

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

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14 (**Attachment I**) as shown on the draft Ngau Tam Mei OZP No. S/YL-NTM/14A (**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/TPB) for 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 17.9.2024, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ngau Tam Mei OZP, which was subsequently renumbered as S/YL-NTM/14. On 20.9.2024, the approved Ngau Tam Mei OZP No. S/YL-NTM/14 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 2.9.2025, the Secretary for Development referred the approved Ngau Tam Mei OZP No. S/YL-NTM/14 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 19.9.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Ngau Tam Mei New Development Area (NTM NDA)

Background

- 3.1 The Northern Metropolis Action Agenda (NMAA), promulgated in October 2023, outlines the strategic positioning and development themes of four major zones in the Northern Metropolis (NM)¹ and amongst them, the 'I&T Zone' covers the San Tin

¹ The NMAA divided the whole NM into four major zones, each with distinctive strategic positioning and development themes. The four major zones from west to east are 'High-end Professional Services and Logistics Hub', 'Innovation and Technology (I&T) Zone', 'Boundary Commerce and Industry Zone' and 'Blue and Green Recreation, Tourism and Conservation Circle'.

Technopole (the Technopole)² and Ngau Tam Mei New Development Area (NTM NDA). According to the NMAA, while the Technopole is designated as a hub for clustered I&T development, some land in the NTM NDA will be reserved for use of post-secondary education institutions, with a focus on scientific research, to complement the I&T development in the Technopole, promoting “research, academic and industry” collaboration. The Government announced in the 2024 Policy Address (PA) that such land, together with other sites to be planned for post-secondary institutions in the NM, will form the Northern Metropolis University Town (NMUT). The NMUT land in the NTM NDA (the University Town) will also accommodate the Third Medical School. In addition, land has been reserved in the NTM NDA for an Integrated Medical Teaching and Research Hospital (the Integrated Hospital).

- 3.2 The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the Ngau Tam Mei Land Use Review Study (the Study) in November 2021 with a view to formulating a development proposal for the NTM NDA. A two-month public engagement (PE) on the Broad Land Use Concept Plan was conducted from 14.11.2024 to 13.1.2025. Various stakeholders were consulted during the PE period, including a briefing to the Board on 13.12.2024³. Members of the Board were mainly concerned about the positioning and implementation arrangement of the University Town, urban design considerations such as connectivity between developments and interface issues between future high-rise developments within the NTM NDA and the surrounding existing low-rise developments, as well as the provision of blue-green infrastructures and resilient/sustainable design. Views collected during PE and the Study’s Team responses are summarised in the PE Report available on the Study’s website⁴. The public generally support the overall positioning of the NTM NDA as an “Academic and Research District” with the establishment of a University Town (including the campus for the Third Medical School) and the Integrated Hospital, and the views are mainly pertaining to the developments of the University Town and the Integrated Hospital, housing mix, compensation and rehousing arrangements, preservation of local history, as well as environmental aspects.
- 3.3 Taking into account the views collected during the PE, policy directives, comments/advice from relevant government bureaux/departments (B/Ds) as well as planning and engineering considerations, a Recommended Outline Development Plan (RODP) for the NTM NDA has been formulated (**Plan 1**). The RODP is also supported by a series of technical assessments conducted under the Study covering various aspects, including environmental, ecological, transport and traffic, geotechnical, drainage, sewerage, water supply, air ventilation, visual and landscape and utility aspects, etc., which have ascertained that significant adverse impacts arising from the development of the NTM NDA are not anticipated. A Planning Report for the Study is at **Attachment V** and photomontages of the proposed NTM NDA development are shown on **Plans 2a to 2i**. In parallel, an Environmental Impact Assessment Report

² The Technopole includes the Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone covered by the Lok Ma Chau Loop OZP and the San Tin/Lok Ma Chau area covered by the San Tin Technopole OZP.

³ The relevant TPB Paper can be downloaded from the website at https://www.tpb.gov.hk/en/meetings/TPB/Agenda/13_28_tpb_agenda.html; and the minutes of the meeting is at https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1328tpb_e.pdf.

⁴ The PE Report can be downloaded from the website at https://www.nm-ntm.hk/static/downloads/PE-Report_EN_r2.pdf.

(EIA Report)⁵ assessing the environmental impacts of the development proposal under the RODP has also been prepared and submitted for approval under the Environmental Impact Assessment Ordinance (EIAO) in mid-August 2025. The EIA Report has then been exhibited for public inspection for 30 days from 6.10.2025 to 4.11.2025 under the EIAO.

Strategic Planning Context

- 3.4 With an area of about 130 hectares (ha), the NTM NDA⁶ is located to the immediate south of the Technopole and north-east of the Yuen Long New Town. It will be well-connected with the rest of NM and the territory via various existing and planned transport infrastructures. Existing and planned strategic road links include the San Tin Highway and the NM Highway under planning⁷. Upon completion of the planned Northern Link (NOL) Main Line targeting to be commissioned in 2034 or earlier, the planned Ngau Tam Mei Station of the NOL Main Line (the planned NTM Station) within the NTM NDA will only be one station away from the San Tin Station at the Technopole. Besides, through the planned cross-boundary NOL Spur Line (targeting to be commissioned together with the NOL Main Line in 2034) and the new Huanggang Port under construction, the NTM NDA will also enjoy easy access to the Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone at the Loop and Shenzhen in the future.
- 3.5 Lately, it was announced in the 2025 PA that the level of decision-making for the NM development would be enhanced. The Chief Executive will chair the “Committee on Development of the Northern Metropolis” (CDNM). Under the CDNM, the ‘Working Group on Planning and Construction of the University Town’ led by the Chief Secretary for Administration (the Working Group) will be set up to study the development mode for the NMUT and recommend on the positioning and vision regarding the development of the concerned sites to devise a clear, industry-led approach. The University Town site in the NTM NDA, which is expected to be available from 2028, can dovetail with the overall I&T development of the Technopole and the Loop, among others, life and health technology industry, and to be used for joint development with the Third Medical School and the Integrated Hospital.

Major Planning Themes

- 3.6 Located at the centre of NM and neighbouring the Technopole, the NTM NDA is positioned as an “Academic and Research District”, which is planned mainly for establishment of the University Town (including the Third Medical School), the Integrated Hospital and a residential neighbourhood. The NTM NDA will be linked up by the Ngau Tam Mei Drainage Channel (NTM DC) that will be revitalised to serve

⁵ A copy of the EIA Report is deposited at the meeting for the Board’s reference. The EIA Report can also be downloaded from the website at https://www.epd.gov.hk/eia/files/applications/en/pp_363/eia_6226/progress/action_176330/Index.htm.

