

DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.
S/PSK/14

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/13
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at Science Park Road from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” (“OU(Science Park (1))”).

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities 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.
- (b) Incorporation of a new set of Notes for “OU(Science Park (1))” zone with development restrictions and requirement.
- (c) Deletion of ‘Market’ from Column 2 of the Notes for “Residential (Group B)1” (“R(B)1”), “R(B)2”, “R(B)5” and “R(B)6” zones in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(B)3”, “R(B)4” and “Government, Institution or Community” (“G/IC”) zones.
- (e) Revision to the Chinese text 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 “G/IC” zone in accordance with the MSN.
- (f) Revision to the planning intentions of the Notes for “OU(Science Park)” zone and “OU” zones (For All Other Sites) to reflect the latest planning circumstances.
- (g) Editorial amendments to the Chinese text of the Remarks of the Notes for “R(B)5” and “R(B)6” zones to align with the English text.

Town Planning Board

21 August 2026

DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/14

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) 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.
- (5) Road junctions, alignments of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) 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) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, small unmanned aircraft take-off and landing facilities, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and that specified below require permission from the Town Planning Board:

on-street vehicle park
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/14

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RESIDENTIAL (GROUP B) 1

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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 maximum plot ratio of 3 and a maximum building height of 30 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) 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 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.

(Please see next page)

RESIDENTIAL (GROUP B) 1 (Cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B) 2

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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 maximum plot ratio of 3.5 and a maximum building height of 45 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) 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 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.

(Please see next page)

RESIDENTIAL (GROUP B) 2 (Cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B) 3

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Market Public Clinic Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in a purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
 Off-course Betting Centre
 Office
 Place of Entertainment
 School
 Shop and Services

(Please see next page)

RESIDENTIAL (GROUP B) 3 (Cont'd)

Planning Intention

This zone is intended primarily for medium-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.

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 maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 30 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B) 4

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Market Public Clinic Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in a purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
 Off-course Betting Centre
 Office
 Place of Entertainment
 School
 Shop and Services

RESIDENTIAL (GROUP B) 4 (Cont'd)

Planning Intention

This zone is intended primarily for medium-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.

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 maximum domestic plot ratio of 3, a maximum non-domestic plot ratio of 0.2 and a maximum building height of 45 metres, or the plot ratio and height of the existing building, whichever is the greater.
- (b) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B) 5

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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 maximum plot ratio of 3.5 and a maximum building height of 52 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP B) 5 (Cont'd)

- (b) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B) 6

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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 maximum plot ratio of 3.6 and a maximum building height of 65 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP B) 6 (Cont'd)

- (b) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Pier	Marine Fuelling Station
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
School	Shop and Services (not elsewhere specified)
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

Planning Intention

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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Science Park” Only

Eating Place	Dangerous Goods Godown
Educational Institution	Industrial Use
Flat (staff quarters only)	
Exhibition or Convention Hall	
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Hotel	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Pier	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Research, Design and Development Centre	
Refuse Disposal Installation	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

The Science Park is planned to provide facilities to attract new technology-based firms and activities to Hong Kong and to stimulate the growth of locally-owned, technologically advanced businesses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Science Park (1)" Only

Eating Place	Exhibition or Convention Hall
Educational Institution	Hotel
Flat (staff quarters only)	Place of Recreation, Sports or Culture
Government Refuse Collection Point	Private Club
Government Use (not elsewhere specified)	
Information Technology and Telecommunications Industries	
Office	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park	
Research, Design and Development Centre	
Residential Institution	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily to provide land for talent accommodation for the Science Park.

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 maximum gross floor area of 25,600m² and a maximum building height of 66 metres above Principal Datum (mPD), or the gross floor area and height of the existing building, whichever is the greater. At-grade public open space of not less than 4,200m² shall be provided.
- (b) In determining the maximum gross floor area 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 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Science Park (1)" Only (Cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, relaxation of the gross floor area/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under Section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

Sewage Pumping Station
Public Landing Steps

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to reserve sites for specified uses, including a sewage pumping station and one public landing steps. The sewage pumping station and public landing steps are to respectively serve the developments in the area and the public.

DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/14

EXPLANATORY STATEMENT

DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/14

EXPLANATORY STATEMENT

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DRAFT PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO. S/PSK/14

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/14. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 3 December 1997, the Chief Executive, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft outline zoning plan for the Pak Shek Kok (East) area in Tai Po.
- 2.2 On 27 March 1998, the draft Pak Shek Kok (East) OZP No. S/PSK/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 11 June 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/7. On 2 November 2004, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 2 December 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/13. On 25 January 2024, the Secretary for Development referred the approved Pak Shek Kok (East) OZP No. S/PSK/13 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 2 February 2024 under section 12(2) of the Ordinance.
- 2.5 On 21 August 2026, the draft Pak Shek Kok (East) OZP No. S/PSK/14 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments include rezoning of a site at Science Park Road from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” for provision of talent accommodation for the Science Park; and other technical amendments to the Notes of the OZP.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and major road networks for the Pak Shek Kok (East) area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between land-use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pak Shek Kok area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covers an area of about 71.87 hectares (ha) along the waterfront of Tolo Highway and is situated in the south-eastern part of Tai Po New Town and to the north of Ma Liu Shui. To its south-west are Tolo Highway and the MTR East Rail Line (East Rail); and to its north-east is Tolo Harbour. The boundary of the Area is shown by a heavy broken line on the Plan.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by PlanD as about 15,700 persons. It is estimated that the total planned population of the Area would be about 22,800 persons while the working population (which is mainly contributed by the Science Park) is estimated to be about 29,500 persons.

7. NON-BUILDING AREA (NBA)

According to the findings of the Expert Evaluation on Air Ventilation Assessments (AVAs), the major prevailing annual winds in Pak Shek Kok area come from the east and northeast directions. Taking into account the findings of the AVAs and other relevant factors, such as site constraints and impacts on development/redevelopment potential, four strips of NBA have been proposed in the Area, including three 15m-wide strips of NBA in the “Residential (Group B) 4” (“R(B)4”) and “R(B)6” sub-zones and a strip of NBA of about 25m wide along the southwestern side of “R(B)5” sub-zone, so as to allow the wind to penetrate through the central area of Pak Shek Kok. The two 15m-wide NBAs within the “R(B)6” sub-zone would also help to ensure that there will be building separations to avoid excessive long building façade along Chong San Road.

8. LAND-USE ZONINGS

8.1 Residential (Group B) (“R(B)”) : Total Area 21.24 ha

8.1.1 The planning intention of this zone is primarily for medium-density residential developments. Except for developments within “R(B)3” and “R(B)4” sub-zones, where selected commercial and community uses serving the needs of the residential neighbourhood are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, commercial, community and recreational uses in other sub-zones (i.e. “R(B)1”, “R(B)2”, “R(B)5” and “R(B)6”) require planning permission from the Board.

8.1.2 This zone is divided into six sub-zones. These sub-zones are subject to different PR and building height restrictions as specified in the Remarks in the Notes of the Plan, or the PR and building height of the existing building, whichever is the greater. These restrictions are necessary to ensure compatibility with the waterfront location, the surrounding areas and developments, and to preserve the local character of the Area. The PR and building height restrictions for the “R(B)” sub-zones are as follows:

<u>Sub-zone</u>	<u>Maximum PR</u>	<u>Maximum Building Height</u>
R(B)1	3	30m

R(B)2	3.5	45m
R(B)3	Domestic : 3 Non-Domestic: 0.2	30m
R(B)4	Domestic : 3 Non-Domestic: 0.2	45m
R(B)5	3.5	52mPD
R(B)6	3.6	65mPD

- 8.1.3 For noise sensitive uses of any development having a line-of-sight to Tolo Highway and Chong San Road, suitable noise mitigation measures should be adopted to mitigate the traffic noise impact therefrom to meet the traffic noise criteria of Hong Kong Planning Standards and Guidelines. Environmental Protection Department should be consulted on this aspect.

8.2 Government, Institution or Community (“G/IC”) : Total Area 4.28 ha

- 8.2.1 The planning intention of this zone is primarily for the provision of Government, Institution or Community (GIC) 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. There are eight “G/IC” sites within the Area.
- 8.2.2 Existing GIC facilities include the Marine Science Laboratory of the Chinese University of Hong Kong, a refuse collection point, an electricity substation, a sewage pumping station at Fo Yin Road, a public transport terminus together with a sewage pumping station along Chong San Road adjoining the “R(B)2” sub-zone, a school at Fo Chun Road, and InnoCell at the junction of Chong San Road and Science Park Road to provide talent accommodation for the Science Park.
- 8.2.3 Planned GIC facilities include a fire station cum ambulance depot and a fire tug pier in the northern part of the Area. Local GIC facilities are/will be provided in the residential and Science Park developments when detailed planning and development for the Area proceed.

