

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

RNTPC Paper No. 8/25

**For Consideration by
the Rural and New Town Planning Committee on 15.8.2025**

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

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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/10 (**Attachment I**) as shown on the draft Nam Sang Wai OZP No. S/YL-NSW/10A (**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 17.3.2025, the Chief Executive in Council (CE in C), under section (9)(1)(a) of the Ordinance, approved the draft Nam Sang Wai OZP, which was subsequently renumbered as S/YL-NSW/10. On 28.3.2025, the approved Nam Sang Wai OZP No. S/YL-NSW/10 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2. On 29.7.2025, the Secretary for Development referred the approved Nam Sang Wai OZP No. S/YL-NSW/10 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 8.8.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1. The proposed amendments are mainly to take forward two partially agreed section 12A applications No. Y/YL-NSW/8 and 9 (the two s.12A applications).
- 3.2. On 28.2.2025, the Rural and New Town Planning Committee (the Committee) of the Board partially agreed to the two s.12A applications¹ to rezone two abutting sites to the west of Castle Peak Road – Tam Mi (**Drawing 1a**), including:

¹ The RNTPC Papers No. Y/YL-NSW/8 and No. Y/YL-NSW/9 and the attachments are available at the Board's website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/760_rnt_agenda.html

- (i) Application No. Y/YL-NSW/8 (NSW 8) (**Drawings 1a and 1b**) – rezoning the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)² to “OU(CDWRA)(1)” to facilitate a proposed comprehensive residential development with a wetland restoration area (WRA) of about 28,000m² as well as Government, Institution and Community (GIC)³ and retail facilities, subject to a maximum plot ratio (PR) of about 2.3 and a maximum building height (BH) of 115mPD⁴. No change to the planning intention, the general development requirements in the Remarks and the Column 1 and Column 2 uses of the Notes for the “OU(CDWRA)” zone was proposed; and
- (ii) Application No. Y/YL-NSW/9 (NSW 9) (**Drawings 1a and 1c**) – rezoning the application site from “Industrial (Group D)” (“I(D)”)⁵, “Open Storage” (“OS”) and an area shown as ‘Road’ to “Residential (Group E)” (“R(E)”) to facilitate a proposed comprehensive residential development with a privately-operated covered public transport terminus (PTT), retail facilities and a proposed primary school at the northern part of the application site, subject to a maximum PR of about 2.73 and a maximum BH of 115mPD,; and relocation of an existing soy sauce factory from the northern to the southern part of the application site subject to a maximum non-domestic gross floor area (GFA) of about 13,700m² and a maximum BH of 15mPD. The applicant has proposed a specific set of Notes for the proposed “R(E)” zone⁶.

3.3. The indicative master layout plans and associated section plans, proposed traffic improvement plan, landscape master plans (LMP) and photomontages illustrating the indicative development schemes are at **Drawings 1a to 1c, 2a to 2d, 3, 4a, 4b and 5a to 5c**, and the major development parameters of the two indicative development schemes under the two s.12A applications are as follows:

² Development at the “OU(CDWRA)” zone is subject to a maximum PR of 0.4 and a maximum BH of 6 storeys including car park.

³ GIC facilities include a 100-place privately-operated Residential Care Home for the Elderly (RCHE) and a Neighbourhood Elderly Centre (NEC) as required by the Government.

⁴ During the processing of NSW 8, the applicant submitted further information (FI) suggesting an alternative option to stipulate the development restriction in terms of GFA for the proposed “OU(CDWRA)(1)” zone.

⁵ Development at the “I(D)” zone is subject to a maximum PR of 1.6, a maximum site coverage of 80% and a maximum BH of 13m.

⁶ The applicant proposed to include ‘Hotel’ and ‘Industrial Use (not elsewhere specified)’ under Column 2 of Schedule I and II respectively for the proposed “R(E)” zone which are neither Column 1 or Column 2 uses in the Master Schedule of Notes (MSN) for “R(E)” zone (for rural areas only). ‘Hotel’ use is added to reflect a previous application No. Y/YL-NSW/3 for proposed hotel cum shopping mall development agreed by the Committee on 18.3.2016, and ‘Industrial Use (not elsewhere specified)’ is added to facilitate the proposed relocation of an existing soy sauce factory within the same “R(E)” zone”. During the processing of NSW 9, the applicant submitted FI suggesting alternative zonings and zoning boundaries, i.e. (i) “R(E)” zone subject to a maximum GFA of 126,242m² and a maximum BH of 115mPD with provision of a primary school (which may be disregarded from GFA calculation) for the proposed residential and school reserve sites; and (ii) “Other Specified Use” annotated “Industrial” subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD for the relocated soy sauce factory site.

