TOWN PLANNING BOARD

TPB Paper No. 11084
For Consideration by
the Town Planning Board on 27.11.2026

PROPOSED AMENDMENTS TO THE APPROVED TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/18, APPROVED HA TSUEN FRINGE OUTLINE ZONING PLAN NO. S/YL-HTF/12 AND APPROVED SHEUNG PAK NAI AND HA PAK NAI OUTLINE ZONING PLAN NO. S/YL-PN/9

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1. Introduction

This paper is to seek Members' agreement that:

(a) the proposed amendments to the following Outline Zoning Plans (OZPs) and their Notes are suitable for exhibition for public inspection under Section 5 of the Town Planning Ordinance (the Ordinance):

(i) approved Tin Shui Wai OZP (TSW OZP) No. S/TSW/18;

(ii) approved Ha Tsuen Fringe OZP (HTF OZP) No. S/YL-HTF/12; and

(iii) approved Sheung Pak Nai and Ha Pak Nai (PN OZP) No. S/YL-PN/9; and

(b) the revised Explanatory Statements (ES) of the respective draft OZPs should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZPs, and are suitable for exhibition together with the draft OZPs and their Notes.

2. Status of the Current OZPs

2.1 The Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance/pre-amended Ordinance[1] approved the following draft OZPs, and subsequently exhibited them for public inspection under section 9D(2) of the Ordinance/section 9(5) of the pre-amended Ordinance:

Draft OZPs	Date of Approval	Public Inspection
TSW OZP No. S/TSW/17	14.1.2025	24.1.2025
	(renumbered as S/TSW/18) (**Attachment I**)	
HTF OZP No. S/YL-HTF/11	16.10.2018*	26.10.2018*
	(renumbered as S/YL-HTF/12) (**Attachment II**)	
PN OZP No. S/YL-PN/8	17.10.2006*	27.10.2006*
	(renumbered as S/YL-PN/9) (**Attachment III**)	

Remark:
* Approved and exhibited under the pre-amended Ordinance

[1] The "pre-amended Ordinance" refers to the Town Planning Ordinance in force immediately before 1.9.2023.

2.2 On 16.11.2026, the Secretary for Development referred the three approved OZPs (No. S/TSW/18, S/YL-HTF/12 and S/YL-PN/9) to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 27.11.2026, the reference back of the OZPs was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Lau Fau Shan New Development Area (LFS NDA)

3.1 The 2021 Policy Address unveiled the Northern Metropolis (NM) Development Strategy, and then followed with the NM Action Agenda [2] (NMAA) promulgated in 2023, designated the Lau Fau Shan (LFS), Tsim Bei Tsui (TBT) and Pak Nai (PN) areas as an extension of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), with Digital Technology Hub (DTH) as the main industry positioning while recognising the potential to develop eco-tourism. In 2022, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned a 'Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study', proposing developments for the areas with the two key development themes of a DTH at LFS and two eco-tourism nodes at TBT and PN respectively, while also including residential neighbourhoods along the future Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) (HSWRL), LFS coastline and TSW River Channel, as well as the topside development of Ha Tsuen Depot site of HSWRL in HSK/HT NDA.

3.2 From March to May 2024, public engagement (PE) exercise on the Broad Land Use Concept of the areas had been conducted. Various stakeholders were consulted with briefing sessions, including the Board with a briefing on 8.3.2024[3]. The public generally supported the development themes of the LFS NDA[4] as DTH and eco-tourism node.

3.3 Subsequently, the 'Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation' (the LFS Study) was commissioned in 2024 with a view to formulating a Recommended Outline Development Plan (RODP) for the relevant areas (the LFS Study Area). In April 2025, the Development Bureau invited market to submit expression of interest (EOI) for the two eco-tourism development proposals in TBT and PN. A total of 19 EOIs were received and

[2] HSK/HT NDA along with the LFS, TBT and PN areas, the Yuen Long South NDA under construction as well as the existing Yuen Long and TSW new towns, are included in the High-end Professional Services and Logistics Hub. With connection with the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone, the hub will promote and deepen high-end economic cooperation.

