

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-TYST/12

- Applicant** : Right Fortune Investment Limited represented by LCH Planning & Development Consultants Limited
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Site** : Lots 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long
- Site Area** : 2,138 m² (about)
- Lease** : (i) Lot 398 RP in D.D. 121 (about 340 m²)
- Block Government Lease (demised for agricultural use)
- (ii) Lot 2188 in D.D. 121 (about 1,798 m²)
- for the use of a residential care home
- Zonings** : (i) “Comprehensive Development Area” (“CDA”) (about 1,798 m² or 84.1% of the Site)
[restricted to a maximum gross floor area (GFA) of 69,000m² (for the whole “CDA” zone) and a maximum building height (BH) of 17 storeys]
- (ii) “Green Belt” (“GB”) (about 340 m² or 15.9% of the Site)
- Proposed Amendment** : To rezone the application site from “CDA” and “GB” to “Residential (Group A) 4” (“R(A)4”) and to amend the Notes of the zone applicable to the Site

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “CDA” and “GB” to “R(A)4” to facilitate a proposed private residential-cum-social welfare facility (residential care home for the elderly (RCHE)) development (**Plan Z-1**). According to the set of Notes (**Appendix II**) proposed by the applicant, the proposed “R(A)4” zone will be subject to a total maximum plot ratio (PR) of 4.91 and a maximum BH of 60mPD, which will be a sub-zone under the current “R(A)” zone of the OZP. No amendment is proposed to the Schedule of Uses of the “R(A)” zone, with ‘Flat’ and ‘Social Welfare Facility’ being Column 1 uses which

are always permitted. The amendments to the Notes and Explanatory Statement (ES) proposed by the applicant are at **Appendix II**.

- 1.2 The Site is located at Tai Tao Tsuen, Hung Shui Kiu (**Plan Z-1**). Majority of the Site falls within an area zoned “CDA” (about 84.1%) with a portion in the east falling within an area zoned “GB” (about 15.9%) on the OZP. The Site is currently vacant, partly hard-paved and partly covered with vegetation, and is accessible via Fui Sha Wai South Road which is a single-lane dual-way road (**Plan Z-2b**). The “CDA” portion of the Site accounts for about 7.7% of the subject “CDA” zone (with a total area of 23,282m²). A majority part (about 16,186m² or 69.5%)¹ of the subject “CDA” zone has already been developed as a residential-cum-GIC development known as ‘Uptown’ (detailed at paragraph 4.2 below)² (**Plan Z-2a**).
- 1.3 According to the indicative scheme submitted by the applicant, the proposed private residential-cum-RCHE development has a BH of 13 storeys (not exceeding 60mPD), comprising two six-storey residential blocks atop a seven-storey podium for RCHE, entrance lobby, supporting facilities, E&M facilities and parking spaces (**Drawings Z-3 to Z-5**). The proposed development would provide 72 flats and 450 RCHE beds. The major development parameters of the indicative scheme are summarised as follows:

Major Development Parameters of the Indicative Scheme	
Site Area	About 2,138 m ²
GFA	About 10,489 m ²
- Domestic	3,528 m ²
- Non-domestic (RCHE)	6,961 m ²
Total PR	Not more than 4.91
- Domestic	1.65
- Non-domestic (RCHE)	3.26
Maximum BH	Not more than 60mPD
No. of Blocks	2
No. of Storeys	13 storeys
- Residential development	6 storeys
- RCHE	7 storeys
No. of Residential Units	72 flats
Average Flat Size	About 49 m ²
Number of Rooms for RCHE	70
Number of Beds for RCHE	450
Design Population	645

¹ The subject “CDA” zone has a total area of 23,282m². The majority of the subject “CDA” zone (about 16,186m² or 69.5%) has been developed as a residential-cum-GIC development (i.e. Uptown). The residual private lots and government land within the subject “CDA” zone have areas of about 5,797m² (or 24.9%) and 1,299m² (or 5.6%) respectively.

