

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 3/21**

**For Consideration by  
The Rural and New Town Planning Committee on 16.4.2021**

**PROPOSED AMENDMENTS TO THE  
APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/18**

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**1. Introduction**

1.1 This is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18 (**Attachment I**) as shown on the draft OZP No. S/YL-PS/18A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 16.10.2018, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/18. On 26.10.2018, the approved Ping Shan OZP No. S/YL-PS/18 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 9.7.2019, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 19.7.2019, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Proposed Amendments**

**3.1 Amendment Item A – Proposed Public Housing Development at Wang Chau Remaining Phases (WCRP) (Plans 1a, 2a, 3a and 4a to 4d)**

**Background**

- 3.1.1 To increase housing land supply, a review of “Green Belt” (“GB”) sites for housing development was conducted by the Planning Department (PlanD) in 2011 mainly focusing on land which had been de-vegetated, deserted or



formed, near the fringes of new towns or planned New Development Areas, in close proximity to existing settlements, and/or accessible to existing roads. A number of sites were identified for further studies for residential purposes. Among these sites, a piece of land (about 33.31 ha) to the west of Long Ping Estate and the Yuen Long Industrial Estate (YLIE), partly zoned “GB” and partly zoned “Open Storage” (“OS”), was identified suitable, subject to further feasibility study, for public housing development and possible extension of YLIE, if required. In 2014, the Government decided to carry out the public housing development in phases and a site to the west of Long Ping Estate (about 5.67 ha) was rezoned from “GB” to “Residential (Group A)4” (“R(A)4”) for public housing development first, i.e. Wang Chau Phase 1 Public Housing Development<sup>1</sup>.

- 3.1.2 To facilitate the WCRP, the Civil Engineering and Development Department (CEDD) completed an engineering feasibility study (EFS) for the proposed housing development and associated Government, Institution and Community (GIC) facilities to provide 13,000 public housing units to accommodate about 36,400 people.

#### The Site and its Surroundings

- 3.1.3 The site (about 12.09 ha), being at the north-western fringe of Yuen Long New Town, is located to the west of Fuk Hi Street, east of Kai Shan and south of YLIE in Wang Chau (**Plan 1a**). The site falls partly within the “GB” zone (about 5.89 ha or 49%) and partly within the “OS” zone (about 6.2 ha or 51 %) on the OZP (**Plan 2a**). The site is currently occupied by farmland, rural residential dwellings, scrubland, open storage yards and warehouses (**Plans 3a, 4a to 4d**). The site is accessible from Fuk Hi Street at the east.
- 3.1.4 The surrounding area of the site has the following characteristics (**Plans 1a and 2a**):
- (a) To the east across Fuk Hi Street are the rural settlements of Wang Chau Sai Tau Wai, Wang Chau Yeung Uk Tsuen, Wang Chau Lam Uk Tsuen, Wang Chau Tung Tau Wai, Wang Chau Fuk Hing Tsuen and Tung Tau Wai San Tsuen which are zoned “Village Type Development” (“V”) on the Yuen Long OZP;
  - (b) to the south is a knoll which is zoned “GB” and “Conservation Area” (“CA”). To the further south is the site for Wang Chau Phase 1 Public Housing Development which is zoned “R(A)4” with maximum plot ratio (PR) of 6 and maximum building height (BH) of 135mPD and across Long Ping Road is Long Ping Estate on the Yuen Long OZP which is zoned “R(A)” with a domestic PR of 5;
  - (c) to the west is Kai Shan which is zoned “CA”; and

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<sup>1</sup> The “R(A)4” for Wang Chau Phase 1 development was gazetted on 2.6.2015 under the approved Ping Shan OZP No. S/YL-PS/16.

- (d) to the north are open storage yards which are zoned “OS” and proposed for the extension of YLIE; and to the further north is YLIE which is zoned “Other Specified Use” annotated “Industrial Estate” (“OU(IE)”) on the Yuen Long OZP.