	Application No. Y/YL-NSW/8	Application No. Y/YL-NSW/9
Application Site Area (about)	116,231m ² (including Government Land (GL) of about 23,864m ²)	81,550m ² (including GL of about 15,714m ²) ^(a)
Development Site Area (about)	116,231m ²	80,160m ² ^(b)
Total PR (about) for Comprehensive Residential Development	2.3	2.73
<ul style="list-style-type: none"> • Domestic • Non-domestic (Retail) • Non-domestic (RCHE) • Non-domestic (PTT) 	<ul style="list-style-type: none"> • 2.2 • 0.05 • 0.05 • --- 	<ul style="list-style-type: none"> • 2.5 • 0.09 • --- • 0.14
Total GFA (about) for Comprehensive Residential Development	266,058m ²	126,242m ² ^(c)
<ul style="list-style-type: none"> • Domestic • Non-domestic (Retail) • Non-domestic (RCHE) • Non-domestic (PTT) 	<ul style="list-style-type: none"> • 255,708m² • 4,950m² • 5,400m² • --- 	<ul style="list-style-type: none"> • 115,942m² • 3,900m² • --- • 6,400m²
GFA (about) for Relocated Soy Sauce Factory	---	13,700m ²
No. of Blocks		
<ul style="list-style-type: none"> • Residential Tower (Retail/Clubhouse/GIC/PTT podium underneath) • GIC block • Clubhouse block 	<ul style="list-style-type: none"> • 24 (2) • 1 • 2 	<ul style="list-style-type: none"> • 11 (2) • --- • ---
No. of Storeys (BH in mPD)		
<ul style="list-style-type: none"> • Residential (GIC/PTT podium) (Retail/Clubhouse podium) (Retail/Clubhouse/PTT podium) • GIC block • Clubhouse block 	<ul style="list-style-type: none"> • 15 to 29 storeys (61.5 – 115mPD) (3 storeys (17.5mPD)) (1 storey (15mPD)) (---) • 2 storeys (14.7mD) • 3 storeys (18.5mPD) 	<ul style="list-style-type: none"> • 15 to 29 storeys (61.5 – 115mPD) (---) (---) (1 storey (12 – 15mPD)) • --- • ---
Maximum BH (mPD) for Relocated Soy Sauce Factory	---	15mPD
Flat Number	6,825	3,115
Anticipated Population	17,745	8,099

	Application No. Y/YL-NSW/8	Application No. Y/YL-NSW/9
WRA	28,000m ²	---
Private Open Space (not less than)	17,745m ²	8,099m ²
GIC Facilities	<ul style="list-style-type: none"> • NEC ^(d) • 100-place RCHE (privately-operated) 	---
Anticipated Completion Year	2031	2031

- (a) Application site area of NSW 9 comprises (i) Residential Site of 46,501m², (ii) School Site of 6,200m² and (iii) Relocation Site for Soy Sauce Factory of 27,459m².
- (b) A portion of GL of about 1,390m² with temporary structures is excluded from the development site area.
- (c) Excluding GFA of the proposed primary school which may be disregarded from GFA calculation if it is required by the Government.
- (d) GFA of the proposed NEC (with Net Operational Floor Area of about 328m² or GFA of about 722m²) as required by the Government may be disregarded from GFA calculation.

3.4. The Committee generally had no in-principle objection to the proposed developments under the two s.12A applications, mainly on the considerations that the proposed developments could strike a balance between conservation and development; the proposed development parameters and the technical aspects were considered acceptable while facilitating the relocation of the soy sauce factory to the southern end of the site of NSW 9 with no significant adverse odour impact anticipated; and the proposed maintenance and management arrangements of the WRA were considered acceptable.

