

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

**RNTPC Paper No. 5/25  
For Consideration by  
the Rural and New Town Planning Committee on 23.5.2025**

**PROPOSED AMENDMENTS TO  
THE APPROVED LAM TEI AND YICK YUEN  
OUTLINE ZONING PLAN NO. S/TM-LTY Y/12**

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NO. S/TM-LTYYY/12**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/12 (**Attachment I**) as shown on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A (**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 8.11.2022, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance<sup>1</sup>, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTYYY/12. On 18.11.2022, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 30.5.2023, CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12 to the Board for amendment under section 12(1)(b)(ii) of the pre-amended Ordinance. On 9.6.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the pre-amended Ordinance.

**3. Background**

- 3.1 The proposed amendments are mainly to take forward two agreed section 12A applications.
- 3.2 On 14.7.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application No. Y/TM-LTYYY/10<sup>2</sup> to

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

<sup>2</sup> The RNTPC Paper No. Y/TM-LTYYY/10A and the attachments are available at the Board's website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/722\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/722_rnt_agenda.html)

rezone a site near San Hing Road (SHR) from “Residential (Group E)” (“R(E)”) and “Village Type Development” (“V”) to “Residential (Group A)1” (“R(A)1”) to facilitate a proposed private residential development with a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 100mPD. An extract of the minutes of the Committee’s meeting is at **Attachment V**.

- 3.3 On 10.1.2025, the Committee agreed to another section 12A application No. Y/TM-LTTY/11<sup>3</sup> to rezone a site near Light Rail Transit (LRT) Lam Tei Station from “Residential (Group B)1” (“R(B)1”) to “R(B)4” to facilitate a proposed private residential development with a maximum PR of 5, a maximum site coverage (SC) of 40% and a maximum BH of 27 storeys (107.8mPD) excluding car park levels. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.
- 3.4 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 the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

#### **4. Proposed Amendments**

##### **Amendment Item A – Rezoning of a site near SHR for Residential Development (about 0.2ha) (Plans 1, 2a, 3, 4a and Drawings 1a to 1c)**

- 4.1 The site is located near SHR and is sandwiched by the rural settlements and San Hing Tsuen in the north and east and the planned public housing development in SHR and Hong Po Road (HPR) in the south and west. To the further east of the site near LRT Lam Tei Station is a planned residential development (**Amendment Item B**) (**Plan 1**). The site is formed and currently used as a warehouse (**Plans 3 and 4a**).
- 4.2 On 14.7.2023, the Committee agreed to a section 12A application No. Y/TM-LTTY/10 to rezone the site from “R(E)” and “V” to “R(A)1” subject to a maximum PR of 5 and a maximum BH of 100mPD to facilitate a proposed private residential development. According to the applicant’s indicative scheme (**Drawings 1a to 1c**), the proposed development comprises two residential blocks of 29 storeys (above three levels of basement car park) with a BH of not more than 100mPD. To mitigate traffic noise impact, residential floors would be placed on the 6.1m high podium and acoustic balconies with sound absorptive materials would be applied. The applicant also proposed two air paths (about 8.5m and 10m in width) at podium level, building setback along SHR, a possible pedestrian connection and a piazza along SHR to enhance air ventilation, connectivity, streetscape and visual amenity of the area.
- 4.3 This section 12A application was agreed by the Committee mainly on the grounds that the proposed development had optimised the development potential of the site; was not incompatible with the planned developments in the surrounding areas; technically feasible; and concerned government

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<sup>3</sup> The RNTPC Paper No. Y/TM-LTTY/11B and the attachments are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/757\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/757_rnt_agenda.html).

bureau/departments (B/Ds) had no objection to or no adverse comment on the application.

- 4.4 To take forward the agreed section 12A application, it is proposed to rezone the site from “R(E)” (about 0.19ha) and “V” (about 0.01ha) to “R(A)1” (**Plan 2a**) subject to a maximum PR of 5 and a maximum BH of 100mPD.

