

TOWN PLANNING BOARD

TPB Paper No. 11064

For Consideration by
The Town Planning Board on 3.7.2026

DRAFT HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN
NO. S/HSK/3

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/HSK/3-R1 TO R4

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Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/HSK/3-)
<p><u>Amendments to the Plan (Plan H-1)</u></p> <p><u>Item A</u> Rezoning of an area from “Other Specified Uses” (“OU”) annotated “Port Back-up, Storage and Workshop Uses” (“OU(PBU&SWU)”) to “OU” annotated “Industry Park” (“OU(IP)”) with stipulation of building height (BH) restriction.</p> <p><u>Item B1</u> Rezoning of three sites in Planning Area 4B from “Residential (Group B)3” (“R(B)3”) to “Residential (Group A)6” (“R(A)6”) with stipulation of BH restriction.</p> <p><u>Item B2</u> Rezoning of the existing roads with proposed road and footpath widening in Planning Area 4B from “R(B)3” to area shown as ‘Road’.</p> <p><u>Item C</u> Rezoning of the southern site of Planning Area 34E from “Government, Institution or Community” (“G/IC”) to “G/IC(1)” with stipulation of BH restriction.</p> <p><u>Item D</u> Revision to the BH restriction from three storeys to 50 metres above Principal Datum (mPD) for the “G/IC” zone to the east of Sha Chau Lei.</p> <p><u>Item E</u> Rezoning of a site to the south of Tuen Ma Line (TML) Tin Shui Wai (TSW) Station from “Comprehensive Development Area” (“CDA”) to “Residential (Group A)7” (“R(A)7”) with stipulation of BH restriction.</p> <p><u>Amendments to the Notes</u> (a) Revision to paragraph (7)(b) of the covering Notes to allow provision, maintenance or repair of green transit system stop or lay-by and small unmanned aircraft (SUA) take-off and landing</p>	<p>Total: 4</p> <p><u>Supports the draft Outline Zoning Plan (OZP)</u> Yuen Long District Council (YLDC) Member¹ R1: 黃穎灝議員</p> <p><u>Opposes Item E Only</u> R2: Individual</p> <p><u>Supports Item D and Opposes Items A, B1, C and Amendments to the Notes (a), (c), (h), (i) and (j)</u> R3: Individual</p> <p><u>Provides General Views on the draft OZP</u> R4: 九龍綠色通道 Kowloon Greenway</p>

¹ **R1** indicates general support to the amendments to the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 with no reasons specified.

<p>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.</p> <p>(c) Revision to the Notes for “Residential (Group A)” (“R(A)”) zone related to the permitted uses on the lowest two floors of a building or in a free-standing purpose-designed non-domestic building in accordance with the Master Schedule of Notes to Statutory Plans (MSN).</p> <p>(h) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for the “V” zone in accordance with the MSN.</p> <p>(i) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone in accordance with the MSN.</p> <p>(j) Deletion of the Remarks of the Notes for “V” zone on the clauses related to filling of land/pond or excavation of land.</p>	
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Note: The names of the representers are attached at **Annex III**. Soft copies of the submissions are sent to Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_HSK_3.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

1.1 On 20.3.2026, the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 (the Plan) at **Annex I**, together with the Notes and Explanatory Statement (ES)², was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the Plan 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 statutory exhibition period, four valid representations were received. On 2.6.2026, the Board agreed to consider all the representations collectively in one group.

² The Notes and ES are available at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_HSK_3.html.

- 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**

Item A – Rezoning sites from “OU(PBU&SWU)” to “OU(IP)” to take forward the Hung Shui Kiu Industry Park (HSK Industry Park) development

- 2.1 The Northern Metropolis (NM) is Hong Kong’s new economic engine with vast potential. Driven by an industry-led vision, about 800 hectares (ha) of industry land will be delivered over the next 20 years. Pursuant to the 2025 Policy Address (PA) and following the endorsement³ of the policy study by the Development Bureau (DEVB), around 23 ha of industry land in Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA) has been granted to the Hung Shui Kiu Industry Park Company Limited (the Park Company), which is a Government-owned and non-statutory company⁴, for developing, managing and operating the HSK Industry Park. Located in the northwestern part of HSK/HT NDA, the HSK Industry Park has direct connection to the Kong Sham Western Highway, making it convenient to access both the Shenzhen Bay and the Qianhai Cooperation Zone in Shenzhen to the north, as well as the Hong Kong International Airport and other parts of Hong Kong. The development of the HSK Industry Park will help accelerate the bringing in of industries to the NM and development of an industry ecosystem, thereby transforming into new impetus for Hong Kong’s economic growth, and promoting the development of real economy and economic diversification in Hong Kong.
- 2.2 In light of the above, a park-specific zoning “OU(IP)”, covering about 24.8 ha⁵ of Government Land (GL) previously zoned “OU(PBU&SWU)” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2, has been designated under the extant OZP to reflect the latest planning intention for the HSK Industry Park and to facilitate the development of industries thereon with a competitive edge and supported by the Government. To support the development of the HSK Industry Park, a wide range of permitted uses are allowed to accommodate various suitable industries of different stages in the production chain with supporting facilities for “OU(IP)” zone, ensuring the land use planning would match the genuine need of industry development and providing flexibility for the Park Company to attract enterprises and investments.

Items B1 and B2 – Rezoning three sites in Planning Area 4B for higher density residential uses to support funding for SGMTS

- 2.3 The Smart and Green Mass Transit System (SGMTS) in HSK/HT and Yuen Long South (YLS) NDAs was announced by the Chief Executive in the 2023 PA to serve

³ Endorsement was given by the Working Group on Devising Development and Operation Models led by the Financial Secretary in December 2025.

⁴ 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 appointed on the approval of the Chief Executive.

⁵ The developable area is about 23 ha after deducting the area reserved for road works for Smart and Green Mass Transit System (SGMTS) Phase 1 in HSK/HT NDA and other roads.

as light and green feeder services in road-based mode to nearby railway stations (i.e. TML TSW station and HSK station), major public transport interchanges (PTIs) and light rail stops across HSK/HT and YLS NDAs. To take forward the SGMST project, the 2025 PA announced that the Government will invite tenders for the project in 2026. In order to provide funding support for the project by granting development rights to future franchisee, three housing sites in Planning Area 4B of HSK/HT NDA have been identified for higher density residential use.

