



**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37
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 the upper section of Hong Po Road from “Green Belt” (“GB”) and an area shown as ‘Road’ to ‘Residential (Group A)28’ (“R(A)28”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site at the junction of Hong Po Road/Tsing Lun Road and Ng Lau Road from “Residential (Group E)1” (“R(E)1”) and an area shown as ‘Road’ to “R(A)28” with stipulation of building height restriction.
- Item B – Rezoning of a site to the west of Ng Lau Road from “R(E)1” to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item C1 – Rezoning of a site in Tuen Mun Area 9 from “Comprehensive Development Area (1)” (“CDA(1)”), “CDA(2)” and an area shown as ‘Road’ to “Commercial (2)” (“C(2)”) with stipulation of building height restriction.
- Item C2 – Rezoning of a site adjacent to Ho Tin Light Rail Station from “CDA(1)” to “Open Space”.
- Item D – Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(3)” with stipulation of building height restriction.
- Item E – Rezoning of a site to the further west of Hing Fu Street from “GB” to “G/IC(4)” with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the “R(A)28” sub-area.
- (b) Revision to the Remarks of the Notes for “Commercial” zone to incorporate development restrictions for the “C(2)” sub-area.
- (c) Deletion of the set of Notes for the “CDA(1)” zone.
- (d) Incorporation of the set of Notes for the “G/IC(3)” and “G/IC(4)” sub-areas.

Town Planning Board

20 October 2023

List of Representers in respect of
Draft Tuen Mun Outline Zoning Plan No. S/TM/38

Representers

Representation No. (TPB/R/S/TM/38-)	Name of ‘Representer’
R1	Ma Ngo Chun
R2	Mary Mulvihill
R3	Join Smart Limited
R4	Mass Transit Railway Corporation Limited

Tuen Mun and Yuen Long West District

Agenda Item 54

[Open Meeting]

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37
(RNTPC Paper No. 7/23)

48. The Secretary reported that the proposed amendments Amendment Items A1, A2 and B mainly involved supporting facilities for a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The proposed Amendment Items C1 and C2 were to take forward the decision of an agreed section 12A application (No. Y/TM/28) submitted by The Kowloon Motor Bus Company (1933) Limited (KMB) and TM properties Investment Limited (TMPI), which were partly owned by Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants. The following Members had declared interests on the item:

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|---|---|
| Mr Paul Y.K. Au
(as <i>Chief Engineer</i>
(Works), <i>Home Affairs</i>
<i>Department</i>) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Dr C.H. Hau | - being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional adviser of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; and conducting contract research projects with CEDD; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA, SHK and AECOM; |
| Mr K.L. Wong | - being a member and an ex-employee of the |

Hong Kong Housing Society which currently had discussion with HD on housing development issues;

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win; and
- Mr Vincent K.Y. Ho - having current business dealings with SHK and AECOM.

49. The Committee noted that Dr Conrad T.C. Wong, Messrs Vincent K.Y. Ho and Paul Y.K. Au had tendered apologies for not being able to attend the meeting and Miss Winnie W.M. Ng had left the meeting temporarily. According to the procedure and practice adopted by the Town Planning Board, as the proposed amendment for public housing development was the subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As Dr C.H. Hau had no involvement in the EFS conducted by CEDD, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

50. The following representatives from PlanD were invited to the meeting at this point:

PlanD

- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW);
- Ms L.C. Cheung - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW); and
- Ms Ophelia C.M. Wong - Town Planner/Tuen Mun and Yuen Long West.

51. With the aid of a PowerPoint presentation, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the OZP and the Notes of the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1, A2 and B – to rezone the Items A1 and A2 sites to “Residential (Group A)28” and the Item B site to “Government, Institution or Community”, with maximum building heights (BHs) stipulated on the OZP, for a public housing development and sewage pumping station respectively;
- (b) Amendment Items C1 and C2 – to rezone the Item C1 site to “Commercial (2)” with maximum BHs stipulated on the OZP for a commercial development to take forward the decision of the Committee on an approved s.12A application (No. Y/TM/28) and to rezone the Item C2 site to “Open Space” to reflect the existing public toilet and planned pet garden; and
- (c) Amendment Items D and E – to rezone the Items D and E sites to “Government, Institution or Community (3)” and “Government, Institution or Community (4)” with maximum BHs stipulated on the OZP for columbarium uses to take forward the decisions of the Committee on two agreed s.12A applications (No. Y/TM/25 and Y/TM/26).

