# Attachment A

# Revised Planning Statement

# Section 16 Planning Application for Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in Planning Area 32B, Hung Shui Kiu, New Territories (Application No. A/HSK/619)

## Planning Statement

**October 2026**


llewelyn davies

In association with

**LWK & Partners (HK) Ltd**
**Axxa Group Limited**
**AECOM Asia Company Limited**
**AtkinsRéalis Asia Limited**
**Ramboll Hong Kong Ltd.**

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# EXECUTIVE SUMMARY

## Purpose of Submission

This Planning Statement is prepared to seek permission from the Town Planning Board (the Board) for proposed mixed-use development (proposed flat with permitted commercial uses) (hereafter referred to as the "Proposed Development") in Planning Area 32B, Hung Shui Kiu, New Territories (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

The Application Site involves an area of about 13,601.02m$^2$ and is located within Hung Shui Kiu / Ha Tsuen (HSK/HT) New Development Area (NDA). It falls within "Commercial (1)" ("C(1)") zone on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3. According to the Notes of the OZP, commercial uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', etc. are always permitted in "C(1)" zone, while 'Flat' use is under Column 2, i.e. permission from the Board is required. Developments within this zone are subject to maximum building height of 200mPD and plot ratio of 9.5. As the Proposed Development proposes provision of 'Flat' use, this S16 planning application is hereby submitted, which does not involve any changes to the maximum building height and plot ratio as stipulated on the OZP.

## Indicative Development Proposal

The Application Site is divided into Site A and Site B. Site A is for proposed residential development with a commercial podium, and therefore **Site A is the subject matter of this planning application**; while Site B involves proposed hotel / office, i.e. purely for commercial uses that are always permitted, and therefore **Site B is not the subject matter of this planning application**. Therefore, **the layout, development parameters and uses in Site B are indicative only and not for approval under the subject planning application**.

In Site A, there are 3 residential towers. Commercial uses and carpark are provided in the podium underneath the residential towers. Above the podium are 40 to 43 residential storeys.

In Site B, which is for indicative purpose only, there are 2 hotel / office blocks. Commercial uses and carpark are provided in the podium.

The total plot ratio of the Proposed Development in the Application Site will be not more than 9.5; among which majority (i.e. 55% of the GFA) will be for the as-of-right permitted non-domestic uses, whereas the remaining plot ratio (i.e. 45% of the GFA) will be for the proposed residential use which is the subject of this application. The building height of all

proposed building blocks will be not more than 200mPD. The development parameters of the Proposed Development will comply with the OZP.

**Development Justifications**

Major development justifications in support of the Proposed Development are listed as follows:

- The Proposed Development is in line with latest Government policy to allow greater flexibility for residential use within commercial zones in HSK/HT NDA;
- The Proposed Development is in line with Government's policy to address housing needs;
- The overall development mix of the Proposed Development will reinforce HSK's Town Centre as a vibrant knowledge and innovation hub;
- The Proposed Development with reasonable scale of residential use acts as a catalyst to encourage early implementation of HSK/HT NDA;
- The Proposed Development is a timely response to the evolving development needs and maximising the strategic value of land resources;
- Design merits are proposed; and
- The Proposed Development is feasible in technical terms.

In light of the justifications presented, we sincerely seek favourable consideration from the Board on this S16 planning application.

**行 政 摘 要**

(聲明:此中文譯本僅供參考,如中文譯本和英文原文有歧,應以英文原文為準。)

**申請目的**

此規劃綱領旨在向城市規劃委員會(下稱「城規會」)根據城市規劃條例(第131章)第16條申請規劃許可,在新界洪水橋第32B規劃區(下稱「申請地點」)作商住混合發展(擬議分層住宅及准許的商業用途)(下稱「擬議發展」)。

申請地點位於洪水橋/廈村新發展區內,面積約為13,601.02平方米。申請地點在《洪水橋及廈村分區計劃大綱草圖編號S/HSK/3》(下稱「大綱圖」)上劃為「商業(1)」地帶。根據大綱圖的註釋,商業用途例如「辦公室」、「酒店」、「商店及服務行業」、「食肆」等在「商業(1)」地帶為經常准許的用途,而「分層住宅」則為第二欄用途,需要城規會的准許。「商業(1)」地帶內的發展最高建築物高度為主水平基準以上200米,最高地積比率為9.5。由於擬議發展牽涉擬議「分層住宅」用途,申請人以此提交此第16條規劃申請,當中並不牽涉大綱圖所規定的最高建築物高度及地積比率的改動。

**擬議發展計劃**

申請地點分為地盤A與地盤B。地盤A擬作住宅發展,並設有商業平台,**因此僅有地盤A涉及本申請的申請事項**;地盤B則擬建酒店/辦公室,屬經常准許的商業用途,**所以地盤B並不涉及本申請的申請事項**。因此,**地盤B的佈局、發展參數及用途僅屬示意性質,並非今次規劃申請的審批範圍**。

地盤A內設有3幢住宅大樓。住宅大樓下方的平台提供商業用途及停車場。平台以上為40至43層的住宅樓層。

地盤B(僅作示意用途)設有2幢酒店/辦公室大樓。平台內提供商業用途及停車場。

擬議發展於申請地點的總地積比率不多於9.5,大部份的地積比率(總樓面面積的55%)將用作經常准許的非住用用途,餘下的地積比率(總樓面面積的45%)將用作住宅用途,即是次規劃申請的申請事項。所有擬議大樓的建築物高度將不超過主水平基準以上200米。擬議發展的發展參數將符合大綱圖的規定。

**發展理據**

以下為支持擬議發展的理據：

- 擬議發展與政府近期在洪水橋/廈村新發展區內的商業用地提供彈性以作住宅用途的策略方針相符；
- 擬議發展與政府回應房屋需求的策略方針相符；
- 擬議發展的發展用途組合可以提供多樣化的發展，進一步鞏固洪水橋市中心作為知識及創新的樞紐；
- 擬議發展提供適量的住宅用途，可作為帶動洪水橋/廈村新發展區內其他發展的催化劑；
- 擬議發展項目適時回應不斷演變的發展需求，並充分發揮土地資源的策略價值；
- 擬議發展提供了設計增益；及
- 擬議發展在技術層面上可行。

