



圖例  
NOTATION

| ZONES                                |      | 地帶       |
|--------------------------------------|------|----------|
| COMPREHENSIVE DEVELOPMENT AREA       | CDA  | 綜合發展區    |
| RESIDENTIAL (GROUP A)                | RIA1 | 住宅 (甲類)  |
| RESIDENTIAL (GROUP B)                | RBE1 | 住宅 (乙類)  |
| RESIDENTIAL (GROUP E)                | RBE3 | 住宅 (戊類)  |
| VILLAGE TYPE DEVELOPMENT             | V    | 鄉村式發展    |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC  | 政府、機構或社區 |
| OPEN SPACE                           | O    | 休憩用地     |
| OTHER SPECIFIED USES                 | OU   | 其他指定用途   |
| GREENBELT                            | GB   | 綠化地帶     |

| COMMUNICATIONS                 |                     | 交通         |
|--------------------------------|---------------------|------------|
| RAILWAY AND STATION (ELEVATED) | RAIL STATION        | 鐵路及車站 (高架) |
| LIGHT RAIL AND STOP            | Light Rail Stop     | 輕鐵及車站      |
| MAJOR ROAD AND JUNCTION        | Major Road Junction | 主要道路及路口    |
| ELEVATED ROAD                  | Elevated Road       | 高架道路       |

| MISCELLANEOUS               |                          | 其他     |
|-----------------------------|--------------------------|--------|
| BOUNDARY OF PLANNING SCHEME | Planning Scheme Boundary | 規劃範圍界線 |
| PLANNING AREA NUMBER        | Planning Area Number     | 規劃區編號  |
| PETROL FILLING STATION      | P F S                    | 加油站    |

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

| USES                                 | 大約面積及百分比<br>公頃<br>HECTARES | %      | 百分比 | 用途       |
|--------------------------------------|----------------------------|--------|-----|----------|
| COMPREHENSIVE DEVELOPMENT AREA       | 17.12                      | 3.05   |     | 綜合發展區    |
| RESIDENTIAL (GROUP A)                | 67.69                      | 12.08  |     | 住宅 (甲類)  |
| RESIDENTIAL (GROUP B)                | 36.93                      | 6.59   |     | 住宅 (乙類)  |
| RESIDENTIAL (GROUP E)                | 5.35                       | 0.95   |     | 住宅 (戊類)  |
| VILLAGE TYPE DEVELOPMENT             | 99.30                      | 17.71  |     | 鄉村式發展    |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 43.74                      | 7.80   |     | 政府、機構或社區 |
| OPEN SPACE                           | 49.84                      | 8.89   |     | 休憩用地     |
| OTHER SPECIFIED USES                 | 104.04                     | 18.56  |     | 其他指定用途   |
| GREENBELT                            | 38.80                      | 6.92   |     | 綠化地帶     |
| NULLAR                               | 11.07                      | 1.97   |     | 明渠       |
| MAJOR ROAD ETC.                      | 86.69                      | 15.48  |     | 主要道路等    |
| TOTAL PLANNING SCHEME AREA           | 560.57                     | 100.00 |     | 規劃範圍總面積  |

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

核准圖編號 S/YL/27 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL/27

| AMENDMENTS EXHIBITED UNDER SECTION 5<br>OF THE TOWN PLANNING ORDINANCE | 按照城市規劃條例第5條<br>展示的修訂 |
|------------------------------------------------------------------------|----------------------|
| AMENDMENT ITEM A                                                       | 修訂項目 A 項             |
| AMENDMENT ITEM B                                                       | 修訂項目 B 項             |
| AMENDMENT ITEM C                                                       | 修訂項目 C 項             |

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的元朗分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
YUEN LONG - OUTLINE ZONING PLAN

2025年7月11日 按照城市規劃條例第5條展示的  
核准圖編號 S/YL/27 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL/27 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
11 JULY 2025

Ms Donna Tam 譚燕萍  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

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

圖則編號  
PLAN No. S/YL/28

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/27  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site at the junction of Shap Pat Heung Road and Tai Shu Ha Road East from “Village Type Development” (“V”) to “Residential (Group A)9” (“R(A)9”).
- Item B – 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” (“R(A)10”).
- Item C – Rezoning of a site to the west of Yuen Long Pau Cheung Square from “Residential (Group A)” (“R(A)”) to “Residential (Group A)11” (“R(A)11”).

