

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/619

- Applicant** : Wealth Star Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Various Lots in D.D. 124 and adjoining Government Land (GL), Planning Area 32B of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), Yuen Long
- Site Area** : About 13,601m² (including GL of about 116m² or 0.9%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans** : Approved Hung Shui Kiu and Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) No. S/HSK/4
(currently in force)

Draft HSK & HT OZP No. S/HSK/3
(at the time of submission)

[the zoning and development restrictions for the application site (the Site) remain unchanged on OZP No. S/HSK/4]
- Zoning** : “Commercial(1)” (“C(1)”)
[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 200mPD]
- Application** : Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed mixed-use development (proposed flat with permitted commercial uses) (the proposed development) at the Site falling within an area zoned “C(1)” on the OZP (**Plan A-1a**). According to the Notes of the OZP for “C” zone, ‘Flat’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board), whilst commercial uses including ‘Eating Place’, ‘Hotel’, ‘Office’ and ‘Shop and Services’ are always permitted. The Site is currently formed and hard-paved with a portion occupied by open storage of construction materials and machineries covered by valid planning application No. A/HSK/531 (**Plans A-1b, A-3, and A-4a to A-4b**).
- 1.2 The Site, currently accessible from Yick Yuen Road via a local track (**Plans A-2 and A-3**), is located within the future Town Centre of the HSK/HT NDA adjacent to the future campus area of the HSK University Town (as detailed at paragraphs 4.5 and

4.6) (**Plan A-5**), the Regional Plaza zoned “Open Space (1)” (“O(1)”) ¹ and two anchor mixed-use sites zoned “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) ² as well as the transport interchange of the Smart and Green Mass Transit System (SGMTS) station, the Tuen Ma Line (TML) Hung Shui Kiu (HSK) Station which is under construction, and the proposed Hong Kong-Shenzhen Western Rail Link (HSWRL) HSK station (**Plan A-1a**). There are two proposed ingress/egress points at the planned Road L22.

- 1.3 According to the applicant, in view of the recent announcement of the HSK University Town, and taking into account the evolving market conditions and the demand for housing, planning approval is sought to facilitate a proposed mixed-use development at the Site so as to provide vibrant uses for the future Town Centre while acting as a catalyst to encourage early implementation of the HSK/HT NDA. According to the applicant’s proposal, the Site will be developed in two parcels, i.e. the eastern portion (Site A) for proposed residential development with a commercial podium and the western portion (Site B) for proposed commercial developments (i.e. hotel/office) (**Drawing A-1**). As Site B involves only commercial uses which are always permitted within the “C(1)” zone, the proposed layout for Site B is indicative only and not subject to approval, while the proposed domestic and non-domestic PRs/GFAs distribution for the two portions of the Site and the proposed scheme of the residential development at Site A are the subject matters of this application.
- 1.4 Based on a site area of 13,601m² and a total PR of 9.5 (i.e. comprising a domestic PR of 4.275 (45%) and a non-domestic PR of 5.225 (55%)), the maximum total GFA of the proposed development is 129,210m². Being the subject matter of this application, Site A is inclusive of a private residential development with an overall GFA of 61,444m² consisting of 58,144m² domestic GFA and 3,300m² non-domestic GFA. The proposed development involves three 40-43 storeys residential towers located above a 3-storey podium for carpark and commercial uses with BHs ranging from 181mPD to 192mPD (**Drawings A-6 and A-7**). A total of 1,240 residential units will be provided with an estimated population of about 3,348. Site B comprises solely commercial development with a non-domestic GFA of 67,766m², and according to its indicative scheme, two 33-47 storeys hotel/office towers on top of a 2-storey carpark podium are proposed with BHs of 158.5mPD and 197.5mPD respectively. The applicant intends to implement 60% of the non-domestic GFA (about 40,660m²) as Phase 1 in Site B³ according to the “Pay for What You Build”

¹ Intended primarily for 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 in the form of a Regional Plaza, which is subject to a maximum non-domestic gross floor area (GFA) of 2,350m² and a maximum BH of 20mPD. Commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Board.

² Intended primarily for high-density residential development and commercial development in close proximity to the railway stations, and is subject to a total maximum PR of 7 (of which the domestic PR should not exceed 4.5) and maximum BHs of 180mPD and 60mPD (for the western portion of Site 28A). The proposed maximum domestic and non-domestic PR split has subsequently been revised to 5/2 under application No. A/HSK/573 approved by the Rural and New Town Planning Committee (the Committee) of the Board on 15.8.2025.

³ According to the indicative scheme, Site B consists of two towers for hotel and/or office uses. As illustrated in the **Drawings A-6 and A-7**, during Phase 1 of the development, Tower 1 and Tower 2 on top of a two-storey carpark podium will be implemented first up to 166.5mPD and 78mPD respectively, which accommodates non-domestic GFA of 40,660m² (about 60% of the total GFA within Site B). The remaining non-domestic GFA of 27,106m² (about 40% of the total GFA within Site B) will be implemented under Phase 2 of the development, resulting in the overall BH of 197.5mPD and 158.5mPD for Tower 1 and Tower 2 respectively, which comply with the OZP restriction. The detailed commercial uses for the towers (either hotel and/or office uses which are always permitted within “C(1)” zone) will be determined by the applicant at a later stage.

Pilot Scheme (the Pilot Scheme) (as detailed at paragraph 4.4 below). The entire Site A and Phase 1 of Site B of the proposed development (**Drawing A-2, A-6 and A-7**) are tentatively scheduled for completion in 2033.

