





APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27A

(Being an ~~Approved~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :
- toll plaza, on-street vehicle park and railway track.

(9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(10) In these Notes,

“existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” (“CDA”) shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution and community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any road proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a quantitative air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the characters of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "CDA", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio specified below:

Site	Development Restrictions
"CDA" at Tai Kiu in Area 4	A maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
"CDA" to the immediate south of Castle Peak Road in Area 12	
"CDA" to the immediate north of Castle Peak Road in Area 15	
"CDA" covering Yuen Long Station and associated public transport interchange in Area 15	
"CDA" to the immediate north of Ha Yau Tin Tsuen in Area 12	A maximum plot ratio of 5.

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COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (d) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In addition to paragraph (d) above, in determining the maximum plot ratio for the "CDA" covering Yuen Long Station and associated public transport interchange in Area 15 for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as railway station development and associated public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)6" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

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RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”) and “Residential (Group A)8” (“R(A)8”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for “R(A)” and “R(A)2” zones, a maximum building height of 25 storeys excluding basement(s) for “R(A)3” and “R(A)4” zones, a maximum building height of 90mPD for “R(A)5” zone and a maximum building height of 100mPD for “R(A)8” zone. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)8”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable
 - (i) the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated “R(A)2” and “R(A)3”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) On land designated “Residential (Group A)6” (“R(A)6”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 185mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group A)7” (“R(A)7”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 90mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (g) ***On land designated “Residential (Group A)9” (“R(A)9”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6 and a maximum building height of 120mPD, or the plot ratio and height of the existing building, whichever is the greater.***
- (h) ***For any new development or redevelopment of an existing building at “R(A)9”, a layout plan shall be submitted for the approval of the Town Planning Board. The layout plan shall include the following information:***
 - (i) ***the proposed land use(s), and the form, disposition and height of all buildings (including structures) to be erected on the site;***
 - (ii) ***the proposed total gross floor area of various uses and facilities;***
 - (iii) ***an environmental assessment report to examine any possible environmental problems in terms of air quality, land contamination and noise that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and***
 - (iv) ***such other information as may be required by the Town Planning Board.***

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RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (i) *On land designated “Residential (Group A)10” (“R(A)10”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, of which the domestic plot ratio should not exceed 6.0, and a maximum building height of 25 storeys excluding basement(s), or the plot ratio and height of the existing building, whichever is the greater. Gross floor area of not less than 2,495m² shall be provided for Government, institution and community facilities, which shall be included for plot ratio calculation.*
- (j) *On land designated “Residential (Group A)11” (“R(A)11”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 3,088m², a maximum non-domestic gross floor area of 1,522m² and a maximum building height of 30 storeys excluding basement(s), or the gross floor area and height of the existing building, whichever is the greater. In addition, a maximum gross floor area of 4,723m² for Residential Care Home(s) for the Elderly shall be provided.*
- ~~(g)~~(k) In determining the maximum plot ratio **and gross floor area** for the purposes of paragraphs (a), (b), (d), (e), ~~and~~ (f), (g), (i) **and** (j) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(h)~~(l) In determining the maximum plot ratio on land designated “R(A)5”, “R(A)6” and “R(A)8”, any floor space that is constructed or intended for use solely as **Government, institution and community** ~~GHC~~ facilities, as required by the Government, may be disregarded.
- ~~(i)~~(m) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/**gross floor area** for the building on land to which paragraph (a), (b), (d), (e), ~~or~~ (f), (g), (i) **or** (j) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/**gross floor area** specified in paragraphs (a), (b), (d), (e), ~~and~~ (f), (g), (i) **and** (j) above may thereby be exceeded.
- ~~(j)~~(n) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, **gross floor area**, building height and/or site coverage restrictions **as** stated in paragraphs (a), (b), (c), (d), (e), ~~and~~ (f), (g), (i) **and** (j) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

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RESIDENTIAL (GROUP B) (cont'd)

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5 and a maximum building height of 25 storeys (excluding basement car park).
- (b) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park).
- (c) On land designated “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 55mPD.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Commercial Bathhouse/Massage
Government Use (not elsewhere specified)	Establishment
Public Transport Terminus or Station	Eating Place
(excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	(not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

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RESIDENTIAL (GROUP E) (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports and Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
Ambulance Depot	Cargo Handling and Forwarding Facility
Art Studio (excluding those involving direct provision of services or goods)	Industrial Use (not elsewhere specified)
Bus Depot	Off-course Betting Centre
Eating Place (Canteen only)	Office (not elsewhere specified)
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Place of Recreation, Sports or Culture (not elsewhere specified)
Information Technology and Telecommunications Industries	Private Club
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Vehicle Repair Workshop
Public Convenience	Wholesale Trade
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

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RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/ unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

[△] Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

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RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is primarily intended for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) On land designated “Residential (Group E)”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “Residential (Group E)1”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum building height of 85mPD.
- (c) On land designated “Residential (Group E)2” (“R(E)2”), no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5, a maximum non-domestic plot ratio of 0.22 and a maximum building height of 85mPD.
- (d) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio, building height and site coverage stated in paragraphs (a), (b) and (c) above, or the plot ratio, height and site coverage of the existing building, whichever is the greater, except for modification of an existing building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio, building height and site coverage specified in paragraphs (a), (b) and (c) above.
- (e) In determining the maximum plot ratio on land designated “R(E)2”, any floor space that is constructed or intended for use solely as ***GIC Government, institution and community*** facilities, as required by the Government, may be disregarded.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (a), (b), (c) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (g) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b), (c) or (d) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b), (c) and (d) above may thereby be exceeded.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and/or site coverage restrictions stated in paragraphs (a), (b), (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (i) On land designated “Residential (Group E)1”, non-building area(s) with a minimum width of 1.5m from the lot boundaries abutting Wang Yip Street West and Tak Yip Street shall be provided.
- (j) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction stated in paragraph (i) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Field Study/Education/Visitor Centre Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House :

Eating Place
Library
School
Shop and Services

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Fuelling Station
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution (not elsewhere specified)
Residential Institution (Hostel and Dormitory only) (on land designated "G/IC(5)" and "G/IC(6)" only)	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below or the height of the existing building, whichever is the greater:

Sub-area	Maximum Building Height (Number of Storeys excluding basement(s))
Government, Institution or Community (G/IC)	8
G/IC(1)	3 (8 for 'School' and 'Hospital' uses)
G/IC(2)	15
G/IC(3)	17
G/IC(4)	25

- (b) On land designated "G/IC(5)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 95mPD or the height of the existing building, whichever is the greater.
- (c) On land designated "G/IC(6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 75mPD or the height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” only

Schedule I: for open-air development or for building other than industrial
or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic	
Microwave Repeater, Television and/or Radio	
Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Business" only (cont'd)Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or
Art Studio (excluding those involving direct provision of services or goods)	Film Studio
Bus Depot	Cargo Handling and Forwarding Facility
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted:

Office

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” only (cont'd)Schedule II: for industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/ unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Business” only (cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (a) On land designated “Other Specified Uses” annotated “Business” (“OU(Business)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “OU(Business(1))”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) On Yuen Long Town Lots No. 392, 393 and 532, a non-building area of 5m wide should be provided abutting Wang Yip Street West and Tak Yip Street.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Petrol Filling Station” only

Petrol Filling Station

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for the provision of petrol filling station.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 1 storey excluding basement(s).

For “Sewage Treatment Works” only

Sewage Treatment Plant

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment works.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys excluding basement(s) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Industrial Estate" only</u>	
Ambulance Depot	Asphalt Plant/Concrete Batching Plant
Broadcasting, Television and/or Film Studio	Electric Power Station
Cargo Handling and Forwarding Facility	Library
Dangerous Goods Godown	Off-course Betting Centre
Eating Place	Offensive Trades
Gas Works	Oil Depot, Oil Refinery and Petro-chemical Plant
Government Refuse Collection Point	Place of Recreation, Sports or Culture
Government Use (not elsewhere specified)	Service Industries (not elsewhere specified)
Industrial Use	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installations	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Industrial Estate" only (cont'd)

Remarks

- (a) On land designated "OU(Industrial Estate)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 1,687,625m² and a maximum building height of 8 and 10 storeys excluding basement(s) for areas annotated Area (a) and Area (b) respectively.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public utility installations, public car/lorry parks, public transportation facilities or Government, institution or community facilities, as may be required by Government, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "LRT Terminus with Commercial/Residential Development" only</u>	
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Entertainment	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "LRT Terminus with Commercial/Residential Development" only (cont'd)

Planning Intention

This zone is intended primarily for LRT terminus with residential and/or commercial uses, and other supporting public transport facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 66,460m², a maximum non-domestic gross floor area of 25,940m² and a maximum building height of 32 storeys excluding basement(s), or the domestic gross floor area, non-domestic gross floor area and height of the existing building, whichever is the greater.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Public Car Park with Ground Floor Retail Shops” only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Shop and Services (ground floor only)	Eating Place
	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with ground floor retail shops.

