

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TUEN MUN
OUTLINE ZONING PLAN NO. S/TM/33

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 January 2017 referred the approved Tuen Mun Outline Zoning Plan No. S/TM/33 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 Outline Zoning Plan No. S/TM/34.

The draft Tuen Mun Outline Zoning Plan No. S/TM/34 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 3 November 2017 to 3 January 2018 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 of 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 3 January 2018.

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. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample 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 Outline Zoning Plan No. S/TM/34 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.

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 processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) 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/33
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 to the north of Wu Shan Road, Tuen Mun Area 28 from 'Green Belt' ('GB') and 'Government, Institution or Community' ('G/IC') to 'Residential (Group A)26' ('R(A)26') with stipulation of building height restriction.
- Item A2—Rezoning of a site abutting Wong Chu Road and adjoining Yip Wong Road, Tuen Mun Area 17 from 'Open Space' ('O'), 'G/IC', 'Other Specified Uses' ('OU') annotated 'Comprehensive Industrial Development with Ancillary Commercial and Community Facilities' and area shown as 'Road' to 'R(A)26' with stipulation of building height restrictions.
- Item A3—Rezoning of a site to the east of Tuen Hing Road, Tuen Mun Area 23 from 'GB' and 'Residential (Group B)10' ('R(B)10') to 'R(A)26' with stipulation of building height restriction.
- Item A4—Rezoning of a site to the west of Nerine Cove, Tuen Mun Area 16 from 'G/IC' to 'R(A)26' with stipulation of building height restriction.
- Item A5—Rezoning of a site to the north of Handsome Court, Tuen Mun Area 39 from 'R(A)22', 'G/IC' and 'GB' to 'R(A)26' with stipulation of building height restriction.
- Item A6—Rezoning of a small piece of land to the north of Handsome Court from 'G/IC' to 'GB'.
- Item B —Rezoning of a site to the south of Harrow International School Hong Kong, Tuen Mun Area 48 from 'GB' and 'R(B)' to 'R(B)20' with stipulation of building height restriction.
- Item C —Rezoning of a site to the southeast of Chu Hai College of Higher Education, Tuen Mun Area 48 from 'GB' to 'G/IC' with stipulation of building height restriction.
- Item D1—Rezoning of a site to the south of So Kwun Wat Road near Tuen Mun Road, Tuen Mun Area 56 from 'Comprehensive Development Area' ('CDA') to 'CDA(3)' with stipulation of building height restriction.
- Item D2—Rezoning of a site to the east of So Kwun Wat Road near Tuen Mun Road, Tuen Mun Area 55 from 'O' to 'G/IC(1)' with stipulation of building height restriction.
- Item E1 —Rezoning of an area in the western part of Wu Shan Recreation Playground and an existing road to the south of Sun Tuen Mun Centre, Tuen Mun Area 28 from 'GB' to 'O'.
- Item E2 —Rezoning of a site to the south of Tuen Hing Road, Tuen Mun Area 23 from 'GB' to 'OU' (Electricity Substation) with stipulation of building height restriction.
- Item F1 —Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from area shown as 'Road' to 'R(B)15' with stipulation of building height restriction.
- Item F2 —Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from 'R(B)15' to area shown as 'Road'.

Item F3—Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from area shown as ‘Road’ to ‘R(B)14’ with stipulation of building height restrictions.

Item F4—Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from ‘R(B)14’ to area shown as ‘Road’

Item F5—Rezoning of a site to the southeast of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from ‘GB’ to ‘R(B)’ with stipulation of building height restriction.

II. *Amendments to the Notes of the Plan*

- (a) Revision to the Notes for the ‘Residential (Group A)’ zone to reflect the planning intention of the ‘R(A)26’ sub-area and to incorporate into the Remarks the development restrictions for the ‘R(A)26’ sub-area.
- (b) Revision to the Remarks of the ‘Residential (Group B)’ zone to incorporate updated development restrictions for the ‘R(B)14’ and ‘R(B)15’ sub-areas, and development restrictions for the ‘R(B)20’ sub-area.
- (c) Revision to the Remarks of the ‘Comprehensive Development Area’ zone to incorporate development restrictions for the ‘CDA(3)’ sub-area.
- (d) Incorporation of a new set of Notes for the ‘G/IC(1)’ zone.
- (e) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the ‘OU’ annotated ‘Business’ zone and ‘Industrial’ (‘I’) zone, and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ use under Column 2 in the same schedule by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- (f) Revision to the Notes for the ‘I’ zone to update the planning intention.

3 November 2017

Town Planning Board