### Rezoning Proposal

- 3.1.5 To take forward the proposed public housing development, it is proposed to rezone the site from “GB” and “OS” to “R(A)5” with maximum PR of 6.5 and maximum BH of 135mPD. An indicative layout is at **Plan 5**. The development parameters of the proposed housing development are as follows:

<b>Rezoning Area</b>	About 12.09 ha
<b>Site Area for Housing Development<sup>2</sup></b>	About 10.83 ha
<b>Maximum PR</b>	6.5
<b>Maximum BH</b>	135mPD
<b>Estimated No. of Flats</b>	13,000
<b>Estimated Population</b>	36,400
<b>Proposed No. of Residential Blocks</b>	13
<b>Supporting Facilities</b>	<ul style="list-style-type: none"> <li>- Kindergarten(s)</li> <li>- Two 24-classroom primary schools</li> <li>- Retail facilities</li> <li>- A multi-storey carpark with community facilities</li> <li>- An at-grade covered public transport interchange</li> <li>- Other social welfare facilities<sup>3</sup></li> </ul>
<b>Tentative Population Intake</b>	2033

### Land Use Compatibility and Development Intensity

- 3.1.6 The site, located at the fringe of Yuen Long New Town in proximity to existing residential developments and served by existing roads, is considered suitable for public housing development. Moreover, the proposed PR of 6.5 (assuming domestic PR of 6 and non-domestic PR of 0.5) and the proposed BH of about 135mPD are compatible with the development intensity of the public housing development at Wang Chau Phase 1 in its vicinity (i.e. maximum PR of 6 and maximum BH of 135mPD).

<sup>2</sup> Excluding two sites for primary school and area for road.

<sup>3</sup> According to the 2020 Policy Address, the Hong Kong Housing Authority, together with the Development Bureau, will explore to set aside about 5% of the gross floor area of future public housing projects for the provision of social welfare facilities, as far as practicable.

### Technical Assessments

- 3.1.7 As mentioned in paragraph 3.1.2 above, an EFS with technical assessments has been conducted by CEDD to assess the potential impacts arising from the proposed public housing development on traffic, environment, water supply, drainage, sewerage, landscape, visual, air ventilation and other aspects. The EFS concluded that there is no insurmountable technical problem for the proposed housing development. The Final Report of the EFS is at **Attachment V**.

### Traffic and Transport Aspects

- 3.1.8 A preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted to assess the traffic and transport impact arising from the proposed public housing development. The findings of the TTIA are summarized in Chapter 3 of the Final Report of the EFS (**Attachment V**).
- 3.1.9 With regard to the road network, the critical road junctions/links assessment has indicated that the capacity of some existing road junctions/links would be operated over their capacities. Road improvement works for these critical road junctions/links, including widening at Fuk Hi Street, Fung Chi Road and Wang Lok Street, alteration from existing priority-controlled to signalized-controlled at the junction of Long Ping Road/Long Ping Estate Bus Terminus, and provision of an exclusive left turn lane at Castle Peak Road (Yuen Long Section) at Pok Oi Interchange, are recommended (**Plan 9**).
- 3.1.10 As regards public transport, an at-grade public transport interchange (PTI) is proposed for comprehensive coverage of public transport services for the development based on the estimated public transport demand (**Plan 5**). The proposed PTI will provide six bus bays and 12 stacking spaces, one Green Mini Bus (GMB) bay, one Urban taxi bay and one New Territories taxi bay.
- 3.1.11 The site is located about 700 m from the Long Ping West Rail Station (about 15 minutes walking distance) (**Plan 1a**). It is estimated that the development will only generate approximate 2,075 passengers per hour and induce a marginal increase to the maximum hourly passenger flow during the AM peak at the West Rail Line.
- 3.1.12 According to the TTIA, with the implementation of the aforementioned improvement measures, the proposed housing development will have manageable traffic impact on the local and nearby road links, junctions and transport facilities. Overall speaking, the proposed development is acceptable from traffic point of view.

### Environmental Aspect

- 3.1.13 A Preliminary Environmental Review (PER) has been conducted to assess the environmental impacts arising from the proposed housing development

on air quality, noise, water quality, waste management, ecological, cultural heritage and land contamination aspects. The findings are summarised in Chapters 10 and 12 of the Final Report of the EFS (**Attachment V**).

#### *Air Quality Aspect*

- 3.1.14 Regarding the air quality impact, according to the PER, sensitive receivers within the site will be affected by vehicular exhaust from the existing roads, in particular Fuk Hi Street, Long Ping Road and the proposed access road to the site. The layout design has incorporated appropriate setback distance of at least 5m and 10m from the local road and district distributor respectively and potential vehicular emission impact is considered minimal. Besides, four chimneys in YLIE are located within 500m from the site. Apart from a small part of the multi-storey carpark cum community facilities building, all sensitive receivers in the proposed public housing development are at least 200m away from the existing chimneys. With appropriate design of fresh air intake location for the community facilities to be at least 200m away from the nearest chimney, all sensitive receivers within the site will comply with the minimum buffer distance from chimneys recommended in the Hong Kong Planning Standards and Guidelines (HKPSG).

