Hong Kong Housing Authority

PLANNING BRIEF

PROJECT NAME: Yuen Long South (YLS) Stage 2 Site 2.1			
Date of Preparation: Oct 16, 2026			
1. Site Particulars		**Current Proposal**	**Remarks**
1.1	District Location	Yuen Long	
1.2	Site Location	YLS Stage 2 Site 2.1	
1.3	Site Area		
1.3.1	Gross Site Area (approx.) (ha)	2.75	Subject to detailed survey and detailed design.
1.3.2	Net Site Area (approx.) (ha)	2.75	Subject to detailed survey and detailed design.
1.4	Existing Land Use	Mainly open storage, warehouses and temporary structures	
1.5	Existing Zoning	"Residential (Group A)3" ("R(A)3")	As stipulated in the approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
1.6	Existing Land Status	Government Land	
2. Development Parameters		**Current Proposal**	**Remarks**
2.1	Proposed Housing Type	Public Housing	Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2	Proposed No. of Flats (approx.)	3,952	±10% variation in the number of flats is allowed for design flexibility subject to pro-rata adjustment of ancillary facilities, provided that the total flat number of the four sites in Second Phase Development of YLS New Development Area (NDA) (i.e. Sites 2.1, 2.3, 2.4 and 2.5) does not exceed 13 844 which is the limit of the infrastructure capacity under CEDD's Design and Construction (D&C) Study. Subject to detailed design.

2. Development Parameters	Current Proposal	Remarks
2.3 Design Population (approx.)	10,276	Based on an average household size of 2.6. ±10% variation in design population; or downward adjustment exceeding 10% due to adjustment of flat mix/average household size is allowed, provided that the total population of the four sites in Second Phase Development of YLS NDA (i.e. Sites 2.1, 2.3, 2.4 and 2.5) does not exceed 37 373 which is the limit of the infrastructure capacity under CEDD's D&C Study, subject to pro-rata adjustment of ancillary facilities in accordance with HKPSG. Subject to detailed design.
2.4 Maximum Plot Ratio (PR)		
2.4.1 Total PR	7.0	As stipulated in the OZP.
2.4.2 Domestic PR	6.5	In accordance with the Government's prevailing policy. Subject to detailed design.
2.4.3 Non-domestic PR	0.5	Subject to detailed design.
2.5 Maximum Gross Floor Area (GFA) (approx) (sqm)	192,500	Based on total PR of 7.0. Subject to detailed survey of site area.
2.5.1 Max. Domestic GFA (sqm)	178,750	Based on PR of 6.5 in accordance with the Government's prevailing policy. Subject to detailed survey of site area.