- 2.4 An indicative scheme with relevant technical assessments conducted by Civil Engineering and Development Department (CEDD) has demonstrated the technical feasibility and possible design concepts for these three private residential sites. To facilitate the proposal, the three sites, with a total area of about 3.38 ha, have been rezoned from “R(B)3” (subject to a maximum plot ratio (PR) of 1.26, a maximum site coverage of 40% and a maximum BH of six storeys over single-storey car park) to “R(A)6” with a maximum total PR of 5.2 and a maximum BH of 120mPD on the OZP (**Item B1**). Besides, an area of 0.88 ha has been rezoned from “R(B)3” to area shown as ‘Road’ (**Item B2**) to reflect the existing road alignments (i.e. Hung Yu Road, Hung Kei Road and Hung Leong Road) and the proposed road and footpath widening adjoining the sites.

Item C – Rezoning a site in Planning Area 34E for re-provisioning a divisional fire station and ambulance depot (FSAD) cum staff quarters

- 2.5 Planning Area 34E forms part of the pilot area under the “large-scale land disposal” (LSLD) approach in HSK/HT NDA (the HSK LSLD Pilot Area). To increase the financial viability of developing the HSK LSLD Pilot Area, the northern site in Planning Area 34E, originally planned for a FSAD cum staff quarters, was subsequently proposed for private residential use with a s.16 application No. A/HSK/585 approved by the Rural and New Town Planning Committee (the RNTPC) of the Board on 21.11.2025.
- 2.6 According to the latest plan, the affected FSAD cum staff quarters will be re-provisioned at the southern site of Planning Area 34E. CEDD has prepared an indicative scheme with relevant technical assessments to demonstrate the feasibility of rezoning the site for proposed FSAD cum staff quarters development. To take forward the re-provisioning arrangement, the site has been rezoned to “G/IC(1)” with a revised BH restriction of 160mPD, under which ‘Flat (Government Staff Quarters)’ use is always permitted.

Item D – Revising the BH restriction of a site for redevelopment of the Pok Oi Hospital Yeung Chun Pui Care and Attention Home (C&A Home)

- 2.7 On 24.1.2025, the RNTPC agreed to a s.12A application No. Y/HSK/1⁶ to amend the BH restriction of a site zoned “G/IC” from three storeys to 47.9mPD for proposed redevelopment of the Pok Oi Hospital Yeung Chun Pui C&A Home. To take forward the decision of the RNTPC on the s.12A application⁷, the BH restriction of the

⁶ 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.

⁷ The minutes of the RNTPC’s meeting is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m758rnt_e.pdf.

“G/IC” site has been revised from three storeys to 50mPD⁸. 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 has also been included in this zone as boundary adjustment.

Item E – Rezoning Ping Yan Court to reflect the completed residential development and as-built condition

- 2.8 To take forward the decision of the RNTPC regarding the Review of Sites Designated “CDA” on Statutory Plans in the New Territories for the Years 2023/2025⁹ on 23.5.2025, the site to the south of TML TSW Station occupied by a public housing development (subsidised sale flats) named Ping Yan Court, has been rezoned from “CDA” to “R(A)7” with stipulation of a maximum gross floor area (GFA) of 128,350m² and a maximum BH of 110mPD to reflect the completed residential development.

Amendments to the Notes and ES of the OZP

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

Covering Notes

- (a) paragraph (7)(b) of the covering Notes has been revised to allow provision, maintenance or repair of green transit system stop or lay-by as well as SUA 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 **Items B1 and E** above, the Remarks for the “R(A)” zone have been revised to incorporate the development restrictions for “R(A)6” and “R(A)7” sub-zones, and the Notes of the “R(A)” have also been revised to specify 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;

“OU(IP)” Zone

- (c) in relation to **Item A**, a new set of Notes for the “OU(IP)” zone with stipulation of BH restriction has been incorporated;

“V” Zone

- (d) the Remarks for the “V” zone have been 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 not require planning permission;

⁸ The BH restriction has been revised from three storeys to 50mPD instead of 47.9mPD for presentation clarity and consistency across the OZP to provide flexibility for BH buffer at detailed design stage.

⁹ The RNTPC Paper for 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.

“OU(PBU&SWU)” and “CDA” Zones

- (e) in relation to **Items A and E**, the Notes for “OU(PBU&SWU)” and “CDA” zones have been deleted; and

Technical Amendments

- (f) to align with the latest MSN promulgated by the Board and to incorporate other technical and editorial amendments, the Notes for the “Commercial” (“C”), “R(A)”, “R(B)”, “R(C)”, “V”, “G/IC”, “OU” annotated “Mixed Uses” (“OU(MU)”), “OU” annotated “Enterprise and Technology Park” (“OU(E&TP)”) and “Industrial” (“I”) zones have been revised.

2.10 The ES of the OZP has been revised to take into account 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 HSK/HT NDA and to incorporate certain technical revisions.

The Draft OZP

2.11 On 27.2.2026, the RNTPC of the Board agreed that the proposed amendments to the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 were suitable for public inspection under section 5 of the Ordinance. The relevant RNTPC Paper No. 3/26 is available at the Board’s website¹⁰ and the extract of the minutes of the said RNTPC meeting is at **Annex IV**. Subsequently, the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 was gazetted on 20.3.2026.

3. Local Consultation

Prior to the Submission of the Proposed Amendments to the RNTPC

3.1 Members of the Ha Tsuen Rural Committee (HTRC), Ping Shan Rural Committee (PSRC) and 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 both HTRC and PSRC generally noted and supported the proposed amendments. However, members of HTRC raised concerns on **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 some of the existing/planned facilities, such as sewage pumping stations, sewage treatment works and refuse transfer station, away from the existing village settlements to the **Item A** sites or the “Green Belt” (“GB”) zone in order to minimise disturbance to villagers. In response, members of HTRC were advised that as specified under the ES of the OZP, the project proponent would be advised to consider adopting suitable design and mitigation measures for the future developments within the “R(A)6” zone to create height variation and to enhance air ventilation and visual permeability.

3.2 Members of the TPDC of YLDC also generally noted and supported the proposed amendments but expressed views mainly on the absence of PR restriction for **Item A**,

¹⁰ The RNTPC Paper No. 3/26 is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/783_rnt_agenda.html.

the loss of land reserved for re-provisioning of affected brownfield operators due to the HSK Industry Park under **Item A**, and potential visual, sewerage, drainage and traffic impacts arising from the future developments at **Item B1**. PlanD responded that there would be sufficient control on the development intensity and building bulk of developments in the HSK Industry Park under **Item A** and a multi-pronged approach had been adopted by the Government to facilitate the re-provisioning of affected brownfield operators. As for **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. Their views and comments have been incorporated into the RNTPC Paper No. 3/26 and summarised in the extract of minutes of the YLDC meeting at **Annex V**.

