NOL Spur Line.

Area 13A (about 22 ha)

- 12.5.7 The “OU(I&T)” zone in Area 13A is conveniently connected to the future NM Highway through Roads L1 and D5. Developments are subject to a maximum BH of 170mPD. The two “O” zones in the northern part of Area 13A would serve as a buffer between the “OU(I&T)” zone and “R(A)1” zone in Area 12D, those I&T uses which may involve relatively less environmentally friendly manufacturing processes should be sited as far away from the residential development in Area 12D as practicable.

Area 17 (about 5 ha)

- 12.5.8 An “OU(I&T)” zone is reserved for the development of a fisheries research centre by AFCD. The proposed fisheries research centre aims to support the development of modernised aquaculture and promotion of scientific research. To protect the east-west birds’ flight corridor between Sam Po Shue and the Loop, development at the site is subject to a maximum BH of 15mPD. Subject to detailed design, a wildlife corridor may be provided at the site. Besides, a night roost affected by the development at Ha Wan Tsuen will be relocated to this site with reference to the findings of the approved EIA Report for the Study.
- 12.5.9 Minor relaxation of the BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 would be relevant for the assessment of such application. Each application will be considered on its own merits.
- 12.5.10 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of NBA restrictions as shown on the Plan may be considered by the Board on application under section

16 of the Ordinance.

- 12.5.11 As filling of pond may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

Mixed Use

- 12.5.12 Two sites with a total area of about 14.77 ha (i.e. Areas 2A and 23) located near the proposed railway stations of the NOL Main Line/NOL Spur Line are zoned “OU” annotated “Mixed Use” (“OU(MU)”). This zone is intended primarily for mixed use development comprising a mix of residential and commercial (office, hotel, retail, dining and entertainment) uses incorporated with a TIH. Developments within this zone are subject to a maximum total PR of 7 and a maximum BH of 200mPD. To ensure an integrated design taking into account specific design requirements, a master layout plan should be submitted for approval under lease.
- 12.5.13 For the “OU(MU)” zone in Area 2A, a maximum domestic PR of 4.5, a maximum non-domestic PR of 2.5, and a maximum BH of 200mPD are proposed under the Study. A TIH with a minimum of 200 public park-and-ride car parking spaces shall be provided to the satisfaction of TD. Detailed requirement of the TIH should be confirmed by TD. An integrated design should be adopted to ensure convenient transfer between the TIH, the proposed San Tin Station of the NOL Main Line and the mixed use development. Future developments in Area 2A shall integrate with the possible entrances/exits and related railway structures of the proposed San Tin Station of the NOL Main Line. Besides, active frontage shall be provided at ground level of the development facing the planned open space in Area 2B to enhance vibrancy and vitality. An all-weather at-grade corridor shall be provided in the north-eastern part of the site to facilitate pedestrian connection between the planned open spaces in Areas 2B and 6B. To facilitate air ventilation according to the AVA-DS and provide a view corridor from the Shek Wu Wai Interchange to Ngau Tam Shan, a 34m-wide NBA is designated on the Plan.
- 12.5.14 For the “OU(MU)” zone in Area 23, a maximum domestic PR of 3, a maximum non-domestic PR of 4, and a maximum BH of 200mPD are proposed under the Study. A TIH with a GFA of 25,000m² for public transport facilities including a public coach park and a minimum of 1,500 public park-and-ride car parking spaces, mainly serving private car users making cross-boundary trips, shall be provided to the satisfaction of TD. An integrated design should be adopted to ensure convenient transfer between the TIH, the proposed station of NOL Spur Line near Chau Tau and the mixed use development. To foster urban-rural integration and design harmony with the nearby villages, a stepped BH profile descending towards the villages to the south-west of site shall be adopted and at-grade active

frontage shall be provided on the south-western edge of the development facing the villages. Besides, all-weather and barrier-free public accesses for pedestrians and cyclists connecting the planned landscaped deck across San Tin Highway and the riverside promenade shall be provided to enhance connectivity. Development of this site is encouraged to take account of the riverside promenade for integrated design. The layout of the development will require special consideration to mitigate the traffic and railway noise impact from San Tin Interchange, San Sham Road and the existing LMC Spur Line.

- 12.5.15 To facilitate the above-mentioned provision of active frontage and all-weather accesses and to provide guidance on the mix of domestic and non-domestic portions for future developments, detailed planning and design requirements for the two concerned sites will be set out in the departmental ODP to be prepared.
- 12.5.16 The floor space constructed or intended for use solely as public transport facilities and public car parking spaces as required by TD and solely as railway facilities as agreed by the Government at both “OU(MU)” zones may be disregarded for GFA calculation. Also, to promote active travel and facilitate cycling, appropriate cycling facilities should be considered in the integrated design of the development at the pedestrian level.
- 12.5.17 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PRs may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 12.5.18 Minor relaxation of the PR and/or BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 above would be relevant for the assessment of minor relaxation of BH restrictions. Each application will be considered on its own merits.
- 12.5.19 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance.
- 12.5.20 The PR control under this zone is regarded as being stipulated in a ‘new or amended statutory plan’ according to the JPN No. 4 on ‘Development Control Parameters PR/GFA’, and shall be subject to the streamlining arrangements stated therein.

Logistics, Storage and Workshop

- 12.5.21 Three sites with a total area of about 16.56 ha in Areas 13B, 14A and

21 are zoned “OU” annotated “Logistics, Storage and Workshop” (“OU(LSW”). This zone is intended primarily for logistics, storage and workshop uses. The sites could be used for development of MSBs for modern industries, which may also accommodate brownfield operations affected by Government projects. Open-air operations are also allowed to suit the operational needs of various kinds of logistics, storage and workshop uses. These sites are located close to San Tin Highway, Fanling Highway and the connection point to the future NM Highway, thus capturing the advantage of easy accessibility to the strategic highways linking other parts of NM and the territory.

- 12.5.22 Two sites in in Areas 13B and 14A are zoned “OU” annotated “Logistics, Storage and Workshop (1)” subject to a maximum non-domestic PR of 5 and a maximum BH of 170mPD and 145mPD respectively. For the site in Area 21 zoned “OU” annotated “Logistics, Storage and Workshop (2)”, development is subject to a maximum non-domestic PR of 2 and a maximum BH of 55mPD in order to minimise the impact on the Mai Po Lung Village Egrettry to its north-west.
- 12.5.23 Minor relaxation of the PR and/or BH restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 11.6 above would be relevant for the assessment of minor relaxation of BH restrictions. Each application will be considered on its own merits.
- 12.5.24 The PR control under this zone is regarded as being stipulated in a ‘new or amended statutory plan’ according to the JPN No. 4 on ‘Development Control Parameters PR/GFA’, and shall be subject to the streamlining arrangements stated therein.

Cultural and Community Uses with Supporting Uses and Facilities

- 12.5.25 A site of about 15 ha in Area 7 is zoned “OU” annotated “Cultural and Community Uses with Supporting Uses and Facilities” for the provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. It will serve as a landmark planned for accommodating a major performing arts venue, a major museum, a major library, a swimming pool complex, and flexible public/event spaces. Retail, dining, recreational, entertainment and other uses and facilities in support of the complex may also be included and are always permitted. A comprehensive design should be adopted for the development with special landscape features which integrates with the planned open space lying between the eastern and western portions of the site, with a view to developing it into a cultural and recreational focal point and showcasing the distinctive character of the surrounding region. Future development should also observe the interface issue with the proposed NOL. Detailed planning and design requirements for this

zone will be set out in the departmental ODP to be prepared.

Green Fuel Station

- 12.5.26 Two sites with a total area of about 0.33 ha in Areas 4C and 16A are zoned “OU” annotated “Green Fuel Station”. They could be EV charging station, hydrogen refuelling station, or station supplying other kinds of green vehicle fuel, subject to the advice of relevant bureaux/departments and future needs.

Refuse Transfer Station and Resource Recovery Facilities

- 12.5.27 A site of about 2.98 ha in Area 14B is zoned “OU” annotated “Refuse Transfer Station and Resource Recovery Facilities” to cope with the municipal waste generated by the new population. Facilities for collecting, sorting, recovering of waste and recyclables will be co-located within the site to enhance resource recovery.

Amenity Area

- 12.5.28 “OU” annotated “Amenity Area” (“OU(A)”) with a total area of about 28.61 ha are provided at roadside as far as possible to enhance the amenity value by landscaping and tree planting and to serve as visual buffers between existing villages and new developments. Pedestrian footpaths and cycle tracks may be provided within the amenity strips for a continuous pedestrian and cycle track network in the Area. The amenity strips along STEMDC are intended to reflect the existing and the future compensatory wetland habitats in the area and to reserve space for the revitalisation of the existing STEMDC, including provision of a wildlife corridor for terrestrial mammal species to preserve the habitat continuity along the northern section of Road D6 in Area 19A. For the “OU(A)” zone near Shek Wu Wai, vehicular access to the village should be allowed. The “OU(A)” zone in Area 2H could be converted to a future connection road between the Area and the Ngau Tam Mei area to the south.

All Other Sites (Not Listed Above)

- 12.5.29 Apart from the above, this zone denotes land allocated or reserved for specific uses, including the following:
- (a) Existing LMC Spur Line in Area 16A;
 - (b) Existing Chau Tau Ventilation Building of the LMC Spur Line in Area 15;
 - (c) Existing LMC Railway Terminal of the LMC Spur Line and PTI in Area 31;
 - (d) Railway facilities for the NOL Main Line in Areas 7, 9B and 14A;
 - (e) EPP and food waste pre-treatment facilities in Area 3; and
 - (f) Water reclamation plant in Area 4A.

12.6 “Green Belt” (“GB”) : Total Area 207.29 ha

- 12.6.1 The planning intention of this zone is primarily for defining the limits of 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. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.
- 12.6.2 The “GB” zone mainly reflects the existing permitted burial grounds (i.e. Areas 4C, 5 (the south-western “GB” zone only), 6D, 9A, 10, 13A, 16A, 17, 26, 28, and part of the “GB” zone in Area 30), and areas densely occupied by existing graves (i.e. the north-eastern “GB” zone in Area 5), low-rise buildings, temporary on-farm domestic structures, agricultural land, knolls, natural features and mature vegetation.
- 12.6.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

12.7 “Conservation Area” (“CA”) : Total Area 139.36 ha

- 12.7.1 The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The ‘no-net-loss in wetland’ principle is adopted for any change in use within this zone. No decline in ecological functions served by the existing fish ponds should occur. Fragmentation of continuous and contiguous fishpond habitats within the “CA” zone should be avoided.
- 12.7.2 The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructural project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone. For those developments which may be permitted on application to the Board, such application should be supported by an ecological impact assessment and a management plan to demonstrate that the development would not result in any net loss in wetland function and negative disturbance impact. Such

development should also be compatible with the conservation objectives of the wetland in the Deep Bay Area and should be appropriate as well as be able to enhance the visual and landscape quality of the area. Wetland compensation is required for any development involving pond filling and mitigation measures against any disturbance would be necessary. Certain uses/facilities that are of small scale or necessary to serve the local needs may also be considered on application to the Board.

- 12.7.3 This zone mostly comprises the existing LMC Ecological Enhancement Area, which is mitigation wetland for the construction of Sheung Shui to Lok Ma Chau Spur Line, and Clean-up Reedbed in Area 32, as well as the existing contiguous and continuous, active or abandoned fish ponds to the south of Shenzhen River in Area 30.
- 12.7.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

“Conservation Area (1)” (“CA(1)”) : 68.64 ha

- 12.7.5 The zoning is intended to protect and retain the existing natural landscape, ecological or topographical features in Area 27 near Hadden Hill (Ki Lun Shan) for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.
- 12.7.6 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. Uses related to conservation purposes such as natural reserve and natural trail are permitted as of right. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.
- 12.7.7 Filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

13. COMMUNICATIONS

The Area will be connected with different parts of Hong Kong and surrounding areas by a comprehensive existing and planned road and rail network. The traffic impacts of the proposed developments within the Area have been assessed. With the

implementation of the proposed improvement works, no significant adverse traffic impact is envisaged.

13.1 Road

- 13.1.1 Current principal accesses to and from the Area include San Tin Highway and Fanling Highway with secondary accesses such as Castle Peak Road, San Tam Road, and Kwu Tung Road. Taking into account the improvement schemes to be undertaken by other major projects (e.g. San Tin Interchange improvement schemes under the Development of the Loop, widening of Fanling Highway under the Remaining Phase of Site Formation and Engineering Infrastructure Works at KTN/Fanling North NDA, and the new NM Highway proposed under the Hong Kong Major Transport Infrastructure Development Blueprint in December 2023), the Area will be well connected with different parts of Hong Kong and the Mainland by a comprehensive road network. Primary and district distributors and local roads are planned to provide convenient connection among various development areas and landmark developments as indicated in **Figure 7**.
- 13.1.2 To enhance the accessibility of the Area, a pair of new slip roads is proposed at the eastern side of Shek Wu Wai Interchange to facilitate traffic movement. At the same time, improvement to the slip roads from San Tin Interchange towards the westbound of San Tin Highway is proposed to strengthen future connectivity.
- 13.1.3 The proposed Shek Wu Wai Interchange will be utilised as the key access to the Area for traffic coming from the west of San Tin Highway. The existing San Tin Interchange will be maintained and transformed into another key access to the development area for traffic coming from the east of San Tin Highway. The overall road network will make use of these two interchanges as the main connection points to integrate the internal road network of the Area with San Tin Highway and Fanling Highway.
- 13.1.4 The primary distributor Road P1 (i.e. an elevated road at the re-aligned San Sham Road) will be in dual 2-lane configuration and is proposed to convey cross-boundary traffic from Shenzhen to San Tin Highway and Fanling Highway via San Tin Interchange and vice versa. It is proposed as a viaduct with an aim to bypass the traffic junctions along the at-grade Road D6 underneath.
- 13.1.5 There will be six district distributors, namely Road D1 to Road D6, which serve as major linkages between the external connections and major activity nodes. These district distributors are mainly in dual 2-lane configuration. Road D5 would connect the Area with the proposed NM Highway to the south-east of the Area. Besides, a section of Road D6 will be raised to form a double-decked bridge with Road P1 to provide a 100m-wide at-grade crossing between Areas

16A and 19A underneath the elevated road. Subject to detailed design, appropriate landscaping, street furniture and cycling facilities shall be provided at the crossing area.

- 13.1.6 Numerous local distributors will serve a major role in linking up the proposed development parcels and existing developments such as local villages with the proposed district distributors/existing road network. Vehicular accesses for the existing villages and developments will be maintained or reprovisioned.
- 13.1.7 Existing local road system in the vicinity will be largely demolished, realigned or upgraded apart from the section of Castle Peak Road fronting the village clusters to the north of San Tin Highway, Ha Wan Tsuen East Road, and a section of Lok Ma Chau Road.

