

PROPOSED AMENDMENTS TO THE
APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN
NO. S/HSK/2

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Hung Shui Kiu and Ha Tsuen (HSK&HT) Outline Zoning Plan (OZP) No. S/HSK/2 (**Attachment I**) as shown on the draft OZP No. S/HSK/2A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 16.10.2018, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Hung Shui Kiu and Ha Tsuen OZP, which was subsequently renumbered as S/HSK/2. On 26.10.2018, the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 10.2.2026, the Secretary for Development referred the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 20.2.2026, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Development of Hung Shui Kiu Industry Park (洪水橋產業園)

- 3.1 The Northern Metropolis (NM) is the new engine for Hong Kong's economic development and holds immense potential. Planned with an industry-driven vision, about 700 hectares (ha) of industry sites will come on stream in the NM over the next 20 years. Pursuant to the 2025 Policy Address (PA), the Development Bureau (DEVB) completed a policy study on the proposal of setting up the Hung Shui Kiu Industry Park Company Limited (the Park Company) for development of around 23 ha of industry land in the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA), which was endorsed by the Working Group on Devising

Development and Operation Models¹ led by the Financial Secretary in December 2025.

- 3.2 The Park Company, a Government-owned and non-statutory company², was established in early January 2026 to develop the Hung Shui Kiu Industry Park (HSK Industry Park) by phases through multiple development models, and to capitalise on the locational advantage of HSK/HT NDA to drive the development of industries with a competitive edge and supported by the Government. The Park Company is required to submit a development plan to the Government to ensure that the development will be in line with the Government's industry policies, based on which, the Park Company will masterplan the overall development of the HSK Industry Park, build the park infrastructure and provide value-added services to support the growth of enterprises.
- 3.3 The HSK Industry Park covers a total area of about 23 ha of sites currently zoned "Other Specified Uses" ("OU") annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBU&SWU)")³ on the OZP. To reflect the latest planning intention and maximise the land use flexibility for the development of these sites as recommended under the policy study, it is proposed to rezone these sites from "OU(PBU&SWU)" to "OU" annotated "Industry Park" ("OU(IP)") with stipulation of appropriate development restriction (**Amendment Item A**) to facilitate the development of the HSK Industry Park.

Provision of Funding Support to Smart and Green Mass Transit System in HSK/HT and Yuen Long South (YLS) NDAs (the SGMTS)

- 3.4 The SGMTS was announced by the Chief Executive (CE) in the 2023 PA and was incorporated in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated by the Transport and Logistics Bureau in December 2023, serving as light and green feeder services in road-based mode to nearby railway stations (i.e. Tuen Ma Line (TML) Tin Shui Wai (TSW) station, Hung Shui Kiu station), major public transport interchanges and light rail stops across HSK/HT and YLS NDAs. The CE further expressed the devotion of the Government to taking forward the SGMTS project in the 2024 and 2025 PAs. As announced in the 2025 PA, the Government will invite tenders for the SGMTS project in HSK/HT NDA in 2026. As it is crucial to firm up the funding arrangement of the SGMTS project prior to the tender invitation for phased implementation, the three sites, namely Sites 4B-1, 4B-2 and 4B-3 in Planning Area 4B, have been potentially identified to provide funding support for the SGMTS by granting development rights to the future franchisee. It is therefore proposed to rezone the three sites from "Residential (Group

¹ As announced in the 2025 PA, the Committee on Development of the Northern Metropolis (CDNM) was established to expedite the development of the NM and bring in industries and major projects. Under the CDNM, three working groups have been set up. Among them, the Working Group on Devising Development and Operation Models would formulate development and operation models for industry parks in the NM including HSK/HT NDA, taking into account their nature and scale.

² The Park Company is a private limited company wholly-owned by the Financial Secretary Incorporated, with its Board of Directors (comprising official directors including the directors of policy bureaux relevant to the development of the Park Company) and the Chief Executive Officer be appointed on the approval of the Chief Executive.

³ The "OU(PBU&SWU)" zone is intended primarily to cater for the port back-up facilities and container related uses. Port back-up related development such as container freight station, logistics centre, container vehicle park and container storage, repair yard and rural industry workshop are permitted within this zone.

B)3” (“R(B)3”) to “Residential (Group A)6” (“R(A)6”) for higher density residential use (**Amendment Item B1**) to enhance the financial viability and provide better funding support for the SGMTS. The plot ratio (PR) and building height (BH) restrictions for these three sites have also been reviewed to optimise their development potential. Opportunity is also taken to reflect the existing roads with proposed road and footpath widening adjoining the sites as area shown as ‘Road’ (**Amendment Item B2**).

Planned Divisional Fire Station and Ambulance Depot cum Staff Quarters

3.5 To increase the financial viability of developing the pilot area under the “large-scale land disposal” approach in HSK/HT NDA (the HSK LSLD Pilot Area)⁴, the northern site of Planning Area 34E, which was originally planned for a divisional fire station and ambulance depot (FSAD) cum staff quarters, was proposed for private residential use and the relevant section 16 application (No. A/HSK/585) was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 21.11.2025. After further liaison with the relevant government bureaux/departments (B/Ds), the affected FSAD cum staff quarters will be re-provisioned at the southern site of Planning Area 34E. To take forward the reprovisioning arrangement, it is proposed to rezone the site from “Government, Institution or Community” (“G/IC”) to “G/IC(1)” with revision of BH restriction from eight storeys to 160mPD (**Amendment Item C**). ‘Flat (Government Staff Quarters)’ use is always permitted under the existing “G/IC(1)” zone.

Taking Forward Agreed Decisions

3.6 Amendments are also proposed to take forward the previous decisions of the Committee. On 24.1.2025, the Committee agreed to a section 12A application (No. Y/HSK/1⁵) to revise the BH restriction of a site zoned “G/IC” to the east of Sha Chau Lei for proposed redevelopment of the Pok Oi Hospital Yeung Chun Pui Care and Attention Home (C&A Home) (**Amendment Item D**). An extract of the minutes of the Committee’s meeting is at **Attachment VII**. To take forward the Committee’s decision, it is proposed to revise the BH restriction of the site from three storeys to 50mPD with relevant amendments to the ES of the OZP.

