

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from “Open Storage”, “Agriculture” Zones and an area shown as ‘Road’ to “Other Specified Uses” annotated “Mixed Use” Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Supporting Planning Statement

October 2023

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Executive Summary

This Supporting Planning Statement is submitted for the Proposed Amendment to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Open Storage” (“OS”), “Agriculture” (“AGR”) zones and an area shown as ‘Road’ to a tailor-made “Other Specified Use” annotated “Mixed Use” (“OU(MU)”) zone at Lots 796 and 1008 RP in D.D. 77 and adjoining Government land in Ping Che, Ta Kwu Ling, New Territories (the “Application Site”) to facilitate a Proposed Mixed Use Development (the “Proposed Amendment”).

The Application Site is currently falling mainly on “OS” zone to the southwest of Ping Che Road and a minor portion on “AGR” and area shown as ‘Road’ on the OZP. Majority part of the Application Site is paved and occupied by temporary structures for open storage use. According to the Northern Metropolis Development Strategy (“NMDS”) promulgated by the Government in 2021, the New Territories North New Town (“NTN New Town”) has been put forward to foster integration of Hong Kong with the Greater Bay Area. The Application Site, being located at the centre of the NTN New Town and near to the planned Ping Che Station under the Northern Link (“NOL”) Eastward Extension, is considered with opportunities to unleash the valuable land resources and undergo improvement of the overall quality of the built environment by phasing out existing brownfield uses.

The Applicant, being the sole landowner of private lots on the Application Site, seizes the opportunity to respond to the changing planning circumstances for early delivery of 2,205 private residential units at the Application Site by 2032 that is in line with the Government’s planning intention. The early delivery by private initiative will not mobilise the Government’s resources, where there would be social welfare facilities and a Public Transport Terminus (“PTT”) provided within the Application Site as planning merits to serve the existing and future population.

In view of the strategic location of the Application Site at the future centre of the NTN New Town and near to the potential Ping Che Station with connections with the Boundary Control Points (“BCP”) and the nearby Heung Yuen Wai Industrial Estate/Science Park, the Applicant sees the opportunity to provide additional commercial elements along Ping Che Road, including office space and complementary hotel element as a support to the economic activities along the boundary while providing retail facilities. Taken into account the above considerations, the Applicant thus put forward a mixed use development at the Application Site that could be delivered in efficient and timely manner as an early phase of the NTN New Town.

An Indicative Scheme has been formulated in support of the Proposed Amendment at the Application Site. It is proposed for a maximum plot ratio (“PR”) of 7 on the Application Site, of which not more than PR5.9 will be used for domestic use, while about PR1.1 will be used for non-domestic use including retail, office and hotel. In addition, the Applicant also intends to provide a 100-place Child Care Centre, a 60-place Day Care Centre for the Elderly, as well as a Public Transport Terminus (“PTT”) as additional planning gains serving the local community. The Applicant is also intended to upgrade the unnamed sub-standard local road running along the eastern boundary of the Application Site to a standard 7.3m carriageway with footpaths on both sides, and will be open for public use connecting Ping Che Road with the inner area to the south.

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The following planning merits could be achieved with the Proposed Amendment:

- Respecting the Planning Intention for High-Density Development in the NTN New Town;
- Providing the Right Degree of Flexibility on Mix of Uses and Layout at the Centre Location of the NTN New Town;
- Meeting the Main Planning Criteria for “OU(MU)” Zone;
- Meeting Acute Housing Demand by Private Sector Initiatives;
- Improving the Environmental Quality through Phasing Out of Brownfield Uses;
- Connectivity Improvement through Provision of Public Transport Facilities and Road Improvement Works
- Supporting Community Needs and Improving Quality of Life;
- Ensuring Compatibility with Surrounding Environment;
- Inducing No Adverse Impacts to Surrounding Environment; and
- Setting a Desirable Precedent for Public-Private Partnership in Delivering the NTN New Town.

This Application has demonstrated Applicant’s genuine intention and commitment in taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favorable consideration from the Town Planning Board to give its support to this Section 12A Application.

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行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於新界打鼓嶺坪輦丈量約份第 77 約地段第 796 號、第 1008 號餘段毗連政府土地(「申請地點」)，擬議修訂坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14(「分區計劃大綱圖」)將申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地帶方改劃為「其他指定用途」註明「混合用途」地帶，以作混合用途發展(「擬議修訂」)。

根據分區計劃大綱圖，位於坪輦路西南方的申請地點現時主要被劃為「露天貯物」地帶，另有部分被劃為「農業」地帶及顯示為「道路」的地方。現時申請地點主要為已鋪路面的地區，亦存在不少臨時構築物作露天倉庫用途。隨著政府近年公佈「北部都會發展策略」並銳意發展新界北新市鎮，以促進香港融入粵港澳大灣區。申請地點位於未來新界北新市鎮核心位置並鄰近規劃中的「北環綫」東延的坪輦鐵路站，可藉此釋放珍貴的土地資源，並通過逐步淘汰現有的棕地用途來改善整體的環境質素。

申請人作為申請地點中私人地段的唯一擁有人，積極回應規劃環境的轉變，將透過私人市場參與的發展，爭取於 2032 年之前於申請地點提供共 2,205 個私人住宅單位。透過私人市場適切提供住宅供應將不需動用公共資源，同時於申請地點內提供社會福利設施及公共車輛總站作為規劃增益，服務現有及未來的社群。

鑑於申請地點位於新界北新市鎮未來中心的策略性位置，並鄰近規劃中的坪輦鐵路站，將連繫口岸及附近的香園圍工業邨/科學園，申請人認為可沿坪輦路提供額外的商業活動，包括辦公室和附加酒店，以支援沿口岸一帶的經濟活動。基於以上考慮，申請人建議在申請地點作混合式發展，務求有效及盡早地促進新界北新市鎮的早期發展。

本規劃綱領附上指示性方案以支持在申請地點的擬議修訂。擬議修訂建議最高地積比為 7 倍(其中住用部份的地積比率不得超過 5.9 倍)，另外地積比率約 1.1 倍將用作非住宅用途，包括零售、辦公室及酒店。申請人亦將提供一間 100 個服務名額的幼兒中心、一間提供 60 個服務名額的安老院舍及一個公共車輛總站作為規劃增益以服務本地社區。申請人亦建議將沿申請地點東面的一條低於標準的未命名道路改善為 7.3 米寬的標準車路，及為車路兩旁提供行人道予公眾使用，以連接坪輦路及申請地點以南的地方。

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擬議修訂可以達到以下規劃增益：

- 尊重新界北新市鎮作高密度發展的規劃意向；
- 在新界北新市鎮的中心地段為發展用途的組合及佈局提供適當的靈活性；
- 符合「其他指定用途」註明「混合用途」地帶主要規劃準則；
- 以私人市場參與以協助滿足本港急切的房屋需求；
- 透過淘汰棕地作業以改善整體環境質素；
- 透過提供公共交通設施及道路改善工程以改善連接性；
- 滿足社區需要及提升生活質素；
- 確保與周邊環境兼容；
- 不會對周邊環境造成負面影響；及
- 為透過公私營協作建設新界北新市鎮創立良好先例。

申請人對推進於申請地點的指示性方案持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益和理據，我們懇請城市規劃委員會支持是次第 12A 條規劃申請。

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1. Introduction

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Mixed Use Development (the “Proposed Amendment”) at Lot 796 and 1008 RP at D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories (the “Application Site”).
- 1.1.2 The Applicant proposes amendment to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the “OZP”) by rezoning the Application Site from “Open Storage” (“OS”), “Agriculture” (“AGR”) zone, and an area shown as ‘Road’ to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) zone with a maximum plot ratio (“PR”) of 7 (of which the domestic plot ratio should not exceed 5.9) and a maximum building height (“BH”) of 175 metres above principal datum (“mPD”). In view of the Application Site’s central location in the New Territories North New Town (“NTN New Town”) and its proximity to existing and future population, the Applicant is intended to provide additional social welfare facilities including a 100-place Child Care Centre (“CCC”) and a 60-place Day Care Centre for the Elderly (“DE”), and a Public Transport Terminus (“PTT”) to serve the surrounding neighbourhoods in Ping Che.
- 1.1.3 The Application Site is majorly paved and mainly use for open storage for construction materials. Currently, the Application Site is located immediately southwest of Ping Che Road, while to its immediate east is an un-named and sub-standard local road. The un-named local road is proposed to upgrade to a 7.3m single carriageway with footpaths on both sides within the Application Site boundary for public use. This upgraded road will be used for run-in for the PTT as well as run in/out to serve the development at the Application Site. In addition, it will be open for public access connecting to Ping Che Road and to the further south of the Application Site.
- 1.1.4 Overall, the Proposed Amendment demonstrates the Applicant’s genuine intention to align with the planning intention of the Government in promoting high-density development under the NTN Study and NTN New Town under the Northern Metropolis Development Strategy (“NMDS”). Being the sole owner of private lots within the Application Site, the Applicant is committed to spearhead development of the NTN New Town by a properly designed mixed use development appealing to market needs (including residential, retail, office and hotel) and enhancing well-being of local communities by 2032 at a location to be conveniently served by the potential Ping Che Station. Technical assessments conducted have confirmed that the Proposed Amendment is technically feasible and will not generate adverse impacts to the surrounding area.
- 1.1.5 This Supporting Planning Statement contains the sections below to support this Planning Application and demonstrates its feasibility and suitability:
- **Section 2** describes the context of the Application Site and its surrounding areas;
 - **Section 3** explains the planning context of the Application Site;
 - **Section 4** presents the Indicative Scheme at the Application Site;
 - **Section 5** describes the amendment proposal to be incorporated into the Plan and the Notes of the OZP;
 - **Section 6** highlights the planning justifications and planning merits in of the Proposed Amendment; and
 - **Section 7** concludes the highlights and justifications of this Supporting Planning Statement.

2. Site Context

2.1 Location

2.1.1 The Application Site is located along Ping Che Road, Ping Che, Ta Kwu Ling, New Territories.

2.1.2 Please refer to **Figure 2.1** for the Location Plan.

2.2 Land Status

2.2.1 The Application Site is about 17,821.2m², of which about 7,882.7m² (about 44.2% of the Application Site) is under private ownership (i.e. Lots 796 and 1008 RP in D.D. 77) under sole ownership by the Applicant. The remaining area is occupied by Government land.

2.2.2 Please refer to **Figure 2.2** for the Lot Index Plan.

2.3 Existing Land Use

2.3.1 Majority part of the Application Site is paved. It is currently used as open storage for construction materials. A strip of trees and vegetation can be observed along the northern and southern boundary of the Application Site intermixing with temporary structures. The eastern part of the Application Site includes a portion of the existing un-named local road which connects Ping Che Road to the further south of Ping Che, where the Applicant is prepared to commit upgrading a portion of this local road to enhance connectivity (to be discussed in later section).

2.3.2 Please refer to **Figure 2.3** for the existing use and condition of the Application Site.

2.4 Surrounding Land Uses

2.4.1 The Application Site is currently surrounded by a number of brownfield uses such as open storage and rural workshops. Existing village type developments can also be found near the Application Site.

2.4.2 To the **immediate north** of the Application Site is an island street block bounded by Ng Chow South Road, Ng Chow Road and Ping Che Road, mainly comprises of “Industrial (Group D)” (“I(D)”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) zone. Open storages and temporary structures are mainly identified within the “I(D)” zone. The “G/IC” zone is currently occupied by the Ta Kwu Ling Rural Centre Government Offices, Ping Che Nursing Home Limited, a number of local shops and restaurants and open air car parks. Ping Che New Village and its sitting out area can be found on the “GB” zone. To the **further north**, Sun Uk Tsai Village and Ping Che Tsuen can be found on “Village Type Development” (“V”) zone to the north of Ng Chow South Road. An “Open Space” (“O”), currently occupied by Ping Che Mini-Soccer Pitch can also be found serve the existing surrounding population in the village. Considerable amount of open storage and rural workshop uses in temporary structures can be found in areas zoned as “AGR” and “I(D)” intermixing with rural villages.

2.4.3 The **immediate east** of the Application Site across the unnamed local road is largely zoned as “OS” along both side of Ping Che Road, currently occupied by container storage and rural

workshops. A “G/IC” zone can be found in Pak Hok Shan, currently occupied by the Baptist Convention of Hong Kong Baptist Assembly.

2.4.4 The **immediate south** of the Application Site of a mix of land uses comprising mainly of “OS” and “AGR” zones. Only limited agricultural activities but majority open storage and rural workshop uses can be found within the “AGR” zone. To the **further south** is the larger “GB” zone which surrounds the ridgeline of Tsung Shan. .

2.4.5 To the **west** of the Application Site is largely zoned as “AGR” on the OZP. It is observed that majority of “AGR” zone to the **immediate west** of the Application Site are largely occupied by open storage and rural workshops, while more agricultural activities can only be found on the “AGR” zone to the **further west** near Ping Che Yuen Ha.

2.4.6 Please refer to **Figure 2.4** for the surrounding context of the Application Site.

2.5 Accessibility

2.5.1 The Application Site is directly accessible by vehicles and pedestrians via Ping Che Road to the immediate northeast of the Application Site. Ping Che Road is a single two-lane rural road, connecting to the Application Site. Its northern end and southern end connect to Lin Ma Hang Road and Sha Tau Kok Road – Ma Mei Ha respectively. Franchised bus and green minibus services are immediately available along Ping Che Road, within 5 minutes walking distance to the Application Site, connecting to the MTR Fanling Station and Fanling Town Centre. The eastern and southern part of the Application Site can be directly accessed by an unnamed road with a width of about 16m.

3. Planning Context

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the “OZP”). Majority part of the Application Site (about 56.2%) falls within the “OS” zone, followed by “AGR” zone (about 30.4%) and a minor portion within area shown as ‘Road’ (about 13.4%).
- 3.1.2 According to the Notes of the OZP, the planning intention of the “OS” zone is “*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 that cannot be accommodated in conventional godown premises*”. Whilst “AGR” zone is “*primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. As stated in the Covering Notes of the OZP, “*area shown as ‘Road’, all uses or developments except specified in paragraphs (9)(a) to (9)(d) and 9(g) above and those specified below require permission from the Town Planning Board: road and on-street vehicle park.*”
- 3.1.3 For details, please refer to the extracted Schedule of Use and Explanatory Statement of the “OS” and “AGR” zones in **Figure 3.1a to 3.1g**, and the extracted notes of area shown as ‘Road’ on the OZP in **Figures 3.1h**.

3.2 Redefined Spatial Development Pattern Under Hong Kong 2030+

- 3.2.1 In respond to the changing planning circumstances and national policy directives¹ in strengthening the role of Hong Kong in national development, the Government has put forward the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“HK2030+”) ² to encapsulate territorial spatial development strategy. In particular, HK2030+ sets out new impetus for economic growth and foster integration between Hong Kong and the Greater Bay Area by introducing the Northern Metropolis (“NM”).
- 3.2.2 As illustrated in the Conceptual Spatial Framework³ of HK2030+, the NM unveiled in 2021 Policy Address is proposed as another metropolis in the northern part of Hong Kong. It encompasses an area of about 30,000 hectares (ha), covering Yuen Long and North Districts which include the boundary areas between Hong Kong and Shenzhen. The NM is located closely to several Boundary Control Points (“BCPs”) including Shenzhen Bay, Lok Ma Chau, Lok Ma Chau Spur

¹ National policy directives include 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”) and the Outline Development Plan for the Guangdong Hong Kong-Macao Greater Bay Area (the “Outline Development Plan for the GBA”)

² Source: Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf

³ Source: Conceptual Spatial Framework of HK2030+, https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet_CSF.pdf

Line, Lo Wu, Man Kam To, Heung Yuen Wai and Sha Tau Kok. HK2030+ envisions the Northern Metropolis will redefine the spatial development pattern in Hong Kong.

