

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-NSW/9

- Applicant** : Bright Strong Limited¹ represented Llwewlyn-Davies Hong Kong Limited
- Application Site** : Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D. 107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long
- Site Area** : About 81,550m² (including about 15,714m² of GL (about 19.3% of the Site))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 (currently in force)

Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (at the time of submission)
- Zoning** : “Industrial (Group D)” (“I(D)”) (about 35,310m² or 43.3%)
[Restricted to a maximum plot ratio (PR) of 1.6, a maximum site coverage (SC) of 80% and a maximum building height (BH) of 13m]

“Open Storage” (“OS”) (about 45,840m² or 56.2%)

Area shown as ‘Road’ (about 400m² or 0.5%)
[no change on the current OZP]
- Proposed Amendment** : To rezone the application site from “I(D)”, “OS” and area shown as ‘Road’ to “Residential (Group E)” (“R(E)”)
[Schedule I: For open air development and restricted to a maximum domestic PR of 2.73, a maximum BH of 115mPD;
Schedule II : Restricted to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD]

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) (**Plan Z-1**) from “I(D)”, “OS” and area shown as ‘Road’ to “R(E)” to facilitate a proposed comprehensive residential development with covered public transport interchange (PTI) and retail facilities, a proposed primary school and a relocated soy sauce factory. To take forward the said development, the existing soy sauce factory

¹ Sun Hung Kai Properties Limited is the parent company of the applicant.

located at the northern part of the Site would be relocated to the southern part of the Site (**Drawing Z-1 and Plan A-2**). Under the proposed “R(E)” zone, Schedule I uses will be subject to a maximum PR of 2.73 and maximum BH of 115mPD and Schedule II uses will be subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD. Under Schedule I of the “R(E)” zone, ‘Flat’, ‘School’, ‘Shop and Services’, ‘Eating Place’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’ are Column 2 uses which require planning permission from the Town Planning Board (the Board), and ‘Hotel’ is also proposed to be added as a Column 2 use². Under Schedule II of the proposed “R(E)” zone, ‘Industrial Use’ is proposed as Column 2 use³. “Relocation of existing industrial development falling within the same “R(E)” zone” is proposed to be added to the planning intention. The proposed set of Notes and ES are at **Appendix IIa**. The applicant has also submitted further information (FI) of a study on the possible alternative zoning and zoning boundaries at **Appendix IIb** (details at paragraph 2(j) below).

- 1.2 The northern part of the Site is mainly occupied by an existing soy sauce factory with some vacant land and some temporary structures, while the southern part is currently used for a temporary container storage yard with valid planning permission until 20.3.2025 under application No. A/YL-NSW/276⁴ (**Plans Z-1 to Z-4c**). The southern part of the Site is also subject to a previous application (No. Y/YL-NSW/3) (mainly the part currently zoned “OS”) for a proposed shopping mall cum 700-room hotel development agreed by the Committee in 2016 (details at paragraph 5.3 below). Another S12A application (No. Y/YL-NSW/8) submitted by the same applicant to rezone a site (**Plan Z-1**) located to the immediate north of the Site from “Other Specified Uses” annotated “Comprehensive Residential Development to include Wetland Restoration Area” (“OU(CDWRA)”) to “OU(CDWRA)1” for a proposed comprehensive residential development with Government, Institution and Community (GIC) and retail facilities subject to a maximum PR of 2.3, and a maximum BH of 115mPD with a total flat production of 6,825 units and a wetland restoration area (the Adjacent Proposed CDWRA Development) will be considered at the same meeting.
- 1.3 The applicant has submitted an indicative development scheme to support the proposed rezoning for a comprehensive residential development with PTI and retail facilities (including a 8-classroom kindergarten) at the northern part of the Site (Residential Portion), and a primary school (School Portion) and a relocated soy sauce factory at the southern part of the Site (the Proposed Development). The Residential Portion comprises 11 residential towers of not more than 29 storeys (with BH ranging from 61.5mPD to 115mPD), amongst which four towers are on top of a single-storey podium mainly for covered PTI, commercial/retail facilities and clubhouse and four towers are on top of a single-storey podium mainly for commercial/retail facilities and clubhouse, and a basement carpark/E&M floor. The existing soy sauce factory occupying major part of the proposed Residential Portion will be relocated to the southern part of the Site (Factory Portion) with BH of not

² According to the Master Schedule of Notes (MSN) for the “R(E)” zone (for rural areas only), there is no such provision of ‘Hotel Use’ under Column 1 nor 2 under Schedule I uses. According to the applicant, the addition of ‘Hotel’ use is to reflect a previously rezoning application No. Y/YL-NSW/3 for proposed hotel cum shopping mall development agreed by the Rural and New Town Planning Committee (the Committee) of the Board on 18.3.2016 (**Plan Z-1**).

³ According to the MSN for the “R(E)” zone (for rural areas only), ‘Industrial Use (not elsewhere specified)’ is neither a Column 1 nor Column 2 use under Schedule II.

⁴ A renewal application No. A/YL-NSW/338 for a temporary container storage yard will be considered at the same meeting.

more than 15m and the relocated soy sauce factory will also be modernized including its building structures and manufacturing process. The School Portion is located in the middle part of the Site. The indicative Master Layout Plan (MLP) and associated section and floor plans, indicative Landscape Master Plan (LMP) and the associated landscape section plans, as well as the photomontages of the Proposed Development are at **Drawings Z-1 to Z-16**, and the major development parameters are as follows:

Major Development Parameters	
Total Site Area (about)	81,550m ² (including GL of about 15,714m ²)
Residential Portion (development site area*)	47,891m ² (46,501m ² *)
Factory Portion	27,459m ²
School Portion	6,200m ²
Factory Portion	
Non-domestic Gross Floor Area (GFA) (about)	13,700m ²
BH	+15mPD
Parking Spaces	
Private car	12
Motorcycle	1
Residential Portion	
GFA (about)^	126,242m ²
Domestic GFA	115,942m ²
Non-domestic GFA (Commercial)	3,900m ²
Non-domestic GFA (PTI)	6,400m ²
PR (not more than)^#	2.73
Domestic PR	2.5
Non-domestic PR (Commercial)	0.09
Non-domestic PR (PTI)	0.14
SC (Domestic)	Not more than 33.33%
No. of Blocks	
Residential towers	11
PTI/Retail/Clubhouse podium	2
BH	
Residential towers	15 to 29 storeys (+61.5mPD to +115mPD)
PTI/Retail/Clubhouse podium (under T1 to T3, T5 & T6 to T9)	1 storey (+12mPD to +15mPD)
No. of units	3,115
Designed Population	8,099
Private Open Space	Not less than 8,099m ²
Parking Spaces	
Private car (Resident)	234
Private car (Visitor)	55
Private car (Retail)	18
Private car (Kindergarten)	2
Motorcycle (Residential and Retail)	27
Bicycle (Residential)	208
Loading/Unloading Bays and lay-bys Goods vehicle	15