基於以上的發展理據，現懇請城規會接納是次規劃申請。

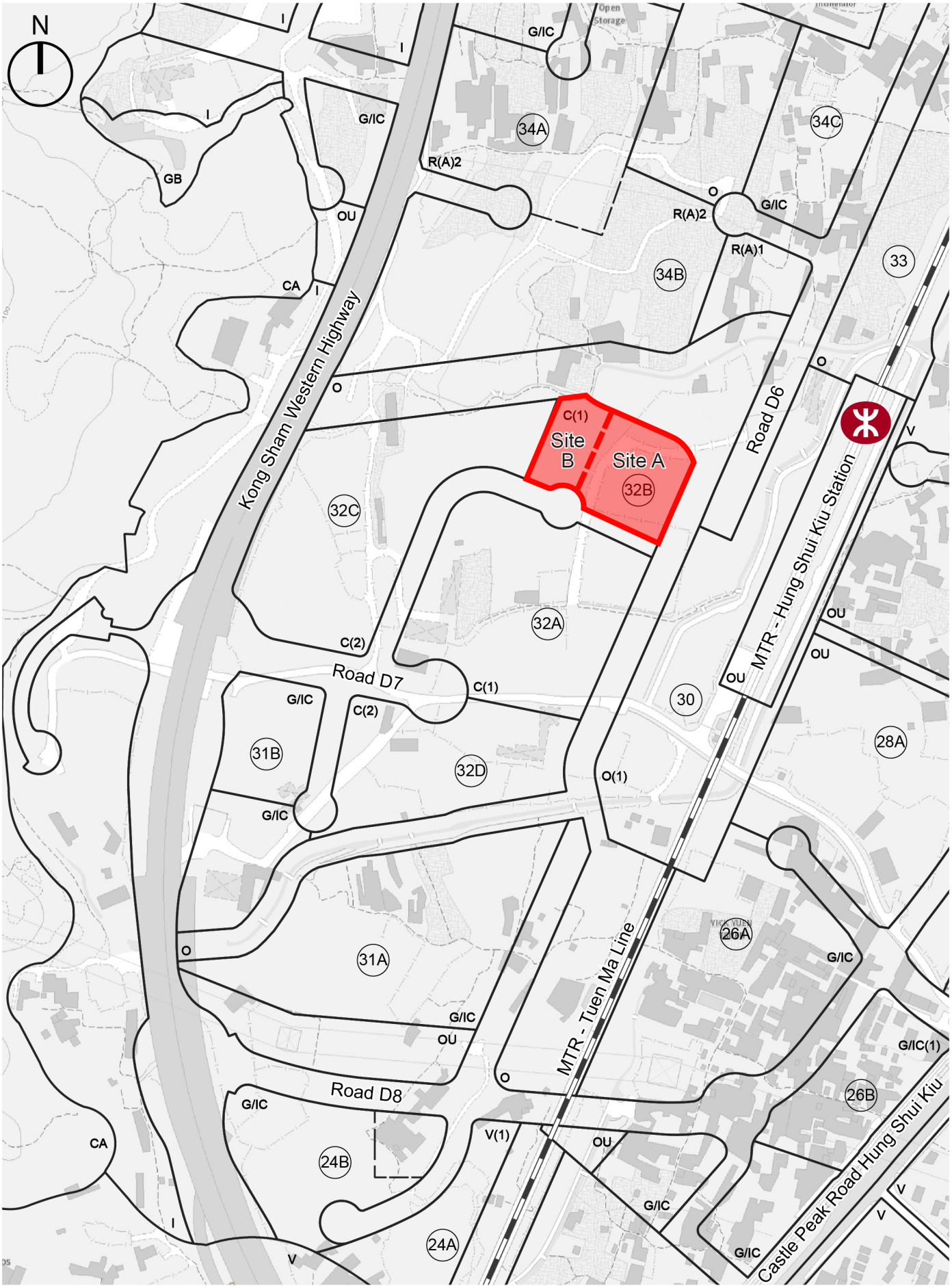
# 1 INTRODUCTION

## 1.1 Purpose of Submission

1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed mixed-use development (proposed flat with permitted commercial uses) (hereafter referred to as the "Proposed Development") in Planning Area 32B in Hung Shui Kiu (hereafter referred to as "Application Site") under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

1.1.2 The Application Site is zoned "Commercial (1)" ("C(1)") on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (**Figure 1.1** refers) and lies within Hung Shui Kiu / Ha Tsuen (HSK/HT) New Development Area (NDA). According to the Notes of the OZP, the Application Site is subject to maximum plot ratio (PR) of 9.5 and maximum building height of 200mPD. Commercial uses including 'Hotel', 'Office', 'Eating Place', 'Shop and Services', etc. are under Column 1, i.e. always permitted; while 'Flat' use is under Column 2, which requires planning permission from the Board. In view of recent Government directives promoting greater flexibility for accommodating residential use in commercial sites within HSK/HT NDA, the Applicant hereby proposes to introduce residential use, among other commercial uses, in the Application Site, which requires the submission of this planning application for the proposed 'Flat' use. This planning application does not involve any changes to the maximum building height and PR as stipulated on the OZP.

1.1.3 The Application Site is further divided into Site A and Site B (see **Figure 1.1**). Only Site A involves residential use (i.e. 'Flat' use under Column 2), while Site B is purely for commercial uses. Therefore, **only Site A is the subject matter of this planning application** which requires planning permission from the Board for the proposed 'Flat' use, while **Site B is for indicative purpose only, and not for approval** under this planning application.




| | | | | |
|---|---|---|---|---|
| llewelyn davies | Title: Extract of the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3 | Checked | DH | Drawn PW |
| | | Rev | 0 | Date Oct 2026 |
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## 1.2 Report Structure

1.2.1 This Planning Statement consists of the following sections:

| | |
|---|---|
| Section 2: | describes the Application Site context and planning context; |
| Section 3: | presents the details of the indicative development scheme; |
| Section 4: | summarises the key findings of various technical assessments on environmental, air ventilation, traffic, drainage, sewerage and water supply aspects; |
| Section 5: | presents the planning justifications for the Proposed Development; and |
| Section 6: | concludes the Planning Statement. |

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to G**.

| | |
|---|---|
| Appendix A | Extract of the Extant OZP |
| Appendix B | Landscape Master Plan |
| Appendix C | Traffic Review |
| Appendix D | Environmental Review |
| Appendix E | Drainage Impact Assessment |
| Appendix F | Sewerage Impact Assessment |
| Appendix G | Water Supply Impact Assessment |

# 2 SITE AND PLANNING CONTEXT

## 2.1 Site Location

2.1.1 The Application Site is in Planning Area 32B on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3. It lies within a greater area currently known as Hung Shui Kiu (**Figure 2.1** refers). Its site area is about 13,601.02m$^2$.

## 2.2 Surrounding Context

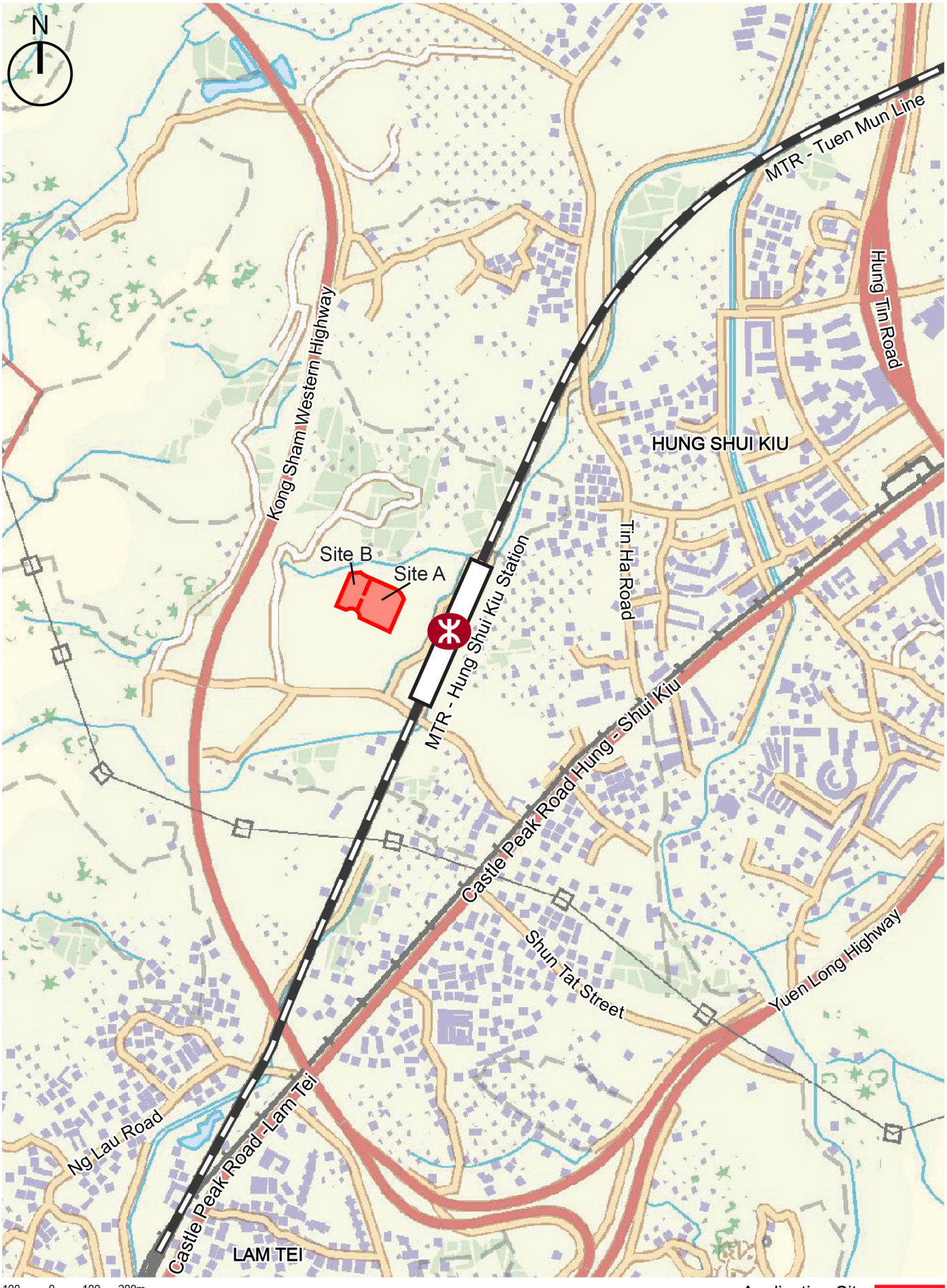
2.2.1 Under the planning for HSK/HT NDA, the Application Site will form part of the future Town Centre of HSK. Planning and Urban Design Concept Plan extracted from the extant OZP in **Figure 2.2** refers. The Application Site abuts the future HSK Station of Tuen Ma Line (TML), Regional Plaza and Green Transit Corridor. The target completion year of HSK Station is 2030. Also, HSK Station of Hong Kong-Shenzhen Western Rail Link connecting HSK/HT NDA and Qianhai of Shenzhen will be at the immediate west of HSK Station of TML. The existing Kong Sham Western Highway lies to the further west of the Application Site.