3.7 In considering the Review of Sites Designated “Comprehensive Development Area” (“CDA”) on Statutory Plans in the New Territories for the Years 2023/2025 (CDA Review 2023/2025)⁶, on 23.5.2025, the Committee agreed to rezone several completed CDA developments to reflect as-built conditions, including the public housing residential development at Ping Yan Court to the south of TML TSW Station. It is therefore proposed to rezone the site from “CDA” to “Residential (Group A)7” (“R(A)7”) with appropriate development restrictions (**Amendment Item E**).

3.8 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), to include other

⁴ A briefing session on the latest tendering arrangements and requirements for the about 11 ha HSK LSLD Pilot Area was held on 5.12.2025 and the tender invitation was launched on 30.12.2025 under a “two-envelope approach” with a closing date on 3.7.2026.

⁵ The RNTPC Paper No. Y/HSK/1 and the attachments are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/758_rnt_agenda.html

⁶ The RNTPC Paper CDA Review 2023/2025 and the attachments are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765_rnt_agenda.html

technical amendments to the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning of the area from “OU(PBU&SWU)” to “OU(IP)” for HSK Industry Park with stipulation of BH restriction (Plans 1a, 2a, 3a and 4a)

- 4.1 The sites, comprising about 24.8 ha⁷ of Government land (GL), are located at the northwestern part of the HSK/HT NDA with direct connection to the Kong Sham Western Highway through northward access to Shenzhen Bay and southward access to other parts of the territory. Surrounded by the cluster of “OU” annotated “Logistics Facility” (“OU(LF)”) zone to its southeast, San Wai Sewage Treatment Plant and a proposed refuse transfer station to its south, an area zoned “Green Belt” (“GB”) to its north and Fung Kong Tsuen to its further northeast, the sites are currently partly vacant and partly occupied by temporary structures to be cleared for long term development (**Plans 2a, 3a and 4a**). They will be accessible by the planned Roads D1 and D3. The sites are currently zoned “OU(PBU&SWU)” subject to a maximum PR of 7 and a maximum BH restriction of 110mPD.
- 4.2 To facilitate the establishment and development of the HSK Industry Park, designation of a park-specific zoning is proposed for the sites concerned to facilitate the development of industries thereon with a competitive edge and supported by the Government⁸. In the light of the above, it is proposed to rezone the sites from “OU(PBU&SWU)” to “OU(IP)” (**Amendment Item A**) (**Plan 1a**) to reflect the latest planning intention for the HSK Industry Park with a wide range of permitted uses to accommodate various suitable industries of different stages in the production chain including research and development, manufacturing and logistics management. Supporting facilities (including testing and certification, convention or exhibition facilities, talent accommodation, training venues, food and beverage facilities) will always be permitted under the “OU(IP)” zoning.
- 4.3 The HSK Industry Park is intended to accommodate a wide range of uses for high-value or smart industries, as well as other supporting uses and ancillary facilities. These uses may vary in building form and have different floor space requirements. With a view to maximising flexibility for overall planning of the HSK Industry Park, a BH restriction of 110mPD (as currently imposed for the “OU(PBU&SWU)” zone) is proposed for the “OU(IP)” zone whereas a total gross floor area (GFA)⁹ adopted under the Hung Shui Kiu New Development Area Planning and Engineering Study (the P&E Study) taking into account the infrastructural capacity is proposed to be stipulated in the ES of the “OU(IP)” zone, which would also be specified in the land administration documents as appropriate. Further increase in development intensity

⁷ The developable area of the “OU(IP)” zone is about 23 ha after deducting the area of road works for SGMTS Phase 1 in HSK/HT NDA and other roads.

⁸ Based on DEVB’s policy study, possible industries may include advanced construction as well as high-value added or smart production such as pharmaceutical manufacturing and food processing. The Park Company will work with the Office for Attracting Strategic Enterprises (OASES) and Invest Hong Kong (InvestHK) to help “China-go-global” and overseas firms to enter the Chinese Mainland market, reinforcing Hong Kong’s role as a “super-connector”.

⁹ The assumed total GFA was calculated based on the development site area with a PR of 7 currently imposed for the “OU(PBU&SWU)” zone.

for the HSK Industry Park would be subject to confirmation of technical acceptability and feasibility demonstrated by the project proponent(s) to the satisfaction of relevant government B/Ds.

- 4.4 The types of industry and use, disposition and layout of buildings and development intensity for individual sites within the HSK Industry Park, as well as the ancillary and supporting facilities to be provided, will be determined by the Park Company at the detailed design and implementation stages with due regard to the infrastructural capacity, the compatibility and the synergy that different industries will bring in setting up an vibrant industry ecosystem and possible constraints that may be posed by the less environmentally friendly manufacturing processes, if any. The 100m buffer requirement between any advanced construction industries (such as manufacture of cement and production of concrete) and any existing and planned accommodation (if any) specified in the Hong Kong Planning Standards and Guidelines (HKPSG) should be duly followed to minimise potential environmental nuisance. All industries and uses to be provided would be planned in accordance with relevant requirements under the HKPSG and if applicable, be monitored through relevant environmental legislations and regulations in that project proponents, in consultation with government B/Ds, are required to mitigate any potential environmental issues within the site as appropriate.