⁶ The NTM NDA (**Plan 1** and Amendment Item A1 as shown on **Attachment II**), with a total area of about 130 ha, is located at the central portion of the Planning Scheme Area of Ngau Tam Mei OZP (the Area), generally bounded by Tam Mei Barracks to its north, Kai Kung Leng at Lam Tsuen Country Park to its south, as well as the San Tin Highway to its west. The Area, with a total area of about 547 ha, also covers some existing low-rise residential developments and village settlements along San Tam Road, and other existing Government, institution and community (GIC) facilities as well as grassland and woodland.

⁷ The alignment of NM Highway under planning as shown on the figures of the ES (**Attachment IV**) is indicative only.

as a multi-functional blue-green spine running west-east. The NTM NDA is also envisioned to be a vibrant community where living, studying and working will be integrated through well-designed physical environments and compatible land uses, whereas the remaining parts of the Area will be maintained for low-rise residential and village type developments with some government, institution and community (GIC) facilities and natural mountain landscape. The following major planning themes have been adopted in the planning and design of the NTM NDA:

University Town

- 3.6.1 As one of the key locations of the NMUT, the NTM NDA will provide 52 ha of land at most (i.e. about 40% of land in the NTM NDA⁸) for development of the University Town (including the campus of the Third Medical School⁹). The University Town is strategically planned in the eastern part of the NTM NDA, offering the locational advantage of being in close proximity to the proposed connection road to the Technopole and the NM Highway under planning. Within the University Town, spaces will be provided for research and development (R&D)-related activities and for nurturing talents to support the Technopole's I&T development, promoting "research, academic and industry" collaboration. Taking into account the recommendations of the Working Group, the Education Bureau (EDB) will formulate the NMUT Development Conceptual Framework to provide guidance on the development and implementation of the University Town to be released within 2026.

Integrated Hospital and Third Medical School

- 3.6.2 To meet the growing healthcare demand in the territory, about 10 ha of land is reserved for the Integrated Hospital offering comprehensive healthcare services to the NM and the territory, including treatment for highly complex diseases. It will also offer the potential to serve as a three-in-one facility with teaching, training and research functions, complementing the development of life and health technology industry in the Technopole and Hong Kong at large. The Third Medical School, as part of the University Town to the immediate east of the Integrated Hospital, will also support the local healthcare system by offering training places for doctors. To optimise land use resources, a Chinese medicine clinic cum training and research centre will be co-located with the Integrated Hospital.
- 3.6.3 The Integrated Hospital is planned at the centre of the NTM NDA, within walking distance from the planned NTM Station. To cater for the large footfall of users including patients, visitors and staff in the future, a safe, pleasant, convenient and universally accessible walking environment connecting the Integrated Hospital with the planned NTM Station and other public transport facilities should be promoted through a well-planned comprehensive weather-proof pedestrian network.

⁸ The NTM NDA covers an area of about 130 ha.

⁹ According to the 2025 PA, the Task Group on New Medical School has completed an overall assessment of the proposals prepared by expert advisors and is conducting a detailed study of the funding arrangements and financial sustainability of the proposals. The task group will make its final recommendations to the Government by end of this year.

Residential Neighbourhood

- 3.6.4 To complement the development of the University Town, predominately private housing is proposed in the NTM NDA with a view to enriching the choices of accommodation with reduced daily commuting time for the future teaching/research and hospital staff as well as students, especially non-local students. A site is also reserved for the development of a Dedicated Rehousing Estate (DRE). The high-density residential neighbourhood supported with a variety of services and facilities is planned around the planned NTM Station within a 15-minute walking and cycling distance to capitalise on the enhanced accessibility brought about by the new railway link, and to encourage healthy and low-carbon lifestyles through promoting walking, cycling and green commuting.
- 3.6.5 The provision of land for open spaces in the NTM NDA has adopted the ratio of 3.5m² per person as recommended under the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (the Hong Kong 2030+ Study). The planned open spaces would serve both the residents and workers in the Area. GIC facilities have also been planned in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with relevant government bureaux/departments (B/Ds). The siting of GIC facilities has also taken into consideration the locations of the population clusters including the existing villages and residential developments around the NTM NDA. In addition, the NTM DC, which will be revitalised and integrated with the surrounding open spaces and the University Town, can form a key component of the blue-green network and create a vibrant public realm and a pleasant environment for living, studying and working.

Urban-Rural Integration

- 3.6.6 Due regard has been paid to the existing recognised villages and low-rise residential developments in the Area in formulating the land use proposal for the NTM NDA. Open spaces and low-rise GIC facilities are suitably planned along the peripheries of the NDA which will provide a reasonable transition between the existing developments in the Area and the NTM NDA. Comprehensive pedestrian and cycling networks connecting to the existing villages and low-rise residential developments are planned to enable convenient access to the NTM NDA for the local residents to enjoy the enhanced public transport services, commercial and GIC facilities, as well as open spaces and the revitalised NTM DC. The existing developments in the Area will also benefit from the infrastructural improvements brought about by the NTM NDA.
- 3.6.7 Amongst the various places of local historic interests, Wai Cheung Ancestral Hall (WCAH) and the former Yau Tam Mei (YTM) Primary School are proposed to be retained in-situ for adaptive reuse and details will be ascertained at the detailed design stage.
- 3.6.8 While the existing habitats within the NTM NDA are of low to moderate ecological value, the areas surrounding the NDA possess abundant natural and landscape resources, including the mountain backdrop of Ngau Tam Shan and

Kai Kung Leng. Breezeways and view corridors connecting these natural and landscape resources, future developments in the NDA and the existing developments in the surroundings are reserved to ensure that wind penetration and visual permeability would not be adversely affected. The BH profile for the NDA will have due regard to the physical landform and settings of the surrounding existing developments and the mountain backdrop with natural landscape.

Smart, Green and Resilient (SGR) Community

- 3.6.9 To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to enhance climate resilience, various SGR initiatives have been incorporated in the planning of the NTM NDA, including adopting a "15-minute neighbourhood" planning concept; creating blue-green network; aligning breezeways with prevailing wind directions; providing ample greenery; optimising the use of land resources under the "Single Site, Multiple Use" principle; and pursuing smart and sustainable mobility with green transport modes, etc.. The "sponge city" concept is also adopted to revitalise the NTM DC to include flood attenuation facilities to enhance flood protection and increase climate resilience.