3.5. Notwithstanding the above, Members considered that appropriate zoning(s) should be designated to facilitate comprehensive planning and development of the two sites with suitable planning controls in a co-ordinated manner, such that the provision of the proposed facilities such as PTT and road improvement works (**Drawing 3**) and relocation of the soy sauce factory could be implemented timely to tie in with the population intake. The Committee noted that considerations could be given to devising a single zoning covering the two sites with designation of sub-areas to reflect different planning intentions for them, and to incorporating the requirement for submission of a layout plan covering the two sub-areas under a single zoning. A single zoning for the two sites might also help address the interface issues between the residential developments and the soy sauce factory, facilitating effective implementation of the proposed developments. Besides, subsequent s.16 applications for the proposed developments should be required, and relevant government bureaux/departments (B/Ds) and the Board would scrutinise the detailed design and technical assessments, such as the design of the WRA and the odour impact of the relocated soy sauce factory.

3.6. In view of the above, while the Committee decided to partially agree to the two s.12A applications, appropriate zoning(s) and planning controls should be worked out by the Planning Department taking into account the Committee's views in formulating the relevant amendments to the OZP. An extract of the minutes of the Committee's meeting is at **Attachment V**.

- 3.7. Opportunity is also taken to revise the Notes of the OZP 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, A2 and A3 – Rezoning of a site (about 16.76 ha) to the west of Castle Peak Road – Tam Mi for Comprehensive Private Residential Development with WRA and PTT (“Item A1 Site”), and a strip of residual land (about 0.07 ha) in the north (“Item A2 Site”) and a portion of government land (about 0.14 ha) in the southwest (“Item A3 Site”) for rationalising the zoning boundaries (Plans 1 to 3, 4a to 4f and Drawings 1a to 1c, 2a to 2d, 3, 4a, 4b, 5a to 5c)

Item A1

- 4.1. The Item A1 Site, with a total area of about 16.76 ha, is accessible via Castle Peak Road – Tam Mi. It falls on an area zoned mainly “OU(CDWRA)”, “I(D)” and “OS” with a minor portion shown as ‘Road’ on the approved Nam Sang Wai OZP No. S/YL-NSW/10 (**Plan 1**). The northern part of the Site falling within the existing “OU(CDWRA)” zone is mainly occupied by the temporary centralised quarters for imported labors with valid planning permission under application No. A/YL-NSW/319 until 31.10.2025 with minor portion being occupied by a sawmill, nullahs and abandoned ponds (**Plans 2, 3, and 4a to 4c**). This northern part also falls within the Wetland Buffer Area of the Deep Bay Area (with a very minor portion (about 370m²) falls within Wetland Conservation Area) (**Plan 2**). The southern part of the Site is currently occupied by an existing soy sauce factory (i.e. Koon Chun Hing Kee Soy & Sauce Factory) and a pond within the existing “I(D)” zone, and a portion of an existing container storage yard with valid planning permission under application No. A/YL-NSW/338 until 20.3.2030 within the existing “OS” zone (**Plans 2, 3, and 4a, 4c to 4e**).
- 4.2. The surroundings areas are mainly rural in character with an intermix of residential dwellings/structures, open storage yards, vacant land and wetlands/ponds. Abutting the northern boundary of the Site and to the further west across the Kam Tin River are existing wetland/ponds in Nam Sang Wai. To the further north are the village settlements of Pok Wai and Wing Kei Tsuen as well as a proposed comprehensive residential development within the “OU(CDWRA)(1)” zone. To the immediate south is a portion of an existing container storage yard within the “OS” zone (as mentioned in paragraph 4.1 above), which will be rezoned under **Amendment Items B1 and B2** below. The old meander of Kam Tin River within the “Open Space” (“O”) zone is located to the immediate southwest. To the further east across Castle Peak Road – Tam Mi, San Tin Highway and San Tam Road is an area currently occupied by residential developments intermixed with sporadic open storage uses at Mo Fan Heung and Sha Po and the area is zoned “Residential (Group A)”, “Government, Institution or Community” (“G/IC”) and “OU(Railway Reserve)” zones on the approved Kam Tin North OZP which are intended for planned high-rise and high-density public housing development with a PR of 6.7 and a maximum BH of 185mPD and the future Au Tau Station of the Northern Link (NOL). Comprehensive residential development of Park YOHO with a maximum domestic PR of 1.024 and a maximum BH of 60.2mPD is located to the further south of the planned Au Tau Station (**Plans 1 to 3**).