## 2.3 Planning Context

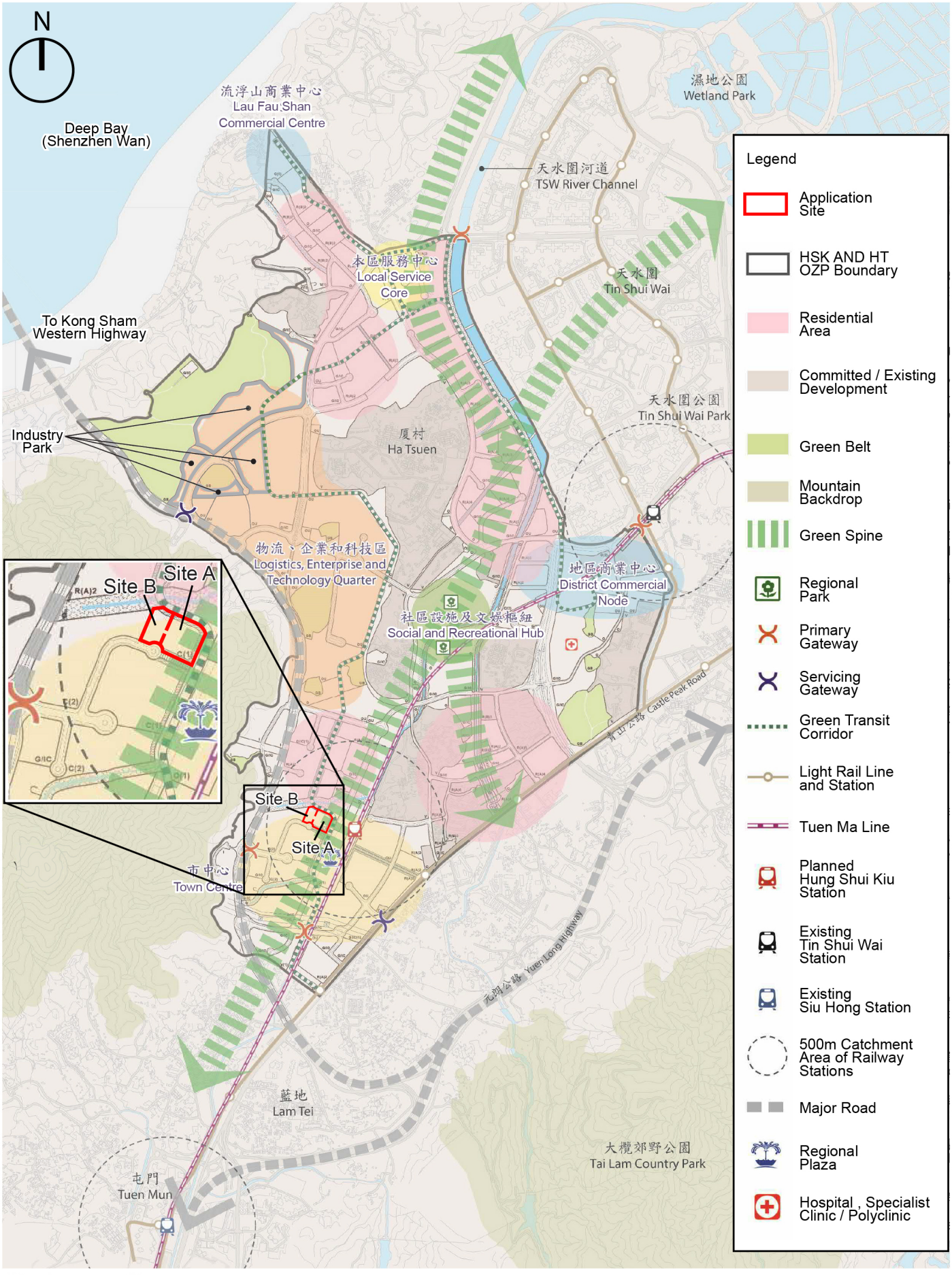
Statutory Planning Context

2.3.1 The Application Site falls within "C(1)" zone on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3. The maximum PR and building height for the Application Site as per OZP is 9.5 and 200mPD respectively.

2.3.2 According to the OZP, commercial uses including 'Hotel', 'Office', 'Eating Place', 'Shop and Services', etc. are always permitted in "C(1)" zone; while 'Flat' use is under Column 2, planning permission from the Board is therefore required for the proposed residential use in Site A of the Application Site (**Figure 1.1** refers). Extract of the extant OZP is attached under **Appendix A**.




| | | | | |
|---|---|---|---|---|
| llewelyn davies | Title: Location Plan | Checked | DH | Drawn PW |
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Title

Planning and Urban Design Concept Plan of HSK / HT NDA

| | | | |
|---|---|---|---|
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| Scale NA | | Figure 2.2 | |

Latest Government Policy to Increase Flexibility for Accommodating Residential Use in Commercial Sites

2.3.3 Having considered broader market forces, industry feedback and other relevant factors and to expedite the implementation of new projects within Northern Metropolis, the Government has announced various policy directives in recent years to allow residential use in commercial sites. In particular, in relation to HSK/HT NDA:

- Since August 2024, the Government has introduced a series of policy directives to increase flexibility in accommodating residential uses within commercial sites, particularly in the HSK/HT NDA. In particular, the Government indicated that some non-domestic GFA on commercial sites could be reallocated for residential purposes. This policy is seen as a response to industry feedback as well as a reflection of the broader market changes, and serves as a facilitative measure to enable the timely implementation of developments in Northern Metropolis;

- Subsequently in 2025-26 Budget announced in February 2025, in view of the relatively sluggish commercial property market, the Government announced that it will consider rezoning some of the commercial sites for residential use and allowing greater flexibility of land use;

2.3.4 This planning application is prepared based on the above latest Government policy to propose 'Flat' use in Site A of the Application Site.

# 3 Indicative Development Proposal

## 3.1 Proposed Development Parameters

3.1.1 Only Site A involves residential use (i.e. 'Flat' use under Column 2), while Site B is purely for commercial uses. Therefore, **only Site A is the subject matter of this planning application** which requires planning permission from the Board for the proposed 'Flat' use, while **Site B is for indicative purpose only, and not for approval** under this planning application.

3.1.2 **Figures 3.1** to **3.7** show the Master Layout Plan, floor plans and section plans for the Proposed Development. The major development parameters are tabled below.