52. As the presentation of PlanD’s representative had been completed, the Chairman invited questions from Members.

53. Noting that the proposed public housing development under Amendment Items A1, A2 and B straddled the Lam Tei Yick Yuen (LTY Y) OZP and Tuen Mun OZP and the corresponding amendments to the LTY Y OZP were completed in November 2022, the Chairman enquired the reason of not proposing amendments to the Tuen Mun OZP in tandem with the LTY Y OZP. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that other than the concerned public housing development, the programme of amending the Tuen Mun OZP had also taken into account the progress of the other amendment items currently being proposed.

54. Members had no question on the proposed amendments to the OZP.

55. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37 as shown on the draft Tuen Mun OZP No. S/TM/37A (to be renumbered to S/TM/38 upon exhibition) at Attachment II of the Paper and its Notes at Attachment III were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tuen Mun OZP No. S/TM/37A (to be renumbered to S/TM/38) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES was suitable for exhibition together with the OZP.

56. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

Agenda Item 63

Section 16 Application

[Open Meeting]

A/TM/573

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use in "Other Specified Uses" annotated "Business" Zone, No. 3 Kin Tai Street, Tuen Mun

57. The Secretary reported that consideration of the application had been rescheduled.

Watervale House 活化後可凸顯其與屯門歷史的連結。

(B) 工務計劃項目第 B764CL 號及第 B861CL 號屯門新慶路及康寶路公營房屋發展的工地平整及基礎設施工程 - 諮詢擬建公共道路及污水收集設施工程、公營房屋發展計劃及修訂相關的《屯門分區計劃大綱核准圖》

(屯門區議會文件 2023 年第 19 號)

14. 主席歡迎土木工程拓展署總工程師／房屋工程 2 陳偉杰先生、高級工程師 1／房屋工程 2 梁淑芳女士、房屋署高級建築師 22 陳興文先生、建築師 71 黎安敏女士、規劃署高級城市規劃師／元朗西 1 張齡芝女士、屯門地政處總地政主任謝興哲先生及阿特金斯顧問有限公司副項目經理黃龍殊先生出席是次會議。

15. 土木工程拓展署陳先生、梁女士、房屋署陳先生及規劃署張女士透過投影片（見附件二）向屯門區議會介紹題述文件內容。

16. 副主席表示公營房屋發展計劃令屯門區人口激增，並擔心有關基建項目未能配合居民入伙的時間。他曾於 2021 年 7 月的會議提出類似的意見，故不在此再重複。不過，他留意到其中一幅原用作興建公營房屋的用地已改為規劃興建一個 11 人足球場及體育館，但改劃後的預計人口仍然維持六萬人不變，對此他提出疑問。他提出第 54 區被徵用作興建簡約公屋的用地本來就是用於興建體育館，而此項目同時擬在足球場後方興建體育館，故擔心項目有所重複或有預感簡約公屋會落地生根。他認為部門應於題述發展計劃提供超過新興建屋苑需求的泊車位，以填補屯門區泊車位不足之數。此外，他樂見新慶路及康寶路發展計劃附有公共運輸交匯處，並詢問該交匯處將以有蓋還是露天的模式興建。最後，他建議主席去信城市規劃委員會反映議會的意見，以供其考慮。

17. 林頌鎧議員表示十分贊成題述公營房屋發展計劃的基礎設施工程，並詢問政府是否正在推行基建先行的概念，避免新入伙的居民成為「開荒牛」。他指出縱使興建大型公營房屋會帶來裨益，但要做好交通網絡規劃，方可便利日後入伙的居民。

18. 蘇嘉雯議員表示部門有將議員部分意見納入題述公營房屋發展計劃，包括開通 L7 路、興建行人天橋及加設濕貨街市。她補充表示，希望基建可於居民入伙前落成、行人天橋可接駁至港鐵站及建立公營濕貨街市。另外，她認為應興建多層停車場、圖書館及社區會堂等該區缺乏的設施。她支持預留地方興建體育館，因建於簡約公屋選址上的體育館將來或會被收回，而有關體育館將來亦可改為社區會堂。最後，她表示自己由開邨至今一直爭取興建行人路上蓋，希望部門可以聽取有關意見。

19. 賴嘉汶議員表示自 2021 年題述公營房屋發展計劃推出時已十分關注當中的交通及配套設施，亦樂見部門將部分意見納入發展計劃當中，但她仍想提出幾項意見。首先，僅將行人天橋接駁至五柳路並不足以解決居民的出行問題，必須接駁至兆康地鐵站 E 出口。第二，政府應興建多層停車場，以解決泊車位不足的問題。第三，現時五柳路及康寶路實施雙線單程行車，她查詢日後擴闊至雙線雙程行車時的安排，並希望當局可將對居民的影響減至最低。第四，她留意到擬興建的足球場靠近茵翠豪庭，故查詢會否配有隔音屏障。第五，第 54 區居民時常因巴士滿座而需要步行至地鐵站，她建議政府在配合洪水橋發展的同時，將綠色運輸系統擴展至藍地輕鐵站。最後，她建議房屋署在設計時應考慮明渠位置，避免影響日後行人路上蓋的興建工程。

