

26 November 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir/Madam,

**Representation in Respect of Draft Plan made under Section 6(1) of the Town Planning Ordinance (Cap. 131) –
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21**

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 26 September 2025.

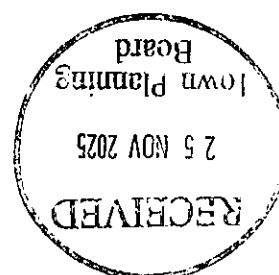
We act on behalf of Busy Firm Investment Limited (the Representer) to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our [REDACTED] / [REDACTED] at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MH/el
Encl.

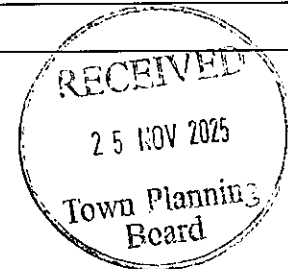


For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有)，必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取，亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Busy Firm Investment Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Llewelyn-Davies Hong Kong Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)



* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Items A1, A2, B and C	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	(Please refer to the supplementary attachment)
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Supplementary Attachment

Background

1. The Town Planning Board (the Board) published the schedule of amendments to the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 on 26 September 2025. We herewith provide **supporting comments** for the Board's consideration, specifically in relation to Amendment Items A1, A2, B and C of the subject OZP, which states that:

Item A1 - Rezoning of a site at Wing Ning Tsuen from "Green Belt" ("GB") to "Residential (Group A)7" ("R(A)7").

Item A2 - Rezoning of four land parcels at Wing Ning Tsuen from "Comprehensive Development Area" ("CDA") and "GB" to "Residential (Group A)8" ("R(A)8"), and addition of symbols to link up the land parcels.

Item B - Rezoning of a strip of land along the Mass Transit Railway Tuen Ma Line viaduct from "CDA", "GB" and an area shown as 'Tuen Ma Line Emergency Access Point' to an area shown as 'Road'.

Item C - Rezoning of two pieces of land at Wing Ning Tsuen from "GB" to "Government, Institution or Community" ("G/IC").

Supporting Comments

(A) In Line with the Land Sharing Pilot Scheme No. 005 Proposal

2. The above Amendment Items A1, A2, B and C reflect the Land Sharing Pilot Scheme (LSPS) No. 005 proposal, which was previously endorsed in principle by the Chief Executive-in-Council (CE in C) with support from the Panel of Advisors on 1 November 2022. Subsequent to the endorsement, detailed scheme development has been in active progress between May 2023 to September 2025. The proposed land uses, relevant development restrictions and other requirements as stipulated in the Notes and Explanatory Statement of the proposed "R(A)7", "R(A)8", "G/IC" and 'Road' zones of the subject OZP are in line with the detailed scheme development of the LSPS No. 005 proposal.

(B) In Line with the Government's Vision to Increase Housing Supply

3. As mentioned in the Policy Address 2025 (PA 2025), the Government aims to increase the supply of both public and private housing to safeguard the basic housing needs of people in Hong Kong. The Long Term Housing Strategy (LTHS) Annual Report 2025 also indicates that the Government targets to provide about 294,000 and 126,000 public and private housing units respectively in the next decade from 2026-2027 to 2035-36. The proposed "R(A)7" and "R(A)8" zones under the above Amendment Items A1 and A2 are able to provide a maximum GFA of 82,560m² and 210,143m² for private and public housing development respectively. The LSPS proposal will be able to provide about 1,651 private housing units and 4,122 public housing units respectively, which is able to unleash

the development potential of privately-owned land in the Ping Shan area and contribute to the total housing supply target as mentioned in the LTHS.