- 1.5 The Master Layout Plan (MLP), floor plans, section plans, design measures plan and Landscape Master Plan (LMP) submitted by the applicant are at **Drawings A-1 to A-13**. The major development parameters of the proposed development scheme are summarised as follows:

	Overall	Site A	Site B
Site Area	13,601m ²	8,967 m²	4,634 m ²
Total PR (not more than)	9.5 ^[2]	6.85	14.62
• Domestic	4.275 (45%)	6.48	--
• Non-Domestic^[1]	5.225 (55%)	0.37	14.62
Total GFA (not more than)	129,210m ²	61,444m²	67,766 m ²
• Domestic	58,144m ²	58,144m²	--
• Non-Domestic	71,066m ^{2[3]}	3,300m²	67,766 m ²
Building Height	Not more than 200mPD	181mPD to 192mPD	158.5mPD to 197.5mPD
No. of Towers	5	3	2
No. of Storeys^[4]			
• Residential	40-43	40-43	--
• Non-domestic			
- Topside	33-47	--	33-47
- Podium	3	3^[5]	2 ^[5]
No. of Flats	1,240	1,240^[6]	
No. of Hotel Rooms^[10]	1,260		1,260
Population	3,348	3,348^[7]	
No. of Car Parking Spaces^[8]	408	218	190
No. of Motorcycle Parking Spaces^[8]	37	17	20
No. of Loading/ Unloading (L/UL) Spaces^[8]	27	8	19
No. of Lay-bys^[8]	7	--	7
Private Open Space	Not less than 3,348m ²	Not less than 3,348m²	--
Resident's Recreational Facilities	2,325m ²	2,325m^{2[9]}	--

[1] The non-domestic uses (i.e. 'Office', 'Hotel', 'Shop and Services', 'Eating Place' etc.) and development parameters for Site B are for indicative purpose and subject to detailed design.

[2] The ratio of total domestic to non-domestic PR and GFA of the two proposed developments within the Site is 45% : 55%.

[3] In accordance with the Pilot Scheme, about 60% of the non-domestic GFA in Site B (i.e. about 67,766m²* 0.6 = 40,660m²) will be implemented first.

[4] Excludes transfer plate and refuge floor (if applicable).

[5] Includes two storeys of aboveground car park.

[6] An average size of 47m² is assumed.

[7] A person-per-flat ratio of 2.7 is assumed.

[8] In accordance with standards stipulated in Hong Kong Planning Standards and Guidelines (HKPSG)

[9] Or such other areas of clubhouse as may be approved by the Buildings Department based on the total permissible domestic GFA for individual land parcel (site under the Buildings Ordinance) at the furfure General Building Plan submission.

[10]subject to detailed design at later stage

Urban Design and Connectivity

- 1.6 According to the applicant, the proposed development has made reference to the Urban and Green Design Requirement Brief for Private Development Sites (UDB). The proposed development will complement with the Government's planning for the HSK/HT NDA and enable seamless connection to the north and south of the HSK Town Centre. With reference to the UDB, the applicant has proposed a number of design measures to strengthen connectivity and walkability and to improve pedestrian environment, as detailed in the below paragraphs.
- 1.7 As required under the UDB, a minimum 6m-wide setback will be provided along the riverside promenade at ground level, complemented by a minimum 6m-wide podium terrace fronting the retail façade at 1/F of the hotel/office building at northern part of Site B (**Drawing A-8**). According to the applicant, an elevated footbridge between Site A and Site B will be provided as internal connection within the Site, and an opening is reserved for pedestrian connection to the adjoining Planning Area 32C to the west. The internal connection will be constructed, managed and maintained by the applicant while the connection with Planning Area 32C will be subject to detailed design and future implementation arrangements.
- 1.8 The proposed development will also incorporate a number of off-site and internal enhancement works to strengthen local connectivity and walkability within the Town Centre. Given that the Site is strategically located adjacent to the planned SGMTS and TML HSK Stations and the proposed HSWRL station, the applicant proposes to provide two footbridges connecting the Site to the Regional Plaza and TML HSK station to the east and Planning Area 34B to the north respectively, and to reserve opening for footbridge connection to the Planning Area 32A to the south (**Drawings A-8, A-9 and A-17**), thereby allowing seamless pedestrian connectivity within the Site, across the Northern Riverline and with the adjacent sites, establishing a dynamic mixed-use hub and supporting office, hotel and residential developments. Internal transport facilities including separated vehicular accesses, parking spaces, L/UL spaces and vehicle lay-bys of the proposed development will be provided in accordance with the requirements as stipulated in the latest HKPSG. The applicant will construct those proposed facilities and enhancement works within the Site at its own cost, while the off-site pedestrian connections are subject to detailed design and implementation arrangements with project proponents/developers of the adjacent developments and relevant government bureau/departments (B/Ds) in the future.

Landscape Design and Greenery Provision

- 1.9 The applicant has submitted a LMP to illustrate the proposed landscape design concept of the proposed development (**Drawings A-9 to A-13**). According to the applicant, the landscape design features, entrance and arrival plaza together with the ground-level shopping street would create a welcoming alfresco environment designed to encourage relaxation and social interaction. The proposed landscape features would offer north-facing views to adjacent river channels and provide outdoor areas with green spaces for enjoyment. Furthermore, a total of not less than 3,348m² of private open space (**Drawings A-14 and A-15**) and a minimum greenery coverage of 30% will be provided within the Site. While 29 existing trees are proposed to be felled, the same number of new trees will be planted to replenish the loss of the existing greenery (**Drawing A-16**).

