

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

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41 (**Attachment I**) as shown on the draft Tuen Mun OZP No. S/TM/41A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 3.6.2025, the Chief Executive in Council (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 13.6.2025, the approved Tuen Mun OZP No. S/TM/41 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 26.5.2026, the Secretary for Development (SDEV) referred the approved Tuen Mun OZP No. S/TM/41 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 5.6.2026, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

*Lingnan University (LU)'s Campus Expansion Plan*

- 3.1 LU consists of the Main Campus (about 8.6 hectare (ha)), the LU Multi-purpose Outdoor Sports Ground (i.e. North Campus) (about 2.6 ha) and the Simon Eleanor Kwok Building (SEK Building) (about 0.47 ha)<sup>1</sup>, occupying about 11.7ha of land in the northern part of the Tuen Mun New Town (TMNT). The Main Campus and the North Campus fall within areas zoned "Government, Institution or Community" ("G/IC") on the OZP, subject to building height

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<sup>1</sup> The SEK Building, which is being used for academic/student hostels purposes, does not form part of LU's Campus Expansion Plan as detailed in paragraph 3.3 below.

restrictions (BHRs) of 4 and 10 storeys (for Main Campus) and 1 storey (for North Campus) (both excluding basement floor(s)) (**Plan 1a**). The BHRs were first incorporated into the draft Tuen Mun OZP No. S/TM/26, which was exhibited on 16.10.2009, to reflect the as-built condition and general BH profile of the LU development. The BHRs for the “G/IC” zones have remained unchanged since then.

- 3.2 The 2023 Policy Address (PA) set out the initiatives to develop Hong Kong into an international hub for post-secondary education. The 2024 PA reaffirmed the commitment and launched the “Study in Hong Kong” brand, where local post-secondary institutions are encouraged to enhance collaboration and exchange with their counterparts around the world and to attract more overseas students to study in Hong Kong. In 2025 PA, with the view to propelling Hong Kong towards becoming an international hub for post-secondary education and high-calibre talents, starting from the 2026/27 academic year, the enrolment ceiling for self-financing non-local students of each funded post-secondary institution will be raised from the level currently equivalent to 40% of local student places to 50%.
- 3.3 In response to the said Policy Initiatives, LU plans to enhance its strength in traditional disciplines such as arts, humanities, business and social sciences, and to expand its programme offerings to several emerging fields, including creative arts and cultural industries, digital economy, big data and AI, risk management and insurance, innovation and entrepreneurship, health and social services, gerontechnology and well-being, counselling and positive psychology, and ecology and environmental protection in order to embrace the development of the digital era. The introduction of new subject areas will not only necessitate additional specialised facilities and expansion to academic floor space to meet evolving teaching and research requirements, but will also drive a corresponding increase in student enrolment and faculty staffing, thereby intensifying overall space demand. LU estimates that its total student enrolment would be increased from about 8,000 at present to about 10,000 by 2028/2029 and the total enrolment is anticipated to reach almost 20,000 in 2038/39, among which the proportion of non-local students is expected to reach about 50%. To support LU’s strategic diversification into emerging disciplines for transition towards a more integrated arts and science academic model and to accommodate the anticipated growing student population, additional teaching and research facilities along with other amenities that are essential for fostering a conducive learning environment are needed. In this regard, LU estimates that an additional gross floor area (GFA) of about 339,340m<sup>2</sup> is required (i.e. amounting to a total GFA of about 448,076m<sup>2</sup> at the two campus sites) to accommodate the future floorspace demands.
- 3.4 LU’s future campus development, however, is constrained by both the nearly exhausted permissible GFA<sup>2</sup> under the existing lease and the prevailing BHR under the current OZP. Within this context, the elongated campus layout of LU is characterised by a concentration of low- to mid-rise academic buildings at the camps core with high-rise hostel developments situated at the northeastern and southeastern corners. This spatial configuration, combined with the tightly

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<sup>2</sup> While there is no GFA restriction in the subject “G/IC” zones, majority of the GFAs permissible under lease for the Main Campus and North Campus (i.e. 110,400m<sup>2</sup> and 2,360m<sup>2</sup> respectively) have already been developed over the years and the total residual GFAs at the two sites is about 4,024m<sup>2</sup> (or 3.6%).

configured built form, leaves very limited scope for further upward expansion under the prevailing BHRs as stated in paragraph 3.1 above (**Drawing 1**). To resolve the pressing space constraints, LU has sought two planning permissions under section 16 of the Ordinance for minor relaxation of the BHR of 4 storeys for permitted 'Educational Institution' use including the addition of a Mezzanine floor of the Patrick Lee Wan Keung Academic Building<sup>3</sup> (6 storeys) under application No. A/TM/543, and the planned Science Building (7 storeys) under application No. A/TM/595 (**Drawing 1**). Both applications were approved with or without conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2019 and 2025 respectively. In addition, LU has leased scattered off-campus premises<sup>4</sup> across the territory to address its short-term demand for academic floor space. These disconnected off-campus sites, however, have imposed significant commuting burdens to students and teachers and created fragmented campus life.

- 3.5 As detailed in paragraph 4.2 below, the Main Campus and North Campus sites are enclosed by the adjoining roads, residential developments, "Green Belt" ("GB") zone, infrastructures and government facilities, which preclude further outward expansion. While there is land available for expansion within these two campus sites, the future developments would be constrained by the prevailing BHRs and restrictions under lease as stated in paragraphs 3.1 and 3.4 above. In view of the above, LU considers necessary to revise the BHRs of the "G/IC" zones for the two campus sites from 1/4/10 storeys to 120mPD to facilitate its future campus development taking into account the aforesaid growth and expansion needs (**Amendment Item A1**). In support of the proposal, LU has submitted a planning statement and a Technical Feasibility Study report comprising a series of technical assessments (**Attachment V**) to demonstrate that there is no insurmountable technical problem resulting from the proposed increase in BHR. Relevant findings of the technical assessments are summarised in paragraphs 4.5 to 4.20 below.
- 3.6 Policy support is given by the Secretary for Education (SED) for the campus expansion from higher education development perspective. According to LU, the project will feature diversified funding sources, with funding options such as loans and private donations being considered.

*Proposed Sports Ground with Open Space and Public Vehicle Park, Tuen Mun Area 16*

- 3.7 In the 2017 PA, the Government announced the "Five-Year Plan for Sports and Recreation Facilities" to increase and improve sports and recreation facilities, and to meet the demand of the public and promote greater sports participation in the community. In the 2018 PA, it was announced that the principle of "single site, multiple uses" would be adopted when implementing public works projects. In view of the public demand for parking spaces in districts concerned, the Government has also proposed to incorporate public vehicle parks (PVPs) into four sports and recreation facility projects under planning. One of the projects under planning is the proposed sports ground and open space with PVP in Tuen Mun Area 16 which falls within an area mainly zoned "G/IC" subject to a BHR

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<sup>3</sup> The Patrick Lee Wan Keung Academic Building which has a BH of five storeys was built before the incorporation of BHRs in the draft Tuen Mun OZP No. S/TM/26 exhibited on 16.10.2009.

