

TOWN PLANNING BOARD

**TPB Paper No. 11027
For Consideration by the
Town Planning Board on 14.11.2025**

DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTY Y/13

CONSIDERATION OF REPRESENTATION NO. TPB/R/S/TM-LTY Y/13-R1

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CONSIDERATION OF REPRESENTATION NO. TPB/R/S/TM-LTY Y/13-R1

Subject of Representation	Representer (No. TPB/R/S/TM-LTY Y/13-)
<u>Amendments to the Plan</u> <u>Item A</u> Rezoning of a site near San Hing Road (SHR) from “Residential (Group E)” (“R(E)”) and “Village Type Development” (“V”) to “Residential (Group A)1” (“R(A)1”). <u>Item B</u> Rezoning of a site near Light Rail Transit (LRT) Lam Tei Station from “Residential (Group B)1” (“R(B)1”) to “R(A)2”. <u>Amendments to the Notes of the Plan</u> (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” (“CA”) zone on diversion of stream, filling of land or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans (MSN). (g) Revision to the Remarks of the Notes for “Commercial” (“C”), “Comprehensive Development Area” (“CDA”), “R(A)”, “R(B)”, “Residential (Group C)” (“R(C)”), “Residential (Group D)” (“R(D)”), “R(E)” and “Government, Institution or Community” (“G/IC”) zones on minor relaxation clauses.	<u>Total: 1</u> <u>Opposes Items A and B, Amendments to the Notes (d), (e) and (f), and provides views on Amendments to the Notes (g)</u> R1: Individual

Note: The name of the representer is attached at **Annex III**. Soft copy of the submission is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_TM-LTY Y_13.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 13.6.2025, the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/13 (**Annex I**) and its Notes (the draft OZP), together with its Explanatory Statement (ES)¹ were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, one valid representation was received. On 26.9.2025, the Board agreed to consider the representation by itself.
- 1.3 This paper is to provide the Board with information for consideration of the representation. The list of representer is at **Annex III**. The representer has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Rezoning of a site near SHR for private residential development (Plan H-1)

- 2.1 To take forward the Rural and New Town Planning Committee (RNTPC) of the Board's decision on 14.7.2023 to agree to a section 12A (s.12A) application (No. Y/TM-LTY Y/10), a site near SHR has been rezoned from "R(E)" and "V" to "R(A)1" subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 100mPD for a proposed private residential development.

Item B - Rezoning of a site near LRT Lam Tei Station for private residential development (Plan H-1)

- 2.2 To take forward the RNTPC's decision on 10.1.2025 to agree to a s.12A application (No. Y/TM-LTY Y/11), a site near LRT Lam Tei Station has been rezoned from "R(B)1" to "R(A)2" subject to a maximum PR of 5 and a maximum BH of 108mPD for a proposed private residential development².

Amendments to the Notes and ES of the OZP

- 2.3 The following amendment to the Notes of the OZP have been made:

¹ The Notes and ES are available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_TM-LTY Y_13.html.

² The applicant for application No. Y/TM-LTY Y/11 originally proposed to rezone the application site from "R(B)1" to "R(B)4" with a maximum PR of 5, a maximum site coverage of 40% and a maximum BH of 27 storeys excluding car park levels (107.8mPD). During the proposed amendments to the OZP on 23.5.2025, the RNTPC agreed that it was more appropriate to rezone this site to "R(A)2" to reflect more accurately the planning intention for high-density residential development (i.e. PR of 5 under the agreed s.12A application), the existing and planned developments in the surroundings including the planned public housing development in SHR and HPR and the proposed private development at Item A site and to allow flexibility for provision of suitable non-domestic uses (such as eating places and shops and services) on the lowest three floors of the future development to serve both future and local residents.

“R(A)” zone

- (i) in relation to **Items A and B**, the Remarks of the “R(A)” zone are revised to incorporate “R(A)1” and “R(A)2” sub-areas with relevant development restrictions;
- (ii) 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;
- (iii) 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; and

Technical amendments

- (iv) opportunity has been taken to revise the covering Notes and Remarks of the Notes for “C”, “CDA”, “R(A)”, “R(B)”, “R(C)”, “R(D)”, “R(E)”, “V”, “G/IC” and “CA” zones to align with the updated MSN).