- 3.2.3 To further expand the concept and realize the NM, NMDS⁴ is formulated on the basis of the HK2030+. The NMDS proposes to expand the Northern Economic Belt under the Hong Kong 2030+ to include new towns in Yuen Long, Tin Shui Wai and Fanling/Sheung Shui, various New Development Areas (“NDAs”), including the NTN New Town. The Northern Economic Belt, consolidated within the NM, will be the most vibrant area for urban development in the next 20 years (**Figure 3.2a** refers).
- 3.2.4 Close proximity of the NM to Shenzhen creates a favourable location for Innovation and Technology (“I&T”) industry as another economic engine in driving the development of the NM, distinguishing it from the finance and business in the Harbour Metropolis but complementing to its positioning. This also presents opportunity in enhancing the co-operation between Hong Kong and Shenzhen, as well as fostering integration of Hong Kong into the overall national development. Moreover, the NTN New Town is intended to accommodate a population of 200,000⁵ by fully unleashing its development potential with more efficient use of abandoned agricultural land and brownfield site.
- 3.2.5 In addition, Eastern Knowledge and Technology Corridor was outlined in the Conceptual Spatial Framework of HK2030+ to strategically connect a range of existing and planned I&T-related clusters and developments at the eastern part of Hong Kong as one of the two development axes. Situated along this corridor, Ping Che lies at the midway location connecting to the possible science park/industrial estate near Liantang/Heung Yuen Wai (“LT/HYW”) BCP to its north, San Tin Technopole and Hong Kong-Shenzhen Innovation and Technology Park to its west, Tai Po Industrial Estate (repositioned as Tai Po InnoPark) and Hong Kong Science Park to its south (**Figure 3.2b** refers). The Ping Che area would be able to capture emerging opportunity more than just housing but economic and other complementary land uses along the corridor.
- 3.2.6 The juxtaposition of Application Site as part of the NTN New Town under the NM, as well as its location along the Eastern Knowledge and Technology Corridor allows Ping Che to capture flourishing development opportunities to cater for emerging housing and economic demands in support of the redefined spatial development patterns based on the Government policy directives and evolving planning circumstances.

3.3 Government’s Multi-Pronged Approach to Increase Housing Supply

- 3.3.1 Hong Kong has been facing housing shortage as a territorial issue. the latest Long Term Housing Strategy (“LTHS”) Annual Progress Report⁶ in 2022 stated that the projected housing demand/housing supply target for the next 10-year period from 2023-2024 to 2032-33 would be 421,000 units. Based on the public/private split of 70:30 committed by the Government to balance housing mix, the public housing supply target will be 301,000 units and the private housing supply target will be 129,000 units respectively. In particular, the LTHS suggests that one of the strategic

⁴ Source: Northern Metropolis Development Strategy, <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

⁵ Source: New Territories North New Development Area, 5 September 2021, https://www.devb.gov.hk/en/home/my_blog/index_id_459.html

⁶ Source: Long Term Housing Strategy Annual Progress Report 2022, https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2022.pdf

directions for private residential properties is to stabilise the residential property market through steady land supply.

- 3.3.2 In meeting the acute housing demand, the Government has been adopting a multi-pronged approach in increase housing supply through searching diversified land supply sources while reviewing the opportunity to increase the development intensity of residential development in particular in the NDAs.
- 3.3.3 According to 2018's Striving for Multi-Pronged Land Supply – Report of the Task Force on Land Supply⁷ released by The Task Force on Land Supply (the “Task Force”), development of brownfield sites, particularly those located in the New Territories, has already been regarded as one of the land supply options with the potential to increase land supply in both short-to-medium term and medium-to-long term. It is considered by the Task Force as a priority option for implementation⁸. Later in 2019, Planning Department (“PlanD”) has completed a Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the “Brownfield Study”)⁹ to examine the full picture of brownfield sites in the New Territories. Based on three criteria, namely, strategic location (distance to existing new towns), transport considerations (distance to the existing highways) and size of brownfield clusters (location of the brownfield sites to each other in forming a cluster), Ping Che and Ta Kwu Ling area, including the Application Site, has been identified with medium development potential, where the planned NTN New Town locates.
- 3.3.4 In the 2020 Policy Address¹⁰, it was emphasized by the Government that the core of the housing problem lies in the shortage of land for housing development, where private developers have the capability and capacity to build more flats in supporting the Government’s multi-pronged land creation strategy. It is emphasized that privately-owned land has always been an important source of housing supply.
- 3.3.5 In addition, the Government has been exploring opportunities in increasing the development intensity as one of the ways to increase housing supply. Back in the 2014 Policy Address¹¹, the Government announced that except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated, the maximum domestic PR (“DPR”) that may be allowed for housing sites located in other Density Zones of the Main Urban Areas and New Towns would be raised generally by up to 20% as appropriate. In the latest 2022 Policy Address¹², the Government announced that, the NM, being as one of the strategic growth area in the future, is suggested to increase in its development intensity, with a maximum domestic plot ratio of 6.5 for residential sites and a maximum plot ratio of 9.5 for commercial sites as the guiding principle.
- 3.3.6 In view of the previous studies and policy directions on land and housing supply, the Application Site in Ping Che, locating in the NM, presents opportunity to unleash development potential and early provision of housing supply by private initiatives.

⁷ Source: Striving for Multi-Pronged Land Supply – Report of the Task Force on Land Supply, [https://www.devb.gov.hk/filemanager/en/content_1171/Report%20\(Eng\).pdf](https://www.devb.gov.hk/filemanager/en/content_1171/Report%20(Eng).pdf)

⁸ Source: Paragraph 5.10, Striving for Multi-Pronged Land Supply – Report of the Task Force on Land Supply, [https://www.devb.gov.hk/filemanager/en/content_1171/Report%20\(Eng\).pdf](https://www.devb.gov.hk/filemanager/en/content_1171/Report%20(Eng).pdf)

⁹ Source: Study on Existing Profile and Operations of Brownfield Sites in the New Territories, https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Report/Brownfield%20Study_FR_ENG.pdf

¹⁰ Source: Paragraph 96, The Chief Executive’s 2020 Policy Address, <https://www.policyaddress.gov.hk/2020/eng/p96.html>

¹¹ Source: Paragraph 122, The Chief Executive’s 2014 Policy Address, <https://www.policyaddress.gov.hk/2014/eng/p122.html>

¹² Source: Paragraph 56, The Chief Executive’s 2022 Policy Address, <https://www.policyaddress.gov.hk/2022/en/p56.html>

3.4 High Density Residential Site Proposed under New Territories North Study

- 3.4.1 Completed and published in 2017, the Preliminary Feasibility Study on Developing the New Territories North (the “NTN Study”)¹³ recommended Ping Che (within Ta Kwu Ling NDA) together with nearby areas in the NTN for a comprehensive planning harnessing the development potential. It was also stated there is an intention of the NTN to develop into a modern new town¹⁴ with a similar scale as the Fanling/Sheung Shui New Town in accordance with 2013 Policy Address. The NTN Study also suggested that transit-oriented development (“TOD”) should be adopted in the planning of the Potential Development Areas (“PDAs”) to provide opportunities to create core areas of highly concentrated activities and development intensity adjacent to planned or possible stations.
- 3.4.2 The Application Site falls within the Ta Kwu Ling PDA which forms the NTN New Town alongside HYW and Queen’s Hill PDAs. Under Development Scenario II, a high-residential development scenario, the Application Site was planned as a commercial development with a PR of 6.5. While in the vicinity of the Application Site, it was planned as residential development with a PR of 7.5 and 5, as well as mixed use development with domestic plot ratio of 6.5 and non-domestic plot ratio (“non-DPR”) of 1.5 (**Figure 3.4a refers**). In particular, the residential use setting at PR of 7.5¹⁵, which is the maximum development intensity, has already taken into account of the urban design consideration. Such high development intensity was proposed in the Eastern NTN, where the Application Site locates, for residential use comparable to the PR of the metro area of Kowloon.
- 3.4.3 Located at the centre location with planned high development intensity, it is anticipated that the Application Site, located within Ta Kwu Ling NDA is positioned as high-density residential development with residential and mixed use development at its vicinity. The nearby proposed Science Park / Industrial Estate Boundary planned in the same study will also provide a favourable condition for the provision of ancillary office and hotel at the Application Site as a satellite location with connections to the Industrial Estate (**Figure 3.4b refers**).

3.5 Strategic Location of Ping Che in Unleashing Development Potential

- 3.5.1 Subsequent to the completion of the NTN Study in 2017, the Government recently has shown stronger commitment in shifting the development focus of Hong Kong from south to north under the NMDS. NMDS has proposed to implement eastward extension of the Northern Link¹⁶ (“NOL”) linking the Kwu Tung North NDA to Lo Wu and Man Kam To. As indicated in the NOL eastward extension, a Ping Che Station is planned under this railway line. There is an anticipated improvement of accessibility in Ping Che. In the future, Ping Che Station will be connected to the other new towns such as Kwu Tung North NDA enabled by rail and highway infrastructures, and further west to San Tin/Lok Ma Chau (“ST/LMC”) Development Node. To the north of Ping Che,

¹³ Source: The Preliminary Feasibility Study on Developing the New Territories North, https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf

¹⁴ Source: Paragraph 1.1.7, The Preliminary Feasibility Study on Developing the New Territories North, https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf

¹⁵ Source: Paragraph 3.8.5, The Preliminary Feasibility Study on Developing the New Territories North, https://www.pland.gov.hk/pland_en/p_study/comp_s/ntn_study/ntn_fr.pdf

¹⁶ Source: Paragraph 79, Northern Metropolis Development Strategy, <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

it is also only two stations from Ping Che Station to planned HYW Station in the NOL railway line and further north to the BCP in Liantang.

3.5.2 On top of that, the latest Policy Address 2022¹⁷ has also emphasized the cross-broader interactions through leveraging on the proximity to the hinterland of the NM. Ping Che, by a strategic location in locating near to LT/HYW BCPs further connecting to Shenzhen and the central location of the NTN New Town connecting to the rest of the NM, is embedded with high development potential that are to be unleashed.

3.5.3 In view of the latest planning circumstances, the Application Site is anticipated to be located close to the future Ping Che Station which would be subject to detailed alignment announced by the Government. The Application Site will be able to leverage on the strategic location and unleash its development potential. In particular, the Application Site has opportunity to undergo TOD by capitalizing on its connectivity for not only high-density residential development but also commercial component complementary to economic use in other parts of the NM.

3.6 Encouragement of “Other Specified Uses” annotated “Mixed Use” by the Government

3.6.1 It is commonly seen in Hong Kong that a mixture of uses is positioned close to each other, such as commercial cum residential building/development, large-scale retail and commercial facilities sitting underneath the high-density residential development, and comprehensive development area. The Government has been encouraging such kind of mixed use development in urban areas and new town development through introduction of a flexible zoning mechanism while at the same time with appropriate planning control to avoid possible nuisances and interface problem, such as the introduction of “OU(MU)” zone.

3.6.2 In particular, the Town Planning Board recognizes that there are merits in functionally and physically integrating different types of compatible uses within a building or over a spatial area, which helps creating vitality and diversity of different development. The Town Planning Board Guideline No. 42 Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone and Application For Development Within “OU(MU)”) Zone under Section 16 of The Town Planning Ordinance (“TPB PG-NO.42”)¹⁸ under such background was prepared in 2011 to provide guidelines on the planning criteria for “OU(MU)” zone.

3.6.3 There is a list of planning criteria that are used to evaluate the suitability of area to be designated as “OU(MU)” zone. For example, the site is more suitable if the mixed use development will be compatible with the existing and planned land uses in the area, preferably in form of a street block basis having higher possibility for site amalgamation and realisation of greater potential of development benefited from the ownership pattern. In particular, areas that are planned for or near major activity nodes such as major railway interchange is suitable to bring vitality and vibrancy to the area. In terms of accessibility and transport capacity, it should preferably along a major transportation route that is served by a mass transit railway so that there is sufficient capacity to the traffic generated by the mixed use development. Besides, adequate provision of social welfare facilities should be ensured to cater for the needs of the residents. There are also other

¹⁷ Source: Paragraph 56, The Chief Executive’s 2022 Policy Address, <https://www.policyaddress.gov.hk/2022/en/p56.html>

¹⁸ Source: TPB PG-NO. 42 Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone and Application for Development Within “OU(MU)”) Zone under Section 16 of The Town Planning Ordinance, https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_42.pdf

considerations such as the provision of other infrastructures and the overall land use reviews of the area.

- 3.6.4 In accessing planning application regarding “OU(MU)” zone, the proposed development should be in line the overall planning intention of the area, while ensuring the compatibility with the surrounding land uses. Another consideration is that proposed development under the “OU(MU)” zone should bring variety of uses and enhance the character, vitality and vibrancy to the area, would be favourably considered. Physical segregation should also be provided to separate residential uses from non-residential uses, together with appropriate design of the buildings for such segregation in terms of separate access/entrance/lift lobbies/staircases and any other appropriate means.
- 3.6.5 In view of the Application Site’s advantage in terms of location, size, planning context and availability, it is considered appropriate to use mixed use development that will bring vibrancy to the Ping Che area alongside the development of NTN New Town.

4. Indicative Scheme for Mixed Use Development at the Application Site

4.1 Unleashing Development Potential in a Prime Location

- 4.1.1 Upon the review of the existing policies and planning documents, it is ascertained that the Application Site, locating in proximity to the future Ping Che Station and at a strategic location within the wider NTN context connecting to other important development nodes and BCPs in the NM, is highly appropriate for unleashing its development potential in form of high-density development. However, the existing zoning of the Application Site is yet to be in line with the Government's planning direction, whereas the valuable land resource of the Application Site itself has yet to be fully utilised with its existing brownfield operations.
- 4.1.2 Being the sole landowner of private lots within the Application Site, the Applicant fully respects and is committed to echo with the Government's policy intention and development direction of the locality of where the Applicate Site locates. Hence, the Applicant initiates a mixed use development at the Application Site, as a proactive response to the Government's calling for private sector participation in fulfilling housing supply targets for the territory. With an optimized PR having due consideration of the updating planning contexts and policy directions the Government aspires in the newer generations of new towns, the development potential of the Application Site can be unleashed.
- 4.1.3 In addition to alleviating housing shortages issue committed by the Applicant, it is also seen by the Applicant that, the locational advantage of the Application Site in close proximity to the existing Ping Che Road and its speedy connection within the centre location of the NTN New Town further connecting to the LT/HYW BCPs and its nearby possible Science Park/Industrial Estate, will offer the Application Site the suitable non-domestic uses, as well as office and hotel as ancillary services with the BCP, together with retail, social welfare facilities and a PTT as supporting facilities for the existing and future population,. The Proposed Amendment is hence prepared by the Applicant to realize the planning intention of the Application Site as a proactive response and catalyst for sustainable growth.
- 4.1.4 To demonstrate the feasibility and merits of the Proposed Amendment, an Indicative Scheme has been prepared in support of the Proposed Amendment. It aims to facilitate an integrated and well-planned mixed-use development with a seamless integration with the residential, office, hotel, retail and social welfare facilities, and the planned transport infrastructure. The general planning and design principles of the Indicative Scheme is presented in **Section 4.2** below.