[3] The relevant TPB Paper can be downloaded from the website at https://www.tpb.gov.hk/en/meetings/TPB/Agenda/1314_tpb_agenda.html; and the minutes of the meeting at https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1314tpb_e.pdf. Apart from the Board, other stakeholders consulted included various statutory and advisory bodies including Yuen Long District Council (YLDC), professional institutes, green groups as well as some local stakeholders (i.e. Ping Shan Rural Committee (PSRC), Ha Tsuen Rural Committee (HTRC) and Lau Fau Shan Chamber of Commerce).

[4] LFS NDA was first mentioned in the First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030) (Hong Kong's First Five-Year Plan) and the 2026 Policy Address.

the market generally considered the eco-tourism development theme and development scale appropriate. Various key stakeholders were consulted again on the latest development proposals for the LFS Study Area with briefing sessions from May to August 2026.

3.4 In September 2026, it was announced in the Hong Kong's First Five-Year Plan to take forward the development of HSK/HT and LFS NDAs into hubs for high-end professional services, modern logistics, advanced construction industries, smart manufacturing, and digital technology. Within the LFS area, it was announced that the Government plans to develop a DTH with an area of about 30 hectares (ha).

3.5 Taking into account the public comments received, consultations with relevant government bureaux/departments (B/Ds), relevant planning and engineering considerations, as well as the Hong Kong Section of HSWRL scheme, a Revised RODP has been prepared (**Plan 1**). In parallel, an Environmental Impact Assessment Report (EIA Report)[5] to assess the environmental impacts of the proposed developments under the Revised RODP has also been prepared and was submitted for approval under the Environmental Impact Assessment Ordinance (EIAO) in September 2026. The EIA Report is being exhibited for public inspection from 23.11.2026 to 22.12.2026 under the EIAO.

3.6 The LFS Study covers a total development area of about 408 ha, falling mainly within LFS and TBT OZP and partly within the Hung Shui Kiu and Ha Tsuen OZP (HSK and HT OZP), TSW OZP, HTF OZP and PN OZP. To take forward the land use proposals as recommended under the revised RODP, a new draft LFS OZP for the LFS NDA has been prepared. To reflect more clearly the geographical location of LFS NDA, the LFS OZP will also incorporate areas excised from four OZPs, namely the northwestern part of HTF OZP No. S/YL-HTF/12 (about 133 ha), the northeastern part of PN OZP No. S/YL-PN/9 (about 34 ha), the northern part of the HSK and HT OZP No. S/HSK/4 (about 29 ha) and the western part of TSW OZP No. S/TSW/18 (about 25 ha), as well as some coastal areas (about 5 ha) along the Deep Bay coastline previously not covered by any statutory plan. The new draft LFS OZP and corresponding amendments to the Planning Scheme Boundaries of the HSK and HT OZP, together with other amendments where applicable, are to be considered by the Board at the same meeting (TPB Papers No. 11082 and 11083).

Coastal Protection Park (CPP)

3.7 The NMAA promulgated in 2023 has also proposed to study the establishment of a Coastal Protection Park (CPP) along part of the coastline at TBT, LFS and PN, covering coastal natural habitats such as mangroves, mudflats and fish ponds in Deep Bay. In December 2024, the Agriculture, Fisheries and Conservation Department (AFCD) commissioned a feasibility study to take forward the proposed CPP. PE exercise has been held from May to July 2026 to solicit public views.

[5] A copy of the EIA Report is deposited at the meeting for the Board's reference. The EIA Report can also be downloaded from the website at https://www.epd.gov.hk/eia/en/adver/index.php.

3.8 The proposed CPP, with a total area of around 2,370 ha, comprises the landside portion (including mangrove, mudflat and other land areas with an area of about 120 ha) and seaside portion (i.e. the waterbody with an area of about 2,250 ha). The detailed design, implementation, management and maintenance arrangements of the entire CPP will be subject to further study by AFCD. Under the latest arrangement, the landside portion of the CPP will be covered by OZPs [6], while the seaside portion will not be covered by any statutory plan under the Ordinance.

