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Executive Summary

This Supporting Planning Statement is submitted for the Proposed Amendment to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Open Storage” (“OS”), “Agriculture” (“AGR”) zones and an area shown as ‘Road’ to a tailor-made “Other Specified Use” annotated “Mixed Use” (“OU(MU)”) zone at Lots 796 and 1008 RP in D.D. 77 and adjoining Government land in Ping Che, Ta Kwu Ling, New Territories (the “Application Site”) to facilitate a Proposed Mixed Use Development (the “Proposed Amendment”).

The Application Site is currently falling mainly on “OS” zone to the southwest of Ping Che Road and a minor portion on “AGR” and area shown as ‘Road’ on the OZP. Majority part of the Application Site is paved and occupied by temporary structures for open storage use. According to the Northern Metropolis Development Strategy (“NMDS”) promulgated by the Government in 2021, the New Territories North New Town (“NTN New Town”) has been put forward to foster integration of Hong Kong with the Greater Bay Area. The Application Site, being located at the centre of the NTN New Town and near to the planned Ping Che Station under the **Northern Link Eastward Extension (“NOLE”) and Northeast New Territories Line (“NENTL”)**, is considered with opportunities to unleash the valuable land resources and undergo improvement of the overall quality of the built environment by phasing out existing brownfield uses.

The Applicant, being the sole landowner of private lots on the Application Site, seizes the opportunity to respond to the changing planning circumstances for early delivery of 2,205 private residential units at the Application Site by 2032 that is in line with the Government’s planning intention. The early delivery by private initiative will not mobilise the Government’s resources, where there would be social welfare facilities and a Public Transport Terminus (“PTT”) provided within the Application Site as planning merits to serve the existing and future population.

In view of the strategic location of the Application Site at the future centre of the NTN New Town and near to the potential Ping Che Station with connections with the Boundary Control Points (“BCP”) and the nearby Heung Yuen Wai Industrial Estate/Science Park, the Applicant sees the opportunity to provide additional commercial elements along Ping Che Road, including office space and complementary hotel element as a support to the economic activities along the boundary while providing retail facilities. Taken into account the above considerations, the Applicant thus put forward a mixed use development at the Application Site that could be delivered in efficient and timely manner as an early phase of the NTN New Town.

An Indicative Scheme has been formulated in support of the Proposed Amendment at the Application Site. It is proposed for a maximum plot ratio (“PR”) of 7 on the Application Site, of which not more than PR5.9 will be used for domestic use, while about PR1.1 will be used for non-domestic use including retail, office and hotel. In addition, the Applicant also intends to provide a 100-place Child Care Centre, a 60-place Day Care Centre for the Elderly, as well as a Public Transport Terminus (“PTT”) as additional planning gains serving the local community. The Applicant is also intended to upgrade the unnamed sub-standard local road running along the eastern boundary of the Application Site to a standard 7.3m carriageway with footpaths on both sides, and will be open for public use connecting Ping Che Road with the inner area to the south.

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行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條，就位於新界打鼓嶺坪輦丈量約份第 77 約地段第 796 號、第 1008 號餘段毗連政府土地(「申請地點」)，擬議修訂坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14(「分區計劃大綱圖」)將申請地點由「露天貯物」、「農業」地帶及顯示為「道路」的地帶方改劃為「其他指定用途」註明「混合用途」地帶，以作混合用途發展(「擬議修訂」)。

根據分區計劃大綱圖，位於坪輦路西南方的申請地點現時主要被劃為「露天貯物」地帶，另有部分被劃為「農業」地帶及顯示為「道路」的地方。現時申請地點主要為已鋪路面的地區，亦存在不少臨時構築物作露天倉庫用途。隨著政府近年公佈「北部都會發展策略」並銳意發展新界北新市鎮，以促進香港融入粵港澳大灣區。申請地點位於未來新界北新市鎮核心位置並鄰近規劃中的「北環綫」東延及新界東北綫的坪輦鐵路站，可藉此釋放珍貴的土地資源，並通過逐步淘汰現有的棕地用途來改善整體的環境質素。

