



**SCHEDULE OF AMENDMENTS TO**  
**THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/25**  
**MADE BY THE TOWN PLANNING BOARD**  
**UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site at Tai Kei Leng from “Open Space” (“O”) and “Residential (Group B)” (“R(B)”) to “Residential (Group A)6” (“R(A)6”).
- Item B – Rezoning of a site at Lam Hi Road from “Other Specified Uses” annotated “Art Storage and Public Open Space” (“OU(AS&POS)”) to “Residential (Group A)7” (“R(A)7”).
- Item C1 – Rezoning of a site at Wang Yip Street East from “Other Specified Uses” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”).
- Item C2 – Rezoning of a site adjoining On Lok Road Substation from “OU(B)” to “Government, Institution or Community” (“G/IC”).
- Item C3 – Rezoning of a strip of land adjoining Keung Yip Street Rest Garden from “OU(B)” to “O”.
- Item D1 – Rezoning of a site to the south of Long Ping Station from “Comprehensive Development Area” (“CDA”), “G/IC” and “O” to “Residential (Group A)8” (“R(A)8”).
- Item D2 – Rezoning of a strip of land at the Drainage Services Department Yuen Long Ping Shun Street Staff Quarters from “O” to “G/IC”.
- Item D3 – Rezoning of a portion of nullah adjoining Yuen Long On Ning Road from “CDA” to an area shown as ‘Nullah’.
- Item D4 – Rezoning of sections of the existing Ma Wang Road, Ping Shun Street and Po Fai Path from “G/IC”, “CDA”, “O”, “Residential (Group A)” (“R(A)”) and an area shown as ‘Nullah’ to an area shown as ‘Road’.

**II. Amendments to the Notes of the Plan**

- (a) Deletion of the Remarks for the “CDA” zone in relation to the site to the immediate south of Long Ping Station in Area 2.
- (b) Revision to “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)6” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.

- (c) Revision to the Remarks for “R(A)” zone to incorporate development restrictions for the new “R(A)6”, “R(A)7” and “R(A)8” sub-areas.
- (d) Deletion of the site coverage restriction in the Remarks for “R(B)” zone.
- (e) Revision to the Remarks for “Residential (Group E)” (“R(E)”) zone to incorporate development restrictions for the new “R(E)2” sub-area.
- (f) Revision to the Remarks for “OU(AS&POS)” zone to adjust the gross floor area restriction.

*6 January 2023*

*Town Planning Board*

**List of Representer and Commenter in respect of**  
**Draft Yuen Long Outline Zoning Plan No. S/YL/26**

**Representer**

<b>Representation No. (TPB/R/S/YL/26-)</b>	<b>Name of ‘Representer’</b>
R1	Mary Mulvihill

**Commenter**

<b>Comment on Representation No. (TPB/R/S/YL/26-)</b>	<b>Name of ‘Commenter’</b>
C1	Mary Mulvihill



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**AMENDMENTS TO YUEN LONG OZP NO. S/YL/25**  
06/03/2023 22:22

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**AMENDMENTS TO YUEN LONG OZP NO. S/YL/25**

Dear TPB Members,

**Item A** – 2.04ha Rezoning of a site at Tai Kei Leng from “Open Space” and “Res (Group B)” to “Res (Group A)6”.

3 Blocks PH / 2,300 Units / PR 6.7 / BHR 185 / OS 12,516sq.m / Kindergarten / Retail / 1 Block GIC / Bus Terminus

While the justification for eliminating more Open Space zoning is that there is sufficient in the district this is contrary to the pledges that rezonings would meet not only housing but also ‘other development needs’. Taking into account the location of Site A in close proximity to a large roundabout where two major highways converge, it is clear that it should be used to meet some of the other needs of the community, to address many of the deficits in the provision of community services such as swimming pools and a GIC complex to provide some of the services listed under HKPSG that are in minus territory. Or to provide a commercial/industrial park to accommodate some of the many daily services that are to be evicted due to the extensive development plans for Yuen Long. The District Council is of the same opinion.

**VENTILATION/VISUAL IMPACT**

*“Other design features such as minimisation of podium bulk and **adoption of permeable design for podium and carpark** would be considered at the detailed design stage”*

**A SURE INDICATION THAT THERE ARE INDEED ISSUES**

“ Mitigation measures including landscape planning, vertical greening, **rooftop greening**, aesthetically pleasing building design and provision of local open space and recreational facilities are also proposed to alleviate the adverse visual impacts  
.”

ROOFTOP GREENING??? At 185mPD?? AS FOR THE OPEN SPACE THE PROPOSED DEVELOPMENT IS TO BE BUILT ON A MASSIVE PODIUM MORE THAN 20mts IN HEIGHT SO THE ARTFULLY INDICATED WIND ARROWS WILL HIT AN OBSTACLE THAT INDICATES THAT THE 15mts SEPARATION BETWEEN THE TOWERS WILL HAVE LITTLE BENEFIT WITH REGARD TO

## VENTILATION TO THE LARGE RESIDENTIAL ESTATE BEHIND THE SITE.

*"To mitigate potential noise impact, suitable noise mitigation measures such as acoustic windows/balconies and fixed glazing windows with mechanical air ventilation will be adopted for those residential blocks and social welfare facilities vulnerable to noise exceedence."*

THIS ESTATE IS TO BE BUILT ALONGSIDE A MAIN HIGHWAY. RESIDENTIAL TOWERS AND COMMUNITY SERVICES SHOULD NOT BE SUBJECT TO THE NOISE AND AIR POLLUTION. SO DESPITE THE LESSONS THAT SHOULD HAVE BEEN TAKEN ON BOARD FROM COVID, HOMES ARE STILL BEING BUILT WITH NO NATURAL VENTILATION. THIS IS ALSO IN CONTRADICTION TO THE PLEDGES MADE RE MEASURES TO COMBAT CLIMATE CHANGE AS THE AFFECTED UNITS WILL BE DEPENDENT ON AIR CONDITION FOR VENTILATION

IN ADDITION THE DESIGN OF THESE NEW ESTATES MAKES IT ALMOST IMPOSSIBLE TO DRY WASHING AND THIS FORCES RESIDENTS TO SPEND A LOT OF MONEY ON CLOTHES DRYERS AND AIRCON AND INCREASES DEMAND FOR ENERGY

## TREES

*About 55 trees will be affected by the proposed development and another 248 trees will be affected by the associated infrastructural works while three other trees will be retained. All trees affected are in poor or average condition, with no Old and Valuable Tree nor rare/protected plant species identified.*

AMAZING THAT NOT A SINGLE TREE ON ALL THESE SITES TO BE REZONED IS EVER IDENTIFIED TO BE OF ANY VALUE. YET WHEN JOE PUBLIC VISITS THE SITE HE FINDS A NUMBER OF HEALTHY AND BEAUTIFUL SPECIES.