² The subject “CDA” zone is subject to a maximum GFA of 69,000m². The existing residential-cum-GIC development within the subject “CDA” zone, i.e. ‘Uptown’, has an as-built GFA of 49,870m². As such, the residual GFA for the remaining areas of the subject “CDA” (including the “CDA” portion of the Site) is 19,130m².

- Residential development	195
- RCHE	450
No. of Parking Spaces	
- Private Car	14 (7 for residential development, 5 for RCHE and 2 for visitor)
- Light Bus	2 for RCHE
- Motorcycle	2 (1 for residential development and 1 for RCHE)
No. of Loading/ Unloading (L/UL) Spaces	
- Private Car	1 (for RCHE)
- Light Goods Vehicle (LGV)	1 (for RCHE)
- Medium/ Heavy Goods Vehicle (M/HGV)	1 (for residential development)
Private Open Space	Not less than 645 m ²
Anticipated Completion Year	2031

- 1.4 According to the Traffic Impact Assessment (TIA) submitted by the applicant, the key junctions and road links along the major access routings to the Site would be operating within capacity. To provide vehicular and pedestrian access to the Site, local widening works for a section of Fui Sha Wai South Road from the existing single-lane access road to a single 7.3m-wide dual-lane carriageway with 2m wide footpath on one side are proposed to be carried out by the applicant at its own cost (**Drawing Z-8**). The applicant would also liaise with relevant government departments on the management and maintenance responsibilities upon completion of the proposed local widening works.
- 1.5 A Visual Appraisal (VA) has been conducted by the applicant to support the proposed development. To mitigate the potential visual impact, mitigation measures include provision of building setback from the site boundary, optimised building disposition, building separation (about 14.5m) between the two residential towers, street-level landscape design and maximised greenery provision are proposed. The building separation between the two residential towers could also facilitate better natural ventilation at the pedestrian level (**Drawings Z-3 to Z-5 and Z-9**). As illustrated in the VA and photomontages submitted by the applicant (**Drawings Z-10 to Z-16**), the overall visual impact rating at the selected viewpoints of the proposed development is considered to be ‘negligible’ to ‘moderate’.
- 1.6 According to the Landscape Proposal, there is no old and valuable trees (OVTs) within the Site, while two existing trees³ will be felled due to its low survival rate after transplantation and replaced by 17 newly planted quality trees. In compliance with the Sustainable Building Design Guidelines (SBDG), the proposed development will also provide a minimum of 20% green coverage. Besides, not

³ i.e. *Dimocarpus longan* (龍眼) and *Ficus benjamina* (垂葉榕).

less than 645m² of local open space will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (**Drawing Z-7**).

- 1.7 According to the Environmental Assessment (EA), to minimise the road traffic noise impact, mitigation measures including provision of architectural fins, acoustic windows (baffle-type) and fixed windows are proposed for both the RCHE and residential portions of the proposed development. With the provision of mitigation measures, no adverse road traffic noise impact is anticipated.
- 1.8 The applicant has also conducted other technical assessments including a Sewerage Impact Assessment (SIA) and a drainage proposal.
- 1.9 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 26.3.2026 (**Appendix I**)
 - (b) Consolidated Planning Statement (CPS) received on 3.9.2026[#] (**Appendix Ia**)

(Supplementary Planning Statement (SPS) received 26.3.2026 and Further Information (FI) received on 30.4.2026[#], 5.5.2026[#], 19.5.2026*, 20.7.2026*, 29.7.2026[#], 13.8.2026[#] and 28.8.2026[#] were superseded and are attached at **Appendices Ib to Ii** respectively.)

** accepted but not exempted from recounting requirements*

accepted and exempted from recounting requirements

- 1.10 On 10.7.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the CPS (**Appendix Ia**). They can be summarised as follows:

Changing Planning Context

- (a) a substantial portion of the “CDA” zone has been developed for residential-cum-GIC use, i.e. Uptown (detailed at paragraph 4.3 below) while the remaining parts of the zone have been left vacant, fragmented and partly fenced off due to fragmented land ownership and site configuration constraints;
- (b) while the Site is subject to a previously approved application No. A/YL-TYST/870 for the proposed RCHE, the proposed rezoning would facilitate a more coherent and comprehensive development of the Site and provide greater flexibility for the future implementation of the proposed residential-cum-RCHE development;

