

圖例 NOTATION			
ZONES	地帶	COMMUNICATIONS	交通
COMPREHENSIVE DEVELOPMENT AREA	CDA	RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
RESIDENTIAL (GROUP A)	R(A)	LIGHT RAIL	輕鐵
RESIDENTIAL (GROUP B)	R(B)	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP E)	R(E)	ELEVATED ROAD	高架道路
VILLAGE TYPE DEVELOPMENT	V		
OPEN STORAGE	OS		
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC		
OPEN SPACE	O		
RECREATION	REC		
OTHER SPECIFIED USES	OU		
GREEN BELT	GB		
CONSERVATION AREA	CA		
		MISCELLANEOUS	其他
		BOUNDARY OF PLANNING SCHEME	規劃範圍界線
土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	百分比 %	用途
COMPREHENSIVE DEVELOPMENT AREA	25.06	7.05	綜合發展區
RESIDENTIAL (GROUP A)	28.23	7.93	住宅 (甲類)
RESIDENTIAL (GROUP B)	3.91	1.10	住宅 (乙類)
RESIDENTIAL (GROUP E)	4.54	1.28	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	66.08	24.19	鄉村式發展
OPEN STORAGE	13.14	3.69	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	13.25	3.72	政府、機構或社區
OPEN SPACE	3.46	0.97	休憩用地
RECREATION	27.41	7.70	康樂
OTHER SPECIFIED USES	1.68	0.47	其他指定用途
GREEN BELT	55.32	15.55	綠化地帶
CONSERVATION AREA	70.23	19.74	自然保育區
DRAINAGE CHANNEL	0.48	0.13	排水道
RAILWAY	0.95	0.27	鐵路
MAJOR ROAD ETC.	22.05	6.21	主要道路等
TOTAL PLANNING SCHEME AREA	355.82	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL-PS/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/18

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

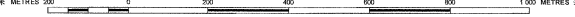
AMENDMENT ITEM A
AMENDMENT ITEM B
AMENDMENT ITEM C

(參看附表)
(SEE ATTACHED SCHEDULE)

2021年5月7日 按照城市規劃條例第5條展示的
核准圖編號 S/YL-PS/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-PS/18
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
7 MAY 2021
Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的屏山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING SHAN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-PS/19

**SCHEDULE OF AMENDMENTS TO THE
APPROVED PING SHAN
OUTLINE ZONING PLAN NO. S/YL-PS/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the west of Fuk Hi Street in Wang Chau from “Green Belt” (“GB”) and “Open Storage” (“OS”) to “Residential (Group A)5” (“R(A)5”) .
- Item B – Rezoning of a site to the east of Tin Tsz Road in Ping Shan north from “Recreation” (“REC”) to “Residential (Group A)6” (“R(A)6”) .
- Item C – Rezoning of a site to the north of Ha Mei San Tsuen from “REC” to “Government, Institution or Community” (“G/IC”) .

II. Amendments to the Notes of the Plan

- (a) Revision of the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the new “R(A)5” and “R(A)6” sub-areas.
- (b) Revision of the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “Residential (Group A)4” (“R(A)4”), “R(A)5” and “R(A)6” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)5” and “R(A)6” sub-areas, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.
- (d) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)4”, “R(A)5” and “R(A)6” sub-areas, any floor space that is constructed or intended for use solely as public vehicle park, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

- (e) Deletion of 'Market' from Column 2 of the Notes for "Comprehensive Development Area", "Residential (Group B)", "Residential (Group E)", "Village Type Development" and "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" zones.
- (f) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "R(A)" and "G/IC" zones.
- (g) Revision of the Remarks of the Notes for "Conservation Area" zone on filling of land/pond or excavation of land.

Town Planning Board

7 May 2021

**List of Representers in respect of the
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19**

Representation No. TPB/R/S/YL-PS/19-	Name of Representer
R1	新界鄉議局 Heung Yee Kuk New Territories
R2	鄭森祺 (元朗屏山鄉大井圍及吳屋村村代表)
R3	黃永生 (元朗屏山鄉橫洲六村村代表)
R4	楊家安 (橫洲楊屋邨原居民村代表)
R5	屏山鄉鄉事委員會 Ping Shan Rural Committee
R6	陳月倫 (屏山鄉蝦尾新村村代表)
R7	張錦福 (屏山鄉鄉事委員會委員)
R8	鄧志學 (鄧維新堂司理人)
R9	馮少騰 (屏山鄉馮家圍村代表)
R10	馮少權 馮少強 郭桂英 (馮家圍村民)
R11	陳天佑
R12	梁仁維
R13	梁添維
R14	鄧偉堂
R15	廖駿凌
R16	潘永良
R17	鄭沛豪
R18	劉效良
R19	郭錦昌
R20	Lai Chun San
R21	鄧凱丰
R22	Chan Chi Wing
R23	鄧志學
R24	鄧志剛
R25	陳士誠
R26	鄧志堅
R27	梁新維
R28	鄧勵才
R29	鄧燦邦
R30	鄧志勇

R31	鄧喬丰
R32	鄧青年
R33	鄧德揚
R34	鄧偉揚
R35	鄧允傑
R36	陳志榮
R37	Tang Wing Hong
R38	陳清麟
R39	鄧耀榮
R40	Ho Siu Wing
R41	陳文偉
R42	何冠屏
R43	余穎儀
R44	莫秀顏
R45	黃麗新
R46	曾帶偉
R47	陳景良
R48	熊敏兒
R49	李沅汶
R50	黃洛英
R51	布偉雄
R52	劉錫文
R53	杜秋
R54	陸子峯
R55	鄧焯謙
R56	環宇建設有限公司 Universal Construction Company Limited
R57	環宇機械運輸有限公司 Universal Machine Transport Company
R58	天輝工程有限公司 Natural Shine Engineering Limited
R59	張妹
R60	Mary Mulvihill
R61	Fung Kam Lam
R62	Wong Hoi Yan

List of Commenters in respect of the
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19

Comment No. TPB/R/S/YL-PS/19-	Name of Commenter
C1	環保觸覺 Green Sense
C2	香港觀鳥會 Hong Kong Bird Watching Society
C3	鄧志強 (元朗區議員)
C4	Mary Mulvihill

**Summary of Representations and Comments and Government Bureaux/Departments' Responses
in respect of the Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19**

(1) The grounds and suggestions of the representers (**TPB/R/S/YL-PS/19-R1 to R62**) as well as responses are summarised below:

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
R1 to R3 (R1 Heung Yee Kuk New Territories (HYK), R2 Village Representatives (VRs) of Tai Tseng Wai Tsuen and Ng Uk Tsuen, R3 : VRs of Wang Chau Six Villages)	<p>Oppose Items A, B and C</p> <p><u>Grounds of Representations</u></p> <p>(a) Items A, B and C involve substantial 'Tso/Tong' land. Resumption of 'Tso/Tong' land is in contravention of Article 40 of the Basic Law in that 'the lawful traditional rights and interests of the indigenous inhabitants of the New Territories shall be protected by the HKSAR'. (R1, R2, R3)</p> <p>(b) The existing open storage, logistics and warehouse operations within Items A, B and C provide a lot of working opportunities for the villagers and residents nearby. Without reprovisioning sites for these operations, there will be adverse impact on the industry and local employment. (R1, R2, R3)</p>	<p>(a) As advised by the Development Bureau, according to the Lands Resumption Ordinance and other relevant legislation, the Government could resume land if such resumption is for a public purpose as required under the law. The legal title to the land (including whether the land is held by Tso/Tong) is not a relevant factor when considering whether land should be resumed, nor does it affect the statutory power to resume land under the relevant legislation. In this regard, it is considered that there is no evidence that the resumption of private land for the proposed public housing developments is incongruent with the Basic Law.</p> <p>(b) Brownfield operations are business undertakings. While the Government does not make "one-on-one" re-provisioning arrangements for brownfield operators affected by development projects, they may wish to move their businesses to other locations zoned "Open Storage", "Industrial" and/or "Industrial</p>

Representation No. (TPB/R/S/ YL-PS/19-)	Subject of Representation	Responses to Representation
		<p>(Group D)” in the New Territories. The revised “Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB PG-No. 13F) promulgated by the Town Planning Board (the Board) in March 2020 set out the criteria for assessing planning applications for open storage and port back-up uses, which help channel such uses to more suitable locations.</p> <p>In parallel, the Government will:</p> <ul style="list-style-type: none"> • provide eligible operators with monetary compensation; • provide assistance on planning and land matters if operators have identified suitable relocation sites in the market; • through the Lands Department, make suitable vacant government sites available for letting to eligible business operators affected by land resumption and clearance exercises for New Development Area (NDA) or other relevant government projects, by way of short-term tenancy through tender; and • in the long-term, reserve land in the Hung Shui Kiu/Ha Tsuen NDA (HSK/HT NDA) and Yuen Long South (YLS) Development Area for possible development of multi-storey buildings to provide accommodation to consolidate brownfield operations.

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(c) The increase in population of about 30,000 [from Wang Chau Remaining Phases (WCRP) public housing development] will overstrain the existing traffic capacity and exacerbate traffic congestion at major roads such as Fuk Hi Street and Wang Lok Street. (R1, R2, R3)</p> <p>(d) The six indigenous Wang Chau villages will be surrounded by tall buildings which will create 'wall effect' and affect villagers' health. (R1, R2, R3)</p>	<p>(c) A Preliminary Traffic and Transport Impact Assessment (TTIA) was conducted under the Engineering Feasibility Study (EFS) to assess the traffic impact and suggest necessary mitigation measures to minimize the traffic impact. For WCRP public housing development, it was proposed to conduct and complete road improvement works including road widening at Fuk Hi Street, junction improvement at junctions of Fuk Hi Street/Long Ping Road, Fuk Hi Street/Wang Lok Street, Long Ping Road/Long Ping Estate Bus Terminus, Long Ping Road/Fung Chi Road, Fung Chi Road/Wang Tat Road before population intake. With the implementation of the aforementioned improvement measures, the traffic impact due to the proposed housing development on local and nearby road links and junctions should be manageable. Detailed TTIA will be conducted in the investigation and design stage to further review and formulate improvement measures to minimize traffic impact.</p> <p>(d) For WCRP public housing development, a preliminary Air Ventilation Assessment (AVA) and a Landscape and Visual Impact Assessment (LVIA) were conducted under the EFS to ensure proper mitigation measures will be adopted to minimize air ventilation and visual impacts.</p> <p>To minimize the air ventilation impact to the</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(e) There are a number of famous ‘fung shui’ graves at the burial ground at Kai Shan. The proposed public housing developments will affect ‘fung shui’ of the area. (R1, R2, R3)</p>	<p>surrounding area, building block disposition aligned with the prevailing wind direction, building separations between residential towers and setback from adjacent roads have been adopted in the indicative layout. At detailed design stage, 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. Planning brief will also be prepared to set out the planning parameters and the design requirements to guide the future development.</p> <p>Building separation of about 15m between 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. The overall visual impact is considered acceptable with mitigation measures.</p> <p>(e) During the planning of the proposed developments, the local environment, greening, culture and history of the communities are respected and protected as far as possible. The development areas for the proposed public housing projects had avoided encroaching onto the nearby villages and burial grounds.</p>