***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

| | | | | |
|---|---|---|---|---|
| Title: Master Layout Plan | | Checked | DH | Drawn MH |
| | | Rev | | Date Oct 2026 |
| | | Scale | | Figure 3.1 |




***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

| | | | | |
|---|---|---|---|---|
| | Title: G/F Plan | Checked | DH | Drawn: MH |
| | | Rev | | Date: Oct 2026 |
| | | Scale | | Figure: 3.2 |




***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

| | | | | |
|---|---|---|---|---|
| | Title: 1/F Plan | Checked | DH | Drawn: MH |
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***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

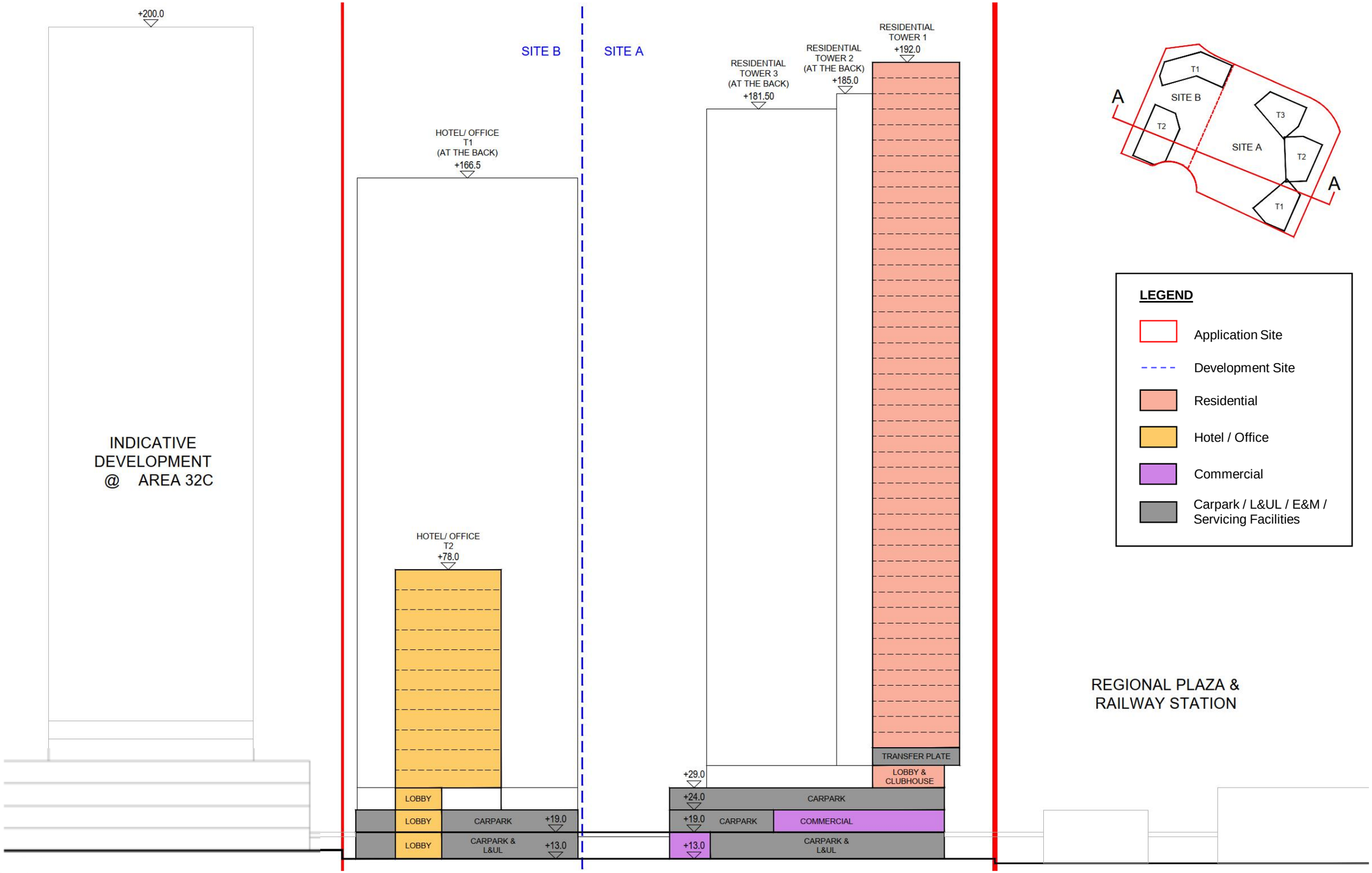
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|---|---|---|---|---|
| | Title: 2/F Plan | Checked | DH | Drawn: MH |
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***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

| | | | | |
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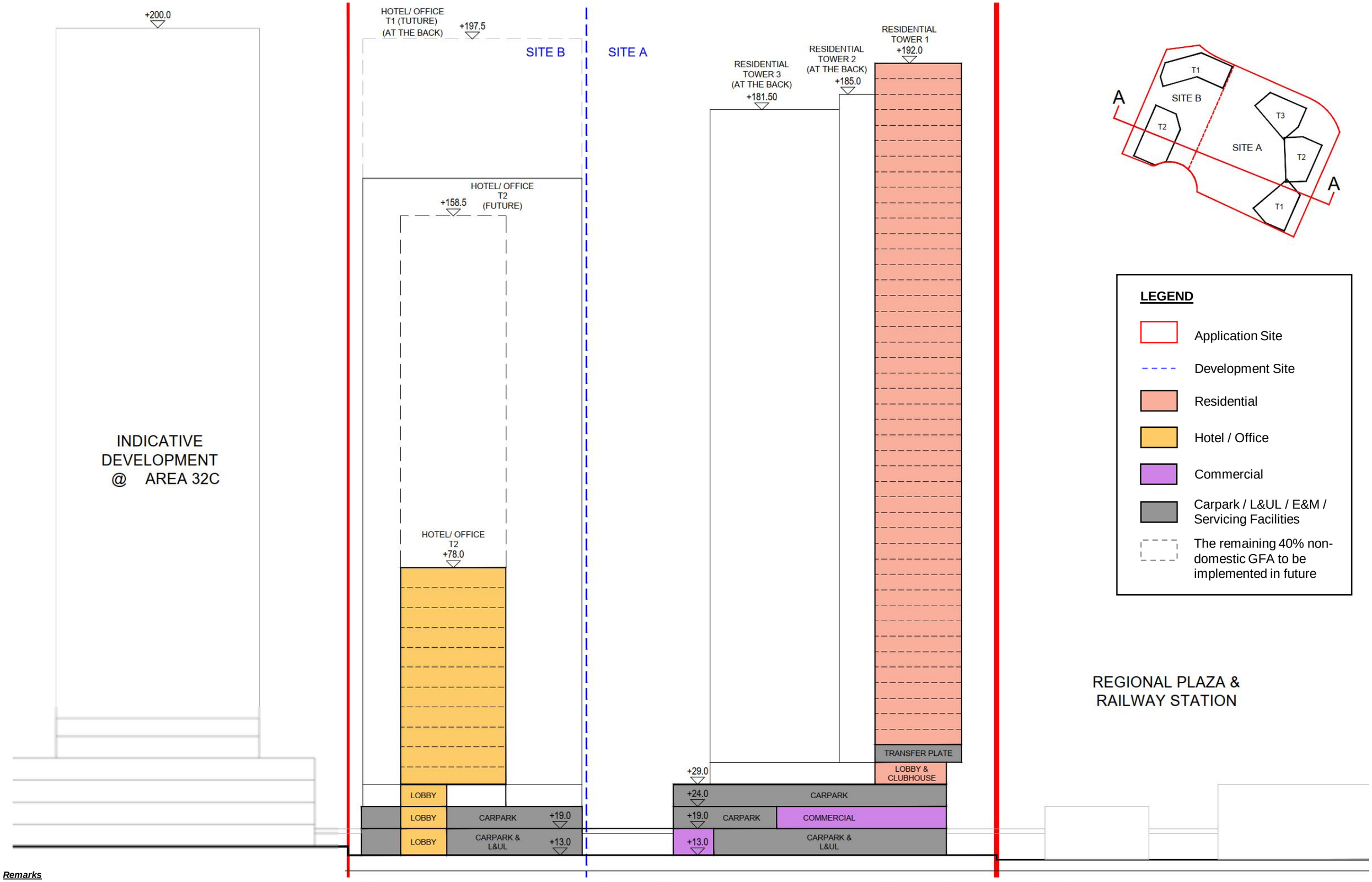

