

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 4/24

**For Consideration by
the Rural and New Town Planning Committee on 21.6.2024**

**PROPOSED AMENDMENTS TO
THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8 (**Attachment I**) as shown on the draft Nam Sang Wai OZP No. S/YL-NSW/8A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1. On 17.10.2006, the Chief Executive in Council (CE in C), under section (9)(1)(a) of the pre-amended Ordinance¹, approved the draft Nam Sang Wai OZP which was subsequently renumbered as S/YL-NSW/8. On 27.10.2006, the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2. On 28.3.2023, the CE in C referred the approved Nam Sang Wai OZP No. S/YL-NSW/8 to the Board for amendment under section 12(1)(b)(ii) of the pre-amended Ordinance. The reference back of the OZP was notified in the Gazette on 6.4.2023 under section 12(2) of the pre-amended Ordinance.

3. Background

- 3.1. As part of the Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term, the Chief Executive of the previous term of Government (the then CE) put forward a proposed framework of the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address (PA) and outlined further details in the 2019 PA. The LSPS aims to unleash the development potential of private

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force before 1.9.2023.

lots outside specified environmentally sensitive areas and areas not covered by Government's completed, ongoing and soon-to-commence development studies in order to boost both public and private housing supply. On 31.3.2020, the then CE in C ordered that the criteria and implementation arrangements of the LSPS be adopted. One of the criteria that the LSPS application has to meet is that no less than 70% of the increased domestic gross floor area (GFA) are set aside for public housing/subsidized housing development (hereafter known as public housing development) as intended by the Government.

- 3.2. On 2.8.2021, an LSPS Application for the Ho Chau Road site in Yuen Long (the LSPS Site) was submitted to the Development Bureau (DEVB) for consideration. On 1.11.2022, the CE in C endorsed in-principle three LSPS applications in Yuen Long and Tai Po Districts, including the one for the LSPS Site (Application No. LSPS/002). The LSPS Site currently falls within an area zoned "Residential (Group D)" ("R(D)") on the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan 1a**). Based on the initial findings of technical assessments undertaken by the applicant of the proposed LSPS development (the LSPS Applicant), relevant Government bureau/ departments (B/Ds) had no in-principle objection to the proposed LSPS development. Upon CE in C's endorsement, the LSPS Applicant further undertook detailed technical assessments, demonstrating that the proposed LSPS development would not impose significant adverse impacts on the surrounding areas.
- 3.3. To take forward the proposed LSPS development, it is proposed to rezone the LSPS Site from "R(D)" to "Residential (Group A)1" ("R(A)1"), "Residential (Group A)2" ("R(A)2"), "Other Specified Uses" ("OU") annotated "Pumping Station" ("OU(PS)"), "Village Type Development" ("V") and "Green Belt" ("GB") (**Amendment Items A1 to D**) (**Plan 1a**). Details of the proposed amendments would be elaborated in paragraphs 4.1 to 4.19 below.
- 3.4. Besides, in order to take forward a section 12A application (No. Y/YL-NSW/7) agreed by the Rural and New Town Planning Committee (the Committee) of the Board on 10.11.2023, it is proposed to rezone a site to the west of San Tin Highway and Castle Peak Road – Tam Mi from "OU" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") to "OU(CDWRA)1" to facilitate a proposed comprehensive residential development (**Amendment Item E**) (**Plan 1b**). Details of the proposed amendments would be elaborated in paragraphs 4.20 to 4.22 below.
- 3.5. Opportunity is also taken to revise the Notes of the OZP to align with the latest Master Schedule of Notes to Statutory Plans (MSN), to include other technical amendments to other parts of the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Items A1 to D – Amendments arising from Proposed LSPS Development (Plans 1a, 2a, 3a, 4a to 4c)

The LSPS Site and Surroundings

- 4.1. The LSPS Site², with a total area of about 8.5 ha, is currently zoned “R(D)” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan 1a**). The majority part of the LSPS Site is vacant with vegetation and some ponds, while its northern part is a knoll with vegetation. The Site is accessible to Nam Sang Wai Road through a village road off Ho Chau Road (**Plans 2a and 3a**).
- 4.2. The surroundings areas are mainly rural in character intermixed with residential dwellings/structures, vacant land and wetlands/ponds. To the immediate west of the LSPS Site is a proposed residential development and community hub (Application No. A/YL-NSW/274) approved by the Committee in 2021, with a total plot ratio (PR) of 2.29 and a maximum building height (BH) of 6-19 storeys above basement (not more than 75mPD)³. To the south of the LSPS Site are the existing Ho Chau Road, Yuen Long Bypass Floodway and Yuen Long Highway.