13.2 Railway

- 13.2.1 The railway system is planned as the backbone of passenger transport system. The Area will be served by the proposed NOL Main Line, NOL Spur Line, and the existing LMC Spur Line. Two new railway stations are proposed in San Tin Town Centre and near Chau Tau within the Area.
- 13.2.2 The proposed NOL Main Line will provide interchange service with the existing Tuen Ma Line and East Rail Line at Kam Sheung Road Station and Kwu Tung Station respectively connecting to the metro areas of Hong Kong. The proposed San Tin Station is located at the south-western part of the Area surrounded by planned residential, mixed use developments and GIC facilities.
- 13.2.3 Subject to further study, the proposed NOL Spur Line will run through the HSITP at the Loop to connect the Area with the new Huanggang Port, where co-location arrangement will be implemented. An intermediate station is proposed at the northern part of the Area near Chau Tau where a mixed use development is planned.

13.3 Other Transport Facilities

- 13.3.1 Road-based public transport services such as long-haul bus services for external connections will be provided with public transit infrastructures planned at strategic locations to supplement the railway system. Two TIHs and one PTI would be provided within the Area. The TIH aims at improving the overall transport connectivity and enhancing passengers' travel experience through the provision of improved passenger interchange facilities and a pleasant environment. In addition, park-and-ride services will be made available at TIHs as far as possible for private car users to park their vehicles and continue their journeys by public transport.
- 13.3.2 To optimise the potential of the proposed railway station of the NOL

Spur Line near Chau Tau as a major interchanging hub between cross-boundary and domestic transport in the northern portion of the Area, a TIH is planned in Area 23 to be integrated with the planned mixed use development together with park-and-ride facilities. Another TIH is planned in Area 2A to be integrated with the planned mixed use development abutting the proposed San Tin Station of the NOL Main Line. The PTI is proposed in Area 13A, for interchanging of road-based public transport services. Various form of green transport modes are also proposed to enhance internal connection of the Area.

13.4 Pedestrian and Cycling Track Connections

- 13.4.1 A comprehensive pedestrian and cycle track network is planned throughout the Area. Key destinations and activity nodes such as the proposed railway stations, the planned TIHs and PTI, the residential and mixed use developments, employment nodes, open spaces and GIC/recreational facilities would be linked up by the planned footpaths and cycle tracks.
- 13.4.2 In general, footpaths would be provided along both sides of the road network in accordance with the 'Guidelines for Preparation of Outline Pedestrian Plans in application of the New Pedestrian Planning Framework to NDA Projects' published by TD. The proposed footpaths will join with the existing footpath network at the periphery of the Area. Elevated crossings will be avoided where possible to enhance universal barrier free access. Three new crossings for pedestrians and cyclists including a landscaped deck will be constructed in addition to four existing underpasses/footbridges across the San Tin Highway/Fanling Highway.
- 13.4.3 The proposed cycling network will be provided along all roads designed in accordance with the Transport Planning and Design Manual and will connect to the existing tracks from Yuen Long to KTN NDA and the planned cycling network in the Loop to create a continuous cycle environment that extends to other destinations beyond the Area. With this comprehensive network, cycling will be a supplementary mode of transport for internal feeder service between developments or activity nodes. Cycling supporting facilities such as cycle parking spaces shall be provided across the Area where appropriate.

14. UTILITY SERVICES

14.1 Water Supply

Fresh water will be jointly supplied from Sheung Shui Water Treatment Works (WTW) and Ngau Tam Mei WTW to the Area via the proposed fresh water service reservoir in Area 25. Besides, a proposed water reclamation plant will

be constructed in Area 4A to supply reclaimed water to the Area for non-potable uses. The treated effluent from the proposed EPP in Area 3 will be further processed at the proposed water reclamation plant to produce reclaimed water which will then be supplied to consumers within the Area for non-potable uses such as toilet flushing, irrigation and DCS usage via the proposed reclaimed water service reservoirs in Area 25.

14.2 Sewage and Sewage/Food Waste Treatment

Area 3 is reserved for provision of an EPP and food waste pre-treatment facilities to handle the sewage and food waste generated from the Area. The planned EPP will be designed up to tertiary level treatment standard. Besides, there are three proposed sewage pumping stations in Areas 5, 12A and 18 for collecting sewage flows from the Area and pumping to the planned EPP for treatment.

14.3 Drainage

The blue-green infrastructure concept is adopted in the drainage system design to improve the flood resilience and adaptation to climate change of the Area. In order to enhance the blue-green infrastructure value, the two main drainage channels, STEMDC and STWMDC, will be revitalised to create attractive landscape, biodiversity, connectivity and multi-functional benefits. Flood retention facilities will be provided in the “O” zones in Areas 2B, 7, 11D and 13A, which will blend in with the open space environment and promote water-friendly culture for public enjoyment. The planned flood retention facilities also comprise three underground storage tanks to cater for the increase of surface runoff under the development of the Area and the climate change effect.

14.4 Electricity

To provide adequate and reliable electricity supply, twelve ESSs (including an existing one) will be provided in the Area. The new ESSs as well as the electrical power supply cable network will be constructed and commissioned in pace with the electricity demand growth in the Area. In principle, all the electric power supply cables will be buried underground or laid in the common utility enclosures as far as possible to reduce the environmental and visual impacts on the surrounding areas.

14.5 Gas

Currently, gas pipelines operating at high pressure have already been laid along Fanling Highway. For any development that will result in a significant increase in population in the vicinity of a high pressure gas pipeline, a quantitative risk assessment would be required from the project proponent to assess the potential risks associated with the gas pipeline, subject to the advice of relevant authorities. Moreover, to strive towards carbon neutrality by conserving energy, two sites in Areas 4C and 16A are reserved for provision of green fuel stations for vehicles. These green fuel stations could be in the form of hydrogen refuelling station subject to the advice of relevant

bureaux/departments and future needs.

14.6 Telecommunications

Telecommunications will be laid along the proposed roads and distributed to the development sites. Optic fibres cables can be branched off from the existing network.

15. CULTURAL HERITAGE

- 15.1 Within the boundary of the Area, there are two declared monuments, namely Man Lun Fung Ancestral Hall and Tai Fu Tai, a number of graded historic buildings in the 'List of the 1,444 buildings'. The list of declared monuments and graded buildings will be updated from time to time. As identified in the approved EIA Report for the Study, Mai Po SAI partly falls within the Area, while some Archaeological Potential Areas are situated in the Area.
- 15.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and the new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.
- 15.3 Prior consultation with Antiquities and Monuments Office (AMO) of DEVB should be made if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB; SAIs, Government historic sites identified by AMO; the new items mentioned in 15.2 above; any other buildings/structures identified with heritage value, both at grade and underground, and their immediate environs; or the Archaeological Potential Areas identified in the approved EIA Report for the Study and their immediate environs. Reference should be made to the recommendations of the approved EIA Report for the Study. Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.
- 15.4 Based on the recommendations of the approved EIA Report for the Study, archaeological fieldwork such as archaeological watching brief, further archaeological surveys should be conducted in the area(s) with archaeological potential after land resumption with recommendations of appropriate mitigation measures for consideration by AMO, if necessary. The scope and methodology of the archaeological fieldwork such as archaeological surveys and archaeological watching brief should be agreed with AMO prior to commencement, and to be implemented to the satisfaction of AMO. Appropriate mitigation measures should be recommended, if necessary, based on the outcome of the archaeological fieldwork results for consideration and

agreement by AMO, and to be implemented to the satisfaction of AMO.

16. PLANNING CONTROL

- 16.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 16.2 For any land or building falling within the boundaries of this Plan and also previously falling within the boundaries of the “IDPA areas” or “DPA area” –
- (a) uses of land or building as defined under paragraphs (3)(a) and (3)(b) of the covering Notes and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board;
 - (b) any development, other than those referred to the above paragraph or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in a plan of the San Tin IDPA, or on or after 14 September 1990 on land included in a plan of the Ngau Tam Mei IDPA, or on or after 12 July 1991 on land not falling within the boundaries of the Ngau Tam Mei IDPA but included in a plan of the Ngau Tam Mei DPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.
- 16.3 For any land or building falling within the boundaries of this Plan but not previously falling within the “IDPA areas” or “DPA area”, no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a 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 zoning control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 16.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental ODP and layout plans, and guidelines published by the Board. The departmental ODP 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 application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

17. IMPLEMENTATION

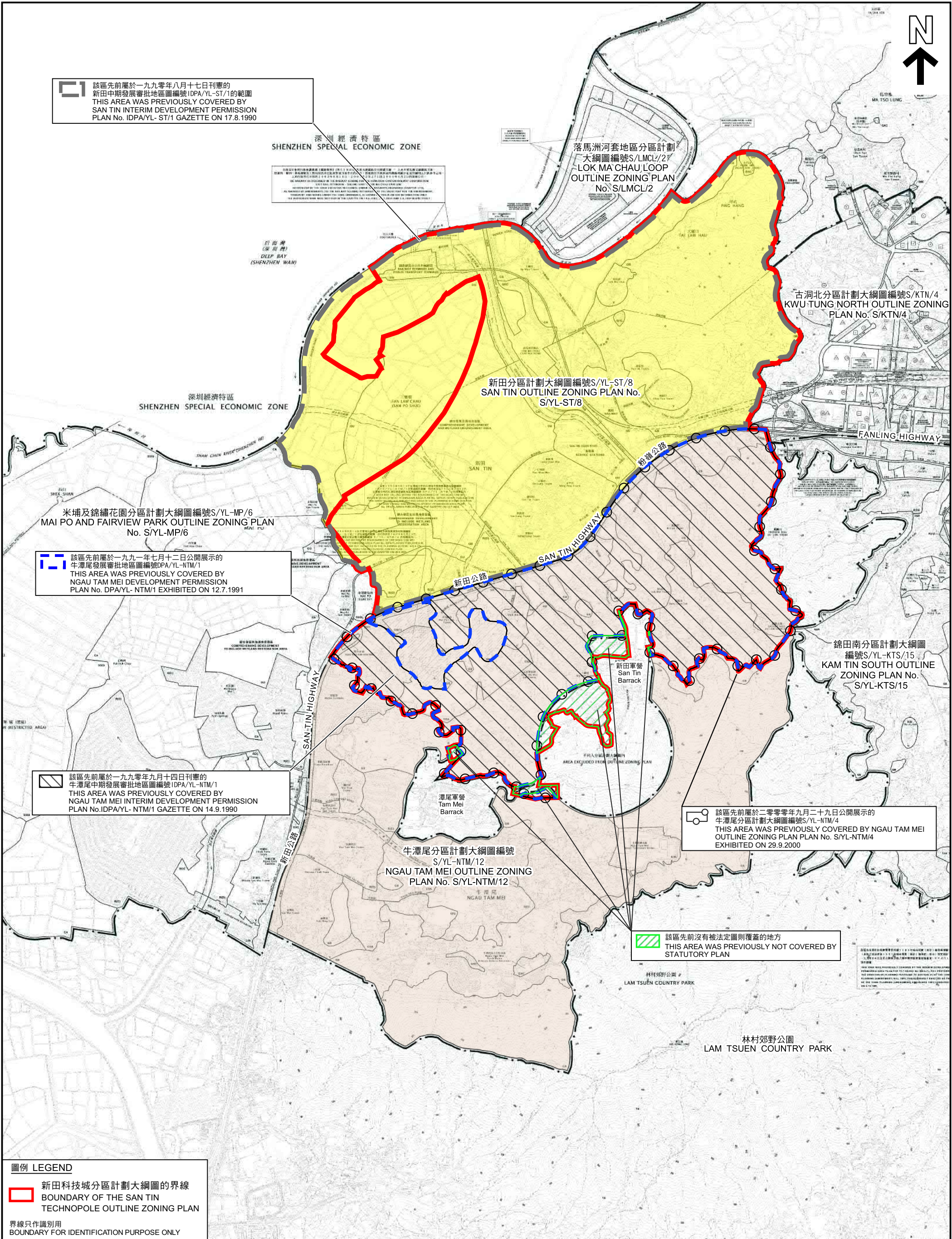
- 17.1 The development of the Area and associated engineering infrastructure will be implemented in phases. Site formation and infrastructure works are planned to commence from end 2024 for completion progressively to support the first population intake starting from 2031. The first batch of land for I&T use is targeted to be available from 2026/2027 the earliest for handing over to the implementation agent for development. The major works to the south of San Tin Highway are planned to commence from 2026/2027 to support bulk population intake starting in 2034, which matches the tentative commissioning date of the proposed NOL Main Line. The remaining batch of land for I&T use will be available in this later phase. The detailed phasing and packaging of works and the implementation programme are subject to review.
- 17.2 The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by CEDD. In the follow-up detailed design of land formation and infrastructure, the Government will maintain close communications with the local villagers on those existing village-related facilities which may be affected. If demolition or relocation of such facilities are anticipated, the Government will endeavour to work out the way forward in consultation with the villagers.
- 17.3 For the I&T sites, the Plan provides a broad land use framework. A consultancy study is being conducted by ITIB to formulate recommendations on the distribution and layout of specific I&T uses and supporting facilities and mode of operation to be developed in the individual I&T land parcels in the Area. ITIB will draw up a development plan on the layout of specific I&T

uses on the I&T sites including the internal infrastructure and supporting facilities which will be coordinated by ITIB with relevant agents in consultation/collaboration with relevant departments. Necessary development and technical requirements for the developments in the Area on private or leased land could be controlled through the lease or contract with end-users as appropriate (such as requirements for submission of master plan, detailed technical assessments and building setback, etc. as appropriate), and through the Buildings Ordinance via building plan submission. Land formation will be arranged by CEDD or other possible agents as appropriate. As mentioned in paragraph 10.3 above, a Planning and Design Brief covering the planned I&T sites will be formulated. The preparation of the Planning and Design Brief will take into account, amongst others, relevant recommendations identified in the above-mentioned ITIB's consultancy study.