4.2 General Planning and Design Principles

- 4.2.1 **High Density Development at Prime Location while Ensuring Compatibility** – the Application Site is situated at the core area of NTN New Town, where it abuts to the Ping Che Road. In addition, given that NTN Study has suggested that high density development in form of TOD should be adopted near planned/possible station (with the future Ping Che Station under NOL Eastward Extension being located in close proximity to the Application Site), it demonstrates the suitability for high-density development with a mixture of different uses that are compatible with the future catchment of Ping Che Station (i.e. residential and commercial development with multiple ancillary services), to foster a 15-minute neighbourhood have as always been the prevailing planning concept introduced by the Government in new town planning. Together wit the latest guideline on the domestic and non-domestic PR of new town development in the v as

discussed in **Section 3.3**, the Application Site is well-justified and suitable for a high density mixed use development with a PR of 7 comprising of multiple programmes to fully utilise valuable land resources in a highly accessible location.

- 4.2.2 **Certainty for Provision of Housing Units by Private Initiatives** – The Proposed Amendment is intended to effectively deliver a large number of private housing units in assisting the Government to meet private housing supply target in the aforementioned 10-year period (2032-2033). Initiated by the private sector without the need to mobilize public resources, the Indicative Scheme is intended to provide more than 2,200 residential units by 2032. Provision of housing units in a timely manner would be ensured by optimizing the advantages of private lots solely under Applicant’s ownership. A timely implementation helps alleviating the imminent territorial housing demand where the Government can focus on its public resources to plan for public housing developments and infrastructures in the NM.
- 4.2.3 **Mixed Use Development with Land Use Flexibility** – Considering the suitability of incorporating multiple land uses at this core location with unique context, mixed use development is considered appropriate at the Application Site. Apart from the provision of housing units as the priority, the Applicant sees the great potential of the Application Site of being a satellite office location embedded with hotel, retail, social welfare and transport facilities in capturing potential users from other I&T development clusters along the Eastern Knowledge and Technology Corridor and the NM. They are anticipated to be easily accessible from Ping Che area under the planned NOL eastward extension. A mixed use development would enable the transformation of the Application Site from the existing brownfield uses to a flourishing high-quality mixed-use development catalyst in the NTN New Town. The proposed mixed-use development should also build in certain degree of flexibility with the view that the Application Site is located at a strategic location, to allow prompt response to future market situation, societal needs as well as complementary with the on-going detailed planning of the NTN New Town.
- 4.2.4 **Provision of Local Retail and G/IC Facilities Serving the Existing and Future Communities** – As mentioned earlier in **Section 2.4** that along the Ping Che Road, there is a small local retail cluster and Ping Che Nursing Home Limited surrounded by the Ta Kwu Ling Rural Centre Government Offices. In order to cater the raising demand for local retail alongside the development of NTN New Town, more local retail facilities are provided for both existing and future community. In addition, in view of the anticipated increasing demand for child care and elderly care facilities in serving the new families moving into the future NTN New Town and overall ageing population trend in Hong Kong, G/IC facilities, in particular Child Care Centre and Day Care Centre for the Elderly, would also be provided in the Indicative Scheme to serve the existing and future residential population as a public gain of the proposed development in the Application Site, whereas these facilities are intended to be located right next to the existing Ping Che Road to allow maximum accessibility.
- 4.2.5 **Public Transport Provision to Connect with Future Ping Che Station** – With the centrality and a relatively large size of the Application Site, there is an opportunity to provide a PTT to connect to the Ping Che Road and planned Ping Che Station. The proposed PTT will reserve space for accommodating public transport for future interchange with the Ping Che Station as a feeder service for rail to bus interchange and further access other parts of the NTN New Town.
- 4.2.6 **Road Improvement for Public Uses and Accessibility** – Road improvement work will be provided by utilizing the Applicant’s resources for public uses and accessibility as public merits. Road junction improvement will be conducted in the Ping Che Road, while the existing unnamed local access road along the eastern boundary of the Application Site will also be upgraded to

standard carriageway with pedestrian footpaths on both sides to connect Ping Che Road to the further south of the Application Site, open for public use.

4.2.7 **Spearhead the Phasing Out of Brownfield Uses in Ping Che** – Despite being currently zoned as “OS” for the large part of the Application Site, there is a long-term intention by the Government to phase out the brownfield uses as reflected in the Brownfield Study and the NTN Study. A modern, quality and centrally managed mixed use development with ample landscape amenity will be able to remove the existing visual eye sore at this highly visible location on Ping Che Road. The Indicative Scheme will therefore act as a pioneer to facilitate the phasing out of the brownfield initiated by private sector and encourage similar private initiatives in the area to improve the overall quality of the built environment.

4.2.8 **Incorporation of Sensitive Building Design** – Despite being a pioneer in the Ping Che Area for facilitation of transformation and environmental improvement, Environmental Assessment conducted in support of the Indicative Scheme also ensure that early development at the Application Site would be sensitively designed and would not be susceptible to adverse environmental nuisance brought by existing brownfield use in the surroundings. Non-sensitive commercial block is placed near to the road to reduce the potential noise impact from the Ping Che Road to residential blocks. Furthermore, appropriate noise mitigation measures are provided to habitation spaces for residential units when necessary. To increase greenery coverage in the proposed development, multiple roof gardens at commercial block and sky gardens at residential blocks are provided. In terms of building disposition respecting wind ventilation, the residential blocks are orientated to align the major prevailing wind direction (annual and summer conditions) to facilitate the natural ventilation.

4.2.9 Please refer to **Appendix A** for the architectural drawing of the Indicative Scheme in support of the Proposed Amendment at the Application Site.

4.3 Key Development Parameters

4.3.1 The Indicative Scheme has been thoughtfully designed with due consideration to the technical considerations including landscape and visual, environmental, air ventilation, and transport and traffic arrangements. Please refer to **Table 4.1** for the key development parameters.

Table 4.1 Key Development Parameters of the Indicative Scheme

Key Development Parameters	Indicative Scheme			
Site Area	About 17,821.2m ²			
Gross Floor Area (GFA) & PR	<u>GFA</u>		<u>PR</u>	
	Domestic	About 105,145m ²		
	Non-domestic	About 19,603m ² ^[1]		About 1.1
		Retail:	About 2,400m ²	
		Office:	About 11,500m ²	
		Hotel:	About 5,703m ²	
Social Welfare Facilities ^[2]	About 1,953.6m ² including: <ul style="list-style-type: none"> • About 787.6m² for a 60-place Day Care Centre for the Elderly • About 1,166m² for a 100-place Child Care Centre 			
Public Transport Terminus ^[3]	About 1,246m ²			
No. of Blocks	6			
Building Height (Main Roof) No. of Storeys	T1: About +169.7mPD (35 storeys excluding basement) T2: About +175.0mPD (48 storeys excluding basement) T3 and T4: About +171.85mPD (47 storeys excluding basement) T5 and T6: About +171.83mPD (47 storeys excluding basement)			
Site Coverage	Domestic	Below 15m	Not more than 75%	
		Above 15m	Not more than 37.5%	
	Non-domestic	Below 15m	Not more than 100%	
		Over 24m but not exceeding 27m	Not more than 90%	
		Above 27m	Not more than 62.5%	
No. of Flats	2,205 units			
Average Flat Size	About 47.7m ²			
Anticipated Population ^[4]	About 6,174			
No. of Hotel Rooms	About 70 rooms			
Local Open Space	Not less than 6,174m ²			
Greenery Provision	Not less than 3,564m ² (20%)			
No. of Parking Spaces and	Private Car Parking Spaces:	725 (including 6 no. of parking space for disabled users)		

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap.131) to Rezone the Application Site from "Open Storage", "Agriculture" Zones and an area shown as 'Road' to "Other Specified Uses" annotated "Mixed Use" Zone, for Proposed Mixed Use Development at Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

Key Development Parameters	Indicative Scheme	
Loading / Unloading Spaces ^[5]	Motorcycle Parking Spaces:	33
	Light Goods Vehicle Loading / Unloading Bays	8
	Heavy Goods Vehicle Loading / Unloading Bays	10
	Lay-by for Taxi and Private car:	2
	Lay-by for Single Deck Tour Bus:	1
Anticipated Completion Year	2032	

^[1] Excluding GFA for Clubhouse which could be exempted. According to the Building (Planning) Regulations 23(3)(a) and PNAP APP-104, for total domestic GFA of about 3,500m² could be exempted from GFA calculation for recreational use where the total domestic GFA ranging from more than 100,000m² to 125,000m².

^[2] The GFA for the 60-place Day Care Centre for the Elderly (DCC for the Elderly) and the 100-place Child Care Centre (CCC) are calculated based on 2.2 times the respective Net Operational Floor Area (NOFA) requirement of 358m² for DCC for the Elderly and 530m² for the CCC as stipulated in HKPSG Chapter 3. The GFA of the said social welfare facilities is additional to the proposed GFA/PR of the Indicative Scheme, which is assumed to be exempted from PR calculation.

^[3] The GFA for the PTT is additional to the proposed GFA/PR of the Indicative Scheme, which is assumed to be exempted from PR calculation.

^[4] A person per flat (PPF) ratio of 2.8 is adopted with reference to the PPF of TPU (620, 622, 641 642, and 651, 653) as reported in the 2021 Population Census by the Census and Statistics Department.

^[5] All parking spaces are provided underground. According to PNAP APP-2, private carpark that is provided underground (including car parking and loading/unloading areas) are 100% disregarded from the calculation of GFA.

4.4 Building Design of the Indicative Scheme

Overall Development Layout

4.4.1 The proposed mixed use development with a total PR of 7 has paid due consideration with the surrounding context of the Application Site and the changing planning circumstances. The non-domestic portion, which is represented by a commercial tower in the Indicative Scheme, comprising retail, office and hotel together with the proposed social welfare facilities sitting on a PTT is purposely planned with proximity to the Ping Che Road to facilitate access and synergise with the future Ping Che Station. The commercial tower will also serve as a node for the future users and the community by offering essential commercial floor spaces and accommodating a variety of commercial activities. Meanwhile, the domestic portion, which is to the southwest of the Application Site, is designed to accommodate 2,205 units to address the pressing housing demand. The domestic portion is represented by a composite tower and four residential towers with adequate setback being reserved from Ping Che Road to minimise potential noise impact. A basement carpark is also designed to reduce the overall building bulk. Podium gardens at commercial towers and sky gardens in residential tower are provided. The public realm within the Application Site will also be provided with landscaping area as reflected in the overall layout design to bring enhanced visual amenity to the area.

4.4.2 In the Indicative Scheme, an existing local road will be upgraded to a standard 7.3m carriageway with footpaths for vehicle and pedestrian to access the Application Site via a total of xxx ingress/egress points. A possible connection to the future Ping Che Station has been reserved near

the commercial tower, which the connection will be subject to detailed design depending on the exact location of the future Ping Che Station.

Provision of Commercial, Social Welfare Facilities and a Public Transport Terminus

- 4.4.3 Considering the Application Site is in close proximity to the future Ping Che Station, PTT sitting on the G/F of the development, commercial and social welfare facilities will be provided in the Indicative Scheme. It will provide a total of non-domestic GFA of about 19,603 m². 2,400m² is designated for retail floor spaces. About 11,500m² is designated for office, and about 5,703m² is designated for a 70-room complementary hotel. These commercial will cater emerging needs for commercial activities related to the I&T industry, whereas the retail facilities serve the existing and future local community.
- 4.4.4 The Indicative Scheme is proposed to provide two types of social welfare facilities, namely DE and CCC. These two facilities are particularly proposed with thoughtful consideration of the anticipated demand for serving the increasing aging population as well as new families moving into the NTN New Town.
- 4.4.5 The GFA of the proposed DCC for the Elderly will be about 787.6 m² which is calculated based on the NOFA requirement of 358m² for a 60-place DCC for the Elderly as stipulated in Chapter 3 of the Hong Kong Planning Standards and Guidelines (“HKPSG”). It is proposed to be located on the 4/F of the commercial tower. The GFA of the proposed CCC will be about 1,166 m² which is calculated based on the NOFA requirement of 530m² for a 100-place CCC also as stipulated in Chapter 3 of HKPSG. It is proposed to be located on the 2/F and 3/F floor of the commercial tower. The location of the social welfare facilities is thoughtfully planned at a location along Ping Che Road, which is within the commercial tower with direct access to the proposed PTT. Together with the possible connection to the planned Ping Che Station, these facilities will be highly accessible by future users.

Rhythmic Building Height Profile

- 4.4.6 The Indicative Scheme is intended for a rhythmic building height profile from the future Ping Che Station towards the hinterland of Ping Che. Tower 1, which is the commercial tower of 35 storeys with a BH of 169.7mPD, is proposed to be located at the northern portion of the Application Site. Tower 2 to 5 with higher building heights are placed at the core area and southern part of the Application Site with a BH of not more than 175mPD. The proposed BH of different towers would enhance the visual interest of the Application Site to serve as an opening entrance to the future Ping Che Station. Overall, the Indicative Scheme will have an iconic commercial tower locating along the Ping Che Road with possible connection to the planned railway station. It will allow transition from the future vibrant urban centre from the north of the Application Site towards the south where the remaining higher residential towers are placed.
- 4.4.7 A rhythmic BH profile is designed for the Indicative Scheme. The commercial tower (T1) of +169.7mPD (35 storeys) is proposed at the northern portion of the Application Site facing the Ping Che Road, while 5 residential towers (T2 to T6) from +171.83mPD to +175mPD are distributed at the centre of the Application Site. The varying BH of the towers would formulate an undulating BH profile, adding visual interests and variety to the surrounding environment. Podiums of T1 and T2 are also designed with a 3-stepped terraced form allowing a gradual transition in the building height, thus enhancing visual permeability.
- 4.4.8 The commercial tower fronting Ping Che Road and possible connection to Ping Che Station could act as a landmark building welcoming visitors from the future railway, together with the residential

towers placed at the centre and southern portion of the Application site, the Indicative Scheme shows a lively and dynamic BH profile that is also compatible with the proposed high-dense developments in the Ta Kwu Ling PDA in the NTN Study (**Fig 3.4 refers**).

- 4.4.9 The building height of the Indicative Scheme has also taken into account optimizing the habitable space and operational requirement of domestic and non-domestic components, while not compromising compatibility with surroundings. Overall, the Floor-to-Floor height of residential floors are proposed to be about 3.15m, and about 4.2m for the office and hotel commercial uses.

Wind Enhancement Features

- 4.4.10 A number of design enhancement measures has been incorporated in the building layout and disposition to facilitate a wind permeable development. The good design features includes:

- Permeable design of the ground level PTT;
- Chamfered corner design of the podium structure;
- Orientation of building blocks align with wind flow direction;
- Sufficient separation distance between building blocks;
- Terraced podium design;
- Lower podium and building height;
- Reduced ground coverage of clubhouse; and
- Vast opening design of sky garden

- 4.4.11 With these wind enhancement features, significant wind deterioration at district level is not anticipated with the Indicative Scheme. For the details, please refer to **Appendix E** for the AVA-EE .

Environmentally Sensitive Design

- 4.4.12 Overall, the Indicative Scheme will not generate nor susceptible to unacceptable environmental impact by incorporating environmentally sensitive design in the Indicative Scheme.

Air Quality

- 4.4.13 Sufficient setback of 50m and 10m of both Ping Che Road and unnamed access road (to be upgraded) have been reserved in the Indicative Scheme from vehicle emission.

Traffic Noise and Fixed Plant Noise

- 4.4.14 For noise impact, mitigation measures have been provided in the Indicative Scheme to address road traffic noise & fixed plant noise. Building setback from the local road and terraced podium design have been incorporated in the architectural design. The commercial tower which will be equipped with centralize air conditioning system is strategically designed at the north portion of the site fronting Ping Che Road. It can provide noise shielding to residential blocks to the south. Noise mitigation measures, including acoustic window / acoustic door (baffle type), fixed glazing (with maintenance window), have also been proposed at appropriate locations. With the proposed

mitigation measures in place, all noise sensitive receivers (NSRs) comply with the HKPSG traffic noise criteria of 70 dB(A) and no NSRs will be subjected to unacceptable traffic noise impact.

