

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **AMENDMENTS TO THE APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN NO. S/HSK/2**

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 10 February 2026 referred the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3.

The draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 20 March 2026 to 20 May 2026 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tuen Mun and Yuen Long West District Planning Office, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories;
- (vi) the Tuen Mun District Office, 2nd Floor, Tuen Mun Government Offices, 1 Tuen Hi Road, Tuen Mun, New Territories;
- (vii) the Ha Tsuen Heung Rural Committee, 60 Ha Mei Road, Yuen Long, New Territories; and
- (viii) the Ping Shan Heung Rural Committee, 139-147 Yuen Long On Ning Road, Yuen Long, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 20 May 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 can be inspected and the electronic version of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage ([http://www.tpb.gov.hk/en/plan\\_making/S\\_HSK\\_3.html](http://www.tpb.gov.hk/en/plan_making/S_HSK_3.html)) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN  
NO. S/HSK/2  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of the area from “Other Specified Uses” (“OU”) annotated “Port Back-up, Storage and Workshop Uses” (“OU(PBU&SWU)”) to “OU” annotated “Industry Park” (“OU(IP)”) with stipulation of building height (BH) restriction.
- Item B1 – Rezoning of three sites in Planning Area 4B from “Residential (Group B)3” (“R(B)3”) to “Residential (Group A)6” (“R(A)6”) with stipulation of BH restriction.
- Item B2 – Rezoning the existing roads with proposed road and footpath widening in Planning Area 4B from “R(B)3” to area shown as ‘Road’.
- Item C – Rezoning of the southern site of Planning Area 34E from “Government, Institution or Community” (“G/IC”) to “Government, Institution or Community (1)” with stipulation of BH restriction.
- Item D – Revision to the BH restriction from three storeys to 50 metres above Principal Datum for the “G/IC” zone to the east of Sha Chau Lei.
- Item E – Rezoning of a site to the south of Tuen Ma Line Tin Shui Wai Station from “Comprehensive Development Area” (“CDA”) to “Residential (Group A)7” (“R(A)7”) with stipulation of BH restriction.

**II. Amendments to the Notes of the Plan**

- (a) Revision to paragraph (7)(b) of the covering Notes to allow provision, maintenance or repair of green transit system stop or lay-by and small unmanned aircraft take-off and landing facilities, on land falling within the boundaries of the OZP except where the uses or developments are specified in Column 2 of the Notes of individual zones.
- (b) Deletion of the Notes for “CDA” and “OU(PBU&SWU)” zones.
- (c) Revision to the Notes for “Residential (Group A)” (“R(A)”) zone related to the permitted uses on the lowest two floors of a building or in a free-standing purpose-designed non-domestic building in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (d) Editorial amendments to the Remarks of the Notes for “R(A)” zone related to development restrictions.

- (e) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions and requirements for the new “R(A)6” and “R(A)7” sub-zones.
- (f) Incorporation of a new set of Notes for “OU(IP)” zone with development restrictions.
- (g) Editorial amendment to paragraph (a) of the Remarks of the Notes for “Residential (Group C)” zone related to development restrictions.
- (h) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for the “V” zone in accordance with the MSN.
- (i) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone in accordance with the MSN.
- (j) Deletion of the Remarks of the Notes for “V” zone on the clauses related to filling of land/pond or excavation of land.
- (k) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” and “OU” annotated “Mixed Uses” (“OU(MU)”) zones in accordance with the MSN.
- (l) Deletion of ‘Market’ from Column 2 of the Notes for “Residential (Group B)” and “V” zones in accordance with the MSN.
- (m) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(A)” and “G/IC” zones in accordance with the MSN.
- (n) Revision to the planning intention of the Notes for “Industrial” (“I”) zone in accordance with the MSN.
- (o) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “I”, “G/IC”, “OU(MU)”, “OU” annotated “Enterprise and Technology Park” (“OU(E&TP)”) and “OU” annotated “Logistics Facility” zones in accordance with the MSN.
- (p) Revision to the Chinese translation of the user term ‘Creative Industries’ from ‘創意工業’ to ‘創意產業’ in the Notes for “OU(E&TP)” zone.