Technically Feasibility

- 1.10 The applicant has submitted various technical assessments/reviews including a Traffic Review, Environmental Review, Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), and Water Supply Impact Assessment (WSIA) to demonstrate the technical feasibility of the proposed mixed-use development.
- 1.11 The Traffic Review demonstrates that there will be no insurmountable traffic and pedestrian impacts induced by the proposed development with the proposed provision of transport facilities within the Site being in place. The Environmental Review concludes that, with the implementation of appropriate mitigation measures such as setback, acoustic fins and acoustic windows/balconies, no insurmountable adverse air quality, road traffic, or railway noise impacts are anticipated. The DIA, SIA, and WSIA have also confirmed that the proposed development will not overstrain the capacities of the existing and planned drainage, sewerage, and water supply infrastructure.
- 1.12 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 16.6.2026 (Appendix I)
 - (b) Further Information (FI) received on 25.8.2026* (Appendix Ia)
 - (c) FI received on 14.10.2026# (Appendix Ib)
- *accepted but not exempted from publication and recounting requirements*
- #accepted and exempted from publication and recounting requirements*
- 1.13 On 14.8.2026, the Committee 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 Application Form with attachments and FIs at **Appendices I to Ib**. They can be summarised as follows:

In Line with Government Policy and Efficient Use of Land Resources

- (a) Having considered broader market forces, industry feedback and to expedite the implementation of new developments within the Northern Metropolis (NM) including the HSK/HT NDA, the Government has introduced a series of policy directives to increase flexibility in accommodating residential uses within commercial sites. The current application involving conversion of a portion of the non-domestic GFA for residential use at the Site zoned “C(1)” is therefore in line with the latest Government policy.
- (b) The First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030) (“the First Five-Year Plan”) has identified the HSK University Town as a key component of the NM and positioned it as a centre for smart manufacturing, applied post-secondary education, and international talent cultivation. To adapt to changing workplace habits and market needs, a review of the Town Centre’s land-use mix is necessary to ensure efficient and flexible use of land

resources. Introducing residential uses into the Site would create an integrated “live-work-learn” environment that supports local housing needs while fostering a vibrant, resilient and dynamic knowledge-based community.

Contribute to Housing Supply

- (c) The proposed residential development within Site A will provide a total of about 1,240 private residential units for an estimated population of 3,348, which will help address housing demand and support the nearby future developments, including students and staff in the HSK University Town and future working population in the HSK/HT NDA.

Reinforce HSK Town Centre as Vibrant Knowledge and Innovation Hub

- (d) The Site is located within the Town Centre of the HSK/HT NDA, which is the future gateway to the NDA. In accordance with the Government’s latest planning initiatives to establish the HSK University Town, the area is expected to emerge as a major education and innovation cluster attracting local, Mainland and international talent. The predominantly commercial development pattern would limit activity outside normal business hours and would not fully realise the potential of the Town Centre as the vibrant heart of the NDA. The proposed development, bringing along residential population, office and retail services, will therefore contribute to creating a diverse, resilient and vibrant town centre that supports the Government’s vision for the HSK/HT NDA as a strategic growth node in the NM, serving as a desirable place to live, work, learn, innovate and do business.

Reasonable Scale of Residential Use Act as a Catalyst for Development

- (e) The implementation of residential development in Site A could provide an early population in-take to promote economic sustainability of the Town Centre, and could further expedite development of the nearby sites in the HSK/HT NDA. The vibrancy brought by enriched human and economic activities could serve as a basis to attract investments in the area.

Providing Public Benefit

- (f) The proposed development has made reference to the UDB with various proposed design elements, measures and enhancement works (as detailed in paragraphs 1.6 to 1.8 above). The applicant also proposes enhancement works to strengthen connectivity and walkability within the Town Centre of the HSK/HT NDA (as mentioned in paragraph 1.8 above), thereby providing public benefits and establishing a dynamic mixed-use hub.

Compliance with the Planned Development Restrictions

- (g) Despite residential use is proposed under the current application, there is no change proposed to the total PR and BH restrictions as stipulated under the OZP (i.e. not more than 9.5 and 200mPD respectively).

No Insurmountable Technical Adverse Impacts

- (h) Supporting technical assessments covering traffic, environmental, drainage, sewerage and water supply aspects have been conducted, and the proposed development is demonstrated to be acceptable and technically feasible.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the “current land owner” of the Site and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing notices on local newspapers and posted notice in a prominent position on or near the Site. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under Town Planning Board Guidelines PG-No. 31B are not applicable to the GL portion.

4. Background

- 4.1 The Site was encompassed within the then Hung Shui Kiu New Development Area (HSK NDA) (later renamed as the HSK/HT NDA) under the HSK NDA Planning and Engineering Study (the HSK NDA Study). The Site is located within the Town Centre of the HSK/HT NDA near the planned TML HSK station, where mixed commercial and residential sites with higher development intensity are planned to reinforce its respective role as “Regional Economic and Civic Hub” to create a legible urban structure and enliven the HSK/HT NDA. Pursuant to the Revised Recommended Outline Development Plan of the HSK NDA promulgated on 5.9.2016, the Site, which formed part of a cluster of commercial sites in the Town Centre, was zoned “C(1)” on the draft HSK & HT OZP No. S/HSK/1 exhibited on 26.5.2017 subject to a maximum PR of 9.5 and a maximum BH of 200mPD. The land use zoning and development restrictions for the Site have remained unchanged since then.
- 4.2 According to the Explanatory Statement (ES) of the OZP, a detailed urban design study has been conducted for the Town Centre around the planned TML HSK Station and the District Commercial Node (DCN) near the existing TML Tin Shui Wai Station to create anchor and iconic developments within the study area. The study has recommended measures to integrate the sites with the surroundings by creating a pleasant walking environment and to enhance the vibrancy and vitality of the Town Centre (including the Site) and the DCN. Urban design measures (UDMs), which aim to develop distinctive nodes to foster vibrancy, form a blue-green network, create good accessibility and walkability, and provide integrative design with adjoining areas, etc., have been formulated to complement the overall urban design concepts for the two respective areas as required in the UDB. As detailed in UDB, recommended UDMs applicable to the Site include (i) provision of minimum 6m wide setback and terraced retail floor on G/F and 1/F facing the promenade to the north for Site B as to contributing to the at-grade vibrancy and local character; and (ii) elevated pedestrian link with covered walkway connecting the development sites within Planning Area 32B (Sites A and B) as well as connecting the adjoining site in Planning Area 32C.
- 4.3 On 1.2.2024, the Lands Department (LandsD) invited in-situ land exchange applications under the Enhanced Conventional New Town Approach (ECNTA) for designated development sites (including the Site) within the Second Phase and Remaining Phase developments of the HSK/HT NDA. While the deadline for submitting land exchange applications in respect of the Second Phase development expired on 30.4.2024 and the processing of some in-situ land exchange applications has been completed, the deadline of accepting the binding basic terms offers for those outstanding ones (including the Site) has been extended to 31.12.2026.