4. Urban Design and Landscape Framework

- 4.1 The following key urban design features and landscape framework have been adopted in the planning and design of the NTM NDA:

Integrated Open Space and Landscape Network

- 4.1.1 A comprehensive open space and landscape network is planned in the NTM NDA, comprising the multi-functional blue-green spine of the revitalised NTM DC and various planned open spaces (**Figure 3 of Attachment IV**). These open spaces will be well-connected by the comprehensive pedestrian and cycling network. Active frontages are encouraged to be provided at some development edges along focal points, as well as major open spaces and pedestrian walkways. The existing mountain ranges of Ngau Tam Shan and Kai Kung Leng will also provide green backdrop and vistas, enriching the overall quality of the open space and landscape network of the NTM NDA. Together these features will create a green, spacious and welcoming environment, intermingled with educational and other facilities in various forms, to create a setting conducive to academic pursuit and exchanges and attraction of talents, appropriate for NTM NDA's positioning as an "Academic and Research District".

Multi-functional Blue-Green Spine

- 4.1.2 With a total length of about 2.2 kilometres (km), the east-west multi-functional blue-green spine of the revitalised NTM DC is the prominent multi-functional feature of the NTM NDA (**Figures 2 and 3 of Attachment IV**). With proper design of water bodies, public spaces, landscaping and activity areas along its both sides, the revitalised NTM DC will not only enhance environmental

sustainability and climate resilience, but also serve as a major commuting corridor with pedestrian and cycling linkages connecting the key focal points in the NTM NDA. The areas along both sides of the NTM DC running through the University Town are open spaces/non-building areas (NBAs) to create a vibrant public realm, serving as a scenic corridor offering panoramic vistas and contributing to a pleasant environment for living, studying and working.

Focal Points

- 4.1.3 Various focal points are planned in the NTM NDA, which will be interconnected by the multi-functional blue-green spine of the revitalised NTM DC and pedestrian and cycling linkages, to strengthen the spatial cohesion and identity of the NDA (**Figures 2 and 3 of Attachment IV**). One of the key focal point is located at the plaza area in Area 3G around the planned NTM Station, which encompasses two major components, namely the Station Plaza serving as the main arrival space and the Riverside Park between the blue-green spine and the adjacent residential developments. The Riverside Park to the north of the planned NTM Station will be connected with the public open space at the topside development of the planned NTM Station and Depot via staircase to create an inviting setting. Another key focal point is located at the primary access point of the blue-green spine at the NBAs in Area 1C, which will also serve as a gateway and visual anchor of the University Town. Other focal points include the planned NTM Station and Depot topside development in Area 3A and the University Town in Area 1A.

Major View Corridors and Breezeways

- 4.1.4 Major view corridors and breezeways are identified and strategically planned along the east-west multi-functional blue-green spine and open space networks in the NTM NDA directing to the natural mountain backdrops of Ngau Tam Shan and Kai Kung Leng, as well as major road networks to frame the visual accesses to the landmark developments and surrounding natural landscapes, and to align with the prevailing wind directions to facilitate air ventilation for the NTM NDA (**Figure 4 of Attachment IV**).

Comprehensive Pedestrian and Cycling Network

- 4.1.5 A comprehensive pedestrian and cycling network is planned to link up various landmark developments, key focal points, major open spaces and public transport services (**Figure 5 of Attachment IV**). Multi-level pedestrian connections, including at-grade footpaths and elevated connections, are planned to allow easy access to and from the planned NTM Station and other public transport services, the Integrated Hospital, and other existing and planned residential developments within and outside the NTM NDA. An arterial cycle track along the multi-functional blue-green spine with cycling support facilities is planned, which will provide connections to areas within and outside the NTM NDA, and further to the existing New Territories Cycle Track.

Stepped Building Height (BH) Concept

- 4.1.6 A stepped BH concept is adopted for the NTM NDA (**Figure 6 of Attachment IV**). Tallest developments are planned at and clustered around the planned NTM Station and Depot to form landmark at the NDA with due regard to the physical landform and settings of the surrounding existing developments and the mountain backdrop with natural landscape, while framing key destinations around the planned NTM Station and Depot as vantage points to create an interesting skyline in the heart of the NDA. The BHs shall gradually step down towards the west and east, and low-rise GIC facilities and open spaces shall be planned along the peripheries of the NTM NDA to form visual and spatial relief between the future high-rise developments at the NDA and the existing low-rise developments and village clusters to the north-west and south-west of the NDA.

Place Making for the University Town

- 4.1.7 To create a conducive environment with unique character for the University Town, place-making initiatives and urban design concepts, such as landmarks and unique built forms, quality and vibrant public spaces, pleasant walking environment and dynamic streetscape, shall be adopted at the detailed design stage to foster creativity and social interactions.

5. Proposed Amendments to the Ngau Tam Mei OZP

- 5.1 To take forward the NTM NDA development, **Amendment Item A1** is proposed. While the permitted uses and uses subject to planning approval together with the key development parameters are set out in the Notes of the OZP, the planning intention and objectives for various land use zonings of the OZP are described in more details in the ES to provide further guidance for the development. In addition, opportunities are taken to review the zoning of some sites adjacent to the NTM NDA mainly to reflect their existing conditions and/or to propose alternative zonings for a more cohesive planning (**Amendment Items A2 to A5**).
- 5.2 To better illustrate the location of the areas within and outside the NTM NDA, the Planning Scheme Area of the draft OZP is sub-divided into small planning areas (**Figure 1 of Attachment IV**).

Amendment Item A1 – Rezoning of the area covered by the NTM NDA from “Comprehensive Development Area” (“CDA”), “Residential (Group D)” (“R(D)”), “Green Belt” (“GB”), “Industrial (Group D)” (“I(D)”) and “Recreation” (“REC”) to the following zonings (about 129.8 ha) (Plans 3a to 3c, 4a, 5a, 6a and 6b)

- 5.3 The land use proposals under **Amendment Item A1** are largely formulated based on the RODP under the Study to take forward the NTM NDA development. The zonings involved are tabulated and summarised as follows.