Remarks

- (a) On land designated “OU(Public Car Park with Ground Floor Retail Shops)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “OU(Public Car Park with Ground Floor Retail Shops(1))”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Petrol Filling Station	Eating Place
Shop and Services (ground floor only)	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Off-course Betting Centre
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Public Car Park to include Retail and Residential Uses" only</u>	
As specified on the Plan	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School (excluding free-standing purpose-designed building) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with retail and residential uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 11,356m², a maximum non-domestic gross floor area of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park to include Retail and Residential Uses" only (cont'd)

Remarks (cont'd)

- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for gross floor area calculation.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Art Storage and Public Open Space” only

As specified on the Plan

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for art storage and provision of public open space.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,968m² and a maximum building height of 23mPD. Public open space of not less than 590m² shall be provided.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of gross floor area and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or
Government Use (Police Reporting Centre only)	Film Studio
Nature Reserve	Burial Ground
Nature Trail	Cable Car Route and Terminal Building
On-Farm Domestic Structure	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Picnic Area	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Public Convenience	Field Study/Education/Visitor Centre
Tent Camping Ground	Firing Range
Wild Animals Protection Area	Flat
	Golf Course
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

~~APPROVED~~DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVEDDRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27A

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APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27A

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Yuen Long Outline Zoning Plan (OZP) No. S/YL/27A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 10 July 1987, under the power delegated by the then Governor, the then Secretary for Lands and Works, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft OZP for Yuen Long New Town. The draft Yuen Long OZP No. S/YL/1 was exhibited under section 5 of the Ordinance on 12 April 1991. The draft Yuen Long OZP No. S/YL/2 incorporating amendments to reflect changing circumstances was exhibited for public inspection under section 7 of the Ordinance on 3 November 1995. On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was renumbered as S/YL/3.
- 2.2 On 5 May 1998, the CE in C referred the approved Yuen Long OZP No. S/YL/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/7.
- 2.3 On 21 November 2000, the CE in C referred the approved Yuen Long OZP No. S/YL/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 26 November 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/12.
- 2.4 On 17 February 2004, the CE in C referred the approved Yuen Long OZP No. S/YL/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/15.

- 2.5 On 20 June 2006, the CE in C referred the approved Yuen Long OZP No. S/YL/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 21 October 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/18.
- 2.6 On 4 January 2011, the CE in C referred the approved Yuen Long OZP No. S/YL/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 6 December 2011, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/21.
- 2.7 On 8 September 2015, the CE in C referred the approved Yuen Long OZP No. S/YL/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance. On 18 October 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/23.
- 2.8 On 4 June 2019, the CE in C referred the approved Yuen Long OZP No. S/YL/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance. On 7 December 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/25.
- 2.9 On 3 May 2022, the CE in C referred the approved Yuen Long OZP No. S/YL/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 13 May 2022 under section 12(2) of the Ordinance.~~ ***The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance. On 5 December 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/27.***
- 2.10 ~~On 6 January 2023, the draft Yuen Long OZP No. S/YL/26 was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the draft OZP include (i) the rezoning of a site at Tai Kei Leng from “Open Space” and “Residential (Group B)” to “Residential (Group A)6”; (ii) the rezoning of a site at Lam Hi Road from “Other Specified Uses” annotated “Art Storage and Public Open Space” to “Residential (Group A)7”; (iii) the rezoning of a site at Wang Yip Street East from “Other Specified Uses” annotated “Business” to “Residential (Group E)2”, and other amendments to reflect the current uses and as built conditions. During the two-month exhibition period, one representation was received. On 24 March 2023, the representation was published for three weeks for public comments and one comment was received. After giving consideration to the representation and comment on 7 September 2023, the Board decided not to propose any amendment to the draft OZP to meet the representation. On 16 April 2025, the Secretary for Development referred the approved Yuen Long OZP No. S/YL/27 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 25 April 2025 under section 12(2) of the Ordinance.~~

- 2.11 ~~On 5 December 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/27. On 15 December 2023, the approved Yuen Long OZP No. S/YL/27 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance. On XX XX 2025, the draft OZP No. S/YL/28 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the Plan include (i) the rezoning of a site at the junction of Shap Pat Heung Road and Tai Shu Ha Road East from “Village Type Development” to “Residential (Group A)9”; (ii) the rezoning of a site near the junction of Shap Pat Heung Road and Yuen Long Tai Yuk Road from “Government, Institution or Community” to “Residential (Group A)10”; and (iii) the rezoning of a site to the west of Yuen Long Pau Cheung Square from “R(A)” to “Residential (Group A)11”.~~

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and transport networks for Yuen Long New Town so that development and redevelopment within the New Town can be put under statutory planning control. Such control is necessary to achieve the Government’s objective of developing Yuen Long New Town into a balanced new town and a regional centre for the North West New Territories (NWNT).
- 3.2 The Plan is to illustrate the broad principles of development only. It is a small scale plan. The transport alignments and boundaries between land use zones may be subject to minor adjustments as detailed planning proceeds. There would be cases that small pieces of land not intended for building development purposes, such as amenity area, slope, access road, are included in the development zones. In general, such areas should not be taken into account in plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the type of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

5. PLANNING SCHEME AREA

- 5.1 The Area, covering Yuen Long New Town, is about 561 ha. The Area is situated in the middle of the Yuen Long plain in NWNT. It is bounded by the

outer edge of Yuen Long INNOPARK in the north, Yuen Long Highway in the south, the Yuen Long Kau Hui group of villages in the east and Long Tin Road in the west. The boundary of the Area is shown by a heavy broken line on the Plan.

- 5.2 The Area contains a wide variety of existing land uses which include village settlements and residential developments in the south, high-rise commercial and residential developments in the Yuen Long Town proper and industrial developments in the north. Yuen Long New Town is one of the major centres for the provision of commercial and community facilities in the NWNT. The proposals on the Plan would enhance the role of Yuen Long New Town as the regional centre for the NWNT.
- 5.3 For planning and reference purposes, the Area is subdivided into 19 Planning Areas as shown on the Plan.

6. POPULATION

~~According to~~**Based on** the 2021 Population Census, the total population of the Area was *estimated by the Planning Department as* about 169,900. It is estimated that the *total* planned population of the Area would be about ~~190,170~~**195,086**.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Development Opportunities

- 7.1.1 Yuen Long New Town is located at the centre of a large plain and is suitable for development into the regional centre of the NWNT.
- 7.1.2 Yuen Long New Town is the focal point of the existing and planned transport networks in the region. With the improvement in the external transportation network with the Mainland and urban Kowloon, in particular the Tuen Ma Line, Yuen Long New Town has been developed as the regional centre of the NWNT.
- 7.1.3 There are large pieces of flat land which would be put to more intensive use around the Yuen Long Town proper and would enhance Yuen Long New Town as the regional centre of the NWNT. The eastern development area located close to Yuen Long Station is a new development node and is being developed as the gateway to the New Town.

7.2 Development Constraints

- 7.2.1 Underground cavernous marble is found in some parts of the Area. The underground cavities may affect the design of foundations and hence the location and construction cost of high-rise developments.
- 7.2.2 There are many recognized villages within the Area. It is necessary to preserve them and provide adequate areas for village expansion purpose.

- 7.2.3 Developments in the Yuen Long Town proper along both sides of Castle Peak Road have been substantially completed. Redevelopment will largely be left to market forces. Additional community and commercial facilities would mainly be provided in the peripheral areas.

8. FORM AND STRUCTURE OF THE NEW TOWN

- 8.1 The development form of the New Town is basically a “core” of high-rise developments along both sides of Castle Peak Road with the development intensity and building height generally descending to the peripheral areas, and industrial developments are situated at the northern fringe. The southern, eastern and western parts of the New Town are bounded and well served by Yuen Long Highway, Tsing Long Highway, as well as Long Tin Road and Long Ping Road respectively. Local distributor roads are connected to these major roads at strategic locations.
- 8.2 To the south and east of the existing built-up areas of the New Town are the extension areas where new developments are completed or proposed. Higher-order commercial and residential developments are located in the eastern extension area. Strips of land in the southern extension area are reserved for the provision of open space to serve as buffer to Yuen Long Highway to the south. Within the extension areas, vehicular access will be improved. Government, institution ~~and~~ community (GIC) facilities will be consolidated at suitable locations to meet planning standards.

