

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

**RNTPC Paper No. 7/25
For Consideration by
the Rural and New Town Planning Committee on 20.6.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 (**Attachment I**) as shown on the draft Yuen Long OZP No. S/YL/27A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 5.12.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/27. On 15.12.2023, the approved Yuen Long OZP No. S/YL/27 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 16.4.2025, 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. On 25.4.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward three agreed/partially agreed section 12A applications.
- 3.2 On 10.1.2025, the Rural and New Town Planning Committee (the Committee)

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force before 1.9.2023.

of the Board partially agreed to a section 12A application No. Y/YL/19² to rezone a site at the junction of Shap Pat Heung Road (SPHR) and Tai Shu Ha Road East from “Village Type Development” (“V”) to “Residential (Group A)9” (“R(A)9”) to facilitate a proposed private residential development with a maximum domestic plot ratio (PR) of 6 and a maximum building height (BH) of 120mPD. While the Committee considered the proposed rezoning acceptable in terms of land use and development intensity based on the grounds that the site fell outside the ‘Village Environs’ and majority of the site had long been occupied by temporary uses instead of being used for Small House development; the proposed development was technically feasible; and concerned government departments had no objection to or no adverse comment on the application, some Members expressed concerns on the potential industrial/residential interface problem given that the Phase Two area of the proposed development was currently occupied by brownfield operations. In this regard, the Committee agreed that alternative zoning and/or amendments to the Notes of the OZP requiring planning permission for the proposed residential development could be considered so that the applicant would need to submit a detailed layout addressing the potential interface and related issues for the Committee’s consideration. An extract of the minutes of the Committee’s meeting is at **Attachment V**.

- 3.3 On 20.12.2024, the Committee agreed to a section 12A application No. Y/YL/20³ to rezone a site near the junction of SPHR and Yuen Long Tai Yuk Road from “Government, Institution or Community” (“G/IC”) to “R(A)9” to facilitate a proposed private residential development with social welfare facilities (i.e. a 150-place Child Care Centre and a 60-place Day Care Centre for the Elderly) of gross floor area (GFA) not less than 2,495m², with a maximum PR of 6.5 (of which the domestic PR should not exceed 6.0) and a maximum BH of 25 storeys (excluding basement(s)). The application was agreed by the Committee mainly on the grounds that there had been changing planning circumstances for the site in that the original planned schools had been de-reserved; the intensity of the proposed development was not incompatible with the planned developments in the surrounding areas; the proposed development was technically feasible; and concerned government bureau/departments had no objection to or no adverse comment on the application. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.

- 3.4 On 14.3.2025, the Committee agreed to a section 12A application No. Y/YL/21⁴ to rezone a site to the west of Yuen Long Pau Cheung Square from “R(A)” to “R(A)9” to facilitate a proposed private residential development-cum-Residential Care Home(s) for the Elderly (RCHE) with a maximum domestic GFA of 3,088m², a maximum non-domestic GFA of 1,522m², a maximum GFA

² The RNTPC Paper No. Y/YL/19 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/757_rnt_agenda.html.

³ The RNTPC Paper No. Y/YL/20 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/756_rnt_agenda.html.

⁴ The RNTPC Paper No. Y/YL/21 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/761_rnt_agenda.html.

of 4,723m² for provision of RCHE and a maximum BH of 30 storeys (excluding basement(s)). The application was agreed by the Committee mainly on the grounds that the provision of RCHE was supported by the Social Welfare Department (SWD); the intensity of the proposed development was not incompatible with the surrounding areas; the proposed development was technically feasible; and concerned government departments had no objection to or no adverse comment on the application. An extract of the minutes of the Committee's meeting is at **Attachment VII**.

