

DRAFT APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/41A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

DRAFT-APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/41A

<u>CONTENTS</u>	<u>PAGE</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	34
5. THE PLANNING SCHEME AREA	4
6. POPULATION	45
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	45
8. NON-BUILDING AREAS	7
9. LAND USE ZONINGS	
9.1 Commercial	910
9.2 Comprehensive Development Area	112
9.3 Residential (Group A)	13
9.4 Residential (Group B)	1718
9.5 Residential (Group C)	21
9.6 Residential (Group E)	2122
9.7 Village Type Development	22
9.8 Industrial	2223
9.9 Government, Institution or Community	2324
9.10 Open Space	2526
9.11 Recreation	2526
9.12 Other Specified Uses	26
9.13 Green Belt	33

9.14	Site of Special Scientific Interest	3334
9.15	Undetermined	34
9.16	<i>Minor Relaxation Clause</i>	35
10.	COMMUNICATIONS	3435
11.	UTILITY SERVICES	3637
12.	CULTURAL HERITAGE	3637
13.	IMPLEMENTATION	3739

DRAFT APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/41A

(Being *a Draft an-Approved* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 21 August 1973, the Board was directed by the then Governor under section 3 of the Town Planning Ordinance (the Ordinance) to prepare a draft statutory plan for Tuen Mun New Town. Since the exhibition of the draft Tuen Mun OZP No. LTM/2 on 29 July 1983, the OZP had been amended several times and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 16 August 1988, the then Governor in Council (G in C) approved the draft Tuen Mun OZP No. S/TM/6 under section 9(1)(a) of the Ordinance. On 24 October 1989, the then G in C referred the approved OZP No. S/TM/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 21 January 1994, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to extend the coverage of the Tuen Mun OZP. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 27 May 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/9. On 7 October 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TM/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 19 January 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as Plan No. S/TM/11. On 30 November 1999, the CE in C referred the approved OZP

No. S/TM/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.6 On 8 November 2005, the CE in C referred the approved Tuen Mun OZP No. S/TM/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended eight times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 6 August 2012, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tuen Mun OZP to cover the Northern Landfall Reclamation Area of the Tuen Mun-Chek Lap Kok Link (TM-CLKL). The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance.
- 2.8 On 29 October 2013, the CE in C referred the approved Tuen Mun OZP No. S/TM/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 3 November 2020, the CE in C referred the approved Tuen Mun OZP No. S/TM/35 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance on 22 July 2022.
- 2.10 On 2 May 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/37. On 12 May 2023, the approved Tuen Mun OZP No. S/TM/37 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 8 September 2023, the Secretary for Development referred the approved Tuen Mun OZP No. S/TM/37 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance on 20 October 2023.
- 2.12 On 16 July 2024, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/39. On 26 July 2024, the approved Tuen Mun OZP No. S/TM/39 was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.13 On 11 September 2024, the Secretary for Development referred the approved Tuen Mun OZP No. S/TM/39 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. ***The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance on 1 November 2024. ~~The reference back of the OZP was notified in the Gazette on 20 September 2024 under section 12(2) of the Ordinance.~~***

~~2.14 On 1 November 2024, the draft Tuen Mun OZP No. S/TM/40 was exhibited for public inspection under section 5 of the Ordinance. The main amendments include (a) rezoning of a site to the northwest of Light Rail Transit Goodview Garden Station from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)29” (“R(A)29”); (b) rezoning of a site being part of the residential development ‘Oceania Heights’ from “G/IC” to “R(A)”; (c) rezoning of a site to the east of Tuen Mun Town Plaza from “Green Belt” (“GB”) and an area shown as ‘Road’ to “R(A)30”; and (d) rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(5)”. During the two-month exhibition period, 69 valid representations were received. After giving consideration to the representations on 7 March 2025, the Board decided not to propose any amendment to the draft OZP to meet the representations.~~

2.145 On 3 June 2025, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tuen Mun OZP, which was subsequently renumbered as S/TM/41. On 13 June 2025, the approved Tuen Mun OZP No. S/TM/41 (~~the Plan~~) was exhibited for public inspection under section 9D(2) of the Ordinance.

2.15 On 26 May 2026, the Secretary for Development referred the approved Tuen Mun OZP No. S/TM/41 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 5 June 2026 under section 12(2) of the Ordinance.

2.16 On XX July 2026, the draft Tuen Mun OZP No. S/TM/42 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments include (a) revising the building height restrictions (BHRs) from 1/4/10 storey(s) to 120mPD for the “Government, Institution or Community” (“G/IC”) zones currently occupied by the Main Campus and Multi Purpose Outdoor Sports Ground of the Lingnan University in Tuen Mun Area 52; (b) rezoning of a strip of land to the east of Tuen Mun River Channel from “Open Space” to “G/IC” and deletion of the BHR for the southern portion of “G/IC” zone to the west of Hoi Wong Road in Tuen Mun Area 16 for the proposed sports ground and open space with public vehicle park; (c) rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “Village Type Development” for the existing/future village type development; and (d) various zoning amendments and revision to BHRs to reflect the as-built condition of completed developments.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that the development and redevelopment within the area can be put under statutory planning control.

3.2 The Plan is to illustrate only the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no

development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tuen Mun area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), covering an area of about 2,260 ha, is located at the head of Castle Peak Bay in the North West New Territories (NWNT). It is bounded by the ridges of Castle Peak to the west, Lam Tei Interchange of Castle Peak Road to the north, and Tai Lam Country Park to the east. To the southeast, the Area extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest, it extends to the power station at Tap Shek Kok. The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.
- 5.2 The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.
- 5.3 To the southwest, land is reserved for the development of special industries. Existing developments include a river trade terminal, a power station, a cement plant, a steel mill and a resource recovery park. The Northern Landfall Reclamation Area of the TM-CLKL is adjoining the Tuen Mun River Trade Terminal. To the southeast is an area intended for low to medium density

residential developments, marina and a number of beaches. Some of these developments have already been implemented whilst others are either under planning or under construction.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was *estimated by PlanD as* about 465,400 persons. It is estimated that the total planned population of the Area would be about ~~597,100~~ **595,900** persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspirations for a better living environment, a review of the Tuen Mun OZP has been taken in 2009 with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

7.2 There are in general three main building height bands – 85 metres above Principal Datum (mPD), 100mPD and 120mPD in the Area for the “Commercial” (“C”), “Residential (Group A)” (“R(A)”), and “Industrial” (“I”) – increasing progressively from the waterfront to the inland. According to Chapter 11 of the Hong Kong Planning Standards and Guidelines (HKPSG) on Urban Design Guidelines, developments should be highest in the central part of a new town and gradually descending down to medium to low-rise developments at the edges; and where appropriate, landmarks at the civic/commercial centres or focal points should be introduced. The site adjoining Tuen Ma Line Tuen Mun Station and the planned Tuen Ma Line Tuen Mun Area 16 station (the A16 station) site are centrally located in the Tuen Mun New Town and its southern gateway respectively and forming focal points of Tuen Mun New Town with their own retail and supporting facilities. To reflect the character of the “R(A)4” site adjoining the Tuen Mun Station and the “OU” annotated “Commercial/Residential Development with Public Transport Interchange” site with the A16 station, the highest height bands of 156mPD and 174mPD are proposed for the sites respectively. Gradually descending height bands from the highest height bands towards the fringe of Tuen Mun New Town are proposed. In general, the proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile, and maintain visual permeability

and wind penetration and circulation. To avoid monotonous townscape and to reflect the existing building height profile, height variations are proposed where appropriate.

