

Annex A

Revised Supporting Planning Statement

**S12A PLANNING APPLICATION FOR AMENDMENT OF PLAN
APPROVED KAM TIN NORTH OZP No. S/YL-KTN/11**

**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land, Fung Kat Heung, Yuen Long**

SUPPORTING PLANNING STATEMENT

December 2025

Applicant:

Allex Development Limited

Consultancy Team:

**KTA Planning Limited
CTA Consultants Limited
Ramboll Hong Kong Limited
Stephen Lai Studio Limited**



PLANNING LIMITED
規劃顧問有限公司



S3041c_PS_V07

Executive Summary

This Supporting Planning Statement is prepared and submitted on behalf of Allex Development Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 12A of the Town Planning Ordinance for rezoning of the site at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (“Application Site”/“the Site”) from “Industrial (Group D)” (“I(D)”), “Residential (Group A)” (“R(A)”) and “Agriculture” (“AGR”) to “Residential (Group A)1” (“R(A)1”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 to enable the proposed residential development at the Site.

In September 2023, the TPB agreed to the amendments made on the draft Kam Tin North OZP No. S/YL-KTN/10, to rezone three sites in Sha Po from the same “I(D)” zone as the Application Site to “R(A)” and “Government, Institution or Community” (“G/IC”) zones for the planned Sha Po public housing development. The planned public housing development is intended for a self-contained community that comprises two separate public housing developments in the north and the south zoned “R(A)” respectively (i.e. Site A at Mo Fan Heung and Site B at Fung Kat Heung) and a community node zoned “G/IC” in between these two sites. The planned public housing development at Site B is located immediately next to the Site.

In view of the changing planning and development context in the area to the east of Yuen Long New Town, which encompasses Ho Chau, Tung Shing Lei, Au Tau, Sha Po and Fung Kat Heung, the locality will be generally upgraded to an urban setting as a logical extension of the new town. Taking advantage of the improved infrastructures upon completion of the planned Sha Po public housing development; and the Northern Link Main Line - Au Tau Station to be implemented, the Applicant aims to unleash the development potential of the Application Site by replacing the existing brownfield operations via rezoning of the Application Site to facilitate a residential development attaining a maximum Gross Floor Area (“GFA”) not exceeding 43,740m² and a maximum building height of +156mPD (“the Proposed Development”).

The Proposed Development will provide about 1,439 residential units with a designed population of about 3,886, based on a domestic GFA of approx. 43,740m² (i.e. Plot Ratio of 6). The anticipated completion year for the Proposed Development is 2035, a year after the completion of the Northern Link Main Line. Based on the technical assessments conducted, the Proposed Development is technically feasible and compatible with the surrounding area.

This Supporting Planning Statement has demonstrated the planning justifications and technical feasibility to support a favourable decision on the following grounds:

- The rezoning proposal is an attempt of the private sector to phase out existing brownfield operations and to replace them with permanent residential development to give a better play of the scarce land resources. It is in echo with the Government’s prevailing multi-pronged approach in increasing housing supply.

- While the area to the east of Yuen Long New Town is under gradual upgrading to an urban setting, the planning and development context of Fung Kat Heung area would be transformed rapidly upon the completion of the planned Sha Po public housing development. The Proposed Development is compatible with the changing planning and development context in the vicinity.
- With upgraded road and transport infrastructural capacity, the enhanced accessibility of the Application Site could unleash its ultimate development potential for residential development within an approximately 310m catchment from the Northern Link Main Line – Au Tau Station.
- Being adjacent to the planned Sha Po public housing development, which is proposed at a high-density development scale, the Proposed Development is considered appropriate and compatible with the surrounding land use and development intensity.
- The Proposed Development will provide a balanced housing mix for different social sector in Fung Kat Heung area.
- The Applicant is committed to upgrade a section of the local access road up to acceptable standard and with proper pavement all along the eastern boundary of the Site to improve the accessibility of the locality.
- The Proposed Development is carefully designed with sensible design measures to enhance the visual quality of the locality.
- The proposed “R(A)1” sub-zone will not jeopardize the planning intention nor the implementation of the “R(A)” zoning.
- The proposed upzoning is technically feasible in traffic, landscape, environmental, air ventilation, visual, drainage, sewerage, and water supply aspects.

行政摘要

(內文如有差異，應以英文版本為準)

是項規劃申請由藝業發展有限公司 (下稱「申請人」) 按城市規劃條例第 12A 條向城市規劃委員會 (下稱「城規會」) 提出，建議將元朗逢吉鄉丈量約份第 107 約多個地段和毗連政府土地 (下稱「申請地點」或「發展地盤」) 在錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 (下稱「大綱圖」) 中由「工業 (丁類)」、「住宅 (甲類)」及「農業」地帶改劃至「住宅 (甲類) 1」地帶。

於 2023 年 9 月，城規會同意對錦田北分區計劃大綱草圖編號 S/YL-KTN/10 之擬議修訂，為興建沙埔公營房屋發展將與申請用地同一「工業 (丁類)」地帶的三幅土地分別改劃為「住宅 (甲類)」及「政府，機構或社區」地帶。已規劃的沙埔公營房屋將會以一個自給自足的小社區形式發展，包括兩個分別在北邊用地以及南邊用地的公營房屋發展以及位於這兩個公營房屋發展中間的一幅「政府，機構或社區」用地提供一些社區體育康樂設施。其中，南邊用地的公營房屋更是緊鄰申請用地。

隨著元朗新市鎮以東地區 (包括蠔洲、東成里、凹頭、沙埔及逢吉鄉) 正在不斷變化的規劃和發展背景，它們被視為元朗新市鎮的合理延伸。申請人希望利用就發展沙埔公營房屋而改善的基礎建設之優勢，逐步淘汰現有棕地作業並釋放申請用地的發展潛力，將申請用地改劃至住宅用途，去實現一個最高樓面面積不超過 43,740 平方米和最高不超過主水平基準上 156 米的住宅發展 (「擬議發展」) 。

根據擬議住用地積比率不超過 6 倍計算，擬議發展將提供約 43,740 平方米的住用總樓面面積，為大概 3,886 人提供約 1,439 個住宅單位。擬議發展的預期竣工年份為 2035 年，即是北環線主線落成後一年。就已完成的技術評估結果顯示，擬議發展在技術上是可行的且與周邊地區相容。

是次申請人已就項規劃申請向城規會闡述有關的規劃理據和提供技術可行性評估以支持有關申請，如下：

- 是項改劃申請是一項私人發展，希望逐步淘汰現有的棕地作業作長遠永久住宅用途，以便更合適地利用珍貴的土地資源。是項申請與政府目前以多管齊下增加房屋供應的策略相呼應；
- 隨著元朗新市鎮以東的範圍正逐步城市化的同時，逢吉鄉周邊的規劃背景和發展面貌也會隨著已規劃的沙埔公營房屋發展而迅速轉變。擬議發展與毗鄰周邊不斷發展的環境相容；
- 隨著附近道路和交通設施的可載量升級，申請用地的通達性賦予其極大的發展潛力作住宅發展；
- 擬建發展項目毗鄰已規劃的沙埔公營房屋發展，擬議的發展密度亦屬合適並和周邊土地用途及發展密度兼容；
- 擬議發展將有助區內達至均衡的房屋組合；
- 擬議的「住宅 (甲類) 1」分區不會影響「住宅 (甲類)」地帶的規劃意向和其實施；

- 擬議發展具多項設計優點，將提升逢吉鄉的鄉郊環境；
- 申請人將會把部分現有的鄉村單線路升級至可接受的標準，並提供適當的行人路，以供附近居民和持份者使用；及
- 擬議改劃後的住宅用途在交通、景觀、環境、空氣流通、視覺、排水、污水處理和供水等各方面在技術上是可行的。

Executive Summary

行政摘要

Table of Contents

1 INTRODUCTION

- 1.1 Purpose and Nature of Application
- 1.2 Report Structure

2 SITE AND SURROUNDING CONTEXT

- 2.1 Site Location and Existing Condition
- 2.2 Surrounding Land Use Context
- 2.3 Accessibility
- 2.4 Land Status
- 2.5 Statutory Planning Context
- 2.6 Government's Policies to Increase Housing Supply
- 2.7 Government's Policy to Increase Plot Ratio at Northern Metropolis
- 2.8 Study on Existing Profile and Operations of Brownfield Sites in the New Territories
- 2.9 Planned Sha Po Public Housing Development
- 2.10 Planned Northern Link Main Line - Au Tau Station
- 2.11 Changing Planning and Development Context in the Surroundings

3 THE INDICATIVE DEVELOPMENT PROPOSAL

- 3.1 Delineation of the Application Site Boundary
- 3.2 The Indicative Development Scheme
- 3.3 Design Considerations
- 3.4 Proposed Access Road and Internal Transport Provision
- 3.5 Landscape Design and Proposal
- 3.6 Implementation Programme
- 3.7 Proposed "R(A)1" Zoning

4 TECHNICAL CONSIDERATIONS

- 4.1 Traffic Considerations
- 4.2 Environmental Considerations
- 4.3 Visual Considerations
- 4.4 Air Ventilation Considerations
- 4.5 Engineering Considerations

5 PLANNING JUSTIFICATIONS

- 5.1 The Proposed Up-zoning is In-line with the Government's Strategy to Provide More Housing Supply
- 5.2 Changing Planning and Development Contexts in the Vicinity
- 5.3 The Improved Accessibility of the Site Offers Opportunities to Provide More Residential Units to Fully Utilise the Scarce Land Resources

- 5.4 The Proposed Development is of Appropriate Development Quantum
- 5.5 The Proposed Development is Compatible with the Surroundings on Land-Use and Development Intensity
- 5.6 The Proposed "R(A)1" Zoning Will Not Set an Undesirable Precedent
- 5.7 The Proposed Development is Technically Feasible and No Insurmountable Impacts are Anticipated
- 5.8 Provision of Sensible Design Measures to Enhance the Visual Quality of the Locality
- 5.9 Upgrading of the Local Access Road with Proper Pavement

6 CONCLUSION

List of Figures

- Figure 2.1 Location Plan
- Figure 2.2 Surrounding Land Uses and Development Context
- Figure 2.3 Site Plan
- Figure 2.4 Notional Layout Scheme of the Planned Sha Po Public Housing Development
- Figure 2.5 Indicative Location of the Planned Au Tau Station
- Figure 2.6 Existing, Planned and Committed Residential Developments in the Vicinity
- Figure 3.1 Design Considerations
- Figure 3.2 Proposed Access Road
- Figure 3.3 Proposed "R(A)1" Zoning Boundary of the Site
- Figure 3.4 Proposed Amendments to the "Remarks" of the Statutory Notes of the "R(A)" Zone
- Figure 3.5 Proposed Amendments to the Explanatory Statement of the "R(A)" Zone
- Figure 3.6 Latest Proposed Land Resumption Plan
- Figure 3.7 Delineation of Zoning Boundaries

List of Photos

- Photo 1 Application Site Viewing from the Local Access Road
- Photo 2 Existing Brownfield Sites Along the Local Access Road (Site of Future Sha Po Public Housing Development)
- Photo 3 Existing Car Park for Container Vehicles at the Site

List of Appendices

- Appendix 1 Indicative Architectural Drawings of the Proposed Development
- Appendix 2 Landscape Proposal
- Appendix 3 Traffic Impact Assessment
- Appendix 4 Environmental Assessment
- Appendix 5 Visual Impact Assessment
- Appendix 6 Air Ventilation Assessment (Expert Evaluation)
- Appendix 7 Drainage Impact Assessment
- Appendix 8 Sewerage Impact Assessment
- Appendix 9 Water Supply Impact Assessment

**S12A PLANNING APPLICATION FOR AMENDMENT OF PLAN
APPROVED KAM TIN NORTH OZP No. S/YL-KTN/11**

**Proposed Residential Development at
Various Lots in D.D. 107 and Adjoining
Government Land, Fung Kat Heung, Yuen Long**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose and Nature of Application

1.1.1 This planning application for amendment of plan is prepared and submitted on behalf of Allex Development Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”/ “the Board”) under section 12A (“S12A”) of the Town Planning Ordinance for rezoning of the site at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (“Application Site”/“the Site”) from “Industrial (Group D)” (“I(D)”), “Residential (Group A)” (“R(A)”) and “Agriculture” (“AGR”) to “Residential (Group A)1” (“R(A)1”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (“the OZP”) to enable the proposed residential development on the Site.

1.1.2 The Application Site is located in Fung Kat Heung, immediately next to the planned Sha Po Development, which is proposed for public housing development (“Sha Po PH Development”) with a maximum domestic plot ratio (PR) of 6.5 and a maximum building height (BH) of +185mPD. Upon completion of the Sha Po PH Development, it is anticipated that the overall infrastructure capacities of the area including the associated road, sewerage and drainage networks within the Fung Kat Heung area will be significantly improved and enhanced. On this basis and in view of the changing planning and development context in the area, the Applicant therefore submits this S12A application to rezone the Application Site to enable a residential development attaining a maximum Gross Floor Area (“GFA”) not exceeding 43,740m² and a maximum BH of +156mPD (“Proposed Development”) next to the planned public housing development in Sha Po to contribute to the increase in the housing supply, especially within the Northern Metropolis (“NM”) areas.