Upon Gazettal of the draft OZP

- 3.3 Upon gazettal of the draft OZP on 20.3.2026, members of YLDC, Tuen Mun District Council (TMDC), HTRC and PSRC 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. One representation from a member of YLDC (**R1**) supporting the proposed amendments was received while no representation from members of the TMDC, HTRC or PSRC was received.

4. The Representation Sites and their Surrounding Areas

- 4.1 The representation sites have the following characteristics:

Item A (Plans H-1 and H-2a to 2c)

- 4.1.1 The **Item A** sites comprise about 24.8 ha of GL at the northwestern part of the HSK/HT NDA with direct connection to the Kong Sham Western Highway, via existing Road D1, through northward access to Shenzhen Bay and southward access to other parts of the territory. Surrounded by a cluster of sites zoned “OU” annotated “Logistics Facility” (“OU(LF)”) to its southeast, San Wai Sewage Treatment Plant and a proposed refuse transfer station to its south, an area zoned “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 H-2a to 2c**).
- 4.1.2 From a wider context, the **Item A** sites are situated within the “High-end Professional Services and Logistics Hub” in the NM. **Item A** sites, enjoying strategic locational advantage and well-developed transportation network, are new impetus for Hong Kong’s economic growth. As mentioned in paragraphs 2.1 and 2.2 above, the land use zoning of **Item A** has been designated as “OU(IP)” with a wide range of permitted uses to accommodate various suitable industries of different stages to reflect the latest planning intention for HSK Industry Park to be developed by the Park Company in phases.
- 4.1.3 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. 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 to be taken place in the HSK Industry Park. With a view to maximising flexibility for overall planning of the HSK Industry Park, instead of imposing PR and/or GFA restrictions on the Notes, a maximum total GFA of about 1,610,000m²¹¹, which is adopted from ‘Hung Shui Kiu New Development Area Planning and Engineering Study’ (the Study) with regard to infrastructural capacity, has been stipulated under the ES of the “OU(IP)” zone and in land documents. A BH restriction of 110mPD, i.e. same as that of the previous “OU(PBU&SWU)” zone, has been imposed for the “OU(IP)” zone. Further increase in development intensity would be subject to confirmation of technical feasibility to be demonstrated by the project proponent(s) to the satisfaction of relevant government bureaux and departments (B/Ds).

Items B1 and B2 (Plans H-1 and H-3a to 3d)

- 4.1.4 The three representation sites under **Item B1**, with a total area of about 3.38 ha, 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. These sites are mainly occupied by warehouses, storage facilities and some residential dwellings in squatters and temporary structures. They are situated within a residential neighbourhood with planned high-rise high-density public and private 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)¹² located to the southwest, existing medium-rise residential developments including Casa De Oro and Parkview Garden zoned “R(B)3” (subject to a maximum PR of 1.26, a maximum site coverage of 40% and a maximum BH of six storeys over single-storey car park) to the south and east, and village settlements including Tin Sam and San Lee Uk Tsuen to the north and northwest (**Plans H-3a to 3d**).
- 4.1.5 In a wider geographical context, there are two sites zoned “OU(MU)” for TML HSK Station “rail-plus-property” developments in the future town centre (subject to a maximum BH of 180mPD) and a mix of “R(A)” sub-zones for private and public housing developments (subject to maximum BHs up to 175mPD and 140mPD to the west and the northeast of the three sites respectively). The maximum BH of 120mPD for the three sites would thus form a stepped BH profile extending from the future town centre towards its periphery. The residential development with higher density under **Item B1** is therefore not considered incompatible with the planned wider context of the HSK/HT NDA.
- 4.1.6 The three sites under **Item B1** have been zoned “R(A)6” subject to a maximum total PR of 5.2 and a maximum BH of 120mPD. According to the

¹¹ The total GFA is calculated based on the development site area with a PR of 7 (i.e. same as that of the previous “OU(PBU&SWU)” zone).

¹² The maximum PR and BH have been increased to up to 6.8 and 175mPD respectively under the approved s.16 planning application No. A/HSK/452.

ES of the OZP, to create height variation and to enhance air ventilation and visual permeability in the surrounding areas, the project proponents or developers for the “R(A)6” sites should consider relevant design and mitigation measures such as varying BH, low-rise building zone, building setback and building separation for each of the three sites at the detailed design stage (**Drawing H-5**).

4.1.7 Meanwhile, **Item B2**, covering a total area of 0.88 ha, has been rezoned to area shown as ‘Road’ to reflect the existing road alignments (i.e. Hung Yu Road, Hung Kei Road and Hung Leong Road) and the proposed road and footpath widening adjoining the three sites (**Plans H-3a to 3d**).

4.1.8 The indicative scheme shown in **Drawings H-1 to H-5**, with relevant technical assessments including Traffic Impact Assessment (TIA), Environmental Assessment, Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Utilities Impact Assessment, Landscape and Tree Preservation Proposal (LTPP), Visual Impact Assessment (VIA) and Air Ventilation Assessment – Expert Evaluation (AVA-EE) conducted by CEDD, has demonstrated the technical feasibility and possible design concepts for the three sites. The drawings showing the road/junction improvement works under the TIA, the landscape proposal under LTPP, photomontages under the VIA are shown in **Drawings H-6 to H-17**. Major development parameters of the indicative scheme are summarised as follows:

Key Development Parameters	Indicative Scheme (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 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			
Anticipated Population Intake Year	2035			
Parking and Loading/Unloading (L/UL)	Provisions of internal parking and L/UL spaces will be provided in accordance with the Hong Kong Planning			

Key Development Parameters	Indicative Scheme (Item B1)			
	Site 4B-1	Site 4B-2	Site 4B-3	Total
Provision	Standards and Guidelines (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.

Item C (Plans H-1, H-4a to 4c, H-7 and H-8)

4.1.9 Representation site under **Item C** is the southern site of Planning Area 34E, with an area of 0.83 ha. It comprises a development site in the eastern portion (about 0.63 ha) and an amenity strip in the western portion (about 0.19 ha) (**Drawing H-18**). The **Item C** site is accessible to the future Road D6 and the Kong Sham Western Highway via a local road adjoining its eastern boundary. The site is mainly occupied by vacant or unused land, with some storage and agricultural uses and it was originally reserved for a sports centre, a community hall and a library (**Plans H-4a to 4c**). Being in close proximity to the future town centre, the **Item C** 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 with approved s.16 application No. A/HSK/452, 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 (**Plan H-7**).