**Amendment Item B – Rezoning of a site near LRT Lam Tei Station for Residential Development (about 0.99ha) (Plans 1, 2b, 3, 4b and Drawings 2a to 2e)**

- 4.5 The site is located near LRT Lam Tei Station and in the vicinity of the planned public housing development in SHR and HPR and a planned residential development at a site near SHR (**Amendment Item A**) (**Plan 1**). The site is mostly fenced-off and currently vacant (**Plans 3 and 4b**).
- 4.6 The site is the subject of two agreed section 12A applications No. Y/TM-LTTY/9 and Y/TM-LTTY/11 agreed by the Committee in 2021 and 2025 respectively, both submitted by the same applicant and for proposed private residential development. After the section 12A application No. Y/TM-LTTY/9<sup>4</sup> (**Plan 2b**) was agreed by the Committee in 2021, the applicant reviewed the planned public and private residential developments nearby as well as the capacity of the major infrastructure and considered feasible to further increase the PR so as to better utilise scarce land resources and to boost housing supply. Therefore, the applicant submitted another section 12A application No. Y/TM-LTTY/11 in early 2024, covering a slightly larger site area with higher development intensity.
- 4.7 On 10.1.2025, the Committee agreed to the section 12A application No. Y/TM-LTTY/11 to rezone the site from “R(B)1” to “R(B)4”<sup>5</sup> subject to a maximum PR of 5, a maximum SC of 40% and a maximum BH of 27 storeys (107.8mPD) excluding car park levels to facilitate a proposed private residential development. According to the applicant’s indicative scheme (**Drawings 2a to 2e**), the proposed development comprises five residential blocks ranging from 14 to 27 storeys (59.8 to 107.8mPD) above two levels of basement car park. To enhance the built environment and provide a sustainable residential development, design elements including at least 7m setback from the nullah and about 15m setback from the adjacent residential development, varied BH design and about 15m-wide building gaps/separations between the residential towers are proposed.
- 4.8 To mitigate noise impact from LRT and Tuen Ma Line, the applicant proposed to adopt acoustic windows/balconies and single aspect design for the proposed

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<sup>4</sup> On 24.9.2021, the RNTPC agreed to a section 12A application No. Y/TM-LTTY/9 for rezoning the site from “R(B)1” to “R(B)4” subject to a maximum PR of 2.5 and a maximum BH of 8 storeys excluding carpark (35mPD). The RNTPC Paper No. Y/TM-LTTY/9C and the attachments are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/680\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/680_rnt_agenda.html).

<sup>5</sup> According to the applicant’s indicative scheme, the application site area is about 9,261m<sup>2</sup> while the area of the Development Site is about 8,896m<sup>2</sup>. Based on a PR of 5 for the Development Site as proposed by the applicant, the proposed total domestic GFA is 44,480 m<sup>2</sup>. The Government land (GL) for road access at the southern tip of the site has been excluded from the Development Site (**Drawing 2a**) and is not accountable for PR/GFA calculation.

development. The applicant also proposed to construct an on-site underground sewage treatment plant to support the proposed development. For access and transport arrangement, the applicant proposed to upgrade a section of the unnamed road between the site and Ng Lau Road to a 7.3m-wide road carriageway together with a 2m-wide footpath and a 2m-wide cycle track for access to the proposed development; and reprovide the existing footpath<sup>6</sup> at the northern boundary of the site. The reprovided footpath will be opened for public use for 24 hours daily.