WHILE COMPENSATORY PLANTING IS MENTIONED, THIS IS MERELY IN THE FORM OF A ROW OF ORNAMENTAL TREES AROUND THE PERIPHERY. AS MANY OF THESE TREES ARE TO BE PLANTED AGAINST THE PODIUM THEY WILL HAVE DIFFICULTIES IN MATURING AND WILL CERTAINLY NOT SUSTAIN ANY FORM OF FAUNA AND FLORA.

## COMMUNITY FACILITIES

*"GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities."*

*"According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in the provision of child care centre, day rehabilitation centre, community care services facilities and residential care homes in the Tai Tong area. In this regard, it should be noted that the HKPSG standards for these facilities are long-term goals and the provision would be addressed by SWD on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a*



*result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in the Tai Tong area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site."*

THE NEED FOR COMMUNITY FACILITIES IS NOW, NOT DECADES DOWN THE LINE.

5% OF GFA IS TOTALLY INADEQUATE, PARTICULARLY IN THESE NT DISTRICTS THAT TRADITIONALLY LACK MANY OF THE SERVICES AVAILABLE IN MATURE URBAN CENTRES.

THE WIDER DISTRICT BASIS IS NOT ACCEPTABLE AS YUEN LONG OVERALL HAS MORE THAN 50% DEFICIENCIES IN THE SERVICES MENTIONED. MOREOVER RECREATIONAL FACILITIES ARE SUCH AS SPORTS GROUNDS AND SWIMMING POOLS ARE TOTALLY INADEQUATE TO SERVE THE EVER INCREASING POPULATION. IT IS BECOMING VERY CLEAR THAT THE PROPOSED 'NEW TOWNS' IN NT WILL FACE THE SAME ISSUES AS THOSE OF TIN SHUI WAI, THE CITY OF SADNESS, LARGE INTAKE OF RESIDENTS WITH INSUFFICIENT SUPPORT SYSTEMS IN PLACE.

**Item B** – 0.31ha Rezoning of a site at Lam Hi Road from "Other Specified Uses" annotated "Art Storage and Public Open Space" to "Res (Group A)7" NWD  
Y/YL/18 28 Oct 2022

1 Block / 312 PSH Units / PR 5 / BHR 90Mpd

MAINTAIN OBJECTIONS TO SECT 12

Y/YL/18 NWD

Lots No. 2281 S.A, 2282 RP, 2283 RP, 2960 RP, 2964 S.B in D.D. 120 and adjoining Government Land at Lam Hi Road, Area 13, Yuen Long

Site area : 7,304sq.m Includes Government Land of 2,544sq.m **(THIS WAS REDUCED AS THE TWO LAND USES WERE SEPARATED)**

Zoning : "Other Specified Uses" annotated "Art Storage and Public Open Space"

Proposed Amendment : Rezone to "Other Specified Uses" annotated "Private Subsidised Housing and Art Storage with Public Open Space" : 312 Units / PR 7.4 / 88mPD / 811sq.m OS / 590sq.m POS / 2,486.8sq.m Art Storage / 40 Vehicle Parking

Dear TPB Members,

Strongest objections.

Our property developers know how to milk the system and play the long game. This tricky venture has been years in the making. The site was originally zoned OS and in early 2016 the first steps were taken:

Y/YL/11

Lots in D.D. 120 and adjoining Government Land, Yuen Long

Site area : About 6,080m<sup>2</sup> Includes Government Land of about 1,274m<sup>2</sup>

Zoning : "Open Space"

Proposed Amendment(s): Rezone to "Art Storage"

Some members were not convinced, the plan was deferred a number of times and eventually only partially approved 25 Aug 2017:

*"The Committee decided to partially agree to the application by rezoning the application site from "O" to "OU (Art Storage with POS)" with 'As specified on the Plan' under Column 1 of the Notes of the OZP. The Committee also agreed that the zoning boundary and the proposed Notes for the "OU (Art Storage with POS)" zone would be reviewed by PlanD. The relevant proposed amendments to the Approved Yuen Long OZP No. S/YL/21 together with the revised Notes and Explanatory Statement would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance."*

**I would remind members that at the time PlanD itself did not support the warehouse**

*The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considered that should the site be rezoned to the specified use and given that the proposal submitted by the applicant was an indicative scheme, there was no guarantee on the implementation of mitigation measures to minimise visual impacts. In addition, **the proposed rezoning would segregate the "O" zone which would in turn constrain the design of the future POS. The compensation of an open space at the site was not comparable to attaining a continuous open space along Yuen Long Highway. The proposal might also create some localised adverse air ventilation impact on Park Signature, Lam Hi Road and the proposed open space at the northeastern corner of the site.***

***PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The site formed an integral part of a wider open space network in the area and served as a buffer to screen off the adverse environmental effects from Yuen Long Highway. It also allowed a continuous and direct pedestrian link to the proposed landscape walkway as shown on the Layout Plan (LP). Moreover, cycle park and associated facilities could be incorporated into the "O" zone as an attraction of Yuen Long Town. Approval***



*of the proposed piecemeal rezoning would affect the overall integrity of the "O" zone. The proposed rezoning was considered not compatible with the planned open space and the existing residential developments nearby. In addition to the adverse comments from DEP and CTP/UD&L, PlanD, the applicant failed to demonstrate the proposed rezoning would not create environmental nuisance to and adverse visual impact on the surrounding area. Should the site be rezoned as proposed, there would be no planning control on the building form. The approval of the application would set an undesirable precedent for other similar applications and the cumulative effect of which would result in adverse implications on the POS provision and jeopardise the planning concept of the open space network in the area*

*A Member asked if there was any definite programme for the proposed park. In response, Mr David C.M. Lam said that there was no timetable for the development of the subject "O" zone. Yet, in view of the possible increase in population due to the future development in Yuen Long South, it was considered more appropriate to retain the site as "O" zone in the long-term. Noting that the "O" zone was divided by nullah and roads, the Member asked how the continuity of the future open space could be guaranteed. In response, Mr David C.M. Lam said the detailed design of the "O" zone had not yet commenced. As an initial thought, footbridges could be one of the options to enhance the connectivity of the future open space, subject to detailed design and technical feasibility. Ms Theresa Yeung, the applicant's representative, supplemented that a strip of land located along the southern fringe of the site was government land and was not part of the site. The cycle track, if provided in the future open space, would not be disrupted as it could run along that strip of land.*

*The Chairman noted most of the Members' views that the site might not be the ideal location for the proposed art storage facility, but given the "O" zoning for the site had been in place for 26 years and LCSD had no plan to develop the site into a POS at present, some Members were of the view that sympathetic consideration could be given to the application:*

**SO IN OTHER WORDS WHILE THE OS IS CURRENTLY REDUCED TO A STRIP, AS THE POPULATION GROWS SO DOES THE NEED FOR THE OS AND THE ART STORAGE COULD BE EVENTUALLY REMOVED IN ORDER TO FACILITATE DEVELOPMENT OF AN ADEQUATE AND SPACIOUS OPEN SPACE**

#### **PROPOSED AMENDMENTS TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23**

Item B – Rezoning of a site at the junction of Kung Um Road and Lam Hi Road from "Open Space" ("O") to "Other Specified Uses" annotated Art Storage and POS.