4.1.10 As mentioned in paragraph 2.5 above, the **Item C** site has been included in the HSK LSLD Pilot Area and having considered the market feedback, the northern site of Planning Area 34E is subsequently proposed for high-density private residential use under approved s.16 planning application No. A/HSK/585 and the FSAD cum staff quarters originally reserved thereon will be re-provisioned at the **Item C** site. The originally planned sports centre, community hall and library at the **Item C** site will be relocated to another “G/IC” site in Planning Area 6A which is a designated government reserve site in HSK/HT NDA (**Plan H-8**).

4.1.11 The **Item C** site is zoned “G/IC(1)” subject to a maximum BH of 160mPD for the re-provisioning of the divisional FSAD cum staff quarters. In this regard, CEDD has prepared an indicative scheme (**Drawings H-19 to H-28**) with technical assessments including TIA, VIA, Preliminary Environmental Assessment (PEA), SIA, WSIA and DIA to demonstrate the technical feasibility of the proposal. 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. 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

^[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 0.19 ha) is excluded from the development site (**Drawing H-18**).

^[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 Fire Services Department (FSD). The provision for ancillary parking for staff quarters are estimated in accordance with the HKPSG.

Item D (Plans H-1 and H-5a to 5d)

4.1.12 Representation site under **Item D**, with an area of about 0.36 ha, 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. In the wider planned context, across the nullah to the east of the **Item D** site are planned high-rise high-density commercial and residential developments subject to maximum BHs ranging from 120mPD to 140mPD (**Plans H-5a to 5d**).

4.1.13 To take forward the decision of the RNTPC on the s.12A application No. Y/HSK/1, the BH restriction of the **Item D** site has been revised from three storeys to 50mPD for proposed redevelopment of the Pok Oi Hospital Yeung Chun Pui C&A Home. 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 has also been included in this zone as boundary adjustment under the broad zoning principle (**Plan H-5a**).

4.1.14 According to the applicant's Indicative Scheme under the s.12A application (**Drawings H-29 to H-31**), the redeveloped C&A Home will be 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 provisions of social welfare facilities will be subject to approval by the relevant government B/Ds in the detailed design stages.

Item E (Plans H-1, H-6a to 6c and H-9)

4.1.15 The **Item E** site, with an area of about 3.65 ha, is currently occupied by a high-density residential public housing development (subsidised sale flats) named Ping Yan Court which was completed in 2018 and has been rezoned to "R(A)7" to reflect the completed development (**Plans H-6a to 6c**). Taking into account the permissible developable GFA under the lease of the completed residential development, the **Item E** site is subject to a maximum GFA of 128,350m² and a maximum BH of 110mPD. The requirements on maintaining a 30m-wide view corridor from Ping Shan (**Plan H-9**), as well as provision of a PTI with a site area of about 7,000m² and a market at the site, have been stipulated in the ES of the OZP.

Planning Intentions

- 4.2 The planning intentions of the zones in relation to the above representation sites are as follows:
- (a) the "OU(IP)" zone under **Item A** is intended to provide land for establishment of an industry park for driving the development of industries with a competitive edge and supported by the Government, as well as complementary facilities and value-added services to support the growth of enterprises with a view to building a vibrant industry ecosystem;
 - (b) the "R(A)6" and "R(A)7" zones under **Items B1 and E** are intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose designed non-domestic building up to five storeys. The railway station development and the associated public transport facilities as required by the Government shall be excluded from the GFA calculation; and
 - (c) the "G/IC(1)" and "G/IC" zones under **Items C and D** are intended primarily for the provision of Government, institution or community 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, organisations providing social services to meet community needs, and other institutional establishments.

5. The Representations

5.1 Subject of Representations

5.1.1 During the two-month exhibition period, four valid representations were received. Amongst them, one from a member of YLDC (**R1**¹³) supports the draft OZP; one individual (**R2**) opposes **Item E**; one individual (**R3**) supports **Item D** and opposes **Items A, B1, C** and the amendments to the Notes (a), (c), (h), (i) and (j); and one from the Kowloon Greenway (**R4**) provides general views on the draft OZP.

5.1.2 The major grounds/views/proposals of the representations and PlanD's responses, in consultation with relevant B/Ds are summarised in paragraphs 5.2 to 5.4 below.

5.2 Supportive Representations

5.2.1 The general supporting view of **R1** to the draft OZP is noted.

5.2.2 **Item D**

Major Grounds/Views	Representation No.
(1) The redevelopment of the Pok Oi Hospital Yeung Chun Pui C&A Home will provide various social welfare facilities and medical services and other self-financed welfare-related ancillary facilities. The proposed facilities will provide truly needed community services.	R3
(2) The redevelopment provides a step-down effect from surrounding higher densities.	
Responses	
The supportive grounds or views are noted.	

5.3 Opposing Representations

5.3.1 **Item A**

Major Grounds/Views	Representation No.
(1) There is a lack of accessible supporting documents for evaluating the proposed development at HSK Industry Park.	R3
(2) No assessment to evaluate if the BH restriction of 110mPD will create wall effect on the original low-rise green backdrop and the drainage issue associated with filling and excavation involving a considerable amount of	

¹³ See Footnote 1.

slopes.

Responses

In response to (1) and (2):

- (a) The key planning considerations, development restrictions and implementation framework for the HSK Industry Park have been set out in the relevant RNTPC paper¹⁴. The “OU(IP)” zone is intended to reflect the latest planning intention for the HSK Industry Park and to maximise the land use flexibility for the overall development of the HSK Industry Park.
- (b) The Park Company, a Government-owned and non-statutory company¹⁵, will formulate the overall development of the HSK Industry Park and submit a development work plan to the Government (including key performance indicators), so as to ensure the Park Company will make effective use of the land asset and the Government’s equity injection in accordance with the Government’s industry policies, striving for early establishment of enterprises and creating development momentum for the Industry Park. The types of industry and use, disposition and layout of buildings, development intensity, ancillary and supporting facilities 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.
- (c) The sites under **Item A** were previously zoned “OU(PBU&SWU)” subject to a BH restriction of 110mPD. The current “OU(IP)” zoning has maintained the same BH restriction of 110mPD and does not involve any change in terms of statutory BH control. The “OU(IP)” zone is located in the northwestern part of the HSK/HT NDA, with cluster of sites zoned “OU(LF)” to the southeast (also subject to a BH restriction of 110mPD), the San Wai Sewage Treatment Plant and a proposed refuse transfer station to the south, and “GB” and “V” zones to the north and further northwest (**Plans H-1 and H-2a**). The BH restriction of 110mPD was proposed under the Study having regard to the intended BH profile for the HSK/HT NDA. The BH restriction is considered appropriate having regard to the planned development context and the need to allow design flexibility for different building forms and floorspace requirements within the HSK Industry Park.
- (d) The sites have been planned for development purpose since the gazettal of the draft Hung Shiu Kiu and Ha Tsuen OZP No. S/HSK/1 on 26.5.2017, and the technical feasibility for the development intensity, i.e. a total GFA equivalent to a PR of 7 stipulated in the ES of the draft OZP and to be incorporated in the land documents, has been ascertained in the Study with regard to infrastructural capacity. Relevant utility infrastructure (including drainage and sewage system) for the area will be improved upon completion of the works under HSK/HT NDA Second Phase Development. Developments of the HSK Industry Park are confined to the developable areas formed/to be formed by CEDD in accordance with the site formation plan agreed by other relevant B/Ds. There is an existing public road, Kai Pak Ling Road, located to immediate north of the **Item A** sites. The HSK Industry Park would not

¹⁴ See Footnote 7.

