

TOWN PLANNING BOARD

TPB Paper No. 11048

For Consideration by
the Town Planning Board on 6.3.2026

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/15

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-NTM/15-R1 TO R14

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| Subject of Representations (Amendment Items) | Representers (No. TPB/R/S/YL-NTM/15-) |
|--|---|
| <p><u>Amendments to the Plan</u></p> <p><u>Item A1</u> Rezoning of the area covered by the Ngau Tam Mei New Development Area (NTM NDA) from “Comprehensive Development Area” (“CDA”), “Residential (Group C)” (“R(C)”), “Residential (Group D)” (“R(D)”), “Green Belt” (“GB”), “Industrial (Group D)” (“I(D)”) and “Recreation” (“REC”) to the following zonings:</p> <p>(a) one site in Area 4C to be zoned as “Residential (Group A) 1” (“R(A)1”) with stipulation of building height restriction (BHR);</p> <p>(b) four sites in Areas 3D, 3F, 4A and 4B to be zoned as “Residential (Group A)2” (“R(A)2”) with stipulation of BHRs and designation of non-building area (NBA);</p> <p>(c) four sites in Areas 3B, 4D, 4E and 4F to be zoned as “Government, Institution or Community” (“G/IC”);</p> <p>(d) two sites in Areas 2 and 3D to be zoned as “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of BHRs;</p> <p>(e) six sites in Areas 3G, 4D, 4E and 4F to be zoned as “Open Space” (“O”);</p> <p>(f) one site in Area 4A to be zoned as “Open Space (1)” (“O(1)”);</p> <p>(g) four sites in Areas 1A, 1B, 1C and 1D to be zoned as “Other Specified Uses” (“OU”) annotated “University Town” (“OU(UT)”) with stipulation of BHRs and designation of NBAs;</p> | <p><u>Total: 14</u></p> <p><u>Supports the Draft OZP and Provides General Views (Total: 1)</u> R2: Perfect Grand Development Limited¹</p> <p><u>Support Item A1 and Provide General Views (Total: 2)</u> R1: Hantec Investment Limited represented by Arup Hong Kong Limited R3: Individual</p> <p><u>Supports Item A4, Opposes Items A1, A3 and A5 and Amendments to the Notes (m), and Provides General Views on Item A2 (Total: 1)</u> R4: Individual</p> <p><u>Oppose Item A1 (Total: 5)</u> R5: Maritime Development Limited represented by KTA Planning Limited R6: Individual represented by Prudential Surveyors International Limited R7 to R9: Village Representatives (VRs) of Ping Shan Heung Ng Uk Tsuen²</p> |

¹ **R2** indicates support to the whole draft Ngau Tam Mei Outline Zoning Plan (NTM OZP) No. S/YL-NTM/15 with reasons only related to NTM NDA which falls within **Item A1**.

² **R7 to R9** provide adverse views on the Government’s public consultation process of the NTM NDA. Hence, they are counted as representations opposing **Item A1**. In addition, **R7 to R9** oppose the land resumption of NTM NDA, which is treated as not having been made under sections 6(3A) and 6D(3B) of the Town Planning Ordinance (the Ordinance).

| Subject of Representations (Amendment Items) | Representers (No. TPB/R/S/YL-NTM/15-) |
|--|---|
| <p>(h) one site in Area 3A to be zoned as “OU” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” (“OU(RSD with CRD and POS)”) with stipulation of Area (a) and Area (b) and BHRs;</p> <p>(i) two sites in Area 3G to be zoned as “OU” annotated “Amenity Area” (“OU(A)”);</p> <p>(j) two sites in Areas 3C and 3E to be zoned as “GB”; and</p> <p>(k) a site across the NTM NDA to be shown as ‘Road’.</p> <p><u>Item A2</u> Rezoning of a site to the south of the NTM NDA from “I(D)” to “G/IC”.</p> <p><u>Item A3</u> Rezoning of a site to the south-east of Wai Tsai from “R(D)” to “Village Type Development” (“V”).</p> <p><u>Item A4</u> Rezoning of a site to the south of the NTM NDA from “CDA” to “GB”.</p> <p><u>Item A5</u> Rezoning of a site to the east of Sheung Chuk Yuen from “CDA” to “V”.</p> <p><u>Amendments to the Notes of the Plan</u></p> <p>(m) Revision to the Remarks of the Notes for “GB” zone on the clauses related to filling of pond/land or excavation of land.</p> | <p><u>Provide Views/Adverse Views on the draft OZP (Total: 5)</u></p> <p>R10: The Conservancy Association</p> <p>R11: Kadoorie Farm and Botanic Garden</p> <p>R12: World Wide Fund For Nature Hong Kong</p> <p>R13: The Hong Kong Institute of Landscape Architects</p> <p>R14: The Hong Kong Bird Watching Society</p> |

Note: The names of all representers are attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (TPB/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-NTM_15.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 31.10.2025, the draft NTM OZP No. S/YL-NTM/15 (**Annex I**) and its Notes (the draft OZP), together with its Explanatory Statement (ES)³, were exhibited for public inspection under section (s.) 5 of 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 **Plans H-2 and H-4**.

³ The Notes and ES are available at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_YL-NTM_15.html.

- 1.2 During the two-month statutory exhibition period, **14** valid representations were received. On 16.1.2026, 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

Item A1 – Rezoning of various sites to take forward the NTM NDA development

- 2.1 In October 2023, the Government promulgated the Northern Metropolis Action Agenda (NMAA) and amongst the four major development zones proposed for the Northern Metropolis (NM), the San Tin Technopole (the Technopole)⁴ and NTM NDA forms part of the ‘Innovation and Technology (I&T) Zone’⁵. While the Technopole is positioned as the core of industry development of NM and a hub for clustered I&T development, some land in the NTM NDA would be reserved for use of post-secondary education institutions, forming part of the Northern Metropolis University Town (NMUT)⁶, with a focus on scientific research and to complement the I&T development in the Technopole, promoting “research, academic and industry” collaboration. Top universities will also be leveraged to nurture the scientific research and professional technical talents needed for I&T advancement. As announced in the 2024 Policy Address (PA), the Government will set aside land in the NTM NDA for developing the Third Medical School campus and an Integrated Medical Teaching and Research Hospital (the Integrated Hospital).
- 2.2 In November 2021, the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the Ngau Tam Mei Land Use Review Study (the Study). A two-month public engagement (PE) on a Broad Land Use Concept Plan for the NTM NDA was conducted from 14.11.2024 to 13.1.2025, during which various stakeholders were consulted with briefing sessions, including that for the Board on 13.12.2024. In general, the public support the overall positioning of NTM NDA with the establishment of a University Town (including the Third Medical School) and the Integrated Hospital, and the views are mainly pertaining to the developments of the University Town and the Integrated Hospital, housing mix, compensation and rehousing arrangements, preservation of local history, as well as urban design and environmental aspects. Comments received were summarised in the PE Report available on the Study’s website⁷. Taking into account the public comments, policy directives, comments/advice from relevant government bureaux/departments (B/Ds) as well as planning and engineering considerations, a Recommended Outline Development Plan (RODP) for the NTM NDA has been formulated. The RODP is also supported by a series of technical assessments conducted under the Study covering various aspects, including environmental, ecological,

⁴ The Technopole includes the Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone covered by the Lok Ma Chau Loop OZP and the San Tin area of the San Tin Technopole OZP.

⁵ Under the NMAA, the NM is divided into four major zones, each with distinctive strategic positioning and development themes. The four major zones from west to east are ‘High-end Professional Services and Logistics Hub’, ‘I&T Zone’, ‘Boundary Commerce and Industry Zone’ and ‘Blue and Green Recreation, Tourism and Conservation Circle’.

⁶ At present, the Government has reserved about 100 hectares (ha) of land in the NM for developing the NMUT, including the Hung Shui Kiu/Ha Tsuen NDA (around 9 ha), the NTM NDA (at most about 52 ha) and the New Territories North New Town (about 40 ha).

⁷ The PE Report is available at https://www.nm-ntm.hk/static/downloads/PE-Report_EN_r2.pdf.

transport and traffic, geotechnical, drainage, sewerage, water supply, air ventilation, visual and landscape and utility aspects, etc., which have ascertained that significant adverse impacts arising from the development of the NTM NDA are not anticipated.