(C) Compatible with the Surrounding Land Uses and Development Intensity

4. The proposed "R(A)7" and "R(A)8" zones are located at a sub-urban fringe in proximity to various new towns and development areas (i.e. Yuen Long New Town, Tin Shui Wai New Town and Hung Shui Kiu New Development Area). The area is therefore well-supported as an urban extension of residential core from land-use perspective, which promotes the efficient utilisation of scarce land resources at a convenient location. The proposed GFA of the subject residential zones (i.e. equivalent domestic PR of about 6.5) are also formulated with reference to the plot ratio of the existing and planned public housing developments in the proximity. On the other hand, the proposed BH of around 160 - 175mPD is designed to blend in with the surrounding building heights and serve as an extension of the urbanized landscape in the Wang Chau and Ping Shan North area.

(D) Minimal Impact to the Facilities in Close Proximity

5. The proposed upgrade for the existing public access road for the subject LSPS development will inevitably impact the existing Wing Ning Tsuen Village Office and its ancillary facilities. The subject amendment item C therefore involves rezoning two pieces of land to "GIC" zone for the relocation of such village facilities so to ensure the provision of the Village Office is maintained on a like-for-like basis, thereby respecting the needs of the local villagers.
6. On the other hand, the proposed "R(A)7" zone will also be able to provide a public transport terminus and public vehicle park to serve the public transport and parking demand of the neighbourhood. In terms of supporting ancillary facilities, the subject LSPS development will also dedicate about 5% of the total attainable domestic GFA of the public housing portion for social welfare facilities in accordance with the current policy directive. Sufficient floor spaces within both the public and private housing portions have also been reserved for retail use to serve the future communities. These provisions contribute to the development of a cohesive and self-sustained community.

Concluding Remarks

7. In short, we express our **support** to the above Amendment Items of the Ping Shan OZP, which align with the previous endorsement in principle by the CE in C regarding the LSPS No. 005 proposal. The proposed amendment items also enable the Ping Shan area to be transformed into a cohesive and compact residential neighbourhood that is able to provide valuable housing supply while induce minimal impact to the facilities in close proximity.

Busy Firm Investment Limited

25 November 2025

Llewelyn-Davies Hong Kong Limited

By Hand

For the attention of Mr. Dickson Hui (Director)

Dear Sir

**Representation in Respect of Draft Plan made under Section 6(1) of the Town Planning Ordinance (Cap. 131) –
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21**

We write to confirm the appointment of Llewelyn-Davies Hong Kong Limited as our authorized agent to submit the captioned representation and to attend the representation hearing on our behalf.

Yours faithfully

For and on behalf of
Busy Firm Investment Limited



A handwritten signature in black ink, appearing to be "Chop".

Authorized Signatory with Company Chop

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 251126-235207-93801

Submission Number:
TPB/R/S/YL-PS/21-S4

提交限期
Deadline for submission: 26/11/2025

Representation Number:
TPB/R/S/YL-PS/21-R2

提交日期及時間
Date and time of submission: 26/11/2025 23:52:07

「申述人」全名
Full Name of "Representer": 女士 Ms. Li Suet Fong

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/YL-PS/21

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A1 & A2	支持 Support	支持香港盡快加快房屋供應，尤其在長期缺乏妥善管理的土地上。地點時而世易，並不是以前的鄉村，已經是元朗天水圍緊接的一部份，此處房屋供應比老遠在遠的鄉郊建屋更有用，鄰近完善配套。

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

Submission Number:
TPB/R/S/YL-PS/21-S3

tpbpd/PLAND

Representation Number:
TPB/R/S/YL-PS/21-R3

寄件者: [REDACTED]
寄件日期: 2025年11月26日星期三 13:55
收件者: tpbpd/PLAND
主旨: AMENDMENTS TO THE PING SHAN OZP NO. S/YL-PS/20
附件: Attachment VII_GIC Table_YL District_Summary.pdf
類別: Internet Email

AMENDMENTS TO THE PING SHAN OZP NO. S/YL-PS/20

Dear TPB Members,

This is a FAKE CONSULTATION. Members of the public cannot access the supporting documents that have been lumped together in a record 1598 pages link. This cannot be downloaded in a basic domestic laptop. On a more powerful company system only the first 50 pages or so are available. Print is not possible.

There is no directory and even if there was the search function does not permit location by page number.