- 3.5 Opportunity is also taken to revise the Notes of the OZP to align with the latest Master Schedule of Notes to Statutory Plans (MSN), to include other technical amendments to the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Item A – Rezoning of a site at the junction of SPHR and Tai Shu Ha Road East for Private Residential Development (about 0.70 ha) (Plans 1a, 2a, 3a, 4a to 4c and Drawings 1a to 1c)

- 4.1 The site abuts SPHR to its south and Tai Shu Ha Road East to its west. The vacant Hang Heung Bakery Workshop⁵ is located to the east of the site and the surrounding areas are characterised by temporary structures, open-air car parks, a mix of residential clusters and vacant/unused land (**Plans 2a and 3a**). To the further north and south of the site are the developed Yuen Long New Town (YLNT) and existing medium to high-density residential developments (i.e. Park Signature and La Grove) respectively. The site is mostly formed and currently occupied by some temporary structures, open-air car parks, a car servicing workshop, a refuse collection point and some vacant/unused land (**Plans 4a to 4c**).
- 4.2 According to the applicant's indicative scheme under application No. Y/YL/19 (**Drawings 1a to 1c**), the proposed development comprises two phases, each with a domestic PR of 6 comprising a residential block with BHs ranging from 29 storeys (99.4mPD) to 35 storeys (118.3mPD) above one level of basement car park. The future vehicular access to the site is located at SPHR with shared access with the adjoining planned RCHE, i.e. occupying part of the vacant Hang Heung Bakery Workshop site as mentioned in paragraph 4.1 above. The applicant also proposed a stepped BH profile towards the western boundary, building setback (about 20m) from SPHR, building separation (about 20m) between two towers and podium-free design to minimise the potential visual impact. These design measures are proposed to be included in the Explanatory Statement (**Attachment IV**) as guidance for future development.
- 4.3 To take forward the partially agreed section 12A application, it is proposed to rezone the site from "V" to "R(A)9" (a new sub-area under "R(A)" zone) (**Plan**

⁵ Part of the vacant Hang Heung Bakery Workshop site is the subject of a planning application No. A/YL/263 for a planned RCHE development approved with conditions by the Committee on 5.2.2021. Subsequently, the validity period of the planning permission was extended to 5.2.2029.

1a) subject to a maximum domestic PR of 6 and a maximum BH of 120mPD. To facilitate appropriate planning control over the proposed development and to address the potential industrial/residential interface problem within the site, amendments to the Remarks under the Notes (**Attachment III**) are also proposed to include the requirement of submission of layout plan together with relevant technical assessment(s) for any development or redevelopment within the “R(A)9” zone under section 16 planning application for the Board’s approval.

- 4.4 To rationalise the associated zoning boundaries, a strip of residual government land (GL) (i.e. 689m² currently zoned “V”) (**Plan 2a**) adjoining the site, which covers part of the existing road and footpath of Tai Shu Ha Road East under the management and maintenance of relevant government departments, is also proposed to be rezoned to “R(A)9”. The adjustment is made to reflect the broad land use zoning, and the concerned GL will not be included in the future private residential site for PR/GFA calculation. Relevant government departments have been consulted and have no objection to or no adverse comment on the proposed “R(A)9” zoning.

Amendment Item B – Rezoning of a site near the junction of SPHR and Yuen Long Tai Yuk Road for Private Residential Development with Social Welfare Facilities (about 0.61 ha) (Plans 1b, 2b, 3b, 4d to 4f and Drawings 2a to 2c)

- 4.5 The site is located at the southern fringe of YLNT and abuts SPHR to its north. The site is mainly surrounded by temporary structures, open storage, parking of vehicles and vacant land intermixed with residential developments and schools (**Plans 2b and 3b**). The site is currently paved and occupied by an open storage yard for vehicles, a car repairing/beauty workshop, electric vehicle charging stations, a self-pickup point for delivery items, part of a local track and some vacant/unused land (**Plans 4d to 4f**).
- 4.6 According to the applicant’s indicative scheme under application No. Y/YL/20 (**Drawings 2a to 2c**), the proposed development has a PR of 6.5 (including domestic PR of 6.0) comprises two residential towers of 23 storeys (BH of not more than 90mPD) above a two-storey podium mainly for self-financed social welfare facilities of GFA not less than 2,495m² and shop and services, and two levels of basement car park. The applicant also proposed various design measures including building setback (about 20m) from SPHR and building separations (about 15m) between the residential towers. For access arrangement, the applicant proposed to construct a vehicular bridge over an existing nullah to connect with the vehicular access at the southwestern part of the site (**Drawing 2c**), which may involve additional GL outside the site and subject to further liaison and agreement with relevant departments.
- 4.7 To take forward the agreed section 12A application, it is proposed to rezone the site from “G/IC” to “R(A)10”⁶ (**Plan 2b**) subject to a maximum PR of 6.5, of which the domestic PR should not exceed 6.0 and a maximum BH of 25 storeys