Zonings under Amendment Item A1	Area (about)
“Residential (Group A)” (“R(A)”)	10.50 ha (8.1%)
“Government, Institution or Community” (“G/IC”)	14.90 ha (11.5%)
“Open Space” (“O”)	12.57 ha (9.7%)
“Other Specified Uses” (“OU”)	65.56 ha (50.5%)
“GB”	2.88 ha (2.2%)
Major Road etc.	23.42 ha (18.0%)
Total Area	129.8 ha

Five sites in Areas 3D, 3F, 4A, 4B and 4C to be zoned as “R(A)” (about 10.50 ha)

- 5.3.1 Five sites are proposed to be rezoned to “R(A)” which is intended for high-rise residential developments where commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. These sites are planned within a 15-minute walking and cycling distance from the planned NTM Station to capitalise on the enhanced accessibility brought about by the new rail link, and to encourage healthy and low-carbon lifestyles through promoting walking, cycling and green commuting. Various community, social welfare and recreational facilities are planned to form a convenient and self-sustained community. In determining the maximum PR for the future developments, any floor spaces that is constructed or intended for use solely as GIC facilities, public vehicle parks and public transport facilities as required by the Government may be disregarded.
- 5.3.2 This zone includes two sub-zones and the proposed restrictions on plot ratio (PR) and BH stipulated in the Notes and on the OZP respectively, as set out below, are in line with the prevailing maximum development intensities for public and private housing developments in the NM and the stepped BH concept:

“R(A)” Sub-zones	Maximum PR	Maximum BH [as shown on the draft OZP]
“R(A)1” [DRE in Area 4C]	6.8	180 metres above Principal Datum (mPD)
“R(A)2” [Private housing sites in Areas 3D, 3F, 4A and 4B]	6.5	180mPD to 200mPD

- 5.3.3 For the “R(A)2” sites, certain development requirements are proposed to be incorporated in the ES of the draft OZP. A 100-place child care centre and a neighbourhood elderly centre shall be provided at the “R(A)2” site in Area 3D. Besides, a public library and a standalone indoor sports centre are proposed at the “R(A)2” sites in Area 3F and 4B respectively. All private housing sites will be connected to the planned NTM Station and major focal points through a comprehensive pedestrian and cycling network (**Figure 5 of Attachment IV**). In particular, public passageways shall be provided at these sites for seamless connections to the planned NTM Station.

- 5.3.4 In particular, for the “R(A)2” site in Area 4A, a Public Transport Interchange (PTI) with 200 public car parking spaces for park-and-ride users and other public transport facilities is proposed given its close proximity to the planned NTM Station. In order to allow physical and visual connections between the “O(1)” zone with the preserved WCAH in Area 4A and the “O” zone of the Station Plaza in Area 3G, a 20m-wide NBA is designated at the central portion of this “R(A)2” site on the OZP. Active frontages are also required to be provided at development edges facing the open spaces and the NBA to further enhance the vibrancy. More details on the planning and design requirements will be set out in the departmental Outline Development Plan (ODP) to be prepared at the subsequent stage.

Six sites in Areas 2, 3B, 3D, 4D, 4E and 4F to be zoned as “G/IC” (about 14.90 ha)

- 5.3.5 Six sites are proposed to be rezoned to “G/IC” (including two sites in Areas 2 and 3D to be rezoned to “G/IC(1)” with imposition of BH restrictions on the OZP) for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Most GIC facilities are planned in proximity to the residential developments around the planned NTM Station for a self-sustained neighbourhood.
- 5.3.6 Major proposed territory-wide and regional GIC facilities include the Integrated Hospital (including the Chinese medicine clinic cum training and research centre) in Area 2 and a fire station cum ambulance depot with potential ancillary staff quarters atop in Area 3D. Besides, a primary school and a secondary school are planned in Areas 4F and 4E respectively in close proximity to residential developments to serve the future students in the locality.
- 5.3.7 Other facilities include the ancillary railway facilities for the planned NOL Main Line in Area 3B, a sewage pumping station and a reprovisioned village-type refuse collection point (RCP) in Area 4D, and an electricity substation, as well as a community recycling centre and a RCP in Area 4F. Besides, there are two sites at Areas 3B and 4D designated for government reserve purpose to meet the future demand for GIC uses.
- 5.3.8 Apart from the aforementioned facilities located in the “G/IC” zones, some community, social welfare and recreational facilities will also be provided within private housing sites zoned “R(A)2” to support the community as mentioned in paragraph 5.3.3 above.
- 5.3.9 In general, BH restrictions would not be imposed for GIC facilities, unless the development sites are envisaged to be subject to visual concerns. On this basis, specific BH restrictions are stipulated only for the sites zoned “G/IC(1)” in Areas 2 and 3D, which are planned for the high-rise Integrated Hospital and fire station cum ambulance depot with potential ancillary staff quarters atop respectively.

Seven sites in Areas 3G, 4A, 4D, 4E and 4F to be zoned as “O” (about 12.57 ha)

- 5.3.10 Seven sites are proposed to be rezoned to “O” (including one site to be rezoned to “O(1)” in Area 4A) which is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of both the local residents, as well as the general public.
- 5.3.11 Major open spaces are located near the planned NTM Station, including the Station Plaza and the Riverside Park in Area 3G as well as the open space in Area 4E, which will be integrated with the multi-functional blue-green spine of the revitalised NTM DC (**Figures 2 and 3 of Attachment IV**), for which NBAs are designated along its both sides at the “OU” annotated “University Town” (“OU(UT)”) zones in Areas 1A and 1C. The Station Plaza in Area 3G to the north of the planned NTM Station will serve as an arrival and transition space fronting the planned NTM Station and a landing point for the staircase from the public open space at the topside development for the planned NTM Station and Depot in Area 3A. At-grade footpath shall be provided to ensure convenient pedestrian accesses between the planned NTM Station and the Integrated Hospital (**Figure 5 of Attachment IV**). Pedestrian accesses to the permitted burial ground (PBG) in Area 3E through the open space in Area 3G shall also be required. Other smaller open spaces planned at Areas 3G, 4D and 4F will also serve as green buffer and spatial relief.
- 5.3.12 An open space zoned “O(1)” in Area 4A is designated to facilitate in-situ preservation of WCAH. Flexibility would be allowed for adaptive re-use of WCAH, and its surrounding open space could be utilised for holding local community and festive events. The “O(1)” zone will be visually and physically connected to the Station Plaza in the “O” zone in Area 3G via the 20m-wide NBA at “R(A)2” zone in Area 4A.
- 5.3.13 Subject to detailed design, pedestrian walkways and cycle tracks within the open spaces shall be provided to allow a continuous pedestrian and cycling networks and connect major nodes. Landscape treatments and flood attenuation facilities should integrate with open spaces. Within the “O” and “O(1)” zones, permeable design should be adopted as far as practicable to create an inviting setting. Fences between the open space and the active frontages of the adjacent developments should be avoided. Public access points should be provided for the adjacent uses to enhance accessibility.

