

~~APPROVED~~ *DRAFT* PAK SHEK KOK (EAST) OUTLINE ZONING PLAN NO.
S/PSK/13A

EXPLANATORY STATEMENT

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<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	3
7. NON-BUILDING AREA	34
8. LAND-USE ZONINGS	
8.1 Residential (Group B)	4
8.2 Government, Institution or Community	5
8.3 Open Space	56
8.4 Other Specified Uses	6
8.5 Relaxation/Minor Relaxation Clauses	8
9. COMMUNICATIONS	79
10. UTILITY SERVICES	79
11. IMPLEMENTATION	810

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(Being an ~~Approved~~ ***Draft*** Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/13. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

2.1 On 3 December 1997, the Chief Executive, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), directed the Board to prepare a draft outline zoning plan for the Pak Shek Kok (East) area in Tai Po.

2.2 On 27 March 1998, the draft Pak Shek Kok (East) OZP No. S/PSK/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 7 of the Ordinance.

2.3 On 11 June 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/7. On 2 November 2004, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ***The OZP was subsequently amended three times and exhibited for public inspection under section 5 of the Ordinance.***

~~2.4 On 24 March 2005, the draft Pak Shek Kok (East) OZP No. S/PSK/8 incorporating some zoning boundary adjustments to reflect the authorized public works, as built developments and finalized road alignment, and amendments to the Notes of the OZP to reflect the revised Master Schedule of Notes to statutory plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.~~

~~2.5 On 3 January 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently re-numbered as S/PSK/9. On 13 January 2006, the approved Pak Shek Kok (East) OZP No. S/PSK/9 was exhibited for public inspection under section 9(5) of the Ordinance.~~

- ~~2.6 On 8 November 2011, the CE in C referred the approved Pak Shek Kok (East) OZP No. S/PSK/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance on 18 January 2013.~~
- ~~2.7 On 8 October 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/11. On 3 December 2013, the CE in C referred the approved Pak Shek Kok (East) OZP No. S/PSK/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.~~
- ~~2.8 On 7 March 2014, the draft Pak Shek Kok (East) OZP No. S/PSK/12, mainly incorporating amendments to rezone a site bounded by Fo Yin Road, Chong San Road and Pok Yin Road from “Other Specified Uses” annotated “Science Park” (“OU(Science Park)”) to “Residential (Group B)6” for residential development and to rezone a site occupied by an existing sewage pumping station at Fo Yin Road from “OU(Science Park)” to “Government, Institution or Community” to reflect the as-built situation, was exhibited for public inspection under section 5 of the Ordinance. A total of 458 representations and 96 comments were received. After giving consideration to the representations and comments on 5 September 2014 and 10 October 2014, the Board decided not to propose any amendment to the draft OZP to meet the representations.~~
- 2.94 On 2 December 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/13. ~~On 12 December 2014, the approved Pak Shek Kok (East) OZP No. S/PSK/13 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 25 January 2024, the Secretary for Development referred the approved Pak Shek Kok (East) OZP No. S/PSK/13 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 2 February 2024 under section 12(2) of the Ordinance.***
- 2.5 On ~~XX XX~~ 2026, the draft Pak Shek Kok (East) OZP No. S/PSK/14 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments include rezoning of a site at Science Park Road from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” for provision of talent accommodation for the Science Park; and other technical amendments to the Notes of the OZP.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and major road networks for the Pak Shek Kok (East) area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between land-use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio (**PR**) and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Pak Shek Kok area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (**PlanD**) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb> ~~http://www.info.gov.hk/tpb~~ <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

The Planning Scheme Area (the Area) covers an area of about 71.87 hectares (ha) along the waterfront of Tolo Highway and is situated in the south-eastern part of Tai Po New Town and to the north of Ma Liu Shui. To its south-west are Tolo Highway and the MTR East Rail Line (East Rail); and to its north-east is Tolo Harbour. The boundary of the Area is shown by a heavy broken line on the Plan.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by PlanD as about 15,700 persons. It is ***estimated*** ~~expected~~ that the total planned population of the Area would be about ~~20,200~~ **22,800** persons while the working population (which is mainly contributed by the Science Park) is estimated to be about ~~15,000~~ **29,500** persons.