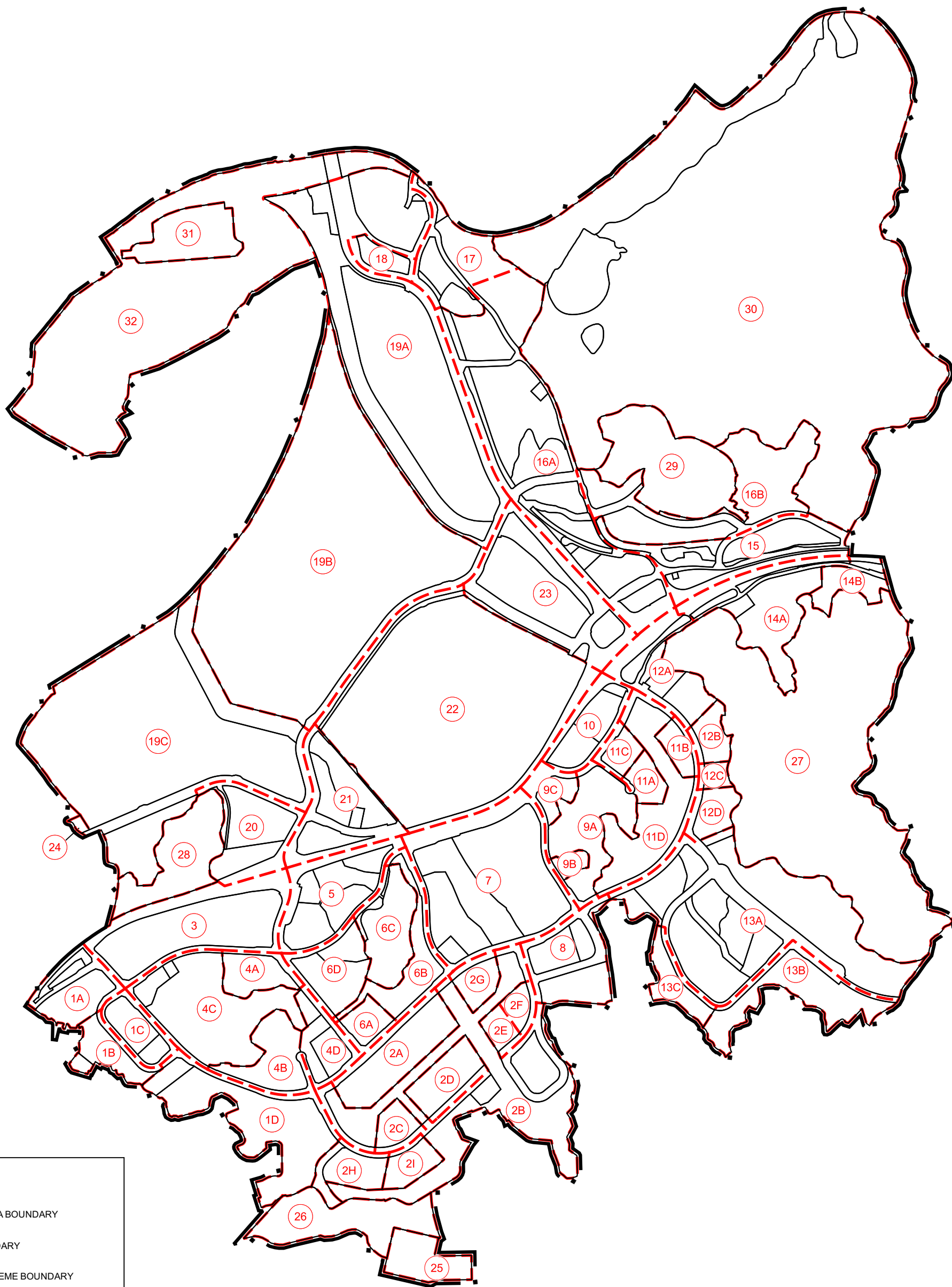
- 17.4 Open spaces, schools, social welfare and other community facilities will be constructed by the appropriate Government departments on the basis of the Capital Works Programme, School Building Programme and other Public Works Programme. Subsidised housing together with the ancillary facilities will be built by the Hong Kong Housing Authority, Hong Kong Housing Society or other relevant agents.
- 17.5 The OZP provides a broad land use framework within which a more detailed departmental ODP will be prepared in consultation with Government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It will include information on detailed land uses, development parameters, boundaries and appropriate planning and urban design requirements for individual sites, green coverage, railway/waterworks/drainage reserves, site formation levels, road alignment and dimensions, locations of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the OZP together with the departmental ODP, where appropriate, will serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

Index of Figures (All figures are for indicative purpose only)

- Figure 1 – Previous Statutory Plans covering San Tin Technopole OZP Area
Figure 2 – Planning Area
Figure 3 – SGR Infrastructure System
Figure 4 – Blue-Green Network
Figure 5 – Urban Design Features
Figure 6 – Building Height Concept
Figure 7 – Transport Network
Figure 8 – Pedestrian and Cycling Network



<p>本摘要圖於2024年2月7日擬備，所根據的資料為於2006年12月5日核准的分區計劃大綱圖編號S/YL-ST/8及S/YL-NTM/12</p> <p>EXTRACT PLAN PREPARED ON 7.2.2024 BASED ON OUTLINE ZONING PLANS No. S/YL-ST/8 AND S/YL-NTM/12 APPROVED ON 5.12.2006</p>	<p>新田科技城分區計劃大綱圖先前的法定圖則範圍</p> <p>PREVIOUS STATUTORY PLANS COVERING SAN TIN TECHNOPOLE OUTLINE ZONING PLAN AREA</p>	<p>規劃署 PLANNING DEPARTMENT</p>	
		<p>參考編號 REFERENCE No. M/YLE1/23/57</p>	<p>圖解FIGURE 1</p>



圖例 LEGEND

- 規劃區界線
PLANNING AREA BOUNDARY
- 用途地帶界線
ZONING BOUNDARY
- 規劃範圍界線
PLANNING SCHEME BOUNDARY
- 1 規劃區編號
PLANNING AREA NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

規劃區
PLANNING AREA

SCALE 1 : 15 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

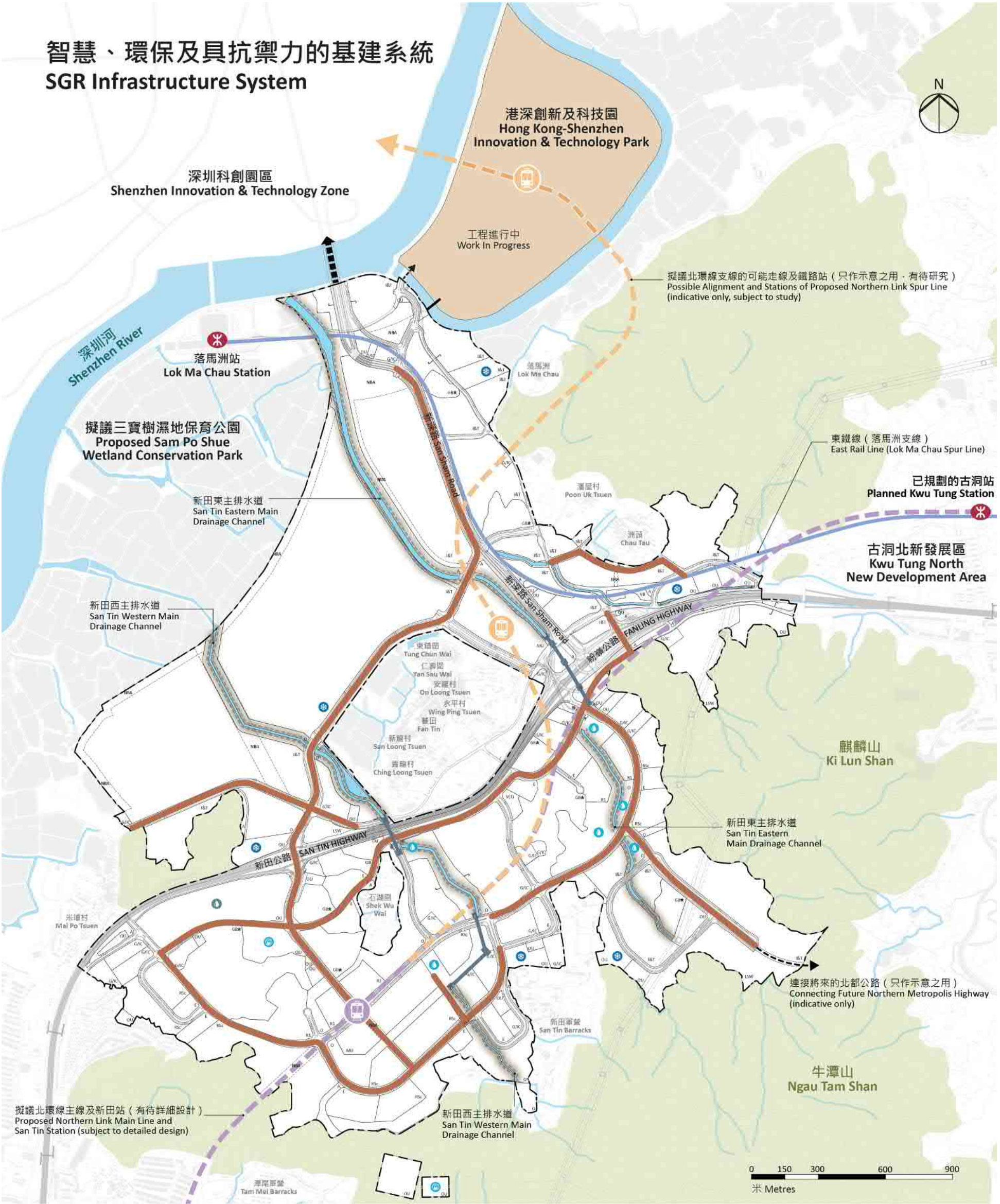
M/YLE1/23/57

圖解 FIGURE

2

本摘要圖於2024年2月21日擬備
EXTRACT PLAN PREPARED ON 21.2.2024

智慧、環保及具抗禦力的基建系統
SGR Infrastructure System



圖示 LEGEND

項目範圍
Project Boundary

港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

自然活化河道
Revitalisation of Major Drainage Channel

公用設施共用溝
Common Utility Enclosure

箱形暗渠
Box Culvert

淨水設施和廚餘預處理設施
Effluent Polishing Plant and Food Waste Pre-treatment Facilities

蓄洪設施
Flood Attenuation Facilities

再造水設施
Water Reclamation Facilities

區域供冷系統
District Cooling System

潔淨能源站
Green Fuel Station

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

智慧、環保及具抗禦力的基建系統
SGR Infrastructure System

摘自新田 / 落馬洲發展樞紐勘查研究
Extracted from San Tin / Lok Ma Chau Development Node Investigation Study

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

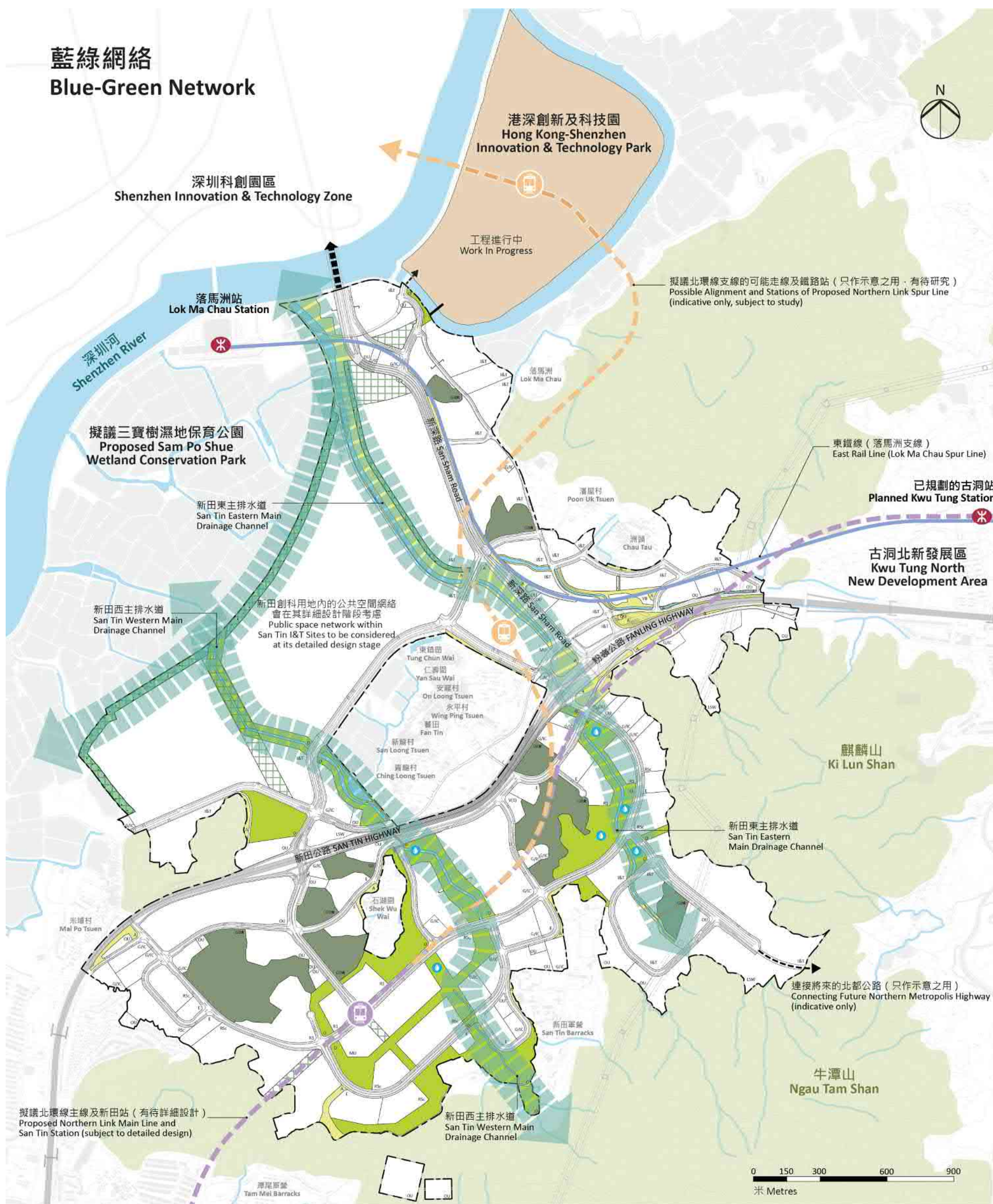
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圖解 FIGURE

3

本摘要圖於2024年2月19日擬備
EXTRACT PLAN PREPARED ON 19.2.2024

藍綠網絡
Blue-Green Network



圖示 LEGEND

 項目範圍
Project Boundary



藍綠走廊
Blue-Green Corridor

 休憩用地
Open Space

 非建築用地
Non-building

 美化市容地帶
Amenity

園景緩衝帶
Landscape Buffer

U
K

蓄洪設施
Flood Attenuation Facilities

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

藍綠網絡
Blue-Green Network

摘自新田 / 落馬洲發展樞紐勘查研究
 Extracted from San Tin / Lok Ma Chau Development Node Investigation Study