Four sites in Areas 1A, 1B, 1C and 1D to be zoned as “OU(UT)” (about 53 ha)

- 5.3.14 To support the development of the University Town including the campus of the Third Medical School, four sites in Areas 1A, 1B, 1C and 1D, with a total area of at most about 52 ha¹⁰, are proposed to be rezoned to “OU(UT)”, which is primarily for the development of the University Town for provision of post-secondary education facilities and associated uses, offering spaces for activity relating to R&D and to groom high-calibre talents. A wide range of complementary uses and supporting and ancillary facilities will be allowed to

¹⁰ Excluding a section of water bodies of the revitalised NTM DC (about 1ha) which is also zoned “OU(UT)”.

support the full and evolving range of activities to take place in the future University Town. Certain special facilities could also be co-shared by different institutions alongside other supporting and recreational facilities.

- 5.3.15 Under the Study, an assumed total gross floor area (GFA) of about 1,410,000m² was adopted for the University Town in the technical assessments. The exact development intensity for the University Town, as well as the provision of ancillary and supporting facilities (including student hostel places), will be determined by the project proponent(s) in consultation with relevant government B/Ds at the detailed design and implementation stages. Further increase in GFA would be subject to technical acceptability and feasibility demonstrated by the project proponent(s) and consultation with relevant government B/Ds. Taking into account the recommendations of the Working Group, EDB will formulate the NMUT Development Conceptual Framework to provide guidance on the development and implementation of the University Town. Detailed planning and design requirements will also be set out in the departmental ODP to be prepared at the subsequent stage.
- 5.3.16 Stepped BH profile is adopted for the development within this zone, with BH restrictions ranging from 50mPD in Area 1B adjacent to the Tam Mei Barracks, 100mPD in Area 1D and the northern part of Area 1C, as well as 140mPD in Area 1A and the southern part of Area 1C, to harmonise with the topographical setting and support place-making. The revitalised NTM DC within the “OU(UT)” zone, together with the NBAs along its both sides, with a combined width of about 80m, will form the eastern portion of the multi-functional blue-green spine extending towards the western part falling within the “O” zone in Areas 3G and 4E, serving dual functions as the entrance gateway of the University Town, and a key east-west commuting corridor with pedestrian walkways and cycle paths. Public space/activity areas along the revitalised NTM DC should be provided for creating landmark feature(s), promoting the image of the University Town and facilitating the creation of an appealing University Town ambience for nurturing high calibre talents. To allow design flexibility, landscape features, boundary fence/boundary wall designed to allow high air porosity, covered walkways, viewing deck, footbridges/cycle bridges, emergency vehicular bridges and other relevant minor structure(s) with high air porosity and visual permeability may be allowed within the NBAs.
- 5.3.17 Certain GIC facilities will be provided within the University Town sites, including a Public Transport Terminus (PTT) (for transport/feeder connections to railway stations) and drainage retention facilities¹¹. The former YTM Primary School in Area 1C is proposed to be preserved in-situ with flexibility allowed to accommodate adaptive reuse. Flexibility is also allowed to accommodate a wide variety of GIC facilities within the “OU(UT)” zones to meet the requirements for GIC facilities, subject to detailed design and liaison with relevant government B/Ds at the implementation stage.

¹¹ The final location, layout and extent of the drainage retention facilities will be subject to detailed design stage.

One site in Area 3A to be zoned as “OU” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” (“OU(RSD with CRD and POS)”) (about 12.28 ha)

- 5.3.18 A site in Area 3A is proposed to be rezoned to “OU(RSD with CRD and POS)” for the planned NTM Station and Depot and the topside development. This zone is intended primarily for integrated development of the area for a railway station and depot with commercial and residential development. Developments within this zone are subject to a maximum domestic GFA of 519,000m², a maximum non-domestic GFA of 86,500m² intended for a district shopping centre, as well as maximum BHs of 200mPD and 220mPD in Areas (a) and (b) demarcated on the OZP respectively for stepped BH profile. To ensure an integrated design taking into account specific design requirements, a master layout plan and landscape master plan should be submitted for approval under future relevant land document(s).
- 5.3.19 As stipulated in the proposed Notes for this zone, a public open space shall be provided at the eastern part of Area (a), which will form part of the open space network connecting with various focal points (**Figure 5 of Attachment IV**), including the Station Plaza in Area 3G through the staircase, the planned NTM Station, as well as the Integrated Hospital in Area 2 through the “R(A)2” zone in Area 3D by providing a 24-hour weather-proof and barrier-free public passageway at this public open space. Also, to ensure connectivity of the planned NTM Station and neighbouring developments, a 24-hour covered public walkway atop the railway station to link up the footbridges within the private housing sites in the western part of the NTM NDA shall be provided. To allow design flexibility, the provision of the public open space in terms of area, i.e. not less than 20,300m², is stipulated in the ES of the OZP. Active frontage along the development edge(s) facing the public open spaces are encouraged. For Area (b) of this zone, subject to detailed design, a vehicular access road connecting the topside development and Road D1 will be provided (**Figure 7 of Attachment IV**), while allowing pedestrian access to the PBG in Area 3C.

Two sites in Area 3G to be rezoned as “OU” annotated “Amenity Area” (“OU(A)”) (about 0.29 ha)

- 5.3.20 Two sites at roadside in Area 3G are zoned “OU(A)”, which is intended for provision of landscaping and planting to enhance the environment. These sites can also serve as visual buffers between existing and new developments. Pedestrian footpaths and cycle tracks may be provided within the amenity strips for a continuous pedestrian and cycle track network.

Two sites in Areas 3C and 3E to be zoned as “GB” (about 2.88 ha)

- 5.3.21 Two sites in Areas 3C and 3E are zoned “GB”, which is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone. The “GB” zones mainly reflect the existing PBGs and areas densely occupied by existing graves, knolls, natural features and mature vegetation.

Road network across NTM NDA to be shown as 'Road' (about 23.42 ha)

- 5.3.22 A new and comprehensive road network will be provided within the NTM NDA. The land planned for the road network is about 23.42 ha and is proposed to be shown as 'Road'.

