

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council on 30 May 2023 referred the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Ping Shan OZP No. S/YL-PS/21.

The draft Ping Shan OZP No. S/YL-PS/21 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 26 September 2025 to 26 November 2025 during normal office hours at the following locations: -

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

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 26 November 2025.

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

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

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

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

Copies of the draft Ping Shan OZP No. S/YL-PS/21 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Ping Shan OZP No. S/YL-PS/21 can be inspected and the electronic version of the draft Ping Shan OZP No. S/YL-PS/21 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_YL-PS_21.html) for public inspection.

Statement on Personal Data

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

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

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

**SCHEDULE OF AMENDMENTS TO
THE APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- 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”).
- Item D – Rezoning of a site to the north of Castle Peak Road – Ping Shan from “CDA” and “Village Type Development” (“V”) to “Residential (Group A)9” (“R(A)9”).
- Item E – 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 “Residential (Group E)1” (“R(E)1”).
- Item F – Rezoning of a site to the northeast of the junction of Ping Ha Road and Castle Peak Road – Ping Shan from “CDA” to “Residential (Group B)2” (“R(B)2”).
- Item G – Adjustment to the zoning boundary of “CDA” zone at Yung Yuen Road.

II. Amendments to the Notes of the Plan

- (a) Revision to the planning intention of the Notes for the “CDA” zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Deletion of two locations and the development restrictions at the Remarks of the Notes for the “CDA” zone.
- (c) Revision of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)4”, “R(A)5” and “R(A)6” only)’ to ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)4”, “R(A)5”, “R(A)6”, “R(A)7” and “R(A)8” only)’ under Column 1 of the Notes for the “R(A)” zone.

- (d) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the new “R(A)7”, “R(A)8” and “R(A)9” sub-zones.
- (e) Revision to the Remarks of the Notes for the “R(B)” zone to incorporate development restrictions for the new “R(B)2” sub-zone.
- (f) Revision to the Remarks of the Notes for the “R(E)” zone to incorporate development restrictions for the new “R(E)1” sub-zone.
- (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.
- (h) Incorporation of ‘Field Study/Education/Visitor Centre’ and ‘Hotel (Holiday House only)’ under Column 2 of the Notes for the “V” zone.
- (i) Revision to the Remarks of the Notes for “CDA”, “R(A)”, “R(B)”, “R(E)”, “Recreation”, “Other Specified Uses” (“OU”) annotated “Heritage and Cultural Tourism Related Uses” and “OU” annotated “Historical Building Preserved for Cultural and Community Uses” zones on minor relaxation clauses.
- (j) Revision to the Chinese translation of the ‘Schedule II for existing industrial development’ from ‘附表II：適用於現有的工業樓宇’ to ‘附表II：適用於現有的工業發展’ in the Notes for the “R(E)” zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (k) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “CDA” and “G/IC” zones.

Town Planning Board

26 September 2025