4.4.15 For fixed plant noise, the results showed that the future NSRs would not be subjected to unacceptable industrial noise impact.

4.4.16 For other details, please refer to **Appendix F** regarding the Environmental Assessment.

Sewerage

4.4.17 An on-site Sewerage Treatment Plant (“STP”) which is interim in nature is proposed on the Basement Level 1. It is anticipated that in the future NTN New Town Development under detailed study by the Government, the sewerage generated by the Indicative Scheme will be discharged to the future upgraded public sewerage system. For details, please refer to **Appendix H** for the Sewerage Impact Assessment.

Compliance with Sustainable Building Design Guidelines (SBDG)

4.4.18 The Indicative Scheme fully comply with the requirements on building separation, building setback and site coverage of greenery as stipulated in PNAP APP-152. For building separation, given the Application Site is less than 20,000m², the residential blocks are at least 15m apart from each other to avoid a continuous projected façade length of 60m or above. For building setback, a minimum 7.5m (Width) x 15m (Height) cross-sectional area, measuring from centreline of the street to building structure, is provided along full frontage of Ping Che Road. For the site coverage of greenery, it fully complies with the minimum requirement of 20% for site area ranged from 1,000m² to 20,000m², with at least 10% coverage at Primary Zone.

4.5 Landscape Design

Landscape Design Concept

4.5.1 During the formulation of the Landscape Master Plan (“LMP”), a careful mix of hard and soft landscaping has been provided. Compensatory planning will also be cultivated at appropriate locations. Key design landscape design concept are as follows:

- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the proposed development;
- Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form; and
- Incorporate new trees and shrubs to enhance the greenery.

4.5.2 As the entrance of the Application Site, the commercial tower (T1) would feature a vibrant green wall for the aesthetic appeal and create a pleasing visual element for the future building users and visitors arriving from Ping Che Road and Ping Che Station. Ample green coverage and open space provision would promote a sense of harmony with the surrounding natural elements. Near residential tower (T6) facing the roundabout, a feature signage wall and water feature have been incorporated to create another access point of the Application Site with sense of arrival and visual appeal.

4.5.3 Diverse and sufficient open spaces such as sun lawn, rose garden and multi-functional deck are provided throughout the Indicative Scheme for the enjoyment of future building users. Leisure

areas such as water play area and Tai Chi courtyard are also designed to add variety to open spaces within the Indicative Scheme. Meanwhile, ornamental tree and shrub plantings are proposed along the proposed development to soften the built form and maximize the greenery coverage.

Local Open Space Provision

- 4.5.4 The provision of local open space will be in accordance with the Hong Kong Planning Standard and Guidelines (HKPSG) of 1m² per residents (i.e. not less than 6,174m² of local open space will be provided within the Application Site).

Greenery Provision

- 4.5.5 Over 20% of the greenery area within the Application Site will be accessible by residents at pedestrian and podium level in complying with SBDG greenery requirement, with 10% provided on ground level (i.e. the Primary Zone). Other green features such as edge planting with shrubs and trees is designed to soften the development edge for screening purpose .

Tree Preservation Proposal

- 4.5.6 Trees are mainly found on the northern and southern boundary of the Application Site. No registered or potential Old and Valuable Trees or protected species were recorded during the individual tree survey.
- 4.5.7 A total number of 130 trees are identified within the Application Site. Out of 130 identified trees, 4 *Leucaena leucocephala* (銀合歡) are identified, which it is an undesirable species that should be removed and therefore excluded in the compensatory tree planting proposal as according to para. 8 and 25 in DEVB TC(W) no. 4/2020. A replanting ratio of minimum 1:1 in terms of quantity will be adopted.
- 4.5.8 Therefore, a total 130 nos. of tree are recommended to be felled. The general health condition and structural form of the existing trees are ranging from fair to poor. The species combination is mainly composed of tree species commonly found in Hong Kong. Justifying by several factors, including health, form, structural condition, species, size, location, maturity and the character of the Indicative Scheme, and cost-effectiveness, no tree is recommended to be retained in-situ or to be preserved through transplantation. Trees with unrecoverable defects and poor conditions are suggested to be removed from the site aiming to improve the sustainability of the future landscape and due to safety concerns. Considerations on building disposition, EVA requirement, good quality open spaces for residents, and proper and good quality planting establishment are taken into account for the new tree planting proposal. 5 native species and 3 exotic species are proposed in the Indicative Scheme to maintain the landscape features and the local biodiversity, and further

enhance the existing environment. Overall, there will be no net loss of trees to the local landscape context resulted in the Indicative Scheme.

- 4.5.9 For details, please refer to **Appendix B Landscape Master Plan and Tree Preservation Proposals**.

4.6 Traffic and Transport Arrangement

Vehicular and Pedestrian Access

- 4.6.1 At present, the Application Site is served by a local access road located along the eastern side of the Site that connects to the existing Ping Che Road. The local access road also serves other village developments in the area. Under the Indicative Scheme, road junction improvement is proposed in Ping Che Road for providing the ingress and egress of vehicles to the existing unnamed local access road.
- 4.6.2 Together, the local access road will be upgraded to a standard 7.3m single carriageway with footpaths on both sides. Two vehicular accesses are provided at the local access road to serve the Indicative Scheme. One access will be located at the southern part of the Application Site to serve the residential blocks in form of a roundabout while another access will be located at the mid-way along the access road to serve mainly the commercial tower and as the secondary access for the residential towers. Such road improvement proposal mobilized by the Applicant's resources will benefit both existing and future vehicles and pedestrian accessing to the Application Site, and to connect the main Ping Che Road to the further south of the Application Site for public use.
- 4.6.3 Upon upgrade of the local access road, the eastern part of the Application Site will be fully accessible by pedestrians. Overall, the pedestrian walking experience will be enhanced, with the commercial tower, comprising of retail, G/IC, office and hotel components, situated at the northern entrance of the Application Site that is accessible from Ping Che Road and the reserved potential connection to the Ping Che Station.

Provision of a Public Transport Terminus

- 4.6.4 Taking into consideration the future planning at Ping Che and the sizeable area of the Application Site, a public transport terminus (PTT) is proposed at the northern part of the Application Site fronting Ping Che Road. By placing the PTT at this convenient location, it could serve as a potential interchange providing feeder services complementary to the future Ping Che Station with a reserved connection from the PTT to the future station.
- 4.6.5 The PTT will comprise of a double width bus bay and a green minibus bay. The ingress point is located at the upgraded access road and the egress point is located at Ping Che Road to enhance circulations within the PTT.

Provision of Internal Transport Facilities

- 4.6.6 The internal transport facilities for the Indicative Scheme will be provided in accordance with the high-end standard under the HKPSG. Overall, 725 private car parking spaces (including 6 no. of parking space for disabled users), 33 motorcycle parking spaces and 8 light goods vehicle loading/unloading bays, 10 heavy goods vehicle loading/unloading bays, 2 lay-bys for taxi and

private car and 1 lay-by for single-deck tour bus will be provided to fulfil the HKPSG requirements.

- 4.6.7 The carparking provision will be provided at basement level, which according to PNAP APP-2, private carpark that is provided underground are disregarded from the GFA/PR calculation.
- 4.6.8 For details, please refer to the **Appendix D Traffic Impact Assessment**.

5. Amendment Proposal

5.1 Considerations for an Appropriate Zoning

- 5.1.1 In light of the Government's policy for a high-density development in the NTN New Town, the Application Site is considered a suitable location for development by private initiatives which is discussed in details in **Section 4**. With consideration for the need to demonstrate flexibility in responding to changing market needs, an appropriate zoning is considered necessary for the Application Site to put forward the Indicative Scheme for a proposed mixed use development with a combination of housing units (more than 2,200 flats) in contributing to the 10-year housing supply target set by the Government, commercial spaces (office and hotel) complementary to the economic facilities along the boundary, and social welfare facilities, retail and public transport facilities serving the existing and future community of the NTN New Town.

5.2 Clear Planning Intention

- 5.2.1 The proposed zoning should carry a clear planning intention and development direction for the type of uses on the Application Site. In case of this Application Site to be used for high-density mixed use development, including residential, commercial (retail, office and hotel) and additional social welfare facilities and PTT as illustrated in the Indicative Scheme to optimize the use of valuable land resources whilst serving the emerging demands of the community, it could only be enabled if the Application Site is provided with clear planning intention and certainty for the market to take forward the said development.

5.3 Appropriate Zoning Control

- 5.3.1 The proposed zoning should have appropriate zoning control over the proposed use, scale and intensity by designating restriction on the PR and BH and guidelines on the provision of suitable social welfare facilities and local transport improvement (including the PTT and upgrading of the substandard local road along the eastern boundary of the Application Site). Appropriate zoning control would ensure that the Indicative Scheme will be compatible with the surroundings while at the same time committing public planning gains as illustrated in the Indicative Scheme.

5.4 Appropriate Zoning Flexibility

- 5.4.1 The proposed zoning should allow flexibility and interchangeability of domestic and non-domestic PR, in order to allow responsiveness with the changing market needs, evolving socio-economic aspirations as well as the on-going detailed planning of the NTN New Town by the Government. Given the sizable area of the Application Site, flexibility could be built in for different programme to be either mixed vertically within a building or horizontally over the development area, while at the same time with appropriate control to avoid possible nuisances and interface problem between the proposed uses. Providing flexibility would also encourage creative and innovative design solutions at this prominent location of the NTN New Town near to the planned Ping Che Station.

5.5 The Proposed Amendment

- 5.5.1 In light of the discussion in the above Sections, this Planning Application proposes amendment to the Plan and Notes of the OZP by rezoning the Application Site from "OS" and "AGR" and a

portion of area shown as 'Road' to a tailor-made "Other Specified Use" annotated "Mixed Use" ("OU(MU)") zone.

- 5.5.2 The planning intention of the "OU(MU)" zone at the Application Site is "*intended primarily for high-density residential development and commercial development. 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 vertical 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.*"
- 5.5.3 Making reference to the TPB PG-No. 42, Schedule I (for non-domestic building or non-residential portion of a building upon development/redevelopment/conversion) and Schedule II (for residential building or residential portion of a building upon development/redevelopment conversion) are included in the proposed "OU(MU)" zone with appropriate Column 1 and 2 uses relevant to the Application Site.
- 5.5.4 In Remarks (a) in the Notes of the proposed "OU(MU)" zone, it is stated that a total maximum PR of 7 will be stipulated on the Application Site, of which the domestic PR should not exceed 5.9. While in Remarks (c), it is stated that any floor space that is constructed or intended for use solely for Government, Institution or Community facilities (i.e. the social welfare facilities proposed under the Indicative Scheme) and public transport terminus or station will be disregarded from the PR calculation as mentioned in Remarks (a). This is to ensure that the provision of additional facilities serving the community will be provided alongside with the much needed residential and commercial provision to optimize land resources at the Application Site.
- 5.5.5 In addition, a maximum building height of 175mPD is stipulated in Remarks(b) and on the Plan of the proposed "OU(MU)" zone as statutory planning control. Remarks (d) to (f) of the Notes are also included in the Notes with reference to the TPB PG-No. 42 on disregarding GFA for ancillary uses, inclusion of a minor relaxation clause and details on segregation requirement for residential and non-residential portions within buildings.
- 5.5.6 A set of ES is also proposed for the proposed "OU(Mixed Use)" zone to provide more detailed guidelines for future development at the Application Site. Additional guidelines include:
- Upgrading of the local access road along the eastern boundary with footpaths on both sides for public access to connect Ping Che Road to further south;
 - Non-domestic development to be provided adjacent to the Ping Che Road, with future possible connection to the planned Ping Che Station;
 - A GFA of about 1,246m² for a PTT to be located on G/F of the proposed commercial development along Ping Che Road. The GFA is indicative only and subject to detailed design and will be disregarded from total PR calculation;
 - A GFA of about 787.6m² for a 60-place Day Care Centre for the Elderly and a GFA about 1,166m² for a 100-place Child Care Centre to be provided. The GFA is indicative only and subject to detailed design and will be disregarded from total PR calculation;
 - Adopt a "rhythmic building height" design to allow flexibility for creativity to create an interesting skyline at this prominent location at the future centre of NTN New Town; and
 - Provision of wind enhancement features to enhance air ventilation of local environment,

with examples of measures as recommended in the conducted AVA-EE.

- 5.5.7 The Proposed Amendment on the Plan is shown in **Figure 5.1**. The Proposed Amendment to the OZP including the introduction of an “Other Specified Uses” annotated “Mixed Use” and its Schedule of Use and Explanatory Statement to be included in the OZP are illustrated in **Figures 5.2a to 5.2c** and **Figure 5.3a and 5.3b** respectively.

6. Planning Justifications

6.1 Respecting the Planning Intention for High-Density Development in the New Territories North New Town

- 6.1.1 The Proposed Amendment fully respects the planning intention for high-density development in Ping Che for the NTN New Town. As discussed in **Section 3.4**, the Application Site was earmarked for commercial development with PR 6.5 surrounded by high-dense residential of 5.0 and mixed use development of 6.5 (domestic) and 1.5(non-domestic) under the high-residential development scenario II in the NTN Study completed in 2017. The Brownfield Study completed in 2019 reaffirms that the Ping Che area, including the Application Site, is with medium development potential upon phasing out of sporadic brownfield operations.
- 6.1.2 Subsequently, the Government has been exploring opportunities to intensify the development intensity of new towns or NDAs, and has intention to introduce more economic activities to foster a more balanced job-house ratio and an impetus of new economic growth engine in the NM. In the latest 2022 Policy Address, the Government reaffirms the guiding principles for development intensity in the NM, which is a maximum PR of 6.5 for residential sites and maximum PR of 9.5 for commercial sites.
- 6.1.3 In view of the Government’s commitment for the NTN New Town and the call for optimizing development potential in the NM, the Applicant is intended to put forward the Proposed Amendment for a Mixed Use development with a total of PR7.0, of which domestic PR not exceeding 5.9. This is to create a certainty for provision of more than 2,200 housing units while at the same time injecting economic vibrancy and commercial elements complementary with the wider area. The proposed development scale also fully aligns with the Government’s guiding principles of maximum development intensity in the NM, in particular at a location adjacent to a planned railway station.

6.2 Providing the Right Degree of Flexibility on Mix of Uses and Layout at the Centre Location of the NTN New Town

- 6.2.1 In accordance with the latest policy and planning direction, the development of NM and its Economic Belt will be the main focus of development in Hong Kong in near future. Together with promotion of more I&T industry development as an economic engine in the NM, the Application Site would be benefited from its strategic location at the centre of the NTN New Town with speedy connection to different part of the NM via the planned Ping Che Station. In particular, with its close proximity of the Application Site to the LT/HYW BCP and the Heung Yuen Wai Industrial Estate/ Science Park, will create a market demand at the Application Site to include satellite office component with complementary hotel lying along the Economic Belt in the NM in additional to the provision of housing units.
- 6.2.2 Therefore, a tailor-made “OU(Mixed Use)” zone is considered appropriate at the Application Site. With the high degree of flexibility built-in to the zoning according to the TPB-PG no. 42, the interchangeability of domestic and non-domestic component allow the Applicant to be highly resilient to changing market needs, evolving socio-economic aspirations as well as the interface with the on-going detailed planning of the NTN New Town by the Government. Nonetheless, the development restrictions set at the zone, i.e. total maximum PR of 7.0 (of which the domestic PR should not exceed 5.9) will provide appropriate guidelines to maintain the planning intention. While it is also stated in the ES that certain social welfare facilities, public transport terminus and local road improvement will be required to achieve public benefits as part of the proposed

development. Moreover, given the sizable area of the Application Site, the “OU(Mixed Use)” zoning could allow high degree of flexibility for different programmes to be mixed vertically with a building or horizontally over the development area, while not exceeding the maximum BH of 175mPD and avoid nuisance and interface problem between uses. This will provide opportunities for creative and innovative design for a vibrant and attractive building cluster at the future centre of the NTN New Town.