9. LAND USE ZONINGS

- 9.1 Comprehensive Development Area (“CDA”) : Total Area 17.12 ha
- 9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.1.2 The area at Yuen Long Station and its adjoining area in Area 15 is designated as “CDA” to facilitate the implementation of comprehensive commercial/residential developments adjacent to or on top of the railway station and associated public transport interchange. This “CDA” site is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.
- 9.1.3 The “CDA” zone at Tai Kiu in Area 4 is intended for commercial/residential development. The “CDA” zoning is to encourage redevelopment of the area in a comprehensive manner, taking into account its proximity to the town centre. However, due to the presence of the existing Tai Kiu Village, there is a need for resolving the problems associated with the clearance and relocation arrangement of the village. This “CDA” site is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-

domestic building.

- 9.1.4 There are three other “CDA” sites located along both sides of Castle Peak Road near the Light Rail terminus in Areas 12 and 15 intended for comprehensive commercial/residential developments. The “CDA” site located to the north of Ha Yau Tin Tsuen in Area 12 is subject to a maximum plot ratio of 5 and has been developed for residential use, known as YOHO Town. The other two “CDA” sites have largely been developed as YOHO Midtown and Grand YOHO, and are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. Owing to the strategic locations of these areas and the presence of underground cavities, these sites are purposely zoned “CDA” so that the developers are required to prepare Master Layout Plans (MLPs) for the approval of the Board.
- 9.1.5 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment in this zone would require the approval of the Board by way of planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated “CDA” shall prepare a MLP together with the information as specified in the Notes of the Plan which includes, amongst others, an environmental assessment report, a traffic impact assessment report, a drainage and sewerage impact assessment report, landscape and urban design proposals, programmes of development and a quantitative air ventilation assessment (AVA) report, for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.1.6 The achievement of the maximum plot ratio is subject to the satisfactory demonstration to the Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.
- 9.1.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above development restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability; and

- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.

9.2 Residential (Group A) (“R(A)”) : Total Area ~~66.38~~ **67.69** ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2.2 The zone covers mainly public and private residential developments. Existing public housing estates in Yuen Long that fall within this zone include Shui Pin Wai Estate in Area 1 and Long Ping Estate in Area 8. Private residential developments within this zone are located in Areas 2, 3, 4, 5, 7, 9, 10, 11 and 13, covering mainly the central areas of the Yuen Long Town proper. Under this zoning, a range of commercial uses as indicated in the Notes are permitted as of right on the lowest three floors of a building. In fact, the ground and first floors of most of the existing private residential buildings under this zoning are usually occupied by shops and services and eating places.
- 9.2.3 Apart from public housing estates and private residential developments, some sites under this zoning along Castle Peak Road – Yuen Long have been developed entirely for commercial/office purposes. The purpose-built commercial/office buildings were built mainly when the area was zoned “Commercial/Residential”.
- 9.2.4 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s).
- 9.2.5 Five strips of land abutting the northern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are zoned “R(A)2” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s). According to the consultancy study of Expert Evaluation on AVA of Yuen Long Town (YL AVA(E) Study) conducted in 2008, sites zoned “R(A)2” are restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long.
- 9.2.6 For sites zoned “R(A)3” and “R(A)4”, which are on the southern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. According to the YL AVA(E) Study, to improve future local wind environment, the building height in the southern side of Castle Peak Road – Yuen Long should be

lower than that for the northern side so as to avoid skimming flow. Thus, land zoned “R(A)3” and “R(A)4” is restricted to a maximum building height of 25 storeys excluding basement(s). Land zoned “R(A)3”, being abutting the southern side of Castle Peak Road – Yuen Long, is restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long. Upon redevelopment of the sites in the “R(A)2” and “R(A)3” zones, a separation of buildings between the northern and southern sides of the road will be about 35m-40m and, thus, ~~contribute~~**contributing** to the future wind environment in the area.

- 9.2.7 Two sites in Area 13 are zoned “R(A)1” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. The “R(A)1” site to the south of Shap Pat Heung Road has been developed as “Atrium House”, “La Grove” and “Park Signature”. To be in line with the nearby low to medium-rise developments including medium-rise residential developments, village housing and open space, developments in this zone are restricted to a maximum building height of 25 storeys excluding basement(s). According to the YL AVA(EE) Study, Area 13 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(A)1” zone.
- 9.2.8 A site in Area 7 zoned “R(A)5” has been developed for residential use known as “The Spectra”, which is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 90mPD.
- 9.2.9 A site in Area 14 at Tai Kei Leng zoned “R(A)6” is intended for public housing development. GIC facilities and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6.7 and a maximum building height of 185mPD. To facilitate the provision of public vehicle parking spaces to meet the local demand, ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted within the “R(A)6” sub-area.
- 9.2.10 A planning brief setting out the planning parameters and the design requirements of public housing development at the “R(A)6” zone will be provided to guide its future development.
- 9.2.11 For the site zoned “R(A)6”, an Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been carried out for the site and concluded that design measures, including building separations, setbacks and open areas, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning brief for implementation as appropriate.
- 9.2.12 A site in Area 13 zoned “R(A)7” is intended for private subsidised housing development. The area is subject to a maximum plot ratio of 5 and a

maximum building height of 90mPD.

9.2.13 A site in Area 2 zoned “R(A)8” has been developed for residential use known as “Sol City”, which is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 100mPD.

9.2.14 A site in Area 14 zoned “R(A)9” is restricted to a maximum domestic plot ratio of 6 and a maximum building height of 120mPD. Suitable design measures, such as stepped building height profile, building setback from Shap Pat Heung Road, building separation and a podium-free design, should be considered to minimise the potential visual impact at this sub-area. For any new development or redevelopment of an existing building, a layout plan shall be submitted to the Board for approval to address concerns on potential interface and related issues. The layout plan submission shall set out the proposed land use(s), and the form, disposition and height of all buildings, and incorporate relevant technical assessment(s) as appropriate.

9.2.15 A site in Area 13 zoned “R(A)10” is restricted to a maximum plot ratio of 6.5, of which the domestic plot ratio should not exceed 6.0, and a maximum building height of 25 storeys (excluding basement(s)). Gross floor area of not less than 2,495m² shall be provided for GIC facilities on a self-financing basis, such as a 150-place Child Care Centre and a 60-place Day Care Centre for the Elderly, which shall be included for plot ratio calculation. Detailed parameters of the GIC facilities shall be subject to the operational requirements and discussion with relevant government departments at detailed design stage.

9.2.16 A site in Area 5 zoned “R(A)11” is restricted to a maximum domestic gross floor area of 3,088m², a maximum non-domestic gross floor area of 1,522m² and a maximum building height of 30 storeys (excluding basement(s)). In addition, Residential Care Home(s) for the Elderly shall be provided at the site, subject to a maximum gross floor area of 4,723m².

9.2.44**17** For the “R(A)5”, “R(A)6” and “R(A)8” zones, in determining the maximum plot ratio of the developments and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded to facilitate the provision of these facilities.

~~9.2.15 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, building height and/or site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above.~~

~~9.2.46~~**18** The residential developments along Castle Peak Road – Yuen Long are subject to traffic noise impacts. Where appropriate, the building design of new developments/redevelopments should incorporate the best practicable environmental mitigation measures. The Director of

Environmental Protection should be consulted on the environmental mitigation measures if needed. Efforts should also be made to reduce the noise level at source, such as the provision of noise reducing friction course on road surface.

9.2.4719 According to the YL AVA(EE) Study, future developers are encouraged to adopt other design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, reducing building height for buildings with wide façade facing prevailing wind directions, irregular building heights stepping towards the north and minimizing the blocking of breezeway through positioning of building towers and podiums.

9.2.4820 The width of some sections of the footways along Castle Peak Road – Yuen Long falls short of the standard requirement. Setting back of some new buildings may be required for widening the footways. The maximum site coverage restriction mentioned in paragraphs 9.2.5 and 9.2.6 above are also relevant for the purpose of footway widening.

9.2.4921 The plot ratio/*gross floor area* control under “R(A)6”, ~~and “R(A)7”, “R(A)9”, “R(A)10” and “R(A)11”~~ zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.3 Residential (Group B) (“R(B)”) : Total Area 36.93 ha

9.3.1 Residential sites within this zone are in Areas 6, 13, 14 and 16 mainly located in the southern part of the Town. This zone is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.3.2 “Park Royale”, “Scenic Gardens”, “Parkside Villa” and “Emerald Green”, amongst others, in Areas 6 and 13 and “The Reach”, “Serenio Verde”, “Grand Del Sol” and “Villa Premiere” in Area 14 are zoned “R(B)”. Within the “R(B)” zone, residential development is restricted to a maximum plot ratio of 3.5 and a maximum building height of 25 storeys (excluding basement car park).

9.3.3 According to the YL AVA(EE) Study, Areas 13 and 14 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(B)” zone in Areas 13 and 14.

9.3.4 In Area 16, a site zoned “R(B)1” has been developed for residential use known as “One Regent Place” with a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park) so as to be compatible with the developments in the surrounding areas.

