



土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積佔總面積 APPROXIMATE AREA %	佔總面積 % OF TOTAL	用途
商業	1.13	0.06	商業
綜合發展區	26.44	1.13	綜合發展區
住宅(組別A)	379.81	12.21	住宅(組別A)
住宅(組別B)	149.80	6.21	住宅(組別B)
住宅(組別C)	1.40	0.06	住宅(組別C)
住宅(組別D)	2.42	0.11	住宅(組別D)
住宅(組別E)	88.85	3.97	鄉村式發展
工業	42.11	1.86	工業
政府、機構或社區	224.21	10.37	政府、機構或社區
開放空間	112.84	4.99	休憩用地
康樂	9.37	0.22	康樂
其他指定用途	316.98	14.12	其他指定用途
未定用途	26.13	1.23	未定用途
綠帶	131.77	32.33	綠化地帶
具特殊科學價值地點	42.89	1.91	具特殊科學價值地點
納蘭	9.29	0.01	納蘭
河渠	32.79	1.43	河渠
主要道路	178.95	7.89	主要道路
TOTAL PLANNING SCHEME AREA	2266.82	100.00	規劃總面積

本圖的《註釋》是這份圖則的一部分，現經修訂並按照城市規劃條例第5條呈報。
THE ATTACHED NOTES AS SO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/TM/33 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM/33

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEMS A1, A2, A3, A4, A5, A6
AMENDMENT ITEM B
AMENDMENT ITEM C
AMENDMENT ITEMS D1, D2
AMENDMENT ITEMS E1, E2
AMENDMENT ITEMS F1, F2, F3, F4, F5

(參看附表)
(SEE ATTACHED SCHEDULE)

圖例 NOTATION

ZONES

- 商業 C
- 綜合發展區 CDA
- 住宅(組別A) RA1A
- 住宅(組別B) RA1B
- 住宅(組別C) RA1C
- 住宅(組別D) RA1D
- 住宅(組別E) RA1E
- 鄉村式發展 V
- 工業 I
- 政府、機構或社區 GVC
- 開放空間 O
- 康樂 REC
- 其他指定用途 OU
- 未定用途 U
- 綠帶 OB
- 具特殊科學價值地點 SDI

COMMUNICATIONS

- 鐵路及車站(地下) RAILWAY AND STATION (UNDERGROUND)
- 鐵路及車站(高架) RAILWAY AND STATION (ELEVATED)
- 輕鐵 LIGHT RAIL
- 主要道路及路口 MAJOR ROAD AND JUNCTION
- 高架道路 ELEVATED ROAD

MISCELLANEOUS

- 規劃區界線 BOUNDARY OF PLANNING SCHEME
- 規劃區編號 PLANNING AREA NUMBER
- 建築高度限制、區界線 BOUNDARY OF BUILDING HEIGHT CONTROL ZONE
- 最高建築高度(以海平面上方為準) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PNEUMATIC DATUM)
- 最高建築高度(按《註釋》內訂明之限制) MAXIMUM BUILDING HEIGHT RESTRICTIONS AS STIPULATED ON THE NOTES
- 最高建築高度(以層數為準) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 附屬填土站 PETROL FILLING STATION
- 非建築用地 NON-BUILDING AREA

2017年11月3日 按照城市規劃條例第5條呈報的
核准圖編號 S/TM/33 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TM/33 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
3 NOVEMBER 2017

Fiona LUNG 陸小玉
SECRETARY
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的屯門分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TUEN MUN - OUTLINE ZONING PLAN

SCALE 1:50,000

規劃署根據城市規劃條例呈報
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TM/34

**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.

Town Planning Board

3 November 2017