

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/35
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 at Hoi Wong Road in Tuen Mun Area 16 from “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange” with stipulation of building height restriction.
- Item A2 – Revision of the building height restriction for the “G/IC” zone to the north of Castle Peak Bay Fire Station.
- Item B – Revision of the building height restriction for the “G/IC” zone at Tuen Mun Clinic.
- Item C1 – Rezoning of a site of residential development at Kwun Chui Road from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)” (“R(B)”) with stipulation of building height restriction.
- Item C2 – Rezoning of a section of Kwun Chui Road from “CDA” and “R(B)17” to an area shown as ‘Road’.
- Item D – Rezoning of a site to the south of Hoh Fuk Tong Centre from “Green Belt” (“GB”), “G/IC” and area shown as ‘Road’ to “Residential (Group A)27” (“R(A)27”) with stipulation of building height restriction.
- Item E – Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(2)” with stipulation of building height restriction.

Since the project of Tuen Mun-Chek Lap Kok Link has been completed, opportunity is taken to delete the annotations indicating its authorisation by the Chief Executive in Council under Roads (Works, Use and Compensation) Ordinance (Chapter 370).

Amendments to the Notes of the Plan

II.

- (a) Incorporation of a set of Notes for the “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone.
- (b) Deletion of the Remarks of the Notes for the “CDA” zone in relation to the site at Kwun Chui Road.
- (c) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the “R(A)27” sub-area.

- (d) Incorporation of a set of Notes for the “G/IC(2)” sub-area.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(A)”, “G/IC” and “OU” annotated “LRT Comprehensive Development Area” zones.
- (f) Deletion of ‘Market’ from Column 2 of the Notes for “CDA”, “R(B)”, Schedule I of “Residential (Group E)” and “Village Type Development” zones and “CDA(1)” and “CDA(2)” sub-areas.
- (g) Revision to the Remarks of the Notes for “Site of Special Scientific Interest” zone.

22 July 2022

Town Planning Board

List of Representers and Commenters
in respect of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

I. List of Representers

Representation No. (TPB/R/S/TM/36-)	Name of Representer
R1	Deltum Company Limited
R2	朱順雅 Beatrice Chu
R3	Kwok Wah Cheong
R4	Kwok Wah Inn
R5	Mary Mulvihill

II. List of Commenters

Comment No. (TPB/R/S/TM/36-)	Name of Commenter
C1	Kwan Kwok Chihng
C2	Mary Mulvihill

ARUP

Our ref 286900/03/WSTY/WLL/MCSK/KSSM/04836

By Hand

The Secretary
Town Planning Board
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22 September 2022

Dear Sir/Madam,

**Representation relating to
Draft Tuen Mun Outline Zoning Plan No. S/TM/36
under Section 6(1) of the Town Planning Ordinance**

Submission of Representation Statement

On behalf of Deltum Company Limited ("Representer"), we hereby submit the captioned Representation for your consideration. A set of original authorization letter signed by the Representer, a set of Form No. S6 with full name and HKID card number of the representative of Representer and the representative of our Company, and 90 copies of the Representation Statement are enclosed.

We sincerely support Amendment Item D and request the Town Planning Board to rezone Ping Shan Inland Lot No.6 to "Residential (Group A)" zone on the Draft Tuen Mun OZP No. S/TM/36.

Should you have any queries, please contact the undersigned or our Mr. Sam KOK at [REDACTED], or our Mr. Steven MA at [REDACTED]

Yours faithfully,



Wai-Lam Lee
Associate Director

Encl.

- Original authorization letter signed by the Representer
- Form No. S6
- 90 copies of the Representation Statement

c.c.

- Client



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

Deltum Company Limited

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

Arup Hong Kong Limited 奧雅納香港有限公司



(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)
與申述相關的草圖(請註明草圖名稱及編號)

Draft Tuen Mun Outline Zoning Plan No. S/TM/36

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) [#] 申述詳情(續)(如有需要, 請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item D	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Representation Statement for details.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。 To rezone Ping Shan Inland Lot No. 6 to "Residential (Group A)" zone. Please refer to the Representation Statement for details.		

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

Deltum Company Limited

19th September 2022

Our Ref: HK-4/346/20220922

By Email & By Post

**Secretary
Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road, North Point, Hong Kong**

Dear Sir/Madam,


**Authorisation Letter
Representation Relating to Draft Tuen Mun Outline Zoning Plan No. S/TM/36
Under Section 6(1) of the Town Planning Ordinance**

We hereby authorise Arup Hong Kong Limited to act as our authorised agent for the representation relating to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36 submitted to the Town Planning Board under Section 6(1) of the Town Planning Ordinance and dealing with the related matters.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Deltum Company Limited




Keter Fong
Director


CWS/wcc

Representation on Amendment Item D shown on the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

Representation Statement

| September 2022

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Arup Hong Kong Ltd
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ARUP

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EXECUTIVE SUMMARY

We are acting on behalf of Deltum Company Limited (“the Representer”) to make this Representation to the Town Planning Board (“TPB”). This Representation relates to the Draft Tuen Mun Outline Zoning Plan (“OZP”) No. S/TM/36 (the “Draft OZP”) made to the TPB under Section 6(1) of the Town Planning Ordinance (CAP. 131) (“the Ordinance”).

The particular matter to which this Representation relates to **is in support of Amendment Item D on the Draft Tuen Mun OZP No. S/TM/36**, i.e. “Rezoning of a site to the south of Hoh Fuk Tong Centre from “Green Belt” (“GB”), “G/IC” and area shown as “Road” to “Residential (Group A)27” (“R(A)27”) with stipulation of building height restriction” for a private high-density residential development with social welfare facility and amend the Notes, Schedule of Uses and Explanatory Statement related to Amendment Item D of the Draft OZP (the “Proposed Amendment”).

Increasing land supply for flat production has been one of the top priorities of the Government. Over the years, the Government has adopted a multi-pronged approach to increase land supply including reviewing development potential in sites zoned “GB”. In line with the Government’s policy, the Proposed Amendment is proposing to enable the provision of additional units to meet the acute housing demand in a prime location in Tuen Mun Town Centre, as well as provide social welfare facilities to the growing community.

Located to the immediate south of the Amendment Item D, there are three adjoining building lots with the majority of the site area within the same “GB” zone in the Draft OZP. In particular, one of the building lots, namely Ping Shan Inland Lot No. 6 (PSIL 6), is the subject of an on-going S12A Planning Application for proposed amendment of plan to facilitate high-density residential development (No. Y/TM/30). In view of the similar site and planning context, and relevant technical assessment demonstrate that rezoning of the site of PSIL 6 will not result in adverse impacts on its surroundings, **the Representer sincerely request the TPB to consider to also rezone the building lot Ping Shan Inland Lot No. 6 (PSIL 6) located to the south of the site of Amendment Item D as “R(A)” zone** to facilitate high-density residential development for a compatible and consistence town planning decision in Tuen Mun Town Centre.

The reasons for supporting the Proposed Amendment and rezoning of PSIL 6 are as follow:

- Provide a clear planning intention and certainty for providing a residential development compatible with the nearby context;
- Contribute to meeting the acute housing need in Hong Kong;
- Unleash development potential of a prime location in Tuen Mun Town Centre;
- Continue the commitment to strengthening Hong Kong’s efforts to provide more housing units; and
- Induces NO technical impacts.

Favourable consideration is therefore sincerely sought from the Town Planning Board to agree on Amendment Item D of the Draft Tuen Mun OZP No. S/TM/36, and to also rezone the building lot PSIL 6 to “R(A)” zone for high-density residential development to meet

the acute housing needs of Hong Kong and unleash the development potential of this Green Belt site.

行政摘要

(內文如與英文版本有任何差異, 應以英文版本為準)

Deltum Company Limited (此後稱為「申述人」) 委託本公司根據第 131 章《城市規劃條例》(此後稱為「條例」) 第 6(1)條向城市規劃委員會(此後稱為「城規會」) 就屯門分區計劃大綱圖草圖編號 S/TM/36 (此後稱為「大綱草圖」) 提出申述。

有關本申述的特定事項為支持屯門分區計劃大綱圖草圖編號 S/TM/36 修訂項目 D 項, 即 把位於何福堂會所以南的一塊土地由「綠化地帶」地帶、「政府、機構或社區」地帶及一小部份顯示為「道路」的地方改劃為「住宅(甲類)27」地帶, 並訂明建築物高度限制, 以作高密度住宅發展及社會福利設施, 以及有關修訂項目的《註釋》、《土地用途表》及《說明書》(此後稱為「擬議修訂」)。

政府一直致力增加土地供應以提高房屋供應, 多年來政府已多管齊下增加土地供應, 包括檢討部分位於「綠化地帶」地帶的發展潛力。為配合政府政策以解決逼切的房屋需求問題, 擬議修訂建議於改劃一個位於屯門市中心的核心地段以提供更多住宅單位及社會福利設施。

位於修訂項目 D 以南有三個相鄰建屋地段, 地段內大部分的範圍屬於在「大綱草圖」內的同一個「綠化地帶」地帶內。其中一個建屋地段, 即屏山內地段 6 號 (PSIL 6), 現涉及一個按條例 S12A 提出的規劃申請, 修訂大綱圖以發展高密度住宅發展 (申請編號 Y/TM/30)。鑑於相似的地點和規劃背景, 以及相關的技術評估證明改劃 PSIL 6 並不會對其周圍環境帶來負面影響, 申述人懇請城規會考慮將位於修訂項目 D 地盤以南的屏山內地段 6 號 (PSIL 6) 建屋地段同樣改劃為「住宅(甲類)」地帶作高密度住宅發展, 以為屯門市中心的規劃作出合適和一致的決策。

本申述支持上述修訂及改劃 PSIL 6 的原因如下：

- 提供清晰的規劃意向作擬議住宅發展，與周邊發展相容；
- 有助解決迫切的房屋需求問題；
- 能釋放位處屯門市中心的土地發展潛力；
- 延續促進香港建屋進程的政策方針；及
- 不會對周邊帶來負面影響。

因此，申述人誠懇希望成規劃同意屯門分區計劃大綱圖草圖編號 S/TM/36 修訂項目 D 項，並將 PSIL 6 建屋地段改劃為「住宅(甲類)」地帶作高密度住宅發展以應對香港迫切的房屋需求，釋放綠化地帶發展潛力。

1 Introduction

- 1.1.1 We are acting on behalf of Deltum Company Limited (the “Representer”) to submit this representation to the Town Planning Board (“TPB”) under Section 6(1) of the Town Planning Ordinance (Cap. 131) (the “Ordinance”) in respect of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36 (the “Draft OZP”) which is exhibited for public inspection for a period of two months from 22 July 2022 to 22 September 2022 under Section 5 of the Ordinance.
- 1.1.2 The nature of this Representation **is in support of Amendment Item D** shown on the Draft OZP which relates to a proposed high-density residential development (“Proposed Development”). The **Representation Site** for this Representation Statement comprises the Amendment Item D for the “*Rezoning of a site to the south of Hoh Fuk Tong Centre from “Green Belt” (“GB”), “G/IC” and area shown as “Road” to “Residential (Group A)27” (“R(A)27”) with stipulation of building height restriction*”.
- 1.1.3 Located to the immediate south of the Amendment Item D, there are three adjoining building lots with the majority of the site area within the same “GB” zone with minor portion in area shown as ‘Road’ in the Draft OZP. Namely Lots 976 S.A & 976 RP, 975 in D.D. 131 and Ping Shan Inland Lot No. 6 (PSIL6). In particular, the site of PSIL 6, is the subject of an on-going S12A Planning Application for proposed amendment of plan to facilitate high-density residential development (No. Y/TM/30). In view of the similar site and planning context, and relevant technical assessments demonstrate that rezoning of the site of PSIL 6 for residential development will not result in adverse impacts to its surroundings, **the Representer is sincerely requesting that TPB should also consider to rezone the area within PSIL 6 located to the south of the Representation Site to “R(A)” zone** to facilitate high-density residential development in the locality for a compatible and consistence town planning decision in Tuen Mun Town Centre. The location of Representation Site and PSIL 6 are shown in **Figure 1**.
- 1.1.4 In respect of the Notes of the Draft OZP, this Representation relates to the Schedule of Uses of “R(A)” zone and its remarks. Relevant extract of the Notes is provided in **Figures 2a – 2e**.
- 1.1.5 Regarding the Explanatory Statement (“ES”) of the Draft OZP, as this Representation relates to Amendment Item D shown on the Draft OZP, this Representation also relates to relevant paragraph in the ES associated with this amendment. Relevant extract of the ES is provided in **Figures 3a – 3e**.

1.1.6 Following this introductory section, this Representation Statement consists of the following to facilitate the consideration by TPB:

- **Sections 2** outlines the background and planning context of the Representation Site and the site of PSIL 6;
- **Sections 3** elaborates the reasons for this Representation;
- **Section 4** suggests the proposed amendments to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36; and
- **Section 5** concludes the Representation Statement.

2 Site Context

2.1 Location

- 2.1.1 The site of PSIL 6 is located to the south of the Representation Site. The site area of PSIL 6 is about 1,840m². The majority of PSIL 6 (about 1,647m², 89.5%) falls within an area zoned “GB” with minor portion in area shown as ‘Road’ (about 193m², 10.5%) on the Draft OZP.
- 2.1.2 The site of PSIL 6, shares significantly similar site context with the Representation Site. They are both located at the eastern fringe of the Tuen Mun Town Centre and directly accessible from Castle Peak Road – Castle Peak Bay. Under the Approved Tuen Mun OZP No. S/TM/35 (the Previous OZP), both sites of PSIL 6 and the Representation fall within the same “GB” zone.
- 2.1.3 The location of the Representation Site and the site of PSIL 6 under the Draft OZP are shown in **Figure 1**. Zoning of both the Representation Site and the site of PSIL 6 are shown in **Figure 4**.