Amendment Items B1 and B2 – Rezoning of three sites in HSK/HT NDA Planning Area 4B from “R(B)3” to “R(A)6” for private residential developments with a maximum overall PR of 5.2 and a maximum BH of 120mPD, and reflecting existing roads with proposed road and footpath widening as area shown as ‘Road’ (Plans 1b, 2b, 3b, 4a, 4b and 5, and Drawings 1 to 17)

- 4.5 Three sites, with a total area of about 3.38 ha, are currently zoned “R(B)3” subject to a maximum PR of 1.26 and a maximum BH of six storeys. They are bounded by Hung Shui Kiu Tin Sam Road, Tin Ha Road and Castle Peak Road-Hung Shui Kiu on the outer sides, and are adjoining Hung Yu Road, Hung Kei Road and Hung Leong Road within the same “R(B)3” zone. These sites are mainly occupied by warehouses, storage facilities and some residential dwellings in squatters and temporary structures (**Plans 3b, 4a and 4b**), and are situated within a residential neighborhood with planned high-rise high-density public housing developments zoned “R(A)2” and “R(A)3” (subject to maximum PRs of 5.5 to 6 and a maximum BH of 160mPD) located to the southwest, existing medium-rise residential developments including Casa De Oro and Parkview Garden zoned “R(B)3” to the south and east and village settlements including Tin Sam and San Lee Uk Tsuen to the north and northwest (**Plans 2b, 3b, 4a and 5**). In order to optimise the development potential of these three sites and expedite the implementation of the SGMTS, it is proposed to rezone these three sites from “R(B)3” to “R(A)6” for higher density private residential developments with a maximum total PR of 5.2 and a maximum BH of 120mPD (**Amendment Item B1**) (**Plan 1b**).
- 4.6 To reflect the existing road alignments and the proposed road and footpath widening, the roads (i.e. Hung Yu Road, Hung Kei Road and Hung Leong Road) between the proposed “R(A)6” zones and the existing “R(B)3” zone as well as the strips of land along the peripheries of the three sites, covering a total area of 0.88 ha, are proposed to be rezoned from “R(B)3” to area shown as ‘Road’ (**Amendment Item B2**) (**Plan 1b**).
- 4.7 In a wider geographical context, there are two sites zoned “OU” annotated “Mixed

Use” (“OU(MU)”) for Hung Shui Kiu Station “rail-plus-property” development in the future town centre (with a maximum BH of 180mPD) and a mix of “R(A)” sub-zones for private and public housing developments (with maximum BHs up to 175mPD and 140mPD to the west and the east of the three sites respectively). The maximum BH of 120mPD currently proposed for the three sites would thus form a stepped BH profile extending from the future town centre towards its periphery (**Plan 5**). The proposed amendment is therefore not considered incompatible with the planned wider context of the HSK/HT NDA.

4.8 The Civil Engineering and Development Department (CEDD) has prepared an indicative scheme (**Drawings 1 to 5**) to demonstrate the technical feasibility and possible design concepts of residential developments on the three sites. According to the indicative scheme, the proposed residential developments comprise 14 residential blocks on top of retail and car park cum podium garden (25 to 31 storeys including a 2-storey podium), providing a total of about 3,070 private housing units accommodating a population of about 8,289. To create visual relief and enhance visual permeability to the existing villages of San Lee Uk Tsuen and Tin Sam, two single-storey retail blocks are proposed at the northern portion of Site 4B-2. Major development parameters of the indicative scheme are summarised as follows:

Key Development Parameters	Indicative Scheme (Amendment Item B1)			
	Site 4B-1	Site 4B-2	Site 4B-3	Total
Site Area (about)(m ²)	9,062	16,089	8,616	33,767
Total PR	5.2	5.2	5.2	5.2
- Domestic PR	5.0	5.0	5.0	5.0
- Non-domestic PR	0.2	0.2	0.2	0.2
Total GFA (about) (m ²) [1]	47,121	83,665	44,801	175,587
- Domestic GFA	45,308	80,447	43,078	168,833
- Non-domestic GFA	1,812	3,218	1,723	6,753
Building Height (Main Roof) (about)	+115.1mPD	+104.6-117.2mPD for towers; +16mPD for Retail Blocks I & II	+98.3-117.2mPD	Not more than 120mPD
No. of Blocks	4	8 (including 2 nos. of retail blocks)	4	16
No. of Storeys	30 (including 2-storey podium)	27-31 (including 2-storey podium); 1 storey for the retail blocks	25-31 (including 2-storey podium)	25-31 (including 2-storey podium)
Site Coverage [2]	Not more than 33.33%			
No. of Flat (about) [3]	824	1,463	783	3,070
Estimated Population (about) [4]	2,225	3,950	2,114	8,289
Local Open Space	Not less than 8,289m ²			

Key Development Parameters	Indicative Scheme (Amendment Item B1)			
	Site 4B-1	Site 4B-2	Site 4B-3	Total
Anticipated Population Intake Year	2035			
Parking and Loading/ Unloading (L/UL) Provision	Provisions of internal parking and L/UL spaces will be provided in accordance with the HKPSG			

^[1] The numbers may not add up due to rounding.

^[2] Maximum permissible percentage site coverage under the Building (Planning) Regulations.

^[3] The average flat size is assumed to be about 55m².

^[4] A person per flat (PPF) ratio of 2.7 is assumed.

- 4.9 Various design merits have been included in the indicative scheme (**Drawing 5**), such as varying BHs, three 30m-wide low-rise building zones, building setbacks and building separations to enhance air ventilation and visual permeability in the surrounding areas. Relevant requirements will be stipulated in the ES of the OZP that the project proponent or developer shall consider relevant design and mitigation measures for each of the three sites at the detailed design stage.
- 4.10 Technical assessments of the indicative scheme, including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Utilities Impact Assessment (UIA), Landscape and Tree Preservation Proposal (LTPP), Visual Impact Assessment (VIA) and Air Ventilation Assessment – Expert Evaluation (AVA-EE), have been conducted by CEDD to demonstrate that the proposed residential developments are technically feasible. Relevant government B/Ds have no objection to or no adverse comment on the **Amendment Items B1** and **B2**. With proper mitigation measures and good site practices, the proposed amendments are not expected to cause any adverse impact on the surrounding areas. The technical assessments and the major findings are set out in the Rezoning Report at **Attachment V** and summarised in paragraphs 4.11 to 4.18 below.

