

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 7/26

**For Consideration by
the Rural and New Town Planning Committee on 24.7.2026**

**PROPOSED AMENDMENTS TO
THE APPROVED PAK SHEK KOK (EAST) OUTLINE ZONING PLAN
NO. S/PSK/13**

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

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/13 (**Attachment I**) as shown on the draft Pak Shek Kok (East) OZP No. S/PSK/13A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 2.12.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Pak Shek Kok (East) OZP, which was subsequently renumbered as S/PSK/13. On 12.12.2014, the approved Pak Shek Kok (East) OZP No. S/PSK/13 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 25.1.2024, the Secretary for Development (SDEV) 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. On 2.2.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Proposed Talent Accommodation near the Hong Kong Science Park (HKSP)

- 3.1 The 2022 and 2023 Policy Addresses (PAs) have reaffirmed the positioning of Hong Kong as an international innovation and technology (I&T) centre which gives key impetus for Hong Kong's high-quality economic development. To enlarge the I&T talent pool to create strong impetus for growth, more accommodation facilities for I&T talents will be provided including the

¹ The "pre-amended Ordinance" refers to the Ordinance as in force immediately before 1.9.2023.

development of a new InnoCell near the HKSP. As promulgated in end 2022, the Hong Kong I&T Development Blueprint has established a development path and formulate strategic planning for Hong Kong's I&T development over the next five to ten years. It has reiterated the enhancement of accommodation support as one of the strategies to enrich I&T resources and develop an international talent hub. Against this background, the Government has invited the Hong Kong Science and Technology Parks Corporation (HKSTPC) to explore the development of a new InnoCell (referred to as 'InnoCell 2.0' hereafter) near the HKSP at Pak Shek Kok for I&T talents.

- 3.2 The existing InnoCell, at the southern tip of the HKSP (**Plans 2 and 3**), was completed in 2020 to provide accommodation (i.e. 392 units with 511 beds) with ancillary facilities at an affordable rental rate for tenants and incubatees of HKSP as well as their employees and visiting researchers from Mainland and overseas. According to the survey conducted by HKSTPC, the majority of respondents considered accommodation as a crucial factor for retaining talents, and preferred InnoCell over other independent accommodation options in view of its convenience, time saving, reasonable pricing and sense of community. The occupancy rate of InnoCell is constantly at a high level of about 90%, demonstrating an imminent need for InnoCell 2.0.
- 3.3 The Innovation, Technology and Industry Bureau (ITIB) has supported in principle the proposed InnoCell 2.0 development near the HKSP for provision of talent accommodation. The proposed development at a site at Science Park Road (the Site) covers an area of about 0.77 ha, which is currently zoned "Open Space" ("O") on the OZP (**Plan 1**). The technical feasibility study conducted by HKSTPC has confirmed that no insurmountable problem would be envisaged due to the proposed development (**Attachment V**). To take forward the PA initiative, it is proposed to rezone the Site from "O" to "Other Specified Uses" annotated "Science Park (1)" ("OU(Science Park (1))") with stipulation of appropriate development restrictions (**Amendment Item A**) to facilitate the proposed InnoCell 2.0 development. Details of the proposed amendment are elaborated in paragraph 4 below.
- 3.4 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), to include other technical amendments to the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. **Proposed Amendment to the OZP**

Amendment Item A – Rezoning of a site at Science Park Road from “O” to “OU(Science Park (1))” for the proposed InnoCell 2.0 development with stipulation of a maximum gross floor area (GFA) of 25,600m², a maximum building height (BH) of 66mPD and the requirement for at-grade public open space of not less than 4,200m² (Plans 1 to 5)