規劃署
PLANNING
DEPARTMENT



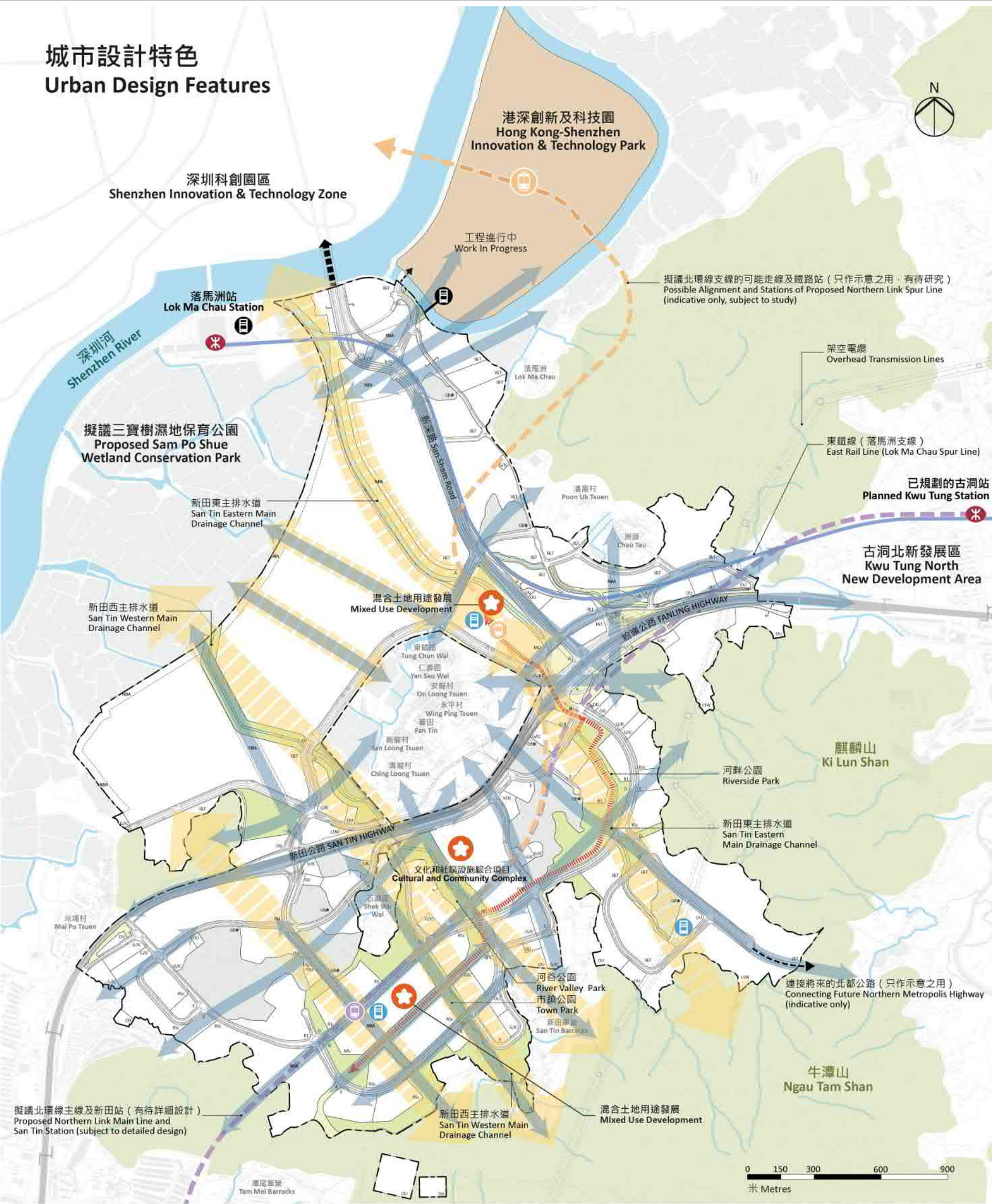
參考編號
REFERENCE No.

M/YLE1/23/57

圖解 FIGURE

4

城市設計特色
Urban Design Features



圖示 LEGEND

項目範圍
Project Boundary

休憩用地
Open Space

綠化地帶 (包含認可殯葬區)
Green Belt (with Permitted Burial Ground)

美化市容地帶
Amenity

港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

主要通風廊
Major Breezeway / Airpath

主要觀景廊
Major View Corridor

非建築用地
Non-building Area



地標式發展
Landmark Development



擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange



現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange



樂活大道
Living Avenue

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

城市設計特色
Urban Design Features

摘自新田 / 落馬洲發展樞紐勘查研究
Extracted from San Tin / Lok Ma Chau Development Node Investigation Study

規劃署
PLANNING
DEPARTMENT



參考編號
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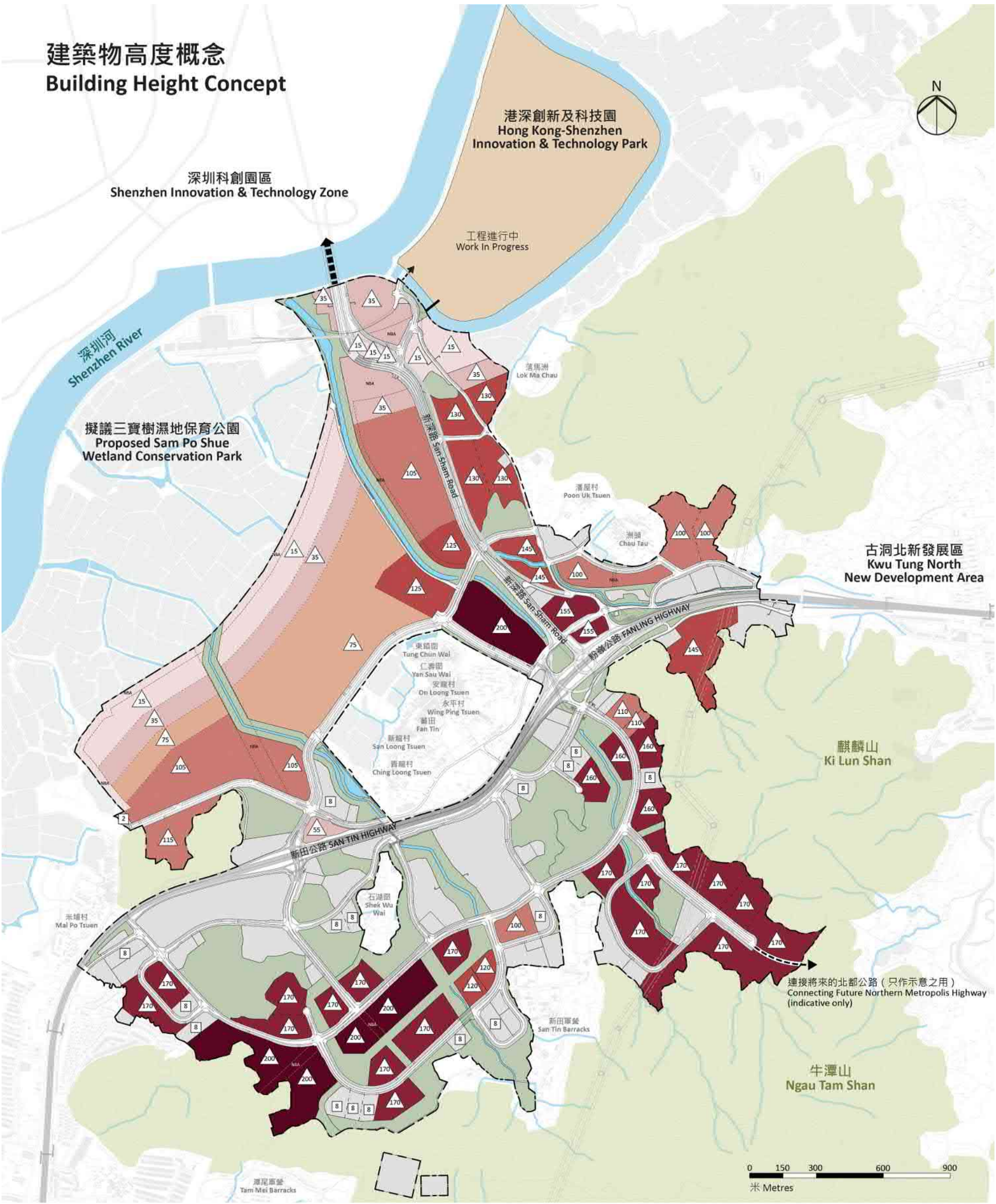
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圖解 FIGURE

5

本摘要圖於2024年2月29日擬備
EXTRACT PLAN PREPARED ON 29.2.2024

建築物高度概念
Building Height Concept



圖示 LEGEND

項目範圍
Project Boundary

港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park
(Work In Progress)

主水平基準上180米或以上
≥180 mPD
主水平基準上150 - 179米
150 - 179 mPD
主水平基準上120 - 149米
120 - 149 mPD
主水平基準上100 - 119米
100 - 119 mPD

主水平基準上70 - 99米
70 - 99 mPD
主水平基準上20 - 69米
20 - 69 mPD
主水平基準上19米或以下
≤19 mPD

非建築用地
Non-building Area

最高建築物高度 (主水平基準上)
Maximum Building Height (in metres above Principal Datum)

最高建築物高度 (層樓)
Maximum Building Height in Storeys

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

建築物高度概念
Building Height Concept

摘自新田 / 落馬洲發展樞紐勘查研究
Extracted from San Tin / Lok Ma Chau Development Node Investigation Study

規劃署
PLANNING
DEPARTMENT



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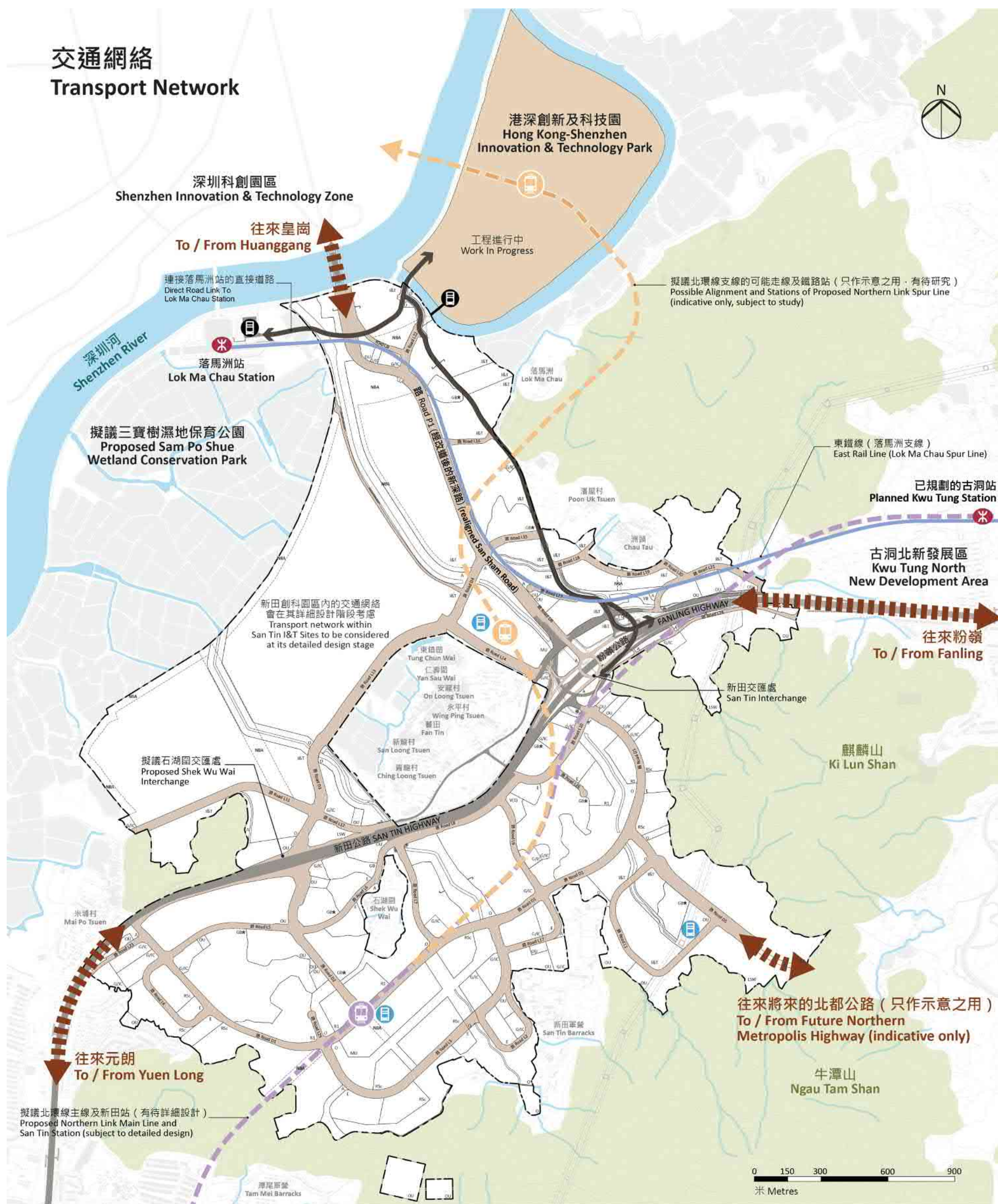
M/YLE1/23/57

圖解 FIGURE

6

本摘要圖於2024年2月19日擬備
EXTRACT PLAN PREPARED ON 19.2.2024

交通網絡
Transport Network



圖示 LEGEND

- 項目範圍
Project Boundary

港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange

現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange

擬議道路
Proposed Road

河套地區道路網絡 (興建中)
Road Network under The Loop (under construction)

現有道路
Existing Road

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN

交通網絡
Transport Network

Extracted from San Tin / Lok Ma Chau Development Node Investigation Study

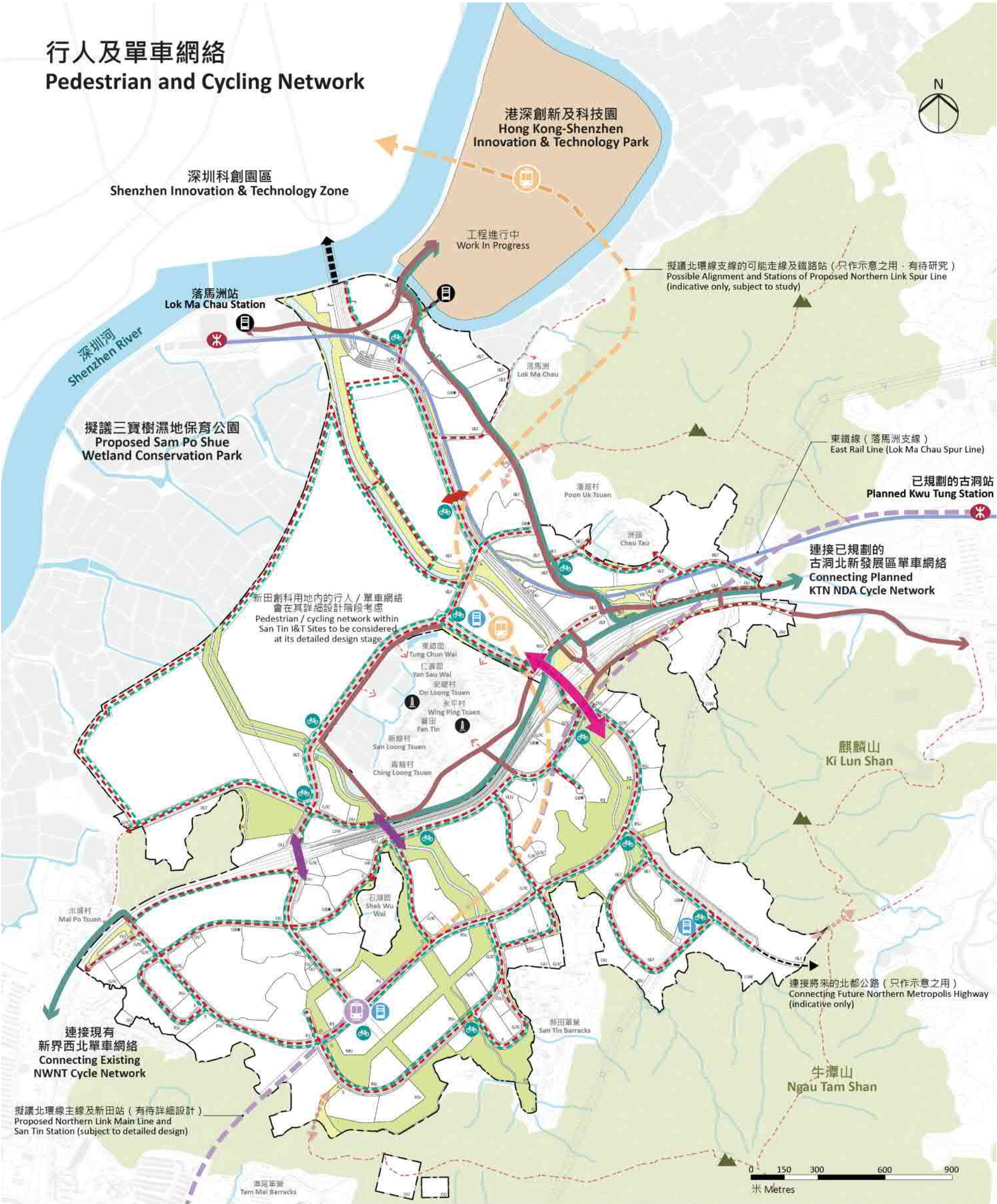
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLE1/23/