Similarly, another site zoned “R(B)2” has been developed for residential use known as “The Parcville” with a maximum plot ratio of 3 and a maximum building height of 55mPD. According to the YL AVA(E) Study, buildings on these sites should avoid blocking north-easterlies or easterlies, which are the prevailing wind directions.

~~9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above.~~

9.4 Residential (Group E) (“R(E)”) : Total Area 5.35 ha

- 9.4.1 This zone covers an area at Wang Chau Road in Area 5 and parts of Tung Tau Industrial Area to the west of Wang Yip Street West, to the north of Tak Yip Street and at the junction of Po Yip Street and Long Yip Street in Area 7. This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problems. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems.
- 9.4.2 The “R(E)1” sites in Tung Tau are subject to environmental impacts including adverse traffic noise impacts, noise from the pumping station to its north and industrial/residential interface problems from nearby industrial operations. The building design of new developments/redevelopments within “R(E)1” should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines (HKPSG).
- 9.4.3 For “R(E)1” and “R(E)2” sites in Tung Tau Industrial Area, according to the YL AVA(E) Study, developers in developing these sites should adopt a podium-free building design, or if podium cannot be avoided, to provide a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided. Furthermore, if the proposed development falls within the scope of projects that require AVA as specified under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/2006 on AVA, the developer is required to undertake an AVA to examine the local wind environment and identify any possible opportunity/problem areas for design improvement.

- 9.4.4 In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings except those specified in Column 1 of Schedule II in the Notes will also require the permission of the Board.
 - 9.4.5 Developments or redevelopment within sites zoned “R(E)” are subject to a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
 - 9.4.6 For sites zoned “R(E)1” at Tung Tau, they are restricted to a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above and a maximum building height of 85mPD. Non-building area(s) with a minimum width of 1.5m is designated from the lot boundaries abutting Wang Yip Street West and Tak Yip Street to create a pleasant pedestrian environment. No structures other than minor landscape structures and street furniture should be provided on the non-building area(s). Ancillary car parking should be accommodated in the basement. Strong justifications are required for providing ancillary carpark above ground level.
 - 9.4.7 For a site zoned “R(E)2” at Tung Tau, it is restricted to a maximum domestic plot ratio of 5, a maximum non-domestic plot ratio of 0.22 and a maximum building height of 85mPD.
 - ~~9.4.8 To provide flexibility for innovative design, minor relaxation of the plot ratio, building height and/or site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above. Under exceptional circumstances, minor relaxation of the non-building area restriction may be considered by the Board through the planning permission system.~~
 - 9.4.98 The plot ratio control under “R(E)2” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 9.5 Village Type Development (“V”) : Total Area 100.00 **99.3** ha
- 9.5.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.5.2 There are many well-established recognized villages within the Area, such as Wang Chau Fuk Hing Tsuen, Wang Chau Tung Tau Wai, Wang Chau Yeung Uk Tsuen, Wang Chau Sai Tau Wai, Wang Chau Lam Uk Tsuen, Wang Chau Chung Sum Wai, Fung Chi Tsuen, Shui Pin Wai, Shui Pin Tsuen, Shui Tin Tsuen, Shan Pui, Nam Pin Wai, Sai Pin Wai, Tai Wai Tsuen, Wong Uk Tsuen, Ying Lung Wai, Tsoi Uk Tsuen, Ma Tin Tsuen, Ha Yau Tin Tsuen, Sheung Yau Tin Tsuen and Lung Tin Tsuen. Village expansion areas and other infrastructural improvements will be guided by more detailed layout plans.

9.6 Government, Institution or Community (“G/IC”) : Total Area ~~44.35~~ 43.74 ha

9.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.6.2 Major existing GIC facilities include a community centre, Yuen Long Swimming Pool Complex, Yuen Long Town Hall, Long Ping Community Hall and Yuen Long Stadium in Area 6, 3 clinics in Areas 2 and 9, a divisional fire station in Area 11, a police station and Yuen Long Theatre in Area 3, the Government offices in Areas 2 and 4, and a bus terminus in Area 2. Most of the existing schools ~~and the proposed schools~~ also fall within this zone. There are currently 156 primary schools, 195 secondary schools and 2 special schools within this zone in Yuen Long New Town. ~~The proposed/planned school sites are located in Areas 12 and 13.~~

9.6.3 Developments or redevelopments in areas zoned “G/IC” are restricted to a maximum building height of 8 storeys excluding basement(s). The building height restriction could meet the operational requirements of most GIC facilities and serve as visual and spatial relief in Yuen Long New Town.

9.6.4 Eight sites are zoned “G/IC(1)” and subject to a maximum building height of 3 storeys excluding basement(s), except for school and hospital uses which could be developed up to 8 storeys excluding basement(s). The restriction will help ensure that the developments in these sites are in keeping with the adjacent environment.

9.6.5 There are three existing GIC developments, namely the Government Offices in Area 4, Maxwell House (CLP Power Substation cum Staff Quarters) and Police Staff Quarters in Area 3, which are significantly taller than other GIC facilities in Yuen Long New Town. They are zoned “G/IC(2)”, “G/IC(3)” and “G/IC(4)” with building height restrictions of 15 storeys, 17 storeys and 25 storeys excluding basement(s) to reflect the height of the existing buildings.

9.6.6 A site at the junction of Shap Pat Heung Road and Tai Shu Ha Road West ~~is zoned “G/IC(5)”~~ ***has been developed for a youth hostel, known as “Po Leung Kuk Lee Shau Kee Youth Oasis”, which is subject to a maximum***

~~*building height of 95mPD.* This zone is intended for a youth hostel development. Developments within this sub-area are subject to a maximum building height restriction of 95mPD. An AVA EE has been conducted for the proposed youth hostel development scheme. With the implementation of design measures, including (i) minimization of site coverage, (ii) a void podium deck at the first floor of the proposed youth hostel; and (iii) appropriate setbacks from Shap Pat Heung Road, Tai Shu Ha Road West and the western site boundary, permeability is promoted and wind penetration through the site is facilitated. Upon development of the site, the project proponent is required to implement design measures identified in the AVA EE report.~~

9.6.7 A site near the junction of Castle Peak Road - Yuen Long and Yau Tin East Road is zoned "G/IC(6)". This zone is intended for a social welfare service complex cum youth hostel. Developments within this sub-area are subject to a maximum building height restriction of 75mPD. Prior to the development of the site, the project proponent is required to submit noise impact assessment and provide noise mitigation measures to meet all relevant criteria under the HKPSG.

~~9.6.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above.~~

9.6.98 Adequate areas have been reserved on the Plan for the provision of GIC facilities in accordance with the HKPSG.

9.7 Open Space ("O") : Total Area 49.84 ha

9.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Facilities of particular importance are Yuen Long Park in Area 6, Tung Tau Industrial Area Playground in Area 7 and Yuen Long Jockey Club Town Square in Area 10. More local open spaces will be provided in the detailed layout plans and these are not shown on the Plan.

9.7.2 A strip of open space with a width of about 80m has been reserved to the north of Yuen Long Highway. Apart from providing recreational and sports facilities, the open space will also serve as a buffer area between Yuen Long Highway and the areas located to the north.

9.7.3 Another strip of land in Area 13 intended for landscape walkway is a key breezeway for the town centre. It is also intended to serve as a pedestrian connection linking the planned open space to the south.

9.8 Other Specified Uses ("OU") : Total Area 104.04 ha

9.8.1 This zone denotes areas allocated or reserved for the following specific uses :

(a) Business

- (i) About 5.74 ha of land at Tung Tau, Area 7 is zoned “OU” annotated “Business” or “Business(1)”. Land zoned for this purpose is primarily intended for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office (I-O) buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building until the whole building is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- (ii) Developments or redevelopments in areas zoned “OU(Business)” are restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s). One site is designated “OU(Business(1))” which is restricted to a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (iii) According to the YL AVA(EE) Study, to minimize negative air ventilation impact, a non-building area of 5m wide should be provided along Wang Yip Street West and Tak Yip Street at Yuen Long Town Lots No. 392, 393 and 532. Furthermore, developers in developing sites in Area 7 should adopt a podium-free building design, or if podium cannot be avoided, adopt a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided.

(b) Petrol Filling Station

This zone is intended primarily for the provision of petrol filling station. Three petrol filling stations are located in Areas 6, 9 and 14. Development in the zone is restricted to a maximum building height of 1 storey excluding basement(s).

(c) Sewage Treatment Works

This zone is intended primarily for the provision of sewage treatment works. A sewage treatment plant is located in Area 19. Development in the zone is restricted to a maximum building height of 2 storeys excluding basement(s).

