

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **AMENDMENTS TO THE APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12**

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 31 January 2024 referred the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/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 Ngau Tam Mei OZP No. S/YL-NTM/13.

The draft Ngau Tam Mei OZP No. S/YL-NTM/13 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 8 March 2024 to 8 May 2024 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; and
- (vi) the San Tin Rural Committee, 7 Main Road, San Tin, 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 8 May 2024.

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 draft 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 Ngau Tam Mei OZP No. S/YL-NTM/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, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Ngau Tam Mei OZP No. S/YL-NTM/13 can be inspected and the electronic version of the draft Ngau Tam Mei OZP No. S/YL-NTM/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\\_YL-NTM\\_13.html](http://www.tpb.gov.hk/en/plan_making/S_YL-NTM_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 NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/12  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

- Item A – Excision of the northern part from the planning scheme area for incorporation into the draft San Tin Technopole Outline Zoning Plan No. S/STT/1.
- Item B – Rezoning of a site adjoining San Tam Road from “Residential (Group C)” (“R(C)”) to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction.
- Item C – Rezoning of a site to the north of Tam Mei Barracks from “Comprehensive Development Area” (“CDA”) to “Green Belt” (“GB”).

Showing the railway scheme for Northern Link Main Line published under the Railways Ordinance (Chapter 519) on the Plan for information.

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

- (a) Revision to the covering Notes to reflect the excision of the northern part from planning scheme area.
- (b) Deletion of the Notes for the “Open Storage” and “Other Specified Uses” annotated “Electric Sub-station” zones.
- (c) Revision to the Notes for “GB” zone by deleting the Remarks applicable to the excised area.
- (d) Revision to the Remarks of the Notes for “G/IC” zone to incorporate development restrictions for the new “G/IC(1)” sub-zone.
- (e) Revision to the Notes for “CDA” zone by deleting the Remarks regarding the “CDA” site at Shek Wu Wai excised from the planning scheme area.
- (f) Revision to the Remarks of the Notes for “Conservation Area” zone on filling of land and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Remarks of the Notes for “R(C)”, “Residential (Group D)” (“R(D)”), “Industrial (Group D)” and “Recreation” zones on minor relaxation clause.
- (h) Deletion of ‘Market’ from Column 2 of the Notes for “CDA”, “R(D)” and “Village Type Development” (“V”) zones.

- (i) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "G/IC" zone.
- (j) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for "V" zone.
- (k) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for "V" zone.

Town Planning Board

8 March 2024