Rezoning Proposal

- 4.3. The proposed LSPS development comprises both public and private housing developments, associated access road and supporting infrastructures. The northern portion of the LSPS Site (about 2.2 ha) is proposed to be rezoned from “R(D)” to “R(A)1” for a proposed public housing development (maximum GFA of 95,100m² and maximum BH of 100mPD) (the public housing portion), and a proposed local track connecting to the existing villages to the north of the LSPS Site (**Amendment Item A1**); while the southern portion of the LSPS Site (about 3.7 ha) is proposed to be rezoned from “R(D)” to “R(A)2” for a proposed private housing development (maximum GFA of 52,424m² and maximum BH of 100mPD) with compensation wetlands of 0.69ha⁴ (the private housing portion), and a new access road connecting to Ho Chau Road (**Amendment Item A2**). Supporting facilities, including a sewage pumping station (**Amendment Item B** to be elaborated in paragraph 4.5 below) and the above-mentioned proposed local track (covered in **Amendment Item A1**) and the new access road (covered in **Amendment Item A2**), are included in the proposed LSPS development which will be constructed by the LSPS Applicant and handed over to the Government for future management and maintenance. The proposed layout and section of the

² Part of the LSPS Site was the subject of s.12A application (No. Y/YL-NSW/4) (**Plan 2a**) agreed by the Committee of the Board on 12.1.2018. That application submitted by the LSPS Applicant was for rezoning the application site from “Residential (Group D)” (“R(D)”) to “R(D)2” with a maximum plot ratio of 0.34 (i.e. a GFA of about 10,150m² based on a site area of 30,160m²) and a maximum BH of 3 storeys (over 1-storey of basement) for proposed residential development.

³ The section 16 application No. A/YL-NSW/274 was also submitted by the LSPS Applicant. The proposed development has been commenced with general building plan approved on 10.10.2022. The land exchange application of the proposed development was executed on 14.8.2023.

⁴ The existing ponds within the LSPS Site, involving a total pond area of about 6,900m², will be affected by the LSPS development. Details of the compensation wetlands are elaborated in paragraph 4.13.

LSPS development is at **Drawings 1 and 2.**

4.4. Major development parameters of the LSPS development are summarised as follows:

Development Proposal	Public Housing Portion within Amendment Item A1 ^(a)	Private Housing Portion within Amendment Item A2 ^(b)
Development Site Area (about)	2.1 ha	2.4 ha
Total GFA (about)	95,100m ²	52,424m ²
- Domestic ^(c)	93,400m ²	50,179m ² ^(d)
- Non-domestic ^(e)	1,700m ²	2,245m ²
Housing Mix in Domestic GFA (about)	70% (public housing) / 30% (private housing ^(f))	
Maximum BH	Not more than 100mPD	
No. of storeys	26 storeys (including a 2-storeys podium)	27 storeys (including a 2-storeys podium and a 1-storey basement for car park)
No. of Towers	4	3
No. of Units	1,868	1,261
Average Flat Size (about)	50m ²	39.8m ²
Estimated Population	5,231	3,153
Government, Institution and Community (GIC) Facilities ^(g)	<ul style="list-style-type: none"> • Neighbourhood Elderly Centre (NEC) ^(h) • One team of Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based) ^(h) 	<ul style="list-style-type: none"> • Kindergarten • Public Transport Terminus (PTT)
Compensation Wetlands	N/A	6,900m ²
Local Open Space	Not less than 5,231m ²	Not less than 3,153m ²
Private Car Parking Spaces	240	250
Residential	214	228
Visitor	20	15
Retail	6	7
Motorcycle Parking Spaces	15	12
Residential	14	11
Retail	1	1
Parking Spaces for GIC Facilities	1 (private light bus for NEC and HEC)	1 (private car for kindergarten)
Loading/Unloading Bay	19 (including 1 for GIC facilities)	5
Lay-by (for Kindergarten)	N/A	15
Taxi/Private Car		10
Small Coaches		5
Bicycle Parking Spaces	274	85