(d) Industrial Estate

- (i) This zone (about 86.33 ha) is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements. This zone, located in Area 19, has been developed as the Yuen Long INNOPARK.
- (ii) Within this zone, the maximum total gross floor area (GFA) of all developments or redevelopments (except public utility installations, public car/lorry parks, public transport facilities, GIC facilities and ancillary facilities) is 1,687,625m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Yuen Long INNOPARK. Developments in the area annotated Area (a) on the Plan are restricted to a maximum **building height** of 8 storeys excluding basement(s) and developments in the area annotated Area (b) on the Plan, i.e. the estate centre site, are restricted to a maximum **building height** of 10 storeys excluding basement(s).

(e) LRT Terminus with Commercial/Residential Development

This zone is intended primarily for Light Rail terminus with residential and/or commercial uses, and other supporting public transport facilities and has been developed as “Sun Yuen Long Centre”. It is located in Area 15. Development is restricted to a maximum domestic GFA of 66,460m², a maximum non-domestic GFA of 25,940m² and a maximum building height of 32 storeys excluding basement(s).

(f) Public Car Park with Ground Floor Retail Shops

This zone is intended primarily for public car park with ground floor retail shops. Three sites have been developed under this zoning. Two public car parks with ground floor retail shops are located in Areas 2 and 5. Development is restricted to a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s). The one in Tung Tau business area, Area 7, is designated as “OU(Public Car Park with Ground Floor Retail Shops(1))” and is restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(g) Public Car Park and Petrol Filling Station with Ground Floor Retail Shops

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops. A site has been developed under this zoning in Area 10. It is restricted to a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).

(h) Public Car Park to include Retail and Residential Uses

This zone is intended primarily for public car park with retail and residential uses and has been developed as “Springdale Villas” in Area 6. It is restricted to a maximum domestic GFA of 11,356m², a maximum non-domestic GFA of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

(i) Art Storage and Public Open Space

This zone is intended primarily for art storage and the provision of public open space. It is located in Area 13. Development in the zone is restricted to a maximum GFA of 5,968m² and a maximum building height of 23mPD. Public open space of not less than 590m² shall be provided. Requirements for the provision of public open space would be stipulated in the conditions of land lease as appropriate.

~~9.8.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, GFA and/or building height restrictions may be considered by the Board through the planning permission system, except the “OU(Petrol Filling Station)” zone. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above.~~

9.9 Green Belt (“GB”) : Total Area 38.80 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain sprawl as well as to provide passive recreational outlets. This zone includes three well-vegetated knolls in Areas 16, 17 and 18. The intention is to preserve the existing natural setting of these knolls. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application would be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.10 Minor Relaxation Clauses

9.10.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height/site coverage restrictions as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 9.1.7 above would be relevant for the assessment of minor relaxation of above development restrictions. Each application will be considered on its own merits.

9.10.2 For the zones where minor relaxation of relevant restrictions is applicable, under exceptional circumstances, minor relaxation of non-building area restriction as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. The non-building area restriction will not apply to

underground development. Without compromising the intention of designating the non-building area for air penetration and better pedestrian environment, landscaping, street furniture, boundary fence/wall, footbridge, covered walkway and minor structures with high air porosity/visual permeability may be permitted within the non-building area stipulated in the Notes of the Plan.

10. TRANSPORT AND COMMUNICATIONS

10.1 Roads

- 10.1.1 The road networks in Yuen Long New Town have improved considerably in recent years.
- 10.1.2 Yuen Long Highway is the main through route for east-west traffic as well as an important trunk road. Castle Peak Road - Yuen Long, Yuen Long On Ning Road, Yuen Long On Lok Road, Kau Yuk Road, Ma Tong Road and Shap Pat Heung Road are important local distributors.
- 10.1.3 Tsing Long Highway is an important trunk road linking Yuen Long New Town with Kowloon via Kam Tin and Tsing Yi.
- 10.1.4 Long Tin Road and Long Ping Road provide linkage in the periphery of Yuen Long New Town.
- 10.1.5 Pursuant to section 13A of the Ordinance, the road scheme authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance.

10.2 Railways

- 10.2.1 The Light Rail system provides efficient transport service both within the New Town and between Yuen Long, Tin Shui Wai and Tuen Mun. The Light Rail system runs along the Castle Peak Road.
- 10.2.2 The Tuen Ma Line provides a sub-regional passenger link connecting the NWNT to the urban areas and the eastern New Territories.

10.3 Other Public Transport Modes

Apart from bus and public light bus services between Yuen Long New Town and other parts of the territory, the New Town is also served by feeder buses linking up various areas in Yuen Long with the Light Rail system. The bus services are complemented by taxi services.

10.4 Off-street Parking

- 10.4.1 Off-street car parking spaces in the Yuen Long Town proper are in great demand as large number of vehicles from its hinterland are attracted by the availability of higher-order services. Five sites are reserved on the Plan for public car parking use. Some sites may also include commercial and residential uses and petrol filling stations. They are

zoned “OU” and annotated “Public Car Park with Ground Floor Retail Shops”, “Public Car Park to include Retail and Residential Uses” and “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” on the Plan.

10.4.2 Public vehicle park (excluding container vehicle) in most of the zones may be considered by the Board through the planning permission system.

11. UTILITY SERVICES

11.1 Water Supply

The existing water supply system with proposed upgrading works is adequate to supply water to the existing customers and the proposed developments in the Area. Further extension of the water supply system may be required if there is any substantial increase in water demand arising from other new developments in the Area.

11.2 Sewerage and Sewage Treatment

11.2.1 Yuen Long Town proper has a well-developed sewerage network and provision has been made at the sewage treatment works located to the north of Yuen Long INNOPARK to treat most of the sewage from Yuen Long. The new development areas in Yuen Long Kau Hui, Yuen Long East and Yuen Long South would be served by the planned NWNT sewerage scheme with a sewage treatment plant at San Wai.

11.2.2 The sewerage system in the southern areas is less formalized. Uncontrolled discharges into the nullahs are common practices. New trunk sewers are being constructed along the southern parts of Yuen Long Town proper. The construction programme of the said trunk sewer would tie in with the building development programme of these areas.

11.3 Electricity

Yuen Long is well supplied with electricity via the 400kV network serving the New Territories. Adequate sites have been reserved for electric sub-stations within the New Town.

11.4 Gas

A piped gas supply system from Tai Po to Yuen Long via the gas takeoff station in Au Tau provides gas supply to all parts of Yuen Long New Town.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there is a declared monument, namely I Shing Temple, a number of graded historic buildings in the “List of the 1,444 Historic Buildings in Building Assessment”, a number of new items pending grading assessment in the “List of new items and new categories with assessment results”, as well as two areas of archaeological potential identified by the Final Technical

Report No. 3G (TR-3G) Preferred Option and Technical Assessment – Environmental Impact Assessment Report for Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau. All of the above declared monument, graded historic buildings, new items and areas of archaeological potential are worthy of preservation. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures. There are also a number of new items in addition to the list of 1,444 historic buildings which are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of the AAB at <https://www.aab.gov.hk/en/historic-buildings/search-for-information-on-individual-buildings/index.html>. For the areas of archaeological potential, reference should be made to the recommendations of the abovementioned report (TR-3G).

- 12.2 Prior consultation with the Antiquities and Monuments Office of Development Bureau should be made if any works, development, redevelopment or rezoning proposals might affect the above declared monument, graded historic buildings, new items pending grading assessment, areas of archaeological potential, as well as any other historic buildings/structures with potential heritage value identified and their immediate environs. For proposals affecting areas of archaeological potential, the proposals will be considered on a case-by-case basis subject to the archaeological potential of the proposed areas and the level of disturbance to the proposed areas.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and other works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Yuen Long District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the

Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

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representatives, there had been several planned medium to high-density residential developments in the vicinity and the wider geographical context of the Site with a maximum PR of 5 or higher over the past 4 years. Upon reviewing the planned residential developments nearby and the capacity of the major infrastructure, the applicant had submitted various technical assessments to demonstrate that the proposed rezoning was technically feasible. Relevant government departments had no in-principle objection to/no adverse comment on the application.

24. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Lam Tei and Yick Yuen Outline Zoning Plan, together with the revised Notes and the Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL/19 Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/27, To rezone the application site from “Village Type Development” to “Residential (Group A) 9”, Lots 1391 S.A, 1391 S.C, 1391 S.D, 1392 S.A, 1392 S.C, 1392 S.D, 1865 S.C, 1865 RP, 1868 RP, 1869 S.C, 1869 RP, 1870 S.C and 1870 RP in D.D. 120 and adjoining Government Land, Yuen Long
(RNTPC Paper No. Y/YL/19)

25. The Secretary reported that the application was submitted by Giant Star International Limited, which was a subsidiary of New World Development (NWD) Company Limited, and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho - being an advisory committee member of New World Build for Good, which was founded by NWD and having current business dealings with AECOM;

- Mr Rocky L.K. Poon - being an employee of a company which was a subsidiary of NWD; and
- Mr Ryan M. K. Ip - being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from New World Group before.

26. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the interest of Mr Rocky L.K. Poon was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Mr Ryan M. K. Ip had no involvement in the project under the sponsorship of New World Group, the Committee agreed that he could stay in the meeting.

[Mr Rocky L.K. Poon left the meeting at this point.]

Presentation and Question Sessions

27. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
- Ms Carol K.L. Kan - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
- Ms Eva K.Y. Tam - Town Planner/Tuen Mun and Yuen Long West

Applicant's Representatives

Arup Hong Kong Limited

Ms Theresa Yeung

Ms Catherine Kwong

MVA Hong Kong Limited

Mr Alan Pun

Mr Chan Lang Hang

Ramboll Hong Kong Limited

Ms Katie Yu

Ms Lui Mei Yan

ADI Limited

Ms Elsa Kwong

AECOM Asia Company Limited

Mr Wan Wai Kong

Ms Lam Wai Fong

28. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

29. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group A) 9" ("R(A)9") to facilitate a proposed high-density private residential development, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

30. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

- (a) the Site was located in a predominantly residential neighbourhood. There had recently been some approved applications for private residential

developments with similar development intensity and planned/committed public housing developments with higher development intensity in the vicinity of the Site. The proposed rezoning of the Site from “V” to “R(A)9” for high-density private residential development with a maximum domestic plot ratio (PR) of 6 and a maximum building height of 120mPD, which could provide about 1,116 flats, was compatible with the surrounding residential developments;

- (b) the Site fell within the Northern Metropolis (NM) and was currently mainly used for brownfield operations with temporary structures. The applicant had signed a letter of intent with the Government supporting the NM development. The current application demonstrated the applicant’s support for the NM development. The proposed development aimed to phase out the existing brownfield operations through private initiatives to make way for residential developments in NM and improve the degraded living environment. It would also set a desirable precedent for optimising underutilised scarce land resources; and
- (c) the proposed development was technically feasible, and relevant government departments had no in-principle objection to or adverse comment on the proposed development.

31. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

32. Some Members raised the following questions:

Traffic, Access and Parking Arrangements

- (a) whether the capacity of the surrounding road networks was sufficient to cater for the additional traffic generated by the proposed development;
- (b) whether the proposed car parking provision was sufficient and how the number of car parking spaces was estimated;

- (c) the arrangement of the existing pedestrian access at the eastern boundary of the Site upon completion of the development;

Phasing Arrangement and Interface Issues

- (d) the development programme of the proposed development;
- (e) the rationale for the phasing arrangement, and whether there would be interface issues if the current private lot owners of Phase 2 chose to maintain the status quo and not proceed with the residential development proposed under the current rezoning application;
- (f) whether the indicative scheme proposed under the current rezoning application would be implementable if Phase 2 development was developed separately from Phase 1; and
- (g) the arrangement of vehicular access to the vacant Hang Heung Bakery Workshop located to the east of the Site.

33. In response, Ms Theresa Yeung, the applicant's representative, with the aid of some PowerPoint slides and a visualiser, made the following main points:

Traffic, Access and Parking Arrangements

- (a) the Traffic Impact Assessment (TIA) submitted had taken into account the existing and planned developments in the area, as well as the additional traffic generated by the proposed development. The Commissioner for Transport considered the TIA, including the traffic and transport arrangements, acceptable and had no objection in principle to the application from traffic engineering perspective;
- (b) the existing pedestrian access at the eastern boundary of the Site, which partly encroached onto the private lots owned by the applicant, would be preserved

and opened for public use upon completion of the proposed development;

- (c) the car parking provision was proposed based on the requirements set out in the Hong Kong Planning Standards and Guideline. The upper-end parking provision standard had been adopted to ensure provision of sufficient car parking spaces for the proposed development;

Phasing Arrangement and Interface Issue

- (d) the target completion year of the proposed development was 2030;
- (e) the applicant aimed to develop Phase 1, which comprised some government land and private lots all owned by the applicant within Phase 1 portion of the Site. For Phase 2, which comprised government land and private lots not owned by the applicant, the applicant had been actively liaising with the concerned lot owners regarding the proposed development. As per the latest discussions between the applicant and those lot owners, the approval of the subject rezoning application would provide more incentive for those lot owners to pursue Phase 2 development. A car service shop and a car park were currently in operation in an area within Phase 2. Even if those lot owners subsequently did not proceed with Phase 2 development, those uses would not be considered incompatible with the proposed residential development and its surroundings;
- (f) under the indicative scheme of the current rezoning application, the proposed ingress/egress of the Site would be located at Shap Pat Heung Road within the Phase 1 boundary. Should Phase 2 be developed later, it would make use of the same ingress/egress as Phase 1. Each phase would be self-contained in terms of layout design, with a maximum domestic PR of 6 and a maximum BH of 120mPD; and
- (g) a right-of-way would be provided for the Hang Heung Bakery Workshop site located to the immediate east of the Site.

34. Noting that about 47% of the Site was government land, a Member enquired about the land exchange arrangement. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that if the current rezoning application was agreed, a land exchange application to the Lands Department (LandsD) would be required to effect the proposed development. The land exchange application would be considered on its own merits at LandsD's sole discretion acting in its capacity as a landlord.

35. In response to a Member's enquiry about when the brownfield operations (car service shop) at the Site started operation, Ms Theresa Yeung, the applicant's representative, said that the brownfield operations at the Site were in existence before the first publication of the draft Yuen Long Outline Zoning Plan (OZP) in the early 1990s.

36. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

37. The Chairperson recapitulated that part of the Site was involved in a previous application for rezoning from "V" to "Residential (Group B)", which was rejected by the Committee in 2007. Subsequently, there had been changes in planning circumstances. The scale of the proposed development in the current rezoning application had been reduced and relevant government departments had raised no objection to the application and its technical feasibility. The Chairperson remarked that the Committee should consider whether the proposed rezoning was acceptable and whether the proposed development was implementable. He then invited views from Members.

38. Some Members raised concerns about the feasibility of Phase 2 development, noting that the applicant did not own any private land within the Phase 2 boundary. Moreover, a significant proportion of Phase 2 (about 70%) was government land. There were doubts about whether LandsD would accept and process a land exchange application for the proposed

development. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that inclusion of government land in land exchanges would generally be assessed on some established criteria, including whether the land was incapable of reasonable separate alienation or development, whether the land had any foreseeable public uses, etc. Given the extensive government land involved, whether the concerned criteria could be fulfilled was in doubt.

39. Some Members noted that the proposed scheme in the current rezoning application was only indicative and raised concerns about whether there would be any binding commitments regarding the layout and phasing proposal should the rezoning application be agreed, whilst some other Members raised concern that if Phase 2 of the development was not to be implemented, there would be industrial/residential interface problem given Phase 2 area was partly occupied by existing brownfield uses. The Vice-chairperson expressed that the layout and phasing proposal would be subject to the outcome of the land exchange application. Another Member opined that the Committee should focus on whether the proposed rezoning from “V” to “R(A)9” with a maximum domestic PR of 6 and a maximum BH of 120mPD under the current rezoning application could be considered acceptable from land use and development intensity points of view.

40. In response to Members’ enquiry on whether the “V” zone in the Yuen Long OZP could be reviewed and released for other uses in need, the Chairperson said that while there was currently no plan to conduct a comprehensive review of the existing “V” zone boundaries on the OZP, there was a planning mechanism under which applications for various uses in the “V” zone could be submitted to the Committee for consideration on a case by case basis.

41. To address Members’ concerns, the Chairperson proposed and Members agreed that alternative zoning and/or amendments to the Notes of the OZP requiring planning permission for the proposed residential development could be considered for the Site so that the applicant would need to submit a detailed layout addressing the potential interface and related issues for the Committee’s consideration.

42. After deliberation, the Committee decided to partially agree to the application. The appropriate zoning(s) and development restrictions and requirements would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Yuen Long Outline Zoning Plan, together with the revised Notes and the

Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

Sai Kung and Islands District

[Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TOF/5 Proposed Columbarium in “Government, Institution or Community”
Zone, G/F of Two Existing Buildings, Lung Ngam Monastery, No. 47,
Wang Hang Village, Tai O, Lantau Island
(RNTPC Paper No. A/I-TOF/5A)

Presentation and Question Sessions

43. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

44. Members had no question on the application.

Deliberation Session

45. A Member expressed support for the application as it demonstrated the applicant's effort to fulfil the planning-related requirements for a licence application under the Private

floor space to meet demand from production-oriented industries;

- (b) as ‘Public Utility Installation’, ‘Public Convenience’ and ‘Government Refuse Collection Point’, provision of open space and road are always permitted under the “Industrial” zone, there is no strong justification to rezone the Site from “Industrial” to “Government, Institution or Community”, “Open Space” and areas shown as ‘Road’ to reflect the as-built facilities and road network; and
- (c) the applicant fails to demonstrate that the proposed rezoning would not have adverse traffic and water supply impacts on the surrounding areas.”