⁶ At the section 12A application stage, the Committee agreed to the applicant’s proposal for rezoning the site to “R(A)9” zone. The numbering of the sub-area has been re-arranged taking account of other proposals in the current round of OZP amendment exercise.

(excluding basement(s)). A GFA of not less than 2,495m² shall be provided for provision of GIC facilities which shall be included for PR calculation.

Amendment Item C – Rezoning of a site to the west of Yuen Long Pau Cheung Square for Private Residential-cum-RCHE Development (about 0.08 ha) (Plans 1c, 2c, 3c, 4g and Drawings 3a to 3c)

- 4.8 The site is located at the centre of YLNT and bounded by low to high-rise residential buildings with lower floors for commercial uses zoned “R(A)”. It is bounded by Yuen Long Pau Cheung Square to its east, Fook Tak Street to its south and Fook Hong Street to its west (**Plans 2c and 3c**). It is currently fenced off as a construction site (**Plan 4g**).
- 4.9 According to the applicant’s indicative scheme under application No. Y/YL/21 (**Drawings 3a and 3b**), the proposed development comprises a 21-storey composite building block providing residential flats (from 10/F to 20/F), a RCHE with ancillary facilities (from 3/F to 9/F) and commercial uses (i.e. shops and services) (from G/F to 2/F) with two levels of basement car park. It has a domestic GFA of 3,088m², a non-domestic GFA of 1,522m² and a GFA of 4,723m² for provision of RCHE. The applicant proposed building setback of about 7m along Yuen Long Pau Cheung Square and provision of vertical greenery within the site boundary; and other design measures outside site including (i) carrying out footpath pavement upgrading works along Yuen Long Pau Cheung Square and Fook Tak Street; (ii) provision of 2m-wide weather-proof canopy along Fook Tak Street; and (iii) provision of new benches along Fook Tak Street, all at applicant’s own cost to enhance visual interest and improve the streetscape⁷ (**Drawing 3c**).
- 4.10 To take forward the agreed section 12A application, it is proposed to rezone the site from “R(A)” to “R(A)11”⁶ (**Plan 2c**) subject to a maximum domestic GFA of 3,088m², a maximum non-domestic GFA of 1,522m², a maximum GFA of 4,723m² for provision of RCHE and a maximum BH of 30 storeys (excluding basement(s))⁸.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of the planning scheme area of Yuen Long OZP (the Area) is estimated to be about 195,086 persons. As shown in the summary table for the Area (**Attachment VIII**), the existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG)

⁷ The proposed works including footpath pavement, weather-proof canopy and provisional new benches are outside the site boundary. The detailed implementation as well as the management and maintenance issues shall be subject to review and confirmation at land administration and detailed design stages.

⁸ The BH restriction of 30 storeys (excluding basement(s)) under original “R(A)” zone is maintained, as proposed by the applicant under application No. Y/YL/21.

and concerned government bureaux/departments' (B/Ds) assessments, except those stated in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the population-based planning standards for community facilities under HKPSG, there will be a shortfall in the provision of hospital beds, child care and elderly facilities, community care services facilities and rehabilitation/residential care services in the Area. However, the Health Bureau and SWD are adopting a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for elderly, child care and rehabilitation/residential care services were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities should be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment in the wider district when opportunities arise. Besides, the social welfare facilities proposed under **Amendment Items B and C** would help address the requirement for social welfare provision. The types and actual provision will be worked out at the detailed design stage.

Open Space

- 5.3 For open space provision, there is sufficient planned district and local open space provision in the Area to meet the requirements as stipulated in HKPSG.