1.1.3 With a site area of about 7,290m², the Proposed Development will provide about 1,439 residential units with a designed population of about 3,886, based on a domestic GFA of about 43,740m². This Application includes technical assessments and other relevant documents to demonstrate that the Proposed Development is technically acceptable and compatible with the surrounding area.

1.2 Report Structure

1.2.1 Following this introductory section, the Application Site in terms of its local and surrounding planning and development contexts will be discussed in **Section 2**. The current scheme of the Proposed Development will be discussed in **Section 3**. **Section 4** will discuss the technical considerations and associated mitigation measures, if required. **Section 5** will provide planning and technical justifications for the Board to deliberate on this Application. **Section 6** will provide a concluding remark.

2 SITE AND SURROUNDING CONTEXT

2.1 Site Location and Existing Condition

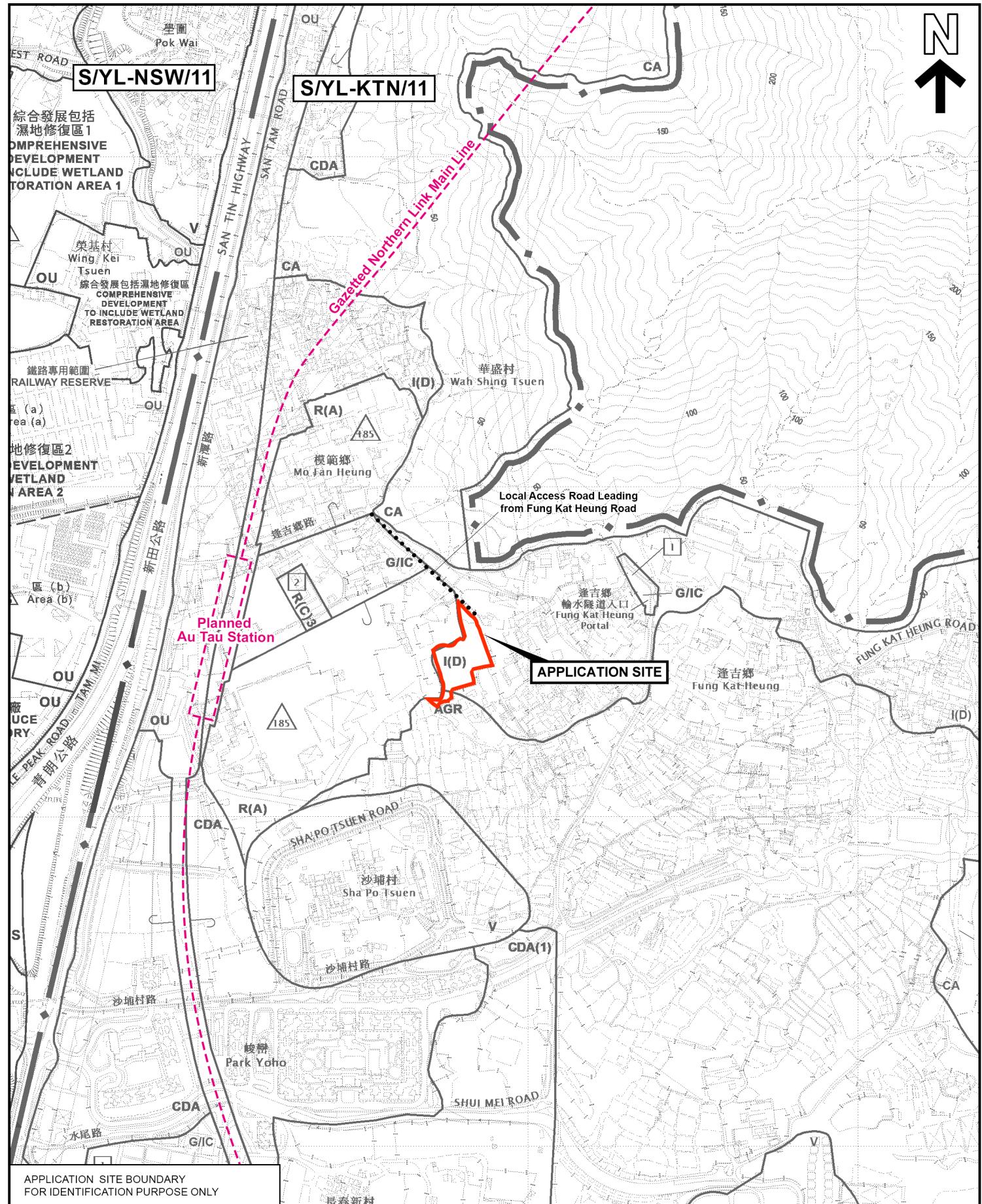
2.1.1 The Application Site is located at Fung Kat Heung in Kam Tin, Yuen Long. It is bounded by a local access road (*which branches off from Fung Kat Heung Road in the north*) on its north and its east (**Photo 1** refers). The Sha Po PH development (Fung Kat Heung Site) is located immediately next to the Site on its west (**Photo 2** refers). The Site is currently paved and is occupied by an open parking area mainly for heavy goods vehicles and container vehicles. (**Photo 3** refers). **Figure 2.1** shows the site location.

2.2 Surrounding Land Use Context

2.2.1 The surrounding neighbourhood of the Application Site is predominantly occupied by various rural industrial uses, including workshops, warehouses and open-storage yards, with some scattered domestic dwellings/structure. To the immediate north-west of the Site, it is at present occupied by industrial uses, which will be redeveloped into part of Sha Po PH development with a public transport terminus and retail facilities (at the Fung Kat Heung Site). To the further north-west, across the proposed loop road serving the planned Sha Po PH development, it is planned for G/IC uses such as police station, sports centre and schools. Beyond the G/IC uses, another part of planned Sha Po PH development (i.e. Mo Fan Heung Site) is found in the further north-west. **Section 2.9** below will discuss further the planned Sha Po PH development. The planned Au Tau Station is located at a distance of about 310m away from the Site in its further west next to the Fung Kat Heung Site development (to be discussed further in **Section 2.10**).

2.2.2 Fung Kat Heung basketball court and the sitting out area are found to the north of the Application Site while some vegetated slopes leading to Kai Kung Leng of Lam Tsuen Country Park are found to the further north. Miu Kok Yuen, which is a monastery with a Grade III historic building, is located to the east of the Application Site at a distance of about 95m.

2.2.3 To the further south of the Application Site, a large-scale medium-rise residential development named Park YOHO is found. Beyond Park YOHO, there is a stretch of fishponds / wetland up to Kam Tin River. Kam Tin Town is located to the further south-east of the Application Site at a distance of about 2km.



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LOCATION PLAN

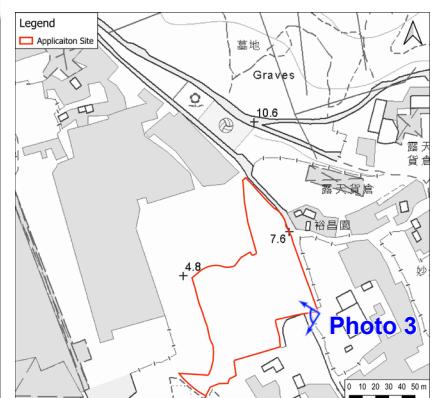
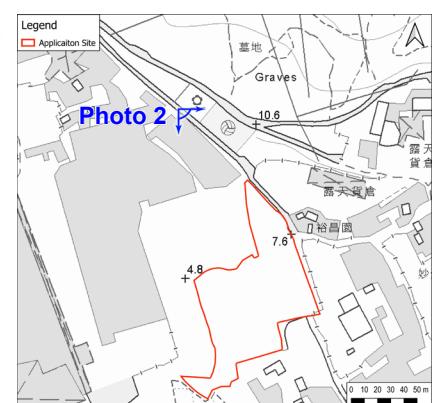
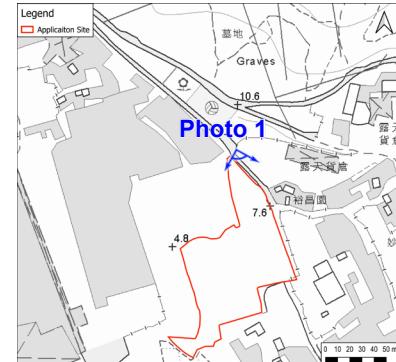
PROPOSED RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 107 AND ADJOINING
GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG

SCALE 1:7500

FIGURE 2.1

**EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/YL-KTN/11 APPROVED ON 5.12.2023
S/YL-NSW/11 EXHIBITED ON 12.9.2025**

DATE: 29.10.2025



2.2.4 Across San Tam Road and San Tin Highway in the west, workshop / industrial uses as well as the construction sector imported labour quarters (former quarantine camp) are found which occupy the southern tip of the land parcel between Kam Tin River and Castle Peak Road – Tam Mi, while some fishponds / wetland are found to their north. On the opposite bank of Kam Tin River finds Nam Sang Wai, another wetland area. To the further south-west of the Application Site, it is where Tuen Ma Line Yuen Long Station and Yuen Long New Town are situated.

2.2.5 Against the surrounding context, the Application Site is located within the urban fringe of Yuen Long New Town. **Figure 2.2** shows the surrounding land uses and development context.

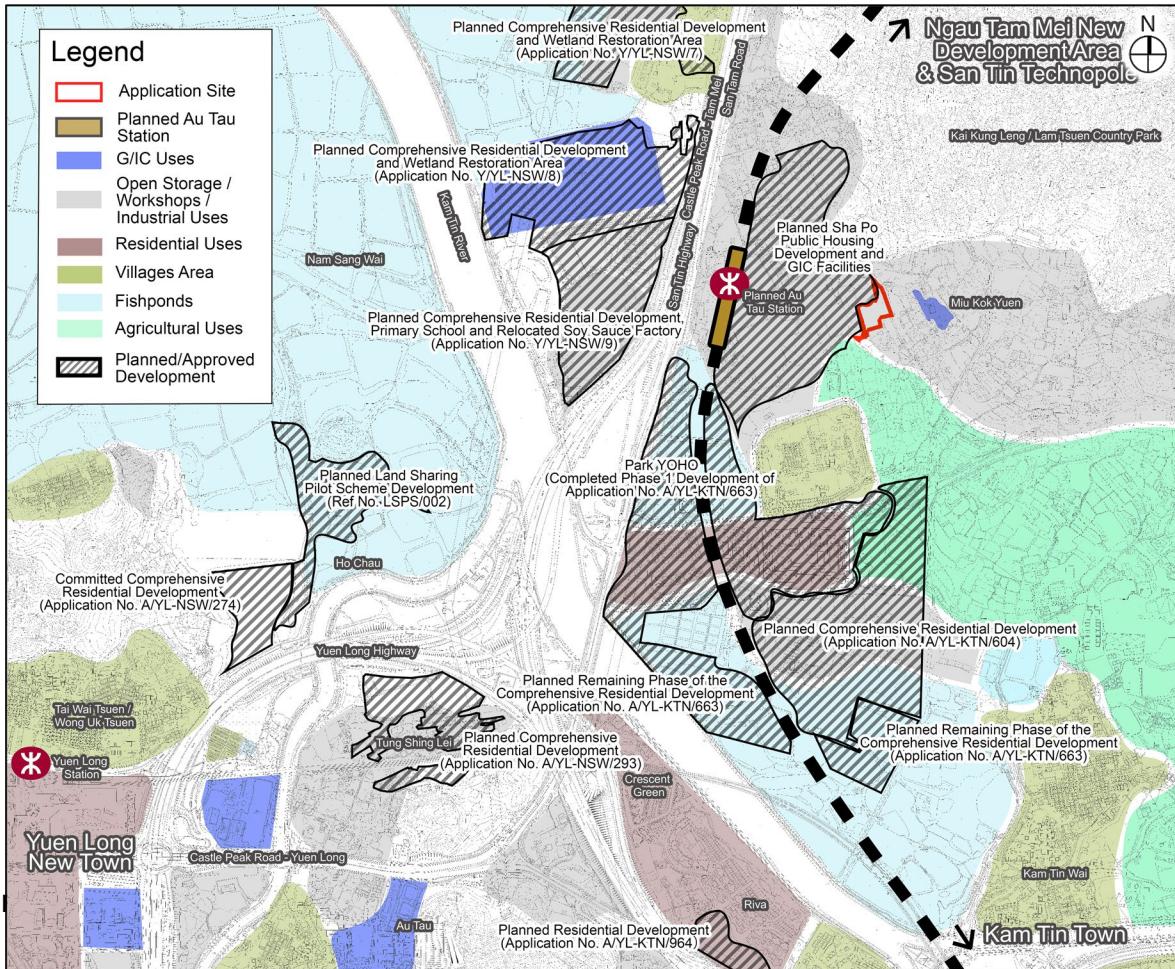


Figure 2.2 Surrounding Land Uses and Development Context

2.3 Accessibility

2.3.1 Vehicular access to the Site is solely available via the local access road that branches off from Fung Kat Heung Road in the north. Fung Kat Heung Road is a two-way single lane road branching off from San Tam Road, which the latter is a single-two lane road connecting to Ngau Tam Mei and Au Tau.