**II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the new “R(A)9”, “R(A)10” and “R(A)11” sub-zones; and incorporation of the requirement for submission of a layout plan for the new “R(A)9” sub-zone.
- (b) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for the “V” zone.
- (c) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for the “V” zone.

《元朗分區計劃大綱草圖編號 S/YL/28》  
 Draft Yuen Long Outline Zoning Plan No. S/YL/28

申述人名單  
 Index of Representations

| 申述編號<br>Representation No. | 提交編號<br>Submission No. | 申述人名稱<br>Name of Representer |
|----------------------------|------------------------|------------------------------|
| TPB/R/S/YL/28-R1           | TPB/R/S/YL/28-S1       | 黃承熙                          |
| TPB/R/S/YL/28-R2           | TPB/R/S/YL/28-S10      | 蘇玉蘭                          |
| TPB/R/S/YL/28-R3           | TPB/R/S/YL/28-S18      | 林沛森                          |
| TPB/R/S/YL/28-R4           | TPB/R/S/YL/28-S34      | 黃綺云                          |
| TPB/R/S/YL/28-R5           | TPB/R/S/YL/28-S42      | 周春連                          |
| TPB/R/S/YL/28-R6           | TPB/R/S/YL/28-S11      | 黃秀娟                          |
| TPB/R/S/YL/28-R7           | TPB/R/S/YL/28-S13      | 黃輻洳                          |
| TPB/R/S/YL/28-R8           | TPB/R/S/YL/28-S19      | 陳冠強                          |
| TPB/R/S/YL/28-R9           | TPB/R/S/YL/28-S21      | 梁燕媚                          |
| TPB/R/S/YL/28-R10          | TPB/R/S/YL/28-S22      | 嚴文偉                          |
| TPB/R/S/YL/28-R11          | TPB/R/S/YL/28-S26      | 劉淑娟                          |
| TPB/R/S/YL/28-R12          | TPB/R/S/YL/28-S38      | 姚麗嫦                          |
| TPB/R/S/YL/28-R13          | TPB/R/S/YL/28-S49      | 謝玉英                          |
| TPB/R/S/YL/28-R14          | TPB/R/S/YL/28-S53      | 莊玉貞                          |
| TPB/R/S/YL/28-R15          | TPB/R/S/YL/28-S56      | 梁燕平                          |
| TPB/R/S/YL/28-R16          | TPB/R/S/YL/28-S30      | 羅果珍                          |
| TPB/R/S/YL/28-R17          | TPB/R/S/YL/28-S27      | 黎敏慧                          |
| TPB/R/S/YL/28-R18          | TPB/R/S/YL/28-S33      | 潘潔宜                          |
| TPB/R/S/YL/28-R19          | TPB/R/S/YL/28-S37      | 陳巧玲                          |
| TPB/R/S/YL/28-R20          | TPB/R/S/YL/28-S43      | 何欽蓮                          |
| TPB/R/S/YL/28-R21          | TPB/R/S/YL/28-S46      | 王素卿                          |
| TPB/R/S/YL/28-R22          | TPB/R/S/YL/28-S52      | 張桂林                          |
| TPB/R/S/YL/28-R23          | TPB/R/S/YL/28-S47      | 林佩云                          |
| TPB/R/S/YL/28-R24          | TPB/R/S/YL/28-S54      | 陳施庆                          |
| TPB/R/S/YL/28-R25          | TPB/R/S/YL/28-S55      | 劉耀南                          |
| TPB/R/S/YL/28-R26          | TPB/R/S/YL/28-S2       | 黃國森                          |
| TPB/R/S/YL/28-R27          | TPB/R/S/YL/28-S23      | 李志偉                          |
| TPB/R/S/YL/28-R28          | TPB/R/S/YL/28-S24      | 梁芷悠                          |
| TPB/R/S/YL/28-R29          | TPB/R/S/YL/28-S25      | 黎委娟                          |
| TPB/R/S/YL/28-R30          | TPB/R/S/YL/28-S29      | 梁愛濶                          |