2.2 Land Status

- 2.2.1 The site of PSIL 6 is a private lot designated for a house purpose.

2.3 Existing Land Use

- 2.3.1 The site of PSIL 6 is involved in a subject of an approved Section 16 Planning Application (No. A/TM/263) for proposed redevelopment of existing houses at a plot ratio of 0.4 which was approved with conditions by the the Rural and New Town Planning Committee (“RNTPC”) on 16 June 2000.
- 2.3.2 The site of PSIL 6 is currently a piece of vacant and formed land. An existing building platform has been formed within the lot boundary with no significant natural vegetation. A Section 16 Planning Application No. A/TM/417, which covers the site of PSIL 6 only, was approved with conditions by the RNTPC on 18 November 2011 for a Proposed House with a building height (BH) of 3 storeys with 1 level of basement and PR 0.4. On 16 November 2021, an amendment to the approved general building plan (GBP) for the site of PSIL 6 in relation to the Proposed House under the Application No. A/TM/417 was approved by the Buildings Department.
- 2.3.3 A Section 12A Planning Application No. Y/TM/30 for the site of PSIL 6 has been received by TPB on 12 August 2022, for proposed amendment of plan to

rezone the site of PSIL 6 from mainly “GB” zone with a minor portion in area shown as ‘Road’ to a proposed “Residential (Group A) 28” (“R(A)28”) with maximum domestic/ non-domestic plot ratio (PR) of 6/ 9.5, and a maximum building height of 100 metres above principal datum (mPD) to facilitate the proposed residential cum social welfare facility development.

2.4 Surrounding Land Uses

- 2.4.1 Similar to the Representation Site, the site of PSIL 6 is also located at Tuen Mun Town Centre. The site of PSIL 6 and the Representation Site share significant similarity for the surrounding land uses. Both sites are situated within existing developed, urban and predominately high-density residential development context of Tuen Mun Town Centre and accessible from Castle Peak Road – Castle Peak Bay. The surrounding land uses for the site of PSIL 6 are as follows.
- 2.4.2 To the **north** include three building lots, including two vacant house lots (i.e. Lots 976 S.A & 976 RP, 975 in D.D. 131) and the Representation Site. In particular, despite both the site of PSIL 6 and the Representation Site are lots with building entitlement under land lease, they are located within the same “GB” zone under the Previous OZP. The Light Rail Transit (LRT) Pui To Station is located about 150 metres to the northwest of the site of PSIL 6. To the **further north**, similar to the Representation Site, is a cluster of G/IC facilities including Fuk Tong Mansion, CCC Hoh Fuk Tong College and Hoh Fuk Tong Centre in an area zoned “Government, Institution or Community” (“G/IC”), which are subject to a maximum building height restriction (BHR) of 8 Storeys. To the **further northeast** of the site of PSIL 6 is a cluster of high-rise residential developments including Kar Wah Building and Far East Consortium Tuen Mun Building in an area zoned “R(A)”, which is subject to a maximum BHR of 85mPD and maximum domestic/ non-domestic PR of 5/ 9.5.
- 2.4.3 To the **immediate east** are a hillside slope and the existing Tuen Mun East Fresh Water Service Reservoir in an area zoned “G/IC” which is subject to a maximum BHR of 1 storey. To the **further east**, similar to the Representation Site, is the Tai Lam Country Park and Kwun Yam Shan, which provide a natural backdrop for the area.
- 2.4.4 To the **south** is the existing and planned residential development. Within 250 metres to the south of the site of PSIL 6 is the existing private housing development and a planned public housing site. The existing private housing development is named Villa Tiara. The planned public housing site, known as Area 23 (Tseng Tau Sheung Tsuen South Site), is rezoned from “GB” with

minor portion of “R(B)10” to “R(A)26” with a maximum PR of 6.5 and a maximum BH of 145mPD in 2017. Within 400 metres to the south of the site of PSIL 6, a planned public housing site named Area 39 (Pui Oi Site) is also rezoned from “GB” and “G/IC” to “R(A)22” in 2014 and then from “GB”, “G/IC” and “R(A)22” to “R(A)26” for high density public housing development in 2017. The site is subject to maximum PR of 6.5 and maximum BH of 125mPD.

- 2.4.5 To the west across the Castle Peak Road – Castle Peak Bay, similar to the Representation Site, are high-rise commercial/ residential developments mostly zoned “R(A)”. These include Tuen Mun Town Plaza, the Trend Plaza, Waldorf Garden and Kam Wah Garden, which are a cluster of high-rise residential developments. Light Rail Transit (“LRT”) Pui To Station and Tuen Ma Line Tuen Mun Station are located within 500m radius of the site of PSIL 6.

2.5 Accessibility

- 2.5.1 Pedestrian and vehicular access to the site of PSIL 6 can be made via an access road leading from the Castle Peak Road – Castle Peak Bay. Pedestrians will be able to reach regional shopping facilities, LRT Pui To Station and Mass Transit Railway (“MTR”) Tuen Mun Station via the footpath along the access road.
- 2.5.2 The site of PSIL 6 is well-served by a comprehensive public transport network and various modes of public transport services including MTR, LRT, franchised buses and green minibuses. The site of PSIL 6 is in close proximity to the LRT Pui To Station and MTR Tuen Mun Station, which are within 10 minutes walking distance. The variety of public transport options provide the site of PSIL 6, similar to the Representation Site, with convenient access to all parts of Hong Kong.
- 2.5.3 It is also noted that the Castle Peak Road – Castle Peak Bay is subject to proposed works gazetted to upgrade the road junction¹ to enhance traffic capacity and connectivity.

2.6 Planning Context

- 2.6.1 On 22 April 2022, the RNTPC of the Town Planning Board (“TPB”) agreed a Section 12A Planning Application (No. Y/TM/20) for the rezoning of the Representation Site from “GB”, “G/IC” and area shown as “Road” to “Residential (Group A)27” (“R(A)27”) subject to a maximum domestic Plot Ratio (“PR”) of 6 or non-domestic PR of 9.5 and maximum building height

¹ Site Formation and Infrastructure Works for Public Housing Developments at Tuen Mun Central
<https://www.cedd.gov.hk/filemanager/majorprojects/eng/upload/114/Location%20Plan.pdf>

("BH") of 100mPD to facilitate a high-density residential development with social welfare facility.

- 2.6.2 To take forward the decision of the RNTPC, the Representation Site (i.e. the application site for the Planning Application No. Y/TM/20) was proposed to be incorporated into the Draft Tuen Mun Outline Zoning Plan No. S/TM/36 under Amendment Item D. Under the Draft OZP, the Representation Site has been rezoned as "Residential (Group A)27" ("R(A)27") use with a stipulation of building height restriction of 100mPD (**Figure 1** refers).
- 2.6.3 Under the Draft OZP, the majority of the site of PSIL 6 falls within an area zoned "GB" with a minor portion in area shown as 'Road'. (**Figure 1** refers).
- 2.6.4 According to the Notes of the Draft OZP, "R(A)27" zone is "intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building." The Schedule of Uses of this zone is shown in the extract of the Notes in **Figures 2a – 2e**.
- 2.6.5 As stipulated in the Notes of the Draft OZP, the "R(A)27" zone at the Representation Site is subject to a maximum domestic PR of 6 and non-domestic PR of 9.5, with a requirement to provide "*Government, institution or community (GIC) facilities of GFA not less than 500m². Any floor space that is constructed or intended for use as GIC facilities shall be included for plot ratio calculation*" (**Figures 3a – 3e** refer).

3 Reasons for the Representation

3.1 Provide a Clear Planning Intention and Certainty for Providing a Residential Development Compatible with the Nearby Context

- 3.1.1 The Representer supports the Proposed Amendment concerns the rezoning of a site of about 0.24ha for “Residential (Group A)27” (“R(A)27”) use to facilitate high-density residential development with social welfare facility. Appropriate planning controls have been adopted to guide the development intensity, taking into consideration the nearby high-density context of Tuen Mun Town Centre, and the future growing needs for social welfare facilities for the community.
- 3.1.2 The Proposed Amendment sets a maximum BH of 100mPD, the same as the current BH of the nearby high-dense developments in Tuen Mun Town Centre, such as Tuen Mun Town Plaza and Waldorf Garden. Located at the further south of the site are two planned public housing sites in Area 23 (Tseng Tau Sheung Tsuen South) and Area 39 (Former Pui Oi School). The future public housing towers will carry a PR of 6.5 and a maximum BH of 145mPD and 125mPD respectively for high-density development²³. The maximum BH set by the Proposed Amendment at 100mPD is lower than the two planned public housing developments in Areas 23 and 39 at 145mPD and 125mPD respectively, creating a stepped height profile from south to north against the natural landscape of Kwun Yum Shan and Kau Keng Shan at the eastern part of Tuen Mun. It is envisaged that the Proposed Development would blend into the high-dense context of Tuen Mun Town Centre.
- 3.1.3 In the Schedule of Uses of the Draft OZP, it is further stipulated that ‘Government, institution or community (GIC) facilities of GFA not less than 500m² shall be provided, as required by the Government’. As Tuen Mun’s population continues to increase, the Proposed Amendment will offer much-needed social welfare facilities to support the growing needs of the local community, and create greater social value through development.
- 3.1.4 The Representation Site and PSIL 6 are all situated at Tuen Mun Town Centre and surrounded by existing high-density residential developments. Both sites carry similar site context: they are all located along the east side of Castle Peak

² Tuen Mun District Council Discussion Paper No.9/2019, Public Housing Developments at Tuen Mun Central (Tuen Mun Areas 28, 17, 16 and 39)

³ Tuen Mun District Council Discussion Paper No.71/2020, Public Housing Developments at Tuen Mun Central: (1) Project Progress Report of Site Formation and Infrastructure Works and (2) Proposal of Public Housing Development at East of Tuen Hing Road

Road – Castle Peak Bay, they are all private building lots where the erection of residential building is entitled under the land lease and they were all within the same “GB” zone in the Previous OZP (**Figure 4** refers). During the consideration meeting for Application No. Y/TM/20, Planning Department and the Chairman of TPB agreed to and acknowledged the building entitlement within the existing house lot⁴. In view of the inconsistency between the development entitlement under land lease and the development restriction under OZP, similar to the Representation Site, the Representer considers it is necessary to also rezone PSIL 6 to reflect the appropriacy of residential development.

- 3.1.5 Given the similar site context and location characteristics, rezoning the Representation Site alone for high-density residential development while retaining the three adjoining building lots, in particular PSIL 6, as “GB” zone under the Draft OZP, the Representer considered this decision from the TPB presented an inconsistent planning decision. Furthermore, in view of TPB’s previous decision in agreeing to rezone the area within the same “GB” zone in the Tuen Mun OZP for residential development under Planning Application No. Y/TM/20 and the public housing projects in Areas 23 and 39, the Representer considers by also rezoning PSIL 6 for residential use, this will in line with previous decision of the TPB for a clear and consistent decision to the planning intention in Tuen Mun.
- 3.1.6 Given relevant technical assessments already demonstrated rezoning of PSIL 6 for high-density residential development will not induce adverse impact to the surroundings (please refer to **Section 3.5** for details), The Representer sincerely request the TPB to consider, apart from the Proposed Amendment, to also rezone the land within PSIL 6 located to the south of the Representation Site to “R(A)” zone to facilitate residential development to provide a clear planning intention and certainty in the locality for providing residential development compatible with the nearby context.

3.2 Contribute to Meeting the Acute Housing Need in Hong Kong

- 3.2.1 In recent years, Hong Kong has faced a significant housing shortage. According to the Housing Authority, as at end-March 2022, the average waiting time for general applicants who were housed to public rental housing in the past 12 months was 6.1 years, further increased by 0.1 year, with the total number of

⁴ Extracted from Minutes of 693rd Meeting of RNTPC on 22.4.2022

general applications standing high at 147,500⁵. In terms of private housing supply, Our Hong Kong Foundation further forecasted that between 2027 and 2031, only an average of 12,000 units will be completed, falling short of the annual target of 12,900 units in the Long Term Housing Strategy⁶. Therefore, it is anticipated that our society has to respond promptly and plan forward to allocate more land resources to tackle the housing shortage.

- 3.2.2 The Proposed Amendment increases the development intensity of the Representation Site, an existing plot for housing, to enable a higher amount of units to be provided. In the Section 12A application preceding the Proposed Amendment (Application No. Y/TM/20), the Indicative Scheme proposed by the Applicant offers a total of 600 flats on the Representation Site spread across 27 floors, vastly increasing the possible housing provision as contrasted to the Planning Application approved in 2008 (No. A/TM/370) on the same site, which only allowed the construction of one house with 2 storeys.
- 3.2.3 The Representation Site is under sole ownership of the Applicant of the Section 12A application No. Y/TM/20. The Representer supports the Proposed Amendment as it can lead to housing development and production of flats in a more timely manner, facilitating Hong Kong's efforts to meet the acute housing demand as soon as possible.
- 3.2.4 The Representation Site alongside with PSIL 6 share similar land administration nature as they are all existing building lot with building entitlement. The Representer considers by rezoning PSIL 6 located to the south of the Representation Site to "R(A)" zone to facilitate residential development, the site in PSIL 6 can potentially provide about 224 flats⁷. It reflects a timely and feasible option to expedite flat production in the short term.