2.3.2 At present, the local access road is a rural two-way single lane road with a width of only 3.6m, while along its western side abutting to the existing brownfield sites are always occupied by illegal parking. Whilst, the eastern side of this Local Access Road is with only 1.3m width, is the only pedestrian pavement leading to the Site and the areas in the south.

2.4 Land Status

2.4.1 The Application Site has an area of about 7,290m². The Applicant owns about 7,170m² of land (about 98.4%), intermingled with a third-party lot (i.e. Lot 553 in D.D. 107) of about 97m² (about 1.3%) in area. The Site also included a strip of Government land of about 23m² (about 0.3%). **Figure 2.3** shows the land status plan.

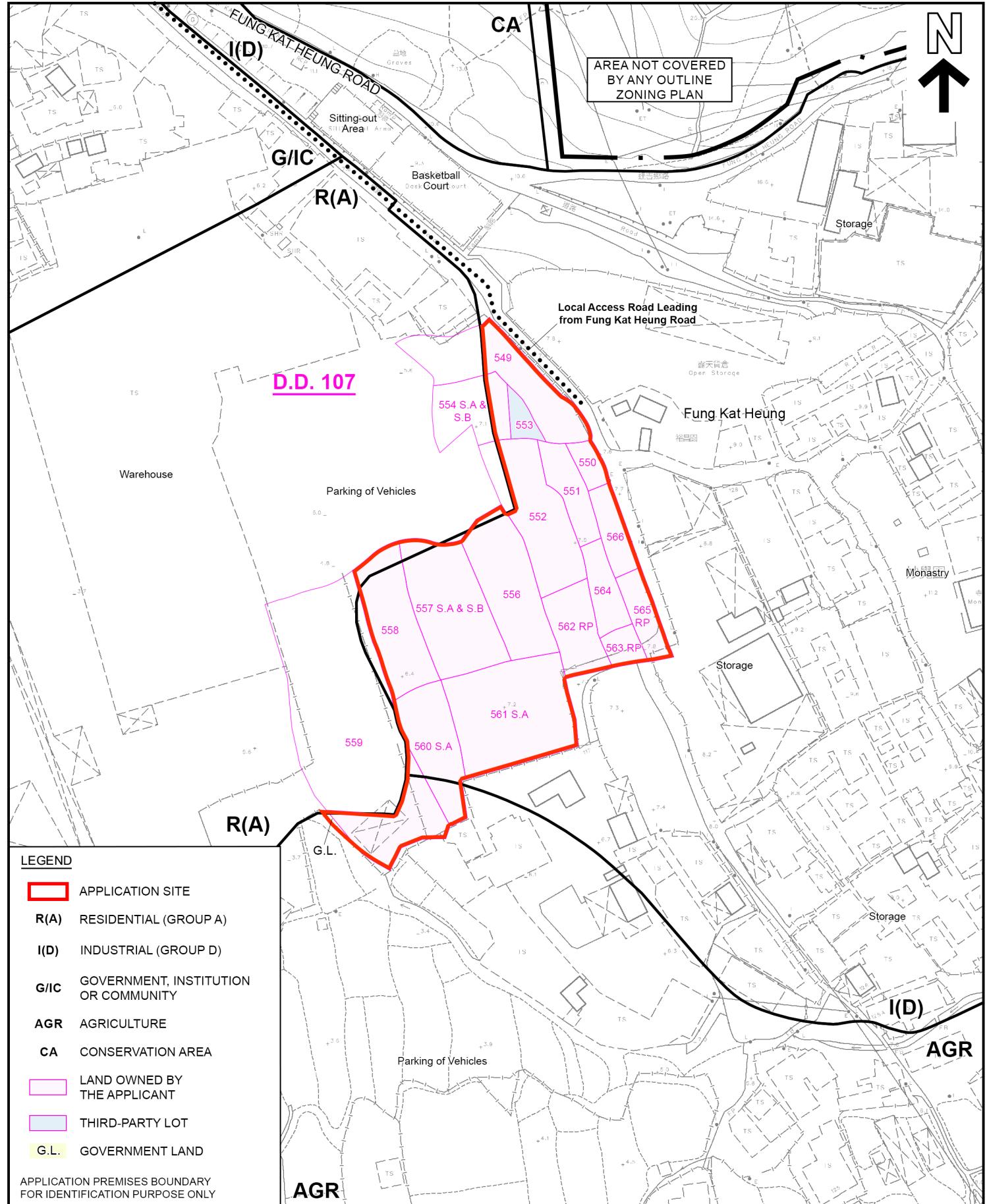
2.4.2 The Applicant is prepared to acquire the third-party lot. Otherwise, right-of-way will be provided to the third-party lot if the lot cannot be acquired by the Applicant.

2.5 Statutory Planning Context

2.5.1 The Application Site falls within an area primarily zoned “Industrial (Group D)” (“I(D)”) with minor portions of it falling within “Residential (Group A)” (“R(A)”) and “Agriculture” (“AGR”) zones on the OZP (**Figures 2.1 and 2.3** refers). The planning intention of this “I(D)” zone is *“primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and / or high ceiling requirements. It is also intended for redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial building.”*

2.5.2 A substantial portion of this “I(D)” zone was rezoned to “R(A)” and “Government, Institution or Community” (“G/IC”) for the planned Sha Po public housing development back in 2023, following the recommendation of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (the Study) and the subsequent Engineering and Feasibility Study (“EFS”) conducted by Civil Engineering and Development Department (“CEDD”).

2.5.3 To create a self-sufficient community, the planned Sha Po public housing development consists of 3 portions: Both Site A (at Mo Fan Heung in the north) and Site B (at Fung Kat Heung in the south) are zoned ‘R(A)’ for two separate public housing developments. These developments will be supported by community facilities such as schools, sports centre and police station which is located in the central portion mainly zoned “G/IC”.



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SITE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 107 AND ADJOINING
GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG

SCALE 1:1500

DATE: 29.10.2025

2.6 Government's Policies to Increase Housing Supply

2.6.1 It is indisputable that Hong Kong is facing a severe housing shortage. Over the past decade, the Government acknowledged that the current shortage in housing supply and surging property prices had resulted from both external and internal factors. Hence the Government was determined to rectify the situation with the greatest effort. The Task Force on Land Supply (TFLS) sets up in September 2017 proposed a multi-pronged approach to increase land supply, which was subsequently endorsed by the Government.

2.6.2 Indeed, the Government has, since 2014, implemented a policy to allow the development intensity of appropriate residential sites to be increased by up to 20% as occurred in the Kai Tak Development Area, the eight public housing sites in the Kwu Tung North / Fanling North New Development Areas and the Tung Chung New Town Extension. In the 2015 Policy Address, the Government has announced the development of brownfield sites in Hung Shui Kiu, Yuen Long South and the New Territories North (NTN) as a long-term measure to increase land supply. In the 2021 Policy Address, the Government has announced their continuous efforts in conducting a further review of “Green Belt” zone, unlocking Tso/Tong lands in the New Territories, fostering private-public partnership developments in New Territories through Land Sharing Pilot Scheme, and pressing ahead relevant studies on Kau Yi Chau Artificial Islands.

2.7 Government's Policy to Increase Plot Ratio at Northern Metropolis

2.7.1 The *Northern Metropolis Development Strategy* (“the Development Strategy”) is formulated on the basis of the HK 2030+, which is unveiled in the Policy Address 2021, to meet the medium to long term land demand. The NM encompasses an area of about 30,000 hectares, covering two district administration areas: Yuen Long and North Districts, which include the established new towns in Yuen Long, Tin Shui Wai, Fanling/ Sheung Shui, various NDAs and development nodes in different planning and construction stages as well as their neighbouring rural areas. The NM is aimed to be the major economic engine of growth for Hong Kong in the next half century, and the major source of housing supply in the period of 10 to 15 years after 2031-32 as the flagship development node of Hong Kong.

2.7.2 Upon deeper review of the Government, the NM Action Agenda was revealed in the 2023 Policy Address and published in Oct 2023 to outline the development functioning of the areas / zones within the NM. The NM was divided into 4 major zones namely (i) the High-end Professional Services and Logistics Hub; (ii) the I&T Zone; (iii) the Boundary Commerce and Industry Zone; and (iv) the Blue and Green Recreation, Tourism and Conservation Circle, which they are respectively fronting Shenzhen. The Application Site is located at the hinterland of the Innovation and Technology Zone that comprises of San Tin Technopole and Hong Kong – Shenzhen Innovation and Technology Park in the Loop.

2.7.3 Being the driver of growth and development of Hong Kong in the long-term, the Government has made statement to increase the domestic PR of housing land in the NM, where technically feasible. Prior to the launch of the NM, it can be seen that the Government is appropriately reviewing the appropriate density of new development areas in the New Territories as they have been intensified up to 20% in 2014, to being proposed with a domestic PR ranging from 4 – 6.5 in 2021. Subsequently, the Government has announced in the 2022 Policy Address that the domestic PR of the housing land in the NM will be further increased to a maximum of 6.5, which is generally higher than that of the early generation of new towns.

2.8 **Study on Existing Profile and Operations of Brownfield Sites in the New Territories**

2.8.1 Following the commitment of the Government in developing brownfield sites in Hung Shui Kiu , Yuen Long South and the New Territories North for increasing land and supply housing in the 2015 Policy Address, the Planning Department (PlanD) commenced the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (“the Brownfield Study”) in April 2017 with an aim to capture a comprehensive snapshot of existing distribution, characteristics, and utilization of existing brownfield sites. The Brownfield Study has identified a total of 1,579ha of brownfield sites, mainly in north-west and north-east New Territories. Among which, 653ha of brownfield sites were under covered by New Development Areas / Potential Development Areas while some other 120ha were covered by government projects and about 30ha were under known development projects initiated by the private sector.

2.8.2 For the remaining 700ha of brownfield sites outside of those with development plans / programme and conservation area, about 450ha of these brownfield sites were identified with medium to high development potential given their strategic location near to existing new towns, transport connectivity and size of brownfield cluster. In the same year as the release of the findings, the 2019 Policy Address unveiled the initiative of PlanD to assess the development potential of these brownfield sites of 450ha for public housing, by phases.

2.8.3 To follow-up on the findings, PlanD has completed the first-phase review of some 160ha of brownfield sites closer to existing infrastructure in March 2020. Having considered the possibility of site amalgamation of brownfield sites and adjoining land for development without initial insurmountable site constraints, eight brownfield clusters were shortlisted for being suitable for public housing developments, subject to detailed engineering and feasibility studies. They are:

- Ping Shan North (East of Long Tin Road and West of Yung Yuen Road)
- Shap Pat Heung (East of Long Ho Road near Shap Pat Heung Interchange)
- Tai Kei Leng (North of Tai Kei Leng Road)
- Sha Po (East of San Tam Road)
- Ping Shan South (South of Tan Kwai Tsuen Road)
- Nai Wai (North of Wong Kong Wai Road)

- Lam Tei North (Sout of Shun Tat Street)
- Tai Hang (near Tai Wo Service Road West)

2.8.4 In the following year, the second phase recommendations were announced by PlanD for the remaining 290ha of brownfield sites. Whilst 62ha of which are being covered by on-going studies and developments in the pipeline, some 11ha brownfield clusters which is translated into four sites were identified with development potential considering the site conditions and land use compatibility. The four sites are:

- Wa Shan (North of Ng Tung River)
- Sha Kong Wai North (West of Tin Ying Road)
- Ping Kwai Road (Near Ping Pak Lane)
- Kam Ho Road (South of Pat Heung Road)

2.8.5 Upon completion, these twelve shortlisted brownfield clusters are estimated to provide over 30,000 public housing units, in the short to medium term.

2.9 Planned Sha Po Public Housing Development

2.9.1 A cluster of about 12ha of brownfield sites in Sha Po is one of the eight brownfield clusters identified with development potential for public housing development. Through amalgamation of intermingling land parcels to rationalize the site boundary for efficient scheme layout, about 16ha of land was studied to examine the technical feasibility for public housing development in Sha Po near Fung Kat Heung and to the east of San Tam Road.

2.9.2 In December 2022, PlanD has proposed amendments to the Kam Tin North OZP including the rezoning of two sites at Mo Fan Heung (i.e. Site A) and Fung Kat Heung (i.e. Site B) to “R(A)” zone to facilitate two public housing developments, with a proposed maximum PR of 6.7 (domestic PR of 6.5 and non-domestic PR of 0.2) and maximum BH of +185mPD; and a site in between the two public housing sites to “G/IC” zone for provision of related government, institution and community (GIC) facilities. The proposed amendments were approved by the TPB in September 2023. The approved Kam Tin North OZP No. S/YL-KTN/11 was gazetted in December 2023.

2.9.3 **Figure 2.4** shows the notional scheme layout of the planned Sha Po public housing development. Upon full implementation, it will provide two separate public housing developments with a total of 16 residential towers, 16,300 housing units and a design population of 46,000 persons. A public transport interchange will be provided in Site B. The Application Site is immediately located to the south-east of Site B.