- 4.4 On 29.5.2026, LandsD issued Lands Administration Office Practice Note (“LAO PN”) No. 2/2026 introducing the three-year Pilot Scheme applicable to all lease modification applications related to non-residential developments territory-wide. The initiative allows lot owners to carry out phased development, provided that the GFA under the initial phase of the development must amount to at least 60% of the total permissible maximum GFA of the whole development and be completed in time in accordance with the building covenant subject to a restriction on alienation. While lot owners have retained a ten-year window following completion (from the issuance of the first Occupation Permit) to apply for another lease modifications to realise the remaining GFA balance of the total permissible GFA (up to 40%) at prevailing market land premiums, if this option is not exercised within the ten-year period, the Government may redeploy the unused development intensity and infrastructure capacity to other lots within the district.
- 4.5 As announced in the First Five-Year Plan and 2026 Policy Address (PA), the NM will be developed with the objectives of university town, innovation and technology, industry, and environment suitable for living, work and travel to foster the integrated development of education, technology and talent. As the main focus of NM development, the Government will develop three university towns in the NM at San Tin, HSK and Ta Kwu Ling, based on the concept of town area comprising campus area, technology area, industry area and living community area, and planned around “One Town, Five Elements” (education, technology, industry, talent and urban development), to drive the overall development of the Northern Metropolis University Town (NMUT). The campus areas of the three university towns in San Tin, HSK and Ta Kwu Ling amount to about 300 hectares. Together with the surrounding technology areas, industry areas and living community areas, the overall planned areas of the three university towns will exceed 1,000 hectares. For the HSK University Town, its campus area and the adjoining technology and industry areas (including HSK Industry Park, the Lau Fau Shan Digital Technology Hub, Yuen Long InnoPark and the Hong Kong Microelectronics Research and Development Institute) will be developed as a “Centre for Applied Post-secondary Education in Smart Manufacturing and Global Talent Cultivation”. Under the NMUT development framework and planning for the HSK University Town, the role and function of the Town Centre of HSK/HT NDA, originally planned primarily for commercial developments, have been repositioned with its major component designated for higher education use.
- 4.6 On 17.9.2026, the Government rolled out three sites in the HSK University Town campus area, with a total area of around 26 hectares: Area (1) of approximately 16.5 hectares around the HSK Town Centre, Area (2) of approximately 5.3 hectares near the future local community neighborhood the enterprise and technology park, and Area (3) of approximately 4.4 hectares near the future modern logistics cluster (**Plan A-5**), for application by eligible post-secondary institutions. Proposals submitted by institutions will be reviewed by a Designated Vetting Group led by the Chief Secretary for Administration. The Site adjoins Area (1) of the HSK University Town campus area to the west and south.
- 4.7 The Site is currently not subject to planning enforcement action.

5. **Previous Applications**

- 5.1 The Site was in part subject to 14 previous applications (No. A/DPA/YL-PS/12, A/YL-PS/157, 162, 217, 227, 245, 264, 314, 350, 389 and 494, and A/HSK/96, 330 and 531) for open storage with/without ancillary facilities and/or workshop uses and proposed residential development with retail facilities, a public transport terminus, a kindergarten and a primary school. Details of these previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-PS/227⁴ for proposed residential development with retail facilities, a public transport terminus, a kindergarten and a primary school was rejected by the Committee on 4.9.2009 mainly on the grounds that approval of the proposed development was considered piecemeal and premature as the Government was undertaking a re-assessment of findings and recommendations in the then HSK NDA Study; the technical assessments in the submission could not demonstrate that the proposed development would be sustainable in environmental and traffic terms; the scale of the proposed development was considered incompatible with the existing surrounding which was low-rise and low-density rural setting; and approval of the application would set an undesirable precedent. Given the significant changes in planning context and circumstances pertaining to the HSK/HT NDA, the considerations of this application are considered irrelevant to the current application.
- 5.3 As for the remaining 13 applications for various temporary open storage uses with/without ancillary facilities and/or workshop use, their considerations are not relevant to the current application which involve different uses. Part of the Site is covered by a valid planning permission under application No. A/HSK/531 for temporary open storage of construction materials and machineries and storage of tools and parts with ancillary office until 15.8.2027.

6. **Similar Application**

- 6.1 There is no similar application within the same “C(1)” zone on the OZP.
- 6.2 For Members’ information, planning application No. A/HSK/620 for the same proposed uses at the “C(2)” zone will also be considered by the Committee at this meeting (**Plan A-1a**).