3.3 Unleash Development Potential of a Prime Location in Tuen Mun Town Centre

- 3.3.1 In face of the growing housing demand, the Government has adopted a multi-pronged approach to increase land and housing supply, such as proposing the Lantau Tomorrow Vision, converting agricultural land to other uses, unleashing development potential of brownfield sites and optimising use of existing

⁵ <https://www.housingauthority.gov.hk/en/about-us/publications-and-statistics/prh-applications-average-waiting-time/>. Housing Authority Publication and Statistics, Accessed on 10th June, 2022

⁶ https://ourhkfoundation.org.hk/sites/default/files/media/pdf/L&H_20220531/summary/Land&Housing_Report_E_May23_Summary.pdf Our Hong Kong Foundation, Accessed on 10th June, 2022

⁷ As stated in the Supporting Planning Statement under Planning Application No. Y/TM/30, under the scenario of a domestic PR of 5.892 and average flat size of 48m², about 224 flats can be produced in PSIL 6.

developed land⁸. Among them, the rezoning of Green Belt (“GB”) zones is a crucial pillar. Since around 2011, the Government has taken steps to review different “GB” sites that covered the whole territory of Hong Kong for rezoning in two stages:

- 1) The Stage 1 Review covers “GB” sites that are devegetated, deserted or formed, and those that are closer to existing urban areas and new towns.
- 2) The Stage 2 Review covers “GB” zones in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value.

3.3.2 As a result, from 2013 to 2020, at least 32 sites have been approved for rezoning from “GB” to housing sites. Among them, 19 are for public housing, including five from Tuen Mun, all located within or near the fringes of new towns or in close proximity to existing settlements⁹. This demonstrates the development potential of “GB” sites near new towns, such as the Representation Site.

3.3.3 The Representation Site is also already well-served by nearby facilities, being in close proximity to regional shopping centres, community facilities and amenities in Tuen Mun Town Centre, and in less than 10-minute walking distance to the MTR and LRT stations, franchised bus and green minibus services. Therefore, the Representation Site has the potential to support a high-density residential development, offering residents convenience in meeting their daily needs.

3.3.4 Furthermore, various strategic and large-scale developments have been or are expected to be completed in the coming 10 years, improving Tuen Mun’s connectivity with the rest of Hong Kong and enhancing Tuen Mun’s development capacity for future population growth. These strategic infrastructure projects include the Tuen Mun-Chek Lap Kok Link (“TM-CLKL”), Tuen Mun Bypass, and MTR Tuen Mun South Extension. With vastly improved infrastructure, the Proposed Amendment will be a positive step towards better utilising the added capacity brought by such developments to deliver housing, rather than putting greater pressure on places where

⁸ https://www.devb.gov.hk/en/home/my_blog/index_id_307.html Blog of the Secretary for Address Development. Accessed on 8th June, 2022

⁹ https://www.info.gov.hk/tpb/en/papers/RNTPC/656-rntpc_6-20.pdf RNTPC Paper No. 6/20 ‘Further Consideration of Proposed Amendment to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/22’ Accessed on 27th June, 2022

infrastructure may lag behind the pace of housing development and population growth.

- 3.3.5 The Representer supports the Proposed Amendment as it paid due consideration to the policy context of ongoing Green Belt reviews and strategic, large-scale infrastructure projects in Tuen Mun, in turn unleashing the development potential of the Representation Site for higher-density housing development. The Representer considers the Proposed Amendment will make optimal use of scarce land resources to support the Government's housing policy by enabling private initiative to develop the readily available land in a timely manner, avoiding the lengthy process of land resumption.
- 3.3.6 For PSIL 6, as the lot is a vacant and formed land in Tuen Mun Town Centre and carry similar site context with the Representation Site, the Representer considers that PSIL 6 also meet the criteria as set by the Government on the review of "GB" zone for land suitable for rezoning for residential development. The Representer considers developing high-density residential developments in PSIL 6 is compatible with the existing urbanised landscape in Tuen Mun Town Centre.
- 3.3.7 With its prime location, PSIL 6 and the Representation Site, are conveniently within walking distances of different modes of public transport such as MTR, LRT, buses and minibuses; and surrounded by sophisticated social and community infrastructures, such as shopping malls, supermarkets, cinemas, libraries, town halls, parks, clinics and schools. If PSIL 6 is rezoned as "R(A)", the prime location can ensure the future residents can be supported by the existing well-established and well-developed neighbourhood.
- 3.3.8 Given TPB's previous decisions on agreeing the rezoning of sites within the same "GB" zone to facilitate high-density residential development, including the Representation Site and the sites for public housing developments in Areas 23 and 39, with the similar site and location context and proposed use, rezoning PSIL 6 for high-density residential use is also in line with previous decision of the TPB.

3.4 Continue the Commitment to Strengthening Hong Kong's Efforts to Provide More Housing Units

- 3.4.1 The Proposed Amendment involves the rezoning of the Representation Site from "GB", "G/IC" and area shown as 'Road' to "R(A)27" for high-density residential development, following similar cases in the 2014 amendments to the Approved Tuen Mun OZP No. S/TM/31 and 2017 amendments to the Approved

Tuen Mun OZP No. S/TM/33. If the Proposed Amendment is agreed to, it will demonstrate the continued commitment of the TPB to enable residential development on suitable sites in “GB” zone to unleash their development potential and meet the acute housing needs of Hong Kong, establishing a further good precedent for related efforts across the territory, and more specifically in Tuen Mun.

- 3.4.2 The Proposed Amendment further sets the maximum domestic PR of the proposed “R(A)27” zone at 6. This is in line with the policy as announced in the 2014 Policy Address, where the domestic PR allowed for housing sites located in other Density Zones of the urban areas and New Towns were raised generally by about 20% as appropriate¹⁰, raising the domestic PR from 5 to 6 in the Tuen Mun Town Centre area. Therefore, the Representer supports the Proposed Amendment as it will further demonstrate the continued commitment to increasing development intensity in appropriate locations to optimise housing supply on limited land, setting the scene for future plan-making exercises to take the same course to meet the acute housing need in Hong Kong.
- 3.4.3 In meeting Hong Kong’s housing demand, the Proposed Amendment has set out a continued commitment for the Government’s multi-pronged approach to increase housing supply, putting policies to review and rezone appropriate “GB” sites and increasing development intensity to practice. This will set a positive precedent to future plan-making exercises, especially for possible amendments to be made in the Tuen Mun Town Centre area, which share similar site contexts with the Representation Site, strengthening future efforts to increase housing supply.
- 3.4.4 For PSIL 6, same as the Representation Site, despite they are located within the “GB” zone in the Previous OZP, from land administration perspective, the land owner is entitled to erect residential building as they are private building lot. While the land lease limit the site for the erection of house only, given its prime location, the Representer considers by rezoning PSIL 6 to “R(A)” zone for high-density residential development, it is a private initiative that falls in line with the Government’s policy to intensify the development at a suitable site on readily available land, and carry a compatible and consistent planning decision with the Representation Site. By doing so, it can increase housing supply in a well-developed location in Tuen Mun Town Centre to fully utilise the development potential of PSIL 6, which is already a formed land.

¹⁰ <https://www.policyaddress.gov.hk/2014/eng/p122.html> Policy Address 2014 Para. 122-123, Accessed on 29th June, 2022

3.5 Induce NO Adverse Technical Impacts

- 3.5.1 The Applicant for the relevant Section 12A Planning Application to the Proposed Amendment (Application No. Y/TM/20) (the “Application”) has conducted technical assessments including Transport Impact Assessment (TIA), Environmental Assessment Study (EAS), Sewerage Impact Assessment (SIA), Landscape and Tree Preservation Proposal (LTPP), Visual Impact Assessment (VIA), Air Ventilation Assessment (AVA) and Geotechnical Planning Review Report (GPRR) to ascertain that the Indicative Scheme for the Application will not result in adverse impacts on its surroundings, further proposing mitigation measures during construction and operation. Relevant Government departments have NOT raised in principle objections towards the Application in response to the various technical concerns. This further demonstrates the appropriateness of increasing development intensity for a high-density residential development on the site, supporting the Proposed Amendment.
- 3.5.2 As part of the submission package under Planning Application No. Y/TM/30, various technical assessments have been carried out to ascertain the feasibility of the rezoning of PSIL 6 for high-density residential development. These include VIA, Drainage Impact Assessment, SIA, TIA, EAS, Landscape Design Proposal and GPRR. All these assessments demonstrate that the rezoning PSIL 6 for high-density residential development will not generate adverse impacts to the surroundings.
- 3.5.3 The Representer expresses that since relevant technical assessment already demonstrate developing high-density residential buildings in PSIL 6 will not induce adverse impact to the surroundings and will be compatible to the existing urban landscape in Tuen Mun Town Centre, therefore, the Representer considers TPB should consider to rezone PSIL 6 to “R(A)” zone alongside with the Representation Site.

4 Proposed Amendments to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

4.1 Introduction

- 4.1.1 As elaborated in *Sections 1 and 3* of this Representation Statement, this Representation is prepared in support to Amendment Item D on the Draft Tuen Mun OZP No. S/TM/36 while also proposing to rezone the adjoining building lot Ping Shan Inland Lot No. 6 located to the south of the Representation Site (i.e. the site of Amendment Item D) to “R(A)” zone to facilitate high-density residential development for a compatible and consistence town planning decision in Tuen Mun Town Centre. The Representer’s proposed amendments to the Draft OZP is described below.

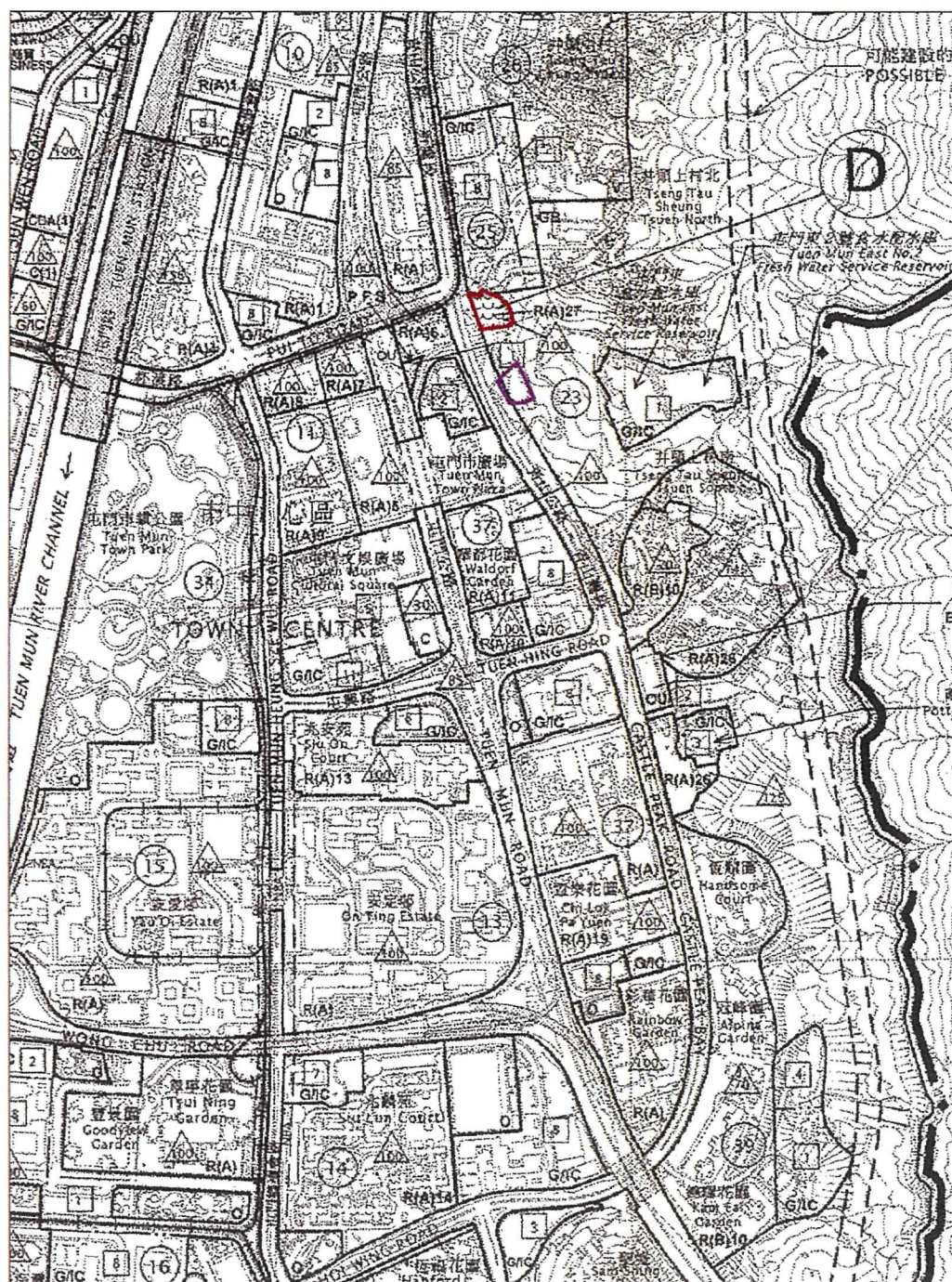
4.2 Amendments Proposed on the Draft OZP

- 4.2.1 As explained in *Section 3*, in view of the similar site context and location characteristics, the Representer considers rezoning the Representation Site alone to “R(A)27” for high-density residential development while retaining the three adjoining building lots, in particular to PSIL 6, as “GB” zone under the Draft OZP presented an inconsistent decision from previous decision from TPB on agreeing to rezone the same “GB” zone in the Tuen Mun OZP for residential development under Planning Application No. Y/TM/20 and the public housing developments in Areas 23 and 39. The Representer considers by also rezoning PSIL 6 located to the south of the Representation Site for high-density residential use, this will in line with previous decision of the TPB for a consistent decision to the planning intention in Tuen Mun, provide additional housing supply in short term to meet acute housing demand, unleash development potential of a prime location in Tuen Mun Town Centre and in line with government’s policy to increase land and housing supply. Relevant technical assessments already demonstrated its feasibility and will not induce adverse impact to the surroundings.
- 4.2.2 As such, the Representer is sincerely requesting the TPB to amend the Draft OZP as proposed below in respect of the PSIL 6 located to the south of the Representation Site:
- To **rezone** the area within the lot boundary under Ping Shan Inland Lot No. 6, with a combined area of about 1,840 m², from “Green Belt” zone and area shown as ‘Road’ to “Residential (Group A)” zone.

