



圖例  
NOTATION

| ZONES   |      | 地帶                      |
|---|------|-------------------------|
| RESIDENTIAL (GROUP A)                                     | R(A) | 住宅（甲類）                  |
| RESIDENTIAL (GROUP D)                                     | R(D) | 住宅（丁類）                  |
| VILLAGE TYPE DEVELOPMENT                                  | V    | 鄉村式發展                   |
| OPEN STORAGE  | OS   | 露天貯物                    |
| GOVERNMENT, INSTITUTION OR COMMUNITY                      | G/C  | 政府、機構或社區                |
| OPEN SPACE  | O    | 休憩用地                    |
| OTHER SPECIFIED USES                                      | OU   | 其他指定用途                  |
| UNDETERMINED  | U    | 未決定用途                   |
| GREEN BELT  | GB   | 綠化地帶                    |
| CONSERVATION AREA   | CA   | 自然保育區                   |
| COMMUNICATIONS  |      | 交通                      |
| RAILWAY AND STATION (UNDERGROUND)                         |      | 鐵路及車站（地下）               |
| RAILWAY AND STATION (ELEVATED)                            |      | 鐵路及車站（高架）               |
| MAJOR ROAD AND JUNCTION                                   |      | 主要道路及路口                 |
| ELEVATED ROAD   |      | 高架道路                    |
| MISCELLANEOUS   |      | 其他                      |
| BOUNDARY OF PLANNING SCHEME                               |      | 規劃範圍界線                  |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) |      | 最高建築物高度<br>（在主水平基準上若干米） |

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

| USES                                 | 大約面積及百分率<br>APPROXIMATE AREA & % |        |     |  | 用途       |
|--------------------------------------|----------------------------------|--------|-----|--|----------|
|                                      | 公頃<br>HECTARES                   | %      | 百分率 |  |          |
| RESIDENTIAL (GROUP A)                | 5.86                             | 0.98   |     |  | 住宅（甲類）   |
| RESIDENTIAL (GROUP D)                | 7.66                             | 1.28   |     |  | 住宅（丁類）   |
| VILLAGE TYPE DEVELOPMENT             | 43.71                            | 7.29   |     |  | 鄉村式發展    |
| OPEN STORAGE                         | 0.75                             | 0.13   |     |  | 露天貯物     |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 3.38                             | 0.56   |     |  | 政府、機構或社區 |
| OPEN SPACE                           | 8.92                             | 1.49   |     |  | 休憩用地     |
| OTHER SPECIFIED USES                 | 238.67                           | 39.80  |     |  | 其他指定用途   |
| UNDETERMINED                         | 46.40                            | 7.74   |     |  | 未決定用途    |
| GREEN BELT                           | 7.47                             | 1.25   |     |  | 綠化地帶     |
| CONSERVATION AREA                    | 121.58                           | 20.27  |     |  | 自然保育區    |
| DRAINAGE CHANNEL                     | 87.03                            | 14.51  |     |  | 排水道      |
| MAJOR ROAD ETC.                      | 28.23                            | 4.70   |     |  | 主要道路等    |
| TOTAL PLANNING SCHEME AREA           | 599.66                           | 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-NSW/10 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-NSW/10

| 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 A1  | 修訂項目 A 1 項             |
| AMENDMENT ITEM A2  | 修訂項目 A 2 項             |
| AMENDMENT ITEM A3  | 修訂項目 A 3 項             |
| AMENDMENT ITEM B1  | 修訂項目 B 1 項             |
| AMENDMENT ITEM B2  | 修訂項目 B 2 項             |

（參看附表）  
(SEE ATTACHED SCHEDULE)

2025年9月12日 按照城市規劃條例第5條展示的  
核准圖編號 S/YL-NSW/10 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/YL-NSW/10 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
12 SEPTEMBER 2025

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

香港城市規劃委員會依據城市規劃條例擬備的南生圍分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
NAM SANG WAI - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺  
METRES 200 0 200 400 600 800 1000 METRES 米

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-NSW/11

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

- Item A1 – Rezoning of a site to the west of Castle Peak Road – Tam Mi from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”), “Industrial (Group D)” (“I(D)”), “Open Storage” (“OS”) and an area shown as ‘Road’ to “OU(CDWRA)(2)” with stipulation of Area (a) and Area (b) and building height restrictions.
- Item A2 – Rezoning of a strip of land to the north of the “OU(CDWRA)(2)” zone from “OU(CDWRA)” to “Conservation Area”.
- Item A3 – Rezoning of a site to the southwest of the “OU(CDWRA)(2)” zone from “I(D)” and “OS” to “Open Space” (“O”).
- Item B1 – Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) with stipulation of building height restriction.
- Item B2 – Rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “O”.