~~[Mr Daniel K.W. Chung rejoined the meeting at this point.]~~

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL/20 Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/27, To rezone the application site from “Government, Institution or Community” to “Residential (Group A) 9” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long
(RNTPC Paper No. Y/YL/20)

Presentation and Question Sessions

55. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

- | | | |
|-----------------------|---|-------------------------------------------------------------------|
| Mr Raymond H.F. Au | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Ms Carol K.L. Kan | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |
| Ms Carmen K.K. Cheung | - | Town Planner/Tuen Mun and Yuen Long West |

Applicant's Representatives

Arup Hong Kong Limited

Ms Theresa Yeung

Ms Claudia Yu

Mr H.W. Chan

Ms Y.Y. Wong

Mr Ryan Chan

Ajar Limited

Mr C.H. To

MVA Hong Kong Limited

Mr Alan Pun

Ramboll Hong Kong Limited

Ms W.K. Yu

56. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

57. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Government, Institution or Community" ("G/IC") to "Residential (Group A) 9" ("R(A)9") for a private residential development with 'Social Welfare Facility' (SWF) and 'Shop and Services' uses at the podium levels, departmental and

public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Mr Paul Y.K. Au rejoined the meeting at this point.]

58. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

- (a) the Site was situated in a residential neighbourhood. To its immediate south was a piece of land zoned "R(A)1", and planning permission was granted in May 2024 for a proposed public housing development with a domestic plot ratio (PR) of 6.5 and a total PR of 7.2 at a site to its east. The proposed residential development, with a domestic PR of 6.0 and a non-domestic PR of 0.5, providing about 943 flats was reasonable in scale and in line with the Government's policy on increasing housing supply. The proposed non-domestic uses included retail facilities to serve the local residents, a 150-place child care centre (CCC) and a 60-place day care centre for the elderly (DCCE). The requirement for the provision of the SWFs would be stipulated in the Notes of the Outline Zoning Plan (OZP). Various technical assessments had been conducted to demonstrate that the development proposal was technically feasible, and all concerned government departments had no adverse comment on the application as detailed in the Paper;
- (b) the Site was located in the High-end Professional Services and Logistics Hub zone of the Northern Metropolis (NM), and the proposed residential development would support the operations within this zone. Over 80 enterprises, including the applicant, had signed a Memorandum of Understanding to support and participate in the NM development in November 2024; and
- (c) the Town Planning Board was requested to agree to the rezoning application as the proposed residential development would optimise the

valuable land resource of the Site by phasing out the existing brownfield operations. The development was compatible with the surrounding land uses and could provide SWFs through private initiatives. Approving the application could take forward the development principle of “single site, multiple use” and fulfil the applicant’s commitment in supporting and participating in the NM development.

59. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

60. Noting that the Director of Social Welfare had no in-principle objection to the application on the condition that the proposed CCC and DCCE would be operated on a privately financed basis, a Member enquired whether such a requirement would be reflected in the Notes of the OZP or in the land lease. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that the requirement for the provision of the SWFs would be stipulated in the Notes for the “R(A)9” zone as proposed by the applicant. The same requirement would also be specified in the lease condition as appropriate.

61. As the applicant’s representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant’s representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairperson thanked PlanD’s representatives and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

62. The Chairperson remarked that there had been changing planning circumstances for the Site and its adjoining area in that the area was originally zoned “R(A)” for public housing development and was later rezoned to the current “G/IC” zoning intended for the provision of five schools. While three schools were completed between 2008 and 2010, the two remaining schools planned at the Site and the land on its immediate west had remained undeveloped. The two school sites were eventually de-reserved by the Education Bureau, allowing them to be considered for other suitable uses. As detailed in the Paper, the

proposed residential development with the provision of SWFs and retail use was generally compatible with the surrounding land uses.

63. The Committee noted that the requirement to reserve 5% of the domestic gross floor area (GFA) for the provision of SWFs only applied to public housing projects, whereas in this case, the SWFs proposed by the project proponent would be accountable for non-domestic GFA calculation. The Committee also noted that the requirement for SWFs would be stipulated in the Notes of the OZP while whether and to what extent such a requirement would be specified in the new lease, if any, would depend on the views of the relevant approving and monitoring authority.

64. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Yuen Long Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

[Ms Tammy S.N. Kong and Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBS/50 Temporary Private Garden for a Period of 3 Years and Associated
Excavation and Filling of Land in “Conservation Area” Zone,
Government Land Adjoining Lot 210 RP in D.D. 241, Tai Wong Kung,
Po Toi O, Sai Kung
(RNTPC Paper No. A/SK-CWBS/50A)

Tuen Mun and Yuen Long West District

Agenda Item 5

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL/21 Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/27, To rezone the application site from “Residential (Group A)” to “Residential (Group A) 9” and to amend the Notes of the zone applicable to the site, Lot 3678 in D.D. 120, Yuen Long
(RNTPC Paper No. Y/YL/21)

Presentation and Question Sessions

33. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

Mr Raymond H.F. Au	-	District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
Ms Carol K.L. Kan	-	Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
Ms Carmen K.K. Cheung	-	Town Planner/Fanling, Sheung Shui and Yuen Long East

Applicant and his Representatives

Full Year Limited - Applicant

Mr Kwok Sum Wong

Ms Karrie Cheuk Yiu Wong

DeSPACE (International) Limited

Mr Greg Kwok Chun Lam

Mr Endy Shing Tai Cheng

Ms Samantha Yui Ning Ng

I Consultants & Contracting Company Limited

Mr Calvin Ka Hing Fung

Ms Amy Sik Hie Wong

Ms Emily Wan Kiu Tsang

Ms Jody Cho Ying Wan

DF Consultancy Co. Limited

Mr Ding Fung Lam

S. T. Wong & Partners Limited

Mr Shing Tsang Wong

Mr James Kwun Yip Lo

CTA Consultants Limited

Mr Kelvin Chi Wai Leung

34. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

35. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the Site from "Residential (Group A)" ("R(A)") to "Residential (Group A) 9" ("R(A)9") to facilitate a proposed private residential development with social welfare facility (i.e. residential care home for the elderly (RCHE)), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

36. The Chairperson then invited the applicant's representatives to elaborate on the

application. With the aid of a PowerPoint presentation, Messrs Greg Kwok Chun Lam and Ding Fung Lam, the applicant's representatives, made the following main points:

Proposed Development Parameters

- (a) the rezoning application was made mainly to facilitate the development of an RCHE. A new set of Notes for the "R(A)9" zone was proposed, with the same Column 1 uses as "R(A)" zone. The Site fell entirely within the private lot owned by the applicant. The boundary for the proposed "R(A)9" zone was in line with the lot boundary;
- (b) the Site was involved in a previous section 16 planning application (s.16 application) for minor relaxation of plot ratio (PR) restriction for permitted flat, social welfare facility and shop and services. As relevant government departments had no objection to the technical assessments to support the previous s.16 application, the development parameters with a domestic PR of 3.96 and a non-domestic PR of 8.01 (equivalent to maximum non-domestic gross floor area (GFA) of 1,522m² (PR 1.95) for shop and services and 4,723m² (PR 6.06) for RCHE) under the proposed development of the rezoning application remained identical as those in the previous s.16 application, which was rejected mainly on the ground that the proposed relaxation of non-domestic PR from 1.98 to 8.01 (i.e. +305%), resulting in an increase in total PR from 5.94 to 11.97 (i.e. +101%), was considered excessive and could not be regarded as minor. The building height (BH) under the proposed "R(A)9" zone would remain unchanged as the current "R(A)" zone subject to a maximum of 30 storeys, which was considered sufficient to accommodate both the proposed domestic and non-domestic uses;

In line with Policy Direction

- (c) the Site was originally pursued for residential cum commercial development prior to the promulgation of "Incentive Scheme to Encourage Provision of RCHE Premises in New Private Developments – Time-limited

Enhancements” (the Incentive Scheme) on 20.6.2023. According to the Incentive Scheme, GFA concession for RCHE subject to a cap of no more than 12,000m² in total might be granted subject to compliance with the Town Planning Ordinance. If the proposed RCHE was not permitted or would result in development parameters in exceedance of the restrictions stipulated under the statutory plan, planning application was required. Relevant issue was discussed by the Legislative Council Panel on Welfare Services at its meeting on 12.6.2023, which also stated that the total GFA of the eligible RCHE would be exempted and would not be counted in the original total permissible GFA of the entire project under the lease, allowing the developers to use the original permissible GFA for other purposes. In that regard, more incentive was provided to the developers due to greater flexibility given to the development projects. Relevant authorities would consider giving policy support based on the merits of each development scheme. For the subject case, the Social Welfare Department (SWD) had rendered in-principle support to the proposed development;