<sup>4</sup> Including the podium floors of a residential development namely T-Plus in Tuen Mun, and various floor spaces in M+ in West Kowloon Cultural District, Union Park Centre in Prince Edward, and Nina Tower in Tsuen Wan.

of three storeys with a minor portion (about 3%) zoned “Open Space” (“O”). While a major part of this “O” zone which falls outside the proposed development boundary along Tuen Mun River has already been developed as a riverside promenade with cycle track, a strip of Government land also zoned “O” within the proposed development is currently fenced off and occupied by temporary uses under short term tenancies (STTs) with no implementation programme of the planned open space use (**Plans 1b, 3a to 3c**). Incorporation of this unimplemented “O” portion within the proposed development will enable early realisation of the planned open space, ensuring that the planning intention is fulfilled in a timely and integrated manner alongside the new sports ground, open space and PVP. Against this background, and with reference to the latest design of comparable sports grounds in the territory and the operational benefits of an increased floor level at the spectator stand for more efficient crowd dispersal, the Architectural Services Department (ArchSD) considers it necessary to relax the BHR of the subject “G/IC” zone. In this regard, it is proposed to delete the BHR of three storeys for the subject “G/IC” zone to allow design flexibility in taking forward the proposed development (**Amendment Item B2**). Opportunity is also taken to include the strip of Government land zoned “O” along the southeastern boundary of the “G/IC” zone into the site for integrated development (**Amendment Item B1**).

*Reflecting As-built Conditions of Completed Roads and Developments*

- 3.8 During the consideration of section 16 application No. A/TM/603 for a proposed House (New Territories Exempted House (NTEH) – Small House) on 27.3.2026<sup>5</sup>, the Committee recommended the Planning Department (PlanD) to review the zoning boundaries of the area near Lam Tei Interchange, which is currently shown as ‘Road’ on the OZP, having regard to the completion of road works and such area shown as ‘Road’ on the OZP is designated as “Village Type Development” (“V”) on the Lam Tei Local Centre Layout Plan (**Plans 1a, 4a to 4c**). To take forward the Committee’s recommendation, opportunity is taken to rezone the concerned area from area shown as ‘Road’ to “V” to reflect the as-built condition of the completed road works and the area intended for village type development (**Amendment Item C**).
- 3.9 On 23.5.2025, the Committee agreed to take forward the recommendation of the Review of Sites Designated “Comprehensive Development Area” (“CDA”) on Statutory Plans in the New Territories for the Years 2023/2025 (CDA Review 2023/2025)<sup>6</sup> including the rezoning of a site in Tuen Mun Area 55 from “CDA” to appropriate zonings to reflect the completed residential development at Castle Peak Road – Tai Lam, namely Grand Jete, and the existing government refuse collection point and public convenience (**Plans 1c, 5a and 5b**). To take forward the Committee’s decision, it is proposed to rezone the site from “CDA” to “R(B)” and “G/IC” (**Amendment Items D1 and D3**) to reflect the completed residential development and government facilities respectively. Opportunity is also taken to rationalise the boundaries of the “R(B)” zone to tally with the lot

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<sup>5</sup> The RNTPC Paper for Planning Application No. A/TM/603 and its minutes are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/785\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/785_rnt_agenda.html) and [https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m785rnt\\_e.pdf](https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m785rnt_e.pdf) respectively.

<sup>6</sup> The RNTPC Paper No. 3/25 CDA Review 2023/2025 and its minutes are available at the Board’s website at: [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765_rnt_agenda.html) and [https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m765rnt\\_e.pdf](https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m765rnt_e.pdf) respectively.

boundary of the adjoining residential development, i.e. 'The Carmel', under the land lease (**Amendment Item D2**) and to reflect the as-built alignment of Castle Peak Road – Tai Lam (**Amendment Item D4**).

- 3.10 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN) and to include other technical amendments, and to update the ES of the OZP to reflect the latest planning circumstances.

#### **4. Proposed Amendments**

##### **Amendment Item A1 – Relaxation of BHR of LU Main Campus and North Campus from 1/4/10 storeys to 120mPD (Plans 1a, 2a to 2g and Drawings 1 to 12)**

###### The Site and its Surroundings

- 4.1 Amendment Item A1 (about 11.44 ha) comprises two portions, i.e. Main Campus and North Campus of LU along Castle Peak Road – Lingnan in Tuen Mun Area 52. The Main Campus located to the east of the Castle Peak Road – Lingnan is/will be occupied by 18 buildings with BHs ranging from about 25mPD to 66mPD mainly constructed between 1995 to 2005 (**Plans 2a** and **2b** and **Drawings 1** and **2**). The Main Campus is accessible via two vehicular accesses located to the north and south of the site leading to Castle Peak Road – Lingnan via Tuen Kwai Road and Fu Tei Road respectively, while the major pedestrian entrance is located at the western side of the Main Campus fronting onto Castle Peak Road – Lingnan (**Plans 2a** and **2f**). To the northwest of the Main Campus across Castle Peak Road – Lingnan is the North Campus which is mainly occupied by a sports ground and a student activity centre (23mPD) (**Plans 2a** and **2b** and **Drawing 1**). The North Campus can be accessed from Castle Peak Road – Lingnan via Tuen Fu Road (**Plans 2a** and **2f**). The two campus sites are inter-connected via a footbridge spanning across Castle Peak Road – Lingnan (**Plans 2a** and **2c**).
- 4.2 The surrounding areas of Amendment Item A1 are predominantly residential in nature with various government, institution and community (GIC) facilities and open space, and have the following characteristics:

###### *Main Campus*

- (a) to the immediate north of the Main Campus is a high-rise residential development (i.e. Beneville) zoned "R(B)" subject to a BHR of 106mPD, and an open space namely Fu Tei Chung Tsuen Children's Playground. To the further north across Tuen Kwai Road are some student hostels and high-rise residential developments within "R(A)3", "R(B)11" and "R(A)" zones (i.e. SEK Building, South Hillcrest and Fu Tai Estate) subject to BHRs ranging from 85mPD and 120mPD respectively (**Plans 2a** to **2e**);
- (b) to the east is the foothill of Tai Lam Country Park zoned "GB" (**Plans 2a** to **2e**);

- (c) to the south is an existing Residential Care Home for the Elderly (RCHE) (i.e. Forward Living) zoned “G/IC” subject to BHRs of 4 and 10 storeys (**Plans 2a to 2d and 2g**);
- (d) to the further south and southwest across Fu Tei Road is the Tuen Mun Water Treatment Works and a vegetated land zoned “G/IC” (**Plans 2a to 2e**); and
- (e) to the west across Castle Peak Road – Lingnan are high-rise residential developments (i.e. Parkland Villas and Napa Valley) within “R(B)10” zone subject to a BHR of 100mPD, two schools namely The Yuen Yuen Institute Chan Kwok Chiu Hing Tak Primary School and Ecclesia Bible College, and the Lingnan Playground (**Plans 2a to 2e**).

#### *North Campus*

- (f) to the north and northwest of the North Campus are low-rise residential developments zoned “R(C)” subject to BHRs of 3 storeys, some graves and a nullah (**Plans 2a to 2c**);
- (g) to the east across Castle Peak Road – Lingnan are student hostels and high-rise residential developments as mentioned in paragraph 4.2(a) above (**Plans 2a to 2e**);
- (h) to the immediate south across Tuen Fu Road are predominantly high-rise residential developments with schools and open space as mentioned in paragraph 4.2(e) above (**Plans 2a to 2e**); and
- (i) to the immediate southwest and west are some GIC facilities including the Lam Tei Raw Water Pumping Station and its staff quarters. The MTR Tuen Ma Line (TML) Siu Hong Station, and the high-rise residential development of Siu Hong Court zoned “R(A)20” subject to a BHR of 120mPD, are located to the further west across Tuen Mun Road (**Plans 2a to 2e**).