While I have been advised that the issue is related to a relocation of online government files, this does not legitimize the failure to provide access to the data pertaining to the application.

Cap 131 Town Planning Ordinance decrees that "The Board must also publish, during such period, the inspection information on the Board's website." The content must therefore be reasonably accessible.

Since the community can no longer participate in the Sec 12 application process, and many developments go directly to OZP, that the supporting documents are not readily accessible renders the 'consultation' meaningless.

For Item D for which a Sect 12 was launched under the old system, there are the meeting papers to fall back on. However, it cannot be assumed that the general public has taken part in that process or is even aware that the papers are available.

For this Item no supporting images provided re Visual Impact, etc.

Item A1 – about 1.24ha. Rezoning of a site at Wing Ning Tsuen from "**Green Belt**" to "Res (Group A)7". Private Housing. 6 Towers / 1,651 Units / PR 6 /175mPD // OS 4,623sq.m / ??? Vehicle Parking / PTT / 90 Vehicle Public Car Park

Item A2 – about 3.2ha. Rezoning of four land parcels at Wing Ning Tsuen from "Comprehensive Development Area" and "**GB**" to "Res (Group A)8" and addition of symbols to link up the land

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
parcels. Public Housing/ 9 Towers / 4,122 Units / PR 6.5 / 160mPD / OS 11,541sq.m / ??? Vehicle
Parking / Kindergarten / 5% "GIC"

Item B – about 2ha. Rezoning of a strip of land along the Mass Transit Railway Tuen Ma Line viaduct from "CDA", "GB" and an area shown as 'Tuen Ma Line Emergency Access Point' to an area shown as 'Road'.

To facilitate development - public road with carriageway, footpaths, cycle tracks and other transport facilities

Item C – about 0.04ha. Rezoning of two pieces of land at Wing Ning Tsuen from "GB" to "G/IC".

Relocation of Village Office (VO) of Wing Ning Tsuen and its ancillary facilities for village activities.

LSPS Approved 3 Nov 2022

Strong objections to a cozy arrangement that provides the proponents of the LSPS with a 'justification' to trash the last tranche of Green Belt along this section of the Tuen Ma line and deprive the community of the visual relief provided by it.

Moreover, the development is in contravention of the 2023 Policy Address stated that the government would not use Green Belt areas for large-scale development, as sufficient land for housing and other needs has been identified. Instead, the focus is on considering their use for recreational and tourism purposes

GIC: There are numerous and significant deficits in services that will not be addressed. Despite the lessons that should have been taken from the development of Tin Shui Wai, the same sad situation is inevitable at new developments like this in NT. Members should take the initiative to study the data. See attached.

In addition, there is a reasonable concern that in view of recent comments made by the Sec for Housing that these services will be pared back in order to hasten construction time. There is therefore a strong possibility that the numbers shown under Planned Provision will not materialize.

Trees; 566 trees will be removed and one mature specimen will be preserved on site. 347 new high quality broadleaf and ornamental trees. 219 WRITTEN OFF UNDER THE RECENTLY INTRODUCED SCAM TO REDUCE THE COMPENSATION RATIO.

Moreover, ornamental trees are invariably short and contribute little to the ecosystem.

In addition, with no access to the Appendix it is not clear if the 566 includes all the trees along the area to be converted to roads, Item B.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Regrettably the green groups have been dissuaded from taking part in community affairs and no longer provide independent research on the quality of both the trees and the impact their felling will have on the local ecosystem.

Traffic Impact – No number of parking provided but WILL BE OK-LA

Members of both PSHRC and YLDC generally supported the proposed amendments to the OZP, but expressed concerns mainly on traffic, drainage and noise impacts

But neither party has taken part in the consultation so TPB members with no knowledge of local conditions are making decisions based only on the recommendations of interested parties.

Ventilation: According to the AVA(EE) the proposed LSPS development may result in wind blockage to areas located to the immediate downwind. The proposed LSPS development **shall explore and further include other possible mitigation** features at the detailed design stage.