7. NON-BUILDING AREA (NBA)

7.1—According to the findings of the Expert Evaluation on Air Ventilation Assessments (AVAs), the major prevailing annual winds in Pak Shek Kok area come from the east and northeast directions. Taking into account the findings of the AVAs and other relevant factors, such as site constraints and impacts on development/redevelopment potential, four strips of NBA have been proposed in the Area, including three 15m-wide strips of NBA in the “Residential (Group B)4” (**“R(B)4”**) and “Residential (Group B)6” zones and a strip of NBA of about 25m wide along the southwestern side of “Residential (Group B)5” zone, so as to allow the wind to penetrate through the central area of Pak Shek Kok. The two 15m-wide NBAs within the “Residential (Group B)6” zone would also help to ensure that there will be building separations to avoid excessive long building façade along Chong San Road.

7.2—~~The above NBAs will not apply to underground developments. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated NBA as shown on the Plan under exceptional circumstances.~~

8. LAND-USE ZONINGS

8.1 Residential (Group B) (“R(B)”) : Total Area 21.24 ha

8.1.1 The planning intention of this zone is primarily for medium-density residential developments. Except for developments within “Residential (Group B)3” and “Residential (Group B)4” zones, where selected commercial and community uses serving the needs of the residential neighbourhood are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, commercial, community and recreational uses in other sub-zones (i.e. “Residential (Group B)1”, “Residential (Group B)2”, “Residential (Group B)5” and “Residential (Group B)6”) require planning permission from the Board.

8.1.2 This zone is divided into six sub-~~areas~~**zones**. These sub-~~areas~~**zones** are subject to different ~~plot ratio~~ **PR** and building height restrictions as specified in the Remarks in the Notes of the Plan, or the ~~plot ratio~~ **PR** and building height of the existing building, whichever is the greater. These restrictions are necessary to ensure compatibility with the waterfront location, the surrounding areas and developments, and to preserve the local character of the Area. The ~~plot ratio~~ **PR** and building height restrictions for the “R(B)” sub-~~areas~~**zones** are as follows:

<u>Sub-area zone</u>	<u>Maximum Plot Ratio <i>PR</i></u>	<u>Maximum Building Height</u>
R(B)1	3	30m
R(B)2	3.5	45m
R(B)3	Domestic : 3 Non-Domestic: 0.2	30m
R(B)4	Domestic : 3 Non-Domestic: 0.2	45m
R(B)5	3.5	52mPD
R(B)6	3.6	65mPD

8.1.3 For noise sensitive uses of any development having a line-of-sight to Tolo Highway and Chong San Road, suitable noise mitigation measures should be adopted to mitigate the traffic noise impact therefrom to meet the traffic noise criteria of Hong Kong Planning Standards and Guidelines. Environmental Protection Department should be consulted on this aspect.

~~8.1.4 Minor relaxation of the NBAs, plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

8.2 Government, Institution or Community (“G/IC”) : Total Area 4.28 ha

8.2.1 The planning intention of this zone is primarily for the provision of Government, Institution or Community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. There are eight “G/IC” sites within the Area.

8.2.2 Existing GIC facilities include the Marine Science Laboratory of the Chinese University of Hong Kong, a refuse collection point, an electricity substation, a sewage pumping station at Fo Yin Road, and a public transport terminus together with a sewage pumping station along Chong San Road adjoining the “R(B)2” zone, ***a school at Fo Chun Road, and InnoCell at the junction of Chong San Road and Science Park Road to provide talent accommodation for the Science Park.***

8.2.3 Planned GIC facilities include ~~a school at Fo Chun Road~~, a fire station cum ambulance depot and a fire tug pier in the northern part of the Area.

Local GIC facilities **are**/will ~~also~~ be provided in the residential and Science Park developments when detailed planning **and development** for the Area proceeds.

8.3 Open Space (“O”) : Total Area ~~10.69~~ 9.92 ha

8.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The open spaces in the Area consist of an existing waterfront promenade mainly running along the north-eastern boundary of the Area together with a cycle track and ~~an~~ areas between the “R(B)1”, “R(B)3” and “R(B)4” zones **and to the northwest of the “R(B)1” zone**. These open spaces are intended to integrate with the surrounding developments to improve the overall amenity of the area. A strip of land to the north of the “R(B)2” zone along Fo Chun Road is reserved for open space purpose.

8.3.2 In addition to the major open spaces as indicated on the Plan, local open spaces **are**/will also be provided within the private residential and Science Park developments for the enjoyment of local residents and workers.

8.4 Other Specified Uses (“OU”) : Total Area ~~22.41~~ 23.18 ha

8.4.1 This zone denotes land to be allocated for the following specific uses in the Area:

- (a) the Science Park;
- (b) talent accommodation for the Science Park;**
- ~~(b)~~ a sewage pumping station; and
- ~~(c)~~ a pier in the form of public landing steps.