| 申述編號<br>Representation No. | 提交編號<br>Submission No. | 申述人名稱<br>Name of Representer |
|----------------------------|------------------------|------------------------------|
| TPB/R/S/YL/28-R31          | TPB/R/S/YL/28-S40      | 謝燕芳                          |
| TPB/R/S/YL/28-R32          | TPB/R/S/YL/28-S45      | 余金媚                          |
| TPB/R/S/YL/28-R33          | TPB/R/S/YL/28-S50      | 陳美娟                          |
| TPB/R/S/YL/28-R34          | TPB/R/S/YL/28-S17      | 文心田                          |
| TPB/R/S/YL/28-R35          | TPB/R/S/YL/28-S44      | 林偉容                          |
| TPB/R/S/YL/28-R36          | TPB/R/S/YL/28-S12      | 劉燕珍                          |
| TPB/R/S/YL/28-R37          | TPB/R/S/YL/28-S48      | 馮倩婷                          |
| TPB/R/S/YL/28-R38          | TPB/R/S/YL/28-S8       | 李協作                          |
| TPB/R/S/YL/28-R39          | TPB/R/S/YL/28-S14      | Chan Sak Han                 |
| TPB/R/S/YL/28-R40          | TPB/R/S/YL/28-S16      | Wong Hei Yu                  |
| TPB/R/S/YL/28-R41          | TPB/R/S/YL/28-S39      | 胡克榮                          |
| TPB/R/S/YL/28-R42          | TPB/R/S/YL/28-S3       | 黃錦昌                          |
| TPB/R/S/YL/28-R43          | TPB/R/S/YL/28-S4       | 鄺波                           |
| TPB/R/S/YL/28-R44          | TPB/R/S/YL/28-S7       | Wong Kwok Chiu               |
| TPB/R/S/YL/28-R45          | TPB/R/S/YL/28-S41      | 何石富                          |
| TPB/R/S/YL/28-R46          | TPB/R/S/YL/28-S6       | Leung Wai Ling               |
| TPB/R/S/YL/28-R47          | TPB/R/S/YL/28-S31      | 周美卿                          |
| TPB/R/S/YL/28-R48          | TPB/R/S/YL/28-S32      | 郭伙好                          |
| TPB/R/S/YL/28-R49          | TPB/R/S/YL/28-S35      | 曹美蓮                          |
| TPB/R/S/YL/28-R50          | TPB/R/S/YL/28-S36      | 胡潤松                          |
| TPB/R/S/YL/28-R51          | TPB/R/S/YL/28-S28      | 黎秀芳                          |
| TPB/R/S/YL/28-R52          | TPB/R/S/YL/28-S9       | 黃國偉                          |
| TPB/R/S/YL/28-R53          | TPB/R/S/YL/28-S5       | 胡利華                          |
| TPB/R/S/YL/28-R54          | TPB/R/S/YL/28-S15      | Wong Siu Man                 |
| TPB/R/S/YL/28-R55          | TPB/R/S/YL/28-S20      | 黎詠玲                          |
| TPB/R/S/YL/28-R56          | TPB/R/S/YL/28-S51      | 莊良深                          |
| TPB/R/S/YL/28-R57          | TPB/R/S/YL/28-S57      | Mary Mulvihill               |

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁

< [https://www.tpb.gov.hk/tc/plan\\_making/S\\_YL\\_28.html](https://www.tpb.gov.hk/tc/plan_making/S_YL_28.html) > 查閱就《元朗分區計劃大綱草圖編號 S/YL/28》提出的申述。

Representations in respect of the Draft Yuen Long Outline Zoning Plan No. S/YL/28 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < [https://www.tpb.gov.hk/en/plan\\_making/S\\_YL\\_28.html](https://www.tpb.gov.hk/en/plan_making/S_YL_28.html) >.

