

TOWN PLANNING BOARD

**TPB Paper No. 11041
For Consideration by the
Town Planning Board on 16.1.2026**

DRAFT NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/YL-NSW/11 – R1 TO R4**

**DRAFT NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/11
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-NSW/11-R1 TO R4**

Subject of Representations	Representers (No. TPB/R/S/YL-NSW/11-)
<p><u>Amendments to the Plan</u></p> <p><u>Item A1</u> Rezoning of a site to the west of Castle Peak Road – Tam Mi from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”), “Industrial (Group D)” (“I(D)”), “Open Storage” (“OS”) and an area shown as ‘Road’ to “OU(CDWRA)(2)” with stipulation of Area (a) and Area (b) and building height (BH) restrictions.</p> <p><u>Item A2</u> Rezoning of a strip of land to the north of the “OU(CDWRA)(2)” zone from “OU(CDWRA)” to “Conservation Area” (“CA”).</p> <p><u>Item A3</u> Rezoning of a site to the southwest of the “OU(CDWRA)(2)” zone from “I(D)” and “OS” to “Open Space” (“O”).</p> <p><u>Item B1</u> Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) with stipulation of BH restriction.</p> <p><u>Item B2</u> Rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from “OS” to “O”.</p>	<p><u>Total: 4</u></p> <p><u>Supports Items A1 and B1</u> R1: Bright Strong Limited / King Garden Limited represented by Llewelyn-Davies Hong Kong Limited</p> <p><u>Support Items A1 to A3</u> R2 and R3: Individuals</p> <p><u>Supports Items A2, A3, B1 and B2 and Opposes Item A1</u> R4: Individual</p>

Note: The names of all representers are attached at **Annex III**. Soft copy of the submissions is sent to the 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_YL-NSW_11.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 12.9.2025, the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11 (**Annex I**) and its Notes (the draft OZP), together with its Explanatory Statement (ES)¹, were exhibited for public inspection under section 5 (s.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 statutory exhibition period, a total of four valid representations were received. On 12.12.2025, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

- 2.1 On 28.2.2025, the Rural and New Town Planning Committee (the Committee) of the Board partially agreed to two section 12A (s.12A) applications No. Y/YL-NSW/8 and 9 (the two s.12A applications) for the proposed comprehensive residential developments at two adjoining sites which include wetland restoration area (WRA), a privately-operated covered public transport terminus (PTT), as well as Government, Institution and Community (GIC) and other supporting facilities, a school and the relocation and redevelopment of a soy sauce factory² (**Drawing H-1a**).
- 2.2 In deliberating the two s.12A applications, the Committee considered that appropriate zoning(s) should be designated to facilitate comprehensive planning and development of the two adjoining sites in a co-ordinated manner with suitable planning controls, such that the provision of the proposed supporting facilities such as a privately-operated covered PTT and associated road improvement works (**Drawing H-3**) and relocation of the soy sauce factory would be implemented timely to tie in with the population intake. The Committee also noted that considerations could be given to devising a single zoning covering the two adjoining sites with designation of sub-areas to reflect different planning intentions for them, and to incorporating the requirement for submission of a layout plan covering the two sub-areas under a single zoning. A single zoning for the two sites might also help address the interface issues between the residential developments and the relocated soy sauce factory, facilitating effective implementation of the proposed developments. Besides, subsequent s.16 applications for the proposed comprehensive residential developments and relocated soy sauce factory would be required, and relevant government bureaux/departments (B/Ds) and the Board would scrutinise the detailed design and technical assessments, such as the design of the WRA and the odour impact of the relocated soy sauce factory. Taking into account the

¹ The Notes and ES are available at the Board's website at: https://www.tpb.gov.hk/en/plan_making/S_YL-NSW_11.html.

² It refers to the existing Koon Chun Hing Kee Soy Sauce Factory in **Plan H-2**.

Committee's views highlighted above, the following amendments **Item A1 to A3, B1 and B2** have been incorporated on the draft Nam Sang Wai OZP No. S/YL-NSW/11:

Item A1 – Rezoning of a site to the west of Castle Peak Road – Tam Mi (Item A1 site) for a comprehensive residential development to include WRA, PTT as well as GIC and other supporting facilities (Plan H-1)