- 2.3 The NTM NDA is positioned as an “Academic and Research District”, which is planned mainly for establishment of the University Town (including the Third Medical School), the Integrated Hospital and a residential neighbourhood providing a total of about 12,600 to 13,800 flats. The Ngau Tam Mei Drainage Channel (NTM DC) within NTM NDA (with a total length of about 2.2 km) will be revitalised and integrated with the planned open space, NBAs within the University Town, as well as pedestrian and cycling networks, serving as a multi-functional blue-green spine running west-east that links up different parts of the NDA. The NTM NDA will also be served by a number of existing and planned strategic transport links, including the planned Ngau Tam Mei Station on the Northern Link (NOL) Main Line to be commissioned in 2034⁸, and the Northern Metropolis Highway (NM Highway) under planning with the San Tin Section targeted for commissioning by 2036, as well as a connection road to the Technopole.
- 2.4 An Environmental Impact Assessment (EIA) Report of the Development at Ngau Tam Mei Area (the EIA Report), based on the RODP of the NTM NDA, was submitted for approval under the EIA Ordinance (EIAO) in August 2025, and was approved with conditions by the Director of Environmental Protection (DEP) on 18.12.2025. The approval conditions mainly include requiring the project proponent (i.e. CEDD) to (i) provide a detailed Habitat Creation and Management Plan (HCMP) for the proposed wetland compensation area; (ii) submit an Implementation Plan for Ecological Enhancement Features Design (IPEEFD) for the revitalisation of NTM DC; (iii) establish an Environmental Committee (EC) for providing professional and stakeholders’ advice on the preparation of the HCMP and IPEEFD, and monitoring the effectiveness of implementation of the associated proposed ecological mitigation/enhancement measures; and (iv) submit a Bird-friendly Design Guideline (BFDG) for buildings and noise barriers within the project area. The approval conditions are detailed at **Annex IV** for reference⁹.
- 2.5 To accelerate the development of the NM, the 2025 PA announced the establishment of the “Committee on Development of the Northern Metropolis” (CDNM) to raise the level of decision-making. Under the CDNM, three working groups had been set up, including the ‘Working Group on Planning and Construction of the University Town’ led by the Chief Secretary for Administration (the Working Group) to study the development mode for the NMUT and recommend on the positioning and vision regarding the development of the concerned sites to devise a clear, industry-led approach. Based on the recommendations of the Working Group, the Education Bureau (EDB) will formulate the NMUT Development Conceptual Framework to provide guidance on the development and implementation of the University Town to be released this year. Meanwhile, to devise the direction and parameters of the Third Medical School, a “Task Group on New Medical School” (the Task Group) co-chaired by the Secretary for Health and the Secretary for Education was also set up in 2024. In November 2025, the CE in C, taking into account the Task Group’s evaluation outcome and recommendation, approved the establishment of the Third Medical School and gave approval-in-principle for it to be established by the Hong Kong University of Science and Technology. The University Town site in the NTM NDA, which is expected to have land formed from 2028 onwards,

⁸ The railway scheme of the NOL Main Line has been authorised by the Chief Executive in Council (CE in C) on 8.4.2025.

⁹ DEP’s approval letter of the EIA Report (including the approval conditions) is available at https://www.epd.gov.hk/eia/files/applications/en/pp_363/aep_6348/progress/action_178492/AEP-680-2025--Approval%20Letter%20with%20Map.pdf.

can dovetail with the overall I&T development of the Technopole and the Loop on, among others, life and health technology industry.

- 2.6 It is targeted to commence the site formation and infrastructure works for the NTM NDA in early 2027 with a view to producing “spade-ready sites” starting from 2028 progressively, including sites to support the development of the University Town (including the Third Medical School) and the Integrated Hospital. Other land will also be formed progressively to support the first population intake starting from 2033.
- 2.7 To take forward the NTM NDA development as mentioned above, an area of about 130 ha at the central portion of the Ngau Tam Mei Planning Scheme Area on the NTM OZP (the Area) (**Item A1** site) has been rezoned to various suitable zonings with appropriate development restrictions that are largely based on the RODP formulated under the Study (**Plan H-2** and **Annex II**, and detailed at paragraphs 4.1.1 to 4.1.3 below). Opportunities have also been taken to rezone some sites adjacent to the NTM NDA mainly to reflect their existing conditions and/or to propose alternative zonings for a more cohesive planning under **Items A2 to A5** sites (**Plans H-3a to H-3d** and **Annex II**, and detailed at paragraphs 2.8 to 2.9 and 4.1.4 to 4.1.7 below).

Item A2 – Rezoning of a site to the south of NTM NDA (i.e. Item A1) for a more cohesive planning (Plan H-3a)

- 2.8 **Item A2** site is located to the immediate south of the planned Integrated Hospital and the planned fire station cum ambulance depot with potential ancillary staff quarters atop of the NTM NDA. Taking into account its existing condition being mainly Government land (GL) and the planned uses in the vicinity, the site has been rezoned from “I(D)” to “G/IC” for long-term government reserve purpose to achieve a more cohesive planning with the surrounding land uses.

Items A3 to A5 – Rezoning of three sites adjoining the NTM NDA (i.e Item A1) for reflecting their existing conditions (Plans H-3b to H-3d)

- 2.9 To reflect their existing conditions being mainly private land and occupied by existing New Territories Exempted House(s) (NTEH(s)), which are similar to that of the adjoining “V” zones of Wai Tsai and Sheung Chuk Yuen, **Items A3 (Plan H-3b) and A5 (Plan H-3d)** sites have been rezoned from “CDA” and “R(D)” to “V” respectively. For **Item A4** site (**Plan H-3c**), it has been rezoned from “CDA” to “GB” to reflect its existing condition being wholly GL and mainly covered by vegetations, which is similar to that of the adjoining “GB” zone.

Amendments to the Notes and ES of the OZP

- 2.10 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity has also been taken to incorporate other technical amendments into the Notes of the OZP to reflect the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Board. The revisions to the Notes of the OZP are detailed at **Annex II**.
- 2.11 The ES of the OZP has been revised to take into account 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 Area and to incorporate certain technical revisions.

The Draft OZP

2.12 On 17.10.2025, the Board agreed that the proposed amendments to the approved NTM OZP No. S/YL-NTM/14 were suitable for exhibition under s.5 of the Ordinance for public inspection. The relevant TPB Paper No. 11023 is available at the Board's website¹⁰ and the extract of the minutes of the said Board meeting is at **Annex V**. The draft NTM OZP No. S/YL-NTM/15 was then gazetted on 31.10.2025.

3. Local Consultation

Prior to submission of the proposed amendments to the Board

3.1 Members of the San Tin Rural Committee (STRC) and Yuen Long District Council (YLDC) were consulted on the proposed amendments to the approved NTM OZP No. S/YL-NTM/14 on 9.10.2025 and 14.10.2025 respectively. Members of both STRC and YLDC generally supported the proposed amendments to the NTM OZP, but expressed concerns mainly on the land resumption, compensation and rehousing arrangements; re-provisioning of affected village-related facilities; design of the revitalised NTM DC; provision of international school(s); details on the green transport network and related facilities; development details of the NMUT as well as the residential neighbourhood; and potential environmental, air ventilation, sewerage, drainage and traffic impacts arising from the development of the NTM NDA. Their views and comments have been incorporated into the TPB Paper No. 11023 and summarised in the extract of minutes of the YLDC meeting at **Annex VI**.

Upon gazettal of the draft OZP

3.2 Upon gazettal of the draft OZP on 31.10.2025, members of the YLDC and STRC were notified on the same date that members of the public can submit representation on the amendments in writing to the Secretary of the Board during the statutory exhibition period. No representation from members of the YLDC and STRC was received.

4. The Representation Sites and the Surrounding Areas (Plans H-1 to H-6f).

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

Representation Site under Item A1 (Plans H-2, H-4, H-6a and H-6b)

4.1.1 **Item A1** site (about 130 ha) for NTM NDA covers the central portion of the Area. It is predominantly occupied by rural settlements including a non-indigenous village namely the Yau Tam Mei Tsuen, intermixed with brownfield operations and scattered agricultural land and fishponds. The existing NTM DC runs through **Item A1** site from east to west.

4.1.2 From a wider perspective, **Item A1** site is located to the immediate south of the Technopole and north-east of Yuen Long Town, and bounded by some existing low-rise residential developments and village settlements (including the recognized village of Wai Tsai), Tam Mei Barracks and Ngau Tam Shan to the

¹⁰ The TPB Paper No. 11023 is available at the Board's website at https://www.tpb.gov.hk/en/meetings/TPB/Agenda/1347_tpb_agenda.html.

north, Ngau Tam Mei Water Treatment Works to the east, some existing village settlements (including the recognized villages of Sheung Chuk Yuen and San Wai) and Kai Kung Leng of Lam Tsuen Country Park to the south, as well as Mai Po area across San Tin Highway, San Tam Road and Castle Peak Road to the west. Two 400kV overhead power lines also run through the area immediate adjoining the east and south of **Item A1** site.