#### *Noise Aspect*

- 3.1.15 Regarding the noise impact, according to the PER, road traffic noise impact are proposed to be mitigated by two 4m-high vertical barriers along Fuk Hi Street, architectural fins and acoustic windows for some residential blocks, 5m-high boundary wall for the two primary schools, and application of low-noise road surfacing material (LNRS) at Fuk Hi Street. With the mitigation measures in place, the predicted noise levels at all the representative planned noise sensitive receivers within the site will comply with the relevant noise criteria.

#### *Ecological Aspect*

- 3.1.16 The site is located outside the Wetland Conservation Area, Wetland Buffer Area, Deep Bay Buffer Zone 1 and Zone 2. According to the PER, the site mainly consists of habitats of developed area, agricultural land and minor watercourses. The overall ecological value of the site is fairly low due to its disturbed nature. The overall direct impact due to loss of habitats of the site is considered minor.
- 3.1.17 The planned development of Yuen Long Industrial Estate Extension (YLIEE), which is located to the north of the site, may induce environmental impacts on the site, especially on the air quality and noise aspects. Since the development of YLIEE is a designated project under the Environmental Impact Assessment Ordinance (EIAO), the potential impacts should be addressed under the Environmental Impact Assessment (EIA) study for the development of YLIEE which is underway.

### Landscape and Visual Aspects

- 3.1.18 According to the findings of the Landscape and Visual Impact Assessment (LVIA) which are summarised in Chapter 11 of the Final Report of the EFS (**Attachment V**), the development will affect the landscape resources of agricultural land, mixed trees, shrubs and grassland, amenity planting and watercourses within the site. According to the broad brush tree survey report, while about 594 trees fall within the site and the associated infrastructure works area, no registered Old and Valuable Trees (OVTs) are identified. Amongst the surveyed trees, 5 trees will be transplanted, 31 will be retained, and 558 will be fell due to unavoidable conflicts with the development. A compensatory planting ratio of a minimum of 1:1 by number will be provided as far as possible. The details on the compensatory planting will be formulated at the detailed design stage. After adopting the proposed mitigation measures such as compensatory planning, provision of 20% greenery area, the provision of landscape roof on top of multi-storey carpark, streetscape and amenity landscape area, the overall residual landscape impact is considered moderately adverse.
- 3.1.19 As illustrated in the indicative layout (**Plan 5**), 13 residential blocks with BHs ranging from 41 to 44 storeys (i.e. about 121 to 131mPD) are proposed. The maximum BH of 135mPD has taken into account the proposed/existing BH of the residential developments at Wang Chau Phase 1 (135mPD) and Long Ping Estate (101mPD) to its south. Building separations of about 15m between the building blocks has been incorporated in the indicative layout. Other mitigation measures, including sensitive design of buildings to reduce visual weight in terms of scale, height and bulk, and usage of appropriate building materials and colour to complement the surroundings are proposed to alleviate the possible visual impacts. With the implementation of recommended mitigation measures, the visual impact will be reduced to moderately adverse. The overall visual impact is considered acceptable with mitigation measures as shown in the photomontages at **Plans 6a to 6f**.

### Air Ventilation Aspect

- 3.1.20 A preliminary air ventilation assessment in the form of expert evaluation (AVA-EE) was conducted as summarised in Chapter 13 of the Final Report of the EFS (**Attachment V**). The annual prevailing wind directions identified for the region are from NNE, NE, E, ENE and S, whereas the summer prevailing wind comes from SSE, S, SW, SSW and WSW directions.
- 3.1.21 To minimise the ventilation impact to the surrounding area, building block disposition aligned with the prevailing wind direction, building separations of at least 15m between residential towers and setback from Fuk Hi Road and Long Ping Road have been adopted in the indicative layout (**Plan 5**). These design features will enhance the air ventilation for the downstream areas. At detailed design stage, a quantitative air ventilation assessment will need to be conducted for the public housing development to assess the

effectiveness of the proposed mitigation measures and optimise the building arrangement, in accordance with the Technical Circular for AVA by the Government. A planning brief will also be prepared to set out the planning parameters and the design requirements to guide its future development.

