

# **TOWN PLANNING BOARD**

**TPB Paper No. 11045  
For Consideration by the  
Town Planning Board on 13.2.2026**

**DRAFT PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/21**

**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/YL-PS/21-R1 TO R4**

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**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/YL-PS/21-R1 to R4**

<b>Subject of Representation (Amendment Items)</b>	<b>Representer (No. TPB/R/S/ YL-PS/21-)</b>
<b><u>Amendments to the Plan</u></b>	<b><u>Total: 4</u></b>
<b><u>Item A1</u></b> Rezoning of a site at Wing Ning Tsuen from “Green Belt” (“GB”) to “Residential (Group A)7” (“R(A)7”).	<b><u>Supports Items A1, A2, B and C</u></b> <b>R1:</b> Busy Firm Investment Limited represented by Llewelyn-Davies Hong Kong Limited
<b><u>Item A2</u></b> Rezoning of four land parcels at Wing Ning Tsuen from “Comprehensive Development Area” (“CDA”) and “GB” to “Residential (Group A)8” (“R(A)8”), and addition of symbols to link up the land parcels.	<b><u>Supports Items A1 and A2</u></b> <b>R2:</b> Individual
<b><u>Item B</u></b> Rezoning of a strip of land along the MTR Tuen Ma Line (TML) Viaduct from “CDA”, “GB” and area shown as ‘Tuen Ma Line Emergency Access Point’ to area shown as ‘Road’.	<b><u>Opposes Items A1, A2, B, C and D, and Amendments to the Notes (g) and (h)</u></b> <b>R3:</b> Individual
<b><u>Item C</u></b> Rezoning of two pieces of land at Wing Ning Tsuen from “GB” to “Government, Institution or Community” (“G/IC”).	<b><u>Provides Views on Items A1, A2, D, E and F</u></b> <b>R4:</b> MTR Corporation Limited (MTRCL)
<b><u>Item D</u></b> Rezoning of a site to the north of Castle Peak Road – Ping Shan from “CDA” and “Village Type Development” (“V”) to “Residential (Group A)9” (“R(A)9”).	
<b><u>Item E</u></b> 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 “Residential (Group E)1” (“R(E)1”).	
<b><u>Item F</u></b> Rezoning of a site to the northeast of the junction of Ping Ha Road and Castle Peak Road from “CDA” to “Residential (Group B)2” (“R(B)2”).	
<b><u>Item G</u></b> Adjustment to the zoning boundary of “CDA” zone.	

<b><u>Amendments to the Notes of the Plan</u></b>	
(g) 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.	
(h) Incorporation of ‘Field Study/Education/Visitor Centre’ and ‘Hotel (Holiday House only)’ under Column 2 of the Notes for the “V” zone.	

Note: The names of the representers are attached at **Annex III**. Soft copy of the submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_YL-PS\\_21.html](https://www.tpb.gov.hk/en/plan_making/S_YL-PS_21.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## **1. Introduction**

- 1.1 On 26.9.2025, the draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21 (**Annex I**) and its Notes (the draft OZP), together with its Explanatory Statement (ES)<sup>1</sup> were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, four valid representations were received. On 16.1.2026, the Board agreed to consider all the representations collectively in one group.
- 1.3 This paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

### ***Items A1 to C – Proposed Land Sharing Pilot Scheme (LSPS) Development at Wing Ning Tsuen (Plans H-1 and H-2a)***

- 2.1 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 Chief

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<sup>1</sup> The Notes and ES are available at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_YL-PS\\_21.html](https://www.tpb.gov.hk/en/plan_making/S_YL-PS_21.html).

Executive in Council (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.

- 2.2 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 “CDA” and “GB” on the approved Ping Shan OZP No. S/YL-PS/20. 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.
- 2.3 To take forward the proposed LSPS development, the LSPS Site and its associated supporting facilities have been rezoned from “CDA”, “GB” and area shown as ‘Tuen Ma Line Emergency Access Point’ to “R(A)7”, “R(A)8”, “G/IC” and area shown as ‘Road’.

***Item D - Rezoning of a site to the north of Castle Peak Road – Ping Shan for a private residential development and residential care home for the elderly (RCHE) with retail shop (Plans H-1 and H-3a)***

- 2.4 To take forward the Rural and New Town Planning Committee (RNTPC) of the Board’s decision on 9.6.2023 to agree to a section 12A (s.12A) application (No. Y/YL-PS/6<sup>2</sup>), a site to the north of Castle Peak Road – Ping Shan has been rezoned from “V” and “CDA” to “R(A)9”<sup>3</sup> to facilitate a private residential development and RCHE with retail shop subject to a maximum domestic plot ratio (PR) of 4.5, a maximum non-domestic PR of 0.48, and a maximum building height (BH) of 105mPD with GFA of not less than 5,400m<sup>2</sup> provided for Government, institution or community (GIC) facilities.

***Items E and F - Rezoning of two sites to the south-east of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road, and to the northeast of the junction of Ping Ha Road and Castle Peak Road to reflect their existing conditions (Plans H-1 and H-3a)***

- 2.5 During consideration of the 2023 review of “CDA” sites, the RNTPC agreed to rezone the remaining portion of the then “CDA” site to appropriate zonings to facilitate early

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<sup>2</sup> 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](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/720_rnt_agenda.html)

<sup>3</sup> The applicant of application No. Y/YL-PS/6 originally proposed to rezone the application site from “V” and “CDA” to “R(B)2” and to add ‘shop and services’ and ‘social welfare facility’ uses under Column 1 use of “R(B)2” zone. During consideration of the proposed amendments to the OZP on 5.9.2025, the RNTPC agreed that it was more appropriate to rezone this site to “R(A)9” to reflect more accurately the planning intention for high-density residential development (i.e. a total PR of 4.98 under the agreed s.12A application), 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.