- 4.3. To take forward NSW 8 and part of NSW 9 partially agreed by the Committee and in response to Members' views and concerns on comprehensive planning of the proposed developments with suitable planning controls in a co-ordinated manner as mentioned in paragraphs 3.4 and 3.5 above, it is proposed to rezone Item A1 Site from "OU(CDWRA)", "I(D)" and "OS" and area shown as 'Road' to "OU(CDWRA)(2)" (i.e. a new "OU" sub-zone) (**Amendment Item A1**) (**Plan 1**). The proposed "OU(CDWRA)(2)" zone covers the residential development portions of the two s.12A applications (**Drawing 1a**) with a view to facilitating the comprehensive planning and development of the two development portions into a single comprehensive residential development with the provision of WRA, PTT, GIC, retail and other supporting facilities. Two sub-areas are delineated to reflect their respective planning intentions and the agreed proposed comprehensive development under the two s.12A applications (**Plans 1 to 3 and Attachment III**), including Area (a) (11.63 ha) which covers the area currently zoned "OU(CDWRA)" with the intention of providing incentives for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include a WRA; and Area (b) (5.13 ha) which covers the areas currently zoned "I(D)" and "OS" with the intention of phasing out or relocation of existing industrial, open storage and port back-up uses through comprehensive residential development. This new "OU(CDWRA)(2)" zone will facilitate appropriate planning control over the development mix, scale, design and layout of the comprehensive development, taking into account various ecological, environmental, traffic, infrastructural and other constraints.
- 4.4. To ensure a comprehensive development of the whole of the proposed "OU(CDWRA)(2)" zone with the provision of the committed WRA and other facilities as well as design measures (such as building separations and setbacks for air ventilation purpose and environmental mitigation measures for addressing industrial/residential (I/R) interface issue) as concerned by Members during the consideration of the two s.12A applications, comprehensive development or redevelopment (except for some specified uses under the Remarks in the proposed Notes) thereat will be subject to approval by the Board on application under section 16 (s.16 application) of the Ordinance. The s.16 application shall be in the form of a comprehensive development scheme to include wetland restoration proposal in Area (a). The submission shall include a layout plan with supporting documents as detailed in the Remarks of the proposed Notes (**Attachment III**).
- 4.5. To reflect the specific development natures of the comprehensive residential development and the soy sauce factory (which will be relocated to a site to the immediate south) (Item B1 Site), both warrant specific planning control, and to allow suitable flexibility in the course of the implementation, two separate zonings are recommended, i.e. "OU(CDWRA)(2)" and "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)") for Item B1 Site under **Amendment Item B1** below. In view of the direct interface between the two abutting developments and to ensure appropriate environmental mitigation measures will be incorporated in the design of the relocated soy sauce factory in advance, it is proposed to specify in the ES (**Attachment IV**) that any comprehensive development or redevelopment at the "OU(CDWRA)(2)" zone (except for some specified uses under the Remarks in the proposed Notes) is required to be designed and developed in a co-ordinated manner with the relocated soy sauce factory at the

“OU(SSF)” zone. Any s.16 application for comprehensive development or redevelopment (except for some specified uses under the Remarks in the proposed Notes) at the “OU(CDWRA)(2)” zone shall be considered by the Board together with or after the approval of any s.16 application for development or redevelopment of soy sauce factory at the “OU(SSF)” zone, so that the development proposal and layout for the “OU(CDWRA)(2)” zone could fully take into account that for the “OU(SSF)” zone to address any potential I/R interface issues with implementation of suitable mitigation measures. Any subsequent changes in the development proposal and layout for the “OU(CDWRA)(2)” zone shall take into account the latest development proposal and layout for soy sauce factory at the “OU(SSF)” zone.