#### Infrastructure Aspect

3.1.22 The EFS reveals that with the implementation of the proposed upgrading works and appropriate mitigation measures, no adverse drainage, sewerage, water supply, utilities and geotechnical impacts are envisaged. The findings are summarized in Chapters 4 to 8 of the Final Report of the EFS (**Attachment V**).

#### Land Requirement

3.1.23 Based on the land status records, resumption of about 8.5 ha of land involving 233 private lots (subject to confirmation) will be required. A non-indigenous village, 'Wang Chau Tseng Tau', will be partially affected by the proposed housing development (**Plan 2a**). A permitted burial ground, which has a high fung shui value to the local community, is located to the south and west of the site. The proposed public housing development will not encroach upon the burial ground. There is no grave, urn and kam tap identified within the proposed works limit.

### **3.2 Amendment Items B and C – Proposed Public Housing Development at Ping Shan North near Tin Tsz Road and supporting infrastructural facilities (Plans 1b, 2b, 3b and 4e to 4h)**

#### Background

3.2.1 To meet the policy objective for ten-year housing supply target announced in the 2015 Policy Address, PlanD and other relevant Government departments have jointly identified potential public housing sites for study on the feasibility and development potential. The site in Ping Shan North near Tin Tsz Road is one of these potential public housing sites.

3.2.2 CEDD completed an EFS for the proposed public housing development and associated GIC facilities at the site to provide 9,000 to 9,500 public housing units to accommodate about 24,300 to 25,650 people.

#### The Site and its Surroundings

3.2.3 The site, being at the eastern fringe of Tin Shui Wai (TSW) New Town, is located to the east of Tin Tsz Road, west of Kai Shan and north of Ha Mei San Tsuen (HMST) in Ping Shan north (**Plan 1b**). The site falls within the "Recreation" ("REC") zone on the OZP (**Plan 2b**). The site is currently mainly occupied by open storage yards (**Plans 3b and 4e to 4h**). The site is accessible from Tin Wah Road via a local track. The area under Amendment Item B (about 9.23 ha) is for the proposed public housing development whereas the area under Amendment Item C (about 0.5 ha) is for supporting

infrastructural facilities.

3.2.4 The surrounding area of the site has the following characteristics (**Plans 1b and 2b**):

- (a) to the northeast are the “V” zone and village environs of Fung Ka Wai, which are currently occupied by scattered residential dwellings;
- (b) to the south are the residential dwellings of HMST which is zoned “V”;
- (c) to the west across Tin Tsz Road is TSW New Town; and
- (d) to the north is the Wetland Buffer Area, which is mainly zoned “REC” and predominantly miscellaneous rural landscape of barbecue fields, fish ponds and plant nursery .

Rezoning Proposal

3.2.5 To take forward the proposed public housing development, it is proposed to rezone the area under Amendment Item B from “REC” to “R(A)6” with maximum PR of 6.7 and maximum BH of 160mPD. An indicative layout is at **Plan 7**. The development parameters of the proposed public housing are as follows:

<b>Rezoning Area</b>	About 9.23 ha
<b>Site Area for Housing Development<sup>4</sup></b>	About 6.2 ha
<b>Maximum PR</b>	6.7
<b>Maximum BH</b>	160mPD
<b>Estimated No. of Flats</b>	9,000 to 9,500
<b>Estimated Population</b>	24,300 to 25,650
<b>Proposed No. of Residential Blocks</b>	10
<b>Supporting facilities</b>	<ul style="list-style-type: none"> <li>- Kindergarten(s)</li> <li>- Retail facilities</li> <li>- An at-grade covered public transport interchange</li> <li>- Other social welfare facilities<sup>5</sup></li> </ul>
<b>Tentative Population Intake</b>	2033

3.2.6 In order to support the proposed public housing development, it is proposed to rezone the area of about 0.5ha under Amendment Item C from “REC” to “Government, Institution or Community” (“G/IC”) for a sewage pumping station, a floodwater pumping station and a floodwater retention tank.

<sup>4</sup> Excluding area for road and drainage reserve, and other Government Land not for development.

<sup>5</sup> According to the 2020 Policy Address, the Hong Kong Housing Authority, together with the Development Bureau, will explore to set aside about 5% of the gross floor area of future public housing projects for the provision of social welfare facilities, as far as practicable.