2.4 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Lam Tei and Yick Yuen Planning Scheme Area (the Area) and to incorporate certain technical revisions.

The Draft OZP

2.5 On 23.5.2025, the RNTPC agreed that the above proposed amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/12 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 5/25 is available at the Board’s website³ and the extract of the minutes of the RNTPC meeting is at **Annex IV**. The draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/13 was gazetted on 13.6.2025.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

3.1 During the processing of the s.12A application No. Y/TM-LTYYY/10 in relation to **Item A**, the application was published for public comments in accordance with the provision of the pre-amended Ordinance⁴. In considering the s.12A application on 14.7.2023, the RNTPC had taken into account the public comments received during the publication periods.

³ The RNTPC Paper No. 5/25 is available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765_rnt_agenda.html

⁴ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

Upon Gazettal of the Draft OZP

3.2 Upon gazettal of the draft OZP on 13.6.2025, members of the Tuen Mun District Council (TMDC) and the Tuen Mun Rural Committee (TMRC) were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. No representation from members of TMDC and TMRC was received.

4. The Representation Sites and Their Surrounding Areas (Plans H-1 to H-5)

4.1 The representation sites and their surrounding areas have the following characteristics:

Representation Site under Item A (Plans H-1, H-2a, H-3, H-4a and H-5)

4.1.1 The Item A site (about 0.2ha) is located near SHR and sandwiched by the rural settlements and San Hing Tsuen in the north and east and the planned public housing development in SHR and Hong Po Road (HPR) in the south and west. The surrounding areas are predominantly rural settlements comprising low-rise village houses and temporary structures intermixing with some brownfield operations. To the further east of the site near LRT Lam Tei Station is another proposed private residential development (i.e. **Item B**) (**Plans H-1 and H-5**). This site is zoned “R(A)1” subject to a maximum PR of 5 and a maximum BHR of 100mPD. The site is formed and currently used as a warehouse.

4.1.2 According to the applicant’s indicative scheme under the agreed s.12A application (No. Y/TM-LTYT/10) (**Drawings H-1a to H-1c**), the proposed private residential development comprises two residential blocks of 29 storeys (above three levels of basement car park) with a BH of not more than 100mPD.

Representation Site under Item B (Plans H-1, H-2b, H-3, H-4b and H-5)

4.1.3 The Item B site (about 0.99ha) is located near LRT Lam Tei Station and a site zoned “C” on the OZP for a proposed high-density private residential development⁵ as well as in the vicinity of the planned public housing development in SHR and HPR and a proposed private residential development at a site near SHR (i.e. **Item A**) (**Plans H-1 and H-5**). The surrounding areas are predominantly sub-urban in nature which include low-density residential development, village houses and rural settlements intermixed with temporary structures and unused land. This site is zoned “R(A)2” subject to a maximum PR of 5 and a maximum BHR of 108mPD. The site is mostly fenced-off and currently vacant.

4.1.4 According to the applicant’s indicative scheme under the agreed s.12A application (No. Y/TM-LTYT/11) (**Drawings H-2a and H-2b**), the proposed private residential development comprises five residential blocks ranging from 14 to 27 storeys (59.8 to 107.8mPD) above two levels of basement car park. The applicant has proposed to upgrade a section of the unnamed road between

⁵ On 19.5.2023, the Committee approved a section 16 application No. A/TM-LTYT/426 with conditions for proposed private residential development (flat) with shop and services use (PR of 5 and BH of 19 storeys (64.45mPD)).

the site and Ng Lau Road to a 7.3m-wide road carriageway together with a 2m-wide footpath and a 2m-wide cycle track for access to the proposed development (**Drawing H-2d**), and to reprovide the existing footpath at the northern boundary of the site (**Drawings H-2a and H-2c**). The reprovided footpath will be opened for public use for 24 hours daily.

4.2 Planning Intention

The planning intention of the “R(A)” zone is for high-density residential developments. 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.

5. The Representation

5.1 Subject of Representation

5.1.1 The representation received was submitted by an individual (**R1**) opposing Items A and B and amendments to Notes (d), (e) and (f), while providing views on amendments to the Notes (g).

5.1.2 The major grounds/views of the representation and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 and 5.3 below.

