

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

**RNTPC Paper No. 10/25
For Consideration by
the Rural and New Town Planning Committee on 5.9.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/20**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 (**Attachment I**) as shown on the draft Ping Shan OZP No. S/YL-PS/20A (**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 13.9.2022, the Chief Executive in Council (CE in C), under section (9)(1)(a) of the Ordinance, approved the draft Ping Shan OZP, which was subsequently renumbered as S/YL-PS/20. On 23.9.2022, the approved Ping Shan OZP No. S/YL-PS/20 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 30.5.2023, the CE in C referred the approved Ping Shan OZP No. S/YL-PS/20 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 9.6.2023 under section 12(2) of the Ordinance.

3. Background

- 3.1 As part of the Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term, a proposed framework of the Land Sharing Pilot Scheme (LSPS) was put forward in the 2018 Policy Address (PA) with further details outlined in the 2019 PA. The LSPS aims to unleash the development potential of private lots outside specified environmentally sensitive areas and areas not covered by Government's completed, ongoing and soon-to-commence development studies in order to boost both public and private housing supply. On 31.3.2020, the CE in C ordered that the criteria and implementation arrangements of the LSPS be adopted. One of the criteria that the LSPS application has to meet is that no less than 70% of the increased

domestic gross floor area (GFA) are set aside for public housing development as intended by the Government.

- 3.2 On 3.11.2022, the CE in C endorsed in-principle three LSPS applications in Yuen Long and Tai Po Districts, including the subject LSPS application at Wing Ning Tsuen, Yuen Long (*Application No. LSPS/005*). The subject LSPS site (the LSPS Site), which comprises four parcels of land, falls within areas zoned “Comprehensive Development Area” (“CDA”) and “Green Belt” (“GB”) on the OZP (**Plans 1 and 2a**). Based on the initial findings of technical assessments undertaken by the applicant of the proposed LSPS development (the LSPS Applicant), relevant government bureau/ departments (B/Ds) had no in-principle objection to the proposed LSPS development. Upon CE in C’s endorsement, the LSPS Applicant further undertook detailed technical assessments based on the initial findings during submission stage, demonstrating that the proposed LSPS development would not impose significant adverse impacts on the surrounding areas.
- 3.3 To take forward the proposed LSPS development, it is proposed to rezone the LSPS Site and its associated supporting facilities from “CDA”, “GB” and area shown as ‘Tuen Ma Line Emergency Access Point’ to “Residential (Group A)7” (“R(A)7”), “Residential (Group A)8” (“R(A)8”), “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ (**Amendment Items A1 to C**) (**Plan 2a**). Details of the proposed amendments are elaborated in paragraphs 4.1 to 4.13 below.
- 3.4 Besides, in order to take forward a section 12A application No. Y/YL-PS/6¹ agreed by the Rural and New Town Planning Committee (the Committee) of the Board on 9.6.2023, it is proposed to rezone a site to the north of Castle Peak Road – Ping Shan from “Village Type Development” (“V”) and “CDA” to “Residential (Group A)9” (“R(A)9”) to facilitate a private residential development and residential care home for the elderly (RCHE) with retail shop (**Amendment Item D**) (**Plans 1 and 2b**). Details of the proposed amendments are elaborated in paragraphs 4.14 to 4.16 below. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.
- 3.5 As Item D falls partly within an existing “CDA” zone, during the 2023 review of “CDA” sites, the Committee agreed to rezone the remaining portion of the “CDA” site to appropriate zonings to facilitate early transformation of the area. Two sites to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road (**Amendment Item E**), and to the northeast of the junction of Ping Ha Road and Castle Peak Road (**Amendment Item F**) are proposed to be rezoned from “CDA” to “Residential (Group E)1” (“R(E)1”) and “Residential (Group B)2” (“R(B)2”) respectively to reflect their existing conditions and latest planning circumstances (**Plan 2b**). Details of the proposed amendments are elaborated in paragraphs 4.17 to 4.18 below.
- 3.6 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 other parts of the Notes of the OZP and to update the ES of the OZP to reflect the latest planning circumstances.