### Land Use Compatibility and Development Intensity

- 3.2.7 The site located at the fringe of TSW New Town, in proximity to existing residential developments and served by existing roads, is considered suitable for public housing development. Moreover, the proposed PR of 6.7 (assuming domestic PR of 6.5 and non-domestic PR of 0.2) and the proposed BH of about 160mPD are compatible with the development intensity of the public housing developments in TSW New Town, in which domestic PRs ranging from about 5 to 6.5 and BHs ranging from 110mPD to 160mPD are generally adopted.

### Technical Assessments

- 3.2.8 As mentioned in paragraph 3.2.2 above, an EFS with technical assessments have been conducted by CEDD to assess the potential impacts arising from the proposed public housing development on traffic, environment, water supply, drainage, sewerage, landscape, visual, air ventilation and other aspects. According to the EFS, it is concluded that there is no insurmountable technical problem for the proposed public housing development. The Report for Zoning Amendment of the EFS is at **Attachment VI**.

### Traffic and Transport Aspects

- 3.2.9 A preliminary TTIA has been conducted to assess the traffic and transport impact arising from the proposed public housing development. The findings of the TTIA are summarized in Chapter 3 of the Report for Zoning Amendment of the EFS (**Attachment VI**).
- 3.2.10 It is proposed to upgrade an existing local track to become a proposed access road to connect the site to the junction of Tin Wah Road and Tin Tsz Road (**Plan 7**). A 2m-wide pedestrian footpath will be provided along the proposed access road. An existing footbridge across Tin Tsz Road will also be extended to connect the site with Tin Pak Road Park to its west which is also close to shopping malls and community facilities in TSW New Town.
- 3.2.11 With regard to the road network, the critical road junctions/links assessment has indicated that the capacity of one existing road junction at Tin Tsz Road/Tin Wah Road would be operated over the capacity in the worst case scenario. Road improvement works including dedicated left turn lane for Tin Tsz Road/Tin Wah Road are recommended (**Plan 9**). In addition, improvement scheme/upgrading of Tong Yan San Tsuen Interchange and Shui Pin Wai Interchange will be pursued under the Yuen Long South Development and other projects respectively. The additional traffic from the proposed housing development will only incur a small fraction of traffic to the area.



- 3.2.12 In order to cater for the public transport demand from the development, a PTI with sufficient bus bays and GMB bays is proposed (**Plan 7**). Besides, the site is located about 460 m from the Ginza or Tin Wu Light Rail Transit (LRT) Stops (about 15 minutes walking distance). It is estimated that the development will generate about 122 passengers per hour for LRT and 1,089 passengers per hour for West Rail Line. The additional passengers to be generated from the site can be catered by the capacity of the LRT and West Rail Line.
- 3.2.13 According to the TTIA, with the implementation of the aforementioned improvement measures, the proposed public housing development will have manageable traffic impact on the local and nearby road links, junctions and transport facilities. Overall speaking, the proposed development is acceptable from traffic point of view.

#### Environmental Aspect

- 3.2.14 A PER has been conducted to assess the environmental impacts arising from the proposed housing development on air quality, noise, water quality, waste management, ecological, cultural heritage and land contamination aspects. The findings are summarised in Chapter 10 of the Report for Zoning Amendment of the EFS (**Attachment VI**). The PER concluded that no insurmountable environmental impact will be anticipated with the mitigation measures proposed.

#### *Air Quality Aspect*

- 3.2.15 The PER concluded that the proposed public housing development will not have adverse air quality impacts from the vehicular emissions since the layout design has incorporated appropriate setback distance of at least 5m and 10m from the local road and district distributor respectively. The impacts due to the proposed sewage pumping station would be addressed in a separate project profile for direct application of environmental permit under EIAO.

#### *Noise Aspect*

- 3.2.16 Regarding noise impacts, according to the PER, acoustic window and acoustic balcony are proposed to mitigate adverse noise impacts from Tin Tsz Road. With the mitigation measures in place, the road traffic noise levels could be reduced to 70dB(A) in compliance with traffic noise criterion for residential use. The proposed development will not be subject to adverse noise impact.

#### *Ecological Aspect*

- 3.2.17 According to the PER, the site mainly consists of habitats of developed areas, with sections of modified watercourse and strips of plantation which are considered to have low ecological values. The overall ecological impact is considered insignificant to low-moderate.