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

- (a) Incorporation of a new set of Notes for the “OU(CDWRA)(2)” zone with development restrictions and requirements; and corresponding revision to the Notes for the “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (b) Incorporation of a new set of Notes for the “OU(SSF)” zone with development restrictions.
- (c) Deletion of the set of Notes for the “Industrial (Group D)” zone.
- (d) Revision to the plot ratio/gross floor area exemption clause to clarify the provision related to caretaker’s quarters in the Remarks of the Notes for the “Residential (Group A)” (“R(A)”), “Residential (Group D)” (“R(D)”), “OU” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”), “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (e) Revision of ‘Government Use (not elsewhere specified)’ to ‘Government Use’ under Column 2 of the Notes for the “Other Specified Uses” annotated “Pumping Station” zone.

- (f) Revision to the planning intention of the Notes for the “Government, Institution or Community” (“G/IC”) zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ in the Notes for the “R(A)”, “R(D)”, “Village Type Development”, “G/IC”, “OU(CDWEA)”, “OU(CDWRA)” and “OU(CDWRA)(1)” and “Green Belt” zones in accordance with the Master Schedule of Notes to Statutory Plans.
- (h) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for the “G/IC” zone.
- (i) Revision to the Chinese translation of the Remarks of the Notes for the “R(A)”, “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (j) Revision to the Chinese translation of paragraph (9) the covering Notes from ‘「其他指定用途」註明「綜合發展及濕地改善區」’ to ‘「其他指定用途」註明「綜合發展及濕地改善區」地帶’ in accordance with the Master Schedule of Notes to Statutory Plans.

12 September 2025

Town Planning Board

**《南生圍分區計劃大綱草圖編號 S/YL-NSW/11》**  
**Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11**

**申述人名單**

**Index of Representations**

| <b>申述編號<br/>Representation No.</b> | <b>提交編號<br/>Submission No.</b> | <b>申述人名稱<br/>Name of Representer(s)</b>    |
|------------------------------------|--------------------------------|--|
| TPB/R/S/YL-NSW/11-R1               | TPB/R/S/YL-NSW/11-S3           | Bright King Limited<br>King Garden Limited |
| TPB/R/S/YL-NSW/11-R2               | TPB/R/S/YL-NSW/11-S1           | Tang Yee Ki                                |
| TPB/R/S/YL-NSW/11-R3               | TPB/R/S/YL-NSW/11-S2           | Chen Gui Lian                              |
| TPB/R/S/YL-NSW/11-R4               | TPB/R/S/YL-NSW/11-S4           | 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-NSW\\_11.html](https://www.tpb.gov.hk/tc/plan_making/S_YL-NSW_11.html) > 查閱就《南生圍分區計劃大綱草圖編號 S/YL-NSW/11》提出的申述。

Representations in respect of the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 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-NSW\\_11.html](https://www.tpb.gov.hk/en/plan_making/S_YL-NSW_11.html) >.

**TOWN PLANNING BOARD**

**Minutes of 771<sup>st</sup> Meeting of the**  
**Rural and New Town Planning Committee held at 2:30 p.m. on 15.8.2025**

**Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Chief Traffic Engineer/New Territories West,  
Transport Department  
Ms Vilian W.L. Sum

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 3,  
Lands Department  
Mr Lawrance S.C. Chan

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mr Simon Y.S. Wong

Chief Engineer (Works),  
Home Affairs Department  
Mr Bond C.P. Chow

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board  
Ms Anny P.K. Tang

Town Planner/Town Planning Board  
Ms Sandy S.Y. Yik

## **Agenda Item 24**

[Open Meeting]

Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10

(RNTPC Paper No. 8/25)

---

28. The Secretary reported that the proposed amendments were to take forward two section 12A (s.12A) applications partially agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). Applications No. Y/YL-NSW/8 and 9 were submitted by King Garden Limited and Bright Strong Limited respectively, which were subsidiaries of Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants. The following Members had declared interests on the item:

|                    |   |  |
|--------------------|---|--|
| Mr Vincent K.Y. Ho | - | for his firm having current business dealings with SHK and AECOM; and  |
| Mr Ryan M.K. Ip    | - | for being the vice-president and executive director of Public Policy Institute of Our Hong Kong which had received donations from SHK. |

29. As the interest of Mr Vincent K.Y. Ho was direct, the Committee agreed that he should be invited to leave the meeting temporarily. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of SHK in relation to the item, the Committee agreed that he could stay in the meeting.

