

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/41

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 26 May 2026 referred the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41 (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/42.

The draft Tuen Mun OZP No. S/TM/42 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 July 2026 to 17 September 2026 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 17 September 2026.

In accordance with section 6(2) of the Ordinance, a representation must 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 plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may 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.tpb.gov.hk/>).

Copies of the draft Tuen Mun OZP No. S/TM/42 incorporating the amendments are available on payment of a fee at the Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Tuen Mun OZP No. S/TM/42 can be inspected and the electronic version of the draft Tuen Mun OZP No. S/TM/42 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/en/plan_making/S_TM_42.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/41
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Revision to the building height (BH) restrictions for the “Government, Institution or Community” (“G/IC”) zones of two sites currently occupied by the Main Campus and Multi Purpose Outdoor Sports Ground of the Lingnan University in Area 52.
- Item A2 – Rezoning of a strip of land being part of the Main Campus of the Lingnan University from “Residential (Group B) 16” (“R(B)16”) to “G/IC” with corresponding adjustment in BH restriction.
- Item A3 – Rezoning of a strip of land being part of a residential development to the north of the Main Campus of the Lingnan University from “G/IC” to “R(B)16” with corresponding adjustment in BH restriction.
- Item A4 – Rezoning of a strip of land to the northwest of the Multi Purpose Outdoor Sports Ground of the Lingnan University from “Residential (Group C)” to “G/IC” with corresponding adjustment in BH restriction.
- Item A5 – Revision to the BH restriction for a strip of land to the east of Lam Tei Raw Water Pumping Station Staff Quarters in the “G/IC” zone.
- Item A6 – Revision to the BH restriction for a site to the north of Fu Tei Road in the “G/IC” zone.
- Item B1 – Rezoning of a strip of land to the east of Tuen Mun River Channel in Area 16 from “Open Space” to “G/IC”.
- Item B2 – Deletion of the BH restriction for the southern portion of “G/IC” zone to the west of Hoi Wong Road in Area 16.
- Item C – Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “Village Type Development”.
- Item D1 – Rezoning of a site in Area 55 from “Comprehensive Development Area” (“CDA”) to “R(B)” with stipulation of BH restriction.
- Item D2 – Rezoning of some strips of land in Area 55 from “CDA” to “R(B)” with stipulation of BH restriction.
- Item D3 – Rezoning of a site in Area 55 from “CDA” to “G/IC”.
- Item D4 – Rezoning of two strips of land currently occupied by Castle Peak Road – Tai Lam from “CDA” and “R(B)” to areas shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) of the covering Notes in relation to areas zoned “Site of Special Scientific Interest”.
- (b) Deletion of the Remarks of the Notes for “CDA” zone in relation to the site in Area 55.
- (c) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Report Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.
- (d) Revision to the Remarks of the Notes for “Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone to revise the development restrictions and incorporate ‘Eating Place’ as an ancillary use.
- (e) Revision of ‘Eating Place (Restaurant only)’ and ‘Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)’ to ‘Eating Place’ and ‘Shop and Services’ respectively under Column 2 of the Notes for “OU(Pier)” zone.
- (f) Revision to the Chinese texts of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “Industrial”, “G/IC” and “OU(B)” zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

17 July 2026