***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

Title

## Section Plan (Phase 1)

| | | | |
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***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

| | | | | |
|---|---|---|---|---|
| | Title: Section Plan (Future Scenario) | Checked | DH | Drawn MH |
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| | | Scale | | Figure 3.7 |

**Table 3.1 Development Schedule for the Application Site**

| | Overall | Site A | Site B |
|---|---|---|---|
| **Site Area** | 13,601.02m$^2$ | 8,966.68m$^2$ | 4,634.34m$^2$ |
| **Total PR (not more than)** | 9.50 | 6.85 | 14.62 |
| • **Domestic** | 4.27 (45%) | 6.48 | - |
| • **Non-domestic** (1) | 5.23 (55%) | 0.37 | 14.62 |
| **Total GFA (not more than)** | 129,210.35m$^2$ (2) | 61,444.35m$^2$ | 67,766.00m$^2$ |
| • **Domestic** | 58,144.35m$^2$ (45%) | 58,144.35m$^2$ | - |
| • **Non-domestic** (1) | 71,066.00m$^2$ (55%) (3) | 3,300.00m$^2$ | 67,766.00m$^2$ |
| **Building Height** | Not more than 200mPD | Not more than 200mPD | Not more than 200mPD |
| **No. of Towers** | 5 | 3 | 2 |
| **No. of Storeys** (4) | | | |
| • **Residential** | 40 – 43 | 40 – 43 | - |
| • **Non-domestic** | | | |
| - Topside | 33 - 47 | - | 33 - 47 |
| - Podium | 3 | 3 (5) | 2 (5) |
| **No. of Flats** | 1,240 (6) | 1,240 (6) | - |
| **No. of Hotel Rooms** | 1,260 | - | 1,260 |
| **Anticipated Population** | 3,348 (7) | 3,348 (7) | - |
| **Private Open Space** | Not less than 3,348m$^2$ | Not less than 3,348m$^2$ | - |
| **Resident's Recreational Facilities** | 2,325m$^2$ (8) | 2,325m$^2$ (8) | - |

(1) The non-domestic uses and development parameters as illustrated under the subject planning application are for indicative purpose and subject to detailed design. The proposed non-domestic uses and development parameters under the subject planning application conform to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', 'Place of Recreation, Sports or Culture' and etc. are always permitted under the OZP.

(2) The ratio of total domestic to non-domestic GFA of the two proposed developments within Area 32B is 45% : 55%.

(3) Drawing upon the spirit of the "Pay for What You Build" Pilot Scheme, about 60% of the non-domestic GFA in Area 32B – Site B (i.e. about 67,766 * 0.6 = 40,660$m^2$) will be implemented first.

(4) Excludes transfer plate and refuge floor (if applicable).

(5) Includes 2 storeys of aboveground car park.

(6) An average flat size of 47$m^2$ is assumed.

(7) A person per flat of 2.7 is assumed.

(8) Or such other areas of clubhouse as may be approved by the Buildings Department based on the total permissible domestic GFA for individual land parcel (site under the Buildings Ordinance) at the future General Building Plans.

**Details of the Proposed Development**

3.1.3 The Application Site involves Site A and Site B. In Site A, there are 3 residential towers above a commercial podium of 3 storeys accommodating carpark (G/F and 2/F) and commercial uses (G/F and 1/F) such as 'Eating Place', 'Shop and Services', etc. that are always permitted. Clubhouse for the residential development is provided on 3/F.

3.1.4 In Site B, there are two non-domestic blocks for hotel / office uses. Carpark and commercial uses are provided on G/F and 1/F.

**Proposed Development Mix**

3.1.5 Upon development, the Application Site will form a mixed-use development with residential use and commercial uses. The PR for domestic use is 4.27 and that for non-domestic use is 5.23; i.e. the ratio of domestic GFA to non-domestic GFA is 45% : 55%. The total PR will be not more than 9.5, in compliance with the maximum PR restriction and primary planning intention for commercial use predominantly as stated on OZP.

**Phasing Arrangement for the Non-domestic Uses**

3.1.6 In order to refine the existing arrangements for land grant and land premium payment to ease the upfront capital pressure on developers, encourage phased development, and accelerate the development of the Northern Metropolis, the Chief Executive has introduced a "Pay for What You Build" mechanism in the 2025 Policy Address. Lot owners are allowed to carry out phased development and pay the required land premium as determined according to the actual GFA and the "preferred use" as proposed by the lot owners.

3.1.7 Against this background, the Applicant proposes phased implementation of the non-domestic uses: i.e. 60% of the non-domestic GFA in Area 32B – Site B will be implemented first, while the remaining 40% of the non-domestic GFA will be implemented at later stage in future. The demarcation of the non-domestic uses to be implemented under the phased implementation strategy are illustrated on **Figures 3.6** and **3.7** and tabulated below:-

| **Area 32B (Site B)** | **Phase 1 (to be implemented 1st)** | **Remaining Phase (to be implemented at later stage)** |
|---|---|---|
| **T1** | Mainly hotel | *(subject to detailed design)* |
| **T2** | Mainly office | |
| **GFA (about $m^2$)** | 40,660$m^2$ (60%) | 27,106$m^2$ (40%) |
| | 67,766$m^2$ (100%) | |

*Remarks: The demarcation of non-domestic uses is for indicative purpose and subject to detailed design. Commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', 'Place of Recreation, Sports or Culture' and etc. are always permitted under the OZP.*

## 3.2 Pedestrian Connectivity

3.2.1 To ensure seamless pedestrian connectivity within the Application Site and with the surroundings, the Applicant has made reference to the Urban and Green Design Requirements Brief for Private Development Sites, which provides guidelines on the connections within Town Centre of the NDA and other urban design measures.

3.2.2 Within the Application Site, a footbridge connection will be provided, managed and maintained by the Applicant to link up Site A and Site B as an internal connection. A pedestrian connection to the Regional Plaza and HSK Station to the east and another connection to Planning Area 34B to the north, will be provided by the Applicant. An opening is reserved by the Applicant for possible connection to Planning Area 32A to the south. Management and maintenance of these three connections will be subject to further discussion and agreement with relevant Government departments / parties.

3.2.3 For possible pedestrian connection to Planning Area 32C to the west, which is still under planning, the Applicant has reserved opening within the boundary of the subject Proposed Development, so as to allow future pedestrian connection to be connected to the Application Site. The detailed design, management and maintenance will be subject to further coordination with the future developers of the adjacent developments and respective Government departments in future.

3.2.4 For illustration of the design merits undertaken by the subject S16 planning application, please refer to **Figure 5.2**.

### 3.3 Landscape Design

3.3.1 A Landscape Master Plan has been prepared and attached under **Appendix B**.

3.3.2 For open space provision, at least 1m$^2$ per person of private open space will be provided within Application Site. For greenery provision, an area of not less than 30% of the total greenery will be provided in accordance with the requirement of PNAP APP-152.

### 3.4 Access Arrangement and Internal Transport Facilities

3.4.1 2 run-in / out points will be provided at 13mPD on G/F (**Figure 3.2** refers). The vehicular access for Site A will also serve Site B via connected internal road. The remaining access point is a run-in / out for Site B's car park. The locations of the run-in / out points have already made reference and aligned to the road design of Road L22 prepared and gazetted by the Government under HSK/HT NDA[1].

3.4.2 For Site A, which is for residential development with a commercial podium, the internal transport facilities (including car parking spaces and loading / unloading (L/UL) bays) will be provided on G/F and 2/F. For Site B, the internal transport facilities will be provided on G/F and 1/F.

3.4.3 For detailed breakdown of the internal transport facilities provision, please refer to Section 4.3 and the Traffic Review under **Appendix C**.

### 3.5 Implementation

3.5.1 The Proposed Development (except for the remaining non-domestic GFA to be implemented at a later stage under the arrangement of "Pay for What You Build" Pilot Scheme) is anticipated to be completed in 2033. Nonetheless, for technical review purpose, the maximum total GFA permitted for the Application Site has been taken into account.