Traffic and Transport

- 4.11 A TIA has been conducted to assess the potential traffic impact arising from the proposed amendments and the planned future developments in the area on the local road network, as well as the provisions of internal transport facilities to cater for the future transport demand. After reviewing the performance of key junctions in the vicinity of the proposed amendments, CEDD has committed to carrying out junction improvement works for four junctions including (i) adding a left-turn lane on Hung Tin Road northbound and updating the road marking along Hung Chi Road; (ii) upgrading and signalling the junction at Tin Ha Road/ Road L16/ Hung Leong Road; (iii) relocating the traffic lane on Road L15 eastbound; and (iv) improving Castle Peak Road westbound to four lanes (**Drawings 6 to 9**). Besides, sufficient ancillary parking and L/UL spaces will be provided in each of the three sites in accordance with the HKPSG.
- 4.12 The TIA has also assessed the public transport provision and the pedestrian and cycling network in the HSK/HT NDA. The three sites under the **Amendment Item B1** will be well served by the existing and planned transport, pedestrian and cycling networks. The proposed road widening of sections of Road L16 to about 13.5m and Hung Leong Road to about 7.3m, and the widening of footpaths to a minimum width of 3.25m (**Amendment Item B2**), would be undertaken by CEDD. With

implementation of the improvement works set out in paragraph 4.11 above, the concerned junctions will operate with sufficient capacity. Together with the public transport facilities and the proposed footpath widening, no insurmountable impact in terms of traffic and transport aspects is anticipated.

Landscape

4.13 A LTPP has been formulated for **Amendment Item B1**. Within the surveyed area for the three sites, 210 trees have been identified with none of them are Trees of Particular Interest or Old Valuable Trees (OVTs) as listed on the latest Register of OVTs. Given their low amenity values and poor conditions, these trees will not be transplanted and are proposed to be felled. 210 new trees will be compensated within the three sites and an additional 273 new trees will be planted (**Drawing 10**) as part of the landscape proposal (**Drawing 11**). An overall greening provision of a minimum of 30% of the total site area will be provided. Local open space of not less than 8,289m² in total within the three sites is also proposed (**Drawing 12**).

Visual and Air Ventilation

4.14 A VIA and an AVA-EE have been conducted to assess the potential visual and air ventilation impacts arising from the proposed amendment. According to the VIA (**Drawings 13 to 17**), among the five public viewing points (VPs) assessed, the visual impacts would be 'slightly adverse' for four VPs and 'moderately adverse' for one VP. The overall visual impact can be mitigated through incorporating mitigation measures such as building separation, building setback, podium recesses, road/footpath widening, landscape buffering along building edges and façade articulation, etc. The AVA-EE indicates that the air ventilation performance of the indicative scheme would be slightly lower than that of the OZP Compliant Scheme. However, with the inclusion of various wind enhancement design features such as building separation, building setback and stepped BH profile, the proposed amendments are not expected to impose any significant adverse air ventilation impact on the surrounding areas. Details of these design features will be further reviewed and refined at the detailed design stage. With the above mitigation measures and design features in place, the proposed amendments are considered visually compatible with the surrounding developments, and the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed amendments from both visual and air ventilation perspectives.

4.15 To take forward the proposed mitigation measures and design features, it is proposed to be stipulated in the ES of the OZP that the future project proponent or developer shall consider relevant design and mitigation measures for each of the three sites at the detailed design stage.

Drainage, Sewerage and Water Supply

4.16 DIA, SIA and WSIA have been conducted to assess the impact on the existing systems arising from the proposed amendments. According to the DIA, the existing drainage system within the three sites is proposed to be demolished or diverted and replaced with dedicated drainage lead-ins for stormwater conveyance. According to the SIA, it is proposed to reconstruct an existing sewer section along Tin Ha Road to allow proper gravity flow. Moreover, the drainage, sewerage and water supply lead-in locations should be refined to suit the future development layouts. The existing

lead-in pipes should be made use of as far as practicable. With the proposed improvement works, no adverse drainage, sewerage and water supply impacts are anticipated.

Environment and Ecology

- 4.17 An EA has been conducted to assess the environmental impacts arising from the construction and operation stages of the proposed amendments. According to the EA, with the implementation of good site practices, scheme design and mitigation measures as recommended in the EA report and the approved HSK NDA Environmental Impact Assessment, no adverse air quality impacts are anticipated. Regarding noise impact, with the adoption of acoustic windows, no adverse road traffic/ rail/ fixed plant noise impacts are anticipated. Also, land contamination impacts are considered not insurmountable to future occupants. Detailed assessments will be required in detailed design stage to ensure implementation of appropriate mitigation measures.
- 4.18 According to the Director of Agriculture, Fisheries and Conservation (DAFC), the three sites in Area 4B are found to be in close proximity to the Hung Shui Kiu Egretty recently discovered along the nullah between Area 4A and Area 1 (**Plan 2b**). Although the flight path of ardeids is found to be mainly following Castle Peak Road and Hung Shui Kiu Nullah, to avoid possible disturbance to the egretty, it is proposed to stipulate in the ES of the OZP that site formation and construction work within 100m from the boundary of the Hung Shui Kiu Egretty should be avoided during the ardeid breeding seasons as recommended in the relevant Environmental Monitoring and Audit Manual.