- 2.3 **Item A1** site has been rezoned to “OU(CDWRA)(2)” (i.e. a new “OU” sub-zone)³ to facilitate a comprehensive residential development to include WRA, PTT as well as GIC and other supporting facilities. Two sub-areas (**Plan H-1**) are delineated to reflect their respective planning intentions and the agreed proposed comprehensive development under the two s.12A applications (**Drawing H-1a**), including Area (a)⁴ which intends to provide incentives for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include a WRA; and Area (b)⁵ which intends to phase out or relocate existing industrial, open storage and port back-up uses (**Plans H-2 to H-4e**) through comprehensive residential development. Any new development or redevelopment within the “OU(CDWRA)(2)” zone is subject to development restrictions of a maximum Gross Floor Area (GFA) of 392,300m² (of which the domestic GFA shall not exceed 371,650m² and a GFA of not less than 6,400m² shall be dedicated for the provision of a PTT)⁶, a maximum BH of 115mPD, provision of a WRA of not less than 28,000m² at the northern part of Area (a) and provision of GIC facilities as required by the Government.

Items A2 and A3 – Rezoning a strip of land to the north of Item A1 site (Item A2 site) and a site to the southwest of Item A1 site (Item A3 site) for rationalisation of zoning boundaries (Plans H-1 and H-2)

- 2.4 To rationalise the zoning boundaries upon rezoning of **Item A1** site, **Item A2** site has been rezoned to “CA” which reflects its existing condition being part of an existing pond and its pond bund and aligns with the “CA” zone located to the immediate north of “OU(CDWRA)(2)” zone (**Plans H-4a and H-4f**), and **Item A3** site⁷ located to the immediate east of the old meander of Kam Tin River at the “O” zone has been rezoned to “O” to form part of the contiguous “O” zone for development in a longer term (**Plans H-1 to H-3 and H-4f**).

Item B1 – Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road (Item B1 site) for the Relocated Soy Sauce Factory (Plan H-1)

- 2.5 **Item B1** site (**Plans H-4g and H-4h**) has been rezoned to “OU(SSF)”, a tailor-made zoning which intends primarily for the relocation and redevelopment of a soy sauce factory that currently operated within the **Item A1** site and uses related and/or ancillary

³ This new “OU(CDWRA)(2)” zone would facilitate appropriate planning control over the development mix, scale, design and layout of the comprehensive development, taking into account various ecological, environmental, traffic, infrastructural and other constraints.

⁴ It covers the area previously zoned “OU(CDWRA)” on the then approved Nam Sang Wai OZP No. S/YL-NSW/10.

⁵ It covers the areas previously zoned “I(D)” and “OS” on the then approved Nam Sang Wai OZP No. S/YL-NSW/10.

⁶ The major development parameters of the indicative schemes of the two s.12A applications are summarised in **Annex VI**.

⁷ This residual portion of Government Land (GL) (about 0.14 ha) is included in the application site, but not the development site of the proposed comprehensive development under application No. Y/YL-NSW/9 (**Drawings H-1a and H-1c**). Hence, it is not intended to form part of the future comprehensive residential development at **Item A1** site (**Plan H-1**).

to the operation of the factory (**Plans H-2, H-4c and H-4d**). Any new development or redevelopment within the “OU(SSF)” zone is subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD.

Item B2 – Rezoning a strip of residual land along the southwestern boundary of Item B1 site (Item B2 site) for rationalisation of zoning boundary (Plan H-1)

- 2.6 To rationalise the zoning boundary upon rezoning of **Item B1** site, **Item B2** site (**Plans H-1 to H-3, H-4g and H-4h**) has been rezoned to “O” that aligns with the contiguous “O” zone in the west.

Amendments to the Notes and ES of the OZP

- 2.7 The following amendments to the Notes of the OZP have been made:

“OU(CDWRA)(2)” zone

- (i) in relation to **Item A1**, a new set of Notes for “OU(CDWRA)(2)” zone, with restrictions on GFA and BH, and requirements on the provision of a WRA at the northern part of Area (a) and a PTT, as well as GIC facilities as required by the Government, and corresponding amendments to the Notes of the “OU(CDWRA)” zone, have been incorporated. Any development or redevelopment thereat (except for some uses under Column 1) will be subject to approval by the Board via s.16 application in the form of a comprehensive development scheme with the requirement of layout plan submission (except for some uses annotated with # under Column 2);

“OU(SSF)” zone

- (ii) in relation to **Item B1**, a new set of Notes for “OU(SSF)” zone with restrictions on GFA and BH has been incorporated. Any development or redevelopment thereat (except for some uses under Column 1) will be subject to approval by the Board via s.16 application;

“I(D)” zone

- (iii) in relation to **Items A1 and A3**, the Notes for “I(D)” zone has been deleted; and