20. 土木工程拓展署陳先生就議員的查詢及意見作出以下綜合回應：

- (i) 於發展用地興建一個體育館及一個 11 人足球場主要為配合擬議公營房屋的發展需要；
- (ii) 就議員對興建有關體育館及足球場等設施的意見，署方會轉達予康樂及文化事務署（下稱「康文署」）供其於詳細設計階段考慮；
- (iii) 擬建的兩個公共運輸交匯處均設有上蓋，市民於等車時不用日曬雨淋；
- (iv) 相關的基礎設施都會配合擬議公營房屋的入伙時間。例如，L7 路的完工時間目標於新慶路公營房屋發展第一期入伙前完成；
- (v) 興建行人天橋連接至兆康地鐵站，可能會影響附近屯馬線及輕鐵的高架路段及橋墩，亦可能會影響附近的一些私人地段。但署方會於詳細設計階段再探討是否有更理想的連接方案，讓市民更舒適地步行至西鐵站附近；
- (vi) 題述發展項目未有計劃興建多層停車場，但房屋署會按最新規劃標準提供泊車位，而署方亦會將議員的意見轉介予其他部門如康文署等，供其於體育館的詳細設計階段考慮；
- (vii) 署方亦會盡可能於連接兩個公共運輸交匯處之間的行人路上興建上蓋，而房屋署亦會於擬議公營房屋項目內的行人路上興建上蓋，為居民和市民提供一個舒適的步行環境；
- (viii) 於施工期間，署方會要求承建商採取適當的環境緩減措施以將對居民的影響減至最低，亦會有駐地盤團隊密切監測工程的進行；

- (ix) 康文署及相關工務部門會於詳細設計階段考慮是否需要於足球場設置隔音屏障；以及
- (x) 有關綠色運輸系統，署方會與有關部門再作了解及溝通。

21. 房屋署陳先生就議員的查詢及意見作出以下綜合回應：

- (i) 擬興建的濕貨街市為房屋署街市，並非由領展管理；
- (ii) 署方的房屋發展計劃內均設有有蓋行人通道，避免居民日曬雨淋；以及
- (iii) 署方會參照《香港規劃標準與準則》規劃公營房屋項目的泊車位數目。署方明白議員希望除了居民的泊車需求外，項目可提供額外的泊車設施，但署方需要因應實際情況作全面考慮，例如更長的建築期所帶來的財政負擔及泊車位數目對住宅造成的影響等。就泊車位的實際數量，署方會於設計階段諮詢運輸署，與其保持緊密溝通，再落實有關安排。

22. 蘇嘉雯議員表示由於區內交通時常癱瘓，而把行人天橋接駁至兆康地鐵站乃居民的訴求，故認為即使實行上有少許困難，仍請署方盡力而為。此外，她表示《香港規劃標準與準則》已過時，並重申區內應設置多層停車場、行人路上蓋及圖書館。

23. 賴嘉汶議員表示她一直對於在區內興建行人路上蓋及停車場一事十分關注，並會繼續跟進。就剛才提到的綠色運輸系統，她補充指由於康寶路公營房屋發展計劃距離洪水橋發展計劃僅三分鐘車程，故認為具參考性及可予落實。此外，就 L7 路連接興貴街的位置，由於輕鐵有優先使用權，而現時每次轉燈時只能容納 2.5 架車輛通過，故有需要研究如何疏導該路段的交通。

24. 土木工程拓展署陳先生就議員的查詢及意見作出以下綜合回應：

- (i) 雖然行人天橋接駁至兆康地鐵站有所限制，但署方會研究於有行人路段加設上蓋，稍後亦可與議員一同實地視察，探討有關可行性；
- (ii) 就綠色運輸系統，他表示會向負責洪水橋房屋發展計劃的同事索取資料，再仔細研究；以及
- (iii) 就 L7 路連接興貴街的問題，署方在詳細設計階段會研究如何在設計上令行車更暢順。