Note:

- (a) The area of Amendment Item A1 is about 2.2 ha, which includes the public housing portion (about 2.1 ha) and a proposed local track along the northern perimeter of public housing portion connecting the new access road with the existing villages to the north of the LSPS Site.
- (b) The area of Amendment Item A2 is about 3.7 ha, which includes the private housing portion (about 2.4 ha) and the new access road connecting to Ho Chau Road.
- (c) The equivalent domestic PR for public and private housing portions based on the development site area are 4.37 and 2.06 respectively.
- (d) Including about 10,150m² domestic GFA which was approved by the Committee of the Board on 18.1.2018 under an agreed section 12A application (No. Y/YL-NSW/4) explained under footnote 2.
- (e) Excluding social welfare facilities and PTT, to be accommodated in the private housing portion, which would be exempted from GFA calculation.
- (f) Excluding the 10,150m² domestic GFA mentioned in Note (d) above in calculations.
- (g) Area equivalent to about 5% of the total attainable domestic GFA of the public housing portion would be set aside for the provision of welfare facilities as per PA 2020.
- (h) Social welfare facilities with a net operating floor area of about 328m² for NEC and 257m² for HCS for Frail Elderly Persons, as required by the Government, would be exempted from GFA calculation.

- 4.5. To facilitate the construction of a sewage pumping station serving the proposed LSPS development, an area to the immediate west of the private housing portion and the immediate southwest of the public housing portion (about 0.3 ha) is proposed to be rezoned from “R(D)” to “OU(PS)” (**Amendment Item B**). Besides, the remaining part of the LSPS Site is proposed to be rezoned to appropriate zonings to rationalise the zoning boundary and/or to reflect the latest planning circumstances. A strip of land at the western part of the LSPS Site (about 0.9 ha), which mainly shares similar ownership pattern as the adjacent “V” zone, is proposed to be rezoned from “R(D)” to “V” (**Amendment Item C**). A knoll at the northern part of the LSPS Site (about 1.4 ha) is proposed to be rezoned from “R(D)” to “GB” (**Amendment Item D**) to reflect existing site condition and allow a buffer between the proposed LSPS development and the ponds and wetlands within the “Conservation Area” (“CA”) zone to the north.

Technical Assessments

- 4.6. Detailed technical assessments, including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Drainage Impact Assessment (DIA), Water Supply Impact Assessment (WSIA), Ecological Impact Assessment (EcoIA), Landscape Design and Tree Preservation Removal Proposal (LDTPRP), Visual Impact Assessment (VIA), Air Ventilation Assessment (Expert Evaluation) (AVA(EE)) and Geotechnical Planning Review (GPR), have been conducted by the LSPS Applicant to assess the potential impacts arising from the proposed LSPS development on traffic and transport, environmental, drainage, sewerage, water supply, ecological, visual, landscape, air ventilation and geotechnical aspects. Relevant Government B/Ds have no objection to/no adverse comments on the proposed LSPS development and no insurmountable technical problem is identified. The major findings of the technical assessments are set out in the consolidated report at **Attachment V** and summarised in the following paragraphs.

Traffic and Transport

- 4.7. The LSPS Site is currently served by a single-track 3.5 to 5.5m-wide village road branching off from the existing single-track 3.5m-wide Ho Chau Road, and further

connects to Nam Sang Wai Road and Castle Peak Road – Tam Mi (**Plans 2a and 3a**). The LSPS Applicant would conduct various road and junction improvement works along the access from Castle Peak Road – Tam Mi, including upgrading the village road to a 7.3m-wide single 2 lane 2-way carriageway with footpaths provided on each side (**Drawing 1**), upgrading and signalling the junction of Castle Peak Road – Tam Mi/ Nam Sang Wai Road and providing a-turn-around facility at Nam Sang Wai Road (**Drawing 3**). In addition, under the approved planning application No. A/YL-NSW/274, the existing Ho Chau Road would be widened for the section between the southern tip of the LSPS Site and the junction of Ho Chau Road/ Nam Sang Wai Road (**Drawing 1**). A local track will also be provided connecting the new access road with the existing villages to the north of the LSPS Site.