Major Development Parameters	
Taxi/Private vehicle (Kindergarten)	2
Small coach (Kindergarten)	5
Tentative Completion Year	2031

Notes:

* A portion of GL of about 1,390m² with temporary structures is excluded from the development site area of the Residential Portion (**Drawing Z-1**)

Based on development site area of Residential Portion

^ Excluding GFA of the proposed school which may be disregarded from GFA calculation if it is required by the Government

- 1.4 In support of the application, the applicant has submitted supplementary planning statement (SPS) and technical assessments including Traffic Impact Assessment (TIA), Ecological Impact Assessment (EcoIA), Environmental Assessment (EA), Odour Impact Assessment (OIA), Air Ventilation Assessment (AVA), Visual Impact Assessment (VIA), Landscape Design Proposal (LP) with Tree Assessment, Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA). According to the applicant, the technical assessments have taken into account the Adjacent Proposed CDWRA Development under application No. Y/YL-NSW/8 to be considered at the same meeting, and some of the mitigation measures/improvement works will serve both the Proposed Development and the Adjacent Proposed CDWRA Development.

Transport and Traffic

- 1.5 The Site is accessible from Castle Peak Road – Tam Mi through three vehicular accesses (a roundabout for the Residential Portion, a priority junction for School Portion and existing temporary structures and an ingress/egress for Factory Portion) (**Drawing Z-18**). The applicant proposes to widen the section of the Castle Peak Road – Tam Mi abutting the eastern boundary of the Site to a 10.3m-wide single carriageway (**Drawing Z-18**). Along the widened road section, a minimum footpath of 2.75m wide would be provided. A subway (**Drawing Z-19**) is also proposed to connect the Proposed Development and the future Au Tau Station of the planned MTR Northern Link (NOL) to the east of the Site across San Tin Highway. A 3.5m-wide cycle track is proposed to connect the existing cycle track at Pok Wai South Road with the future Au Tau Station (**Drawing Z-19**). To address the potential demand of public transport services arising from both the Proposed Development and the Adjacent Proposed CDWRA Development, a covered PTI with five bus bays and two general lay-bys is proposed at the Residential Portion (**Drawing Z-20**). The applicant also proposes a circular bus service connecting with the Yuen Long Station PTI and long-haul bus services during peak hours which will be subject to the agreement of the relevant government departments in the implementation stage.
- 1.6 Taking into account the proposed junction improvement works under other planned developments, other planned road and junction improvement works⁵, as well as additional junction improvement works at the Fairview Park Interchange and three junctions along Castle Peak Road – Tam Mi proposed under the Proposed Development and Adjacent Proposed CDWRA Development (**Drawings Z-21 to Z-24**), the TIA concludes that all critical junctions and road links will operate within

⁵ Including proposed junction improvement works under approved planning application No. A/YL-NSW/241 at the same site, approved planning applications No. A/YL-NSW/274, No. A/YL-KTN/604, No. A/YL-KTN/663, Land Sharing Pilot Scheme at Ho Chau Road and Sha Po public housing development, and other planned improvement works to be carried out by the Government.

capacity with the Proposed Development in place, except San Tin Highway and Tai Lam Tunnel. For the years between the completion year of the Proposed Development in 2031 and the commissioning of Route 11 anticipated in 2033, the traffic speed of the two said road links would be reduced but still be manageable. With the commissioning of Route 11, it is anticipated that the traffic condition of the road networks in the vicinity of the Site can be significantly improved. Cumulative impacts taking into account the Adjacent Proposed CDWRA Development have been assessed and it is concluded that all the assessed junctions would be able to cope with the future traffic demand.

Ecology

- 1.7 The Site falls within wetland buffer area (WBA) of the Deep Bay area, but as shown in the Habitat Map under the EcoIA, it is mainly developed area (with a minor portion being occupied by a nullah) without significant area of wetland (**Drawing Z-25, Plans Z-2 and Z-3**). The habitats within the Site are of very low or low ecological values. No loss in wetland due to the Proposed Development is anticipated. According to the EcoIA, the potential impacts on the loss of habitats are considered insignificant and the Proposed Development would not have significant disturbance impacts to the surroundings, including wetlands within the Wetland Conservation Area (WCA). In addition, various measures and good site practices will be adopted to minimize the ecological impacts of the development to the surrounding area during construction and operational phases, including quieter piling methods and setting up temporary noise barrier during construction, and avoid unnecessary external lighting during operational phase.

Environment, Land Contamination, Sewerage and Drainage

- 1.8 According to the EA and OIA submitted by the applicant, potential air quality, odour, noise, water quality, construction waste and land contamination aspects of the Proposed Development have been assessed and no adverse impacts are anticipated. The Factory Portion (**Plan Z-2 and Drawing Z-26**) would be equipped with adequate at source mitigation measures (including factory design without chimney stack, rooms with potential odour generation will be enclosed and mechanical ventilation with deodorization units). No odour impact arising from the Factory Portion on the Residential Portion and the School Portion are anticipated. With appropriate mitigation measures proposed, including adequate separation distance with carriageways, orientation of future building blocks, fixed glazing, self-protecting building design, acoustic fins, architectural windows/doors, auto-closing door system and fixed glazings, as well as the relocation and modernization of the soy sauce factory, no significant adverse noise and air quality impact on the Proposed Development are anticipated. No insurmountable environmental impacts at construction stage are anticipated with implementation of effective mitigation measures.
- 1.9 There is potential land contamination problem at the Site and further assessment is considered necessary before development works among the potentially contaminated area at the Site. A DIA and SIA have been submitted to demonstrate that no adverse drainage and sewerage impacts are anticipated from the Proposed Development. Sewage generated by the Proposed Development will be conveyed to the existing public sewers via proposed sewers which further connects to the Nam Sang Wai Sewerage Pumping Station adjacent to Kam Tin River (**Drawing Z-27**). The wastewater from the soy sauce factory will be treated by a new on-site

wastewater treatment plant before discharge to public sewerage system to ensure relevant standards can be complied with.