25. 蘇嘉雯議員表示署方應盡快提供擬興建體育館的確實時間表及

體育館的詳細設施，她擔心項目會不了了之或土地被徵用作其他用途。

26. 土木工程拓展署陳先生表示由於教育局因應近年適齡的學童人數有所減少，因此決定釋放四幅學校用地。經與相關部門協商，決定當中一幅學校用地改作興建一個體育館。而有關體育館的設計及建造，將由康文署推展。據他所知，康文署稍後會就有關項目諮詢區議會及交代詳細時間表。

27. 主席表示區議會原則上支持題述項目，但關鍵是署方要做好交通及配套設施，他請署方認真研究議員剛才提出的意見，例如將行人天橋接駁至兆康地鐵站及興建多層停車場等。

28. 賴嘉汶議員補充表示署方可就房屋發展、基建、康體設施各方面與區議員保持聯絡及適時報告情況。她指出新慶路及康寶路公營房屋發展計劃與洪水橋發展計劃的發展時間及距離都很相近，一些道路改善工程及大規模的變化或會對藍地居民造成影響，故希望署方與相關部門多作交流，並於施工時互相配合。

29. 主席請部門考慮賴嘉汶議員提出的意見，並適時向區議會報告工程的進展。

(C) 元朗公路（藍地至唐人新村段）擴闊工程 （屯門區議會文件 2023 年第 20 號）

30. 主席歡迎路政署主要工程管理處工程管理組長／運輸規劃杜錦標先生、高級工程師／元朗公路擴闊工程李國強先生、工程師 1 邱家華先生、工程師 2 黃東亮先生、運輸署高級工程師／主要工程 2 唐鈞誠先生、高級工程師／屯門程凱盈女士、艾奕康有限公司執行董事李振輝先生及陳家能先生出席是次會議。

31. 路政署杜先生及李先生透過投影片（見附件三）向屯門區議會介紹題述文件內容。

32. 賴嘉汶議員查詢有關近藍地石礦場路段，施工時的工程車輛一般是否會經由福亨村路進入石礦場進行相關工程。她表示由於附近正進行多項工程，福亨村路現時已經常有大型車輛出入而導致擠塞，對附近鄉郊居民造成不便，故請署方留意。

33. 路政署杜先生表示，署方現階段主要完成相關工程走線的初步設計，暫時尚未規劃有關施工時工程車輛的出入路線，然而署方備悉賴議員的意見。署方會於工程開展前，評估施工時對附近道路的交通

Provision of Major Community Facilities and Open Space in Tuen Mun OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	57.64 ha	61.20 ha	90.50 ha	+32.86 ha
Local Open Space	10 ha per 100,000 persons [#]	57.64 ha	101.73 ha	116.63 ha	+58.99 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	8	6	8	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	2	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	2	2	2	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	2	3	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
Community Hall	No set standard	N.A	11	12	N.A.
Library	1 district library for every 200,000 persons ^{#π} (assessed on a district basis)	2	3	3	+1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 [#]	345 classrooms	437 classrooms	463 classrooms	+118 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	956 classrooms	971 classrooms	1,037 classrooms	+81 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territory-wide basis)	719 classrooms	951 classrooms	981 classrooms	+262 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	3,273 beds	3,712 beds	3,712 beds	+439 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	5	3	5	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	2,305	557	857	-1,448~ (a long-term target assessed on a wider context spatial context)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	7	13	13	+6
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	3	4	4	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.~
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	9	13	N.A.~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{**} (assessed by SWD on a district basis)	3,050 places	905 places	1,365 places	-1,685 Places~ (A long-term target assessed on a wider spatial context by SWD)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	3,777 beds	2,049 beds	2,529 beds	-1,248 beds~ (A long-term target assessed on a wider spatial context by SWD)
Pre-school Rehabilitation Services	23 subvented service places for every 1 000 children aged 0-6 [#] (assessed by SWD on a district basis)	517 places	469 places	589 places	+72 places
Day Rehabilitation Services	23 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a district basis)	1,137 places	1,240 places	1,520 places	+383 places~
Residential Care Services	36 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,779 places	2,082 places	2,292 places	+513 places~
Community Rehabilitation Day Centre	1 centre for every 420 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
District Support Centre for Persons with Disabilities	1 centre for every 280 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Note:

The planned resident population in TM OZP is about 576,400. If including transients, the overall planned population is about 595,100. All population figures have been adjusted to the nearest hundred.

Remark :

- # The requirements exclude planned population of transients.
- ~ The deficit in provision is based on OZP planned population while Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.
- π Small libraries are counted towards meeting the HKPSG requirement.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.
- ^ The provision of hospital beds is to be assessed by the Hospital Authority on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long. There are a number of hospital development projects planned in the First and Second Ten-year Hospital Development Plans (HDPs).

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