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 (**Item E**), and to the northeast of the junction of Ping Ha Road and Castle Peak Road (**Item F**) have been rezoned from “CDA” to “R(E)1” and “R(B)2” respectively to reflect their existing conditions and latest planning circumstances.

***Item G - Amendment to the zoning boundary of “CDA” zone (Plan H-2a)***

- 2.6 Arising from Item A2, a piece of land in the western tip of the then “CDA” zone sandwiched between the “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, this piece of residual land (**Item G**) has been incorporated into the adjacent “CDA” zone, which is subject to the same development restrictions as the then “CDA” zone, i.e. a maximum PR of 0.4 and a maximum BH of 3 storeys including car park.

***Amendments to the Notes and ES of the OZP***

- 2.7 The following amendments to the Notes of the OZP have been made:

“CDA” Zone

- (i) in relation to **Items D, E and F** above, the Remarks for two locations of the “CDA” zone have been deleted;

“R(A)” zone

- (ii) in relation to **Items A1, A2 and D** above, the Remarks for “R(A)” zone have been revised to incorporate “R(A)7”, “R(A)8” and “R(A)9” sub-areas with relevant development restrictions; ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)4”, “R(A)5” and “R(A)6” only)’ has been revised to ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)4”, “R(A)5”, “R(A)6”, “R(A)7” and “R(A)8” only)’ under Column 1 of the Notes for the “R(A)” zone;

“R(B)” zone

- (iii) in relation to **Item F** above, the Remarks for “R(B)” zone have been revised to incorporate “R(B)2” sub-area with relevant development restrictions;

“R(E)” zone

- (iv) in relation to **Item E** above, the Remarks for “R(E)” zone have been revised to incorporate “R(E)1” sub-area with relevant development restrictions; and

Technical Amendments

- (v) opportunity has been taken to revise the planning intention of the Notes for “CDA” zone in accordance with the latest Master Schedule of Notes (MSN); revise the Notes of the OZP for “V” zone to align with the latest MSN; revise the Remarks of the Notes for “CDA”, “R(A)”, “R(B)”, “R(E)”, “Recreation”,

“Other Specified Uses” (“OU”) annotated “Heritage and Cultural Tourism Related Uses” and “OU” annotated “Historical Building Preserved for Cultural and Community Uses” zones on minor relaxation clauses; revise the Chinese translation of the Notes for the “R(E)” zone; and revise the Chinese translation of the user term ‘Research, Design and Development Centre’, in accordance with the latest MSN, as appropriate.

- 2.8 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Planning Scheme Area and to incorporate certain revisions.

### ***The Draft OZP***

- 2.9 On 5.9.2025, the RNTPC agreed that the above proposed amendments to the approved Ping Shan OZP No. S/YL-PS/20 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 10/25 is available at the Board’s website<sup>4</sup> and the extract of the minutes of the RNTPC meeting is at **Annex IV**. The draft Ping Shan OZP No. S/YL-PS/21 was gazetted on 26.9.2025.

## **3. Local Consultation**

### ***Prior to Submission of the Proposed Amendments to the RNTPC***

- 3.1 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.
- 3.2 During the processing of the s.12A application No. Y/YL-PS/6 in relation to **Item D**, the application was published for public comments in accordance with the provision of the pre-amended Ordinance<sup>5</sup>. In considering the s.12A application on 6.9.2023, the RNTPC had taken into account the public comments received during the publication periods.

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<sup>4</sup> The RNTPC Paper No. 5/25 is available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772_rnt_agenda.html).

<sup>5</sup> The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

Upon Gazettal of the Draft OZP

- 3.3 Upon gazettal of the draft OZP on 26.9.2025, members of YLDC and PSHRC were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. No representation from members of YLDC and PSHRC was received.

**4. The Representation Sites and Their Surrounding Areas (Plans H-1 to H-4)**

- 4.1 The representation sites and their surrounding areas have the following characteristics:

***Representation Sites under Items A1, A2, B and C (Plans H-2a to H-2g)***

- 4.1.1 Representations sites under **Items A1 to C** covering the LSPS Site and its supporting facilities (**Plan H-2a**) are currently accessible from Long Ping Road via local tracks. They are currently mainly occupied with plant nursery, storage yards, temporary structures, vegetated land, road and a public vehicle park. 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 (**Plans H-2b to H-2g**). A public housing development i.e. Wang Chau Public Housing Development (Phase 1), which is subject to a maximum PR of 6 and a maximum BH of 145mPD<sup>6</sup>, is located to the immediate east of the LSPS Site and under construction. 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 TML Long Ping Station and TML Tin Shui Wai Station respectively (**Plan H-4**). Representation Site under **Item A1** (about 1.4 ha), located in the northwestern portion of the LSPS Site, is zoned “R(A)7” subject to a maximum GFA of 82,560m<sup>2</sup> and a maximum BH of 175mPD for private residential development. Representation Site under **Item A2** (about 3.2 ha), which comprises four land parcels in the LSPS Site, is zoned “R(A)8” subject to a maximum GFA of 210,143m<sup>2</sup> and a maximum BH of 160mPD for public housing development.

- 4.1.2 The indicative layout and section plans of the LSPS development are at **Drawings H-1 to H-4**. Major development parameters for proposed LSPS developments are summarised as follows:

<b>Development Proposal</b>	<b>Private Housing Portion within Item A1</b>	<b>Public Housing Portion within Item A2</b>
Development Site Area (about)	1.4 ha	3.2 ha
Total GFA (about)	82,560m <sup>2</sup>	210,143m <sup>2</sup>
- Domestic <sup>(1)</sup>	82,560m <sup>2</sup>	206,083m <sup>2</sup>
- Non-domestic <sup>(2)</sup>	/	4,060m <sup>2</sup>

<sup>6</sup> The BHR of the subject “R(A)4” zone has been relaxed from 135mPD to 145mPD upon approval of s.16 application No. A/YL-PS/677 on 31.3.2023.