¹⁵ See Footnote 4.

encroach onto the natural hill, and there is no planned filling or excavation works at the slopes thereon.

5.3.2 Item B1

Major Grounds/Views	Representation No.
(1) The rezoning of the three sites to higher density residential development solely to enhance the financial viability and funding support for the SGMTS franchise is unjustified.	R3
(2) The validity of the “stepped BH profile” is uncertain. Increasing BH restriction at the subject three sites from the original six storeys to 120mPD will create adverse visual and air ventilation impacts and wall effect. The wind permeability and sunlight penetration to the nearby low-rise residential developments will be affected.	
Responses	
<p><u>In response to (1):</u></p> <p>(a) The SGMTS was announced in the 2023 PA to serve as light and green feeder services in road-based mode to nearby railway stations (i.e. TML TSW station and HSK station), major PTIs and light rail stops across HSK/HT and YLS NDAs. As announced in the 2025 PA, the Government will invite tenders for the SGMTS project in HSK/HT NDA in 2026. As the three private housing sites have been potentially identified to provide funding support for the SGMTS, development potential of the sites has been carefully considered and assessed having regard to relevant land use and planning considerations. While the sites are situated in a currently low to medium-rise residential neighbourhood within Planning Area 4B of the HSK/HT NDA with existing medium-rise residential developments to the south and east of the sites, and village settlements to the north and northwest of the sites, substantial transformation in urban character and density of the surrounding context is expected upon the implementation of the NDA. In particular, there is a cluster of planned high-rise, high-density public and private housing developments to the southwest (with maximum PRs of 6.5 to 6.8 and maximum BHs of 160mPD to 175mPD) (Plans H-1, H-3a and H-7). The subject sites are also located in close proximity to the future town centre, the planned HSK Station and the SGMTS with good accessibility to existing and planned pedestrian and cycling networks as well as public transport services. The “R(A)6” zoning of the three sites which permits residential developments with higher density would optimise the development potential of the sites, expedite the phasing out the existing brownfield uses and contribute to housing supply, while supporting the planned public transport network in the NDA with provision of funding support to SGMTS.</p> <p>(b) The development intensity and BH restriction of the “R(A)6” zone have been assessed in the context of the overall planning framework of the HSK/HT NDA and the scale and intensity of the existing and planned developments in the surroundings. Relevant technical assessments in terms of traffic, environmental, drainage, sewerage, water supply, utilities, landscape, visual</p>	

and air ventilation aspects have been conducted based on an indicative scheme which conclude that no insurmountable impacts would be entailed with implementation of appropriate mitigation measures. Relevant B/Ds, including the Commissioner for Transport (C for T), Director of Environmental Protection (DEP), Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Chief Town Planner/Urban Design and Landscape (CTP/UD&L, PlanD), have no objection to or no adverse comment on **Item B1**. Subject to appropriate design and mitigation measures to be further considered at the detailed design stage as specified in the ES of the draft OZP, the intended residential developments with a maximum PR of 5.2 (of which the domestic PR should not exceed 5) and a maximum BH of 120mPD are considered suitable and compatible with the surrounding areas.

In response to (2):

- (c) In the wider planned context, the sites are located about 500m away from the TML HSK Station “rail-plus-property” developments in the future town centre which is subject to a maximum BH of 180mPD, while other “R(A)” sub-zones for public and private housing developments nearby are subject to maximum BHs ranging from 140mPD to 175mPD to the southwest and northeast of the three sites. The proposed maximum BH of 120mPD for the three sites would form part of a stepped BH profile descending from the future town centre towards its periphery, and is considered not incompatible with the planned development context of the HSK/HT NDA (**Plan H-7**).
- (d) An indicative scheme has been prepared incorporating various planning and design features, including varying BHs, three 30m-wide low-rise building zones, building setbacks, building separations, podium recesses, road/footpath widening, landscape buffering along building edges and façade articulation to enhance visual permeability and air ventilation (**Drawings H-1 to H-5**). Relevant design and mitigation measures will be further considered by the future project proponent/developer at the detailed design stage as specified under the ES of the draft OZP. According to the VIA and the AVA-EE conducted, the overall visual impact is ranged from ‘slightly adverse’ to ‘moderately adverse’ while the air ventilation performance would be slightly lower than that of the OZP Compliance Scheme. Nevertheless, with the incorporation of the aforesaid design features, the proposed developments are not expected to impose any significant adverse visual and air ventilation impacts on the surrounding areas. The CTP/UD&L, PlanD has no adverse comment on **Item B1** from both visual and air ventilation perspectives.

5.3.3 **Item C**

Major Grounds/Views	Representation No.
(1) The purpose of the rezoning is to maximise land revenue instead of prioritising land allocation for localised community benefit. There is insufficient information provided to evaluate if the “G/IC” site in Planning Area	R3