On 25.8.2017, the Committee agreed to a s.12A application (No.Y /YL/11) to rezone a site of about 6,096m<sup>2</sup> near the junction of Kung Um Road and Lam Hi Road from "O" to "OU (Art Storage and Public Open Space)" to facilitate a development of a 3-storey art storage warehouse (BH at 22.2mPD) with a **total GFA of about 12,694m<sup>2</sup>** and a public open space (POS) of about 590m<sup>2</sup>



Reasons given for need of facility that that location include –

*international art market continued to expand in recent years as art investment funds had grown in popularity and the number of art galleries was increasing at a rapid rate, which led to an **increase in demand for high quality art storage facilities***

*Currently, most of the artworks in Hong Kong were stored in industrial buildings, where fire safety, security, humidity and temperature control and internal layout were not up to standard for art storage*

*The vacancy rate of industrial buildings in Hong Kong was merely about 3.5% which would not be able to accommodate the strong demand for art storage. **The lack of high quality art storage facilities had seriously hindered the development of art industry in Hong Kong;***

My comment "the developer behind the project, NWD, had a massive land bank in the New Territories and needed not use the concerned piece of land, which included a strip of government land, for art storage. **She suspected that the developer might convert the site for residential use later;**" **INDEED**

*Air Ventilation (o) CTP/UD&L, **PlanD considered that the proposed low-rise development would not generate significant adverse impact on the overall pedestrian wind environment in the surroundings;***

OZP was approved: the rezoning of the site from "Open Space" ("O") to "Other Specified Uses annotated "Art Storage and Public Open Space (POS)" with the provision of not less than 590m2 POS **to facilitate the development of a 3-storey art storage warehouse is considered appropriate** to support art and cultural development in Hong Kong.

But after all the hoo haw about the need for high class art storage facilities, suddenly its GFA can be substantially reduced.

***Strenuous efforts made to find alternative sites for art storage!!!!***

Moreover it was originally stated that the roof top of the facilities would be closed to the public but now it is part of the landscape garden! Members of course could question how the trees in the image could grown on a roof top.

So under the guise of charitable works and not-for-profit, NWD is proposing to build a subsidized housing development. It knows that approval would not be granted for regular development. However it will certainly make healthy profits as this will be a No Frills development and we know from the scandal exposed at Tai Wai Pavilia Farm resulting in two towers under construction being demolished, that this is a developer that knows how to skimp on quality. In addition there are always the lucrative sidelines of installing its own management company and other services provided by its many subsidiaries.

Note that **1,270sq.m government land and site now includes 2 public roads,**

**presumably to increase the developable GFA.**

*the zoning boundaries on the OZP were broadbrush in nature. The government land abutting the private lot that were part of the existing public roads were included in the "OU(AS&POS)" zone but they would not be granted to the applicant for art storage development;*

But by including them in the site the developer can gain substantially.

There is also the issue of the wall effect. The previous approval was for a low rise development only.

Approval of this application would not only encourage further development on the OS thus depriving a community set to grow by many thousands of recreational space, it would also send out the message that by wrapping their plans in Do Good Wash developers can effectively overcome all impediment set by zoning and regulations.

Members must not support this deceitful manipulation of the community.

**Item C1** – 0.73ha Rezoning of a site at Wang Yip Street East from "Other Specified Uses" annotated "Business" to "Res (Group E)2". Y/YL/16 27 Aug 2021

1 Block / 828 Units / PR 5.22 / BHR 85mPD / Retail / Community

**Item C2** – 0.13ha Rezoning of a site adjoining On Lok Road Substation from "OU (B)" to "GIC"

**Item C3** – 0.03ha Rezoning of a strip of land adjoining Keung Yip Street Rest Garden from "OU(B)" to "O".

#### **MAINTAIN OBJECTIONS TO SEC 12 AND DISTRICT COUNCIL CONCERNS RE EMPLOYMENT ARE RELEVANT**

Y/YL/16

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area : About 7,271sq.m

Zoning : "Other Specified Uses" annotated "Business"

Proposed Amendment(s) : Rezone the application site from "Other Specified Uses" annotated "Business" to "Res (Group E) 2" / 3 Blocks / 828 Units / PR 5.22 / 85mPD / 87 Vehicle Parking / OS 2,382sq.mDear TPB Members,

So Lai Sun believes there is more money to be made with a residential development. The duplicity of the blurb in the application is distasteful.



When it applied for Minor Relaxation of Plot Ratio Restriction A/YL/259 for the redevelopment of the existing 10-storey industrial building into a 15-storey (excluding one basement carpark floor) commercial building, which was within the building height restriction on the Outline Zoning Plan one of the justifications then was "Increase in employment opportunities"???

Plan D: The proposed commercial uses would help facilitate the gradual transformation of the Tung Tau Industrial Area for non-polluting commercial uses. The proposed minor relaxation of plot ratio (PR) generally followed the policy on revitalisation of pre-1987 industrial buildings. The proposal was in line with the building height restriction of the "OU(B)" zone and was considered not incompatible with the adjacent developments.

**Members generally considered that the application was in line with the Government's policy on revitalising industrial buildings,** and the proposed voluntary setbacks and green design features were design merits of the current scheme.

Again the housing mantra is being touted. However this is no longer such an urgent issue as the economy has weakened and immigration is rising. Experts predict that developers will have problems offloading the 11,000+ units to be released in coming months.

What Hong Kong needs going forward, particularly NT, is JOBS. The Covid crisis has demonstrated the importance of having a certain level of local production to rely on when transport is limited and there are restrictions on the usual supply chains.

Members should recommend that Lai Sun work with its approved plan and that 'Business' zooming be kept in tact to ensure a supply of premises for manufacturing, logistics and other employment generating activities.

**Item D1** – 0.84ha Rezoning of a site to the south of Long Ping Station from "CDA", "G/IC" and "O" to "Res (Group A)8".