**Tuen Mun and Yuen Long West District**

[Ms Carol K.L. Kan, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), and Ms Carmen K.K. Cheung, Town Planner/Tuen Mun and Yuen Long West were invited to the meeting at this point.]

**Agenda Item 31**

[Open Meeting]

Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. S/YL/27  
(RNTPC Paper No. 7/25)

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31. The Secretary reported that one of the proposed amendments to the subject Outline Zoning Plan (OZP) involved the rezoning of a site for private residential development that was to take forward the decision of the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on section 12A (s.12A) application No. Y/YL/19 (Amendment Item A) (Item A), and the application was submitted by Giant Star International Limited, which was a subsidiary of New World Development (NWD) Company Limited, with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant. The following Members had declared interests on the item:

- |                    |                                                                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Vincent K.Y. Ho | - 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 and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from New World Group before. |

32. The Committee noted Mr Vincent K.Y. Ho had left the meeting and Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the interest of Mr Rocky L.K. Poon was considered direct, he should be invited to leave the meeting temporarily.

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

### Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the proposed amendments to the approved Yuen Long OZP No. S/YL/27 (the OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. Items A to C were to take forward three s.12A applications partially agreed/agreed by the Committee. The proposed amendments included:

- (a) Item A – rezoning of 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”) subject to a maximum domestic plot ratio (PR) of 6 and a maximum building height (BH) of 120mPD;
- (b) Item B – rezoning of a site near the junction of SPHR and Yuen Long Tai Yuk Road from “Government, Institution or Community” to “R(A)10” subject to a maximum PR of 6.5, of which the domestic PR should not exceed 6, and a maximum BH of 25 storeys (excluding basement(s)). A gross floor area (GFA) of not less than 2,495m<sup>2</sup> should be provided for government, institution and community facilities, which should be included for PR calculation; and
- (c) Item C – rezoning of a site to the west of Yuen Long Pau Cheung Square from “R(A)” to “R(A)11” subject to a maximum domestic GFA of 3,088m<sup>2</sup>, a maximum non-domestic GFA of 1,522m<sup>2</sup>, a maximum GFA of 4,723m<sup>2</sup> for the provision of residential care home for the elderly and a maximum BH of 30 storeys (excluding basement(s)).

34. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedules of Notes to Statutory Plans (MSN).

35. As the presentation of the Planning Department (PlanD)'s representative had been completed, the Chairperson invited questions from Members.

36. The Vice-chairperson and two Members raised the following questions on Item A:

- (a) details of the requirement to submit Layout Plan as stipulated in the Remarks of the Notes;
- (b) any update on the acquisition of land by the applicant of application No. Y/YL/19; and
- (c) the management and maintenance party of the strip of government land (GL) adjoining the rezoning application site, which was proposed to be included in the "R(A)9" zone.

37. In response, Ms Carol K.L. Kan, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) given that the Phase 2 development of Item A site was occupied by brownfield operations, to address the Committee's concern on the potential industrial/residential (I/R) interface during consideration of the s.12A application, paragraph (h) in the Remarks of the Notes for the "R(A)" zone specified the requirements for submission of a layout plan and relevant technical assessment(s) for any development in the "R(A)9" zone for the Committee's consideration to facilitate appropriate planning control over the proposed development;
- (b) based on the prevailing understanding, there was no update on the status of land ownership as compared to the status at the s.12A application stage, in which private lots owned by the applicant and other owners accounted for about 40% and 12% of the entire development site respectively, while the rest was GL; and

- (c) the concerned strip of GL covered part of the existing road of Tai Shu Ha Road East and a portion of the footpath was maintained by the Highways Department and the remaining footpath was maintained by the Lands Department. This strip of residual GL was zoned “V” on the OZP and it was proposed to be rezoned to “R(A)9” to rationalise the zoning boundary in tandem with the rezoning of the s.12A application site, and it would retain its existing status as GL with the current management and maintenance under the established practice by relevant government departments.