#### Proposed Amendments

- 4.3 To accommodate the additional GFA to support LU’s strategic diversification into emerging disciplines and the anticipated increase in the number of students as stated in paragraph 3.3 above, LU has submitted an indicative Campus Master Plan for the proposed campus expansion (**Drawing 3**). Under the Campus Master Plan, nine new building blocks and a sports complex would be provided within the two campus sites. Within the Main Campus, the existing Indoor Sports Complex, swimming pool, Lau Chung Him Building, President’s Lodge and its adjoining hill knolls would be redeveloped into six new research/academic buildings with BHs ranging from about 52.4mPD to 119.7mPD (or 8 to 22 storeys). Within the North Campus, the existing multi-purpose outdoor sports ground and Wofoo Joseph Lee Student Activity Centre would be redeveloped into three academic/amenities/living quarters buildings providing about 4,000 bed spaces for student accommodation with BHs of about 43.8mPD to 116.3mPD (or 7 to 26 storeys) centered around a two-storey (or about 30.8mPD) new sports complex comprising a sports ground sitting atop an indoor swimming pool and a sports centre. According to LU, the proposed

campus expansion would be completed in three phases by 2038, with the first phase at the North Campus, followed by the second and third phases at the southern and northern portions of the Main Campus respectively. The indicative Campus Master Plan and elevations of the proposed campus expansion are at **Drawings 3 to 5**.

- 4.4 Taking account of the above, it is proposed to revise the BHRs of Amendment Item A1 from 1/4/10 storeys to 120mPD to facilitate the proposed campus expansion of LU and allow design flexibility for better campus design. With reference to the BHs of nearby developments as detailed in paragraph 4.2 above, it is considered that the proposed relaxation of BHRs is not incompatible with the surrounding areas.

#### Technical Assessments

- 4.5 According to the TFS submitted by LU (**Attachment V**), a series of technical assessments including Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Air Ventilation Assessment – Expert Evaluation (AVA-EE), tree survey, Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supplies Impact Assessment (WSIA) have been conducted to ascertain the technical feasibility of the possible campus expansion in association with the proposed relaxation of BHRs. The assessments have confirmed that the proposed campus expansion would not result in insurmountable adverse impacts in terms of traffic, visual, air ventilation, landscape, environmental, drainage, sewerage and water supplies aspects. Findings of the technical assessments are summarised in the following paragraphs.

#### *Urban Design and Visual Considerations*

- 4.6 The existing BH profile of the Main Campus reflects its connection with the surrounding urban setting allowing for visual permeability while maintaining the prominence of the campus core (**Drawings 1 and 2**). Comprising 18 low- to mid-rise buildings of varied BHs, the layout of LU's campus has been organised with low- to mid-rise academic/administration buildings concentrated in the central core, complemented by taller hostels developments at the periphery. The tallest buildings, comprising student hostels/staff quarters with BHs of about 49mPD to 66mPD, are located at the northeastern and southeastern corners of the Main Campus, marking a defined edge to the academic precinct and transitioning towards the foothill of Tai Lam Country Park to the further east. In contrast, the central core of the Main Campus is characterised by two linear rows of low-rise academic and administrative buildings, with BHs generally ranging from approximately 24.6mPD to 43.8mPD, reinforcing a relatively low-rise character at the heart of the campus. At the southern edge of the Wing On Plaza, the new science building, with a BH of about 58mPD as approved under a planning application (No. A/TM/595) for minor relaxation of BHR, serves as a pivotal element between the relatively low-rise academic core and the peripheral taller student hostels/staff quarters blocks. Various open/green spaces are interwoven throughout the existing built environment, contributing to spatial permeability and campus amenity (**Drawing 1**). To the west of Castle Peak Road - Lingnan, the existing North Campus is comparatively low-rise and open, reflecting its predominant outdoor

recreational function. The existing North Campus is mainly occupied by the open-air sports ground, with built structures limited to a student activity centre of about 22.7mPD at the southern corner (**Drawings 1 and 2**).

- 4.7 Under the proposed campus expansion plan, the Main Campus would continue to accommodate a comprehensive mix of teaching, research and student hostel uses, with new buildings confined within the existing campus and designed with varied heights to enhance visual interest (**Drawings 3 and 4**). An east-west BH profile has generally been adopted, with development responding to the rising natural terrain and the adjoining Tai Lam Country Park to the east, while maintaining a compatible scale towards the public road in the west, thereby avoiding a monotonous BH profile. Various open spaces and building separations would be maintained and provided to serve as spatial relief and to enhance visual openness. The architectural and historical legacy of the Main Campus that defined LU's identity would be preserved. In particular, the Wing On Plaza together with a majority of the two linear rows of buildings in the central core on both sides of the plaza would be retained under LU's Campus Master Plan. Furthermore, building setbacks of approximately 15m to 17m from the road kerb along Castle Peak Road – Lingnan is also proposed under the Campus Master Plan to facilitate air ventilation along the major air flow path in the area (i.e. along Castle Peak Road – Lingnan) (**Drawing 3**).
- 4.8 For the North Campus, a comprehensive redevelopment is proposed to establish a new amenity and sports-oriented hub comprising a sports complex, student activity centre and student hostels as the primary components, complemented by supporting academic facilities including teaching space and classrooms. A north-south BH profile has generally been adopted with BHs descending from about 116.3mPD in the north to about 43.8mPD in the south. Building setbacks of approximately 26m from the road kerb along Castle Peak Road – Lingnan is also proposed under the Campus Master Plan to facilitate air ventilation along the major air flow path in the area. Though constrained by the lot configuration and the setback arrangements, efforts have been made to orientate the low-rise sports ground, which occupies the core of the North Campus, towards and in alignment with the low-rise residential developments to the north. While the proposed peripheral hostel/academic blocks may be comparatively higher, the primary outlook and interface of the sports ground remain directed towards the adjoining low-rise residential area, thereby maintaining visual compatibility and minimising potential massing and visual impacts on the surrounding neighbourhood (**Drawings 3 and 5**).
- 4.9 Above all, while the proposed BHR of 120mPD of both campuses is notably taller than those of the low-rise developments and GIC facilities in the vicinity, such as the residential developments located to the north of the North Campus and the water treatment works located to the south of the Main Campus, these low-rise developments, however, are physically separated and screened by existing topographic features, including nullah, hillslopes, graves and public road which collectively provide visual buffers and spatial reliefs. Moreover, the proposed campus expansion is considered not incompatible with the existing high-rise residential developments in the vicinity with BHRs ranging from 85mPD to 120mPD and would blend in well with the overall townscape of TMNT in the wider context (**Plan 2b**). In this regard, according to the VIA conducted under the TFS, the overall visual impact of the proposed campus expansion would range from “slight” to “moderate” for all identified public

viewing points (VPs) (**Drawings 6 to 11**). With a view to alleviating the potential visual impact, various design measures have been incorporated into the proposed Campus Master Plan including building separations, landscape treatments and carefully thought-out building materials and architectural design. In view of the above, the proposed relaxation of BHR to 120mPD would unlikely induce significant visual impact on the surrounding areas. In view of the above, the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the proposed campus expansion from visual perspective.