Air Ventilation, Visual and Landscape

- 1.10 According to the submitted AVA, the overall ventilation performance is comparable between the baseline scheme (i.e. the indicative scheme under approved application No. Y/YL-NSW/3) and the Proposed Development with the proposed mitigation measures, i.e. building separations (including mainly a 28m-wide east-west (E-W) aligned one between T2 and T9 and a 15-m wide E-W aligned one between T5 and the southern boundary of the Residential Portion) and various building setbacks (**Drawing Z-28**). The scenario with both the Proposed Development and Adjacent Proposed CDWRA Development has also been assessed and the overall ventilation performance is still comparable with the baseline scheme with planned developments⁶. It is concluded that the Proposed Development is unlikely to impose significant adverse air ventilation impacts on the surrounding environment.
- 1.11 A VIA has been conducted to assess the visual impact of the Proposed Development against the baseline scenario (i.e. the existing condition) (**Drawings Z-10 to Z-16**). According to the VIA, the Proposed Development will induce negligible/slightly adverse visual impacts on the visual context, and the visual impacts will be mitigated to an acceptable level through incorporation of mitigation measures such as stepped BH profile, sensitive façade treatment, sensible building disposition and building separations (**Drawing Z-17**). It is concluded that with the mitigation measures implemented, the Proposed Development, and together with the Adjacent Proposed CDWRA Development, is acceptable from urban design and visual perspectives.
- 1.12 According to the LP, all 315 existing trees (which are mostly undesirable invasive species and of poor form and quality in general) within the Site are proposed to be felled. A minimum of 315 new trees will be planted within the Site for compensation purpose. According to the LMP (**Drawing Z-8**), trees will be planted along the perimeter of the Residential Portion to provide buffer with the adjacent area and to minimise the potential visual impact. Private open space of not less than 8,099m² with recreational facilities, landscaped garden, children's playground and inter-generational play areas will be provided. A minimum greening ratio of 30% will be achieved.
- 1.13 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 21.4.2022 **(Appendix I)**
 - (b) Consolidated SPS received on 21.2.2025⁷ **(Appendix Ia)**
- 1.14 On 14.2.2025, the Committee of the Board agreed to the applicant's request to defer

⁶ Includes planned developments under approved applications No. Y/YL-NSW/3 (for shopping mall cum hotel development) and No. A/YL-NSW/241 (for comprehensive Development of an Outlet Mall with Commercial Uses) that covering the application site of application No. Y/YL-NSW/8.

⁷ There are a total of 19 submissions of Further Information (FI) received on 4.7.2022, 13.9.2022, 28.11.2022, 21.12.2022, 31.1.2023[#], 6.3.2023, 9.5.2023, 29.5.2023, 11.8.2023, 30.10.2023, 21.12.2023, 19.1.2024, 14.2.2024, 10.4.2024, 3.6.2024, 18.6.2024, 23.8.2024, 18.11.2024 and 21.2.2025[#]. The consolidated SPS in **Appendix Ia** supersedes the original SPS and all FIs and hence they are not attached to this paper. ([#]exempted from publication requirement)

making a decision on the application for two months.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the consolidated SPS at **Appendix Ia**. They can be summarised as follows:

- (a) The application is complementary to the strategic planning framework of the Northern Metropolis by formulating a technically feasible development proposal that can contribute to the housing supply in the short run and realise the Government's long-term planning framework for the area.
- (b) The planned Au Tau Station of the MTR NOL is located about 800m from the Site. The application can harness the enhanced infrastructural capacity brought by the planned NOL and unleash the development potential of the Site. The Proposed Development will also become a key driver in catalysing the developments along the NOL.
- (c) The application is in line with Government's recent endeavours in enhancing housing land supply and serves as an anchor housing development to alleviate the acute housing shortage. In addition, the Proposed Development can serve the rising needs of people working in the Northern Metropolis and play a vital role in the region to achieve home-job balance. The rezoning application is also in line with the recent call for releasing development potential in the WBA.
- (d) The area is a logical urban extension of the Yuen Long Town and the Site is located in a transitional zone between the high-density public housing at Sha Po and ponds in the WCA. The Site is a roadside vacant site with previous planning approval for commercial development. The development intensity of the Proposed Development is considered compatible with the changing land use planning context in the vicinity.
- (e) The Proposed Development is in line with the requirements under the 'Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C)⁸ which will not cause net loss in wetland nor negative off-site disturbance impact to the existing wetlands.
- (f) The application echoes with the Government's policy directive of promoting re-industrialization (also known as Industry 4.0) and will greatly improve the quality of the existing environment through comprehensive residential development and relocation of the existing soy sauce factory. The soy sauce factory will be upgraded and modernised into a more environmental-friendly premises.
- (g) The application is carefully formulated with planning gains and design merits. Stepped building height profile, building set backs and separations are incorporated in the Proposed Development to promote wind penetration and enhance visual permeability. A site for primary school is reserved to support the neighbouring community, and necessary application or registration will be submitted by the future operator in the event of the school being implemented by private sector. A covered PTI will also be provided to serve the daily needs of future population in the area.

⁸ TPB PG-No. 12C only applies to s.16 applications falling within the WCA and WBA and is not applicable for the current application.

- (h) Majority of the private land within the Site is owned by the applicant and the owner of the soy sauce factory. Preliminary consensus between the two parties have been reached on the implementation and arrangement of the proposed relocation and modernization of the soy sauce factory. Therefore, the Proposed Development can be implemented in a timely manner and the Proposed Development can serve as a catalyst for other developments to phase out the existing open storage and port back-up uses in the surrounding area.
- (i) In support of the current application, the applicant has submitted various technical assessments including TIA, EcoIA, EA, AVA, VIA, LP, DIA, SIA and WSIA. Concerned technical aspects have been duly considered and there is no insurmountable problem due to the Proposed Development.
- (j) The applicant has submitted a study on the possible alternative zoning and zoning boundaries (**Appendix IIb**). The Site could be rezoned in accordance with the proposal, i.e. the Residential Portion and School Portion as “R(E)” zone subject to maximum GFA of 126,242m² and BH of 115mPD with provision of a primary school (disregarded from GFA calculation), whereas the Factory Portion as “Other Specified Use” annotated “Industrial” (“OU(I)”) zone subject to maximum non-domestic GFA of 13,700m² and BH of 15mPD.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the “current land owner” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by notifying the current land owners. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the “Owner’s Consent/Notification” Requirements are not applicable.

4. Background

- 4.1 According to aerial photo in 1990, the existing soy sauce factory on the northern part of the Site has been existed before the first publication in the Gazette of the notice of the Nam Sang Wai Interim Development Permission Area Plan No. IDPA/YL-NSW/1 (the IDPA Plan) on 17.8.1990. The Site was zoned “I(D)” and “OS” since the Nam Sang Wai OZP No. S/YL-NSW/1 gazetted on 6.3.1994.
- 4.2 The Site is currently not subject to any active planning enforcement action.

5 Previous Applications

- 5.1 The Site is involved in two previous rezoning applications (No. Z/YL-NSW/5 and Y/YL-NSW/3) submitted by the same applicant as the current application and eight previous applications (No. A/DPA/YL-NSW/18, No. A/YL-NSW/2, 70, 158, 183, 194, 234 and 276⁹). Details of the previous applications are summarized at

⁹ A renewal application No. A/YL-NSW/338 for a temporary container storage yard for a period of five years will be considered at the same meeting.