4. Proposed Amendments to the OZPs

TSW OZP

Amendment Item A – Amendment arising from the LFS NDA (about 25 ha) (Plans 2a to 2e)

4.1 The western part of TSW OZP, currently covered by "Residential (Group A)1" ("R(A)1"), "Open Space (1)" ("O(1)") and "Conservation Area" ("CA") zones as well as areas shown as 'Road' and 'Drainage Channel', is proposed to be excised for incorporation into the new draft LFS OZP.

HTF OZP

Amendment Item A – Amendment arising from the LFS NDA (about 133 ha) (Plans 3a to 3e)

4.2 The northwestern part of HTF OZP, currently covered by "Coastal Protection Area" ("CPA"), "Green Belt" ("GB"), "Agriculture" ("AGR") and "Residential (Group D)" ("R(D)") zones as well as areas shown as 'Road', is proposed to be excised for incorporation into the new draft LFS OZP.

Amendment Item B – Amendment to reflect the existing site condition (about 1.05 ha) (Plans 3a to 3e)

4.3 The sites under **Amendment Item B** currently fall within an area zoned "AGR" on the HTF OZP. As the majority of the "AGR" zone to the north in Ngau Hom Sha is to be excised for incorporation into the new draft LFS OZP under **Amendment Item A** and rezoned for other uses, these residual "AGR" sites are proposed to be rezoned to "GB" to reflect the existing site conditions. These sites are vegetated Government land covered by the existing permitted burial ground No. YL/57 and share similar characteristics with the adjoining areas that fall within the "GB" zone to the south (**Plans 3c to 3e**).

[6] The landside portion of CPP will be partly covered by the LFS OZP and partly by the PN OZP.

PN OZP

Amendment Items A1 and A2 – Amendment of the Planning Scheme Area boundary (**Plans 4a to 4c, 4g, 4h, 4n, 4p to 4r**)

4.4 Under **Amendment Item A1**, the northeastern part of PN OZP (about 34 ha), currently covered by "CPA" and "AGR" zones as well as areas shown as 'Road', is proposed to be excised for incorporation into the new draft LFS OZP (**Plans 4a, 4b, 4g and 4n**).

4.5 Under **Amendment Item A2**, some areas along the coastline (about 2.6 ha) currently falling within the "CPA" zone on the PN OZP are proposed to be excised from the Planning Scheme Area (edged red on **Plans 4a, 4c, 4h, 4n and 4p to 4r**), as these small portions of coastal areas will be included in the seaside portion of the CPP[7]. Besides, a piece of land (about 0.4 ha) at the westernmost tip of the PN OZP is also proposed to be excised from the Planning Scheme Area as this land has been allocated for and occupied by the West New Territories Landfill, and will not form part of the proposed CPP (**Plans 4h and 4q**).

Amendment Item B – Amendment to take forward the Proposed CPP (about 56.7 ha) (**Plans 4a, 4d, 4j, 4n and 4p to 4r**)

4.6 While the proposed CPP boundary will cover most of the areas currently zoned "CPA" (about 44.3ha), it will also include some adjacent areas currently zoned "AGR" (about 3 ha) and "GB" (about 0.2 ha) as well as several areas near Ha Pak Nai previously not covered by the PN OZP (about 9.2 ha). All these areas will be zoned/rezoned to "Other Specified Uses" annotated "Coastal Protection Park" ("OU(CPP)") under **Amendment Item B** to take forward the landside portion of the proposed CPP.

4.7 The "OU(CPP)" zone is primarily intended for the establishment and management of the landside portion of CPP to conserve, protect, restore and enhance ecologically sensitive coastal and wetland habitats for the benefits of biodiversity, ecosystem services and nature conservation, while also serving as an outdoor space leveraging the rural characteristics and unique scenery to promote eco-tourism, eco-education and eco-recreation. The zone also aims to safeguard the ecological integrity, connectivity and resilience of the Deep Bay coastal landscape while maintaining its environmental, cultural and educational values, as well as sustaining existing compatible uses. Coastal boardwalks and other complementary facilities may be provided for ecological conservation, education and recreation. Visitor facilities, nature-based educational/ recreational uses and other supporting uses for the CPP as co-ordinated or implemented by Government are always permitted within this zone while similar uses initiated by other project proponents may be permitted subject to planning permission from the Board. As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the

