Annex I of TPB Paper No. 11027 圖例 NOTATION 地帶 ZONES COMMERCIAL 商業 綜合發展區 CDA 住宅(甲類) RESIDENTIAL (GROUP A) R(B) 住宅(丙類) RESIDENTIAL (GROUP C) R(C) 住宅(戊類) 天水開西交匯處 IN SHUI WAI WEST INTERCHANGE R(E) VILLAGE TYPE DEVELOPMEN 鄉村式發展 政府、機構或社區 G/IC 休憩用地 OU 其他指定用途 綠化地帶 GB CONSERVATION AREA 自然保育區 COMMUNICATIONS 交 通 #36 STATION 鐵路及車站(高架) LIGHT RAIL 輕鐵 TSING SHAN FIRING RANGE 主要道路及路口 高架道路 ELEVATED ROAD MISCELLANEOUS 其他 BOUNDARY OF PLANNING SCHEME 規劃範圍界線 PETROL FILLING STATION 加油站 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS 大約面積及百分率 USES 用途 公頃 % 百分率 COMPREHENSIVE DEVELOPMENT AREA 綜合發展區 22.72 RESIDENTIAL (GROUP B) 住宅(乙類) RESIDENTIAL (GROUP C) 住宅(丙類) 住宅(丁類) 20.36 1.81 住宅(戊類) 102.77 鄉村式發展 政府、機構或社區 OTHER SPECIFIED USES 其他指定用途 綠化地帶 自然保育區 152.43 32.10 NULLAH 明渠 主要道路等 TOTAL PLANNING SCHEME AREA 規劃範圍總面積 夾附的《註釋》屬這份圖則的一部分 現經修訂並按照城市規劃條例第 5 條展示 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 核准圖編號 S/TM-LTYY/12 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TM-LTYY/12 按照城市規劃條例第5條展示的修訂 大欖郊野公園 TAI LAM COUNTRY PARK 修訂項目A項 AMENDMENT ITEM A 修訂項目 B 項 AMENDMENT ITEM B (參看附表) (SEE ATTACHED SCHEDULE) 香港城市規劃委員會依據城市規劃條例擬備的藍地及亦園分區計劃大綱圖 2025年6月13日 按照城市規劃條例第5條展示的 核准圖編號 S/TM-LTYY/ 2 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TM-LTYY/12 EXHIBITED PREPARED BY THE PLANNING DEPARTMENT UNDER TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD UNDER SECTION 5 OF THE TOWN PLANNING OF DINANCE ON THE DIRECTION OF THE TOWN PLANNING BOARD LAM TEI AND YICK YUEN - OUTLINE ZONING PLAN Ms Winnie Lau 劉寶儀 SCALE 1:7500 比例尺 S/TM-LTYY/13 PLAN No. SECRETARY 城市規劃委員會秘書 TOWN PLANNING BOARD

SCHEDULE OF AMENDMENTS TO THE APPROVED LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTYY/12 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

- Item A Rezoning of a site near San Hing Road from "Residential (Group E)" and "Village Type Development" ("V") to "Residential (Group A)1" ("R(A)1").
- Item B Rezoning of a site near Light Rail Transit Lam Tei Station from "Residential (Group B)1" ("R(B)1") to "R(A)2".

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the "R(A)" zone to incorporate development restrictions for the "R(A)1" and "R(A)2" sub-areas.
- (b) Revision of 'Public Vehicle Park (excluding container vehicle)' to 'Public Vehicle Park (excluding container vehicle) (except on land designated "R(A)1" and "R(A)2")' under Column 1 of the Notes for the "R(A)" zone.
- (c) Incorporation of 'Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" and "R(A)2" only)' under Column 2 of the Notes for the "R(A)" zone.
- (d) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for the "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for the "V" zone.
- (e) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for the "V" zone.
- (f) Revision to the Remarks of the Notes for "Conservation Area" zone on diversion of stream, filling of land or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the Remarks of the Notes for "Commercial", "Comprehensive Development Area", "R(A)", "R(B)", "Residential (Group C)", "Residential (Group E)" and "Government, Institution or Community" zones on minor relaxation clauses.

《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYY/13》 Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/13

申述人名單 Index of Representation

申述編號	提交編號	申述人名稱	
Representation No.	Submission No.	Name of Representer	
TPB/R/S/TM-LTYY/13-R001	TPB/R/S/TM-LTYY/13-S001	Mary Mulvihill	

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁

< 查閱就《藍地及亦園分區計劃 大綱草圖編號 S/TM-LTYY/13》提出的申述。

Representation in respect of the Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/13 is available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at

< https://www.tpb.gov.hk/en/plan_making/S_TM-LTYY_13.html >.

Tuen Mun and Yuen Long West District

[Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West, Ms Kennie M.F. Liu, Ms Carmen C.Y. Cheung and Ms Carol K.L. Kan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Wilfred K.H. Chu, Town Planners/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

Agenda Item 19

[Open Meeting]

Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/12

(RNTPC Paper No. 5/25)

Presentation and Question Sessions

- With the aid of a PowerPoint presentation, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the proposed amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/12, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Items (Items) A and B were to take forward two section 12A applications agreed by the Rural and New Town Planning Committee of the Town Planning Board. The proposed amendments mainly included:
 - (a) Item A rezoning of a site near San Hing Road from "Residential (Group E)" and "Village Type Development" to "Residential (Group A) 1" ("R(A)1") subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 100mPD; and
 - (b) Item B rezoning of a site near Light Rail Transit Lam Tei Station from "Residential (Group B) 1" to "R(A)2" subject to a maximum PR of 5 and a maximum BH of 108mPD.