Indicating that there are indeed significant issues being brushed under the carpet. The lay out plan indicated that some blocks are in a direct line. With no access to the Appendix the community has no way of knowing the direction of prevailing season winds.

Visual impact: The visual impact will be mitigated to an acceptable level through incorporation of mitigation measures including varied BH design, building setback, building gaps and sensitive architectural and chromatic treatment to the future building blocks

Drawing 17 show that on the contrary most of the ridge line is breached. As for 'chromatic treatment', this is risible. Tall and wide concrete and glass wall effect can neither be disguised nor blend with the panorama. And particularly in Hong Kong where every PH estate looks the same and private developments are almost invariably glass façade with lots of mini balconies can hardly accommodate a clothes drying rack

THIS IS AKIN TO WIPING OUT THE VIEW OF LION ROCK FROM HKI/KOWLOON

Limited Access to Amenities: The piecemeal approach and separation between the sites indicate that there will be no interconnectivity between the PH sites so residents will have difficulties accessing retail, community and other services to be provided both at the three locations and the larger Wong Chau Estate.

In calculating the housing mix under the LSPS, a domestic GFA of about 13,442m² generated from the additional government land and 3rd party private land (about 2,068m²) is excluded from the calculation.

??? This is a significant amount of GFA and requires clarification with regard to both the location and contribution to boosting the PR, etc.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Item D – about 1.5ha. Rezoning of a site to the north of Castle Peak Road – Ping Shan from “CDA” and “V” to “Res (Group A)9” (“R(A)9”).

Y/YL-PS/6 Approved 9 June 2023 / (Y/YL-PS/4 approved on 22 April 2022)

Lots 1341 S.B ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D in D.D. 121, 525 S.B RP in D.D. 122 and Adjoining Government Land, Ping Shan

Site Area: About 14,536sq.m Includes Government Land of about 2,400sq.m (About 14,080sq.m Includes Government Land of about 1,925sq.m)

Zoning: "VTD" 53.8% and "Comprehensive Development Area" 46.2%

Proposed Amendment(s) Rezone to "Res (Group B) 2" / 3 Blocks / 1,536 (840) Units / 1 Block – 222 (294) Bed RCHE / Retail store / Club House / PR 4.98 (3.39) / 105 (80)mPD / OS 5,394 (2,835) sq.m / 363 (209) Vehicle Parking

Application 4 was approved on 22 April 2022 but instead of cracking on with development another “Gimme More” that purports to “*increasing high quality housing supply as well as providing high quality residential care home for elderly*”.

But while the number of units has been almost doubled, together with a substantial increase in PR and BHR and parking and the retail increased tenfold, **the number of RCHE beds has diminished.**

This is because of an increase in the space provision per resident “*eligible RCHE premises for exemption from payment of premium was subject to a maximum gross floor area (GFA) of 5,400m²*”

BUT THE DEVELOPER COULD PAY SOME PREMIUM AND ACCOMMODATE MORE RESIDENTS IF IT HAD ANY GENUINE INTENTION TO PROVIDE A COMMUNITY SERVICE AND NOT JUST EXPLOIT THE SYSTEM

The rezoning application is for facilitating a proposed flat and social welfare facility (residential care home for the elderly) to utilize the application site to provide a self-contained and desirable residential and social hub particularly targeting elderly and their families in need of independent living space and a social lifestyle.”

creating an inclusive and supportive city by building an environment that is “pro-elderly” and “pro-family”;

Give over, unless the units are to be sold exclusively to those into procreating, a highly unlikely scenario in present day HK with its ever-decreasing fertility rate. In fact, the ‘*higher development density*’ makes the compound less elderly and family friendly.

“*alleviate the urgent needs for affordable and suitable housing by young families*”. This is a private development not assisted housing, perhaps by suitable the developer means a decrease in unit size (from 50 to 42sq.m)?

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

“amend the previously approved rezoning application and provide a more liveable and healthier environment for future occupants through design optimization”. Ha Ha, by squeezing twice as many folk into the same space.