### Landscape and Visual Aspects

- 3.2.18 According to the findings of the Landscape and Visual Impact Assessment (LVIA) summarised in Chapter 11 of the Report for Zoning Amendment of the EFS (**Attachment VI**), the development will affect the landscape resources of plantation within temporary land uses and modified watercourse within the site. According to the broad brush tree survey report, while about 809 trees fall within the site and the associated infrastructure works area, no registered OVTs were identified. Amongst the surveyed trees, 512 will be felled and the remaining trees will be retained. A compensatory planting ratio of a minimum of 1:1 by number will be provided as far as possible. The details on the compensatory planting will be formulated at the detailed design stage. After adopting the proposed mitigation measures such as provision of green visual corridors, landscape treatment on slopes and provision of roadside greening, the overall residual landscape impact is considered insubstantial.
- 3.2.19 As illustrated in the indicative layout (**Plan 7**), 10 residential blocks with BHs ranging from 17 to 50 domestic storeys (i.e. about 65 to 160mPD) are proposed. The maximum BH of 160mPD has taken into account the existing BH of the residential developments ranging from about 110mPD to 160mPD in the TSW New Town to its east. Building separations of about 15m between the building blocks has been incorporated in the indicative layout. Other mitigation measures, including creation of visual greening connection and breezeways, stepped building height, carefully designed building layouts and forms, selection of matching materials and finishing, and maximizing greenery provision, are proposed. With the implementation of recommended mitigation measures, the significance of visual impact will be reduced to moderately adverse. The overall visual impact is considered acceptable with mitigation measures as shown in the photomontages at **Plans 8a to 8d**.

### Air Ventilation Aspect

- 3.2.20 A preliminary AVA-EE was conducted as summarised in Chapter 13 in the Report for Zoning Amendment of the EFS (**Attachment VI**). The annual prevailing wind directions identified for the region are from NNE, NE, E, ENE, SSE and S, whereas the summer prevailing wind comes from SSE, S and SSW directions.
- 3.2.21 To minimise the ventilation impact to the surrounding area, the development has adopted building setback from Tin Tsz Road of 40m, building separations of at least 15m between residential towers, and designation of a 20m-wide wind corridor in the NNE-SSW direction in the site. These design features will enhance the air ventilation for the downstream areas. At detailed design stage, a quantitative air ventilation assessment will need to be conducted for the public housing development to assess the effectiveness of the proposed mitigation measures and optimise the building arrangement, in accordance with the Technical Circular for AVA by the Government. A planning brief will also be prepared

to set out the planning parameters and the design requirements to guide its future development.

#### Infrastructure Aspect

- 3.2.22 The EFS reveals that there are no adverse drainage, sewerage, water supply, utilities and geotechnical impacts, following the implementation of the proposed upgrading works and appropriate mitigation measures. The findings are summarized in Chapters 4 to 8 and 12 of the Report for Zoning Amendment of the EFS (**Attachment VI**).

#### *Drainage Aspect*

- 3.2.23 Based on the additional runoff from the housing development, a floodwater retention tank with an area of about 1,500m<sup>2</sup> and capacity of 10,300m<sup>3</sup> is proposed at the site under Amendment Item C. The retention tank is designed for storing all the additional runoff generated from the housing development such that the overall amount of runoff remains unchanged to the existing drainage system during the rainfall. The downstream of the retention tank will be connected to the existing box culvert at Tin Tsz Road. A floodwater pumping station with an area of about 900m<sup>2</sup> is proposed to pump the stored runoff in the retention tank to the existing box culvert when the rainfall ends.

#### *Sewerage Aspect*

- 3.2.24 In order to mitigate the sewerage impact of the proposed public housing development, it is proposed to construct a new sewage pumping station and new connecting sewers to discharge the sewage generated from the public housing development at the site under Amendment Item C. The proposed sewage pumping station would constitute as a designated project under the EIAO. Application for the environmental permit for construction and operation of the proposed sewage pumping station will be carried out in the investigation and design stages.

#### *Geotechnical Aspect*

- 3.2.25 Based on the current available information, a few northwest-southwest suspected inferred faults are mapped at the site (**Plan 7**). The presence of faults may induce deep weathering profile which may cause local deepening of rockhead and thus affects the pile lengths. Further ground investigation works shall be carried out to verify the geotechnical constraints. The development will not have insurmountable geotechnical impact. At this preliminary planning stage, lower building blocks are assumed to be placed on the inferred faults area (**Plan 7**).