8.4.2 The Science Park is planned to provide ~~accommodation~~ **facilities** to attract new technology-based firms and activities to Hong Kong and to stimulate the growth of locally-owned, technologically advanced businesses. It can provide the environment, form, structure and services which would facilitate research and development activities, product innovation and synergy. The land and premises within the Science Park are suited to the research and development needs of local and international high-technology firms and activities.

8.4.3 In 1992 and 1995, the then Industry Department commissioned a two-stage consultancy study on the development of a Science Park in Hong Kong. The study confirmed the need and demand for setting up a Science Park in Hong Kong to promote research and development and technology transfer activities in order to help maintain the competitiveness of the manufacturing industry in Hong Kong and support its growth. A preferred site for the Science Park in the Area was identified. In February 1996, the then Executive Council approved, in

principle, to pursue the Science Park project. The development parameters of the Science Park were examined under the “Feasibility Study of the Pak Shek Kok Development Area”.

- 8.4.4 The existing Science Park has a gross area of about 22 ha and is being developed ***in phases*** with an average plot ratio ***PRs from about 1.5 to 3.2*** ~~of 2.5~~. The buildings therein ~~will be~~ ***are*** low to medium-rise (building heights ~~not more than 40~~ ***ranging from about 35 to 75 metres above Principal Datum (mPD)***) with extensive landscaping. A stepped height concept with decreasing building heights from Tolo Highway to Tolo Harbour should be adopted in order to create an interesting building height profile. ***The buildings with building heights up to 75mPD at the northern tip and 66mPD at the southern tip of the Science Park would signify its entrances.*** Ancillary/supporting facilities such as restaurants, ~~conference rooms, business centre and on-site staff quarters will~~ ***and MICE (Meetings, Incentives, Conferences, and Exhibitions) facilities are*** also be provided in the Science Park.
- 8.4.5 Land within the Science Park is also reserved for internal roads and essential amenity and utility facilities.
- 8.4.6 The Science Park is ~~being developed in phases. Phase 1 and, Phase 2 and Phase 3~~ were completed in 2004 ~~and, 2011 and 2016~~ respectively. ~~Phase 3 development was commenced in 2011 and scheduled for completion in 2016.~~ ***Stage 1 of Science Park Expansion Programme was completed in 2019, and Building 18W under Stage 2 of the Science Park Expansion Programme was completed in 2025.*** To meet the longer term demand for research and development space, the Hong Kong Science and Technology Parks Corporation (***HKSTPC***) is ~~reviewing the development intensity of the existing Science Park will~~ ***continue to explore opportunities for further expansion to support the development of innovation and technology.***
- 8.4.7 ***As promulgated in the 2022 and 2023 Policy Addresses, HKSTPC is invited to explore the development of an InnoCell 2.0 near Science Park for provision of more accommodation facilities for innovation and technology talents. The Innovation, Technology and Industry Bureau has supported in-principle the development proposal. A site zoned “OU(Science Park (1))” at Science Park Road is intended for talent accommodation for the Science Park. Development within this zone is subject to a maximum gross floor area (GFA) of 25,600m² and a maximum building height of 66mPD, or the GFA and height of the existing building, whichever is the greater. At-grade public open space of not less than 4,200m² shall be provided. Under the indicative scheme, domestic and non-domestic GFAs will be about 24,770m² and 830m² respectively. Shop and services and/or eating place will be provided, and an existing public toilet will be re-provisioned within the site, with detailed design subject to further liaison with relevant departments (including the Food and Environmental Hygiene***

Department). The at-grade public open space and re-provisioned public toilet will be constructed, managed and maintained by HKSTPC for public use 24 hours daily. Key design measures for the new development, such as appropriate building setbacks/separations and permeable building design on ground level, shall be adopted at the detailed design stage to alleviate the potential air ventilation impact and respect the overall setting of the waterfront site. Public passageway shall be provided to enable pedestrian connectivity to the waterfront promenade through the development.

8.4.8 *The GFA control under the “OU(Science Park (1))” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.*

8.4.79 A sewage pumping station to the south of the Science Park at Chong San Road serving the developments in the Area was completed in 2003.

8.4.810 An existing pier in the form of public landing steps zoned “OU(Pier)” in the middle of the Pak Shek Kok Promenade ~~will~~ **is to** serve the developments in the area.