- 7.3 The Tuen Mun East Area is a residential area with developments that are in general low to medium density in nature. The overall planning concept for the Tuen Mun East Area is to maintain a stepped building height profile which generally increases from low to high-density from So Kwun Wat in the east to the urban core in the west and to integrate the natural topography with the stepped profile from the sea towards the mountain. The building height restrictions are recommended so as to maintain the overall character of the area.
- 7.4 Moreover, specific building height restrictions for the “G/IC” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan with a view to maintaining visual and spatial relief to the Area as appropriate. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces.
- 7.5 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been specified in the Notes or stipulated on the Plan for the respective “OU” zones.
- 7.6 In 2009, an Expert Evaluation on air ventilation assessment (AVA EE 2009) was undertaken to assess the wind environment of the Area and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions stipulated on the Plan have taken the findings of the AVA EE 2009 into consideration. For the purpose of assessing the air ventilation impact of zoning amendments for 14 sites for residential purpose with specific building height restrictions as well as other development parameters, another AVA EE was undertaken in 2014 (AVA EE 2014). Similarly, for the purpose of assessing the air ventilation impact of zoning amendments for six sites for residential purpose with specific building height restrictions as well as other development parameters, AVA EEs were undertaken in 2017 (AVA EEs 2017).
- 7.7 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for developments/redevelopments with planning and design merits. Each planning application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability; and
- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.8 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storey(s) as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

8.1 According to the findings of the AVA EEs, the prevailing annual wind in the Area mainly comes from the north-east, east and south-east, and summer wind mainly from southerly quarters including south-west, south and south-east. The annual prevailing wind blows along major air paths i.e. the Tuen Mun River Channel, Tuen Mun Road, Hing Kwai Street, Ming Kum Road, Tsing Wun Road, Castle Peak Road (Lingnan, San Hui and Castle Peak Bay sections), Tsing Lun Road, Tsun Wen Road, Tsing Chung Koon Road, Tuen Mun Tang Siu Kin Sports Ground, Tuen Mun Heung Sze Wui Road and Wu King Road. These north-south air paths also serve as corridors for the summer winds blowing north. Besides the north-south air paths, there are several east-west paths along Tsing Tin Road, Shek Pai Tau Road, Pui To Road, Wong Chu Road and Hoi Wing Road. Air paths for downhill air movements including areas between Leung King Estate and Po Tin Estate have also been identified. These paths form the linkage between the north-south air paths and allow cross flow to bring winds to areas to the interior of the major air paths. The available winds for the Tuen Mun East and Tuen Mun West Areas should be adequate. The AVA EE 2009, the AVA EE 2014 and the AVA EEs 2017 recommend strips of non-building areas (NBAs) for better penetration of the prevailing winds. In addition to NBAs, the AVA EEs also recommend other effective measures, such as incorporation of breezeways, air paths, open space, lower podium height, minimisation of podia, greater building separations and permeability, lower building height for buildings with wide façade facing prevailing wind directions, varied building heights stepping towards the north and avoidance of blockage of

breezeway through suitable positioning of building towers and podiums to be applied in addressing potential air ventilation impact. These NBAs and measures would also enhance visual permeability within the dense built-up environment, as well as for enhancement of the visual quality of Tuen Mun New Town and pedestrian linkage.

8.2 Taking into account the findings of the AVA EEs and other relevant factors, such as site constraints and impacts on development/redevelopment potential, NBAs are proposed on the Plan as follows:

- (a) two 15m-wide strips of land along the two sides of Tuen Mun Heung Sze Wui Road section between Hoi Wing Road and Tuen Hing Road. The NBAs together with Tuen Mun Heung Sze Wui Road and the existing open spaces form an about 800m breezeway from the waterfront area to the Town Park through the high-density/high-rise urban environment. They allow preservation of the existing visual corridor and creation of a landscape avenue along this important central spine of the new town;
- (b) a 10m-wide strip of land along the promenade at the western edge of Yau Oi Estate to enhance the linkage between future points of interest (for examples west bank of Tuen Mun River at Area 33, a proposed sports ground at Area 16 to the south, and the Town Park in the north);
- (c) two 16m-wide strips of land, one along the eastern boundary of Tuen Mun Industrial Centre abutting Pui To Road and another along the eastern boundary of Vitasoy Distribution Centre abutting Ho Tin Street. They facilitate a north-south running air path along Hung Cheung Road and Kin On Street within the industrial area at Areas 9 and 12 for better air penetration to downstream areas;
- (d) a 26m-wide strip of land along the southern end of Goodview Industrial Building located at the western junction of Ho Tin Street/Kin Fat Street and a 14m-wide corner splay of Koon Wah Mirror Factory (6th) Industrial Building at the eastern junction of Ho Ting Street and Kin Fat Street. They form integral parts of the east-west air path linking Tuen Mun River Channel and Ming Kum Road that help distribute the flow to interior areas;
- (e) a 10m-wide strip of land from the southern boundary of three industrial sites (i.e. Tin's Centre Block 9, Yee Wah Industrial Building and Yau Tak Industrial Building) facing the Tin Hau Temple to introduce a suitable setting for the low-rise Tin Hau Temple and the proposed Tin Hau Square, and avoid a tall solid wall in front of the square;
- (f) a 20m-wide strip of land along the existing estate road of Leung King Estate at the south-western boundary of the proposed public housing development at Area 29 to serve as an air path for the downhill air movements;
- (g) a 15m-wide strip of land to align with Hang Kwai Street air path and coincide with the existing footpath within the site at the junction of Hoi

Wong Road and Hoi Wing Road at Area 16 to facilitate wind penetration to areas east and west of the site;

- (h) a 20m-wide strip of land at the northern boundary of the site north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at Area 56 to facilitate the penetration of winds to the downstream areas;
- (i) a 20m-wide strip of land within the site to the south-west of Kwun Chui Road and Avignon at Area 56 to facilitate the penetration of winds; and
- (j) a 20m-wide strip of land within the site on Kwun Chui Road opposite Avignon at Area 56 to facilitate the penetration of winds to the north.

8.3 The above NBAs should be taken into account upon future development/redevelopment of the sites. The NBA requirements will not apply to underground developments and existing buildings. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated non-building area restrictions as shown on the Plan under exceptional circumstances.

8.4 Also, air paths should be preserved within large sites and potential development sites at critical air path, for example the “R(A)” sites in Area 54, and the development sites in Tuen Mun East Area. For Area 54, sufficient gaps between building towers should be provided to facilitate wind flow at a north to south direction. In the AVA EE 2014, the air ventilation impact of the housing sites to the west of Kei Lun Wai and north of Hing Fu Street has already been assessed. It is concluded that subject to the minimisation of podium and building separation requirements in accordance with the Sustainable Building Design (SBD) Guidelines (APP-152) be adopted, future developments at these sites will not impose significant air ventilation impact on the surrounding areas and designation of air paths are not required. For the other sites in Area 54, the exact alignment, disposition and width of the gaps should be considered under the detailed AVA prepared for the future developments on these sites. Similarly, to minimise the impact of the future developments on the air environment in the Tuen Mun East Area, as suggested in the AVA EEs, buildings should be built with adequate spacing gaps and the development complexes should be spaced apart and avoid forming long and continuous building groups.

8.5 In addition to NBAs on the Plan, the AVA EE 2014 recommends NBAs for housing sites at the Ex-Perowne Barracks near Kwun Tsing Road (zoned “Residential (Group B) 14” (“R(B)14”) and “R(B)15”) and the Ex-Gordon Hard Camp site in Area 48 (zoned “R(B)”). Recommendations are made on the general directions and widths of the NBAs but no fixed designation is proposed in order to allow for design flexibility. Having regard to the location, size and development intensity of these sites, future developers are required to undertake quantitative AVAs at the detailed design stage to identify the NBAs and other enhancement measures and to ascertain their effectiveness. Such requirements will also be incorporated in the lease.

- 8.6 For the five “R(A)26” sites in Areas 16, 17, 23, 28 and 39, the AVA EEs 2017 recommend that critical air paths should be preserved within these sites and potential developments through measures including NBAs, building separations, setbacks and open void at ground level.
- 8.7 The AVA EEs also recommend that in future developments including those proposed with NBAs, minimisation of podium and fulfilment of building separation requirements in accordance with the SBD Guidelines (APP-152) would also be required.