Optimisation of Land Resources

- (c) in light of the ongoing aging population and the increasing demand for elderly accommodation and care facilities, the proposal is intended to meet a genuine social

need. The proposed development would also provide private residential units in support of the Government's objective of stabilising private housing supply;

- (d) the Site is strategically located between the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and the Yuen Long South NDA, and is well served by existing public transport facilities. The Site is expected to be served by the future Smart and Green Mass Transit System. In this regard, the Site is considered suitable for a residential and elderly-care related development;

Development Intensity Compatible with the Surrounding Context

- (e) the Site is adjoining to existing residential-cum-GIC developments, village houses and supporting infrastructure. The proposed development with a total PR of 4.91 and a maximum BH of 60mPD is considered compatible with the surrounding development context;

Planning Gains and Design Merits

- (f) the proposed development includes provision of 5m building setbacks from the Site boundary to the nearby residential-cum-GIC development ('Uptown'). Street-level landscape, building separation of about 14.5m between two towers, greenery provision are also proposed to improve the living environment of the area (**Drawings Z-3 to Z-5 and Z-9**);

Technically Feasible with No Insurmountable Problems

- (g) as demonstrated by various technical assessments, the proposed development will not generate insurmountable impacts on traffic, environmental, sewerage, drainage, landscape and visual aspects; and
- (h) all the private land within the Site is under the applicant's ownership. The proposed development could be implemented in a timely manner with an anticipated completion by around 2031.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Background

- 4.1 The Site was designated as "Unspecified Uses" area on the draft Tong Yan San Tsuen Development Permission Area Plan No. DPA/YL-TYST/1 gazetted on 18.6.1993. Its adjacent area was subject to a previous application (No. A/DPA/YL-TYST/70) for a proposed residential development (later developed as 'Uptown') with a PR of about 3 which was approved by the Board upon review on 13.10.1995 on the considerations that the proposed scheme would provide significant planning gain in both short-term and long-term, such as bringing environmental improvement to the area which was mainly occupied by open storage yards and low-quality village houses.

- 4.2 Subsequently, the Site and its surrounding areas, which were then mainly occupied by open storage use, were rezoned to “CDA” and “GB” on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/1 gazetted on 14.6.1996. While the Site fell outside the approved scheme mentioned above, it was included in the subject “CDA” zone to allow for the future development to be undertaken in a comprehensive manner and to avoid the likely industrial/residential interface problem. The subject “CDA” zone, with an area of about 2.3 hectares, is restricted to a maximum GFA of 69,000m² (equivalent to a PR of about 3) and a maximum BH of 17 storeys so as to reflect the development parameters under the approved scheme mentioned above. The “GB” zone, which was designated along the northwestern side of Yuen Long Highway, serves as a buffer to the residential areas to its northwest. The zonings of the Site and the development restrictions of the subject “CDA” zone have remained unchanged since then.
- 4.3 On 1.9.2006, application No. A/YL-TYST/322 for proposed residential-cum-GIC development with minor relaxation of BH restriction at the adjoining site within the subject “CDA” zone was approved by the Committee. The development, currently known as ‘Uptown’ with an existing GFA, PR and BH of 49,870m², 3.06 and 77mPD (19 storeys)⁴ respectively, was subsequently completed in 2011.
- 4.4 In the “CDA” Review exercise in 2013, the Committee has agreed that the subject “CDA” zone should be rezoned to appropriate zoning to reflect the as-built conditions when opportunities arise as a major portion of the “CDA” zone has already been developed to a residential-cum-GIC development in 2011. According to the latest “CDA” Review exercise in 2025, the land use zonings for the subject “CDA” zone should be reviewed holistically.