The Site and its Surroundings

- 4.1 The Site with an area of about 0.77 ha at Science Park Road falls within a waterfront area zoned “O” on the OZP (**Plan 1**), which is currently a piece of Government land comprising the southern portion of Pak Shek Kok Promenade managed by the Leisure and Cultural Services Department and a public toilet managed by the Food and Environmental Hygiene Department (FEHD) (**Plans 2 and 4**). Pak Shek Kok Promenade connecting the Sha Tin and Tai Po districts has been opened for use since 2008, which is pet-inclusive. The Site provides benches, rain shelters and landscape areas, and is usually used as a gathering spot of events. While the Site adjoins a cycle track to its north, it is accessible via Science Park Road connecting to the HKSP to its north and Sha Tin to its south.
- 4.2 The Site is located at the southeastern fringe of the Pak Shek Kok area overlooking Sha Tin Hoi. Its immediate surrounding areas are mainly occupied by Pak Shek Kok Promenade within the same “O” zone to the east; the HKSP zoned “OU(Science Park)” with BHs ranging from about 35mPD to 75mPD to the north; the existing InnoCell zoned “Government, Institution or Community” (“G/IC”) with a BH of about 59.2mPD across Science Park Road to the northwest; the Hong Kong Institute of Biotechnology zoned “G/IC” on the Sha Tin OZP with a BH of about 29mPD across Science Park Road to the west; and the Simon F.S. Li Marine Science Laboratory of the Chinese University of Hong Kong (CUHK) zoned “G/IC” with a BH of about 21mPD to the south (**Plan 5**). To the further north are medium-density residential developments in areas zoned “Residential (Group B)” (“R(B)”) with BHs ranging from about 36mPD to 65mPD (**Plan 5**). To the further west across Tolo Highway is the campus of CUHK zoned “G/IC” on the Sha Tin OZP.

HKSTPC’s Development Proposal

Site Selection and Indicative Scheme

- 4.3 To facilitate the proposed InnoCell 2.0 development with talent accommodation for the HKSP, the Site of about 0.77 ha is proposed to be rezoned from “O” to “OU(Science Park (1))”, subject to a maximum GFA of 25,600m², a maximum BH of 66mPD and the requirement for at-grade public open space of not less than 4,200m² (**Amendment Item A**). The proposed development at the immediate south of the HKSP would enable the future tenants to travel between the workplace and living space in a short walking distance, offering a venue within easy reach for idea exchange and more intense collaboration. At the same time, the close

proximity to the HKSP and existing InnoCell would create a synergy effect in sharing of facilities such as public transport, shop and services/eating place and ancillary recreational facilities. The master layout plan, floor plans and section plan of the indicative scheme of proposed development are at **Drawings 1 to 3**.

- 4.4 Major development parameters of the proposed InnoCell 2.0 development are summarised as follows:

Major Development Parameters	Indicative Scheme ⁽¹⁾
Site Area	About 0.77 ha
Maximum GFA - Domestic GFA - Non-domestic GFA	Not more than 25,600m ² About 24,770m ² About 830m ² ⁽²⁾
Maximum Plot Ratio (PR) - Domestic PR - Non-domestic PR	About 3.33 About 3.22 About 0.11 ⁽²⁾
Maximum BH	66mPD
Absolute BH	About 58.45m
Number of Building Block	1
Number of Storeys	17 ⁽³⁾
Maximum Site Coverage (SC)	About 25% ⁽⁴⁾
Public Open Space	Not less than 4,200m ²
Estimated Number of Units	About 915
Average Unit Size	About 17m ² to 21m ² ⁽⁵⁾
Estimated Population	About 1,200
Target Completion Year	2030/2031
Parking Space and Loading/Unloading (L/UL) Bay Provision ⁽⁶⁾ - Private Car Parking Spaces - Motorcycle Parking Spaces - Heavy Goods Vehicle L/UL Bays - General Pick-up/Drop-off Lay-bys - Bicycle Storage Spaces	 7 (including 1 accessible space) 2 2 4 (for private cars/taxis) 30

Notes:

- (1) The indicative scheme has been formulated based on the site area for technical assessment purpose, and is subject to detailed design.
- (2) Non-domestic GFA/PR includes proposed shop and services/eating place of about 750m² and a re-provisioned public toilet of about 80m².
- (3) 17 storeys include 15 storeys for domestic use and two storeys for ancillary facilities (e.g.

multi-functional rooms, communal kitchen, dining area, gym, etc.) and non-domestic uses.