Appendix III and their locations are shown on **Plan Z-1**. The eight previous applications were all for container storage yard/temporary lard factory uses and their considerations are irrelevant to the current application.

- 5.2 Application No. Z/YL-NSW/5 for amendment to the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/4 covering a smaller part of the Site from “OS” to “OU (CDWRA)” for residential development with a PR of 0.4 and BH of 6 storeys above one-level of carport was rejected by the Committee on 15.2.2003 mainly on the considerations that there was insufficient information to demonstrate that the proposed development would not have (i) negative impacts on the ecological value of the surrounding areas; (ii) I/R interface problem with the adjoining industrial development; and (iii) adverse sewerage impact on the surrounding areas; and insufficient information to justify the deviation of the BH height restriction stipulated under the “OU(CDWRA)” zone, i.e. “maximum 6 storeys including 1 storey of carport”. Approval of the rezoning request would set an undesirable precedent and attract similar applications for relaxation of BH restrictions for the area, the cumulative impacts of which would have adverse visual implications to the area.
- 5.3 Application No. Y/YL-NSW/3 (which covers the southern part of the Site) for rezoning the Site from “OS” to “Commercial” to facilitate a proposed shopping mall cum 700-room hotel development with a plot PR of 1.5 (GFA of 57,890 m²) and BH ranging from 1 to 8 storeys above 2 storeys podium and one basement carpark (maximum BH of 46 mPD) was agreed by the Committee on 18.3.2016 mainly on the considerations that the proposed development would be a better land use options compared to the existing open storage use and bring enhancement to the environment through removal of the open storage use; provide employment opportunities in North West New Territories (NWNT); and cumulative impacts on WBA was insignificant and there is adequate planning control via the future s.16 planning application to the Board.

6 Similar Application

There is no similar application within the same “I(D)” and “OS” zones on the OZP.

7 The Site and Its Surrounding Areas (Plans Z-1 to Z-4d)

7.1 The Site is:

- (a) accessible from Castle Peak Road-Tam Mi; and
- (b) occupied by an existing soy sauce factory, grass land and residential dwellings at the northern portion within the “I(D)” zone and temporary container storage yard with valid planning permission until 20.3.2025 under application No. A/YL-NSW/276 at the southern portion within the “OS” zone;
- (c) located within WBA of the Deep Bay Area.

7.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is a temporary centralised quarter for imported labour under a valid planning permission No. A/YL-NSW319, which is also the subject site of the Proposed Adjacent CDWRA Development under application of Y/YL-NSW/8;
- (b) to its east across Castle Peak Road - Tam Mi, San Tin Highway and San Tam Road are existing residential developments intermixed with sporadic open storage uses at Mo Fan Heung and Sha Po at the “Residential (Group A)”, “G/IC” and “OU(Railway Reserve)” zones on the Kam Tin North OZP which are intended for planned high-rise and high-density public housing development with a PR of 6.7 and a maximum BH of 185mPD and the future Au Tau Station of NOL. Comprehensive development of Park YOHO with a PR of 1.024 and a maximum BH of 62.2mPD is located to the further south of Au Tau Station;
- (c) to its west are few residential dwellings, an area zoned “Open Space” (“O”) with wetlands at the bank of the old meander of Kam Tin River and Kam Tin River. To the further west across Kam Tin River are ponds and grass land; and
- (d) to its immediate south are Castle Peak Road - Tam Mi and San Tin Highway.

8 Planning Intention

- 8.1 The “I(D)” zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 8.2 The “OS” zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses which cannot be accommodated in conventional godown premises.

9 Comments from Relevant Government Bureau/Departments

- 9.1 The following Government bureau/departments have been consulted and their views are summarized as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - (a) no adverse comments on the application from land administrative perspective.
 - (b) The Site involves two private lots nos. 1910 RP and 1743 S.C RP and adjoining GL all in D.D. 107.
 - (c) As quoted by the applicant, the Site has an area of about 81,500m²

(including about 15,714m² of GL), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly.

- (d) As per the A Book and land search records, Lot 1910 RP in D.D. 107 is held under Yuen Long New Grant No. 781 for the purpose of the manufacture of soy, sauce, preserved fruits or vegetables or Chinese sweetmeats, while Lot 1743 S.C RP in D.D. 107 is an old schedule agricultural lot held under Block Government Lease and subject to a Short Term Waiver No. 2788 for the purpose of ancillary use to container storage yard.
- (e) It is noted that the applicant, being the owner of Lot 1743 S.C RP in D.D. 107, has reached preliminary consensus with the owner of Lot 1910 RP in D.D. 107 on the planning scheme which involves relocation of the existing soy sauce factory. The ownership details will be checked upon receipt of formal land application.
- (f) Should the Board decide to approve the application, the registered owners have to apply for land exchange/lease modification to implement the scheme. However, there is no guarantee at this stage that the land exchange/lease modification application (including the granting of additional GL) will be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD.
- (g) The proposed tree felling/transplanting/tree compensatory should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) No objection to the application from traffic engineering point of view.
- (b) Based on the TIA, it is observed that the traffic impact arising from the Proposed Development to the adjacent road network within the Area of Influence would be acceptable except Tai Lam Tunnel and San Tin Highway. The TIA also indicated that the Proposed Development would provide parking and loading/unloading facilities within the Site in accordance with the Hong Kong Planning Standards and Guidelines.
- (c) The proposed PTI (**Drawing Z-20**) is proposed to serve public transport need of both the current application and application No. Y/YL-NSW/8. The road and junction improvement works proposed under the application would also serve both planning applications. In view of the above, the PTI and the road improvement works shall be

completed and commissioned before population intake of current application or application No. Y/YL-NSW/9, whichever is earlier

(d) Detailed comments are at **Appendix IV**.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

(a) No objection to the application.

(b) If any road improvements (including but not limited to works for road widening, junctions improvements, transport lay-by etc.) in the TIA are considered necessary by Transport Department (TD) due to the subject development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

(a) No in-principle objection to the application from environmental planning perspective.

(b) Having reviewed the FIs, no insurmountable environmental and sewerage impact is anticipated. It is noted that the applicant submitted an alternative rezoning proposal for the Site and it is our understanding that regardless of which rezoning proposal is approved, "Flat", "School" and "Industrial Use" will be Column 2 uses and planning permission is required from the Board for the proposed residential development, school and relocated soy sauce factory under the application.

(c) Detailed comments for the SIA are at **Appendix IV**

Urban Design, Air Ventilation and Landscape

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

(a) No objection to the application from urban design and visual perspectives.