5. **Previous Applications**

- 5.1 The Site, in part or in whole, was involved in two previous s.16 planning applications. Application No. A/YL-TYST/342 for proposed comprehensive residential development with minor relaxation of BH restriction from 17 storeys to 20 storeys within “CDA”, “GB” and “Residential (Group B)1” (“R(B)1”) zones was rejected by the Committee in 2007 on the grounds that the applicant failed to demonstrate how the development scheme could integrate with the adjacent approved development (i.e. Uptown) in terms of design and layout; there was insufficient information to demonstrate that the proposed development would not be susceptible to adverse environmental impact and would not have adverse visual and landscape impacts on the surrounding areas; and there was no strong justification to merit a relaxation of the BH restriction.
- 5.2 Application No. A/YL-TYST/870 was for proposed social welfare facility (RCHE) within the “CDA” portion of the Site submitted by a different applicant to the current application, which had a site area of about 1,795m², and involved one 7-storey RCHE with a PR and BH of 2.96 and 34.8mPD respectively

⁴ According to the approved scheme under planning application No. A/YL-TYST/322, the proposed residential-cum-GIC development (i.e. a kindergarten) has a GFA, PR and BH of 50,290m², 3.09 and 81mPD (19 storeys) respectively.

providing 65 RCHE units and 300 beds. The application was approved with conditions by the Committee in 2018 mainly on the considerations that the proposal would not hinder any further development of the residual lots of the “CDA” zone and not in conflict with the planning intention of the “CDA” zone; the proposed development was not incompatible with the surroundings; and the proposed GFA did not exceed the GFA entitlement of the “CDA” site. The land exchange in relation to the proposed RCHE was completed in 2022 and a building plans submission was approved by the Building Authority in January 2026.

- 5.3 Details of the previous applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan Z-1**.

6. **Similar Application**

There is no similar planning application for rezoning the subject “CDA” and “GB” zones to “R(A)” zone on the OZP.

7. **The Site and Its Surrounding Areas** (Plans Z-1 to Z-5)

7.1 The Site is:

- (a) adjacent to Hung Tin Road on the east and near Hung Tin Road Interchange and approximately mid-way between Tuen Mun New Town and Yuen Long New Town;
- (b) accessible via Fui Sha Wai South Road, which connects to Castle Peak Road - Hung Shui Kiu (**Plan Z-2b and Drawing Z-2**); and
- (c) vacant, partly hard paved and partly covered with vegetation.

7.2 The surrounding areas have the following characteristics:

- (a) comprise predominantly residential developments/structures. Other uses including a shop, vehicular park and vacant land are found in the vicinity;
- (b) to the immediate east are a footpath and a nullah falling within the subject “GB” zone. Across the footpath and nullah are some temporary structures for domestic use and hobby farm with solar facility in Tai Tao Tsuen also falling within the subject “GB” zone (**Plan Z-2b**);
- (c) to the immediate south and west is a private residential-cum-GIC development (‘Uptown’) falling within the subject “CDA” zone. To the further south at the edge of the “CDA” zone are a temporary public vehicle park with valid planning permission and a residential development named ‘The Woodsville’ within the “R(B)1” zone;
- (d) to the further west is the private residential development named ‘The Woodside’ within “Residential (Group B)2” and a secondary school within “Government, Institution or Community” (“G/IC”) zone; and
- (e) to the north across Hung Tin Road are an electric substation zoned “G/IC”,

and warehouses and a temporary vehicle park within “Village Type Development” zone.

8. Planning Intentions

- 8.1 The planning intention of “CDA” zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2 The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Social Welfare

9.1.1 Comments of the Director of Social Welfare (D of SW):

- (a) he has no in-principle objection to the proposed RCHE from service perspective on the conditions that the subject RCHE shall incur no financial implication, both capital and recurrent to the Government and the design and construction of the RCHE shall be in full compliance with relevant prevailing Ordinances, Regulations and Codes of Practice enforcing in Hong Kong and any licensing requirement issued by his department; and
- (b) his detailed comments are at **Appendix IV**.

