

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 7/23
For Consideration by
the Rural and New Town Planning Committee on 22.9.2023**

**PROPOSED AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/37**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37 (**Attachment I**) as shown on the draft Tuen Mun OZP No. S/TM/37A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 2.5.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the *pre-amended* Ordinance¹, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/37. On 12.5.2023, the approved Tuen Mun OZP No. S/TM/37 (**Attachment I**) was exhibited for public inspection under section 9(5) of the *pre-amended* Ordinance.
- 2.2 On 8.9.2023, the Secretary for Development (SDEV) referred the approved Tuen Mun OZP No. S/TM/37 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 15.9.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Proposed Amendments

Items A1, A2 and B – Supporting Facilities for the Public Housing Development at San Hing Road and Hong Po Road (Plans 1a, 2a, 2b, 3a, 4a and 4b)

Background

- 3.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. As announced in the 2014 Policy Address, about 150 sites were identified for housing developments. Amongst these potential sites, three sites, namely San Hing Road (SHR), SHR Site Extension and Hong Po

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

Road (HPR) sites at the northern fringe of Tuen Mun New Town (TMNT) straddling the Lam Tei Yick Yuen (LTY Y) OZP and Tuen Mun OZP, have been identified for public housing developments.

- 3.2 Later in 2017, the Government decided to combine the three sites into one single development (the SHR and HPR public housing development) for integrated and comprehensive public housing development with government, institution and community (GIC) uses and associated infrastructural works. The planned SHR and HPR public housing development, when materialised, will provide a total of 20,400 housing units for a total population of about 57,120.
- 3.3 The major portion of the planned SHR and HPR public housing development (about 22.05 ha) (89%) falls within LTY Y OZP. Corresponding amendments to the LTY Y OZP were completed and the approved LTY Y OZP No. S/TM-LTY Y/12 was published in November 2022. The current proposed amendments to the Tuen Mun OZP are aimed at reflecting the remaining minor portion of the development (about 2.72 ha) (11%) covering mainly two proposed public transport interchanges and a sewage pumping station serving the SHR and HPR public housing development.

The Site and Surroundings (Plans 2a, 2b, 3a, 4a and 4b)

- 3.4 The sites under **Item A1, A2 and B** are currently occupied by various brownfield operations (including open storage yards, warehouses and carparks), minor sections of Hong Po Road and vegetated land.
- 3.5 The surrounding areas of the sites have the following characteristics:
- (a) to its immediate north of **Items A1, A2 and B** are the planned areas of the proposed SHR and HPR public housing development, which are zoned “Residential (Group A)” (“R(A)”) on the LTY Y OZP;
 - (b) to the south and further south of **Item A1** are areas zoned “Village Type Development” on the Tuen Mun OZP which covers Tsz Tin Tsuen, Po Tong Ha and Siu Hang Tsuen. The existing Hong Po Road runs through the site in northwest-southeast direction; and
 - (c) **Items A2 and B** are bounded by Hong Po Road and Ng Lau Road to the south; and Light Rail tracks and viaduct of the Tuen Ma Line (TML) to the east respectively.

Rezoning Proposals

- 3.6 The preliminary site layout plan of the planned public housing development is at **Plan 5** and its major development parameters are summarised below:

Total Site Area *	About 29.7 ha
Total plot ratio (PR)	Maximum 6.5 (Assuming a domestic PR of 6 and a non-domestic PR of 0.5)
No. of Domestic Storeys	About 43 - 46 storeys
No. of Blocks	24 blocks

No. of Flats	About 20,400 flats
Population	About 57,120 persons
Target Completion Date	2030 to 2033
Supporting Facilities	<ul style="list-style-type: none"> • One primary school, kindergartens and social welfare facilities • Retail facilities • One sports centre and one 11-a-side soccer pitches • Two public transport interchanges (PTIs) • One sewage pumping station

* For the whole development project including the associated infrastructure and road works

- 3.7 To take forward the planned SHR and HPR public housing development, it is proposed to rezone two sites from “Green Belt” (“GB”) and areas shown as ‘Road’ (about 0.8 ha) (**Item A-1**) and from “R(E)1” with a small portion of area shown as ‘Road’ (about 1.68 ha) (**Item A-2**) to “Residential (Group A)28” (“R(A)28”) (a new sub-area under “R(A)” zone) subject to a maximum PR of 6.5 and a maximum building height (BH) of 160mPD; and a site from “R(E)1” to “Government Institution or Community” (“G/IC”) (about 0.24 ha) subject to a maximum BH of 1 storey for a sewage pumping station to support the public housing development (**Item B**) (**Plan 1a**). The development restrictions of **Items A-1 and A-2** are the same as those of the “R(A)” zone of the LTYO OZP.