[7] The amended Planning Scheme Area boundary has taken into consideration the latest shoreline (i.e. high water mark), the proposed CPP boundary as well as comments of the AFCD. The seaside portion of the proposed CPP will not be covered by any statutory plan under the Ordinance as per the latest arrangement as discussed in paragraph 3.8 above.

adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

Amendment Item C – Amendment to reflect the existing site conditions (about 3.8 ha) (Plans 4a, 4e, 4k and 4p to 4r)

4.8 The two sites under **Amendment Item C** currently fall within an area zoned "CPA" on the PN OZP. As the majority of the "CPA" zone to the north will be rezoned to "OU(CPP)" under **Amendment Item B**, the two "CPA" sites falling outside the landside portion of the proposed CPP will become residual and sandwiched between the proposed "OU(CPP)" zone and Nim Wan Road. Taking into consideration the above and the existing site conditions which are primarily slopes/vegetated areas with a few temporary structures, it is proposed to rezone these two sites from "CPA" to "GB" (**Plan 4k**).

Amendment Item D – Amendment to reflect an agreed s.12A application (No. Y/YL-PN/12) to facilitate regularisation of columbarium use (about 0.01 ha) (Plans 4a, 4f, 4m, 4p and 4s)

4.9 The site under Amendment Item D is currently occupied by a three-storey New Territories Exempted House (NTEH) built in 1981, which has subsequently been renovated and converted to columbarium use under the name of Koon Yam Tong (觀音堂) since 2010. The site is accessible from Nim Wan Road via a local track, and is located within a rural area predominated by woodland, agricultural land, vacant land and pond intermixed with residential dwellings and a temple (**Plan 4m**).

4.10 On 27.2.2026, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to a section 12A application (No. Y/YL-PN/12) for rezoning the site from "CPA" to "Government, Institution or Community" ("G/IC") subject to a maximum building height of three storeys and a maximum number of 967 niches for regularisation of the existing columbarium use, mainly on considerations that the proposed columbarium development was not entirely incompatible with the surrounding areas; no adverse traffic impact was anticipated; and concerned government departments had no adverse comment on the application[8].

4.11 While the RNTPC has agreed to rezone the site from "CPA" to "G/IC", to take forward the agreed s.12A application, it is considered more appropriate to rezone the site to "Other Specified Uses" annotated "Columbarium" ("OU(Columbarium)"), i.e. a new zoning under the PN OZP, to reflect more accurately the planning intention for columbarium use (**Plan 4f**). Besides, to allow more flexibility for the provision of utility installations at the new "OU(Columbarium)" zone, it is recommended to further incorporate 'Public Utility Installation' and 'Utility Installation for Private Project' as Column 2 uses (**Attachment VIb**) given these uses are generally small in scale and have insignificant technical impacts which may be permitted upon application to the Board on individual merit.

[8] The relevant RNTPC Paper can be downloaded from the website at https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/783_rnt_agenda.html; and the minutes of the meeting at https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m783rnt_e.pdf.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

5.1 The proposed amendments to the TSW, HTF and PN OZPs are mainly for excising areas to facilitate the development of the LFS NDA, taking forward the proposed CPP, reflecting an agreed s.12A application to regularise a columbarium use as well as rezoning areas to reflect the existing site conditions. These amendments do not entail substantial changes to the population and hence the demand for GIC facilities and open space in the three Planning Scheme Areas.

5.2 As these Planning Scheme Areas, in particular HTF and PN, are intrinsically connected to the LFS NDA, HSK/HT NDA and Yuen Long New Town by vehicular access and public transport services, the GIC and open space facilities provided in these areas can be accessed by the local residents, and hence the provision of GIC and open space facilities could be considered in the wider context. Taking into account the Yuen Long District Council (YLDC) area, the existing and planned provisions of major GIC and open space facilities are generally adequate to meet the demand of the overall planned population in the district in accordance with the Hong Kong Planning Standards and Guidelines and the assessment by concerned government B/Ds[9] (**Attachment VII**).