6. Proposed Amendments to the Matters Shown on the Plan of the OZP

The proposed amendments as shown on the draft Yuen Long OZP No. S/YL/27A are at **Attachment II**.

Amendment Item A (about 0.70 ha)

Rezoning of a site at the junction of SPHR and Tai Shu Road East from "V" to "R(A)9".

Amendment Item B (about 0.61 ha)

Rezoning of a site near the junction of SPHR and Yuen Long Tai Yuk Road from "G/IC" to "R(A)10".

Amendment Item C (about 0.08 ha)

Rezoning of a site to the west of Yuen Long Pau Cheung Square from "R(A)" to "R(A)11".

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment III** for Members' consideration. The

proposed amendments are summarised below:

“R(A)” Zone

- (a) In relation to **Amendment Items A to C** above, the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)9”, “R(A)10” and “R(A)11” sub-areas and requirement for submission of layout plan for the Board’s approval for the new “R(A)9” sub-area.

Technical Amendments

- (b) On 8.3.2024, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for the “V” zone. To effectuate these changes, amendments are proposed to the Notes for the “V” zone.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/YL/28.

10. Consultations

Bureau/Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant government B/Ds for comment. No objection or adverse comment was received and their comments (if any) have been incorporated into the OZP, where appropriate. The relevant government B/Ds include:

- (a) Secretary for Education;
- (b) District Lands Officer/Yuen Long, Lands Department ;
- (c) Commissioner for Transport;
- (d) Chief Highway Engineer/New Territories West, Highways Department;
- (e) Director of Environmental Protection;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Chief Engineer/Construction, Water Supplies Department;

- (h) Director of Fire Services;
- (i) Chief Building Surveyor/New Territories West, Buildings Department;
- (j) Chief Architect/3, Architectural Services Department;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Social Welfare;
- (m) Director of Leisure and Cultural Services;
- (n) Director of Food and Environmental Hygiene;
- (o) Project Manager (West), Civil Engineering and Development Department;
- (p) Director of Housing;
- (q) Commissioner of Police;
- (r) District Officer (Yuen Long), Home Affairs Department; and
- (s) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 10.2 During the processing of the section 12A applications No. Y/YL/19 and Y/YL/20 in relation to **Amendment Items A and B**, public consultation had been conducted in accordance with the provisions under the pre-amended Ordinance. Public comments on the applications were considered by the Committee on 10.1.2025 and 20.12.2024 respectively.
- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/YL/28 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. Yuen Long District Council will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Yuen Long OZP No. S/YL/27 as shown on the draft Yuen Long OZP No. S/YL/27A at **Attachment II** (to be renumbered to S/YL/28 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Yuen Long OZP No. S/YL/27A (to be renumbered to S/YL/28 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES is suitable for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Yuen Long OZP No. S/YL/27 (reduced size)
Attachment II	Draft Yuen Long OZP No. S/YL/27A

Attachment III	Revised Notes of the Draft Yuen Long OZP No. S/YL/27A
Attachment IV	Revised Explanatory Statement of the Draft Yuen Long OZP No. S/YL/27A
Attachment V	Extract of minutes of the Committee's meeting on 10.1.2025 for the section 12A application No. Y/YL/19
Attachment VI	Extract of minutes of the Committee's meeting on 20.12.2024 for the section 12A application No. Y/YL/20
Attachment VII	Extract of minutes of the Committee's meeting on 14.3.2025 for the section 12A application No. Y/YL/21
Attachment VIII	Provision of major community facilities and open space of the Yuen Long OZP
Drawings 1a to 1c	Indicative Scheme of the section 12A application No. Y/YL/19
Drawings 2a to 2c	Indicative Scheme of the section 12A application No. Y/YL/20
Drawings 3a to 3c	Indicative Scheme of the section 12A application No. Y/YL/21
Plans 1a to 1c	Location Plans
Plans 2a to 2c	Site Plans
Plans 3a to 3c	Aerial Photos
Plans 4a to 4g	Site Photos

PLANNING DEPARTMENT
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