Representation No. (TPB/R/S/ YL-PS/19-)	Subject of Representation	Responses to Representation
	(f) Numerous squatters will be affected by the proposed public housing developments and the squatter residents will lose their homes. (R1, R2, R3)	<p>There is no grave, urn and kam tap identified within the proposed public housing sites. For WCRP public housing development, a wind/visual corridor in southeast-northwest direction between two rows of residential blocks is proposed. The proposed public housing development will not cause visual obstruction to the famous ‘fung shui’ grave located to its west.</p> <p>(f) The Finance Committee of the Legislative Council in July 2018 endorsed the enhancement made to the ex-gratia compensation and rehousing (C&R) arrangements for eligible domestic occupants in squatters and business undertakings affected by the government’s development clearance exercises. The enhanced arrangements are formulated to address the needs of different groups of people, while balancing the use of public money and public housing resources, principles of fairness, and expectations of affected clearances as well as the wider community.</p> <p>Notwithstanding the above, the C&R arrangements for affected residents are outside the scope of the OZP, which is to show the broad land use framework and planning intention for the area. The concerns of the affected stakeholders would be dealt with separately by the Government in accordance with established mechanism in firming up the implementation arrangements.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(g) The boundary of village ‘environ’ (VE) is shrinking and there is insufficient land for villagers to construct small houses. (R2, R3)</p> <p>(h) Severe flooding has been occurring at Fuk Hi Street. The Government should solve the drainage problem. (R2, R3)</p> <p><u>Representers’ Suggestions</u></p> <p>(i) The Government should consider developing the abandoned fish ponds at Fung Lok Wai for public housing development. (R1)</p> <p>(j) The Government should allow the villagers to develop village-type housing at ‘Tso/Tong’ land. Alternatively, the Government should reserve 20% of the public housing units for villagers or 20% of the land for villagers to construct their own houses. (R2, R3)</p>	<p>(g) There was no record of any change to the VEs since they have been drawn up. The proposed public housing developments will not encroach onto the VEs of Fung Ka Wai, Ha Mei San Tsuen and Wang Chau six villages.</p> <p>(h) The Drainage Impact Assessment (DIA) conducted under the EFS for WCRP public housing development confirmed that there is no insurmountable drainage problem arising from the proposed development. Drainage Services Department will keep monitoring the condition at Fuk Hi Street and carry out flood alleviation works as necessary.</p> <p>(i)&(j) The Government has been adopting a multi-pronged approach to make available sufficient supply of housing land progressively to meet the acute demand on housing. The Task Force on Land Supply stressed that there was no single solution to the land shortage problem, and a multi-pronged approach to increasing land supply would be necessary. The Government has therefore been developing land resources through various measures. The supply of land in the short-to-medium term is achieved through reviewing existing land uses of sites within the territory, while the development of NDAs, new town extensions and land reclamation, etc., will be amongst the key medium- to long-term options.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
		<p>The proposed public housing sites, which are located close to Yuen Long Town and Tin Shui Wai (TSW) New Town with existing public roads and supporting infrastructural facilities, are considered suitable for public housing developments. The Government will continue to conduct land use reviews to identify potential housing sites at other suitable locations. The Government has been and will continue resuming private land for public purposes, including various public housing projects. The suggestion of allocating portion of the sites for villagers' houses would inevitably pose constraints on comprehensive planning of the sites and result in loss of public housing units, which is undesirable in light of the current acute demand for public housing. Besides, land is reserved in "Village Type Development" zone for village type development.</p>
<p>R4, R56 to R59</p> <p>(R4 VR of Wang Chau Yeung Uk Tsuen, R56 Universal Construction Company Limited, R57 Universal</p>	<p>Oppose Item A</p> <p><u>Grounds of Representations</u></p> <p>(a) There is concern over the rehousing arrangement for the affected squatter residents. (R4)</p> <p>(b) The Government should adopt Zone A ex-gratia compensation rate for resuming the concerned lots as Item A is proposed for public housing development in the new town area. (R4)</p>	<p>(a) Response (f) to R1 to R3 above is relevant.</p> <p>(b) Response (f) to R1 to R3 above is relevant.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
Machine Transport Company, R58 Natural Shine Engineering Limited, R59 individual)	<p>(c) Resumption of brownfield sites will have adverse impact on local economy and employment. The existing brownfield operations such as car repairing, vehicle parking, logistics warehouses and open storage of heavy machinery cannot be relocated into industrial buildings. The Government should retain brownfield sites for them to continue their business. (R4)</p> <p>(d) Item A is located close to the major access to the burial ground. The proposed public housing development would affect ‘fung shui’ of the burial ground and villages. (R4)</p> <p>(e) The Government did not consult the brownfield operators and residents regarding the development proposals. (R56 to R59)</p>	<p>(c) Response (b) to R1 to R3 above is relevant.</p> <p>(d) Response (e) to R1 to R3 above is relevant.</p> <p>Besides, there are existing footpaths near the WCRP public housing site to access the burial ground in the nearby areas. A footpath is proposed along the southern boundary of the WCRP public housing site for providing access to the burial ground from Long Ping Road.</p> <p>(e) The established public consultation procedures for OZP amendments had been followed. Prior to the consideration of the proposed amendments to the OZP by the Rural and New Town Planning Committee (RNTPC), Planning Department (PlanD) together with concerned departments jointly consulted Yuen Long District Council (YLDC) and Ping Shan Rural Committee (PSRC) on 17.3.2021 and 9.4.2021 respectively on the proposed public housing developments. The views and comments received have been duly relayed to the RNTPC upon submission of the proposed amendments to the OZP.</p> <p>The draft OZP incorporating the proposed amendments was published for two months under the</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
		<p>Town Planning Ordinance (the Ordinance). The amendment details, including the relevant RNTPC Paper and technical assessments, were made available to the members of the public on the Board's website. Members of the public could submit representations in respect of the proposed amendments to the Board. Upon the exhibition of the representations received under the Ordinance, members of the public could submit comments on the representations within three-week time. All representers and commenters have been invited to the Board to present their views.</p>
<p>R5 to R55 (R5 PSRC, R6 VR of Ha Mei San Tsuen, R7 Member of PSRC, R8 Manager of Tang's Tong (鄧維新堂), R9 VR of Fung Ka Wai, R10 to R55 individuals)</p>	<p>Oppose Item B</p> <p><u>Grounds of Representations</u></p> <p>(a) Additional population arising from the proposed public housing development and other proposed residential developments in TSW will overstrain the existing traffic capacity (R5, R7 to R51, R53 to R55), e.g. aggravating the traffic condition of Tin Tsz Road (R41 to R51, R53 to R55). The current traffic condition in TSW New Town is undesirable with constant traffic jam and long bus travelling time with many detour stops. The existing traffic infrastructure could not accommodate the additional population. (R7 to R40)</p>	<p>(a) A preliminary TTIA was conducted under the EFS to assess the traffic impact and suggest necessary mitigation measures to minimize the traffic impact. For Tin Tsz Road (TTR) public housing development, it was 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, and to provide dedicated left turn lane for junction at Tin Tsz Road/Tin Wah Road. With the implementation of the aforementioned improvement measures, the traffic impact due to the proposed housing development on local and nearby road links and junctions should be manageable. Detailed TTIA will be conducted in the investigation and design</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(b) Additional population arising from the proposed public housing development and other proposed residential developments in TSW will exacerbate the current situation of the lack of community facilities (R5, R7 to R40, R42 to R51, R53, R54), such as health services, social welfare facilities. (R53 and R54)</p>	<p>stage to further review and formulate improvement measures to minimize traffic impact.</p> <p>In order to cater for the anticipated demand for public transport services generated by the existing and planned developments, Transport Department will review and implement the public transport services at appropriate time to tie-in with the population in-take of the proposed development and to cater for the demand of public transport services at the concerned district area.</p> <p>(b) Based on the Hong Kong Planning Standard and Guidelines (HKPSG) requirements, the planned provision for government, institution and community (GIC) facilities in Yuen Long District is generally adequate to meet the demand of the overall planned population (including the two proposed public housing developments), except for hospital beds, child care services facilities, community care services facilities, and residential care home for the elderly (RCHE).</p> <p>Hospital services are assessed on a wider regional basis and can be partly addressed by the provision in Yuen Long Town and TSW New Town. HKPSG requirements for social welfare facilities are a long-term goal and the actual provision would be subject to the consideration of relevant Bureaux/Departments (B/Ds) in the planning and development process as</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
		<p>appropriate, and as detailed design proceeds. PlanD and Social Welfare Department (SWD) will also work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Yuen Long District.</p> <p>SWD has all along adopted a multi-pronged approach, and maintained close liaison with relevant government departments, to identify suitable accommodation for the provision of welfare facilities, so as to meet the ongoing welfare service needs of different districts. Under the existing mechanism, when a NDA or site is identified as having potential for housing or GIC development, relevant government departments will plan for the proposed development with the required community facilities (including recreational, education, welfare facilities, etc.), taking into account the views of the community during the process.</p> <p>According to the 2020 Policy Address, about 5% of the gross floor area of future public housing projects could be set aside for the provision of social welfare facilities as far as practicable. The social welfare facilities (such as child care centre and community care services facilities), as well as other GIC facilities would be integrated comprehensively in the proposed public housing developments and would be further considered in consultation with the relevant government departments in the detailed design stage.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(c) There is a lack of employment opportunities in TSW district. The proposed public housing development would only create limited and/or low-ended employment opportunities. As a result, TSW residents commuting to work in other districts would put extra burden on the traffic capacity. (R5, R7 to R55)</p> <p>(d) The future public housing population would induce adverse noise and traffic impacts on Ha Mei San Tsuen. (R6)</p>	<p>(c) The YLS Development and HSK/HT NDA will provide about 163,630 employment opportunities for North West New Territories (NWNT), including Yuen Long district. The implementation of the aforesaid projects will bring more jobs closer to residents in the NWNT region and help redress the current imbalance in the spatial distribution of population and jobs in the territory.</p> <p>According to the findings of the preliminary TTIA, with the implementation of the proposed mitigation measures, the impact on local road network in the area arising from the proposed development is acceptable.</p> <p>(d) Regarding the noise impact on Ha Mei San Tsuen, the TTR public housing development is not incompatible with its surrounding village development in land use term, and should not cause environmental nuisance to the adjoining villages. In fact, various technical assessments, including the Preliminary Environmental Review (PER), have been conducted under the EFS, which concluded that there is no insurmountable technical problem for the proposed public housing development. In particular, according to the findings of the PER, there will be no adverse construction noise impacts to Ha Mei San Tsuen with the implementation of noise mitigation measures such as good site practices, use of powered mechanical equipment, movable noise barriers and noise</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(e) The proposed public housing development is located close to the Ha Mei San Tsuen ancestral altar and burial ground. It will affect ‘fung shui’ of the village. (R6)</p> <p>(f) The Government committed to resume land for the development of village expansion area (VEA) of Ha Mei San Tsuen yet the proposal has been suspended. The villagers queried on the intention of land resumption for the public housing development. (R6)</p> <p>(g) There are insufficient restaurants and shopping malls in TSW district leading to expensive groceries and food. (R53)</p> <p>(h) There is a lack of parking spaces. (R54)</p> <p><u>Representers’ Suggestions</u></p> <p>(i) The Government should consider developing the abandoned fish ponds at Fung</p>	<p>enclosures. For traffic impact aspect, response (a) above is relevant.</p> <p>(e) During the planning of the proposed development, the local environment, greening, culture and history of the communities are respected and protected as far as possible. The development area for the proposed public housing project had avoided encroaching onto the nearby villages and burial grounds.</p> <p>There is no grave, urn and kam tap identified within the proposed public housing site. The proposed public housing development will not affect the Ha Mei San Tsuen ancestral altar and burial ground.</p> <p>(f) The proposed development area boundary for TTR public housing site would not encroach onto the VEA of Ha Mei San Tsuen.</p> <p>(g) When planning and developing the TSW new town, flexibility has been allowed for development of commercial facilities.</p> <p>(h) Parking spaces will be provided at the proposed public housing development according to the latest HKPSG requirements.</p> <p>(i) Response (i)&(j) to R1 to R3 above is relevant.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>Lok Wai for public housing/ another new town. (R5, R53 to R55)</p> <p>(j) It is suggested to construct a new road connecting the junction of Tin Tsz Road/Wetland Park Road to San Tin Highway via Fung Lok Wai and Tai Sang Wai with a slip road to Yuen Long Town Centre via Fuk Shun Street and Fuk Hi Street . The new road could alleviate traffic congestion in Yuen Long. (R5, R54)</p> <p>(k) It is suggested to construct a new road connecting Tin Wah Road to Yuen Long via Tai Tseng Wai and Fung Shun Street. (R53 and R54)</p> <p>(l) The Government should consider developing Country Park/ fringe of Country Park. (R41 to R53)</p> <p>(m) Items B and C should be developed for employment creation, such as commercial or industrial buildings, to avoid residents in the area travelling to work in other districts. (R41 to R51, R55)</p> <p>(n) The Government should upgrade existing brownfield operations for local employment as the site is located close to Shenzhen which is a suitable location for logistics industry. (R52)</p> <p>(o) Proposed public housing developments should be appropriately distributed in the whole territory and should not only be concentrated in Yuen Long Town and TSW New Town. (R41 to R51, R55)</p>	<p>(j)&(k)The proposed road improvement works as mentioned in response (a) above are considered adequate to address the traffic impact arising from the proposed public housing development. There is no detailed justification and assessment to support the proposed new road.</p> <p>(l) Response (i)&(j) to R1 to R3 above is relevant.</p> <p>(m) Response (c) above is relevant.</p> <p>(n) Response (c) above is relevant.</p> <p>(o) Response (i)&(j) to R1 to R3 above is relevant.</p>
<p>R60</p> <p>(individual)</p>	<p>Provides Views/Suggestions on All Amendment Items</p> <p><u>Views/Suggestions on Item A</u></p>	