<b>Development Proposal</b>	<b>Private Housing Portion within Item A1</b>	<b>Public Housing Portion within Item A2</b>
Housing Mix in Domestic GFA (about)	30% (private housing) / 70% (public housing) <sup>(3)</sup>	
Maximum BH <sup>(4)</sup>	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 <sup>(5)</sup>	6	9
No. of Units	1,651	4,122
Average Flat Size (about)	50m <sup>2</sup>	50m <sup>2</sup>
Estimated Population	4,623	11,541
Open Space	Not less than 4,623m <sup>2</sup>	Not less than 11,541m <sup>2</sup>
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"> <li>• Public Transport Terminus (PTT)</li> <li>• A Public Car Park of about 90 private car spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Kindergarten</li> <li>• Social Welfare Facilities <sup>(6)</sup></li> </ul>

**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 13,442m<sup>2</sup> generated from the additional government land (GL) and 3<sup>rd</sup> party private land (about 2,068m<sup>2</sup>) 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.

4.1.3 Representation Site under **Item B** comprises a strip of land (about 2 ha) covering the local track along and beneath the TML viaduct (**Plans H-2b to H-2g**) which is designated as area shown as 'Road' to accommodate an upgraded public road with carriageway, footpaths, cycle tracks and other transport facilities. Representation Site under **Item C** comprises two sites (total area about 0.04ha) to the north of the public housing portion in the northeast of the LSPS Site which are currently partly vacant and partly occupied by temporary



structures (**Plans H-2b to H-2d, and H-2g**) and are zoned “G/IC” to facilitate the re-provisioning of the existing Wing Ning Tsuen Village Office and its ancillary village facilities.

***Representation Site under Item D (Plans H-3a to H-3g)***

4.1.4 Representation Site under **Item D** (about 1.4 ha) is located to the north of Castle Peak Road – Ping Shan and is accessible therefrom (**Plan H-3a**). The site is currently occupied by a temporary warehouse and parking of vehicles. The site is mainly surrounded by low-density residential developments and village type developments of Ping Shan San Tsuen, Tong Fong Tsuen and Hang Mei Tsuen and low-rise industrial buildings (**Plans H-3b to H-3f**).

4.1.5 **Item D** is zoned “R(A)9” (**Plan H-3a**) with a maximum domestic PR of 4.5, a maximum non-domestic PR of 0.48 and a maximum BH of 105mPD. It is stipulated under the “R(A)9” sub-area that a GFA of not less than 5,400m<sup>2</sup> shall be required for provision of GIC facilities, which shall be included for PR calculation.

***Representation Site under Items E (Plans H-3a to H-3f)***

4.1.6 Representation site under **Item E** is located to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road, and is currently occupied by two industrial developments namely Ping Shan Enterprise Company Ltd. and Century Centre. The site is surrounded by residential dwellings, warehouse, vehicle parks and village settlement of Tong Fong Tsuen and Hang Mei Tsuen. To facilitate the phasing out of existing industrial use through redevelopment for residential use subject to planning permission, the site is zoned “R(E)1” with a maximum PR of 1 and a maximum BH of 5 storeys including car parks.

***Representation Site under Items F (Plans H-3a to H-3f)***

4.1.7 Representation site under **Item F** 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. The site is surrounded by residential dwellings, factories, warehouse, vehicle parks and village settlement of Tong Fong Tsuen and Hang Mei Tsuen. The site is zoned “R(B)2” with a maximum PR of 1 and a maximum BH of 5 storeys including car parks.

***Representation Site under Items G (Plans H-2a to H-2e and H-2g)***

4.1.8 Arising from **Item A2**, a piece of land in the western tip of the then “CDA” zone sandwiched between the “R(A)8” zone and the adjacent “CDA” and “GB” zones will become residual and unable for comprehensive development on itself. This piece of residual land, which is vacant and vegetated, has been incorporated into the adjacent “CDA” zone, which is subject to a maximum PR of 0.4 and a maximum BH of 3 storeys including car park.

#### 4.2 Planning Intentions

- (a) the “R(A)7”, “R(A)8” and “R(A)9” zones under **Items A1, A2 and D** are intended for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “G/IC” zone under **Item C** is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments;
- (c) the “R(E)1” zone under **Item E** is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem;
- (d) the “R(B)2” zone under **Item F** is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board; and
- (e) the “CDA” zone under **Item G** is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.

### 5. The Representations

#### 5.1 Subject of Representations

- 5.1.1 During the two-month exhibition period, four valid representations were received. Amongst the four representations received, one (**R1**) from the LSPS Applicant supports **Items A1 to C**; one individual (**R2**) supports **Items A1 and A2**; one individual (**R3**) opposes **Items A1, A2, B, C and D**, and amendments to the Notes (g) and (h); and one (**R4**) from MTRCL provides views on **Items A1, A2, D, E and F**.
- 5.1.2 The major grounds/views of the representations and PlanD’s responses, in consultation with the relevant government B/Ds, are summarised in paragraphs 5.2 to 5.4 below.