¹ The RNTPC Paper No. Y/YL-PS/6 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/720_rnt_agenda.html

4. Proposed Amendments

Amendment Items A1 to C – Amendments arising from Proposed LSPS Development (Plans 1, 2a, 3a and 4a to 4j)

The LSPS Site and Surroundings

- 4.1 The LSPS Site, comprising proposed public and private housing developments and associated access road and infrastructures (**Drawing 1**), involves a total area of about 6.2 ha and a development area of about 4.6 ha. It comprises four parcels of land for housing developments and a strip of land occupied by the Mass Transit Railway Tuen Ma Line (MTR TML) viaduct in the east-west direction and a local track along and beneath it which will be upgraded to a public road. The proposed private housing development is located at the northwestern portion of the LSPS Site (**Amendment Item A1**) within “GB” zone, while the land portions proposed for public housing development fall within “CDA” and “GB” zones (**Amendment Item A2**). The LSPS Site is currently accessible from Long Ping Road via local tracks (**Photo 23 at Plan 4j**) and mainly occupied with plant nursery, storage yards, temporary structures, vegetated land and a public vehicle park (**Plans 4a to 4j**).
- 4.2 The surrounding areas are mainly rural in character predominated by temporary structures, squatters, village houses, brownfield operations and hillside covering existing graves and permitted burial grounds. A public housing development i.e. Wang Chau Public Housing Development (Phase 1), which is under construction and subject to a maximum plot ratio (PR) of 6 and a maximum building height (BH) of 145mPD, is located to the immediate east of the LSPS Site. Other public/private residential developments in a wider context include Tin Tsz Estate, Long Ping Estate, Shui Pin Wai Estate and Sol City. To the further east and west of the LSPS Site are the MTR Long Ping Station and MTR Tin Shui Wai Station respectively (**Plan 5**).

Rezoning Proposal

- 4.3 The proposed LSPS development comprises both public and private housing developments. It is proposed to rezone the northwestern portion of the LSPS Site (about 1.4 ha) from “GB” to “R(A)7” for private residential development with stipulation of a maximum GFA of 82,560m² and a maximum BH of 175mPD (**Amendment Item A1**) (**Plan 2a**). The land portions for public housing development (about 3.2 ha) are proposed to be rezoned from “CDA” and “GB” to “R(A)8” with stipulation of a maximum GFA of 210,143m² and a maximum BH of 160mPD (**Amendment Item A2**). The indicative layout and section plans of the LSPS development are at **Drawings 1 to 4**. Major development parameters for proposed private and public housing developments are summarised as follows:

Development Proposal	Private Housing Portion within Amendment Item A1	Public Housing Portion within Amendment Item A2
Development Site Area (about)	1.4 ha	3.2 ha
Total GFA (about)	82,560m ²	210,143m ²
- Domestic ⁽¹⁾	82,560m ²	206,083m ²
- Non-domestic ⁽²⁾	/	4,060m ²
Housing Mix in Domestic GFA (about)	30% (private housing)/ 70% (public housing) ⁽³⁾	
Maximum BH ⁽⁴⁾	Not more than 175mPD	Not more than 160mPD
No. of storeys	Not more than 41 storeys (excluding refuge floor and a 1-storey basement carpark/E&M/transfer plate floor)	Not more than 45 storeys (excluding refuge floor)
No. of Towers ⁽⁵⁾	6	9
No. of Units	1,651	4,122
Average Flat Size (about)	50m ²	50m ²
Estimated Population	4,623	11,541
Open Space	Not less than 4,623m ²	Not less than 11,541m ²
Parking and Loading/ Unloading (L/UL) Provision	Provisions of internal parking and L/UL spaces will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) subject to detailed design	
Supporting facilities	<ul style="list-style-type: none"> Public Transport Terminus (PTT) A Public Car Park of about 90 private car spaces 	<ul style="list-style-type: none"> Kindergarten Social Welfare Facilities⁽⁶⁾

Remarks

- (1) The equivalent domestic PR for private and public housing portions based on the development site area are 6 and 6.5 respectively.
- (2) Excluding public transport terminus and public car park which will be accommodated in the private housing portion and exempted from GFA calculation.
- (3) In calculating the housing mix under the LSPS, a domestic GFA of about 13,442m² generated from the additional government land and 3rd party private land (about 2,068m²) is excluded from the calculation.
- (4) The maximum BH has catered for Modular Integrated Construction (MiC) method for the public housing portion as advocated in Joint Practice Notes No. 8 on 'Incentive to Promote Green and Innovate Buildings – Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction' as per the comments from the Housing Department
- (5) The blocking layouts are for reference only and subject to future design
- (6) Area equivalent to about 5% of the total attainable domestic GFA of the public housing portion would be set aside for the provision of welfare facilities as per PA 2020 and would be exempted from GFA calculation subject to requirement/agreement by the Government.