- 4.8. In order to cater for the potential demand of public transport services arising from the proposed LSPS development, a PTT with two bus bays, one green minibus bay and one taxi stand is proposed within the private housing portion (**Drawing 1**). The PTT will be constructed by the LSPS Applicant and handed over to the Government for future maintenance and management upon completion. The Commissioner for Transport (C for T) has no objection to the provision of the PTT as proposed in the TIA for the proposed LSPS development. Besides, sufficient parking spaces, L/UL bays and lay-bys will be provided for the LSPS development, including the proposed GIC facilities and kindergarten, in accordance to the Hong Kong Planning Standards and Guidelines (HKPSG).
- 4.9. According to the TIA, with all the road and junction improvement works implemented by the LSPS Applicant and other projects in the locality⁵, concerned junctions and road links will operate within capacity. Together with the proposed public transport facilities, no insurmountable traffic impact on the local road network is anticipated and adequate serving facility will be allowed to serve the future public transport demand.

Environment, Sewerage, Drainage and Water Supply

- 4.10. According to the EA submitted by the LSPS Applicant, potential railway noise, industrial noise and emissions, and road traffic noise and vehicular emission impacts have been evaluated and are considered unlikely to be adverse. For road traffic noise impact, the predicated noise levels at all representative noise sensitive receivers of the proposed LSPS development would comply with relevant noise standard and thus no noise mitigation measures for those noise sensitive receivers are required. In addition, adverse environment impacts, such as construction noise and wastewater, and fugitive dust emission arising from construction activities are not anticipated with the implementation of appropriate environmental mitigation measures, including frequent watering of site, use of movable noise barriers and quiet powered mechanical equipment, and proper treatment of site run-off.

⁵ Other roads and junction improvement works in the locality include improvement proposals at the Pok Oi Interchange, Au Tau Interchange, and various roads junctions such as the junction of Castle Peak Road – Tam Mi/San Tam Road, junction of Kam Tin Road/Tsing Long Highway Slip Road, proposed under different public and private projects.

- 4.11. Besides, SIA, DIA and WSIA have been submitted to demonstrate that no adverse sewerage, drainage and water supply impacts are anticipated from the proposed LSPS development. A sewage pumping station (SPS) is proposed at the western part of the LSPS Site (**Drawing 1**) which connects to the existing Au Tau Sewage Pumping Station via proposed twin rising mains. The SPS will be constructed by the LSPS Applicant and handed over to the Government for future maintenance and management upon completion.
- 4.12. With the recommendations of the submitted technical assessments, the Director of Environmental Protection (DEP), Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no adverse comments on the proposed development from environmental, sewerage, drainage and water supply perspectives.

Ecological

- 4.13. The proposed LSPS development falls within Wetland Buffer Area (WBA) under the 'Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C). The existing ponds within the LSPS Site, involving a total pond area of about 6,900m², will be affected by the LSPS development. Compensation wetlands will be provided by the LSPS Applicant within the private housing portion (**Drawing 1**) at a compensation ratio of 1:1. The compensation wetlands will consist of several water bodies with planted edges of native species to create scenic views and improve local biodiversity. The management and maintenance of the wetlands will be dealt with at the detailed design stage.
- 4.14. According to the EcoIA, the potential impact due to loss of those habitats within the LSPS Site is considered minor or minor to moderate with domination of wasteland with very low ecological value. Besides, the Tung Shing Lane Egretty located to the south of the LSPS Site across Yuen Long Highway was abandoned in 2021 and the chance of recolonization to this egretty is considered low. Hence, the potential fragmentation impacts to waterbirds from Tung Shing Lane Egretty are considered minor. Besides, the EcoIA demonstrates that the proposed LSPS development would not have significant disturbance impacts to the surrounding areas including the WBA and Wetland Conservation Area. Taking into account the above, the Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on ecological perspective.

Landscape, Visual and Air Ventilation

- 4.15. According to the LDTPRP, a total of 153 trees is proposed to be removed due to the proposed LSPS development. Most of the trees are in poor form, poor to fair health and/or low amenity value. No registered Old and Valuable Tree is identified. 104 trees to be removed are undesirable and invasive species, and no compensation is considered necessary. To mitigate the landscape impact, 49 new heavy-standard trees will be provided within the proposed LSPS development as part of the landscape proposal (**Drawing 4**). Besides, local open space at a

minimum standard of 1m² per person will be provided in accordance to the HKPSG. An overall greening provision of minimum 30% is targeted to be achieved.