5.2 Adverse Representation

5.2.1 *Item A*

Major Ground(s)/View(s)	
(1)	The BH of the proposed development (100mPD) is completely out of context with the character of the surrounding areas, village houses and villas. The reference to stepped height is inappropriate as the surrounding village houses are 9m high and thus a development of 11 times higher cannot be justified. The ridgeline of Castle Peak would be obstructed when viewed from San Hing Tsuen Children’s Playground. Unacceptable visual and air ventilation impacts on the existing communities should be avoided.
(2)	The sparse open space in the periphery would not mitigate the reflected heat despite the applicant has proposed two air paths at podium level of the proposed development.
(3)	The proposed emergency vehicular access (EVA) which takes up almost 50% of the site is a waste of precious land resources.
Responses	
(a)	In response to (1) and (2): The rezoning is to take forward the agreed s.12A application No. Y/TM-LTTY/10 for a proposed residential development agreed by the RNTPC on 14.7.2023 on the considerations that the proposed development had

optimised the development potential of the site; was not incompatible with the planned developments in the surrounding areas; technically feasible; and concerned government B/Ds had no objection to or no adverse comment on the application.

In support of the s.12A application No. Y/TM-LTYT/10, the applicant has submitted an indicative scheme supported by various technical assessments (**Drawings H-1a to H-1d**). With reference to the submitted Visual Impact Assessment (VIA), a total of four public viewing points (VPs) have been assessed including a VP at San Hing Tsuen Children's Playground (**Drawing H-1e**). The VIA concludes that the proposed development would result in mostly negligible visual impact on the surrounding areas. The Chief Town Planner/Urban Design and Landscape of PlanD (CTP/UD&L, PlanD) considers that the proposed development at 100mPD, abutting the planned public housing development at SHR and HPR with a maximum BH of 160mPD, is not particularly out-of-context. The proposed development would become part of the high-rise buildings cluster in the area and create a stepped BH profile along Castle Peak Road – Lam Tei allowing gradual transition from the high-rise public housing developments of SHR and HPR in the west to the low-rise rural settlements in the north and east (**Plan H-5**). Overall speaking, the proposed BH would unlikely impose any significant visual impact in the wider context.

Item A is not located within any major breezeways. Furthermore, according to the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06 (HPLB and ETWB TC No.1/06), the proposed development does not fall within those categories of projects that require an Air Ventilation Assessment (AVA). Nevertheless, the applicant has conducted an AVA (Expert Evaluation) in support of the s.12A application. According to the submitted AVA, the applicant has proposed two air paths (about 8.5m and 10m in width) in the indicative scheme to form a crucified air path at podium level and building setback along SHR to enhance wind penetration in the area (**Drawing H-1c**). CTP/UD&L, PlanD has no comment on the proposed development from air ventilation perspective.

The development layout submitted by the applicant under the s.12A application is indicative for technical assessments purpose only, non-binding and subject to detailed design. The future project proponent would still need to comply with relevant requirements as imposed by the Government and legislations as appropriate. Other relevant government departments consulted have no adverse comment on the proposed development.

(b) In response to (3):

As advised by the Director of Fire Services (D of FS), the arrangement of EVA provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD). In this regard, BD has no adverse comment on the EVA for the proposed development. In any event,

the development layout submitted by the applicant under the s.12A application is indicative for technical assessments purpose only, non-binding and subject to detailed design. The future project proponent would still need to comply with relevant requirements for EVA as imposed by the government departments and legislations as appropriate.

