

# TOWN PLANNING BOARD

TPB Paper No. 10495

For Consideration by  
the Town Planning Board on 9.11.2018

SUBMISSION OF THE DRAFT TUEN MUN  
OUTLINE ZONING PLAN NO. S/TM/34A  
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL

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**1. Introduction**

The purpose of this paper is to seek Members' agreement that the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34A (the draft OZP) (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

**2. Background**

- 2.1 On 10.2.2015, the CE in C approved the draft Tuen Mun OZP under section 9(1)(a) of the Ordinance, which was subsequently renumbered as S/TM/33. On 3.1.2017, the CE in C referred the approved Tuen Mun OZP No. S/TM/33 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.2 On 3.11.2017, the draft Tuen Mun OZP No. S/TM/34 was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involve the rezoning of six sites for housing development. Five sites in Tuen Mun Central, including a site to the north of Wu Shan Road zoned "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC"); a site abutting Wong Chu Road and adjoining Yip Wong Road zoned "Open Space", "G/IC", "Other Specified Uses" annotated "Comprehensive Industrial Development with Ancillary Commercial and Community Facilities" and shown as 'Road'; a site to the east of Tuen Hing Road zoned "Residential (Group B)10" ("R(B)10") and "GB"; a site to the west of Nerine Cove zoned "G/IC"; and a site to the north of Handsome Court zoned "Residential (Group A)22" ("R(A)22"), "G/IC" and "GB", were rezoned to "R(A)26" for public housing developments. A site to the south of Harrow International School Hong Kong in Tuen Mun Area 48 zoned "GB" and "R(B)" was rezoned to "R(B)20" for private housing development.
- 2.3 During the two-month exhibition period of the draft OZP, a total of 4,409 valid representations were received. On 13.2.2018, the representations were published for three weeks for public comments and a total of 2,859 valid comments on the representations (comments) were received. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 2.8.2018, 6.8.2018, 7.8.2018, 8.8.2018 and 26.10.2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8)

of the Ordinance.

### 3. **Submission to the Chief Executive in Council**

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations (if any), comments on representations (if any), further representations (if any) and amendments (if any) to the CE in C for approval within nine months of the expiration of the plan-exhibition period.
- 3.2 On 4.9.2018, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for a period of six months from 3.10.2018 to 3.4.2019. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.3 For submission to the CE in C, the draft Tuen Mun OZP No. S/TM/34 has been renumbered as S/TM/34A. Opportunity is also taken to update the ES to reflect the latest position of the draft OZP. For easy reference, the amendments are highlighted in ***bold and italics*** or ~~strike-out~~ form.
- 3.4 Upon the approval of the draft Tuen Mun OZP No. S/TM/34A by the CE in C, the approved OZP will be renumbered as S/TM/35.

### 4. **Decision Sought**

Members are invited to:

- (a) agree that the draft Tuen Mun OZP No. S/TM/34A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Tuen Mun OZP No. S/TM/34A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

### 5. **Attachments**

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| <b>Annex I</b>   | Draft Tuen Mun OZP No. S/TM/34A                              |
| <b>Annex II</b>  | Notes of the draft Tuen Mun OZP No. S/TM/34A                 |
| <b>Annex III</b> | Explanatory Statement of the draft Tuen Mun OZP No. S/TM/34A |