38. In response to the Vice-chairperson’s concern on the phased implementation of the proposed development and the potential environmental implications as the applicant had yet acquired the remaining private land of Item A site and the brownfield operations might still exist upon completion of the first phase development, the Chairperson said that the submission of a layout plan to the Board for development in the “R(A)9” zone specified in the Notes was to address the Committee’s concern on the potential I/R interface and related issues. The applicant should include schemes on development covering the whole site and partial development with brownfield operations co-existed, and the relevant technical assessments with proposed mitigation measures, including those for the co-existed scenario, for the Committee’s consideration.

39. The Chairperson remarked that the proposed amendments to the OZP were mainly to take forward three s.12A applications which were previously agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

40. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 and that the draft Yuen Long OZP No. S/YL/27A at Attachment II of the Paper (to be renumbered to S/YL/28 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning

Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft 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 Town Planning Board (the Board) for various land use zones on the OZP and the revised ES will be published together with the OZP.”

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

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

~~Agenda Item 42~~

Any Other Business

[Open Meeting]

~~42.~~ There being no other business, the meeting was closed at 3:20 p.m.

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

| 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) |                                                |
| Open Space <sup>&amp;</sup>      | District Open Space | 10 ha per 100,000 persons <sup>#</sup>                                              | 157.51 ha                                       | 29.15 ha           | 191.40 ha                                        | 33.89 ha                                       |
|                                  | Local Open Space    | 10 ha per 100,000 persons <sup>#</sup>                                              | 157.51 ha                                       | 110.72 ha          | 220.36 ha                                        | 62.85 ha                                       |
| Sports Centre                    |                     | 1 per 50,000 to 65,000 persons <sup>#</sup><br><br>(assessed on a district basis)   | 24                                              | 8                  | 21                                               | -3                                             |
| Sports Ground/Sport Complex      |                     | 1 per 200,000 to 250,000 persons <sup>#</sup><br><br>(assessed on a district basis) | 6                                               | 2                  | 3                                                | -3                                             |
| Swimming Pool Complex – standard |                     | 1 complex per 287,000 persons <sup>#</sup><br><br>(assessed on a district basis)    | 5                                               | 2                  | 3                                                | -2                                             |
| District Police Station          |                     | 1 per 200,000 to 500,000 persons<br><br>(assessed on a regional basis)              | 3                                               | 1                  | 3                                                | 0                                              |
| Divisional Police Station        |                     | 1 per 100,000 to 200,000 persons<br><br>(assessed on a regional basis)              | 8                                               | 4                  | 7                                                | -1                                             |
| Magistracy                       |                     | 1 per 660,000 persons<br><br>(assessed on a regional basis)                         | 2                                               | 0                  | 1                                                | -1                                             |

## **Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

| 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) |                                                |
| Community Hall        | No set standard                                                                                              | N.A.                                            | 8                  | 13                                               | N.A.                                           |
| Library               | 1 district library per 200,000 persons<br><br>(assessed on a district basis)                                 | 8                                               | 3                  | 8                                                | 0                                              |
| Kindergarten/ Nursery | 34 classrooms for 1,000 children aged 3 to under 6                                                           | 793 classrooms                                  | 476 classrooms     | 954 classrooms                                   | 161 classrooms                                 |
| Primary School        | 1 whole-day classroom for 25.5 persons aged 6-11<br><br>(assessed by EDB on a district/school network basis) | 1,892 classrooms                                | 1,276 classrooms   | 2,494 classrooms                                 | 602 classrooms                                 |
| Secondary School      | 1 whole-day classroom for 40 persons aged 12-17<br><br>(assessed by EDB on a territory-wide basis)           | 1,245 classrooms                                | 1,153 classrooms   | 1,663 classrooms                                 | 418 classrooms                                 |
| Hospital              | 5.5 beds per 1,000 persons<br><br>(assessed by Hospital Authority (HA) on a regional/ cluster basis)         | 8,823 beds                                      | 1,122 beds         | 6,422 beds                                       | -2,401 beds <sup>^</sup>                       |