<p>6A for re-provisioning the sports centre, community hall and library is a suitable relocation site.</p>	
<p>(2) Insufficient design details are provided for the proposed FSAD cum staff quarters. The average unit size of 700m² is excessively larger than the standard housing footprint, and unaffordable to the general public.</p>	
<p>Responses</p>	
<p><u>In response to (1):</u></p> <p>(a) Item C is to take forward the re-provisioning of the FSAD cum staff quarters originally planned at the northern site of Planning Area 34E, which is now proposed for private residential use under approved s.16 planning application No. A/HSK/585 to facilitate implementation of the HSK LSLD Pilot Area. The proposed FSAD cum staff quarters is an essential emergency service facility serving the HSK/HT NDA and the wider district. The re-provisioning arrangement has been formulated in consultation with relevant B/Ds, including FSD, Leisure and Cultural Services Department (LCSD) and Home Affairs Department (HAD), having considered the subject site's access to existing/planned road facilities and its proximity to the future town centre and planned high-density developments.</p> <p>(b) The sports centre, community hall and library originally planned at the southern site of Planning Area 34E subject to a BH restriction of eight storeys will be relocated to another "G/IC" site in Planning Area 6A, which is designated as a government reserve site to cater for unforeseen government uses when need arises. Planning Area 6A is located close to existing and planned residential developments (including intensification of private housing sites under Item B1) and well served by the road and cycle track networks and public transport services of the NDA (Plan H-8). It is zoned "G/IC" subject to a BH restriction of eight storeys and hence no amendment to the OZP is required to accommodate the relocated facilities. Having considered the site's context in terms of accessibility and the land use of surrounding areas, relevant B/Ds, including LCSD and HAD, have no adverse comment on this relocation proposal. With such relocation arrangement, the provision of planned community facilities of the NDA will not be undermined while the detailed provisions will be assessed by the relevant B/Ds during the detailed design and implementation stages.</p>	
<p><u>In response to (2):</u></p> <p>(c) According to the indicative scheme prepared by CEDD, the proposed development would comprise a 40-storey staff quarters building on top of a 5-storey divisional FSAD and a standalone 8-storey fire drill tower, providing about 480 staff quarters units with local open space of not less than 1,468m² and ancillary parking/loading and unloading spaces (Drawings H-19 to H-22). While the average flat size adopted for the staff quarters units is about 70m², such assumption is for assessment purpose and may be subject to change based on the detailed design requirements to be formulated by the Architectural Services Department (ArchSD) in consultation with FSD. The proposed staff quarters are intended to meet the operational needs of FSD and would form part of a government facility, and</p>	

its nature is different from private residential development for sale in the market.

- (d) Technical assessments, including TIA, VIA, PER, SIA, WSIA and DIA, have been conducted to demonstrate the technical feasibility of the proposed FSAD cum staff quarters development. Relevant B/Ds have no objection to or no adverse comment on **Item C**.

5.3.4 **Item E**

Major Grounds/Views	Representation No.
(1) Item E site is near the TML TSW Station and the proposed interchange station of the SGMETS. The proposed stipulation of a BH restriction of 110mPD, which is lower than the nearby sites, will pose negative effect on its future re-development. It is suggested to align the BH restriction of this site with other development sites nearby (i.e. 160mPD).	R2
Responses	
<p><u>In response to (1):</u></p> <p>(a) Item E is to reflect the existing public housing development namely Ping Yan Court, which was completed in 2018, and to take forward the recommendations of the RNTPC regarding the CDA Review 2023/2025. The development has been completed as per the approved scheme under the planning permission¹⁶ with a maximum permissible BH of 110mPD and a maximum permissible GFA of 128,350m². There is currently no plan to redevelop the site. Any further increase in BH and/or development intensity of the site should be supported by technical assessments.</p>	

5.3.5 **Amendments to the Notes (a), (c), (h), (i) and (j)**

Major Grounds/Views	Representation No.
(1) Allowing provision of SUA take-off and landing facilities would create pollution, safety and privacy concerns that affects nearby populations and habitats. It would also commercialise the public open spaces.	R3
(2) Exempting aboveground parking facilities from PR/GFA calculation in “R(A)” zone would facilitate aboveground instead of underground parking, thus increasing developers’ profits at the expense of livability while generating adverse visual and ventilation impacts at the street level.	

¹⁶ Under s.16 planning application No. A/YL-PS/440 approved by the RNTPC on 4.4.2014.

<p>(3) 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.</p>	
<p>(4) 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.</p>	
<p>(5) Delete of the clauses related to filling of land/pond or excavation of land would reduce amenities within “V” zone.</p>	

Responses

In response to (1):

- (a) The amendment to the covering Notes of the OZP is to facilitate the provision, maintenance or repair of SUA take-off and landing facilities to take place within the boundaries of the OZP (except otherwise specified), which complements the Government’s policy to foster the development of low-altitude economy. Operations of SUAs weighing 150 kg or below will be governed by the Small Unmanned Aircraft Order (Cap. 488G) and other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant government B/Ds and regulatory authorities.

In response to (2):

- (b) As announced in the 2025 PA, exempting GFA for not more than two storeys of aboveground carparks is a policy initiative to expedite development and reduce construction cost. Notwithstanding this, any proposal with BH exceeding the prevailing OZP restrictions would still require planning permission from the Board via planning application and such application should be supported with justifications. The Board will consider each application on its individual merits.

In response to (3):

- (c) The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “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 residents/DCs/RCs on the provision of such facilities, as appropriate.

In response to (4):

- (d) Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’, which are considered as low-impact leisure and recreational uses, under Column 2 of the Notes for “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.

In response to (5):

- (e) The “V” zoning is primarily intended for development. Given that infrastructure improvement works have already been planned under the NDA development to comprehensively address drainage and flooding concerns, it is considered that filling/excavation activities would no longer pose a significant threat on the local environment in the “V” zone. The CE/MN, DSD has no adverse comment on the amendment from public drainage perspective. Deletion of the clauses could help streamline planning control.

5.3.6 Public Consultation

Major Grounds/Views/Proposals	Representation No.
<p>(1) Members of the public can only access the sparse details provided in the main RNTPC paper because the accompanying supporting documents are too large and difficult to navigate, which undermines genuine public consultation. The relevant data from the HKPSG should be provided separately.</p>	R3
Responses	
<p><u>In response to (1):</u></p> <p>(a) Public consultation and the statutory plan-making process were conducted in accordance with the statutory and established administrative procedures. To ensure transparency, the draft OZP, Notes, ES, and relevant papers attached with detailed technical assessments and plans as well as government, institution and community (GIC) table summarising provision of GIC facilities and open space in the Yuen Long district have been uploaded to the Board’s website in a consolidated manner. To assist members of the public with connectivity or system constraints, full hard copies of the consultation materials are made available for public viewing at the Planning Enquiry Counters of PlanD during office hours.</p>	

5.3.7 Provision of GIC facilities

Major Grounds/Views	Representation No.
<p>(1) There has been an ongoing deficit in the provision of various GIC facilities. The draft OZP does not adequately cater to the essential services required for the additional population from the NM, which is being compromised by financial considerations. The scale of the NM should be reduced to match available treasury resources.</p>	R3
<p>(2) Adequate GIC reserve sites should be retained to address the future needs.</p>	

Responses

In response to (1):