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(a) One of the two primary schools proposed at WCRP public housing site should be built at TTR public housing site. Primary schools should be located within walking distance for public housing residents.</p> <p>(b) It is not appropriate to locate the proposed primary school next to a public transport interchange (PTI) as the air pollution will affect the primary school students.</p>	<p>(a) Education Bureau will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) in the planning of public sector school provision. Nevertheless, there is a surplus of primary school classrooms in the adjoining TSW New Town (i.e. about 297 classrooms) which could serve the future residents of TTR public housing development.</p> <p>(b) According to Civil Engineering and Development Department (CEDD), a PER was conducted under the EFS to ensure proper mitigation measures will be adopted to minimize the environmental impact. Regarding the two proposed primary schools at Item A, it was proposed to provide 5m-high boundary wall at the sides facing the roads. However, the adoption of the 5m-high boundary wall shall be reviewed by Architectural Services Department or the future project proponent of the school during detailed design stage. A mechanical ventilation system will be provided for the PTI to ensure that the air quality inside the PTI would comply with the requirement of the Environmental Protection Department. The exhaust louver of the ventilation fan would be located at the northern façade of the PTI, which faces away from the planned sensitive receivers within the</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	(c) A total of 594 trees are proposed to be felled. The trees along the main road should be retained to serve as natural buffer.	<p>proposed public housing development and the existing sensitive receivers along Fuk Hi Street. Other feasible school layouts, provision of mechanical ventilation and its design shall be further reviewed in the detailed design stage to ensure the PTI would not cause unacceptable adverse noise and air quality impacts to the surrounding area.</p> <p>(c) The proposed felling of trees is required for the site formation works of the proposed public housing development. Detailed tree survey will be carried out in the detailed design stage to avoid unnecessary tree felling. According to the broad-brush tree survey under the EFS, although there are about 594 trees falling within WCRP public housing site and the associated infrastructure works areas, they are all common species and no Old and Valuable Trees (OVTs) are identified.</p> <p>Amongst the surveyed trees, 5 will be transplanted, 31 will be retained, and 558 will be felled due to unavoidable conflicts with the development. A compensatory planting ratio of a minimum of 1:1 in terms of number will be provided as far as possible in accordance with the Development Bureau Technical Circular (Works) No. 4/2020. Approximately 640 new trees will be planted. The greenery area will not be less than 20% of the site area with reference to “Sustainable Building Design Guidelines” (Practice Notes for Authorized Persons, Registered Structural</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(d) There is insufficient information with regard to watercourses within Item A.</p> <p><u>Views/ Suggestions on Item B</u></p> <p>(e) A total of 512 trees are proposed to be felled. The trees along Tin Tsz Road should be retained as far as possible.</p>	<p>Engineers and Registered Geotechnical Engineers No. APP-152).</p> <p>(d) There are approximately 660m minor watercourses within the site. Most of them are engineered watercourses and have concrete-lined bottom and banks. As they are located near village area and/or open storage yards, it is likely that the watercourses have suffered certain degree of pollution from the surroundings. Considering various technical constraints, all watercourses within the site would be demolished and diverted to proposed box culvert within the site. The adoption of box culvert which occupies less land area was recommended with a view to achieving both maximum flat production and flood prevention.</p> <p>(e) The proposed felling of trees is required for the site formation works of the proposed public housing development. Detailed tree survey will be carried out in the detailed design stage to avoid unnecessary tree felling. According to the broad-brush tree survey under the EFS, although there are about 809 trees falling within TTR public housing site and the associated infrastructure works areas, they are all common species and no Old and Valuable Trees (OVTs) are identified.</p> <p>Amongst the surveyed trees, 297 will be retained, and 512 will be felled due to unavoidable conflicts with</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(f) There is no information on the future planning of the area with 700 trees located to the south of Item B.</p> <p>(g) It is not clear if transforming the watercourse into a box culvert would impact the terrain within Item B.</p> <p><u>General Views/Suggestions</u></p> <p>(h) The proposed public housing developments are subject to significant noise issues.</p>	<p>the development. A compensatory planting ratio of a minimum of 1:1 in terms of number will be provided as far as possible in accordance with the Development Bureau Technical Circular (Works) No. 4/2020. Approximately 550 new trees will be planted. The greenery area will not be less than 20% of the site area with reference to “Sustainable Building Design Guidelines” (Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-152).</p> <p>(f) The area with approximately 700 trees is located outside the boundary of the TTR public housing site. It is zoned “REC” which is intended for recreational developments for the use of the general public.</p> <p>(g) To maximize the development potential for public housing development and maintain the drainage flow path from Kai Shan and Fung Ka Wai, the existing modified watercourse within the site would be converted in the form of a box culvert. The site formation levels for the public housing site had been carefully designed to maintain the drainage requirement.</p> <p>(h) According to CEDD, PERs were conducted under the EFS to ensure proper mitigation measures will be adopted to minimize the environmental impact. According to the PERs, with the implementation of</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>(i) With no details provided, the commitment to provide various community facilities to meet the shortfalls and basic needs of residents is in doubt. This is less than desirable given the aging population. Many “Government, Institution or Community” sites were rezoned on the mistaken assumption that there is no deficit in community services, which in turn relates to the removal of provision standards for child care and elderly facilities from the HKPSG in 2008 initiated/agreed by SWD. The amendments lead to the current shortage of community facilities. The current solution to the shortfall is to accommodate community facilities in leftover spaces instead of well-planned and independent premises, which would foster better quality of life for especially those with impaired movement.</p> <p>(j) There is insufficient information on the location of the proposed open space within the proposed public housing developments.</p> <p>(k) An area between Item B and Fung Ka Wai is not included. It is unclear whether the open storage operations located in this area would continue to operate and affect the proposed public housing development.</p>	<p>mitigation measures including low noise road surfacing, architectural fins and acoustic windows at receiver, the predicted noise levels at the planned sensitive receivers within the proposed housing developments will comply with the relevant noise criteria.</p> <p>(i) Response (b) to R5 to R55 above is relevant.</p> <p>(j) Provision of local open space in public housing projects would be in accordance with HKPSG, in which the standard of provision for local open space is 1m² per person. The location of the open space within the proposed public housing developments would be reviewed and determined in the detailed design stage.</p> <p>(k) The concerned area is outside the EFS boundary and falls within the VE of Fung Ka Wai, which is currently zoned “REC”. When considering the future</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
		<p>planning applications for brownfield operations at these areas, the Board would take into account the proposed public housing development to ensure no adverse impacts would be incurred from the brownfield activities on the residents of the public housing site.</p>
<p>R61 (individual)</p>	<p>Opposes to Amendment to the Notes for extending the exemption clause on filling of land/pond and excavation of land to the “Conservation Area” (“CA”) zone</p> <p><u>Grounds of Representation</u></p> <p>(a) The original Remarks in the Notes of “CA” zone requires planning permission for excavation work/land filling/pond filling in association with public works co-ordinated or implemented by Government and maintenance, repair or rebuilding works. The original requirement is stringent. The government departments are required to apply for section 16 planning permission from the Board even if the proposed use is a Column 1 use. The Board is required to publish the application details and receive public comments. It ensures transparency in the statutory process.</p> <p>After the revision to the Remarks of the Notes of “CA” zone, the government departments no longer have to apply for planning permission for such works. It is a fundamental change. It reduces the statutory power of both the Board and the public as stipulated in the Town Planning Ordinance. The proposed amendments to allow government departments to be exempted from statutory regulation is a major change in policy directive.</p> <p>On 16.4.2021, the representatives of Tuen Mun and Yuen Long West District Planning Office presented to RNTPC explaining the proposed amendments to</p>	<p>(a) The extension of the ‘Exemption Clause’, i.e. exempting the land/pond filling and land excavation works pertaining to public works co-ordinated or implemented by Government and maintenance, repair and rebuilding works from the requirement of planning permission, to the “CA” zone is in line with the latest revision of MSN, which was agreed by the Board on 6.8.2021 and subsequently promulgated on 24.8.2021.</p> <p>The objective of extending the ‘Exemption Clause’ to conservation-related zones is to streamline the planning application process/mechanism. Public works co-ordinated or implemented by Government are under an established monitoring mechanism where proposed works have to be agreed by B/Ds concerned and in compliance with the relevant government requirements. Maintenance and repair</p>