#### 5.2 Supportive Representations

##### 5.2.1 *Items A1, A2, B and C*

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) <b>Items A1, A2 and B</b> are supported as the amendments are to reflect the proposal under LSPS Development No. LSPS/005. The proposed public and private housing under LSPS development is in line with the Government's multi-pronged strategy to increase land and housing supply.	<b>R1</b>
(2) <b>Items A1 and A2</b> are supported as they could unleash the development potential of land in Ping Shan area and contribute in boosting housing supply. The locations are in proximity to Yuen Long and Tin Shui Wai New Towns, and Hung Shui Kiu/Ha Tsuen New Development Area (NDA). The development could promote the efficient utilisation of scarce land resources supported by the existing urban core.	<b>R1 and R2</b>
(3) The development restrictions of "R(A)7" and "R(A)8" zones are compatible with the surrounding land uses and development intensities in terms of PR (about 6.5) and BH with reference to the existing and planned public housing developments in new towns and NDA in the proximity.	<b>R1</b>
(4) Sufficient supporting facilities e.g. the public transport terminus and public vehicle park in <b>Item A1</b> and floor spaces for retail and social welfare facilities (SWF) in <b>Item A2</b> are reserved/provided so as to bring along minimal impact to the existing community.	<b>R1</b>
(5) <b>Item C</b> is supported as the rezoning to "G/IC" provided grounds for relocation of Wing Ning Tsuen Village Office and its ancillary facilities which will be affected due to the LSPS development.	<b>R1</b>
<b>Responses</b>	
(a) In response to (1) to (5):  The supportive views are noted.	

### 5.3 Opposing Representation / Adverse Views

#### *Items A1, A2, B and C*

##### *5.3.1 Justifications for the LSPS Development*

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) There is a lack of justification for the project proponent to make use of land within the "GB" zone along the MTR Tuen Ma Line for the proposed LSPS development and deprive the community of the visual relief provided by the	<b>R3</b>

<p>“GB” zone. It was mentioned in the 2023 PA that sufficient land for housing and other needs had been identified, areas in “GB” zone would not be used for large-scale development and should be considered for recreational and tourism purposes.</p>	
<p><b>Responses</b></p>	
<p>(a) In response to (1):</p> <p>As part of the Government’s multi-pronged strategy to increase land and housing supply in the short-to-medium term, the LSPS aims to unleash the development potential of private land with consolidated ownership that is outside specified environmental sensitive areas<sup>7</sup> and not covered by the Government’s development studies in order to boost both public and private housing supply.</p> <p>According to the Long Term Housing Strategy Annual Progress Report 2025, out of the 10-year total housing supply target of 420,000 units (from 2026-27 to 2035-36), the public housing supply target will be 294,000 units and the private housing supply target will be 126,000 units. Concerted efforts by the Government to identify suitable land for housing development, including the implementation of the LSPS, shall persist. Should there be any other potential sites considered suitable for housing developments, relevant B/Ds would proceed to review their feasibility and suitability as appropriate with a view to increasing the housing land supply. The proposed LSPS development is in line with the policy objective of LSPS to unleash the development potential of the private lots with a view to increasing both public and private housing supply in the short-to-medium term. A portion of <b>Item A2</b> site (i.e. to the south of MTR Tuen Ma Line) falls within an area zoned “CDA” on the previous OZP No. S/YL-PS/20. The subject LSPS application is supported by the LSPS Panel of Advisors after taking into account the site context and technical assessments conducted by the LSPS Applicant.</p> <p>Subsequent to the in-principle endorsement of the LSPS application by CE in C, the LSPS Applicant has conducted detailed technical assessment and proposed relevant mitigation measures, including those of environmental and visual aspects, to ascertain that the proposed LSPS development would not be subject to or entail any unacceptable impacts. Relevant government B/Ds consulted have no objection to/no adverse comment on the proposed LSPS development. In view of the above, <b>Items A1 and A2</b> sites, which together can provide land for public and private housing developments respectively providing about 5,770 units, are considered appropriate. To serve the proposed public and private housing developments, <b>Item B</b> is considered necessary to accommodate an upgraded public road with carriageway, footpaths, cycle tracks and other transport facilities while <b>Item C</b> is also appropriate to facilitate the re-provisioning of the existing Wing Ning Tsuen Village Office and its ancillary village facilities affected by the LSPS development.</p>	

<sup>7</sup> One of the eligibility criteria for LSPS is that the application site should not fall within country parks/special areas, six environmentally sensitive zonings and areas covered by 12 Priority Sites for Enhanced Conservation under the New Nature Conservation Policy (NNCP) in order to strike a balance between development and conservation.

### 5.3.2 Development Parameters and Indicative Scheme

Major Ground/Comment(s)/Suggestion(s)		Representation No.	
(1)	In calculation of the housing mix, a domestic GFA of about 13,442m <sup>2</sup> generated from the addition GL and third party private land (of about 2,068m <sup>2</sup> ) is excluded from the calculation. Such calculation should be clarified.	R3	
(2)	The sites within the LSPS development are separated and not inter-connectable so that the residents would have difficulties in accessing the retail, community and other services among sites and within other public housing developments in the vicinity.		
Responses			
(a) In response to (1):			
<p>According to the LSPS Guidance Note, each LSPS application should meet the minimum requirements on housing gain i.e. (i) the LSPS application should be capable of delivering an increased domestic GFA of not less than 50,000m<sup>2</sup> and at least 1,000 additional housing units (assuming an average flat size of 50m<sup>2</sup>); and (ii) not less than 70% of the increased domestic GFA are set aside for public housing development. The proposed LSPS development will produce about 288,643m<sup>2</sup> of domestic GFA and 5,773 housing units (based on average flat size of 50m<sup>2</sup>) in total. Not less than 70% of the domestic GFA is for public housing development. The proposed LSPS development in relation to <b>Items A1 and A2</b> duly meets the said requirements on housing gain as stipulated under the LSPS Guidance Note.</p> <p>Within the <b>Item A2</b> site, there are a piece of GL (around 1,545m<sup>2</sup>) and two adjoining third-party lots (around 523m<sup>2</sup>) located at the eastern periphery. It should be noted that according to the LSPS Topical Guideline 2, as a general principle, GL which is capable of reasonable separate alienation or development should be excluded from additional domestic GFA calculation to be shared between the Government and the LSPS Applicant according to the 70:30 public housing and private housing split. Based on this principle, the domestic GFA of around 13,442m<sup>2</sup> generated by the piece of GL as well as the two third-party lots (total area of 2,068m<sup>2</sup>) would be excluded from the 70:30 public housing and private housing split and solely contribute to public housing under the proposed LSPS development under <b>Item A2</b>. The details on domestic GFA generated within the LSPS development are provided below:</p>			
		Private Housing Portion ( <b>Item A1</b> site)	Public Housing Portion ( <b>Item A2</b> site)
Domestic GFA	Generated under LSPS	82,560m <sup>2</sup> [30%]	192,641m <sup>2</sup> [70%]
	From inclusion of additional GL and	N/A	13,442m <sup>2</sup>