Amendment Item C – Rezoning of a site in Planning Area 34E from “G/IC” to “G/IC(1)” with a maximum BH of 160mPD for re-provisioning a divisional fire station and ambulance depot cum staff quarters (Plans 1a, 2c, 3c, 4c, 4d and 5, and Drawings 18 to 27)

- 4.19 The southern site of Planning Area 34E, with an area of 0.83 ha, is currently zoned “G/IC” and subject to a BH restriction of eight storeys. It comprises a development site in the eastern portion (about 0.63 ha) and an amenity strip in the western portion (about 0.2 ha). The site is accessible to the future Road D6 and the Kong Sham Western Highway via a local road adjoining its eastern boundary (**Plan 2c**). The site is mainly occupied by vacant or unused land, with some storage and agricultural uses (**Plans 3c, 4c and 4d**); and has originally been reserved for a sports centre, a community hall and a library.
- 4.20 Being in the close proximity to the future town centre, the site is located adjacent to a planned high-density residential cluster zoned “R(A)” to its east with maximum PRs ranging from 6.5 to 6.8 and maximum BHs ranging from 160mPD to 180mPD, and a planned high-density residential development on a site zoned “G/IC(1)” to its north (northern site of Planning Area 34E) with approved s.16 application No. A/HSK/585 subject to a maximum PR of 6.5 and a maximum BH of 160mPD (**Plans 2c and 5**).
- 4.21 Both the northern and southern sites of Planning Area 34E have been included in the HSK LDSA Pilot Area. Having considered the market feedback, the northern site of Planning Area 34 is proposed for private residential use under approved planning application No. A/HSK/585 while the FSAD cum staff quarters originally reserved

thereon would need to be reprovisioned. Upon further liaison among government B/Ds including the Fire Services Department (FSD), Leisure and Cultural Services Department and Home Affairs Department, the southern site of Planning Area 34E is considered suitable for such reprovisioning while the sports centre, community hall and library originally planned in this southern site will be relocated to another “G/IC” site in Planning Area 6A¹⁰. As such, it is proposed to rezone the southern site of Planning Area 34E from “G/IC” to “G/IC(1)” with a maximum BH of 160mPD (**Plan 1a**) and with ‘Flat (Government Staff Quarters)’ use always permitted.

4.22 With reference to the requirements adopted under the P&E Study, CEDD has prepared an indicative scheme (**Drawings 18-21**) to demonstrate the feasibility of the proposed FSAD cum staff quarters. According to the indicative scheme, the proposed FSAD cum staff quarters comprises a 40-storey staff quarters building on top of a 5-storey divisional FSAD and a standalone 8-storey fire drill tower, providing a total of about 480 staff quarters units with a population of about 1,468. Major development parameters of the indicative scheme are summarised as follows:

Key Development Parameters	Indicative Scheme ^[1]
Rezoning Area ^[2]	About 8,266m ²
Development Site Area ^[2]	About 6,348m ²
Total GFA (m ²) ^[3]	43,000
- Domestic GFA (Staff Quarters)	- 33,600
- Non-domestic GFA (FSAD)	- 9,400
Maximum BH	Not more than 160mPD
Site Coverage	Not more than 67%
Number of Towers	1 residential tower on top of a 6-storey podium and 1 standalone fire drill tower
Number of Storeys and Major Floor Uses	45 storeys - G/F – 4/F: Divisional FSAD, office, E&M facilities, ancillary rooms - 5/F: Podium garden - 6/F – 44/F: Staff Quarters Standalone fire drill tower: 8 storeys
No. of Flat (about) ^[4]	480
Average Flat Size	70m ²
Estimated Population ^[5]	1,468
Local Open Space	Not less than 1,468m ²
Anticipated Completion Year	No later than 2033
Car Parking Provision^[6]	
Fire Engine Parking Bays	5
Ambulance Parking Bays	4
Private Car Parking Spaces	68
- Mechanical Parking	- 56
- Conventional Parking	- 12
Motorcycle Parking Spaces	5
Light Goods Vehicle Parking Spaces	2
Heavy Goods Vehicle L/UL Bays	2

¹⁰ Planning Area 6A (refer to Figure 3 of **Attachment IV**) currently zoned “G/IC” under the OZP is designated for ‘government reserve’ to cater for unforeseen government uses when need arises, and the eastern site of it is subject to a current BH restriction of eight storeys. No amendment to BH restriction is required to cater for the relocation of planned sports centre, community hall and library. Concerned B/Ds have no comment to the relocation proposal.

^[1] The indicative scheme has been formulated based on the development site area for technical assessment purpose.

^[2] The amenity strip in the western portion (about 0.2 ha) is excluded from the development site.

^[3] The figures do not include the 10% GFA and site coverage concessions for floors adopting Modular Integrated Construction (MiC) method permissible under Joint Practice Note (JPN) No. 8 and Section 42 of the Buildings Ordinance (BO). Nevertheless, the proposed BH and massing have taken into account the increase in GFA and floor-to-floor height due to adoption of MiC method for the Staff Quarters floors.

^[4] Estimated staff quarter unit number subject to detailed design.

^[5] A PPF ratio of 3.06 is assumed, with reference to the original scheme set out in the northern site of Planning Area 34E.

^[6] The parking provision for the FSAD is subject to detailed design requirements of the FSD. The provision for ancillary parking for staff quarters are estimated in accordance with the HKPSG.

- 4.23 Technical assessments of the indicative scheme, including TIA, VIA, Preliminary Environmental Assessment (PEA), SIA, WSIA and DIA, have been conducted by CEDD to demonstrate that the proposed FSAD cum staff quarters is technically feasible. Relevant government B/Ds had no objection to or no adverse comment on **Amendment Item C**. With proper mitigation measures, the proposed amendment is not expected to cause any adverse impact on the surrounding areas. The technical assessments and the major findings are set out in the Rezoning Report at **Attachment VI** and summarised in paragraphs 4.24 to 4.29 below.

Traffic and Transport

- 4.24 A TIA has been conducted to assess the potential traffic impact arising from the proposed amendment and the planned future developments in the area onto the local road network, as well as the provisions of internal transport facilities to cater for the future transport demand. After reviewing the performance of key junctions in the vicinity of the proposed amendment, the additional traffic generated by the proposed amendment is considered negligible. Besides, sufficient ancillary parking and L/UL spaces will be provided in accordance with the HKPSG.
- 4.25 The TIA also assessed the additional public transport demand generated by the proposed amendment with reference to the pedestrian and cycling network in the HSK/HT NDA. The additional demand generated is considered manageable and will not result in any adverse impacts on the existing and planned pedestrian and cycling networks. As such, no insurmountable impact in terms of traffic and transport aspects is anticipated.