- 4.4 To take forward the LSPS development, the local track along and beneath the MTR TML viaduct is proposed to be upgraded to a public road with carriageway, footpaths, cycle tracks and other transport facilities. To facilitate the implementation of the above proposed road and to reflect the as-built condition of the MTR TML viaduct, a strip of land (with an area of about 2ha)

is proposed to be rezoned from “GB”, “CDA” and area shown as ‘Tuen Ma Line Emergency Access Point’ to area shown as ‘Road’ (**Amendment Item B**). Moreover, as the existing Village Office (VO) of Wing Ning Tsuen and its ancillary facilities for village activities will be affected by the LSPS development, they are proposed to be relocated to two sites (with a total area of about 0.04ha) to the north of the public housing portion in Sites C1 and C2 (**Drawing 2**) which are currently partly vacant and partly occupied by temporary structures. To facilitate the re-provisioning of the Wing Ning Tsuen VO and its ancillary village facilities, it is proposed to rezone these two pieces of land from “GB” to “G/IC” (**Amendment Item C**).

Technical Assessments

- 4.5 Detailed technical assessments, including Landscape Design and Tree Preservation and Removal Proposal (LDTPRP), Visual Impact Assessment (VIA), Traffic Impact Assessment (TIA), Environmental Assessment (EA), Air Ventilation Assessment (Expert Evaluation) (AVA(EE)), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA), Water Supply Impact Assessment (WSIA) and Geotechnical Planning Review (GPR), have been conducted by the LSPS Applicant to assess the potential impacts arising from the proposed LSPS development on landscape, visual, traffic and transport, environmental, air ventilation, drainage, sewerage, water supply and geotechnical aspects. Relevant government B/Ds have no objection to/no adverse comments on the proposed LSPS development and no insurmountable technical problem is identified. The technical assessments and the major findings are set out in the Consolidated Report for the LSPS application at **Attachment V** and summarised in the following paragraphs.

Landscape

- 4.6 A LDTPRP has been conducted for the LSPS development. While 567 trees are identified at the LSPS Site, none of them are Old Valuable Trees or Trees of Particular Interest. Considering the nature of tree species and their conditions, none of these trees is suitable for transplanting. As such, 566 trees will be removed and one mature specimen will be preserved on site (**Drawing 8**). To mitigate the landscape impact, 347 new high quality broadleaf and ornamental trees with a replanting ratio of around 1:1² will be provided within the proposed LSPS development as part of the landscape proposal (**Drawing 7**). An overall greening provision of a minimum 20% for each residential site will be achieved (**Drawing 9**). Besides, local open space at a minimum standard of 1m² per person will be provided in accordance with the HKPSG (**Drawing 10**). The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed LSPS development from landscape planning perspective.

Visual and Air Ventilation

- 4.7 A VIA has been conducted to assess the potential visual impact arising from the proposed LSPS development. According to the VIA, nine public viewpoints (VPs) have been identified (**Drawings 13 to 21**). The overall visual impact of

² The replanting ratio has excluded the felling of weedy trees, *Leucaena leucocephala* (銀合歡), in accordance with LAO PN 6/2023.

the proposed LSPS development with a maximum BH of 175mPD and 160mPD would range from “negligible” from Yuen Long Park (VP1) and Shan Pui River (VP3) (**Drawings 13 and 15**), “slightly adverse” from Tin Shui Wai Cycling Entry/Exit Hub (VP4), Ping Shan Light Rail Station (VP7) and Ha Mei San Tsuen (VP8) (**Drawings 16, 19 and 20**), “moderately adverse” from Ma Wang Road (VP2), Ping Shan Tang’s Clan Gallery and Heritage Trail (VP6) and Chun Hing San Tsuen (VP9) (**Drawings 14, 18 and 21**) to “Moderately Adverse/Significantly Adverse” from Kai Shan (VP5) (**Drawing 17**) due to visual permeability and the proximity to the proposed LSPS development with direct sight. The visual impact will be mitigated to an acceptable level through incorporation of mitigation measures including varied BH design, building setback, building gaps and sensitive architectural and chromatic treatment to the future building blocks (**Drawings 3 and 11**). With such mitigation measures, the proposed LSPS development would be visually compatible with the surrounding developments. CTP/UD&L, PlanD has no adverse comment on the proposed LSPS development from visual perspective.