4.1.3 As mentioned in paragraph 2.7 above, the land use zonings of **Item A1** site are largely based on the RODP formulated under the Study to take forward the NTM NDA development. **Five sites** zoned as “**R(A)**” sub-zones (about 10.50 ha) are planned for high-rise residential developments subject to relevant maximum plot ratios (PRs) and building heights (BHs), including one in Area 4C zoned “**R(A)1**” reserved for the development of Dedicated Rehousing Estate (DRE) (about 0.67 ha), and four in Areas 3D, 3F, 4A and 4B zoned “**R(A)2**” (about 9.83 ha) for private housing developments (including a public transport interchange (PTI) for the site in Area 4A). **One site** in Area 3A is zoned “**OU(RSD with CRD and POS)**” (about 12.28 ha) for the planned Ngau Tam Mei Station and Depot of the NOL Main Line, as well as the commercial and residential development, and the public open space atop subject to relevant maximum gross floor area (GFA) and BHs. **Six sites** are zoned “**G/IC**” or “**G/IC(1)**”¹¹ (about 14.90 ha) and **seven sites** are zoned “**O**” or “**O(1)**”¹² (about 12.57 ha) respectively for the development of various Government, institution and community (GIC) facilities (including the Integrated Hospital) and open spaces to serve the existing and future population of the NTM NDA and its surrounding areas. **Four sites** in Areas 1A, 1B, 1C and 1D are zoned “**OU(UT)**” (about 53 ha) for the development of University Town. **Two sites** in Areas 3C and 3E, which are mainly natural slopes and vegetation with existing permitted burial grounds, are zoned “**GB**” (about 2.88 ha), while the **remaining sites** are zoned “**OU(A)**” (about 0.29 ha) or area shown as ‘**Road**’ (about 23.42 ha) reserved for amenity strips and road respectively. The abovementioned zonings are tabulated and summarised as follows:

| Zonings under Item A1 | Area (about) |
|---|------------------|
| “R(A)1” and “R(A)2” | 10.50 ha (8.1%) |
| “G/IC” and “G/IC(1)” | 14.90 ha (11.5%) |
| “O” and “O(1)” | 12.57 ha (9.7%) |
| “OU” (including “OU(RSD with CRD and POS)”, “OU(UT)” and “OU(A)”) | 65.56 ha (50.5%) |
| “GB” | 2.88 ha (2.2%) |
| Major Road etc. | 23.42 ha (18.0%) |
| Total Area | 129.83 ha |

Representation Site under Item A2 (Plans H-3a, 5a and 6c)

4.1.4 **Item A2** site (about 2.2 ha) is zoned “G/IC” for long-term government reserve purpose. It is located to the immediate south of the planned Integrated Hospital in Area 2 and the planned fire station cum ambulance depot with potential

¹¹ Including four sites in Areas 3B, 4D, 4E and 4F zoned “G/IC” without BHRs, and two sites in Areas 2 and 3D zoned “G/IC(1)” subject to maximum BH.

¹² Including six sites in Areas 3G, 4D, 4E and 4F zoned “O”, and one site in Area 4A zoned “O(1)” intended for the preservation of Wai Cheung Ancestral Hall (WCAH).

ancillary staff quarters atop in Area 3D, which are both zoned “G/IC(1)”. A 400kV overhead cable line transverses the central part of the **Item A2** site from east to west. Currently, the site is mainly GL occupied by some temporary structures for rural workshops, domestic and agriculture purposes, with a strip of private land at its northern periphery and a relatively small private lot at the central part for brownfield uses.

Representation Site under Item A3 (Plans H-3b, 5b, 6d and 6f)

4.1.5 **Item A3** site (about 0.2 ha) is zoned “V” to reflect its existing condition being mainly private land occupied by existing NTEHs and grassland, which is similar to that of the adjoining “V” zone of Wai Tsai to its west.

Representation Site under Item A4 (Plans H-3c, 5c and 6e)

4.1.6 **Item A4** site (about 0.1 ha) is zoned “GB” to reflect its existing condition being wholly GL and mainly covered by vegetation, which is similar to that of the adjoining “GB” zone to its south.

Representation Site under Item A5 (Plans H-3d, 5d, 6e and 6f)

4.1.7 **Item A5** site (about 0.04 ha) is zoned “V” to reflect its existing condition being partly within village ‘environs’ of Sheung Chuk Yuen and occupied by some existing NTEHs, which is similar to that of the adjoining “V” zone of Sheung Chuk Yuen and San Wai to its west.

Planning Intentions

4.2 The planning intentions of the zones in relation to the above representation sites are detailed at **Annex VII**.

5. The Representations

5.1 Subject of Representations

5.1.1 During the two-month exhibition period, **14** valid representations were received, which include:

- (a) one submitted by a private company (**R2**) supporting the draft OZP and providing general views;
- (b) two submitted by a private company (**R1**¹³) and an individual (**R3**) supporting **Item A1** and providing general views;

¹³ **R1** is the applicant of an on-going s.12A application (No. Y/YL-NTM/8) to rezone the application site from “CDA” to “CDA(1)” for a proposed comprehensive residential and commercial development, with a maximum domestic PR of 4, a maximum non-domestic GFA of 67,000m² and a maximum BH of 170mPD. The subject “CDA” zone on the then approved NTM OZP No. S/YL-NTM/14 has been rezoned to “OU(RSD with CRD and POS)”, “G/IC”, “GB”, “V” and an area shown as ‘Road’ on the draft NTM OZP No. S/YL-NTM/15.

- (c) one submitted by an individual (**R4**) supporting **Item A4**, while opposing **Items A1, A3 and A5** and amendments to the Notes of the OZP (m), and providing general views on **Item A2**;
- (d) five submitted by a private company (**R5**), an individual (**R6**) and three VRs of Ping Shan Heung Ng Uk Tsuen (**R7 to R9**) opposing **Item A1**; and
- (e) five submitted by four green groups (**R10 to R12 and R14**) and a professional institute (**R13**) providing views/adverse views on the draft OZP.

5.1.2 The major grounds/views/proposals of the representations and PlanD’s responses, in consultation with relevant B/Ds, are summarised in paragraphs 5.2 to 5.3 below.

5.2 Supportive Representations With General Views

5.2.1 Item A1

| Major Grounds/Views | | Representation No. |
|---------------------|--|--------------------|
| (1) | The designation of “OU(RSD with CRD and POS)” zone is supported. While the development intensity of the “OU(RSD with CRD and POS)” zone is similar to that of the on-going s.12A application No. Y/YL-NTM/8 submitted by R1 (Plan H-8) , there is an opportunity of putting the site up for large-scale land disposal (LSLD), under which the applicant of the s.12A application could participate and speed up its implementation. | R1 |
| (2) | Ngau Tam Mei will become a hub for large-scale medical, academic, research and clinical institutions which would foster a comprehensive ecosystem and attract people, goods, information and capital flow. | R2 |
| (3) | The open space in Area 3G (Plans H-1 and H-2) between the planned Ngau Tam Mei Station and the revitalised NTM DC should become a dynamic space through public-private partnerships and creation of multi-level functional space, which could enhance spatial efficiency. | |
| (4) | To accelerate the NMUT development, administrative measures could be introduced to ensure proper control while allowing flexibility. | |
| (5) | Item A1 is supported as it is in line with the long-term planning intentions for NTM NDA. | R3 |
| (6) | It is estimated that the average unit size for housing developments assumed under the Study is larger than the usual average unit size in Hong Kong, which may lead to underestimation of the population and infrastructural capacities. The assumed development parameters under the Study need to be reviewed for a more accurate and realistic estimation. | |

| | | |
|-----|--|--|
| (7) | There will be time gap between the provision of public infrastructures (including the planned transport networks) and land availabilities. The Government should expedite the provision of these public infrastructures to meet the first population intake of the NTM NDA as early as possible. | |
| (8) | Accessibility between the planned Ngau Tam Mei Station and the existing developments in the Area falling outside the NTM NDA should be enhanced. | |

Responses

In response to (1):

- (a) The supportive view is noted.
- (b) With the authorisation of the railway scheme for the NOL Main Line (including the planned Ngau Tam Mei Station and Depot) by the CE in C on 8.4.2025 under the Railways Ordinance (Cap. 519), the site in Area 3A zoned “OU(RSD with CRD and POS)” has already been reverted to the Government on 1.11.2025 following the land resumption notices for resumption of private lots required for construction of NOL Main Line. The site is planned for a railway station and depot of the NOL Main Line together with topside property development.
- (c) At present, the Government has already identified three pilot areas under LSLD in the NM, which are located in the Hung Shui Kiu/Ha Tsuen NDA, the Fanling North NDA and the Technopole. The tender for the first pilot area, the Hung Shui Kiu/Ha Tsuen pilot area, was launched in late December 2025. The Government has no intention to dispose the site in Area 3A through LSLD.

In response to (2) and (5):

- (d) The supportive views are noted.