Visual and Air Ventilation

- 4.26 A VIA has been conducted to assess the potential visual impact arising from the proposed amendment. According to the VIA, among the six public VPs assessed (**Drawings 22 to 27**), two VPs are identified with 'negligible' visual impact, one VP with 'negligible-to-slightly adverse' visual impact and three VPs with "slightly adverse" visual impact. Being in close proximity to the future town centre, and that the site is surrounded by planned high-rise high-density residential developments with maximum PRs ranging from 6.5 to 6.8 and maximum BHs ranging from 160mPD to 180mPD, the proposed amendment is considered visually compatible with the surrounding developments. In this regard, the CTP/UD&L, PlanD has no adverse comment on the proposed amendment from visual perspective.
- 4.27 Since the site does not fall within the categories for AVA in accordance with the Joint HPLB - ETWB Technical Circular No. 1/06, AVA is not required for this proposed

amendment item. Given the site does not fall within any identified breezeway and the proposed development is relatively small in scale, no significant air ventilation impact is anticipated.

Drainage, Sewerage and Water Supply

4.28 DIA, SIA and WSIA have been conducted to assess the impact on the existing systems arising from the proposed amendment. According to the assessments, the impacts on the planned drainage, sewerage and water supply systems are expected to be minimal. Hence, no adverse drainage, sewerage and water supply impacts are anticipated.

Environment

4.29 A PEA has been conducted to assess the environmental impacts arising from the construction and operation stages of the proposed amendment. According to the assessment, potential vehicular emission impact is not anticipated with the incorporation of appropriate design measures, including sufficient setbacks from the adjoining roads. With no existing and planned industrial emission identified within 200m from the development site, adverse air quality impact due to chimney emission is not anticipated. In terms of road traffic noise, with the adoption of mitigation measures such as acoustic windows for facades with potential noise exceedance, no adverse impact is anticipated. Based on the qualitative fixed plant noise assessment findings with reference to the approved HSK NDA EIA report, no adverse fixed noise impact on the proposed staff quarters is anticipated. With the adoption of mitigation measures, no adverse fixed noise impact arising from the FSAD is anticipated.

Amendment Item D – Revising the maximum BH restriction from three storeys to 50mPD for the site zoned “G/IC” to the east of Sha Chau Lei (Plans 1b, 2d, 3d, 4d and 4e, and Drawings 28 to 30)

4.30 The site, with an area of about 0.36 ha, falls within an area zoned “G/IC” subject to a BH restriction of three storeys and is currently occupied by a 3-storey building, i.e. the Pok Oi Hospital Yeung Chun Pui C&A Home, providing mainly a non-profit making residential care and attention home for the aged, while its immediate locality comprises mainly existing low-rise village settlements, temporary structures, open storage yards and vehicle parks (**Plans 3d, 4d and 4e**). In the wider planned context, across the nullah to the east of the site are planned high-rise high-density commercial and residential developments subject to maximum BHs ranging from 120mPD to 140mPD (**Plan 2d**).

4.31 On 24.1.2025, the Committee agreed to the s.12A application No. Y/HSK/1 to amend the BH restriction from three storeys to 47.9mPD for proposed redevelopment of the C&A Home with a site area of about 0.34 ha. According to the indicative scheme under the application (**Drawings 28 to 30**), the existing 3-storey C&A Home will be redeveloped into an 11-storey new building with a C&A Home for the elderly providing a continuum of care with expanded capacity, and new facilities including a child care centre, day activity centre, integrated Vocational Rehabilitation Services Centre, Hostel for Severely Mentally Handicapped Persons, Hostel for Moderately Mentally Handicapped Persons, Day Care Centre for the Elderly and other self-financed welfare-related ancillary facilities. The final social welfare facilities provisions will be subject to approval by the relevant government B/Ds in the detailed design stages. Amongst other design merits, building setbacks ranging from

4.4m to 13m along the four sides of the building block and stepped terraces on multiple floors were proposed by the applicant to mitigate the visual impact to the surrounding areas (**Drawing 30**). These design merits are proposed to be stipulated in the ES of the OZP, which may be incorporated in the land administration documents at the later stage.

- 4.32 The s.12A application was agreed mainly on the grounds that its development scale was not incompatible with the planned surrounding context of the HSK/HT NDA; various design merits were proposed to mitigate the visual impacts of the proposed redevelopment; the proposed redevelopment could alleviate the shortage of social welfare and rehabilitation services in the area; and the proposed amendment of BH restriction was acceptable from the technical point of view with the implementation of the proposed mitigation measures. An extract of the meeting minutes on the application is at **Attachment VII**. A strip of GL with an area of about 0.02 ha between the eastern boundary of the approved s.12A application site and Sha Chau Lei Road is proposed to be included in this zone as boundary adjustment.
- 4.33 To take forward the decision of the Committee on the s.12A application, it is proposed to revise the BH restriction of the “G/IC” site from three storeys to 50mPD (**Plan 1b**) for presentation clarity and consistency across the OZP to provide flexibility for BH buffer at detailed design stage.

Amendment Item E – Rezoning of a site from “CDA” to “R(A)7” (Plans 1b, 2e, 3e and 4f)

- 4.34 The site to the south of TML TSW Station with an area of 3.65 ha is currently zoned “CDA” on the OZP subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5 (**Plan 2e**). It is currently occupied by a high-density public housing development (subsidised sale flats) named Ping Yan Court which was completed in 2018 (**Plans 3e and 4f**). In the CDA Review 2023/2025, the Committee agreed to rezone the site to appropriate zoning to reflect the completed residential development.
- 4.35 Taking into account the permissible developable GFA under the lease of the completed residential development, it is proposed to rezone the site from “CDA” to “R(A)7” with stipulation of a maximum GFA of 128,350m² and a maximum BH of 110mPD (**Plan 1b**). As the site falls within a view corridor extended from Ping Shan, the requirements of a 30m-wide view corridor, as well as provision of a public transport interchange with a site area of about 7,000m² and a market are to be stipulated in the ES of the OZP to reflect the as-built condition.