(b) The Site, bounded by Kam Tin River/Pok Wai South Road and Castle Peak Road-Tam Mi/San Tin Highway, is currently occupied by some industrial and open storage uses. It is located in a rural context with fishponds in the northwest and west, open storage and industrial uses of one to three storeys to the north and east and village settlement up to three storeys to the further north. Some medium to high-density existing and planned residential developments are located near the Site, such as the proposed comprehensive development under the "OU(CDWRA)1" zone with a maximum BH of 53.95mPD to the

north, proposed public housing development in Sha Po with a maximum BH of 185mPD to the further east under the “R(A)” zone of Kam Tin North Outline Zoning Plan, the proposed public and private housing development under Land Sharing Pilot Scheme (LSPS) application No. LSPS/002 with a BH of about 100mPD to the further southwest in Ho Chau Road under the “R(A)1” and “R(A)2” on the same OZP, and existing residential development namely Park YOHO with a BH of about 62mPD to the further southeast (**Drawing Z-29**).

- (c) As illustrated in the photomontages prepared under the VIA, the overall visual impacts at selected viewpoints (VPs) were mainly negligible to slightly adverse, except the VP at Nam Sang Wai River Education Trail with slightly adverse/moderately adverse visual impact. It is noted that several planning and design merits are proposed by the applicant, such as stepped BH profile descending towards its proposed WRA and Kam Tin River, sensible building disposition and building separations of not less than 28m between three east to west running building clusters to facilitate visual and wind penetration (as in Figure A of VIA) and landscape treatment.

Air Ventilation

- (d) According to the AVA, the applicant compares the pedestrian-level air ventilation performance of the baseline scheme (the approved indicative scheme under planning application No. Y/YL-NSW/3) and the Proposed Development. As set out in the AVA, mitigation measures including mainly (i) 28m-wide E-W aligned building separation between T2 and T9 and (ii) 15-m wide E-W aligned building separation between T5 and the southern boundary of the Residential Portion), have been incorporated in the Proposed Development (**Drawing Z-28**). According to the findings of the AVA, the Proposed Development would have comparable wind velocity ratio at the site boundary and overall surrounding areas when compared with the baseline scenario.
- (e) In addition, the applicant has conducted CFD modelling to assess the potential cumulative impact arising from the Proposed Development and the Adjacent Proposed CDWRA Development under a separate Planning Application No. Y/YL-NSW/8. The simulation results shown that the two developments together will have comparable wind velocity ratio at the site boundary and overall surrounding areas when compared with the baseline scenario.
- (f) In view of the above, it is not anticipated that the Proposed Development with mitigation measures described above would generate significant adverse air ventilation impact on the overall pedestrian wind environment as compared with the baseline scenario.

Landscape

- (g) No objection to the application from landscape planning perspective.
- (h) The Site is situated in an area of miscellaneous rural fringe landscape

character comprising vacant lands, temporary structures, village houses, scattered tree groups, and woodland within an “O” zone to the west of the Site. Low-rise buildings within an “OU(CDWRA)” zone are observed in the north of the Site. The Proposed Development with three domestic blocks and eight composite blocks (19 and 29 storeys respectively) would bring forth noticeable changes to the landscape character of the surrounding area which is mainly low to medium-rise buildings and village houses.

- (i) According to the LP, existing trees of common species and low amenity value spaces are observed. No rare/protected tree species, OVT, champion trees and tree of particular interest are found. All 315 existing trees within the application site boundary are proposed to be felled, and minimum replanting ratio of 1:1 within the development will be provided to compensate the loss of existing trees. With reference to the LP, not less than 8,099m² of private open space will be provided for the design population of 8,099. Not less than 30% of green coverage will be provided within the Site. According to the LMP, landscape provisions with hard and soft landscape treatments are proposed on G/F and podium level of the Site, including landscape garden, play area, timber deck, lawn, etc.
- (j) The applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

9.1.6 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

It is noted that the Proposed Development consists of 11 towers of maximum 29-storey residential towers with maximum BH of 115mPD. The location of the Site is in vicinity of the proposed Sha Po public housing development with a maximum BH of 185mPD which has been gazetted in the approved Kam Tin North OZP No. S/YL-KTN/11. It appears that a stepped BH profile is proposed from the higher Sha Po public housing development side towards the Proposed Development, and then to the lower wetlands. Based on the VIA, it appears that the Proposed Development may not be incompatible with the future surrounding environment based on the gazetted OZPs. He has no particular comment from architectural and visual impact point of view.

Ecological

9.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) No objection to the application from nature conservation point of view and no comments on the EcoIA.
- (b) Based on the EcoIA, the Site, which have been mainly occupied by the existing soy sauce factory and open storage of containers, consists

of habitats of very low to low ecological value. There is no loss in wetland area. Mitigation measures have been proposed to mitigate any adverse impacts identified.

Fire Safety

9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application provided that fire service installations and water supplies for firefighting being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The emergency vehicle access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department.

Building Matters

9.1.9 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) An Occupation Permit for two storeys buildings for non-domestic use at Lot D.D. 107 Lot 1910 was issued on 20 May 1986.
- (b) All existing buildings works erected on unleased government land do not come under the control of the BO, and no unauthorized for the purpose of BO.
- (c) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed us under the captioned application.
- (d) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be considered as an acceptance of any existing building works or UBW on the Site under the BO.
- (e) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (f) The Site shall be provided with means of obtaining access from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively.
- (g) If the Site does not abut on a specified street with a minimum width of 4.5m, its permitted development intensity may be determined under Regulation 19(3) of the B(B)R at the building plan submission stage.
- (h) For features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152.
- (i) Detailed checking will be carried out during building plan submission stage.

Other Aspects

9.1.10 Comments of the Secretary for Education (SEd):

Provision of Primary School

- (a) In general, the provision of public sector primary school places is planned on a district basis. Having considered a basket of factors including the latest school-age population projections, projected demand for/ supply of public sector school places in the district, and availability of reserved school sites in the vicinity, etc., we consider that there is no need to reserve a site for public sector primary school in the proposed development.

Provision of Kindergarten

- (b) It is noted that no public housing development is involved in the said development. She has no views on the planned provision of kindergarten for private housing developments. The developer is advised to follow the Hong Kong Planning Standards and Guidelines on the requirement of provision of kindergarten.
- (c) Detailed comments are at **Appendix IV**.

9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) No adverse comment on the rezoning application from regulatory services perspective, town gas safety and electricity safety point of view.
- (b) There is a high-pressure town gas pipeline (HP pipeline) running along San Tin Highway in close vicinity of the Site. A Quantitative Risk Assessment (QRA) conducted by the project proponent is required to assess the potential risks associated with HP pipeline,

having considered the Proposed Development and mitigation measures if necessary for compliance with the risk guidelines of the Hong Kong Planning Standards and Guidelines.

(c) Detailed comments are at **Appendix IV**.

9.2 The following Government departments have no objection to or comment on the application and their detailed comments, if any, are in **Appendix IV**:

- (a) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Leisure and Cultural Services;
- (d) Director of Food and Environmental Hygiene;
- (e) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (f) Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD);
- (g) Chief Engineer/1-1, Railway Development Office, CEDD;
- (h) Commissioner of Police; and
- (i) District Officer/Yuen Long, Home Affairs Department.