In response to (3):

- (e) The open space in Area 3G (**Plans H-1 and H-2**) forms an integral part of the comprehensive open space network of the NTM NDA, creating a vibrant and multi-functional public realm for living, studying and working. The Riverside Park in Area 3G will accommodate the revitalised NTM DC, which is a multi-functional blue-green space integrating with pedestrian walkway, cycling track, and various leisure and recreational uses along its two sides, running through this open space. Besides, the Station Plaza in Area 3G will serve as an arrival and transition space fronting the planned Ngau Tam Mei Station and a landing point for the connections (including a staircase) from the public open space atop the planned Ngau Tam Mei Station and Depot in Area 3A (**Plan H-2**). Active frontages are also proposed along the development edge of the “R(A)2” zone in Area 4A facing the Station Plaza. This will facilitate pedestrian movement within and between different levels and enhance vibrancy of the future open space. Details of implementation of the planned open spaces would be considered by relevant B/Ds in the detailed design and implementation stage.

In response to (4):

- (f) Any necessary control for the NMUT development may be imposed through land documents or otherwise.

In response to (6) to (8):

- (g) Technical assessments have been conducted under the Study based on the assumed planned population, taking into account the 10% to 20% home space enhancement in average sizes of new flats recommended under the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (the HK 2030+), to demonstrate that the development of NTM NDA would not impose significant impacts on the local neighbourhoods and the surrounding areas. Relevant B/Ds will monitor the implementation progress of NTM NDA and devise measures to ensure adequate public infrastructures and facilities will be timely provided to match with the progressive intake of the NTM NDA. The development parameters and infrastructural capacity may also be reviewed throughout the course of the development taking into account changing circumstances and other relevant factors. The Government will ensure the existing and planned public infrastructures and facilities can cope with possible adjustments to the development parameters, to be supported by relevant technical assessments as appropriate.
- (h) The phasing for the development of NTM NDA and the associated engineering infrastructure works have been carefully planned to ensure that all public infrastructures and supporting facilities will be provided in a timely manner and closely dovetail with land availability. The proposed road works and sewerage works for the NTM NDA development were gazetted on 12.12.2025. Site formation and infrastructure works are expected to commence in early 2027 with a view to producing “spade-ready sites” starting from 2028 progressively, including sites covering part of the University Town (including the Third Medical School), the Integrated Hospital and relevant infrastructure works such as road networks connecting to the Integrated Hospital and the potential site for the Third Medical School. Apart from the DRE site which is expected to take in residents progressively starting from 2033, other land will also be formed progressively and the population intake for most residential sites is expected to take place in or after 2034, dovetailing with the target commissioning of the NOL Main Line by 2034. The Government will closely monitor the progress of developments and latest public transport demand in the area, and coordinate the provision of suitable public transport services by public transport operators in good time to address the commuting needs of the early residents.
- (i) Existing surrounding developments have been carefully considered when planning and designing the traffic and transport networks of the NTM NDA. The planned road networks are designed with a view to connecting the newly planned neighbourhoods with the existing communities surrounding the NTM NDA through upgrading of existing roads and construction of new roads. Comprehensive pedestrian and cycling networks, including pedestrian walkways and cycle tracks connecting to surrounding existing recognized villages and low-rise residential developments have been planned to enable convenient access to the NTM NDA for enjoyment of the enhanced public transport services (including the planned NOL Main Line), commercial and GIC facilities, open spaces, and the revitalised NTM DC, etc., fostering urban-rural integration.

5.2.2 **Item A4**

| Major Grounds/Views | | Representation No. |
|-------------------------------|-----------------------|--------------------|
| (1) | Item A4 is supported. | R4 |
| Responses | | |
| The supportive view is noted. | | |

5.3 **Adverse Representations and Representations Providing Views/Adverse Views**

5.3.1 **Item A1**

5.3.1.1 *Development Intensity*

| Major Grounds/Views | | Representation No. |
|---|--|--------------------|
| (1) | The stipulation of maximum total PR/GFA in the Notes is meaningless, as future developments would eventually seek for relaxation in both PR and BH. Besides, exempting aboveground parking facilities from PR/GFA calculation would lead to justification for additional BH. | R4 |
| Responses | | |
| <p>In response to (1):</p> <p>(a) The development parameters stipulated under the OZP are generally derived from the RODP formulated under the Study, taking into account the site constraints, technical considerations, geographical context, physical landform and settings of the surrounding existing developments, as well as the mountain backdrop and natural landscape. PR and BH restrictions are imposed for most development sites in the Notes of the OZP to provide suitable control on the future developments with respect also to the key urban design and landscape attributes including the intended BH profile as described in paragraph 5.3.1.2(c) below. That said, to provide the needed development flexibility for the University Town, the total maximum GFA is stipulated in the ES of the OZP. Various technical assessments have also been conducted under the Study to demonstrate that the proposed developments with the respective development parameters would not impose significant impacts on the local neighbourhoods and the surrounding areas, and are technically feasible without any insurmountable engineering and environmental impacts. Therefore, the current development parameters under the OZP are considered appropriate.</p> <p>(b) As announced in the 2025 PA, exempting GFA for no more than two storeys of aboveground carparks is a policy initiative to expedite development and reduce construction cost. For any proposal for the relaxation of PR and/or BH exceeding the prevailing OZP restrictions, planning permission from the Board with sounded justifications and relevant technical assessments would be required. Each application will be considered on individual merits.</p> | | |

5.3.1.2 *Urban Design and Visual Aspects*

| Major Grounds/Views | | Representation No. |
|---|---|---------------------------|
| (1) | Most “G/IC” sites will be high-rise with little spatial relief. It is also noted that most “G/IC” zones have no BHRs. | R4 |
| (2) | The vantage points of the photomontages are all from distant views and mostly from high locations. The visual impacts from street level could not be judged and the views would only be enjoyed by people living on high floors and towers at the periphery of NTM NDA. | |
| (3) | Measures to ensure smooth transition between the interface of development area and countryside could be considered, such as low-rise/stepped BH profile, building setback, sensitive building design and layout. | R10, R13 |
| (4) | Agricultural land should be incorporated in the planned open space along the multi-functional blue-green spine to foster urban-rural integration. | R10, R11 |
| (5) | The proposed high-rise clusters in Areas 4A to 4C (Plan H-2) are considered incompatible with the surrounding rural character and visually intrusive. | R12, R13 |
| Proposal | | |
| (i) | The BHs for the interfaces between the residential sites and the NTM DC should be reduced to create a more distinctive stepped BH profile (Drawing H-2). | R12, R13 |
| Responses | | |
| <p>In response to (1):</p> <p>(a) BHRs are stipulated for the sites zoned “G/IC(1)” in Areas 2 and 3D (Plans H-1 and H-2), which are planned for the high-rise Integrated Hospital and fire station cum ambulance depot with potential ancillary staff quarters atop respectively, to ensure the integrity of the stepped BH profile for the NTM NDA. Other “G/IC” zones which are mainly planned for low-rise GIC facilities, including refuse collection points, sewage pumping station, schools, etc., could serve as spatial relief and allow a smooth transition between the new developments and the low-rise setting surrounding the NTM NDA, and would not be subject to BHRs. Technical assessments, including Landscape and Visual Impact Assessment (LVIA) and Air Ventilation Assessment (AVA) have been conducted under the Study which have demonstrated that the BHs of all the GIC sites would not impose unacceptable visual and air ventilation impacts on the surrounding areas with implementation of relevant mitigation measures, and would be commensurate with the intended BH profile for the NTM NDA as described in paragraph 5.3.1.2(c) below.</p> | | |

In response to (2):

- (b) The selection of viewing points (VPs) for the LVIA under the Study has taken into account views from key strategic and popular local VPs, and are all publicly accessible. Among the eight selected VPs, only three of them are from high-level hiking trail/path at Ngau Tam Shan and Kai Kung Leng, while the remaining five are from street level or from pedestrian bridges along San Tin Highway.