圖解 FIGURE
7

行人及單車網絡
Pedestrian and Cycling Network



圖示 LEGEND

- 項目範圍

Project Boundary

休憩用地

Open Space

美化市容地帶

Amenity

港深創新及科技園 (工程進行中)

Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

現有 / 已規劃的公共運輸交匯處

Existing / Planned Public Transport Interchange

擬議運輸交匯樞紐 / 公共運輸交匯處

Proposed Transport Interchange Hub / Public Transport Interchange

地標式高架園景平台 (供行人及單車使用)

Landmark Landscaped Deck for Pedestrians and Cyclists

擬議天橋 / 地下通道 (供行人及單車使用)

Proposed Bridge / Underpass for Pedestrians and Cyclists

擬議行人走廊

Proposed Pedestrian Corridor

現有 / 已規劃的行人道

Existing / Planned Pedestrian Walkway

現有鄉郊 / 步行徑

Existing Rural / Walking Trail

擬議行人道

Proposed Pedestrian Walkway

現有 / 已規劃的單車徑

Existing / Planned Cycle Track

擬議單車徑

Proposed Cycle Track

擬議單車停泊設施

Proposed Cycle Parking Facilities

法定古蹟

Declared Monument

自然遊徑

Nature Excursion
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- 新田科技城分區計劃大綱圖
SAN TIN TECHNOPOLE OUTLINE ZONING PLAN
- 行人及單車網絡
Pedestrian and Cycling Network
- 摘自新田 / 落馬洲發展樞紐勘查研究
Extracted from San Tin / Lok Ma Chau Development Node Investigation Study
- 規劃署
PLANNING
DEPARTMENT
-
- 參考編號
REFERENCE No.
M/YLE1/23/57
- 圖解 FIGURE
8
- 本摘要圖於2024年2月29日擬備
EXTRACT PLAN PREPARED ON 29.2.2024

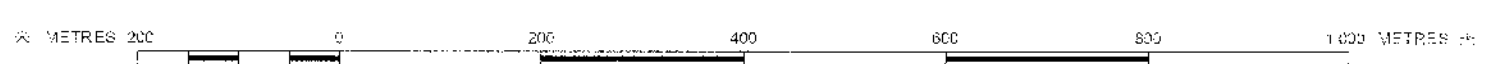
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44/2004

Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

行政長官會同行政會議於2024年9月17日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 17 SEPTEMBER 2024

香港城市規劃委員會依據城市規劃條例擬備的米埔及錦綉花園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MAI PO & FAIRVIEW PARK - OUTLINE ZONING PLAN



圖例
NOTATION

ZONES		地帶
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP C)	RI(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	RI(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯地
GOVERNMENT / INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
CONSERVATION AREA	CA	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
DRAINAGE RESERVE		排水專用範圍

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大略數值及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL / RESIDENTIAL	5.78	0.50	商業 / 住宅
RESIDENTIAL (GROUP C)	155.00	13.86	住宅 (丙類)
RESIDENTIAL (GROUP D)	14.93	1.30	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	35.54	3.10	鄉村式發展
OPEN STORAGE	3.10	0.27	露天貯地
GOVERNMENT, INSTITUTION OR COMMUNITY	1.01	0.09	政府、機構或社區
OPEN SPACE	6.35	0.55	休憩用地
RECREATION	18.40	1.60	康樂
OTHER SPECIFIED USES	378.45	32.98	其他指定用途
CONSERVATION AREA	72.90	6.35	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	432.41	37.68	具特殊科學價值地點
DRAINAGE CHANNEL	9.11	0.79	排水道
MAJOR ROAD ETC.	10.61	0.93	主要道路等
TOTAL PLANNING SCHEME AREA	1147.68	100.00	總劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

現經審議通過城市規劃委員會指示現備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-MP/8

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

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

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, whichever the case may be, without permission from the Town Planning Board.

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan 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) in relation to areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, the IDPA plan for Nam Sang Wai or the IDPA plan for San Tin, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area”,
- (a) the following uses or developments are always permitted:

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (11) (a) Except in areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" or "Other Specified Uses" annotated "Wetland Conservation Park", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

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

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COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Broadcasting, Television and/or Film Studio
Educational Institution #	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified) #	Government Refuse Collection Point
House	Off-course Betting Centre
Library	Petrol Filling Station
Place of Entertainment	Place of Recreation, Sports or Culture
Private Club	Public Transport Terminus or Station
Public Clinic	Recyclable Collection Centre
Public Convenience	Religious Institution #
Public Utility Installation	School #
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
Shop and Services	
Social Welfare Facility #	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, except to those annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for Nam Sang Wai (whichever the case may be), whichever is the greater.

(Please see next page)

COMMERCIAL/RESIDENTIAL (cont'd)

Remarks (cont'd)

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shops and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Planning Intention

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 Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas 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 Town Planning Board.

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess 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 building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone 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 Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OPEN STORAGE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cement Manufacturing
Eating Place (Canteen only)	Concrete Batching Plant
Government Refuse Collection Point	Container Storage/Repair Yard
Government Use (not elsewhere specified)	Container Vehicle Park/ Container Vehicle Repair Yard
On-Farm Domestic Structure	Dangerous Goods Godown
Open Storage (not elsewhere specified)	Eating Place (not elsewhere specified)
Public Convenience	Industrial Use (not elsewhere specified)
Public Utility Installation	Open Storage of Cement/Sand
Public Vehicle Park (excluding container vehicle)	Open Storage of Chemical Products/ Dangerous Goods
Rural Workshop	Petrol Filling Station
Shop and Services (Service Trades Only)	Shop and Services (not elsewhere specified)
Utility Installation for Private Project	Vehicle Stripping/Breaking Yard
Vehicle Repair Workshop	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or Without conditions on application To the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Cable Car Route and Terminal Building
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Flat
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Rural Committee/Village Office	Hotel
Tent Camping Ground	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

RECREATION (cont'd)

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Comprehensive Development to include Wetland Restoration Area” only</u>	
Agricultural Use	Eating Place #
Barbecue Spot	Flat
Field Study/Education/Visitor Centre	Golf Course
Nature Trail	Government Refuse Collection Point #
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Picnic Area	Holiday Camp
Religious Institution (Ancestral Hall only)	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) #
	Nature Reserve
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic #
	Public Convenience #
	Public Transport Terminus or Station
	Public Utility Installation #
	Religious Institution (not elsewhere specified)
	Residential Institution
	School #
	Shop and Services #
	Social Welfare Facility #
	Tent Camping Ground #
	Theme Park
	Utility Installation for Private Project
	Wetland Habitat
	Zoo

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development to include Wetland Restoration Area” only (cont'd)

Planning Intention

This zone 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.

Remarks

- (a) Application for permission of use or development, except as otherwise specified in paragraph (b) below, shall be in the form of a comprehensive development scheme to include wetland restoration proposal. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:
 - (i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
 - (ii) a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
 - (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;
 - (iv) landscape proposals;
 - (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;
 - (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development to include Wetland Restoration Area” only (cont'd)

Remarks (cont'd)

- (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland restoration and/or creation scheme); and
- (viii) such other information as may be required by the Town Planning Board.
- (b) For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under paragraph (a) above may be exempted.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to ‘New Territories Exempted House’) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or development always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Comprehensive Development and Wetland Protection Area” only</u>	
Agricultural Use (Fish Pond Culture only)	Eating Place Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than New Territories Exempted House) Nature Reserve Nature Trail Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project Wetland Habitat

Planning Intention

The planning intention of this zone is to allow the consideration of comprehensive low-density residential development or redevelopment provided that all the existing continuous and contiguous fish ponds within the zone are protected and conserved. The “no-net-loss in wetland” principle is adopted for any change in use within the zone. Development or redevelopment within this zone should involve no pond filling and no decline in wetland function of the fish ponds. Any new development should be located on the formed land and as far away from the existing fish pond within the development site.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development and Wetland Protection Area” only (cont'd)

Remarks

- (a) Application for permission of use or development shall be in the form of a comprehensive development scheme with no pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:
- (i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
 - (ii) a wetland conservation and restoration scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
 - (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;
 - (iv) landscape proposals;
 - (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;
 - (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;
 - (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland conservation and restoration scheme); and
 - (viii) such other information as may be required by the Town Planning Board.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Comprehensive Development and Wetland Protection Area” only (cont'd)

Remarks (cont'd)

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 3 storeys including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Wetland Conservation Park” only</u>	
Wetland Conservation Park Agricultural Use (Fish Pond Culture only) Nature Reserve On-Farm Domestic Structure Wetland Habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Nature Trail Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the development of a Wetland Conservation Park by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the San Tin Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernized aquaculture industry.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except all works as required/co-ordinated/implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (Fish Pond Culture only) Nature Reserve On-Farm Domestic Structure Wetland Habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Nature Trail Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be.
- (b) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park or the IDPA plan for San Tin, whichever the case may be, without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments 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.

Remarks

Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Agriculture Use (Fish Pond Culture only) Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Wild Animals Protection Area

Planning Intention

The planning intention of this zone is to conserve the ecological value and function of the existing fish ponds within this zone and to deter development (other than those which are necessary to sustain or enhance the ecological value of the fish ponds within the zone or to serve educational or research purpose) within this zone.

Remarks

- (a) Application for permission of use or development shall be in the form of a comprehensive wetland conservation plan to include a wetland enhancement scheme with no decline in the wetland function of the fish ponds within and near the site. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:
- (i) the proposed land uses and a schematic layout;
 - (ii) a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
 - (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during construction and after completion and the proposed mitigation measures to tackle them;

(Please see next page)

SITE OF SPECIAL SCIENTIFIC INTEREST (1) (cont'd)

Remarks (cont'd)

- (iv) landscape proposals;
 - (v) a drainage impact study report to examine any possible flooding, drainage, and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;
 - (vi) programming, phasing and implementation schedule of each component of the wetland conservation and enhancement scheme; and
 - (vii) such other information as may be required by the Town Planning Board.
- (b) Any development and/or redevelopment within the “Site of Special Scientific Interest (1)” (“SSSI(1)”) zone is required to be developed together with the “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” (“OU(CDWEA1)”) zone on the Nam Sang Wai Outline Zoning Plan in a comprehensive and integrated manner. An applicant shall submit a layout plan covering the whole of the “SSSI(1)” zone and the “OU(CDWEA1)” zone for the consideration of the Town Planning Board in accordance with the provisions of the Notes of both zones.
- (c) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Column 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

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

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

(Being an Approved Plan for the Purpose 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 Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8. 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 PROCEDURE

- 2.1 The land covered by the approved Mai Po and Fairview Park OZP, other than an area located at the south-eastern end of Fairview Park Boulevard which was previously included in the Nam Sang Wai Interim Development Permission Area (IDPA) Plan gazetted on 17 August 1990, and an area located in Sam Po Shue which was previously included in the San Tin IDPA Plan also gazetted on 17 August 1990, was previously included in the Mai Po and Fairview Park IDPA Plan and the draft Mai Po and Fairview Park Development Permission Area (DPA) Plan.
- 2.2 On 17 August 1990, the Mai Po and Fairview Park IDPA Plan No. IDPA/YL-MP/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Mai Po and Fairview Park DPA Plan No. DPA/YL-MP/1 including land previously within the Mai Po and Fairview Park IDPA Plan was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.4 On 10 May 1994, the draft Mai Po and Fairview Park DPA Plan was approved by the then Governor in Council under section 9(1)(a) of the Ordinance and renumbered as DPA/YL-MP/2.
- 2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the area of Mai Po and Fairview Park.
- 2.6 On 3 June 1994, the draft Mai Po and Fairview Park OZP No. S/YL-MP/1 was exhibited under section 5 of the Ordinance. Subsequently, the draft OZP was amended twice and exhibited for public inspection under section 7 of the Ordinance. On 5 February 2002, the Chief Executive in Council (CE in C),

under section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/4.

- 2.7 On 8 July 2003, the CE in C referred the approved Mai Po and Fairview Park OZP No. S/YL-MP/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 26 March 2004, the draft Mai Po and Fairview Park OZP No. S/YL-MP/5 was exhibited for public inspection under section 5 of the Ordinance. On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/6. The approved Mai Po and Fairview Park OZP No. S/YL-MP/6 was exhibited for public inspection under section 9(5) of the Ordinance on 18 February 2005.
- 2.8 On 13 March 2018, the CE in C referred the approved Mai Po and Fairview Park OZP No. S/YL-MP/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 8 March 2024, the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan included (a) incorporating north-western part of the approved San Tin OZP No. S/YL-ST/8 into the planning scheme area, with a major part rezoned from “Conservation Area” (“CA”) and “Other Specified Uses” (“OU”) annotated “Comprehensive Development and Wetland Enhancement Area” to “OU” annotated “Wetland Conservation Park” (“OU(WCP)”) and the remaining part retained as “CA” zone; (b) rezoning the area around Tam Kon Chau, Pak Hok Chau and Yau Mei San Tsuen from “CA”, “Recreation”, and “OU” annotated “Comprehensive Development to include Wetland Restoration Area” to “OU(WCP)”; and (c) other technical amendments to the Notes of the OZP. During the two-month exhibition period, a total of 1,101 valid representations were received. After giving consideration to the representations, the Board on 19 July 2024 decided not to uphold the representations and not to amend the draft OZP to meet the representations.
- 2.9 On 17 September 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Mai Po and Fairview Park OZP, which was subsequently renumbered as S/YL-MP/8. On 20 September 2024, the approved Mai Po and Fairview Park OZP No. S/YL-MP/8 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate a broad land-use zoning for the area so that development and redevelopment within the area 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 control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of development which are always permitted within the Planning Scheme Area (the 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.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covered by the Plan is about 1,148 ha. It is bounded by San Tin Highway, the San Tin Technopole (the Technopole) and the Ngau Tam Mei area to the east, Shenzhen River to the north, Mai Po Nature Reserve (MPNR) to the west and Nam Sang Wai area to the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is geographical in nature and should not have implications on development rights, particularly Small House applications.
- 5.3 The Area is situated in the North West New Territories (NWNT). It is predominantly low-lying and in a form of a series of broad alluvial floors draining into the Deep Bay. The Area consists of a considerable amount of fish ponds falling within the Wetland of International Importance under the Ramsar Convention, a few parcels of farmland, clusters of villages and large scale private residential developments, namely Fairview Park, Palm Springs and Royal Palms. Besides, a large part of the Area is proposed to be the future Sam Po Shue Wetland Conservation Park (SPS WCP).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 23,700 persons. It is estimated that the total planned population in the Area would be about 25,400 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 The “Study on the Ecological Value of Fish Ponds in Deep Bay Area” (the Fish Pond Study) completed in 1997 has confirmed the unique international and regional importance of the fish pond system in the Deep Bay Area particularly for ardeids. It has established that the fish pond areas in Mai Po form an integral part of the Deep Bay Area wetland ecosystem, and have significant ecological value. With the support of scientific surveys and analysis, the Fish Pond Study sets out the principles of “precautionary approach” and “no-net-loss in wetland” which present opportunities to prevent/enhance these natural resources, and to restore some of the degraded areas.
- 7.1.2 The MPNR is designated as restricted area under Chapter 170 - Wild Animals Protection Ordinance and it is currently managed by the Agriculture, Fisheries and Conservation Department (AFCD) and the World Wide Fund for Nature Hong Kong. Whilst conservation of the MPNR imposes a constraint on development, it presents opportunities to preserve this natural resource for territory-wide educational purpose, scientific research as well as eco-tourism and development of compatible recreational uses for the general public.
- 7.1.3 The Chief Executive’s 2023 Policy Address stipulated that the Government would establish the SPS WCP. The “Strategic Feasibility Study on the Development of the WCPs System under the Northern Metropolis Development Strategy” (the WCP Study) commissioned by AFCD recommended to develop this park first, given that its proposed location is situated along the core section of the flight path for migratory birds, in close proximity to the MPNR and other wetlands, and has large areas of productive fishponds. According to AFCD, establishing this WCP first with the theme ‘Biodiversity and Aquaculture in Harmony’ would enable the protection of the flight path for migratory birds as soon as possible, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, facilitating the modernization of aquaculture industry, and providing eco-education and eco-recreation facilities and experiences for public enjoyment. At the same time, the SPS WCP could also compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau (STLMC) area of the Technopole, in order to achieve no-net-loss in ecological function and capacity of the wetlands concerned as suggested in the Environmental Impact Assessment (EIA) report prepared under the study “First Phase Development of the New Territories North – STLMC Development Node” (STLMC Study) commissioned by the Government in October 2021. The EIA Report was subsequently approved under the EIA Ordinance subject to conditions in May 2024.
- 7.1.4 The WCP Study proposed the area of SPS WCP to be approximately 338 ha, subject to further studies, which is five times the size of the