6. Proposed Amendments to Matters shown on the OZPs

The proposed amendments as shown on the respective OZPs are as follows:

TSW OZP

(a) Amendment Item A (about 25 ha)

Excising the western part of the Planning Scheme Area of the TSW OZP for incorporation into the new draft LFS OZP;

HTF OZP

(b) Amendment Item A (about 133 ha)

Excising the northwestern part of the Planning Scheme Area of the HTF OZP for incorporation into the new draft LFS OZP; and

(c) Amendment Item B (about 1.05 ha)

Rezoning of three pieces of land to the south of Ngau Hom Sha from "AGR" to "GB";

[9] In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area have not been taken into account.

PN OZP

(d) Amendment Item A1 (about 34.2 ha)

Excising the northeastern part of the Planning Scheme Area of the PN OZP for incorporation into the new draft LFS OZP;

(e) Amendment Item A2 (about 3 ha)

Excising some coastal areas and the westernmost tip from the Planning Scheme Area of the PN OZP;

(f) Amendment Item B (about 56.7 ha)

Incorporating several areas near Ha Pak Nai into the Planning Scheme Area of PN OZP and zoning/rezoning these areas and the adjacent land from "CPA", "AGR" and "GB" to "OU(CPP)";

(g) Amendment Item C (about 3.8 ha)

Rezoning two pieces of land near Ha Pak Nai from "CPA" to "GB"; and

(h) Amendment Item D (about 0.01 ha)

Rezoning a site in Ha Pak Nai from "CPA" to "OU(Columbarium)".

7. Proposed Amendments to the Notes of the OZPs

The proposed amendments have been incorporated in the draft Notes of the TSW, HTF and PN OZPs at **Attachments IVb, Vb and VIb** (with additions in ***bold and italics*** and deletions in ~~single crossed out~~) respectively for Members' consideration. The proposed amendments are summarised as follows:

TSW OZP

Covering Notes

(a) to allow provision of green and/or public transport mode, to align with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Board and to facilitate low-altitude economy initiative, paragraph (7)(a) of the covering Notes will be revised to allow provision, maintenance or repair of smart and green mass transit system stop or lay-by, Mass Transit Railway station entrance and small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the TSW OZP, except where the uses or developments are specified in Column 2 of the Notes of individual zones or as provided in paragraph (8) of the covering Notes in relation to areas zoned "CA";

(b) to allow provisions of cross-district Transfer of Plot Ratio by way of section 16 planning application and to align with the latest MSN, paragraph (12) of the covering Notes will be incorporated;

"R(A)" Zone

(c) in relation to Amendment Item A in paragraph 6(a) above, the Notes and Remarks for "R(A)1" sub-zone will be deleted and the 'Private Vehicle Park (excluding container vehicle) (not elsewhere specified)' use under Column 2 would be revised as 'Private Vehicle Park (excluding container vehicle)' as the area covered by the "R(A)1" sub-zone would be excised from the TSW OZP for incorporation into the new draft LFS OZP;

"O" Zone

(d) in relation to Amendment Item A in paragraph 6(a) above, the Notes and Remarks for "O(1)" sub-zone will be deleted as the area covered by the "O(1)" sub-zone would be excised from the TSW OZP for incorporation into the new draft LFS OZP;

Technical Amendments

(e) in accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:

(i) to include 'Creative Industries' and 'Research, Design and Development Centre' under Column 1 and move 'Broadcasting, Television and/or Film Studio' and 'Government Refuse Collection Point' from Column 2 to Column 1 in the Notes for "Commercial" zone;

(ii) to move 'Government Refuse Collection Point' and 'Public Convenience' from Column 2 to Column 1 and remove 'Public Convenience' from Column 1 on the lowest three floors of a building, taken to include basements or in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room in the Notes for "R(A)" zone;

(iii) to include 'Eating Place', 'Place of Entertainment', 'School' and 'Shop and Services' under Column 1 within the purpose-designed non-residential portion of buildings, together with a revision to the planning intention in the Notes for the "R(B)" zone to align with the latest MSN; and to delete 'Eating Place (on land designated "R(B)3" and "R(B)4" only)', 'Shop and Services (on land designated "R(B)3" and "R(B)4" only)' and 'School (kindergarten and nursery on land designated "R(B)4" only)' under Column 1 in the Notes for "R(B)" zone accordingly;

(iv) to revise the Chinese text of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone; and

(f) editorial amendments are incorporated into the Notes for "R(A)" and "R(B)" zones.