In response to (3), (5) and (i):

- (c) In devising the development proposal for NTM NDA, the topography and surrounding environment have been respected while ensuring sufficient land to be delivered for the development of NM. A stepped BH profile (**Plan H-7**) is adopted under the NTM OZP with due regard given to the sub-urban settings of the existing low-rise residential developments and village clusters adjoining the NTM NDA, and the physical landform including the mountain backdrop of Ngau Tam Shan and Kai Kung Leng with natural landscape, while framing key destinations around the planned Ngau Tam Mei Station and Depot as vantage points to create an interesting skyline for the Area. High-rise developments are clustered atop and in close proximity to the planned Ngau Tam Mei Station and Depot. The BH profile reaches its maximum of 200mPD and 220mPD at the developments atop and near the planned Ngau Tam Mei Station and Depot in Areas 3A and 3D and the southern portion of Area 4A, forming a landmark development in the Area. From there, the BHs gradually step down towards 180mPD for the residential developments in Areas 3F, 4B, 4C and the northern portion of Area 4A spreading out towards the revitalised NTM DC, then to 140mPD or 100mPD for developments including the Integrated Hospital and the University Town in the east (**Plans H-1 and H-2**). Low-rise developments are located along the northern and south-western peripheries of the NTM NDA, forming visual and spatial relief between the planned high-rise developments at the NTM NDA and the existing low-rise residential developments and village clusters nearby. Major view corridors are also identified and strategically planned in the NTM NDA to frame visual accesses to landmarks and surrounding natural landscapes with some of them also functioning as major breezeways to facilitate wind penetration. With the stepped BH profile together with the view corridors, views towards the natural landscape could be preserved.
- (d) Technical assessments, including LVIA and AVA conducted under the Study, have demonstrated that the proposed developments would not impose unacceptable visual and air ventilation impacts on the surrounding areas with implementation of relevant mitigation measures, including the provision of visual corridors and breezeways. Besides, appropriate mitigation measures have been proposed in the EIA report, including aesthetically pleasing design of aboveground structures, provision of green roofs and buffer planting.

In response to (4):

- (e) The planned open space along the revitalised NTM DC, which serves as a multi-functional blue-green spine, is zoned “O” on the NTM OZP. According to the latest Definition of Terms promulgated by the Board, ‘Open Space’ includes urban farm, which adopts commercial technology-based crop production with intention of providing the community with leisure farming, education activities and fresh agricultural products for use of the general public, co-ordinated or implemented by

Government. Besides, unless otherwise specified in the Notes of the OZP, provision of open space is always permitted on land falling within the boundaries of the Plan. Hence, opportunities of introducing urban farming are allowed under the OZP, subject to detailed design and liaison with relevant B/Ds and prospective users.

5.3.1.3 *Ecological, Environmental and Landscape Aspects*

| Major Grounds/Views | | Representation No. |
|----------------------------|--|---------------------------|
| (1) | Sufficient blue-green elements should be incorporated within the University Town with relevant design principles. Short and long-term landscape strategies could also be proposed to build a functional ecological network linking the University Town with the adjacent habitats in the “Conservation Area” zone and Lam Tsuen Country Park. | R10 |
| (2) | A cohesive Greenway Network (Drawing H-3) should be formed by integrating different blue-green elements and ecological and environmental assets, as well as major facilities in the NTM NDA. | R11 |
| (3) | It is proposed to design the Station Plaza and Riverside Park in Area 3G with special themes, together with the preserved WCAH and wetland landscape/existing landscape features (Drawing H-2). | R12, R13 |
| (4) | The NTM DC should be designed with a wide and floodable riparian zone, and the concrete bottom should be restored to natural material with provision of deeper pool. Over-widening of the NTM DC is considered ecologically undesirable. Besides, appropriate headroom should also be provided beneath the future crossings over the NTM DC to facilitate wildlife movement. | |
| (5) | Some wetland with active fishponds to the west of the Ngau Tam Mei Water Treatment Works will be lost due to the NTM NDA development. Based on the representer’s records and on-site interview, since these ponds are regularly used by waterbirds, and there were also occurrences of a Eurasian Otter, these wetlands of certain ecological value should be preserved. | |
| (6) | The BH and distribution of buildings adjacent to the NTM DC may lead to severe disturbance on the birds’ flight corridor, and deter wild birds from entering and utilising the revitalised NTM DC. Implementation of measures to minimise bird collision is uncertain and should be applied as statutory requirement. | R14 |

| Proposals | | |
|---|---|-------------------|
| (i) | Specific zones should be designated for the lowland watercourses in Ngau Tam Mei, or excluding them from development zone(s). | R11 |
| (ii) | The extent of the NBA covering the revitalised NTM DC should also cover the wetland areas to the east of the NTM NDA for preservation of the existing ponds between the University Town and Ngau Tam Mei Water Treatment Works (Drawing H-4). | R12, R13 |
| (iii) | The section of NTM DC on the Mai Po and Fairview Park OZP (MP OZP) should be rezoned from “REC” and “Open Storage” (“OS”) to “O” to reconnect the ecological linkage from Ngau Tam Mei to the planned Sam Po Shue Wetland Conservation Park (SPS WCP). Restoring of hydrological flow from Ngau Tam Mei to Mai Po Nature Reserve via the south-eastern corner of the planned SPS WCP should also be considered (Drawings H-2 and H-5). | |
| (iv) | Existing farmlands and ponds at Areas 1A and 1C (i.e. the University Town) (Plan H-1) should be zoned “Agriculture”, “GB”, “O” or other non-development zones to promote preservation or re-provision of farmlands and ponds. Conservation zonings should also be considered for protection of the woodland and orchard in Area 1A. | R12 to R14 |
| Responses | | |
| <p>In response to (1) and (4):</p> <p>(a) The NTM DC will run through the NTM NDA from the University Town in the east to the residential neighbourhood in the west, serving as a major blue-green infrastructure. It will be widened and revitalised by incorporating greening and landscaping elements. Provision of natural substrates that would encourage colonisation of flora and freshwater fauna in the bottom and banks of the revitalised watercourses would be considered, subject to detailed design of the proposed revitalisation measures. Vegetation species to be planted along the riparian zone would be selected on the basis that it would benefit the wildlife recorded in the vicinity and on their suitability as riparian vegetation. Fauna species recorded from recent surveys and previous studies would be potentially benefited from the revitalised watercourse, especially as a foraging ground for avifauna species. In addition, enhanced stormwater management approach (i.e. the “sponge city” concept) has been adopted with the provision of revitalised drainage channel, drainage retention facilities and landscaping area at suitable locations of the NTM NDA. The Drainage Services Department (DSD) Practice Notes (PN) No. 3/2021 Guidelines on Design for Revitalisation of River Channel would also be followed during the detailed design of river revitalisation of NTM DC.</p> <p>(b) Furthermore, relevant condition has also been imposed upon the approval of the EIA Report under the Study requiring the submission of an IPEEFD and establishment of an EC. The IPEEFD shall cover scopes of the ecological enhancement and the development of the open space and riparian zones of the NTM</p> | | |

DC. The IPEEFD shall (i) specify the ecological enhancement features, including ecological engineering, creating meanders, provision of natural substrate that would encourage colonisation of flora and freshwater fauna in the channel bed and banks, and “eco-interface” area along the east of the Project, etc., to be adopted in the Project to enhance its ecological value; (ii) include the design of the ecological enhancement features; and (iii) include the implementation plan. The IPEEFD shall also include detailed design of the open space and riparian zones along NTM DC. The EC, which has a wide representation such as representatives of relevant B/Ds, future land users adjacent to NTM DC (including the University Town) as well as green groups and academics, will advise on the preparation of the IPEEFD and the effectiveness of implementation of the proposed ecological mitigation/enhancement measures.

- (c) In all, with the establishment of the EC and following the IPEEFD, the revitalised NTM DC will become a well-landscaped and ecological blue-green corridor running across the NTM NDA in long-term.
- (d) Apart from the revitalisation of the NTM DC, greening opportunities would also be explored with relevant stakeholders, such as the future users of the University Town, to enhance the overall habitat quality and ecological connection of the NTM NDA with the surrounding habitats. Native tree, shrub and herb species should be considered as far as practicable for landscape planting and buffer planting within the NTM NDA which would be more favourable in supporting local wildlife. Provision of greenery at the future development sites located close to the fringe of the NTM NDA would also be explored with relevant stakeholders for connecting the landscape resource in the surrounding areas, enabling the creation of a holistic landscape network.

In response to (2):

- (e) The NTM DC will be revitalised to form an integral part of the multi-functional blue-green spine for reducing flooding risks, enhancing environmental sustainability and ecology, accommodating leisure uses and engaging public spaces, with integrated pedestrian walkway and cycle tracks along its two sides. Besides, a comprehensive network of open space as well as pedestrian and cycling networks have been planned throughout the NTM NDA, connecting the revitalised NTM DC, various residential developments, major transport facilities, key focal points, GIC facilities and open spaces. The proposed cycle track will connect with the existing New Territories Cycle Track Network on the western side of the San Tin Highway, providing seamless connection to other districts and the scenic spots along the cycle track network for both commuting and recreational purposes. In addition, where technically feasible and environmentally acceptable, consideration could be given to enhancing the connectivity to the surrounding mountainous areas with provision of suitable supporting facilities for public enjoyment, offering opportunities for eco-friendly recreational activities such as hiking and attractive viewing points for the developments in the NM.

In response to (3):

- (f) The preserved WCAH will be physically connected to the Station Plaza in Area 3G through the 20m-wide NBA across the “R(A)2” zone in Area 4A (**Plans H-1 and H-2**) and will be designed in accordance with the urban-rural integration approach.