9. LAND USE ZONINGS

9.1 Commercial (“C”) Total Area: 4.75 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. A site located at the junction of Tuen Mun Road and Tuen Hing Road has been developed into a retail/office complex with a public car park known as Tuen Mun Parklane Square.
- 9.1.2 Development within the “C” zone is subject to a maximum gross floor area (GFA) of 40,000m² as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. A total of not less than 300 public car parking spaces shall be provided and any floor space that is constructed or intended for use solely as public car parking spaces shall be included for GFA calculation.
- 9.1.3 Development within the “C” zone is subject to building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.
- 9.1.4 The two “C(1)” zones are at Kin Fung Circuit adjacent to the current industrial area in Area 9 and the Tuen Ma Line Tuen Mun Station and San On Street in Area 12. Developments in these two sub-zones are subject to a maximum plot ratio of 9.5 and maximum building height of 100mPD and 85mPD respectively, or the plot ratio and building height of the existing building, whichever is the greater. ‘Flat’ use has been included in the Column 2 of the Notes of the “C(1)” zone to provide flexibility if the future development could suitably address the industrial/residential interface problem. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of

5/9.5 for domestic/non-domestic uses generally applicable to the New Town.

- 9.1.5 The “C(2)” zone (including Tuen Mun Town Lots (TMTLs) 79, 80 and 81 and the adjoining roads) is at the fringe of the current industrial area in Area 9 and is adjacent to Tuen Ma Line Tuen Mun Station with good accessibility. The zone is now mainly occupied by the KMB bus depot, a bus depot which has ceased operation, an industrial building and adjoining public roads. It is intended for comprehensive redevelopment for commercial use. Development or redevelopment is subject to a maximum non-domestic plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater. Additional GFA of not less than 3,000m² and 2,000m² are allowed for provision of transport lay-bys at TMTLs 80 & 81 respectively. A public vehicle park of not less than 62 parking spaces (45 numbers for motorcycles and 17 numbers for commercial vehicles) shall also be provided at TMTL 80. This public vehicle park is intended for the re-provisioning of the existing public metered parking spaces along Kin Fung Circuit and any floor space that is constructed or intended for such use, as required by the Government, may be disregarded in determining the maximum non-domestic plot ratio. Due to its strategic location at the core area of the Tuen Mun New Town adjoining the Tuen Ma Line Tuen Mun Station, developments in the “C(2)” zone shall serve as landmarks or focal points. Development or redevelopment is subject to maximum building heights of 140mPD for TMTLs 79 & 80 and 120mPD for TMTL 81 respectively. As the lots are separated by public roads and are adjacent to the river bank and the Tuen Ma Line Tuen Mun Station, the design concept of the commercial developments should foster integration within the zone, and with developments in the adjacent and across the river. Opportunity for provisions of at-grade setbacks along Ho Tin Street and the northern part of Kin Fung Circuit connected with Ho Tin Street shall be explored to improve the walking environment and/or enhance visual permeability. Besides, the future developer of TMTL 80 shall provide a pedestrian connection to the Tuen Ma Line Tuen Mun Station. GFA of not less than 713m² for provision of GIC facilities as required by the Government shall be provided at TMTL 80. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.
- 9.1.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio 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.
- 9.1.7 The plot ratio control under “C(2)” 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.

9.2 Comprehensive Development Area (“CDA”) Total Area: ~~16.54~~ 13.50 ha

9.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Pursuant to sections 4A(1) and 4A(2) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the applicant should prepare a Master Layout Plan (MLP) together with information specified in the Notes of the Plan for approval by the Board. The intention is to ensure that the development/redevelopment within the zone would be designed in a comprehensive manner taking into account various planning considerations such as environmental quality, land use compatibility, infrastructure provision as well as traffic and phasing requirements. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection.

9.2.2 ~~Three~~ **Four** “CDA” zones have been earmarked on the Plan. They are located in Areas 9, ~~55~~-56 and 59. These “CDA” zones are identified for comprehensive development in view of environmental and infrastructure considerations.

9.2.3 The “CDA(2)” zone in Area 9 near Kin On Street is intended for comprehensive redevelopment for commercial use. The site is currently occupied by the KMB Overhaul Centre. Development or redevelopment in this zone is subject to a maximum plot ratio of 9.5 and a maximum building height of 100mPD. The MLP together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance. Control on the design of this site is considered important to create a more functional, interesting and aesthetically pleasing town core. While it is the planning intention to relocate the Overhaul Centre to redevelop the site primarily for commercial use in the long term, ‘bus depot’ and ‘flat’ uses are included as Column 2 uses under the “CDA(2)” zone in order to cater for alterations of the existing bus depot prior to its relocation and to provide flexibility if the future development could suitably address the industrial/residential interface problems. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.

- 9.2.4 ~~The “CDA” in Area 55 which is to the north of Peridot Court in Area 58 is intended for private residential development. The “CDA” zoning is intended to provide incentive for comprehensive redevelopment of the site to residential use to improve the general environment. The maximum plot ratio, site coverage and building height for the site have been specified in the Notes.~~ The “CDA(3)” in Area 56 to the south-west of Avignon is subject to a maximum plot ratio of 2.6 and a maximum building height of 79mPD. The MLP together with relevant technical assessments and information including development programme should be submitted to the Board for consideration under section 16 of the Ordinance.
- 9.2.5 The “CDA” in Area 59, which is the disused desalination plant site, is Government land and is mainly occupied by temporary uses. It is intended for comprehensive redevelopment for residential use when the site is available for development. Development within this “CDA” site is subject to a maximum building height of 41mPD as stipulated on the Plan and a plot ratio of 1.3 as specified in the Notes. Notwithstanding the building height restriction, a “stepped height” profile is encouraged for urban design and air ventilation purposes, with building heights descending from the highest of 41mPD to 26mPD towards the waterfront. A planning brief will be prepared to set out the requirement in further detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.
- 9.2.6 Developments and redevelopments within this zone are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan.

9.3 Residential (Group A) (“R(A)”) Total Area: 279.29 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, 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), as well as two sites zoned “R(A)28” at San Hing Road and Hong Po Road 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, Lung Yat Estate, Wo Tin Estate, Yan Tin Estate, *and* Ching Tin Estate, *Yip Wong Estate and Hin Fat 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, Lung Mun Oasis and Siu Tsui Court. 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”, “R(A)27” and “R(A)30” 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. Within “R(A)30” zone, GIC facilities of not less than 315m² as required by the Government should be provided. 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” and “R(A)28” 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. Planning brief(s) setting out the planning parameters and the design requirements of public housing development will be prepared to guide the future development. 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.
- 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

Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
“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 The “R(A)29” zone to the northwest of Light Rail Transit Goodview Garden Station in Area 16 is intended for private residential development, which is subject to a maximum plot ratio of 6, or the plot ratio of the existing building, whichever is the greater. A public transport terminus and GIC facilities shall be provided, as required by the Government. Opportunities for maximising the buffer distance between the residential tower of the proposed development at the site and the residential tower of Oceania Heights should be explored.
- 9.3.11 For the “R(A)30” zone, opportunities for landscape design sensitive to the neighbouring habitat in the adjacent “Green Belt” zone should be further explored.
- 9.3.12 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.
- 9.3.13 Developments and redevelopments within the “R(A)” and its sub-areas are restricted to maximum building height ranging from 85mPD to 160mPD 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 “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 EEs 2017 recommend 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 EEs 2017 have 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. For the two “R(A)28” sites, an AVA EE has been carried out which concluded that design measures, including building separations and setbacks, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirement for all air ventilation measures will be proposed for incorporation into the lease or planning brief(s) 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.
- 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 The plot ratio control under “R(A)27”, “R(A)28”, “R(A)29” and “R(A)30” zones 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~~ 147.86 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 Monte Carlo Villas, Spring Seaview Terrace, Surfside, and the Blessing Villa in Area 57, Pearl Island Villas, Beaulieu Peninsula, the Aegean, Villa Sapphire, Aqua Blue, Jade Grove, the Hillgrove, Peridot Court in Area 58, ~~and~~ Avignon ~~and~~ **Grand Jete** 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 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 **Hong Kong** 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.
- 9.4.4 For a “R(B)” site located near Siu Lam Interchange in Area 59, according to the archaeological investigations conducted for this site, archaeological deposits were identified in the northern part of the site. In order to preserve the archaeological deposits in-situ, no excavation should be carried out on the northern part of the site unless with agreement of the Antiquities and Monuments Office (AMO).
- 9.4.5 Two former military sites in Areas 48 and 58 are zoned “R(B)1” and “R(B)3” respectively for residential development. The maximum plot ratio/GFA/site coverage/building height for individual sites have been specified in the Notes and/or stipulated on the Plan. To create a “stepped height” profile and to improve local air ventilation, the western part of the “R(B)1” site is restricted to a maximum building height of 85mPD and its eastern part is restricted to 70mPD. The latter is also to safeguard vista from MacLehose Trail located to its north. Consideration should be

given to air ventilation and visual impacts in the formulation of development proposals at this site.