HTF OZP

Covering Notes

(g) to facilitate low-altitude economy initiative, paragraph (8)(b) of the covering Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the HTF OZP, except where the uses or developments are specified in Column 2 of the Notes of individual zones or as provided in paragraph (9) of the covering Notes in relation to areas zoned "CA";

(h) in relation to Amendment Item A in paragraph 6(b) above, parts of the covering Notes related to "CPA" zone will be deleted upon the excision of part of the existing Planning Scheme Area for incorporation into the new draft LFS OZP;

"R(D)" and "CPA" zones

(i) in relation to Amendment Item A in paragraph 6(b) above, the Notes for "R(D)" and "CPA" zones will be deleted as the areas covering both zones would be excised from the HTF OZP for incorporation into the new draft LFS OZP;

"AGR" zone

(j) in relation to Amendment Items A and B in paragraphs 6(b) and 6(c) above, the Notes for "AGR" zone will be deleted as the areas covering the zone would be excised from the HTF OZP for incorporation into the new draft LFS OZP or rezoned to "GB" to reflect the existing site conditions;

Technical Amendments

(k) in accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:

(i) to revise 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 in the Notes for "G/IC" zone;

(ii) to revise the Chinese text of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone; and

(iii) to update the Remarks in the Notes of "CA" zone to exempt filling of land/pond and excavation of land in association with public works co-ordinated or implemented by Government and maintenance or repair works/or rebuilding works from the requirement of planning application.

PN OZP

Covering Notes

(l) to facilitate low-altitude economy initiative, paragraph (8)(b) of the covering

Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the PN OZP, except where the uses or developments are specified in Column 2 of the Notes of individual zones or as provided in paragraph (9) of the covering Notes in relation to areas zoned "OU(CPP)";

(m) in relation to Amendment Item B in paragraph 6(f) above, parts of the covering Notes in relation to "CPA" zone under paragraphs (8), (9) and (11) will be deleted; and paragraph (9) will be revised in relation to "OU(CPP)" zone to reflect the rezoning proposal;

"CPA" zone

(n) in relation to all Amendment Items for the PN OZP in paragraphs 6(d) to 6(h) above, the Notes for "CPA" zone will be deleted as the entire "CPA" zone would be either rezoned to other zones or excised from the Planning Scheme Area;

"OU" zone

(o) in relation to Amendment Items B in paragraph 6(f) above, a new set of Notes for "OU(CPP)" zone to take forward the development of the landside portion of the CPP is incorporated;

(p) in relation to Amendment D in paragraph 6(h) above, a new set of Notes for "OU(Columbarium)" zone with development restrictions is incorporated to facilitate regularisation of the existing columbarium use;

Technical Amendment

(q) in accordance with the latest MSN promulgated by the Board, the Notes for the "GB" zone are revised to incorporate 'Barbecue Spot' use under Column 1; and corresponding deletion of 'Barbecue Spot' under Column 2; and

(r) editorial amendments are incorporated in the Remarks for "AGR" and "GB", zones.

8. Revision to the Explanatory Statement of the OZPs

The ES of the OZPs have been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZPs. The proposed amendments to the ES for TSW, HTF and PN OZPs (with additions in ***bold and italics*** and deletions in ~~single crossed out~~) are at **Attachments IVc, Vc and VIc** respectively for Members' consideration.

9. Plan Number

Upon exhibition for public inspection, the respective OZPs will be renumbered as the draft TSW OZP No. S/TSW/19, draft HTF OZP No. S/YL-HTF/13 and draft PN OZP

No. S/YL-PN/10.

10. Consultation

10.1 The draft TSW, HTF and PN OZPs together with their Notes and ES have been circulated to the relevant government B/Ds for comments. No objection or adverse comments have been received and their comments (if any) have been incorporated to the OZPs, where appropriate.

10.2 The HTRC and PSRC were consulted on the draft OZPs on 5.11.2026 and 11.11.2026 respectively. Members of HTRC and PSRC generally noted and supported the land use proposals of the LFS OZP and the corresponding proposed amendments to the TSW, HTF and PN OZPs.