7. **The Site and Its Surrounding Areas** (Plans A-1a to A-4b)

- 7.1 The Site is:
- (a) accessible from Yick Yuen Road via local track (**Plan A-2**); and
 - (b) currently formed and hard-paved with a portion occupied by open storage of construction materials and machineries covered by valid planning application No. A/HSK/531 until 9.10.2027.
- 7.2 The surrounding areas are at present predominantly occupied by parking of vehicles,

⁴ The application site of application No. A/YL-PS/227 fell within “Undetermined” and “Residential (Group D)” zones on the then approved Ping Shan OZP No. S/YL-PS/11 and draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/5 respectively before publication of the draft HSK & HT OZP No. S/HSK/1 exhibited on 26.5.2017.

open storage yards and a construction site intermixed with vacant structures and vacant/unused land.

- 7.3 Under the planned context of the HSK/HT NDA, the Site is located within the future Town Centre. It is bounded by the Regional Plaza zoned “O(1)” together with the planned major transport node consisting of TML HSK Station, HSWRL HSK Station and SGMST to its east, a nullah to be revitalised to its north, and campus area sites of the HSK University Town to its west and south. The Site will be accessible via the planned Road L22 (**Plan A-2**) which will connect to the planned Road D7 leading to Kong Sham Western Highway. Capturing the close proximity of the planned major transport node, the Town Centre is planned with high-rise high-density developments including commercial, mixed-use and residential developments, and education-related uses subject to a maximum PR up to 9.5 and a maximum BH up to 200mPD.

8. Planning Intention

The planning intention of the “C” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. These areas are usually major employment nodes.

9. Comments from Relevant Government B/Ds

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

Policy Aspect

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) she supports the application from policy perspective;
- (b) according to the First Five-Year Plan and the 2026 PA announced in September 2026, the Government will develop three university towns in the NM, namely the San Tin University Town, the HSK University Town and the Ta Kwu Ling University Town, based on the concept of town area. Each university town will comprise campus area, technology area, industry area and living community area, and will be planned around “One Town, Five Elements” (education, technology, industry, talent and urban development) to promote the integrated development of education, innovation and industry, while establishing a talent hub serving both the Guangdong-Hong Kong-Macao Greater Bay Area and the international community;
- (c) in terms of function and positioning, the campus area of the HSK University Town and its adjoining technology and industry areas (including HSK Industry Park, the Lau Fau Shan Digital Technology Hub, Yuen Long InnoPark and the Microelectronics Research and Development Institute) will be developed as a “Centre for Applied Post-secondary Education in Smart Manufacturing and Global Talent Cultivation”. To kick-start the development of the HSK University Town,

the Government announced on 17.9.2026 the launch of three university campus sites with a total area of approximately 26 hectares and invited eligible post-secondary institutions to submit proposals for campus development. The Government aims to announce the successful institutions in early 2027, enabling the relevant works to commence as soon as practicable; and

- (d) the southern campus site, covering about 16.5 hectares, occupies a substantial portion of the HSK Town Centre which was originally planned primarily for commercial development. The establishment of the university town will introduce a significant higher education component into the Town Centre, resulting in a more diversified land-use mix and a broader range of economic and community functions. The Site is located within the HSK Town Centre immediately adjoining the southern campus site of HSK University Town and is currently subject to ongoing in-situ land exchange applications submitted by the respective landowners under the ECNTA for commercial development. Having regard to the latest positioning of the HSK Town Centre as part of the HSK University Town, the proposed introduction of residential development on portions of the Site (accounting for about 45% of the proposed total GFA) is considered not incompatible with the evolving development direction of the HSK/HT NDA. From the NM policy perspective, the application is supported as it would facilitate the development of a more balanced mix of educational, commercial and residential uses in the area. The proposed private housing would also complement the university town by providing accommodation in close proximity to the campus area for academic staff, researchers, students and other talent, thereby supporting the creation of an integrated live-work-learn environment.

Land Administration

9.1.2 Comments of the Chief Estate Surveyor/New Development Area, LandsD (CES/NDA, LandsD):

- (a) the proposed mixed-use development site at Area 32B comprises 19 private lots namely, Lots 1584 RP, 1630 RP, 3235, 3237, 3238 RP, 3239, 3240, 3241, 3242 RP, 3244, 3247, 3248, 3342, 3343, 3346, 3347, 3348, 3349 and 3350 all in DD. 124 (the “Lots”), which are all agricultural lots held under Block Government Lease. Among them, Lots 1583 RP, 3225RP, 3245 RP and 3246 RP all in D.D.124 have been resumed under the Lands Resumption Ordinance (Cap. 124) pursuant to G.N. 3830 dated 25.6.2026 and have been reverted to the Government;
- (b) the Lots are subject to an ongoing land exchange application under the ECNTA for non-industrial (excluding residential, godown and petrol filling station), pursuant to the LAO PN No. 13/2023 and 1/2024;
- (c) the proposed mixed-use development comprising residential cum commercial development at Site A and commercial development at Site B is not permissible under the existing lease conditions of the Lots nor the applied use stated in (b) above. Should the application be approved, the owners of the private lots must submit a revised land exchange application to LandsD before implementing the proposed mixed-use development;

- (d) land exchange applications including application under the Pilot Scheme will be considered by LandsD, acting in the capacity of landlord, at its sole discretion. If the owners of the private lots apply to develop Site B independently under the Pilot Scheme, Site A and Site B should be processed via two separate land exchange documents. To align with the approved boundary of the ongoing ECNTA land exchange, these documents which together comprise the entire ECNTA site must be executed simultaneously. There is no guarantee that any such application will be approved. Any approved application will be subject to such terms and conditions as the Government sees fit, including, but not limited to, the construction of public facilities, the restriction on alienation except as a whole in respect of the non-residential use development if which is subject to the Pilot Scheme and the payment of premium/premia and administrative fee(s);
- (e) LandsD reserves comment on the proposed schematic design, which will only be examined in detail during the building plan submission stage after the land exchange is completed. There is no guarantee that the schematic design as presently proposed in the subject planning application will be automatically accepted under the lease during future building plan submissions; and
- (f) the site areas and related figures in this planning application have not been surveyed or verified. These figures will be checked during the processing of the land exchange application.