- 4.6. As stipulated in the Remarks of the proposed Notes (**Attachment III**), new development or redevelopment in the “OU(CDWRA)(2)” zone (**Plans 1 to 3**) is subject to development restrictions of a maximum GFA of 392,300m² (of which the domestic GFA shall not exceed 371,650m² and a GFA of not less than 6,400m² shall be dedicated for the provision of a PTT)⁷, a maximum BH of 115mPD, provision of a WRA of not less than 28,000m² at the northern part of Area (a) and provision of GIC facilities as required by the Government.
- 4.7. To ensure that the privately-operated covered PTT, GIC facilities, pedestrian subway with cycle track and road improvement works will be implemented timely to tie in with the population intake as the applicants committed under the two s.12A applications and concerned by Members during the consideration of the applications (**Attachment V**), the requirements and timing of provision of these facilities/works are proposed to be specified in the ES of the OZP for the proposed “OU(CDWRA)(2)” zone (**Attachment IV**). To address the concerns on urban design aspects, relevant design considerations are also proposed in the ES. For the primary school proposed under NSW 9, to allow certain flexibility on the way forward, it is proposed to specified in the ES that a site shall be reserved at the southern part of Area (b) at the proposed “OU(CDWRA)(2)” zone for school development, subject to further liaison between the future project proponent(s) and the relevant government B/Ds.

Items A2 and A3

- 4.8. Upon rezoning of Item A1 Site as mentioned above, there will be a strip of residual land (Item A2 Site) with an area of about 0.07 ha zoned “OU(CDWRA)” along the northern boundary of Item A1 Site and a residual portion of GL of about 0.14 ha which is zoned partly “I(D)” and partly “OS” (Item A3 Site)⁸ abutting the southwestern boundary of Item A1 Site (**Plans 2 and 3**).
- 4.9. To rationalise the zoning boundaries, it is proposed to rezone Item A2 Site to “Conservation Area” (“CA”) which reflects its existing condition being part of an existing pond and its pond bund and aligns with the “CA” zone to the immediate north of Area (a) in the proposed “OU(CDWRA)(2)” zone (**Amendment Item A2**)

⁷ The total GFA for the comprehensive development comprises the total GFA of 266,058m² (maximum domestic GFA of 255,708 m²) and 126,242m² (maximum domestic GFA of 115,942 m²) under the two s.12A applications.

⁸ This portion of GL is included in the application site, but not the development site of the proposed comprehensive development under NSW 9. Hence, it is not intended to form part of the future comprehensive residential development at Item A1 Site (**Drawing 1a and Plan 2**).

(**Plans 1, 4a and 4e**). Item A3 Site is located to the immediate east of the old meander of Kam Tin River at the “O” zone and is currently formed, paved and occupied by a pottery workshop in temporary structures. It is proposed to rezone Item A3 Site to “O” zone to form part of the contiguous “O” zone for development in a longer term (**Amendment Item A3**) (**Plans 1, 4a and 4e**). Relevant government B/Ds have been consulted and they have no objection to or no adverse comment on the proposed **Amendment Items A1, A2 and A3**.

Amendment Items B1 and B2 – Rezoning of a site (about 2.96 ha) near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road for the Relocated Soy Sauce Factory (“Item B1 Site”) and a strip of residual land (about 0.03 ha) in the southwest (“Item B2 Site”) for rationalising the zoning boundaries (Drawings 1a and 3 and Plans 1 to 3, 4a and 4f)

Item B1

- 4.10. The Item B1 Site, with a total area of about 2.96 ha, will be accessible via a vehicular access leading to Castle Peak Road – Tam Mi as proposed under the two s.12A applications. It falls on an area zoned “OS” and is mostly occupied by a portion of a container storage yard with valid planning permission under application No. A/YL-NSW/338 until 20.3.2030, while the southern tip are occupied by slopes and part of an outfall (**Plans 2, 3 and 4f**). Item B1 Site is located near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road, and its surrounding areas are mostly occupied by some wetland/ponds, the existing soy sauce factory, open storage yard, some vacant/unused land and a few residential dwellings/temporary structures to its immediate west. While abutting the southern boundary of Item A1 Site, Item B1 Site shares the same development wider context of Item A1 Site as set out in paragraph 4.2 above (**Plans 2 and 3**).
- 4.11. To take forward NSW 9 partially agreed by the Committee and in response to Members’ views and concerns on the potential odour impacts or other nuisance in association with the future relocated soy sauce factory as mentioned in paragraphs 3.4 and 3.5 above, it is proposed to rezone Item B1 Site from “OS” to “OU(SSF)”. This tailor-made zoning is intended primarily for the relocation and redevelopment of a soy sauce factory and uses related and/or ancillary to the operation of the factory (**Plans 1 to 3 and Attachment III**).
- 4.12. Since there are a planned comprehensive residential development at the “OU(CDWRA)(2)” zone to the immediate north as well as existing and planned residential dwellings nearby, to ensure that the potential I/R interface issues will be adequately assessed with suitable environmental mitigation measures proposed and implemented as concerned by Members during the consideration of the applications, any development or redevelopment thereat (except for some uses under Column 1 of the proposed Notes) will be subject to the approval by the Board via s.16 application. Adequate information, including but not limited to an odour impact assessment, shall be submitted to demonstrate that the relocated soy sauce factory will be environmentally acceptable without causing insurmountable adverse impacts on the surrounding areas in terms of environmental quality (including but not limited to odour aspect), land-use compatibility, infrastructural provision and traffic requirement, and suitable