Land Administration

9.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he has no adverse comment on the application;
- (b) the Site involves two private lots known as Lots 2188 and 398 RP in D. D. 121. Lot 2188 is held under the New Grant No. 22978 dated 6.7.2022 (“the New Grant”) restricted for the use of a residential care home as approved by the D of SW. It is also subject to a Building Covenant (BC) period and a Commence to Operate (“C to O”) period to the satisfaction of Social Welfare Department (SWD) to be

expired on 31.3.2027, whereas Lot 398 RP in D.D. 121 is an old scheduled agricultural lot held under Block Government Lease which contains the restriction that no structure is allowed to be erected without prior approval from the Government;

- (c) the proposed development contravenes the lease conditions governing both lots and would probably affect the completion of the residential care home on Lot 2188 within the BC and C to O periods, as overseen and monitored by SWD, under the New Grant. Hence, SWD's advice on the acceptability of the proposal must be sought;
- (d) in the event the application under s.12A of the Town Planning Ordinance (the Ordinance) is accepted or partially accepted by the Board with a set of clear development parameters (including but not limited to the proposed user, GFA and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the Ordinance after the corresponding amendment to the OZP has been made) is not required, the land owner may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of premium (if required) and the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while PlanD is taking forward the relevant OZP amendment;
- (e) the land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under s.9 of the Ordinance, a formal application for land exchange by land owner to LandsD is still required and policy support should be obtained from Labour and Welfare Bureau (LWB)/SWD if the applicant wishes to implement the proposal under the "Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments" as stipulated in LandsD LAO PN No. 5/2023";
- (f) given Lot 2188 is subject to an unfulfilled BC and C to O periods, if the planning application is approved by the TPB, the applicant should apply for an extension of the BC and C to O periods under the New Grant until the land exchange application is approved by LandsD;
- (g) the land exchange application and the extension application as mentioned in paragraphs (e) and (f) above, if submitted to LandsD, will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and policy support from LWB/SWD has to be obtained for the applications. There is no guarantee that the land exchange application will eventually be

approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s); and

- (h) his detailed comments are at **Appendix IV**.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no objection in principle to the application and the submitted TIA from traffic engineering point of view; and
- (b) her detailed comments are at **Appendix IV**.

9.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no adverse comment on the application;
- (b) his office shall not be responsible for the maintenance of any access connecting the Site and Fui Sha Wai South Road; and
- (c) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

9.1.5 Comments of the Director of Environment Protection (DEP):

- (a) having reviewed the EA, he has no objection to the application from environmental planning viewpoint; and
- (b) his detailed comments are at **Appendix IV**.

Urban Design, Visual and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) she has no adverse comments on the application from urban design and visual perspectives;
- (b) the Site is located in a residential neighborhood and the mid-way between Yuen Long and Tuen Mun New Towns. To its immediate west within the same “CDA” zone is a private residential development namely ‘Uptown’ with a BH up to about 77mPD. Some medium- and low-rise residential developments/village settlements with BHs

ranging from about 13mPD to 33mPD are located in the vicinity. In the wider context, the Site is surrounded by planned high-rise developments including a site zoned “R(A)4”⁵ subject to a BH restriction of 140mPD to its north across Castle Peak Road – Hung Shui Kiu and two sites zoned “Other Specific Uses” annotated ‘Storage and Workshop Use’ (“OU(SWU)”) subject to a BH restriction of 110mPD to its further east across Yuen Long Highway. The proposed development with a BH of about 60mPD is compatible with those existing and planned developments in the surroundings and in the wider context;

- (c) the design/mitigation measures proposed under the indicative scheme, including the 14.5m building separation between two residential towers and landscaping/greening measures, are considered to have urban design merits;

Landscape

- (d) no adverse comment on the application from the landscape planning perspective;
- (e) the majority of the Site falls within “CDA” zone with a minor eastern portion falls within “GB” zone. According to the aerial photo taken in 2025, the Site situates in area of miscellaneous rural fringe landscapes characterised by residential buildings, temporary structures, village houses, highways and scattered tree groups. From the site photos in the proposal, the Site, including its “GB” portion is largely hard paved;
- (f) as shown in the Landscape Proposal, two existing trees in the “GB” zone are proposed to be felled. The existing trees are not considered as distinctive landscape resources, i.e. OVTs, trees of particular interest or mature trees, while 17 new trees are proposed to be planted within the Site;
- (g) in view of the above, no significant adverse landscape impact arising from the proposed rezoning is anticipated; and
- (h) her detailed comments are at **Appendix IV**.