8.5 Relaxation/Minor Relaxation Clause

8.5.1 *For the zones where relaxation/minor relaxation of relevant restrictions is applicable, based on the individual merits of a development or redevelopment proposal, relaxation/minor relaxation of development restrictions as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

8.5.2 *However, for any existing building with PR/GFA/building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for relaxation/minor relaxation unless under exceptional circumstances.*

8.5.3 *For the zones where minor relaxation of NBA restriction is applicable, under exceptional circumstances, minor relaxation of NBA restriction as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development. Without compromising the intentions of designating the NBAs for air ventilation, pedestrian circulation or preserving the existing ambience of the area, landscape feature, boundary fence/boundary wall, footbridge connection, covered walkway and minor structures with high air porosity/visual permeability may be permitted within the NBAs as shown on the Plan as appropriate.*

9. COMMUNICATIONS

Roads Network

- 9.1 Only the major road network which comprises trunk roads, primary distributors and district distributors is shown on the Plan. As the Plan is drawn at a small scale, design details of major road junctions and local access roads are not indicated.
- 9.2 The major ~~primary~~ **district** distributor in the Area is Chong San Road along the south-western boundary of the Area running parallel with Tolo Highway. External access to and from the Area will mainly be via two access roads at the southern and northern parts of the Area branching off from Tolo Highway and its interchanges. The southern access to the Area, Science Park Road, is an extension of the existing road from the Ma Liu Shui Interchange of Tolo Highway. The northern access joins Tolo Highway via a roundabout and slip roads. Two slip roads were completed in 2002 while the slip road flyover was completed in 2003.
- 9.3 An east-west road link, Pok Yin Road, is provided at the central part of the Pak Shek Kok Area to connect it to the south-west of Tolo Highway and Tai Po Road – Tai Po Kau section.

Public Transport/~~Transport Provision~~

- 9.4 The Area is mainly served by buses and **green** minibuses. To serve the local residents, there is a Public Transport ~~Terminus~~ **Interchange** on Chong San Road and Fo Shing Road. Other ~~minibus~~ termini **for green minibuses and taxis** are also provided within the Science Park. ~~Public transport laybys~~ **Laybys available for use by public transport are** will be provided at Fo Yin Road and Fo Chun Road.

Pedestrian and Cycle Networks

- 9.5 ***A comprehensive network of segregated cycle tracks and footpaths has been developed for the Area, which links all major developments in the Area and provides direct links with the open spaces including the waterfront promenade. It also forms part of the cycle track network connecting east to west in the New Territories.***

10. UTILITY SERVICES

10.1 ~~Sewerage and Drainage Systems~~

There are existing public sewerage and drainage systems in the Area. Sewage in the Area will be transported to the Sha Tin Sewage Treatment Works for disposal with the support of a pumping station at the “Other Specified Uses” **annotated** “(Sewage Pumping Station)” zone at the southern part of the Area

and two other sewage pumping stations located at Fo Yin Road and Fo Shing Road. ***The Sha Tin Sewage Treatment Works are to be relocated to cavern at Nui Po Shan.***

10.2 Water Supply

Potable fresh water supply and salt water supply for flushing are available to the Area. ~~A new service reservoir located near Tai Po Road is under construction and scheduled for completion in 2014. Water mains for new developments in the Area are under design and tentatively scheduled for completion in 2016.~~

~~10.3~~ Public Utilities

~~No problem in meeting the requirement for public utilities in the Area is envisaged. An electricity substation was developed within the “G/IC” zone at the northern part of the Area. Close liaison and consultation with the various utility companies will be maintained when planning and development of the Area proceed.~~ ***The Area has adequate supplies of gas, electricity and telephone services. An electricity substation was developed within the “G/IC” zone at the northern part of the Area. There is no difficulty in meeting the future requirements of the estimated population for services and public utilities.***

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by ~~the Planning Department~~ ***PlanD***. These detailed plans are used within the Government as the basis for public works and site reservation. ***Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works department, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Tai Po or Sha Tin District Councils would also be consulted as appropriate.***
- 11.3 For the implementation of the Science Park development, a statutory corporation, ~~namely “Hong Kong Science and Technology Parks Corporation”~~ ***HKSTPC***, was set up to develop and manage the Science Park. The Science

Park has been ~~developing~~ **developed** by phases. The ~~first two~~ three phases with an area of about ~~15.7~~ **22** ha in the southern part of the Area were completed in 2004, ~~and 2011~~ **and 2016** respectively. ~~Construction works for Phase 3 commenced in 2011.~~ **Stage 1 of Science Park Expansion Programme was completed in 2019, and Building 18W under Stage 2 of the Science Park Expansion Programme was completed in 2025.**

- 11.4 The waterfront promenade together with cycle track and a pier in the form of public landing steps were completed in mid 2007. Road network for the Area was largely completed in 2011.
- 11.5 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, the layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~the Planning Department~~ **PlanD**. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of ~~the Planning Department~~ **PlanD**. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of ~~the Planning Department~~ **PlanD**. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.