- 4.10 To guide the proposed campus expansion to be designed and developed in an integrated manner with due consideration to the urban design concepts stated above, relevant requirements are recommended to be specified in the revised ES of the OZP under amendment (**Attachment IV**). Furthermore, as LU is a University Grant Committee (UGC)-funded university, any future development/redevelopment projects of LU will be subject to scrutiny by relevant bureaux/departments (B/Ds), prior to its implementation in accordance to the established mechanism in the UGC Capital Programme<sup>7</sup>. The submission will be assessed based on the merits of the proposal from education policy perspective as well as considerations in terms of technical feasibility, design, scope, cost and standards, etc.

#### *Traffic and Transport*

- 4.11 Both the Main Campus and North Campus sites are well served by existing public transportation system comprising MTR, buses and Green Minibuses (GMBs) (**Drawing 12**). According to the TIA (**Attachment V**), the existing road-based public transport services would have sufficient spare capacity to cope with the additional demand generated from the proposed expansion, though enhancement on service frequencies of Bus Route B3A and GMB Route 46 would be required. As for pedestrian traffic, a pedestrian impact assessment has been undertaken to assess the performance of the neighbouring footpaths, which concludes that with the implementation of widening works by LU at the pedestrian entrance of the Main Campus along Castle Peak Road – Lingnan (**Drawing 3**), all major pedestrian routes would perform satisfactorily with sufficient spare capacity during peak hours.
- 4.12 On vehicular traffic aspect, the TIA concludes that all identified key road junctions and road links would perform within capacity during both morning and evening peak hours in design year of 2041. In terms of parking arrangement at the campus, while there is no specific parking requirement under the Hong Kong Planning Standards and Guidelines (HKPSG) for tertiary education institution, an increase in ancillary parking spaces from 92 to 256 (+178%) is proposed to accommodate the potential demand for parking facilities. The actual provision will be subject to further refinement in later stage when more details of the development are available.

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<sup>7</sup> According to UGC's Notes on Procedures, UGC-funded universities are required to submit capital works proposal for all building developments to UGC. This ensures that the proposed developments align with the roles, missions and future development plan of the universities. UGC will evaluate the proposals from an educational policy perspective, while ArchSD will act as Technical Adviser, providing comments on feasibility, design, scope, cost, implementation, and other relevant aspects. With the support of UGC, the capital works proposals will then be submitted to the Education Bureau for policy consideration, the Financial Services and the Treasury Bureau for funding requests, and other relevant B/Ds to ascertain technical feasibility.

- 4.13 The Commissioner for Transport (C for T) and the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) have no in-principle objection to the proposed expansion from traffic engineering and highway maintenance perspectives respectively.

#### *Environment*

- 4.14 An Environmental Assessment (EA) has been conducted to assess the environmental impacts arising from the proposed development (**Attachment V**).
- 4.15 For air quality aspect, no chimneys have been identified within the 200m assessment area. It is anticipated that the two campus sites would not be subject to any industrial emission impact. Besides, adequate separation distances would be maintained between air sensitive receivers within the campus sites and the nearby roads in accordance with the HKPSG such that no adverse vehicular emission impact is anticipated. Moreover, locations of air sensitive receivers including fresh air intakes would be carefully positioned away from the bus terminus at Fu Tai Estate, and for any wet laboratory provided within the Main Campus, chemical fume hood with filters would be installed. In view of the above, no adverse air quality impact is expected to be generated from the proposed expansion.
- 4.16 For noise aspect, given the proposed new developments would not rely on openable windows for ventilation, it is anticipated that the noise sensitive users within the campus sites would not be subject to adverse rail and road traffic noise impacts. Regarding the fixed noise sources within the proposed new developments, they would be designed to comply with the noise standards as stipulated in HKPSG, such as enclosing the building service equipment in plant rooms, and provision of acoustic treatment and noise control measures. The “Recommended Pollution Control Clauses for Construction Contracts” should be implemented to minimise the construction noise impact. Hence, no insurmountable noise impact would be created during both construction and operational phases.
- 4.17 For land contamination aspect, the sports ground in North Campus is surfaced with artificial turf, therefore application of agricultural chemicals such as pesticides or herbicides will not be required for the maintenance of the sports ground. As no activities that may have caused contamination was observed from the historical and current land use survey and no records of chemical spillage or leakage were found in two campus sites, no adverse land contamination impact is expected. In view of the above, DEP has no comment on the proposed expansion from environmental planning perspective.

#### *Landscape*

- 4.18 A broad-brush tree survey has been conducted (**Attachment V**). No Old and Valuable Tree (OVT) has been identified. LU estimates that about 200 existing trees within the two campus sites would be affected by the proposed campus expansion. Nevertheless, the two trees of particular interest (i.e. *Ficus microcarpa* (細葉榕)) within the Main Campus would not be affected by the proposed new developments. Subject to detailed design, LU would endeavour

to achieve 1:1 tree compensation ratio when the proposed expansion proceeds. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed expansion from landscape planning perspective.

#### *Air Ventilation*

- 4.19 According to the AVA-EE (**Attachment V**), the provision of building setbacks of 15m to 17m and 26m at the Main Campus and North Campus respectively from Castle Peak Road - Lingnan would help preserve the major north-south flow path (**Drawing 3**). The stepped height profile transitioning from the high terrain of Tai Lam Country Park towards Castle Peak Road – Lingnan would also facilitate the annual easterly wind flow. Moreover, adequate air permeability would be maintained to facilitate the penetration of prevailing annual wind and summer wind through appropriate building separations within the two campus sites. Considering the major flow path and existing airflow regime would be retained upon the proposed expansion, no significant deterioration in pedestrian-level wind environment and no adverse air ventilation impact are anticipated. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed expansion from air ventilation perspective.

#### *Infrastructural and Other Aspects*

- 4.20 The TFS has also covered other technical aspects including water quality, waste management, sewerage, drainage and water supply to demonstrate the technical feasibility of the proposed expansion. Relevant government departments consulted have no adverse comment on the proposed expansion from these aspects.

#### **Amendment Item A2 to A6 – Rezoning of three strips of land, Rationalising the BHR of a strip of land and Revising the BHR of a strip of land to Reflect Completed Developments and As-built Conditions (Plans 1a, 2a to 2c and 2g)**

- 4.21 The Main Campus and North Campus are adjoined by two existing residential developments in the northeast and northwest zoned “R(B)16” and “R(C)” respectively. Opportunity is taken to rationalise the zoning boundaries between the lots by rezoning a strip of land (about 0.09 ha) along Beneville from “R(B)16” to “G/IC” with stipulation of a BHR of 120mPD to tally with the lot boundary of Main Campus LU (**Amendment Item A2**); rezoning a strip of land (about 0.04 ha) from “G/IC” to “R(B)16” with stipulation of a BHR of 106mPD to tally with the lot boundary and as-built condition of Beneville (**Amendment Item A3**); and rezoning a strip of land (about 0.02 ha) from “R(C)” to “G/IC” with stipulation of a BHR of 120mPD to tally with the lot boundary of the North Campus of LU (**Amendment Item A4**). Currently, the concerned “R(B)16” and “R(C)” zones are subject to maximum PRs of 3 and 0.4 respectively under the OZP and governed by the respective restrictions under lease. The development potential of these sites should not be affected by the above proposed amendments (**Plans 1a, 2a to 2c**).
- 4.22 Furthermore, upon revising the BHR under Amendment Item A1, a small piece of land (about 0.04 ha) zoned “G/IC” with BHR of 1 storey, which is outside the North Campus, forming part of the Lam Tei Raw Water Pumping Station and its staff quarters and currently occupied by an access road and a slope, would become residual with limited development potential in its current form.