NDA Implementation Aspect

9.1.3 Comments of the Project Manager (West), Civil Engineering and Development (PM(W), CEDD):

he has no comment on the application from the NDA implementation perspective.

Traffic

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

- (a) no in-principle objection to the application from traffic engineering point of view;
- (b) the submitted Traffic Review is generally considered acceptable; and
- (c) noting the proposed pedestrian connections are subject to further detailed study and liaison with project proponents/developers of the adjacent developments and relevant government B/Ds in the future, imposition of the relevant approval condition regarding the design and implementation of the proposed pedestrian connections is required.

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

- (a) he has no objection to the application from the highways maintenance viewpoint;

- (b) the management and maintenance responsibilities of planned Road L22 are not yet identified; and
- (c) his detailed advisory comments are at **Appendix III**.

Environment

9.1.6 Comments of Director of Environmental Protection (DEP):

- (a) he has no in-principle objection to the application subject to the following:
 - (i) the imposition of an approval condition on the submission of a contamination assessment plan and a remediation action plan, if necessary, and the implementation of the remedial actions identified therein prior to construction of the development;
 - (ii) the imposition of approval conditions on SIA requirements; and
 - (iii) his detailed advisory comments are at **Appendix III**.

Urban Design, Visual, Air Ventilation and Landscape

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

- (a) she has no adverse comment on the application from the urban design, visual, air ventilation and landscape planning perspectives;

Visual and Air Ventilation

- (b) noting that the proposed mixed-use development would not involve development intensification as permitted under the OZP, she has no comment on the application from visual and air ventilation perspectives;

Landscape

- (c) according to the aerial photo taken in 2025, the Site (including Site A – the subject application site and Site B – for indicative purpose only) was situated in an area of miscellaneous rural fringe landscape character comprising open storages and tree clusters. The Site is located close to the future TML HSK Station in the Town Centre of the HSK/HT NDA. It is zoned “C (1)”, and the proposed mixed-use development with flat and commercial uses is considered compatible with the landscape character of the area;
- (d) with reference to the above aerial photo and site photos, the Site has been formed with some existing trees in the southwestern part of Site A, which is the subject of this application;
- (e) the applicant has submitted a LMP in support of the application. According to the tree survey, no rare and precious plants nor Old and Valuable Trees (OVTs) are found within the Site. As shown on the LMP, 29 existing trees, excluding undesirable species, are proposed to be felled and 29 new trees are proposed to be planted (24 within Site A and 5 within

Site B); and

- (f) significant adverse landscape impact arising from the proposed development is not anticipated; and
- (g) her detailed advisory comments are at **Appendix III**.

Building Matters

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

- (a) he has no objection to the application; and
- (b) his detailed advisory comments are at **Appendix III**.

Drainage Aspect

9.1.9 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and Chief Engineer/Land Drainage (CE/LD), DSD:

- (a) they have no in-principle objection to the proposed development from public drainage perspective; and
- (b) their detailed advisory comments are at **Appendix III**.

Water Supply

9.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the proposed development from water supply perspective; and
- (b) the applicant is required to submit a revised WSIA to WSD for agreement in a later stage before effecting water supply to the proposed development.

Geotechnical

9.1.11 Comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO, CEDD):

he has no adverse geotechnical comment on the application.

Local Views

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

his office has not received any comment from the locals.

- 9.2 The following B/Ds have no objection to/no adverse comment on the application. Their advisory comments, if any, are at **Appendix III**.

- (a) Secretary of Education;
- (b) District Lands Officer/Yuen Long, LandsD;
- (c) Director of Electrical and Mechanical Services;
- (d) Project Manager/Major Works, Highways Department;
- (e) Director of Housing;
- (f) Director of Fire Services; and
- (g) Commissioner of Police.

10. Public Comments Received During Statutory Publication Periods

- 10.1 On 26.6.2026 and 8.9.2026, the application and FI submitted by the applicant were published for public inspection. During the statutory public inspection periods, a total of 31 public comments were received (**Appendix IV**) including 28 supporting comments, one objecting comment from individual and two comments providing views from the MTR Corporation Limited (MTRCL) and an individual. The comments/views are summarised as follows:

Supporting Comments

- (a) the proposed mixed-use development contributes to private housing supply, aligning with government policy directives that allow flexible residential components within commercial zones in the HSK/HT NDA to support population and employment growth in the NM;
- (b) the inclusion of residential development will complement with commercial activities thereby creating local employment and boosting economic activity. The proposed mixed-use development can foster local community growth and live-work balance by providing retail, dining, and leisure facilities that generate day-and-night neighborhood vibrancy and open space for public enjoyment; and
- (c) the development itself can fully utilise the convenience of the adjoining HSK station, encouraging the use of public transportation and reduces the traffic load of the surrounding road networks.

Objections/Adverse Comments

- (d) the introduction of mixed-use developments with residential element is considered a short-term gain and the current application should have been a Section 12A application for rezoning. The NM should be planned with new Central Business District (CBD) to attract commercial activities and to create local employment opportunities which would ensure quality of life for commuters and residents; and
- (e) as more sites are converted to mixed-use developments, the form of the CBD would be affected, and dispersed development will reduce the attractiveness of the NM.