existing Hong Kong Wetland Park. Within the proposed area, 328 ha will be used for implementation of ecological and fisheries enhancement measures for the development at STLMC area, while the remaining 10 ha is tentatively reserved for eco-education and eco-recreation facilities. Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, and open public spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during the next stages of studies for SPS WCP.

7.1.5 According to the approved EIA report for the STLMC Study, among the 328 ha of SPS WCP proposed to be used for implementation of ecological and fisheries enhancement measures, the Government will enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernized aquaculture to compensate for the loss of wetland habitats and fisheries resources arising from the development of STLMC area and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. Enhancement measures proposed in the approved EIA Report could include:

- (a) increase in pond area and enhance connectivity;
- (b) physical modification of pond habitats to increase environmental carrying capacity;
- (c) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (d) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (e) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (f) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

7.1.6 According to AFCD, the proposed SPS WCP will be developed in phases, where the first phase is suggested to start with the fishponds and wetlands in the northern part, thereby conserving the core bird flight path as a matter of priority. It is expected to commence the construction works of the first phase in 2026/2027 for completion in 2031 tentatively. The target is to complete the works for the entire SPS WCP before or at the time as the full operation of the Technopole (tentatively scheduled for 2039).

7.1.7 Opportunities for developments in the Area are expected to be concentrated at the existing less ecologically sensitive flat land, capitalising on the close proximity of the Area to the Technopole and the improved accessibility to be brought by several strategic transport links including the existing San Tin Highway, and Northern Metropolis Highway as well as the Northern Link Main Line under planning.

7.2 Development Constraints

- 7.2.1 The existing MPNR, Mai Po Egrettry and the adjoining fish ponds together with the proposed SPS WCP would form part of the wetland system and wildlife habitats in the Deep Bay Area where an extensive area of unaffected feeding and resting habitats are provided ideally for thousands of migratory birds. In order to preserve and sustain the wildlife habitats in the Area, new development proposals should not be allowed to proceed unless it is required to support the conservation of the above.
- 7.2.2 The Area is low-lying in terrain. Over the past decades, substantial modifications of the floodplain have taken place which have reduced the flood storage capacity and affected floodways and watercourses in the Area. These changes have caused substantial increase of flooding hazards and flood damages to the Area. To relieve the regional flooding, construction of Ngau Tam Mei drainage channel was completed in 2005. However, there is still some local residual flooding which occurs at low-lying areas. Mitigation measures against flooding should be assured for every development to be carried out in this Area.
- 7.2.3 With the rapid growth of Yuen Long, the committed/approved developments in Mai Po, Ngau Tam Mei and Nam Sang Wai areas and the proposed Technopole, traffic flow on the subject section of Castle Peak Road is estimated to be very high and there is not much capacity being left to cater for new development proposals. This imposes a constraint on future development proposals in the Area and improvement to the road infrastructure would be required. While there is the existing San Tin Highway serving the Area, in the long term, addition of a new strategic road such as Northern Metropolis Highway is needed.
- 7.2.4 Existing water treatment works capacity for the NWNT has already been committed. Part of the fresh water supply to the future developments in the adjoining STLMC area of the Technopole would be from Sheung Shui Water Treatment Works in the North East New Territories. As such, extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments in the Area.

8. GENERAL PLANNING INTENTION

- 8.1 In the light of the findings and recommendations of the earlier Fish Pond Study and the Government's recent initiative to establish SPS WCP, the general planning intention for the Area is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided and any negative impacts arising from undesirable land-uses and human disturbance should be mitigated.

- 8.2 In order to achieve the conservation objectives, a “precautionary approach” and the principle of “no-net-loss in wetland” have been adopted. New development within the fish pond areas would not be allowed unless it is required to support or to enhance the ecological value of the area, or the development is an essential infrastructural project with overriding public interest.
- 8.3 The planning intention of the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Application for new open storage or container back-up uses would normally not be allowed.
- 8.4 In the designation of various zones in the Area, other than the recommendation of the earlier Fish Pond Study and the proposal of establishing SPS WCP, consideration has been given to the physical landform, existing settlements, land status, availability of infrastructure, local development pressures, and the latest territorial spatial development strategy (i.e. the Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 promulgated in October 2021). In addition, buildings and places of historical and archaeological interest in the Area would be preserved as far as possible.
- 8.5 In order to provide better control of building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan. A minor relaxation clause on planning application in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopment with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits.

9. LAND-USE ZONINGS

9.1 Commercial/Residential (“C/R”) (Total Area 5.78 ha)

- 9.1.1 The planning intention of this zone is primarily for commercial and/or residential development. A selected range of commercial uses are always permitted to serve the local community.
- 9.1.2 Under this zoning, sites may be redeveloped for either residential or commercial use, or composite building containing both commercial and residential uses. To be compatible with the rural character of the surrounding areas, developments in this zone are restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m). Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be

relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 9.1.3 The area under this zoning is located to the east of Fairview Park and along both sides of Fairview Park Boulevard. It is an area mixed with low-rise residential developments, temporary structures, open storage and workshop uses. Commercial uses such as eating places, estate agents and stores are also found. Some commercial uses are on the lower floors of buildings while the upper floors are for residential use.

9.2 Residential (Group C) ("R(C)") (Total Area 159.09 ha)

- 9.2.1 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.

- 9.2.2 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board on application under section 16 of the Ordinance. Development will be in accordance with an approved planning brief to ensure that the nature and scale of new development will be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal will have no adverse impact on the water quality of the Inner Deep Bay Area. Minor relaxation of the 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 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 9.2.3 Residential sites within this zone are located in the southern and eastern parts of the Area. They are the existing Fairview Park, Palm Springs and Royal Palms.

9.3 Residential (Group D) ("R(D)") (Total Area 14.93 ha)

- 9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).

- 9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application under section 16 of the Ordinance to the Board. To be in line with the development intensity of existing domestic accommodation in the area, residential development other than New Territories Exempted House shall not result in a total development in excess of a plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no

or minimal adverse impact on the environment. Minor relaxation of the 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 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.3.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.3.4 The area under this zone lies between Chuk Yuen Tsuen to the east and Fairview Park to the west. It consists of a mixture of fallow agricultural land, fish ponds and scattered temporary structures.

9.4 Village Type Development (“V”) (Total Area 35.54 ha)

9.4.1 The planning intention of this zone 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 under section 16 of the Ordinance to the Board.

9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.

9.4.3 The recognized villages in the Area include Mai Po Tsuen (Lo Wai & San Tsuen), Chuk Yuen Tsuen, Sheung San Wai Tsuen and Ha San Wai Tsuen. They are located along the western side of the San Tin Highway and Castle Peak Road (Mai Po Section). Since the areas along these roads would be subject to traffic noise impact, any proposed Small House development near the roads should provide adequate mitigation measures to minimise such impact.

9.4.4 Minor relaxation of building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.5 above would be relevant for the

assessment of such application. Each application will be considered on its own merits.

- 9.4.5 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.5 Open Storage (“OS”) (Total Area 3.10 ha)

- 9.5.1 The planning intention of this zone is primarily to provide land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses within this zone. This zoning also provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.
- 9.5.2 Specified open storage uses such as container storage, vehicle stripping/breaking yard, and storage of dangerous goods which may cause environmental nuisance, safety hazards or transport problems require permission on application under section 16 of the Ordinance from the Board. Development proposals for such purposes have to clearly demonstrate that they would have no adverse environmental, drainage, traffic and other impacts on the surroundings. Other open storage uses (not elsewhere specified), such as storage of agricultural products, construction materials (except storage of cement/sand) and equipment, which would unlikely cause adverse environmental, drainage or transport problems are always permitted in this zone.
- 9.5.3 The area bounded by San Tin Highway and Castle Peak Road is zoned “OS”. It is very accessible by vehicles and some open storage uses are found. The area should be properly paved and landscaped to reduce the visual impact.

9.6 Government, Institution or Community (“G/IC”) (Total Area 1.01 ha)

- 9.6.1 This zone is intended primarily for the provision of Government, institution and community 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.
- 9.6.2 The existing telephone exchange near Chuk Yuen Tsuen and a police post together with a field study centre at Tam Kon Chau are zoned “G/IC” to reflect the current uses.

9.7 Open Space (“O”) (Total Area 6.35 ha)

- 9.7.1 The planning intention of this zone is to provide outdoor open-air space for the development of active and/or passive recreational uses serving the local residents and the general public.

- 9.7.2 The strip of land to the east of the Royal Palms is zoned “O” to provide local recreation facilities to the existing villages and residential developments in the vicinity such as Fairview Park, Palm Springs and Royal Palms as well as to create a buffer from San Tin Highway.
- 9.7.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.8 Recreation (“REC”) (Total Area 18.40 ha)

- 9.8.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission under section 16 of the Ordinance.
- 9.8.2 Under this zoning, residential development which should be ancillary to recreational use may be permitted on application under section 16 of the Ordinance to the Board. The development intensity should be in line with rural setting and shall not result in a total development in excess of a maximum plot ratio of 0.2, and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment including the ecology of the area and infrastructural provision. Minor relaxation of the 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 8.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.8.3 Two areas to the east of Fairview Park and to the south-east of Palm Springs are zoned “REC”. The former is temporarily used for light public housing development, while the latter is partly occupied by rural settlements and brownfield sites. In view of the presence of the ecological sensitive areas in the Area, developments of eco-tourism and compatible recreational developments are preferable within the “REC” zone.
- 9.8.4 Since the area zoned for this purpose has a bearing on the overall amenity and water quality of the existing MPNR and Site of Special Scientific Interest (SSSI), and the proposed SPS WCP in the Area, new development within this zone would not normally be allowed unless the applicant could demonstrate that the proposed development would have insignificant impact on environment, drainage, transportation and ecology in the area.
- 9.8.5 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.9 Other Specified Uses (“OU”) (Total Area 378.45 ha)

The sites zoned “OU” on the Plan include the following as annotated on the Plan:

“OU(Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) (Total Area 21.51 ha)

- 9.9.1 The planning intention of this zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds and to encourage the phasing out of sporadic open storage and port back-up uses on degraded wetland. This can be achieved through comprehensive residential and/or recreational development to include wetland restoration area. Development or redevelopment schemes on the degraded wetlands directly adjoining the existing continuous and contiguous fish ponds should include wetland restoration and buffer proposals to separate the development from and minimise its impact on the fish pond areas. Any new building should be located farthest away from Deep Bay.
- 9.9.2 To ensure that development or redevelopment which requires planning permission should be developed in a comprehensive manner, an applicant should submit to the Board a development or redevelopment proposal in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an Ecological Impact Assessment (EcoIA) and a Visual Impact Assessment (VIA); and traffic impact, drainage and sewerage impacts study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals to mitigate the potential impact on the nearby existing wetland, a maintenance and management plan with implementation details, arrangement of funding and monitoring programme to ensure the long-term management of the restored wetland. The EcoIA should demonstrate that any negative ecological impacts on the area can be fully mitigated through positive measures. The submission should demonstrate that the development or redevelopment would not cause a net increase of pollution load into Deep Bay.
- 9.9.3 To be in line with the rural setting which is mainly village houses, to minimise visual impact and to take into account the capacities of local road network and infrastructure in this area, development or redevelopment shall not result in a total development or redevelopment intensity in excess of a total plot ratio of 0.4 and a maximum building height of 6 storeys including car park. Minor relaxation of the 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 8.5 above would be relevant for the assessment of minor

relaxation of building height restrictions. Each application will be considered on its own merits.

- 9.9.4 It is recognized that the degraded wetlands within the zone may not be developed as a whole and the objectives of comprehensive development to include wetland restoration may take time to materialise. To provide flexibility in the planning application system, certain uses or developments, which are small-scale and have insignificant environmental impacts, may be permitted as interim development on an individual basis on application to the Board. Application for such uses or developments may be exempted from the requirement of the provision of wetland restoration proposal and the submission of layout plan.
- 9.9.5 Within the “OU(CDWRA)” zone, while open storage and port back-up uses that existed immediately before the first publication in the Gazette of the notice of the Mai Po and Fairview Park IDPA Plan and those with planning permission from the Board are tolerated, new temporary open storage and port back-up uses would not be allowed by the Board.
- 9.9.6 The area at Wo Shang Wai to the north of Royal Palms and Palm Springs is zoned “OU(CDWRA)”. This area comprises formed land, fish ponds filled prior to the publication of the Mai Po and Fairview Park IDPA Plan, and fragmented and partially filled marshland.
- 9.9.7 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

“OU(Comprehensive Development and Wetland Protection Area)”
(“OU(CDWPA)”) (Total Area 8.31 ha)

- 9.9.8 Within the “OU(CDWPA)” zone, all the existing continuous and contiguous fish ponds should be conserved and the “precautionary approach” and “no-net-loss in wetland” principle shall apply. According to the “precautionary approach”, these existing continuous and contiguous fish ponds are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. “No-net-loss in wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds.
- 9.9.9 The “OU(CDWPA)” zone partly comprises fish ponds which form an integral part of the Deep Bay wetland ecosystem and partly comprises formed land and fish ponds filled prior to the publication of the Mai Po and Fairview Park IDPA Plan. The planning intention of the “OU(CDWPA)” zone is to allow the consideration of comprehensive low-density residential development or redevelopment provided that all the existing continuous and contiguous fish ponds within the zone are protected and conserved. Development or redevelopment within this zone should involve no pond filling and no decline in wetland functions of the fish ponds. Any new development should be located on the

formed land and as far away from the existing fish ponds within the development site.