*“There will be **approximately 5,394m2 of communal open spaces** provided for the proposed development”*

Some creative sleight of hand here as the layout is similar to the approved application so that the OS has been doubled in size is nothing is a miracle in planning, particularly when almost half the site is devoted to roads/EVA, inefficient land use.

*“Taking into account the planned higher density public housing developments in Ping Shan, **Members generally considered that the proposed PR and BH were not incompatible with existing and planned developments in the locality.***

When less than one year later the same board approves a substantial increase in both then one has to question the integrity of the process.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

Object to height and bulk, the visual impact will be substantial – no images provided so ref to the S12 application.

The additional visual impact images provided merely reinforced the issue of the obliteration of the ridge line and the loss of public landmarks.

“The visual change to VSRs represent by VP1: Ping Shan Tin Shui Wai Public Library is negligible”
RUBBISH THE already dwindling ridge line will be obliterated. The constant erosion of landmarks and background panorama has impoverished both Kowloon and Hong Kong Island residents. This should not be allowed to happen in NT. In view of the numerous development plans there is urgent need for the introduction of protected view corridors on the same lines as those imposed in urban districts.

“VP 4 – Footbridge (to the East of the Site) across Castle Peak Road – Ping Shan Section - light to moderate adverse”

Figure 4 from the Public Library for example show that a development to the left while hiding some of the mountain backdrop, does not block the ridge line as the proposed development to the right does.

Figure 7 is shocking in that it completely obscures all of the mountain backdrop.

There is urgent need of guide lines to protect the iconic ridge lines that define NT. This is in line with the preservation of HKI and Kowloon views.

The other VPs are also objectionable but those of the mountains are the most audacious and would forever impact the panorama, backdrop and character of the district.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Community views on preservation of ridgelines ignored:

The developer is living in the past. People are now very concerned about the elimination of ridgelines and landmarks.

The feedback from public consultation exercise has confirmed that views to ridgelines/peaks are worthy of preservation.

Select vantage points on the basis of accessibility and popularity to the public at large.

Views from famous tourist spots should be preserved.

Preserve all ridgelines/peaks with distinguished identity as far as possible, and with agreement by the community at large.

*"Although the application site involves a piece of land zoned "V" on the Current OZP, it should be noted that the application site is **not covered by 'Village Environs' of any recognised village, and the application site is therefore not subject to any Small House developments"***

BUT NO EXPLANATION AS TO WHY IT IS 'V' ZONE – IS IT TSO/TONG LAND?

The number of SH applications being processed within the concerned "V" zone is 77, and the 10-year SH demand forecasts for Tong Fong Tsuen and Ping Shan San Tsuen are 185 and 56 respectively

IS THERE SUFFICIENT LAND WITHIN THE "V" ZONE TO ACCOMMODATE THE DEMAND?

In view of the government constant bleating about land for public and assisted housing one has to question why it has not taken the initiative to resume the land to build low rise assisted housing. In view of the above statement, it is clear that there is no obstacle to resumption.

Item E – about 1ha. Rezoning of a site to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road – Ping Shan from "CDA" to "Res (Group E)1.

Ping Shan Enterprise Company Ltd. And Century Centre industrial buildings. PR 1 / BH 5/F

HOUSEKEEPING

Item F – about 1ha. Rezoning of a site to the northeast of the junction of Ping Ha Road and Castle Peak Road – Ping Shan from "CDA" to "Res (Group B)2" ("R(B)2").

Private residences. PR 1 / BH 5/F

HOUSEKEEPING

Item G – about 0.06ha. Adjustment to the zoning boundary of "CDA" zone at Yung Yuen Road. PR of 0.4 and BH of 3 storeys including car park

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
HOUSEKEEPING

Amendments to the Notes of the Plan

(g) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for the "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for the "V" zone.

OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(h) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for the "V" zone

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

Mary Mulvihill
[REDACTED]

From: tpbpd <tpbpd@pland.gov.hk>
To: [REDACTED]
Date: Tuesday, 25 November 2025 12:06 PM HKT
Subject: Re: Ping Shan OZP

Dear Mary,

I refer to your email earlier today.