- 4.16. According to the AVA(E), the layout of the proposed LSPS development has been carefully considered and various mitigation measures, including sufficient building separation and building setback, are proposed to maintain good air ventilation performance. The AVA-EE concludes that the proposed LSPS development is unlikely to impose significant air ventilation impacts on the surrounding sites.
- 4.17. A VIA has been conducted to assess the potential visual impact arising from the proposed LSPS development. According to the VIA, the proposed LSPS development would have a moderately adverse visual impacts, and the visual impacts will be mitigated to an acceptable level through incorporation of mitigation measures such as incorporation of varied BH design, building setback, building gaps and sensitive architectural and chromatic treatment to the future building blocks. Besides, landscape ponds within the proposed compensation wetlands and buffer planting could create visual and functional landscape buffers with the adjacent sites. It is considered that the proposed LSPS development would be visually compatible with the surrounding developments which are characterised by a sub-urban township with medium density development (**Drawings 5a to 5d**).
- 4.18. In view of the above, the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comments on the proposed LSPS development from landscape, air ventilation and visual perspectives.

Geotechnical

- 4.19. According to the GPR, the site formation works of the proposed LSPS development would be technically feasible. Geotechnical Assessment Report and detailed design and works proposal of associated works will be submitted before the commencement of construction for the LSPS development. Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) has no adverse comment on the proposed LSPS development.

Amendment Item E – Amendment to reflect an agreed s.12A application (Plans 1b, 2b, 3b, 5a to 5c)

- 4.20. The site under **Amendment Item E** (about 6.8 ha) falls within an area zoned “OU(CDWRA)” on the approved Nam Sang Wai OZP No. S/YL-NSW/8. The western part of the site is mainly occupied by various existing brownfield uses, while the eastern part of the site is mainly covered by vegetation and abandoned ponds. The site is situated to the east of San Tin Highway and Castle Peak Road – Tam Mi, with the surrounding areas predominately occupied by various open storage and warehouse uses and a few residential dwellings/village houses at Pok Wai and Wing Kei Tsuen.

- 4.21. On 10.11.2023, the Committee of the Board agreed to a section 12A application (No. Y/YL-NSW/7) to rezone the site from “OU(CDWRA)” to “OU(CDWRA)1” to facilitate a proposed comprehensive residential development. The rezoning application was agreed mainly on the considerations that the proposed comprehensive residential development was in line with the planning intention of the “OU(CDWRA)” zone in phasing out existing brownfield uses at the site; could restore the wetland function with provision of wetland restoration area (WRA) and improve the existing degraded environment; was considered not out of context with the planned land uses in the area benefited from improved accessibility; no significant adverse traffic, environmental and ecological impacts were envisaged with appropriate mitigation measures recommended; and concerned Government B/Ds had no objection to or no adverse comment on the application. An extract of the relevant minutes of the Committee meeting is at **Attachment VI**. According to the indicative development proposal of the application, the proposed comprehensive residential development would have maximum domestic PR of 1.5, maximum non-domestic PR of 0.048 and maximum BH of 15 storeys (or 53.95mPD), with provision of WRA, shop and services, eating place and social welfare facilities.
- 4.22. To take forward the agreed section 12A application, the site is proposed to be rezoned from “OU(CDWRA)”⁶ to “OU(CDWRA)1” subject to a maximum PR of 1.55 and a maximum BH of 54mPD. With no change to the Column 1 and Column 2 uses under the “OU(CDWRA)” zone of the Notes of the OZP, all proposed uses under the agreed section 12A application would remain Column 2 uses of the zone. Besides, the proposed “OU(CDWRA)1” will be a sub-zone of the “OU(CDWRA)” zone, and there will be no change in the planning intention of the zone. The project proponent would be required to submit a detailed development scheme at the section 16 planning application stage to further demonstrate the feasibility of proposed development with the WRA as well as on infrastructural capacity.