6.3 Meeting the Main Planning Criteria for “OU(MU)” Zone

6.3.1 The Proposed Amendment at the Application Site fully meets the main planning criteria for designation of the “OU(MU)” zoning as outlined in Section 5 of the TPB PG-No. 42, which is summarized in **Table 6.1** below.

Table 6.1 Evaluation of Main Planning Criteria for Designation of “OU(MU)” Zone under TPB PG-No.42

Main Planning Criteria	The Proposed Amendment at the Application Site
<p>Land Use Compatibility and Existing Site Conditions</p>	<ul style="list-style-type: none"> ✓ Given the prominent location at the future centre of the NTN New Town and near to the planned Ping Che Station, suitable for high-density Mixed Use development based on consideration of TOD and 15-minute city planning concept ✓ High density development is in-line with Government’s planning intention of the NTN New Town and recent call for optimizing development intensities within the NM ✓ The Application Site is about 17,821.2m², which is considered sizeable for mixed use development while facilitating amalgamation of private lots and Government land. ✓ The Applicant possesses sole ownership of all private lots on the Application Site, therefore with certainty to take forward the proposed mixed use development. ✓ The Application Site is currently a brownfield site with close proximity to the planned Ping Che railway station ✓ The Application Site is not located within a core central business district
<p>Accessibility and Transport Capacity</p>	<ul style="list-style-type: none"> ✓ The Application Site is currently conveniently access to the Ping Che Road by vehicular transport and public transport ✓ In the future, the Application Site will be located near to the planned Ping Che railway station ✓ The Applicant is also committed to provide additional road improvements, an additional PTT and connection to the future Ping Che railway station in the proposed mixed use development

Main Planning Criteria	The Proposed Amendment at the Application Site
	✓ Traffic Impact Assessment (Appendix D) has been conducted and confirmed the local and district transport network have the sufficient capacity to cater for the proposed mixed use development
Provision of Other Infrastructures	✓ A series of technical assessments have been conducted and confirmed the infrastructural capacity in support of the proposed mixed use development. Suitable mitigation measures have been proposed if appropriate. Please refer to Appendix F to I for respective technical assessments on environmental, drainage, sewerage and water supply
Provision of Community Facilities	✓ With the genuine intention to serve the local community, the “OU(Mixed Use)” zone has included requirement for provision of a 60-place day care centre for the elderly and a 100-place child care centre. These facilities are to be located nearer to Ping Che Road for the convenience of future users. Detailed GFA and layout of these social welfare facilities will be subject to detailed design and liaison with relevant Government departments
Land Use Reviews	✓ Not Applicable as the Application Site was not previously zoned as Commercial/Residential”. Nonetheless, the Application is currently majority zoned as “OS”, partly zone as “AGR” and a small portion in area shown as ‘Road’. Rezoning to “OU(Mixed Use)” will facilitate phasing out of sporadic brownfield operations polluting the rural environment to a modern standard and quality development at the centre of the future NTN New Town

6.4 Meeting Acute Housing Demand by Private Sector Initiatives

- 6.4.1 The Proposed Amendment with a major high-density residential component, is in line with the Government’s on-going policy to speed up the much-needed housing supply. As discussed earlier in **Section 3.3**, it is emphasized in the 2020 Policy Address that privately-owned land has always been an important source of housing supply. It is essential in the future that more private sector initiated residential development in constituting the housing supply. With due consideration of the current shortage identified by the Government and its policy directions in encouraging more private sector participation or even initiation in supplying housing units in the 10-year period, the Indicative Scheme, with the production of more than 2,200 flats, will make optimal use of scarce

land resources to private timely support to the Government's housing initiatives and contribute to meeting the territorial housing need by increasing private housing supply.

- 6.4.2 With the private lots in the Application Site under sole ownership by the Applicant, it makes the Application Site readily available for development. The provision of the said housing units by 2032 as its completion year can be ensured to meet the acute housing demand without mobilizing public resources in focusing on the new development in other NDAs in Hong Kong. The Proposed Amendment will be a demonstrator case of participation by local landowners to deliver the message where the private sector is committed to mobilize its resources initiate development that is in-line the Government's policy.

6.5 Improving the Environmental Quality through Phasing Out of Brownfield Uses

- 6.5.1 On the other hand, majority part of the Ping Che area has been used for brownfield operations in the past decades. The sporadic proliferation of brownfield operations has resulted in degradation of the living environment and created industrial/residential interface problems to the local communities. The existing uses of the Application Sites are also yet to be fully capitalize its locational advantage and sizeable area at a prominent location. Through phasing out the brownfield uses at the Application Site by a modern standard and quality mixed use development at a highly visible location on Ping Che Road, it will become a spearhead development to encourage other brownfield uses in the vicinity to be phased out also by private initiatives to realize Government's planning intention of Ping Che as part of the NTN New Town.

- 6.5.2 As detailed in **Section 4.5**, the Indicative Scheme has introduced a mixture of thoughtfully designed landscape amenity alongside sufficient quality local open spaces and landscape areas across different levels within the Application Site. It will provide a considerable upgrading of the landscape and visual amenity in replace of the brownfield uses in a holistic manner, to be enjoyed not only by future residents and users at the Application Site, but also the experience of existing local communities.

6.6 Connectivity Improvement through Provision of Public Transport Facilities and Road Improvement Works

- 6.6.1 The Applicant has the intention to provide public transport facilities and implement road improvement works to enhance the connectivity of the Application Site as a public planning gain. Aforementioned, the location of the Application Sites at the future centre of NTN New Town in proximity to the future Ping Che Station create the opportunity for a transport hub in catching railway patronages and providing necessary feeder services for passengers to get access to the vicinity of the Application Site and other parts of the NTN New Town.

- 6.6.2 To realize this, a PTT with a GFA of about 1,246m² is proposed near Ping Che Road, to provide with bus and green minibus lay-bys, where detailed layout and GFA will be subject to detailed design and liaison with relevant Government departments. To facilitate the interchange function with the future railway, a possible connection to the future Ping Che Station is reserved, with detailed location to be determined. In addition to necessary road improvement work as part of the proposed mixed use development, the Applicant takes the opportunity to upgrade the unnamed and substandard local road along the eastern boundary of the Application Site, to a standard 7.3 carriage way with footpath on both sides. This upgraded road will be open and use by public, and replace the current substandard access connecting Ping Che Road to the further south of the Application Site. The aforementioned improvement to public transport facilities and road

improvement committed by the Applicant will be beneficial for the local community in the surroundings without the need to mobilize public resources.

6.7 Supporting Community Needs and Improving Quality of Life

6.7.1 Apart from housing provision, the Applicant is committed to provide commercial facilities alongside with retail floor spaces to serve needs of existing and future communities. The Proposed Amendment proposes a non-domestic PR of about 1.1 at the Application Site, of which, under the Indicative Scheme, included 2,400m² GFA for local retail, about 11,500m² GFA for satellite office in support of the economic activities at the boundary and about 5,703m² GFA for complementary hotel in support of the office. These non-domestic components are intended to be located nearer to the Ping Che Road and proximity to the future Ping Che Railway Station to create an economic vibrancy and centrality for the NTN New Town.

6.7.2 In addition, to provide community support for existing and local communities, the Proposed Amendment also requires provision of social welfare facilities, including a 60-place Day Care Centre for the Elderly and a 100-place Child Care Centre, to serve the anticipated increase in young families in the area and responding to the territorial ageing population issue. It is also recommended that these social welfare facilities to be provided nearer to the Ping Che Road to enhance convenience to future users. Detailed layout and GFA of these social welfare facilities will be subject to detailed design and liaison with relevant Government departments.

6.8 Ensuring Compatibility with Surrounding Environment

6.8.1 The Proposed Amendment has incorporated appropriate development control parameters, in terms of building height restrictions of maximum 175mPD to ensure compatibility with surrounding environment. As stated in the proposed ES of the “OU(MU)” zone, a rhythmic building height profile has been recommended to create an interesting skyline and centrality as a welcoming entrance from the future Ping Che Railway Station. It is also demonstrated in the Indicative Scheme that the floor-to-floor height adopted is reasonable. Carparks are all placed at basement location to avoid bulky structure and to minimize building height. Wind permeable design is also encouraged with a number of wind enhancement features suggested in the ES of the “OU(MU)” zone, proven feasible in the Indicative Scheme, to enhance the overall outdoor environment.

6.8.2 Findings in the Visual Impact Assessment (**Appendix C refers**) and Air Ventilation Assessment (**Appendix E refers**) confirmed that the Proposed Amendment is fully compatible with the surrounding environment.

6.9 Generating No Adverse Impacts to Surroundings

- 6.9.1 Various technical assessments have been carried out to ascertain the feasibility of the Proposed Amendment. These include **Appendix B** – Landscape Master Plan and Tree Preservation Proposals, **Appendix C** – Visual Impact Assessment, **Appendix D** – Traffic Impact Assessment, **Appendix E** – Air Ventilation Assessment – Expert Evaluation, **Appendix F** – Environmental Assessment, **Appendix G** – Drainage Impact Assessment, **Appendix H** – Sewerage Impact Assessment, **Appendix I** – Water Supply Impact Assessment.
- 6.9.2 Findings of the technical assessments confirmed that the Proposed Amendment is technically feasible. It will not generate, nor be susceptible to adverse impacts at the Application Site and the surrounding environment, with appropriate mitigation measures and improvement works incorporated.

6.10 Setting a Desirable Precedent for Public-Private Partnership in Delivering the New Territories North New Town in an Efficient Manner

- 6.10.1 With the justifications laid out in earlier sections, overall speaking, the Proposed Amendment at the Application Site is a proactive response by the private initiatives (a local landowner) to Government’s policy direction/planning intention, including (i) high density development at the New Territories North New Town; (ii) phasing out of brownfield operations; (iii) optimizing development potential within the NM; (iv) call for private sector support in delivering the 10-year housing target.
- 6.10.2 The Proposed Amendment seeking for a tailor-made “OU(MU)” is considered appropriate at the Application Site, given its sizeable area and location at the centre of future NTN New Town near the planned railway station. The development mix and scale are also confirmed to be justifiable, compatible and technically feasible. The Proposed Amendment also meets with all the main planning criteria for designation of “OU(MU)” zoning as laid out in the TPB-PG no. 42. The nature of “OU(MU)” zone also provide appropriate flexibility for future development at the Application Site with resilience to changing market conditions, evolving socio-economic aspirations and more importantly, the on-going planning of the NTN New Town by the Government.
- 6.10.3 The Applicant, being the sole owner of the Application Site, also means that the Application Site is readily available and the provision of more than 2,200 private residential units, vibrant commercial programme, social welfare facilities, PTT and access road improvement will be feasible by 2032 without the need of mobilizing public resources. Agreement of the Proposed Amendment will set a desirable precedent to showcase a model of public-private partnership in delivering quality development in the NTN New Town to generate public benefits in an effective manner.

7. Conclusion

- 7.1.1 This S12A Planning Application is submitted for the Proposed Amendment to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 by rezoning the Application Site from “Open Storage” (“OS”), “Agriculture” (“AGR”) and an area shown as ‘Road’ to a tailor-made “OU” annotated “Mixed Use” zone to facilitate the proposed mixed use development including residential and commercial (hotel and office) components, as well as social welfare and public transport facilities. The Proposed Amendment is a proactive response to the changing planning circumstances in the local and wider context of the NM. It also demonstrates an efficient use of land uses and addresses the pressing needs of society for more housing units with sufficient ancillary facilities at a prime location near a planned railway station.
- 7.1.2 This Supporting Planning Statement demonstrated the suitability and technical feasibility of the Proposed Amendment. By 2032, the Indicative Scheme will provide more than 2,200 housing units with a series of ancillary facilities, in particular a combination of office, hotel, as well as retail facilities, serving as a catalyst to the phasing out of existing brownfield uses and the enhancement of the overall quality of the built environment under private initiative. The Proposed Amendment will optimise the development potential of the Application Site at a convenient location to other NDAs and BCPs given the future Ping Che Station to be located in close proximity in the vicinity of the Application Site.
- 7.1.3 The Proposed Amendment is fully justified with a number of planning merits. Apart from fully response to Government’s direction in the NM and planning intention of the NTN New Town, the proposed “OU(MU)” zoning is considered suitable at the Application Site to providing appropriate degree of flexibility for responding to changing market needs, socio-economic aspirations and ongoing detailed planning of the NTN New Town. The development mix and scale is considered justifiable, compatible and technically feasible. In addition to the aforementioned residential and commercial components, suitable social welfare facilities, public transport terminus as well as local access road improvement will also be provided as part of the Proposed Amendment to serve the local community by private initiatives, without the need of tapping into the public resources. It is therefore concluded that the Proposed Amendment sets a desirable precedent to showcase a model of public-private partnership in delivering the NTN New Town in an effective manner.
- 7.1.4 Taking into account the merits and justifications presented in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to support this S12A Planning Application.

Figures



100 200 300 400 500m

LEGEND



Application Site



Boundary of Planning Scheme

ZONING

V

“Village Type Development”

O

“Open Space”

I(D)

“Industrial (Group D)”

AGR

“Agriculture”

OS

“Open Storage”

GB

“Green Belt”

G/IC

“Government, Institution or Community”

Figure No.