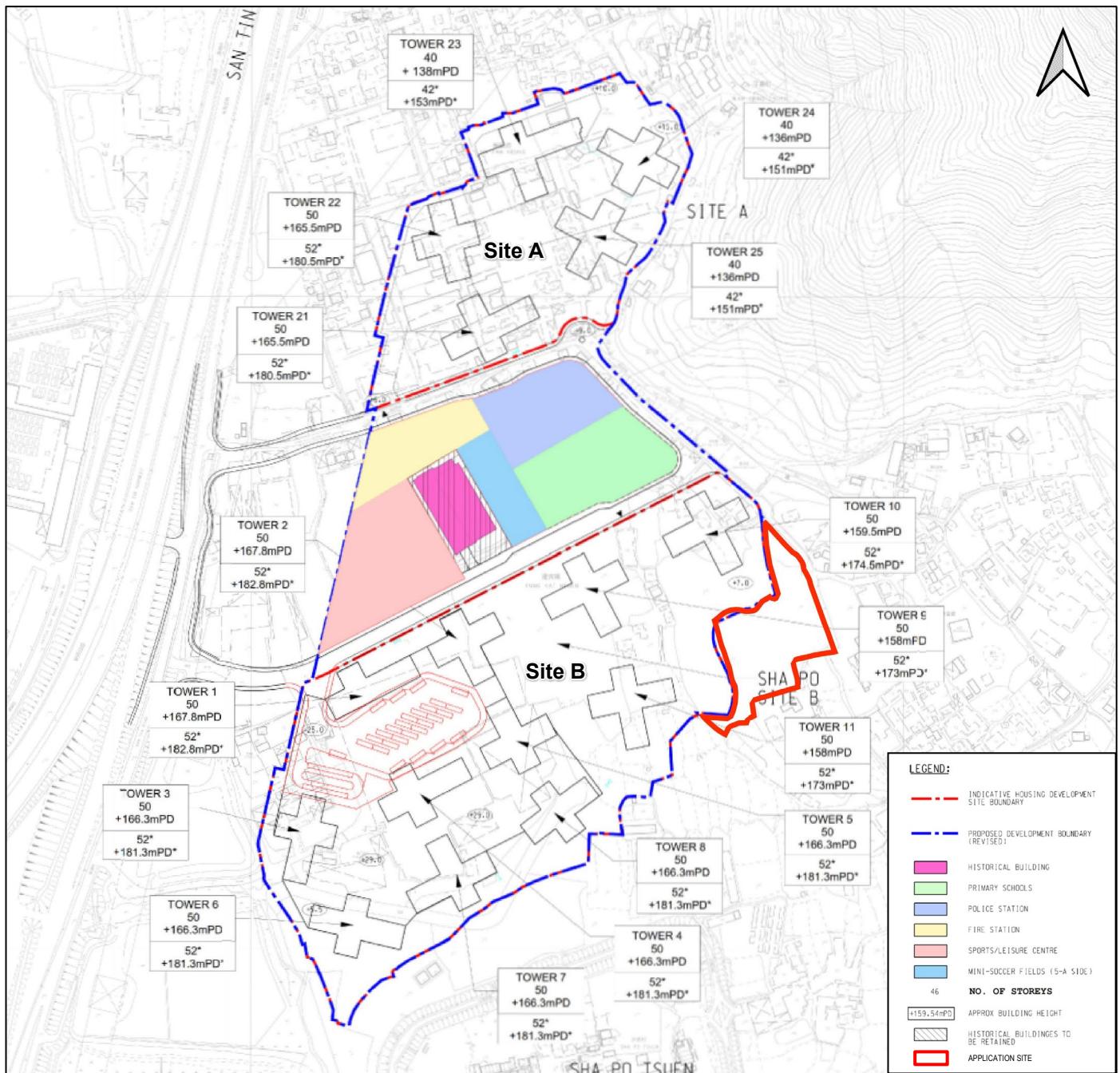


Figure 2.4 Notional Layout Scheme of the Planned Sha Po Public Housing Development

2.10 Planned Northern Link Main Line - Au Tau Station

2.10.1 In October 2023, the alignment of the Northern Link Main Line running from Kam Sheung Road to Kwu Tung was gazetted. The planned Au Tau Station is adjoining to the planned Sha Po public housing development, which is approximately at a distance of about 310m from the Application Site. **Figure 2.5** shows the alignment of the Northern Link Main Line and indicative location of the planned Au Tau Station.

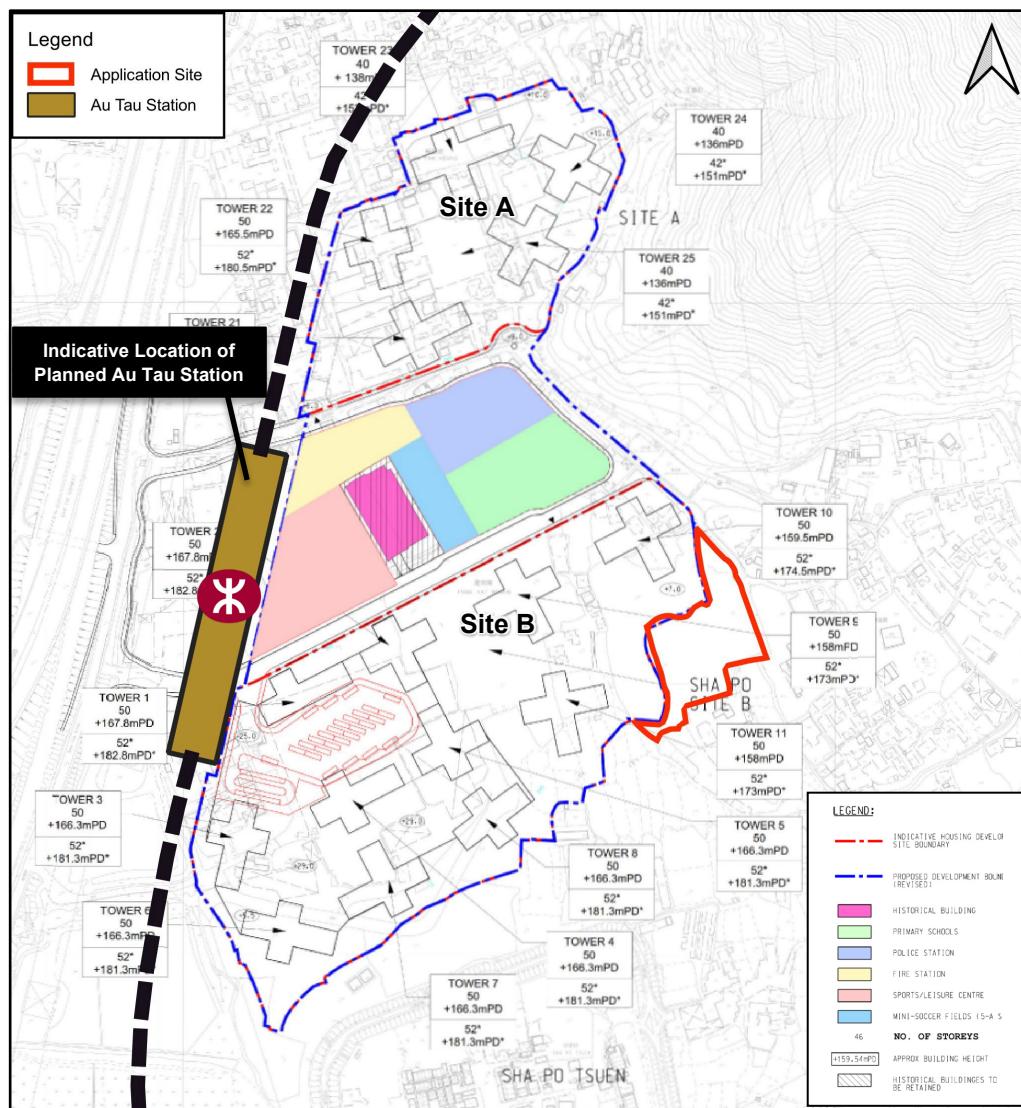


Figure 2.5 Indicative Location of the Planned Au Tau Station

2.11 Changing Planning and Development Context in the Surroundings

2.11.1 Apart from the planned Au Tau Station, the areas adjoining to north-west of the Application Site are planned for two high-rise public housing developments with supporting community and retail facilities. Developments within the "R(A)" zones are subject to a maximum domestic PR of 6.5, a non-domestic PR of 0.2 and a maximum BH of +185mPD.

2.11.2 Beyond Sha Po Tsuen to the further south of the Application Site are the two comprehensive residential developments falling within “Comprehensive Development Area” (“CDA”) and “CDA(1)” zones, respectively. Park YOHO, a medium-rise residential development that belongs to Phase 1 of the approved CDA development, is largely completed; while the remaining phase consisting of about 1,154 flats with a maximum BH of +62.2mPD, which was originally targeted for completion in 2023 (Application No. A/YL-KTN/663). Meanwhile, on 22.03.2019, a comprehensive residential development with 28 residential towers of BH not more than +66.35mPD equipped with retail facilities, school, social welfare facility and public transport terminus falling primarily on the “CDA(1)” zone was approved (Application No. A/YL-KTN/604). This approved development was also originally targeted for completion in 2023.

2.11.3 To the further south across Kam Tin River near the existing residential developments named Riva and Crescent Green, a piece of land in Ha Ko Po was recently approved by the TPB on 15.3.2024 for medium rise residential development with a maximum BH of 17 storeys, to provide a total of 615 residential units (Application No. A/YL-KTN/964).

2.11.4 To the further northwest across San Tin Highway, a piece of land in Wing Kei Tsuen was agreed by the TPB to be rezoned on 10.11.2023 for a comprehensive residential development of 7 residential towers with a maximum BH of +53.95mPD with wetland restoration area (i.e. Application No. Y/YL-NSW/7). On 28.2.2025, another two sites were partially agreed by the TPB to be rezoned for a comprehensive residential development of 24 residential towers with a maximum BH of +115mPD with government, institutional and community and retail facilities and a wetland restoration area (i.e. Application No. Y/YL-NSW/8), and a comprehensive residential development of 11 residential towers with a maximum BH of +115mPD with public transport interchange and retail facilities, a primary school and a relocated soy sauce factory (Application No. Y/YL-NSW/9).

2.11.5 To the further southwest of the Application Site across Kam Tin River, another piece of land in Ho Chau has been granted in-principal endorsement by the Chief Executive in Council, under the Land Sharing Pilot Scheme (LSPS), to develop a public housing / starter homes development of 6 towers with a maximum BH of +99.3mPD; and a private housing development of 3 towers with a BH of not more than +99.9mPD. Immediately adjoining to this LSPS site finds an area zoned “Undetermined”, a medium-high rise residential development with a maximum BH of +75mPD was approved by the TPB on 26.02.2021 (Application No. A/YL-NSW/274). In Tung Shing Lei area across Yuen Long Highway, a high-rise residential development with a maximum BH of +139mPD was approved by the TPB on 21.3.2025 (Application No. A/YL-NSW/293).

2.11.6 **Figure 2.6** shows the existing, planned and committed residential developments in the vicinity. The locality of Fung Kat Heung area and the surrounding areas in Sha Po, Ho Chau and Tung Shing Lei are gradually upgrading to an urban setting in view of the enhancement in the infrastructural capacities. They are perceived

as logical extension of Yuen Long New Town.

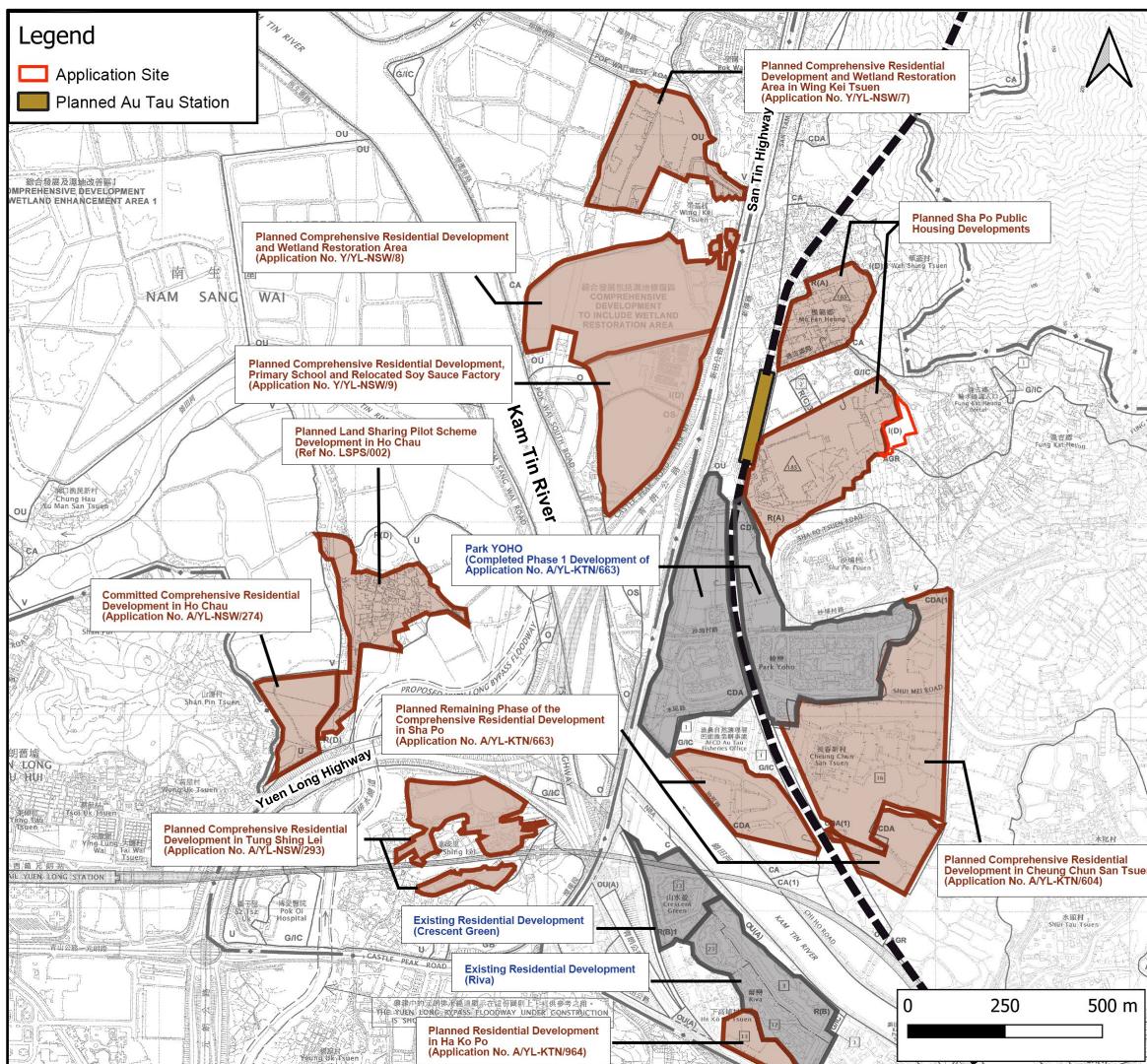


Figure 2.6 Existing, Planned and Committed Residential Developments in the Vicinity