Drainage

- 9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

No comment on the drainage proposal and SIA from public drainage point

⁵ The planned high-rise development falls within an area zoned “R(A)4” on the draft Hung Shiu Kiu and Ha Tsuen OZP No. S/HSK/3.

of view.

Fire safety

9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application;
- (b) fire service installations and water supplies for firefighting shall be provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral of application via relevant licensing authority;
- (c) the provision of emergency vehicular access shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority; and
- (d) for any proposal involving RCHE, the height restrictions as stipulated in the respective regulations and codes of practices shall be observed.

Geotechnical Aspect

9.1.9 Head of Geotechnical Engineering Office (H(GEO)), CEDD);

- (a) no adverse geotechnical comments on the application; and
- (b) the Site is partly located with Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the proposed development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level of involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site.

Building Matters

9.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no comment on the application; and
- (b) his detailed comments are at **Appendix IV**.

Electricity and Gas Safety

9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) no adverse comment on the application; and
- (b) his detailed comments are at **Appendix IV**.

District Officer's Comments

9.1.12 Comment of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

Relevant stakeholders, including but not limited to the residents nearby (mainly the residents of Uptown), has raised strong objections to the proposed development at the Site mainly on environmental, drainage, visual, geotechnical and public consultation aspects. Local consultation is recommended to be conducted with the Ping Shan Rural Committee and stakeholders at an appropriate time. His office would be prepared to offer assistance in respect of liaison and/or consultation if and when requested.

9.2 The following departments have no objection to/no adverse comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) Director of Agriculture, Fisheries and Conservation (DAFC).

10. Planning Considerations and Assessments

The Proposal

- 10.1 The applicant proposes to rezone the Site from “CDA” and “GB” to “R(A)4” to facilitate a proposed private residential-cum-RCHE development. According to the amendments to the Notes proposed by the applicant, a new “R(A)4” sub-zone under the current “R(A)” zone is proposed, which will be subject to a maximum total PR of 4.91 and a maximum BH of 60mPD. No amendment is proposed to the Schedule of Uses of the “R(A)” zone, with ‘Flat’ and ‘Social Welfare Facility’ being Column 1 uses which are always permitted. According to the indicative scheme submitted by the applicant, the proposed development comprises a residential-cum-RCHE development with domestic and non-domestic PRs of 1.65 and 3.26 respectively and a BH of 13 storeys (not exceeding 60mPD), comprising two six-storey residential blocks atop a seven-storey podium for RCHE, entrance lobby, supporting facilities, E&M facilities and parking spaces (**Drawings Z-3 to Z-5**). The proposed development would provide 72 flats and 450 RCHE beds.

Planning Intentions

- 10.2 The Site has largely been zoned “CDA” on the OZP, which is subject to a maximum GFA of 69,000m² and a maximum BH of 17 storeys, since 1996. The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities. Since then, a major part of the subject “CDA” zone has been developed as a private residential development (i.e. Uptown). Whilst the remaining portions of the subject “CDA” zone are largely undeveloped, part of the Site within the subject “CDA” zone was involved in an application No. A/YL-TYST/870 for proposed social welfare facility (RCHE) which was approved with

conditions by the Committee in 2018 with the related land exchange process completed in 2022 and a building plans submission approved in January 2026.