- 54. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.
- 55. Members generally supported the proposed amendments of the OZP and had no questions to raise.
- 56. After deliberation, the Committee decided to:
 - "(a) <u>agree</u> to the proposed amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/12 and that the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYY/12A at Attachment II of the Paper (to be renumbered to S/TM-LTYY/13 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
 - (b) <u>adopt</u> the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYY/12A (to be renumbered to S/TM-LTYY/13 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones on the OZP and the revised ES will be published together with the OZP."
- 57. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

<u>Provision of Major Community Facilities and Open Space in</u> <u>the Lam Tei and Yick Yuen Planning Scheme Area</u>

Type of Facilities			Prov	vision	Surplus/ Shortfall against OZP Planned Provision
	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons#	8.9 ha	0.71 ha	0.71 ha	-8.19 ha
Local Open Space	10 ha per 100,000 persons#	8.9 ha	2.16 ha	10.73 ha	1.83 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	0	1	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons# (assessed on a district basis)	0	0	1	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	1	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	1	1

			Provision		Surplus/
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Existing Provision	Planned Provision (including Existing Provision)	Shortfall against OZP Planned Provision
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6#	55 classrooms	8 classrooms	53 classrooms	-2 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11# (assessed by Education Bureau (EDB) on a district/school network basis)	115 classrooms	0 classrooms	30 classrooms	-85 classrooms ^{&}
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	79 classrooms	25 classrooms	25 classrooms	-54 classrooms ^{&}
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/cluster basis)	493 beds	0	0	-493 beds^
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by Social Welfare Department (SWD) on a local basis)	355 places	0	200	-155 places~
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	1	0	1	0

			Prov	vision	Surplus/ Shortfall against OZP Planned Provision
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above# (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing# (assessed by SWD)	N.A.	0	4	N.A.
Community Care Services Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	263 places	21 places	268 places	5 places [~]
Residential Care Home for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	326 beds	63 beds	2,537 beds	2,211 beds~
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	82 places	0	60 places	-22 places~

			Provision		Surplus/
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP Planned Population	Existing Provision	Planned Provision (including Existing Provision)	Shortfall against OZP Planned Provision
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on	174 places	0	0	-174 places~
Residential Care Services	a district basis) 36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	273 places	28	68	-205 places~
Community Rehabilitation Day Centre	1 centre for every 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons# (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 88,500. If including transients, the overall planned population is about 89,700. All population figures have been adjusted to the nearest hundred.

Remarks:

The requirements exclude planned population of transients.

The deficit in provision is based on OZP planned population while according to the EDB, general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number

of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).

- ^ The deficit in provision is based on OZP planned population while the HA plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in the Tuen Mun and Yuen Long district. There are a number of hospital redevelopment projects planned in the Second Ten-year Hospital Development Plan (HDP), which will provide additional beds for serving the population in the NTWC. The projected service demand will be catered for in the Second Ten-year HDP.
- The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

May 2025

Provision of Major Community Facilities and Open Space in Tuen Mun District Area

Type of Facilities			Prov	vision	Surplus/ Shortfall against Planned Provision
	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on Planned Population	Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons#	65.68 ha	61.9	91.98	26.3
Local Open Space	10 ha per 100,000 persons#	65.68 ha	108	129.15	63.47
Sports Centre	1 per 50,000 to 65,000 persons# (assessed on a district basis)	10	6	9	-1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	3	1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	2	2	3	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	3	2	3	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	1	1	0
Community Hall	No set standard	N.A.	11	13	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	3	3	4	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements		Provision		Surplus/
		Requirement based on Planned Population	Existing Provision	Planned Provision (including Existing Provision)	Shortfall against Planned Provision
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6#	284 classrooms	427	492	208
Primary School	1 whole-day classroom for 25.5 persons aged 6-11# (assessed by Education Bureau (EDB) on a district/school network basis)	680 classrooms	958	1,024	344
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	433 classrooms	976	1,036	603
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/cluster basis)	3,725 beds	3,777	3,777	52
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	6	3	5	-1
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by Social Welfare Department (SWD) on a local basis)	2,627 places	508	1,008	-1,619 [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	5	13	14	9

			Prov	ision	Surplus/
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on Planned Population	Existing Provision	Planned Provision (including Existing Provision)	Shortfall against Planned Provision
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	4	4	4	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above# (assessed by SWD)	N.A.	2	2	N.A.
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing# (assessed by SWD)	N.A.	9	18	N.A.
Community Care Services Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	3,547 places	934	1,554	-1,993~
Residential Care Home for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	4,392 beds	2,111	5,665	1,273
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	447 places	529	709	262

			Provision		Surplus/
Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on Planned Population	Existing Provision	Planned Provision (including Existing Provision)	Shortfall against Planned Provision
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above#	1,348 places	1,410	1,690	342
	(assessed by SWD on a district basis)				
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above#	2,110 places	3,260	3,512	1,402
	(assessed by SWD on a cluster basis)				
Community Rehabilitation	1 centre for every 420,000 persons#	1	1	1	0
Day Centre	(assessed by SWD on a district basis)				
District Support Centre for Persons	1 centre for every 280,000 persons#	2	1	1	-1~
with Disabilities	(assessed by SWD on a district basis)				
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons#	2	1	1	-1~
	(assessed by SWD on a district basis)				

Note:

The planned resident is about 656,800. If including transients, the overall planned population is about 677,300. All population figures have been adjusted to the nearest hundred.

Remarks:

- [#] The requirements exclude planned population of transients.
- The deficit in provision is based on District Council planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

November 2025