10 Public Comments Received During the Statutory Publication Periods

10.1 The application was published for public inspection on 6.5.2022, and the subsequent FIs submitted by the applicant were published 17 times for public inspection. During the statutory publication periods, a total of 918 public comments were received, including 543 supporting, 359 objecting to and 16 providing views on the application. Full set of public comments is at **Appendices Va to Vc**. Their major views are summarised as follows:

Supporting Comments (Appendix Va)

10.2 543 supporting comments were received from individuals and some local residents. The main supporting reasons are summarised as follows:

- (a) the Proposed Development is in line with the government policy on Northern Metropolis development and increasing housing provision. It will better utilize scarce land resource;
- (b) the proposed medium-rise residential development is compatible with the surrounding land uses and development density;
- (c) the Proposed Development would provide an addition of 3,115 housing units, retail and open space for the public, which will create more job opportunities and improve the visual amenity, environmental hygiene and overall environmental quality of the local areas;
- (d) the Proposed Development is in line with government's transport policy. The Proposed Development is near the proposed NOL which will be highly accessible in the future; and

- (e) the Proposed Development will not cause adverse impacts on environment, infrastructure, ecology, air ventilation and visual aspects.

Objecting Comments (Appendix Vb)

10.3 359 objecting comments were submitted by a Yuen Long District Council Member, Village Representatives of Pok Wai Village, Green Sense, Green Power, the Conservancy Association, Hong Kong Bird Watching Society, 香港野生雀鳥保育關注組, villagers/nearby residents and individuals. Their major views are summarised as follows :

- (a) the rezoning proposal is piecemeal without an overall study and review of the other zones on the OZP would jeopardize the long term planning intention and land uses of the OZP. There is no provision of community facilities;
- (b) the Proposed Development with significant increase in PR is excessive and incompatible with the surrounding area which is a low-rise and low-density neighbourhood and will result in adverse visual and air ventilation impacts to the surrounding;
- (c) the proposed rezoning would reduce the land resource for open storage and industrial uses in the areas where there are high demand on these uses arising from the relocation due to adjoining New Development Areas' (NDAs) development;
- (d) the Proposed Development is located within the WBA and close to the WCA and in conflict with the conservation policy. It is not in line with TPB-PG No. 12C. It also falls within the proposed Nam Sang Wai Wetland Conservation Park (WCP) under the Northern Metropolis Development Strategy. The Proposed Development would increase human disturbance and adversely affect the habitats of wild animals and birds in the wetland area of Deep Bay. The Proposed Development would have adverse impacts on the flight line, noise, glare, human disturbance, etc., to the wetland species, nearby fish ponds, water birds and other wetland habitat. There is insufficient details on the long-term management of the proposed WCA;
- (e) the proposed residential development would bring adverse impacts on local ecosystem and biodiversity. There will be cumulative impacts on the environment and ecosystem arising from all the new applications and developments in the area;
- (f) the Proposed Development would increase the traffic flows along Castle Peak Road – Tam Mi, San Tam Road and roundabout at Fairview Park and Au Tau. Given the design of existing roads, additional traffic brought by the development would exceed the capacity of existing road network and intensify the traffic congestion;
- (g) the domestic sewage generated by the Proposed Development would pollute the environment and streams nearby due to the absence of centralized sewerage treatment. It would adversely impact the environmental hygiene in the vicinity;
- (h) there is no overall assessments on the cumulative environmental impacts arising from the application and other on-going applications, and the other

submitted technical assessments are insufficient to demonstrate that the Proposed Development will not impose adverse impacts on the surrounding areas;

- (i) the rezoning proposal neglected the conservation value of the historical soy sauce factory falls within the Site;
- (j) there is no relocation programs provided for the existing villagers/residents and operators on/near the Site. The Proposed Development would bring adverse impacts to the existing villagers/residents and operators on/near the Site; and
- (k) approval of this application would set an undesirable precedent to concurrent and future similar applications in the same neighbourhood.

Providing Views (Appendix Vc)

- 10.4 16 comments were submitted by the Kadoorie Farm and Botanic Garden and the Hong Kong and China Gas Company Limited providing views that the applicant is required to conduct QRA to evaluate the potential risk and determine /implement the necessary mitigation measures; the Proposed Development would have potential traffic, environmental and ecological impacts on the local areas, WBA, adjoining WCA and Kam Tin River and proper mitigation measures should be provided to minimize flooding risk and illegal dumping of wastes during the construction phase of the Proposed Development; and the Board shall consider whether the Proposed Development will affect the WCPs.

11 Planning Considerations and Assessments

The Proposal

- 11.1 The application is for rezoning the Site from “I(D)”, “OS” and area shown as ‘Road’ to “R(E)” zone to facilitate a proposed comprehensive residential development with PTI and retail facilities, a proposed primary school and the relocation of a soy sauce factory. Under the Notes of the proposed “R(E)” zone, Schedule I uses will be subject to a maximum PR of 2.73 for the Residential Portion and maximum BH of 115mPD and Schedule II uses will be subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD for the Factory Portion. According to the proposed scheme in support of the application, the Residential Portion at the northern part of the Site comprises 11 residential towers of not more than 29 storeys (with BH ranging from 61.5mPD to 115mPD), amongst which four towers are on top of a single-storey podium mainly of covered PTI, commercial/retail facilities and clubhouse and four towers are on top of a single-storey podium mainly of commercial/retail facilities and clubhouse, and a basement carpark/E&M floor. The southern part contains a proposed primary school with site area of 6,200m² and a proposed relocation of soy sauce factory (from the northern part of the Site to the southern part of the Site) which is subject to a maximum non-domestic GFA of 13,700m² and a maximum BH of 15mPD. The relocated soy sauce factory will also be modernised (**Drawings Z-1 and Z-7**).
- 11.2 As shown in the proposed Notes of the OZP for the proposed “R(E)” zone at **Appendix IIa**, “Relocation of existing industrial development falling within the same “R(E)” zone” is proposed to be added to the planning intention. Under

Schedule I of the proposed “R(E)” zone, ‘Flat’, ‘School’, ‘Shop and Services’, ‘Eating Place’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’ are Column 2 uses which requires planning permission from the Board, and ‘Hotel’ is also added as a Column 2 use¹⁰. Under Schedule II of the proposed “R(E)” zone, ‘Industrial Use’ is a Column 2 use¹¹. Upon rezoning according to the applicant’s proposal, the applicant would be required to submit a detailed development scheme with appropriate technical assessments at the section 16 application stage to demonstrate in detail the technical feasibility of Proposed Development and the adequacy of the infrastructural capacity to effectuate the Proposed Development.