Technical Amendments

- (iv) opportunity has also been taken to revise the plot ratio/GFA exemption clause regarding the provision related to caretaker’s quarters in the Remarks of the Notes for the “Residential (Group A)” (“R(A)”), “Residential (Group D)”, “OU” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”), “OU(CDWRA)” and “OU(CDWRA)(1)” zones; revise ‘Government Use (not elsewhere specified)’ to ‘Government Use’ under Column 2 of the Notes for the “OU” annotated “Pumping Station” zone; revise the planning intention of the Notes for “Government, Institution or Community” zone in accordance with the latest Master Schedule of Notes (MSN); revise the Chinese

translation of the user terms ‘Flat’ and ‘Research, Design and Development Centre’; revise the Chinese translation of the Remarks of the Notes for the “R(A)”, “OU(CDWRA)” and “OU(CDWRA)(1)” zones; and revise the Chinese translation of paragraph (9) of the covering Notes, in accordance with the latest MSN, as appropriate.

- 2.8 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 Nam Sang Wai Planning Scheme Area and to incorporate certain technical revisions. In particular, in view of the direct interface between the two abutting developments under **Items A1 and B1**, to ensure appropriate environmental mitigation measures will be incorporated in the design of the two developments, it has been specified in the ES that any comprehensive development or redevelopment at the “OU(CDWRA)(2)” and “OU(SSF)” zones (except for some specified uses under the Remarks in the proposed Notes) is required to be designed, developed and considered by the Board under s.16 applications in a co-ordinated manner.

The Draft OZP

- 2.9 On 15.8.2025, the Committee agreed that the proposed amendments to the approved Nam Sang Wai OZP No. S/YL-NSW/10 were suitable for exhibition under s.5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 8/25 is available at the Board’s website⁸ and the extract of minutes of the said RNTPC meeting is at **Annex IV**. The draft Nam Sang Wai OZP No. S/YL-NSW/11 was gazetted on 12.9.2025.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

- 3.1 During the processing of the two s.12A applications relating to **Items A1, A3 and B1**, the two s.12A applications were published for public comments in accordance with the provision of the pre-amended Ordinance⁹. In considering the two s.12A applications on 28.2.2025, the Committee had taken into account the public comments received during the respective publication periods.

Upon Gazettal of the Draft OZP

- 3.2 Upon gazettal of the draft OZP on 12.9.2025, members of the Yuen Long District Council (YLDC), Shap Pat Heung Rural Committee (SPHRC) and San Tin Rural Committee (STRC) 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 YLDC, SPHRC and STRC was received.

⁸ The RNTPC Paper No. 8/25 is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/771_rnt_agenda.html.

⁹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

4. **The Representation Sites and the Surrounding Areas** (Plans H-1 to H-4h)

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

Representation Site under Item A1 (Plans H-2 to H-4e)

4.1.1 **Item A1** site (about 16.76 ha) is located to the west of Castle Peak Road – Tam Mi and is currently accessible via the said road (**Plan H-2**). Area (a) of **Item A1** site is mainly occupied by the temporary centralised quarters for imported labours, (with valid planning permission under application No. A/YL-NSW/354 until 31.10.2027) with minor portion being occupied by open storage yard, nullahs and abandoned ponds (**Plans H-3 and H-4a to H-4c**). Area (a) of **Item A1** site also falls within the Wetland Buffer Area (WBA) of the Deep Bay Area (with a very minor portion (about 370m²) falling within the Wetland Conservation Area (WCA)) (**Plan H-2**). Area (b) of **Item A1** site is currently occupied by an existing soy sauce factory (i.e. Koon Chun Hing Kee Soy & Sauce Factory), grassland as well as portions of an existing container storage yard and an open storage yard for construction equipment and materials with valid planning permissions under applications No. A/YL-NSW/356 and 359 until 7.11.2028 and 9.1.2029 respectively (**Plans H-2, H-3, H-4a, H-4d and H-4e**). **Item A1** site is zoned “OU(CDWRA)(2)” subject to a maximum GFA of 392,300m² (of which the domestic GFA shall not exceed 371,650m² and a GFA of not less than 6,400m² shall be dedicated for the provision of a PTT), a maximum BH of 115mPD, provision of a WRA of not less than 28,000m² at the northern part of Area (a) and provision of GIC facilities as required by the Government.