Amendment Item A2 – Rezoning of a site to the south of NTM NDA from “I(D)” to “G/IC” (Plans 3d, 4b, 5b and 6c) (about 2.2 ha)

- 5.4 The site under **Amendment Item A2** falls within an area zoned “I(D)” on the current Ngau Tam Mei OZP subject to PR, site coverage (SC) and BH restrictions of 1.6, 80% and 13m respectively. As the northern portion of the subject “I(D)” zone is proposed to be rezoned to take forward the development proposal for NTM NDA under **Amendment Item A1**, opportunity is taken to review the land use zoning of the remaining portion of the subject “I(D)” zone, taking into account the planned uses in the vicinity, for a more cohesive planning.
- 5.5 Currently, the site is mainly government land occupied by some temporary structures for rural workshops, domestic and agriculture purposes, with a strip of private land at its northern periphery and a relatively small private lot at the central part for brownfield uses. A 400kV overhead cable line transverses the central part of the site from east to west. The site is also in the vicinity of the planned Integrated Hospital in Area 2 and the planned fire station cum ambulance depot with potential ancillary staff quarters atop in Area 3D, which are both zoned “G/IC(1)” on the draft OZP. Given its unique site characteristics and the planned uses in the surrounding areas, the site is proposed to be rezoned from “I(D)” to “G/IC” designated for long-term government reserve purpose to synergise with the surrounding GIC uses and to meet the future demand for GIC uses.

Amendment Item A3 – Rezoning of a site to the south-east of Wai Tsai from “R(D)” to “Village Type Development” (“V”) (Plans 3e, 4c, 5c and 6d) (about 0.2 ha)

- 5.6 The site under **Amendment Item A3** falls within an area zoned “R(D)” on the current Ngau Tam Mei OZP subject to PR and BH restrictions of 0.2 and 2 storeys (6m) respectively. As the majority of the subject “R(D)” zone is proposed to be rezoned to take forward the development proposal for NTM NDA under **Amendment Item A1**, this site being the residual portion of the subject “R(D)” zone is proposed to be rezoned to “V” to reflect its existing condition, i.e. mainly private land occupied by existing New Territories Exempted Houses (NTEHs) and grassland, which is similar to that of the adjoining “V” zone to its west.

Amendment Item A4 – Rezoning of a site to the south of NTM NDA from “CDA” to “GB” (Plans 3f, 4d, 5d and 6e) (about 0.1 ha)

- 5.7 The site under **Amendment Item A4** falls within an area zoned “CDA” on the current Ngau Tam Mei OZP subject to PR and BH restrictions of 0.4 and 3 storeys including car park respectively. As the majority of the subject “CDA” zone is proposed to be rezoned to take forward the development proposal for NTM NDA under **Amendment Item A1**, this site being the residual portion of the subject “CDA” zone is proposed to be rezoned to “GB” to reflect its existing condition, i.e. wholly government land and mainly covered by vegetation, which is similar to that of the adjoining “GB” zone to its south.

Amendment Item A5 – Rezoning of a site to the east of Sheung Chuk Yuen from “CDA” to “V” (Plans 3g, 4e, 5e, 6e and 6f) (about 0.04 ha)

- 5.8 The site under **Amendment Item A5** falls within an area zoned “CDA” on the current Ngau Tam Mei OZP subject to PR and BH restrictions of 0.4 and 3 storeys including car park respectively. As the majority of the subject “CDA” zone is proposed to be rezoned to take forward the development proposal for the NTM NDA under **Amendment Item A1**, this site being the residual portion of the subject “CDA” zone is proposed to be rezoned to “V” to reflect its existing condition, i.e. partly within Village ‘Environ’ of Sheung Chuk Yuen and occupied by some existing NTEHs, which is similar to that of the adjoining “V” zone to its west.

6. Imposition of Development Control

Imposition of BH Restrictions

- 6.1 Broad height bands in terms of mPD or number of storeys are imposed on most development sites in the NTM NDA as shown on the OZP to achieve the urban design concept of a stepped BH as described in paragraph 4.1.6 above.
- 6.2 The tallest developments, including topside development of the planned NTM Station and Depot and two nearby residential sites are subject to maximum BHs of 200mPD to 220mPD (**Figure 6 of Attachment IV**), forming landmark development cluster at the centre of the NTM NDA. From this high-rise cluster, the proposed BHs gradually descend towards 180mPD for the residential developments in the north-west and a residential site in the north-east, then to 140mPD and 100mPD for the Integrated Hospital and the University Town in the further east and northeast. Low-rise developments, including a strip of land of the University Town subject to 50mPD adjacent to the Tam Mei Barracks and some other GIC sites, are planned along the northern and south-western peripheries of the NTM NDA, forming visual and spatial relief between the high-rise developments at the NTM NDA and the existing low-rise developments and village clusters in the north-west and south-west, as well as in the west across San Tin Highway, and the natural landscape of Ngau Tam Shan and Kai Kung Leng in the north-east and south respectively.
- 6.3 An Air Ventilation Assessment – Detailed Study (AVA-DS) has been undertaken under the Study to assess the existing wind environment and the likely impact of the proposed building mass layouts within the Area on the pedestrian wind environment. The BH restrictions shown on the Plan have already taken into consideration the findings of the AVA-DS.
- 6.4 For areas falling within the Planning Scheme Area of the Ngau Tam Mei OZP but outside the NTM NDA, there will be no change to the prevailing BH restriction, if applicable, to maintain the development scale of the existing developments.

Designation of Non-building Areas on OZP

- 6.5 NBAs are designated on the OZP having regard to the air ventilation measures proposed in the AVA-DS, the coherence of the multi-functional blue-green spine along the NTM DC, as well as better setting for the preserved WCAH. NBAs designated on the Plans

are as follows:

- (a) NBAs with a combined width of about 80m together with the revitalised NTM DC at Areas 1A and 1C to function as part of a major breezeway, a view corridor and multi-functional blue-green spine; and
- (b) a 20m-wide NBA in Area 4A to allow visual and physical connection between WCAH and the Station Plaza of the planned NTM Station.