3 THE INDICATIVE DEVELOPMENT PROPOSAL

3.1 Delineation of the Application Site Boundary

3.1.1 The Application Site boundary is defined having regards to its land ownership. In particular, its north-western side of the Application Site boundary is delineated according to the south-eastern boundary of Site B of the planned Sha Po public housing development as shown in the latest proposed land resumption plan (Plan No. 4110336/BIN/SP/004) of PWP Item No. B875CL - *Site Formation and Infrastructure Works for Public Housing Development at Sha Po*. Please also refer to para. 3.7.3 below for details. The Application Site has an area of about 7,290m².

3.2 The Indicative Development Scheme

3.2.1 The Applicant proposes to rezone the Application Site to “R(A)1” zone with a maximum GFA not exceeding 43,740m² and a maximum BH of +156mPD. The Proposed Development consists of 2 residential towers with a stepped BH profile of +156mPD and +150mPD, and a clubhouse block and an ancillary sewage treatment plant both with a BH of +10.5mPD. It will provide about 1,439 residential units with a design population of approximately 3,886. The Proposed Development is anticipated for completion by 2035.

3.2.2 The purpose of the indicative development scheme is to demonstrate the development intensity of the rezoning proposal is appropriate and feasible. A set of architectural drawings including the indicative Master Layout Plan and Diagrammatical Section Plans are appended in **Appendix 1** for reference only and is subject to detailed design at later stage. **Table 3.1** below outlines the indicative development parameters of the Proposed Development.

Table 3.1 Indicative Development Parameters of the Proposed Development

Development Parameters	Proposed Development
Site Area	About 7,290m ²
Proposed PR	6
Proposed Maximum GFA	About 43,740m ² ⁽¹⁾
Proposed Maximum Building Height	Not more than +156mPD
Proposed No. of Storeys	47 and 49 ⁽²⁾
Proposed No. of Residential Towers	2
Proposed Site Coverage	Not more than 33.3%
Average Flat Size	30.4m ²
No. of Flat	1,439
Population ⁽³⁾	3,886
Private Open Space	3,886m ²

Remarks:

(1) Excluding GFA for clubhouse facilities (not more than 5% of the total domestic GFA)

(2) Excluding 1 storey of refuge floor and 1 storey of basement car park.

(3) Assuming 2.7 persons per flat.

3.3 Design Considerations (Figure 3.1 refers)

Tower Disposition

3.3.1 With due respect to the wind corridor proposed under the planned Sha Po public housing development as revealed from its notional layout scheme, the two residential towers of the Proposed Development are carefully placed to respect the prevailing south-east / east-southeast wind corridor. That being said, a building separation of not less than 15m is proposed to provide the wind corridor and facilitate effective air penetration.

Varying Building Heights

3.3.2 Despite the small scale of the Proposed Development with only two towers and a clubhouse block, the Applicant has maximized his effort to enable a varying building height design which would help add visual interest to the surrounding areas. With the proposed BH of +156mPD at Tower 2, +150mPD at Tower 1, the Proposed Development will be able to echo with the stepped BH profile adopted in the planned Sha Po public housing development that descends from the west to east.

Provision of Basement Carpark to Minimize Building Bulk

3.3.3 In respect of the stepped BH profile in the locality upon implementation of the planned Sha Po public housing development, the Proposed Development would provide 1 storey of basement carpark to minimize the building bulk.

Extensive Peripheral Landscaping

3.3.4 As compared with the existing landscape dominated by brownfield sites which are largely hard-fenced and gated, the Proposed Development will maximize peripheral landscaping with the adoption of soft landscaping as far as practical to soften the townscape in the future.

Tower Setback for Provision of a Continuous Public Footpath

3.3.5 Apart from the provision of a 1.2m wide pavement along the north-eastern boundary up to the entrance of the Proposed Development in parallel with the proposed widened access road, Tower 1 is setback to make room for the provision of a 1.2m wide footpath for public use all along the eastern boundary. Together, a continuous footpath for public use will be provided within the Application Site boundary to enhance the accessibility of the locality.

Open Space Proposal and Site Coverage of Greening

3.3.6 The Proposed Development will provide not less than 1m² of communal open space per person for enjoyment, in compliance with the Hong Kong Planning Standard and Guidelines (“HKPSG”). As there is no existing tree within the Application Site, no provision of compensatory tree is required. However, the Proposed Development will maximize the new tree plantings, as far as practical,

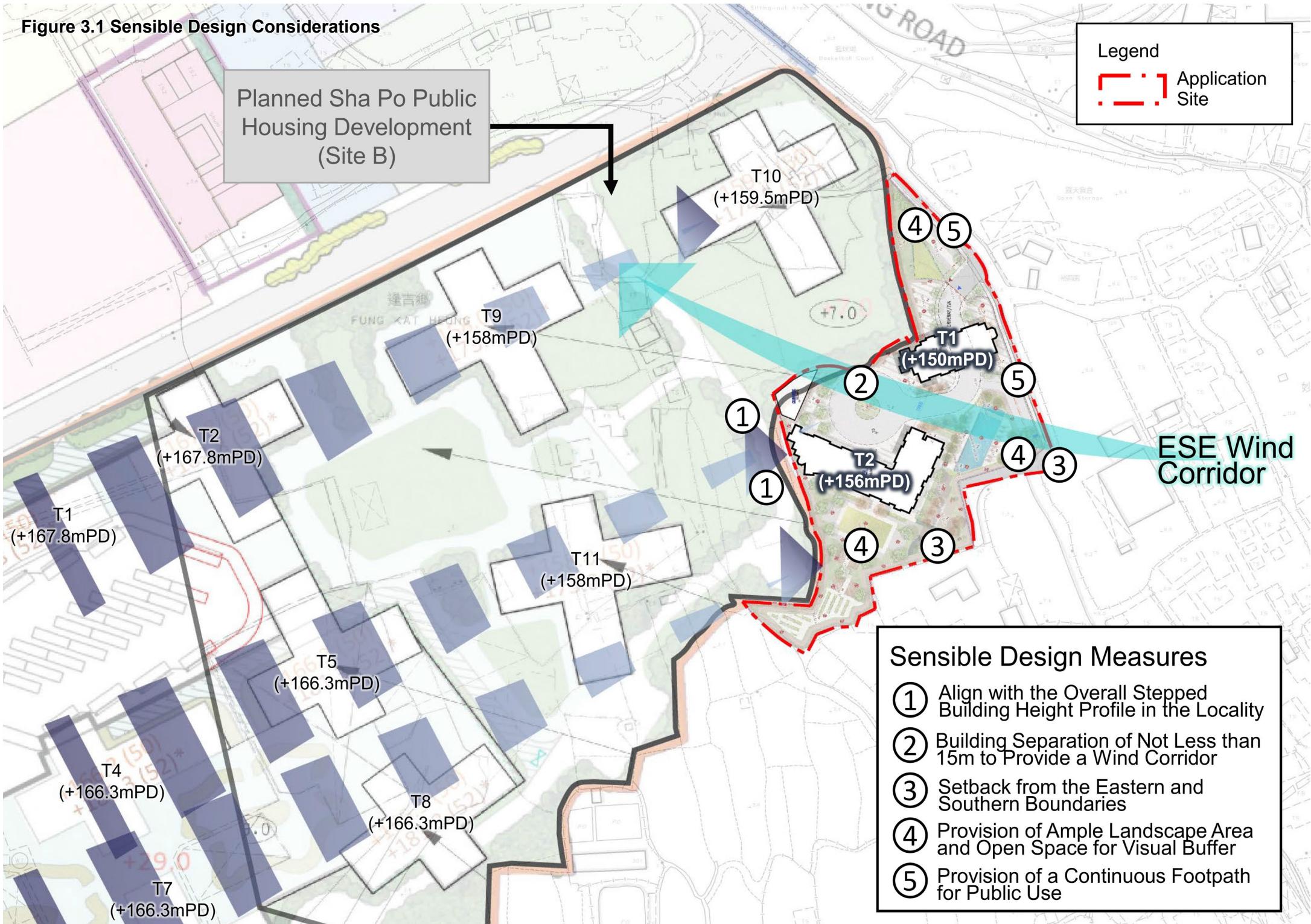
to achieve a site coverage of greenery of not less than 20% of the Application Site area. The detailed landscape proposal and the Landscape Master Plan are appended in **Appendix 2**.

Figure 3.1 Sensible Design Considerations

Planned Sha Po Public
Housing Development
(Site B)

Legend

 Application Site



3.4 Proposed Access Road and Internal Transport Provision

Proposed Access Road

3.4.1 In relation to the remaining section of the local access road not covered by the road improvement scheme (i.e. the loop road system) under the planned Sha Po public housing, the Applicant proposes to upgrade the section of the local access road leading to the Application Site to a 6m wide single-two lane carriageway with pavement on both sides. Taking the opportunity to enhance the overall accessibility of the locality, the Applicant is committed to provide a 1.2m wide pavement all along the eastern boundary of the Application Site, to enable a continuous footpath for public use upon completion of the Proposed Development. This upgraded section shall be constructed by the Applicant and be handed over back to the Government for management and maintenance. **Figure 3.2** shows the proposed road widening scheme.

Public Transport

3.4.2 The Application Site and its vicinity are well-served by various public transport services, including franchised bus and green minibus services to Yuen Long New Town, Sheung Shui, Fanling and Hong Kong Island East. Besides, upon completion of the Northern Link Main Line in 2034, Au Tau Station will be within 310m walking distance from the Site, future connection between the Application Site and the Northern Metropolis will be greatly enhanced.

Internal Transport Facilities

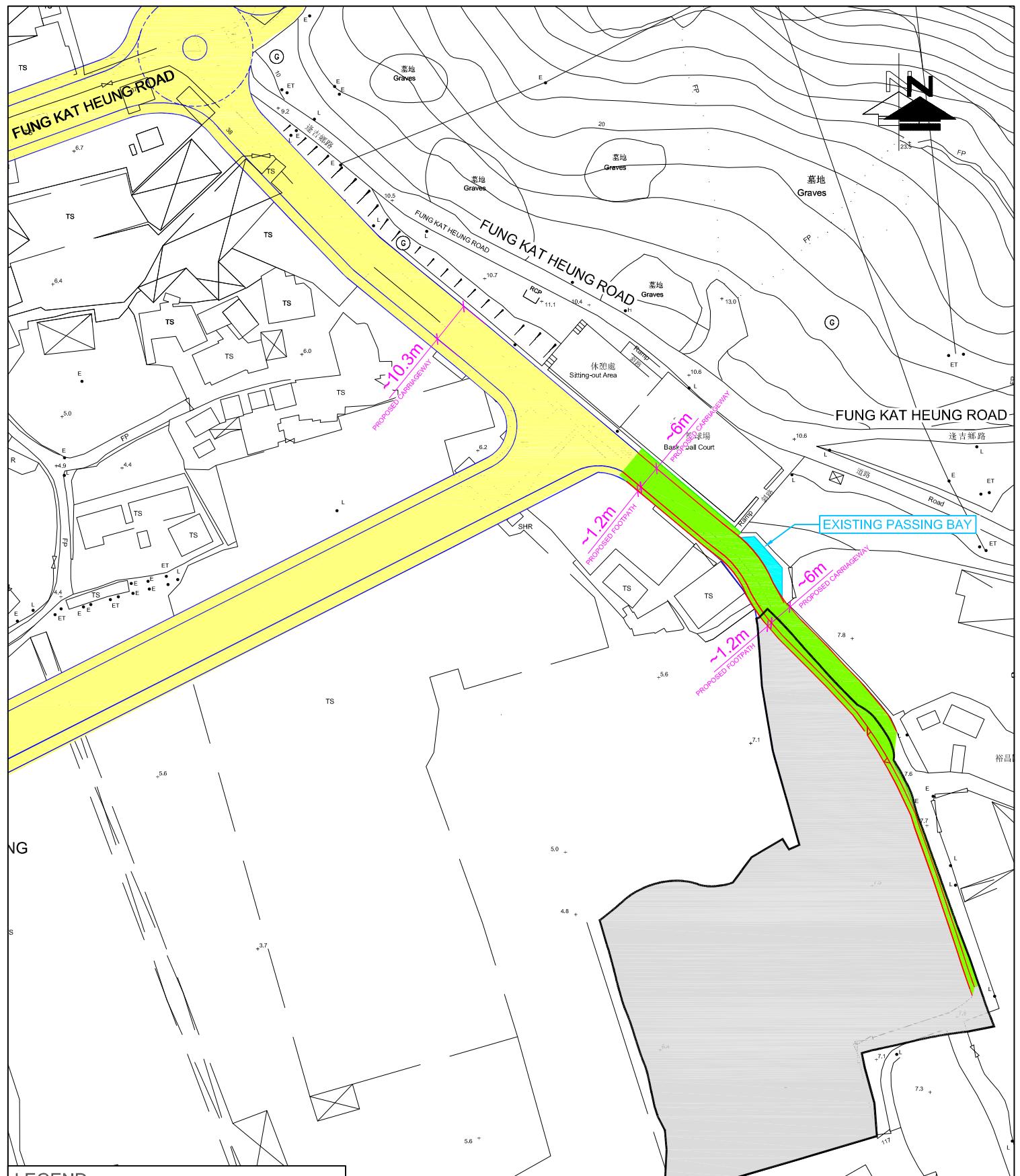
3.4.3 The internal transport facilities comply with the medium-range requirement of the Hong Kong Planning Standards and Guidelines (HKPSG), which the car parking spaces will be provided in the 1 storey basement carpark while the loading / unloading bays will be provided at ground level for the use of future residents. The internal transport provisions are presented in **Table 3.2** below.