Representation No. (TPB/R/S/ YL-PS/19-)	Subject of Representation	Responses to Representation
	<p>the Remarks of the “CA” zone as ‘to reflect latest circumstances’. The Committee Members did not raise question on the proposed amendments. If the requirements of government departments applying for planning permission for such works in sensitive zonings is effective under current circumstances, there is no need for the proposed amendments. It is doubtful whether the current requirements are not fulfilled, e.g. not applying for planning permission before commencement of works, government departments blaming long processing period of getting planning permission for the works, etc.</p> <p>The “CA” zone is a sensitive zone with ecological value. It is important to allow the public to be informed of and comment on such works. It is also of paramount importance for the Board to have statutory control over such public works.</p> <p>The Remarks of sensitive zonings (e.g. “CA” or “CPA” zones) of some OZPs, e.g. Tai Tong OZP, Cheung Chau OZP, that were gazetted in 2020, were not amended to exempt such works from requiring planning permission. However, such amendments are proposed in three OZPs (including this Ping Shan OZP) simultaneously on 7.5.2021. On 15.1.2021, PlanD also presented four new OZPs on Lantau Island to the Board incorporating such Remarks. While the Board has not amended the Master Schedule of Notes to Statutory Plans (MSN) since 2018, the proposed amendments to exempt requirements of planning permission for such works on individual OZPs one by one would undermine the consistency of different OZPs and the MSN. The resultant differences would lead to revision of the MSN eventually to tally with the ‘latest circumstances’. It would be too late to question the logic behind the amendments.</p> <p>The purpose of the proposed amendment is unknown. While the MSN has not been revised, changing the Remarks of sensitive zones for separate OZPs without detailed explanation should not be supported.</p>	<p>works are small in scale and do not involve new development. Rebuilding works are also small in scale which are regarded as a respect of the rebuilding right of the owner/occupier of an existing permitted building/structure. In gist, the ‘Exemption Clause’ is only applicable to public works and minor works which no major adverse impacts are anticipated. It should also be noted that such works exempted from planning permission still have to conform to any other relevant legislation, the conditions of the government lease concerned, and other government requirements, as may be applicable.</p> <p>Besides, the ‘Exemption Clause’ only applies to the land/pond filling and land excavation works. If a ‘use’ requires planning permission from the Board in terms of the Notes (e.g. a Column 2 use), the use itself still requires planning permission and its associated land/pond filling and/or land excavation works would form part of the proposal. Planning permission for filling of land/pond and excavation of land is also required for a permitted use/development (i.e. a Column 1 use or a use specified in the Covering Notes) if the works are not exempted in the Remarks of the Notes. In this regard, statutory control over the developments in the “CA” zone have not been undermined under the Ordinance.</p>

Representation No. (TPB/R/S/YL-PS/19-)	Subject of Representation	Responses to Representation
R62 (individual)	<u>General Views/Suggestions</u> (a) The boundary of proposed public housing developments should be revised to include more nearby squatters to improve the environment of the village.	(a) In determining the development area, the Government aimed at minimizing land resumption especially to minimize impact to existing dwellers while achieving the most public housing units under various technical constraints and limitations. Taking into account the above, it is considered that the proposed developments are pragmatic and balanced schemes.

(2) The gist of comments on representations as well as the responses are summarized below:.

Comment No. (TPB/R/S/YL- PS/19-)	Related Representation	Gist of Comments	Response to Comment
C1 Green Sense Hong Kong	Opposes R1, R5, R41 to R55	<p><u>Opposes suggestions to develop Fung Lok Wai for public housing</u></p> <p>(a) Fung Lok Wai is located close to the TSW Wetland Park. It is one of the largest area of fish ponds in Hong Kong. Some fish ponds are still under operation. It is also an important habitat for fireflies, migratory birds and other species.</p> <p>(b) The entire Fung Lok Wai falls within the Deep Bay Wetland Conservation Area (WCA). According to “Town Planning Board Guideline No. 12C Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), ‘Residential’ development is not a suitable development within the WCA. According to TPB PG-No. 12C, proposals for residential/recreational developments on degraded sites within Wetland Buffer Area to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Board subject to satisfactory ecological and other impact assessments. These developments should be compatible with surrounding land uses and rural setting of the area.</p> <p>(c) The Board approved a planning application for residential development in 2013 for 19 residential towers with about 2,000 flats. A Judicial Review was lodged by an individual. The Court of First Instance quashed the decision of the Board and remitted the matter to the Board to be reconsidered in 2020. The judgement ruled that according to TPB PG-No. 12C and the “New Nature Conservation Policy”, the subject residential development within WCA must be developed under ‘Private-Public Partnership’ Approach (PPP Approach) to ensure the</p>	(a)to(e) Response (i)&(j) to R1 to R3 above is relevant.

Comment No. (TPB/R/S/YL- PS/19-)	Related Representation	Gist of Comments	Response to Comment
		<p>ecological values of the fish ponds and wetland within the site could be conserved. However, the developer failed to provide details on funding and implementation aspects in accordance with the PPP Approach. The public was not allowed to comment on the project. Under such circumstances, it is considered <i>ultra vires</i> for the Board to approve the application by way of imposition of approval conditions to discharge the Board's obligation in deferring to the Director of Environmental Protection to decide whether or not such requirements are met.</p> <p>(d) As such, the suggestions to develop public housing at Fung Lok Wai is not feasible and would be subject to legal dispute.</p> <p><u>Opposes suggestions to develop Country Parks or fringe of Country Parks</u></p> <p>(e) These representations are considered to be standard letters with similar format and content, quoting an inaccurate number of Country Park occupying 60%/70% of land in Hong Kong. Country Parks are an important asset of Hong Kong with tremendous ecological, tourism, social, and planning values (prevention of urban sprawl). Country Parks are also an integral part of the water collection grounds with enormous number of trees. There are also valuable geological features in some Country Parks. According to a survey done by a green group, majority of the Hong Kong citizens object to developing Country Parks and support development of brownfield sites and vacant land. The Government should utilize brownfield and vacant land to improve land utilization.</p>	
C2 Hong Kong Bird	Nil	<u>Opposes to Amendment to the Notes for extending the exemption clause on filling of land/pond and excavation of land to the "CA" zone</u>	

Comment No. (TPB/R/S/YL- PS/19-)	Related Representation	Gist of Comments	Response to Comment
Watching Society		<p>(a) The proposed exemption from planning permission of such works within the “CA” zone is not in line with the planning intention of the “CA” zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development. It would undermine the planning control over incompatible land uses and potentially lead to adverse environmental impacts.</p> <p>It sets an undesirable precedent to other OZPs. The proposed exemption within “CA” zone would weaken the protection of environment from destruction and pollution, and hinder public monitoring.</p> <p>According to the HKPSG, Chapter 10, Section 2.1(ii), the Board has the responsibility to ‘restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features’ and (iii), the Board has the responsibility to control adjoining uses to minimize adverse impacts on conservation zones and optimize their conservation value.</p>	(a) Response (a) to R61 above is relevant.
C3 Tang Chi Keung (Member of the Yuen Long District Council)	Nil	<p><u>Opposes Items A, B and C and provides suggestions</u></p> <p>(a) Additional population arising from the TTR public housing development and other proposed residential developments in TSW will overstrain the existing traffic capacity and exacerbate the current situation of the lack of community facilities.</p> <p>(b) There is a lack of employment opportunities in TSW district. The</p>	<p>(a) Responses (a) and (b) to R5 to R55 above are relevant.</p> <p>(b) Response (c) to R5 to R55 above is relevant.</p>

Comment No. (TPB/R/S/YL- PS/19-)	Related Representation	Gist of Comments	Response to Comment
		<p>TTR public housing development would only create limited and/or low-ended employment opportunities. As a result, TSW residents commuting to work in other districts would put extra burden on the traffic capacity.</p> <p>(c) The proposed sites involve substantial ‘Tso/Tong’ land. Resumption of ‘Tso/Tong’ land is in contravention of Article 40 of the Basic Law in that ‘the lawful traditional rights and interests of the indigenous inhabitants of the New Territories shall be protected by the HKSAR’.</p> <p>(d) There are open storage and warehouse operations within the proposed amendment sites. These operations provide a lot of working opportunities for the villagers nearby. Rezoning the brownfield sites for public housing development will have adverse impact on the logistics industry and local employment.</p> <p>(e) The existing brownfield sites should be retained for developing modern logistics industry.</p> <p>(f) The Government has already planned five public housing developments at Long Bin, Yuen Long South, Wang Chau, Hung Shui Kiu and Tan Kwai Tsuen. The future population growth in Yuen Long district will put enormous pressure on the traffic and employment in the district.</p> <p>(g) The Government should consider developing the abandoned fish ponds at Fung Lok Wai for public housing development.</p> <p>(h) It is proposed to construct a new road connecting the junction of Tin Tsz Road/Wetland Park Road to San Tin Highway, passing through</p>	<p>(c) Response (a) to R1 to R3 above is relevant.</p> <p>(d) Response (b) to R1 to R3 above is relevant.</p> <p>(e) Responses (b) and (i)&(j) to R1 to R3 above are relevant.</p> <p>(f) Response (c) to R1 to R3 and responses (a) and (c) to R5 to R55 above are relevant.</p> <p>(g) Response (i)&(j) to R1 to R3 above is relevant.</p> <p>(h) Response (j)&(k) to R5 to R55 above is relevant.</p>

Comment No. (TPB/R/S/YL- PS/19-)	Related Representation	Gist of Comments	Response to Comment
		Fung Lok Wai and Nam Sang Wai. The proposed new road could alleviate traffic congestion in Yuen Long.	
C4 Individual (also R60)	Nil	<u>Provide General Comments</u> (a) At least 1.5m ² open space per person should be provided in the proposed public housing sites with reference to the recommendations under the HK2030+ Study. (b) Surplus car parking spaces in the existing public housing estates are rented out for public use. Consideration should be given to providing less car parking spaces and more recreational space in the proposed public housing sites.	(a) Response (j) to R60 above is relevant. (b) In planning of car parking spaces in public housing projects, reference will be made to the standards and guidelines as set out in the HKPSG and relevant government departments' advice. Housing Authority would provide appropriate recreational facilities within the proposed public housing developments.

notice.”

102. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

[The Chairman thanked Ms Ivy C.W. Wong and Ms Irene W.S. Lai, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

Agenda Item 29

[Open Meeting]

Proposed Amendments to the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18

(RNTPC Paper No. 3/21)

103. The Secretary reported that the proposed amendments involved various sites in Ping Shan, including two public housing sites to be developed by the Hong Kong Housing Authority (HKHA) which were supported by Engineering Feasibility Studies (the Studies) conducted by the Civil Engineering and Development Department (CEDD) where Black & Veatch Hong Kong Limited (B&V) and AECOM Asia Co. Limited (AECOM) were the consultants of the Studies. The following Members had declared interests on the item:

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| Mr Gavin C.T. Tse
(as Chief Engineer
(Works), Home Affairs
Department) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidised Housing Committee of the HKHA; |
| Mr K.K. Cheung | - his firm having current business dealings with HKHA and B&V; |
| Mr Y.S. Wong | - being a member of Fund Management Sub-committee of the HKHA; |

- | | | |
|---------------------|---|---|
| Dr Conrad T.C. Wong | - | having current business dealings with HKHA; |
| Dr C.H. Hau | - | currently conducting contract research project with CEDD and having past business dealings with AECOM; |
| Mr L.T. Kwok | - | his employing organization was operating social service teams supported by HKHA and openly bid funding from HKHA; and |
| Mr Ricky W.Y. Yu | - | his firm having a project in Ping Shan scheduled for the Committee's consideration. |

104. The Committee noted that Dr C.H. Hau had tendered an apology for being unable to attend the meeting. The Committee noted that according to the procedure and practice adopted by the Town Planning Board, as the proposed amendments, including those for public housing developments, were the subject of amendments to the OZP proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item would only need to be recorded. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in relation to the Studies, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

105. The following government representatives and the consultant were invited to the meeting at this point:

PlanD

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| Mr Kepler S.Y. Yuen | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Ms Bonnie K.C. Lee | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |

CEDD

- | | | |
|---------------------|---|--|
| Mr F.S. Sit | - | Chief Engineer/Housing Project 3 (CE/HP3) |
| Ms Kennie M.Y. Chan | - | Senior Engineer 2/ Housing Project 3 (SE2/HP3) |

Ms Iris S.F. Leung - Senior Engineer 1/Housing Project 2 (SE1/HP2)

The Consultant

Mr Allen W.H. Lee - AECOM

106. With the aid of a PowerPoint presentation, Ms Bonnie K.C. Lee, STP/TMYLW, presented the proposed amendments as detailed in the Paper and covered the following main points:

Background

- (a) a piece of land at Wang Chau was identified through review of “Green Belt” (“GB”) sites for housing development conducted by PlanD in 2011. The Government decided to carry out the public housing development in phases, with amendments to the Ping Shan Outline Zoning Plan (OZP) for the Wang Chau Phase 1 Public Housing Development exhibited in 2014 while Item A under the current round of amendment was for the Wang Chau Remaining Phases public housing development (WCRP);
- (b) another site at Ping Shan North near Tin Tsz Road was jointly identified by PlanD and other relevant government departments to meet the policy objective for ten-year housing supply target announced in the 2015 Policy Address. Item B was for a proposed public housing development at Ping Shan North and Item C was for its supporting infrastructural facilities (including a sewage pumping station, a floodwater pumping station and a floodwater retention tank);

Proposed Amendments to Matters shown on the OZP, Notes and Explanatory Statement (ES)

- (c) Item A: rezoning an area (about 12.09ha) to the west of Fuk Hi Street in Wang Chau from “GB” and “Open Storage” to “Residential (Group A)5” (“R(A)5”) for the WCRP with stipulation of a maximum plot ratio (PR) of 6.5 and maximum building height (BH) of 135mPD;

- (d) Item B: rezoning of an area (about 9.23ha) to the east of Tin Shui Wai (TSW) New Town across Tin Tsz Road from “Recreation” (“REC”) to “R(A)6” for the Ping Shan North public housing development with stipulation of a maximum PR of 6.7 and maximum BH of 160mPD;
- (e) Item C: rezoning of an area (about 0.5ha) to the north of Ha Mei San Tsuen from “REC” to “Government, Institution or Community”;
- (f) corresponding revisions to the Notes and ES to take into account the proposed amendments. A clause was proposed for the “R(A)5” and “R(A)6” zones to disregard the floor space for public vehicle parks, public transport facilities and Government, institution and community facilities as required by the Government from PR calculation. Amendments were also made to the Notes of various zones to accord with the latest Master Schedule of Notes to Statutory Plans promulgated by the Board;

Technical Assessments

- (g) the Studies with technical assessments had been conducted by CEDD for the two proposed public housing developments on traffic, environment, water supply, drainage, sewerage, landscape, visual, air ventilation and other aspects. The Studies concluded that there was no insurmountable technical problem for the proposed developments;

Departmental Comments

- (h) relevant government bureaux and departments had no objection to or no adverse comment on the proposed OZP amendments;

Consultation

- (i) the Housing, Town Planning and Development Committee of Yuen Long District Council (HTPDC of YLDC) had been consulted on the proposed

amendments on 17.3.2021. The HTPDC members had 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; and

- (j) the Ping Shan Rural Committee (PSRC) had been consulted on the proposed amendments on 9.4.2021. 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 development.

107. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

108. The Chairman, Vice-chairman and some Members raised the following questions:

- (a) the reason for proposing different PRs and BHs for the two public housing developments and their compatibility with the surroundings;
- (b) the potential environmental impacts from the chimneys in Yuen Long Industrial Estate on the WCRP;
- (c) the concerns of the HTPDC and PSRC on traffic impact on road network and the proposed traffic improvement measures;
- (d) provision of car parking and loading/unloading facilities within the two proposed public housing developments and the accessibility to public transport services;
- (e) the concern of the PSRC on local employment; and

- (f) the suspected inferred faults at the Ping Shan North site and the possible geotechnical impacts.

109. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, PlanD, Mr F.S. Sit, CE/HP3, CEDD and Ms Iris S.F. Leung, SE1/HP2, CEDD, made the following main points:

- (a) with regard to the maximum PR proposed, the domestic and non-domestic PRs at WCRP were 6.0 and 0.5 respectively, while the domestic and non-domestic PRs at the Ping Shan North development were 6.5 and 0.2 respectively. The Study for WCRP commenced in 2017 when a maximum domestic PR of 6.0 was commonly adopted for public housing developments. Following the policy initiative to enhance development intensity of public housing sites announced in late 2018, a domestic PR of 6.5 was adopted as the basis for technical assessments for the Ping Shan North site. However, as the Study for WCRP was already in an advanced stage in late 2018, the domestic PR of 6.0 had not been adjusted. The proposed development intensities of the two public housing developments were compatible with domestic PRs of around 5 to 6 in the surrounding developments in Yuen Long Town, public housing development at Wang Chau Phase 1, TSW New Town and Long Ping Estate. The Studies also concluded that there were no insurmountable technical problems for the proposed public housing developments;
- (b) according to the Hong Kong Planning Standards and Guidelines (HKSPG), a buffer distance of 200m was recommended between industrial chimneys and high-rise buildings. Although one existing chimney was located within 200m of the WCRP site, suitable layout design would be adopted so that all sensitive receivers in the future development would be at least 200m away from the existing chimneys. According to the Preliminary Environmental Review, there would be no adverse air quality impacts on sensitive receivers in WCRP;
- (c) preliminary Traffic and Transport Impact Assessments (TTIAs) had been

conducted to assess the traffic and transport impacts arising from the proposed public housing developments. The TTIA 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 road widening, alteration from existing priority-control to signalized-control and junction improvement works (including the junction at Tin Wah Road/Tin Tsz Road) were recommended. With the implementation of the improvement measures, the proposed public housing developments would be acceptable from traffic point of view;

- (d) provision of car parking and loading/unloading facilities was proposed in the TTIA in accordance with the requirements in the HKPSG and the requirements of the Transport Department. Public vehicle park was also assumed in the development scheme for WCRP and the actual provision was subject to further assessments and comments of concerned government departments in the detailed design stage. Both public housing developments were about 10 to 15 minutes' walk from the nearest West Rail/Light Rail stations, and public transport interchanges had been proposed in both developments to allow better public transport services to serve the future residents;
- (e) some employment opportunities would be provided by commercial uses, social welfare facilities and estate management within the proposed public housing developments. Besides, local employment opportunities would be provided in various new/potential development areas in Yuen Long and north-west New Territories, including Hung Shui Kiu/Ha Tsuen New Development Area (about 150,000 jobs), San Tin/Lok Ma Chau Development Node (about 64,000 jobs) and Yuen Long South Development (about 13,600 jobs); and
- (f) based on the current available information, suspected inferred faults were mapped at the Ping Shan North site as shown on Plan 7 of the Paper. However, there would not be insurmountable geotechnical impact. At this preliminary planning stage, lower building blocks were assumed to be

located in the inferred faults area. Further ground investigation works would be carried out to verify the geotechnical constraints.

110. After deliberation, the Committee decided 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 of the Paper (to be renumbered as S/YL-PS/19 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised ES at Attachment IV of the Paper 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 was suitable for exhibition together with the OZP.

111. 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.

[Mr Peter K.T. Yuen left the meeting at this point.]

[The Chairman thanked the government representatives and the consultant for their attendance to answer Members' enquiries. They left the meeting at this point.]

- 4. Proposed amendments to the approved Ping Shan Outline Zoning Plan no. S/YL-PS/18
(HTP&DC Paper No. 16/2021)**
 - 5. Proposed amendments to the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning
Plan no. S/YL-LFS/9 and the approved Tin Shui Wai Outline Zoning Plan no. S/TSW/14
(HTP&DC Paper No. 17/2021)**
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18. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. YUEN Shing-yip, Kepler	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Ms. LEE Kai-chuk, Bonnie	Senior. Town Planner/Yuen Long West 2
Mr. CHAN Wai-kit, Thomas	Chief Engineer / Housing Projects 2, Civil Engineering and Development Department
Mr. SIT Fung-sing	Chief Engineer / Housing Projects 3, Civil Engineering and Development Department
Mr. CHAN Chuen-lung, John	Senior Engineer 2, Housing Project 2, Civil Engineer and Development Department
Miss LEUNG Shuk-fong, Iris	Senior Engineer/1, Housing Project 2, Civil Engineer and Development Department
Ms. CHAN Man-ying	Senior Engineer /2 Housing Project 2, Civil Engineer and Development Department
Mr. Lo Chi-hang, Edwin	Technical Director, Binnies Hong Kong Limited
Mr. Ho Wai-luek, Lgor	Project Director, AECOM Asia Company Limited
Ms. LEE Sin-yee, Cindy	Senior Planning Officer/1, Housing Department
Mr. LAI Yau-choi, Ray	Senior Engineer/North West, Transport Department

19. The Vice-Chairman invited representatives of departments to give a brief introduction to the Papers.

20. Views raised by Members were extracted as follows:

- (1) asked about the development timetables and the details: when the registration of remaining public housing developments in Wang Chau would be frozen; details of applications for approval of TPB, arrangements of land resumption and compensation of these 3 developments; pointed out that after the Government announced development of Wang Chau, there was a rather significant change in local population and environment and opined that registration should be frozen as soon as possible;
- (2) asked why brownfield sites near Wang Chau were not included in the developments and their future use and whether operators of the were consulted; suggested replacing the greening belt currently occupied by squatters with open storage sites at the north of the industrial estate and using the currently vacant industrial estate site and bus depot site for expansion of the industrial estate;
- (3) asked about the information on numbers of structures and population within the areas of the remaining public housing developments in Wang Chau;
- (4) asked whether other public housing developments in Wang Chau would construct cycling tracks to connect existing ones;
- (5) concern about environmental factors, such as plot ratio of the developments, distance between developments and permitted burial ground sites, as well as design of the viewing gallery; worried that nearby residents would be affected; suggested marking reference to the practice of Wang Chau Reservoir to enhance compatibility of the developments with the environment;
- (6) enquiries on the livelihood facilities and development parameters of the developments: establishment of public market and its future management and operation modes; shop planning; number of storeys and flats; number of parking spaces and proportion of parking spaces for electric private cars;
- (7) concern on road traffic: asked about the details of Sha Kong Wai roundabout; asked about the expected traffic flow at Tin Wah Road; also pointed out that illegal parking was always found along Long Ping Road which caused traffic congestion and opined that traffic flow in Wang Chau was huge. Merely widening Fuk Hi Street was not sufficient to cope with future development and worried that increase in heavy vehicles increased danger for other road users;

- (8) concern on transport ancillary facilities: pointed out that public transport resources in Tin Shui Wai were scarce and concerned about the planning of bus routes; concerned about the location of PTI in Tin Tsz Road Public Housing Development; suggested providing more ancillary facilities near Tin Tsz Road Bus Depot to benefit the residents; asked about the cancellation of Tin Ying Road and the related planning and opined that such cancellation would severely affect nearby traffic;
- (9) how the departments would integrate Tin Wah Road Public Housing Development and Hung Shui Kiu Development; and asked about the actual boundaries of the developments; and
- (10) opined that DC should be consulted earlier on the rezoning.