2.1

Scale

NA

Figure Title

Location Plan

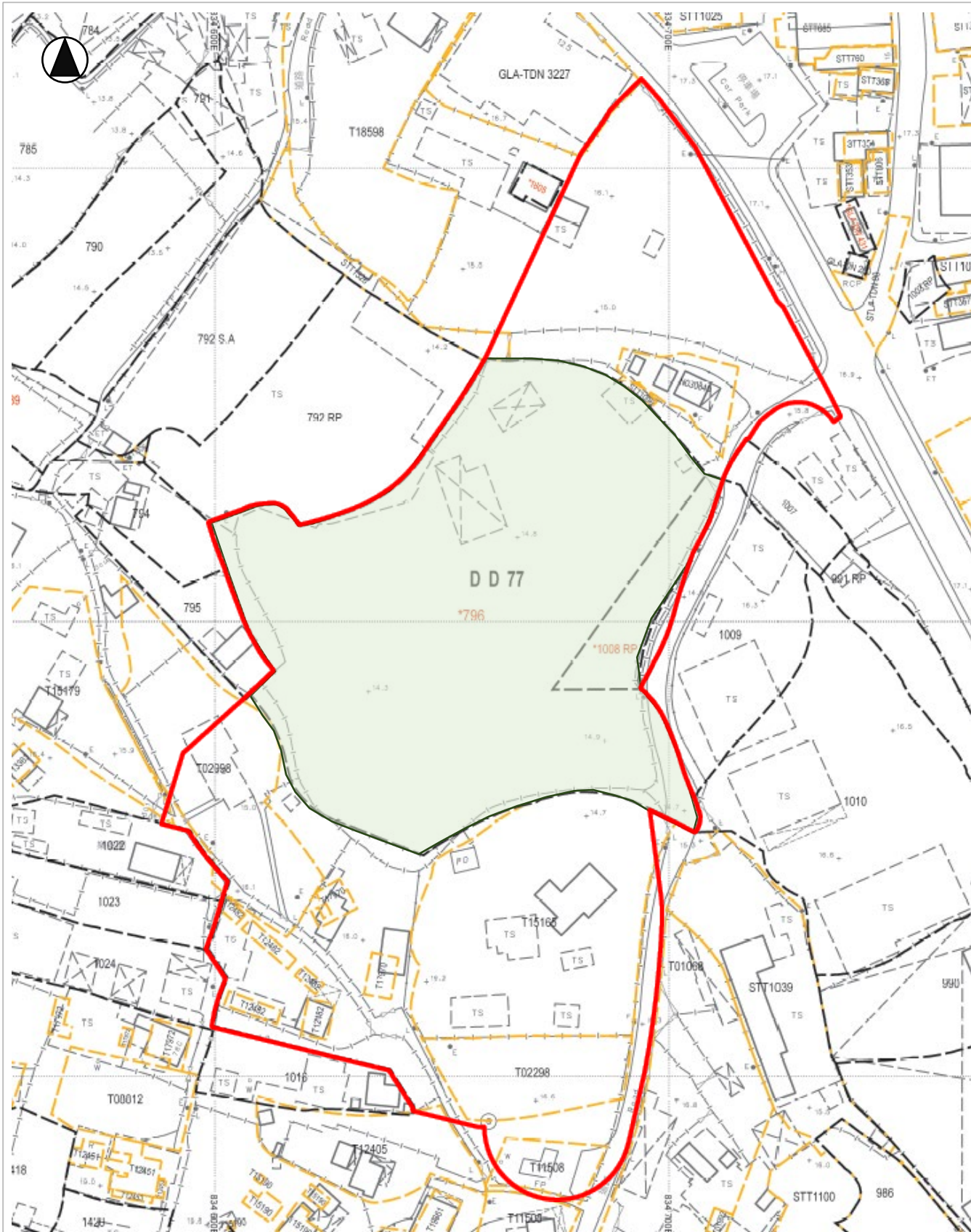
ARUP

Date

Oct 2023

Source

Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14



LEGEND



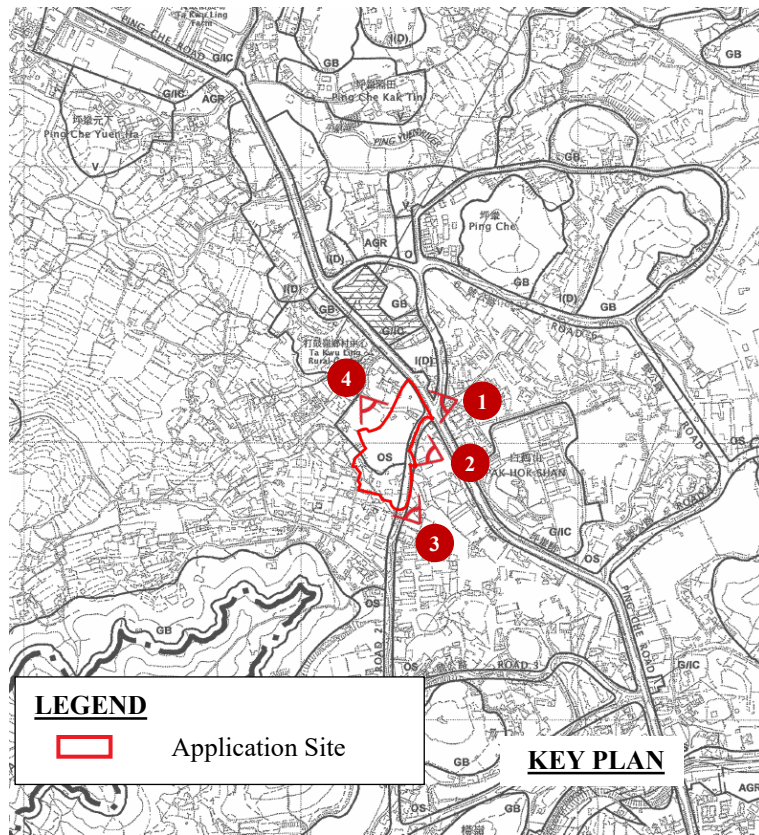
Application Site



Private Lot under Applicant's Ownership



Figure No. 2.2	Scale NA	Figure Title Lot Index Plan
ARUP	Date Oct 2023	Source Extracted from Lot Index Plan No. ags_S00000116210_0001



1 Existing open storage operation



2 Existing temporary structures



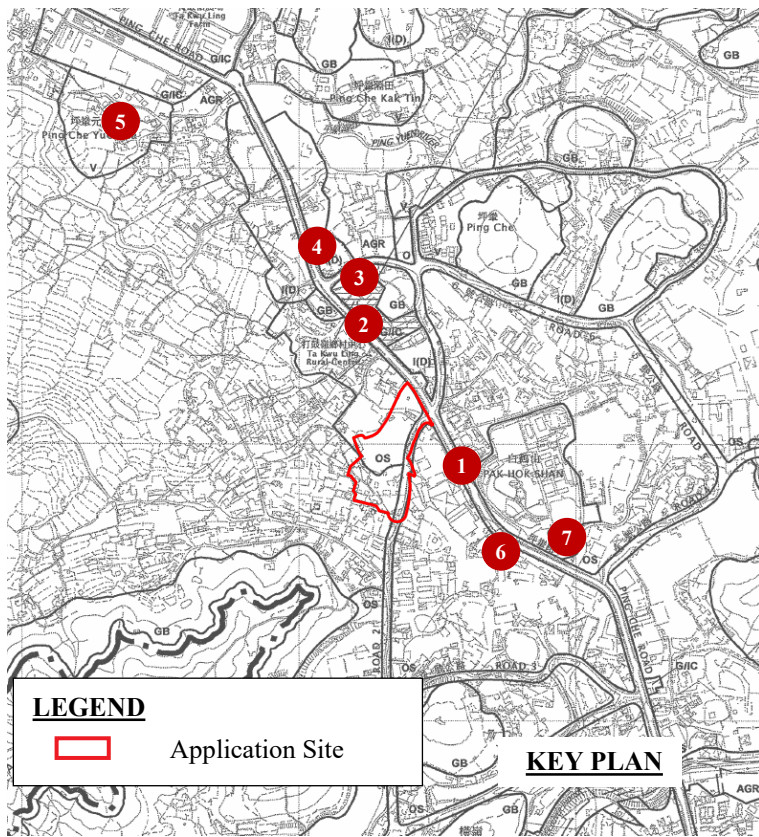
3 A strip of trees, vegetation, and temporary structures



4 Existing temporary structure



Figure No.	Scale	Figure Title
2.3	-	Existing Condition of the Application Site
ARUP	Date	Source
	Oct 2023	Key Plan: OZP; Site photos taken on 11 Aug 2023



1 Ping Che Road



2 Ta Kwu Ling Rural Centre Government Office



3 Ping Che Commercial Centre and Ping Che Nursing Home Limited



4 Existing scrap metal collection plant



5 Ping Che Yuen Ha



6 Hong Kong Baptist Assembly



7 Existing rural workshop



Figure No.	Scale	Figure Title
2.4	-	Surrounding Context of the Application Site
ARUP	Date Oct 2023	Source Site photos taken on 11 Aug 2023

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	Asphalt Plant/Concrete Batching Plant
Eating Place (Canteen only)	Cargo Handling and Forwarding Facility
Government Refuse Collection Point	Cement Manufacturing
Government Use (not elsewhere specified)	Container Storage/Repair Yard
On-Farm Domestic Structure	Container Vehicle Park/Container Vehicle Repair Yard
Open Storage (not elsewhere specified)	Dangerous Goods Godown
Public Convenience	Eating Place (not elsewhere specified)
Public Utility Installation	Industrial Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Shop and Services (not elsewhere specified)
Vehicle Repair Workshop	Vehicle Stripping/Breaking Yard
Warehouse (excluding Dangerous Goods Godown)	Wholesale Trade

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 that cannot be accommodated in conventional godown premises.

<i>Figure No.</i> 3.1a	<i>Scale</i> -	<i>Figure Title</i> Extracted Schedule of Use of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Open Storage” (“OS”)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

Ling Rural Centre and Ta Kwu Ling Farm), the workshops adjoining ex-Ping Yeung Public School, the industrial workshops to the east of Ping Che Village as well as the concrete products factory near Tai Po Tin. These areas are zoned “I(D)” with a view to promoting gradual redevelopment of these sites and achieving environmental improvement of the Area.

9.3.3 In view of the limited infrastructure in the Area and the special requirements of different industrial undertakings (e.g. higher ceiling, extensive parking and manoeuvring space), the development restrictions for the “I(D)” zone in the Area are as follows :

- (a) Maximum plot ratio of 1.0 and a maximum site coverage of 60%; and
- (b) Maximum building height limit of 13m.

9.3.4 To improve the general environment of the Area, new industrial developments within the “I(D)” zone are encouraged to be constructed with permanent materials. Each establishment shall include water supply, drainage and sewage disposal facilities; to minimise pollution, new sites shall be connected to a Government reticulatory sewage system or provided with satisfactory on-site sewage treatment facilities.

9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph 9.3.3 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4 Open Storage (“OS”) : Total Area 124.52 ha

9.4.1 This zone is intended primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. In addition, upgrading of existing workshop/warehouse and provision of new industrial development, though not encouraged, may be permitted on application to the Board. Development proposals for such purposes have to demonstrate clearly that the operations could not be accommodated in conventional flatted factories or godown premises, and the proposed open storage uses would have no adverse environmental, drainage and traffic impacts on the surrounding areas. The Board will consider each development proposal on its individual merits. Sympathetic consideration may be given to industries having extensive land requirement and not polluting in nature.

9.4.2 Certain open storage uses such as container storage, vehicle stripping or breaking yard and open storage of chemical products or dangerous goods etc. which may cause environmental nuisance, safety hazards or transport problems require planning permission from the Board. Other storage uses, such as storage of agricultural products, construction materials (except open storage of cement/sand) and equipment, which are unlikely to

<i>Figure No.</i> 3.1b	<i>Scale</i> -	<i>Figure Title</i> Extracted Explanatory Statement of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Open Storage” (“OS”) (Sheet 1 of 2)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

cause adverse environmental and traffic problems, are always permitted in this zone.

- 9.4.3 In view of the proliferation of open storage uses in the southern part of the Area, especially areas near Wang Leng, Pak Hok Shan and along Ping Che Road, there are sites zoned “OS” in and around these areas. The south-western part (located to the west of Ping Che Road) covers the open storage yards and industrial workshops located along Sha Tau Kok Road and Ping Che Road and those situated to the west and east of Wang Leng. Moreover, there are “OS” sites located to the east of Ping Che Road covering the area to the east of Ping Che Village, the open storage yards around Pak Hok Shan and the industrial workshops to the west of Shui Lau Hang.
- 9.4.4 To facilitate the open storage uses on the areas to the east and north-east of Ping Che Village, improvement works such as the upgrading of both the access roads from Wo Keng Shan Road and Ng Chow Road, widening of the carriageway and providing passing bays with a view to improving the overall safety of the road users were carried out. The improvement works were completed in April 2003.
- 9.4.5 Planning control will be exercised through the granting of planning permission and justifications are required to demonstrate that there will be no traffic, environmental, drainage and sewage impacts to the surrounding areas and that adequate parking, vehicular access and vehicle manoeuvring space will be provided within the application site.

9.5 Government, Institution or Community (“G/IC”) : Total Area 17.63 ha

- 9.5.1 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. The Ta Kwu Ling Rural Centre located along Ping Che Road and to the west of Ping Che is to accommodate government, community as well as retail/commercial facilities at a convenient location and serve as a focal point of the Area.
- 9.5.2 As detailed planning proceeds, other land within the Area may be designated from other uses to this category to meet the envisaged demand of the growing population of the Area. Caritas Centre, ex-Ping Yeung Public School, Ta Kwu Ling District Rural Committee Building, Wun Chuen Sin Kwoon, Ta Kwu Ling Farm, Baptist Assembly, an electric sub-station and a telephone exchange near Hung Leng Village are zoned “G/IC” on the Plan to reflect the existing uses.

9.6 Government, Institution or Community (1) (“G/IC(1)”) : Total Area 1.31 ha

- 9.6.1 This zone is intended primarily for the expansion of the adjoining religious institution use (Wun Chuen Sin Kwoon) with associated columbarium use. Any development within this zone shall be low-density and low-rise in

Figure No. 3.1c	Scale -	Figure Title Extracted Explanatory Statement of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Open Storage” (“OS”) (Sheet 2 of 2)
ARUP	Date Oct 2023	Source Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

AGRICULTURE

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
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) 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 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 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

<i>Figure No.</i> 3.1d	<i>Scale</i> -	<i>Figure Title</i> Extracted Schedule of Use of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Agriculture” (“AGR”) (Sheet 1 of 2)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

AGRICULTURE (Cont'd)

Remarks (Cont'd)

- (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 Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

<i>Figure No.</i> 3.1e	<i>Scale</i> -	<i>Figure Title</i> Extracted Scheduled of Uses of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Agriculture” (“AGR”) (Sheet 2 of 2)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

nature and shall be compatible and blend in harmoniously with its surrounding environment.

9.6.2 Within this zone, development and/or redevelopment is subject to a maximum gross floor area of 3,099m², a maximum site coverage of 15.8% and a maximum building height of 19m above the mean site formation level. The maximum number of niches for columbarium use under Column 1 of the zone shall not exceed 6,776. Provision of additional number of niches other than that specified above may be considered by the Board through the planning permission system. Planning applications to the Board should be supported by technical assessments. The maximum number of niches for columbarium use within this zone as a whole shall not exceed 12,848.

9.6.3 To provide flexibility for design, minor relaxation of the gross floor area/site coverage/building height restrictions stated in paragraph 9.6.2 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.7 Open Space (“O”) : Total Area 0.47 ha

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. Two existing football pitches and sitting out areas near Ping Che Village and the ex-Sing Ping Public School are zoned “O”.

9.8 Agriculture (“AGR”) : Total Area 265.30 ha

9.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farms/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The Area has been one of the established agricultural bases in the NENT and most of the agricultural land in the Area is of good quality according to the grading exercise undertaken by the Agriculture, Fisheries and Conservation Department which has taken into account the existing availability and quality of infrastructural and marketing facilities. Notwithstanding the proliferation of open storage and industrial uses in the Area and the general decline in agricultural activities in the territory, there is a significant amount of actively cultivated land concentrated in the northern and southern parts, along Ng Tung River of the Area.

9.8.2 The land under active cultivation is intermixed with livestock sheds and fallow agricultural land which has good potential for rehabilitation for cultivation purpose. Temporary domestic structures of small scale have been erected around the agricultural land and livestock sheds. Apart from the village housing inside the recognized villages, these domestic structures remain the key accommodation for the rural population.

9.8.3 In general, there are four major “AGR” zones in the Area and two of these zones are located in the northern part (to the north of Pak Hok Shan). The “AGR” zone in the north-east comprises actively cultivated land near Ping Yeung Village and the ex-Sing Ping Public School as well as the fallow

<i>Figure No.</i> 3.1f	<i>Scale</i> -	<i>Figure Title</i> Extracted Explanatory Statement of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Agriculture” (“AGR”) (Sheet 1 of 2)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

agricultural land at Shek O.