- 10.3 In the “CDA” Review exercises in 2023 and 2025, the Committee agreed that the subject “CDA” zone should be rezoned to appropriate zoning(s) to reflect the as-built conditions when opportunities arise and that the land use zoning for the entire “CDA” zone should be reviewed holistically. In view of the above, the current application to rezone part of the subject “CDA” zone for private residential-cum-RCHE development is not in conflict with the planning intention for the comprehensive development/redevelopment of the area for residential use. Since the majority of the “CDA” zone has been implemented for a residential development (i.e. ‘Uptown’) and the previous open storage uses have already been phased out, the requirement for the submission of a Master Layout Plan is no longer necessary to address the industrial/residential interface. Approval of the application will not adversely affect the comprehensiveness of the developments in the area, and is in line with the decisions of the Committee under the “CDA” Review exercise. Regarding the proposed RCHE, compared with the previously approved application No. A/YL-TYST/870, it can provide an additional 150 beds to help address the acute demand for RCHE beds in Yuen Long district. In this regard, D of SW has no in-principle objection to the proposed RCHE from service perspective.
- 10.4 A minor portion the Site at its east is currently zoned “GB” on the OZP. The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Nonetheless, the “GB” portion of the Site is situated at the fringe of the “GB” zone, largely paved and without vegetation, and physically segregated from the remaining portion of the subject “GB” zone by an existing footpath and nullah. In fact, in terms of the physical setting of the Site and its surroundings, the concerned “GB” portion appears to have formed an integral part of the Site. In view of the above, the proposed rezoning of part of the “GB” zone will unlikely adversely affect the integrity and function of the subject “GB” zone. Both DAFC and CTP/UD&L, PlanD have no objection to the application from nature conservation and landscape planning perspectives respectively.

Land Use Compatibility and Development Intensity

- 10.5 In terms of land use compatibility, the Site is located in a residential neighborhood predominated by existing private residential developments including Uptown, The Woodside and The Woodville to the south and west of the Site. There are also GIC facilities including a kindergarten, a school and an electric substation in the vicinity. The proposed residential-cum-RCHE development is considered not incompatible with the surrounding areas.
- 10.6 In terms of development intensity and BH, the existing private residential-cum-GIC development within the same “CDA” zone has a PR of about 3.06 and a BH up to about 77mPD, while other medium- and low-rise residential developments with BHs ranging from about 13mPD to 33mPD are located in the vicinity (**Plan Z-2a**). In a wider context, the Site is located between Yuen Long and Tuen Mung

New Towns, in the proximity to HSK/HT and YLS NDAs and is surrounded by planned high-rise developments including a site zoned “R(A)4” subject to a maximum PR of 5 and a BH restriction of 140mPD to its north across Castle Peak Road – Hung Shui Kiu and two sites zoned “OU(SWU)” subject to a maximum PR of 5 and a BH restriction of 110mPD to its further east across Yuen Long Highway (**Plan Z-5**). The proposed rezoning of the Site to “R(A)4” for residential-cum-RCHE uses with a maximum PR of 4.91 and a maximum BH of 60mPD is considered compatible with the existing and planned developments in the surroundings and the wider context in terms of development intensity and BH.

Urban Design, Visual and Landscape

- 10.7 As illustrated in the VA and the photomontages submitted by the applicants (**Drawings Z-10 to Z-16**), the overall visual impact rating at the selected viewpoints of the proposed development, with BH up to 13 storeys (not exceeding 60mPD), is considered to be ‘negligible’ to ‘moderate’. In this regard, CTP/UD&L, PlanD has no adverse comment on the application from visual point of view. CTP/UD&L of PlanD also considers that the design and mitigation measures proposed under the indicative scheme, including the 14.5m building separation between two residential towers and landscaping/greening measures (**Drawing Z-9**), have urban design merits.
- 10.8 According to the Landscape Proposal submitted by the applicant, there is no OVT within the Site, while two existing trees at the Site will be felled and about 17 new trees will be planted. A minimum of 20% green coverage will also be provided for the Site. In this regard, CTP/UD&L of PlanD considers that no significant adverse landscape impact is anticipated and has no comment on the application from landscape planning perspective.

Traffic Aspect

- 10.9 According to the TIA submitted by the applicant, the key junctions and road links along the major access routings to the Site would be operating within capacity. Adverse traffic impact caused by proposed residential-cum-RCHE development is not anticipated. To provide vehicular and pedestrian access to the Site, local widening works for a section of Fui Sha Wai South Road from the existing single-lane access road to single 7.3m-wide dual-lane carriageway with 2m-wide footpath on one side are proposed to be carried out by the applicant at its own cost (**Drawing Z-8**). In this regard, C for T has no objection to the application and the submitted TIA. While CHE/NTW, HyD has no objection to the application, he considers that the proposed access road connecting the Site and Fui Sha Wai South Road should not be maintained by his department. The applicant would liaise with relevant government departments on the management and maintenance responsibilities upon completion of the proposed local widening works.