Due consideration would also be given to enhancing the WCAH as a visual anchor in the future open space design. Separately, according to the approved EIA Report, certain native vegetation landscape has been proposed to be incorporated in the revitalised NTM DC. Opportunities of introducing urban farming at “O” zone is also mentioned in paragraph 5.3.1.2(e) above. The suggestion is noted and will be conveyed to relevant B/Ds for consideration at the detailed design stage.

In response to (5) and (ii):

- (g) The majority of the identified ponds within the assessment area was found to be inactive or abandoned fishponds. The remaining active fishponds mainly cultivate ornamental fish. With the preventive measures in place against preying, the ornamental fish is not a food source to wildlife. Hence, the impact on the ecology and the fishery industry is considered low. To compensate for the loss of marsh/reed and natural watercourse habitats, a compensatory wetland in the Nam Sang Wai area adjacent to the Kam Tin River will be provided. A detailed HCMP for the wetland compensation area would also be submitted to DEP for approval as one of the approval conditions of the EIA Report. An EC including green groups and academics would also be established, no later than four months before commencement of construction of the project, to advise on the preparation of the HCMP.
- (h) According to the approved EIA Report, during the ecological baseline surveys, no field signs or individuals of Eurasian Otter were recorded within the Project Site or assessment area. Despite the above, questionnaire interviews were conducted for any sightings of Eurasian Otter within the assessment area. No signs of Eurasian Otter within the Project Site or assessment area were reported by interviewees or recorded during the ecological baseline surveys. Thus, direct impact to Eurasian Otter was not anticipated. Notwithstanding, as committed in the EIA Subcommittee meeting under the Advisory Council on the Environment for consideration of the approved EIA Report, the Project Proponent (i.e. CEDD) would conduct another round of pre-construction survey before commencement of construction of relevant parts of the Project for prudent sake and implement suitable measures to ensure that there is no adverse direct impact to the Eurasian Otter, if any to be found.

In response to (6):

- (i) According to the ecological survey under the approved EIA Report, most of the birds identified in the area were waterbirds which foraged along the water. After the revitalisation of NTM DC, the width of the drainage channel would be widened to 26m to 40m, together with adjacent landscaped areas, to create a flight path of 80m for flying birds. Relevant conditions have also been imposed upon the approval of the EIA Report under the Study, requiring the submission of a BFDG for buildings and noise barriers within the NTM NDA, which provide measures to minimise threat to birds including window-collision.

In response to (i):

- (j) The majority of the watercourse identified within the NTM NDA are modified watercourses, of which the NTM DC is the largest. The revitalised NTM DC will become a well-landscaped and ecological blue-green corridor running across the

NTM NDA. The DSD PN No. 3/2021 on the Guidelines on Design for Revitalisation of River Channel will also be followed at detailed design stage. For other remaining minor watercourses outside the NTM DC with total area of 0.6 ha, they are scattered, primarily covered with invasive or exotic species and of low to moderate ecological value. To compensate for the loss, a compensatory wetland is proposed in Nam Sang Wai for mitigation, which would create a better ecological habitat than the existing watercourses. A detailed HCMP would also be prepared to set out the design details, locations and implementation schedule, etc., of the compensatory wetland.

- (k) The water bodies of the revitalised NTM DC are mainly zoned as part of the “O” and “OU(UT)” on the OZP (**Plan H-2**). Since the land use zonings on the OZP are broad-brush in nature and the details for the revitalisation of NTM DC would be overseen by relevant approval conditions of the EIA Report (i.e. the preparation of the IPEEFD and the establishment of EC), designating specific zonings and exclusion of these sections of NTM DC from development zones are considered not necessary.

In response to (iii):

- (l) The proposals which are related to the MP OZP are beyond the scope under the proposed amendments to the NTM OZP. Nevertheless, the proposal on the restoration of the hydrological flow has been referred to relevant B/Ds for consideration.

In response to (iv):

- (m) To maximise the utilisation of land resources, some scattered agricultural land, fishponds, woodland and orchard habitats will inevitably be lost to ensure sufficient delivery of land for the development of NTM NDA. In-situ preservation of these habitats would be in conflict with the planning intentions of the NTM NDA. The majority of the identified ponds within the assessment area was found to be inactive or abandoned fishponds. The remaining active fishponds mainly cultivate ornamental fish. With the preventive measures in place against preying, the ornamental fish is not a food source to wildlife. Hence, the impact on the ecology and the fishery industry is considered low. Also, the small patch of woodland was exposed to regular human disturbance since the surrounding environment of the woodland was mainly developed area/ wasteland and village/ orchard area. As concluded in the approved EIA Report, compensation for the loss of agricultural land and pond is not required under the Technical Memorandum on EIA. With the revitalisation of NTM DC as a blue-green corridor and the implementation of other recommended mitigation measures, including wetland and tree compensation, the NTM NDA development would be environmentally acceptable and the overall environment of NTM NDA would be substantially improved from the existing conditions of the surrounding areas which are predominantly brownfield and village settlements.

5.3.1.4 *Transport Infrastructures and Connectivity*

| Major Grounds/Views | | Representation No. |
|---|---|---------------------------|
| (1) | There might be a need for underground road networks to accommodate the increase in traffic capacity. The use of public transport should also be encouraged. | R4 |
| (2) | Connections through footbridge in the NTM NDA may eliminate street life and reduce community interaction. | |
| Responses | | |
| <p>In response to (1):</p> <p>(a) The transport infrastructures for the Area proposed under the NTM OZP are in accordance with the recommendations of the Study formulated after undertaking relevant technical assessments including the Traffic and Transport Impact Assessment (TTIA). Based on the findings of the TTIA, the proposed road network provides adequate capacity to accommodate the forecasted transport demand arising from the NTM NDA, and no insurmountable traffic impact arising from the NTM NDA is anticipated.</p> <p>(b) Planning and design considerations to maximise usage of public transport services and minimise vehicular circulation have been incorporated in formulating the development proposals for NTM NDA. The residential neighbourhood with a variety of services and facilities is planned around the planned Ngau Tam Mei Station within a 15-minute walking and cycling distance to capitalise on the enhanced accessibility brought about by the new railway link, and to encourage healthy and low-carbon lifestyles through promoting walking, cycling and green commuting. A comprehensive pedestrian and cycling network is also planned in the NTM NDA for connection to various residential developments, major transport facilities, key focal points, GIC facilities and open spaces throughout the NDA. In addition, a PTI and a Public Transport Terminus are planned at the residential development in Area 4A and in University Town sites respectively to provide public transport services for future residents and users.</p> | | |
| <p>In response to (2):</p> <p>(c) The pedestrian network of NTM NDA has been planned to include both at-grade and elevated connections, which link up major transport nodes and key focal points, GIC facilities, open spaces and the revitalised NTM DC. At-grade active frontages, including those along the development edge of the “R(A)2” zone in Area 4A facing the open spaces, would be encouraged to create vibrant public realm at street level (Plans H-1 and H-2). With the introduction of vibrant public spaces and activity nodes/focal points, walkable neighbourhood and dynamic streetscape, the NTM NDA would provide an ideal platform for fostering social interaction and ideal exchange among academics, students and residents.</p> | | |

5.3.1.5 Provision of Open Space and GIC and Other Supporting Facilities

| Major Grounds/Views | | Representation No. |
|--|--|--------------------|
| (1) | The planned open space would hardly be realised with potential application(s) for conversion to other use(s). | R4 |
| (2) | There are considerable deficits in the provision of various GIC facilities. Also, there is no provision for facilities such as cultural centres and community halls, as well as commercial facilities, in the NTM NDA. | |
| Responses | | |
| <p>In response to (1):</p> <p>(a) The “O” zone 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. Rezoning the “O” zone on the NTM OZP for alternative use(s) would be subject to statutory plan making process, in which sounded justification and relevant technical assessments would be required, taking into considerations and assessments on the provision of open space for public use.</p> | | |
| <p>In response to (2):</p> <p>(b) The planning and reservation of site(s) for provision of GIC facilities and open space in the NTM NDA under the Study has taken into account the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with relevant B/Ds. The provision of land for open spaces and GIC facilities in the NTM NDA has also adopted the ratio of 3.5m² per person each as recommended under the Hong Kong 2030+. The existing and planned provision for major GIC facilities and open spaces in YLDC area is generally adequate to meet the demand of the planned population in accordance with the requirements of the HKPSG and the assessments of relevant B/Ds¹⁴, except for hospital beds, clinic/health centres, social welfare facilities, sports facilities, divisional police station and magistracy (Annex VIII).</p> <p>(c) 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 goals¹⁵ serving the ultimate planned population, and the actual provision would be subject to the consideration of relevant B/Ds, including the Health Bureau (HHB) and/or Social Welfare Department (SWD) in the planning and development process as appropriate.</p> | | |

¹⁴ In assessing the provision of GIC facilities and open spaces, 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/Ha Tsuen NDA, the Technopole and Yuen Long New Town) have not been taken into account.