- (4) Below the maximum permissible SC under the Building (Planning) Regulations.
- (5) Common areas (e.g. circulation areas and lobby) accounting for domestic GFA are excluded from the calculation of average unit size.
- (6) Reference is made to the demand of existing InnoCell and the Hong Kong Planning Standards and Guidelines (HKPSG).

- 4.5 To maximise the provision of at-grade public open space to compensate for the loss in Pak Shek Kok Promenade, a maximum SC of about 25% will be adopted for the proposed building block. The proposed at-grade public open space with landscaping and outdoor seating/dining areas will be located at the northern, eastern and southern portions of the Site, serving as plazas within the proposed development and connecting the inland and waterfront areas (**Drawings 4 and 5**). The proposed open space will be pet-friendly, with extent and details subject to detailed design stage. Proposed shop and services/eating place will be provided on ground level to serve the tenants of proposed development and local community (**Drawing 2a**). In addition, the proposed at-grade public open space and re-provisioned public toilet will be located on ground level for public use 24 hours daily, which will be constructed, managed and maintained by HKSTPC (**Drawing 2a**). Detailed design of the re-provisioned public toilet will be subject to further liaison with relevant government departments (including FEHD). During the construction period, open space within the HKSP could be used as event gathering spots, and a toilet at Core Building 1 of the HKSP located 300m away from the Site could be used by the public, as interim arrangements. In addition, pedestrian route connecting to Pak Shek Kok Promenade during the construction period will be reserved within the Site (**Drawing A-2a**), and the location of such pedestrian route will be depending on future construction sequences and arrangements. While the Director of Leisure and Cultural Services (DLCS) has no in-principle objection to the proposed development (including the proposed public open space), she reserves the right to provide comments upon receipt of further details from HKSTPC (e.g. detail design, interfacing issues, land boundary, operation details and other relevant matters). The Director of Food and Environmental Hygiene (DFEH) has no adverse comment on the proposed development (including the re-provisioned public toilet).

Land Use Compatibility and Development Intensity (Plan 5)

- 4.6 The Site is situated at a waterfront area to the immediate south of the HKSP (about 22 ha) mainly accommodating laboratories, research centres and offices for I&T industry. The existing InnoCell is located to the northwest of the Site providing talent accommodation for the HKSP. There are government, institution or community (GIC) facilities including Hong Kong Institute of Biotechnology and Simon F.S. Li Marine Science Laboratory of the CUHK to the west and south of the Site respectively. In terms of land use, the proposed InnoCell 2.0 development is considered compatible with the surrounding areas.
- 4.7 The surrounding developments are of low to medium-rise, comprising the HKSP with BHs ranging from about 35mPD to 75mPD, the existing InnoCell with a BH of about 59.2mPD, and two buildings of the CUHK in the immediate surroundings

with BHs of about 21mPD and 29mPD respectively. The proposed InnoCell 2.0 development with a maximum BH of 66mPD will serve as an extension and southern gateway of the HKSP, with due considerations on a balance between the maximum SC and at-grade public open space provision, adoption of Modular Integrated Construction and optimisation of land resources to meet strong demand for talent accommodation.

Technical Assessments

- 4.8 Relevant technical assessments, including Preliminary Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Air Ventilation Assessment (Expert Evaluation) (AVA-EE), Landscape Proposal (LP), Noise Impact Assessment (NIA), Air Quality Impact Assessment (AQIA), Land Contamination Assessment (LCA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA) and water demand calculations, have been conducted by HKSTPC to assess the potential impacts arising from the proposed InnoCell 2.0 development on traffic and transport, visual, air ventilation, landscape, environmental, sewerage, drainage and water supply aspects. There is no insurmountable technical problem identified and the relevant government bureaux/departments (B/Ds) have no objection to or no adverse comment on the proposed development. The major findings of the technical assessments are set out in the Supporting Planning Statement at **Attachment V** and summarised in the following paragraphs.

