

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/14

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 2 September 2025 referred the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14 (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/15.

The draft Ngau Tam Mei OZP No. S/YL-NTM/15 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 31 October 2025 to 31 December 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; 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 31 December 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 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/15 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 Ngau Tam Mei OZP No. S/YL-NTM/15 can be inspected and the electronic version of the draft Ngau Tam Mei OZP No. S/YL-NTM/15 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_15.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/14
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 the area covered by the Ngau Tam Mei New Development Area (NTM NDA) from “Comprehensive Development Area” (“CDA”), “Residential (Group C)”, “Residential (Group D)” (“R(D)”), “Green Belt” (“GB”), “Industrial (Group D)” (“I(D)”) and “Recreation” (“REC”) to the following zonings:

- (a) one site in Area 4C to be zoned as “Residential (Group A) 1” (“R(A)1”) with stipulation of building height restriction (BHR);
- (b) four sites in Areas 3D, 3F, 4A and 4B to be zoned as “Residential (Group A)2” with stipulation of building height restrictions and designation of non-building area (NBA);
- (c) four sites in Areas 3B, 4D, 4E and 4F to be zoned as “Government, Institution or Community” (“G/IC”);
- (d) two sites in Areas 2 and 3D to be zoned as “Government, Institution or Community (1)” with stipulation of building height restrictions;
- (e) six sites in Areas 3G, 4D, 4E and 4F to be zoned as “Open Space” (“O”);
- (f) one site in Area 4A to be zoned as “Open Space (1)”;
- (g) four sites in Areas 1A, 1B, 1C and 1D to be zoned as “Other Specified Uses” (“OU”) annotated “University Town” (“OU(UT)”) with stipulation of BHRs and designation of NBAs;
- (h) one site in Area 3A to be zoned as “OU” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” (“OU(RSD with CRD and POS)”) with stipulation of Area (a) and Area (b) and building height restrictions;
- (i) two sites in Area 3G to be zoned as “OU” annotated “Amenity Area” (“OU(A)”);
- (j) two sites in Areas 3C and 3E to be zoned as “GB”; and
- (k) a site across the NTM NDA to be shown as ‘Road’.

Item A2 – Rezoning of a site to the south of the NTM NDA from “I(D)” to “G/IC”.

Item A3 – Rezoning of a site to the south-east of Wai Tsai from “R(D)” to “Village

Type Development” (“V”).

Item A4 – Rezoning of a site to the south of the NTM NDA from “CDA” to “GB”.

Item A5 – Rezoning of a site to the east of Sheung Chuk Yuen from “CDA” to “V”.

Showing the railway schemes of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link and the Northern Link Main Line authorised by Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (3) of the covering Notes in accordance with the Master Schedule of Notes to Statutory Plans.
- (b) Revision to paragraphs (8)(b) and (c) of the covering Notes to allow provision, maintenance or repair of light rail/green transit system stop or lay-by, light rail track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, and small unmanned aircraft take-off and landing facilities; and to allow maintenance or repair of grave respectively, on land falling within the boundaries of the OZP except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) of the covering Notes in relation to areas zoned “Conservation Area” (“CA”).
- (c) Deletion of the Notes for “CDA”, “R(D)” and “I(D)” zones.
- (d) Incorporation of a new set of Notes for “R(A)” zone with development restrictions and requirements, including incorporation of ‘Government Refuse Collection Point’, ‘Public Convenience’ and ‘Public Vehicle Park (excluding container vehicle)’ under Column 1 of the Notes for “R(A)” zone.
- (e) Revision to the Remarks of the Notes for “R(C)” zone by removing the control of site coverage for building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan; and revision the plot ratio exemption clause to clarify the provision related to caretaker’s quarters and recreational facilities.
- (f) Revision to the Remarks of the Notes for “V” zone on the clauses related to filling of pond or excavation of land.
- (g) Incorporation of ‘Flat (Government Staff Quarters only)’ under Column 1 and consequential revision of ‘Flat’ to ‘Flat (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.
- (h) Revision to the Remarks of the Notes for “G/IC” zone to incorporate building height restriction in terms of metres above Principal Datum for “G/IC(1)” sub-zone.

- (i) Incorporation of a new set of Notes for “O” zone, including incorporation of ‘Public Utility Installation (underground only)’ and ‘Public Vehicle Park (excluding container vehicle) (underground only)’ under Column 1; and incorporation of ‘Eating Place’, ‘Place of Recreation, Sports or Culture’ and ‘Shop and Services’ on land designated “O(1)” sub-zone only under Column 1.
- (j) Incorporation of a new set of Notes for “OU(UT)” with development restrictions.
- (k) Incorporation of a new set of Notes for “OU(RSE with CRD and POS)” zone with development restrictions and requirements.
- (l) Incorporation of a new set of Notes for “OU(A)” zone.
- (m) Revision to the Remarks of the Notes for “GB” zone on the clauses related to filling of pond/land or excavation of land.
- (n) Incorporation of ‘Country Park’ under Column 1 of the Notes for “GB” and “CA” zone in accordance with the Master Schedule of Notes to Statutory Plans.
- (o) Revision to the Remarks of the Notes for “R(C)”, “V”, “G/IC” and “REC” zones on relaxation clause.
- (p) 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 “G/IC” zone in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

31 October 2025