[Mr Vincent K.Y. Ho left the meeting temporarily at this point.]

## **Presentation and Question Sessions**

30. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10, technical

considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Item A1 – rezoning of a site to the west of Castle Peak Road – Tam Mi from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”), “Industrial (Group D)” (“I(D)”), “Open Storage” (“OS”) and an area shown as ‘Road’ to “OU(CDWRA)(2)” with designation of Areas (a) and (b), subject to a maximum gross floor area (GFA) of 392,300m<sup>2</sup> (of which the domestic GFA should not exceed 371,650m<sup>2</sup> and a GFA not less than 6,400m<sup>2</sup> should be dedicated for the provision of a public transport terminus), a maximum building height (BH) of 115mPD, provision of a wetland restoration area (WRA) of not less than 28,000m<sup>2</sup> at the northern part of Area (a), and provision of government, institution and community (GIC) facilities as required by the Government;
- (b) Item A2 – rezoning of a strip of land to the north of the “OU(CDWRA)(2)” zone from “OU(CDWRA)” to “Conservation Area”;
- (c) Item A3 – rezoning of a site to the southwest of the “OU(CDWRA)(2)” zone from “I(D)” and “OS” to “Open Space” (“O”);
- (d) Item B1 – rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) subject to a maximum non-domestic GFA of 13,700m<sup>2</sup> and a maximum BH of 15mPD; and
- (e) Item B2 – rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “O”.

31. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan.

32. As the presentation of Planning Department (PlanD)’s representative had been



completed, the Chairperson invited questions from Members.

*Relocation of Soy Sauce Factory and Its Interface Issues*

33. Some Members raised the following questions:

- (a) whether there would be any alternative use of the “OU(SSF)” site if the owner of the soy sauce factory decided not to pursue the relocation proposal and not to operate the factory at the “OU(SSF)” site after rezoning;
- (b) whether the comprehensive residential development at the proposed “OU(CDWRA)(2)” zone could be implemented in phases, leading to the soy sauce factory continuing its operation at the current location, thus causing interface issues with the adjacent residential area; and
- (c) the considerations for not incorporating a requirement for the submission of a layout plan under section 16 (s.16) application in the Notes for the “OU(SSF)” zone as a statutory requirement.

34. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) the designation of the “OU(SSF)” zone was to take forward the partially agreed s.12A application (No. Y/YL-NSW/9) with the planning intention primarily for the relocation and redevelopment of an existing soy sauce factory, which was in the “OU(CDWRA)(2)” zone, and uses related and/or ancillary to the operation of the factory. Should the applicant choose not to pursue relocation of the soy sauce factory to the “OU(SSF)” zone, flexibility was allowed for other Column 2 uses in the Notes for the “OU(SSF)” zone, including, but not limited to, eating place, industrial use, shop and services, and wholesale trade, which were subject to approval by the Board on application;
- (b) the applicants of the two s.12A applications (which were the subsidiaries of

the same parent company) owned the majority of private land of the two application sites (i.e. sites of proposed amendment items A1 and B1). The existing soy sauce factory, which was sandwiched between the proposed residential development to the north and the current container storage yard to the south, was owned by another party (i.e. Koon Chun Hing Kee Soy and Sauce Factory Limited). It was the prerequisite to relocate the existing soy sauce factory to the south with a view to facilitating the comprehensive residential development covering the two s.12A application sites. To ensure that the proposed comprehensive residential development at the “OU(CDWRA)(2)” zone would be designed and developed in a co-ordinated manner with the relocated soy sauce factory at the “OU(SSF)” zone and to address any potential interface issues, information on the implementation phasing and programme of each component of the proposed comprehensive development and a layout plan with supporting documents as detailed in the Remarks of the Notes for the “OU(CDWRA)(2)” zone were required under the future s.16 application. Besides, the applicants had indicated their intention to relocate the existing soy sauce factory prior to commencement of the comprehensive residential development. The implementation programmes of the comprehensive residential development and the relocation of the soy sauce factory would be closely monitored; and

- (c) regarding the relocation of the existing soy sauce factory to the “OU(SSF)” site, according to the Notes for the “OU(SSF)” zone, submission of a s.16 application for such relocation was required. While submission of a layout plan was not specified as a statutory requirement under the Notes for the “OU(SSF)” zone, relevant information, including but not limited to the development layout plan of the relocated soy sauce factory and technical assessments to demonstrate that there would be no interface issue between the relocated soy sauce factory and the comprehensive residential development, should be included in the s.16 application and would form the basis for the planning assessment. Submission of layout plan was stipulated for the “OU(CDWRA)(2)” zone given the ecological value of the land and the requirement on the provision of a WRA under this zoning,

which was not comparable with the “OU(SSF)” zone.