- 4.8 According to the AVA(E), taken into consideration of the existing topography, the built areas and the planned developments, the proposed LSPS development may result in wind blockage to areas located to the immediate downwind. The layout of the proposed LSPS development has been carefully considered and various mitigation measures, including sufficient building separation, building setback and open space demarcation are proposed to maintain good air ventilation performance (**Drawing 11**). With these design measures incorporated into the proposed development, the AVA(E) concludes that the proposed LSPS development will unlikely impose significant adverse air ventilation impacts on the surrounding areas. The proposed LSPS development shall explore and further include other possible mitigation features at the detailed design stage. CTP/UD&L, PlanD has no adverse comment on the proposed LSPS development from air ventilation perspective.

Traffic and Transport

- 4.9 A two-tier TIA has been conducted to assess the potential traffic impact arising from the LSPS development and the planned future developments in the area onto the local road network, as well as the provisions of transport facilities and internal transport facilities to cater for the future transport demand. With consideration of various site constraints including the existing MTR TML viaduct and the existing local access road to Wing Ning Tsuen, the LSTS Applicant would carry out various road and junction improvement works including (i) upgrading the existing single track access road to 2-lane carriageway of minimum 10.3m wide with 3m-wide sidewalk on both sides to enhance the traffic accessibility in the area and to cater for the anticipated development traffic flows, (ii) providing a new cycle track to connect with the existing cycle track at Long Ping Road, (iii) upgrading and signalling the junction with Long Ping Road, and (iv) junction improvement at Shui Pin Wai Interchange (**Drawings 5 and 6**).
- 4.10 To cater for the demand for public transport services arising from the proposed LSPS development, a PTT including bus bays, green minibus bay and taxi stand is provided at the private housing portion in Site A1 (**Drawing 5**). The PTT will be constructed by the LSPS Applicant and handed over to the Government for future maintenance and management upon completion. The Commissioner

for Transport (C for T) considers that the PTT is necessary for the proposed LSPS development. Moreover, a public vehicle park with 90 parking spaces for private cars (including three accessible parking spaces) will also be provided at Site A1 to re-provision the existing temporary vehicle park affected by the LSPS development, as required by C for T. Besides, sufficient ancillary parking spaces, L/UL spaces and lay-bys will be provided for the LSPS development, including the proposed GIC facilities and kindergarten, in accordance with the HKPSG.

- 4.11 According to the TIA, with all the road and junction improvement works implemented by the LSPS Applicant and under other projects in the locality, the concerned junctions and road links will operate within capacity. Together with the proposed public transport facilities and re-provisioning of public vehicle park, no insurmountable impact on the traffic and transport aspect is anticipated.

Drainage

- 4.12 A DIA has been conducted to assess the impact on the existing drainage system due to the proposed LSPS development. According to the DIA, new pipes are proposed to connect the LSPS development to the existing downstream public drainage system and the runoff will be eventually discharged to the existing Yuen Long West Nullah (**Drawing 12**). No adverse drainage impact to the surrounding drainage system arising from the proposed LSPS development is anticipated. The LSPS Applicant will be responsible for construction of all necessary drainage system, and the public stormwater drain and public drainage infrastructure would be handed over to the Government for future maintenance and management upon completion. The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has no adverse comment on the proposed LSPS development from drainage perspective.

Other Aspects

- 4.13 Other relevant government B/Ds including the Director of Environmental Protection (DEP), Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) and Head of Geotechnical Engineering Office, Civil Engineering and Development Department ((H)GEO, CEDD) have no adverse comment on other technical aspects including air quality, noise, land contamination, sewerage, water supply and geotechnical aspects respectively.