- 9.4.6 A site in Area 20 and two sites at Area 56 are zoned “R(B)2”. These developments are subject to a maximum plot ratio of 3.6 and the building height restrictions of 80mPD and 90mPD as stipulated on the Plan. The “R(B)2” site at So Kwun Wat Road to the west of Pok Oi Hospital Mrs. Cheng Yam On Millennium School is subject to a maximum building height of 90mPD. All structures, including roof-top structures of the development, should not exceed Airport Height Restriction (AHR) specified in the plans prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).
- 9.4.7 The Dragon Inn Court in Area 20 which was redeveloped into residential and restaurant uses is zoned “R(B)4”. The maximum GFA and building height for respective lots of the site, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.8 Aegean Coast in Area 55 at So Kwun Wat Road which has been developed into a comprehensive commercial and residential development with kindergarten use is zoned “R(B)5”. The maximum GFA, site coverage and building height for the lot, reflecting the existing and permitted development intensity, have been specified in the Notes.
- 9.4.9 Five sites including Tuen Mun Court, Elegant Villa, Faraday House, Tsing Yung Terrace and Seaview Garden in Area 20 are zoned “R(B)6”. A site south of Tsing Yung Terrace and northwest of Seaview Garden is zoned “R(B)7”. Most sites in Area 20 to the north of Castle Peak Road-Castle Peak Bay are zoned “R(B)8”. The sites to the south of Castle Peak Road-Castle Peak Bay at the waterfront location are zoned “R(B)9”. The maximum plot ratio and building height restrictions for development within the four sub-areas are stipulated under the Notes of the Plan.
- 9.4.10 Sites at the northern and eastern fringes of the Tuen Mun New Town occupied by Grandeur Garden, Noble Place and Elegance Garden in Area 4, Parkland Villas and Napa Valley in Area 52, Villa Tiara and various sites in Area 23, and Hoi Tak Gardens, Kam Fai Garden, Harvest Garden, Alpine Garden and Handsome Court in Area 39 are zoned “R(B)10”. A maximum plot ratio of 3.3 is specified in the Notes and the respective building height restrictions are stipulated on the Plan.
- 9.4.11 The South Hillcrest in Area 52 and Marina Garden and Miami Beach Towers in Area 44, zoned “R(B)11”, are subject to a maximum plot ratio of 3 as specified in the Notes and the respective building height restrictions as stipulated on the Plan.
- 9.4.12 The hotel and residential development in Hong Kong Gold Coast in Area 57, zoned “R(B)12”, is subject to a maximum GFA restriction of 230,522m² as specified in the Notes and building height restrictions as stipulated on the Plan.

- 9.4.13 Low-rise residential developments at the waterfront area to the south of Castle Peak Road – So Kwun Wat in Area 59 are zoned “R(B)13” and are subject to a maximum plot ratio of 1 as specified in the Notes and building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan.
- 9.4.14 The two sites at the Ex-Perowne Barracks near Kwun Tsing Road in Area 48 are zoned “R(B)14” and “R(B)15” for residential developments with a proposed public road between them. The “R(B)14” site is subject to a maximum domestic GFA of 95,180m² and a maximum non-domestic GFA of 2,000m² for commercial uses. To create a stepped height profile, the northern and southern parts of the “R(B)14” site is restricted to a maximum building height of 85mPD and 70mPD respectively as stipulated on the Plan. The “R(B)15” site is subject to a maximum GFA of 61,600m² and building height restriction of 70mPD as stipulated on the Plan. Further, there are valuable mature trees found in the “R(B)14” and “R(B)15” sites. These mature trees should be preserved and protected throughout the development process as far as possible. Considering the large size of the two adjoining sites and the potential air ventilation impacts on the neighbouring areas, careful design of the building layout and air corridors within the sites is essential. Future developments on these two sites are required to provide sufficient building separations and open space at grade to break up the long frontages of the site for facilitating prevailing wind penetration. It is recommended in the AVA EE 2014 that NBA(s) of at least 15m wide, in more or less north-south direction, should be provided for each site, and NBA(s) of at least 15m wide along the west-southwest and east-northeast directions should also be provided across both sites, which should be connected with each other to facilitate prevailing wind penetration through the whole area to serve the village type development to the east and other areas to the west further downstream. Developers of these sites are required to carry out quantitative AVAs at the detailed design stage to identify NBAs and other enhancement measures and to ascertain their effectiveness. These NBAs will also serve as visual corridors through the large sites towards important visual resources of Tai Lam Country Park and the sea. Their alignments should be coordinated with the location of valuable trees and visual corridors, where possible. To take forward the recommendations of the AVA EE 2014, the requirements for NBA and a quantitative AVA will be incorporated in the lease. The Kesarbahadur Hall within the “R(B)14” site is of heritage value and would be preserved and revitalised as part of the development. AMO should be consulted on development/redevelopment of the sites. The So Kwun Wat Perowne Barracks Site of Archaeological Interest is situated within the two sites. Prior consultation with the AMO should be made if any development would affect the site of archaeological interest.
- 9.4.15 The existing Beneville with an adjoining site at Tuen Kwai Road in Area 52 is zoned “R(B)16”. The development is subject to a maximum plot ratio of 3, a maximum site coverage of 30% and a maximum building height of 106mPD.

- 9.4.16 A site at the south-east of Kwun Chui Road in Area 56 is zoned “R(B)17”. The development is subject to a maximum GFA of 72,960m² and a building height restriction of 80mPD.
- 9.4.17 A residential development to the north of Pok Oi Hospital Mrs. Cheng Yam On Millennium School at So Kwun Wat Road in Area 56 is zoned “R(B)18”. The development is subject to a maximum total GFA of 78,200m², of which not less than 890m² for a kindergarten as required by the Government, and a building height restriction of 90mPD. All structures, including roof-top structures of the development, should not exceed AHR specified in the plans prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).
- 9.4.18 A site to the east of Fiona Garden in Area 59 is zoned “R(B)19”. The development is subject to a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m² for local shops and services and a building height restriction of 3 storeys (excluding basement floor(s)).
- 9.4.19 A site to the south-west of Harrow International School Hong Kong in Area 48 is zoned “R(B)20” for residential development. The development is subject to a maximum plot ratio of 4 and a maximum building height of 90mPD. It is recommended in the AVA EEs 2017 that two 15m-wide NBAs in alignment of NNE/SSW direction in both portions of the site, and a setback of minimum 3m wide at the eastern portion of the site along Castle Peak Road – Castle Peak Bay, should be provided to mitigate the potential air ventilation issues. Developer(s) of the site is required to carry out quantitative AVA at the detailed design stage to identify NBAs and other enhancement measures and to ascertain their effectiveness. To take forward the recommendations of the AVA EEs 2017, the requirements for setback, NBA and a quantitative AVA will be proposed for incorporation into the lease for the site.
- 9.4.20 Development and redevelopment within the “R(B)” zone and its sub-areas are subject to building height restrictions as shown in the Notes of the Plan and/or stipulated on the Plan or the height of the existing building, whichever is the greater.
- 9.4.21 Development and redevelopment within the “R(B)” zone and its sub-areas are subject to plot ratio/GFA/site coverage restrictions as shown in the Notes of the Plan or the plot ratio/GFA/site coverage of the existing building, whichever is the greater.
- 9.5 Residential (Group C) (“R(C)”) Total Area: ~~1.40~~ **1.38** ha
- 9.5.1 This zoning is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.5.2 Two sites located in the southeast of Lam Tei Interchange at Area 52 are zoned for this use. Development and redevelopment within this zone are

subject to a maximum plot ratio of 0.4 and building height restriction of 3 storeys (excluding basement floor(s)) or the plot ratio and height of the existing building, whichever is the greater.