- 9.9.10 New development or redevelopment should be developed in a comprehensive manner and would require planning permission from the Board under section 16 of the Ordinance to ensure that such development or redevelopment would adhere to the “precautionary approach” and “no-net-loss in wetland” principle. An applicant should submit to the Board a development or redevelopment proposal in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an EcoIA and a VIA; and traffic impact, drainage and sewerage impacts study reports as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland conservation and restoration scheme, including its detailed design, wetland buffer proposals to mitigate the potential impacts on the existing wetland, a maintenance and management plan with implementation details, arrangements of funding, and monitoring programme to ensure the long-term management of the wetland within the zone. The EcoIA should demonstrate that such development or redevelopment proposal would require no pond filling and would not result in, or be able to fully compensate for, any loss of the total ecological function of the original fish ponds on the development site, and that any negative ecological impacts on the area could be fully mitigated through positive measures. The submission should also demonstrate that the development or redevelopment would not cause a net increase of pollution load into Deep Bay.
- 9.9.11 To be in line with the rural setting which are mainly low-rise houses, scattered village houses and cultivated farmland, to minimise visual impact and to take into account the capacities of local road network and infrastructure in the area, development or redevelopment shall not result in a total development intensity in excess of a maximum plot ratio of 0.2 and a maximum building height of 3 storeys including car park.
- 9.9.12 An area near Yau Mei San Tsuen located to the south of Palm Springs is zoned “OU(CDWPA)”. The northern portion of this area comprises fish ponds which form an integral part of the Deep Bay wetland ecosystem. The southern portion of this area comprises mostly of cultivated land with some on-farm domestic structures and a few temporary structures.
- 9.9.13 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.
- “OU(Wetland Conservation Park)” (“OU(WCP)”) (Total Area 348.63 ha)
- 9.9.14 The planning intention of this zone is for development of a WCP, namely the SPS WCP, to conserve the wetlands with ecological/conservation

values and safeguard the integrity of the wetland systems; compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area of the Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernized aquaculture industry.

9.9.15 The zone includes the proposed SPS WCP recommended in AFCD’s WCP Study (as explained in paragraphs 7.1.3 and 7.1.4 above) and areas of wetland (about 10 ha) to the south-west of Lok Ma Chau Station which are existing compensatory wetlands. AFCD will be the sponsoring department for both parts of the wetland.

9.9.16 The detailed boundary and design of the SPS WCP are still subject to further studies by AFCD. Preliminarily, about 328 ha of the proposed area will be used for implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole (see details of the possible enhancement measures and examples in paragraph 7.1.5 above), while another 10 ha will be for eco-education and eco-recreation facilities (see examples detailed in paragraph 7.1.4 above). According to the Environment and Ecology Bureau and AFCD, the SPS WCP will be developed in phases. The construction works of the first phase is expected to commence in 2026/2027 the earliest for completion in 2031. The Government’s target is to complete the works for the entire SPS WCP before or at the same time as the full operation of the Technopole (tentatively scheduled for 2039).

9.9.17 The area at Mai Po and Sam Po Shue to the north of Fairview Park and Palm Springs and to the west of proposed Technopole is zoned “OU(WCP)”. This area mainly comprises fish ponds which form an integral part of the Deep Bay Area wetland ecosystem.

9.9.18 Wetland conservation park (including its eco-education and eco-recreation facilities, as well as other supporting uses and facilities) and fish pond culture are always permitted in the “OU(WCP)” zone. It is recognized that the SPS WCP will be developed in phases and the objectives of the zone will take time to materialise.

9.9.19 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.10 Conservation Area (“CA”) (Total Area 72.90 ha)

9.10.1 The planning intention of this zone is to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. “No-net-loss in

wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the “CA” zone should be avoided.

9.10.2 The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructural project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone. For those developments which may be permitted on application to the Board, such application should be supported by an EcoIA and a management plan to demonstrate that the development would not result in any net loss in wetland function and negative disturbance impact. Such development should also be compatible with the conservation objectives of the wetland in the Deep Bay Area and should be appropriate as well as be able to enhance the visual and landscape quality of the area. Wetland compensation is required for any development involving pond filling and mitigation measures against any disturbance would be necessary. Certain uses/facilities that are of small scale or necessary to serve the local needs may also be considered on application to the Board.

9.10.3 This zone comprises the existing contiguous and continuous fish ponds to the south of MPNR and a section of the Shenzhen River adjacent to the northern part proposed SPS WCP.

9.10.4 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.11 Site of Special Scientific Interest (“SSSI”) (Total Area 376.96 ha)

9.11.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments 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.

9.11.2 There are two SSSIs in the Area, namely the MPNR and the Mai Po Egret. Together with the Inner Deep Bay SSSI, which is located to the immediate west and south-west of the Area, these SSSIs form a comprehensive wetland system that is important to wildlife habitats in the Area and are of international importance. The MPNR SSSI

(excluding Lut Chau) covers an area of about 372 ha of which 55 per cent are gei wais and bunds, the rest being tidal creeks and mangroves. With this geographical and man-made setting, this SSSI provides a rich food source for thousands of migratory birds and nesting habitats for a number of species. The Mai Po Egretty SSSI is located to the east of Mai Po Tsuen. It covers an area of about 5 ha of undisturbed woodland suitable for egretty with a large concentration of egrets nesting and breeding in the woodland.

- 9.11.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.12 Site of Special Scientific Interest (1) (“SSSI(1)”) (Total Area 55.45 ha)

- 9.12.1 The planning intention of the “SSSI(1)” is to conserve the ecological value and function of the existing fish ponds within this zone and to deter development (other than those which are necessary to sustain or enhance the ecological value of the fish ponds within the zone or to serve educational or research purpose) within this zone.
- 9.12.2 New development or redevelopment should be in a comprehensive manner and would require planning permission from the Board under section 16 of the Ordinance. Alternative ecologically beneficial uses to existing fish ponds in the form of a nature reserve which would perform ecological functions similar to or better than the existing fish ponds and compatible with the conservation objectives of the wetland in Deep Bay Area may be considered on application to the Board under section 16 of the Ordinance.
- 9.12.3 Any application for permission under section 16 of the Ordinance should be in the form of a comprehensive wetland conservation and enhancement scheme to include a layout plan with supporting documents, including an environmental impact study report which should include, inter alia, an EcoIA and a VIA; as well as drainage impact study report. The wetland conservation and enhancement scheme should provide detailed design, wetland buffer proposals, a maintenance and management plan with details on implementation mechanism, arrangements of funding, and monitoring programme to ensure the long-term management of the wetland within the zone. The EcoIA should demonstrate that the development would not result in any decline in the wetland function of the original fish ponds within and near the zone.
- 9.12.4 Any development or redevelopment within the “SSSI(1)” zone on this Plan is required to be developed in a comprehensive and integrated manner with the “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” (“OU(CDWEA1)”) zone on the Nam Sang Wai OZP. An applicant for development or redevelopment in the “SSSI(1)” zone is required to submit a layout plan with supporting documents and a wetland conservation and enhancement scheme which should provide details on the management

and monitoring plan as well as implementation mechanism for both the whole of “SSSI(1)” zone and the whole of said “OU(CDWEA1)” zone for the consideration of the Board under section 16 of the Ordinance.

- 9.12.5 This zone comprises the existing contiguous and continuous, active or abandoned, fish ponds and gei wais at Lut Chau to the south of MPNR which are part of the SSSI.
- 9.12.6 The “SSSI(1)” zone on this Plan and the “OU(CDWEA1)” zone on Nam Sang Wai OZP are to primarily facilitate the proposed residential development at Nam Sang Wai with a nature reserve at Lut Chau in Mai Po allowed by the Town Planning Appeal Board in 1994 and upheld by the Privy Council in 1996, taking into account the Town Planning Board Guidelines for “Applications for Development within Deep Bay Area”. The proposed nature reserve at Lut Chau should form part of the above development at Nam Sang Wai.
- 9.12.7 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

- 10.1.1 San Tin Highway, as part of Route 9 (i.e. New Territories Circular Route), is an expressway connecting the Area to various districts in New Territories, such as Yuen Long and Lok Ma Chau. Castle Peak Road, which is an important local distributor connecting to San Tin Highway, provides pedestrian and secondary vehicular access. Fairview Park Boulevard, Royal Palms Boulevard and Kam Pok Road provide vehicular link from Castle Peak Road to Fairview Park, Palm Springs and Royal Palms. Further away from Mai Po, Tsing Long Highway is a main trunk road which connects NWNT with the urban area.
- 10.1.2 Village settlements within the Area are linked up by sub-standard tracks which will be improved or upgraded whenever possible and whenever there is such need under the Rural Public Works. Apart from the Rural Public Works, such sub-standard tracks may also be improved or upgraded by other Government’s works programmes when appropriate.

10.2 Railway

The proposed Northern Link Main Line will run to the east of the Area with intermediate stations at Ngau Tam Mei and San Tin. This railway is planned to provide interchange service with the existing Tuen Ma Line and East Rail Line at Kam Sheung Road Station and Kwu Tung Station respectively connecting to the metro areas of Hong Kong.

10.3 Public Transport

Apart from bus and public light bus services operating between Yuen Long and Sheung Shui New Towns through the Area, there are several green minibus routes serving the Area and its neighbourhoods. Other shuttle buses are also being operated from Fairview Park, Palm Springs and Royal Palms to other parts of the Territory.

11. UTILITY SERVICES

11.1 Water Supply

The capacity of the existing water treatment works available in the NWNT has already been fully committed. Further treatment works capacity, if required, will be made available from the future extension to Ngau Tam Mei Water Treatment Works.

11.2 Sewerage and Sewage Treatment

11.2.1 At present, there is no public sewer serving the Area. There are however private sewerage systems serving residential developments which include Fairview Park, Palm Springs and Royal Palms.

11.2.2 Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities to achieve the requirements of “no-net-increase in pollution load to Deep Bay” and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. The electricity supply is reinforced by the 132 kV network.

11.4 Gas

Whilst gas pipes have already been laid from Tai Po to Yuen Long along San Tin Highway, Fairview Park basically relies on bottled gas. Piped gas supply has been made available in the Area by the pressure reduction station at Fairview Park Boulevard.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there is a graded historic building, namely MacIntosh Fort (Pak Hok Chau). The list of graded buildings will be updated from time to time.

12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading

assessment by the AAB. Details of the list of 1,444 buildings and the new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.

- 12.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, site of archaeological interest, or Government historic sites identified by AMO; the new items mentioned in 12.2 above; or any other buildings/structures identified with heritage value, both at grade and underground, and their immediate environs. Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government requirements.

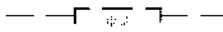
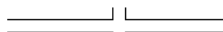
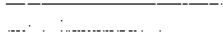


14. PLANNING CONTROL

- 14.1 The types of permitted development and uses within the Area are listed in the Notes of the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the relevant IDPA plans and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the

development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and 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 relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17 August 1990 on land included in the plans of the Mai Po and Fairview Park IDPA, Nam Sang Wai IDPA and San Tin IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.



圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN	
ZONES		地帶		USES		APPROXIMATE AREA & %			用途
		COMMUNICATIONS				公頃 HECTARES			
						%			
						百分比			
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區	RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）	29.30	5.38	綜合發展區	
RESIDENTIAL (GROUP C)	RC	住宅（兩層）	MAJOR ROAD AND JUNCTION		主要道路及路口	36.43	6.66	住宅（兩層）	
RESIDENTIAL (GROUP D)	RD	住宅（丁幢）	ELEVATED ROAD		高架道路	27.29	4.99	住宅（丁幢）	
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展				31.54	5.82	鄉村式發展	
INDUSTRIAL (GROUP D)	ID	工業（丁類）				7.89	1.44	工業（丁類）	
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區	MISCELLANEOUS		其他	16.36	2.99	政府、機構或社區	
RECREATION	REC	康樂	BOUNDARY OF PLANNING SCHEME		規劃範圍界線	43.10	7.88	康樂	
GREEN BELT	GB	綠化地帶	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度（樓層數目）	162.19	29.66	綠化地帶	
CONSERVATION AREA	CA	自然保育區				185.78	33.97	自然保育區	
						6.67	1.23	主要道路等	
TOTAL PLANNING SCHEME AREA						546.85	100.00	規劃範圍總面積	

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

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

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering any such land or building conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (7) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan 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) in relation to areas zoned “Conservation Area”:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering such building, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate

of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

SCHEDULE OF USES

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space 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.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” (“CDA”) shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and the maximum building height specified below:

<u>Location of CDAs</u>	<u>Maximum GFA</u>	<u>Maximum Building Height</u>
The "CDA" south of Tam Mei Barracks	GFA of 79,000 m ²	3 storeys including car park
The "CDA" east of Sheung Chuk Yuen	GFA of 39,000 m ²	3 storeys including car park

- (d) In determining the maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shops and Services
	Social Welfare Facility
	Training Centre

Planning Intention

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 Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas 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 Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess 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 building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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 Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

INDUSTRIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen, Cooked Food Centre only)	Animal Boarding Establishment
Government Refuse Collection Point	Broadcasting, Television and/or Film Studio
Government Use (not elsewhere specified)	Cargo Handling and Forwarding Facility
Industrial Use (not elsewhere specified)	Concrete Batching Plant
Open Storage (not elsewhere specified)	Container Storage/Repair Yard
Public Convenience	Container Vehicle Park/Container Vehicle Repair Yard
Public Utility Installation	Dangerous Goods Godown
Public Vehicle Park (excluding container vehicle)	Eating Place (not elsewhere specified)
Recyclable Collection Centre	Offensive Trades
Rural Workshop	Open Storage of Cement/Sand
Shop and Services (Service Trades only)	Open Storage of Chemical Products/ Dangerous Goods
Utility Installation for Private Project	Petrol Filling Station
Vehicle Repair Workshop	Refuse Disposal Installation (Refuse Transfer Station only)
Warehouse (other than Dangerous Goods Godown)	Shop and Services (not elsewhere specified)
Wholesale Trade	Vehicle Stripping/Breaking Yard

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

INDUSTRIAL (GROUP D) (cont'd)

Remarks (cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Fuelling Station
Library	Helicopter Landing Pad
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Rural Committee/Village Office	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services (not elsewhere specified)
Social Welfare Facility	Utility Installation for Private Project
Training Centre	Zoo
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Cable Car Route and Terminal Building
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Flat
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Rural Committee/Village Office	Hotel
Tent Camping Ground	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/ eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

(Please see next page)

RECREATION (cont'd)

Remarks (cont'd)

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Firing Range
Public Convenience	Flat
Tent Camping Ground	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

(Please see next page)

GREEN BELT (cont'd)

Planning Intention

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.