Amendment Item D – Amendment to reflect an agreed s.12A application (about 1.5 ha)(Plans 2b, 3b, and 4k to 4o and Drawing 22)

- 4.14 On 9.6.2023, the Committee agreed to a s.12A application (No. Y/YL-PS/6) for rezoning the application site to the north of Castle Peak Road – Ping Shan from “V” and “CDA” to “Residential (Group B)2” (“R(B)2”) for a private residential development and RCHE with retail shop subject to a total PR of about 4.98 which includes a domestic PR of about 4.5 and non-domestic PR of about 0.48. The s.12A application was agreed mainly on the grounds that the proposed development with its development scale was not incompatible with the surrounding land uses; the provision of a RCHE could serve the local community; the applicant had submitted technical assessments addressing the

interface with existing industrial uses in the surroundings; and there was no insurmountable technical issue and no adverse departmental comment.

- 4.15 While the Committee has agreed to rezone the application site from “V” and “CDA” to “R(B)2” and the applicant’s proposal to add ‘shop and services’ and ‘social welfare facility’ uses under Column 1 use of “R(B)2” zone, considering the proposed development intensity, proximity of the site to the Light Rail Transit Ping Shan Station and BH profile of the surrounding residential developments (**Plan 5**), it is considered more appropriate to rezone the site as “R(A)9”, i.e. a new sub-area under the “R(A)” zone, to reflect more accurately the planning intention for high-density residential development and to allow flexibility for provision of suitable non-domestic uses including social welfare facilities (RCHE) and shops and services on the lowest three floors to serve both future and local residents. The proposed “R(A)9” zoning is considered compatible with the existing and planned developments in the surroundings including the public housing development at Long Bin to the east. Relevant government B/Ds consulted have no in-principle objection to the proposed “R(A)9” zoning. Given the existing land use context for the area is mainly for sub-urban development, the provision of non-domestic uses at the site, if any, would likely be small-scale only to serve its residents and immediate neighbourhood. As such, the proposed “R(A)9” zone would unlikely result in any insurmountable impacts on the surrounding areas.
- 4.16 To take forward the agreed s.12A application and taken into account the considerations stated in paragraph 4.15 above, it is proposed to rezone the Item D site from “V” and “CDA” to “R(A)9” (**Plan 2b**) with a maximum domestic PR of 4.5, a maximum non-domestic PR of 0.48 and a maximum BH of 105mPD. It will also be stipulated under the “R(A)9” subzone that a GFA of not less than 5,400m² shall be required for provision of GIC facilities, which shall be included for PR calculation.

Amendment Item E – Amendment to reflect existing condition of a site to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road (about 1 ha) (Plans 2b, 3b and 4k to 4o)

- 4.17 The Item E site located to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road is currently occupied by two industrial developments namely Ping Shan Enterprise Company Ltd. and Century Centre and is currently zoned “CDA” on the OZP. To reflect its existing condition and to facilitate the phasing out of existing industrial use through redevelopment for residential use subject to planning permission, it is proposed to rezone the site from “CDA” to “R(E)1”³ (**Plan 2b**) with a maximum PR of 1 and a maximum BH of 5 storeys including car parks.

³ The development restrictions of the site are a maximum PR of 1 and a maximum BH of 5 storeys under the “CDA” zoning on the OZP. There are no changes to the development restrictions under the proposed OZP amendment.

Amendment Item F – Amendment to reflect existing condition of a site to the north-east of the junction of Ping Ha Road and Castle Peak Road (about 1.5 ha) (Plans 2b, 3b, 4l, and 4n to 4p)

- 4.18 The Item F site is located to the northeast of the junction of Ping Ha Road and Castle Peak Road. It is largely occupied by a private residential dwelling with garden, a low-rise residential development named Green Orchid and temporary structures, and is currently zoned “CDA” on the OZP. It is proposed to rezone the Item F site from “CDA” to “R(B)2”⁴ (**Plan 2b**) with a maximum PR of 1 and a maximum BH of 5 storeys including car parks.