21. The responses of Mr Kepler YUEN, PD were summarised below:

- (1) said that currently the Amended OZP was only at the preliminary stage. The Government would timely freeze registration and arrange compensation after completion of local consultation and obtaining TPB consent. Currently, there was no confirmed timetable; noted Members' hope to freeze registration as soon as possible;
- (2) pointed out that the rezoning had excluded many sites with residential structures;
- (3) said that the Departments were looking into the possibility of using the site at the west of Yuen Long Industrial Estate (currently zoned "Open Storage" and "Green Belt" in OZP) for its expansion. Vacant sites of the industrial estate and bus depot site were also reserved for use by the industrial estate; also pointed out the difference between the sites of Yuen Long Industrial Estate and Tung Tau Industrial Area;
- (4) said that the ancillary facilities of Yuen Long District and the 3 developments would be planned altogether in accordance with the Hong Kong Planning Standards and Guidelines (Guidelines); also pointed out that the Development Bureau and HA would reserve 5% of floor area for social and welfare facilities in the public housing developments as far as feasible;
- (5) said that the developments were at preliminary design stage during which non-domestic floor area was reserved in the feasibility study. The actual number and types would be considered during the detailed design stage;

- (6) pointed out that the bus depot site in Tin Tsz Road zoned "Other Specified Uses" for a bus depot which could not be used to construct ancillary facilities of the developments at this stage;
- (7) pointed out that the proposed development area had considered the locations of permitted burial ground sites and nearby natural environment;
- (8) pointed out that Hung Shui Kiu / Ha Tsuen New Development Area had secured sufficient land for government, institutional and community facilities;
- (9) opined that according to current planning and assessments, the plot ratios of the remaining public housing developments in Wang Chau were suitable;
- (10) said that impact on nearby scenery and environment were considered in the technological assessment and the currently proposed preliminary development planning would not cause unacceptable impacts; and
- (11) clarified the differences between Amended OZP and drawings of different works.

22. The responses of Ms Cindy LEE, HD were summarised below:

- (1) said that floor area for non-domestic facilities including retail facilities was reserved in technological assessment. Further consideration would be made based on population of the developments and nearby retail facilities at the detailed design stage;
- (2) said that department's view would be solicited in determining the number of parking spaces to cope with local needs, in accordance with the Guidelines; and
- (3) said that there was no plan to sell shop facilities of the public housing developments at this stage.

23. The responses of Mr SIT Fung-sing, CEDD were summarised below:

- (1) said that preliminary estimation showed that there were about 100 structures within the area of the remaining public housing developments in Wang Chau. As the development area were mainly private sites, the Department could not enter to gather accurate figures. Further assessment would be conducted at the next stage;

- (2) said that preliminary scenic and visual impact assessment had been conducted on the 3 developments to ensure maximum compatibility between the buildings and the surrounding. Building heights and density were restricted and buildings were distant from each other to reduce wall effect and maintain an open view. Moreover, greening measures would be carried out along roadside and within public housing to improve the environment and street view and mitigate visual impact;
- (3) said that according to the preliminary traffic and transport impact assessment on the remaining public housing developments in Wang Chau, they would not cause unacceptable adverse traffic impacts after implementing various road improvement measures; would discuss and review the results with relevant departments at the detailed design stage;
- (4) said that the Government would closely monitor the local traffic of Yuen Long District and timely formulate appropriate traffic management measures to improve local traffic and meet the demand; and
- (5) said that cycling tracks of TD had extended to Long Ping Road / Fuk Hi Street junction, the southern end of the developments. Residents could ride their cycles to the southernmost exit, use the pedestrian crossing facilities at Long Ping Road / Fuk Hi Street junction and then Long Ping Station via the existing network of cycling paths. Therefore, it was not planned to provide additional cycling tracks in these developments; would review the results at the next stage.

24. The responses of Mr Thomas CHAN, CEDD were summarised below:

- (1) suggested conversion of Tin Wah Road / Lau Fau Shan Road / Ping Ha Road junction into Roundabout to cope with the development of Hung Shui Kiu / Ha Tsuen New Development Area and widening of Tin Wah Road into 2-lane, 2-way traffic roads to accommodate the traffic flow brought by the developments; and added that the proposed road improvement works complied with the road planning and design standards of TD;

- (2) said that Tin Wah Road Public Housing Development and Hung Shui Kiu / Ha Tsuen New Development Area were at rather preliminary stage. The Department would discuss details of works during regular meetings; also said that the Department would ensure compatibility between the developments and the surrounding during the detailed design stage;
- (3) said that Tin Tsz Road Public Housing Development would not affect the current footbridge and more details could be provided if necessary; said that the Department had consulted TD on the location of the proposed PTI at Tin Tsz Road Public Housing Development. Further details would be confirmed at the detailed design stage, subject to final decision based on actual circumstances during works implementation; and
- (4) said that the traffic impact assessment of Tin Wah Road Public Housing Development had considered both cancellation and reservation of Tin Ying Road. Results showed that traffic would be acceptable no matter which option was chosen.

25. The Vice-chairman concluded that Members had reservations on the developments because of the concern on traffic load. He asked the Department to note the local needs for markets and carparks and consult DC on the detailed design.

[The Chairman started to chair the meeting.]

~~Item H: Questions raised by Members~~

- 1. Mr LEE Wai-fung, Deco, Mr MAK Ip-sing, Ms NG Yuk-ying and Mr NG Kin-wai proposed to discuss “Objection to the conversion of Harbour Plaza Resort City in Tin Shui Wai into a 5 000-unit residential development” (HTP&DC Paper No. 13/2021)**

26. The Chairman welcomed the following department representatives to the meeting:

Mr. YUEN	District Planning Officer/Tuen Mun & Yuen Long West, Planning
Shing-yip, Kepler	Department

27. Members hoped that the Department could provide more information, such as public transport ancillary facilities, mitigation plans related to insufficient community facilities and plot ratio of buildings, etc. Members also said that they hoped to continue this item in the next meeting.

~~鄧志強主席表示，屏山鄉共有41條鄉村，本會在會後將協助統籌有意參與外展回收服務計劃的村代表，收集資料後將提交環境保護署處理。~~

林元清先生表示，今次會議本署準備了環保小禮物贈送給各村代表。

鄧志強主席表示，多謝環境保護署代表出席會議。

~~環境保護署代表於下午3時先行離席。~~

九. 討論事項(3)

規劃署講解擬議修訂《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍分區計劃大綱核准圖編號 S/TSW/14》

鄧志強主席介紹與會嘉賓：

規劃署屯門及元朗西規劃專員袁承業先生

土木工程拓展署總工程師/房屋工程(特別職務)陳偉杰先生

土木工程拓展署總工程師/房屋工程3薛鳳聲先生

規劃署 高級城市規劃師/元朗西 2李佳足女士

土木工程拓展署高級工程師/2, 房屋工程2部陳全龍先生

土木工程拓展署高級工程師/1, 房屋工程2部梁淑芳女士

土木工程拓展署高級工程師/2, 房屋工程3部陳敏盈女士

房屋署高級規劃師/1李倩儀女士

賓尼斯工程顧問有限公司技術總監勞智行先生

艾奕康有限公司首席工程師李偉鴻先生

天水圍北分區委員會主席鄧焯謙先生

滙豐集團發展有限公司總經理譚豐年先生

域塔物流科技集團有限公司執行董事鍾孝廉先生

域塔物流科技集團有限公司執行董事陳建中先生

鄧志強主席介紹列席嘉賓：

規劃署城市規劃師/屯門 3陳智恒先生

土木工程拓展署工程師/2,房屋工程2部盧杰慧女士

土木工程拓展署工程師/8, 房屋工程2部曹展翹先生

土木工程拓展署工程師/7, 房屋工程3部陳詩敏女士

土木工程拓展署工程師/6, 房屋工程3部張翀女士

房屋署規劃師/14陳慧儀女士

房屋署土木工程師/16李煜暉先生

房屋署土木工程師/28蕭銳明先生

房屋署見習規劃師/2陳曉汶女士

(一) 屏山北（近天慈路）公營房屋發展

規劃署屯門及元朗西規劃專員袁承業先生表示，今天會議主要是向各位介紹涉及三項公營房屋發展的分區計劃大綱圖的修訂工作。為增加土地供應以回應市民對房屋的迫切需要，政府一直進行各項土地用途檢討工作，以物色更多合適用地改作住宅用途，特別是用作公營房屋。今天介紹三項公營房屋發展，在不同的分區計劃大綱圖上，包括《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍分區計劃大綱核准圖編號 S/TSW/14》，一項是天華路的公營房屋發展，另一項是屏山北（近天慈路）的公營房屋發展，以及一項是橫洲餘下階段的公營房屋發展。

袁承業先生表示，就屏山北（近天慈路）公營房屋發展，2017年的施政報告公佈共有約二十五幅具有房屋發展潛力的用地，其中包括一幅位於屏山北（近天慈路）的土地，相關的技術可行性研究已經完成，並建議修訂相關法定大綱圖，以配合公營房屋發展，擬議發展用地面積約為九公頃，預計可興建約9,000至9,500個公營房屋單位及其他設施，此用地現劃為「康樂」地帶，現時主要為一些露天貯物用途。

袁承業先生表示，擬議修訂項目包括：(1) 將8.5公頃土地改劃為「住宅(甲類)」地帶；(2) 地積比率不超過6.7倍，當中6.5倍用作公營房屋；(3) 樓宇高度不高於主水平基準上160米；(4) 擬議住宅樓宇數目為10座；(5) 單位數目約9,000至9,500伙；(6) 預計人口約24,300至25,650；(6) 其他設施包括幼稚園、商舖、停車場、社會福利設施及一個綜合公共交通交匯處；(7) 預計入伙年份為2033年。此外，為提供防洪及排污設施以配合擬議公營房屋發展，建議把鄰近一幅約0.5公頃的土地改劃為「政府、機構或社區」地帶。土木工程拓展署已委託顧問，就該項公營房屋發展進行了相關的

技術性研究，現交由土木工程拓展署陳偉杰先生講解。

土木工程拓展署總工程師/房屋工程(特別職務)陳偉杰先生表示，本署就屏山北（近天慈路）公營房屋發展進行了工地平整和基礎設施工程的可行性研究。交通及運輸方面，擬議興建一條新道路以接駁擬議公營房屋至天華路路口，同時擴闊該路口以增加道路的容車量，亦會調整天福路、屏廈路及天影路路口的交通燈號時間，以配合新增交通流量。此外，建議在擬議公營房屋範圍內興建公共交通交匯處，以配合公共交通運輸的需求，亦會根據香港規劃標準與準則的要求提供相關停車位數量，以及伸延現有的行人天橋至擬議公營房屋範圍以方便居民前往天水圍市區。總括而言，根據交通及運輸影響評估結果顯示，在實施了交通改善措施後，當區道路能夠吸納新增的交通流量，亦不會帶來不可接受的不良影響。

陳偉杰先生表示，房屋委員會將會透過適當的建築物料及用色設計等，配合綠化措施以緩解視覺上的影響。其他技術評估方面，例如景觀方面將會盡量保留樹木，亦會加強園景設計。環境生態方面，在實施適當的緩解措施後，將不會對周邊環境帶來不可接受的不良影響。空氣流通方面，適當的樓宇的座向及鋪排設計以增加通風效果，將不會帶來不可接受的不良影響。其他設施如排污、供水、防洪等技術問題上也是可行。