[1] PWP Item Nos. 7787CL (Part) and 7829CL Hung Shui Kiu / Ha Tsuen New Development Area Advance Works Phase 3 and Stage 2 Works – Site Formation and Engineering Infrastructure.

# 4 Technical Appraisal

## 4.1 Environmental Aspect

4.1.1 An Environmental Review has been prepared and enclosed under **Appendix D** to assess if the Proposed Development would be subject to air quality impact, traffic noise impact and railway noise impact.

4.1.2 For air quality aspect, as no openable windows, fresh air intakes and recreational uses in open spaces fall within the 5m buffer distance from local distributor (the planned Road L22), the Proposed Development will not be subject to unacceptable impacts.

4.1.3 For traffic noise impact, according to the Environmental Impact Assessment (EIA) of HSK NDA Planning and Engineering Study – Investigation, sites near to the Application Site will comply with noise criteria with implementation of mitigation measures. It is anticipated that the traffic noise level at the Application Site will be similar to these sites due to close proximity. Mitigation measures will be implemented where necessary to ensure compliance with the noise criteria.

4.1.4 Regarding railway noise impact, similar to traffic noise impact, the EIA of HSK NDA has assessed the railway noise levels in the sites near to the Application Site. With implementation of mitigation measures, all these sites will not be subject to unacceptable railway noise. As the Application Site is located farther to HSK Station than the assessed sites, and the recommended setback distance of 70m has been complied with, it is anticipated that the Application Site would not be subject to adverse railway noise impacts. Mitigation measures will be proposed where necessary.

4.1.5 Overall, the Proposed Development would be acceptable from environmental perspective.

## 4.2 Air Ventilation Aspect

4.2.1 According to the OZP, the major air paths / breezeways in the NDA include (see **Figure 2.2**):

1. The north-south running Regional Plaza and the adjoining open space spines diverting wind to penetrate through the Town Centre to Tin Sam Tsuen, San Lee Uk Tsuen and various villages in Ha Tsuen;

2. Northeast-southwest running Castle Peak Road could divert wind to developments along the road; and

3. Breezeways provided along major roads, rail corridors, proposed pedestrian streets, revitalised river channels and open spaces.

4.2.2 With reference to HSK NDA Planning and Engineering Study – Investigation – Stage 3 Air Ventilation Assessment (Final), in addition to the potential air paths and breezeways identified in the OZP, the proposed road to the south of Planning Area 32B and to the east of Planning Area 32C would further enhance wind penetration nearby, along the road connection.

4.2.3 The Application Site is not located within any air path or breezeway, therefore, the Proposed Development would not impose any significant air ventilation impacts on the surrounding sites.

## 4.3 Traffic Aspect

4.3.1 A Traffic Review has been prepared and attached under **Appendix C**. The Traffic Review has proposed the internal transport facilities provision and reviewed the traffic impact induced by the Proposed Development.

4.3.2 Based on an indicative mix of retail, hotel and office uses (i.e. uses that are always permitted) that is subject to revision in future, proposed internal transport facilities provision with reference to Hong Kong Planning Standards and Guidelines are tabled in Section 2.3 of the Traffic Review and extracted below for easy reference:

**Table 4.1 Proposed Internal Transport Facilities Provision**

| Site | Use | Type | No. |
|---|---|---|---|
| Site A | Residential | Residential parking space | 168 |
| | | Visitor parking space | 15 |
| | | Motorcycle parking space | 13 |
| | | L/UL bay | 3 |
| | | Bicycle parking space | 248 |
| | Retail | Car parking space | 35 |
| | | Motorcycle parking space | 4 |
| | | L/UL bay | 5 |
| Site B (future scenario; development mix is indicative only) | Retail | Car parking space | 3 |
| | | Motorcycle parking space | 1 |
| | | L/UL bay | 1 |
| | Hotel | Car parking space | 10 |
| | | Motorcycle parking space | 1 |
| | | L/UL bay for goods vehicle | 5 |
| | | Lay-by for taxi and private car | 4 |
| | | Lay-by for single-deck tour bus | 3 |
| | Office | Car parking space | 177 |
| | | Motorcycle parking space | 18 |
| | | L/UL bay | 13 |

4.3.3 To assess potential traffic impact induced by the Proposed Development, the Traffic Review has compared the traffic generations from a hypothetical scheme with that from the proposed scheme. The hypothetical scheme is formulated based on the commercial mix suggested in the previous version of the Hung Shui Kiu and Ha

Tsuen Outline Development Plan No. D/HSK/1 for the Application Site.

4.3.4 According to assessment result, the traffic generations under the proposed scheme would be much less than that under the hypothetical scheme under both AM and PM peak hours. Therefore, there would not be insurmountable traffic impacts imposed on the surrounding road network.

## 4.4 Drainage, Sewerage and Water Supply Aspects

4.4.1 A Drainage Impact Assessment (see **Appendix E**) has been conducted to review the feasibility of the Proposed Development. The surface runoff of Proposed Development is mainly from rainfall, and it will be directed to existing drainage channel via planned storm drains to be constructed in HSK/HT NDA. With reference to Drainage Impact Assessment of Planning Application No. A/HSK/452, a hydraulic model was established in accordance with Drainage Services Department's guidelines to assess the hydraulic performance of the proposed drainage system within HSK/HT NDA. The result showed that the proposed drainage system was sufficient to cater for the peak flows arising from the planned HSK/HT NDA. It is noted that drainage lead-in is proposed by Civil Engineering and Development Department (CEDD) for runoff discharge from the Application Site. The Proposed Development will adopt the proposed drainage arrangements to be implemented by CEDD under HSK/HT NDA project. As the Proposed Development will not bring significant changes to drainage characteristics, no adverse impact on the drainage system is anticipated.

4.4.2 A Sewerage Impact Assessment (see **Appendix F**) has been conducted to assess the potential sewerage impact arising from the Proposed Development. The sewage impact is assessed by comparing the sewage generated between Base Case (based on Outline Development Plan No. D/HSK/1) and the Proposed Development. The comparison result shows that the sewage generated from the Proposed Development (i.e. 2088.6$m^3$/day) is less than Base Case (i.e. 2389.4$m^3$/day), it is anticipated that the Proposed Development will not result in any adverse impact to the future sewerage system in HSK/HT NDA.

4.4.3 The sewage generated from the Proposed Development will be conveyed to Sewage Pumping Station No. 1 via planned gravity sewers, and then to Sewage Pumping Station No. 2 via planned sewer rising mains and gravity sewers constructed by CEDD and then finally to planned HSK Effluent Polishing Plant. The

sewage discharged from the Application Site contributes to only about 7.2% of the capacity of Sewage Pumping Station No. 1. To conclude, no adverse impact is anticipated on planned sewerage system.

4.4.4 A Water Supply Impact Assessment has been prepared and enclosed under **Appendix G** to review the feasibility of the Proposed Development from water supply point of view. The estimated daily fresh water demand for the Proposed Development is 2,054$m^3$/day and the estimated daily flushing water demand is 684$m^3$/day. NS250 lead-in pipe is proposed to be tee-off from the planned fresh water main to supply fresh water for the Proposed Development. For flushing water, NS125 lead-in pipe is proposed to be tee-off from the planned flushing water main to provide flushing water for the Proposed Development. To conclude, no adverse water supply impact is anticipated.

# 5 PLANNING JUSTIFICATIONS

## 5.1 In Line with Latest Government Policy to Allow Greater Flexibility for Residential Use within Commercial Zones in Hung Shui Kiu / Ha Tsuen New Development Area

5.1.1 As mentioned in Section 2.3.3, the Government has introduced a series of policy directives to increase flexibility in accommodating residential uses within commercial sites, particularly in the HSK/HT NDA. In particular, the Government indicated that some non-domestic GFA on commercial sites could be reallocated for residential purposes. This policy is seen as a response to industry feedback as well as a reflection of the broader market changes, and serves as a facilitative measure to enable the timely implementation of developments in Northern Metropolis.