Traffic and Transport

- 4.9 A Preliminary TIA has been conducted to assess the potential traffic impact arising from the proposed development. The Site abuts Science Park Road to the west, and ingress/egress is proposed at the western boundary of the Site under the indicative scheme (**Drawing 2a**). Due to the proposed location of ingress/egress, the existing bus/minibus stops at Science Park Road will be relocated southwards by about 5m (**Drawing 6**). Since majority of the future tenants in the proposed development will walk to/from the HKSP for work, only minimal road traffic/demand for public transport services to/from other districts will be induced, and major future road traffic growth in the area will be mainly contributed by other planned/committed developments. The operational performance of all critical junctions will be acceptable, considering that Trunk Road T4² with tentative completion in 2030 will improve the junction performance at Chak Cheung Street/Science Park Road/Tolo Highway in the long term.
- 4.10 While all existing pedestrian facilities will operate within their own capacity, two signalised pedestrian crossings along Science Park Road are proposed to improve the walking environment and ensure pedestrian safety (**Drawing 7**). Besides, sufficient parking and L/UL spaces/bays will be provided for the proposed

² Trunk Road T4 is a strategic infrastructure project connecting Shing Mun Tunnel Road/Tsing Sha Highway and Sha Tin Road. Upon completion of Trunk Road T4, residents of New Territories East can travel directly to Tsuen Wan and West Kowloon without having to go through the local roads in Sha Tin town centre, thus relieving the traffic conditions in the area.

development with reference to the demand of existing InncoCell and HKPSG as detailed in paragraph 4.4 above.

- 4.11 According to the Preliminary TIA, the proposed development is considered acceptable from traffic point of view. The Commissioner for Transport (C for T) and Chief Highway Engineer/New Territories East of Highways Department (CHE/NTE, HyD) have no adverse comment on the proposed development from traffic engineering, public transport services and highway maintenance perspectives respectively. Nevertheless, HKSTPC is required to submit a detailed traffic management schemes (e.g. traffic signs and road markings to be modified/added, demolition of railings to facilitate the relocation of existing bus/minibus stops, positioning of detector loops and push buttons for signalised pedestrian crossings, method of controls for signalised junction, etc.) for C for T's review at the detailed design stage.

Visual, Air Ventilation and Urban Design

- 4.12 Preliminary VIA and AVA-EE have been conducted to assess the potential visual and air ventilation impacts arising from the proposed development. According to the Preliminary VIA, among the eight public view points (VPs) assessed (**Drawings 8a to 8h**), the visual impacts would be 'negligible' for two VPs, 'slight' for four VPs and 'moderate' for two VPs. Nevertheless, the overall visual impact would be mitigated through the incorporation of design measures including building setbacks/separations (**Drawing 9**), provision of at-grade public open space (**Drawing 5**) and building void on ground level (**Drawing 2a**), and adoption of architectural design similar to existing buildings in the HKSP, etc. Although the proposed development with a maximum BH of about 66mPD is comparatively taller than the existing buildings in its immediate vicinity, it could be considered as an extension of the HKSP, and is considered not incompatible with the surrounding context. The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed development from urban design and visual perspectives.
- 4.13 According to Preliminary AVA-EE, the annual prevailing winds are mainly from NE, ENE, E and ESE directions, while the summer prevailing winds are mainly from SSE, S, SSW and SW directions for the Site. With the incorporation of proposed air ventilation design measures including building setbacks/separations (**Drawing 9**), provision of building void on ground level (**Drawing 2a**), and compliance with the requirements of Sustainable Building Design Guidelines (SBDG), it is concluded that the proposed development would unlikely induce significant adverse impact on the surrounding pedestrian wind environment. To take forward the proposed mitigation measures and design features, it is proposed to stipulate in the ES of the OZP that relevant key design measures shall be adopted at the detailed design stage to alleviate the potential air ventilation impact, and respect the overall setting of the waterfront site. CTP/UD&L, PlanD has no adverse comment on the proposed development from air ventilation perspective.