Please find attached Appendix VII of Rural and New Town Planning Committee (RNTPC) Paper No. 10/25 on Proposed Amendments to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 for your information.

[See attachment "Attachment VII_GIC Table_YL District_Summary.pdf"]

Town Planning Board Secretariat

From: [REDACTED]
Sent: Tuesday, November 25, 2025 1:04 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Ping Shan OZP

Dear Secretariat,

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Appendix impossible to download on home computer, 1598 pages long. At office can access first 50 or so pages and then crashes. Impossible to print anything. Sad face.

This is not a legitimate consultation.

Pls forward today HKPSG table as deadline tomorrow.

Thank you

Mary

Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Our ref: T&ESD/E&IC/ES/EnvE/L1303

Date: 25 NOV 2025

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

**Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 – Notice of Representation
Railway Noise Concern**

The Corporation has, in general, no objection to the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21 as gazetted by the Town Planning Board on 26 September 2025. However, we noted that Amendment Items A1, A2, D, E and F involve the rezoning of sites near Wing Ning Tsuen and Ping Shan to residential developments. Given the proximity of these proposed developments to the MTR Tuen Ma Line (TML) and the MTR Light Rail (LR), noise from the rail operations could potentially impact future occupants.

For Amendment Items A1 and A2, we understand that the applicant has already conducted an Environmental Assessment (EA), including a Railway Noise Impact Assessment (RNIA) for the proposed developments at Wing Ning Tsuen. We noted from the RNIA that single aspect building design has been adopted, i.e. with no noise sensitive rooms oriented directly towards the TML viaduct. This design approach effectively mitigates railway noise exposure for the residential buildings situated closest to the viaduct. Given that the closest residential building is just approximately 20m away from the TML viaduct, we wish to remind that should there be any changes to the building layout during the detailed design stage, particularly any deviation from the assumed single aspect building design, the development proponent should be required to conduct a supplementary RNIA. Adequate noise mitigation measures, such as fixed glazing, acoustic windows and acoustic balconies, should be implemented to ensure that the revised design complies with statutory requirements and does not result in unacceptable impacts on future residents.

For Amendment Item D, we understand that RNIA has been conducted under the previously approved section 12A application no. Y/YL-PS/6. Acoustic windows are the key mitigation measure proposed to bring the predicted railway noise levels within the statutory noise limit. The noise reduction effectiveness of acoustic windows for mitigating railway noise in this case has yet to be verified and/or confirmed. It is recommended that the development proponent and its consultant conduct tests to confirm the suitability of the proposed mitigation measures and ensure that the potential train noise issue can be satisfactorily addressed.

Our ref: T&ESD/E&IC/ES/EnvE/L1303
Date: 25 NOV 2025

For Amendment Items E and F, we noted from the OZP documents that the two sites are proposed for rezoning to facilitate early transformation of the area and reflect the latest planning circumstances. We wish to caution that the rezoning sites are located in a noise sensitive area and could be susceptible to noise impacts from railway operations. In particular, horn noise and motoring/braking noise generated from light rail vehicles could pose concerns, given the close proximity of the subject sites to the Ping Shan Stop. We recommend that the future development proponents undertake RNIA to evaluate potential railway noise impacts, and submit the RNIA to the Environmental Protection Department for review and approval. Based on the assessment findings, appropriate noise mitigation measures should be implemented to ensure full compliance with statutory requirements.

We respectfully urge the Town Planning Board to give due consideration to these concerns and impose relevant requirements, including the submission of RNIA, through planning briefs, statutory plans and/or land administration documents. The development proponents should also ensure that the future residents of the developments will not be exposed to noise impacts exceeding relevant noise limits by implementing any necessary noise mitigation measures, at their own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, [REDACTED] at [REDACTED]

Yours faithfully,



Chan Hing Keung
Chief of Operations Engineering Service & Innovation

c.c Mr. TAM Cheuk Wai, Gary - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

Secretary, Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Our ref: T&ESD/E&IC/ES/EnvE/L1303

Date: 25 NOV 2025

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 – Notice of Representation
Railway Noise Concern

The Corporation has, in general, no objection to the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21 as gazetted by the Town Planning Board on 26 September 2025. However, we noted that Amendment Items A1, A2, D, E and F involve the rezoning of sites near Wing Ning Tsuen and Ping Shan to residential developments. Given the proximity of these proposed developments to the MTR Tuen Ma Line (TML) and the MTR Light Rail (LR), noise from the rail operations could potentially impact future occupants.