5.1.2 It is against this background the Applicant hereby proposes a residential development with permitted commercial uses in the Application Site to allow appropriate amount of residential use. The Proposed Development involving conversion of portion of the non-domestic GFA for residential use in the subject "C(1)" zone is therefore in line with the latest Government policy.

## 5.2 In Line with Government's Policy to Address Housing Needs

5.2.1 In March 2025, the Secretary for Development said that Hong Kong shows a rigid demand for private housing, therefore, the 2025-26 Land Sale List contains residential sites only. Given a weakened commercial market, in the 2026-27 Land Sale List, there are only residential sites being put on the list. It proves that even though Hong Kong is facing economic downturn in recent years after COVID 19, demand for private housing remains stable.

5.2.2 As emphasized in recent Policy Addresses, the Government will continue to enhance the speed, quantity, quality and efficiency of providing more housing, with the supply target for private housing in the next decade projected to be 126,000 units. As the implementation of Northern Metropolis is going full-speed, it is anticipated that the increased economic activities within the NDAs will cause increasing demand for private housing.

5.2.3 The Proposed Development will provide 1,240 residential units and is anticipated

to be completed in 2033. It can contribute to housing supply in medium term. This provision can meet Hong Kong's demand for private residential units, and support all sorts of economic uses planned within the Northern Metropolis. In the case of HSK/HT NDA, the Proposed Development can meet the housing needs of students and staff in the UniTown and the working population in the future Hung Shui Kiu Industry Park.

## 5.3 Overall Development Mix will Reinforce Hung Shui Kiu's Town Centre as Vibrant Knowledge and Innovation Hub

5.3.1 The Application Site is located within the Town Centre of the HSK/HT NDA (**Figure 2.2** refers). The Town Centre is planned around the future HSK Station and is envisaged as the key commercial, civic and transportation hub of the NDA, accommodating a diverse range of uses including offices, commercial facilities, government, institution and community (GIC) facilities, public transport interchanges and the Regional Town Plaza. In line with the Government's latest planning initiatives to establish a University Town within the HSK/HT NDA, the area is expected to emerge as a major education and innovation cluster, attracting local, Mainland and international talent. Given its role as the principal gateway and focal point of the NDA, it is important to foster a balanced mix of commercial, residential, educational and supporting uses that can create a dynamic, inclusive and people-oriented urban environment. A predominantly commercial development pattern would limit activity outside normal business hours and would not fully realise the Town Centre's potential as the vibrant heart of the NDA.

5.3.2 The Proposed Development seeks to introduce residential use within the Application Site whilst maintaining a strong commercial component, with approximately 55% of the total GFA reserved for commercial uses, including hotel and office developments. The proposed residential population will complement the planned commercial, educational and institutional developments within the Town Centre, helping to establish a sustainable live-work-study ecosystem. During daytime, office, retail, educational and innovation-related activities associated with the emerging University Town will generate significant economic and social vibrancy. Beyond office and academic hours, the resident population and associated supporting services will sustain continuous activity and enhance street-level vitality. The proposed development will therefore contribute to creating a diverse, resilient and vibrant town centre that supports the Government's vision for the HSK/HT NDA as a strategic growth node in the Northern Metropolis, serving as

a desirable place to live, work, learn, innovate and do business.

## 5.4 Proposed Development with Reasonable Scale of Residential Use Acts as a Catalyst

5.4.1 As mentioned above, the Proposed Development involves conversion of non-domestic GFA for domestic use only. This development mix of 45% (domestic) : 55% (non-domestic) will have a positive impact to the overall implementation of HSK/HT NDA. The implementation of residential use in an early stage can provide an early population in-take to promote economic sustainability of the commercial core, and thus further expedites development of the remaining commercial sites in the Town Centre. With residential development being a first mover, HSK Town Centre will be enriched with human and economic activities with social interactions, and such vibrancy is essential and serves as a basis to attract investments in this area to implement the commercial core planned to the west of HSK Station.

## 5.5 Positively Responding to the Evolving Development Needs and Maximising the Strategic Value of Land Resources

5.5.1 The planning context of the HSK/HT NDA has evolved significantly following the Government's latest Five-Year Plan, which identifies Hung Shui Kiu University Town as a key component of the Northern Metropolis and positions it as a centre for smart manufacturing, applied post-secondary education and international talent cultivation. The planned integration of education, technology, industry, talent and urban development is expected to generate new patterns of demand for commercial, residential and supporting uses. At the same time, the office market in Hong Kong continues to face structural challenges arising from changing workplace practices, evolving business requirements and increasing market competition. These circumstances warrant a review of the originally planned development mix to ensure that land resources within the Town Centre can respond effectively to the changing economic and social landscape while supporting the long-term vision of the University Town and the Northern Metropolis.

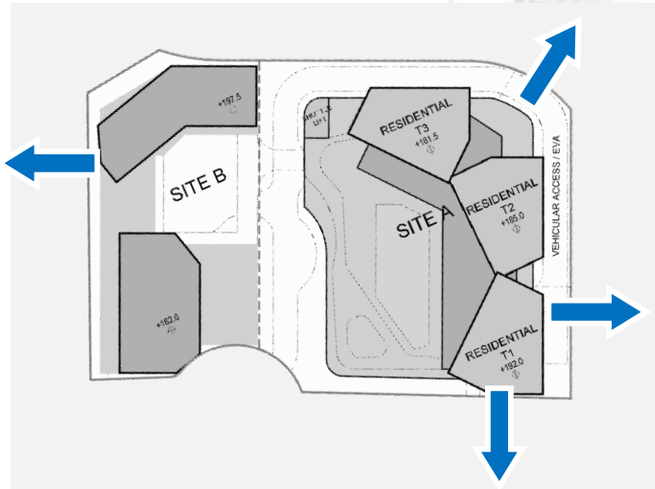
5.5.2 Against this background, valuable land resources within the Town Centre of the HSK/HT NDA should be utilised in a flexible and efficient manner to accommodate emerging development needs. The introduction of residential use into the Application Site represents a timely response to the Government's vision of fostering an integrated "live-work-learn" environment nearby the future University

Town. By complementing the planned commercial, educational and innovation-related developments, the Proposed Development will help create a critical mass of residents, students, professionals and visitors, thereby enhancing the vibrancy, resilience and sustainability of the Town Centre. The proposed development mix can also mitigate the risk of an oversupply of office accommodation while contributing to Hong Kong's ongoing housing needs and supporting the creation of a well-balanced and dynamic knowledge-based community.

## 5.6 Design Merits are Proposed

5.6.1 Good design elements and potential public pedestrian connections have been incorporated in the Proposed Development. The Proposed Development has made reference to the Urban and Green Design Requirements Brief for Private Development Sites (Annex II p.23-26) and provided design merits to enhance connectivity and walkability of the Town Centre of HSK/HT NDA as listed in **Table 5.1**. The Proposed Development will complement the Government's planning for HSK/HT NDA and enable seamless connection to the north and south of the HSK Town Centre (see **Figures 5.1 and 5.2**).

5.6.2 To ensure the effective implementation of the potential public pedestrian connections, the possible pedestrian connections and reserved openings for future connections will be carried forward by the Applicant. It should be highlighted that the detailed design, management and maintenance will still be subject to further coordination with the future developers of the adjacent developments and respective Government departments in future.