域塔物流科技集團有限公司執行董事陳建中先生表示，約半年前，本公司計劃在該地段興建大型物流園項目，該項目將會添加大量自動化物流設施，本公司早於三年前已開始研究如何利用棕地，特別是露天倉貯用地，以發展大型倉庫，引進內地現時盛行的自動化物流科技技術，利用該技術在本港發展高樓底建築物。本公司於三年前在元朗八鄉購買了一幅三十萬呎土地，並已應用該技術與本港大型物流公司合作營運，現時業界一般使用市區工業大廈作為倉庫，但最大痛點是工業大廈的樓底一般高度較低，一般高度只有三米多，裝貨空間也有限，現時流物業界市場偏向從市區工業用地轉移往新界西區如天水圍、厦村等的高樓底鋼結構倉庫，以存放所需貨物。根據本公司經驗所得，使用自動化高樓底倉庫的效率較一般倉庫可提升四倍。

陳建中先生表示，本公司早前成功向規劃署申請興建一座樓底高18米的單層倉庫，雖然一般剗車不可升高到18米，但只要利用自動化技術便可以將8個分別1.8米高的貨板疊起，大大減少走廊空間，而且利用高空垂直優勢造成立體倉庫，貨架設計使用高密度高位貨架，配合自動化技術令倉庫容量增加數倍。自動化物流技術應用在棕地物流倉地發展成為現代化物流園具有巨大優勢，經參考業界意見，業界大多表示支持，並認為未來香港趨勢將會在土地供應不足情況之下這是唯一出路。根據一

般研究數據顯示，香港作為世界重要城市，但倉貯價值及地價是全世界最高，這會嚴重打擊香港物流中心的優勢，香港空運仍然是世界第一，航運排行世界第六，希望這些優勢能夠延續下去，所以未來趨勢將不會利用較多缺點的市區工業大廈作為倉庫，而是轉移到新界棕地倉庫以發揮優勢，現時市場上大部分物流從業者趨向使用該類型的倉庫。

陳建中先生表示，就本公司計劃在該地段興建大型物流園項目，本公司已完成規劃圖，並準備今年向城市規劃委員會提交申請，但由於存在變數，因此藉著今次會議向政府部門展示本公司如何計劃在上述地段發展。

滄鎧集團發展有限公司總經理譚豐年先生表示，本公司業務工作主要是為物流業界提供倉庫設計，現時本港物流業界遇到兩個問題令與周邊地區競爭力不斷下跌，第一個問題是土地成本高昂，第二個問題是現時的自動化投入設備未能節省人力成本，相對周邊地區市場的自動化投入設備幅度較香港業界為高。

譚豐年先生表示，就該大型物流園項目，將會投入高密度自動化倉貯，亦會使用自動化系統以節省人力資源，雖然如此，但根據客戶提供運作數據，整項高科技物流園仍然需要約一千個常駐職位，以及約二千個輔助職位，所以能夠提供不少就業機會。高科技物流園自動化系統範圍包括車輛出入閘口，以更有效控制時間及提高路面運作效益。除此之外，使用自動化高樓底倉庫較一般倉庫密度提高四倍，令整體土地效益提高。由於整體項目的面積較大，所以將會規劃不同種類的倉庫以供不同類型的客戶，例如超級市場、服裝店等，他們對整體系統配套的需求不同，自動化系統類型包括自動化機械人、立體運送系統令整體倉庫空間得以利用。高密度倉貯系統包括立體運輸機器及立體貨架。人力資源方面，除了常駐職位如司機、運輸之外，還有輔助職位如重新包裝、貼標籤等人員，該些工種相對需要較多人手，而且通常沒有專屬自動化設備，所以仍然需要集中人手，提供約二千個輔助職位。另一個主要問題是現存機械人主要是解決放置貨物及包裝問題，所以整個配套將按不同貨品配合不同的自動化系統，包括機械人運送貨物。

譚豐年先生表示，該項高科技物流園已完成規劃，有待向城市規劃委員會提交申請之後，便可以隨時準備興建。

鄧志強主席表示，今次事件最受影響鄉村是蝦尾新村及馮家圍，現先交由兩村村代表發言，然後是業主及村民發言。

蝦尾新村村代表陳月倫委員表示，根據擬議修訂《屏山分區計劃大綱核准圖編號S/YL-PS/18》，圖中綠色界線是收地範圍，該界線範圍包括蝦尾新村的部份泵房及水塘的土地，由於本村經常受大雨影響發生水浸，究竟未來該水塘的去水量是否足夠。另外，公營房屋發展圖中的紅色界線範圍太接近本村範圍，嚴重影響村民的日常生活。還有，公營房屋發展將會增加二萬多人口，政府如何應付龐大的交通流量。

陳月倫委員表示，本村原本是一片平地，公營房屋發展不但影響本村環境及村民的生活質素，高樓大廈亦將會阻擋先人山墳，嚴重影響本村的風水格局，本人作為原居民代表將代表本村堅決反對該項發展計劃。

馮家圍馮少騰村代表表示，今次收地範圍正是本村第232段的土地，本村堅決反對政府收回土地。

張錦福委員表示，多年之前政府收回蝦尾新村的土地，當時政府承諾以興建擴展區作為補償，可惜一直未有實現，就今次政府發展公營房屋，嚴重影響蝦尾新村及馮家圍村民的生活環境，所以本人堅決反對該項發展計劃。

鄧志學委員表示，本人代表受影響的棕地作業者反映意見，就屏山北（近天慈路）公營房屋發展，規劃署於去年將該幅土地規劃為規劃指引編號13F，即可擬作露天貯物及港口後勤用途，有棕地作業者原本已計劃申請該些土地作倉庫用途，但政府現改為發展公營房屋，令棕地作業者失去發展機會，亦令從業員失去生計，政府亦未有規劃其他工業用地為受影響的棕地作業者作出補償，希望政府以解決區內就業不足問題為前提，棕地作業能提供大量就業機會，若政府發展該幅土地興建房屋，理應以土地共享方式，因為該些土地原是屬於屏山鄉祖業，若政府強行收地是等於滅族行為。另外，天水圍豐樂圍佔地數百萬呎，可用作興建公營房屋，提供大量房屋單位，建議政府考慮發展該些土地。

天水圍北分區委員會主席鄧焯謙先生表示，今次會議主要向各位講解天水圍的狀況，天水圍分為南區和北區，屏山北（近天慈路）公營房屋發展位於天水圍南區，現時天水圍人口約為三十萬，絕大部份為公營房屋住戶，少部份為私人屋苑住戶。天水圍分區委員會早前曾討論有關該項公營房屋發展，本委員會原則是支持政府興建公營房屋，但前提是該項公營房屋發展的規劃並不明智，因為大量人口將會湧現天水圍，交通難以負荷，現時天水圍的交通狀況已非常惡劣，經常交通擠塞。

鄧焯謙先生表示，現時政府集中在元朗區發展多項公營房屋計劃，建議政府考慮在其他地區發展公營房屋，因為本人曾擔任元朗區議員超過八年，很了解元朗區人口過多，交通問題嚴重，本人支持政府興建公營房屋以解決房屋需要，但認為政府在土地規劃方面較為粗疏。另外，天水圍亦出現就業率偏低及就業不足問題，本人認同陳建中先生上述介紹物流倉更為可取，因為天水圍有不少中低學歷居民在物流貨倉工作，例如流浮山物流倉，如能提供該類型工種給予區內人士就業將會更受歡迎，另外，天水圍亦有不少居民需要往市區工作，希望政府能夠促進區內就業機會。

劉德顧問表示，明白社會低下階層家庭及年青人因沒有房屋居住，引發社會問題及反政府運動，政府面對壓力之下不斷覓地興建房屋，但大眾對該項發展計劃均認為不合理，不論是人口過多、交通嚴重負荷及就業不足等等問題上未有解決，原本棕地倉庫可提供就業機會，但因政府收地建屋而消失。政府在元朗區推行多個公營房屋發展計劃，卻忽略了區內就業機會，發展棕地物流倉是可行的方法，希望政府關注區內就業問題及參考上述業界的意見。

鄧志強主席表示，雖然屏山鄉地源廣闊，但不可能承受所有公營房屋發展，元朗區整體為六十萬人口，其中屏山鄉已佔超過四十萬人口，天水圍佔三十萬人口，現今的天水圍、朗屏邨、水邊圍邨、洪福邨及屏欣苑均原本屬於屏山鄉範圍，還有元朗朗邊、元朗南、橫洲、洪水橋及丹桂村亦將會推行共五項公營房屋發展，人口激增數十萬，最近得悉還會推行另外最少六項公營房屋發展，政府只顧房屋發展卻忽略就業問題是不可行，維持社會和諧必須要平衡發展。

鄧志強主席表示，最理想是發展豐樂圍，該地面積超過一千萬呎，只要稍為海邊填地，除了可興建房屋之外，亦可興建海濱長廊供市民踏單車或散步，或可興建橫迴公路，與內地互相輝映，這相比發展明日大嶼更為理想，可說是成本少效益大，相信最少可以解決未來二十年的房屋需求。更重要的問題是不斷收地建屋將會扼殺本地物流業的發展，而且政府搶奪族群的土地等於滅族行為，建議政府參考內地以土地共享方式作為發展模式。

張錦福委員表示，現時內地已採用土地共享方式發展土地，建議政府參考內地做法。另外，贊成改為發展豐樂圍，因為豐樂圍位於邊緣位置，可以減輕元朗區市中心因人口過多所帶來的交通問題，例如天水圍也是由昔日的一片魚塘發展至今天的新市鎮。

袁承業先生表示，綜合回應以上意見：(1) 就村代表上述提到蝦尾新村的部份泵房及水塘的土地納入發展範圍事宜，從現階段的發展圖則顯示，該些土地不會納入發展範圍。(2) 就大家非常關注的區內就業問題，擬議公營房屋發展將會提供商舖及社區設施等設施，可以提供適量的就業機會，就元朗區整體而言，洪水橋新發展區可提供約十五萬個就業職位，另最新公佈的新田／落馬洲發展樞紐可提供六萬多個就業職位，而元朗南發展亦可提供超過一萬個就業職位。就長遠發展而言，本署會與相關部門檢視元朗區人口增加帶來的就業問題。

陳偉杰先生表示，就交通影響方面，顧問公司已就該項公營房屋發展進行交通及運輸影響評估，評估擬議公營房屋發展對附近的道路及路口的影響，並建議適當的緩解措施。另外，政府一直有籌備當區的其他道路改善工程，以改善新界西北的交通情況，例如改善元朗南的唐人新村交通交匯處。

鄧志強主席表示，既然該項發展計劃不受眾人歡迎，建議政府擱置有關發展計劃，先做好現有的五項發展計劃。

鄧志強主席提議各委員、村代表及村民表決支持或反對屏山北（近天慈路）公營房屋發展。

決議一致反對該項公營房屋發展。

(二) 橫洲其餘公營房屋發展

橫洲楊屋村楊志遠村代表向政府部門提出以下問題：(1) 怎樣安排橫洲棕地作業者覓尋土地以繼續經營，棕地作業者一旦失去生存空間，導致失業率高企，後果相當嚴重，究竟如何應對。(2) 在橫洲第二期公營房屋發展計劃的綠化地帶及露天貯物土地，分為甲、乙、丙、丁類的土地級別，政府以何機制為受影響的私人土地業權人作出特惠補償。(3) 居住在綠化地帶的寮屋居民，政府怎樣安排搬遷及賠償。(4) 政府在該位置擬議興建共十三座公營房屋，高樓宇將會遮擋橫洲各村的祖先風水穴地，令村內的風水龍脈受到不良影響及帶來滋擾，亦會影響村民拜祭祖先墓地的出入道路的交通問題。另外，橫洲六鄉八年一屆太平清醮於坑龍尾的一個百年風水六角古井舉行取水儀式，所以必須要保留六角古井。