- 4.14 In addition, at-grade public open space of not less than 4,200m² at the northern, eastern and southern portions of the Site is proposed to connect the inland and waterfront areas, which will be opened 24 hours daily (**Drawing 5**). Proposed landscaping and outdoor seating/dining areas within the public open space would be conducive to strengthening the vitality of waterfront. In the view of the above, it is proposed to stipulate in the ES of the OZP that public passageway shall be provided to enable pedestrian connectivity to the waterfront promenade through the proposed development.

Landscape

- 4.15 A Preliminary LP has been formulated for the proposed development. According to the tree survey, 72 existing trees are found within the Site, all of which are common species and no registered Old and Valuable Tree is identified. While three and six trees are proposed to be transplanted and retained respectively, 63 trees are proposed to be felled. To mitigate the landscape impacts, 63 new trees will be planted to achieve a compensatory ratio of 1:1, and landscape mitigation measures (including featured soft landscaped area, link plaza, promenade plaza, and planting of trees and shrubs) are proposed (**Drawing 4**). A minimum 20% of overall greenery coverage will be provided to comply with the greenery requirement stipulated in SBDG, and contribute to a desirable landscape setting. CTP/UD&L, PlanD has no adverse comment on the proposed development from landscape planning perspective, considering that it is not incompatible with the surrounding environment and significant adverse landscape impact arising from it is not anticipated.

Environmental

- 4.16 Preliminary NIA and AQIA have been conducted to assess the potential noise and air quality impacts arising from the proposed development. The Site is subject to traffic noise impacts from Tolo Highway and Science Park Road. Openable windows are proposed for ventilation to achieve the goal for electricity saving in buildings as promulgated in Climate Action Plan 2050. No adverse traffic noise impact on the proposed development is anticipated with the implementation of recommended noise mitigation measures (e.g. the use of baffle type and top-hung acoustic windows). No adverse fixed plant noise impact is anticipated with the implementation of proper noise mitigation measures in compliance with relevant requirements, legislations and standards. Besides, no adverse impact from vehicular emission is anticipated with the adoption of sufficient buffer distance in accordance with the requirement stipulated in the HKPSG between air sensitive uses of the proposed development and Science Park Road (**Drawing 9**). The Director of Environmental Protection (DEP) has no objection to the proposed development from environmental planning perspective. Nevertheless, HKSTPC is advised to conduct a detailed NIA under lease documents at the detailed design stage for identification and implementation of appropriate mitigation measures.
- 4.17 A Preliminary LCA has been conducted to assess any land contamination issue in relation to the Site. According to the existing site conditions and historical

photographs, the Site has never been occupied by land use types or activities that could potentially cause pollution, and there are no sources of land contamination in the Site. In view of the above, there is no land contamination issue at the Site based on the current and historical uses.

Infrastructural

4.18 Preliminary DIA and SIA have been conducted to assess the potential drainage and sewerage impacts arising from the proposed development. The existing drainage and sewerage systems have sufficient capacity to cater for the proposed development. The Chief Engineer/Mainland South of Drainage Services Department (CE/MS, DSD) and DEP have no adverse comment on or no objection to the proposed development from hydraulic/drainage maintenance and environmental planning perspectives. Nevertheless, HKSTPC is advised to conduct a detailed SIA under lease documents at the detailed design stage for identification and implementation of appropriate mitigation measures. In accordance with the Stormwater Drainage Manual Corrigendum No. 1/2022, the site formation level of proposed development at 7.55mPD has taken into account the conservative climate change parameters based on the end-of-21st-century projections of the nearest reference station in Tai Po Kau. While the anticipated flood level at the end of the century will be 5.42mPD, flood risk to the proposed development is considered minimal.