'Sol City' completed in 2019 to reflect the existing development

**Item D2** – 0.01ha Rezoning of a strip of land at the Drainage Services Department Yuen Long Ping Shun Street Staff Quarters from "O" to "G/IC".

Four-storey residential block to reflect the existing development

**Item D3** – 0.43ha Rezoning of a portion of nullah adjoining Yuen Long On Ning Road from "CDA" to an area shown as 'Nullah'.

Existing Nullah

**Item D4** – 1.09ha Rezoning of sections of the existing Ma Wang Road, Ping Shun

Street and Po Fai Path from "G/IC", "CDA", "O", "Res (Group A)" ("R(A)") and an area shown as 'Nullah' to an area shown as 'Road'.

More land taken up by roads

ITEM D ARE HOUSEKEEPING.

Mary Mulvihill



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YUEN LONG OZP S/YL/76  
13/04/2023 02:08

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

## QUESTION THE JUSTIFICATION FOR DEVELOPING SO MANY UNITS

### 1. Abuse of PH units has not been addressed.

The recent gruesome murder of a socialite involved in a property dispute has shone a spotlight on this issue. One of those charged is the registered owner of a multi-million dollar unit at Kadoorie Hill. Subsequently media reports revealed that he is also the owner of a government subsidized flat. This he acquired through tenancy of a PH unit.

Permanent Secretary for Housing admitted that the government has not checked income and assets of some applicants since launching scheme in 1970s

While there are hundreds of officers investigating NS no dedicated team has been set up to look into this issue that would free up probably thousands of units. Most HK people know folk living in PH who own properties and have cash stashed away or invested elsewhere. Many units are used for storage or as accommodation for domestic helpers.

### 2. No incentive for PH residents to downsize when family member move out.

I was talking recently to a lady who lives in a large PH unit. At one time there were 7 members of the family spanning 3 generations living there. The parents have passed away and her husband and the children have moved out. One daughter stays with her from time to time. She moans about the rent but likes the space. One solution would be to offer new custom built elderly units to such tenants as many have health issues. Data indicates that each new PH unit houses an average of 1.16 persons.

### 3. The population is SHRINKING both here and on the mainland. Failure of administration to take advantage of current market conditions:

There are thousands of empty units on the mainland – even in GBA developers have unfinished projects. Many of the developers are in financial difficulties so this would be a good opportunity to acquire properties at a low cost that could be fitted out as HK style public housing nodes. This is in line with government policy. The Constitutional and Mainland Affairs Bureau has been airing a TV ad encouraging the elderly to move to GBA. Mrs Lam when CE stated that many of Hong Kong's elderly people were receiving old-age living allowances and based in Guangdong. "If our welfare policies make it more convenient for them to spend their retirement years



there"

Some people in the queue for PH, including retirees, would prefer to live on the mainland. With an abundant supply of distressed stock available, the administration should be actively seeking to purchase vacant estates that could be adapted to the format of a regular Hong Kong PH complete with community and health services.

One way permit holders who prefer to live on the mainland could be granted residency here but allocated a unit on these estates. It is estimated that 60% of those living in subdivided units are recent arrivals.

This would be compatible with the mandate of the Central Government for better integration with the mainland.

#### **4. Failure to drive forward the Tenants Purchase Scheme.**

140,000+ such units were sold and each tranche was oversubscribed, indication that affordability was not an issue but the programme has been allowed to lapse. This would unlock the value of currently dormant government owned sites.

#### **5. Emigration is growing and interest rates are rising as the economy is slowing down and this is driving down the price of homes.**

**The Quota and Points System** introduced in 2005 has had the negative outcome of encouraging young folk to join the PH queue. This has consequences as it extinguishes the drive to look for better employment and opportunities as this would result in a wage increase that would exceed the limits.

The **Home Ownership Scheme** has attracted investment by families under the name of their younger members who can tick the financial status boxes and have become investment vehicles rather than the solution to the provision of affordable homes.

In view of the soon to be abundant supply of vacant units on the private market at more affordable prices, the administration should introduce more programmes to assist these young people in purchasing their own homes.

Only 60% of the units put on the market recently have sold and there is a record number of units being held back. In addition the administration has not provided an update on the number of empty units, over 200,000 when the Vacancy Tax was touted so certainly grown since then.

The administration is pursuing an outdated development model that is not in sync with the emerging conditions of both China and Hong Kong, shrinking population, significant increase in issues related to global warming and pollution and the need for prudent fiscal policies that reflect the reality that there is economic stagnation that is likely to persist for many years. Housing targets must reflect genuine need but not overestimate it, as is currently the situation. **In addition eligibility does not equate with need.**

Mary Mulvihill

~~appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.~~

~~[The Chairman thanked the government representatives and the consultants for their attendance to answer Members' enquiries. They left the meeting at this point.]~~

### **Agenda Item 7**

[Open Meeting]

Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. S/YL/25  
(RNTPC Paper No. 11/22)

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48. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study conducted by the Civil Engineering and Development Department (CEDD); and were to take forward the decisions of the Committee on two agreed s.12A applications No. Y/YL/16 submitted by Star Success International Limited and No. Y/YL/18 submitted by Winpo Development Limited, which was a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item :

- |   |  |
|---|--|
| Mr Paul Y.K. Au<br>(as <i>Chief Engineer</i><br>(Works), <i>Home Affairs</i><br><i>Department</i> ) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;  |
| Dr C.H. Hau   | - currently conducting contract research project with CEDD; being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009; |

- Mr L.T. Kwok - his former serving organisation currently renting premises in various estates of HKHA at concessionary rent for welfare services, and formerly operating a social service team which was supported by HKHA and openly bid funding from HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr Vincent K.Y. Ho - being a member of the Advisory Committee of New World Build for Good, which was founded by NWD; and
- Mr K.L. Wong - being a member and an ex-employee of the Hong Kong Housing Society which currently had discussion with HD on housing development issues.

49. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment for public housing development was the subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As Dr C.H. Hau's interest in relation to NWD was indirect, and as Dr C.H. Hau had no involvement in the study conducted by CEDD and Mr Vincent K.Y. Ho had no involvement in the proposed amendment item relating to NWD, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

50. The following government representatives and the consultants were invited to the meeting at this point :

#### **PlanD**



- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West
- Ms Carol K.L. Kan - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TM&YLW)
- Mr Ajyum Distinction Chan - Town Planner/Tuen Mun and Yuen Long West
- Mr Tony Y.C. Wu - Senior Town Planner/New Territories District Planning Division Headquarters (STP/NTHQ)
- Mr Anson L.T. Kung - Town Planner/New Territories District Planning Division Headquarters

**CEDD**

- Mr Gabriel T.O. Woo - Project Team Leader/Housing, Housing Projects 1 Unit, Civil Engineering Office (HP1U, CEO)
- Mr Andrew W.C. Lee - Senior Engineer, HP1U, CEO
- Ms Karen W.Y. Chui - Engineer, HP1U, CEO

**HD**

- Ms Regina M.L. Chang - Senior Planning Officer
- Ms Charity K.W. Leung - Senior Architect
- Mr C.F. Yeung - Civil Engineer

**Binnies Hong Kong Limited (Binnies) (Consultant of CEDD)**

Mr Norman N. Song

Mr Tony Y.K. Lee

Ms Esther S.P. Tong

Ms Eunice S.F. Lee

**Ramboll Hong Kong Limited (Consultant of Binnies)**

Ms Katie W.K. Yu

51. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TM&YWL, briefed Members on the background of the proposed amendments to the OZP, technical considerations, provision of Government institution and community facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A – to rezone a site at Tai Kei Leng from “Open Space” (“O”) and “Residential (Group B)” to “Residential (Group A)6” (“R(A)6”) with a maximum building height (BH) of 185mPD for public housing development;
- (b) Amendment Item B – to rezone a site at Lam Hi Road from “Other Specified Uses” (“OU”) annotated “Art Storage and Public Open Space” to “R(A)7” with a maximum BH of 90mPD for private subsidised housing development to take forward the decision of the Committee on an approved s.12A application (No. Y/YL/18);
- (c) Amendment Item C1 – to rezone a site at Wang Yip Street East from “OU” annotated “Business” to “Residential (Group E)2” with a maximum BH of 85mPD for private residential development to take forward the decision of the Committee on an approved s.12A application (No. Y/YL/16);
- (d) Amendment Item D1 – to rezone a site from “Comprehensive Development Area”, “Government, Institution or Community” and “O” to “R(A)8” to

reflect a completed residential development; and

- (e) Other Amendments – to reflect the adjusted zoning boundaries (Amendment Items C2 to C3), as-built conditions of the Drainage Services Department Yuen Long Ping Shun Street Staff Quarters (Amendment Item D2), the existing nullah and roads, footpaths and on-street vehicle park (Amendment Items D3 to D4).

52. As the presentation of PlanD's representative had been completed, the Chairman invited questions from Members.

53. Members had no question on the proposed amendments to the OZP.

54. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25 and that the draft Yuen Long OZP No. S/YL/25A at Attachment II of the Paper (to be renumbered to S/YL/26 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Yuen Long OZP No. S/YL/25A (to be renumbered to S/YL/26) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition for public inspection together with the OZP."

55. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants for their

attendance to answer Members' enquiries. They left the meeting at this point.]

[Mrs Vivian K.F. Cheung left the meeting at this point.]

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 8**

[Open Meeting]

Proposed Amendments to the Approved Kam Tin North Outline Zoning Plan

No. S/YL-KTN/9

(RNTPC Paper No. 9/22)

56. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item :

Mr Paul Y.K. Au - being a representative of the Director of  
(as Chief Engineer Home Affairs who was a member of the  
(Works), Home Affairs Strategic Planning Committee and the  
Department) Subsidised Housing Committee of HKHA;

Dr C.H. Hau - currently conducting contract research project  
with CEDD;

Mr L.T. Kwok - his former serving organisation currently  
renting premises in various estates of HKHA  
at concessionary rent for welfare services, and  
formerly operating a social service team  
which was supported by HKHA and openly  
bid funding from HKHA;



~~labour shortage situation in the construction and transport sectors respectively to draw up relevant solutions;~~

- ~~(4) The LD would organise job fairs and provide focused employment services for women, young people and people with low educational attainment, such as finding part-time jobs for women. Also, district-based job fairs were staged to help match residents to suitable jobs. In particular, the LD had been providing employment services to young people with educational attainment at sub-degree level or below under the Youth Employment and Training Programme, and it would strengthen collaboration with the Employees Retraining Board and other institutions to assist job seekers in securing employment;~~
- ~~(5) The Government was committed to taking forward developments in the New Territories. In addition to ensuring people could live and work in contentment, the Government was looking to inject impetus for economic activities and create more job opportunities in the region;~~
- ~~(6) The Government launched the Greater Bay Area Youth Employment Scheme to encourage young people to work in Mainland cities of the GBA, broaden their horizons and deepen their understanding of the Mainland. Participating enterprises were required to have business in both Hong Kong and Mainland cities of the GBA and offer 18-month on-the-job training to young people, whom they might send back to work in Hong Kong according to their needs. It was believed that the work experience in Mainland cities would help young people enhance their competitiveness. The Government would review the details and arrangements of the Scheme before launch of the regularised Scheme;~~
- ~~(7) It was proposed in the Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022 to increase the maximum fines for non-compliant employers on conviction upon indictment from the current \$0.5 million to \$10 million, which would be applicable to cases involving extremely high culpability or serious negligence and leading to serious consequences. Also, the Bill was seeking to add new provisions to require the courts to take into account the convicted companies' turnover in sentencing, with a view to facilitating the courts to assess the defendants' scale of operation and financial capacity; and~~
- ~~(8) An appropriate balance between the objectives of forestalling excessively low wages and minimising the loss of low-paid jobs should be maintained by the statutory minimum wage policy in order to sustain Hong Kong's economic growth and competitiveness.~~

~~22. In conclusion, the Chairman said there were a wide range of labour issues facing Hong Kong and the LD's role was pivotal in promoting labour rights and the future development of Hong Kong. He thanked Ms May CHAN, JP for making an effort to meet with Members.~~

**Item IV:**

- (i) Proposed amendment to Kam Tin North Outline Zoning Plan (Approved Plan No. S/YL-KTN/9) and public housing development at Sha Po, Yuen Long (YLDC Paper No. 36/2022)**
- (ii) Proposed amendment to Tai Tong Outline Zoning Plan (Approved Plan No. S/YL-TT/18) and public housing development at Shap Pat Heung, Yuen Long**

(YLDC Paper No. 37/2022)

- (iii) **Proposed amendment to Yuen Long Outline Zoning Plan (Approved Plan No. S/YL/25) and public housing development at Tai Kei Leng, Yuen Long (YLDC Paper No. 38/2022)**

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**Item V: Public Works Programme Item Nos. B875CL, B874CL and B873CL — site formation and infrastructure works for public housing developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long — consultation on proposed construction of public roads and sewage facilities (YLDC Paper No. 39/2022)**

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23. The Chairman referred Members to Paper Nos. 36 to 39 and welcomed representatives of the following departments and consultancy firm to the meeting:

District Planning Officer/Fanling, Sheung Shui & Yuen Long East, PlanD	Mr Anthony LUK
Senior Town Planner/New Territories Headquarters 2, PlanD	Mr Tony WU
Project Team Leader/Housing, CEDD	Mr Gabriel WOO
Senior Engineer/1, CEDD	Mr Andrew LEE
Senior Planning Officer 10, HD	Ms Regina CHANG
Civil Engineer 28, HD	Mr SHIU Yui-ming
Senior Architect 35, HD	Mr John LO
Senior Architect 16, HD	Miss Anthea LING
Senior Architect 8, HD	Ms Bonita TSE
Senior Architect 11, HD	Ms Charity LEUNG
Project Manager, Binnies Hong Kong Limited	Mr Edwin LO
Chief Engineer, Binnies Hong Kong Limited	Mr LEE Yiu-kei
Principal Environmental Scientist, Binnies Hong Kong Limited	Ms Esther TONG
Technical Director, Binnies Hong Kong Limited	Ms LEE Shuk-fan

24. The Chairman invited representatives of relevant government departments to briefly introduce the paper.

25. Mr Tony WU of the PlanD and Mr Andrew LEE of the CEDD briefed Members on the public housing development projects.

26. The Vice Chairman said that the DC did not object to the Government building public housing or transitional housing in Yuen Long District, but expressed discontent with the Government for resuming brownfield sites under the Land Resumption Ordinance without

considering how to optimise the use of vacant agricultural and green belt sites. This would not only threaten local livelihoods but also drive population growth and increase the traffic loading of Yuen Long District. Since there was a lack of job opportunities in the district, the majority of local residents had to travel to work in other districts. As the population would grow further after intake of the proposed public housing developments, residents would have to spend even more time waiting for public transport during peak hours. He also pointed out that the proposals put forth by the CEDD to widen San Tam Road from a two-lane to a three-lane or four-lane carriageway and to enhance the design of Au Tau Roundabout and relevant road junctions would not help ease the bottleneck situation at Au Tau Roundabout.

27. Mr CHING Chan-ming enquired about the types of proposed public housing. He requested the Government to engage in town planning at a macro level and provide comprehensive ancillary facilities when planning a housing development, including a well-developed transport network and employment self-sufficiency, instead of minor traffic improvement works currently proposed by the CEDD. He also suggested that the Government should improve the design of an intersection near Fraser Village simultaneously to reduce the number of traffic accidents and consider the land at Po Leung Kuk Jockey Club Tai Tong Holiday Camp while identifying sites for housing development in Yuen Long District in the future.

28. Mr MAN Fu-wan, BBS expressed concern about the public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen. He enquired whether the Government could allocate part of the resumed land in the future for construction of private housing by property developers, and whether some “Other Specified Uses” areas at the junction of San Tam Road would be reserved for new railway developments. He said that the Government had attached importance to the principle of infrastructure-led in development in recent years, yet the principle had not been upheld in the development of Yuen Long District. He considered that the traffic improvement works proposed by the CEDD could not effectively ease traffic congestion at Fairview Park Interchange and Pok Oi Roundabout, while the traffic impact assessments conducted by government departments failed to assess the carrying capacities of local transport networks in a holistic and pragmatic manner. At last, he called on the Government to develop new transport networks or other equivalent infrastructure in Yuen Long District to cope with traffic flows driven by future population growth.

29. Mr TANG Yung-yiu said that he had no objection to the Government carrying out housing development projects in Yuen Long District, except for any significant traffic impact that would be subsequently caused to the Yuen Long town areas. In this regard, he suggested the Government should roll out an extensive traffic improvement programme instead of a few minor traffic improvement works. Besides, he relayed that as Yuen Long residents mostly lived in rural areas and usually commuted by car, he called on relevant departments to provide additional parking spaces in the district to address shortage of parking space in the Yuen Long town areas.

30. Mr TANG Ka-leung, MH said that planning and development was beneficial to society but the lands resumed for construction of the proposed public housing developments were already populated and occupied by brownfield operations. The Government had neither considered the impact on the villagers’ livelihoods nor their emotions attached to the lands. He suggested that the Government allow villagers affected by land resumption to continue living in their original site and rehouse brownfield operators properly to reduce public grievances.

31. Mr TANG Che-keung said that more than two million square metres of brownfield sites in Ping Shan Heung had been resumed by the Government so far for construction of various types of public housing units, most of which were public rental housing (“PRH”) units for the grassroots. As they could not find jobs in the same district, they had to work across districts. This had increased the traffic loading of the district on one hand, and on the other hand increased the fare burden on residents which could turn Ping Shan Heung from a place of abundance into another city of sadness. He also said that brownfield operation was one of the pillars of Hong Kong’s economy but brownfield sites were being re-developed into public housing units at the expense of the livelihoods of many brownfield operators.

32. Mr LAI Wing-tim said that the CEDD would provide water-filled barriers on roads near sites for land formation works. He said that a number of traffic accidents occurred in Pat Heung recently, where construction of a number of housing developments were underway. He attributed the causes of the traffic accidents to the water-filled barriers that obstructed the view of road users, and hoped that the CEDD could review the existing arrangements.

33. The Chairman said that four directions in public housing development, namely “enhancing quantity, speed, efficiency and quality”, had been proposed in the Chief Executive’s 2022 Policy Address. He opined that the proposed public housing developments would hardly be a bliss for their prospective residents due to a lack of ancillary facilities, which would also make the “enhancing quality” target unattainable. He cited that due to a shortage of schools, job opportunities or ancillary facilities within the district, students had to commute to schools in other districts, workers had to work across districts, and housewives had to shop for food from other districts. Besides, he did not think that the traffic improvement works proposed by the CEDD could cope with the ever aggravating traffic congestion. For instance, additional vehicular flow during the peak hours would only aggravate traffic congestion at Au Tau Roundabout, but the traffic improvement works proposed by the CEDD were only designed to widen the roads leading to San Tin, instead of other roads to the Yuen Long town areas and Kam Tin. He also enquired whether the Government would preserve General House, Ancestral Hall and Hip Wai House in Fung Kat Heung, where the Government had proposed resuming a number of land plots. He recommended the Government consider the land behind Shek Tong Tsuen when identifying housing sites in Yuen Long District in the future.