Items C1 and C2 – Rezoning of Sites at Tsun Wen Road in Tuen Mun Area 9 from “Comprehensive Development Area (1)” (“CDA(1)”), “Comprehensive Development Area (2)” (“CDA(2)”) and Area shown as ‘Road’ to “Commercial (2)” (“C(2)”) and Rezoning of a Site adjacent to Ho Tin Light Rail Station from “CDA(1)” to “Open Space” (“O”) (Plans 1b, 2c, 3b, 4c and 4d)

- 3.8 On 23.6.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed a s.12A application (No. Y/TM/28) to rezone a site in Tuen Mun Area 9 from “CDA(1)”, “CDA(2)” and area shown as ‘Road’ to “C(2)” subject to a maximum PR of 9.5, a maximum BH of 140mPD (for Tuen Mun Town Lots (TMTL) 79 and 80) and 120mPD (for TMTL 81), provision of transport lay-bys with additional gross floor area (GFA) of not less than 3,000m² (for TMTL 80) and 2,000m² (for TMTL 81) and reprovision of a public vehicle park (PVP) of not less than 62 parking spaces (for TMTL 80).
- 3.9 **Item C1** involves a site of about 3.65 ha located at the eastern fringe of Tuen Mun Area 9 and at the core area of TMNT adjacent to TML Tuen Mun Station. The site comprises TMTLs 79, 80 and 81 and several public roads (Kin Fung Circuit in the east, northeast and southeast, a section of Kin Wing Street in the south, a section of Kin Tai Street in the west and a section of Ho Tin Street in the northwest). The district distributor of Tsun Wen Road runs through the Site in north-south direction. The site is currently occupied by Crown Data Centre I, a logistics centre/godown and a bus depot at TMTLs 79, 80 and 81 respectively. **Item C2** is currently partly occupied by a public toilet with ancillary facilities and partly vacant.

- 3.10 **Item C1** is mainly to take forward the decision of the Committee on the s.12A application No. Y/TM/28. The major development parameters of the proposed development under the proposed “C(2)” zone are summarised as follows:

Proposed Zoning Area	About 3.65 ha			
Development Site Area	About 20,348m ²			
TMTL 79	About 2,247m ²			
TMTL 80	About 7,547m ²			
TMTL 81	About 10,554m ²			
Commercial PR	Not more than 9.5			
Commercial GFA	About 193,306m ²			
TMTL 79	About 21,347m ²			
TMTL 80	About 71,696m ² (including 1,000m ² for kindergarten)			
TMTL 81 [#]	About 100,263m ²			
Transport Lay-by GFA	About 5,000m ²			
TMTL 79	-			
TMTL 80	About 3,000m ²			
TMTL 81	About 2,000m ²			
SC				
Over 61m	62.5% (TMTL 79)			
Over 24m but not exceeding 27m	Not more than 65% (TMTLs 80 & 81)			
	90% (TMTLs 79)			
	Not more than 90% (TMTLs 79, 80 & 81)			
No. of Blocks	3 (one for each lot)			
BH	Not more than 140mPD (TMTLs 79 & 80)			
	Not more than 120mPD (TMTL 81)			
No. of Storeys				
TMTL 79	32 + 4 basement levels			
TMTL 80	31 + 4 basement levels			
TMTL 81	27 + 4 basement levels			
Private Open Space	Not less than 3,440m ²			
GIC Facility	A social welfare facility for a Multi-disciplinary Outreaching Support Team for the Elderly (with GFA of about 713m ²)			
Target Completion Year	2028			
Ancillary Car Parking Spaces	<u>TMTL 79</u>	<u>TMTL 80</u>	<u>TMTL 81</u>	<u>Total</u>
- Private Car	122	378	526	1026
- Motorcycle	13	38	53	104
Ancillary Loading/Unloading (L/UL) Bays	<u>TMTL 79</u>	<u>TMTL 80</u>	<u>TMTL 81</u>	<u>Total</u>
- Heavy Goods Vehicle(HGV)	3	13	19	35
- Light Goods Vehicle	6	24	34	64
- Coach	-	2	-	2
- Taxi/Private Car	-	3	4	7
Public Vehicle Parking Spaces	<u>TMTL 79</u>	<u>TMTL 80</u>	<u>TMTL 81</u>	<u>Total</u>
- HGV	-	13	-	13
- Coach	-	4	-	4

- Motorcycle	-	45	-	45
# Including GFA of the proposed retail link bridge connecting TMYLs 80 and 81 at 2/F to 4/F above Tsun Wen Road				

- 3.11 The applicant of the s.12A application (No. Y/TM/28) originally proposed to rezone the existing public toilet with ancillary facilities and the planned pet garden located to the north of TMTL 79 to “C(2)” also. However, to reflect the as-built condition and planned uses of the area, it is considered more appropriate to rezone this area from “CDA(1)” to “O” (**Item C2**) for which ‘Public Convenience’ and ‘Park and Garden’ are Column 1 uses which are always permitted.