Table 3.2 Internal Transport Provision

Type of Facilities	Required Provision	Proposed Provision
Private Car Parking Space	70 – 122 nos.	122 nos. ⁽¹⁾
Motorcycle Parking Space	10 - 15 nos.	15 nos.
Visitors Car Parking Space	10	10 nos.
Bicycle Parking Space	96 nos.	96 nos.
Goods Vehicle Loading / Unloading Bay	2 nos.	2 nos.

Remarks:

(1) Including 2 accessible car parking spaces



LEGEND :

- PROPOSED DEVELOPMENT SITE
- PROPOSED ROAD WORKS TO BE CONSTRUCTED BY THE GOVERNMENT
- PROPOSED ROAD WIDENING WORKS TO BE UNDERTAKEN BY THE APPLICANT

FIGURE NO.: 3.2

PROJECT TITLE: S12A Amendment of Plan Application Approved Kam Tin North OZP No. S/YL-KTN/11
Proposed Rezoning of the Site from 'Industrial (Group D)', 'Residential (Group A)' and 'Agriculture' to 'Residential (Group A)' for Residential Development at Various Lots in DD 107, Fung Kat Heung, Yuen Long

PROJECT NO.: 23004HK

DRAWING TITLE:

PROPOSED ROAD WIDENING
OF THE LOCAL ACCESS ROAD



CTA Consultants Limited
志達顧問有限公司

SCALE:
1:1250 @A4

DATE:
14 JUL 2025

3.5 Landscape Design and Proposal

3.5.1 In formulation of the landscape design of the Proposed Development, the following primary landscape objectives have been considered and adopted:

- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape contexts;
- Soften the hard-line of the proposed development by using appropriate of green measures;
- Create distinctive and high-quality landscape setting for enjoyment of all users;
- Provide a quality and sustainable landscaped environment for the future residents of the development;
- Provide required recreational activity spaces for the future residents, especially on the at grade level;
- Maximise the greenery incorporated within the landscape areas; and
- Maximise opportunities for the planting of new trees and shrubs.

3.5.2 The landscape proposal is summarised as follows.

- Peripheral new trees and shrub plantings are proposed around the development site boundary and alongside the alignment of the EVA to recapture the rural green setting in the area;
- Creation of the planting areas with different depth and width to bring in the area more interesting walking experience; and
- Recreational activity spaces are planned intermixing with the new planting/landscape areas, including grand lawn, swimming pool, children play area, fitness areas, BBQ areas, urban farms, sitting-out area and jogging path, etc.

3.5.3 The detailed landscape proposal and the Landscape Master Plan are appended in **Appendix 2**.

3.6 Implementation Programme

3.6.1 Following the approval of this s12A Application by the TPB, appropriate lands procedure and building plan submission will be carried out. Taking also into account the time required for the construction of related road and infrastructure works associated with the planned Sha Po public housing development which is targeted for completion in 2031 and the targeted completion year of Northern Link Main Line in 2034, it is anticipated that the Proposed Development will be completed in 2035.

3.6.2 In the event that the development programme of the planned Sha Po public housing development is postponed, the target completion year of the Proposed Development will be reviewed.

3.7 Proposed “R(A1)” Zoning

3.7.1 Having reviewed the development restrictions of the planned Sha Po PH developments, the Applicant proposes to rezone the Application Site into a site-specific “R(A1)” zone to cater for the proposed residential development with a maximum GFA not exceeding 43,740m² and a maximum BH of +156mPD. **Figure 3.3** shows the proposed “R(A1)” zoning boundary.

3.7.2 The proposed amendments to the “Remarks” of the Statutory Notes and Explanatory Statement of the “R(A)” zone are presented in **Figures 3.4 – 3.5**, respectively.

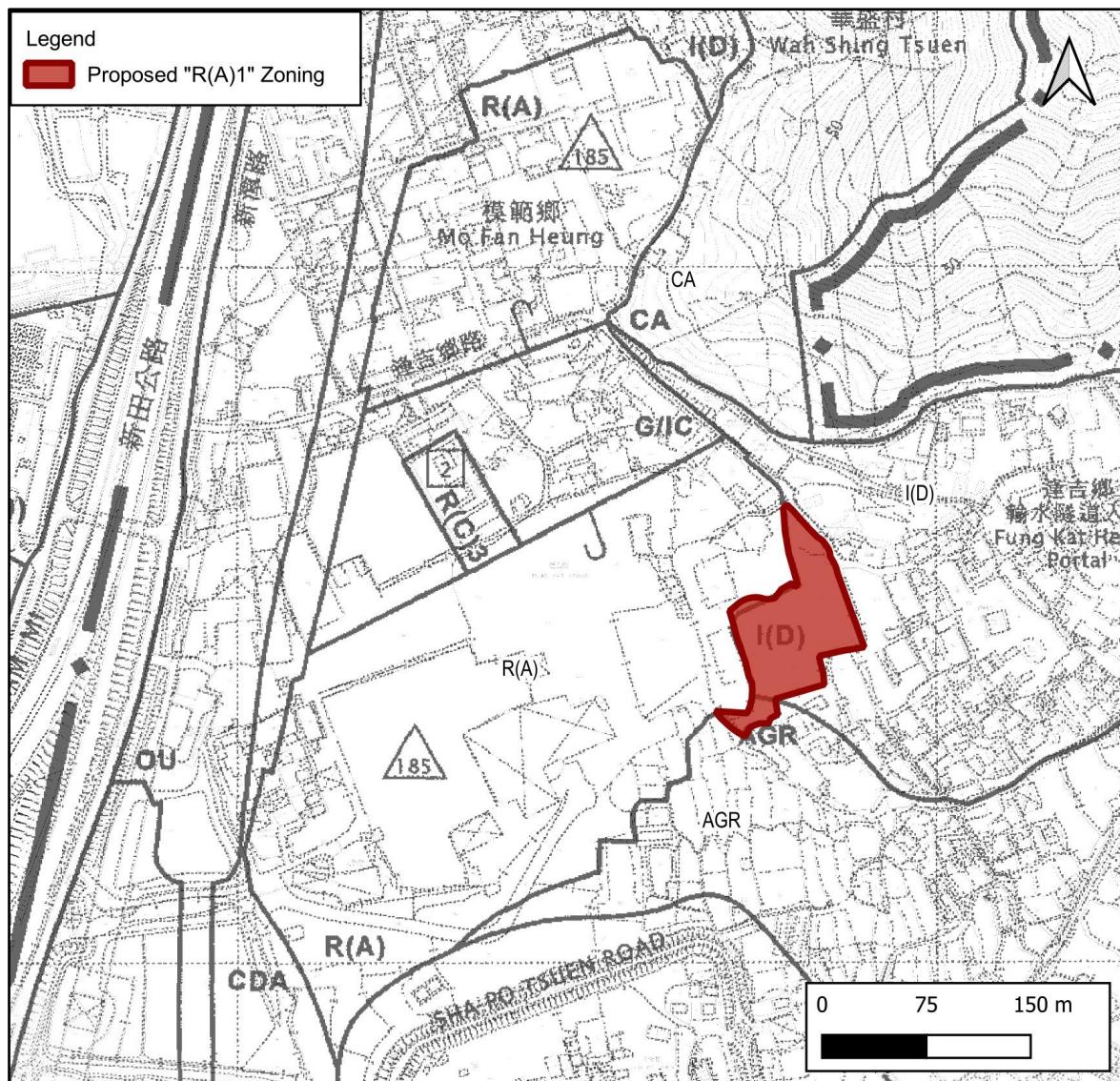


Figure 3.3 Proposed “R(A1)” Zoning Boundary of the Site

RESIDNEITAL (GROUP A) (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building **on land designated “R(A)”** shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 185mPD, or the plot ratio and height 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 **on land designated “R(A)1”** shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 43,740m² and a maximum building height of 156mPD, or the gross floor area and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of **paragraphs (a) and (b)** above, any floor space that is constructed or intended for use solely as public transport facilities or Government, institution or community facilities, as required by the Government, may be disregarded.
- (d) In determining the maximum plot ratio for the purposes of **paragraphs (a) and (b)** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office, caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

Figure 3.4 Proposed Amendments to the “Remarks” of Statutory Notes of the “R(A)” Zone

9.3 Residential (Group A) (“R(A)”: Total Area: 13.4ha

- 9.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.3.2 Two sites at Mo Fan Heung and Fung Kat Heung are designated under this zone for public housing development. Development within this zone is subject to a maximum plot ratio of 6.7 and a maximum building height of 185mPD.
- 9.3.3 A planning brief setting out the planning parameters and the design requirements of public housing development at the “R(A)” zone will be provided to guide its future development.
- 9.3.4 Various GIC facilities such as kindergartens and social welfare facilities, as well as other non-domestic uses including retail and ancillary car-parking facilities and public transport terminus in support of the future population in this area. The location and design of the public transport terminus will be subject to co-ordination amongst relevant Government departments in detailed design of the public housing development.
- 9.3.5 An AVA – Expert Evaluation has been carried out for the “R(A)” site. It is found that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA will be incorporated in the planning brief for the implementation as appropriate.
- 9.3.5 The plot ratio control under “R(A)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 9.3.6 A site at Fung Kat Heung immediately adjoining to the “R(A)” zone in Fung Kat Heung is designated under “R(A)1” zone for residential development. Development within this zone is subject to a maximum gross floor area of 43,740m² and a maximum building height of 156mPD.
- 9.3.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

Figure 3.5 Proposed Amendments to the Explanatory Statement of the “R(A)” Zone

Future Rectification of the “R(A)” and “I(D)” Zonings

3.7.3 In formulation of the north-western side of the Application Site Boundary, careful consideration has been made to the latest proposed land resumption plans (Plan Nos. 4110336/BIN/SP/003 and 4110336/BIN/SP/004) of the planned Sha Po public housing developments (**Figure 3.6** refers). Discrepancies on the zoning boundary are observed. As shown in **Figure 3.7** below, there are two tiny portions of land within the “I(D)” zone which should fall within the housing boundary of Site B of the planned Sha Po public housing development. Upon approval of this rezoning request, PlanD could review the delineation of the zoning boundaries having regards to the concerned “R(A)”, “R(A)1”, “I(D)” and “AGR” zonings to rectify such discrepancies with a view to rationalize and reflect the latest boundaries. In particular, the two abovementioned portions could be rezoned to “R(A)” to reflect the land resumption boundary of Site B development (i.e. the hatched portions).