5 Conclusion

- 5.1.1 As elaborated in this Representation Statement, this Representation is prepared **in support of Amendment Item D on the Draft Tuen Mun OZP No. S/TM/36.**
- 5.1.2 The Representer considers the Proposed Amendment Item D as appropriate as it provides clear planning intention and certainty for providing a residential development compatible with the nearby context and offers social welfare facilities, unleashes development potential of a prime location in Tuen Mun Town Centre, contributes to meeting the acute housing need in Hong Kong, and continues the commitment to strengthening Hong Kong's efforts to provide more housing units. Various technical assessments have been carried out and concluded that the Proposed Amendment will induce no adverse impact to the surrounding area.
- 5.1.3 However, the Representer considers rezoning the Representation Site alone to "R(A)27" without also rezoning the adjoining three building lots, in particular PSIL 6, for high-density residential development is inconsistent to TPB's previous decision given they share similar site and planning context. The Representer considers the current OZP amendment provide an opportunity for the TPB to also rezone PSIL 6 for high-density residential development, which can unleash the development potential given its prime location and increase the supply of residential flats to meet the acute housing demand in Hong Kong for a clean and consistent planning decision in Tuen Mun that supported by various technical assessments. **The Representer sincerely request the TPB to consider to also rezone PSIL 6 located to the south of the site of Amendment Item D as "R(A)" zone** to facilitate high-density residential development in the locality for a compatible and consistence town planning decision in Tuen Mun Town Centre .
- 5.1.4 Favourable consideration is therefore sincerely sought from the TPB to agree on Amendment Item D of the Draft Tuen Mun OZP No. S/TM/36 and sincerely invite TPB to consider rezone PSIL 6 located to the south of the Representation Site, with a site area of about 1,840 m², from "GB" zone and area shown as 'Road' to "R(A)" zone for high-density residential development to meet the acute housing needs of Hong Kong and unleash the development potential of the area within "GB" zone.

Figure



LEGEND

- Representation Site
- Ping Shan Inland Lot No. 6
- 110 Building Height Restriction (mPD)
- 5 Building Height Restriction (No. of Storeys)

ZONING

- C** Commercial
- R(A)** Residential (Group A)
- G/IC** Government, Institution or Community
- OU** Other Specified Uses
- O** Open Space
- GB** Green Belt

Figure No.	Scale	Figure Title
1	--	Location Plan
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun OZP No. S/TM/36

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(please see next page)

Figure No. 2a	Scale -	Figure Title Extracted Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. For the "Residential (Group A) 21", "Residential (Group A) 23", "Residential (Group A) 24", "Residential (Group A) 25" and "Residential (Group A) 26" zones, the planning intention is for public housing development.

Remarks

- (a) On land designated "Residential (Group A)" ("R(A)"), "R(A)1" and "R(A)24", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated "R(A)22" and "R(A)23", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated "R(A)27", no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5. GIC facilities of GFA not less than 500m² shall be provided, as required by the Government. Any floor space that is constructed or intended for use as GIC facilities shall be included for plot ratio calculation.
- (d) On land designated "R(A)", "R(A)1", "R(A)22", "R(A)23", "R(A)24" and "R(A)27", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (c) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

(please see next page)

Figure No. 2b	Scale -	Figure Title Extracted Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
- (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (c) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (e) On land designated "R(A)2" to "R(A)21", "R(A)25" and "R(A)26", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA/plot ratio specified below, or the GFA/plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA/plot ratio</u>
R(A)2	101,400m ² for domestic and 10,800m ² for non-domestic
R(A)3	18,160m ²
R(A)4	119,512m ² for domestic, 25,000m ² for non-domestic and 10,648m ² for public transport interchange
R(A)5	58,800m ² for domestic and 96,500m ² for non-domestic
R(A)6	14,650m ² for domestic and 8,030m ² for non-domestic
R(A)7	17,125m ² for domestic and 11,933m ² for non-domestic
R(A)8	19,892m ² for domestic and 7,163m ² for non-domestic
R(A)9	52,711m ² for domestic and 20,695m ² for non-domestic
R(A)10	17,560m ² for domestic and 7,006m ² for non-domestic
R(A)11	53,400m ² for domestic and 13,030m ² for non-domestic
R(A)12	70,380m ² for domestic and 2,750m ² for non-domestic
R(A)13	73,842m ² for domestic and 1,718m ² for non-domestic
R(A)14	245,700m ² for domestic and 2,250m ² for non-domestic
R(A)15	178,930m ² for domestic and 3,886m ² for non-domestic
R(A)16	155,908m ² for domestic and 7,770m ² for non-domestic
R(A)17	116,064m ² for domestic

(please see next page)

<u>Figure No.</u>	<u>Scale</u>	<u>Figure Title</u>	Extracted Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
2c	-		
ARUP	<u>Date</u> September 2022	<u>Source</u>	Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- R(A)18 129,540m² for domestic and 4,467m² for non-domestic
- R(A)19 54,395m² for domestic and 5,750m² for non-domestic
- R(A)20 235,815m² for domestic and 7,365m² for non-domestic
- R(A)21 Maximum domestic plot ratio of 6 and maximum non-domestic plot ratio of 2
- R(A)25 Maximum domestic plot ratio of 5 and maximum non-domestic plot ratio of 0.4
- R(A)26 Maximum plot ratio of 6.5
- (f) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (g) On land designated "R(A)1", a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (h) In determining the maximum plot ratio for the purposes of paragraphs (a) to (e) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.
- (i) In determining the relevant maximum non-domestic GFA on land designated "R(A)20" for the purposes of paragraph (e) above, any floor space that is constructed or intended for use solely as free-standing purpose-designed primary school and secondary school (including both developed on ground and on podium level) shall not be included for calculation.
- (j) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (k) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (a) to (e) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (a) to (e) above may thereby be exceeded.

(please see next page)

Figure No. 2d	Scale -	Figure Title Extracted Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (l) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) to (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance
- (m) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
2e	-	Extracted Notes of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	<i>Date</i>	<i>Source</i>
	September 2022	Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

9.3 Residential (Group A) ("R(A)") Total Area: 276.05 ha

9.3.1 Land zoned "R(A)" is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

9.3.2 Sites zoned "R(A)" are mainly found in the urban core on the valley floor and reclaimed land to the west of Castle Peak Bay, and are intended for public and private residential use. "R(A)21" zone to the northeast of Leung King Estate in Area 29, "R(A)23" zone to the north-east of Shan King Estate in Area 2, "R(A)24" zone to the west of Kei Lun Wai, "R(A)25" zone to the north of Hing Fu Street in Area 54, as well as five sites under "R(A)26" zone (including sites to the west of Nerine Cove in Area 16, at Yip Wong Road in Area 17, east of Tuen Hing Road in Area 23, north of Wu Shan Road in Area 28, and north of Handsome Court in Area 39) are intended for public housing developments.

9.3.3 The major existing Public Rental Housing (PRH) estates include Leung King Estate, Tin King Estate, Kin Sang Estate, Tai Hing Estate, Shan King Estate, On Ting Estate, Sam Shing Estate, Wu King Estate, Yau Oi Estate, Butterfly Estate, Fu Tai Estate, Po Tin Estate and Lung Yat Estate. Also included in this zone are several completed Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS) estates. They are Yuet Wu Villa, Siu Kwai Court, Siu Lun Court, Siu Hin Court, Siu On Court, San Wai Court, Siu Shan Court, Siu Hei Court, Siu Pong Court, Siu Lung Court, Siu Hong Court, Prime View Garden, Affluence Garden, Tsui Ning Garden, Melody Garden, Chi Lok Fa Yuen, Kingston Terrace, Glorious Garden and Lung Mun Oasis. A wide range of facilities such as primary and secondary schools, community halls, children and youth centres, elderly centres and local open space are also provided within these estates to serve the residents.

9.3.4 Other existing/proposed private residential developments are located in Areas 2, 4, 5, 9, 10, 11, 16, 28, 37, 39, 44, and 54.

9.3.5 Developments or redevelopments in areas zoned "R(A)", "R(A)1", and "R(A)24" are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater as stipulated in the Notes of the Plan. Developments or redevelopments in area zoned "R(A)21" is subject to a maximum domestic plot ratio of 6 and a maximum non-domestic plot ratio of 2 for provision of GIC facilities as required by the Government, including community health centre, social welfare and community facilities or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in areas zoned "R(A)22", "R(A)23" and "R(A)27" are subject to a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. Within "R(A)27" zone, GIC facilities of not less than 500m² as required by the Government should be provided.

Figure No. 3a	Scale -	Figure Title Extracted Explanatory Statement of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

Developments or redevelopments in area zoned "R(A)25" is subject to a maximum domestic plot ratio of 5 and a maximum non-domestic plot ratio of 0.4 for provision of GIC facilities as required by the Government, including a neighbourhood elderly centre and an integrated children and youth services centre, or the plot ratio of the existing building, whichever is the greater. Developments or redevelopments in areas zoned "R(A)26" are subject to a maximum plot ratio of 6.5, or the plot ratio of the existing building, whichever is the greater. Necessary GIC/retail facilities would be provided where appropriate. The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any plot ratio must be supported by relevant assessment on the infrastructural implications, e.g. traffic impact assessment, drainage impact assessment and sewerage impact assessment.

9.3.6 Two sites occupied by Chelsea Heights and the student hostel of Lingnan University are zoned "R(A)2" and "R(A)3" respectively. The "R(A)2" site is subject to the maximum domestic GFA of 101,400m² and non-domestic GFA of 10,800m², and the "R(A)3" site is subject to a maximum GFA of 18,160m². They are subject to the aforesaid maximum GFA restrictions or the GFA of the existing building, whichever is the greater.

9.3.7 The eight sites in the Town Centre including the Tuen Ma Line Tuen Mun Station development, Tuen Mun Town Plaza Blocks 3 to 7, Tuen Mun Town Plaza Block 8, Tuen Mun Town Plaza Blocks 1 to 2, Kam Wah Garden, The Trend Plaza, New Town Mansion, and Waldorf Garden are zoned "R(A)4" to "R(A)11" respectively. They are subject to maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. In order to ensure that essential commercial floorspace would be provided to serve the function of the town centre, non-domestic GFA restriction is specified. Their GFA restrictions are as follows:

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
"R(A)4"	119,512	25,000
"R(A)5"	58,800	96,500
"R(A)6"	14,650	8,030
"R(A)7"	17,125	11,933
"R(A)8"	19,892	7,163
"R(A)9"	52,711	20,695
"R(A)10"	17,560	7,006
"R(A)11"	53,400	13,030

9.3.8 On land designated "R(A)4", the GFA of the public transport interchange (PTI) as required by the Government, i.e. an area of not more than 10,648m², is also stipulated in the Notes.

Figure No.	Scale	Figure Title
3b	-	Extracted Explanatory Statement of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date	Source
	September 2022	Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

- 9.3.9 The nine sites occupied by existing HOS/PSPS developments, i.e. Prime View Garden, Siu On Court, Siu Lun Court, Glorious Garden, Melody Garden, Siu Shan Court, Siu Hei Court, Chi Lok Fa Yuen and Siu Hong Court are zoned "R(A)12" to "R(A)20" respectively. They are subject to the maximum GFA restrictions as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater.

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
"R(A)12"	70,380	2,750
"R(A)13"	73,842	1,718
"R(A)14"	245,700	2,250
"R(A)15"	178,930	3,886
"R(A)16"	155,908	7,770
"R(A)17"	116,064	-
"R(A)18"	129,540	4,467
"R(A)19"	54,395	5,750
"R(A)20"	235,815	7,365

- 9.3.10 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratios/GFAs specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

- 9.3.11 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

- 9.3.12 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

- 9.3.13 Developments and redevelopments within the "R(A)" and its sub-areas are restricted to maximum building height ranging from 85mPD to 156mPD as shown on the Plan according to the overall building height concept of the Area as specified in paragraph 7.2 above.

- 9.3.14 For the proposed residential developments in the "R(A)" zone in Area 54 immediately to the north of the Government Farm, a variation in building height profile in the range of 90mPD to 120mPD is encouraged to avoid a monotonous built-form on this large site. Consideration should also be given to air ventilation and visual impacts in the formulation of development proposals at this location. To facilitate better air penetration to the downstream area, the AVA EE 2009 has recommended that sufficient gaps between building towers should be provided to facilitate wind paths at a north to south direction. For any developments on the

Figure No. 3c	Scale -	Figure Title Extracted Explanatory Statement of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date September 2022	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

“R(A)” sites in Area 54, except for the public housing sites zoned “R(A)24” to the west of Kei Lun Wai and “R(A)25” to the north of Hing Fu Street of which the air ventilation impact has already been assessed, detailed AVA should be prepared to consider the exact alignment, width, and elevation of the non-building areas across the subject sites for the future development of the sites. For the “R(A)26” site at Hin Fat Lane in Area 39, according to the AVA EE 2014, one 20m wide NBA is recommended to facilitate the penetration of east-north-easterly and easterly winds as well as downhill air movement from the east serving the areas to the west of the site. Such NBA should run perpendicular to Castle Peak Road – Castle Peak Bay. However, under the AVA EE 2017, it is recognized that only a 15m-wide NBA could be provided at the southern site boundary due to site constraints and various design considerations. For similar purpose of a 20m-wide NBA, other suitable design features/measures are proposed to mitigate the air ventilation impact on the surrounding developments. They include provision of a landscaped area in the southeastern portion of the site and provision of a 50m-long area with low-rise building block/open area in the northern portion of the site.

9.3.15 For the four “R(A)26” sites in Areas 17, 23, 28 and 39, the AVA EE 2017 recommends that, critical air paths should be preserved within these sites and potential developments through measures including building separations, setbacks and open void at ground level. The AVA EE 2017 has recommended that further quantitative AVAs should be conducted in the detailed design stage. For the “R(A)26” site in Area 16, the AVA EE 2014 recommends that NBA of at least 15m in width should be provided to connect with Tuen Yee Street as an air path. The other NBA of 15m wide is also recommended along the southern boundary of the site to allow wind penetration to Nerine Cove at the east. The requirement for all air ventilation measures will be proposed for incorporation into the lease or planning brief as appropriate.