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

| 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) |                                                |
| Clinic/Health Centre                          | 1 per 100,000 persons<br><br>(assessed on a district basis)                                                         | 16                                              | 5                  | 14                                               | -2                                             |
| Child Care Centre                             | 100 aided places per 25,000 persons <sup>#</sup><br><br>(assessed by SWD on a local basis)                          | 6,300 places                                    | 442 places         | 2,592 places                                     | -3,708 places <sup>~</sup>                     |
| Integrated Children and Youth Services Centre | 1 for 12,000 persons aged 6-24 <sup>#</sup><br><br>(assessed by SWD on a local basis)                               | 15                                              | 11                 | 19                                               | 4                                              |
| Integrated Family Services Centre             | 1 for 100,000 to 150,000 persons <sup>#</sup><br><br>(assessed by SWD on a service boundary basis)                  | 10                                              | 6                  | 11                                               | 1                                              |
| District Elderly Community Centres            | One in each new development area with a population of around 170,000 or above <sup>#</sup><br><br>(assessed by SWD) | N.A.                                            | 2                  | 5                                                | N.A.                                           |

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

| Type of Facilities                       | Hong Kong Planning Standards and Guidelines (HKPSG)                                                                                                                                  | HKPSG Requirement (based on planned population) | Provision          |                                                  | Surplus/ Shortfall (against planned provision) |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------|--------------------------------------------------|------------------------------------------------|
|                                          |                                                                                                                                                                                      |                                                 | Existing Provision | Planned Provision (including Existing Provision) |                                                |
| Neighbourhood Elderly Centres            | One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup><br><br>(assessed by SWD) | N.A.                                            | 7                  | 25                                               | N.A.                                           |
| Community Care Services (CCS) Facilities | 17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup><br><br>(assessed by SWD on a district basis)                                                          | 6,962 places                                    | 648 places         | 2,378 places                                     | -4,584 places <sup>~</sup>                     |
| Residential Care Homes for the Elderly   | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)                                                             | 8,622 beds                                      | 1,833 beds         | 5,687 beds                                       | -2,935 beds <sup>~</sup>                       |
| Pre-school Rehabilitation Services       | 23 subvented service places per 1,000 children aged 0-6 <sup>#</sup><br><br>(assessed by SWD on a district basis)                                                                    | 1,296 places                                    | 280 places         | 820 places                                       | -476 places <sup>~</sup>                       |

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

| 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) |                                                |
| Day Rehabilitation Services                           | 23 subvented service places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(assessed by SWD on a district basis) | 3,153 places                                    | 898 places         | 1,568 places                                     | -1,585 places~                                 |
| Residential Care Services                             | 36 subvented service places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)  | 4,935 places                                    | 818 places         | 3,438 places                                     | -1,497 places~                                 |
| Community Rehabilitation Day Centre                   | 1 centre per 420,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                                    | 3                                               | 0                  | 2                                                | -1~                                            |
| District Support Centre for Persons with Disabilities | 1 centre per 280,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                                    | 5                                               | 2                  | 3                                                | -2~                                            |
| Integrated Community Centre for Mental Wellness       | 1 standard scale centre per 310,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                     | 4.8                                             | 1.7                | 2.7                                              | -2.1~                                          |

Note:

The planned resident population is about 1,575,100. If including transients, the overall planned population is about 1,604,300. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- & While no categorisation of local and district open spaces as recommended under the Agreement No. CE 31/2019 (TP) ‘Reimagining Public Spaces in Hong Kong – Feasibility Study’, the provision standards and categorisation as shown on the current table have made reference to the Chapter 4 of the Hong Kong Planning Standards and Guidelines.
- ^ The deficit in provision is based on District Council 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 District Council 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.

**November 2025**