mitigation measures, if required, will be implemented by the project proponent to address the potential environmental nuisance.

- 4.13. As mentioned in paragraph 4.5 above, the relocated soy sauce factory at the “OU(SSF)” zone and the proposed comprehensive residential development at the “OU(CDWRA)(2)” zone shall be designed and developed in a co-ordinated manner, and appropriate environmental mitigation measures shall be incorporated in the design of the soy sauce factory in advance. Hence, the same requirements on co-ordinated development and sequence on approval of the relevant s.16 applications as set out in paragraph 4.5 will also be specified for the “OU(SSF)” zone in the ES (**Attachment IV**). Any subsequent changes in development proposal and layout for soy sauce factory at the “OU(SSF)” zone shall take into account the latest development proposal and layout for the “OU(CDWRA)(2)” zone.
- 4.14. As stipulated in the Remarks of the proposed Notes (**Attachment III**), new development or redevelopment at the proposed “OU(SSF)” zone is subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD (**Amendment Item B1**) (**Plan 1**). ‘Industrial Use’ and uses related to the potential derived business of the soy sauce factory as well as uses of commercial nature, such as ‘Wholesale Trade’, ‘Eating Place’ and ‘Shop and Services’, are proposed to be incorporated under Column 2 of the proposed “OU(SSF)” zone to cater for any such future demand upon application to the Board (**Attachment III**).

Item B2

- 4.15. Upon rezoning of Item B1 Site as mentioned above, there will be a strip of residual land (Item B2 Site) with an area of about 0.03 ha zoned “OS” along the southwestern boundary of the Item B1 Site (**Plans 2, 3 and 4f**). To rationalise the zoning boundaries, it is proposed to rezone Item B2 Site to “O” which aligns with the contiguous “O” zone in the west (**Amendment Item B2**) (**Plan 1**). Relevant government departments have been consulted and they have no objection to or no adverse comment on the proposed **Amendment Items B1 and B2**.

5. Provision of GIC Facilities and Open Space

- 5.1. Taking into account the proposed amendments above, the planned population in Yuen Long District is estimated to be about 1,530,500 persons. As shown in the summary table for Yuen Long District (**Attachment VI**), the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned government B/Ds’ assessments, except those stated in paragraphs 5.2 and 5.3 below:

GIC Facilities

- 5.2. For the shortfalls in the provision of hospital bed, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/

residential care services⁹ in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals¹⁰ assessed on a wider spatial context, and the actual provision will be subject to the consideration of the Health Bureau and Social Welfare Department in the planning and development process as appropriate. Provision of these facilities will be carefully planned/reviewed by relevant government B/Ds. Besides, the social welfare facilities proposed at the comprehensive development under **Amendment Item A1** (i.e. a NEC and a 100-place privately-operated RCHE) will help address some of these shortfalls. There are also shortfalls in the provision of recreational facilities¹¹ and magistracy, which will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis.

Open Space

- 5.3. Based on HKPSG requirements of 10 ha per 100,000 persons (i.e. 1m² per person), there will be surplus of 29.88 ha of district open space and 63.37 ha of local open space provision in Yuen Long District.