9.3.16 For sites zoned “R(A)1”, a “two-tier building height system” of 85mPD and 100mPD is imposed for the “R(A)1” sites at Area 10 to the west of Tuen Mun Road to reflect the descending height profile. As the lots are small in size, a higher height band of 100mPD is allowed for sites with an area of not less than 400m² to encourage amalgamation of sites and avoid pencil-like buildings.

9.3.17 Developments and redevelopments within the “R(A)” and its sub-areas are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restriction will be considered on its individual merits.

Figure No.	Scale	Figure Title
3d	-	Extracted Explanatory Statement of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date	Source
	September 2022	Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36

9.3.18 Application for minor relaxation of the building height restriction of 100mPD under “R(A)1” zone is not allowed.

9.3.19 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

9.3.20 The plot ratio control under “R(A)27” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

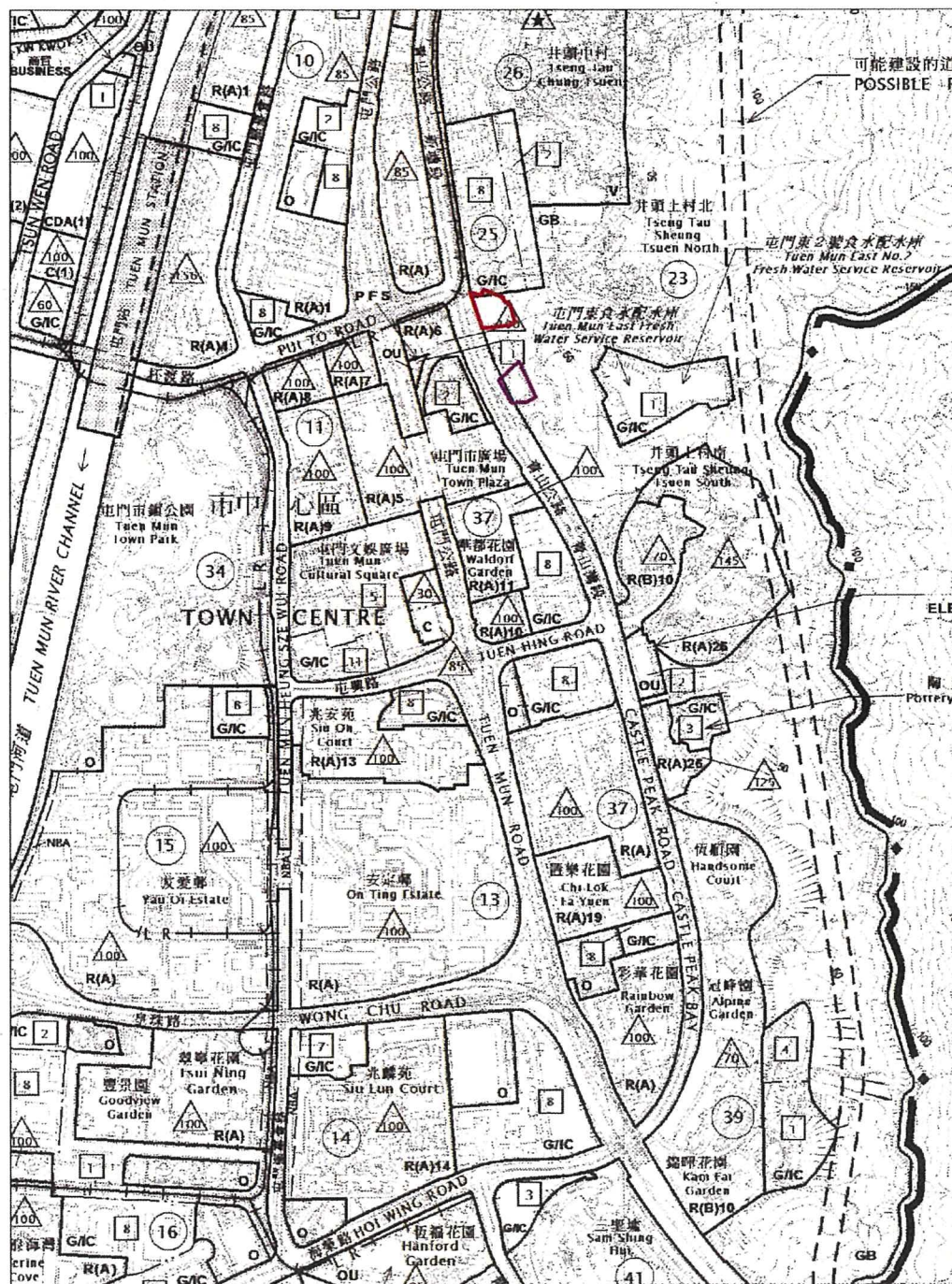
9.4 Residential (Group B) (“R(B)”) Total Area: 145.42 ha

9.4.1 Sites under this zoning are mainly located at the periphery of the New Town and are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. To cater for the shopping needs arising from the population increase in Tuen Mun East, some commercial uses are permitted on land designated “R(B)14” and “R(B)19”.

9.4.2 Pearl Island Villas, Beaulieu Peninsula, Monte Carlo Villas, Spring Seaview Terrace, Surfside, and the Blessing Villa in Area 57, the Aegean, Villa Sapphire, Aqua Blue, Jade Grove, the Hillgrove, Peridot Court in Area 58 and Avignon and various sites within Areas 48, 55, 56 and 59 are zoned “R(B)”. The maximum plot ratio of 1.3 is specified in the Notes and the respective building height restrictions in terms of number of storey(s) (excluding basement floor(s)) or mPD are stipulated on the Plan.

9.4.3 The “R(B)” site adjacent to the Cafeteria Old Beach in Area 48 is subject to a maximum building height restriction of 6 storeys (excluding basement floor(s)). A landscape buffer along the beach frontage should be incorporated into the design of this site. According to the AVA EE 2014, a NBA of at least 15m wide is recommended within this site to align with the proposed building gap for Chu Hai College of Higher Education to its north. Due to its waterfront location and long lot frontage, NBA(s) within this site are important to facilitate sea and land breezes penetration. Future developer of this site is required to undertake a quantitative AVA at the detailed design stage to identify the NBA(s) and other enhancement measures and to ascertain their effectiveness. The NBA(s) will also serve as visual corridors, allowing visual penetration towards the mountains of Tai Lam Country Park. To take forward the recommendation of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated into the lease.

Figure No.	Scale	Figure Title
3e	-	Extracted Explanatory Statement of the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
ARUP	Date	Source
	September 2022	Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/36



LEGEND

- Representation Site
- Ping Shan Inland Lot No. 6
- 110 Building Height Restriction (mPD)
- 5 Building Height Restriction (No. of Storeys)

ZONING

- C Commercial
- R(A) Residential (Group A)
- G/IC Government, Institution or Community
- OU Other Specified Uses
- O Open Space
- GB Green Belt

Figure No.	Scale	Figure Title
4	--	Zoning of the Representation Site and PSIL 6 under Approved Tuen Mun OZP NO. S/TM/35
ARUP	Date	Source
	September 2022	Extracted from the Approved Tuen Mun OZP No. S/TM/35

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回覆: 就《屯門分區計劃大綱草圖編號S/TM/36》的意見申述
13/09/2022 15:50

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To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
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寄件者: 朱順雅 Beatrice Chu
寄件日期: 2022年9月8日 22:42
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香港北角渣華道333號
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丘先生:

就《屯門分區計劃大綱草圖編號S/TM/36》的意見申述
城市規劃委員會正就上述編號大綱草圖進行公眾諮詢，諮詢
涉及將新界屯門掃管笏丈量約份第374約多個地段及毗連政
府土地由「住宅(乙類)」、「住宅(乙類)14」及「政府、機構
或社區」地帶改劃為「住宅(乙類)21」地帶；擬議的發展日
後將建有八座 17 至 21 層高的住宅樓宇，提供不超過 1,551
個住宅單位，可容納大約 4,033 人。本人對這項改劃申請表
示反對，意見如下：-

隨著新屋苑近年相繼落成，屯門東南區人口持續上升，惟區
內社區設施，包括市政街市、公營診所、中學和公園休憩設
施等及幼稚園學額也嚴重不足。居民購買日用品往往要乘車
到三公里以外的置樂街市甚或更遠的新墟街市。區內亦缺乏
公營醫療服務，前往屯門醫院就診需時近一小時，令長者和
長期病患者非常不便。

屯門東南青山公路沿線目前僅在三聖邨有一個小型街市，公
立診所欠奉，中學和幼稚園學額不足，政府近年卻不顧交通

和社區設施配套，強行再密集增加房屋供應，這只會令新舊居民的生活質素下降，對早期因為區內環境較為開揚而選擇在當地置業的居民也不公平。根據規劃署所定的《香港規劃標準與準則》，屯門區目前的普通科門診中心、室內運動場館和運動場數量，皆僅及規劃人口應有數量的一半，情況極不理想。屯門醫院的普通科病床數目亦跟不上人口需要，導致病房容量長期超出負荷。

本人要求政府在屯門現有社區配套設施仍未符合《香港規劃標準與準則》所載按人口規模的最低供給標準之前，停止在屯門東南區再改劃土地作興建房屋用途或增加原來規劃的發展密度。

整體而言，本人促請政府：-

- 一、重新審視屯門東南的鐵路發展，以符合現時及未來發展趨勢；
- 二、保留屯門東南區僅存的「政府、機構及社區」及「綠化帶」土地，作興建社區設施用途；
- 三、改善屯門東南的交通問題，包括增加公共巴士服務班次；
- 四、應為屯門東南的房屋發展「封頂」，避免過度發展令社區失衡。

辭任屯門區議員朱順雅

2022年9月8日

回函請電郵至：

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TM/36-

3

參考編號

Reference Number:

220922-211358-19573

提交限期

Deadline for submission:

22/09/2022

提交日期及時間

Date and time of submission:

22/09/2022 21:13:58

「申述人」全名

Full Name of "Representer":

先生 Mr. Kwok Wah Cheong

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/TM/36

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Item A1, S/TM/36	反對 Oppose	<p>1. Residents of Tuen Mun have all along been wasting a lot of time everyday travelling for work. This has occurred since the development of the new town more than 40 years ago. The Government should do something to alleviate the problem, rather than to worsen the situation.</p> <p>2. The operation of the West Rail have some improvement to the situation, but the improvement should not be exaggerated. Just imagine a Tuen Mun resident working in Quarry Bay. How long will he spend on the way for work everyday? I would say: not less than 3 hours!</p> <p>3. In the past few years, the Government has drastically intensified the development density of Tuen Mun (including also So Kwun Wat etc.). A large number of G/I C sites and "green-belt" sites were re-zoned for high density residential developments. The planned population of the whole Tuen Mun (including also So Kwun Wat etc.) has increased to more than 600,000. Tuen Mun residents have suffered a lot in the loss of greenery areas. Moreover, t</p>

he rezoning of a riverside “open space” zone in Tuen Mun Area 16 for development purpose is unprecedented, unusual and extremely unfair to Tuen Mun residents.

4. In the longer terms, the Government will likely rezone the River Trade Terminal and Lam Tei Quarry for residential developments. The aggregate of these 2 development areas may provide more than 30,000 residential units, thus increasing the planned population of the whole Tuen Mun to 700,000.

5. In view of the above analysis, the subject site at Hoi Wong Road in Tuen Mun Area 16 (under Amendment Item A1) should not be rezoned mainly for residential development. It should be rezoned for commercial / office use, providing job opportunities for the residents in Tuen Mun and the nearby districts. The Government should also take the lead to move some of its departments into the subject site. Alternatively, the subject site may also be rezoned for a sports park.

6. Some may argue that there is an acute shortage of land for residential development and the rezoning of the subject site to non-residential development will lead to a further shortage of land for residential uses. I would respond: This is ridiculous!

7. As mentioned above, in the past few years and in the few coming years, the Government have rezoned and may further rezone a large number of sites in Tuen Mun to residential developments, thus increasing the planned population of Tuen Mun to 700,000 (i.e. an increase of more than 200,000). Therefore, the subject site should be re-zoned for commercial / office uses, providing job opportunity of local residents. The “loss” of residential development area, if any, is indeed very small and may be compensated by one or more of the followings:

(i) Increase of the residential developments in Kai Tak Development. Though some increase of planned population in Kai Tak Development have been made, there is still a lot more to be made.

		<p>(ii) Stop further transferring residential or commercial / residential sites in the northern part of Hong Kong Island (e.g. North Point, Quarry Bay etc.) into commercial uses.</p> <p>(iii) Rezone some sites in Wong Chuk Hang industrial area into residential development. Wong Chuk Hang is located in the southern tip of Hong Kong, but relatively close to the Central Business District. It should be developed for residential purpose, rather than for commercial purposes, so as to benefit more people.</p>
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對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

The site under Amendment Item A1 of S/TM/36 should be zoned for commercial / office use.