8.3 Open Space (“O”) : Total Area 9.92 ha

- 8.3.1 The planning intention of this zone is 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. The open spaces in the Area consist of an existing waterfront promenade mainly running along the north-eastern boundary of the Area together

with a cycle track and areas between the “R(B)1”, “R(B)3” and “R(B)4” sub-zones and to the northwest of the “R(B)1” sub-zone. These open spaces are intended to integrate with the surrounding developments to improve the overall amenity of the area. A strip of land to the north of the “R(B)2” sub-zone along Fo Chun Road is reserved for open space purpose.

- 8.3.2 In addition to the major open spaces as indicated on the Plan, local open spaces are/will also be provided within the private residential and Science Park developments for the enjoyment of local residents and workers.

8.4 Other Specified Uses (“OU”) : Total Area 23.18 ha

- 8.4.1 This zone denotes land to be allocated for the following specific uses in the Area:

- (a) the Science Park;
- (b) talent accommodation for the Science Park;
- (c) a sewage pumping station; and
- (d) a pier in the form of public landing steps.

- 8.4.2 The Science Park is planned to provide facilities to attract new technology-based firms and activities to Hong Kong and to stimulate the growth of locally-owned, technologically advanced businesses. It can provide the environment, form, structure and services which would facilitate research and development activities, product innovation and synergy. The land and premises within the Science Park are suited to the research and development needs of local and international high-technology firms and activities.

- 8.4.3 In 1992 and 1995, the then Industry Department commissioned a two-stage consultancy study on the development of a Science Park in Hong Kong. The study confirmed the need and demand for setting up a Science Park in Hong Kong to promote research and development and technology transfer activities in order to help maintain the competitiveness of the manufacturing industry in Hong Kong and support its growth. A preferred site for the Science Park in the Area was identified. In February 1996, the then Executive Council approved, in principle, to pursue the Science Park project. The development parameters of the Science Park were examined under the “Feasibility Study of the Pak Shek Kok Development Area”.

- 8.4.4 The existing Science Park has a gross area of about 22 ha and is developed in phases with PRs from about 1.5 to 3.2. The buildings therein are low to medium-rise (building heights ranging from about 35 to 75 metres above Principal Datum (mPD)) with extensive landscaping. A stepped height concept with decreasing building heights from Tolo Highway to Tolo Harbour should be adopted in order to create an interesting building height profile. The buildings with building heights

up to 75mPD at the northern tip and 66mPD at the southern tip of the Science Park would signify its entrances. Ancillary/supporting facilities such as restaurants and MICE (Meetings, Incentives, Conferences, and Exhibitions) facilities are also provided in the Science Park.

- 8.4.5 Land within the Science Park is also reserved for internal roads and essential amenity and utility facilities.
- 8.4.6 The Science Park is developed in phases. Phase 1, Phase 2 and Phase 3 were completed in 2004, 2011 and 2016 respectively. Stage 1 of Science Park Expansion Programme was completed in 2019, and Building 18W under Stage 2 of the Science Park Expansion Programme was completed in 2025. To meet the longer term demand for research and development space, the Hong Kong Science and Technology Parks Corporation (HKSTPC) will continue to explore opportunities for further expansion to support the development of innovation and technology.
- 8.4.7 As promulgated in the 2022 and 2023 Policy Addresses, HKSTPC is invited to explore the development of an InnoCell 2.0 near Science Park for provision of more accommodation facilities for innovation and technology talents. The Innovation, Technology and Industry Bureau has supported in-principle the development proposal. A site zoned “Other Specified Uses” annotated “Science Park (1)” (“OU(Science Park (1))”) at Science Park Road is intended for talent accommodation for the Science Park. Development within this sub-zone is subject to a maximum gross floor area (GFA) of 25,600m² and a maximum building height of 66mPD, or the GFA and height of the existing building, whichever is the greater. At-grade public open space of not less than 4,200m² shall be provided. Under the indicative scheme, domestic and non-domestic GFAs will be about 24,770m² and 830m² respectively. Shop and services and/or eating place will be provided, and an existing public toilet will be re-provisioned within the site, with detailed design subject to further liaison with relevant departments (including the Food and Environmental Hygiene Department). The at-grade public open space and re-provisioned public toilet will be constructed, managed and maintained by HKSTPC for public use 24 hours daily. Key design measures for the new development, such as appropriate building setbacks/separations and permeable building design on ground level, shall be adopted at the detailed design stage to alleviate the potential air ventilation impact and respect the overall setting of the waterfront site. Public passageway shall be provided to enable pedestrian connectivity to the waterfront promenade through the development.
- 8.4.8 The GFA control under the “OU(Science Park (1))” sub-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.