Opportunity is therefore taken to adjust the relevant BH control boundary for this small piece of land and relax the BHR to two storeys to align with the adjoining water pumping station and staff quarters (**Amendment Item A5**) (**Plans 1a** and **2a** to **2c**). Opportunity is also taken to adjust the BHR of the existing RCHE (i.e. Forward Living) located to the south of the Main Campus. The RCHE falls within the same “G/IC” zone as the Main Campus and is mainly subject to a BHR of 10 storeys with a minor portion (about 0.02 ha) subject to a BHR of 4 storeys. Given that the RCHE development was completed in 2020<sup>8</sup>, opportunity is taken to rationalise the related BHR to reflect the existing BH of 10 storeys for the whole RCHE site (**Amendment Item A6**) (**Plans 1a**, **2a** to **2c** and **2g**).

**Amendment Items B1 and B2 – Rezoning of a strip of land to the east of Tuen Mun River Channel in Tuen Mun Area 16 from “Open Space” (“O”) 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 Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16 (Plans 1b, 3a to 3e and Drawings 13 to 24)**

*The Site and its Surroundings*

- 4.23 The site (about 5.92 ha) is located in Tuen Mun Area 16 in the southern part of TMNT bounded by Hoi Wong Road to the east and south, Tuen Yee Street to the north and the riverside promenade of Tuen Mun River Channel to the west. It falls within an area mainly zoned “G/IC” (about 5.74 ha) subject to maximum BH of 3 storeys (excluding basement(s)) with a minor portion zoned “O” (about 0.18 ha) on the OZP (**Plans 1b** and **3a**). The site is mainly occupied by four temporary uses under Short Term Tenancies (STTs) for a PVP, a Construction Industry Council Training Ground (CIC Training Ground) and two bus depots of Kowloon Motor Bus Company (1933) Limited (KMB) and Citybus Limited (CTB) respectively (**Plans 3a** to **3e**). For the area zoned “O” along the Tuen Mun River Channel, it is currently fenced off, covered with vegetation and partly occupied by the CIC Training Ground and CTB Depot. The site is accessible from Wong Chu Road – the primary distributor of TMNT via Tuen Yee Street and Hoi Wong Road (**Plans 3a** to **3d**).
- 4.24 The surrounding areas are predominantly residential in nature with various GIC facilities, open space and industrial uses, and have the following characteristics:
- (i) to its immediate north is a site planned for an integrated development with commercial and residential uses cum railway facilities (i.e. the planned TML - Tuen Mun Area 16 Station), public transport interchange (PTI), open space and GIC facilities, which is zoned “Other Specified Uses” annotated “Commercial/Residential Development with PTI” (“OU(C/R with PTI)”) subject to a maximum domestic GFA of 366,678m<sup>2</sup>, a maximum non-domestic GFA of 31,100m<sup>2</sup> (equivalent to domestic and non-domestic PRs of about 6 and 0.5 respectively) and a maximum BH of 174mPD on the OZP (**Plan 3a**);

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<sup>8</sup> The building plan submission for a 10-storey RCHE was approved by the Building Authority on 16.4.2009 prior to the stipulation of BHRs on the OZP on 16.10.2009. Occupation Permit for the 10-storey RCHE was issued on 27.5.2020.

- (ii) to its immediate east across Hoi Wong Road are some high-rise residential developments zoned “R(A)” including Siu Tsui Court and Regency Bay subject to a BHR of 100mPD. To the further east are some high-rise residential developments (i.e. Nerine Cove and Oceania Heights) also zoned “R(A)” subject to a BHR of 100mPD (**Plans 3a and 3b**);
- (iii) to the immediate west is the riverside promenade and cycle track of Tuen Mun River Channel (about 6m-wide) (**Plan 3e**). To the further west across Tuen Mun River Channel are high-rise residential developments including Glorious Garden and Sun Tuen Mun Centre with BHRs of 85mPD and 100mPD respectively, the MTR Tuen Mun Depot and Wu Shan Riverside Park (**Plans 3b, 3d and 3e**); and
- (iv) to its south across Hoi Wong Road are the Tuen Mun Public Cargo Handling Area, a temporary government works area and a temporary PVP falling within areas zoned “Other Specified Uses” annotated “Cargo Handling Area”, “G/IC” and “Industrial (1)” respectively (**Plans 1b, 3a and 3b**).

#### Rezoning Proposal

4.25 The Government has put forward policy measures to enhance the provision of sports and recreation facilities and make more efficient use of land through multi-purpose development. Framed against these Government policy initiatives, the current proposal is to incorporate a PVP into a sports ground and open space development in Tuen Mun Area 16 to help address district parking demand, on a site that is primarily zoned “G/IC” with a three-storey BHR and includes a minor portion zoned “O”. With reference to the latest design of comparable sports grounds<sup>9</sup> in the territory and the operational benefits of an increased level for spectator stand for more efficient crowd dispersal and enhance safety, a three-storey spectator stand design has been adopted for the proposed sports ground atop one level aboveground carpark (**Drawing 14**). The proposed sports ground at 1/F would consist of two sports pitches incorporating facilities such as football pitches, athletics tracks, high-jump runways, etc. Open space of not less than 5,620m<sup>2</sup> (about 10% of site area) would be provided at G/F comprising landscape areas with sitting-out facilities (**Drawings 13 and 15**). Furthermore, passive recreational facilities and amenity planting would be provided along the riverside promenade in the area currently zoned “O”. Three pedestrian accesses would be provided on 1/F connecting the proposed development with the riverside promenade, Tuen Yee Street and Hoi Wong Road respectively. The indicative master layout plan, section plan, public open space plan and photomontages of the proposed sports ground with open space and PVP development are shown in **Drawings 13 to 24**. The major development parameters of the proposed development are summarised as follows:

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<sup>9</sup> Stadium configurations with not less than 3 storeys are widely adopted at other sports grounds in Hong Kong, such as redevelopment of Yuen Long Stadium (4 storeys); Tseung Kwan O Sports Ground (3 storeys); and Kai Tak Youth Sports Ground (4 storeys).

<b>Development Parameters</b>	
Development Site Area <sup>#</sup>	About 5.6 ha
BH	4 storeys / 40mPD
Maximum Capacity	About 5,000 spectators
Public Open Space	Not less than 5,620m <sup>2</sup>
PVP	
• <i>Private Car</i>	460
• <i>Light Goods Vehicle</i>	60
• <i>Medium/Heavy Goods Vehicle</i>	65
• <i>Coach Parking</i>	6
• <i>Motorcycle</i>	40
Ancillary Parking of the Sports Ground	
• <i>Staff Parking</i>	30
• <i>Coach Parking</i>	2
• <i>Ambulance</i>	2
• <i>Loading/Unloading (L/UL) bays for Taxi</i>	2
• <i>L/UL for Coach</i>	10
Target Completion Year	2032

<sup>#</sup> Within the “G/IC” site, Tuen Yee Street and some slope areas along Hoi Wong Road have been excluded from the Development Site.

- 4.26 To take forward the proposed development, it is proposed to rezone the strip of land zoned “O” adjacent to Tuen Mun River Channel to “G/IC” for an integrated development and early realisation of the planned open space (**Amendment Item B1**) and to delete the BHR of the “G/IC” zone (**Amendment Item B2**) so as to allow flexibility in developing the proposed sports ground with open space and PVP.