TPB/R/S/TM/36-
4

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

220922-213724-47689

提交限期

Deadline for submission:

22/09/2022

提交日期及時間

Date and time of submission:

22/09/2022 21:37:24

「申述人」全名

Full Name of "Representer":

先生 Mr. Kwok Wah Inn

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/TM/36

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Item A1, S/TM/36	反對 Oppose	<p>1. Over the past few years, the Government has significantly intensified the development density of Tuen Mun (including also So Kwun Wat etc.). A large number of G/IC sites and "green-belt" sites were re-zoned for high density residential developments. The planned population of the whole Tuen Mun (including also So Kwun Wat etc.) has increased to more than 600,000. In the longer terms, the Government will likely rezone the River Trade Terminal and Lam Tei Quarry for residential developments. The aggregate of these 2 development areas may provide more than 30,000 residential units, thus increasing the planned population of the whole Tuen Mun to 700,000. Therefore the subject site at Hoi Wong Road in Tuen Mun Area 16 (under Amendment Item A1) should not be rezoned mainly for residential development. It should be rezoned for commercial / office use, providing job opportunities for the residents in Tuen Mun and the nearby districts.</p> <p>2. After the rezoning of a large number of G/IC and "green belt" sites for residenti</p>

al development, Tuen Mun residents have suffered a lot in the loss of greenery areas. Moreover, the rezoning of a riverside "open space" zone in Tuen Mun Area 16 for development purpose is unprecedented, unusual and extremely unfair to Tuen Mun residents.

3. The "loss" of residential development area, if any, is indeed very small, if the subject site is rezoned for commercial / office uses, and may be compensated by one or more of the followings:

(i) Increase of the residential developments in Kai Tak Development. Though some increase of planned population in Kai Tak Development have been made, there is still a lot more to be made.

(ii) Stop further transferring residential or commercial / residential sites in the northern part of Hong Kong Island (e.g. North Point, Quarry Bay etc.) into commercial uses.

(iii) Rezone some sites in Wong Chuk Hang industrial area into residential development. Wong Chuk Hang is located in the southern tip of Hong Kong, but relatively close to the Central Business District. It should be developed for residential purpose, rather than for commercial purpose, so as to benefit more people.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

The subject site under Amendment Item A1 should be rezoned for commercial / office uses.

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AMENDMENTS TO TUEN MUN OZP NO. S/TM/35

22/09/2022 23:11

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

1 attachment



Tuen Mun Swimming Pool.pdf

AMENDMENTS TO TUEN MUN OZP NO. S/TM/35

Item A1 – (about 6.86ha) Rezoning of a site at Hoi Wong Road in Tuen Mun Area 16 from “**GIC**”) and “**Open Space**” to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with PTI with stipulation of BHR. MTR

13 high-rise and 5 low-rise residential towers, a shopping mall, a kindergarten, various social welfare facilities, a PTI, a riverside promenade and open space

<https://mtrtuenmunsouth.hk/new-stations/?lang=en>

A16 Station is proposed to be located at the existing Tuen Mun Swimming Pool. It will be a 3-level above-ground station with the platforms and concourse on the upper and middle levels respectively, while the entrances will be at both middle and ground levels for passengers' convenience. **The station will facilitate relevant property development** to unleash the development potential of Area 16.

According to MTRCL's proposal, **Tuen Mun Swimming Pool will be re-provisioned at the practice greens in Tuen Mun Golf Centre**. Hoi Wong Road Garden and Tuen Mun Community Green Station will be re-provisioned at the government land adjacent to the Tuen Mun River (Eastern Bank) Garden and the landscape site at Lung Chak Road underneath the Lung Fu Road flyover respectively. Re-provisioning of these facilities will continue to be followed up under the TME Railway Project by MTRCL.

Main pool (Length 50m x Width 25m, Depth: 1.4m-1.9m)

Secondary pool (Length 50m x Width 21m, Depth: 1.1m-1.4m)

Training pool (Length 25m x Width 11m, Depth: 0.9m-1.2m)

Teaching pool 1 (Length 20m x Width 11m, Depth: 0.85m-1.1m)

Teaching pool 2 (Length 20m x Width 11m, Depth: 0.7m-0.95m)

Diving pool (Length 11.75m x Width 11m, Depth: 4.4m-4.6m)

Toddlers' pool (Irregular shape, Depth: 0.1m-0.3m)

Spectator stand (700 seats), Family Changing Room

OBJECT TO THE LACK OF DETAIL WITH REGARD TO THE FUTURE TM SWIMMING POOL. THIS IS NOT ANY OLD SWIMMING POOL, IT IS A COMPLEX WITH POOLS OF VARIOUS DEPTHS SUITABLE FOR SWIMMERS OF WITH DIVERSE LEVELS OF EXPERTISE. ATTACHED IS AN IMAGE SHOWING BOTH

5

LOCATIONS AND IT IS QUITE CLEAR THAT THE SWIMMING POOLS CANNOT ALL BE ACCOMMODATED ON THE GOLF SITE AS THERE ARE OTHER RECREATIONAL FACILITIES IN PLACE. WITH A PLANNED POPULATION OF 576,400 THE MINIMUM PROVISION IS **2 x SWIMMING POOL COMPLEX**, NOT SINGLE POOLS.

While the MTR station development will go ahead, it should not be at a loss to the community of existing and essential services.

*"Opportunity will also be taken to reprovide and revitalise the section of promenade within the site **for creating a vibrant and unique promenade environment infused with arts and cultural elements for enjoyment of the public** under the proposed development"*

YEAH JUST LIKE THE OTHER WATERFRONT DEVELOPMENTS. CHECK OUT NORTH POINT, THE ONLY CASUAL OPEN AIR F&B OUTLET PROVIDED AT GRADE IS A STARBUCK WITH A FEW TABLES. AT AVENUE OF THE STARS ORDINARY FOLK CAN ONLY ENJOY SOME SOFT DRINKS PURCHASED AT KIOSKS. AT WEST KOWLOON THE AFFORDABLE CATERING IS JUST SOME FOOD TRUCKS ON THE BACK LOT. A LARGE SWATHE OF LAWN WAS DUG UP TO CREATE AN EXTREMELY UGLY AND BASIC PARKING LOT. HUNG HOM WATERFRONT OUTLETS ARE FOR THE WELL HEELED.

THIS SITE WILL BE DEVELOPED ON A PODIUM SO THE USUAL PAVING AND POTTED PLANT FORMULA.

There is **no mention of any public housing** at the development despite the fact that the administration promised 13 high-rise and 5 low-rise residential towers, a shopping mall, a kindergarten, various social welfare facilities, a PTI, a riverside promenade and open space. WHAT ABOUT 30/70 PH???

Dec 2018: The Government's 10-year housing supply target will be decreased by 10,000 to 450,000 flats, **while the public-private flat ratio of 60:40 will be adjusted to 70:30.**

THE SITE IS FULLY OWNED BY THE GOVERNMENT SO ITS IS NOT ACCEPTABLE THAT IT BE HANDED OVER TO THE MTR FOR PRIVATE DEVELOPMENT. THERE SHOULD BE SOME ARRANGEMENT LIKE THAT AT SAI WAN HO FOR A MIXTURE OF PUBLIC AND PRIVATE UNITS.

*While the BHs of the existing or planned residential developments in the southern part of Tuen Mun New Town range from 80mPD to 151mPD, the **maximum BH of 174mPD for the site is considered not incompatible** with the surrounding high-rise developments and suitable for its **position as the southern gateway** of Tuen Mun New Town*

OH NO, MORE OF THE ICONIC BUILDING CRAP. THE MTR COULD BE TRUTHFUL AND SAY IT IS TO GENERATE MORE REVENUE

A total number of 560 trees with medium amenity value are identified within the site, all to be trashed.

Ecological resources mainly include a community of commuting ardeids (herons) across the site which utilises the night-roosting site in Tuen Mun Park, located at

800m from the site. Key ecological impact arising from the proposed development is mainly on the potential flight line obstruction to the ardeids.

4.25 Mitigation measures including avoidance and minimisation (maintaining flight line and minimising obstruction) and incorporation of greening features are proposed. With the implementation of mitigation measures, only minor residual ecological impact is anticipated .

BYE BYE LIKE THE DOLPHINS – ANOTHER ABOUT TO BE EXTINCT SPECIES.
HONG KONG, THE CEMETERY FOR WILDLIFE

TOWER T6 SHOULD BE REMOVED AND THAT PART OF THE SITE INTEGRATED WITH THE SPORTS GROUND TO PROVIDE A GENUINE COMMUNITY FACILITY AND PARK AND FACILITATE THE FLIGHT PATTERN OF THE HERONS. A SINGLE SWIMMING POOL COULD BE BUILT THERE TO PROVIDE A MORE CONVENIENT RECREATIONAL FACILITY FOR PEOPLE LIVING TO THE RIGHT OF THE SITE. THERE IS NOW MUCH GREATER INTEREST IN OPEN AIR SPORTS THAT SHOULD BE CATERED FOR.

Item A2 – Revision of BHR for the “G/IC” zone to the north of Castle Peak Bay Fire Station.

Opportunity has been taken to revise the BH of the portion of “G/IC” zone currently occupied by the Fire Station to a MBH of 5 storeys to reflect the as-built condition.

HOUSEKEEPING

Item B – (about 0.53ha) Revision of BHR for the “G/IC” zone at Tuen Mun Clinic to 115mPD

The site is proposed to be redeveloped into a JUC of about 24 storeys (excluding 3 basement levels) providing district-based clinical/healthcare services, social welfare facilities and government offices. The JUC will allow in-situ reprovisioning of existing facilities in Tuen Mun Clinic and consolidation of the clinical/healthcare and community facilities and government offices in Tai Hing Government Offices and other locations in Tuen Mun district to optimise site utilisation.

SUPPORT A STAND ALONE GIC FACILITY. HOWEVER THERE APPEARS TO BE NO SPACE FOR OUTDOOR RECREATIONAL FACILITIES FOR RCHE RESIDENTS ALL TREES TO BE TRASHED. NO DATA PROVIDED

Item C1 – (about 4.67ha) Rezoning of a site of residential development at Kwun Chui Road from “Comprehensive Development Area” (“CDA”) to “Res (Group B)” (“R(B)”) with stipulation of BHR.

The development named ‘Avignon’ was completed in 2011

The “R(B)” zone is subject to a maximum BH of 57mPD and a maximum PR of 1.3.

A strip of land of about 1.03 ha to the south and west of the development is proposed to be rezoned to an area shown as 'Road' under **Item C2** to reflect the existing Kwun Chui Road.

Item C2 - Rezoning of a section of Kwun Chui Road from "CDA" and "R(B)17" to an area shown as 'Road'.

HOUSEKEEPING

Item D – (about 2,364m²) Rezoning of a site at 436 Castle Peak Road, to the south of Hoh Fuk Tong Centre from "**Green Belt**" and "**G/IC**" and area shown as 'Road' to "Res (Group A)27" with stipulation of BHR - 1 Tower – 600 (308 Units) / PR 6.08 (5) / 100mPD (95) / OS 1,615m² (832) / 49 (47) Vehicle Parking /- Pre-school Rehabilitation Services

Y/TM/20 Rejected 17 Jan 2020 Approved 22 April 2022

"(a) the proposed rezoning of the site may set an undesirable precedent for similar applications within the "Green Belt" zone, particularly the three adjoining building lots to its immediate south. The cumulative effect of approving such similar applications would result in adverse impacts on the surrounding areas; and

(b) the rezoning of the site alone for high density development is inappropriate and adopting a comprehensive planning approach for the site and the adjoining lots is required so that a scheme with better design and layout could be formulated to minimize the potential adverse impacts on the surrounding areas."

The applicant then lodged a Judicial Review (JR) application against the Committee's decision and the Court of First Instance (CFI) allowed the JR and ordered to remit the application to the Board for reconsideration.

The site formation that had been undertaken on the Site in 2013 was for the house development - approved in 2008. Redevelopment of an existing house at plot ratio (PR) of 0.4, building height (BH) of 2 storeys with 1-storey car park.

JR's Judgment (c) the CFI allowed the JR on grounds that approval of the application would not set a new precedent on land use compatibility as the proposed development was compatible with existing and planned planning context and the surroundings; **the Board should consider each application based on its own merits**; and the Board should not insist amalgamation of the Site and the nearby lots for comprehensive development;

SO DEVELOPER GOES TO COURT AND TPB CAVES IN. THE SITE IS ZONED GB AND GIC BUT ALL THE COMMUNITY GETS IS A WALL TOWER AND A SMALL GIC FACILITY IN THE BASEMENT. IF THE JUDGE'S RATIONALE PREVAILS THEN THERE IS NOT A SINGLE LOT IN THE TERRITORY THAT FOR WHICH SOME CANNY DEVELOPER COULD NOT PROVIDE A PRECEDENT. STRONG OBJECTIONS TO REZONING

Item E – (about 3,137m²) Rezoning of a site to the west of Hing Fu Street from "

GB” to “GIC(2)” with stipulation of BHR for Columbarium use Tin Kwong Lun Yee Y/TM/23 Approved 25 June 2021.

The existing three 2-storey buildings at the Site were built in 1960s for residential use but abandoned after the erection of power pylons and overhead transmission lines (OHLs)

across the Site in 1980s. The applicant took over the Site and **renovated the buildings for religious institution and columbarium uses since 2009**. The Site is currently occupied by three 2-storey buildings for religious uses and columbarium niches with temporary structures for ancillary uses without planning permission.

SO THE FACILITY IS NOT A TEMPLE. IT WAS DEVELOPED AS A COMMERCIAL ENTERPRISE. NOTE THAT THE NUMBER OF NICHE HAS ALMOST DOUBLED SINCE THE 2013 APPLICATION. THE MAJORITY HAVE NOT BEEN SOLD SO THE TRAFFIC IMPACT CANNOT BE ASCERTAINED BASED ON THE CURRENT OCCUPATION.