- 8.4.9 A sewage pumping station to the south of the Science Park at Chong San Road serving the developments in the Area was completed in 2003.
- 8.4.10 An existing pier in the form of public landing steps zoned “OU(Pier)” in the middle of the Pak Shek Kok Promenade is to serve the developments in the area.

8.5 Relaxation/Minor Relaxation Clause

- 8.5.1 For the zones where relaxation/minor relaxation of relevant restrictions is applicable, based on the individual merits of a development or redevelopment proposal, relaxation/minor relaxation of development restrictions as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 8.5.2 However, for any existing building with PR/GFA/building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for relaxation/minor relaxation unless under exceptional circumstances.
- 8.5.3 For the zones where minor relaxation of NBA restriction is applicable, under exceptional circumstances, minor relaxation of NBA restriction as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development. Without compromising the intentions of designating the NBAs for air ventilation, pedestrian circulation or preserving the existing ambience of the area, landscape feature, boundary fence/boundary wall, footbridge connection, covered walkway and minor structures with high air porosity/visual permeability may be permitted within the NBAs as shown on the Plan as appropriate.

9. COMMUNICATIONS

Roads

- 9.1 Only the major road network which comprises trunk roads, primary distributors and district distributors is shown on the Plan. As the Plan is drawn at a small scale, design details of major road junctions and local access roads are not indicated.
- 9.2 The major district distributor in the Area is Chong San Road along the south-western boundary of the Area running parallel with Tolo Highway. External access to and from the Area will mainly be via two access roads at the southern and northern parts of the Area branching off from Tolo Highway and its interchanges. The southern access to the Area, Science Park Road, is an extension of the existing road from the Ma Liu Shui Interchange of Tolo Highway. The northern access joins Tolo Highway via a roundabout and slip

roads. Two slip roads were completed in 2002 while the slip road flyover was completed in 2003.

- 9.3 An east-west road link, Pok Yin Road, is provided at the central part of the Pak Shek Kok Area to connect it to the south-west of Tolo Highway and Tai Po Road – Tai Po Kau section.

Public Transport

- 9.4 The Area is mainly served by buses and green minibuses. To serve the local residents, there is a Public Transport Interchange on Chong San Road and Fo Shing Road. Other termini for green minibuses and taxis are also provided within the Science Park. Laybys available for use by public transport are provided at Fo Yin Road and Fo Chun Road.

Pedestrian and Cycle Networks

- 9.5 A comprehensive network of segregated cycle tracks and footpaths has been developed for the Area, which links all major developments in the Area and provides direct links with the open spaces including the waterfront promenade. It also forms part of the cycle track network connecting east to west in the New Territories.

10. UTILITY SERVICES

- 10.1 There are existing public sewerage and drainage systems in the Area. Sewage in the Area will be transported to the Sha Tin Sewage Treatment Works for disposal with the support of a pumping station at the “Other Specified Uses” annotated “(Sewage Pumping Station)” zone at the southern part of the Area and two other sewage pumping stations located at Fo Yin Road and Fo Shing Road. The Sha Tin Sewage Treatment Works are to be relocated to cavern at Nui Po Shan.
- 10.2 Potable fresh water supply and salt water supply for flushing are available to the Area. The Area has adequate supplies of gas, electricity and telephone services. An electricity substation was developed within the “G/IC” zone at the northern part of the Area. There is no difficulty in meeting the future requirements of the estimated population for services and public utilities.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim.

The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 11.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by PlanD. These detailed plans are used within the Government as the basis for public works and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works department, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Tai Po or Sha Tin District Councils would also be consulted as appropriate.
- 11.3 For the implementation of the Science Park development, a statutory corporation, HKSTPC, was set up to develop and manage the Science Park. The Science Park has been developed by phases. The three phases with an area of about 22 ha in the southern part of the Area were completed in 2004, 2011 and 2016 respectively. Stage 1 of Science Park Expansion Programme was completed in 2019, and Building 18W under Stage 2 of the Science Park Expansion Programme was completed in 2025.
- 11.4 The waterfront promenade together with cycle track and a pier in the form of public landing steps were completed in mid 2007. Road network for the Area was largely completed in 2011.
- 11.5 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, the layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.