

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 29 July 2025 referred the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 (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 Nam Sang Wai OZP No. S/YL-NSW/11.

The draft Nam Sang Wai OZP No. S/YL-NSW/11 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 12 September 2025 to 12 November 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 Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department, Unit 2202, 22nd Floor, CDW Building, 388 Castle Peak Road, Tsuen Wan, New Territories;
- (v) the Yuen Long District Office, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories;
- (vi) the San Tin Rural Committee, 7 Main Road, San Tin, Yuen Long, New Territories; and
- (vii) the Shap Pat Heung Rural Committee, 1 Yau Tin East Road, Yuen Long, 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 12 November 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 Nam Sang Wai OZP No. S/YL-NSW/11 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 Nam Sang Wai OZP No. S/YL-NSW/11 can be inspected and the electronic version of the draft Nam Sang Wai OZP No. S/YL-NSW/11 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_YL-NSW_11.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 NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/10
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site to the west of Castle Peak Road – Tam Mi from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”), “Industrial (Group D)” (“I(D)”), “Open Storage” (“OS”) and an area shown as ‘Road’ to “OU(CDWRA)(2)” with stipulation of Area (a) and Area (b) and building height restrictions.
- Item A2 – Rezoning of a strip of land to the north of the “OU(CDWRA)(2)” zone from “OU(CDWRA)” to “Conservation Area”.
- Item A3 – Rezoning of a site to the southwest of the “OU(CDWRA)(2)” zone from “I(D)” and “OS” to “Open Space” (“O”).
- Item B1 – Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) with stipulation of building height restriction.
- Item B2 – Rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “O”.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(CDWRA)(2)” zone with development restrictions and requirements; and corresponding revision to the Notes for the “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (b) Incorporation of a new set of Notes for the “OU(SSF)” zone with development restrictions.
- (c) Deletion of the set of Notes for the “Industrial (Group D)” zone.
- (d) Revision to the plot ratio/gross floor area exemption clause to clarify the provision related to caretaker’s quarters in the Remarks of the Notes for the “Residential (Group A)” (“R(A)”), “Residential (Group D)” (“R(D)”), “OU” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”), “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (e) Revision of ‘Government Use (not elsewhere specified)’ to ‘Government Use’ under Column 2 of the Notes for the “Other Specified Uses” annotated “Pumping Station” zone.

- (f) Revision to the planning intention of the Notes for the “Government, Institution or Community” (“G/IC”) zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ in the Notes for the “R(A)”, “R(D)”, “Village Type Development”, “G/IC”, “OU(CDWEA)”, “OU(CDWRA)” and “OU(CDWRA)(1)” and “Green Belt” zones in accordance with the Master Schedule of Notes to Statutory Plans.
- (h) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for the “G/IC” zone.
- (i) Revision to the Chinese translation of the Remarks of the Notes for the “R(A)”, “OU(CDWRA)” and “OU(CDWRA)(1)” zones.
- (j) Revision to the Chinese translation of paragraph (9) the covering Notes from ‘「其他指定用途」註明「綜合發展及濕地改善區」’ to ‘「其他指定用途」註明「綜合發展及濕地改善區」地帶’ in accordance with the Master Schedule of Notes to Statutory Plans.

12 September 2025

Town Planning Board