2. Development Parameters	Current Proposal			Remarks
2.5.2 Max. Non-domestic GFA (sqm)	13,750			Based on PR of 0.5. Subject to detailed survey of site area.
2.6 Maximum No. of Storeys or Building Height in mPD	160mPD			As stipulated in the OZP.
3. Planning Requirements	**HKPSG Standards**	**Provision in accordance with HKPSG**	**Current Proposal**	**Remarks**
3.1 Education Facilities (no. of classrooms)				
3.1.1 Nursery Classes and Kindergarten	500 half-day and 500 whole-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	5.0	6	Assume 1.44% of design population aged 3-5 in 2033 according to the population projection by C&SD. The use of the premises and scale of provision are subject to change to cope with the prevailing demand in consultation with the bureau / departments concerned.
3.1.2 Primary School	1 whole-day classroom per 25.5 persons aged 6-11	11.4	-	Assume 2.84% of design population aged 6-11 in 2033 according to the population projection by C&SD. Demand to be met by provision in vicinity.
3.1.3 Secondary School	1 whole-day classroom per 40 persons aged 12-17	9.7	-	Assume 3.78% of design population aged 12-17 in 2033 according to the population projection by C&SD. Demand to be met by provision in vicinity.
3.2 Local Open Space [sqm]	1 sqm per person	10,276	Not less than 10,276	Subject to design population and detailed design. Passive/active recreational facilities to be appropriately provided for all age groups and persons with disabilities.
3.3 Recreation Facilities [no.]				
3.3.1 Badminton Court	1 per 8,000 persons	1.28	1 no.	Subject to design population and detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	1.03	1 no.	Subject to design population and detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.3.3 Table Tennis Table	1 per 7,500 persons	1.37	1 no.	Subject to design population and detailed design.
3.3.4 Children's Play Area [sqm]	400 sqm per 5,000 persons	823	Not less than 823	Subject to design population and detailed design. Facility to be integrated with open space / play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.
3.4 Social Welfare / Community Facilities [no.]				As requested by SWD and subject to confirmation of availability of government funding by relevant bureaux/departments. The use of premises and scale of provision are subject to change to cope with the prevailing demand in consultation with the bureaux/ departments concerned. Full PR exemption for GIC facilities as required by the Government according to the Notes of the OZP.
3.4.1 Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	N.A.	1 no. (150-place) (about 1,913 sqm Net Operation Floor Area (NOFA))	As requested by SWD.
3.4.2 District Elderly Community Centre (DECC)	One in each new development area with a population of around 170,000 or above	N.A.	1 no. (about 522 sqm NOFA)	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities				
3.5.1 Retail GFA [sqm]	To be determined by Housing Department (HD)	N.A.	About 870	Provision of retail facilities is to be determined by the HD, subject to review and detailed design.
3.6 Parking Requirements [no.]				Full PR exemption for all parking facilities according to the Notes of the OZP.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 8-14 flats (excl. 1P/2P flats)	234 - 409	273	Based on HKPSG at 1 space per 12 flats excluding 1P/2P flats as agreed with TD. Shared-use by van-type Light Goods Vehicles (LGVs) or Taxis is allowed. Subject to detailed design.
3.6.2 Car Parking (Visitor)	5 per residential block	25	25	Based on HKPSG at 5 spaces per residential block. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.
3.6.3 Light Goods Vehicle (LGV) and Light Bus Parking (Domestic)	1 per 260 flats (excl. 1P/2P flats)	13	13	Based on HKPSG at 1 space per 260 flats excluding 1P/2P flats. Shared-use of LGVs and light buses parking is allowed.
3.6.4 Motor-cycle Parking (Domestic)	1 per 110-250 flats (excl. 1P/2P flats)	14 - 30	30	Based on HKPSG at 1 space per 110 flats excluding 1P/2P flats as agreed with TD. To explore at detailed design stage to provide 1 space per 89 flats excluding 1P/2P flats as far as practicable as per TD's request (subject to detailed design).
3.6.5 Bicycle Parking (Domestic)	1 per 15 flats within 0.5-2km radius of rail station and flat size smaller than 70 sqm	264	264	Based on HKPSG at 1 space per 15 flats as agreed with TD. To explore at detailed design stage to provide 1 bicycle parking space per 5 flats as far as practicable as per TD's request (subject to detailed design).

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.6 Loading/ Unloading (Domestic)	2 per residential block	10	10	Based on HKPSG at 2 spaces per residential block. The provision of L/UL is "shared-use" by coaches/buses and M/HGV L/UL bays for service vehicles and overnight parking in accordance with HKPSG. The L/UL standard including the overnight parking requirement should be applied with due consideration of site constraints and local situation. Subject to detailed design.
3.6.7 Car Parking (R&C)	1 per 150-300 sqm retail GFA	3 - 6	3	Based on HKPSG at 1 space per 300 sqm retail GFA as agreed with TD. Shared-use by van-type LGVs or Taxis is allowed. Subject to detailed design.
3.6.8 Loading/ Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1 - 2	1	Based on HKPSG at 1 space per 1,200 sqm retail GFA as agreed with TD. Subject to detailed design.
3.6.9 Parking Facilities for RCHE	N.A.	N.A.	1	As requested by SWD, one designated parking space [8m L x 3m W x 3.3m H] for private light buses with tail-lift. Subject to detailed design.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.10 Loading/ Unloading Facilities for RCHE	N.A.	N.A.	1	As requested by SWD, one shared L/UL bay (measuring 11m (L) x 3.5m (W) x 4.7m (minimum headroom) unless otherwise agreed) for the private light bus and ambulance/other vehicles of the development shall be provided in the close proximity to the entrance of the building where the RCHE is located. Subject to detailed design.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.1 Environmental		
4.1.1 Noise	No adverse impact as demonstrated in the Environmental Impact Assessment (EIA) conducted under CEDD's and PlanD's Planning and Engineering Study for Housing Sites in YLS (P&E Study). Environment Review (ER) will be conducted by CEDD under the ongoing D&C Study. An Environmental Assessment Study (EAS) will be conducted separately by HD at detailed design stage.	The EIA was approved by EPD. The ER will be agreed with EPD. The EAS will be agreed with EPD.
4.1.2 Air	Ditto.	Ditto.
4.2 Infrastructure		
4.2.1 Drainage and Sewerage	No adverse impact as demonstrated in the Drainage Impact Assessment (DIA) and the Sewerage Impact Assessment (SIA) under the P&E Study. DIA Review and the SIA Review will be conducted by CEDD under the D&C Study.	The DIA was agreed with DSD. The SIA was agreed with EPD and DSD. The DIA Review and SIA Review will be agreed with DSD and EPD.
4.2.2 Water Supply	No adverse impact as demonstrated in the Water Supply and Utilities Impact Assessment (WSUIA) under the P&E Study. Water Supply Impact Assessment (WSIA) Review will be conducted by CEDD under the D&C Study.	The WSUIA was agreed with WSD. The WSIA Review will be agreed with WSD.
4.2.3 Electricity, Telephone, Gas	No insurmountable problem is envisaged.	HD would liaise with utility companies as and when necessary.