- 11.3 The applicant has also submitted FI of a study on the possible alternative zoning and zoning boundaries (**Appendix IIb**). Under this FI, the applicant considers the Site could be rezoned in accordance with the proposed scheme, i.e. the Residential Portion and School Portion as “R(E)” zone subject to maximum GFA of 126,242m² and BH of 115mPD with provision of a primary school (disregarded from GFA calculation), whereas the Factory Portion as “OU(I)” zone subject to maximum non-domestic GFA of 13,700m² and BH of 15mPD, without any change in technical study.

Planning Intention and Land Use Compatibility

- 11.4 Bounded by Castle Peak Road-Tam Mi/San Tin Highway to its east and the Kam Tin River to its west, the Site is currently mainly occupied by the existing soy sauce factory at the northern part and open storage of container at the southern part with planning permission until 20.3.2025 under application No. A/YL-NSW/276 (**Plan Z-1**). The immediate surrounding areas of the Site are predominated by a temporary centralised quarter for imported labour under a valid planning permission no. A/YL-NSW319, ponds, residential dwellings and low-rise residential development, open storage yards and grassland (**Plans Z-2 and Z-3**). The temporary centralised quarter site to the immediate north of the Site is proposed for a comprehensive residential development with GIC and retail facilities subject to a maximum PR of 2.3, and a maximum BH of 115mPD with a total flat production of 6,825 units and a wetland restoration area (i.e. the Adjacent Proposed CDWRA Development) under application No. Y/YL-NSW/8 submitted by the same applicant.
- 11.5 According to the MSN, “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem. The Residential Portion and the School Portion of the Proposed Development are considered in line with the planning intention of the “R(E)” zone in phasing out the existing soy sauce factory currently occupying the northern part of the Site (**Drawing Z-1 and Plan Z-2**). However, the Factory Portion is considered not in line with the planning intention of the “R(E)” zone as new industrial developments are not permitted to avoid perpetuation of I/R interface problem arising from relocation of the soy sauce factory from the northern to the southern portion of the Site.

¹⁰ According to the MSN for the “R(E)” zone, there is no such provision of ‘Hotel Use’ under Column 1 nor 2 under Schedule I uses. According to the applicant, the addition of ‘Hotel’ use is to reflect a previously rezoning application No. Y/YL-NSW/3 for proposed hotel cum shopping mall development agreed by the Rural and New Town Planning Committee (the Committee) of the Board on 18.3.2016 (**Plan Z-1**).

¹¹ According to the MSN for the “R(E)” zone (for rural areas only), ‘Industrial Use (not elsewhere specified)’ is neither a Column 1 nor Column 2 use under Schedule II uses.

- 11.6 From land use planning perspective, the Proposed Development could phase out the existing open storage uses at the southern part of the Site and relocate the existing soy sauce factory to the southern part of the Site with upgrading and modernisation of its manufacturing procedures and at source mitigation measures to minimize any potential environment impacts including odour impacts. Furthermore, DEP has no adverse comments on the relocated soy sauce factory as mentioned below given that detailed technical assessments would be submitted during s.16 planning application stage. In view of the above, it is considered that the Proposed Development comprising residential development with commercial facilities, school and relocated soy sauce factory is not incompatible with the surrounding existing and planned development (**Plan Z-2**)

Development Intensity, Urban Design and Air Ventilation Aspects

- 11.7 The Site is located at the fringe of the sub-urban neighbourhood in Nam Sang Wai. While the immediate surroundings of the Site are of rural character with low-rise structures up to three storeys, there is a planned private comprehensive development with a maximum PR of 1.55 and a maximum BH of 54mPD in “OU(CDWRA)1” site at Wing Kei Tsuen to the north of the Site (**Plans Z-1 and Z-2**). The Adjacent Proposed Development pursued by the same applicant as the current application is located to the immediate south with a maximum PR of 2.3 and a maximum BH of 115mPD (**Plan Z-1 and Drawing Z-31**). The Site is also in the proximity of the development cluster of high to medium-density, including the planned high-rise public housing development at Sha Po (PR of 6.5 and BH of 185mPD), in Kam Tin North around the planned Au Tau Station of NOL in the east (**Drawing Z-29**).
- 11.8 Upon commissioning of Au Tau Station of NOL (completion in 2034 tentatively), the accessibility of the area around will be enhanced, which will facilitate the transformation of this part of Nam Sang Wai area into a medium-density and medium-rise residential neighbourhood. The proposed development intensity of the Residential Portion, i.e. a maximum PR of 2.73 and maximum BH of 115mPD, of the Proposed Development is also considered not out of keeping with the land use character of the existing sub-urban neighbourhood and the planned development context of the area benefited from the enhanced accessibility. The Proposed Development of medium-rise and medium-density at the Site can form a gradual transition from the planned high-rise and high-density public housing development at Sha Po around Au Tau Station to the WCA to the north and west and Kam Tin River to the west of the Site (**Drawings Z-29 and Z-30**).
- 11.9 The applicant has submitted a VIA to illustrate the visual compatibility of the Proposed Development with the surrounding areas. The stepped BH profile descending from the East to West within the Site, sensible building disposition and building separations between the three building clusters of proposed development will help alleviate the visual impact, improve visual permeability and wind penetration (**Drawing Z-28**). The AVA submitted by the applicant also demonstrates that the Proposed Development with the proposed mitigation measures will unlikely impose significant adverse air ventilation impact on the surrounding environment. CTP/UD&L, PlanD has no objection to the application and considers that the Proposed Development is not incompatible with the planned/approved developments near the Site alongside of San Tin Highway and is considered acceptable from urban design, visual and air ventilation perspectives. CA/ASC, ArchSD also has no adverse comment from architectural and visual impact point of

view.

Ecological Aspect

- 11.10 DAFC has no objection to the application and has no adverse comment on the EcoIA. Based on the EcoIA, the Site, which have been mainly occupied by the existing soy sauce factory and open storage of containers, consists of habitats of very low to low ecological value. There is no loss in wetland area. Mitigation measures have been proposed to mitigate any adverse impacts identified as mentioned in paragraph 1.7.

Environmental, Drainage and Sewerage Aspect

- 11.11 According to the EA and OIA submitted by the applicant, no adverse impacts on air quality, odour, noise, water quality, construction waste and land contamination aspects arising from the Proposed Development are anticipated. The existing soy sauce factory currently at the northern part of the Site will be relocated to the southern part of the Site with adequate mitigation measures (**Drawing Z-26 and Plan Z-1**). Various mitigation measures as mentioned in paragraph 1.8 are proposed to be incorporated in the relocated soy sauce factory and the proposed residential development and school to mitigate potential and environmental impacts including noise and air quality aspects. DIA and SIA have been submitted which demonstrate no adverse drainage and sewerage impacts are anticipated from the Proposed Development. The wastewater from the relocated soy sauce factory will be treated at a new on-site wastewater treatment plant before discharge to public sewerage system. It is anticipated that the proposed development will not cause net increase in pollution in Deep Bay.
- 11.12 In light of the above, DEP and CE/MN of DSD have no objection to the application from environmental planning and public drainage perspectives. DEP also noted that Section 16 application would still be required for the Proposed Development.

