

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTTY/12

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council on 30 May 2023 referred the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTTY/12 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13.

The draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 13 June 2025 to 13 August 2025 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tuen Mun and Yuen Long West District Planning Office, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Tuen Mun District Office, 2nd Floor, Tuen Mun Government Offices, 1 Tuen Hi Road, Tuen Mun, New Territories; and
- (vi) the Tuen Mun Rural Committee, 1 Tsing Yin Street, Tuen Mun, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 13 August 2025.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/13 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/13 can be inspected and the electronic version of the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/13 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_TM-LTY Y_13.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTY/12
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 near San Hing Road from “Residential (Group E)” and “Village Type Development” (“V”) to “Residential (Group A)1” (“R(A)1”).
- Item B – Rezoning of a site near Light Rail Transit Lam Tei Station from “Residential (Group B)1” (“R(B)1”) to “R(A)2”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the “R(A)1” and “R(A)2” sub-areas.
- (b) Revision of ‘Public Vehicle Park (excluding container vehicle)’ to ‘Public Vehicle Park (excluding container vehicle) (except on land designated “R(A)1” and “R(A)2”)’ under Column 1 of the Notes for the “R(A)” zone.
- (c) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” and “R(A)2” only)’ under Column 2 of the Notes for the “R(A)” zone.
- (d) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for the “V” zone.
- (e) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for the “V” zone.
- (f) Revision to the Remarks of the Notes for “Conservation Area” zone on diversion of stream, filling of land or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Remarks of the Notes for “Commercial”, “Comprehensive Development Area”, “R(A)”, “R(B)”, “Residential (Group C)”, “Residential (Group D)”, “Residential (Group E)” and “Government, Institution or Community” zones on minor relaxation clauses.

Town Planning Board

13 June 2025