4. Technical Considerations/Constraints	Current Proposal	Remarks
4.2.4 Roads/Traffic Improvement	CEDD conducted Traffic and Transport Impact Assessment (TTIA) under the P&E Study and TTIA Review will be conducted by CEDD under the D&C Study. To address the traffic impacts caused by the proposed development, CEDD will implement the road/traffic improvement measures as recommended in the TTIA and TTIA Review to ensure no adverse impact on the traffic network.	The TTIA was agreed with TD. The TTIA Review will be agreed with TD.
4.2.5 Geotechnical Requirement	CEDD conducted a Geotechnical Assessment (GA) under the D&C Study. No insurmountable problem is envisaged subject to more site-specific ground investigation works to be carried out.	The GA will be agreed with GEO.
4.3 Urban Design, Visual and Landscape	New trees planting will be provided in the proposed PHDs in accordance with prevailing guidelines of Housing Department on tree planting.	The Sustainable Building Design Guidelines will be taken into consideration as far as practicable. Incorporation of lower-rise building area and variations in building height as set out in the Explanatory Statement (ES) of OZP will be explored at detailed design stage as far as practicable.
4.4 Air Ventilation (Pedestrian Wind Environment)	A quantitative Air Ventilation Assessment – Initial Study (AVA - IS) will be conducted as appropriate at detailed design stage to ascertain the air ventilation impacts of the proposed public housing development.	Further mitigation measures will be explored to address the air ventilation impacts, subject to detailed design.
4.5 Greening		
4.5.1 Green Coverage (% of Gross Site Area)	Overall minimum of 20% of site coverage of greenery will be provided.	A target of an overall 30% coverage is recommended. Subject to individual site characteristics and constraints, a lower percentage of green coverage could be considered on a case-by-case basis.
5. Development Programme	**Current Proposal**	**Remarks**
5.1 Foundation Commencement Date	2028/29	Subject to further review and update of CEDD's site handover date.
5.2 Building Completion Date	2032/33	Subject to further review and update of CEDD's site handover date.
6. Attachments		
6.1 Location Plan **(Plan 1)**		
6.2 Development Concept Plan **(Plan 2)**		

Notes

1. **NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:
   (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, open-air public transport terminal/interchange;
   (b) internal roads; and
   (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).

2. **NUMBER OF FLATS AND DESIGN POPULATION:** To allow design flexibility and unless otherwise specified under the Remarks column, the following adjustments are allowed subject to pro-rata adjustments to the ancillary facilities in accordance with the HKPSG:
   (a) ±10% variation in the number of flats; or
   (b) ±10% variation in the design population; or downward adjustment to design population exceeding 10% due to adjustment in flat mix/average household size. In any case, pro-rata adjustments to the ancillary facilities in accordance with the HKPSG are required. For schemes approved by the Town Planning Board under s.16 of the Town Planning Ordinance, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36C.

3. **PLOT RATIO (PR):** PR should be calculated on the basis of NSA.

4. **MAXIMUM GFA, PR AND NUMBER OF STOREYS OR BUILDING HEIGHT:** OZP restrictions have to be specified under the Remarks column. The maximum GFA, PR and No. of storeys or building height for the current proposal should be based on the optimal development intensities of the site with reference to relevant planning studies or proposal by PlanD, or HD, with justifications instead of blanket adoption of the maximum development restrictions stipulated in the OZP. In general, the proposed GFA, PR and No. of storeys or building height should not exceed the maximum permissible development parameters as stipulated under the OZP or approved planning application(s).