	resumption of third party lots		
	Total	82,560m <sup>2</sup>	206,083m <sup>2</sup>
<p>Besides, these land parcels, if excluded from the development site, will be sandwiched between proposed LSPS development and the adjacent Wang Chau Public Housing Development, which is undesirable from land utilisation perspective. To unleash the development potential of these land parcels and increase housing supply, they are included within the <b>Item A2</b> site for public housing development.</p>			
<p>(b) In response to (2):</p> <p>To support the LSPS development, a non-domestic GFA of about 4,060m<sup>2</sup> will be provided at the public housing portion within <b>Item A2</b> site to serve the local and future residents. At the detailed design stage, factors such as the scale of the proposed development, the provision of nearby shopping centres and retail facilities, as well as the viability and appropriateness of the relevant facilities from both operational and financial perspectives will be taken into account with a view to formulating the suitable retail provision.</p> <p>As per the prevailing government policy, a floor area equivalent to about 5% of the total attainable domestic GFA of the public housing development at <b>Item A2</b> site would be set aside for the provision of social welfare facilities to serve the local and future residents. The exact types of facilities to be provided are subject to further consideration by relevant B/Ds at the detailed design stage.</p> <p>To improve the connectivity between different portions of the LSPS Site and with the adjoining areas, the existing single-track access road connecting to Wing Ning Tsuen will be widened to become a public road comprising a two-lane carriageway with 3m-wide pedestrian sidewalk on both sides (<b>Item B</b>), and the Long Ping Road junction will be upgraded to a signal-controlled junction with improved safety layout. A new public transport terminus (PTT) with bus, green mini-bus and taxi facilities, together with a public vehicle carpark, will be provided at the private housing portion in <b>Item A1</b> site to serve residents and nearby communities. There will also be bus stops along the public road (<b>Item B</b>) to enhance the accessibility of various development sites within the LSPS Development.</p>			

### 5.3.3 Visual, Landscape and Air Ventilation Aspects

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) Adverse visual impact is anticipated as the ridgeline will be breached by the LSPS development as viewed from viewing point (VP) 5 (i.e. Kai Shan) ( <b>Drawing H-8</b> ). The tall and wide concrete and glass wall of building blocks do not blend in with the wider surrounding areas.	<b>R3</b>

<p>(2) The Air Ventilation Assessment (Expert Evaluation) (AVA(E)) conducted indicates that there will be significant air ventilation impact resulted from the LSPS development. It is unsure how the building blocks as shown in the layout plan, of which some are aligned in straight line, could mitigate the air ventilation impact.</p>	
<p>(3) 347 new trees are compensated as compared to the felling of 566 existing trees, which will lead to a net decrease of 219 trees in numbers. Furthermore, ornamental trees to be compensated are invariably short and contribute little to the ecosystem. It is also uncertain whether the 566 trees to be felled have already included those under <b>Item B</b>.</p>	
<p><b>Responses</b></p>	
<p>(a) In response to (1):</p> <p>The LSPS development is located at the fringe of Yuen Long New Town surrounded by village settlements and temporary structures, vegetated hillside of Kai Shan, two high-rise public housing developments currently under construction, namely Wang Chau Phase 1 and Long Bin subject to respective maximum BHs of 145mPD and 170mPD, and the medium to high-density developments in Yuen Long Town Centre area to its further east (<b>Plan H-4</b>).</p> <p>According to the Visual Impact Assessment (VIA) conducted by the LSPS Applicant, the overall visual impact of the proposed LSPS development would range from “negligible” to “moderately adverse” for eight out of the nine identified public VPs, and a VP from Kai Shan will be subject to “Moderately Adverse/ Significantly Adverse” visual impact due to visual permeability and the proximity to the proposed LSPS development with direct sight (<b>Drawing H-8</b>). Nonetheless, in a wider context, the LSPS development will form part of the extension of the Yuen Long New Town with the high-rise cluster of buildings blocks of the said two public housing developments under construction. With incorporation of mitigation measures including varied BH design, building setback, building gaps and sensitive architectural and chromatic treatment to the future building blocks (<b>Drawing H-7</b>), the visual impact of the proposed LSPS development will be mitigated to an acceptable level and the development will be visually compatible with the surrounding developments. In this regard, the Chief Town Planner/Urban Design &amp; Landscape, Planning Department (CTP/UD&amp;L, PlanD) has no adverse comment on the proposed LSPS development from visual perspective.</p>	
<p>(b) In response to (2):</p> <p>The LSPS Site is not located on any major breezeway. An AVA(E) for the LSPS development has been conducted by the LSPS Applicant. According to the findings of the AVA(E), the annual prevailing wind comes from east, north-northeast and northeast directions and summer prevailing wind comes from south, south-southwest and south-southeast directions. While the proposed LSPS development may cause wind blockage to areas located immediate downwind, a number of design measures have been proposed in the indicative layout to address the air ventilation and airflow concerns including</p>	

building setback, building separations, minimisation of podium bulk, provision of open space throughout the development, provision of ground level headroom clearance and adoption of raised floor design (**Drawing H-7**). With these design measures incorporated, significant adverse air ventilation impacts on the surrounding environment from the LSPS development is not anticipated. CTP/UD&L, PlanD has no adverse comment on the proposed LSPS development from air ventilation perspective.