5. Provision of GIC Facilities and Open Space

- 5.1. Taking into account the proposed amendments above, the planned population of Nam Sang Wai would be increased to about 28,500. Based on this planned population and the relevant requirements under the HKPSG, the provision of GIC facilities and open space within the planning scheme area of Nam Sang Wai OZP is generally adequate to meet the demand, except kindergarten/nursery, primary school, secondary school and some social welfare facilities (**Attachment VII**). Regarding the shortfall in the provision of primary school/secondary schools, the Education Bureau would adopt a wider spatial context/cluster in the assessment of provision of such facilities. The shortfall of kindergartens/nursery could be met by the existing/planned facilities in the adjoining Yuen Long Town. Also, a kindergarten with 8 classrooms is proposed at the private housing portion of the proposed LSPS development.

⁶ The existing “OU(CDWRA)” zone before proposed rezoning is subject to maximum PR of 0.4 and maximum BH of 6 storeys including car park under the approved Nam Sang Wai OZP No. S/YL-NSW/8

- 5.2. Although there will be shortfalls in the provision of child care centre, community care services facilities, pre-school rehabilitation services, day rehabilitation services and residential care services, the HKPSG requirements of these facilities are long term goals, and the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. Besides, about 5% of the domestic GFA of the future public housing developments under **Amendment Item A1** is anticipated to be set aside for the provision of social welfare facilities in accordance with the prevailing policy and practice.
- 5.3. Based on HKPSG requirements of 10 ha per 100,000 persons (i.e. 1m² per person), there will be surplus of 5.9 ha of district open space and 4.5 ha of local open space provision in the planning scheme area of Nam Sang Wai OZP.

6. Proposed Amendments to Matters shown on the Plan of the OZP

- 6.1. The proposed amendments as shown on the draft Nam Sang Wai OZP No. S/YL-NSW/8A are as follows:
- | | | |
|-----|-------------------------------------|---|
| (a) | Amendment Item A1
(about 2.2 ha) | Rezoning of a site to the north of Ho Chau Road from “R(D)” to “R(A)1” subject to a maximum BH of 100mPD as stipulated on the Plan |
| (b) | Amendment Item A2
(about 3.7 ha) | Rezoning of a site to the north of Ho Chau Road from “R(D)” to “R(A)2” subject to a maximum BH of 100mPD as stipulated on the Plan |
| (c) | Amendment Item B
(about 0.3 ha) | Rezoning of a site to the north of Ho Chau Road from “R(D)” to “OU(PS)” |
| (d) | Amendment Item C
(about 0.9 ha) | Rezoning of a strip of land to the north of Ho Chau Road from “R(D)” to “V” |
| (e) | Amendment Item D
(about 1.4 ha) | Rezoning of a knoll to the north of Ho Chau Road from “R(D)” to “GB” |
| (f) | Amendment Item E
(about 6.8ha) | Rezoning of a site to the west of Castle Peak Road – Tam Mi from (“OU(CDWRA)”) to “OU(CDWRA)1” subject to a maximum BH of 54mPD as stipulated on the Plan |
- 6.2. Apart from the above proposed amendments, with the completion of the Yuen Long Bypass Floodway, opportunity is taken to reflect the existing as-built conditions on the Plan of the OZP, which would not have any material implications on the land use zonings.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments have been incorporated in the draft Notes of the OZP at **Attachment III** with additions in *bold and italics* and deletion in ~~single crossed-out~~ in relation to the proposed amendments mentioned above for Members' consideration. The proposed amendments are summarized as follows:

"R(A)" zone

- (a) In relation to Amendment Items A1 and A2 above, a new set of Notes for the "R(A)" zone with restrictions on GFA and BH is incorporated.

"OU(CDWRA)" zone

- (b) In relation to Amendment Item E above, the Notes for "OU(CDWRA)" zone will be revised to incorporate the restrictions on PR and BH for the "OU(CDWRA)1" zone.

Technical Amendments

- (c) Under the latest MSN endorsed by the Board, 'Market' use is being subsumed under 'Shop and Services' use. To effectuate such changes, updates would be made to the Notes for "R(D)" and "Government, Institution or Community" zones;
- (d) Under the latest MSN, 'Government Refuse Collection Point' and 'Public Convenience' have been moved from Column 2 to Column 1 for "V" zone, while 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' have been incorporated as Column 2 uses for "V" zone. To effectuate such changes, updates would be made to the Notes for "V" zone;
- (e) Based on the latest MSN, it is proposed to revise the requirement for planning permission from the Board under section 16 of the Ordinance by exempting the public works co-ordinated or implemented by Government, and maintenance, repair and rebuilding works for filling of land/pond and excavation of land under the Remarks of the Notes for "OU" annotated "Comprehensive Development and Wetland Enhancement Area" ("OU(CDWEA)"), "OU(CDWRA)" and "CA" zones; and
- (f) To align with the updated MSN, amendment is proposed to the Planning Intention under the Notes for "G/IC" zone.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletions in ~~single crossed-out~~) are at **Attachment IV** for Member's considerations.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/YL-NSW/9.