- 9.8.4 The “AGR” zone in the north-west comprises actively cultivated land near Lei Uk Village, Tai Po Tin Village and Ha Shan Kai Wat Village and the adjoining fallow agricultural land. Owing to the limited provision of infrastructure and the need to preserve the rural character, existing industrial and open storage uses clustered in the areas to the south of Lei Uk Village and to the east of Ha Shan Kai Wat Village should be relocated in the long run. Proliferation of industrial activities and open storage uses in the area should be deterred since these haphazard developments would worsen interface problems and traffic conditions around existing villages.
- 9.8.5 In the south-western part of the Area, despite the infiltration of open storage and industrial development, much of the land along Ng Tung River and Kwan Tei River is still under active cultivation, the area to the south of Wang Leng is one of the examples. These plots of cultivated land are usually intermixed with temporary domestic structures. In order to encourage farming activities and protect the arable land, these plots of land are zoned “AGR”.
- 9.8.6 The agricultural land at the south-eastern part of the Area is largely categorised as good quality and much of it is still under active cultivation. Plots of cultivated land near Hung Leng, Leng Tsai and Ng Tung River are some of the examples. The “AGR” zoning is designated to preserve existing agricultural use. Several open storage yards and car-repairing workshops located to the north of Sha Tau Kok Road (near Leng Tsai) are non-conforming existing uses which should be relocated to other areas in the long run.
- 9.8.7 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

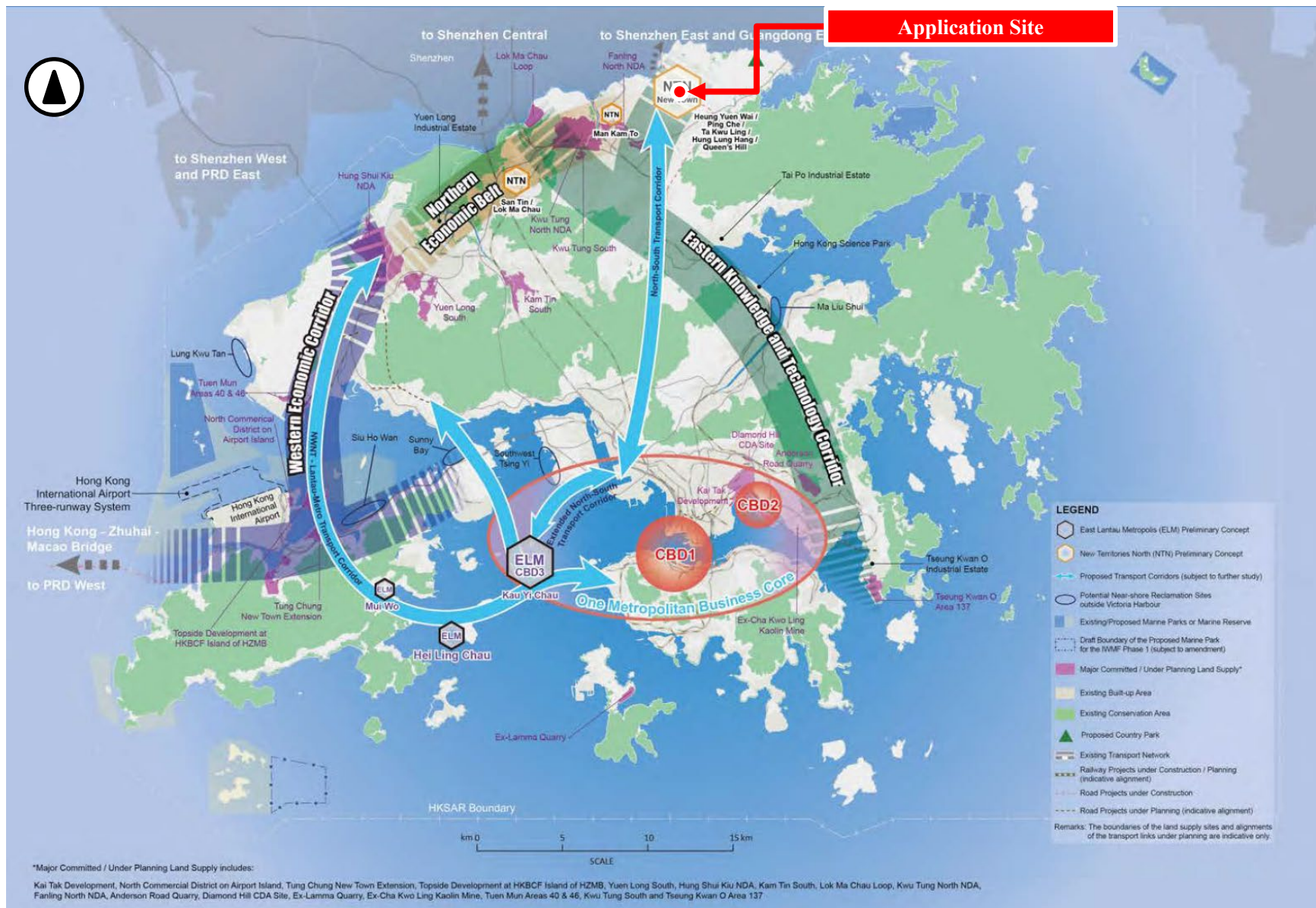
9.9 Green Belt (“GB”) : Total Area 87.24 ha

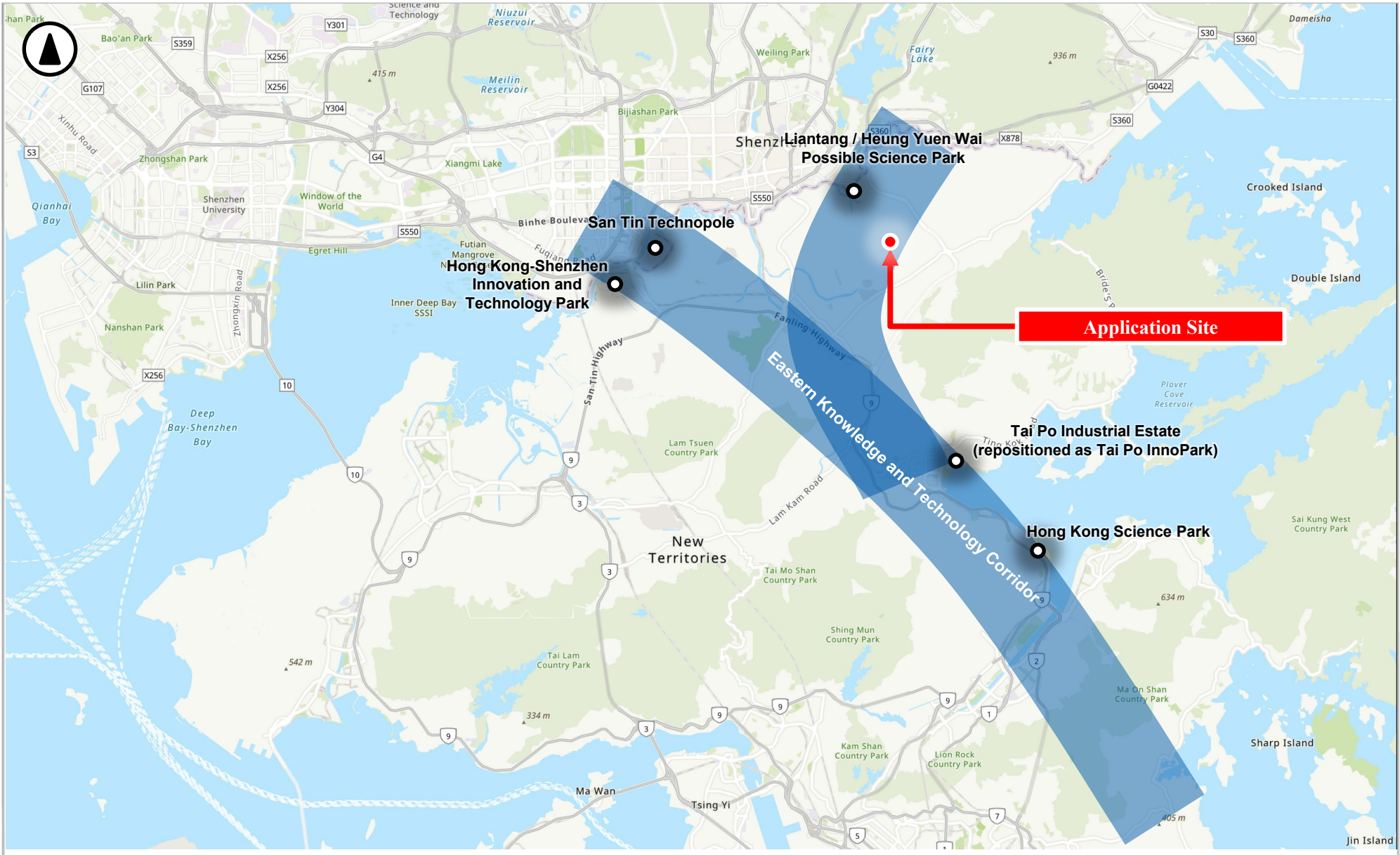
- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.9.2 The “GB” sites within the Area include the footslopes of Cheung Shan (in the east) and Tsung Shan in the west, the vegetated knolls and clusters of trees scattered within the Area.
- 9.9.3 Limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the

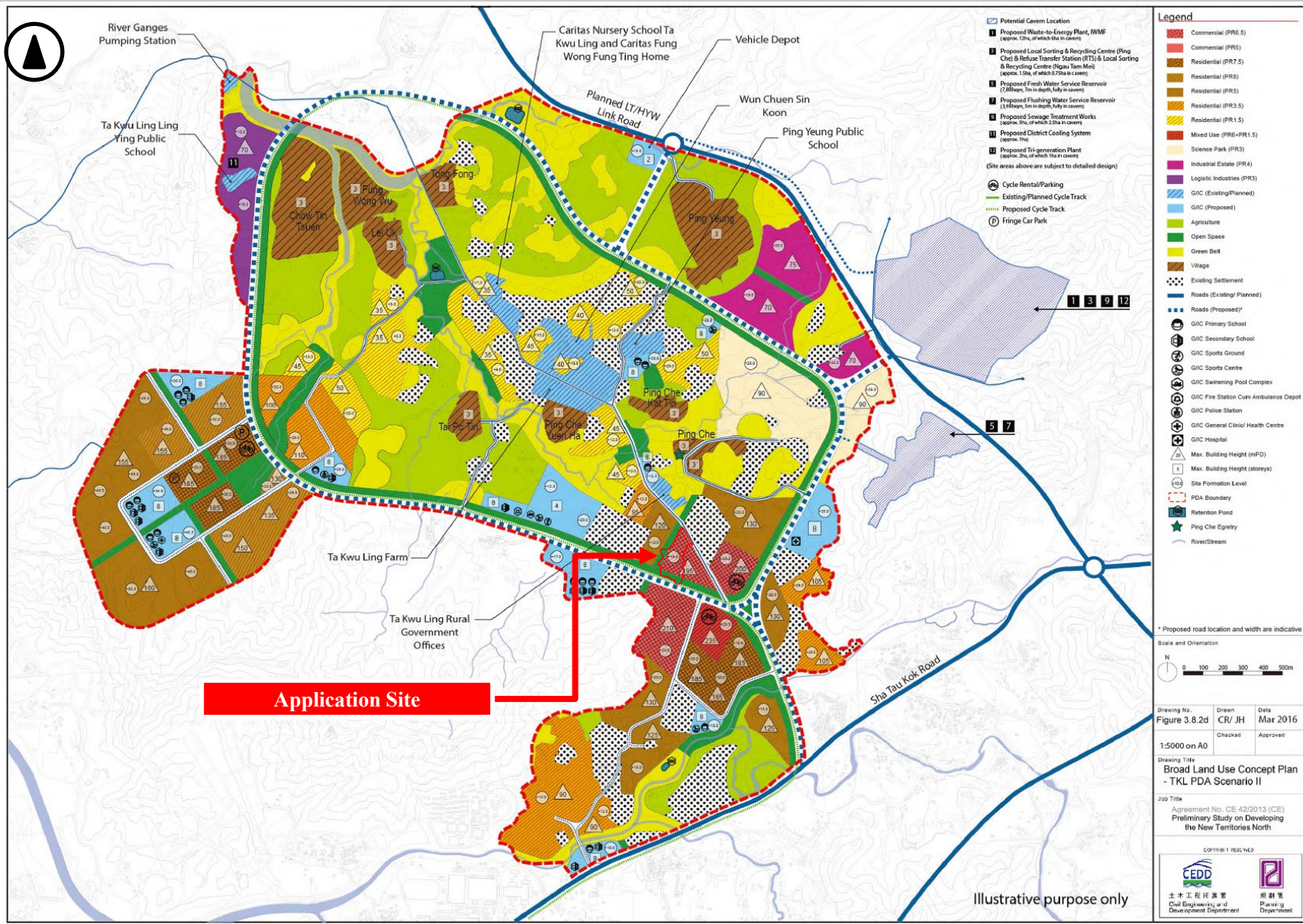
<i>Figure No.</i> 3.1g	<i>Scale</i> -	<i>Figure Title</i> Extracted Explanatory Statement of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – “Agriculture” (“AGR”) (Sheet 2 of 2)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

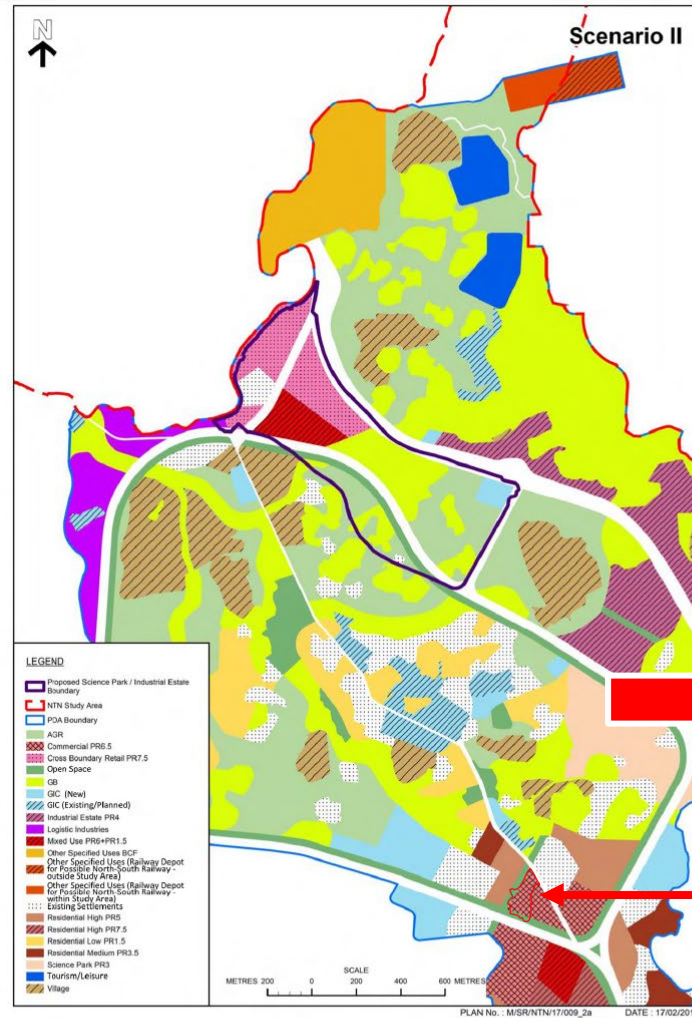
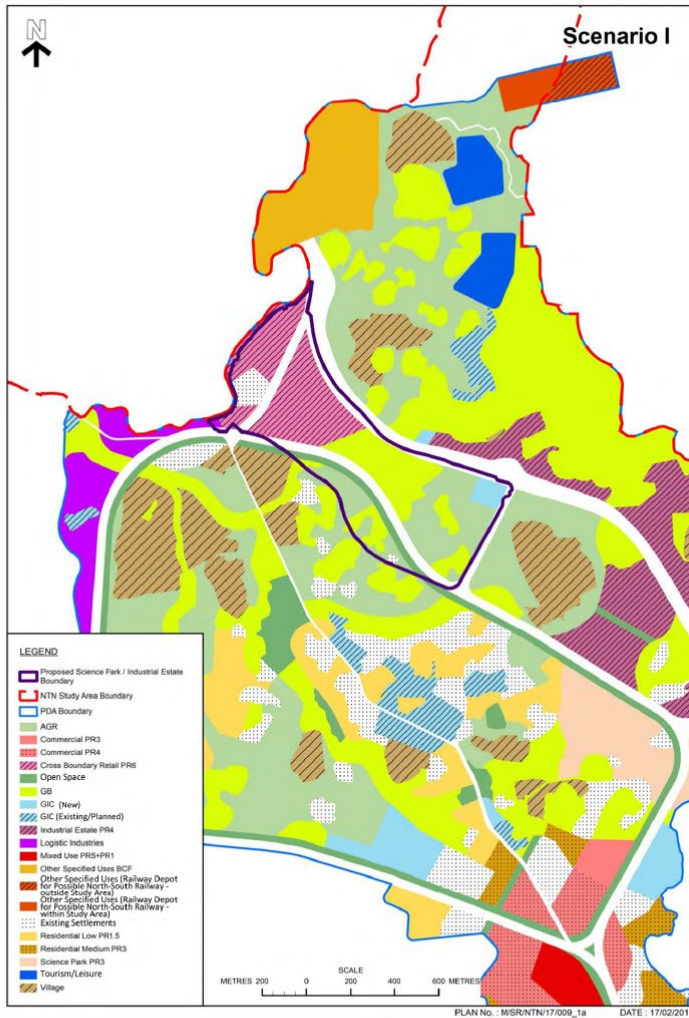
- (6) Any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the first draft outline zoning plan without permission from the Town Planning Board.
- (7) 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.
- (8) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (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, 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 interim development permission area plan, 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.
- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:
- road and on-street vehicle park.