4.19 Based on the preliminary water demand calculations, the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no adverse comment on the proposed development.

5. Provision of GIC Facilities and Open Space

5.1 Taking into account the proposed amendment above, the planned population of Sha Tin District Council (STDC) area is estimated to be about 743,800 persons. As shown in the summary table for the STDC area (**Attachment VI**), the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the HKPSG and the assessments by concerned government B/Ds, except those facilities outlined in paragraph 5.2 below:

GIC Facilities

5.2 For the shortfalls in the provision of child care centre, community care services facilities and various types of rehabilitation/residential care services³ in the STDC area, the standards set for these facilities under the HKPSG represents long-term goals⁴ and assessed on a wider spatial context or on a regional/cluster basis, and

³ These include residential care homes for the elderly, day rehabilitation services and residential care services.

⁴ The population-based planning standards for child care centre, community care services facilities and rehabilitation/residential care services facilities were reinstated in the HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

the actual provision will be subject to the consideration by the Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will be carefully monitored, planned and reviewed by relevant government B/Ds. In addition to the services/facilities provided by the Government in accordance with the HKPSG, services/facilities available in the private market might also help meet the demand.

Open Space

- 5.3 **Amendment Item A** involves proposed rezoning of the Site of about 0.77 ha from “O” to “OU(Science Park (1))” for proposed InnoCell 2.0 development, whereas provision of at-grade public open space of not less than 4,200m² is proposed. Taking into account the above and based on the previous provision standard⁵, there is a surplus in the provisions of district open space and local open space in the STDC area of about 26.98 ha and 100.36 ha respectively. The overall provision of open space is sufficient to meet the demand of the planned population.

6. Proposed Amendment to Matters Shown on the OZP

The proposed amendment as shown on the draft Pak Shek Kok (East) OZP No. S/PSK/13A (**Attachment II**) is as follows:

Amendment Item A (about 0.77 ha)

Rezoning of a site at Science Park Road from “O” to “OU(Science Park (1))”.

7. Proposed Amendments to the Notes of the OZP

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

Covering Notes

- (a) To facilitate low-altitude economy, paragraph (7)(a) of the covering Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities, on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of individual zones.

⁵ The new provision standard and refined criteria on accountability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VI** as the figures are being updated. Nonetheless, changes in provision standard or accountability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

Proposed “OU(Science Park (1))” Sub-zone

- (b) In relation to **Amendment Item A** above, a new set of Notes for “OU(Science Park (1))” sub-zone with stipulation of GFA and BH restrictions and requirement for at-grade public open space is incorporated. To allow flexibility for future development on the Site, relaxation of GFA and/or BH restrictions based on individual merits of a development and redevelopment proposal is incorporated in the Remarks for “OU(Science Park (1))” sub-zone.

Technical Amendments

- (c) In accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:
 - (i) as ‘Market’ use is subsumed under ‘Shop and Services’ use, to update the Notes of “R(B)1”, “R(B)2”, “R(B)3”, “R(B)4”, “R(B)5”, “R(B)6” and “G/IC” zones; and
 - (ii) to revise the Chinese text of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.
- (d) Revision is made to the planning intentions in the Notes for “OU (Science Park)” zone and “OU” zones (For All Other Sites) to reflect the latest planning circumstances.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/PSK/14.