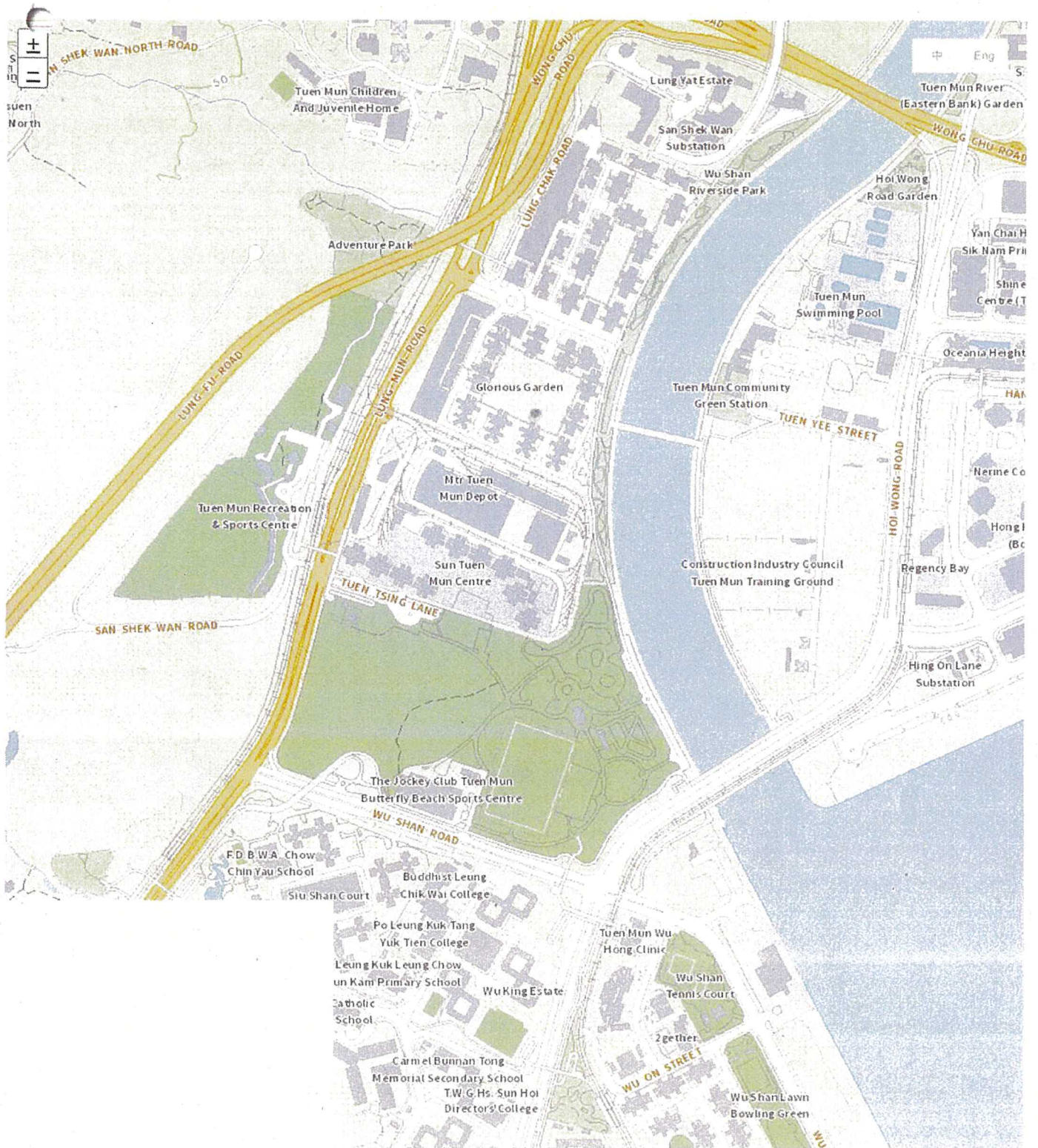
STRONG OBJECTIONS, APPROVAL ENCOURAGES FURTHER EXPLOITATION AND RENT SEEKING FROM THE DEAD.

GIC SHORTFALL

The amendments do not address the significant shortfall in some service such as Child Care, Community Services and RCHE.

Mary Mulvihill





TPB/R/S/TM/36-
C1

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

221018-111435-28898

提交限期

Deadline for submission:

28/10/2022

提交日期及時間

Date and time of submission:

18/10/2022 11:14:35

「提意見人」全名

Full Name of "Commenter":

先生 Mr. Kwan Kwok Chihng

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/TM/36

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
	<p>2.1 Contribute to Unleash the Development Potential and Meeting Housing Demand</p> <p>A railway extension to the Tuen Mun South has been outlined in the Railway Development Strategy 2014. The proposed development supports the Government's strategic transportation planning and promotes transit-oriented development. The increased intensity of development at the Representative Site has also contributed to the generation of over 8,000 residential units to address Hong Kong's acute housing shortage. As a prime site at the railway topside, the proposed amendment fulfills the Government's policy context of "Single Site, Multiple Uses" that optimizes the site's development potential. Furthermore, the proposed development will enable better utilisation of the vastly improved railway infrastructure at Tuen Mun South to deliver housing, shopping malls, community facilities and amenities.</p> <p>2.2 Compatible with Surrounding Planning Contexts</p> <p>The site itself is surrounded by high-rise, high-density residential development and GIC facilities. The proposed development parameters for the Representative Site, which have a domestic PR of about 6 and a non-domestic PR of about 0.5, are therefore not incompatible with the surrounding existing and planned developments, in which the PR ranges from 5 to 6.5 according to the RNTPC Paper No. 4/22. The MTRC proposal to create a new community hub for the Tuen Mun Area has also justified its slightly higher BH restriction than the current Tuen Mun South at 80-151 mPD to signify the site's planning intention as the "southern gateway" of the Tuen Mun New To</p>

TPB/R/S/TM/36-R5	<p>wn.</p> <p>2.3 Improved Built Environment with Enhanced Pedestrian Connectivity The proposed development unlocks and revitalises the riverfront with a quality built environment. A riverside promenade and open space will be reprovided at the western boundary of the A16 station to respect the waterfront setting of the viaduct while strengthening the connection between the riverside, railway station, commercial and residential uses to create a more permeable walking environment throughout the district. Additionally, the comprehensive pedestrian links, including footbridges and covered walkways, will extend from the new A16 station to the various residential developments nearby, enhancing the connection and accessibility of Tuen Mun New Town as a whole.</p> <p>2.4 No significant adverse impact Based on various technical assessments, the MTRC rezoning study has ascertained that the proposed development will not adversely affect drainage, noise, sewerage, air quality, water supply, landscape or visual aspects, and hence demonstrating the appropriateness of an increased development intensity at the site. However, the Representor is aware that Tuen Mun South would become a future tourism node in the north-west New Territories attributed to the opening of the HZM Bridge and the Tuen Mun-Chek Lap Kok Tunnel, which effectively attract additional external visitors from the Lantau. There needs to be comprehensive transport planning to ease possible congestion as traffic increases proactively.</p>

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TUEN MUN OZP NO. S/TM/36
28/10/2022 03:09

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

TUEN MUN OZP NO. S/TM/36

Dear TPB Members,

It is shocking that R1 Deltum Company/ARUP is seeking to include an additional lot into the OZP that has not even reached the Section 12 meeting deadline, scheduled for 11 November.

Hopefully if the developer or its agent seeks to introduce this matter at the OZP meeting that the Chair will rule that this is outside the purview of the current plan and therefore cannot be considered. Otherwise the consultation process will be a sham as members of the public are expected to put forward views related to the listed items only.

Fully support the comments of R3 and R4. At previous OZP meetings Tuen Mun district councilors from all parties have been unanimous in their demands that there be more job opportunities in their district so that residents do not have to take long commutes every day to Kowloon and Hong Kong Island.

With a planned population of 700,000 it would certainly be more appropriate that a commercial centre be developed above the new MTR station in order to provide much needed jobs so that local residents could go to work by foot or bicycle, or at most a short commute.

A development of the lines of that planned for the Central Waterfront would be appropriate for the location, providing office towers at the rear and an extensive waterfront promenade along the local waterfront.

There is no point in providing homes if people cannot enjoy them when they have to spend hours every day on packed trains and buses. Our public transport system is reaching saturation point, our roads are clogged with traffic. The provision of employment options closer to home must now be a priority.

Mary Mulvihill



111. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Chairman thanked Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Kepler S.Y. Yuen, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Ms Janet K.K. Cheung, Ms Bonnie K.C. Lee, Mr Alexander W.Y. Mak, Mr Simon P.H. Chan and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 35

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35
(RNTPC Paper No. 4/22)

112. The Secretary reported that the proposed amendment item A1 involved a site in Tuen Mun Area 16 which was supported by a consultancy study commissioned by the Mass Transit Railway Corporation Limited (MTRCL), and AECOM Asia Company Limited (AECOM) was one of the consultants. The following Members had declared interests on the item:

Dr Conrad T.C. Wong - having current business dealings with MTRCL;
and

Dr C.H. Hau - having past business dealings with AECOM.

113. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As Dr C.H. Hau had no involvement in the study, the

Committee agreed that he could participate in the discussion of the item.

114. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), the technical considerations, consultations conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1 and A2 – to rezone a site atop the additional station of the Tuen Mun South Extension (TME) in Tuen Mun Area 16 (A16 station) and at its adjoining land at Hoi Wong Road (about 6.86ha) from “Government, Institution or Community” (“G/IC”) and “Open Space” to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange (PTI)” with a maximum domestic gross floor area (GFA) of 366,678m², a maximum non-domestic GFA of 31,100m² and a maximum building height (BH) of 174mPD; and to revise the BH restriction of the “G/IC” zone currently occupied by the Castle Peak Bay Fire Station (about 0.07ha) to a maximum BH of 5 storeys to reflect the as-built condition;
- (b) Amendment Item B – to revise the BH restriction of the “G/IC” zone at Tuen Mun Clinic (about 0.53ha) with a maximum BH of 115mPD for a joint-user complex providing district-based clinical/healthcare facilities, social welfare facilities and government offices;
- (c) Amendment Items C1 and C2 – to rezone a site at Kwun Chui Road (about 4.67ha) from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)” (“R(B)”) with a maximum BH of 57mPD to reflect an as-built residential development, namely Avignon; and to rezone a section of Kwun Chui Road (about 1.03ha) from “CDA” and “R(B)17” to an area shown as ‘Road’ to reflect the existing road;
- (d) Amendment Item D – to rezone a site to the south of Hoh Fuk Tong Centre (about 0.24ha) from “Green Belt” (“GB”), “G/IC” and area shown as ‘Road’ to “Residential (Group A)27” with a maximum BH of 100mPD to facilitate a high-density residential development with social welfare

facility under an approved s.12A application (No. Y/TM/20); and

- (e) Amendment Item E – to rezone a site to the northwest of Hing Fu Street (about 0.31ha) from “GB” to “G/IC(2)” with a maximum BH of 2 storeys and a maximum number of niches not exceeding 11,094 to regularise the existing religious institution and columbarium uses under an approved s.12A application (No. Y/TM/23).

115. As the presentation by PlanD’s representative had been completed, the Chairman invited questions and views from Members.

116. Some Members raised the following questions on Amendment Item A1:

- (a) the details for reprovisioning of the existing Tuen Mun Swimming Pool and other Government, institution and community (GIC) facilities at the rezoning site (the Site);
- (b) the details of how the proposed development could realise the intention for the Site to become the southern gateway of Tuen Mun New Town;
- (c) pedestrian connectivity of the proposed commercial/residential development and A16 station with the surrounding areas, in particular to the west side of the Tuen Mun River Channel and the residential area to the east of the Site across Hoi Wong Road; and
- (d) the design of open space along the east bank of Tuen Mun River Channel, in particular the proposed width of the riverside promenade underneath the A16 station.

117. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, made the following main points:

- (a) the existing GIC facilities at the Site would be affected by the MTR TME Railway Project. According to MTRCL’s proposal, Tuen Mun Swimming Pool would be re-provisioned at the practice greens in the Tuen Mun Golf Centre. Hoi Wong Road Garden and Tuen Mun Community Green Station

would be re-provisioned at the government land adjacent to the Tuen Mun River (Eastern Bank) Garden and the landscape site at Lung Chak Road underneath the Lung Fu Road flyover respectively. Re-provisioning of these facilities would be followed up under the TME Railway Project by MTRCL. At the proposed commercial/residential development, a PTI with GFA of about 5,500m², social welfare facilities with GFA of about 6,600m² and open space would be provided;

- (b) the proposed commercial/residential development, with a domestic plot ratio (PR) of about 6, non-domestic PR of about 0.5 and maximum BH of 174mPD, would signify the prominent location of the site as the southern gateway of Tuen Mun New Town with a new commercial, recreational and community hub and transport node by provision of retail and various GIC facilities, a PTI and open space to serve the community;
- (c) with reference to Plan 6a-19 of the Paper, in order to strengthen the east-west pedestrian connectivity, comprehensive pedestrian links including at-grade pedestrian crossings, covered walkways and footbridges would be provided to connect the proposed commercial/residential development and the A16 station with the surrounding areas across the Tuen Mun River Channel to the west and across Hoi Wong Road to the east. Two signalised junctions at Hoi Wong Road would also be improved. The need for an additional footbridge across Tuen Mun River Channel would be subject to further study of pedestrian demand in future; and
- (d) the existing riverside promenades on both banks of the Tuen Mun River Channel (including the river embankment) were currently zoned as “Open Space”. For construction of the A16 station and the viaduct, the riverside promenade on the east bank would be partially covered, but opportunity would be taken to re-provide and revitalize the section of promenade within the Site to maintain a continuous north-south connection to Yau Oi Estate and Tuen Mun Town Park in the north. A riverfront plaza with quality open space would be provided to the south of the station for public enjoyment. The urban design elements had been reflected in the revised Explanatory Statement (ES) of the OZP in Attachment IV of the Paper. The riverside

promenade to the further south of the Site would be subject to the design of the proposed sports ground within the “G/IC” zone.

118. In response to a Member’s question on whether the MTRCL was an appropriate implementation agent for reprovisioning the affected GIC facilities at the Site, the Chairman remarked that the MTRCL had been involved in similar reprovisioning works for other railway projects. The reprovisioning of the affected GIC facilities would be subject to further liaison between the project proponent and the relevant Government departments. In response to another Member’s remark that the pedestrian facilities for the Site needed to be improved, the Chairman supplemented that the details could be addressed through the requirement for the project proponent to submit a master layout plan (MLP) under the land lease.