9.6 Residential (Group E) (“R(E)”) Total Area: 0.52ha

9.6.1 The “R(E)” zone is intended for Government quarters development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints. The sub-area “R(E)1” zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

9.6.2 A site abutting Castle Peak Road – Lingnan and located to the south of Ching Leung Nunnery at Area 52 is zoned “R(E)”. The former Government quarters on site was demolished and redeveloped. With concerns on the vehicular noise and emission as it abuts major road junction, the “R(E)” zoning of the site is to allow section 16 planning application for the quarters use with environmental mitigation measures to be submitted to the Board for consideration. New development/redevelopment within the “R(E)” zone is restricted to a maximum GFA of 9,875m², and building height restriction of 70mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

9.6.3 A strip of land to the north of Tsz Tin Tsuen and Siu Hong Court in Area 51 is zoned “R(E)1”. The area is at present intermixed with structures for residential, vehicle park, storage and workshop uses. Since it may not be possible to phase out all the industrial uses at once, it is important to ensure that the residential development will be environmentally acceptable and not subject to industrial/residential interface problems. The applicant will be required to submit adequate information to demonstrate that the new development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems. In addition, the applicant will have to prove to the Board that the proposed development would have no or minimal adverse impact on the area in terms of environmental quality, land-use compatibility, infrastructural provision and traffic requirement. New development within the “R(E)1” zone is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a building height restriction of 5 storeys including a one-storey car park.

9.7 Village Type Development (“V”) Total Area: ~~89.65~~ 89.99 ha

9.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government

projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board. The “V” zones are situated in Areas 4, 26, 36, 43, 52, 54, 55 and 56. The maximum building height is stipulated in the Notes.

9.7.2 *As the “V” zone in Area 52 is located adjacent to Lam Tei Interchange, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.*

9.8 Industrial (“I”) Total Area: 42.11 ha

9.8.1 The planning intention of the “I” zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone. However, shop and services (ground floor only, except in wholesale conversion of an existing building), such as banks, fast food shops and retail shops, and offices, other than those permitted under Column 1 and in the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board. It should also be noted that the purpose-designed non-industrial portion of an existing building does not include basement floors and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room. Some industrial uses such as asphalt/concrete batching plant, and container freight station, etc. will also require planning permission from the Board.

9.8.2 Land reserved for general industrial purposes to meet anticipated needs is in Areas 9, 12, 16, 17, 40 and 44. Most of these areas have already been developed.

9.8.3 Developments or redevelopments within the “I” zone and its sub-areas “I(1)”, “I(2)” and “I(3)” are subject to specific control on plot ratio of 9.5, 5, 3 and 2.5 respectively or the plot ratio of the existing building whichever is the greater.

9.8.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratios 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.

9.8.5 Development and redevelopment within “T” zone 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.

9.9 Government, Institution or Community (“G/IC”) Total Area: ~~229.35~~ **229.66** ha

9.9.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. These facilities are provided in accordance with the HKPSG.

9.9.2 Major existing facilities include the swimming pool complexes in Areas **19 and** 29, sports ground in Area 5, indoor recreation centres in Areas 1, 5, 10, 14, 16 and 28, Lingnan University in Area 52, Harrow International School Hong Kong and Chu Hai College of Higher Education in Area 48, Ching Chung Koon, Castle Peak Hospital, Siu Lam Hospital and Tuen Mun Hospital in Area 3, Tuen Mun Public Library in Area 11, Hong Kong Institute of Vocational Education (Tuen Mun) in Area 32, monasteries in Area 31, a skill centre for the disabled in Area 16, a training school and other facilities of the Immigration Department in Area 48, a joint-user complex and wholesale fish market in Area 44 and primary and secondary schools. Local community facilities are also provided within the residential zones. The Gurkha Temple at Former Perowne Barracks in Area 48 is of heritage value and is proposed to be preserved and revitalized for community uses.

9.9.3 Major proposed facilities include ~~a swimming pool complex in Area 19~~, a sports ground **with open space and public vehicle park** in Area 16, schools and a sewage pumping station in Area 54, a fresh water pumping station in Area 38, a community health centre in Area 29, a clinic in Area 3, a seawater pumping station in Area 59, and indoor recreation centres in Areas 3 and 54. The “G/IC” site in Area 55 is reserved for provision of a sub-divisional fire station and a police station. Additional sites such as in Areas 41, 48, 55 and 56 are reserved for the provision of GIC facilities to serve the planned population in the areas. The existing Tuen Mun Clinic site in Area 10 will also be redeveloped into a joint-user complex providing various clinical/health care services, social welfare facilities and government offices.

9.9.4 The “G/IC” site to the west of Ng Lau Road is reserved for the provision of sewage pumping station.

9.9.5 Developments and redevelopments in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan or the height of

the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storey(s) except the relatively high-rise GIC uses, including Tuen Mun Police Station in Area 9, Tsing Chung Koon Road Government Quarters, Tuen Mun Hospital Rehabilitation Block and the Tuen Mun Hospital Staff Quarter and School of General Nursing in Area 3, and the proposed joint-user complex in Area 10, so as to reflect the existing/planned building height of existing facilities/proposed development and/or to provide a more clear control over building height profile.

9.9.6 The “G/IC” site to the immediate east of the “R(B)1” site in Area 48 is subject to a building height restriction of 70mPD, as stipulated on the Plan, to avoid blocking the views from MacLehose Trail to its north.

9.9.7 *The “G/IC” sites in Area 52 occupied by the Lingnan University are subject to a building height restriction of 120mPD, as stipulated on the Plan, to facilitate the Lingnan University’s Campus Expansion Plan. To better integrate LU campus with the surrounding environment, various urban design considerations could be adopted as far as practicable, including stepped building height profiles, maintaining the low-rise urban fabric of the campus central core in recognition of its architectural and historical character, careful building orientation with due respect to surrounding low-rise residential developments, and the provision of at-grade open space serving as spatial and visual relief. Moreover, to facilitate better air ventilation in the area, developments within the Main Campus and the Lingnan University Multi Purpose Sports Ground should provide building setbacks of not less than 15m and 26m respectively along Castle Peak Road – Lingnan.*

9.9.87 The “G/IC(1)” site to the east of So Kwun Wat Road near Tuen Mun Road in Area 55 is for a church development with maximum GFA of 2,825m², site coverage of 60% and building height of 35mPD. A public open space of not less than 615m² should be provided at street level. These restrictions have been specified in the Notes.

9.9.98 The “G/IC(2)”, “G/IC(3)”, “G/IC(4)” and “G/IC(5)” sites to the west of Hing Fu Street in Area 54 are intended for columbarium and/or religious institution uses. They are subject to maximum number of niches as follows:

Zoning	Number of Niches
“G/IC(2)”	11,094
“G/IC(3)”	5,282
“G/IC(4)”	4,942
“G/IC(5)”	5,670

The above sites are also subject to maximum building heights in terms of number of storeys (excluding basement floor(s)) as stipulated on the

Plan, or the height of the existing building, whichever is greater.