10.3 The YLDC will be consulted on 24.11.2026 and their views will be presented at the meeting.

11. Publication of the draft OZPs

If agreed by the Board, the draft TSW, HTF and PN OZPs (to be renumbered as S/TSW/19, S/YL-HTF/13 and S/YL-PN/10 respectively upon exhibition) and their Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZPs to the Board during the two-month statutory public inspection period. The YLDC, HTRC and PSRC will be informed during the statutory exhibition period of the draft OZPs.

12. Decision Sought

Members are invited to:

(a) agree to the proposed amendments to the approved TSW OZP No. S/TSW/18 as shown on the draft TSW OZP No. S/TSW/18A at **Attachment IVa** (to be renumbered as S/TSW/19 upon exhibition) and its Notes at **Attachment IVb**; the proposed amendments to the approved HTF OZP No. S/YL-HTF/12 as shown on the draft HTF OZP No. S/YL-HTF/12A at **Attachment Va** (to be renumbered as S/YL-HTF/13 upon exhibition) and its Notes at **Attachment Vb**; as well as the proposed amendments to the approved PN OZP No. S/YL-PN/9 as shown on the draft PN OZP No. S/YL-PN/9A at **Attachment VIa** (to be renumbered as S/YL-PN/10) and its Notes at **Attachment VIb**, are suitable for exhibition for public inspection under section 5 of the Ordinance; and

(b) adopt the revised ES at **Attachment IVc** for the draft TSW OZP No. S/TSW/18A (to be renumbered as S/TSW/19), **Attachment Vc** for the draft HTF OZP No. S/YL-HTF/12A (to be renumbered as S/YL-HTF/13) and **Attachment VIc** for the draft PN OZP No. S/YL-PN/9A (to be renumbered as S/YL-PN/10) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZPs; and agree that the revised ES are suitable for exhibition for public inspection together with the draft OZPs.

13. Attachments

Attachment I	Approved TSW OZP No. S/TSW/18 (reduced scale)
Attachment II	Approved HTF OZP No. S/YL-HTF/12 (reduced scale)
Attachment III	Approved PN OZP No. S/YL-PN/9 (reduced scale)
Attachment IVa	Draft TSW OZP No. S/TSW/18A – Plan
Attachment IVb	Draft TSW OZP No. S/TSW/18A – Revised Notes
Attachment IVc	Draft TSW OZP No. S/TSW/18A – Revised ES
Attachment Va	Draft HTF OZP No. S/YL-HTF/12A – Plan
Attachment Vb	Draft HTF OZP No. S/YL-HTF/12A – Revised Notes
Attachment Vc	Draft HTF OZP No. S/YL-HTF/12A – Revised ES
Attachment VIa	Draft PN OZP No. S/YL-PN/9A – Plan
Attachment VIb	Draft PN OZP No. S/YL-PN/9A – Revised Notes
Attachment VIc	Draft PN OZP No. S/YL-PN/9A – Revised ES
Attachment VII	Provision of Major Community Facilities and Open Space of the YLDC Area
Plan 1	Revised RODP of Lau Fau Shan
Plan 2a	Draft TSW OZP – Amendment Item A – Location Plan
Plan 2b	Draft TSW OZP – Amendment Item A – Site Plan
Plan 2c	Draft TSW OZP – Amendment Item A – Aerial Photo
Plans 2d to 2e	Draft TSW OZP – Amendment Item A – Site Photos
Plan 3a	Draft HTF OZP – Amendment Items A and B – Location Plan
Plans 3b to 3c	Draft HTF OZP – Amendment Items A and B – Site Plans
Plan 3d	Draft HTF OZP – Amendment Items A and B – Aerial Photo
Plan 3e	Draft HTF OZP – Amendment Items A and B – Site Photos
Plan 4a	Draft PN OZP – Amendment Items A1 to D – Location Plan
Plans 4b to 4f	Draft PN OZP – Amendment Items A1 to D – Site Plans
Plans 4g, 4h, 4j, 4k and 4m	Draft PN OZP – Amendment Items A1 to D – Aerial Photos
Plans 4n and 4p to 4s	Draft PN OZP – Amendment Items A1 to D – Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026