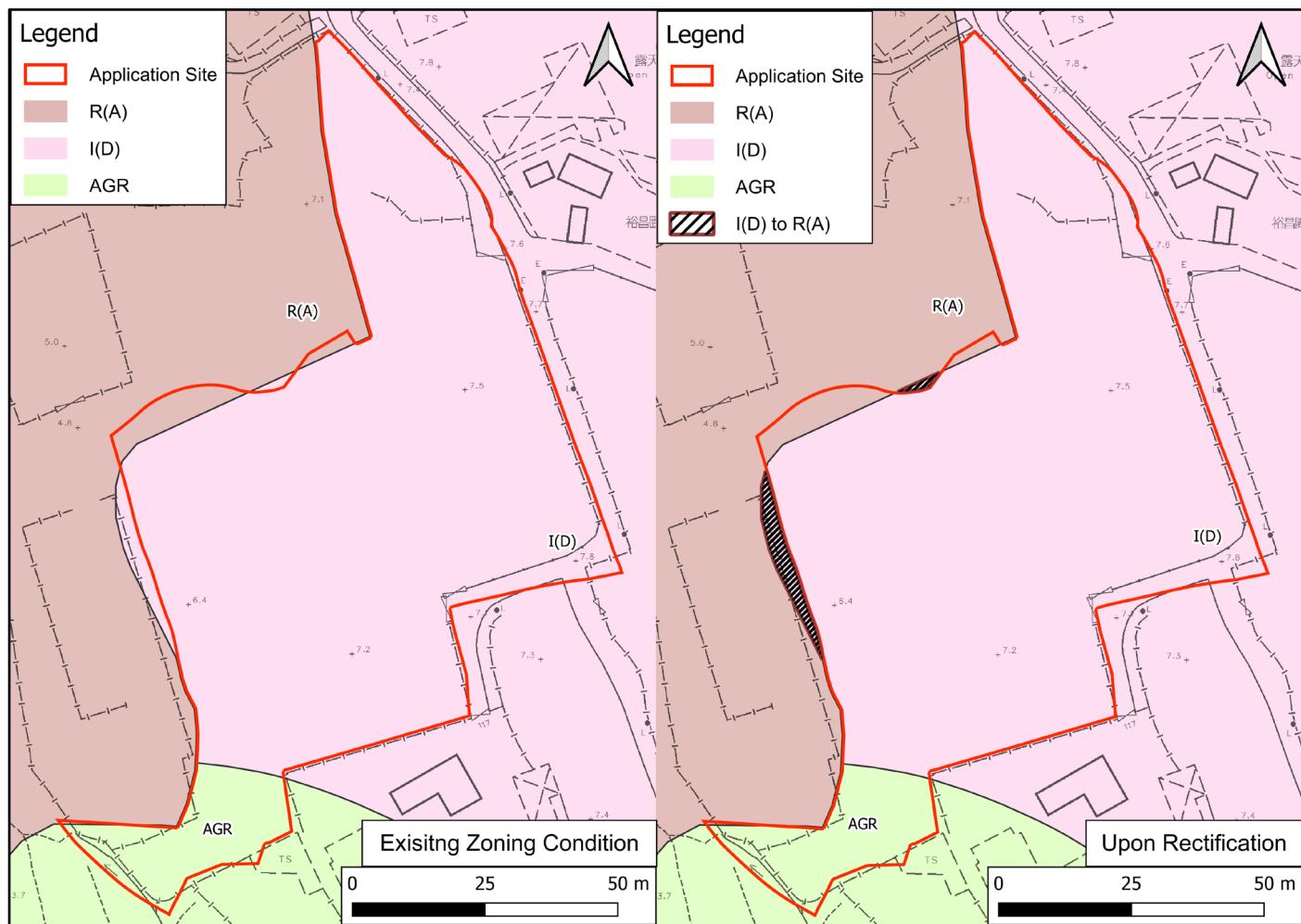
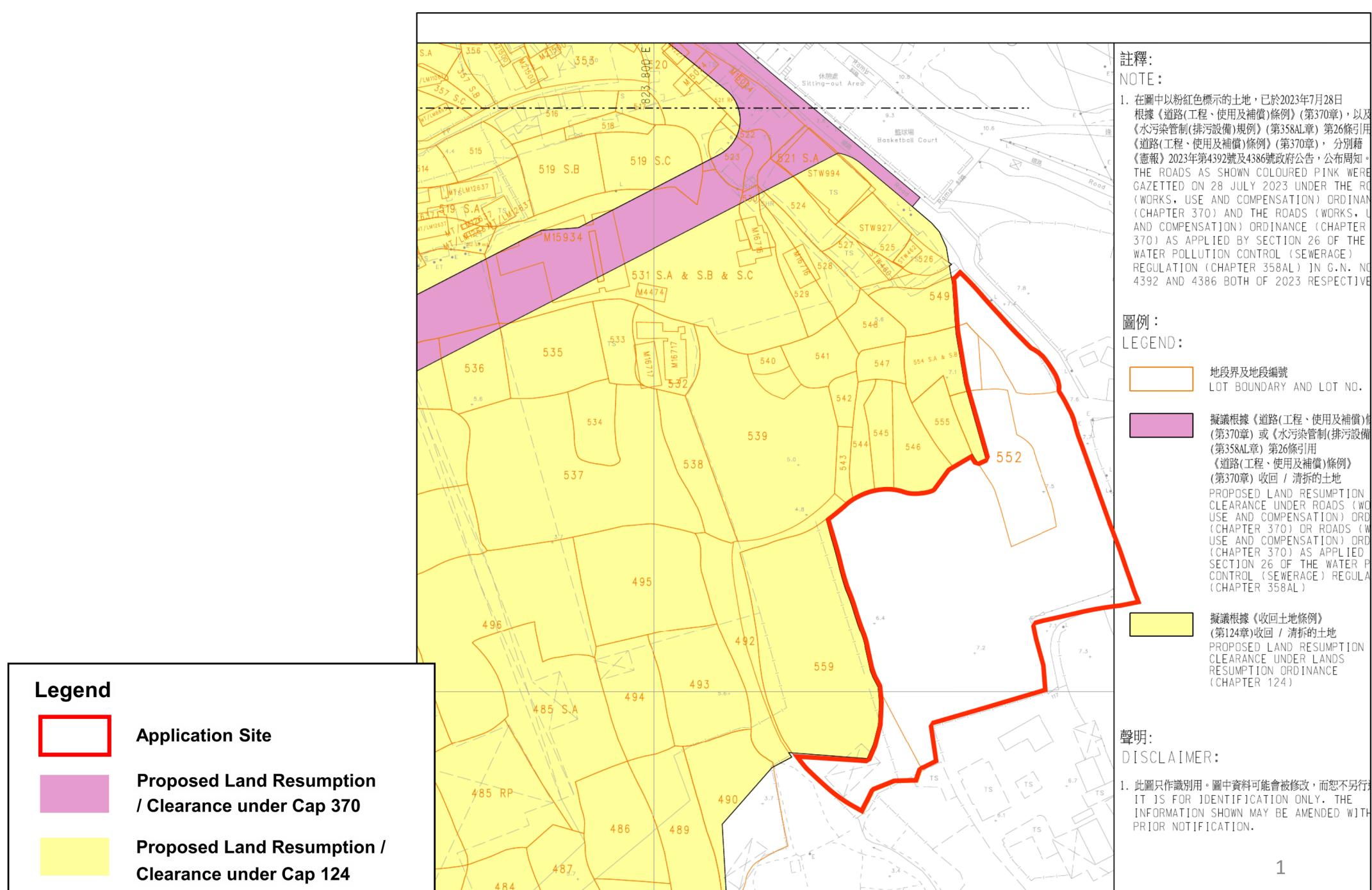


Figure 3.7 Delineation of Zoning Boundaries

Figure 3.6 Latest Proposed Land Resumption Plan



4 TECHNICAL CONSIDERATIONS

4.1 Traffic Considerations

4.1.1 In order to assess the potential traffic impact of the Proposed Development on surrounding road network, a Traffic Impact Assessment (TIA) has been carried out (**Appendix 3** refers). Manual classified counts were conducted at the junctions which are located in the vicinity in order to establish the existing traffic flows during AM Peak and PM Peak hours. The studied junctions include:

- Junction A: Fairview Park Interchange;
- Junction B: San Tam Road / Long Ha;
- Junction C: San Tam Road / Fung Kat Heung Road;
- Junction D: San Tam Road / Proposed New Access Road;
- Junction E: Castle Peak Road – Tam Mi / San Tam Road;
- Junction F: Au Tau Interchange;
- Junction G: Kam Tin Road & Tsing Long Highway;
- Junction H: Kam Tin Road / Kam Ho Road;
- Junction I: Kam Ho Road / Tung Wui Road; and
- Junction J: Pok Oi Interchange.

4.1.2 Year 2038 has been adopted as the design year in which its peak hour traffic flows at the 10 junctions were assessed with reference to the BDTM, average growth rate from 2019 to 2031; and expected traffic generation by the planned / committed developments in the vicinity. The assessment for the operational performance of the 10 critical junctions indicated that they will all operate within capacities in both reference and design scenarios in year 2038.

4.1.3 Road link assessment has also been carried out to evaluate the performance of the road network upon the completion of the proposed improvement works on the local access road, which the northern section will be widened to 10.3m by the Government and the southern section will be widened to 6m by the Applicant. It is indicated that the surrounding road network will operate within capacities upon the completion of the Proposed Development and Sha Po Public Housing Developments in 2038.

4.1.4 The TIA concluded that the Proposed Development will bring negligible traffic impact to the surrounding road network, hence, it is acceptable in traffic terms.

4.2 Environmental Considerations (**Appendix 4** refers)

Railway Noise

4.2.1 There is no existing railway system within 300m from the Application Site. Besides, it is understood that the gazetted Northern Link (NOL) Main Line alignment is at the west of the planned Sha Po public housing developments. Given that the proposed alignment would be located underground and out of the 300m assessment area, railway noise impact on the Proposed Development is unlikely

a concern. Therefore, it is anticipated that the Proposed Development will not be subjected to adverse railway noise impact

Fixed Noise - Industrial Operations

4.2.2 Site surveys were conducted on 09 February, 28 February, 21 March and 01 August 2024 to identify any environmental nuisance. A recycling workshop is identified as fixed noise source within 300m from the Application Site and it has been taken into account in the fixed noise impact assessment. An additional site survey was conducted on 19 December 2025 to confirm the findings on the potential fixed noise sources.

4.2.3 The predicted noise levels of representative Noise Sensitive Receivers (NSRs) will comply with the criteria as stipulated in Noise Control Ordinance (NCO). It can be concluded that the Proposed Development will not be subjected to adverse fixed noise impact. On the other hand, any potentially noisy equipment of the Proposed Development will be designed and installed with adequate noise mitigation measures to comply with the HKPSG standard and NCO.

Traffic Noise

4.2.4 All major roads with heavy traffic (e.g. San Tam Road, San Tin Highway to the west) are located at a distance of more than 400m from the Application Site, which will also be completely shielded by the planned Sha Po PH development anticipated with an earlier completion year before the Proposed Development. The major road traffic noise source surrounding the Application Site arises from Fung Kat Heung Road, the planned road links based on the planned Sha Po PH development and access roads to the north and east. Road traffic noise impact assessment has been conducted to address the potential road traffic noise impact. According to the predicted results, no unacceptable road traffic noise impact due to surrounding roads on the Proposed Development is anticipated. No noise mitigation is considered necessary.

Air Quality

4.2.5 Site surveys were conducted on 09 & 28 February 2024, 01 August 2024, and 24 June 2025 to identify any environmental nuisance and focus on area within 200m from the Application Site. An additional site survey was conducted on 19 December 2025 to confirm the findings on the potential air quality and odour sources. The potential industrial emission, vehicular emission and odour impact has been addressed in this context.

4.2.6 There is no air sensitive use including openable window, fresh air intake and outdoor recreational uses within the recommended buffer zone from HKPSG. Therefore, no adverse air quality impact due to traffic is anticipated. Two (2) chimneys were identified at a nearby lard boiling factory during site survey within 200m of the Application Site. No operation was observed at the lard boiling factory and the chimneys are therefore considered inactive. No adverse air quality impact due to industrial or chimney emission is anticipated.

4.2.7 Several potential odour sources (i.e. lard boiling factory, Miu Kwok Monastery and recycling workshop) have been identified in the vicinity. According to the observations from site surveys and the reply from ECD section of EPD, no adverse odour impact to the Proposed Development is anticipated. An onsite sewage treatment plant is proposed for the Application Site as a fallback option from sewerage point of view. With the implementation of the recommended mitigation measures, no adverse odour impact would be anticipated to the nearby ASRs.

Water Quality

4.2.8 There is no existing drainage and sewerage system serving the Application Site. It is understood that public drainage and sewerage systems have been proposed under the planned Sha Po PH development. The Proposed Development would connect to the future Sha Po PH development drainage and sewerage systems for proper discharge of treated surface runoff and effluent. ProPECC PN 1/23 will be referenced and followed. All surface runoff originated from the Application Site will be properly collected and drained via systems such as sand trap, oil interceptor, grease trap for treatment. The treated surface runoff will be discharged to the public drainage system. On the other hand, all wastewater generated onsite will be discharged to public sewerage system. No adverse water quality impact during operation of the project is anticipated.

4.3 Visual Considerations

4.3.1 To assess the potential visual impact of the Proposed Development on the overall visual quality of the surroundings, a Visual Impact Assessment has been conducted. Please refer to **Appendix 5** for more details.

4.3.2 A total of 9 public viewpoints (“VP”) has been selected to assess the visual impact of the Proposed Development against the Interim Scenario: with (a) planned Sha Po public housing developments; and (b) LSPS scheme in Ho Chau in place. Among the 9 VPs, the overall visual impact anticipated ranges mostly from negligible to slightly adverse.