In any event, the development layout submitted by the LSPS Applicant is indicative for technical assessments purpose only, non-binding and subject to detailed design. The future project proponent would still need to comply with relevant requirements as imposed by the Government and legislations as appropriate. In particular, mitigation measures for air ventilation will be further reviewed with reference to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 'Sustainable Building Design Guidelines' during detailed architectural layout design.

- (c) According to the Landscape Design and Tree Preservation and Removal Proposal (LDTPRP) conducted by the LSPS Applicant, a total of 567 trees have been identified within the tree survey boundary<sup>8</sup>. The tree species identified comprise mainly common tree species in Hong Kong and undesirable species (i.e. 219 *Leucaena leucocephala* (銀合歡)). No Old Valuable Tree or rare or protected species or tree of particular interest has been identified. A mature tree, *Ficus microcarpa* (細葉榕), is identified and proposed to be preserved in the public housing development portion as far as practicable.

According to the LDTPRP, 347 existing trees (excluding *Leucaena leucocephala*) are not suitable for transplanting and are proposed to be felled considering the site constraints and also for the provision of high quality landscape areas for future residents. 347 new trees are proposed be planted in landscape areas of the LSPS Site as compensatory trees with a tree compensation ratio of 1:1, while the removal of 219 *Leucaena leucocephala* is excluded from the calculation in accordance with Land Administration Office Practice Note 6/2023<sup>9</sup> (LAO PN 6/2023) as removal of undesirable species and planting high quality broadleaf/evergreen/ornamental trees would enhance the local landscape amenity and quality and alleviate the loss of landscape resources within the development sites.

<sup>8</sup> The boundary of the tree survey has covered the entire LSPS development sites including the private housing portion and public housing portion (i.e. **Items A1 and A2**).

<sup>9</sup> The total number of compensatory trees excludes trees of undesirable species, e.g. *Leucaena leucocephala*, which is an undesirable species characterised by its aggressive and invasive growing habits and ability to prevent natural succession of native species.



#### 5.3.4 GIC Facilities

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) There are deficits in GIC services that are not addressed. Moreover, there is possibility that the planned facilities will not be materialised.	<b>R3</b>
<b>Responses</b>	
<p>(a) In response to (1):</p> <p>The existing and planned provision of population-based community facilities in YLDC area are generally adequate to meet the demand of the overall population in the district in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (<b>Annex V</b>) and concerned B/Ds' assessments<sup>10</sup>, except those facilities outlined below.</p> <p>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<sup>11</sup> in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals<sup>12</sup> and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to the consideration of the Health Bureau and Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will be carefully monitored, planned and reviewed by relevant government B/Ds. In addition to the services/facilities provided by the Government in accordance with the HKPSG, there are provision services/facilities from the private market that could help address the demand.</p> <p>As for the shortfalls in the provision of recreational facilities<sup>13</sup> and magistracy, they will be carefully monitored, planned and reviewed by relevant government B/Ds 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. Similar to premises-based GIC facilities, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of non-premises based GIC facilities when opportunities arise.</p>	

<sup>10</sup> 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 public housing development projects in YLDC area (e.g. Hung Shui Kiu, San Tin Technopole and Yuen Long New Town) have not been taken into account.

<sup>11</sup> Including child care centre, community care services facilities, RCHE, pre-school rehabilitation services, day rehabilitation services, residential care services, community rehabilitation day centre, district support centre for persons with disabilities and integrated community centre for mental wellness.

<sup>12</sup> The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022 respectively, and they reflect the long-term target towards which these facilities would be adjusted progressively.

<sup>13</sup> Including sports centre, sports ground/complex and swimming pool complex.

### 5.3.5 *Local Consultation*

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) As both YLDC and PSHRC do not take part in the representation process, Members of the Board with lack of local knowledge are making decisions based on the recommendations of interested parties only.	R3
<b>Responses</b>	
<p>(a) In response to (1):</p> <p>As mentioned in paragraphs 3.1 and 3.3 above, the PSHRC and YLDC were consulted on the proposed amendments to the OZP on 20.6.2025 and 29.7.2025 respectively. Their comments/concerns and the responses of relevant government B/Ds have been summarised in the relevant RNTPC paper considered by the RNTPC on 5.9.2025. The draft Ping Shan OZP No. S/YL-PS/21, was then exhibited for public inspection for two months pursuant to section 5 of the Ordinance on 26.9.2025. Upon gazettal of the draft OZP on 26.9.2025, members of the YLDC and PSHRC were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. In view of the above, although no representation from members of YLDC and PSHRC was received during the statutory exhibition period, their views on the proposed amendments have been clearly reflected in the relevant papers for the Members' consideration. All relevant statutory and administrative public consultation procedures have been duly followed in taking forward the endorsed LSPS application. The concerns expressed by the members of YLDC and PSHRC will be followed up by the LSPS Applicant and relevant government B/Ds in the detailed design stage of the LSPS development.</p>	

### *Item D*

### 5.3.6 *Land reserved for Small House (SH) Development*

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) Whether there is sufficient land within the "V" zone to cater the demand for Small House developments	R3
<b>Responses</b>	
<p>(a) In response to (1):</p> <p>The rezoning is to take forward a s.12A application No. Y/YL-PS/6 for a private residential development and RCHE with retail shop agreed by the RNTPC on 9.6.2023, mainly on the considerations that the proposed rezoning was acceptable in terms of land use compatibility and development intensity; the site fell outside the 'Village Environs' and majority of the site (including the areas previously zoned "V" and "CDA") had long been occupied by warehouse and temporary structures; the provision of a RCHE and retail</p>	

facilities could serve the community; there were no insurmountable technical constraints; and concerned government departments had no objection to or no adverse comment on the application.