Provision of Quality Service

- (d) the demand for subsidised residential care services for elderly (RCSE) was pressing. There were about 17,000 applicants in the waitlist for various types of subsidised RCSE as at 31.1.2025, and the average waiting time was about 19 months for subvented homes and contract homes, and 5 months for private homes participating in the Enhanced Bought Place Scheme, based on the information as at 31.1.2025. There was no private RCHE in the densely populated Tin Shui Wai area, and the elderly persons were required to apply cross-district RCHE in Tuen Mun or Yuen Long district. The proposed RCHE could not only meet the acute community demand for subsidised RCSE, but also provide quality service. The applicant had endeavored to study the operation, demand and supply of RCHE, including on-site inspection, in particular, in Yuen Long area, for three to four months. The proposed RCHE was also devised in consultation with experienced practitioners in the field in order to provide

quality and genuine RCSE;

- (e) after the Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance came into effect on 16.6.2023, a number of RCHEs in Yuen Long district which failed to meet the minimum area of floor space of 9.5m² per resident were anticipated to cease operation. The area of floor space for each resident of the proposed RCHE under the current rezoning application was about 22.2m², which was two times higher than the required standard. Besides, the Site situated at the centre of Yuen Long town was easily accessible, which would encourage family members to make more frequent visits and promote the concept of living in the community; and
- (f) piling works at the Site commenced in 2022 for pursuing residential cum commercial development. In view of the acute demand for RCHE, the applicant had ceased construction and prepared for a new layout and planning application for about one and a half years, despite additional piling works would be required to cater for additional RCHE facility (i.e. from 3/F to 9/F in the indicative scheme).

37. As the presentations of PlanD's representative and the applicant's representatives had been completed, the Chairperson invited questions from Members.

Operation and Manpower of Proposed RCHE

38. Two Members raised the following questions:

- (a) noting that Residential Care Services Scheme in Guangdong was launched, how the occupancy rate could be guaranteed for the proposed RCHE;
- (b) recruitment of sufficient and qualified care workers to support operation of the proposed RCHE;
- (c) whether the proposed RCHE would be operated by the applicant or

contracted out to an RCHE operator; and

- (d) whether the fee would be affordable by the general public.

39. In response, Messrs Greg Kwok Chun Lam and Ding Fung Lam, the applicant's representatives, made the following main points:

- (a) the Site was at a convenient location and the proposed average floor area per resident would comply with the latest requirements and design standards. Several potential service operators, whose RCHEs could not meet the latest requirements, had expressed interest in operating the proposed RCHE. The occupancy rate of the proposed RCHE, which would provide about 170 bedspaces, was anticipated to be high;
- (b) with the launch of the Special Scheme to Import Care Workers for Residential Care Homes and the concerted efforts of practitioners in the sector, manpower shortage affecting the service quality of RCHEs was not anticipated;
- (c) the applicant was committed to providing a quality RCHE. A service quality enhancement vetting committee would be established, comprising experienced practitioners in RCHE licensing and social work sectors, and non-government organisation(s). The quality of the RCHE would be assured, regardless of whether it was operated by the applicant or outsourced to an operator; and
- (d) unlike high-end private elderly residences such as Ventria Residence in Happy Valley or the RCHE in Yoho Mall, the business model for the proposed RCHE was different and targeted for the general public. The lower floors would provide affordable accommodation for the general public, while the upper floors would offer higher quality services. Besides, as the number of residential care service vouchers (valued at about \$16,000) had increased by 1,000, which would be widely used, this could help the proposed RCHE achieve financial sustainability.

Implementation

40. The Chairperson and a Member raised the following questions:

- (a) the implementation of various design measures which were proposed outside the Site; and
- (b) the overall implementation programme of the proposed RCHE.

41. In response, Mr Greg Kwok Chun Lam, the applicant's representative, made the following main points:

- (a) the proposed design measures (i.e. streetscape improvement) could be incorporated in the land lease, similar to the case of the youth hostel in Yuen Long. Relevant government departments including the Lands Department and the Highways Department were consulted. The applicant would implement the proposed design measures while the future maintenance could be taken up by the Government or the applicant. The detailed arrangements could be dealt with during the land administration stage; and
- (b) the applicant had explored different measures to expedite the development process, including the adoption of Modular Integrated Construction. The proposed RCHE was scheduled for completion within 3 to 4 years, including the processing of the lease modification.

Development Control on Number of Bedspaces

42. Referring to the GFA restriction stipulated in the proposed Notes of the Outline Zoning Plan, a Member enquired whether the proposed number of bedspaces under the indicative scheme would also be stipulated in the Notes. Mr Raymond H.F. Au, DPO/TMYLW, said that the proposed number of bedspaces (i.e. 170) in the development scheme was indicative only. The applicant had also indicated in the submission that the

proposed number of bedspaces would be in a range of 160 to 220 subject to detailed design. In other words, the number of bedspaces would be determined at the later detailed design stage subject to future market demand and the operation mode. Specifying only the GFA restriction for the RCHE in the Notes could allow greater flexibility in the proposed development. Mr Greg Kwok Chun Lam, the applicant's representative, supplemented that other mechanisms were in place to control and scrutinise the number of bedspaces, including stipulation in the land lease during the lease modification process and specification in the licensing plan, which would be reviewed by SWD before the submission of general building plans.

43. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

44. The Chairperson remarked that the development parameters of the current rezoning application were the same as those in the previous s.16 application for minor relaxation of PR restriction, which was rejected as the relaxation of PR sought was considered excessive and could not be regarded as minor. The current rezoning application was submitted mainly to accommodate the permitted social welfare facility with non-domestic GFA of 4,723m² at the Site while the BH restriction of 30 storeys for the "R(A)" zone would remain unchanged. The Site was located in the Yuen Long town centre with convenient accessibility and the surrounding land uses were mainly residential buildings with commercial use and RCHEs. SWD rendered support to the current application. Members were invited to express views on the application.

45. Members generally had no in-principle objection to the proposed development. A Member, while appreciating the provision of RCHE at the convenient location in Yuen Long district, expressed concern on the potential interface issue between the residential portion and the RCHE within the same building if separation access was not provided. The

proposed RCHE might also face keen competition as some RCHEs were currently under application for operation in Yuen Long district in the near future. Another Member referred to a previously approved planning application for minor relaxation of BH restriction for permitted RCHE and house development with conservation proposal for a Grade 3 historic building, namely 'Siu Lo' (筱廬), and concurred with the applicant that the proposed development would facilitate the provision of quality RCHE to replace those with poor conditions.

46. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Yuen Long Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/304	Proposed House (New Territories Exempted House - Small House) in "Recreation" Zone, Lots 293 S.B ss.2 and 293 S.B RP in D.D. 221, Sha Kok Mei, Sai Kung (RNTPC Paper No. A/SK-PK/304)
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Presentation and Question Sessions

47. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The

Provision of Open Space and Major GIC Facilities within the Yuen Long OZP

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 [#]	18.98 ha	7.39 ha	25.84 ha	+ 6.86 ha
Local Open Space	10 ha per 100,000 persons [#]	18.98 ha	23.33 ha	30.52 ha	+ 11.54 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	4	5	+ 3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	+ 1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	+ 1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	+ 1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	1	1	+ 1
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	3	3	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)	
Library	1 district library per 200,000 persons (assessed on a district basis)	0	1	2	+ 2
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to 6	57 classrooms	154 classrooms	160 classrooms	+ 103 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	178 classrooms	390 classrooms	390 classrooms	+ 212 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	137 classrooms	411 classrooms	411 classrooms	+ 274 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/ cluster basis)	1,072 beds	0 beds	0 beds	- 1,072 beds (will be catered in the 1 st and 2 nd Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	2	2	+ 1

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)	
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	759 places	136 places	286 places	- 473 places (a long-term target on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	1	2	3	+ 2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	1	3	2	+ 1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	3	N.A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	2	2	N.A
Community Care Services (CCS) Facilities*	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	1082 places	275 places	499 places	- 583 places (a long-term target assessed on a wider spatial context by SWD~)

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)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1340 beds	667 beds	957 beds	- 383 beds (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	97 places	213 places	273 places	+ 176 places (a long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	387 places	290 places	290 places	- 97 places (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	606 places	263 places	263 places	- 343 places (a long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	1	1	+ 1 (a long-term target assessed on a wider spatial context by SWD~)

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)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0.5	0	0	- 0.5 (a long-term target assessed on a wider spatial context by SWD~)

Notes:

The planned resident population in Yuen Long New Town is about 189,761. If including transients, the overall planned population is about 195,086. All population figures have been adjusted to the nearest hundred.

Remarks:

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

* Consisting of 40% centre-based CCS and 60% home-based CCS

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