楊志遠村代表表示，總括而言，本人明白本港公營房屋需求很大，但政府部門須要商民兼顧，不可遺忘棕地作業者及土地業權人。鑒於上述理由，橫洲六鄉村代表及

村民一致反對該項公營房屋發展，希望政府部門體諒橫洲六鄉的實際情況，暫時擱置有關發展計劃並從長計議。

鄧志強主席表示，其實不單只影響橫洲六鄉的風水穴地，除了橫洲丫髻山是其中一處優良風水之地外，還有新界鄧氏始祖十大名穴的其中兩個名穴「仙人大座」及「玉女拜堂」，廣東鄧族共約二萬多人，若在該處興建房屋將會遮擋該些風水穴地，後果非常嚴重，影響深遠，所以最理想是改為發展豐樂園，絕對可一次解決所有房屋問題，希望袁承業先生及陳偉杰先生向當局反映意見。

袁承業先生表示，綜合回應以上提問：(1) 近年發展局一直進行研究如何興建多層樓宇以處理受政府發展影響的棕地作業。若涉及收地事宜，政府於2018年公佈的特惠補償津貼已顧及棕地作業者的搬遷及補償，但現階段還未商討及落實有關補償級別，政府將會按現行機制及法例作補償安排。同樣，合資格的寮屋居民可選擇免入息審查及通過香港房屋協會安排入住特設專用安置房屋。(2) 有關祖墳的通道問題，擬議公營房屋發展不會影響現時前往拜祭的通道，此外，亦留意到丫髻山的環境情況，擬議公營房屋發展已預留充足的樓宇間距。(3) 將會保留六角風水井，該處並不納入發展範圍。

鄧志強主席提議各委員、村代表及村民表決支持或反對橫洲其餘公營房屋發展。

決議一致反對該項公營房屋發展。

~~(二) 流浮山天華路公營房屋發展~~

~~沙江圍村陶連壽村代表表示，自從得悉政府計劃推行流浮山天華路公營房屋發展之後，本村隨即於 2021 年 4 月 3 日召開全體村民會議討論有關事宜，經過詳細商討後，一致堅決反對政府推行該項發展計劃，原因有以下三項：(1) 擬議公營房屋太接近本村範圍，尤其對正本村圍門，將嚴重破壞本村風水，影響深遠，村民堅決反對。(2) 公營房屋落成後將會人口急升，引起治安、交通及噪音等問題，對本村村民造成困擾。(3) 本村每六年舉行太平清醮，擬議公營房屋用地將佔據本村的醮棚位置，日後再沒有地方可舉行太平清醮，政府會否提供另一幅土地給本村架設醮棚，太平清醮一直是本村的傳統活動，是不能夠取消的。~~

~~沙江圍村民表示，現時天華路往流浮山的道路交通已非常擠塞，若政府收地建屋只會將問題惡化，必定令村民怨聲四起，其實村民擁有的土地是由祖先艱辛努力所得，~~

希望政府不要強行收地。

張致堦特別議員表示，風水是中國文化之一，鄉村村民普遍非常重視風水，亦很重視新界傳統習俗如太平清醮，若將用於打醮建醮棚的土地強行收回，必定會引起民憤，甚至令村民逼於無奈地擱置舉辦太平清醮。其實，港英時代的政府對於鄉村規劃亦會重視風水，但現今的政府部門卻忽略這問題。另外，從前發展衛星城市講求自給自足，就業和人口分佈必須要平衡發展。

鄧志強主席表示，新界圍村人非常重視太平清醮，尤其是沙江圍村每逢六年一屆太平清醮，不少海外僑民也回歸參與打醮，這代表著團結一致及社區和諧，政府在鄉村不斷興建公營房屋，不單不能城鄉共融，更只會城鄉對敵，以鄧氏宗祠為例，自鄰近公營房屋落成後，本祠堂每逢舉行聚會活動，晚上九時便會有鄰近居民報警投訴，因此，希望未來公營房屋發展遠離鄉村，最佳的選擇是發展豐樂圍。

劉德顧問表示，就流浮山天華路公營房屋發展，涉及土地包括沙江圍村、沙江圍仔、鰲磡村、新慶村等多條鄉村，其實是否需要將所有鄉村空地用作興建公營房屋，令該些鄉村失去喘息的空間。其實，最理想的鄉村需要有足夠的空曠地方，以及充足的花草樹木，但該項發展計劃與鄉村極不協調，希望政府保留足夠的空間給現有鄉村。

袁承業先生表示，綜合回應以上意見：(1) 有委員提及只集中在屏山發展，其實，政府多年以來在全港十八區覓得共二百多幅具潛力發展房屋的用地，元朗整體佔二十多幅用地，並不是單一集中發展一個地區，大前提是尋找具潛力適合發展公營房屋的用地。(2) 就鄉村與公營房屋規劃互相配合的問題，在規劃設計上會加以處理，例如採用樓宇間距，或將樓宇向後移等。(3) 就劉德顧問上述提到是否區內所有空地都用作公營房屋發展，其實，區內大部分的綠化地帶仍然保留，另外有部份的住宅用地只會作低密度發展。

陳偉杰先生表示，就回應交通改善問題，流浮山天華路公營房屋發展項目下之工程將會擴闊由天影路至流浮山路的一段天華路為雙線雙程分隔行車道，以配合未來區內發展。另外，天華路與屏廈路／流浮山道路口將改建為迴旋處以增加路口容量，除此之外，天華路兩旁將興建巴士停車灣，提供足夠地方給巴士上落客，以配合未來的交通需求。

鄧志強主席表示，為何政府不願意向大型發展商徵收土地，亦不願意發展閒置土地，卻偏要選擇發展棕地。其實，元朗區的棕地作業一直以來提供大量職位，能養活數十萬計人口，政府若然扼殺棕地作業的生存空間，將會後果嚴重，大量失業者將依靠綜援金過活。

吳燦輝委員表示，最理想和最快捷的方法是發展豐樂園，該處的魚塘差不多已全部空置，而且地方一望無際，土地遼闊，亦鄰近深圳區，能夠發揮互相揮映的作用。

鄧志強主席表示，本會全力支持發展豐樂園，絕對可以一次解決房屋問題。

張錦福委員表示，發展豐樂園是最理想方法，反而發展元朗市區這做法非常擾民，建議政府部門代表向當局反映意見。

沙江圍村原居民莫先生表示，政府如何解決風水及樓宇屏障問題，擔心樓宇阻擋氣流，規劃署有否進行風力測試評估，由於本村位置向東南面，尤其於春夏季的風流較大。本村並不反對政府興建公營房屋，但前提是要互相配合，避免影響周邊地方的環境。另外，建議整個發展項目移向東面，因為東面較多閒置及空置用地。希望政府部門考慮本村的意見，因為風水是鄉村傳統文化，一下子難以消除。

袁承業先生回應指，已就擬議公營房屋發展進行空氣流通評估。

陳偉杰先生表示，一直以來政府在推行房屋發展時，其中一項技術評估是空氣流通評估，評估從樓宇座向及擺位方面在不同風向之下出現的影響。本署將備悉莫先生上述的意見，為日後深化設計時作考慮。

吳燦輝委員補充指，豐樂園現時不足十人居住，不需費力處理安置及賠償問題，亦不需憂慮風水問題。

劉德顧問表示，該項房屋發展的周邊範圍全是村屋，建議該幅土地改為興建低密度及低樓層屋宇，以達致景觀一致，保持該區的原本面貌和特質，興建公營房屋是極不合適，完成是格格不入。

鄧志強主席提議各委員、村代表及村民表決支持或反對流浮山天華路公營房屋發展。

決議一致反對該項公營房屋發展。

鄧志強主席表示，討論結束，多謝各位官員出席會議。

規劃署、土木工程拓展署、房屋署及與會嘉賓於下午 4 時 40 分先行離席。

十. 討論事項(4)

十一. 其他事項(1)

鄧志強主席表示，新一屆鄉郊代表選舉各鄉村的劃定現有鄉村範圍，如有任何修改意見請於2021年4月30日前回覆本會。

鄧志強主席表示，會議結束，多謝各位出席會議。

與會者無任何討論事項，會議於4時45分結束。

主 席：鄧志強
記 錄：陳美斯
日 期：28-5-2021



Provision of Major GIC Facilities and Open Space in Yuen Long District Council

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	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 [#]	113.77 ha	30.18 ha	142.51 ha	+28.74 ha
Local Open Space	10 ha per 100,000 persons [#]	113.77 ha	105.03 ha	189.51 ha	+75.74 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	1,310 classrooms	1,159 classrooms	1,549 classrooms	+239 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	1,884 classrooms	1,288 classrooms	2,206 classrooms	+322 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	739 classrooms	492 classrooms	760 classrooms	+21 classrooms
District Police Station	1 per 200,000 to 500,000 persons	2	1	2	0
Divisional Police Station	1 per 100,000 to 200,000 persons	5	4	5	0
Hospital	5.5 beds per 1,000 persons [^]	6,394 beds	1,068 beds	3,668 beds	-2,726 beds
Clinic/Health Centre	1 per 100,000 persons	11	5	11	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	1	0	1	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	4,550 places	407 places	1,195 places	-3,355 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	15	11	16	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	7	6	10	+3
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#]	N.A.	2	2	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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 [#]	N.A.	8	14	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*^}	4,624 places	719 places	1,359 places	-3,265 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#^}	5,727 beds	1,907 beds	3,306 beds	-2,421 beds
Library	1 district library for every 200,000 persons ^π	5	3	3	-2
Sports Centre	1 per 50,000 to 65,000 persons [#]	17	8	16	-1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#]	4	2	3	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#]	3	1	2	-1

Note:

The planned resident population in Yuen Long DC is about 1,137,700. If including transients, the overall planned population is about 1,162,300.

[#] The requirements exclude planned population of transients.

[^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

^π Small libraries are counted towards meeting the HKPSG requirement.

JANUARY 2022

Provision of Major GIC Facilities and Open Space in Ping Shan Outline Zoning Plan

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	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 [#]	8.13 ha	0 ha	2.26 ha	-5.87 ha
Local Open Space	10 ha per 100,000 persons [#]	8.13 ha	2.08 ha	8.45 ha	+0.32 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	56 classrooms	30 classrooms	30 classrooms	-26 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	92 classrooms	6 classrooms	78 classrooms	-14 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	72 classrooms	0 classroom	53 classrooms	-19 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons [^]	460 beds	0 bed	0 bed	-460 beds
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	325 places	0 place	100 places	-225 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6 to 24 [#]	1	0	0	-1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	0	0	1	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#]	N.A.	0	0	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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 [#]	N.A.	0	2	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*}	151 places	8 places	68 places	-83 places
Residential Care Homes For the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#*}	188 beds	22 beds	342 beds	+154 beds
Library	1 district library for every 200,000 persons ^π	0	1	1	+1
Sports Centre	1 per 50,000 to 65,000 persons [#]	1	1	1	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#]	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons [#]	0	0	0	0

Note:

The planned resident population in Ping Shan area is about 81,350. If including transients, the overall planned population is about 83,800.

[#] The requirements exclude planned population of transients.

[^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

^π Small libraries are counted towards meeting the HKPSG requirement.

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