Item D – Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(3)” for columbarium use (Plans 1a, 2d, 3c and 4e)

- 3.12 On 25.8.2023, the Committee agreed to a s.12A application (No. Y/TM/25) for rezoning of an area of about 869.2m² to the west of Hing Fu Street from “GB” to “G/IC” to facilitate columbarium use. ‘Columbarium’ is a Column 2 use requiring planning permission from the Board under the existing “G/IC” zone.
- 3.13 The site is fenced, hard paved and occupied by an existing columbarium named Able Fortune Memorial Garden with a 2-storey columbarium building and several temporary structures for ancillary uses. It is accessible via a local track leading from the cul-de-sac of Hing Fu Street. There are three columbaria in the vicinity of the Site and a high-rise public housing development named Po Tin Estate is located to its east down the slope. To the further west are vegetated slopes and Tsing Shan Firing Range.
- 3.14 In view that the applicant has submitted detailed development proposal with supporting technical assessments, concerned departments have no in-principle objection to or no adverse comment on the proposed scheme under the s.12A application, which is to regularise the existing columbarium use on the site, and that there will be control mechanism on details and technical requirements of the proposed columbarium under the licence regime of Private Columbaria Ordinance and lands administrative regime, the Committee agreed to rezone the site from “GB” to “G/IC(3)” with ‘Columbarium’ use under Column 1 which is always permitted subject to a maximum BH of two storeys and a maximum number of niches for the existing columbarium so as to streamline the development control process.

Item E – Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(4)” for columbarium use (Plans 1a, 2d, 3c and 4f)

- 3.15 On 25.8.2023, the Committee agreed to a s.12A application (No. Y/TM/26) for rezoning of an area of about 1,369.7m² to the west of Hing Fu Street from “GB” to “G/IC” to facilitate columbarium use.
- 3.16 The site is fenced, hard paved and occupied by an existing columbarium named Citifair Memorial Garden with two single-storey columbarium buildings and several temporary structures for ancillary uses. It is accessible via a local track leading from the cul-de-sac of Hing Fu Street. The site shares a similar surrounding characteristics with **Item D**.

- 3.17 In view of the same considerations as detailed in paragraph 3.14 above, the Committee agreed to rezone the site from “GB” to “G/IC(4)” with ‘Columbarium’ use under Column 1 which is always permitted, and subject to a maximum BH of one storey and a maximum number of niches for the existing columbarium so as to streamline the development control process.

4. Provision of GIC Facilities and Open Space

The estimated population of the planned SHR and HPR development under **Items A1 and A2** have already been reflected in the LTYO OZP and there is no increase in population resulted from **Items B, C1, C2, D and E**. Therefore, there is no implication on the provision of GIC facilities and open space within the planning scheme area of the Tuen Mun OZP (**Attachment V**).

5. Proposed Amendments to the Matters shown on the OZP

- 5.1 The proposed amendments as shown on the draft Tuen Mun OZP No. S/TM/37A (**Attachment II**) are as follows:

- (a) **Item A1** (about 0.8 ha)

Rezoning of a site at the upper section of HPR from “GB” and an area shown as ‘Road’ to “R(A)28” with a maximum BH of 160mPD as stipulated on the OZP.

- (b) **Item A2** (about 1.68 ha)

Rezoning of a site at the junction of HPR/Tsing Lun Road and Ng Lau Road from “R(E)1” and an area shown as ‘Road’ to “R(A)28” with a maximum BH of 160mPD as stipulated on the OZP.

- (c) **Item B** (about 0.24 ha)

Rezoning of a site to the west of Ng Lau Road from “R(E)1” to “G/IC” with a maximum BH of one storey as stipulated on the OZP.

- (d) **Item C1** (about 3.65 ha)

Rezoning of a site in Tuen Mun Area 9 from “CDA(1)”, “CDA(2)” and area shown as ‘Road’ to “C(2)” with maximum BHs of 120mPD and 140mPD as stipulated on the OZP.

- (e) **Item C2** (about 0.07 ha)

Rezoning of a site adjacent to Ho Tin Light Rail Station from “CDA(1)” to “O”.

- (f) **Item D** (about 0.09 ha)

Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(3)” with a maximum BH of two storeys as stipulated on the OZP.

- (g) **Item E** (about 0.14 ha)

Rezoning of a site to the further west of Hing Fu Street from “GB” to “G/IC(4)” with a maximum BH of one storey as stipulated on the OZP.