- (a) In general, population-based community facilities are planned based on the boundary of district councils. For YLDC, the existing and planned provision of population-based community facilities is generally adequate to meet the demand of the overall population in the district in accordance with the HKPSG (**Annex VI**) and concerned B/Ds' assessments¹⁷, except those facilities outlined below.
- (b) On the deficits in some social welfare facilities, hospital beds and clinic/health centres in the YLDC area, it should be noted that the standards set under the HKPSG for these services/facilities are long-term goals¹⁸ serving the ultimate planned population, and the actual provision would be subject to the consideration of relevant B/Ds, including the Health Bureau (HHB) and/or Social Welfare Department (SWD) in the planning and development process as appropriate. The provision of these facilities will be carefully monitored, planned and reviewed by relevant B/Ds. In addition to the services/facilities provided by the government in accordance with the HKPSG, there are services/facilities provided from the private market that could help address the demand.
- (c) Under the healthcare system, hospitals and clinic facilities in a common geographical area are grouped together to form an integrated service network. The aim is to ensure a more even use of Government and Government-assisted hospital beds and that patients are treated with the level of staff and facilities most appropriate to their clinical conditions. In this regard, while the provision of hospital beds and clinics/health centres under HKPSG is assessed based on the planned population of YLDC area, HHB/Hospital Authority (HA) adopts a wider spatial context in the assessment and plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. YLDC area is within the catchment area of the New Territories West Cluster (NTWC). Under the ongoing First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand.
- (d) With the changes in the demographic structure, planning, and development of Hong Kong, HHB and HA are currently reviewing the Second HDP. This review takes into consideration factors such as the territory-wide and regional planning and development strategies (including "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" and the "Northern Metropolis Development Strategy"), as well as the corresponding latest changes in Hong Kong's population projections, overall distribution, and demographic structure. The scale and priority of the

¹⁷ 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 the equivalent of about 5% of the total attainable domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area have not been taken into account.

¹⁸ 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.

projects under the Second HDP, including those in NTWC, will be reviewed, announced in due course, and taken forward in an orderly manner.

- (e) For provision of social welfare services/facilities, in applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of population growth and demographic changes as well as the provision of different welfare facilities have to be considered. SWD has all along adopted a multi-pronged approach to identify suitable accommodation for the provision of welfare facilities so as to meet the ongoing welfare service needs of different districts. In general, apart from taking into account the planning standards and guidelines for welfare facilities set out in HKPSG, factors including the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site, resource availability, site constraints, development potential and limitations etc., will also be considered upon drawing up appropriate plan for proposed welfare facilities to meet the service demand arising from developments and to address the community demand at large. Besides, social welfare facilities could be incorporated in planned public housing developments in accordance with the prevailing policy and practice¹⁹ to help address some of the shortfalls when opportunities arise.
- (f) The shortfalls in the provision of sports facilities, divisional police station and magistracy will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. There is also no population-based standard set for provision of cultural centre and community hall under the HKPSG. 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.

In response to (2):

- (g) Various “G/IC” sites and premises have been planned in the HSK/HT NDA for the provision of a wide variety of community facilities. In addition, eight government reserve sites are planned to allow flexibility for meeting future or unforeseen community needs. The provision and implementation of GIC facilities will continue to be reviewed by relevant B/Ds having regard to the latest planning circumstances and other relevant considerations including prevailing service demand and available financial resources.

5.4 General Views on the draft OZP

- 5.4.1 **R4** provides general views on the draft OZP which are not related to any amendment items, i.e. designation of 2m to 4m wide non-building areas/building setbacks along Castle Peak Road across various Planning Areas to provide spatial flexibility for the future widening of cycle tracks and footpaths so as to enhance the living quality of the population as envisioned

¹⁹ According to prevailing policy and practice, the equivalent of about 5% of the total attainable domestic GFA of the planned public housing developments is anticipated to be set aside for the provision of social welfare facilities (subject to detailed design, concerned B/Ds’ assessments and other relevant considerations).

in the Transport Strategy Blueprint and Chapter 8 of the HKPSG. Furthermore, **R4** suggests incorporating specific planning objectives and implementation arrangements regarding the improvement and connection of the existing cycling network into the OZP to facilitate developments along cycle tracks.

- 5.4.2 In response, it should be noted that the OZP is broadbrush in nature, indicating the broad land use framework and major road network to guide future development. A comprehensive pedestrian walkway and cycling network, including a Green Transit Corridor, has already been planned for the NDA to promote walkability and cycle friendliness, with the concept illustrated in Figure 8 of the ES of the draft OZP. Regarding the proposals to incorporate non-building areas/building setbacks, and specific planning objectives into the OZP, according to the covering Notes of the draft OZP, the provision, maintenance and repair of cycle tracks and footpaths are always permitted. A new network of cycle tracks and footpaths is planned in the nearby areas in the HSK/HT NDA and they are considered sufficient and in accordance with the HKPSG and requirements of relevant B/Ds. Relevant B/Ds will also consider improving the existing cycle tracks if conditions permit.

6. Departmental Consultation

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

- (a) Secretary for Development;
- (b) Secretary for Transport and Logistics;
- (c) Secretary for Education;
- (d) Secretary for Health;
- (e) Secretary for Home and Youth Affairs;
- (f) Secretary for Commerce and Economic Development;
- (g) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (h) Chief Estate Surveyor/New Development Area, LandsD;
- (i) Chief Estate Surveyor/Land Supply, LandsD;
- (j) Chief Estate Surveyor/Railway Development Section, LandsD;
- (k) C for T;
- (l) Chief Building Surveyor/New Territories West, Buildings Department;
- (m) Chief Engineer/Northern Metropolis Railways(1), Highways Department (HyD);
- (n) Chief Highway Engineer/New Territories West, HyD;
- (o) CE/MN, DSD;
- (p) CE/C, WSD;
- (q) DEP;
- (r) Director of Fire Services;
- (s) Director of Social Welfare;
- (t) District Officer (Yuen Long);
- (u) Chief Architect/Advisory and Statutory Compliance, ArchSD;
- (v) Director of Health;
- (w) Director of Leisure and Cultural Services;
- (x) Antiquities and Monuments Office, DEVB;
- (y) DAFC;
- (z) Commissioner of Police;
- (aa) Director of Food and Environmental Hygiene;

- (bb) Director of Electrical and Mechanical Services;
- (cc) Project Manager (West), CEDD;
- (dd) Head of Geotechnical Engineering Office, CEDD;
- (ee) Director of Housing;
- (ff) Chief Safety Officer (Airport & Safety Regulation), Civil Aviation Department;
- (gg) Director-General of Trade and Industry;
- (hh) Commissioner for Industry (Innovation and Technology); and
- (ii) CTP/UD&L, PlanD.