Providing Views

- (f) while sufficient population is required to maintain economic sustainability, local employment can help reduce traffic impacts within the area; and
- (g) prior to occupation, a quantitative noise assessment covering railway noise and fixed plant noise should be provided.

11. Planning Considerations and Assessments

11.1 The application is to seek planning permission for proposed mixed-use development (proposed flat with permitted commercial uses) at the Site zoned “C(1)” on the OZP. While commercial uses including ‘Eating Place’, ‘Hotel’, ‘Office’ and ‘Shop and Services’ are always permitted within “C(1)” zone, ‘Flat’ is a Column 2 use requiring planning permission from the Board. According to the applicant, the Site will be divided into two portions, namely Site A mainly for residential use and Site B solely for commercial uses, for mixed-use development. While the proposed total PR of 9.5 (i.e. a domestic PR of 4.225 (45% or equivalent GFA of 58,144m²) and a non-domestic PR of 5.225 (55% or equivalent GFA of 71,066m²)) and maximum BH of 200mPD have complied with the OZP restrictions for the Site and commercial uses are always permitted within the “C” zone, approval is sought for proposed domestic and non-domestic PRs/GFAs distribution for Site A and Site B, and the proposed scheme for the residential development at Site A which comprises three 40 to 43 storey residential towers above a three-storey commercial and carpark podium with BHs of 181mPD to 192mPD. Meanwhile, the proposed layout for Site B, with two 33-47 storeys hotel/office towers on top of a 2-storey carpark podium with a maximum BH of 197.5mPD, is indicative only and not for approval.

Policy Aspect and Planning Intention

11.2 The Chief Executive has recently announced in the First Five-Year Plan and the 2026 PA that the Government will develop the NMUT as the main focus of NM development, including the HSK University Town, based on the concept of “One Town, Five Elements” (education, technology, industry, talent and urban development) to drive the overall development of the NMUT as a main focus in the development of NM. As detailed in paragraph 4.5 above, a substantial portion of the Town Centre of the HSK/HT NDA which was originally planned primarily for commercial developments will be designated as the HSK University Town campus site for developing a “Centre for Applied Post-secondary Education in Smart Manufacturing and Global Talent Cultivation” together with the adjoining technology and industry areas. The establishment of the university town will introduce a significant higher education component into the Town Centre, resulting in a more diversified land-use mix and a broader range of economic and community functions.

11.3 The Site is located within the Town Centre immediately adjoining the southern campus site of the HSK University Town (**Plan A-5**). Having regard to the latest positioning of the Town Centre as part of the HSK University Town, the proposed residential development at Site A (accounting for about 45% of the total GFA) is considered not incompatible with the evolving development direction of the HSK/HT NDA. The proposed private housing would also complement the university town by providing accommodation in close proximity to the campus area for academic staff,

researchers, students and other talent, thereby supporting the creation of an integrated live-work-learn environment. As the proposed development would facilitate the development of a more balanced mix of educational, commercial and residential uses in the area, SDEV supports the application from the NM policy perspective. In view of the latest strategic positioning of the Town Centre area and taking account of the above and the planning assessments below, there is no objection to the current application for the proposed mixed-use development (proposed flat with permitted commercial uses) at the Site.

- 11.4 Within the Town Centre near the planned major transport node consisting of the SGMTS, TML HSK station and HSWRL HSK station, the Site falls within the “C(1)” zone which is intended primarily for commercial developments, which may include uses such as office, hotel and shop and services, functioning as territorial business/financial centre and regional or district commercial/shopping centre. As discussed in paragraphs 11.2 and 11.3 above, the role and function of the Town Centre have been repositioned to incorporate a major component for the development of the HSK University Town as a main focus in the development of NM. Moreover, under the proposed scheme, while 45% of the permitted non-domestic PR/GFA is proposed to be converted for domestic use within Site A, a major portion with about 55% of the total PR/GFA will be reserved for commercial uses (i.e. hotel/office) mainly within Site B to cater for the retail and commercial needs of the HSK/HT NDA. Overall, the proposed development would continue to provide commercial uses with a GFA of about 71,066m² serving the HSK University Town and the wider NDA.
- 11.5 In addition, despite the reduction in non-domestic GFA at the Site, there are two anchor mixed-use sites zoned “OU(MU)” near the Town Centre and other planned economic activities in the broader area over the long term, including the Hung Shui Kiu Industry Park, Modern Logistics Clusters and Enterprise and Technology Park sites under large-scale land disposal approach, etc., providing a wide variety of commercial and industry uses across the NDA. With the latest policy initiative in developing the HSK University Town based on the concept of “One Town, Five Elements” as detailed in paragraphs 4.5, 11.2 and 11.3 above, the proposed development would provide both commercial floor spaces and residential units complementary to the HSK University Town development. By providing a mixed-use urban environment integrating commercial and residential uses at the Site with the adjacent campus area of the HSK University Town, it is considered that the proposed development would help facilitate and enrich the development of the HSK University Town and is in line with the “One Town, Five Elements” concept promulgated under the First Five-Year Plan and the 2026 PA.

Land Use Compatibility

- 11.6 The Site is located within the Town Centre of the HSK/HT NDA with close proximity with the planned TML HSK Station, HSWRL HSK Station and SGMTS to its east. The surrounding areas are characterised by high-rise high-density developments including commercial, mixed-uses and residential developments as well as education-related uses with a maximum BH up to 200mPD. The proposed mixed-use development has complied with the total PR and BH restrictions as stipulated in the OZP and is considered not incompatible with the planned land use context in the Town Centre of the NDA.