9.10 Open Space (“O”) Total Area: ~~111.03~~ 110.85 ha

9.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.10.2 The existing and planned open space provisions are in compliance with the HKPSG requirements. Of particular importance are Tuen Mun Town Park in Area 34, Wu Shan Recreation Playground in Area 28, Butterfly Beach Park in Area 45, a river-side open space along the river channel in Area 35, and beaches along the coastal area in Tuen Mun East Area and Golden Beach in Area 57. Major proposed projects include a pet garden in Area 9, an open space area in Area 27, an 11-a-side football pitch in Area 17, promenade parks in Areas 18 and 33 and a coastal district open space to the west of Siu Lam Interchange. Local open spaces are provided within developments in other zones.

9.11 Recreation (“REC”) Total Area: 0.37 ha

9.11.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.11.2 The “REC” zone is located in Area 45. Development and redevelopment at “REC” zone (except elsewhere specified) is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys.

9.11.3 Residential development in this zone requires planning permission from the Board and is subject to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys.

9.11.4 To ensure adequate greenery provision to the site and no significant disturbance to existing landscape resources and character, tree felling should be minimised and a minimum greenery coverage of 30% is required. The AMO should be informed in case of discovery of antiquities or possible antiquities in the course of construction work.

9.12 Other Specified Uses (“OU”) Total Area: 325.83 ha

9.12.1 This zone is intended to provide/reserve land for developments of specific uses serving the needs of local residents as well as the general public. The “OU” zones cover land allocated for the following specific uses:

(a) LRT Comprehensive Development Area

This zone is intended primarily for comprehensive development/redevelopment of the area for residential and/or commercial uses, LRT terminus or depot and other supporting public transport and community facilities, including the follows:

- (i) the “OU” annotated “LRT Comprehensive Development Area” zone covers a residential development with associated commercial and community facilities above the LRT depot at Sun Tuen Mun Centre in Area 18. This site is subject to building height restrictions of 20mPD and 100mPD as stipulated on the Plan, and GFA restrictions of 200,000m² for domestic use, 8,000m² for non-domestic use and 139,675m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater; and
- (ii) the “OU” annotated “LRT Comprehensive Development Area(1)” is currently occupied by the LRT terminus and public transport interchange facilities with commercial and private residential uses above at Hanford Garden in Area 27. This site is subject to a building height restriction of 85mPD as stipulated on the Plan, and GFA restrictions of 88,000m² for domestic use, 3,200m² for non-domestic use and 15,934m² for public transport interchange as specified in the Notes, or the GFA and height of the existing building, whichever is the greater.

(b) River Trade Terminal

This zone intends to provide facilities mainly for river trade vessels from the Pearl River Delta region. It is located in Areas 38 and 47 and has been built on reclaimed land located immediately to the east of the Special Industries Area in Area 38. The essential features of the terminal comprise a berthing area providing 3,000m frontage with a sheltered base and additional berthing frontage on the outer face of a western breakwater. The river trade terminal is now in operation. This site is subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(c) Special Industries Area (SIA)

This zone is intended primarily for the provision of land for land-extensive and capital intensive industry as well as for other special industries. The area is located in Area 38.

The two “OU(SIA)” sites include:

- (i) a site to the west of the Resource Recovery Park, which is occupied by a Permanent Aviation Fuel Facility, and a site to the

east of the Resource Recovery Park are subject to a maximum plot ratio of 2.5 as specified in the Notes and a building height restriction of 30mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater; and

- (ii) a site to the west of the Permanent Aviation Fuel Facilities at TMTL 372 and Extension Thereto is currently occupied by a steel mill. This site is subject to a maximum GFA of 222,948m² as specified in the Notes and a building height restriction of 60mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimney itself, the chimney height should be disregarded. Redevelopment and/or modification of the chimney should not result in a height exceeding the existing chimney height.

(d) Pier

This zone is intended primarily for the provision of pier for the berthing of vessels for the purposes of loading/unloading cargo and/or boarding/alighting of passengers, where commercial uses serving the patrons may be permitted on application to the Board. This zone provides land for Tuen Mun Ferry Pier in Area 44 and, three other existing piers and a proposed pier in Areas 38 and 49. Developments in this zone are subject to building height restrictions of 3 storeys and 1 storey (excluding basement floor(s)) respectively, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(e) Public Recreation and Sports Centre

This zone is intended primarily for the provision of sports and recreation facilities. Such facilities include Tuen Mun Golf Centre, Tuen Mun Public Riding School and other leisure/recreational and sports facilities in Areas 19 and 45. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(f) Cargo Handling Area

This zone is primarily intended for the provision of cargo working area. The cargo working area is located in Area 16 within the typhoon shelter. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(g) Electricity Substation

This zone is primarily intended for the provision of electricity substation. Seven electricity substations zoned "OU" annotated "Electricity Substation" are located in Areas 2, 6, 9, 16, 23, 51, 52 and 59.

Developments in this zone are subject to building height restrictions of 1 to 2 storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(h) Telephone Exchange

This zone is primarily intended for the provision of telephone exchange. The telephone exchange zoned "OU" annotated "Telephone Exchange" is located in Area 6. This site is subject to a building height restriction of 4 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(i) Petrol Filling Station

This zone is primarily intended for the provision of petrol filling station. The three petrol filling stations are located in Areas 30, 33 and 37. Developments in this zone are subject to a building height restriction of 1 storey (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(j) Breakwater

This zone is primarily intended for the provision of breakwater. The breakwaters are located in Area 38 near the River Trade Terminal and facing Castle Peak Bay.

(k) Container Storage and Repair Depot

This zone is primarily intended for the provision of a container storage and repair depot. The area is located to the north of Lung Mun Road in Area 38. This site is subject to a maximum plot ratio of 2.5 and building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(l) Sewage Treatment Plant

This zone is primarily intended for the provision of a sewage treatment plant in Area 47. This site is subject to a building height restriction of 30mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(m) Power Station

This zone is primarily intended for the provision of a power station at Tap Shek Kok in Area 49. This site is subject to a maximum plot ratio of 1.9 as specified in the Notes and building height restriction of 85mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the chimneys themselves, the chimney height should be disregarded. Redevelopment and/or modification of the

chimneys should not result in a height exceeding the existing chimney height and shall be restrained by the AHR as specified pursuant to the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301).

(n) Cement Plant

This zone is primarily intended for the provision of a cement plant at Tap Shek Kok in Area 49. This site is subject to a maximum GFA of 382,138m² as specified in the Notes and building height restriction of 26mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. In determining the existing building height for buildings other than the heated tower and cement silo themselves, the height of the heated tower and cement silo should be disregarded. Redevelopment and/or modification of the heated tower and cement silo should not result in a height exceeding the existing height of heated tower and cement silo.

(o) Gas Off-take Station

This zone is primarily intended for the provision of a gas off-take station in Area 52. This site is subject to a building height restriction of 1 storey (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(p) Yacht Club, Boat Repairing and Commercial Facilities Associated with Marina Development

This zone is primarily intended for the provision of yacht club, boat repairing and commercial facilities associated with marina development. The site under this zone is located in Area 57. This site is subject to a maximum GFA of 4,800m² for commercial development, 4,800m² for boat repairing compound, and 4,400m² for yacht club or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 23mPD as shown on the Plan, or the height of the existing building, whichever is the greater.

(q) Resource Recovery Park

This zone is primarily intended for the provision of resource recovery park occupying an area of about 20 ha in Area 38. The resource recovery park is a co-location of businesses (including the provision of goods and services) in reuse, recycling and composting, and related processing and manufacturing, with shared use of facilities. Resource recovery park includes businesses involving the use of recyclable materials from waste, clean technologies or renewable energy and provision of related products or services. The maximum plot ratio of the resource recovery park would not be more than 2.5. The maximum building height would be 35m. In case a chimney is built, the maximum chimney height would be limited to 30m above ground. The resource recovery park has commenced operation since 2007. This site is subject to the plot ratio and building

height restrictions as specified in the Notes, or the plot ratio and height of the existing building, whichever is the greater.