Imposition of Plot Ratio/Gross Floor Area Restrictions

- 6.6 The OZP allows optimised scale of development by stipulating the maximum total PRs/GFA in its Notes (**Attachment III**) for the residential zones and the comprehensive residential and commercial development atop the planned NTM Station and Depot. For the proposed University Town development, the total GFA would be stipulated in the ES (**Attachment IV**) to allow maximum flexibility for future development. Any further increase in the GFA would be subject to consultation with relevant departments on the technical feasibility by the project proponent(s) of the University Town. Detailed development control for individual sites would be set out in the departmental ODP, which will be used as a basis for public works planning, allocation/disposal of sites for various uses as well as detailed development controls and guidance on planning, urban design, engineering and/or environmental aspect of individual sites in accordance with the recommendations of the Study. This approach will also allow flexibility in the development process of the Area to cater for changing circumstances.
- 6.7 For areas falling within the Area of the NTM OZP but outside the NTM NDA, there will be no change to the prevailing PR restriction, if applicable, to maintain the development scale of the existing developments.

7. Provision of GIC Facilities and Open Space

- 7.1 Taking into account the proposed amendments above, the planned population in Yuen Long District is estimated to be about 1,604,300 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 HKPSG and concerned government B/Ds' assessments. Details are in paragraphs 7.2 and 7.3 below:

GIC Facilities

- 7.2 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 services¹² in Yuen Long District, the standards set for these facilities under HKPSG are

¹² 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.

long-term goals¹³ assessed on a wider spatial context or on a regional/cluster basis, 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. There are also shortfalls in the provision of recreational facilities¹⁴ and magistracy, which will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. Nevertheless, the provision of land for GIC facilities in the NTM NDA have adopted the ratio of 3.5m² per person each as recommended under the Hong Kong 2030+ Study. GIC facilities, including the Integrated Hospital, indoor sports centre and social welfare facilities including child care centre and neighbourhood elderly centre are planned in the NTM NDA to meet the needs of local residents. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

Open Space

- 7.3 In terms of open space provision, there is a surplus of planned district and local open spaces of about 33.88 ha and 60.44 ha respectively in the Yuen Long District. The overall provision of open space is sufficient to meet the demand of the planned population. In addition, the provision of land for open spaces in the NTM NDA has adopted the ratio of 3.5m² per person each as recommended under the Hong Kong 2030+ Study. The detailed provision of open space will be worked out at the detailed design stage.

8. Proposed Amendments to Matters shown on the OZP

- 8.1 The proposed amendment as shown on the draft Ngau Tam Mei OZP No. S/YL-NTM/14A (**Attachment II**) is as follows:

- | | |
|--|---|
| (a) Amendment Item A1
(about 129.8 ha) | Rezoning of the area covered by the NTM NDA from “CDA”, “R(D)”, “GB”, “I(D)” and “REC” to the following zonings: |
| | (i) one site in Area 4C to be zoned as “R(A)1” with stipulation of BH restriction as shown on the Plan; |
| | (ii) four sites in Areas 3D, 3F, 4A and 4B to be zoned as “R(A)2” with stipulation of BH restrictions as shown on the Plan; |

¹³ 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.

¹⁴ Including sports centre, sports ground/complex and swimming pool complex.

- (iii) four sites in Areas 3B, 4D, 4E and 4F to be zoned as “G/IC”;
 - (iv) two sites in Areas 2 and 3D to be zoned as “G/IC(1)” with stipulation of BH restrictions as shown on the Plan;
 - (v) six sites in Areas 3G, 4D, 4E and 4F to be zoned as “O”;
 - (vi) one site in Area 4A to be zoned as “O(1)”;
 - (vii) four sites in Areas 1A, 1B, 1C and 1D to be zoned as “OU(UT)” with stipulation of BH restrictions as shown on the Plan;
 - (viii) one site in Area 3A to be zoned as “OU(RSD with CRD and POS)” with stipulation of BH restrictions as shown on the Plan;
 - (ix) two sites in Area 3G to be zoned as “OU(A)”;
 - (x) two sites in Areas 3C and 3E to be zoned as “GB”; and
 - (xi) a site across the NTM NDA to be shown as ‘Road’
- (b) **Amendment Item A2** Rezoning of a site to the south of the NTM NDA
(about 2.2 ha) from “I(D)” to “G/IC”
- (c) **Amendment Item A3** Rezoning of a site to the south-east of Wai Tsai
(about 0.2 ha) from “R(D)” to “V”
- (d) **Amendment Item A4** Rezoning of a site to the south of the NTM NDA
(about 0.1 ha) from “CDA” to “GB”
- (e) **Amendment Item A5** Rezoning of a site to the east of Sheung Chuk
(about 0.04 ha) Yuen from “CDA” to “V”

8.2 The railway schemes of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link and the NOL Main Line authorised by CE in C will be shown on the OZP for information (**Plans 7 and 8**).

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

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

Covering Notes

- (a) To allow provision of green and/or public transport mode and to facilitate low-altitude economy initiative in the NTM NDA, paragraph (8)(b) of the covering Notes is revised to allow provision, maintenance or repair of light rail/green transit system stop or lay-by, light rail track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, as well as small unmanned aircraft take-off and landing facilities respectively, on land falling within the boundaries of the OZP except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) of the covering Notes in relation to areas zoned “Conservation Area”.
- (b) To allow maintenance or repair of grave on land falling within the boundaries of the OZP except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) of the covering Notes in relation to areas zoned “Conservation Area”, paragraph (8)(c) of the covering Notes is revised.

“R(A)” zone

- (c) In relation to **Amendment Item A1** above, a new set of Notes for the “R(A)” zone with relevant development restrictions for “R(A)1” and “R(A)2” sub-zones are incorporated. To allow flexibility, ‘Government Refuse Collection Point’, ‘Public Convenience’ and ‘Public Vehicle Park (excluding container vehicle)’ uses are added to Column 1 in the Notes for “R(A)” zone.

“R(C)” zone

- (d) The control of site coverage under “R(C)” zone for the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan is removed.
- (e) Revision is made to the exemption clause on maximum PR in the Remarks for “R(C)” zone to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

“V” zone

- (f) The Remarks for the “V” zone is revised to specify the application of the clauses of filling of pond or excavation of land in relation to **Amendment Items A3 and A5** above.

“G/IC” zone

- (g) In relation to **Amendment Item A1** above, ‘Flat (Government Staff Quarters only)’ is added to Column 1 in the Notes for “G/IC” zone, and ‘Flat’ is consequentially revised to ‘Flat (not elsewhere specified)’ under Column 2. The Remarks related to the restriction on BH for the “G/IC(1)” zone is also revised.