- 4.9 This section 12A application was agreed by the Committee mainly on the grounds that the intensity of the proposed development was not incompatible with the planned developments within the surrounding areas; technically feasible; and concerned government B/Ds had no objection to or no adverse comment on the application.
- 4.10 The proposal in the agreed section 12A application is mainly for increasing the maximum PR of the site from 1 to 5 to facilitate a private residential development. While the Committee has agreed to rezone the site from “R(B)1” to “R(B)4” as proposed by the applicant, given its development intensity and proximity to the LRT Lam Tei Station, Castle Peak Road – Lam Tei and a site zoned “Commercial”<sup>7</sup> on the OZP, it is considered appropriate to rezone this site to “R(A)2”, i.e. a new sub-area under the “R(A)” zone, to reflect more accurately the planning intention for high-density residential development (i.e. PR 5 under the agreed section 12A application) and to allow flexibility for provision of suitable non-domestic uses (such as eating places and shops and services) on the lowest three floors of the future development to serve both future and local residents. The proposed “R(A)2” zoning is considered compatible with the existing and planned developments in the surroundings including the planned public housing development in SHR and HPR and the residential development at **Item A site**. Relevant government B/Ds have been consulted and have no in-principle objection to the proposed “R(A)2” zoning. Given the existing land use context for the Lam Tei area is mainly for sub-urban development, the provision of non-domestic uses at the site<sup>8</sup>, if any, would likely be small-scale only to serve its residents and immediate neighbourhood. As such, the proposed “R(A)2” zone would unlikely result in any insurmountable impacts on the surrounding areas. Nonetheless, should any non-domestic uses be proposed in the future development, the applicant may be required to fulfil the relevant technical requirements at the detailed design and/or lease modification stage when development proceeds.
- 4.11 Hence, to take forward the agreed section 12A application and taking into account the considerations stated in paragraph 4.10 above, it is proposed to

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<sup>6</sup> The reprovisioned footpath (**Drawing 2a**) at the northern fringe of the site has been included in the Development Site and for PR/GFA calculation.

<sup>7</sup> On 19.5.2023, the Committee agreed to a section 16 application No. A/TM-LTY/426, for a site to the southern tip of the “Commercial” zone, for proposed private residential development (PR to 5 and BH to 12 storeys (56.7mPD) with shop and services use (non-domestic GFA of about 67.59m<sup>2</sup>).

<sup>8</sup> According to the Notes of the “R(A)” zone, non-domestic uses including ‘Eating Place’ and ‘Shop and Services’ are always permitted on the lowest three floors of a building or purpose-designed non-residential portion of an existing building.

rezone the site from “R(B)1” to “R(A)2” subject to a maximum PR of 5 and a maximum BH of 108mPD. Opportunity has also been taken to rationalise the zoning boundary of **Item B site** by including an existing footpath along the nullah to the west and a sitting-out area to the east of the agreed planning application site under the principle of broad-brush zoning (**Plan 2b**). The existing footpath and sitting-out area are public facilities on GL which are managed by relevant government departments. These two strips/parcels of GL will not be included in the private residential development site and is not accountable for PR/GFA calculation. The adjustments are minor in nature<sup>9</sup> and do not have any material implications on the land use zonings.

## 5. **Provision of Government, Institution and Community (GIC) Facilities and Open Space**

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of the planning scheme area of Lam Tei and Yick Yuen OZP (the Area) is estimated to be about 89,700 persons. As shown in the summary table for the Area (**Attachment VII**), the existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned government B/D’s assessments, except those stated in paragraphs 5.2 and 5.3 below.

### *GIC Facilities*

- 5.2 According to the population-based planning standards for community facilities under HKPSG, there will be a shortfall in the provision of hospital beds, child care centres and rehabilitation/residential care services in the Area. However, the Health Bureau and the Social Welfare Department are adopting a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for child care, rehabilitation/residential care services were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities should be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment in the wider district when opportunities arise.
- 5.3 While there are shortfalls in the planned provision for classrooms of kindergarten, primary and secondary schools in the Area, there are surpluses in the provision in Tuen Mun District for kindergarten and secondary school. The Education Bureau will continue to monitor the latest school provision and the shortfalls can be met by the provision in the district.

### *Open Space*

- 5.4 For open space provision, there is a surplus of 1.83ha local open space in the Area. For the shortfall of 8.19ha district open space in the Area, there is a

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<sup>9</sup> The two strips of land are originally zoned “R(B)1” on the OZP No. S/TM-LTTY/12 and the adjustments involve a total area of about 660m<sup>2</sup> (or about 6.7% of the proposed “R(A)2” zone).

surplus of 23.01ha district open space in Tuen Mun District to address the shortfall.