#### Technical Assessments

- 4.27 Various technical assessments (**Attachment VI**) covering traffic, environmental, visual, air ventilation and landscape aspects have been conducted by ArchSD, which conclude that the proposed sports ground with open space and PVP development would not result in insurmountable impact on the surrounding areas. Findings of the technical assessments are summarised below.

#### Traffic

- 4.28 According to the Traffic Assessment (TA) (**Attachment VI**), the vehicular access of the proposed development would be connected to Tuen Yee Street, which would be improved to a single 4-lane carriageway to implemented by the MTRCL with junction improvement at Hoi Wong Road (**Drawing 16**). The TA confirms that the surrounding road network is capable of absorbing the increase in traffic induced by the proposed development. Critical junctions have been identified and assessed under projected scenarios, and the findings indicate that these junctions would continue to operate within their design capacities. In view of the above, the proposed development is not expected to cause any adverse impact on the local road network, with acceptable operational performance maintained at the critical key junctions.

- 4.29 The site is/would be well served by public transport network (**Drawing 17**), comprising Light Rail Transit (nearest station at about 30m away), buses and GMBs with stops along Hoi Wong Road, Hoi Chu Road and Hoi Wing Road (about 5m to 300m away), the planned Tuen Mun MTR A16 Station (about 100m away), the planned PTI within the “OU(C/R with PTI)” zone (about 100m away) and the public transport terminus at Tuen Mun Land Lot 569 at Hoi Chu Road (to be constructed) (about 300m away). To cope with the potential surge of passengers during special event days at the proposed sports ground, special traffic arrangements such as special bus services would be implemented to strengthen the public transportation services.
- 4.30 C for T and CHE/NTW, HyD have no in-principle objection to the rezoning proposal from traffic engineering and highway maintenance perspectives respectively.

*Environmental*

- 4.31 A Preliminary Environmental Review (PER) (**Attachment VI**) has been undertaken which concludes that the proposed development would not generate insurmountable adverse environmental impacts in terms of noise, air quality, land contamination and water quality aspects. DEP has no adverse comment on the PER.
- 4.32 On noise aspect, with the implementation of noise mitigation measures, such as public announcement system pointing away from the nearby noise sensitive receivers; a public announcement system control panel to control volume across the sports ground; installation of sound absorption panels on the inner surface of the spectator stand canopy, and given that the planned comprehensive commercial and residential development in Tuen Mun Area 16 has no direct line-of-sight to the spectator stand, no adverse noise impact on the nearby noise sensitive receivers is anticipated.
- 4.33 On air quality aspect, no chimneys have been identified within the 200m assessment area. It is anticipated that the proposed sports ground with open space and PVP development would not be subject to industrial emission impact. Adequate separation distance would be maintained between air sensitive users of the proposed development and the nearby roads in accordance with the HKPSG such that no adverse vehicular emission impact is anticipated. Furthermore, the proposed PVP would be designed in accordance with the relevant requirements under the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 2/96 for design, maintenance and operation of ventilation systems for minimisation of the air pollution impact from parking spaces. In view of the above, no adverse air quality impact is expected to be generated from the proposed development.
- 4.34 On land contamination aspect, apart from the CTB Depot where oil leakages and stains on-site have been observed, the other three STT sites are not anticipated to have potential land contamination issue. To address the potential land contamination issue, CTB has committed to carrying out Soil Contamination Assessment and associated remediation measures before handing the STT site back to government. Should any remediation be required, a Remediation Action Plan and Remediation Report shall be prepared by CTB to demonstrate adequate clean-up upon completion of the remediation.

- 4.35 On water quality aspect, all sewage and surface runoff arising from the proposed development would be collected and diverted to the nearby public sewerage and drainage system via proper connections. In view of the above, adverse impact to water quality generated by the proposed development is not anticipated.

#### *Visual*

- 4.36 Regarding visual impact, according to the Visual Appraisal (VA) (**Attachment VI**), with incorporation of appropriate design/mitigation measures, such as sensitive aesthetic architectural design, amenity landscape areas and greenery, the overall visual impact of the proposed development would range from “negligible” to “slight” (**Drawings 18 to 24**). Given the proposed development would serve to phase out the existing incoherent visual character (i.e. the STT uses) and as illustrated in the photomontages of the VA, the proposed development would blend in well with the existing and planned high-rise developments and is considered visually compatible with the surrounding areas. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed development from visual perspective.

#### *Landscape*

- 4.37 According to the Landscape Proposal (**Attachment VI**), 140 trees would be affected by the proposed development. The existing trees identified are generally of average to poor quality, exhibiting undesirable health conditions, irregular shapes and limited ecological value. None of these trees are OVTs or Trees of Particular Interest. Except one tree which is proposed to be retained, all other trees at the site (including 96 invasive trees (i.e. *Leucaena leucocephala* (銀合歡)) would be felled while 43 new trees would be planted to achieve a compensation ratio of 1:1 for the affected non-invasive trees. The proposed development would also provide at-grade public open space of not less than 5,620m<sup>2</sup> (about 10% of site area) for enjoyment of the general public. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed development from landscape planning perspective.

#### *Air Ventilation*

- 4.38 According to the AVA-EE conducted (**Attachment VI**), while the ventilation performance with the proposed development might be affected due to the increase in BH and hence wind blocking effect, the design of the proposed development has maximised the opportunity on improving the air ventilation performance with the use of mitigation measures, including the adoption of a semi-open building layout, provision of open space and increase of building permeability for the G/F car park. With these design measures incorporated, the air ventilation impact on the potential downwind area including the riverside promenade along Tuen Mun River and surrounding residential developments would be alleviated. The proposed development would unlikely have significant adverse impact to the surrounding wind environment. In this regard, CTP/UD&L, PlanD has no adverse comment on the proposed development from air ventilation perspective.

## **Amendment Item C – Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “V” (Plans 1a, 4a to 4e)**

### *The Site and its Surroundings*

4.39 The site (about 0.34 ha) falls within an area shown as ‘Road’ on the OZP. It is designated as “V” on the draft Lam Tei Local Centre Layout Plan No. L/TM-LT/K<sup>10</sup> (**Plan 4b**). The site is currently partly vacant and partly occupied by village houses, temporary structures and vehicle parking (**Plan 4c**). Besides, ten s.16 applications for proposed house (NTEH – Small House) straddling this area have been approved by the Committee between 2008 and 2026. The site is accessible from Lam Tei Interchange via a local track (**Plan 4a**). To the north, east and south of the site is an area zoned “V” (about 13.8 ha) on the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/14 for three indigenous villages, namely To Yuen Wai, Lam Tei and Lam Tei San Tsuen (**Plan 1a**). The Lam Tei Interchange together with its associated amenity area, footpaths and cycle tracks are located to the west (**Plans 4a, 4c to 4e**).

### *Rezoning Proposal*

4.40 Having regard to the completion of road works for the Lam Tei Interchange and there are no other planned road projects; and considering the site is designated as “V” on the Lam Tei Local Centre Layout Plan, the Committee recommended Plan D to review the zoning boundaries near the Lam Tei Interchange during the consideration of planning application No. A/TM/603 for a proposed House (NTEH – Small House) on 27.3.2026. In view of the existing and planned conditions of the area as detailed in paragraph 4.39 above, it is proposed to rezone the area from area shown as ‘Road’ to “V” (**Amendment Item C**).