4.3.3 As the Proposed Development will be completed after the planned Sha Po public housing developments, in view of the scale of the Proposed Development with a comparatively lower BH, it will result in an overall negligible visual impact to the surrounding areas in comparison. Besides, the Proposed Development is proposed with a wide range of design mitigation measures to further soften the inevitable visual impact brought. This includes soft landscaping and fencing along the eastern boundary abutting the local access road; appropriate façade design in terms of colour tones; optimized BH and tower footprint to avoid wall effect; setback along the eastern boundary; careful tower disposition to facilitate a 15m wide air corridor; and provision of extensive at-grade open space and landscape area to enhance annual and summer prevailing wind flow.

4.3.4 The Proposed Development is considered visually acceptable in the urban environment upon phasing out of the existing brownfield sites and rural industrial

operations.

4.4 Air Ventilation Considerations

- 4.4.1 To assess the potential air ventilation impact of the Proposed Development on the surroundings, an Air Ventilation Assessment (Expert Evaluation) has been conducted. Please refer to **Appendix 6** for more details.
- 4.4.2 The annual prevailing wind comes from NNE, E, and ESE directions while the summer prevailing wind comes from SSE, S, and SSW directions. Good design features of the Proposed Development include building disposition and alignment, building separation of 15m between two residential towers, and building setback from site boundaries with open spaces created are provided to maintain good air ventilation performance.
- 4.4.3 After considering the potential air ventilation impacts on the Application Site under all prevailing wind directions, it is considered that the Proposed Development with the design measures incorporated will unlikely impose significant and worsened air ventilation impacts on the surrounding as compared with the Baseline Scheme, which refers to the existing condition of the Application Site that is currently occupied by open parking area.

4.5 Engineering Considerations

Drainage

- 4.5.1 A Drainage Impact Assessment (DIA) has been conducted to evaluate the potential impact of the Proposed Development to the surrounding drainage system (**Appendix 7** refers).
- 4.5.2 There is no existing drainage system near the Application Site but there will be new Ø1500mm drains to be constructed by the adjacent planned Sha Po public housing development. Since the new drains will run along the northern boundary of the Application Site, the runoff from the Application Site will be conveyed to Ø600mm underground drains, then connected to the Ø1500mm drains constructed by the planned Sha Po public housing developments. Alignment of the proposed drainage pipelines will be subject to detail design in subsequent stages.
- 4.5.3 The Proposed Development will result in reduced surface runoff due to an increased greenery area. Based on the hydraulic analysis, the Ø1500mm drains will have adequate capacity to cater for the runoff from the Application Site and from nearby catchment areas. The Proposed Development will not result in insurmountable impact to the drainage system in the vicinity.

Sewerage

- 4.5.4 A Sewerage Impact Assessment (SIA) has been conducted to evaluate the potential impact of the Proposed Development to the surrounding sewerage system (**Appendix 8** refers).

4.5.5 Based on the sewerage impact assessment results, it is found that the Ø710mm sewers (proposed and constructed by Sha Po public housing developments) would not be sufficient to cater for the sewage generation from Sha Po public housing developments and Proposed Development.

4.5.6 A total of seven Ø710mm sewer segments is recommended to be upgraded to Ø900mm and assumed to be constructed under (the Applicant will liaise with the proponent of Sha Po public housing developments on this matter). New Ø300mm sewers will be constructed to connect from the Application Site to Sha Po public housing developments sewer manhole (M6).

4.5.7 It is assumed that the further assessment of Sha Po public housing developments in later stage should consider the sewage from related catchment including the Proposed Development, the potential sewerage impact for their proposed sewerage system and connection downstream should be assessed in the subsequent SIA report for Sha Po public housing developments.

4.5.8 The Applicant will be responsible for the implementation of the proposed new Ø300mm connection pipes whereas the section of the new pipes (all within government land) downstream of the proposed terminal manhole is assumed to be handed over to DSD for future maintenance. For the proposed sewerage pipes in the Sha Po public housing developments project, the maintenance parties will be subject to the proponent of Sha Po public housing developments.

4.5.9 Besides, the proposed upgraded Sha Po Sewage Pumping Station under Sha Po public housing developments Engineering Feasibility Study (EFS) is found not having sufficient capacity to cater the additional flow from the Proposed Development. Further upgrade will be required. It is proposed to upgrade from 8,795m³/day to 18,000m³/day (instead of 16,750m³/day originally proposed in EFS) to cater the sewage flow from both the Application Site and Sha Po public housing developments.

4.5.10 With the proposed sewerage pipeline in place, this SIA confirms the feasibility of the Proposed Development in terms of impacts to the public sewerage system.

Water Supply

4.5.11 A Water Supply Impact Assessment (WSIA) has been conducted to evaluated the potential impacts on the existing fresh water and salt water supply facilities as a result of the Proposed Development (Appendix 9 refers).

4.5.12 At present, only fresh water supply is available in the vicinity of the Application Site. Therefore, fresh water is assumed to be used for both potable and flushing purposes. The total water demand (both potable and flushing) arising from the Proposed Development is estimated to be 1,165.8m³/day.

4.5.13 A new Ø200mm freshwater main is proposed to be connected to the Ø450mm freshwater mains (to be constructed under the planned Sha Po public housing

developments). The Ø450mm water main would have adequate capacity to cater for the total water demand arising from the Proposed Development. Whilst, the existing water main located within the Application Site will be abandoned and diversion works is proposed.

4.5.14 With the proposed fresh water system in place, the WSIA concludes that the Proposed Development will not result in insurmountable impacts on the surrounding waters supply system.

5 PLANNING JUSTIFICATIONS

5.1 The Proposed Up-zoning is In-line with the Government's Strategy to Provide More Housing Supply

5.1.1 One strategy to boost housing supply in the medium term is to develop existing brownfield sites by leveraging the forces of the private sector. The Government has paid immense efforts in reviewing the development potential of the shortlisted brownfield sites for public housing development, which the notional development proposals and relevant statutory procedures of few public housing developments are formulated and under-going / completed, respectively. The planned Sha Po public housing development is one of them.

5.1.2 In echo with overall housing supply strategy adopted by the Government, the Applicant takes the initiatives to phase out the existing brownfield operations at the Application Site. The proposed up-zoning is an attempt of the private sector to replace the incompatible land use with residential development which in turn will also help to boost housing supply and enhance the environmental quality in the locality.

5.2 Changing Planning and Development Contexts in the Vicinity

5.2.1 The sub-urban area stretching eastwards from Yuen Long New Town, such as Ho Chau, Tung Shing Lei, Au Tau, Sha Po and Fung Kat Heung, is under rapid transformation. It is evident from the list of developments approved or planned in recent years, which include (a) the planned Sha Po public housing development immediately next to the Application Site; (b) the remaining phase development of the approved comprehensive residential development in Sha Po [Application No. A/YL-KTN/663 (same approval as the completed Park YOHO)]; (c) the approved comprehensive residential development in Cheung Chun San Tsuen (Application No. A/YL-KTN/604); (d) the approved residential development in Ha Ko Po (i.e. Application No. A/YL-KTN/964); (e) the approved residential development in Ho Chau (Application No. A/YL-NSW/274); (f) the endorsed LSPS residential development in Ho Chau (Ref: LSPS/002); and (g) the approved comprehensive residential development in Tung Shing Lei (Application No. A/YL-NSW/293). The locality is gradually upgraded to an urban character.

5.2.2 Against the changing planning and development context in the vicinity within the ambit of the capacity of major infrastructure (after upgrading), the Applicant takes this opportunity to rezone the Site for a residential development by replacing the existing brownfield operations within the Application Site. Land resources in Hong Kong are extremely scarce and the proposal would also represent a more optimal and efficient use of scarce land resources.

5.3 The Improved Accessibility of the Site Offers Opportunities to Provide More Residential Units to Fully Utilise the Scarce Land Resources

5.3.1 With reference to the gazetted alignment of the Northern Link Main Line, the planned Au Tau Station is only located at about 310m to the west of the Application Site. Besides, in relation to the planned Sha Po public housing developments, a loop road system is proposed to enhance the connectivity of Fung Kat Heung area to San Tam Road, which leads to Yuen Long New Town and Kowloon. The improved intra-district and inter-district connectivity via both roads and railway offer excellent opportunities to upgrade the area in which the Site is located to provide more residential units to fully utilize the scarce land resources.

5.4 The Proposed Development is of Appropriate Development Quantum

5.4.1 Upon careful review of the available infrastructural capacity as well as the surrounding landscape features and development intensity, the Proposed Development with a maximum GFA not exceeding 43,740m² and a maximum BH of +156mPD is considered an appropriate development quantum. Adjoining the planned Sha Po public housing development, the Proposed Development at the Site is considered suitable and at an appropriate location.

5.4.2 The Proposed Development will provide a total of 1,439 residential units on a piece of land majority of which is owned by the Applicant. The proposal would allow a readily implementable residential development at the Site which will also help to provide a balanced mix of housing land for private and public housing to cater for different social sector.

5.5 The Proposed Development is Compatible with the Surroundings on Land-Use and Development Intensity

5.5.1 The planned Sha Po public housing developments are proposed with a maximum total PR of 6.7 (domestic PR of 6.5; non-domestic PR of 0.2) and a BH restriction of not more than +185mPD. Upon full implementation, two separate public housing developments consisting of a total of 16 residential towers and about 16,300 housing units will be provided. Immediately adjoining to the planned Sha Po public housing developments, the Proposed Development is not considered incompatible with the surroundings in terms of land-use and development intensity.

5.6 The Proposed “R(A)1” Zoning Will Not Set an Undesirable Precedent

5.6.1 Given the different nature between the Proposed Development and the planned Sha Po public housing on the “R(A)” zoning, a tailor-made site-specific sub-zone of “R(A)1” is proposed to enable the Proposed Development. The proposed “R(A)1” zoning would not jeopardize the planning intention of the “R(A)” zoning, while ensuring a lower yet compatible development at the Application Site.

5.7 The Proposed Development is Technically Feasible and No Insurmountable Impacts are Anticipated

5.7.1 The Proposed Development has proven to be technically feasible in terms of traffic, visual, landscape, environmental, air ventilation, drainage, sewerage, and water supply. With necessary improvement and mitigation measures proposed, there would be no insurmountable technical impacts to the surroundings.

5.8 Provision of Sensible Design Measures to Enhance the Visual Quality of the Locality

5.8.1 Adjoining to the high-density planned Sha Po public housing development and located amid of brownfield sites, the Proposed Development is sensibly designed with a wide range of design measures. They include soft landscaping and fencing along the eastern boundary abutting the local access road; appropriate façade design in terms of colour tones; optimized BH and tower footprint to avoid wall effect; setback along the eastern boundary; careful tower disposition to facilitate a 15m wide air corridor; and provision of extensive at-grade open space and landscape area to enhance annual and summer prevailing wind flow. The carefully designed Proposed Development will enhance the visual quality of the locality.

5.9 Upgrading of the Local Access Road with Proper Pavement

5.9.1 The Application Site is solely served by the local access road that branches off from Fung Kat Heung Road. At present, this local access road is a rural one-lane-two-way road. To facilitate the planned Sha Po public housing development, CEDD proposed to construct a loop road system by upgrading Fung Kat Heung Road, a section of the local access road up to Fung Kat Heung Basketball Court; and building a new access road branching to San Tam Road. Meanwhile, as for the section of the local access road leading to the Application Site, the Applicant is committed to take up the responsibility to construct and to widen it to a 6m single-two lane carriageway with pavement on both sides (sub-section 3.4 refers). Besides, taking the opportunity to enhance the overall accessibility of the locality beyond the Application Site, a 1.2m wide pavement to the south of the ingress/egress along the eastern boundary of the Application Site will also be provided, which will enable a continuous footpath for public use upon completion of the Proposed Development. Not only would the proposed upgrading works enhance the access to the Proposed Development at the Site, it would also help to improve the connectivity of the locality.

6 CONCLUSION

6.1.1 This Supporting Planning Statement has explained the planning context and the Applicant's intention for the rezoning proposal. Members of the Board are respectively requested to give favourable consideration on the following grounds:

- The rezoning proposal is an attempt of the private sector to phase out existing brownfield sites and to replace them with residential development to give a better play of the scarce land resources. It is in echo with the Government's prevailing multi-pronged approach in increasing housing supply.
- While the area to the east of Yuen Long New Town is under gradual upgrading to an urban setting, the planning and development context of Fung Kat Heung area would be transformed rapidly upon the completion of the planned Sha Po public housing development. The Proposed Development is compatible with the changing planning and development context in the vicinity.
- With upgraded road and transport infrastructural capacity, the enhanced accessibility of the Application Site could unleash its ultimate development potential for residential development within an approximately 310m catchment from the Northern Link Main Line – Au Tau Station.
- Being adjacent to the planned Sha Po public housing development, which is proposed at a high-density development scale, the Proposed Development is considered appropriate and compatible with the surrounding land use and development intensity.
- The Proposed Development will provide a balanced housing mix for different social sector in Fung Kat Heung area.
- The Applicant is committed to upgrade a section of the local access road up to acceptable standard and with proper pavement all along the eastern boundary of the Site and improve the accessibility of the locality.
- The Proposed Development is carefully designed with sensible design measures to enhance the visual quality of the locality.
- The proposed "R(A)1" sub-zone will not jeopardize the planning intention nor the implementation of the "R(A)" zoning.
- The proposed upzoning is technically feasible in traffic, landscape, environmental, air ventilation, visual, drainage, sewerage, and water supply aspects.