Landscape Aspect

- 11.13 According to the LMP (**Drawing Z-8**), landscape planting buffers along the periphery of the proposed residential development would be provided to minimise the visual impact. Private open space of not less than 8,099m² with landscaped area, children's play area, elderly fitness court, sitting-out area will be provided. 315 new trees would be planted at the Site and not less than 30% of green coverage will be provided within the Site. The CTP/UD&L, PlanD has no objection to the application from landscape planning point of view.

Transport and Traffic Aspects

- 11.14 The applicant has submitted a TIA and proposed various traffic improvement works as mentioned in paragraph 1.5 above, including the widening of Castle Peak Road – Tam Mi with footpath, provision of the proposed subway connecting with the Proposed Development and the Au Tau Station of NOL, a new PTI to be located within the Site (**Drawings Z-18 to Z-20**), and the proposed junction improvement works. The TIA concludes that all critical junctions and road links will operate within capacity with the completion of the Proposed Development, except San Tin Highway and Tai Lam Tunnel. Between the completion of the Proposed Development in 2031 and the commissioning of Route 11 anticipated in 2033, the traffic speed of the two road links would be reduced but still be manageable. With the commissioning of Route 11, it is anticipated that the traffic condition of the road

networks in the vicinity of the Site can be significantly improved. The C for T has no adverse comment on the TIA and has no objection to the application. CHE/NTW of HyD also has no objection to the application from highway maintenance perspective.

Provision of School

- 11.15 The applicant proposes a primary school to serve the development as well as the existing population in the neighbourhood. SED has no specific view on the provision of a school within the Proposed Development subject to the school being provided under private initiative. The applicant will further liaise with relevant bureaux/departments during the implementation stage.

Other Technical Aspects

- 11.16 The applicant has also submitted various technical assessments and all other relevant Government departments including CE/C of WSD and H(GEO) of CEDD have no objection to or adverse comment on the application from water supply and geotechnical aspects.

Rezoning Proposal

- 11.17 Taking into account the planning assessments above, it is considered that the Proposed Development comprising residential development with commercial facilities, school and relocated soy sauce factory at the Site is not unacceptable. However, the proposed “R(E)” zoning with changes to the planning intention to allow relocation of existing industrial development within the same site as proposed by the applicant is not in line the prevailing planning intention of “R(E)” zone in phasing out existing industrial developments, and is thus considered undesirable and not supported from statutory planning point of view. Besides, there is also a need for appropriate control on the provision of a primary school at the School Portion.
- 11.18 Should the Committee consider that the Proposed Development at the Site acceptable, appropriate zoning shall be formulated for the Factory Portion at the southern part of the Site so as to allow the relocation of the soy sauce factory subject to appropriate development restrictions while maintaining proper planning control under the requirement of planning permission from the Board via s.16 application at the later stage. Besides, appropriate development restrictions including provision of a primary school shall be incorporated for the “R(E)” zone covering the northern part of the Site (including the Residential Portion and the School Portion).

Public Comments

- 11.19 For the public comments objecting to/raising concerns on the rezoning application as detailed in paragraph 10 above, the planning assessments and considerations set out in the above paragraphs are relevant. On the necessity in conducting a QRA associated with the HP pipeline, the applicant should observe the requirement of the Electrical and Mechanical Services Department’s “Guidance Note on QRA Study for High Pressure Town Gas Installations in Hong Kong” for conducting out the QRA at section 16 planning application stage. DEMS has no adverse comment on the application from town gas safety perspective. Regarding the Nam Sang Wai WCP, the Strategic Feasibility Study on the Development of WCPs System commissioned by the Agriculture, Fisheries and Conservation Department has not recommended to include the Site into the boundary of the WCP.

12 Planning Department's Views

- 12.1 Based on the assessment made in paragraph ~~12.11~~ and having taken into account the public comments mentioned in paragraph ~~14.10~~, the Planning Department has no in-principle objection to proposed "Residential (Group E)" ("R(E)") zone for the northern part of the Site (including the Residential Portion and the School Portion), while does not support the proposed "R(E)" zone for the southern part of the Site (the Factory Portion). The Committee is recommended to partially agree to the application to rezone the Residential Portion and School Portion to "R(E)" with stipulation of development restrictions and to consider a tailor-made zoning for the Factory Portion also with stipulation of development restrictions as proposed in the application.
- 12.2 Should the Committee decide to agree/partially agree to the application, the relevant proposed amendment to the OZP, including its Notes and Explanatory Statement, will be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance when opportunity arises.
- 12.3 Alternatively, should the Committee decide not to agree to the subject application, the following reason is suggested for Members' reference:
- (a) the proposed development intensity and building height for the application site are considered excessive and incompatible with its surrounding environment. There is no strong planning justification in the submission for rezoning the application site for a development with the proposed higher development intensity; and
 - (b) the applicant fails to demonstrate that there is no adverse environmental impact arising from the relocation of soy sauce factory.

13 Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14 Attachments

Appendix I	Application Form received on 21.4.2022
Appendix Ia	Consolidated SPS
Appendix IIa	Proposed revisions to the Notes and Explanatory Statement of the OZP
Appendix IIb	Planning Study
Appendix III	Previous applications
Appendix IV	Detailed departmental comments
Appendix Va	Public comments received (supporting)
Appendix Vb	Public comments received (objecting)
Appendix Vc	Public comments received (providing views)

Drawing Z-1	Indicative Master Layout Plan
Drawings Z-2 to Z-5	Indicative Floor Plans
Drawings Z-6 and Z-7	Indicative Sections
Drawing Z-8	Indicative Landscape Master Plan
Drawing Z-9	Indicative Landscape Sections
Drawings Z-10 to Z-16	Photomontages
Drawing Z-17	Planning Design Merits
Drawing Z-18	Proposed road widening and improvement works along Castle Peak Road – Tam Mi
Drawing Z-19	Proposed subway, PTI and cycling track
Drawing Z-20	Layout of Proposed PTI at the Adjacent Proposed CDWRA Development
Drawings Z-21 to Z-24	Proposed Junction Improvement works
Drawing Z-25	Habitat Map
Drawing Z-26	Location of the relocated soy sauce factory
Drawing Z-27	Proposed sewer
Drawing Z-28	Proposed Building Separations
Drawing Z-29	Planned Developments in the surrounding area
Drawing Z-30	Building Height Profile of the area
Drawing Z-31	Indicative Scheme of application No. Y/YL-NSW/8 and 9
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a to Z-4d	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2025**