5.2.2 Item B

Major Ground(s)/View(s)	
(1)	The increase in PR and BH from 1 and 4 storeys in the original “R(B)1” zone to 5 and 108mPD respectively is audacious and not in line with the original planning intention.
(2)	Concerns on the indicative scheme/layout, including small average flat size, placing residential units facing the rail lines, creating a concrete wall along the nullah, and the width of the access road/cycling path.
(3)	It is not clear which part of the application site is Government land (GL) which contributes to almost 32% of the site.
Responses	
(a)	In response to (1) and (2): The rezoning is to take forward the agreed s.12A application No. Y/TM-LTY Y/11 for a proposed residential development agreed by the RNTPC on 10.1.2025 on the considerations that the intensity of the proposed residential development was not incompatible with the planned developments within the surrounding areas; technically feasible; and concerned government B/Ds had no objection to or no adverse comment on the application. The minimum flat size is 26m² for new private residential flats as mandated for government land sales and other developments since late February 2022, whilst the proposed average flat size for the indicative scheme is about 32.1m². In support of the s.12A application No. Y/TM-LTY Y/11, the applicant has submitted an indicative scheme supported by various technical assessments (Drawings H-2a to H-2c). The submitted VIA concludes that amongst the seven public VPs, the overall visual impact anticipated with the proposed development in place ranges from slightly adverse to significantly adverse (Drawings H-2e to H-2g). To mitigate the potential visual impact, the applicant proposes to include appropriate building design measures, such as setbacks along the western boundary of the Development Site/nullah, a varying BH design and building separation (Drawings H-2a and H-2b). As such, the proposed development would not result in insurmountable visual impact with the implementation of the visual mitigation measures/designs. Furthermore, in the wider geographical context, there are several planned high-density residential developments including public housing developments in areas zoned “R(A)” at SHR and HPR to the further southwest of Item B subject to a maximum PR of 6.5 and a maximum BH

of 160mPD. Adjacent to the SHR and HPR public housing site is a planned private residential development (i.e. **Item A**) with a maximum PR of 5 and a maximum BH of 29 storeys (100mPD). To the southeast of Item B is a private residential development which is zoned “C” with a maximum PR of 5, a maximum site coverage of 36% and a maximum BH of 19 storeys (64.45mPD) (**Plan H-5**). The CTP/UD&L, PlanD considers that the proposed development at 108mPD, though would be taller than its existing immediate neighbourhood, is not incompatible with the planned surrounding environment and would become part of the high-rise building clusters in the wider context.

The applicant proposes to upgrade a section of an unnamed road (at present 6m) between the site and Ng Lau Road (**Drawing H-2d**), to a 7.3m-wide road carriageway together with a 2m-wide footpath and a 2m-wide cycle track for access to the proposed development. The Commissioner for Transport (C for T) and Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) have no objection or no adverse comment on the proposed road improvement works.

Other relevant government departments consulted have no adverse comment on the proposed development. Besides, the development layout submitted by the applicant under the s.12A application (including the disposition of building blocks facing rail lines/nullah and the design of the access road) is indicative for technical assessments purpose only, non-binding and subject to detailed design. The future project proponent would still need to comply with relevant requirements as imposed by the Government and legislations as appropriate.

(b) In response to (3):

The portion of GL within the agreed s.12A application site (No. Y/TM-LTY/11), with an area about 0.3ha (about 31.6% of the site), is shown at **Plan H-2b**. The applicant has clarified in the s.12A application No. Y/TM-LTY/11 that inclusion of strips of GL into the site is to optimise use of land resources. The Chief Estate Surveyor/Land Supply, Lands Department (CES/LS, LandsD) has no adverse comment on the proposed inclusion of GL into the site from land administration perspective.

5.2.3 *Provision of Open Space, Recreational and Government, Institution or Community (GIC) Facilities regarding Items A and B*

Major Ground(s)/View(s)	
(1)	There is severe shortfall in district open space and most of the local open space has yet been implemented within the Area. Besides, the open space provision is still based on the 2m ² per person formula which is not in line with the pledge to increase the provision to 3.5m ² .
(2)	While the nullah adjacent to Item B site may not be attractive and have odour issues, to compensate for the shortfall in district open space within the Area, the area along the nullah should be revitalised and become a promenade open