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

- 5.1 Taking into account the proposed amendments above, the planned population in Yuen Long District Council (YLDC) area is estimated to be about 1,609,900 persons. As shown in the summary table for YLDC area (**Attachment VIII**), the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the HKPSG and the assessments by concerned government B/Ds¹¹, except those facilities

¹¹ 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%

outlined in paragraphs 5.2 and 5.3 below:

GIC Facilities

- 5.2 For the shortfalls in the provision of hospital bed, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/residential care services¹² in YLDC area, the standards set for these facilities under HKPSG are long-term goals¹³ 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 of services/facilities from the private market that could help address the demand. Besides, the GIC facilities proposed at the proposed residential developments under **Amendment Item D** will help address some of these shortfalls.
- 5.3 The shortfalls in the provision of recreational facilities¹⁴, divisional police station and magistracy will be monitored, planned and reviewed by the 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. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/ redevelopment when opportunities arise.

Open Space

- 5.4 Based on the previous provision standard¹⁵, there is a surplus of planned district and local open spaces of about 40.43 ha and 75.89 ha respectively in YLDC area. The overall provision of open space is sufficient to meet the demand of the planned population. Moreover, the proposed residential developments under **Amendment Items B1, C to E** would each provide ancillary open space as per the prevailing HKPSG standard to serve their own residents.

of domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area have not been taken into account.

¹² These include 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.

¹³ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

¹⁴ Recreational facilities include sports centre, sports ground/complex and swimming pool complex.

¹⁵ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VIII** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

6. Proposed Amendments to Matters shown on the OZP

6.1 The proposed amendments as shown on the draft HSK&HT OZP No. S/HSK/2A at **Attachment II** are as follows:

- (a) **Amendment Item A** Rezoning of the area from “OU(PBU&SWU)” to “OU(IP)” with stipulation of a maximum BH restriction of 110mPD
(about 24.80 ha)
- (b) **Amendment Item B1** Rezoning of three sites from “R(B)3” to “R(A)6” in Planning Area 4B with stipulation of a maximum BH restriction of 120mPD
(about 3.38 ha)
- (c) **Amendment Item B2** Rezoning the existing roads with proposed road and footpath widening in Planning Area 4B from “R(B)3” to area shown as ‘Road’
(about 0.88 ha)
- (d) **Amendment Item C** Rezoning of the southern site of Planning Area 34E from “G/IC” to “G/IC(1)” with stipulation of a maximum BH restriction of 160mPD
(about 0.83 ha)
- (e) **Amendment Item D** Revising the BH restriction for a site zoned “G/IC” to the east of Sha Chau Lei from three storeys to 50mPD
(about 0.36 ha)
- (f) **Amendment Item E** Rezoning of a site known as Ping Yan Court from “CDA” to “R(A)7” with stipulation of a maximum BH restriction of 110mPD
(about 3.65 ha)

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

Covering Notes

- (a) To allow provision of green and/or public transport mode and to facilitate low-altitude economy initiative in the HSK/HT NDA, paragraph (7)(b) of the covering Notes is revised to allow provision, maintenance or repair of green transit system stop or lay-by as well as small unmanned aircraft take-off and landing facilities, on land falling within the boundaries of the OZP except where the uses or developments are specified in Column 2 of the Notes of individual zones.

“R(A)” Zone

- (b) In relation to **Amendment Items B1 and E** above, the Remarks for the “R(A)” zone with relevant development restrictions for “R(A)6” and “R(A)7” sub-zones are incorporated. It is also specified that the permitted uses on the lowest two floors of a building and in a free-standing purpose-designed non-domestic building up to five storeys should exclude basements and carparks so as to reflect the latest policy and align with the latest MSN promulgated by the Board. In relation to **Amendment Item E**, minor relaxation of the GFA restriction based on individual merits of a

development or redevelopment proposal is added to the Remarks for “R(A)” zone. The Remarks for “R(A)” zone will also specify that railway station development and the associated public transport facilities as required by the Government for “R(A)7” zone shall be excluded from the GFA calculation, as stipulated in the Remarks for the original “CDA” zone.

Proposed “OU(IP)” Zone

- (c) In relation to **Amendment Item A** above, a new set of Notes for the “OU(IP)” zone with stipulation of BH restriction is incorporated. To allow flexibility for future development of the HSK Industry Park, relaxation of the BH restriction based on individual merits of a development or redevelopment proposal is incorporated in the Remarks for “OU(IP)” zone.

“Village Type Development” (“V”) Zone

- (d) The Remarks for the “V” zone is revised to remove the clauses for filling of land, filling of pond and excavation of land such that any filling of land/pond or excavation of land would be exempted from the requirement of planning permission.

“OU(PBU&SWU)” and “CDA” Zones

- (e) In relation to **Amendment Items A and E** above, the Notes for “OU(PBU&SWU)” and “CDA” zones are deleted.

Technical Amendments

- (f) In accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:
- (i) as ‘Market’ use is subsumed under ‘Shop and Services’ use, to update the Notes for “Commercial” (“C”), “R(A)”, “R(B)”, “V”, “G/IC” and “OU(MU)” zones;
 - (ii) to move ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1, and add ‘Field Study/Education/Visitor Centre’ under Column 2 in the Notes for “V” zone;
 - (iii) to amend the planning intention of the “Industrial” (“I”) zone to specify that selected uses akin to industrial production and would not compromise building and fire safety are also always permitted; and
 - (iv) to revise 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 “I”, “G/IC”, “OU(MU)”, “OU” annotated “Enterprise and Technology Park” and “OU” annotated “Logistics Facility” zones.
- (g) An editorial amendment is incorporated in the Remarks for “Residential (Group C)” zone.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning

circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/HSK/3.