10. Consultations

- 10.1. The Shap Pat Heung Rural Committee (SPHRC) and the Yuen Long District Council (YLDC) were consulted on the proposed amendments to the OZP on 11.3.2024 and 26.3.2024 respectively. Members of both SPHRC and YLDC generally supported the proposed amendments to the OZP, but expressed concerns mainly on the traffic issues arising from the proposed amendments to the OZP, especially on the inadequate road capacity in the area to cater the traffic demand, and the cumulative impacts of the increasing population in Yuen Long District in the future.

Departmental Consultation

- 10.2. The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comment. No objection or adverse comment have been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:

- (a) SDEV;
- (b) Secretary of Education;
- (c) Executive Secretary (Antiquities and Monuments), DEVB;
- (d) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (e) Chief Estate Surveyor/Land Supply, LandsD;
- (f) Director of Housing;
- (g) DAFC;
- (h) Director of Social Welfare;
- (i) DEP;
- (j) Chief Building Surveyor/New Territories West/Buildings Department;
- (k) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (l) C for T;
- (m) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (n) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (o) CE/MN, DSD;
- (p) CE/C, WSD;
- (q) Project Manager (West), CEDD;
- (r) H(GEO), CEDD;
- (s) Head (Civil Engineering Office), CEDD;
- (t) Director of Fire Services;
- (u) Commissioner of Police;
- (v) Director of Food and Environmental Hygiene;
- (w) Director of Leisure and Cultural Services;

- (x) Director of Electrical and Mechanical Services;
- (y) District Officers (Yuen Long), Home Affairs Department; and
- (z) CTP/UD&L, PlanD.

Public Consultation

- 10.3. If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/YL-NSW/9 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The YLDC and the SPHRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.
- 10.4. Besides, during the processing of a section 12A application (No. Y/YL-NSW/7) relating to Amendment Item E, public consultation were conducted in accordance with the provisions under the pre-amended Ordinance. The public comments and local views on the application were considered by the Committee on 10.11.2023. The San Tin Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree the proposed amendments to the approved Nam Sang Wai OZP No. S/YL-NSW/8 as shown on the draft OZP No. S/YL-NSW/8A at **Attachment II** (to be renumbered as S/YL-NSW/9 upon exhibition) and the draft Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Nam Sang Wai OZP No. S/YL-NSW/8A (to be renumbered as S/YL-NSW/9 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Nam Sang Wai OZP No. S/YL-NSW/8 (reduced scale)
Attachment II	Draft Nam Sang Wai OZP No. S/YL-NSW/8A
Attachment III	Notes of the Draft Nam Sang Wai OZP No. S/YL-NSW/8A
Attachment IV	Explanatory Statement of the Draft Nam Sang Wai OZP No. S/YL-NSW/8A
Attachment V	Consolidated Report of LSPS Scheme
Attachment VI	Extract of minutes of RNTPC meeting on 10.11.2023
Attachment VII	Provision of Major Community Facilities and Open Space in Nam Sang Wai area

Drawing 1	Indicative Layout of LSPS Scheme
Drawing 2	Section Plans of LSPS Scheme
Drawing 3	Locations of Road/Junction Improvement Works of LSPS Scheme
Drawing 4	Landscape Proposal of LSPS Scheme
Drawings 5a to 5d	Photomontages of LSPS Scheme
Drawing 6	Indicative Layout of the approved application No. Y/YL-NSW/7
Plans 1a to 1b	Location Plans
Plans 2a to 2b	Site Plans
Plans 3a to 3b	Aerial Photo
Plans 4a to 4c	Site Photos (Items A1 to D)
Plans 5a to 5c	Site Photos (Item E)

PLANNING DEPARTMENT
JUNE 2024