Amendment Item G – Amendment to the zoning boundary of “CDA” zone (about 0.06 ha) (Plans 2a, 3a, 4a, 4e to 4f)

- 4.19 Arising from Amendment Item A2, which is to rezone four portions of the LSPS Site from “CDA” and “GB” to “R(A)8” for public housing development, a piece of land in the western tip of the subject “CDA” zone sandwiched between the proposed “R(A)8” zone and the adjacent “CDA” and “GB” zones will become residual and unable for comprehensive development on itself. To optimise the development potential, it is proposed to incorporate this piece of residual land (**Amendment Item G**) into the adjacent “CDA” zone, which is subject to the same development restrictions as the subject “CDA” zone, i.e. a total PR of 0.4 and BH of 3 storeys including car park.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed amendments above, the planned population of Yuen Long District is estimated to be about 1,565,300. As shown in the summary table (**Attachment VII**), the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the HKPSG and concerned government B/Ds’ assessments⁴. Details are in paragraphs 5.2 and 5.3 below.

GIC Facilities

- 5.2 For the shortfalls in the provision of hospital bed, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/residential care services in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals⁵ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Health Bureau and Social Welfare Department in the planning and development process as appropriate. Provision of these facilities would be carefully planned/reviewed by relevant government B/Ds.

⁴ In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in planned public housing development projects have not been taken into account.

⁵ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

Besides, the proposed development under **Amendment Item D** shall provide a GFA of not less than 5,400m² for GIC facilities, while about 5% of the domestic GFA of the public housing developments under **Amendment Item A2** is anticipated to be set aside for the provision of social welfare facilities in accordance with the prevailing policy and practice to help address some of the shortfalls. There are also shortfalls in the provision of recreational facilities⁶ and magistracy, which will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

Open Space

- 5.3 There is a surplus of planned district and local open space of about 26.43 ha and 62.08 ha respectively in the Yuen Long District. The overall provision of open space is sufficient to meet the demand of the planned population.

6. Proposed Amendments to the Matters shown on the OZP

The proposed amendments as shown on the draft Ping Shan OZP No. S/YL-PS/20A are at **Attachment II**.

- | | | |
|-----|-------------------------------------|---|
| (a) | Amendment Item A1
(about 1.4 ha) | Rezoning of a site at Wing Ning Tsuen from “GB” to “R(A)7” |
| (b) | Amendment Item A2
(about 3.2 ha) | Rezoning of four land parcels at Wing Ning Tsuen from “CDA” and “GB” to “R(A)8”, and addition of symbols to link up the land parcels |
| (c) | Amendment Item B
(about 1.7 ha) | Rezoning of a strip of land along the MTR Tuen Ma Line Viaduct from “CDA”, “GB” and area shown as ‘Tuen Ma Line Emergency Access Point’ to area shown as ‘Road’ |
| (d) | Amendment Item C
(about 0.04 ha) | Rezoning of two pieces of land at Wing Ning Tsuen from “GB” to “G/IC” |
| (e) | Amendment Item D
(about 1.4 ha) | Rezoning of a site to the north of Castle Peak Road – Ping Shan from “CDA” and “V” to “R(A)9” |
| (f) | Amendment Item E
(about 1 ha) | Rezoning of a site to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road from “CDA” to “R(E)1” |
| (g) | Amendment Item F
(about 1.5 ha) | Rezoning of a site to the northeast of the junction of Ping Ha Road and Castle Peak Road from “CDA” to “R(B)2” |

⁶ Including sports centre, sports ground/complex and swimming pool complex.

- (h) Amendment Item G Adjustment to the zoning boundary of “CDA”
(about 0.06 ha) zone

7. **Proposed Amendments to the Notes of the OZP**

- 7.1 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:

“CDA” Zone

- (a) In relation to **Amendments Items D, E and F** above, the Remarks for two locations of the “CDA” zone will be deleted.

“R(A)” zone

- (b) In relation to **Amendment Items A1, A2 and D** above, the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)7”, “R(A)8” and “R(A)9” sub-areas with restrictions on PR/GFA and BH incorporated.

“R(B)” zone

- (c) In relation to **Amendment Item F** above, the Remarks for “R(B)” zone will be revised to incorporate the development restrictions for the new “R(B)2” sub-area with restrictions on PR and BH incorporated.

“R(E)” zone

- (d) In relation to **Amendment Item E** above, the Remarks for “R(E)” zone will be revised to incorporate the development restrictions for the new “R(E)1” sub-area with restrictions on PR and BH incorporated.

Technical Amendments

- (e) On 8.3.2024, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ and ‘Hotel (Holiday House only)’ are added under Column 2 in the Notes of the “V” zone. To effectuate these changes, updates have been made 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-PS/21.

