

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TUEN MUN
OUTLINE ZONING PLAN NO. S/TM/35

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 3 November 2020 referred the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tuen Mun OZP No. S/TM/36.

The draft Tuen Mun OZP No. S/TM/36 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 22 July 2022 to 22 September 2022 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tuen Mun and Yuen Long West District Planning Office, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Tuen Mun District Office, 2nd Floor, Tuen Mun Government Offices, 1 Tuen Hi Road, Tuen Mun, New Territories; and
- (vi) the Tuen Mun Rural Committee, 1 Tsing Yin Street, Tuen Mun, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 22 September 2022.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No. 29B). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Tuen Mun OZP No. S/TM/36 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website. The Town Planning Board Paper related to the proposed amendment(s) to the OZP and relevant information are now available at the Board's website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_TM_36.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/35
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A1 — Rezoning of a site at Hoi Wong Road in Tuen Mun Area 16 from 'Government, Institution or Community' ('G/IC') and 'Open Space' ('O') to 'Other Specified Uses' ('OU') annotated 'Commercial/Residential Development with Public Transport Interchange' with stipulation of building height restriction.
- Item A2 — Revision of the building height restriction for the 'G/IC' zone to the north of Castle Peak Bay Fire Station.
- Item B — Revision of the building height restriction for the 'G/IC' zone at Tuen Mun Clinic.
- Item C1 — Rezoning of a site of residential development at Kwun Chui Road from 'Comprehensive Development Area' ('CDA') to 'Residential (Group B)' ('R(B)') with stipulation of building height restriction.
- Item C2 — Rezoning of a section of Kwun Chui Road from 'CDA' and 'R(B)17' to an area shown as 'Road'.
- Item D — Rezoning of a site to the south of Hoh Fuk Tong Centre from 'Green Belt' ('GB'), 'G/IC' and area shown as 'Road' to 'Residential (Group A)27' ('R(A)27') with stipulation of building height restriction.
- Item E — Rezoning of a site to the west of Hing Fu Street from 'GB' to 'G/IC(2)' with stipulation of building height restriction.

Since the project of Tuen Mun-Chek Lap Kok Link has been completed, opportunity is taken to delete the annotations indicating its authorisation by the Chief Executive in Council under Roads (Works, Use and Compensation) Ordinance (Chapter 370).

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of a set of Notes for the 'OU' annotated 'Commercial/Residential Development with Public Transport Interchange' zone.
- (b) Deletion of the Remarks of the Notes for the 'CDA' zone in relation to the site at Kwun Chui Road.
- (c) Revision to the Remarks of the Notes for 'R(A)' zone to incorporate development restrictions for the 'R(A)27' sub-area.
- (d) Incorporation of a set of Notes for the 'G/IC(2)' sub-area.
- (e) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for 'R(A)', 'G/IC' and 'OU' annotated 'LRT Comprehensive Development Area' zones.
- (f) Deletion of 'Market' from Column 2 of the Notes for 'CDA', 'R(B)', Schedule I of 'Residential (Group E)' and 'Village Type Development' zones and 'CDA(1)' and 'CDA(2)' sub-areas.
- (g) Revision to the Remarks of the Notes for 'Site of Special Scientific Interest' zone.