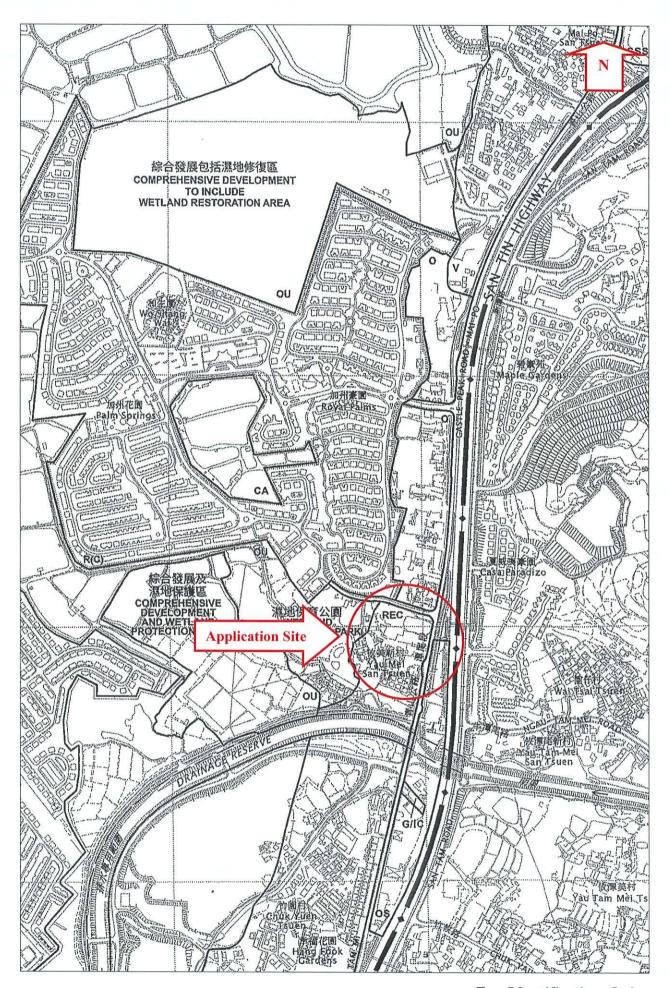
APPENDIX 1

Extracts of the Approved Mai Po and Fairview Park Outline Zoning (OZP) Plan No. S/YL-MP/8 dated 20.9.2024 and its Relevant Notes



For Identification Only

RECREATION

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or
	without conditions on application
	to the Town Planning Board
A software out yy	
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	Eating Place
only)	Flat
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Helicopter Landing Pad
Public Convenience	Hotel
Rural Committee/Village Office	House (other than rebuilding of New
Tent Camping Ground	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.

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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.

APPENDIX 5

Site Photos

Site Photos

Application Site