*Stipulation in Explanatory Statement (ES) of the OZP*

35. In response to the Vice-chairperson’s question on whether the development parameters in terms of GFA were stipulated for domestic and non-domestic uses but not for GIC facilities in the Notes for the “OU(CDWRA)(2)” zone, Ms Josephine Y.M. Lo, DPO/FSYLE, said that GIC facilities should be provided in the comprehensive residential development as advised by the Social Welfare Department, and therefore such provision was stipulated in the Notes for the “OU(CDWRA)(2)” zone. To allow flexibility, the type and size of the GIC facilities were not stipulated in the Notes, but specified in the ES, as such details were subject to further liaison between the applicants and relevant government department(s) at the detailed design stage.

36. With regard to the Vice-chairperson’s enquiry about the mention of the Joint Practice Note No. 4 on Development Control Parameters – Plot Ratio (PR) and GFA (JPN4) in the ES for the two concerned zones, Ms Josephine Y.M. Lo, DPO/FSYLE, said that JPN4 was jointly promulgated by the Lands Department, Planning Department and Buildings Department on the streamlined arrangements on determination of maximum PR/GFA restrictions on development and such standard clause concerning JPN4 was commonly incorporated when updating the ES of OZPs for consistency and easy reference.

37. The Chairperson remarked that the proposed amendments to the OZP were mainly to take forward two s.12A applications partially agreed by the Committee. The statutory planning controls on the “OU(CDWRA)(2)” and “OU(SSF)” zones were to ensure that a comprehensive planning approach would be adopted for the two sites, aiming to address conservation concerns on the provision of WRA and potential interface issues between the proposed comprehensive residential development and the relocated soy sauce factory. Subsequent s.16 applications for both developments would be required, and the relocation proposal of the soy sauce factory at the “OU(SSF)” zone would need to be confirmed first, followed by the comprehensive residential development at the “OU(CDWRA)(2)” zone, thereby ensuring balanced and compatible development proposals as specified in the ES of the OZP. 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.

38. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 and that the draft Nam Sang Wai OZP S/YL-NSW/10A at Attachment II of the Paper (to be renumbered as S/YL-NSW/11 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Nam Sang Wai OZP No. S/YL-NSW/10A (to be renumbered as S/YL-NSW/11 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

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

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

**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          | 221.26 ha  | 63.75 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 / Sports 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~                                 |
| 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~                                   |
| 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~                                   |



**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 in the YLDC area 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 new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of HKPSG on 30.12.2025 are yet reflected in this table as the figures are being updated. The changes in provision standard or countability of open space do not affect the usage and enjoyment of the existing open space by members of the public.
- # The requirements exclude planned population of transients.
- ^ 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.
- \* Consisting of 40% centre-based CCS and 60% home-based CCS.

**January 2026**

**Major Development Parameters of the Indicative Schemes of the two  
partially-agreed s.12A applications No. Y/YL-NSW/8 and Y/YL-NSW/9**