“O” zone

- (h) In relation to **Amendment Item A1** above, the Notes and the Remarks for the “O” zone are incorporated. To allow flexibility, ‘Public Utility Installation (underground only)’ and ‘Public Vehicle Park (excluding container vehicle) (underground only)’ uses are added to Column 1 in the Notes for “O” zone which are always permitted. Besides, to reflect the initiatives for adaptive re-use of WCAH, the Notes for the “O” zone will specify that ‘Eating Place’, ‘Place of Recreation, Sports or Culture’ and ‘Shop and Services’ uses are always permitted on land designated “O(1)”.

“OU(UT)”, “OU(RSD with CRD and POS)” and “OU(A)” zones

- (i) In relation to **Amendment Item A1** above, the Notes and Remarks for “OU(UT)”, “OU(RSD with CRD and POS)” and “OU(A)” zones with relevant development restrictions, if applicable, are incorporated.

“CDA”, “R(D)” and “I(D)” zones

- (j) In relation to **Amendment Items A1 to A5** above, the Notes for the “CDA”, “R(D)” and “I(D)” zones are deleted.

“GB” zone

- (k) The Remarks for “GB” zone are revised to specify the application of clauses of filling of pond/land or excavation of land in relation to **Amendment Item A4** above.

“GB” and “CA” zones

- (l) Based on the updated Master Schedule of Notes to Statutory Plans endorsed by the Board, ‘Country Park’ is added to Column 1 in the Notes for “GB” and “CA” zones.

Other Technical Amendments

- (m) In accordance with the latest MSN promulgated by the Board, the following technical amendments are incorporated:
 - (i) paragraph (3) of the covering Notes is updated to align with the latest MSN for Rural Covering Notes;

- (ii) the Chinese translation of the user term ‘Research, Design and Development Centre’ is revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.
- (n) Revision is also made to the relaxation clause in the Remarks for “R(C)”, “V”, “G/IC” and “REC” zones to allow relaxation of relevant development restrictions may be considered by the Board under section 16 of the Ordinance based on individual merits of a development or redevelopment proposal.

10. Proposed Amendments to the ES of the OZP

The ES of the OZP is 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 revised ES (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

11. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-NTM/15.

12. Implementation

- 12.1 The development of the NTM NDA and associated engineering infrastructure will be implemented in phases. Site formation and infrastructure works are planned to commence from 2027. The first batch of formed sites will be available from 2028 onwards to support the development of the University Town (including the Third Medical School), while other land will be formed progressively to support the first population intake starting from 2033. The detailed phasing, packaging of works and the implementation programme are subject to review.
- 12.2 The OZP provides a broad land use framework within which a more detailed departmental ODP will be prepared in consultation with Government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It includes information on detailed land uses, development parameters and boundaries of individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other urban design, building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the OZP together with the ODP, where appropriate, will serve as the basis for processing the lease modification applications (including in-situ land exchange) subject to specified criteria promulgated by the Government.

13. Consultation

- 13.1 The San Tin Rural Committee (STRC) and the Yuen Long District Council (YLDC) were consulted on the proposed amendments to the draft Ngau Tam Mei OZP on 9.10.2025 and 14.10.2025 respectively. Members of both STRC and YLDC generally supported the proposed amendments to the NTM OZP, but expressed concerns mainly on the land resumption, compensation and rehousing arrangements; reprovisioning of affected village facilities; design of the revitalised NTM DC; provision of international school(s); details on the green transport network and related facilities; development details of the NMUT as well as the residential neighbourhood; and potential environmental, air ventilation, sewerage, drainage and traffic impacts arising from the development of the NTM NDA.

Bureaux/Departmental Consultation

- 13.2 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 comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Health;
- (d) Secretary for Environment and Ecology;
- (e) Secretary for Transport and Logistics;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) District Officer (Yuen Long), Home Affairs Department;
- (h) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (i) Chief Estate Surveyor/Railway Development Section, LandsD;
- (j) Project Manager (West), CEDD;
- (k) Head of Geotechnical Engineering Office, CEDD;
- (l) DEP;
- (m) Commissioner for Transport;
- (n) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (o) Director of Housing;
- (p) Director of Electrical and Mechanical Services;
- (q) Chief Engineer/Mainland North, Drainage Services Department;
- (r) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (s) Chief Engineer/Railway Development 1-1, HyD;
- (t) Director of Health;
- (u) Director of Leisure and Cultural Services;
- (v) Director of Food and Environmental Hygiene;
- (w) Commissioner of Police;
- (x) Director of Fire Services;
- (y) Director of Social Welfare;
- (z) Chief Building Surveyor/New Territories West, Buildings Department;
- (aa) Government Property Administrator;
- (bb) Chief Town Planner/Urban Design and Landscape, PlanD; and
- (cc) Chief Town Planner/Studies and Research, PlanD.

Public Consultation

- 13.3 If the proposed amendments are agreed by the Board, the draft OZP incorporating the amendments (to be renumbered as S/YL-NTM/15 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 STRC will be informed of the amendments during the statutory exhibition period of the draft OZP.

14. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ngau Tam Mei OZP No. S/YL-NTM/14 as shown on the draft OZP No. S/YL-NTM/14A at **Attachment II** (to be renumbered to S/YL-NTM/15 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 Ngau Tam Mei OZP No. S/YL-NTM/14A (to be renumbered as No. S/YL-NTM/15) 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 exhibition for public inspection together with the OZP.

15. Attachments

Attachment I	Approved Ngau Tam Mei OZP No. S/YL-NTM/14 (reduced scale)
Attachment II	Draft Ngau Tam Mei OZP No. S/YL-NTM/14A
Attachment III	Notes of the Draft Ngau Tam Mei OZP No. S/YL-NTM/14A
Attachment IV	ES of the Draft Ngau Tam Mei OZP No. S/YL-NTM/14A
Attachment V	Planning Report for the Study
Attachment VI	Provision of Major Government, Institution or Community Facilities and Open Space
Plan 1	Recommended Outline Development Plan of the Ngau Tam Mei New Development Area
Plans 2a to 2i	Photomontages
Plans 3a to 3g	Location Plans
Plans 4a to 4e	Site Plans
Plans 5a to 5e	Aerial Photos
Plans 6a to 6f	Site Photos
Plan 7	Alignment of Guangzhou-Shenzhen Hong Kong Express Rail Link
Plan 8	Alignment of Northern Link Main Line