10. Consultation

- 10.1 The Ping Shan Heung Rural Committee (PSHRC) and the Yuen Long District Council (YLDC) were consulted on the proposed amendments to the OZP on 20.6.2025 and 29.7.2025 respectively. Members of both PSHRC and YLDC generally supported the proposed amendments to the OZP, but expressed concerns mainly on traffic, drainage and noise impacts in relation to the proposed LSPS development and the existing infrastructures, and the needs to maintain communications among affected stakeholders and relevant government B/Ds and to avoid disturbance to the existing village livelihood. In response, Members of both PSHRC and YLDC were briefed on the proposed traffic and drainage improvement works and were advised that the LSPS applicant had conducted detailed assessments to demonstrate the technical feasibility of the proposal. Members of PSHRC were also advised that continuous communication would be maintained amongst the project proponent, relevant government B/Ds and villagers during the development process.

Departmental Consultation

- 10.2 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 Development;
 - (b) Secretary for Education;
 - (c) District Lands Officer/Yuen Long, Lands Department (LandsD);
 - (d) Chief Estate Surveyor/Land Supply, LandsD;
 - (e) Director of Housing;
 - (f) Director of Agriculture, Fisheries and Conservation;
 - (g) Director of Social Welfare;
 - (h) DEP;
 - (i) Chief Building Surveyor/New Territories West/Buildings Department;
 - (j) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
 - (k) C for T;
 - (l) Chief Highway Engineer/New Territories West, Highways Department (HyD);
 - (m) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
 - (n) CE/MN, DSD;
 - (o) CE/C, WSD;
 - (p) Project Manager (West), CEDD;
 - (q) H(GEO), CEDD;

- (r) Director of Fire Services;
- (s) Commissioner of Police;
- (t) Director of Food and Environmental Hygiene;
- (u) Director of Leisure and Cultural Services;
- (v) Director of Electrical and Mechanical Services;
- (w) District Officer (Yuen Long), Home Affairs Department; and
- (x) CTP/UD&L, PlanD.

Public Consultation

- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/YL-PS/21 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. The YLDC and the PSHRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.
- 10.4 Besides, during the processing of the section 12A application (No. Y/YL-PS/6) relating to **Amendment Item D**, public consultation was conducted in accordance with the provisions under the Ordinance. The public comments and local views on the application were considered by the Committee on 9.6.2023.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ping Shan OZP No. S/YL-PS/20 as shown on the draft Ping Shan OZP No. S/YL-PS/20A at **Attachment II** (to be renumbered as S/YL-PS/21 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Ping Shan OZP No. S/YL-PS/20A (to be renumbered as S/YL-PS/21) 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 Ping Shan OZP No. S/YL-PS/20 (reduced scale)
Attachment II	Draft Ping Shan OZP No. S/YL-PS/20A
Attachment III	Notes of the Draft Ping Shan OZP No. S/YL-PS/20A
Attachment IV	Explanatory Statement of the Ping Shan OZP No. S/YL-PS/20A
Attachment V	Consolidated Report of LSPS/005
Attachment VI	Extract of minutes of RNTPC meeting on 6.9.2023
Attachment VII	Provision of Major Community Facilities and Open Space in Yuen Long District

Drawings 1 to 2	Indicative Layout of LSPS Scheme
Drawings 3 to 4	Section Plans of LSPS Scheme
Drawings 5 to 6	Locations of Road/Junction Improvement Works of LSPS Scheme
Drawings 7 to 8	Landscape Proposal of LSPS Scheme
Drawing 9	Indicative Greenery Coverage Plan of LSPS Scheme
Drawing 10	Indicative Open Space Framework of LSPS Scheme
Drawing 11	Proposed Air Ventilation Mitigation Measures of LSPS Scheme
Drawing 12	Proposed Drainage Layout of LSPS Scheme
Drawings 13 to 21	Photomontages of LSPS Scheme
Drawing 22	Indicative Layout of the approved application No. Y/YL-PS/6
Plan 1	Location Plan
Plans 2a to 2b	Site Plans
Plans 3a to 3b	Aerial Photos
Plans 4a to 4p	Site Photos
Plan 5	Building Height Profile for Residential Sites in the vicinity

PLANNING DEPARTMENT
SEPTEMBER 2025