¹⁵ 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.

- (d) 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 ongoing 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.
- (e) 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 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. To support the development of the NM, the Government has set aside a site in the NTM NDA for the construction of Integrated Hospital. 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.
- (f) 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 practice¹⁶ 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.

- (g) 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. There is also no population-based standard set for provision of cultural centre and community hall under the HKPSG. 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.
- (h) In fact, GIC facilities, including the Integrated Hospital, indoor sports centre and social welfare facilities including child care centre and neighbourhood elderly centre are planned in the NTM NDA to meet the needs of local residents. A site in Area 3A zoned “OU(RSD with CRD and POS)” is also planned with the provision of a district shopping centre serving the needs of the Area. Besides, a cultural and community complex with a major performing arts venue, a major museum, a major library, a swimming pool complex and flexible public/event spaces will be provided in the Technopole which is one station away via the NOL Main Line from the NTM NDA.

5.3.1.6 Site-Specific Comments/Proposals

| Major Grounds/Views | | Representation No. |
|---------------------|---|--------------------|
| (1) | Considering that there are surplus in the provision of secondary school classrooms in YLDC area and better alternative sites for secondary school in the NTM NDA, the northern portion of the application site under No. A/YL-NTM/478 ¹⁷ (A/YL-NTM/478 site) should not be zoned “G/IC” on the NTM OZP (Plan H-9). | R5 |
| (2) | Item A1 , which includes rezoning the site currently occupied by Wat Buddhahamaram (i.e. the Thai Temple) to “G/IC(1)” and an area shown as ‘Road’ is objected to (Plan H-10). The Thai Temple, being recognised by the Kingdom of Thailand, is an important venue for the Thai community and to promote cultural exchange and religious diversity in Hong Kong. The remnants of Nam Shan Monastery at its northern portion also possess cultural heritage significance. The site, located at the | R6 |

¹⁶ 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).

¹⁷ Application No. A/YL-NTM/478 is for proposed temporary open storage of construction material and machinery with ancillary facilities for a period of three years and associated filling of pond approved by the Rural and New Town Planning Committee of the Board on 4.10.2024. According to our information, the applicant of the subject application is not the same as the representer **R5**.

| | | |
|---|--|-----------|
| | peripheries of the NTM NDA, could also serve as a buffer and transition between new developments and the wider rural setting, promoting urban-rural integration. | |
| Proposals | | |
| (i) | The planned secondary school in Area 4E should be relocated to seven potential alternative sites, including the “R(A)2” zones in Areas 3D and 3F, the “GB” zone in Area 8C and the “G/IC” zone in Area 8A (Drawing H-1), which are all close to the University Town and could foster collaboration, resource sharing and knowledge exchange. | R5 |
| (ii) | The northern portion of the A/YL-NTM/478 site mentioned by the representer should be rezoned to “R(C)” or “R(A)” for a more appropriate and efficient utilisation of land, and to adopt the Enhanced Conventional New Town Approach for implementation (Plan H-9). The road encroached onto the southern portion of the site should also be reviewed to minimise the land resumption limit for a sizable developable area. | |
| (iii) | The Thai Temple should be preserved in-situ with the following proposed amendments to the OZP (Plan H-10): <ul style="list-style-type: none"> - readjustment of the boundary of the “G/IC(1)” zone in Area 3D and revision of the alignment of the planned Road D1 to exclude the representation site; and - appropriate amendments to the Plan to facilitate in-situ preservation of the temple are proposed. | R6 |
| Responses | | |
| <p>In response to (1), (i) and (ii):</p> <p>(a) The proposal to rezone the northern portion of the A/YL-NTM/478 site to “R(C)” or “R(A)” is not supported by any technical assessments to ascertain feasibility and possible impacts. In any case, being located immediately adjacent to the San Tin Highway, the site is subject to potential significant traffic noise impact. Designating the site for GIC uses, for which noise-mitigation design (such as air-conditioning) could be effectively adopted, in lieu of residential development, has been carefully examined during the Study stage.</p> <p>(b) While there is a surplus in the provision of secondary school classrooms in YLDC area, the provision of secondary school places is planned by the EDB on a territory-wide basis. The provision of the secondary school in NTM NDA has been planned in consultation with EDB during the Study stage. The current location for the planned secondary school at the “G/IC” zone in Area 4E is considered suitable, as it could serve as a transition between the high-rise residential cluster around the planned Ngau Tam Mei Station and the existing low-rise developments in the surrounding areas.</p> <p>(c) Regarding the proposal to relocate the planned secondary school to Areas 3D and 3F (Drawing H-1 and Plan H-1), these sites are zoned “R(A)2” on the NTM OZP intended for high-rise residential development, and the relocation proposal would compromise the planning intention of these sites. Besides, the remaining</p> | | |

alternative sites are either located in the “GB” zone in Area 8C which is densely-vegetated with a general presumption against development, or the “G/IC” zone in Area 8A with presence of a 400kV overhead power line, imposing potential constraints on school development (**Plan H-1**). For the ‘Road’ area at the southern portion of the A/YL-NTM/478 site, the planned Road D1 is a district distributor serving as the main access road within the NTM NDA and connecting to other major roads such as the San Tin Highway and the NM Highway under planning.

In response to (2) and (iii):

- (d) According to the Cultural Heritage Impact Assessment (CHIA) of the approved EIA Report, there is no built heritage, including declared monument, proposed monument, graded historic building or government historic site identified by the Antiquities and Monument Office, within the project site of the NTM NDA.
- (e) Majority of the concerned site falls within **Item A1**, involving mainly the “G/IC(1)” zone in Area 3D for a reserved fire station cum ambulance depot with potential staff quarters atop, and an area shown as ‘Road’ for the planned Road D1. With the development of the NTM NDA with increase in population, an increase in the demand for fire and emergency ambulance services is anticipated, hence the fire station cum ambulance depot with potential staff quarters is an essential GIC facility to safeguard public safety in the area. Besides, the site at the “G/IC(1)” zone in Area 3D is considered a suitable location for the proposed fire station cum ambulance depot given its direct access to the planned Road D1 and close proximity to the Integrated Hospital. For the planned Road D1, it is a district distributor serving the main access road within the NTM NDA and connecting to other major roads including San Tin Highway and the NM Highway under planning. Its current alignment on the OZP is considered optimal having regard to the overall road network (including locations of other major roads, the need for efficient access to the Integrated Hospital and fire station cum ambulance depot in case of emergency engineering considerations, etc.), configuration of the railway depot of the NOL (under the authorised railway scheme under the Railways Ordinance (Cap. 519)), land requirement of the Integrated Hospital to the north of the planned Road D1, and the physical constraints including the overhead cables/pylons and hilly terrain in the south which essentially delineate the southern boundary of the developable area of NTM NDA. Considering the above, provision of the fire station cum ambulance depot with potential staff quarters and planned Road D1 are of genuine need for the NTM NDA development. In-situ preservation of the representation site with an area of over 1 ha and in irregular shape and associated amendments to the OZP will jeopardise the comprehensive planning of the NTM NDA as well as the provision of essential GIC facility and transport infrastructure in the area.
- (f) The proposal submitted by the representer is not supported by any technical assessments to ascertain feasibility and possible impacts.