(r) Business

This zone is in Tuen Mun Area 9, about 3.64 ha to the north and south of the bus depot and KMB Overhaul Centre. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. Development/redevelopment in this zone is subject to a maximum plot ratio of 9.5 (including not more than a plot ratio of 1.0 for ‘Shop and Services’ and ‘Eating Place’) and a maximum building height of 100mPD.

(s) Container and Cargo Handling and Storage Area

This zone, with an area of about 2.38 ha, is on the Northern Landfall Reclamation Area of the TM-CLKL at the seafront in Area 40. The zone is primarily intended for the provision of facilities for container and cargo handling and storage. The facilities will comprise an open yard for the stacking of containers unloaded from/to be loaded to vessels, a container freight station with a maximum GFA of 8,000m² and a maximum building height of 20mPD, and an uncovered area for ancillary facilities including vehicular access, loading/unloading area, vehicular waiting area and emergency vehicular access. The maximum building height of 20mPD does not apply to container stacks and crane structures.

(t) Commercial/Residential Development with Public Transport Interchange

(i) This zone is located in the prominent location in Area 16 as the southern gateway of Tuen Mun New Town. Capitalising on the enhanced accessibility brought about by the future Tuen Mun South Extension Line, the zone is primarily intended for integrated development of the area for commercial/residential uses cum railway station (the A16 station) and associated railway facilities and PTI with the provision of riverside promenade, open space and GIC facilities. Development and redevelopment within this zone is subject to maximum domestic GFA of 366,678m² and non-domestic GFA of 31,100m² (including a kindergarten). Social welfare facilities of GFA of not less than 6,615m² and a PTI of GFA of not less than 5,500m² shall be provided.

- (ii) 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, 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 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.
 - (iii) Assessment on air ventilation impact has been conducted based on the specific building height restriction. AVA recommends that wind enhancement features such as adequate setbacks at podium level and building blocks, building separations, and array of building blocks and open areas should be incorporated within the development to minimise the potential impacts to the surrounding wind environment. Project proponent is required to undertake AVA at detailed design stage to identify the NBAs and other enhancement measures and to ascertain their effectiveness. Such requirements will be incorporated into the lease. Other technical requirements including further assessments on air quality and noise impact, as required by the Government, shall be fulfilled by the project proponent at detailed design stage.
 - (iv) In determining the maximum GFA, any floor space that is constructed or intended for use solely as GIC facilities, PTI, covered walkway, railway station and associated facilities as required by the Government may be disregarded.
 - (v) The GFA control under this “OU” 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.
- (u) All Other Sites (Not Listed Above)
- (i) Multi-storey Lorry/Car Park to include Commercial Use in Area 16. The development is subject to a maximum GFA of 47,414m² or the GFA of the existing building, whichever is the greater. A

total of not less than 325 public vehicle parking spaces shall be provided and any floor space that is constructed or intended for use solely as public vehicle parking spaces shall be included for GFA calculation. The site is subject to a building height restriction of 100mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- (ii) Comprehensive Industrial Development with Ancillary Commercial and Community Facilities in Area 17 which includes within the main industrial development a central services building to provide for communal parking facilities and a range of ancillary community and commercial facilities for the workers. The development is subject to a maximum GFA of 150,000m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (iii) Restaurant/Commercial Complex in Area 27. The development is subject to a maximum GFA of 2,308m² or the GFA of the existing building, whichever is the greater. This site is subject to a building height restriction of 3 storeys (excluding basement floor(s)), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (iv) Light Rail Transit Terminus & Ferry Concourse with Commercial/Residential Development (Pierhead Garden) to the south of Area 44. The development or redevelopment is subject to a 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. The GFA of a public transport interchange as required by the Government (i.e. an area of not more than 17,340m²) may be disregarded in determining the plot ratio for development or redevelopment at the site. This site is subject to a building height restriction of 85mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

9.12.2 Developments and redevelopments within “OU” zone are subject to building height restrictions as stipulated in the Notes of the Plan and as shown on the Plan, or the height of the existing building, whichever is the greater.

9.13 Green Belt (“GB”) Total Area: ~~730.37~~ 730.35 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the

relevant Town Planning Board Guidelines. In particular, an existing woodland in the western part of Area 54 is of high ecological value. No development that may damage the ecological integrity of this woodland should be permitted.

9.14 Site of Special Scientific Interest (“SSSI”) Total Area: 42.69 ha

9.14.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, woodlands, or areas of ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes. There are two SSSIs in the Area, one at Castle Peak and another at Siu Lang Shui.

9.14.2 The grassy summit of Castle Peak SSSI is one of the most important sites for *Platycodon grandiflorus* (Balloon Flower), a rare plant which is protected under the Forests and Countryside Ordinance. The ravines are also forested with interesting and rare plant species. Two other protected species have been recorded at the site, namely *Lilium brownii* (Chinese Lily) and *Enkianthus quinqueflorus* (Chinese New Year Flower).

9.14.3 Siu Lang Shui SSSI is the largest known butterfly overwintering site in Hong Kong. Butterflies of the Family Danaidae have been recorded at the site in large numbers during winters since 1999. This SSSI also covers an exotic plantation of *Eucalyptus torelliana* (Cadaga) and *Acacia confusa* (Taiwan Acacia).

9.15 Undetermined (“U”) Total Area: 28.13 ha

9.15.1 This zoning denotes areas where detailed planning studies are required to identify the future uses of the land. The “U” zone comprises an existing breakwater and an adjoining proposed reclamation area at Sam Shing Wan which is a renowned scenic spot, and an area in Tuen Mun Area 46 to the north and west of the original TM-CLKL toll plaza area. It is considered that detailed studies on the long term land use and supporting technical assessments on traffic, environmental, air ventilation and visual impacts should be carried out. The sites therefore are zoned “U” at this interim stage.

9.15.2 The application for permission for development on land designated “U”, except those uses permitted under the covering Notes, should include various technical assessments such as an environmental impact assessment, an AVA, a visual impact assessment and a traffic impact assessment to examine any possible environmental, air ventilation, visual and traffic impacts that may be caused to or by the proposed

development during and after construction and the proposed mitigation measures to tackle them, for approval of the Board.

9.16 Minor Relaxation Clause

9.16.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the ~~plot ratio/building height/GFA/site coverage/number of niches restrictions and provision of public car parking spaces and public vehicle parking spaces development restrictions (except the NBA restriction as specified in paragraph 9.16.3 below)~~ as *stated stipulated* in the ~~relevant paragraphs above~~ *Notes of the Plan or as shown on the Plan* 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 the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

~~9.17~~9.16.2 However, for any existing building with GFA/plot ratio/site coverage already exceeding the GFA/plot ratio/site coverage restrictions as *shown stipulated* in the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

~~9.18~~9.16.3 ~~For the zones where minor relaxation of non-building area restriction is applicable, under exceptional circumstances~~ As for the development restriction(s) on NBAs, for developments and/or redevelopments, minor relaxation of ~~non-building area~~ such restriction(s) as *stated stipulated* in the ~~relevant paragraphs above~~ *Notes of the Plan or as shown on the Plan* may be considered by the Board on application under section 16 of the Ordinance *under exceptional circumstances. The NBA restriction will not apply to underground developments and existing developments. Without compromising the intentions of designating the NBAs for air ventilation, pedestrian circulation or preserving the existing ambience of the area, landscape feature, boundary fence/boundary wall, footbridge connection, covered walkway and minor structures with high air porosity/visual permeability may be permitted within the NBAs as shown on the Plan as appropriate.*

10. COMMUNICATIONS

10.1 Roads

10.1.1 The New Town is linked to other major built-up areas in the New Territories by Tuen Mun Road and Castle Peak Road. For long-term planning purposes, a tentative bypass alignment running along the Tai Lam foothills, a possible extension of Ming Kum Road and a new

proposed road in Area 54 have been identified but are subject to further detailed planning and engineering feasibility studies. The improvement works for Castle Peak Road have been carried out. In order to provide a convenient link between the future port development area in the western part of the New Town and Tuen Mun Road, as well as to relieve the anticipated traffic congestion along Lung Mun Road, the Foothills Bypass known as Lung Fu Road was completed.