119. The Chairman concluded that Members generally had no objection to Amendment Item A1. Appropriate revision to the ES should be made to reflect some Members’ views on stating more clearly the intention to improve pedestrian connectivity between the Site and the surrounding areas and the design of the open space along the riverside promenade, which would provide better guidance for preparation of the MLP under the land lease. Members agreed.

120. Members had no question on the other proposed amendments i.e. Amendment Items A2 to E.

[Miss Winnie W.M. Ng left the meeting during the Question and Answer session.]

121. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 as shown on the draft Tuen Mun OZP No. S/TM/35A at Attachment II (to be renumbered as S/TM/36 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement at Attachment IV of the Paper, with revisions to clearly state the need to improve pedestrian connectivity

and the design of the open space along the riverside promenade, for the draft Tuen Mun OZP No. S/TM/35A (to be renumbered as S/TM/36) as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

122. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZPs including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[Post meeting note: Paragraph 9.12 (t) (ii) of the ES of the OZP was amended as follows:

“The site is subject to a maximum building height of 174mPD and a stepped height concept descending from the east to the west towards the riverfront of Tuen Mun River Channel and respecting the waterfront setting of Tuen Mun Typhoon Shelter would be adopted within the site. The layout of the development shall take due consideration of the better integration, ~~and~~ connection *and accessibility* of the planned railway station with the commercial and residential uses, social welfare facilities, PTI, riverside promenade and open space within the zone *as well as* ~~and~~ ~~nearby existing footbridge connecting to~~ the surrounding communities *on both sides of Tuen Mun River Channel*. In addition, the layout shall also take into account the interfacing with the nearby planned sports ground *and create a vibrant and unique riverside promenade and quality open space for public enjoyment*. To ensure that development or redevelopment would be developed and designed in an integrated manner with the adoption of appropriate urban design concept *and the above considerations*, a master layout plan should be submitted, as an administrative measure under the lease, by the project proponent for development in this zone before development proceeds.”]

問題。署方希望能於未來設置更多康體設施予市民使用。

19. 黃虹銘議員表示接獲市民意見，指隨着屯門南延線工程開展，屯門泳池即將拆卸，希望署方盡快向公眾交代泳池的重置方案。

20. 劉署長表示，署方會待資料落實後向市民公布。

21. 主席表示，感謝劉署長出席是次會議，並希望署方考慮議員提出的意見。

IV. 通過 2022 年 1 月 4 日舉行的第十四次會議的會議記錄

22. 主席表示，秘書處於 2022 年 5 月 10 日把題述會議的會議記錄初稿發送予各與會者參閱，其後並沒有收到任何修訂建議。沒有議員於席上對會議記錄提出修改建議，主席遂宣布通過有關會議記錄。

V. 討論事項

(A) 擬議修訂《屯門分區計劃大綱核准圖編號 S/TM/35》 (屯門區議會文件 2022 年第 5 號)

23. 主席歡迎規劃署高級城市規劃師/屯門 1 張嘉琪女士、城市規劃師/屯門 2 朱雪華女士、路政署工程師/沙中線(19)袁嘉敏女士、政府產業署高級產業經理(發展項目)1 霍蕙妍女士、弘達交通顧問有限公司董事林澤仁先生及英環香港有限公司高級經理趙家輝先生出席是次會議。主席先請規劃署張女士就文件作出介紹。

24. 規劃署張女士透過投影片(見附件二)向屯門區議會介紹題述文件內容。

25. 江鳳儀議員表示，大致上支持第 16 區鐵路物業發展的修訂，但希望規劃署考慮在第 16 區設置公共街市，以便利居民。此外，她表示屯門區議會十多年前已提出重建屯門診所，十分支持規劃署建議重建屯門診所為一座聯用綜合大樓，但認為應另覓地方設置美沙酮診所。最後，她要求規劃署留意交通運輸方面的規劃。

26. 周啟廉議員詢問署方為何不打算重置青山灣消防局及救護站，以及修訂會否影響第 16 區運動場的興建。此外，他建議把蔡意橋路擴闊至雙向行車，令交通更便利。

27. 屯門及元朗西規劃專員就議員提出的意見及查詢作出以下回應：

(i) 署方現階段先修訂法定圖則，至於具體興建的設施，署方

會將議員的意見提交相關部門及港鐵公司於詳細設計階段作進一步考慮；

- (ii) 經與相關部門討論，以及由於附近未有其他合適地方，青山灣消防局及救護站會在原址保留；
- (iii) 第 16 區鐵路物業發展於設計上已考慮及配合第 16 區運動場的發展；
- (iv) 初步計劃會保留屯門診所原有的設施，相信政府產業署及衛生署會繼續商討重建後所提供的設施；以及
- (v) 政府產業署已委託顧問就區內交通情況進行審查，於詳細設計階段會與運輸署及相關部門再作評估，並會在有需要時提供道路改善措施。

28. 蘇嘉雯議員表示特別關注屯門診所重建事宜，剛才提及擬建的聯用綜合大樓將包括大興政府合署的設施，就此詢問大興政府合署的設施是會搬遷或是擴充。她亦建議於擬建的聯用綜合大樓增設中醫診所及物理治療中心等設施，向屯門居民提供不同類型的服務。此外，她擔憂交通方面的影響，建議除了擴闊車路，亦應擴闊行人路，疏導人流。她另指工程鄰近鄉事委員會，詢問署方有否諮詢鄉事委員會。

29. 賴嘉汶議員表示，隨着屯門區人口不繼增加，對醫療服務的需求亦相應增加，故她建議於擬建的聯用綜合大樓增設中醫診所、專科診所、兒童學前智力評估服務及屯門婦女健康中心等。此外，她建議於綜合大樓提供足夠的泊車位，並關注發展對附近交通的影響。

30. 屯門及元朗西規劃專員就議員提出的意見及查詢作出以下回應：

- (i) 待重建項目的交通情況審查完成後，政府產業署會於詳細設計階段與運輸署及相關部門再作評估，並會在有需要時提供道路改善措施；
- (ii) 發展局及政府產業署去年曾與屯門鄉事委員會商討會否合併發展，鄉事委員會其後決定其會址不會納入是次重建項目；以及
- (iii) 知悉議員對大樓設施提出的建議，現階段為修訂圖則，並不會對大樓的設施定下太多規定。此外，計劃會按相關指引提供充足泊車位。

31. 政府產業署霍女士補充表示，大樓重建後，除了保留原有設施，現時位於屯門區其他地方的母嬰健康院、社會衛生科診所及兒童體能智力檢測中心等設施亦會遷入大樓。擬新增的設施包括政府牙科診

所、中醫診所及地區康健中心等，待通過修訂法定圖則後，會就各項設施進行技術性研究，予以落實。

(B) 就二月上旬屯門區圍封強制檢測安排問責及建議

(屯門區議會文件 2022 年第 6 號)

(房屋署的書面回應)

(社會福利署的書面回應)

32. 主席表示，秘書處就上述文件收到房屋署及社會福利署的書面回應，並已於會前將有關文件以電郵分發予各議員參閱。

33. 身兼文件提交人的副主席表示，雖然現時疫情放緩，「圍封強檢」的情況有改善，但仍需問責及檢討。他認為部門的書面回應未有說明人手比例調配標準，以及大興邨興泰樓圍封期間一名 71 歲老翁身故的調查報告。

34. 江鳳儀議員表示，本年 1 月，屯門愛定商場東亞大藥房有一宗確診個案，曾到訪該商場的人須接受強制檢測，以致大批屯門居民同一時間到安定友愛社區中心的檢測站檢測，大排長龍，場面混亂。她感謝屯門民政事務專員、民政處及房屋署當時提供協助。

35. 屯門民政事務專員表示，現時除了房屋署及民政處外，政府不同政策局及部門亦會輪流負責「圍封強檢」行動。以民政處為例，當知道要進行「圍封強檢」行動時，會在作出限制與檢測宣告後一小時內布置場地，並按大廈住戶人數與檢測承辦商協調，決定採樣站數目並分配適當人手負責不同崗位。第五波疫情初期，由於還未清楚「Omicron 變異株」潛伏期等特性，因此 2021 年 12 月 27 日至 2022 年 1 月 9 日曾到訪屯門愛定商場的人士須接受六次強制檢測。當時大批屯門居民須接受強制檢測，以致檢測站大排長龍。有見及此，民政處向食物及衛生局反映有關情況後，在短時間內增設了十個檢測點，民政處亦派員在人多的檢測點統計排隊人次及預計輪候時間，增加透明度。

36. 房屋署黃先生表示，署方一直都注意人手調配，盡量減少住戶排隊輪候檢測的時間，但 2 月疫情嚴重，檢測承辦商可提供的人手亦有限制。現時疫情放緩，每次行動可開放 12 至 14 個採樣站，並會加長開放時間以分散人流。此外，房屋署會派員到各座上門通知住戶，並協助他們有序地分批下樓檢測，以減少住戶排隊輪候檢測的時間。於 2022 年 2 月 3 日至 6 日期間，屯門大興邨興平樓、興昌樓及興泰樓三座樓宇進行「圍封強檢」行動，大部分居民均於晚上 11 時前完成檢測。

37. 社會福利署屯門區福利專員表示，當有「圍封強檢」行動，署方

Provision of Major Community Facilities and Open Space in Tuen Mun OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	57.64 ha	61.20 ha	90.50 ha	+32.86 ha
Local Open Space	10 ha per 100,000 persons [#]	57.64 ha	101.73 ha	116.63 ha	+58.99 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	8	6	8	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	2	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	2	2	2	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	2	3	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	(assessed on a regional basis)				
Community Hall	No set standard	N.A	11	12	N.A.
Library	1 district library for every 200,000 persons ^{#π} (assessed on a district basis)	2	3	3	+1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 [#]	345 classrooms	445 classrooms	480 classrooms	+135 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	956 classrooms	956 classrooms	1,022 classrooms	+66 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territory-wide basis)	719 classrooms	953 classrooms	983 classrooms	+264 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster	3,273 beds	3,712 beds	3,712 beds	+439 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	basis)				
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	5	3	5	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	2,305	586	886	-1419~ (a long-term target assessed on a wider context spatial context)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	7	13	14	+7
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	3	4	4	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.~
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped	N.A.	8	13	N.A.~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)				
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	3,050 places	840 places	1,160 places	-1,890 Places~ (A long-term target assessed on a wider spatial context by SWD)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	3,777 beds	2,009 beds	2,569 beds	-1,208 beds~ (A long-term target assessed on a wider spatial context by SWD)
Pre-school Rehabilitation Services	23 subvented service places for every 1 000 children aged 0-6 [#] (assessed by SWD on a district basis)	517 places	373 places	583 places	+66 places
Day Rehabilitation Services	23 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a district basis)	1,137 places	1,240 places	1,520 places	+383 places~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
Residential Care Services	36 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,779 places	2,082 places	2,292 places	+513 places [~]
Community Rehabilitation Day Centre	1 centre for every 420 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
District Support Centre for Persons with Disabilities	1 centre for every 280 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Note:

The planned resident population in TM OZP is about 576,400. If including transients, the overall planned population is about 595,100. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

~ The deficit in provision is based on OZP planned population while Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

- ^ The provision of hospital beds is to be assessed by the Hospital Authority on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long. There are a number of hospital development projects planned in the First and Second Ten-year Hospital Development Plans (HDPs).

February 2023

Provision of Major Community Facilities and Open Space in Tuen Mun District

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	68.71 ha	61.91 ha	92 ha	+23.29 ha
Local Open Space	10 ha per 100,000 persons [#]	68.71 ha	104.23 ha	128.45 ha	+59.74 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	10	6	8	-2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	2	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	2	2	2	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	3	2	3	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	1	1	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	(assessed on a regional basis)				
Community Hall	No set standard	N.A	11	12	N.A.
Library	1 district library for every 200,000 persons ^{#π} (assessed on a district basis)	3	3	3	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 [#]	422 classrooms	453 classrooms	518 classrooms	+96 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	1,134 classrooms	956 classrooms	1,166 classrooms	+32 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territory-wide basis)	845 classrooms	978 classrooms	1,068 classrooms	+223 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster	3,889 beds	3,712 beds	3,712 beds	-177 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	basis)				
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	7	3	5	-2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	2,748	586	1,046	-1,702~ (a long-term target assessed on a wider context spatial context)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	8	13	15	+7
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	4	4	4	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.~
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped	N.A.	8	15	N.A.~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
	housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)				
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	3,527 places	874 places	1,224 places	-2,303 Places~ (A long-term target assessed on a wider spatial context by SWD)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	4,368 beds	2,072 beds	4,187 beds	-181 beds~ (A long-term target assessed on a wider spatial context by SWD)
Pre-school Rehabilitation Services	23 subvented service places for every 1 000 children aged 0-6 [#] (assessed by SWD on a district basis)	687 places	373 places	583 places	-104 places
Day Rehabilitation Services	23 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a district basis)	1,348 places	1,240 places	1,680 places	+332 places~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on Planned Population	Provision		Surplus/ Shortfall against Planned Provision
			Existing Provision	Planned Provision (Including Existing Provision)	
Residential Care Services	36 subvented service places for every 10 000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	2,110 places	2,110 places	3,470 places	+1,360 places [~]
Community Rehabilitation Day Centre	1 centre for every 420 000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
District Support Centre for Persons with Disabilities	1 centre for every 280 000 persons [#] (assessed by SWD on a district basis)	2	1	1	-1
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310 000 persons [#] (assessed by SWD on a district basis)	2	1	1	-1

Note:

The planned resident population in TM District is about 687,100. If including transients, the overall planned population is about 707,100. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

~ The deficit in provision is based on OZP planned population while Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

- ^ The provision of hospital beds is to be assessed by the Hospital Authority on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long. There are a number of hospital development projects planned in the First and Second Ten-year Hospital Development Plans (HDPs).

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