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

The proposed amendments as shown on the draft Nam Sang Wai OZP No. S/YL-NSW/10A at **Attachment II** are as follows:

- | | |
|--|---|
| (a) Amendment Item A1
(about 16.76 ha) | Rezoning of a site to the west of Castle Peak Road – Tam Mi from “OU(CDWRA)”, “I(D)”, “OS” and an area shown as ‘Road’ to “OU(CDWRA)(2)” with designation of Area (a) and Area (b) and a maximum BH of 115mPD as stipulated on the Plan |
| (b) Amendment Item A2
(about 0.07 ha) | Rezoning of a strip of land to the north of the “OU(CDWRA)(2)” zone from “OU(CDWRA)” to “CA” |
| (c) Amendment Item A3
(about 0.14 ha) | Rezoning of a site to the southwest of the “OU(CDWRA)(2)” zone from “I(D)” and “OS” to “O” |
| (d) Amendment Item B1
(about 2.96 ha) | Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “OU(SSF)” with a maximum BH of 15mPD as stipulated on the Plan |
| (e) Amendment Item B2
(about 0.03 ha) | Rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “O” |

⁹ Including child care centre, community care services facilities, residential care homes for the elderly, pre-school rehabilitation services, day rehabilitation services, residential care services, community rehabilitation day centre, district support centre for persons with disabilities and integrated community centre for mental wellness.

¹⁰ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which these facilities would be adjusted progressively.

¹¹ Including sports centre, sports ground/complex and swimming pool complex.

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

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletion in ‘~~crossed-out~~’) in relation to the proposed amendments mentioned above are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“OU(CDWRA)(2)” zone

- (a) In relation to **Amendment Item A1** above, a new set of Notes for the “OU(CDWRA)(2)” zone, with restrictions on GFA and BH, and requirements on the provision of a WRA at the northern part of Area (a) and a PTT, as well as GIC facilities as required by the Government, and corresponding amendments to the Notes of the “OU(CDWRA)” zone, are incorporated.

“OU(SSF)” zone

- (b) In relation to **Amendment Item B1** above, a new set of Notes for the “OU(SSF)” zone with restrictions on GFA and BH is incorporated.

“I(D)” zone

- (c) In relation to **Amendment Items A1 and A3** above, the Notes for the “I(D)” zone is deleted.

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 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 Member’s considerations.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/YL-NSW/11.

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 Health;
- (b) Secretary for Education;
- (c) District Lands Officer/Yuen Long, Lands Department;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Social Welfare;
- (f) Director of Environmental Protection;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (i) Commissioner for Transport;
- (j) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (k) Chief Engineer/Railway Development 1-1, HyD;
- (l) Project Manager/Major Works, HyD;
- (m) CE/MN, DSD;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (p) Head of Geotechnical Engineering Office, CEDD;
- (q) Director of Fire Services;
- (r) Commissioner of Police;
- (s) Director of Food and Environmental Hygiene;
- (t) Director of Leisure and Cultural Services;
- (u) Director of Electrical and Mechanical Services;
- (v) District Officers (Yuen Long), Home Affairs Department; and
- (w) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 10.2. During the processing of the two s.12A applications in relation to **Amendment Items A1, A3 and B1**, public consultation had been conducted in accordance with the provisions under the pre-amended Ordinance¹². Public comments on the two s.12A applications were considered by the Committee on 28.2.2025.
- 10.3. If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/YL-NSW/11 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 Yuen Long District Council, the San Tin Rural Committee and the Shap Pat Heung Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

¹² The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Nam Sang Wai OZP No. S/YL-NSW/10 as shown on the draft Nam Sang Wai OZP No. S/YL-NSW/10A at **Attachment II** (to be renumbered as S/YL-NSW/11 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/10A (to be renumbered as S/YL-NSW/11 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**

Attachment I	Approved Nam Sang Wai OZP No. S/YL-NSW/10 (reduced scale)
Attachment II	Draft Nam Sang Wai OZP No. S/YL-NSW/10A
Attachment III	Notes of the Draft Nam Sang Wai OZP No. S/YL-NSW/10A
Attachment IV	Explanatory Statement of the Draft Nam Sang Wai OZP No. S/YL-NSW/10A
Attachment V	Extract of minutes of the Committee's meeting on 28.2.2025 for the section 12A applications No. Y/YL-NSW/8 and Y/YL-NSW/9
Attachment VI	Provision of Open Space and Major Government, Institution or Community Facilities in Yuen Long District
Drawings 1a to 1c	Indicative Master Layout Plans of the section 12A applications No. Y/YL-NSW/8 and Y/YL-NSW/9
Drawings 2a to 2d	Section Plans
Drawing 3	Proposed Traffic Improvement Plan
Drawings 4a and 4b	Landscape Master Plans
Drawings 5a to 5c	Photomontages
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4f	Site Photos