34. A consolidated reply provided by Mr Anthony LUK of the PlanD was as follows:

- (1) He thanked the Yuen Long District Council (“YLDC”) for its continued support to the Government’s work on housing planning and development. There were currently over 200 000 applications on the PRH waiting list and the average waiting time for general applicants to be housed to PRH was six years. The Government would continue its efforts in identifying sites with potential for housing planning and development to meet the future housing demand in Hong Kong, although a multi-pronged approach had been adopted to increase housing supply, such as reclamation, development of brownfields and green belt sites, and planning of New Development Areas (“NDAs”);
- (2) The Government understood that residents needed to work across districts, and expected more job openings in the New Territories to achieve a better home-job balance after completion of the Northern Metropolis and the San Tin Technopole. The Government would also take the lead in relocating government offices with no specific location



requirements to the Northern Metropolis. This would motivate more businesses to set up offices and provide varieties of job opportunities in the New Territories;

- (3) The Government had yet to receive any application from developers for construction of private housing within public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen, but the Town Planning Board had received a number of applications for rezoning of the buffer area;
- (4) A site zoned “Other Specified Uses” lying to the west of the Sha Po development site had been annotated “Railway Reserve” in the outline zoning plan and would be reserved for Northern Link Phase 2 development;
- (5) Regarding the maximum plot ratio, the Government would adopt a plot ratio of 6.5 for housing sites with better transport and other ancillary facilities. A maximum plot ratio of 6.5 was adopted for sites in the New Territories because of its special characteristics, as opposed to 7.5 to 10 for urban areas;
- (6) Regarding the land resumption arrangements, the Government, apart from having enhanced the compensation arrangements for brownfield owners, landowners and brownfield operators, was prepared to assist brownfield operators in identifying suitable sites for relocation and provide them with suitable economic services and employment opportunities;
- (7) General House, Ancestral Hall and Hip Wai House in Fung Kat Heung would be preserved and would not be included in the public housing developments concerned;
- (8) The PlanD would also provide a variety of community facilities in the planning for public housing developments to bring convenience to residents. In the case of the public housing development at Sha Po, there would be a primary school, fire station, police station, recreation and sports centre, mini-soccer pitch, public transport interchange, retail facilities, car park, kindergarten and social welfare facilities to cater for the needs of the local community;
- (9) Regarding the rehousing of residents affected by land resumption, the Government, in 2018, proposed enhancing the rehousing arrangements by introducing a non-means tested rehousing option for households eligible for dedicated rehousing estates built and managed by the Hong Kong Housing Society. It was expected that eligible residents would be rehoused from 2024 onwards to dedicated rehousing estates located within the Hung Shui Kiu (“HSK”) NDA and at Pak Wo Road in North District;
- (10) The Government reviewed and raised the parking ratio requirements over the past few years, which would come into effect at a later time. The latest parking ratio requirements had been included in the submissions of various public housing developments. Besides, the PlanD and the TD would identify other sites among the public housing developments that could provide additional public parking spaces; and
- (11) As mentioned in the Policy Address, about 255 hectares of “Green Belt” zone with potential for housing development had been shortlisted in the new round of study on the “Green Belt” zone and relevant reviews would be ongoing. In addition to the review of “Green Belt” zone, the Government would continue to assess every feasible land supply option guided by the multi-pronged approach, so as to identify more land for housing development.

35. A consolidated reply provided by Mr Andrew LEE of the CEDD was as follows:

- (1) The preliminary traffic assessment results did not suggest that there would be any unacceptable traffic impact arising from the proposed public housing developments in the district provided that the road improvement works in question were completed prior to the intake by residents of the public housing developments. However, regarding the proposed traffic improvement scheme for Au Tau Roundabout, the CEDD would maintain communication with the TD on appropriate enhancement measures to further improve the traffic situation;
- (2) In conducting traffic impact assessments for various development projects, the CEDD and the TD would determine through discussion an appropriate scope for assessment along the projected routes of vehicles to and from public housing developments. Some affected junctions and road sections within the project scope would also be selected for research and implementation of mitigation measures where necessary;
- (3) In view of the traffic congestion at the Fairview Park Interchange during peak hours, an exclusive left-turn lane from the slip road leading from San Tin Highway(northbound) into Castle Peak Road - Tam Mei (southbound) would be provided. It was considered after assessment that the improvement works could cope with the traffic flow driven by the projected population growth in Sha Po;
- (4) He would visit Shap Pat Heung Rural Committee for consultation on the proposed public roads and sewage facilities at two public housing developments in Shap Pat Heung and Tai Kei Leng, and would also take the opportunity to listen to Members' views on how to address the traffic problem at the intersection of Fraser Village, i.e. the junction of Tai Tong Road and Tai Shu Ha Road West in Yuen Long;
- (5) Regarding the major transport infrastructure projects in Yuen Long District in the future as mentioned by Members, Route 11 (section between Yuen Long and North Lantau), upon its completion, could not only improve the traffic conditions along outward roads in the Northwest New Territories ("NWNT") but also synchronise with a number of proposed NWNT developments;
- (6) Members' concern about the transport arrangements for residents of the proposed public housing developments had been noted. Public transport interchanges, bus termini and bus-only zones would be provided alongside appropriate bus routes to cater for the commuting needs of local residents;
- (7) It was noted that water-filled barriers provided during temporary traffic diversions for works in the future should be designed subject to safety standards for road users. The CEDD also indicated that the area affected by the temporary traffic diversion arrangements would be minimised to ensure safety for the daily commute of nearby residents during the works period, and trial runs prior to the implementation of temporary traffic diversions or enclosures would be carried out after having regard to the actual circumstances. Contractors would also be required to strictly comply with the Code of Practice for the Lighting, Signing and Guarding of Road Works. The aforesaid arrangements would be made in collaboration with the TD and the Police with a view to minimising the impact on residents caused by traffic diversions during the works period;

- (8) It was proposed that San Tam Road be widened from a two-lane to a three-lane or four-lane undivided public carriageway to increase road capacity. Besides, a road section would be provided at the Au Tau Roundabout to connect with the Castle Peak Road (Yuen Long) eastbound carriageway so as to cope with the increase in vehicular flow; and
- (9) It was concluded after assessments that the proposed new roads and junction improvement works would be effective in alleviating traffic congestion and coping with the additional vehicular flow. In addition, it was noted that other road improvement works to be proposed in future by the TD for Pok Oi Roundabout would also help further improve the traffic conditions there.

36. A consolidated reply provided by Ms Regina CHANG of the HD was as follows:

- (1) The various development projects were still at an early stage of planning. The Hong Kong Housing Authority (“HA”) would adjust the provision of different types of public housing in a timely manner having regard to the overall public housing demand in the community. Accordingly, the types of public housing to be developed under the proposed projects would be decided later on; and
- (2) As regards the formulation of “Well-Being” design guidelines for new public housing projects, the HA wished to improve the quality of public housing through the introduction of new facilities and the implementation of improvement works. New public housing projects would also be designed in accordance with the latest standards, with appropriate facilities provided to align with the environment and features of the area, with a view to creating a living environment with a greater sense of well-being.