4.1.2 The surrounding areas are mainly rural in character with an intermix of residential dwellings/structures, open storage yards, vacant land and wetlands/ponds. Abutting the northern boundary of **Item A1** site and to the further west across the Kam Tin River are existing wetland/ponds in Nam Sang Wai. To the further north are the village settlements of Pok Wai and Wing Kei Tsuen as well as a proposed comprehensive residential development within the “OU(CDWRA)(1)” zone (**Plans H-1 and H-2**). To the immediate south are portions of an existing container storage yard and an open storage yard as mentioned in paragraph 4.1.1 above within the “OU (SSF)” zone (i.e. **Item B1** site). The old meander of Kam Tin River within the “O” zone is located to the immediate southwest (**Plans H-2 and H-3**). To the further east across Castle Peak Road – Tam Mi, San Tin Highway and San Tam Road is an area currently occupied by residential developments intermixed with sporadic open storage uses at Mo Fan Heung and Sha Po and the area is zoned “R(A)”, “Government, Institution or Community” (“G/IC”) and “OU(Railway Reserve)” on the approved Kam Tin North OZP which are intended for planned high-rise and high-density residential development with a PR of 6.7 and a maximum BH of 185mPD and the future Au Tau Station of the Northern Link (NOL) (**Plans H-1 to H-3**).

- 4.1.3 According to the applicants' indicative schemes submitted under the two s.12A applications (**Drawings H-1a to H-1c**), the proposed comprehensive residential development comprises 35 residential blocks ranging from 15 to 29 storeys (61.5mPD to 115mPD) with some blocks containing podia for GIC facilities, a privately-operated covered PTT, clubhouse and retail facilities, a two-storeys GIC block (14.7mPD), two three-storeys clubhouse blocks (18.5mPD) and a proposed school (**Drawings H-1a to H-3**). The applicants have also proposed a WRA of not less than 28,000m² at the northern part of the development (i.e. at the northern part of Area (a) of **Item A1** site) (**Drawings H-1a, H-1b and H-4a**) and associated road improvement works including widening of Castle Peak Road – Tam Mi with footpath, provision of the proposed subway connecting with the proposed development and the future Au Tau Station of MTR NOL (**Drawing H-3**). The major development parameters of the indicative schemes of the two s.12A applications are summarised in **Annex VI**.

Representation Sites under Items A2 and A3 (Plans H-2 and H-4f)

- 4.1.4 **Item A2** site (about 0.07 ha) is part of an existing pond and its pond bund and along with the “CA” zone to the immediate north of **Item A1** site. The site is zoned “CA” to reflect its existing condition (**Plans H-2 and H-4f**).
- 4.1.5 **Item A3** site (about 0.14 ha) is GL sandwiched by the old meander of Kam Tin River at the “O” zone to its immediate west and **Item A1** site to the immediate east. It is currently formed, paved and occupied by a pottery workshop in temporary structures (**Plans H-2 and H-4f**). The site is zoned “O” to form part of the contiguous “O” zone for development in a longer term (**Plans H-1 and H-2**).

Representation Site under Item B1

- 4.1.6 **Item B1** site (about 2.96 ha) is located near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road and will be accessible via a vehicular access leading to Castle Peak Road – Tam Mi (**Drawing H-3 and Plan H-2**). The site is currently occupied by portions of an existing container storage yard and an open storage yard (**Plans H-4g and H-4h**) as mentioned in paragraph 4.1.1 above. While abutting the southern boundary of **Item A1** site, **Item B1** site shares the same wider development context of **Item A1** site as set out in paragraph 4.1.2 above (**Plans H-1 to H-3**). The site is zoned “OU(SSF)” subject to a maximum GFA of 13,700m² and a maximum BH of 15mPD for the relocation and redevelopment of a soy sauce factory currently occupying the southern portion of the **Item A1** site (**Plans H-2, H-3, H-4c and H-4d**).

Representation Site under Item B2

- 4.1.7 **Item B2** site (about 0.03 ha) is a strip of residual land along the southwestern boundary of **Item B1** site (**Plans H-2, H-4g and H-4h**). The site is zoned “O” to align with the contiguous “O” zone in the west (**Plans H-1 and H-2**).

Planning Intentions

4.2 The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “OU(CDWRA)(2)” zone under **Item A1** is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include wetland restoration area in Area (a) and phasing out of the existing industrial, open storage and port back-up uses through comprehensive residential development in Area (b), with the provision of PTT as well as GIC and other supporting facilities. Commercial uses serving the local neighbourhood and/or a wider area may also be permitted. Any new building should be located farthest away from Deep Bay;
- (b) the “CA” zone under **Item A2** is intended to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest;
- (c) the “O” zone under **Items A3 and B2** is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and
- (d) the “OU(SSF)” zone under **Item B1** is intended primarily for the relocation and redevelopment of a soy sauce factory and uses related and/or ancillary to the operation of the factory.