6. **Proposed Amendments to the Notes of the OZP**

- 6.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

“R(A)” zone

- (a) in relation to **Items A1 and A2** mentioned in paragraph 3.7 above, the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)28” sub-area. The development restrictions are the same as those of the “R(A)” zone of the LTYO OZP;

“C” Zone

- (b) in relation to **Item C1** mentioned in paragraph 3.8 above, the Notes for “C” zone will be amended to incorporate the development restrictions for the new “C(2)” sub-area; and the Notes for “CDA(1)” are proposed to be deleted; and

“G/IC” Zone

- (c) in relation to **Items D and E** mentioned in paragraphs 3.14 and 3.17 respectively above, new “G/IC(3)” and “G/IC(4)” sub-areas are proposed and the Remarks will be revised to incorporate the development restrictions for the new “G/IC(3)” and “G/IC(4)” sub-areas;

7. **Revision to the ES of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with additions in ***bold*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

8. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TM/38.

9. **Consultation**

Consultation with Tuen Mun District Council (TMDC) and Tuen Mun Rural Committee (TMRC) for Items A1, A2 and B

- 9.1 On 18.8.2023, PlanD, HD and CEDD jointly issued letter and consultation paper to TMRC inviting the TMRC chairman, vice-chairmen and members to provide comments on **Items A1, A2 and B**. No comment has been received from TMRC.
- 9.2 On 11.9.2023, PlanD, HD and CEDD jointly consulted TMDC on the planned SHR and HPR public housing development and its associated site formation works and supporting facilities. TMDC in general supported the proposals and the related OZP amendments. TMDC also requested for adequate and timely provisions of GIC facilities and car parking spaces and to explore the feasibility of enhancing pedestrian and transport connections between the planned public housing site and TM area in general.

Departmental Consultation

- 9.3 The proposed amendments have been circulated to relevant bureaux/departments (B/Ds) for comment. Comments from relevant B/Ds have been incorporated, where appropriate. The following B/Ds have no objection to/no adverse comment on the proposed amendments:
- (a) SDEV;
 - (b) Secretary for Housing;
 - (c) Secretary for Transport and Logistics;
 - (d) Secretary for Education;
 - (e) Secretary for Home and Youth Affairs
 - (f) District Lands Officer/Tuen Mun, Lands Department (LandsD) ;
 - (g) Chief Estate Surveyor/Railway Development, LandsD;
 - (h) Commissioner for Transport;
 - (i) Chief Building Surveyor/New Territories West, Buildings Department (BD);
 - (j) Chief Building Surveyor/ New Territories East (2) and Rail, BD
 - (k) Chief Highway Engineer/New Territories West, Highways Department (HyD);
 - (l) Chief Engineer/Railway Development 1-1, RDO, HyD
 - (m) Chief Engineer/Mainland North, Drainage Services Department;
 - (n) Chief Engineer/Construction, Water Supplies Department;
 - (o) Director of Environmental Protection;
 - (p) Director of Fire Services;
 - (q) Director of Social Welfare;
 - (r) District Officer (Tuen Mun), Home Affairs Department;
 - (s) Chief Architect/ Advisory & Statutory Compliance Division, Architectural Services Department;
 - (t) Director of Leisure and Cultural Services;
 - (u) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
 - (v) Director of Agriculture, Fisheries and Conservation;
 - (w) Commissioner of Police;
 - (x) Director of Food and Environmental Hygiene;
 - (y) Director of Electrical and Mechanical Services;
 - (z) Project Manager (West), CEDD
 - (aa) Head of Geotechnical Engineering Office, CEDD
 - (bb) Director-General of Civil Aviation;

- (cc) Government Property Administrator;
- (dd) Director of Health;
- (ee) Director of Housing; and
- (ff) Chief Town Planner/ Urban Design & Landscape Section, PlanD.

Public Consultation

- 9.4 If the proposed amendments are agreed by the Committee, the draft OZP at **Attachment II** (to be renumbered to S/TM/38 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. TMDC and TMRC will be informed of the amendments during the exhibition period of the draft OZP.

10. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tuen Mun OZP No. S/TM/37 as shown on the draft Tuen Mun OZP No. S/TM/37A at **Attachment II** (to be renumbered to S/TM/38 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tuen Mun OZP No. S/TM/37A (to be renumbered to S/TM/38) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

11. Attachments

Attachment I	Approved Tuen Mun OZP No. S/TM/37 (reduced size)
Attachment II	Draft Tuen Mun OZP No. S/TM/37A
Attachment III	Notes of the Draft Tuen Mun OZP No. S/TM/37A
Attachment IV	Explanatory Statement of the Draft Tuen Mun OZP No. S/TM/37A
Attachment V	Provision of Open Space and Major GIC Facilities in the Tuen Mun OZP
Plans 1a to 1b	Location Plans
Plans 2a to 2d	Site Plans
Plans 3a to 3c	Aerial Photos
Plans 4a to 4f	Site Photos
Plan 5	Indicative Layout for SHR and HPR PRH Development

**PLANNING DEPARTMENT
SEPTEMBER 2023**