10.1.2 The TM-CLKL is a strategic road linking the NWNT with the Hong Kong-Zhuhai-Macao Bridge Hong Kong Port (Hong Kong Port), the Hong Kong International Airport at Chek Lap Kok and North Lantau. The full length of the TM-CLKL is about 9 km. It is a dual two-lane carriageway with sub-sea tunnel about 5 km long across Urmston Road linking up the NWNT and the Hong Kong Port, and a sea viaduct and land viaducts in total of about 4 km long linking up Hong Kong Port with North Lantau. The Northern Landfall of TM-CLKL is to the east of the River Trade Terminal.

10.2 Railways

10.2.1 A Light Rail Transit runs mainly alongside the district distributor roads and connects all the major residential, industrial and commercial locations in the New Town. The Light Rail Transit system serves as the feeder of Tuen Ma Line, at Yuen Long, Tin Shui Wai, Siu Hong and Tuen Mun Stations.

10.2.2 The Tuen Ma Line provides a sub-regional passenger link connecting the NWNT to the urban areas and the eastern New Territories. Two stations, namely, Siu Hong Station and Tuen Mun Station, are located within the Area to serve the residents of Tuen Mun. With a view to improving railway access to the community south of the Tuen Mun town centre, the proposed Tuen Mun South Extension project will extend the existing Tuen Ma Line from Tuen Mun Station southward by setting up a new railway station near Tuen Mun Ferry Terminal and an intermediate station at Tuen Mun Area 16. The construction works are expected to be completed by 2030.

10.3 Ferry Pier

To enhance the water-borne transport linkage of the New Town to other parts of Hong Kong, several sites have been designated for ferry facilities. The permanent ferry pier in the southern portion of Area 44 has been built. It provides ferry service to Tung Chung New Town. Cross-boundary ferry services to Macau and Pearl River Delta region may also be provided.

10.4 Pedestrian Circulation

Comprehensive networks of pedestrian ways and cycle paths have been provided in the New Town. The alignments are shown on detailed layout plans.

11. UTILITY SERVICES

11.1 Water Supply

Tuen Mun Water Treatment Works in Area 22 provides fresh water supply to the New Town and to other parts of North West New Territories. Sites have been zoned for salt water pumping stations in Area 28 and at seafront in Area 59, fresh water pumping stations in Areas 22 and 55 and major fresh and salt water service reservoirs in Areas 21, 23, 38, 49 and 53.

11.2 Sewerage and Sewage Treatment

Two sewage pumping stations are provided at Pak Kok in Area 45 and Siu Hong Court in Area 51 to pump sewage of the New Town to the major sewage treatment plant at Pillar Point in Area 47 for treatment prior to discharge into the sea via a deep-water outfall. Two additional sewage pumping stations have also been constructed in Areas 20 and 55 to serve the eastern part of the New Town. Other sites in Area 54 and Area 59 have also been reserved for pumping stations to serve the future residential developments in Area 54 and Area 59 respectively.

11.3 Electricity

The existing Castle Peak 'A' Power Station and the Castle Peak 'B' Power Station are located in Area 49 (Tap Shek Kok). The Castle Peak 'A' and 'B' Power Stations together have a combined capacity of over 4,000 MW and represent the largest power station complex in Southeast Asia. Electricity sub-stations are provided throughout the planning scheme area to serve the local areas.

11.4 Gas

The New Town is supplied with town gas from the gas production plant in Tai Po.

11.5 Telephone Exchange

Two major telephone exchanges are already in operation in Areas 6 and 16 respectively. Further exchanges will be incorporated within various zones when demand arises as a result of gradual population build-up.

12. CULTURAL HERITAGE

12.1 *Within the boundary of the Area, there are a-A declared monument, namely Morrison Building and its adjoining land within the Hoh Fuk Tong Centre; several sites of archaeological interest and a number of graded and proposed graded historic buildings/structures graded by the Antiquities Advisory Board (AAB), namely, "Heung Hoi Ming Shan" Pai-lau (Grade 1), Main Hall (Grade 1), Bodhisattva and Ksitigarbha Hall (Grade 1), Mountain Gatehouse (Grade 1), Hall for the Protection of the Law (Grade 1), Absolute Gate of the*

Law (Grade 2), Dormitory (Grade 2), Guest Hall (Grade 2), Devotee's Forest (alias Nunnery) (Grade 2), Kwun Yam (Goddess of Mercy) Pavilion (Grade 2) and Hall of Merit (alias Ancestral Hall) (Grade 3) at Tsing Shan Monastery, Hung Lau near Shek Kok Tsui Village (Grade 1), Shun Yeung Din (Grade 2) and Yik Fa Kung (Grade 2) at Ching Chung Koon, Shing Miu at Sam Shing Hui (Grade 2), Watervale House, Former Gordon Hard Camp (Grade 2), Hoh Fuk Tong House (Grade 3), Pavilion (Grade 3), Canteen (Grade 3), Home of Leung Fat (Grade 3), Mark Hall (Grade 3) and Home of Bethel (Grade 3) at Hoh Fuk Tong Centre, No. 3 San Shek Wan North Road (Grade 3), Ching Yan Siu Chok (Grade 3) and Fat Din (Grade 3) at Ching Leung Fat Yuen, Nos. 245 & 247 Tsz Tin Tsuen (Grade 3), Ceramic Kiln at Hin Fat Lane, Castle Peak Road (Grade 3), Gurkha Temple (Grade 3) and Kesarbahadur Hall (Grade 3) at Former Perowne Barracks and Yup Hiu Pavilion at Tsing Shan Monastery Path (Grade 3); and several sites of archaeological interest (SAIs) fall within the Tuen Mun OZP boundary. ~~The Morrison Building and its adjoining land within the Hoh Fuk Tong Centre in Area 25 was declared as monument in March 2004. The sites of archaeological interest include including the Fu Tei Ha site of archaeological interest in Area 52, the Kei Lun Wai, Siu Hang Tsuen and San Hing Tsuen sites of archaeological interest in Area 54, the So Kwun Wat and So Kwun Wat Perowne Barracks sites of archaeological interest in Areas 48, 55, 56 and 57, the Shek Kok Tsui site of archaeological interest near Siu Shan Court in Area 28, the Siu Lam site of archaeological interest in Area 59 and Castle Peak Pottery Kiln in Area 39. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historical buildings, in which some buildings/structures within the Area have been also given proposed gradings. All of the above declared monument, sites of archaeological interest, graded and proposed graded historic buildings/structures are worthy of preservation.~~

- 12.2 *The lists of declared monuments and proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by the Antiquities and Monuments Office (AMO) of the Development Bureau and SAIs are published on AMO's website at <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time. ~~AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>. The locations of the declared monuments and sites of archaeological interest (SAIs) have been uploaded onto the Geographical Information System on Hong Kong Heritage (<https://gish.amo.gov.hk/>). Details of the declared monuments and SAIs are available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre by appointment.~~*
- 12.3 Prior consultation with AMO should be made ~~iffor~~ *if* any works, development, redevelopment or rezoning proposals ~~that may might~~ *that may* affect ~~the above SAIs,~~ *the above SAIs,* declared monuments, ~~proposed monuments, graded/proposed graded~~ *proposed monuments, graded* historic buildings/~~structures and sites graded by AAB,~~ *structures and sites graded by AAB,* new items for ~~pending~~ *pending* grading assessment, Government historic sites identified by AMO, SAIs, as well as ~~any~~ *any*

other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items~~*any other historic buildings/structures identified, both at grade and underground, and their immediate environs.*~~ For proposals affecting the SAI(s), the proposals will be considered on a case-by-case basis subject to the archaeological potential of the proposed areas and the level of disturbance to the proposed areas.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by ~~*the Planning Department*~~*PlanD*. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Tuen Mun District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~*the Planning Department*~~*PlanD*. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of ~~*the Planning Department*~~*PlanD*. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of ~~*the Planning Department*~~*PlanD*. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.