Urban Design, Landscaping and Connectivity

- 11.7 While the current application has complied with the overall PR and BH restrictions as stipulated in the Notes of the OZP, the proposed development has incorporated various design elements, including a minimum 6m wide setback along the riverside, openings reserved for footbridges, terraced platform, retail façade frontage, landscape terrace and sufficient overall greenery provision as detailed in paragraphs 1.6 to 1.9 above. In terms of layout design, physical segregation has been provided between the non-residential and residential portions of the proposed mix-use development to prevent non-residential uses from causing nuisance to the residents. The applicant has also submitted a LMP which demonstrates that there is no rare and registered OVTs at the Site, while the 29 existing trees to be felled would be compensated by planting 29 new trees at a ratio of 1:1 within the Site (**Drawing A-16**). In this regard, CTP/UD&L, PlanD has no adverse comment on the application from urban design and landscape planning perspectives.
- 11.8 The proposed development has also incorporated off-site and internal enhancement works to strengthen local connectivity and walkability as detailed in paragraph 1.8 above. According to the Design Measures Plan and the LMP (**Drawings A-8 and A-9**), the applicant will construct those proposed facilities within the Site including the three footbridges within the Site and connecting the Site to the Regional Plaza and HSK station to the east and Planning Area 34B to the north, the vehicular accesses and the vehicle lay-bys at its own cost. Openings will be reserved for future footbridge connections with the adjoining areas including Planning 32C to the west and Planning Area 32A to the south, while the management and maintenance arrangement for the proposed facilities will be subject to detail design and further liaison with relevant B/Ds. In this regard, C for T has no adverse comment on the proposals from traffic engineering perspective subject to implementation of approval condition on the proposed pedestrian connections recommended in paragraph 12.2 below.

Other Technical Aspects

- 11.9 The applicant has conducted various technical assessments/reviews including traffic, environmental, drainage, sewerage, and water supply aspects and submitted a LMP to demonstrate that the proposed development would not generate significant adverse impacts to the surrounding areas. Concerned government departments consulted including C for T, CHE/NTW of HyD, DEP, CTP/UD&L of PlanD, CE/MN and CE/LD of DSD, CE/C of WSD and PM(W) of CEDD have no objection to or no adverse comment on the application. The technical concerns of relevant departments could also be addressed by implementation of approval conditions recommended in paragraph 12.2 below.

Indicative Scheme for Site B

- 11.10 It should be noted that the layout plan for the proposed commercial development at Site B submitted by the applicant is indicative only and solely for technical assessment purpose. Should the Committee approve the application, the approval would cover only the proposed scheme of residential development at Site A only and the GFA distribution for the entire Site (i.e., a total GFA of 61,444m² comprising maximum domestic GFA of 58,144 m² for Site A, and a total non-domestic GFA of 67,766m² for Site B) while the layout of the permitted commercial development at Site B would not form part of the approval. The applicant will have the flexibility to

implement phased development under the arrangement of the Pilot Scheme as well as the design flexibility at the detailed design stage upon general building plans submission for Site B.

11.11 As mentioned in paragraph 9.1.2 above, under the current arrangements of the ECNTA and the Pilot Scheme, Site A and Site B are to be processed under separate land exchange documents. In the current planning application, however, despite the indicative nature of the layout plan for the proposed commercial development at Site B, the proposed mixed-use development should be considered as a whole covering both Site A and Site B. Should the application be approved, during the subsequent land exchange process, Site B, if considered separately based on its own site area, would have a PR of 14.62, thereby exceeding the PR restriction of 9.5 for the “C(1)” zone on the extant OZP. To avoid administrative predicament, it is recommended that the land exchange documents for Site A and Site B be processed simultaneously as a package to reflect the development parameters stipulated under the current planning application. In this regard, amendments to the zoning and/or development restrictions (including GFA restrictions for domestic and non-domestic purposes) for the Site may be considered at a later stage as appropriate, with a view to providing adequate planning control on the maximum domestic and non-domestic GFAs and facilitating the implementation process of the proposed/intended developments under this application.

Public Comments

11.12 Regarding the public comments on the application as summarised in paragraph 10 above, the departmental comments in paragraph 9 and the planning considerations and assessments in paragraphs 11.1 to 11.11 above are relevant.

12. Planning Department’s Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the PlanD has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 23.10.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval conditions

- (a) the submission of design and implementation of the proposed pedestrian connections to the satisfaction of the Commissioner for Transport and the Director of Planning or of the Town Planning Board;
- (b) the submission of a revised water supply impact assessment to the satisfaction of the Director of Water Services or of the Town Planning Board;
- (c) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board;

- (d) the implementation of mitigation measures proposed in the revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (e) the submission of a contamination assessment plan and a remediation action plan, if necessary, and the implementation of the remedial actions identified therein prior to construction of the development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

The Recommended Advisory Clauses are attached at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed mixed-use development is not in line with the planning intention of the "Commercial" zone which is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. There is no strong planning justification in the submission for a departure from the planning intention.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with Attachments received on 16.6.2026
Appendix Ia	FI received on 25.8.2026
Appendix Ib	FI received on 14.10.2026
Appendix II	Previous Applications
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Master Layout Plan
Drawings A-2 to A-5	Floor Plans
Drawings A-6 to A-7	Section Plans
Drawing A-8	Design Measures Plan
Drawings A-9 to A-13	Landscape Master Plan
Drawings A-14 to A-15	Proposed Open Space Demarcation Plan
Drawing A-16	Proposed Tree Planting Plan
Drawing A-17	Connectivity and Walkability Enhancement Plan

Plan A-1a	Location Plan
Plan A-1b	Previous Applications
Plan A-2	Site Plan with Vehicular Access
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos
Plan A-5	NMUT HSK University Town

**PLANNING DEPARTMENT
OCTOBER 2026**