5. The Representations

5.1 Subject of Representations

- 5.1.1 During the two-month exhibition period, four valid representations were received. Amongst the four representations received, one (**R1**) from the representative of the applicants of the two s.12A applications supports **Items A1 and B1**; two (**R2 and R3**) from individuals support **Items A1 to A3**; and one (**R4**) from an individual supports **Items A2, A3, B1 and B2** but opposes **Item A1**.
- 5.1.2 The major grounds and views of representations as well as PlanD’s responses, in consultation with the relevant B/Ds, are summarised in paragraphs 5.2 to 5.3 below.

5.2 Supportive Representations

Items A1 to A3, B1 and B2

Major Grounds/Views	Representation No.
(1) Items A1 and B1 were supported as the amendments were in line with the Committee’s decision on the two s.12A applications at its meeting on 28.2.2025.	R1
(2) The proposed development under Item A1 could phase out existing industrial, open storage and port back-up uses and foster a comprehensive residential development near the planned MTR Au Tau Station. Furthermore, the proposed comprehensive residential development with PTT and GIC facilities would create a vibrant and inclusive neighbourhood near the planned MTR Au Tau Station, which is also in line with the Government’s vision to develop the Au Tau Area.	
(3) The relocation of the existing Koon Chun Hing Kee Soy Sauce Factory under Item B1 could release valuable land for the comprehensive residential development under Item A1 while ensuring environmental compatibility, and provide opportunity for the soy sauce factory to redevelop and modernise a long-established traditional factory and a well-recognised brand that embodies the spirit of “Made-in-Hong-Kong” products.	
(4) The “OU(CDWRA)(2)” and “OU(SSF)” zones under Items A1 and B1 , which require the project proponents to submit development proposals through s.16 application for the Board’s consideration, could ensure that the proposed developments within the two zones will be implemented in a co-ordinated manner.	
(5) Items A1 to A3 are supported ¹⁰ .	R2 and R3
(6) Items A2, A3, B1 and B2 are supported.	R4
Responses	
The supportive views are noted.	

¹⁰ **R2 and R3** indicated support to “**Item A**” but the supportive grounds, which were related to a development at Bailey Street in Hung Hom, were irrelevant to **Items A1 to A3** of the draft Nam Sang Wai OZP.

5.3 Adverse Representation (R4)

Item A1

Major Ground/Comment(s)	
(1)	The residential development portions under the two s.12A applications are combined as one single comprehensive residential development. There is an inevitable increase in PR and BH which further blocks the views of the mountains from many locations. There are also considerable changes to the layout but not for the betterment of the community.
(2)	With one single comprehensive residential development, there will be more asphalt but fewer trees. The wetland element has been be shrunk and the proposed WRA will be enclosed and privatised and could not be enjoyed by the general public.
(3)	Some photomontages enclosed in the RNTPC papers of the two s.12A applications dated 28.2.2025 are not included in the RNTPC Paper No. 8/25 for the proposed amendments to the approved Nam Sang Wai OZP No. S/YL-NSW/10 (the Proposed Amendments Paper) dated 15.8.2025.
Responses	
(a)	<p>In response to (1) and (2):</p> <p>Item A1 is to take forward the two s.12A applications for proposed comprehensive residential development partially agreed by the Committee on 28.2.2025, having taken into account Members' considerations as mentioned in paragraph 2.2 above.</p> <p>The two s.12A applications were partially agreed mainly on considerations that the proposed developments could strike a balance between conservation and development; the proposed development parameters (a maximum GFA of 392,300m² and a maximum BH of 115mPD) and the technical aspects were considered acceptable while facilitating the relocation of the soy sauce factory to Item B1 site; and the proposed maintenance and management arrangements of the WRA were considered acceptable. The two s.12A applications were supported by relevant technical assessments including Traffic Impact Assessment, Ecological Impact Assessment including a Wetland Restoration and Creation Scheme, Environmental Assessment, Air Ventilation Assessment, Visual Impact Assessment (VIA), Landscape Design Proposal with Tree Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Water Supply Impact Assessment which demonstrated that the proposed developments would not result in insurmountable technical problems or significant adverse impacts to the surrounding areas. Relevant B/Ds had no objection to or no adverse comments on the applications from technical perspectives including traffic, nature conservation, ecological, environmental, air ventilation, visual, landscape, drainage and sewerage, waters supply, etc. Furthermore, the proposed comprehensive residential development within the "OU(CDWRA)(2)" zone under Item A1 will provide a WRA, a PTT and GIC facilities (Drawings H-1a and H-3) which would serve not only the future residents but also the neighbourhood.</p>