申請人作為申請地點中私人地段的唯一擁有人，積極回應規劃環境的轉變，將透過私人市場參與的發展，爭取於 2032 年之前於申請地點提供共 2,205 個私人住宅單位。透過私人市場適切提供住宅供應將不需動用公共資源，同時於申請地點內提供社會福利設施及公共車輛總站作為規劃增益，服務現有及未來的社群。

鑑於申請地點位於新界北新市鎮未來中心的策略性位置，並鄰近規劃中的坪輦鐵路站，將連繫口岸及附近的香園圍工業邨/科學園，申請人認為可沿坪輦路提供額外的商業活動，包括辦公室和附加酒店，以支援沿口岸一帶的經濟活動。基於以上考慮，申請人建議在申請地點作混合式發展，務求有效及盡早地促進新界北新市鎮的早期發展。

本規劃綱領附上指示性方案以支持在申請地點的擬議修訂。擬議修訂建議最高地積比為 7 倍(其中住用部份的地積比率不得超過 5.9 倍)，另外地積比率約 1.1 倍將用作非住宅用途，包括零售、辦公室及酒店。申請人亦將提供一間 100 個服務名額的幼兒中心、一間提供 60 個服務名額的長者日間護理中心及一個公共車輛總站作為規劃增益以服務本地社區。申請人亦建議將沿申請地點東面的一條低於標準的未命名道路改善為 7.3 米寬的標準車路，及為車路兩旁提供行人道予公眾使用，以連接坪輦路及申請地點以南的地方。

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3.5 Strategic Location of Ping Che in Unleashing Development Potential

- 3.5.1 Subsequent to the completion of the NTN Study in 2017, the Government recently has shown stronger commitment in shifting the development focus of Hong Kong from south to north under the NMDS. NMDS has proposed to implement eastward extension of the Northern Link¹⁷ (“NOL”) linking the Kwu Tung North NDA to Lo Wu and Man Kam To. As indicated in the NOL eastward extension, a Ping Che Station is planned under this railway line. There is an anticipated improvement of accessibility in Ping Che. In the future, Ping Che Station will be connected to the other new towns such as Kwu Tung North NDA enabled by rail and highway infrastructures, and further west to San Tin/Lok Ma Chau (“ST/LMC”) Development Node. To the north of Ping Che, it is also only two stations from Ping Che Station to planned HYW Station in the NOL railway line and further north to the BCP in Liantang.
- 3.5.2 On top of that, the latest Policy Address 2022¹⁸ has also emphasized the cross-broader interactions through leveraging on the proximity to the hinterland of the NM. Ping Che, by a strategic location in locating near to LT/HYW BCPs further connecting to Shenzhen and the central location of the NTN New Town connecting to the rest of the NM, is embedded with high development potential that are to be unleashed.
- 3.5.3 Additionally, the latest Northern Metropolis Action Agenda and Hong Kong Major Transport Infrastructure Development Blueprint has revealed that, the Ping Che Station¹⁹ will be planned as part of both the NOLE and NENTL, which would further enhance the accessibility of Ping Che area (Figure 3.5 refers).
- 3.5.4 In view of the latest planning circumstances, the Application Site is anticipated to be located close to the future Ping Che Station which would be subject to detailed alignment announced by the Government. The Application Site will be able to leverage on the strategic location and unleash its development potential. In particular, the Application Site has opportunity to undergo TOD by capitalizing on its connectivity for not only high-density residential development but also commercial component complementary to economic use in other parts of the NM.