|   | <b>Application No.<br/>Y/YL-NSW/8</b>   | <b>Application No.<br/>Y/YL-NSW/9</b>   |
|---|---|---|
| Application Site Area (about)   | 116,231m <sup>2</sup> (including Government Land (GL) of about 23,864m <sup>2</sup> )   | 81,550m <sup>2</sup> (including GL of about 15,714m <sup>2</sup> ) <sup>(a)</sup>   |
| Development Site Area (about)   | 116,231m <sup>2</sup>   | 80,160m <sup>2</sup> <sup>(b)</sup>   |
| Total PR (about) for Comprehensive Residential Development  | 2.3   | 2.73  |
| <ul style="list-style-type: none"> <li>• Domestic</li> <li>• Non-domestic (Retail)</li> <li>• Non-domestic (RCHE)</li> <li>• Non-domestic (PTT)</li> </ul>  | <ul style="list-style-type: none"> <li>• 2.2</li> <li>• 0.05</li> <li>• 0.05</li> <li>• ---</li> </ul>  | <ul style="list-style-type: none"> <li>• 2.5</li> <li>• 0.09</li> <li>• ---</li> <li>• 0.14</li> </ul>  |
| Total GFA (about) for Comprehensive Residential Development   | 266,058m <sup>2</sup>   | 126,242m <sup>2</sup> <sup>(c)</sup>  |
| <ul style="list-style-type: none"> <li>• Domestic</li> <li>• Non-domestic (Retail)</li> <li>• Non-domestic (RCHE)</li> <li>• Non-domestic (PTT)</li> </ul>  | <ul style="list-style-type: none"> <li>• 255,708m<sup>2</sup></li> <li>• 4,950m<sup>2</sup></li> <li>• 5,400m<sup>2</sup></li> <li>• ---</li> </ul>   | <ul style="list-style-type: none"> <li>• 115,942m<sup>2</sup></li> <li>• 3,900m<sup>2</sup></li> <li>• ---</li> <li>• 6,400m<sup>2</sup></li> </ul>                         |
| GFA (about) for Relocated Soy Sauce Factory   | ---   | 13,700m <sup>2</sup>  |
| No. of Blocks   |   |   |
| <ul style="list-style-type: none"> <li>• Residential Tower (Retail/Clubhouse/GIC/PTT podium underneath)</li> <li>• GIC block</li> <li>• Clubhouse block</li> </ul>  | <ul style="list-style-type: none"> <li>• 24<br/>(2)</li> <li>• 1</li> <li>• 2</li> </ul>  | <ul style="list-style-type: none"> <li>• 11<br/>(2)</li> <li>• ---</li> <li>• ---</li> </ul>  |
| No. of Storeys (BH in mPD)  |   |   |
| <ul style="list-style-type: none"> <li>• Residential<br/><br/>(GIC/PTT podium)<br/>(Retail/Clubhouse podium)<br/>(Retail/Clubhouse/PTT podium)</li> <li>• GIC block</li> <li>• Clubhouse block</li> </ul> | <ul style="list-style-type: none"> <li>• 15 to 29 storeys<br/>(61.5 – 115mPD)<br/><br/>(3 storeys (17.5mPD))<br/>(1 storey (15mPD))<br/>(---)</li> <li>• 2 storeys (14.7mD)</li> <li>• 3 storeys (18.5mPD)</li> </ul> | <ul style="list-style-type: none"> <li>• 15 to 29 storeys<br/>(61.5 – 115mPD)<br/><br/>(---)<br/>(---)<br/>(1 storey (12 – 15mPD))</li> <li>• ---</li> <li>• ---</li> </ul> |

|  | Application No.<br>Y/YL-NSW/8  | Application No.<br>Y/YL-NSW/9 |
|--|--|-------------------------------|
| Maximum BH (mPD) for Relocated Soy Sauce Factory | ---  | 15mPD                         |
| Flat Number                                      | 6,825  | 3,115                         |
| Anticipated Population                           | 17,745   | 8,099                         |
| WRA  | 28,000m <sup>2</sup>   | ---                           |
| Private Open Space (not less than)               | 17,745m <sup>2</sup>   | 8,099m <sup>2</sup>           |
| GIC Facilities                                   | <ul style="list-style-type: none"> <li>• Neighbourhood Elderly Centre (NEC) <sup>(d)</sup></li> <li>• 100-place Residential Care Home for the Elderly (RCHE) (privately-operated)</li> </ul> | ---                           |
| Anticipated Completion Year                      | 2031   | 2031                          |

Remarks:

- (a) Application site area of Y/YL-NSW/9 comprises (i) Residential Site of 46,501m<sup>2</sup>, (ii) School Site of 6,200m<sup>2</sup> (within Area (b) of **Item A1** site) and (iii) Relocation Site for Soy Sauce Factory of 27,459m<sup>2</sup> (i.e. **Item B1** site).
- (b) A portion of GL of about 1,390m<sup>2</sup> is excluded from the development site area and has been rezoned to “O” under **Item A3**.
- (c) Excluding GFA of the proposed primary school which may be disregarded from GFA calculation if it is required by the Government.
- (d) GFA of the proposed NEC (with Net Operational Floor Area of about 328m<sup>2</sup> or GFA of about 722m<sup>2</sup>) as required by the Government may be disregarded from GFA calculation.