In addition, having considered Members' considerations as mentioned in paragraph 2.2 above, to allow suitable planning controls on comprehensive planning and development of the two adjoining sites in a co-ordinated manner, a single "OU(CDWRA)(2)" zone that covers the residential development portions of the two s.12A applications (**Drawing H-1a and Plan H-2**) has been proposed to facilitate appropriate controls over the development mix, scale, design and layout of the comprehensive development, taking into account various ecological, environmental, traffic, infrastructural and other constraints. Besides, the development intensity stipulated under **Item A1** as specified in the Notes of the OZP for the "OU(CDWRA)(2)" zone reflects the agreed development parameters under the two s.12A applications. There is no increase in development intensity (i.e. a maximum GFA of 392,300m² and a maximum BH of 115mPD) under the current single zoning for the comprehensive residential development.

According to the Notes of "OU(CDWRA)(2)" zone, s.16 application for the proposed comprehensive residential development would be required. The s.16 application should be in the form of a comprehensive development scheme to include a layout plan with supporting documents as set out in the Remarks of the Notes of "OU(CDWRA)(2)" zone. Relevant B/Ds and the Board would scrutinise the detailed design and technical assessments, such as design, management and maintenance proposal of the WRA, landscape proposals, VIA, development layout and BH of the comprehensive residential development, and assess the combined effects of the two development portions under the two s.12A applications.

Besides, as specified in the ES of the OZP for the "OU(CDWRA)(2)" zone, design considerations including stepped BH profile, variations in BH, sensitive façade treatment, sensible building disposition and appropriate building separations between building blocks should be adopted and incorporated in the comprehensive residential development, where appropriate, so that the comprehensive residential development can be compatible and commensurate with the planned high-density residential development and the committed MTR Au Tau Station of NOL to the east of San Tin Highway as well as the natural and rural character of the surrounding areas in terms of urban design, visual, landscape and air ventilation perspectives.

As stipulated in the Notes of the OZP, a WRA with a total area of not less than 2.8ha is required to be provided in the northern part of the "OU(CDWRA)(2)" zone (**Drawings H-1a and H-4a**). Since major part of **Item A1** site has been filled prior to the gazettal of the first Nam Sang Wai Interim Development Permission Area Plan No. IDPA/YL-NSW/1 in 1990, there will be a net increase of about 2.48 ha of wetland (after discounting 0.32 ha of abandoned ponds currently in **Item A1** site) and overall gain of ecological functions upon implementation of the WRA of about 2.8ha. The WRA with landscape planting can also serve as a buffer between the residential portion and the fish

<p>ponds in the “CA” zone to the immediate north of the Site (Drawing H-4a), and enhance the linkage between the nearby meanders and marshes with the wetlands in Deep Bay (Plans H-3 and H-4a). Given the anticipated ecological value and functions of the WRA, the applicants have proposed a platform (Drawing H-4a) for guided visitors to observe wetlands and the waterbirds at designated locations without disturbing waterbirds within the WRA.</p>
<p>(b) In response to (3):</p> <p>The indicative schemes and the associated plans, drawings and photomontages were submitted by the applicants in support of the two s.12A applications and they were intended for illustration purpose. While more details, including more photomontages, were incorporated in the two RNTPC Papers dedicated for the two s.12A applications, only the major and relevant ones are attached to the Proposed Amendments Paper for more effective illustration of the amendment items (Drawings H-1a to H-5c). Both papers are available for public inspection on the Board’s website¹¹.</p>

Provision of GIC facilities

Major Ground/Comment(s)/Suggestion(s)	
(4)	<p>The intention of the “Comprehensive Development Area”¹² zone, which refers to the comprehensive design and layout with the provision of certain amount of GIC facilities to fulfill district needs, is almost wiped out by the residential development portions of two s.12A applications as Item A1 site comprises almost 40,000m² GL and the public would have expectation in providing a GIC node so that there could be facilities like dormitories for disabled children who could have easy access to educational facilities. There should be considerable opportunity to achieve an optimal solution as the lots within Item A1 site are owned by the same developer.</p>
(5)	<p>Yet with the almost 40,000m² GL, the GIC facilities proposed in the two s.12A applications comprise only a very small Residential Care Home for the Elderly (RCHE) and a Neighbourhood Elderly Centre (NEC). Members should have questioned on why such development with the introduction of 26,000 population will only dedicate the equivalent of a mere 1.4% of overall GFA as GIC facilities in addressing community needs.</p>
(6)	<p>Members of the Board has never questioned the statement of “<i>existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)</i>” while every service listed accounted a significant shortfall with explanations like “<i>the standards set for these facilities under HKPSG are long-term goals</i>”.</p>

¹¹ The RNTPC Papers No. Y/YL-NSW/8A and 9A dated 28.2.2025 are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/760_rnt_agenda.html. The RNTPC Paper No. 8/25 dated 15.8.2025 is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/771_rnt_agenda.html.