	for the public in the long term. Footpaths and bike lanes could be provided to connect both sides of the nullah.
(3)	The number of the residents is increased by almost 4,000 but no GIC facilities are provided in the proposed residential developments. This is unacceptable as the additional residents will place burden on the existing services.
Responses	
(a)	In response to (1) and (2): Despite there is a shortfall in existing or planned provision of district open space in the Area (Annex V)⁶, there is a surplus of 26.3ha district open space and 63.47ha local open space in the TMDC area (Annex VI). The provision of open space is considered generally adequate to meet the demand of the planned population within the TMDC area. The Hong Kong 2030+ recommends an enhanced open space provision per person to not less than 3.5m² per person and this is a long-term goal for all districts in Hong Kong. PlanD will continue to review and collaborate with relevant government B/Ds on the provision of open space for the TMDC area with due consideration of this long-term goal. According to the indicative schemes for both agreed s.12A applications No. Y/TM-LTY/10 and 11, not less than 1m² per person of local open space would be provided within the respective developments in Items A and B sites (Drawings H-1d and H-2c). For Item B site, based on the site survey conducted by the applicant in May 2023 and March 2024 for s.12A application No. Y/TM-LTY/11, no odour was detected at the nullah. Relevant government departments consulted indicate that there is no plan to construct a waterfront promenade with footpaths and cycle tracks on both sides of the nullah. Nevertheless, there is an existing footpath along the western boundary of Item B site and the nullah (Plans H-2b and H-4b). Under the indicative scheme for the s.12A application No. Y/TM-LTY/11, a new footpath along the new access road is proposed and would connect to Ng Lau Road and the existing footpath along the nullah (Drawings H-2a and H-2d).
(b)	In response to (3): The existing and planned provision of population-based community facilities in the TMDC area are generally adequate to meet the demand of the overall population in the district in accordance with the HKPSG (Annex VI) and concerned government B/Ds' assessments⁷.

⁶ The information in Annex VI are extracted from Attachment VII of RNTPC Paper No. 5/25.

⁷ In assessing the provision of GIC facilities, the existing and planned provision in private developments, planned GIC facilities without concrete implementation programme, and about 5% of domestic gross floor area (GFA) reserved for social welfare facilities in planned public housing development projects have not fully been taken into account.

For the shortfalls in the provision of clinic/health centre and selected welfare facilities in the TMDC area, the standards set for these facilities under HKPSG are long-term goals⁸ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Health Bureau and Social Welfare Department in the planning and development process as appropriate. Provision of these facilities would be carefully planned/reviewed by relevant government B/Ds. Besides, about 5% of the domestic GFA in the planned public housing developments in SHR and HPR is anticipated to be set aside for the provision of social welfare facilities (including facilities for elderly, child care and rehabilitation services, subject to detailed design and concerned government B/Ds' assessments) in accordance with the prevailing policy and practice to help address some of the shortfalls. The shortfall in the provision of sports centre will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. 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.

On provision for education facilities, while there are shortfalls in the planned provision for classrooms of kindergarten, primary and secondary schools in the Area (**Annex V**)⁶, there are surpluses in the provision in the TMDC area for kindergarten, primary and secondary schools. The provision of education facilities is considered generally adequate to meet the demand of the planned population within the TMDC area.

5.2.4 Amendments to the Notes (d) to (f)

Major Ground(s)/View(s)	
(1)	Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes in "V" zone will affect public scrutiny of the location and design of these facilities.
(2)	Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes in "V" would encourage abuse of the New Territories Exempted Houses policy and result in developments being for sale to outsiders.
(3)	Revision to the planning intention as well as the Remarks of the Notes for "Coastal Protection Area" ("CPA") zone to exempt filling of land or excavation of land pertaining to public works co-ordinated or implemented by the Government and maintenance or repair works from the requirement of planning permission will allow the concerned works not subject to even minimal supervision, thus entirely eliminating the interests of the community from the process.

⁸ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

Responses	
(a)	In response to (1): The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as the Food and Environmental Hygiene Department would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.
(b)	In response to (2): Given the popularity of tours/visits to villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for the “V” zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such uses are required.
(c)	In response to (3): There is no “CPA” zone on the OZP. Amendments to the Notes (f) are related to the Remarks to the “CA” zone on the OZP. Also, there is no revision to the planning intention of the “CA” zone. The incorporation of exemption clause for government works on filling of land or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zone is in line with the latest MSN promulgated by the Board. The objective is to streamline the planning application process/mechanism. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the Government will be in compliance with relevant government requirements, prevailing ordinances and regulations. Statutory control over the developments in the conservation-related zone would not be undermined.

5.3 Representation Providing Views

5.3.1 *Amendments to the Notes (g)*

Major Ground(s)/View(s)	
(1)	Clarification is required for the revision to Remarks of the Notes for “C”, “CDA”, “R(A)”, “R(B)”, “R(C)”, “R(D)”, “R(E)” and “G/IC” zones on minor relaxation clauses.