## 6. **Proposed Amendments to the Matters Shown on the Plan of the OZP**

The proposed amendments as shown on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYT/12A are at **Attachment II**.

### **Amendment Item A** (about 0.2 ha)

Rezoning of a site near SHR from “R(E)” and “V” to “R(A)1”.

### **Amendment Item B** (about 0.99 ha)

Rezoning of a site near LRT Lam Tei Station from “R(B)1” to “R(A)2”.

## 7. **Proposed Amendments to the Notes of the OZP**

- 7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

### **“R(A)” Zone**

in relation to **Amendment Items A and B** above, the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)1” and “R(A)2” sub-areas. Moreover, the Notes of the “R(A)” zone will specify that ‘Public Vehicle Park (excluding container vehicle)’ is always permitted except on land designated “R(A)1” and “R(A)2” and ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” and “R(A)2” only)’ is added to Column 2.

### **Technical Amendments**

- 7.2 Opportunity is taken to revise the other parts of the Notes based on the latest MSN, including the following:
- (a) ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for “V” zone. To effectuate these changes, updates have been made to the Notes for the “V” zone.
  - (b) Opportunity is taken to revise the covering Notes and the Remarks of the Notes for “Commercial”, “Comprehensive Development Area”, “R(A)”, “R(B)”, “R(C)”, “R(D)”, “R(E)”, “Government, Institution or Community” and “Conservation Area” zones to align with the latest MSN, as appropriate.

## 8. **Revision to the ES 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 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 '~~crossed-out~~') are at **Attachment IV** for Members' consideration.

## 9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TM-LTTY/13.

## 10. **Consultations**

### Bureaux/Departmental Consultation

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

- (a) Secretary for Education;
- (b) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (c) District Lands Officer/Tuen Mun, Lands Department (LandsD);
- (d) Chief Estate Surveyor/Land Supply, LandsD;
- (e) Commissioner for Transport;
- (f) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (g) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (h) Director of Environmental Protection;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) Chief Engineer/Mainland North, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Social Welfare;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Food and Environmental Hygiene;
- (s) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (t) Chief Engineer/Housing Projects 2, CEDD;
- (u) Director of Housing;
- (v) Commissioner of Police;



- (w) District Officer (Tuen Mun), Home Affairs Department; and
- (x) Chief Town Planner/Urban Design and Landscape, Planning Department.

#### Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/TM-LTYYY/13 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.
- 10.3 Besides, during the processing of the section 12A application No. Y/TM-LTYYY/10 in relation to **Amendment Item A**, public consultation has been conducted in accordance with the provisions under the pre-amended Ordinance. Public comments on the application were considered by the Committee on 14.7.2023.

### **11. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12 as shown on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A at **Attachment II** (to be renumbered to S/TM-LTYYY/13 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A (to be renumbered to S/TM-LTYYY/13 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES is suitable for public inspection together with the OZP.

**12. Attachments**

<b>Attachment I</b>	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12 (reduced size)
<b>Attachment II</b>	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A
<b>Attachment III</b>	Revised Notes of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A
<b>Attachment IV</b>	Revised Explanatory Statement of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12A
<b>Attachment V</b>	Extract of minutes of the Committee's meeting on 14.7.2023 for the section 12A application No. Y/TM-LTYYY/10
<b>Attachment VI</b>	Extract of minutes of the Committee's meeting on 10.1.2025 for the section 12A application No. Y/TM-LTYYY/11
<b>Attachment VII</b>	Provision of major community facilities and open space of the Lam Tei and Yick Yuen OZP
<b>Drawings 1a to 1c</b>	Indicative Scheme of the section 12A application No. Y/TM-LTYYY/10
<b>Drawings 2a to 2e</b>	Indicative Scheme of the section 12A application No. Y/TM-LTYYY/11
<b>Plan 1</b>	Location Plan
<b>Plans 2a and 2b</b>	Site Plans
<b>Plan 3</b>	Aerial Photo
<b>Plans 4a and 4b</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2025**