¹² The “Comprehensive Development Area” zone mentioned in **R4** should refer to the “OU(CDWRA)(2)” zone.

(7)	New areas would face similar shortfalls in social welfare and community services like those in Tin Shui Wai. The Board members should question instead of continue to approve plans that contain no measures to ensure provision of essential services to cope with the additional population, which in turn would cause impacts to existing community and healthcare services.
Responses	
(c)	<p>In response to (4) to (7):</p> <p>The existing and planned provision for major GIC facilities in YLDC area is generally adequate to meet the demand of the planned population in the district in accordance with the requirements of HKPSG and the assessments of relevant B/Ds¹³, except for hospital beds, clinics/health centres, social welfare facilities, sports facilities, divisional police station and magistracy (Annex V).</p> <p>On the deficits in some social welfare facilities, hospital beds and clinic/health centres in the YLDC area, it should be noted that the standards set under the HKPSG for these services/facilities are long-term goals¹⁴ serving the ultimate planned population, and the actual provision would be subject to the consideration of relevant B/Ds, including Health Bureau (HHB) and/or Social Welfare Department (SWD) in the planning and development process as appropriate.</p> <p>Under the healthcare system, hospitals and clinic facilities in a common geographical area are grouped together to form an integrated service network. The aim is to ensure a more even use of Government and Government-assisted hospital beds and that patients are treated with the level of staff and facilities most appropriate to their clinical conditions. In this regard, while the provision of hospital beds and clinics/health centres under HKPSG is assessed based on the planned population of YLDC area, HHB/Hospital Authority (HA) adopts a wider spatial context in the assessment and plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. YLDC area is within the catchment area of the New Territories West Cluster (NTWC). Under the on-going First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand. For hospital development project in NTWC under the First HDP, the extension of Operating Theatre Block for Tuen Mun Hospital was substantially completed in 2022.</p> <p>The Government announced in 2018 that it has invited HA to commence planning for the Second HDP, which was intended to be implemented to meet</p>

¹³ In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area (e.g. Hung Shui Kiu, San Tin Technopole and Yuen Long New Town) have not been taken into account.

¹⁴ 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.

the service demand up to 2036. With the changes in the planning and development situation in Hong Kong and having regard to its territory-wide and regional planning and development strategies with the latest corresponding change in population projections, as well as the population policy of the Government, etc., HHB and HA are currently reviewing the Second HDP by adopting a planning horizon of up to 2041 and beyond, and to project the healthcare services demand and consider the supply and conditions of the land required (including the feasibility of constructing a hospital and the associated supporting facilities on the site concerned), for optimising the Second HDP. The Government also considers factors such as the development need of individual hospitals and its cost-effectiveness, and the convenience of public access to healthcare services under various major transport infrastructure development plans for determining the distribution, scale and priority, etc. of various hospital development projects under the Second HDP. After the completion of the review of the Second HDP, the Government will announce the details of the hospital development projects, including those in NTWC, in due course.

For provision of social welfare services/facilities, in applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of population growth and demographic changes as well as the provision of different welfare facilities have to be considered. SWD has all along adopted a multi-pronged approach to identify suitable accommodation for the provision of welfare facilities so as to meet the ongoing welfare service needs of different districts. In general, apart from taking into account the planning standards and guidelines for welfare facilities set out in HKPSG, factors including the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site, resource availability, site constraints, development potential and limitations etc., will also be considered upon drawing up appropriate plan for proposed welfare facilities to meet the service demand arising from developments and to address the community demand at large. Besides, social welfare facilities could be incorporated in planned public housing developments in accordance with the prevailing policy and practice¹⁵ to help address some of the shortfalls when opportunities arise. In addition to the services/facilities provided by the Government in accordance with the HKPSG, there are provision of services/facilities from the private market that could help address the demand.