Responses	
(a)	In response to (1): The revision to Remarks of the Notes regarding minor relaxation on PR/GFA/site coverage restrictions on various zones ⁹ is a technical amendment to tally with the latest MSN promulgated by the Board only. There is no change to the development restrictions in the respective zones.

6. Departmental Consultation

The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Education;
- (b) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (c) District Lands Officer/Tuen Mun, LandsD;
- (d) CES/LS, LandsD;
- (e) C for T;
- (f) CHE/NTW, HyD;
- (g) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (h) Director of Environmental Protection;
- (i) Director of Agriculture, Fisheries and Conservation;
- (j) Chief Engineer/Mainland North, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) D of FS;
- (m) Chief Building Surveyor/New Territories West, BD;
- (n) Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Social Welfare;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Food and Environmental Hygiene;
- (s) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (t) Chief Engineer/Housing Projects 2, CEDD;
- (u) Director of Housing;
- (v) Commissioner of Police;
- (w) District Officer (Tuen Mun), Home Affairs Department; and
- (x) CTP/UD&L, PlanD.

7. Planning Department's Views

7.1 The views of **R1 (part)** on amendment to the Notes (g) are noted.

7.2 Based on the assessments in paragraph 5.2 above, PlanD does not support the remaining part of **R1** and considers that the OZP should not be amended to meet the representation for the following reasons:

⁹ The amendments to the Notes of the OZP (with additions in **bold and italics** and deletions in '~~crossed-out~~') are at Attachment III of the RNTPC Paper No. 5/25.

Items A and B

- (a) Items A and B are to take forward the decisions of the Rural and New Town Planning Committee on two agreed section 12A applications for proposed private residential developments subject to respective plot ratio and building height restrictions. The proposed developments are considered not incompatible with the surrounding environment and relevant technical assessments have been conducted which demonstrate that no insurmountable impacts on the surroundings are anticipated, while the concerned government bureaux/departments have no objection to or no adverse comment on the proposed developments at the respective sites. The zoning and relevant development restrictions on the Outline Zoning Plan are considered appropriate;
- (b) the existing and planned provision of government, institution and community (GIC) facilities in Tuen Mun District are generally sufficient to meet the demand of the planned population while there is surplus in the planned provision of open space in Tuen Mun District. The provision of GIC facilities and open space will be closely monitored by the relevant government bureaux/departments;

Amendments to the Notes for “Village Type Development” zone

- (c) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1, as well as ‘Field Study/Education/Visitor Centre’ and ‘Flat’ under Column 2 of the Notes for “Village Type Development” (“V”) zone is in line with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Town Planning Board (the Board). The provision of these facilities will follow the relevant established government procedures and/or require planning permission from the Board; and

Amendments to the Notes for “Conservation Area” zone

- (d) the incorporation of the exemption clause that filling of land or excavation of land related to public works co-ordinated or implemented by the Government are exempted from the requirement for planning application in the “Conservation Area” (“CA”) zone is in line with the latest MSN promulgated by the Board and will streamline the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over developments in the “CA” zone would not be undermined.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representation taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, Members are also invited to agree that the Plan, together with their Notes and Explanatory Statement, are suitable for submission under section 8 of the

Ordinance to the Chief Executive in Council.

9. Attachments

Annex I	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/13 (reduced size)
Annex II	Schedule of Amendments to the Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/12
Annex III	List of Representer
Annex IV	Extract of Minutes of the RNTPC Meeting held on 23.5.2025
Annex V	Provision of Major Community Facilities and Open Space in the Lam Tei and Yick Yuen Planning Scheme Area
Annex VI	Provision of Major Community Facilities and Open Space in Tuen Mun District Area
Drawings H-1a to H-1e	Indicative Scheme for the Proposed Development of Representation Site under Item A
Drawings H-2a to H-2g	Indicative Scheme for the Proposed Development of Representation Site under Item B
Plan H-1	Location Plan of the Representation Sites
Plan H-2a	Site Plan of the Representation Site under Item A
Plan H-2b	Site Plan of the Representation Site under Item B
Plan H-3	Aerial Photo
Plan H-4a	Site Photos of the Representation Site under Item A
Plan H-4b	Site Photos of the Representation Site under Item B
Plan H-5	Development Parameters for Residential Sites in the Vicinity of the Representation Sites

**PLANNING DEPARTMENT
NOVEMBER 2025**