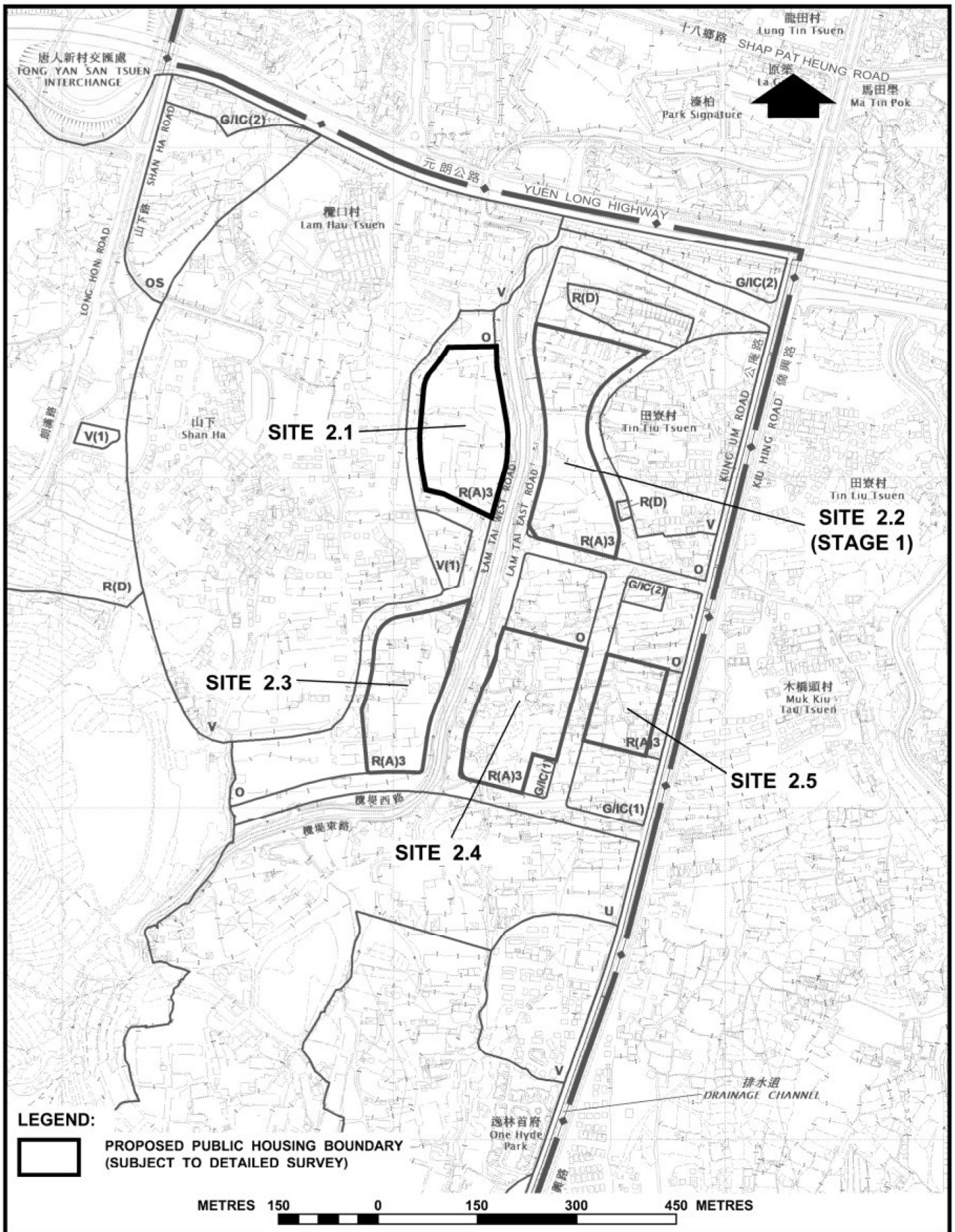
5. **MAXIMUM NUMBER OF STOREYS OR BUILDING HEIGHT in mPD:** Should there be variations in height limits across the site, the different maximum heights in mPD at main roof level or number of storeys permitted should be indicated on a plan.

6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.

7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development and the provision is subject to detailed design.

8. **PEDESTRIAN WIND ENVIRONMENT:** Housing, Planning and Lands Bureau (HPLB) and Environmental, Transport and Works Bureau (ETWB) Joint Technical Circular on Air Ventilation Assessments should be followed, if appropriate.

9. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion, development parameters and design may still need to be altered to cope with changing needs provided that such alteration is technically feasible and accepted by concerned bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.



SITE LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT YUEN LONG SOUTH STAGE 2
SITE 2.1

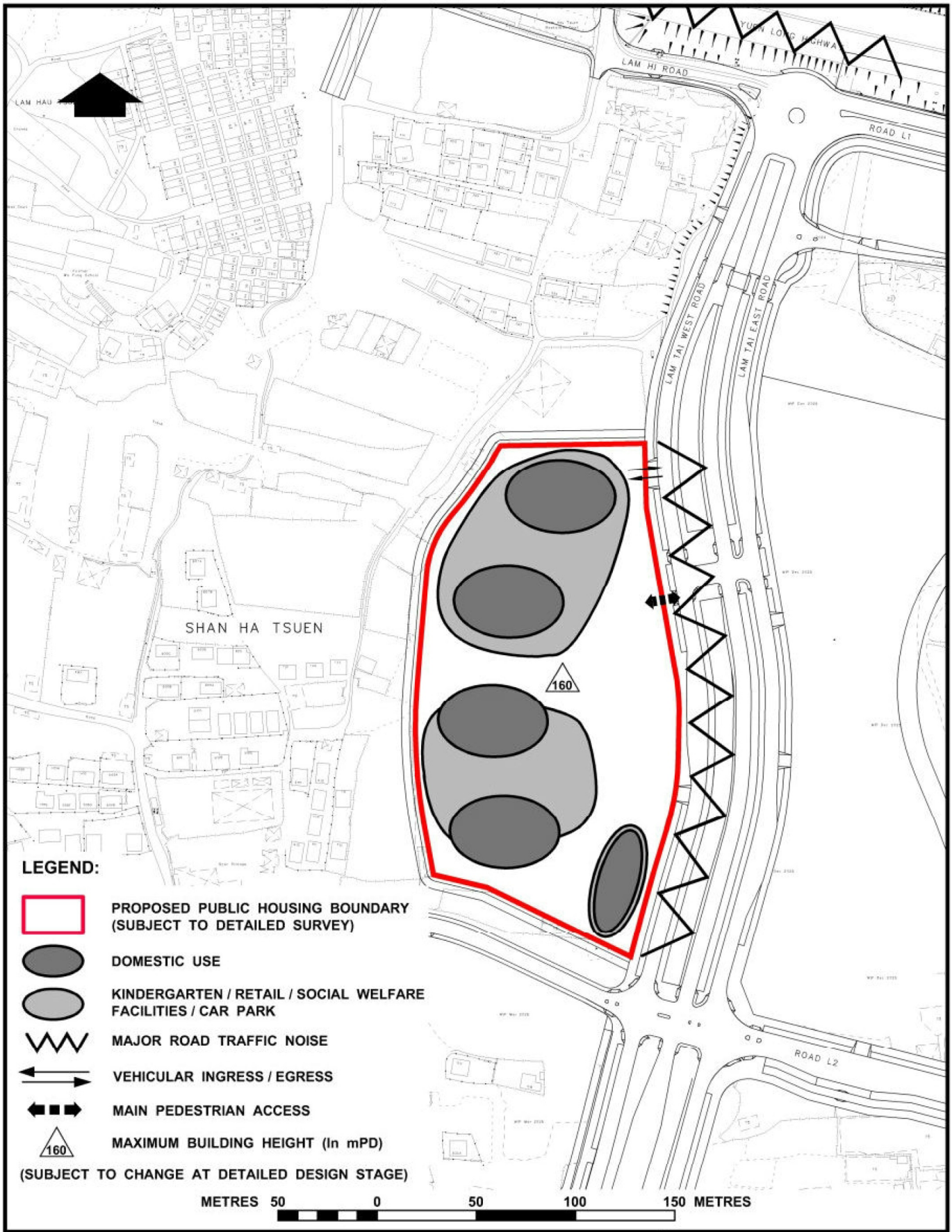
HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
10. 9. 2026

BASE EXTRACTED FROM OZP No. S/YL-TYST/14

26_0524YL_Site2.1_Plan1



DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT YUEN LONG SOUTH STAGE 2
SITE 2.1

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
10. 9. 2026

BASE EXTRACTED FROM SHT. No. 6-NW-14C

26_0524YL_Site2.1_Plan2