Regarding the concerns on social welfare and community facility provision within **Item A1** site, a NEC proposed by relevant B/Ds and a privately-operated RCHE committed by the applicants are incorporated in the indicative scheme of the approved s.12A application No. Y/YL-NSW/8. While the requirement for GIC facilities is stipulated in a general manner in the Notes of

¹⁵ According to prevailing policy and practice, about 5% of the total attainable domestic GFA of the planned public housing developments is anticipated to be set aside for the provision of social welfare facilities (subject to detailed design and concerned B/D's assessments).

the OZP for the “OU(CDWRA)(2)” zone to allow flexibility for further liaison with relevant B/Ds, such details would be incorporated in the form of a comprehensive development scheme, with the requirement of layout plan to be submitted under the future s.16 application for development within the “OU(CDWRA)(2)” zone. The ES also mentions that a NEC and a privately-operated RCHE should be provided within the comprehensive development within the “OU(CDWRA)(2)” zone, subject to further liaison with relevant B/Ds on the exact type and size. In view of such, relevant B/Ds have no adverse comment on the amendments under **Item A1**.

The shortfalls in the provision of sports facilities, divisional police station and magistracy 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.

6. Bureaux/Departmental Consultation

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

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

- (v) District Officer (Yuen Long), Home Affairs Department; and
- (w) Chief Town Planner/Urban Design and Landscape, PlanD.

7. Planning Department's Views

- 7.1 The supportive views of **R1 to R3 on Items A1 to A3, B1 and B2**, and **R4 (part) on Items A2, A3, B1 and B2** are noted.
- 7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support R4 (part) and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A1

- (a) **Item A1** is to take forward the two s.12A applications which were partially agreed by the Board mainly on the considerations that the proposed developments under the two s.12A applications could strike a balance between conservation and development and were not incompatible with the surrounding environment; the proposed development parameters were considered acceptable and relevant technical assessments conducted demonstrated no insurmountable impacts on the surroundings are anticipated; and the concerned government B/Ds had no objection to or no adverse comment on the proposed developments at the respective sites and the subsequent amendments under **Item A1**. In view of the above, the amendments are considered appropriate;
- (b) according to the Notes of “OU(CDWRA)(2)” zone, s.16 application for the proposed comprehensive residential development would be required and should be in the form of a comprehensive development scheme to include a layout plan with supporting documents as set out in the Remarks of the Notes of the OZP for the “OU(CDWRA)(2)” zone. Relevant B/Ds and the Board would scrutinise the detailed design and technical assessments, such as the design, management and maintenance proposal of the WRA, the landscape proposals, the development layout and BH of the buildings within the comprehensive residential development; and

Provision of GIC Facilities

- (c) requirement for provision GIC facilities in the proposed comprehensive residential developments at **Item A1** site has been specified in the Notes and ES of the OZP for the “OU(CDWRA)(2)”. Furthermore, the existing and planned provision of GIC facilities are generally sufficient to meet the planned population in YLDC area in accordance with the HKPSG, except for hospital beds, clinic/health centres, some social welfare facilities, sports facilities, divisional police station and magistracy (**Annex V**). These services/facilities will be carefully monitored and planned/reviewed by relevant government B/Ds while PlanD will also work closely with relevant B/Ds with a view that such premises-based GIC facilities could be incorporated in future development/redevelopment proposals from both public and private sectors in YLDC area when opportunities arise.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations 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 representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the Plan, together with the Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council.

9. Attachments

Annex I	Draft Nam Sang Wai OZP No. S/YL-NSW/11 (reduced size)
Annex II	Schedule of Amendments to the Draft Nam Sang Wai OZP No. S/YL-NSW/11
Annex III	List of Representers
Annex IV	Extract of Minutes of RNTPC Meeting held on 15.8.2025
Annex V	Provision of Major Community Facilities and Open Space in Yuen Long District Council Area
Annex VI	Major Development Parameters of the Indicative Schemes of the two partially-agreed s.12A applications No. Y/YL-NSW/8 and 9
Drawings H-1a to H-1c	Indicative Master Layout Plans for the Proposed Developments of Representation Site under Items A1 and B1
Drawings H-2a to H-2d	Section Plans for the Proposed Developments of Representation Site under Item A1
Drawing H-3	Proposed Traffic Improvement Plan for Proposed Developments of Representation Site under Items A1 and B1
Drawings H-4a and H-4b	Landscape Master Plans for Proposed Developments of Representation Site under Item A1
Drawings H-5a to H-5c	Photomontages for Proposed Developments of Representation Site under Item A1
Plan H-1	Location Plan of the Representation Sites under Items A1 to A3, B1 and B2
Plan H-2	Site Plan of the Representation Sites under Items A1 to A3, B1 and B2
Plan H-3	Aerial Photo of the Representation Sites under Items A1 to A3, B1 and B2
Plans H-4a to H-4h	Site Photos of the Representation Sites under Items A1 to A3, B1 and B2