Regarding the concerns on land availability for SH, the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) advises that the latest number of SH applications being processed at the subject “V” zone of Tong Fong Tsuen and Ping Shan San Tsuen is 77 and there is currently no SH application approved or under processing within the “V” zone portion of the **Item D** site, while the 10-year SH demand forecast provided by the Indigenous Inhabitant Representatives of Tong Fong Tsuen and Ping Shan San Tsuen are 185 and 56 respectively<sup>14</sup>. Based on the latest estimate by PlanD, about 2.4 ha of land (equivalent to 94 SH sites) is available within the “V” zone of Tong Fong Tsuen and Ping Shan San Tsuen (**Plans H-3a and H-4**). Though the amount of land available within “V” zone is insufficient to meet the 10-year SH demand forecast, it can still meet the outstanding SH applications. The proposed development at the site is considered acceptable as it could meet the housing demand and the provision of RCHE, and also help phasing out the existing brownfield operations at the site with improvement of the existing degraded environment.

### 5.3.7 Development Intensity and Indicative Scheme

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) The site of <b>Item D</b> is the subject of a previous agreed s.12A planning application No. Y/YL-PS/4. While the applicant advocated provision of high quality RCHE, in the latest agreed s.12A planning application No. Y/YL-PS/6 the number of RCHE beds has decreased while the PR, BHR and parking space provision have been significantly increased.	<b>R3</b>
(2) The adverse visual impact resulting from <b>Item D</b> will be substantial as the proposed development would obscure the mountain backdrop.	<b>R3</b>
Responses	
(a) In responses to (1) and (2):  A six-storey RCHE providing 294 beds was proposed in the previously agreed s.12A application No. No. Y/YL-PS/4, while an eight-storey RCHE providing 222 beds was proposed in the latest agreed s.12A application No. Y/YL-PS/6. The reduction in number of beds was due to the proposed increase in average floor space (10.1m <sup>2</sup> ) per RCHE resident for compliance with the latest requirement of minimum floor space of 9.5m <sup>2</sup> per resident as stipulated in the Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023. In this regard, the Director of Social Welfare had no comment on the	

s.12A application and the proposed RCHE from welfare perspective.

The development scheme submitted by the applicant under the s.12A application is indicative only and subject to detailed design. The design and construction of the future residential development, RCHE and the retail portion would need to comply with other relevant legislations, regulations and Code of Practice, and any relevant requirements under administrative or contractual means.

In support of s.12A application No. Y/YL-PS/6, the applicant had submitted an indicative scheme supported by various technical assessments including VIA. According to the VIA submitted, the proposed development, as compared with the existing condition, would have some negative visual effects (ranging from slightly to significantly adverse) to most of the identified key public VPs (**Drawings H-11 and H-12**). Nonetheless, the applicant has proposed various design measures including stepped BH profile descending from the west to the east and the north, building separations, incorporation of underground car park, provision of building voids and 1.5m-wide edge planting strips along the site boundary for screening etc. to minimise the potential visual impact (**Drawing H-10**). In the wider context, the proposed development is considered generally not incompatible with the existing and planned developments in the area. CTP/UD&L, PlanD has no adverse comment on the s.12A application from visual and urban design perspectives.

### 5.3.8 Amendments to the Notes of the Plan (g) and (h)

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes in “V” zone will affect public scrutiny of the location and design of these facilities ( <b>Amendments to Notes of the Plan (g)</b> ).	<b>R3</b>
(2) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes in “V” would encourage abuse of the New Territories Exempted Houses policy and result in developments being for sale to outsiders ( <b>Amendments to Notes of the Plan (h)</b> ).	<b>R3</b>
<b>Responses</b>	
(a) In response to (1):  The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as the Food and Environmental Hygiene Department would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.	

(b) In response to (2):

Given the popularity of tours/visits to villages in recent years, it is considered appropriate to add 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for the "V" zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such uses are required.

#### 5.4 Representation Providing Views

##### *5.4.1 Potential Noise Impact due to proximity to MTR Tuen Ma Line and Light Rail*

Major Ground/Comment(s)/Suggestion(s)	Representation No.
(1) For <b>Items A1 and A2</b> , it is noted that an Environmental Assessment including a Railway Noise Impact Assessment (RNIA) has been conducted by the LSPS Applicant. According to the development scheme, the closest residential building is approximately 20m from the MTR Tuen Ma Line viaduct. A supplementary RNIA should be conducted should there be any changes to the building layout and design during the detailed design stage.	<b>R4</b>
(2) For <b>Item D</b> , it is noted that a RNIA has been conducted under the agreed s.12A planning application which acoustic windows are the major proposed mitigation measure to maintain the railway noise within statutory limit. The development proponent is recommended to conduct tests in order to confirm the suitability and ensure the potential train noise issues could be satisfactorily addressed.	<b>R4</b>
(3) For <b>Items E and F</b> , the future development proponents are recommended to conduct a RNIA as the sites are located within a noise sensitive area and near the Light Rail Ping Shan Stop which could be susceptible to noise impacts from railway operation.	<b>R4</b>
<b>Responses</b>	
<p>(a) In response to (1) and (2):</p> <p>The development layouts submitted by the applicant(s) under the LSPS Development (<b>Items A1 and A2</b>) and the agreed s.12A application (<b>Item D</b>) are indicative for technical assessments purpose only and subject to detailed design. The future project proponent(s) would need to comply with other relevant legislations and government requirements as appropriate.</p>	