3.6 Encouragement of “Other Specified Uses” annotated “Mixed Use” by the Government

- 3.6.1 It is commonly seen in Hong Kong that a mixture of uses is positioned close to each other, such as commercial cum residential building/development, large-scale retail and commercial facilities sitting underneath the high-density residential development, and comprehensive development area. The Government has been encouraging such kind of mixed use development in urban areas and new town development through introduction of a flexible zoning mechanism while at the same time with appropriate planning control to avoid possible nuisances and interface problem, such as the introduction of “OU(MU)” zone.
- 3.6.2 In particular, the Town Planning Board recognizes that there are merits in functionally and physically integrating different types of compatible uses within a building or over a spatial area, which helps creating vitality and diversity of different development. The Town Planning Board Guideline No. 42 Designation of “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) Zone and Application For Development Within “OU(MU)”) Zone under Section 16 of The Town

¹⁷ Source: Paragraph 79, Northern Metropolis Development Strategy, <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

¹⁸ Source: Paragraph 56, The Chief Executive’s 2022 Policy Address, <https://www.policyaddress.gov.hk/2022/en/p56.html>

¹⁹ Source: Page 35, Northern Metropolis Action Agenda, https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf

use development with a PR of 7 comprising of multiple programmes to fully utilise valuable land resources in a highly accessible location.

- 4.2.2 **Certainty for Provision of Housing Units by Private Initiatives** – The Proposed Amendment is intended to effectively deliver a large number of private housing units in assisting the Government to meet private housing supply target in the aforementioned 10-year period (2032-2033). Initiated by the private sector without the need to mobilize public resources, the Indicative Scheme is intended to provide more than 2,200 residential units by 2032. Provision of housing units in a timely manner would be ensured by optimizing the advantages of private lots solely under Applicant’s ownership. A timely implementation helps alleviating the imminent territorial housing demand where the Government can focus on its public resources to plan for public housing developments and infrastructures in the NM.
- 4.2.3 **Mixed Use Development with Land Use Flexibility** – Considering the suitability of incorporating multiple land uses at this core location with unique context, mixed use development is considered appropriate at the Application Site. Apart from the provision of housing units as the priority, the Applicant sees the great potential of the Application Site of being a satellite office location embedded with hotel, retail, social welfare and transport facilities in capturing potential users from other I&T development clusters along the Eastern Knowledge and Technology Corridor and the NM. They are anticipated to be easily accessible from Ping Che area under the planned **NOLE** and **NENTL**. A mixed use development would enable the transformation of the Application Site from the existing brownfield uses to a flourishing high-quality mixed-use development catalyst in the NTN New Town. The proposed mixed-use development should also build in certain degree of flexibility with the view that the Application Site is located at a strategic location, to allow prompt response to future market situation, societal needs as well as complementary with the on-going detailed planning of the NTN New Town.
- 4.2.4 **Provision of Local Retail and G/IC Facilities Serving the Existing and Future Communities** – As mentioned earlier in **Section 2.4** that along the Ping Che Road, there is a small local retail cluster and Ping Che Nursing Home Limited surrounded by the Ta Kwu Ling Rural Centre Government Offices. In order to cater the raising demand for local retail alongside the development of NTN New Town, more local retail facilities are provided for both existing and future community. In addition, in view of the anticipated increasing demand for child care and elderly care facilities in serving the new families moving into the future NTN New Town and overall ageing population trend in Hong Kong, G/IC facilities, in particular Child Care Centre and Day Care Centre for the Elderly, would also be provided in the Indicative Scheme to serve the existing and future residential population as a public gain of the proposed development in the Application Site, whereas these facilities are intended to be located right next to the existing Ping Che Road to allow maximum accessibility.
- 4.2.5 **Public Transport Provision to Connect with Future Ping Che Station** – With the centrality and a relatively large size of the Application Site, there is an opportunity to provide a PTT to connect to the Ping Che Road and planned Ping Che Station. The proposed PTT will reserve space for accommodating public transport for future interchange with the Ping Che Station as a feeder service for rail to bus interchange and further access other parts of the NTN New Town.
- 4.2.6 **Road Improvement for Public Uses and Accessibility** – Road improvement work will be provided by utilizing the Applicant’s resources for public uses and accessibility as public merits. Road junction improvement will be conducted in the Ping Che Road, while the existing unnamed local access road along the eastern boundary of the Application Site will also be upgraded to