POSSIBLE FOOTBRIDGE CONNECTIONS TO BE STUDIED IN FUTURE

TOWARDS QIANHAI

TOWARDS TIN SHUI WAI

NORTH

Residential Cluster

Area 34B

Area 34A

Area 32B

Area 32C

Campus Area

Regional Plaza

Area 27C

Area 28B

Area 27B

Living Community Area

Area 28A

Area 27A

Area 26A

Area 26B

KONG SHAM WESTERN HIGHWAY

CASTLE PEAK ROAD

Campus Area

Campus Area

TOWARDS TUEN MUN

LEGEND

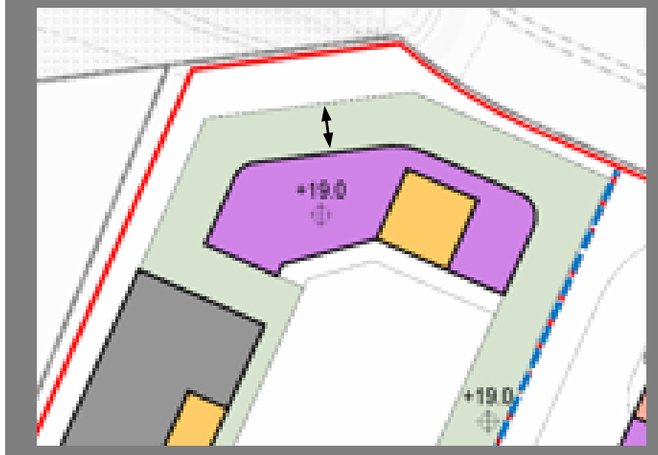
- Application Site
- Possible Pedestrian Connection Routes via the Subject Proposed Development
- Possible Footbridge Connections to be Studied in Future
- Smart and Green Mass Transit System
- Shopping Street
- Main at-grade Pedestrian Circulation
- Secondary Pedestrian Streets
- Elevated Connections linking up HSK Station to the East and West
- Connection between Regional Plaza and Campus Area
- River Channel with Riverside Promenade
- Elevated River Connection (connects River Channel through Green Deck within Campus Area)
- Living Community Area
- Campus Area in HSK University Town
- Residential Cluster
- Regional Plaza Precinct
- Hung Shui Kiu pilot area under large-scale land disposal

Title

Spatial Planning Concept – Enhanced Connectivity and Walkability via the Subject Proposed Development

| | | | |
|---|---|---|---|
| Checked | DH | Drawn | MH |
| Rev | | Date | Oct 2026 |
| Scale | | Figure | 5.1 |

A terrace at 1/F with a minimum width of 6m and a retail façade fronting onto the 1/F terrace




1/F Plan (blow-up plan)

A minimum 6m-wide G/F setback between buildings and the site boundary facing the riverside promenade

A G/F retail frontage facing the riverside promenade




G/F Plan (blow-up plan)

POSSIBLE FOOTBRIDGE CONNECTION (SUBJECT TO DETAILED DESIGN)

HOTEL / OFFICE T1 +197.5

SITE B

T2 HOTEL / OFFICE +162.0

SHUTTLE LIFT

RESIDENTIAL T3 +181.5

SITE A

RESIDENTIAL T2 +185.0

CLUBHOUSE

RESIDENTIAL T1 +192.0

VEHICULAR ACCESS / EVA

POSSIBLE FOOTBRIDGE CONNECTION (SUBJECT TO DETAILED DESIGN)

ROAD L22

RAILWAY

Opening reserved for future possible public passageway and elevated connection to Planning Area 32C *

Public passageway and elevated connection between Site A and Site B *(to be provided and managed by Applicant)*

Public passageway and elevated connection to Planning Area 34B *

Public passageway and elevated connection to Regional Plaza and HSK Station *

POSSIBLE FOOTBRIDGE CONNECTION (SUBJECT TO DETAILED DESIGN)

POSSIBLE FOOTBRIDGE CONNECTION (SUBJECT TO DETAILED DESIGN)

Opening reserved for future possible public passageway and elevated connection to Planning Area 32A *

32A

***Remarks***

*For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.*

** While the public passageways / elevated connections / reserved openings will be provided by the Applicant, their detailed design, management and maintenance responsibilities will be subject to further coordination with the future developers of the adjacent developments and respective Government departments in future.*

Connections / Openings provided as per Urban and Green Design Requirements Brief

Connections / Openings proposed by the Applicant

| | | | | |
|---|---|---|---|---|
| | Title: Design Merits | Checked | DH | Drawn MH |
| | | Rev | | Date Oct 2026 |
| | | Scale | | Figure 5.2 |

**Table 5.1 Design Merits in the Proposed Development with Reference to Urban and Green Design Requirements Brief for Private Development Sites**

| Category | Requirement | Provision in the Proposed Development | Remarks |
|---|---|---|---|
| Urban Design Measures | Setbacks with Terraced Podium | • A minimum 6m wide ground floor setback between buildings and the site boundary facing the promenade<br>• A ground floor level retail frontage facing the promenade<br>• A terrace at 1/F with a minimum width of 6m<br>• A retail façade fronting onto the 1/F terrace | -- |
| | Covered Walkway on all Elevated Connections and Terraced Podium | • Footbridge connection between Site A and Site B provided<br>• Opening within the Application Site boundary reserved to allow future possible pedestrian connection to Planning Area 32C | • Extra pedestrian connections to Planning Area 34B and HSK Station to be provided by the Applicant<br>• Opening within the Application Site boundary reserved to allow future possible pedestrian connection to Planning Area 32A |
| Green Design Measures | Green Building | • BEAM Plus Certification with Provisional Gold or above rating | |
| | Electric Vehicle Charging Facilities | • Will be provided in the Proposed Development | -- |
| | Automatic Refuse Collection System | • Will be explored in detailed design stage | -- |

| | | | |
|---|---|---|---|
| Urban Design Concepts | "Blue-Green Axis Spine" connecting the Northern and Southern Riverine Channels | • Riverside setback provided | -- |

## 5.7 The Proposed Development is Technically Feasible

5.7.1 The PR of the Proposed Development will be not more than 9.5, i.e. in compliance with the maximum PR stipulated on the OZP. Therefore, the total GFA of the Proposed Development does not exceed what is allowed under the OZP. The Proposed Development involves a change in development mix by introduction of 'Flat' use only with no change in total PR, thus the technical feasibility confirmed under the Government's previous planning and study for HSK/HT NDA based on a maximum PR of 9.5 for the Application Site is still valid.

5.7.2 Nevertheless, the Applicant has conducted technical review under different technical aspects to further confirm that the proposed change in development mix, based on the ratio of 45% : 55%, is technically acceptable. As detailed in Sections 3 and 4 above, the Proposed Development is technically feasible from landscape, environmental, air ventilation, traffic, drainage, sewerage and water supply aspects. For details, please refer to **Appendices B to G**.

# 6 CONCLUSION

6.1 This Planning Statement supports a planning application submitted to the Board for proposed mixed-use development (proposed flat with permitted commercial uses) in Planning Area 32B, Hung Shui Kiu, New Territories under S16 of Town Planning Ordinance. The Application Site is zoned "C(1)" on the Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3, subject to maximum PR of 9.5 and building height of 200mPD. This planning application does not involve any changes to the maximum building height and PR as stipulated on the OZP.

6.2 The Application Site is divided into Site A and Site B. Site A is for proposed residential development with a commercial podium, and therefore **Site A is the subject matter of this planning application**. There are 3 proposed residential blocks in Site A. Site B involves 2 non-domestic blocks for proposed hotel / office, i.e. purely for commercial uses that are always permitted, and therefore **Site B is not the subject matter of this planning application**. Thus, **the layout, development parameters and uses in Site B are indicative only and not for approval under the subject planning application**.

6.3 The total PR of the Proposed Development will be not more than 9.5, of which majority (i.e. 55% of the GFA) will be for the as-of-right permitted non-domestic uses, whereas the remaining (i.e. 45% of the GFA) will be for the proposed residential use. The building height of the Proposed Development will be not more than 200mPD, complying with the building height restriction stipulated on OZP.

6.4 The Proposed Development is supported by the following planning justifications:

- The Proposed Development is in line with Government's latest policy directives to allow flexibility to provide residential use in commercial sites in HSK/HT NDA;
- The Proposed Development is in line with Government's policy to address housing demand;
- The overall development mix of the Proposed Development will reinforce HSK's Town Centre as a vibrant knowledge and innovation hub;
- The Proposed Development with an appropriate mix of residential use can act as a catalyst to encourage expedition of new developments in HSK/HT NDA;
- The Proposed Development is a timely response to the evolving development needs and maximising the strategic value of land resources;
- Design merits are proposed; and
- The Proposed Development is technically feasible.

6.5 In light of the above planning justifications, we sincerely seek favourable consideration from the Board on this planning application.