37. A consolidated reply provided by Miss Anthea LING of the HD regarding the public housing development at Sha Po was as follows:

- (1) As the public housing development at Sha Po, Yuen Long, was a relatively large-scale development that could accommodate an anticipated population of about 46 000, the HA would provide retail facilities of appropriate scales in the southern and northern plots, such as supermarkets, general retailers, restaurants and convenience stores, so as to meet the essential needs of prospective residents. Having regard to the surrounding environment and demographic factors, the HA would also provide a wet market to bring further convenience to new residents and nearby villagers in buying fresh food; and
- (2) A number of design concepts, namely “Green Environment”, “Vitality and Health”, “Community Connection”, “Elderly-friendly Home” and “Inter-generational Harmony”, would be applied to new public housing development projects to create a pleasant community environment.

38. A consolidated reply provided by Ms Bonita TSE of the HD regarding the public housing development at Shap Pat Heung, Yuen Long, was as follows:

- (1) In comparison with the public housing development at Sha Po, Yuen Long, the public housing development at Shap Pat Heung was smaller in scale but there would be

sufficient retail facilities, including wet goods stalls, supermarkets and food premises;

- (2) The HD had given an initial response to the request of Social Welfare Department (“SWD”), saying that the development project would provide social welfare facilities for the elderly and young children, in addition to a kindergarten, details of which would be available upon completion of detailed designs; and
- (3) A public transport interchange would also be available to provide local residents with convenient access to the development.

39. A consolidated reply provided by Ms Charity LEUNG of the HD regarding the public housing development at Tai Kei Leng, Yuen Long, was as follows:

- (1) The public housing development at Tai Kei Leng was similarly smaller in scale in comparison with the public housing development at Sha Po, Yuen Long. There would also be local retail facilities, such as convenience stores, catering premises and wet goods stalls, as well as a kindergarten; and
- (2) The HD was in discussion with the SWD regarding the provision of social welfare facilities for the elderly and relating to family support at the request of SWD, details of which would be available upon completion of detailed designs.

40. The Chairman concluded that DC Members had all along supported the Government’s efforts in public housing development in Yuen Long District, other than the overall planning and infrastructure works for the three proposed public housing developments. He opined that the Government should conduct a holistic review of the planning of the district for the sake of different housing development projects and provide sufficient transport improvement measures and community facilities according to the principle of infrastructure-led, rather than in a piece-meal fashion. Moreover, minor road improvement works should not be used as the only solution to the district-wide traffic problems, and hoped that the government departments concerned would reassess and study the overall planning and infrastructure works and then consult the DC again.

41. The Chairman announced that the meeting was adjourned for lunch break and would be resumed at 2:30 p.m.

**~~Item VI: Public housing development at Shap Pat Heung Road, Yuen Long~~**  
**~~(YLDC Paper No. 40/2022)~~**

42. The Chairman referred Members to Paper No. 40 and welcomed representatives of the following departments and engineering firm to the meeting.

Senior Architect 39, HD

Ms Polly WONG

Planning Officer 14, HD

Ms Winnie CHAN

Senior Engineer/6, CEDD

Mr WONG Kwok-chuen

Project Coordinator, Atkins China Limited

Mr LAU Ka-chuen



**Provision of Open Space and Major GIC Facilities within the Yuen Long New Town**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	18.43 ha	7.39 ha	25.84 ha	7.41 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	18.43 ha	22.53 ha	29.4 ha	10.97 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	2	4	5	3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	1
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	1	1	1
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	3	3	N.A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons  (assessed on a district basis)	0	1	1	1
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to 6	91 classrooms	165 classrooms	171 classrooms	80 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	275 classrooms	390 classrooms	390 classrooms	115 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	226 classrooms	411 classrooms	411 classrooms	185 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority (HA) on a regional/ cluster basis)	1,045 beds	0 beds	0 beds	-1,045 beds  (will be catered in the 1 <sup>st</sup> and 2 <sup>nd</sup> Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis <sup>^</sup> )
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	1	2	2	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	737 places	145 places	145 places	-592 places  (a long-term target on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	2	2	3	1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	1	3	2	1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	2	2	N.A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	2	2	N.A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*</sup>  (assessed by SWD on a district basis)	871 places	278 places	591 places	-280 places  (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1,079 beds	651 beds	771 beds	-308 beds  (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	136 places	213 places	273 places	137 places
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	360 places	290 places	290 places	-70 places  (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	563 places	263 places	263 places	-300 places  (a long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	1	1	1



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Notes:

The planned resident population in Yuen Long New Town is about 184,280. If including transients, the overall planned population is about 190,170. All population figures have been adjusted to the nearest hundred.

Remarks:

# The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

\* Consisting of 40% centre-based CCS and 60% home-based CCS.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**August 2023**

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	125.09 ha	30.18 ha	140.52 ha	15.43 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	125.09 ha	112.1 ha	203.70 ha	78.61 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	19	8	16	-3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	5	2	3	-2
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	4	1	2	-2
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	2	1	2	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	6	4	6	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	1	0	1	0
Community Hall	No set standard	N.A.	9	14	N.A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons <sup>#π</sup>  (assessed on a district basis)	6	3	3	-3
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to under 6	800 classrooms	489 classrooms	836 classrooms	36 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	2,043 classrooms	1,290 classrooms	2,166 classrooms	123 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	1,439 classrooms	1,157 classrooms	1,517 classrooms	78 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority (HA) on a regional/ cluster basis)	7,012 beds	1,070 beds	3,670 beds	-3,342 beds  (will be catered in the 1 <sup>st</sup> and 2 <sup>nd</sup> Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis <sup>^</sup> )
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	12	5	11	-1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	5,003 places	487 places	1,775 places	-3,228 places  (a long-term target on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	17	11	17	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	8	6	8	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	2	3	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	8	22	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*</sup>  (assessed by SWD on a district basis)	5,114 places	719 places	2,119 places	-2,995 places  (a long-term target assessed on a wider spatial context by SWD~)



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	6,333 beds	2,058 beds	4,320 beds	-2,013 beds  (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	1,222 places	280 places	640 places	-582 places  (a long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	2,415 places	868 places	1,808 places	-607 places  (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	3,781 places	818 places	3,342 places	-439 places  (a long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	2	0	2	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	4	2	3	-1  (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	3.7	1.7	1.7	-2  (a long-term target assessed on a wider spatial context by SWD~)

Note:

The planned resident population is about 1,250,800. If including transients, the overall planned population is about 1,274,900. All population figures have been adjusted to the nearest hundred.

Remarks:

<sup>#</sup> The requirements exclude planned population of transients.

<sup>^</sup> The deficit in provision is based on District Council planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

<sup>π</sup> Small libraries are counted towards meeting the HKPSG requirement.

<sup>\*</sup> Consisting of 40% centre-based CCS and 60% home-based CCS.

<sup>~</sup> The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**August 2023**