<i>Figure No.</i> 3.1h	<i>Scale</i> -	<i>Figure Title</i> Extracted Covering Notes of the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 – 'Road'
ARUP	<i>Date</i> Oct 2023	<i>Source</i> Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14





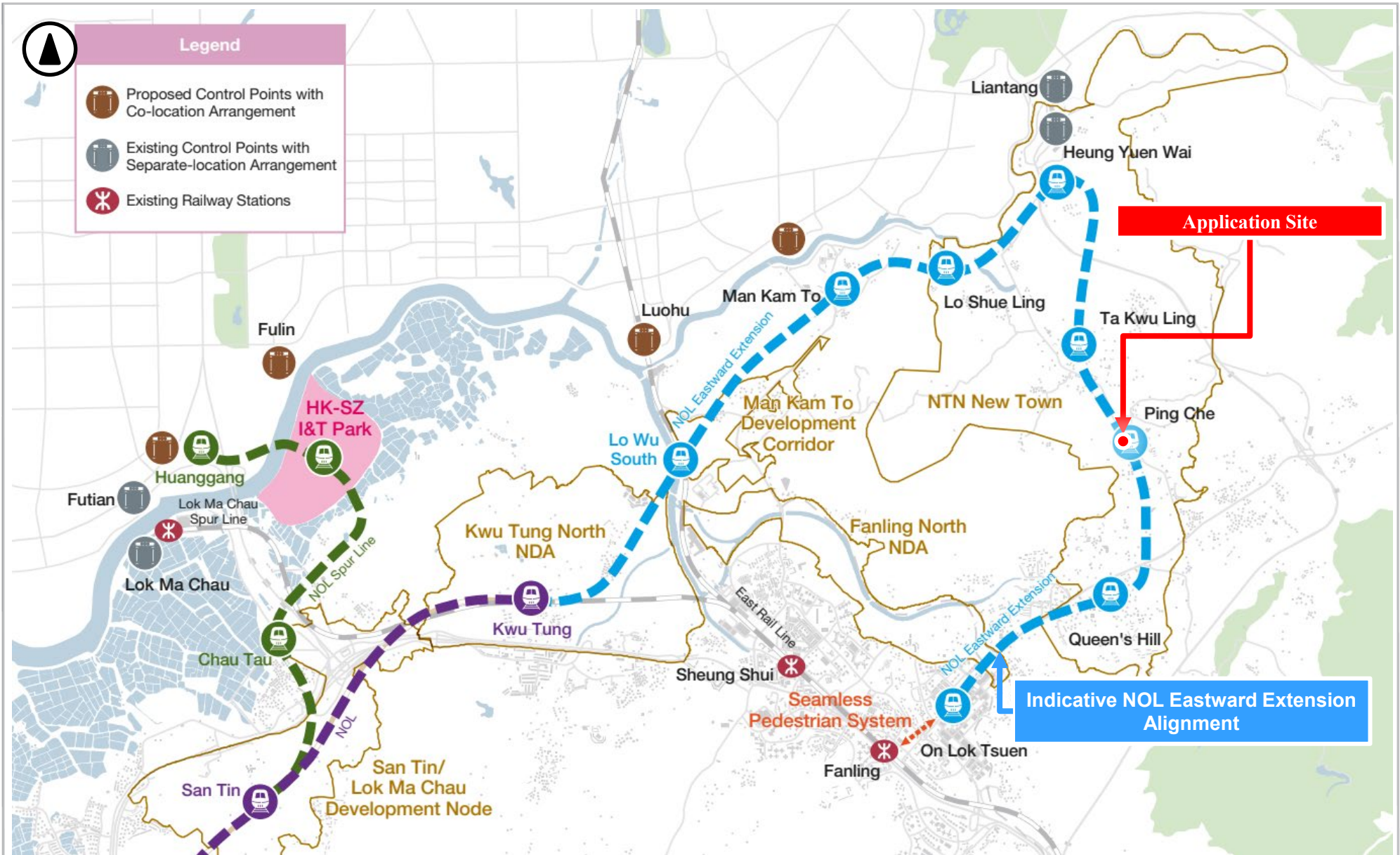


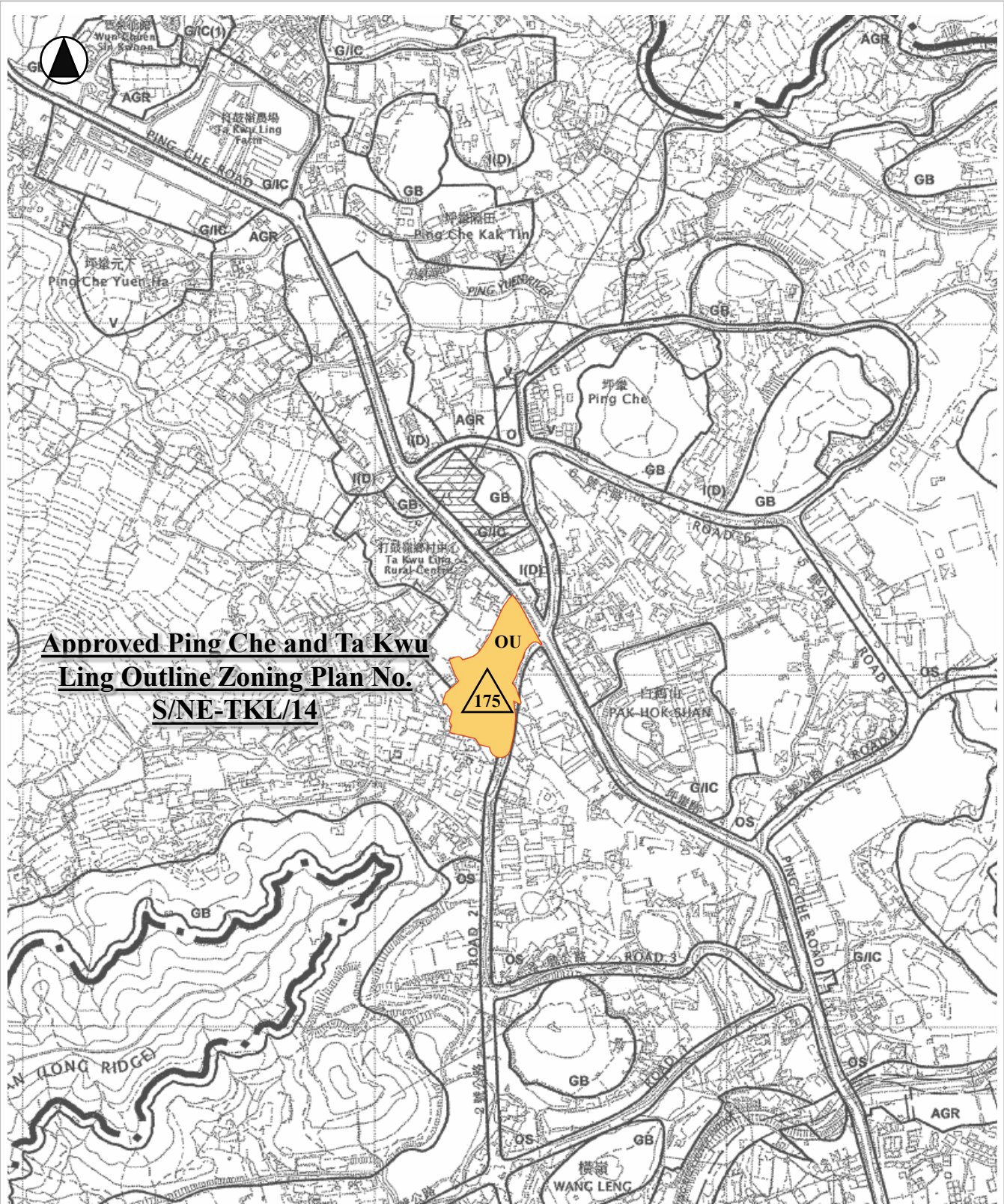


Application Site



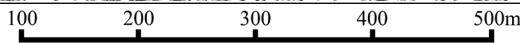
<p>Consultant</p> <p>ARUP</p>	<p>Contract No. and Title</p> <p>Agreement No. CE 42/2013 (CE) Preliminary Feasibility Study on Developing the New Territories North</p>	<p>Drawing Title</p> <p>Concept Plan under Scenario I / II Land Use Plan (with Possible SP/IE Site)</p>	<p>Drawing No.</p> <p>Figure 3.9.1</p>	<p>Rev.</p>	<p>Copyright Reserved</p> <p>CEDD</p> <p>土木工程拓展署 Civil Engineering and Development Department</p>		<p>規劃署 Planning Department</p>	
					<p>Drawn</p> <p>Date</p> <p>Scale</p>	<p>Checked</p> <p>Status</p>	<p>Approved</p>	





**Approved Ping Che and Ta Kwu
Ling Outline Zoning Plan No.
S/NE-TKL/14**

OU
175



LEGEND

Application Site Boundary of Planning Scheme

ZONING

V	“Village Type Development”	O	“Open Space”
I(D)	“Industrial (Group D)”	OU	“Other Specified Uses”
OS	“Open Storage”	AGR	“Agriculture”
G/IC	“Government, Institution or Community”	GB	“Green Belt”

Figure No. 5.1	Scale -	Figure Title Proposed Amendments to the Approved Ping Che & Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
ARUP	Date Oct 2023	Source Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14

OTHER SPECIFIED USES

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
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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*

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

Figure No. 5.2a	Scale -	Figure Title Proposed Schedule of Use and Remarks of the “Other Specified Uses” Annotated “Mixed Use” Zone (“OU(MU)”) (Sheet 1 of 2)
ARUP	Date Oct 2023	Source N/A

OTHER SPECIFIED USES

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
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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*

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

This zone is intended primarily for high-density residential development and commercial development. 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 vertical 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.

Figure No. 5.2b	Scale -	Figure Title Proposed Schedule of Use and Remarks of the “Other Specified Uses” Annotated “Mixed Use” Zone (“OU(MU)”) (Sheet 2 of 2)
ARUP	Date Oct 2023	Source N/A

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 total maximum plot ratio (PR) of 7 (of which the domestic plot ratio should not exceed 5.9), 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 in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing, whichever is the greater.
- (c) In determining the maximum plot ratio for the purpose of paragraph (a) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, and public transport terminus or station may be disregarded.
- (d) 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 and caretaker's office, or caretaker's quarters and 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.
- (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. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i> 5.3a	<i>Scale</i> -	<i>Figure Title</i> Proposed Explanatory Statement of the "Other Specified Uses" Annotated "Mixed Use" Zone ("OU(MU)") (Sheet 1 of 3)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> N/A

9.8 “Other Specified Uses” (“OU”) – Total Area 1.78 ha

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

Mixed Use

9.8.2 *A site (about 1.78 ha) zoned as “OU” annotated “Mixed Use” (“OU(Mixed Use)”) is located at the southwestern side of Ping Che Road is near the planned/proposed Ping Che Station. The planning intention of this zone is primarily for high-density residential development and commercial development. Development within this zone is subject to a maximum PR of 7 (of which the domestic PR should not exceed 5.9) and a maximum building height (BH) of 175mPD.*

9.8.3 *In order to enhance the connectivity to the surrounding area, a local access road to the east of the site is proposed to be upgraded with footpaths on both sides for public access from Ping Che Road to further south to the site.*

9.8.4 *A Public Transport Terminus (PTT) of about 1,246m² Gross Floor Area (GFA) is proposed on the ground floor of the non-domestic towers to provide public transport interchange services.*

9.8.5 *A Gross Floor Area (GFA) of about 1,246m² for a Public Transport Terminus (PTT) is proposed on the ground level of the commercial building to provide public transport interchange services to serve the need arising from future development. The GFA of the PTT is subject to detailed design. In determining the maximum PR/GFA development or redevelopment on land zoned as “OU(MU)”, any floor space that is constructed or intended for use solely as public transport terminus or station will be disregarded.*

9.8.6 *A GFA of about 787.6m² for a 60-place Day Care Centre for the Elderly and a GFA about 1,166m² for a 100-place Child Care Centre are to accommodate the need arising from the future residents and ageing population in Ping Che Area. The GFAs of the Day Care Centre for the Elderly and Child Care Centre are subject to detailed design. In order to facilitate provision of Government, institution or community facilities, in determining the maximum PR/GFA of the development/redevelopment on land zoned “OU(MU)”, any floor space that is constructed or intended for use solely as Government, institution or community facilities will be disregarded.*

9.8.7 *In order to enhance the air ventilation of the local environment, development/redevelopment within this zone should consider adopting suitable design and wind enhancement features, for example permeable design of the PTT, chamfered corner design of podium structure, orientation of building blocks align with wind flow direction, terraced podium design, opening design of sky garden etc. A mix of building heights for developments within “OU(MU)” can also be considered for visual interest and enhance visual permeability.*

Figure No. 5.3b	Scale -	Figure Title Proposed Explanatory Statement of the “Other Specified Uses” Annotated “Mixed Use” Zone (“OU(MU)”) (Sheet 2 of 3)
ARUP	Date Oct 2023	Source N/A

- 9.8.8 *Rhythmic building height profile with maximum BH not more than 175mPD shall be adopted to encourage creation of an interesting skyline at this prominent location at the future centre of the NTN New Town.*
- 9.8.9 *Development or redevelopment within the above zones are subject to a maximum BH restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- 9.8.10 *Minor relaxation of the PR and/or BH restrictions for the “OU” zone may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of PR / BH restrictions will be considered on its own merits.*

<i>Figure No.</i> 5.3c	<i>Scale</i> -	<i>Figure Title</i> Proposed Explanatory Statement of the “Other Specified Uses” Annotated “Mixed Use” Zone (“OU(MU)”) (Sheet 3 of 3)
ARUP	<i>Date</i> Oct 2023	<i>Source</i> N/A