10. Consultation

Consultation with the STDC on Amendment Item A

- 10.1 On 14.5.2026, PlanD together with the Innovation and Technology Commission of ITIB and HKSTPC consulted the Housing and Development Planning Committee (HDPC) of STDC on **Amendment Item A**. Members of the HDPC of STDC generally noted and supported the proposed amendment, while also raised questions and provided suggestions mainly on the following issues:
- (a) whether the proposed development would affect the sports events using the Site as a gathering spot during the construction period;
 - (b) whether there would be any provision of family-friendly facilities and community supporting services for the future tenants;
 - (c) possibility of providing a footbridge to connect the existing InnoCell and the proposed development;
 - (d) age restriction and tenancy period of living in the proposed development; and
 - (e) suggestions on the provision of sports-friendly facilities (e.g. lockers, water dispensers, vending machines and bicycle parking spaces) and organisation of tours for students to visit the existing InnoCell and the proposed development.
- 10.2 HKSTPC responded that there would be many other spaces within the HKSP allowing the organisation of recreational and sports events; there would be community supporting services for the future tenants; while the provision of footbridge was not feasible due to site and technical constraints, signalised pedestrian crossings had been proposed to improve walking environment and ensure pedestrian safety; there should be no age restriction for living in the proposed development, but the tenancy might only last for one-year due to limited units; and the feasibility of providing family and sports-friendly facilities and organisation of visiting tours for students would be explored.

Departmental Consultation

- 10.3 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant government B/Ds for comment. No objection or no adverse comment has been received and their comments (if any) have been incorporated to the OZP, where appropriate. The relevant government B/Ds include:
- (a) Secretary for Innovation, Technology and Industry;
 - (b) Executive Secretary (Antiquities and Monuments), Development Bureau;
 - (c) DFEH;

- (d) DLCS;
- (e) District Lands Officer/Tai Po, Lands Department;
- (f) C for T;
- (g) CHE/NTE, HyD;
- (h) DEP;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) CE/C, WSD;
- (k) CE/MS, DSD;
- (l) Project Manager (North), Civil Engineering and Development Department (CEDD);
- (m) Head of Geotechnical Engineering Office, CEDD;
- (n) Head of Civil Engineering Office, CEDD;
- (o) Chief Building Surveyor/New Territories West, Buildings Department;
- (p) Director of Fire Services;
- (q) Director of Electrical and Mechanical Services;
- (r) District Officer (Sha Tin), Home Affairs Department;
- (s) Director of Social Welfare;
- (t) Director of Health;
- (u) Commissioner of Police;
- (v) Director-General of Civil Aviation; and
- (w) CTP/UD&L, PlanD.

Public Consultation after Exhibition of the OZP

10.4 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/PSK/14 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The STDC and Sha Tin Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Pak Shek Kok (East) OZP No. S/PSK/13 as shown on the draft Pak Shek Kok (East) OZP No. S/PSK/13A at **Attachment II** (to be renumbered as S/PSK/14 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Pak Shek Kok (East) OZP No. S/PSK/13A (to be renumbered as S/PSK/14 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Pak Shek Kok (East) OZP No. S/PSK/13 (reduced size)
Attachment II	Draft Pak Shek Kok (East) OZP No. S/PSK/13A
Attachment III	Revised Notes of the Draft Pak Shek Kok (East) OZP No. S/PSK/13A
Attachment IV	Revised ES of the Draft Pak Shek Kok (East) OZP No. S/PSK/13A
Attachment V	Supporting Planning Statement with Technical Assessments of the Proposed InnoCell 2.0 Development
Attachment VI	Provision of Major Community Facilities and Open Space of the STDC Area
Drawing 1	Master Layout Plan of Amendment Item A
Drawings 2a to 2d	Floor Plans of Amendment Item A
Drawing 3	Section Plan of Amendment Item A
Drawing 4	Landscape Layout Plan of Amendment Item A
Drawing 5	Open Space Provision Plan of Amendment Item A
Drawing 6	Proposed Relocation of Bus/Minibus Stops of Amendment Item A
Drawing 7	Proposed Signalised Pedestrian Crossings of Amendment Item A
Drawings 8a to 8h	Photomontages of Amendment Item A
Drawing 9	Proposed Setbacks and Building Separations of Amendment Item A
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photos
Plan 5	Building Height Profile in Pak Shek Kok Area

**PLANNING DEPARTMENT
JULY 2026**