Remarks

- (a) On land falling within the boundary of the interim development permission area plan, any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Development Permission Area Plan No. DPA/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Barbecue Spot
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

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 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.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

CONSERVATION AREA (cont'd)

Remarks (cont'd)

- (c) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

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Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14

(Being an Approved 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 Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14. 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 PROCEDURE

- 2.1 Except a section of San Tin Highway and the former military site at Shek Wu Wai, the land covered by the Ngau Tam Mei OZP was previously included in the Ngau Tam Mei Interim Development Permission Area (IDPA) Plan and the Ngau Tam Mei Development Permission Area (DPA) Plan.
- 2.2 On 14 September 1990, the Ngau Tam Mei IDPA Plan No. IDPA/YL-NTM/1 prepared by the Director of Planning was notified in the Gazette.
- 2.3 On 12 July 1991, the draft Ngau Tam Mei DPA Plan No. DPA/YL-NTM/1 including land previously within the IDPA Plan and the section of San Tin Highway mentioned in paragraph 2.1 above was exhibited for public inspection under section 5 of the Ordinance. On 22 March 1994, the then Governor in Council under section 9(1)(a) of the Ordinance approved the draft Ngau Tam Mei DPA Plan which was renumbered as DPA/YL-NTM/2.
- 2.4 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance to prepare an OZP for the Ngau Tam Mei area.
- 2.5 On 24 June 1994, the draft Ngau Tam Mei OZP No. S/YL-NTM/1 was exhibited for public inspection under section 5 of the Ordinance. To reflect changing circumstances, the draft OZP was subsequently amended and exhibited four times, including the incorporation of the former military site at Shek Wu Wai into the draft OZP No. S/YL-NTM/4 on 29 September 2000, under section 7 of the Ordinance. On 18 December 2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/6.

- 2.6 On 28 May 2002, the CE in C referred the approved Ngau Tam Mei OZP No. S/YL-NTM/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 14 June 2002, the draft Ngau Tam Mei OZP No. S/YL-NTM/7 was exhibited for public inspection under section 5 of the Ordinance. On 20 May 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/8.
- 2.7 On 9 December 2003, the CE in C referred the approved Ngau Tam Mei OZP No. S/YL-NTM/8 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 under section 12(2) of the Ordinance on 19 December 2003. Subsequently, the draft OZP had been amended three times to reflect the changing circumstances.
- 2.8 On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/12. On 15 December 2006, the approved Ngau Tam Mei OZP No. S/YL-NTM/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 31 January 2024, the Secretary for Development referred the approved OZP 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 2 February 2024 under section 12(2) of the Ordinance.
- 2.10 On 8 March 2024, the draft Ngau Tam Mei OZP No. S/YL-NTM/13 was exhibited for public inspection under section 5 of the Ordinance. The major amendments on the Plan included excising the northern part from the planning scheme area for incorporation into the draft San Tin Technopole OZP No. S/STT/1 to reflect the boundary of the San Tin/Lok Ma Chau area of the San Tin Technopole, rezoning of a site abutting San Tam Road from “Residential (Group C)” to “Government, Institution or Community(1)” zone for development of a proposed social welfare facility, rezoning of a site to the north of the Tam Mei Barracks from “Comprehensive Development Area” to “Green Belt” zone to reflect the existing site conditions, and other technical amendments to the Notes of the OZP. During the two-month exhibition period, a total of 3 valid representations were received. After giving consideration to the representations, the Board on 19 July 2024 decided not to uphold the representations and not to amend the draft OZP to meet the representations.
- 2.11 On 17 September 2024, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/14. On 20 September 2024, the approved Ngau Tam Mei OZP No. S/YL-NTM/14 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

The object of the Plan is to indicate the broad land-use zonings and transport networks for the Ngau Tam Mei area so that development and redevelopment within the area 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. The Plan is to illustrate the broad principles of development and control only. It is a small scale plan and the road alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.

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 (the 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.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

5.1 The Area is about 547 ha. It is bounded by Ki Lun Shan Au (Saddle Pass) in the east, the San Tin Technopole, San Tin Barracks and Tam Mei Barracks in the north, the San Tin Highway and Mai Po area in the west and Lam Tsuen Country Park in the south. The boundary of the Area is shown in a heavy broken line on the Plan.

5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and should not have implications on development rights, particularly Small House applications.

5.3 The Area is situated in the northern part of the North West New Territories (NWNT). It is essentially a large valley surrounded by hills in the eastern and southern boundaries and is composed of a considerable amount of farmland and fish ponds. Several villages with some private residential developments are located along San Tam Road.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 5 300 persons. It is estimated that the total planned population for the Area would be about 8 700 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

With the improved accessibility to be brought by several strategic transport links including the existing San Tin Highway, as well as the Northern Metropolis Highway and the Northern Link (NOL) Main Line (with two proposed stations in vicinity, i.e. San Tin and Ngau Tam Mei) under planning, the Area could be put to more intensive use such as residential development and recreation uses.

7.2 Development Constraints

7.2.1 The Area is mainly covered with hilly area in the eastern, southern and north-western portions. Development, therefore, would be confined to the valleys within the Area.

7.2.2 Some of the low-lying areas in Ngau Tam Mei are subject to flooding hazard even after the completion of primary channels. Piecemeal developments in these areas are not encouraged. Developments in these areas are confined to low-density suburban type developments.

7.2.3 There is no engineered drainage system in the Area. As such, urban development should be kept to a minimum in the interim to avoid generating adverse effect on the environment.

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to direct suburban type low-density development to appropriate areas. These types of suburban developments include private residential development and village housing. Active and passive recreational developments are also encouraged.

8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure (including the new railway station of NOL Main Line) and local development pressures, and the latest territorial spatial development strategy (i.e. the Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030 promulgated in October 2021). Besides, buildings and places of historical and sites of archaeological interest should be preserved in the Area as far as possible.

8.3 In order to provide better control of building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

A minor relaxation clause on planning application in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits.

9. LAND-USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area : 29.30 ha

9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. It 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. It is also intended that the comprehensive development/redevelopment would form the local centre of the region. Such zoning is intended to facilitate the phasing out of sporadic industrial activities and temporary structures which have become incompatible with the adjoining developments. Although existing uses are tolerated, any development/redevelopment on sites under this zoning requires planning permission from the Board. Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes for consideration of the Board. Pursuant to section 4A(3) of the Ordinance, the approved MLP shall be made available for public inspection in the Land Registry.

9.1.2 Under this zoning, development shall not result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) specified below:

<u>Location of “CDA”</u>	<u>Maximum GFA</u>
The “CDA” south of Tam Mei Barracks	GFA of 79,000m ²
The “CDA” east of Sheung Chuk Yuen	GFA of 39,000m ²

The building height of the two “CDA” zones is restricted to 3 storeys including car park. Development will be in accordance with an approved MLP to ensure that the nature and scale of new development will be in keeping with the natural landscape of the area.

9.1.3 The “CDA” zone to the south of Tam Mei Barracks is intended to be developed as a local centre for the Ngau Tam Mei area. The objective is to consolidate, improve and expand the existing commercial and community facilities as well as infrastructure, and to provide housing opportunities.

9.1.4 The “CDA” zone to the east of Sheung Chuk Yuen is intended for residential development so as to phase out the existing industrial activities in the area as well as to improve the infrastructure.

9.1.5 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 given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.2 Residential (Group C) (“R(C)”) : Total Area : 36.43 ha

9.2.1 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.

9.2.2 Under this zoning, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. Development will be in accordance with an approved planning brief/MLP to ensure that the nature and scale of new development will be in keeping with the natural landscape of the area. Minor relaxation of the 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 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.2.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.

9.2.4 Areas zoned “R(C)” are located along the western boundary of the Area. They include the existing Maple Gardens, Casa Paradizo, Rolling Hills, and areas along and near the San Tin Highway. The Mai Po Site of Archaeological Interest is located to the north of Maple Gardens. For any development, redevelopment or rezoning proposals affecting the Mai Po Site of Archaeological Interest and its immediate environs, prior consultation with the Antiquities and Monuments Office (AMO) is required.

9.3 Residential (Group D) (“R(D)”) : Total Area : 27.29 ha

9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).

9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the

Board. To be in line with the development intensity of the existing domestic accommodation within the zone, residential development shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. Minor relaxation of the 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 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 9.3.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.3.4 Land zoned for such uses are located near the western boundary of the Area. The area at present is mainly occupied by some temporary workshops, village houses and some fish ponds.
- 9.3.5 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.4 Village Type Development (“V”) : Total Area : 31.84 ha

- 9.4.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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.
- 9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.4.3 Since the areas along San Tin Highway would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.4.4 Minor relaxation of the building height restriction may be considered by

the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of such application. Each application will be considered on its own merits.

- 9.4.5 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.5 Industrial (Group D) (“I(D)”) : Total Area : 7.89 ha

- 9.5.1 This zone is intended primarily for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

- 9.5.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flattened factory accommodation. Developments are restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m. Minor relaxation of the plot ratio, site coverage and/or building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 9.5.3 Land zoned “I(D)” is located to the south of Ngau Tam Mei valley. There is a high concentration of temporary structures. Limited and controlled expansion of the existing activities could be allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

9.6 Government, Institution or Community (“G/IC”) : Total Area : 16.36 ha

- 9.6.1 This zone is intended primarily for the provision of Government, institution and community 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. As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population of

the Area.

- 9.6.2 The existing Ngau Tam Mei Fresh Water Primary Service Reservoir in the south of Ngau Tam Mei valley and the Ngau Tam Mei Water Treatment Works (WTW) to the south of San Tin Barracks are allocated to the Water Supplies Department and have been commissioned since November 2000. Another site located in the south of Ngau Tam Mei valley is the existing livestock waste composting plant. The above three facilities are zoned “G/IC” to reflect the current uses.
- 9.6.3 A site adjoining San Tam Road zoned “G/IC(1)” is planned for a private Residential Care Homes for the Elderly (RCHE). Submission of a detailed Noise Impact Assessment report is required at the detailed design stage for the latest layout (to demonstrate 100% compliance with the noise criteria under the Hong Kong Planning Standards and Guidelines) and implementation of the mitigation measures identified therein. An on-site tertiary Sewage Treatment Plant (STP) will be provided for sewage treatment for the RCHE development before public sewer is available. The provision of the noise mitigation measures and the STP and the submission and implementation of drainage proposal shall be secured under land lease mechanism. Further enhancement on the layout shall be explored in the detailed design stage to mitigate possible visual impact, enhance ventilation and spatial utilisation of the RCHE development.
- 9.6.4 Development and redevelopment in the “G/IC(1)” zone is subject to building height restriction in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 8.3 above would be relevant for the assessment of such application. Each application will be considered on its own merits.

9.7 Recreation (“REC”) : Total Area : 43.10 ha

- 9.7.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.7.2 Under this zoning, limited residential development which should be ancillary to recreational uses may be permitted on application to the Board. The development intensity should be in line with the rural setting and therefore is restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effect on the environment. Minor relaxation of the 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 8.3 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.7.3 The “REC” zone is located to the east of the Ngau Tam Mei valley and is relatively flat in topography. At present, the site is linked up with San Tam Road by sub-standard tracks, and improvement of infrastructure will be required for the developments. The Ngau Tam Mei Site of Archaeological Interest falls within the south-eastern part of this zone. For any development, redevelopment or rezoning proposals affecting the Ngau Tam Mei Site of Archaeological Interest and its immediate environs, prior consultation with the AMO is required.

9.7.4 As filling of pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.8 Green Belt (“GB”) : Total Area : 162.19 ha

9.8.1 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. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.8.2 The areas under this zoning are located close to the San Tin Barracks and Tam Mei Barracks, and to the south of Ngau Tam Mei valley. Some of these areas are occupied by low-rise buildings, temporary on-farm domestic structures, traditional burial grounds, agricultural land and knolls.

9.8.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.9 Conservation Area (“CA”) : Total Area : 185.78 ha

9.9.1 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 Country Park from the adverse effects of development.

9.9.2 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. Uses related to conservation purposes such as natural

reserve and natural trail are permitted as of right. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.

9.9.3 The area under this zoning is also intended to give added protection to the Lam Tsuen Country Park abutting the Area.

9.9.4 As filling of land and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

10.1.1 San Tin Highway, as part of Route 9 (i.e. New Territories Circular Route), is an expressway connecting the Area to various districts in New Territories, such as Yuen Long and Lok Ma Chau. Further away from Ngau Tam Mei, Tsing Long Highway is a main trunk road which connects NWNT with the urban area.

10.1.2 Castle Peak Road and San Tam Road are the major access roads providing pedestrian and vehicular access to the Area. Branching off from San Tam Road are Ngau Tam Mei Road and Chuk Yau Road which are the main vehicular access roads leading to the Ngau Tam Mei valley.

10.2 Railway

The Area will be served by the proposed NOL Main Line, which will connect the existing Tuen Ma Line and East Rail Line at Kam Sheung Road Station and Kwu Tung Station respectively for further connection to the metro areas of Hong Kong. The proposed Ngau Tam Mei Station of the NOL Main Line is located at the south-western part of the Area.

10.3 Transport Provision

The Area is located adjacent to Castle Peak Road and San Tin Highway and is well served by existing buses, public light buses and taxis.

11. UTILITY SERVICES

11.1 Water Supply

Fresh water will be jointly supplied from Sheung Shui WTW and Ngau Tam Mei WTW to the Area via Ngau Tam Mei Primary Fresh Water Service Reservoir (FWSR) and a proposed FWSR in San Tin. Besides, reclaimed water will be supplied from a proposed water reclamation plant in San Tin for

non-potable uses such as toilet flushing, irrigation and district cooling system usage via a proposed reclaimed water service reservoir in San Tin.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. The electricity supply is reinforced by the 400 kV network.

11.4 Gas

Gas pipelines have already been laid from Tai Po to Yuen Long along San Tin Highway and Fanling Highway. Piped gas supply has been made available in the Area by the pressure reduction station at Fairview Park Boulevard.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there are a number of graded historic buildings in the “List of 1,444 buildings”. The list of graded buildings will be updated from time to time. Two Sites of Archaeological Interest, namely Mai Po Site of Archaeological Interest and Ngau Tam Mei Site of Archaeological Interest are also situated in the Area.

12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and the new items have been uploaded onto the official website of AAB at <https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.

12.3 Prior consultation with the AMO of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, sites of archaeological interest, or Government historic sites identified by AMO; the new items mentioned in 12.2 above; or any other buildings/structures identified with heritage value, both at grade and underground, and their immediate environs. Information of the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, sites of archaeological interest and Government historic sites identified by AMO are available on the website of AMO: <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned use indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the first statutory plan covering such land or building and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and the 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 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.

- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 14 September 1990 on land included in a plan of the Ngau Tam Mei IDPA, or undertaken or continued on or after 12 July 1991 on land not included in the Ngau Tam Mei IDPA Plan but within the draft Ngau Tam Mei DPA Plan may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
SEPTEMBER 2024