For Amendment Items A1 and A2, we understand that the applicant has already conducted an Environmental Assessment (EA), including a Railway Noise Impact Assessment (RNIA) for the proposed developments at Wing Ning Tsuen. We noted from the RNIA that single aspect building design has been adopted, i.e. with no noise sensitive rooms oriented directly towards the TML viaduct. This design approach effectively mitigates railway noise exposure for the residential buildings situated closest to the viaduct. Given that the closest residential building is just approximately 20m away from the TML viaduct, we wish to remind that should there be any changes to the building layout during the detailed design stage, particularly any deviation from the assumed single aspect building design, the development proponent should be required to conduct a supplementary RNIA. Adequate noise mitigation measures, such as fixed glazing, acoustic windows and acoustic balconies, should be implemented to ensure that the revised design complies with statutory requirements and does not result in unacceptable impacts on future residents.

For Amendment Item D, we understand that RNIA has been conducted under the previously approved section 12A application no. Y/YL-PS/6. Acoustic windows are the key mitigation measure proposed to bring the predicted railway noise levels within the statutory noise limit. The noise reduction effectiveness of acoustic windows for mitigating railway noise in this case has yet to be verified and/or confirmed. It is recommended that the development proponent and its consultant conduct tests to confirm the suitability of the proposed mitigation measures and ensure that the potential train noise issue can be satisfactorily addressed.

Our ref: T&ESD/E&IC/ES/EnvE/L1303
Date: 25 NOV 2025

For Amendment Items E and F, we noted from the OZP documents that the two sites are proposed for rezoning to facilitate early transformation of the area and reflect the latest planning circumstances. We wish to caution that the rezoning sites are located in a noise sensitive area and could be susceptible to noise impacts from railway operations. In particular, horn noise and motoring/braking noise generated from light rail vehicles could pose concerns, given the close proximity of the subject sites to the Ping Shan Stop. We recommend that the future development proponents undertake RNIA to evaluate potential railway noise impacts, and submit the RNIA to the Environmental Protection Department for review and approval. Based on the assessment findings, appropriate noise mitigation measures should be implemented to ensure full compliance with statutory requirements.

We respectfully urge the Town Planning Board to give due consideration to these concerns and impose relevant requirements, including the submission of RNIA, through planning briefs, statutory plans and/or land administration documents. The development proponents should also ensure that the future residents of the developments will not be exposed to noise impacts exceeding relevant noise limits by implementing any necessary noise mitigation measures, at their own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, [REDACTED] at [REDACTED]

Yours faithfully,



Chan Hing Keung
Chief of Operations Engineering Service & Innovation

c.c Mr. TAM Cheuk Wai, Gary - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

[REDACTED]

[REDACTED]

寄件者: tpbpd/PLAND
寄件日期: 2025年12月02日星期二 11:05
收件者: [REDACTED]
主旨: Fw: *Restricted: [External Email] Submission in respect of the Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 (S01)
附件: S_YL-PS_21 (S01).pdf

Dear all,

The preceding email is forwarded for your attention, please. Thank you.

Regards,

From: LEUNG Catherine Wai Man (梁惠敏) <[REDACTED]>
Sent: Tuesday, December 2, 2025 11:00 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: RE: [External Email] Submission in respect of the Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 (S01)

Dear sir,

Please find the information below for your necessary action.

Mr. Chan Hing Keung, [REDACTED]

Thanks,

Catherine W. M. Leung
Lead Environmental Manager
MTR Corporation Limited



www.mtr.com.hk

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, 27 November, 2025 16:49