#### Land Requirement

- 3.2.26 Based on the land status records, resumption of about 8.1ha of land involving 85 private lots (subject to confirmation) will be required. No

graves, urns, kam taps and shrines will be affected in the proposed housing development.

#### **4. Provision of Open Space and GIC Facilities**

- 4.1 The provision of GIC facilities and open space within the planning scheme area of the Ping Shan OZP has been assessed. Based on a planned population of about 83,775 persons, including the population of the proposed public housing developments, the planned provision of some GIC facilities, such as library, integrated family services centre and residential care homes for the elderly, is adequate to meet the need of the planned population (**Attachment VII**).
- 4.2 According to the HKPSG, there will be a shortage of 460 hospital beds. As the provision of hospital bed is determined in a regional context, the Hospital Authority and the Food and Health Bureau (FHB) will comprehensively review the overall demand and provision of hospital facilities in the territory and determine whether there is a need of site reservation for hospitals to meet the demand. Although the Ping Shan OZP planning scheme area will provide one 30-classroom secondary school, three 24-classroom primary schools and 53 kindergarten classrooms, there will be a shortage of 26 secondary school classrooms, 14 primary school classrooms and 19 kindergarten classrooms. Nevertheless, there is a surplus of planned secondary and primary classrooms in the whole Yuen Long district<sup>6</sup> while the shortfall in kindergarten classrooms could be supplemented by the nearby TSW and Yuen Long New Towns<sup>7</sup> which have adequate surplus to address the needs in the Ping Shan area.
- 4.3 Although there is shortfall in social welfare facilities such as child care centre (CCC), integrated children and youth services centre, and community care services facilities, the provision of these facilities is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. These facilities should be carefully planned/ reviewed by relevant government departments/ bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to be incorporated in the proposed public housing developments at the detailed design stage.
- 4.4 For the provision of public open space, the proposed public housing developments will provide sufficient local open space to serve the planned population. There is a surplus of planned local and district open spaces in the whole Yuen Long district<sup>8</sup> which could supplement the shortfall of local and district open spaces for the Ping Shan area.

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<sup>6</sup> There are 263 and 346 surplus secondary classrooms and primary classrooms respectively in the Yuen Long District.

<sup>7</sup> There are 111 and 60 surplus kindergarten/nursery classrooms in the TSW New Town and Yuen Long New Town respectively.

<sup>8</sup> There are 29.72 ha and 76.26 ha of surplus district open space and surplus local open space respectively in the Yuen Long District.

## 5. **Proposed Amendments to Matters Shown on the Plan**

The following amendments to the Ping Shan OZP are proposed:

### Amendment Item A (about 12.09ha) (Plans 1, 2a, 3a and 4a to 4d)

Rezoning of an area to the west of Fuk Hi Street in Wang Chau from “GB” and “OS” to “R(A)5”.

### Amendment Item B (about 9.23ha) (Plans 1, 2b, 3b and 4e to 4h)

Rezoning of an area to the east of TSW New Town across Tin Tsz Road from “REC” to “R(A)6”.

### Amendment Item C (about 0.5ha) (Plans 1, 2b, 3b and 4h)

Rezoning of an area to the north of HMST from “REC” to “G/IC”.

## 6. **Proposed Amendments to the Notes of the OZP**

- 6.1 The following proposed amendments have been incorporated in the draft Notes at **Attachment III** with addition in *bold and italic* and deletion in ~~single crossed out~~ for Members’ consideration.

### “R(A)” zone

- 6.2 In relation to the Amendment Items A and B as mentioned in paragraph 5 above, the Notes and the Remarks for “R(A)” zone will be revised to stipulate maximum PR of 6.5 and BH of 135mPD for the new “R(A)5” sub-zone and maximum PR of 6.7 and BH of 160mPD for the new “R(A)6” sub-zone. In determining the maximum plot ratio for the purpose of “R(A)5” and “R(A)6”, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

### Technical Amendments

- 6.3 On 28.12.2018, the Board agreed a revised set of MSN to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “Comprehensive Development Area”, “Residential (Group B)”, “Residential (Group E)”, “V” and “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” zones.
- 6.4 Opportunity is also taken to revise the Remarks in the Notes of “CA” zone for the excavation work/land filling/pond filling in association with public works co-ordinated or implemented by Government and maintenance, repair or rebuilding works to be exempted from the requirement of planning application.