7. Planning Department's Views

- 7.1 The supportive views of **R1** on the draft OZP and **R3(part)** on **Item D** as well as the views of **R4** on the ES of the draft OZP are noted.
- 7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support **R2 and R3(part)**, and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A

- (a) the designated “OU(IP)” zoning is to facilitate the development of the HSK Industry Park by reflecting the latest planning intention and maximising the land use flexibility in allowing various suitable industry-related, supporting and ancillary uses to be planned comprehensively by the Park Company. The Park Company will formulate the overall development of the HSK Industry Park and submit a development work plan to the Government (**R3**);
- (b) as compared with the previous “OU(PBU&SWU)” zone, the “OU(IP)” zone has maintained the same BH restriction of 110mPD on the Plan, while the total GFA (equivalent to the previous PR restriction of 7) has been stipulated in the ES of the draft OZP and will be incorporated in land documents. 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 to be taken place in the HSK Industry Park (**R3**);

Item B1

- (c) the SGMETS in HSK/HT will serve as light and green feeder services to enhance the accessibility within the NDAs. **Item B1** would provide funding support to the SGMETS. Furthermore, **Item B1** which permits residential developments with higher density would optimise the development potential of the sites and contribute to housing supply (**R3**);
- (d) the maximum BH of 120mPD for the three sites within the “R(A)”⁶ zone would form part of a stepped BH profile descending from the future town centre towards the periphery, which is considered not incompatible with the surrounding existing and planned developments. Relevant technical assessments including VIA and AVA-EE have demonstrated that with

implementation of appropriate mitigation measures such as varying BHs and low-rise building zone as specified in the ES of the OZP, the proposed higher density residential developments would not cause any insurmountable impacts on the surrounding. Relevant B/Ds have no objection to or no adverse comment on **Item B1 (R3)**;

Item C

- (e) the re-provisioning of the FSAD cum staff quarters at the subject site has been formulated in consultation with relevant B/Ds and with consideration of the site's access to existing/planned road facilities, and its proximity to the future town centre and planned high-density developments. Relocating the original planned facilities (i.e. a sports centre, a community hall and a library) to a government reserve site in Planning Area 6A zoned "G/IC" is considered suitable since it is located close to existing and planned residential developments with good accessibility to road and cycling networks and public transport services. Relevant B/Ds have no adverse comment on this relocation proposal **(R3)**;
- (f) an indicative scheme has been formulated to set out the key development parameters of the proposed FSAD cum staff quarters. The average flat size of about 70m² is adopted for assessment purpose and may be subject to change based on the detailed design requirements of the development to be formulated by ArchSD in consultation with FSD **(R3)**;

Item E

- (g) **Item E** is to reflect the completed public housing development of Ping Yan Court pursuant to the recommendations of the RNTPC regarding the CDA Review 2023/2025. The "R(A)7" zoning and development restrictions have reflected the as-built condition and the development parameters stipulated under the lease of the completed development. There are no technical assessments conducted to support the proposal to further increase the BH restriction to 160mPD **(R2)**;

Amendments to the Notes (a) for the Covering Notes and (c) for "R(A)" zone

- (h) allowing provision, maintenance or repair of SUA take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development while the amendments to the Notes for the "R(A)" is to reflect the latest policy and align with the latest MSN promulgated by the Board. Any proposals for the aforesaid uses will be governed by other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant government B/Ds and regulatory authorities **(R3)**;

Amendments to the Notes (h), (i), (j) for "V" zone

- (i) the incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1, and 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for the "V" zone, is in line with the MSN promulgated by the Board. The provisions of these facilities will follow the relevant established government procedures and/or require planning

permission from the Board. Also, since the “V” zone is primarily intended for development and the infrastructure improvement works have already been planned under the NDA development to comprehensively address drainage and flooding concerns, it is considered that filling/excavation activities would no longer pose a significant threat to the local environment and that deletion of the clauses will streamline planning control **(R3)**;

Public Consultation

- (j) the statutory plan-making process and public consultation have been conducted in accordance with the Ordinance and established administrative procedures. The draft OZP together with its Notes and ES, the RNTPC paper and relevant attachments, including supporting technical assessments and plans, as well as GIC table summarising provision of GIC facilities and open space in the Yuen Long district were made available for public inspection during the exhibition period. Full sets of hard copies were also available for public inspection at the Board’s Secretariat and the Planning Enquiry Counters of PlanD **(R3)**; and

Provision of GIC facilities

- (k) the existing and planned provision of GIC facilities is generally sufficient to meet the planned population in YLDC area in accordance with the HKPSG. The provision of GIC facilities will be closely monitored, reviewed and planned by relevant B/Ds. PlanD will work closely with relevant B/Ds to facilitate the provision of GIC facilities in future developments/redevelopments when opportunities arise. Besides, the services/facilities provided from the private market will help address some of the shortfalls **(R3)**.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/3 (reduced size)
Annex II	Schedule of Amendments to the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK2
Annex III	List of Representers
Annex IV	Extract of Minutes of the RNTPC Meeting for Proposed

	Amendments held on 27.2.2026
Annex V	Extract of Minutes of the YLDC Meeting for Proposed Amendments held on 12.2.2026 (Chinese version only)
Annex VI	Provision of Major Community Facilities and Open Space in the Yuen Long District Council Area
Drawings H-1 to 5	Indicative Scheme of Items B1 and B2
Drawings H-6 to 9	Locations of Road/Junction Improvement Works of Items B1 and B2
Drawings H-10 to 12	Landscape Proposal of the Indicative Scheme of Items B1 and B2
Drawings H-13 to 17	Photomontages of the Indicative Scheme of Items B1 and B2
Drawing H-18	Location Plan of Item C
Drawings H-19 to 22	Indicative Scheme of Item C
Drawings H-23 to 28	Photomontages of the Indicative Scheme of Item C
Drawings H-29 to 31	Indicative Layout of the approved s.12A Application No. Y/HSK/1
Plan H-1	Location Plan
Plans H-2a to 2c	Site Plan, Aerial Photo and Site Photo under Item A
Plans H-3a to 3d	Site Plan, Aerial Photo and Site Photos under Items B1 and B2
Plans H-4a to 4c	Site Plan, Aerial Photo and Site Photos under Item C
Plans H-5a to 5d	Site Plan, Aerial Photo and Site Photos under Item D
Plans H-6a to 6c	Site Plan, Aerial Photo and Site Photos under Item E
Plan H-7	BH Profile for Residential Sites in the Vicinity of Items B1, B2 and C
Plan H-8	Transport and Cycling Network Around Planning Area 6A
Plan H-9	Landscape and Open Space Network Concept Regarding Item E