5.3.1.7 Others

| Major Grounds/Views | | Representation No. |
|--|--|--------------------|
| (1) | Ping Shan Heung Ng Uk Tsuen and the Ping Shan Heung Rural Committee have not been consulted. | R7 to R9 |
| (2) | The intention to preserve the WCAH and Former Yau Tam Mei Primary School is appreciated, and the representer looks forward to seeing the promotion of conservation management plan or adaptive reuse for these sites. Besides, it is suggested to include the Temple of Saint Yiu and Hui's Grave in the baseline of the cultural heritage assessment in the approved EIA Report. For Ma Kung Pavilion, its conservation strategy could be evaluated (Plan H-11). | R10 |
| Responses | | |
| <p>In response to (1):</p> <p>(a) PE and public consultation have been conducted in accordance with the statutory and established administrative procedures. PlanD and CEDD had conducted a two-month public engagement under the Study from 14.11.2024 to 13.1.2025, during which relevant stakeholders such as YLDC, STRC and local villagers of Yau Tam Mei Tsuen were invited to attend the briefing sessions, enabling the public and relevant stakeholders to provide comments at an earlier stage. As mentioned in paragraph 3.1 above, the STRC and YLDC were consulted on 9.10.2025 and 14.10.2025 respectively regarding the proposed amendments to the NTM OZP prior to the submission to the Board for consideration. Their comments/concerns and the responses from relevant B/Ds have been summarised in the relevant Board paper considered by the Board on 17.10.2025. The draft NTM OZP was then exhibited for public inspection for two months pursuant to s.5 of the Ordinance on 31.10.2025.</p> | | |
| <p>In response to (2):</p> <p>(b) The WCAH and the former Yau Tam Mei Primary School are proposed to be retained in-situ for adaptive reuse and relevant details will be ascertained at their detailed design and implementation stages.</p> <p>(c) Based on the site inspection findings, the Temple of Saint Yiu was renovated in 2005, 2015 and 2021 and the whole temple structure is considered modern. Besides, the Hui's Grave dated only up to late 1960s. Both the temple structure and grave do not meet the material threshold for identification as a cultural heritage resource in the CHIA of the approved EIA Report. Nonetheless, it is planned to preserve the records of the Temple of Saint Yiu by photos, videos and 3D LiDAR scanning, prior to the commencement of construction works at the respective location in future. Besides, the Ma Kung Pavilion will not be affected by the NTM NDA development (Plan H-11).</p> | | |

5.3.2 **Item A2**

| Major Grounds/Views | | Representation No. |
|---|---|---------------------------|
| (1) | The rezoning of Item A2 site to “G/IC” zone for long-term government reserve purpose implies that the site will be assigned to other uses in due course. | R4 |
| Responses | | |
| In response to (1): | | |
| (a) Taking into account land use compatibility and the future Integrated Hospital located in the immediate north across the planned Road D1, Item A2 site is rezoned to “G/IC” for government reserve purpose. Should there be any future proposal regarding the site, relevant B/Ds would be consulted. | | |

5.3.3 **Items A3 and A5**

| Major Grounds/Views | | Representation No. |
|---|--|---------------------------|
| (1) | It would induce exploitation of the NTEH policy and result in development for sale to outsiders. | R4 |
| Responses | | |
| In response to (1): | | |
| (a) The rezoning of both sites to “V” zones is to reflect the existing condition of both sites, being occupied by existing NTEH(s), for a more cohesive planning. Besides, the issues of Small House policy are outside the purview of the Board and would be dealt with separately by the Government in accordance with the established mechanism. | | |

5.3.4 **Amendment to Notes of the OZP (m)**

| Major Grounds/Views | | Representation No. |
|---|---|---------------------------|
| (1) | Revision to the Remarks of the Notes for “GB” zone to exempt filling of pond/land or excavation of land pertaining to public works co-ordinated or implemented by the Government 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. The only exemption allowed should be for maintenance and repair of existing structures. | R4 |
| Responses | | |
| In response to (1): | | |
| (a) 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.

- (b) 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.

6. Departmental Consultation

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

7. Planning Department's Views

- 7.1 The supportive views of **R2 on the draft OZP, R1 and R3 on Item A1** and **R4(part) on Item A4** and the views of **R4(part) on Item A2** are noted.
- 7.2 Based on the assessments in paragraphs 5.2 and 5.3 above, PlanD does not support R4(part) to R14 and considers that the OZP should not be amended to meet the representations due to the following reasons:

Item A1

- (a) the land use zonings and development restrictions/requirements imposed on the Outline Zoning Plan (OZP) and set out in the Explanatory Statement are considered adequate and appropriate to provide suitable control on the future developments, in particular for achieving design harmony within the Ngau Tam Mei New Development Area (NTM NDA) including the revitalised Ngau Tam Mei Drainage Channel (NTM DC) and the surrounding areas, while ensuring sufficient land for future developments. Amendment to the current development control on the OZP is considered not necessary (**R4 to R6 and R10 to R14**);
- (b) various technical assessments, including environmental impact assessment (EIA), have been conducted which demonstrated that the NTM NDA development is technically feasible without causing any insurmountable impacts from traffic, environment, ecological, landscape, visual, air ventilation and cultural perspectives with implementation of mitigation measures. Sufficient infrastructures have also been planned in appropriate phasing to serve the NTM NDA. Concerned government bureaux/departments (B/Ds) have no objection to or no adverse comment on the NTM NDA development (**R4, R6, R10 to R14**);
- (c) the EIA Report of the Development at Ngau Tam Mei Area based on the Recommended Outline Development Plan for NTM NDA, which was approved with conditions by the Director of Environmental Protection on 18.12.2025, concluded that with implementation of recommended mitigation measures, the NTM NDA development would be environmentally acceptable (**R4, R6, R10, R12 and R13**);
- (d) an integrated open space and landscape network including the multi-functional blue-green spine of the revitalised NTM DC and various planned open spaces is planned in the NTM NDA, coupled with a comprehensive pedestrian and cycling network to link up various residential developments, major transport and Government, institution and community (GIC) facilities, open spaces and key focal points within the NTM NDA, as well as the existing developments in the surrounding areas. Active frontages are also encouraged at selected locations facing the planned open spaces. With these features materialised, a vibrant and multi-functional public realm for living, studying and working would be created for the NTM NDA (**R4**);
- (e) urban farm is subsumed under 'Open Space' use, which is always permitted in all zones under the OZP, except "Conservation Area" zone. Opportunities for urban farming have been allowed under the OZP, and the implementation of which is subject to detailed design and liaison amongst relevant B/Ds and prospective users (**R10 and R11**);

- (f) the existing and planned provision of GIC facilities are generally sufficient to meet the planned population in Yuen Long District Council area in accordance with the Hong Kong Planning Standards and Guidelines. The provision of GIC facilities will be closely monitored, reviewed and planned by relevant B/Ds. Planning Department will work closely with relevant B/Ds to facilitate the provision of GIC facilities in future developments/redevelopments when opportunities arise. GIC facilities are also planned in the NTM NDA to meet the needs of the local residents in consultation with relevant B/Ds (**R4**);
- (g) the proposals submitted by the representers are considered inappropriate to be taken on board as sufficient details are not available or the proposals are not supported by any technical assessments (**R5, R6, R11 to R13**);
- (h) public engagement for the NTM NDA development and public consultation in the statutory plan-making process were conducted in accordance to the statutory and established administrative procedures (**R7 to R9**);

Items A3 and A5

- (i) the rezoning of the sites to “Village Type Development” zones is to reflect the existing condition of the sites, being occupied by existing New Territories Exempted House(s), for a more cohesive planning (**R4**); and

Amendments to the Notes (m)

- (j) the incorporation of exemption clause to exempt filling of land/pond or excavation of land pertaining to public works coordinated or implemented by the Government from the requirement for planning application in the “Green Belt” (“GB”) zone is in line with the latest Master Schedule of Notes to Statutory Plans promulgated by the Town Planning 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 “GB” zone would not be undermined (**R4**).

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 amendment to the 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 its Notes and updated ES, are suitable for submission under s.8(1)(a) of the Ordinance to the CE in C for approval.

9. Attachments

Annex I
Annex II

Draft NTM OZP No. S/YL-NTM/15 (Reduced size)
Schedule of Amendments to the Approved NTM OZP No. S/YL-NTM/14

| | |
|---------------------------|---|
| Annex III | List of Representers |
| Annex IV | Extract of Decision Letter from DEP on EIA Report (English Version Only) |
| Annex V | Extract of the Minutes of the TPB Meeting held on 17.10.2025 |
| Annex VI | Extract of the Minutes of YLDC Meeting held on 14.10.2025 (Chinese Version Only) |
| Annex VII | Planning Intentions of Zonings of the Representation Sites |
| Annex VIII | Provision of Major Community Facilities and Open Space in Yuen Long District Council Area |
| Drawing H-1 | Drawing provided by R5 |
| Drawing H-2 | Drawing provided by R12 |
| Drawing H-3 | Drawing provided by R11 |
| Drawing H-4 | Drawing provided by R12 and R13 |
| Drawing H-5 | Drawings provided by R13 |
| Plan H-1 | Planning Area of the NTM OZP |
| Plan H-2 | Location Plan of Representation Sites |
| Plans H-3a to H-3d | Site Plans of Representation Sites under Items A2 to A5 |
| Plan H-4 | Aerial Photo of Representation Sites |
| Plans H-5a to H-5d | Aerial Photos of Representation Sites under Items A2 to A5 |
| Plans H-6a to H-6f | Site Photos of Representation Sites under Items A2 to A5 |
| Plan H-7 | BHs of the NTM NDA and Surrounding Developments |
| Plan H-8 | Representation Site Concerned by R1 |
| Plan H-9 | Representation Site Concerned by R5 |
| Plan H-10 | Representation Site Concerned by R6 |
| Plan H-11 | Location Plan of Sites Concerned by R10 |

**PLANNING DEPARTMENT
MARCH 2026**