## **7. Revision to the Explanatory Statement of the OZP**

The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity is also taken to update the general information to reflect the latest circumstances within the planning scheme area of the OZP. A copy of the revised ES with the proposed additions highlighted in ***bold and italics*** and deletions in '~~crossed-out~~' is at **Attachment IV**.

## **8. Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-PS/19.

## **9. Consultation**

### Consultation with District Council and Rural Committee

- 9.1 On 17.3.2021, PlanD, CEDD and the Housing Department consulted the Housing, Town Planning and Development Committee of Yuen Long District Council (HTPDC of YLDC) regarding the proposed amendments to the Ping Shan OZP for the two proposed public housing developments. The HTPDC members have some reservations on the proposed developments mainly due to the concerns on compensation and rehousing, traffic impact on road network, provision of public transport and cycle track as well as provision of market, retail facilities and social welfare facilities.
- 9.2 On 9.4.2021, the Ping Shan Rural Committee (PSRC) was consulted regarding the proposed amendments to the Ping Shan OZP for the two proposed public housing developments. The PSRC strongly objected to the proposed public housing developments and raised concerns mainly on compensation and rehousing, local employment, over-population, traffic impact on road network and fung shui aspects. The PSRC counter-proposed to develop the Fung Lok Wai area for public housing.

### Departmental Consultation

- 9.3 The proposed amendments have been circulated to relevant Government bureaux and departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problems have been raised by the Government departments consulted:
- Secretary for Development;
  - Secretary for Transport and Housing;
  - Secretary for Education;
  - Commissioner for Innovation and Technology;
  - District Lands Officer/Yuen Long, Lands Department (LandsD);
  - Principle Land Executive/Yuen Long Projects (Acquisition Section), LandsD;
  - Antiquities and Monument Office, Development Bureau;
  - Commissioner for Transport;

- Chief Highway Engineer/New Territories West, Highways Department;
- Director of Environmental Protection;
- Director of Housing;
- Project Manager (West), CEDD;
- Chief Engineer/Housing Projects 2, CEDD;
- Chief Engineer/Housing Projects 3, CEDD;
- Head of the Geotechnical Engineering Office, CEDD;
- Chief Town Planner/Urban Design & Landscape, PlanD;
- Director of Fire Services;
- Chief Engineer/Mainland North, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Architect/Central Management Division 2, Architectural Services Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Director of Social Welfare;
- Director of Health;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

#### Public Consultation

- 9.4 If the proposed amendments are agreed by the Committee, the draft Ping Shan OZP No. S/YL-PS/18A (to be renumbered as S/YL-PS/19 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. The YLDC and PSRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

### **10. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Ping Shan OZP No. S/YL-PS/18 as shown on the draft Ping Shan OZP No. S/YL-PS/18A at **Attachment II** (to be renumbered as S/YL-PS/19 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Ping Shan OZP No. S/YL-PS/18A (to be renumbered as S/YL-PS/19) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

## **11. Attachments**

<b>Attachment I</b>	Approved Ping Shan OZP No. S/YL-PS/18 (reduced scale)
<b>Attachment II</b>	Draft Ping Shan OZP No. S/YL-PS/18A
<b>Attachment III</b>	Notes of the Draft Ping Shan OZP No. S/YL-PS/18A
<b>Attachment IV</b>	Explanatory Statement of the Draft Ping Shan OZP No. S/YL-PS/18A
<b>Attachment V</b>	Final Report of Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau
<b>Attachment VI</b>	Report for Zoning Amendment for Site Formation and Infrastructural Works for Proposed Public Housing Development near Tin Shui Wai
<b>Attachment VII</b>	Provision of Major GIC Facilities and Open Space in Ping Shan OZP
<b>Plans 1a and 1b</b>	Location Plans
<b>Plans 2a and 2b</b>	Site Plans
<b>Plans 3a and 3b</b>	Aerial Photos
<b>Plans 4a to 4h</b>	Site Photos
<b>Plan 5</b>	Conceptual Layout for Amendment Item A
<b>Plans 6a to 6f</b>	Photomontages for Amendment Item A
<b>Plan 7</b>	Conceptual Layout for Amendment Items B and C
<b>Plans 8a to 8d</b>	Photomontages for Amendment Items B and C
<b>Plan 9</b>	Proposed Traffic Improvement Works

**PLANNING DEPARTMENT  
APRIL 2021**