Other Technical Aspects

- 10.10 In support of the application, the applicant has submitted various technical assessments, including EA, SIA and a drainage proposal to demonstrate that the proposed rezoning is acceptable from sewerage and drainage perspectives. In this regard, relevant government departments consulted, including DEP and CE/MN of DSD have no objection to/no adverse comment on the application.

Local Concerns

- 10.11 Regarding the local concerns conveyed by DO/YL, HAD as detailed in paragraph 9.1.12 above, the government departments' comments and planning assessment above are relevant. Should the Committee agree or partially agree to the application, members of the public could participate in the subsequent plan-making process by making representation to the Board in respect of the amendments to the OZP. The Board will hold a hearing to consider the valid representations received. The persons who have submitted valid representations may attend the hearing and be heard by the Board. After the hearing, the Board will decide whether to propose amendments to the OZP to meet the representations.

Proposed Notes of the OZP

- 10.12 The applicant proposes to rezone the Site to "R(A)4" which will be a sub-zone under the "R(A)" zone of OZP. The proposed "R(A)4" zone is subject to a maximum PR of 4.91 and a maximum BH of 60mPD whereas 'Flat' and 'Social Welfare Facility' are Column 1 uses within "R(A)" zone which are always permitted. Should the application be agreed or partially agreed by the Committee, PlanD will review and formulate appropriate zoning amendments, including details of the relevant development restrictions (e.g. a minimum PR/GFA for GIC facilities) to be set out in the Notes and/or ES of the OZP. This will better reflect the intention for provision of a RCHE as proposed in the current application while at the same time to allow flexibility for the type(s) of GIC facilities to be provided in detailed design stage. The final rezoning boundary would also be further refined in consultation with relevant departments. The proposed OZP amendments will be submitted for the Committee's consideration prior to gazetting under the Ordinance. As for the proposed mitigation measures such as building setbacks, greenery provision and building separations, considerations would be given to suitably incorporate them into the ES of the OZP.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 above, PlanD has no in-principle objection to the application and recommends the Committee to partially agree to the application to rezone the Site to appropriate zone/sub-zones with stipulation of appropriate development restrictions taking into account the considerations in paragraph 10.12 above.
- 11.2 Should the Committee decide to agree or partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including development restrictions to be set out in the Notes and the ES, for the consideration of the Committee prior to gazetting under Section 5 of the Ordinance upon reference back of the OZP.
- 11.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the current zonings of "CDA" and "GB" for the Site are considered appropriate for comprehensive development/redevelopment for residential use with the

provision of open space, commercial and other support facilities, if any, and for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is no strong planning justification given in the submission for rezoning the Site to “R(A)4”.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide to not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 26.3.2026
Appendix Ia	CPS with Technical Assessments received on 3.9.2026
Appendix Ib to Ii	SPS and various FI received from 26.3.2026 to 28.8.2026
Appendix II	Notes and ES of the “R(A)4” zone proposed by the applicant
Appendix III	Previous Applications covering the Site
Appendix IV	Detailed Departmental Comments
Drawing Z-1	Land Status Plan
Drawing Z-2	Plan showing Proposed Vehicular Access
Drawings Z-3 to Z-5	Indicative Floor Plans
Drawing Z-6	Landscape Master Plan
Drawing Z-7	Open Space Demarcation Plan
Drawing Z-8	Plan showing Proposed Widening at Fui Sah Wai Road
Drawing Z-9	Design Concepts and Merits
Drawings Z-10 to Z-16	Photomontages
Plan Z-1	Location Plan
Plans Z-2a and Z-2b	Site Plans
Plan Z-3	Aerial Photo
Plans Z-4a and Z-4b	Site Photos
Plan Z-5	Plan showing the Major Residential Developments in the vicinity of the Site

**PLANNING DEPARTMENT
SEPTEMBER 2026**