10. **Consultation**

10.1 The Ha Tsuen Rural Committee (HTRC), the Ping Shan Rural Committee (PSRC) and the Town Planning and Development Committee (TPDC) of YLDC were consulted on the proposed amendments to the OZP on 29.1.2026, 6.2.2026 and 12.2.2026 respectively. Members of HTRC, PSRC and TPDC of YLDC generally noted or supported the proposed amendments to the OZP.

Consultation with the Rural Committees

10.2 PlanD consulted the HTRC on the proposed amendments to the OZP on 29.1.2026. HTRC members generally noted and supported the proposed amendments and raised comments on **Amendment Items B1 and B2** that the future development in the “R(A)6” zone might entail impacts in terms of visual, air ventilation and natural lighting given the proximity of the sites to the nearby villages. They also suggested relocating the sewage pumping stations, sewage treatment works, and refuse transfer station to the **Amendment Item A** sites or the “GB” zone away from the existing village settlements in order to minimise disturbance to villagers. PlanD responded that various design measures would be adopted in the future development in the “R(A)6” zone to create height variation and to enhance air ventilation and visual permeability in the surrounding areas, while the other suggestions from HTRC, not related to the proposed amendments, would be conveyed to the relevant B/Ds for consideration and follow-up as appropriate.

10.3 PlanD consulted the PSRC on the proposed amendments to the OZP on 6.2.2026. PSRC members generally supported all the proposed amendments and echoed with the need to widen the footpaths and improve traffic network as proposed in **Amendment Item B2**.

Consultation with the YLDC

10.4 PlanD consulted the TPDC of YLDC on the proposed amendments to the OZP on 12.2.2026. Members of the TPDC generally noted and supported the proposed amendments but expressed views mainly on the following issues:

- (a) there was no proposed PR restriction for **Amendment Item A**;
- (b) the reserved land for reprovisioning of the affected brownfield operators would be lost due to the HSK Industry Park under **Amendment Item A**; and
- (c) there would be potential visual, sewerage, drainage and traffic impacts arising from the future development of **Amendment Item B1**.

10.5 PlanD responded that there would be sufficient control on the development intensity

and building bulk of developments in the Industry Park under **Amendment Item A** and a multi-pronged approach had been adopted by the Government to facilitate the reprovisioning of affected brownfield operators. As for **Amendment Item B1**, various technical assessments had been conducted to ensure that no insurmountable impacts would be entailed by the proposed higher density residential developments with implementation of appropriate mitigation measures.

Departmental Consultation

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

- (a) Secretary for Development;
- (b) Secretary for Transport and Logistics;
- (c) Secretary for Education;
- (d) Secretary for Home and Youth Affairs;
- (e) Secretary for Commerce and Economic Development;
- (f) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (g) Chief Estate Surveyor/ New Development Area, LandsD;
- (h) Chief Estate Surveyor/Land Supply, LandsD;
- (i) Chief Estate Surveyor/Railway Development Section, LandsD;
- (j) Commissioner for Transport;
- (k) Chief Building Surveyor/New Territories West, Buildings Department;
- (l) Chief Engineer/Northern Metropolis Railways(1), Highways Department (HyD);
- (m) Chief Highway Engineer/New Territories West, HyD;
- (n) Chief Engineer/Mainland North, Drainage Services Department;
- (o) Chief Engineer/Construction, Water Supplies Department;
- (p) Director of Environmental Protection;
- (q) Director of Fire Services;
- (r) Director of Social Welfare;
- (s) District Officer (Yuen Long);
- (t) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (u) Director of Leisure and Cultural Services;
- (v) Antiquities and Monuments Office, DEVB;
- (w) DAFC;
- (x) Commissioner of Police;
- (y) Director of Food and Environmental Hygiene;
- (z) Director of Electrical and Mechanical Services;
- (aa) Project Manager (West), CEDD;
- (bb) Head of Geotechnical Engineering Office, CEDD;
- (cc) Director of Housing;
- (dd) Director-General of Trade and Industry;
- (ee) Commissioner for Industry (Innovation and Technology); and
- (ff) CTP/UD&L, PlanD.

Public Consultation after Exhibition of the OZP

10.7 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/HSK/3 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection.

Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The YLDC, Tuen Mun District Council, HTRC and PSRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved HSK&HT OZP No. S/HSK/2 as shown on the draft OZP No. S/HSK/2A at **Attachment II** (to be renumbered as S/HSK/3 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft HSK&HT OZP No. S/HSK/2A (to be renumbered as S/HSK/3 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved HSK&HT OZP No. S/HSK/2
Attachment II	Draft HSK&HT OZP No. S/HSK/2A
Attachment III	Notes of the Draft HSK&HT OZP No. S/HSK/2A
Attachment IV	ES of the Draft HSK&HT OZP No. S/HSK/2A
Attachment V	Rezoning Report for Amendment Items B1 & B2
Attachment VI	Rezoning Report for Amendment Item C
Attachment VII	Extract of minutes of the Committee's meeting on 24.1.2025 for the approved s.12A application No. Y/HSK/1
Attachment VIII	Provision of Major Community Facilities and Open Space of the YLDC Area
Drawings 1 to 5	Indicative Scheme of Amendment Items B1 and B2
Drawings 6 to 9	Locations of Road/Junction Improvement Works of Amendment Items B1 and B2
Drawings 10 to 12	Landscape Proposal of the Indicative Scheme of Amendment Items B1 and B2
Drawings 13 to 17	Photomontages of the Indicative Scheme of Amendment Items B1 and B2
Drawings 18 to 21	Indicative Scheme of Amendment Item C
Drawings 22 to 27	Photomontages of the Indicative Scheme of Amendment Item C
Drawings 28 to 30	Indicative Layout of the approved s.12A application No. Y/HSK/1
Plans 1a and 1b	Location Plans
Plans 2a to 2e	Site Plans
Plans 3a to 3e	Aerial Photos
Plans 4a to 4f	Site Photos
Plan 5	BH Profile for Residential Sites in the Vicinity of Amendment Items B1, B2, C, D and E

**PLANNING DEPARTMENT
FEBRUARY 2026**