(b) In response to (3):

The rezoning from “CDA” to “R(E)1” and “R(B)2” under **Items E and F** respectively are to reflect the existing conditions and latest planning circumstances for the sites. While planning permission from the Board may or may not be required subject to the development/redevelopment proposal, the future project proponent(s) would still need to comply with relevant legislations and government requirements as appropriate and may be required to submit a RNIA and propose necessary measures to address potential noise impact to the satisfaction of the Director of Environmental Protection (DEP) to ensure that the proposed development/redevelopment will not be subject to insurmountable environmental impacts.

## 6. Departmental Consultation

The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) DLO/YL, 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) Commissioner for Transport;
- (l) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (m) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (n) Chief Engineer/Mainland North, Drainage Services Department;
- (o) Chief Engineer/Construction, Water Supplies Department;
- (p) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (q) Head of Geotechnical Engineering Office, 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.

## 7. Planning Department's Views

7.1 The supporting views of **R1 and R2** and views of **R4** are noted.

7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support **R3** and

considers that the OZP should not be amended to meet the representation for the following reasons:

Items A1, A2, B and C

- (a) the Government has been adopting a multi-pronged approach to increase land and housing supply in the short-to-medium term, and the Land Sharing Pilot Scheme (LSPS) is one of the initiatives. It is considered appropriate to rezone the sites under **Items A1, A2, B and C** to take forward the proposed LSPS development endorsed by the Chief Executive in Council (CE-in-C);
- (b) technical assessments covering various aspects including traffic, environmental, air ventilation, landscape and visual have been conducted for the proposed LSPS development at the sites under **Items A1, A2, B and C** to assess potential impacts. With the implementation of the proposed mitigation measures, significant adverse landscape, visual and air ventilation impacts are not envisaged. The zonings and relevant development restrictions on the Outline Zoning Plan are considered appropriate;
- (c) to take forward the endorsed LSPS application involving sites under **Items A1, A2, B and C**, the relevant amendments to the OZP have been submitted for Board's agreement and subsequently exhibited for public inspection under the Town Planning Ordinance. All relevant statutory and administrative public consultation procedures have been duly followed in taking forward the endorsed LSPS application;
- (d) the existing and planned provision of government, institution and community (GIC) facilities in Yuen Long District are generally sufficient to meet the demand of the planned population. The provision of GIC facilities will be closely monitored by the relevant government bureaux/departments;

Item D

- (e) **Item D** is to take forward the decision of the Rural and New Town Planning Committee on the agreed s.12A application No. Y/YL-PS/6. The proposed development is considered not incompatible with the surrounding environment and relevant technical assessments have been conducted which demonstrate that no insurmountable impacts on the surroundings are anticipated, while the concerned government bureaux/departments have no objection to or no adverse comment on the proposed developments at the respective sites. The zoning and relevant development restrictions on the Outline Zoning Plan are considered appropriate; and

Amendments to the Notes for "Village Type Development" Zone

- (f) the incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1, as well as 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for "Village Type Development" zone is in line with the latest Master Schedule of Notes to Statutory Plans promulgated by the Town Planning Board (the Board). The

provision of these facilities will follow the relevant established government procedures and/or require planning permission from the Board.

## 8. Decision Sought

- 8.1 The Board is invited to give consideration to the representation taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, Members are also invited to agree that the Plan, together with their Notes and Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the CE in C.

## 9. Attachments

<b>Annex I</b>	Draft Ping Shan OZP No. S/YL-PS/21 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Ping Shan OZP No. S/YL-PS/20
<b>Annex III</b>	List of Representers
<b>Annex IV</b>	Extract of Minutes of the RNTPC Meeting held on 5.9.2025
<b>Annex V</b>	Provision of Major Community Facilities and Open Space in the Yuen Long District Council Area
<b>Drawings H-1 to H-2</b>	Indicative Master Layout Plans for the Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawings H-3 to H-4</b>	Section Plans of the Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawing H-5</b>	Proposed Traffic Improvement Plan for the Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawing H-6</b>	Landscape Proposal for the Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawing H-7</b>	Proposed Air Ventilation Mitigation Measures for the Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawing H-8</b>	Photomontages for Proposed Developments of Representation Sites under <b>Items A1, A2, B and C</b>
<b>Drawings H-9 to H-10</b>	Indicative Layout for the Proposed Developments of Representation Sites under <b>Item D</b>
<b>Drawings H-11 to H-12</b>	Photomontages for Proposed Developments of Representation Site under <b>Item D</b>
<b>Plan H-1</b>	Location Plan of the Representation Sites
<b>Plan H-2a</b>	Site Plan of the Representation Sites under <b>Items A1, A2, B, C and G</b>
<b>Plan H-2b</b>	Aerial Photo for <b>Items A1, A2, B, C and G</b>



<b>Plans H-2c to H-2g</b>	Site Photos of the Representation Sites under <b>Items A1, A2, B, C and G</b>
<b>Plan H-3a</b>	Site Plan of the Representation Site under <b>Items D, E and F</b>
<b>Plan H-3b</b>	Aerial Photo for <b>Items D, E and F</b>
<b>Plans H-3c to H-3f</b>	Site Photos of the Representation Sites under <b>Items D, E and F</b>
<b>Plan H-4</b>	Development Parameters for Residential Sites in the Vicinity of the Representation Sites

**PLANNING DEPARTMENT**  
**FEBRUARY 2026**