## **Amendment Items D1 to D4 – Rezoning of a completed private residential development ‘Grand Jete’ and nearby as-built conditions from “CDA” to “R(B)”, “G/IC” and area shown as ‘Road’ (Plans 1c, 5a to 5d)**

### *The Site*

4.41 Grand Jete is a medium-density residential development at Castle Peak Road - Tai Lam completed in 2024 which is zoned “CDA” on the OZP subject to a maximum PR of 1.3, a maximum site coverage of 30% and a maximum BH of 78mPD. In the 2025 CDA Review, the Committee agreed to rezone the site to appropriate zoning to reflect the completed residential development (**Plan 1c**).

### *Rezoning Proposal*

4.42 To reflect the as-built conditions of the completed residential development, it is proposed to rezone the site (about 2.64 ha) from “CDA” to “R(B)” with stipulation of a maximum PR of 1.3 and a maximum BH of 78mPD (**Amendment Item D1**). Opportunity is also taken to rationalise the boundaries of the “R(B)” zone by rezoning some narrow strips of land along the eastern boundary (about 37m<sup>2</sup>) from “CDA” to “R(B)” with stipulation of 10 storeys to

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<sup>10</sup> The latest draft Lam Tei Local Centre Layout Plan was amended on 23.10.2014 to designate the site and its surrounding areas to “V” with a view to reflecting the existing village houses and the possible area for future village house developments.

align with the lot boundaries of the adjoining residential development, i.e. 'The Carmel', under the land lease (**Amendment Item D2**). As for the parcel of land (about 0.04 ha) at the southwestern corner of the "CDA" zone abutting Castle Peak Road – Tai Lam, it is the re-provisioning site for a public refuse collection point and public convenience which were affected by the subject residential development. Given that the affected public facilities have been reprovisioned and delivered back to government for management and maintenance, it is proposed to rezone this land parcel from "CDA" to "G/IC" to reflect their as-built conditions (**Amendment Item D3**). Opportunity is also taken to rezone a section of Castle Peak Road – Tai Lam which falls within the "CDA" zone and its immediately adjoining "R(B)" zone in the east (about 0.51 ha) to area shown as 'Road' to reflect the existing alignment of the road (**Amendment Item D4**) (**Plans 1c, 5a to 5d**).

## **5. Provision of GIC Facilities and Open Space**

- 5.1 Taking into account the proposed student accommodations in **Amendment Item A1**, the planned population of Tuen Mun District is estimated to be 703,000 persons. As shown in the summary table (**Attachment VII**), the existing and planned provisions of major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the HKPSG and assessments of concerned B/Ds.
- 5.2 For the shortfalls in provision of hospital beds, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation services<sup>11</sup> in Tuen Mun District, the standards set for these facilities under HKPSG represents long-term planning goals and are assessed on a wider spatial context or on a regional/cluster basis. The actual provision would be subject to consideration by the Health Bureau and Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and available financial resources as appropriate. Provision of these facilities would be carefully monitored, planned and reviewed by relevant government B/Ds. In addition to the services/facilities provided by the Government in accordance with the HKPSG, services and facilities available in the private market might also help meet demand.
- 5.3 As for the shortfalls in the provision of sports centre, they would be carefully monitored, planned and reviewed by relevant government B/Ds on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. Similar to premises-based GIC facilities, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of non-premises based GIC facilities when opportunities arise.
- 5.4 Regarding the provision of open space, based on the previous provision standard<sup>12</sup> of 2m<sup>2</sup> per person, there is a surplus in the provisions of district open

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<sup>11</sup> These include district support centre for persons with disabilities and integrated community centre for mental wellness.

<sup>12</sup> The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VII** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment

space and local open space in the Tuen Mun District by 23.78 ha and 63.13 ha respectively. The overall provision of open space is sufficient to meet the demand of the planned population.

- 5.5 Above-all, to serve the need of LU's students and faculty staffs, relevant health care, sports facilities and open space would be provided within LU.

**6. Proposed Amendments to the Matters shown on the OZP**

The proposed amendments as shown on the draft Tuen Mun OZP No. S/TM/41A are at **Attachment II**.

*LU's Campus Expansion Plan*

- (a) **Amendment Item A1** (about 11.44 ha)

Revision to the BHR from 1/4/10 storey(s) to 120mPD for the "G/IC" zones currently occupied by the Main Campus and North Campus of LU in Tuen Mun Area 52.

- (b) **Amendment Item A2** (about 0.09 ha)

Rezoning of a strip of land being part of the Main Campus of LU from "R(B)16" to "G/IC" with corresponding adjustment in BHR.

- (c) **Amendment Item A3** (about 0.04 ha)

Rezoning of a strip of land being part of a residential development to the north of the Main Campus of LU from "G/IC" to "R(B)16" with corresponding adjustment in BHR.

- (d) **Amendment Item A4** (about 0.02 ha)

Rezoning of a strip of land to the northwest of the North Campus of LU from "R(C)" to "G/IC" with corresponding adjustment in BHR.

- (e) **Amendment Item A5** (about 0.04 ha)

Revision to the BHR from 1 storey to 2 storeys for a strip of land to the east of Lam Tei Raw Water Pumping Station Staff Quarters in the "G/IC" zone.

- (f) **Amendment Item A6** (about 0.02 ha)

Revision to the BHR from 4 storeys to 10 storeys for a site to the north of Fu Tei Road in the "G/IC" zone.

Proposed Sports Ground with Open Space and PVP, Tuen Mun Area 16

(g) **Amendment Item B1** (about 0.18 ha)

Rezoning of a strip of land to the east of Tuen Mun River Channel in Tuen Mun Area 16 from “O” to “G/IC”.

(h) **Amendment Item B2** (about 5.74 ha)

Deletion of the BHR for the southern portion of “G/IC” zone to the west of Hoi Wong Road in Tuen Mun Area 16.

Reflecting As-built Conditions of Completed Roads and Developments

(i) **Amendment Item C** (about 0.34 ha)

Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “V”.

(j) **Amendment Item D1** (about 2.64 ha)

Rezoning of a site in Tuen Mun Area 55 from “CDA” to “R(B)” with stipulation of BHR of 78mPD.

(k) **Amendment Item D2** (about 0.0037 ha)

Rezoning of some strips of land in Tuen Mun Area 55 from “CDA” to “R(B)” with stipulation of BHR of 10 storeys.

(l) **Amendment Item D3** (about 0.04 ha)

Rezoning of a site in Tuen Mun Area 55 from “CDA” to “G/IC”.

(m) **Amendment Item D4** (about 0.51 ha)

Rezoning of two strips of land currently occupied by Castle Peak Road – Tai Lam from “CDA” and “R(B)” to areas shown as ‘Road’.

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

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

Covering Notes

- (a) To facilitate low-altitude economy, paragraph (7)(a) of the Covering Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of individual zones.

“CDA” zone

- (b) In relation to **Amendment Item D1** above, the Remarks for “CDA” in Area 55 are deleted.

“OU(B)” zone

- (c) Opportunity is taken to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I for open-air development or for building other than industrial or industrial-office building and Schedule II for industrial or industrial-office building) in the Notes for the “OU(B)” zone of the OZP. Same as the current control for Schedule II, it is proposed to move ‘Government Use (not elsewhere specified)’ use from Column 2 to Column 1 and correspondingly delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the Notes for the “OU(B)” zone.

“Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone

- (d) Under the current Remarks of the Notes for the “OU(Pier)” zone, “kiosk not greater than 10m<sup>2</sup> each in area and not more than 10 in number, or premises not in excess of a maximum total non-domestic GFA of 100m<sup>2</sup> for uses as shop and services are considered as ancillary to ‘Pier’ use”. With a view to increasing land use flexibility and streamlining the development process, it is proposed to amend the Remarks to “kiosk or premises not in excess of a maximum non-domestic GFA of 100m<sup>2</sup> in total for uses as shop and services and/or eating place are considered as ancillary to ‘Pier’ use”.
- (e) Opportunity is taken to broaden the user term of ‘Eating Place (Restaurant only)’ and ‘Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)’ under Column 2 of the “OU(Pier)” zone to their broad use terms of ‘Eating Place’ and ‘Shop and Services’ respectively, so as to allow greater flexibility for a broader range of eating place and shop and services uses to meet changing needs. Nevertheless, the provision of such uses will still be subject to the approval of the Board by way of planning application.

Technical Amendments

- (f) The Chinese text of the user term ‘Research, Design and Development Centre’ is revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “Industrial”, “G/IC” and “OU(B)” zones.

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

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

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TM/42.

10. **Consultation**

Consultation with the Tuen Mun District Council (TMDC) on Amendment Items A1, B1, B2 and C

- 10.1 On 11.5.2026, PlanD together with representatives of LU and ArchSD consulted the TMDC on **Amendment Items A1, B1, B2 and C**.

Amendment Item A1

- 10.2 The TMDC generally supported LU's Campus Expansion Plan, including the proposed BHR of 120mPD. While TMDC acknowledged the need for campus expansion, intensity and BH profile, some Members expressed concern about the potential impact of the increased in student and staff on traffic capacity and public transport provision. The mainstream views of TMDC were that LU should explore opening campus facilities, such as sports grounds and activity rooms, for public use to help meet the needs of nearby residents. Some Members also encouraged LU to strengthen collaboration with local businesses and social enterprises to facilitate students' and graduates' employment opportunities in Tuen Mun District. In addition, LU was encouraged to develop closer partnerships with research institutions in the Chinese Mainland and to diversify its academic programmes towards emerging fields, including smart and green industries. Members also suggested that LU consider expanding its campus in the Northern Metropolis. Above all, Members reminded LU to maintain ongoing communication with relevant stakeholders throughout the implementation of the proposed campus expansion.

Amendment Items B1 and B2

- 10.3 While TMDC members generally supported the proposal for Amendment Items B1 and B2, some Members raised concerns on the potential traffic impact brought about by the proposed sports ground and open space with PVP development and raised queries regarding the orientation of the spectator stand.

Consultation with the Tuen Mun Rural Committee (TMRC) on Amendment Items A1, B1, B2 and C

- 10.4 On 30.5.2026, PlanD together with representatives of LU consulted the TMRC on **Amendment Items A1, B1, B2 and C** and TMRC was generally supportive of the amendment items.

Responses from Relevant Government Departments and LU

- 10.5 Regarding the traffic impacts brought about by the proposed developments under Amendment Items A1, B1 and B2, the findings and recommendations of the TIA and TA summarised in paragraphs 4.11 to 4.13 and 4.28 to 4.30 respectively are relevant. C for T and CHE/NTW, HyD have no adverse

comment on the proposed developments under Amendment Item A1, B1 and B2 from traffic and highway maintenance perspectives.

- 10.6 Regarding opening up the facilities of LU for public use, LU claims to be the only university in Hong Kong opening up its campus for visitors without requiring prior registration since the pandemic in 2019. LU is committed to review whether the existing facilities could be further opened up for public use and would continue to explore more collaboration opportunities with other local non-government organisations and enterprises.

#### Departmental Consultation

- 10.7 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse comment has been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:

- (a) SED;
- (b) Secretary for Culture, Sports and Tourism;
- (c) Secretary for Transport and Logistics;
- (d) District Lands Officer/Tuen Mun, Lands Department (LandsD);
- (e) Director of Housing;
- (f) C for T;
- (g) CHE/NTW, HyD;
- (h) Chief Engineer/Railway Development 1-1, RDO, HyD;
- (i) DEP;
- (j) Director of Fire Services;
- (k) Chief Building Surveyor/New Territories West, Buildings Department (BD);
- (l) Chief Building Surveyor/ New Territories East (2) and Rail, BD;
- (m) Chief Engineer/Mainland North, Drainage Services Department;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Commissioner of Police;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Electrical and Mechanical Services;
- (s) Project Manager (West), CEDD;
- (t) Head of Geotechnical Engineering Office, CEDD;
- (u) Director of Agriculture, Fisheries and Conservation;
- (v) District Officer (Tuen Mun), Home Affairs Department;
- (w) Chief Architect/ Advisory & Statutory Compliance Division, ArchSD;
- (x) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (y) Director of Social Welfare;
- (z) Director-General of Civil Aviation; and
- (aa) CTP/UD&L, PlanD.

#### Public Consultation after Exhibition of the OZP

- 10.8 If the proposed amendments are agreed by the Committee, the draft OZP No. S/TM/41A (to be renumbered to S/TM/42 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the

two-month statutory public inspection period. TMDC and TMRC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

## 11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Tuen Mun OZP No. S/TM/41 as shown on the draft Tuen Mun OZP No. S/TM/41A at **Attachment II** (to be renumbered to S/TM/42 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tuen Mun OZP No. S/TM/41A (to be renumbered to S/TM/42 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES is suitable for public inspection together with the OZP.

## 12. **Attachments**

<b>Attachment I</b>	Approved Tuen Mun OZP No. S/TM/41 (reduced size)
<b>Attachment II</b>	Draft Tuen Mun OZP No. S/TM/41A
<b>Attachment III</b>	Revised Notes of the Draft Tuen Mun OZP No. S/TM/41A
<b>Attachment IV</b>	Revised ES of the Draft Tuen Mun OZP No. S/TM/41A
<b>Attachment V</b>	Campus Expansion Plan submitted by LU
<b>Attachment VI</b>	Report on Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16 submitted by ArchSD
<b>Attachment VII</b>	Provision of Open Space and Major GIC Facilities in the Tuen Mun OZP
<b>Drawing 1</b>	Master Plan of LU's Existing Campus
<b>Drawing 2</b>	Elevation of LU's Existing Campus
<b>Drawing 3</b>	Master Plan of LU Campus Expansion Plan
<b>Drawings 4 and 5</b>	Elevation of LU Campus Expansion Plan
<b>Drawings 6 to 11</b>	Photomontages of LU's Campus Expansion Plan
<b>Drawing 12</b>	Location Plan of public transportation facilities around LU
<b>Drawing 13</b>	Master Layout Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
<b>Drawing 14</b>	Section Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
<b>Drawing 15</b>	Landscape Layout Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
<b>Drawing 16</b>	Junction Improvement Works to be implemented by MTRCL

- Drawing 17** Location Plan of public transportation facilities around Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
- Drawings 18 to 24** Photomontages of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
- Plans 1a to 1c** Location Plans
- Plans 2a to 2g** Site Plan, BH Plan, Aerial Photo and Site Photos under Amendment Items A1 to A6
- Plans 3a to 3e** Site Plan, BH Plan, Aerial Photo and Site Photos under Amendment Items B1 and B2
- Plans 4a to 4e** Site Plan, Lam Tei Local Centre Layout Plan, Aerial Photo and Site Photos under Amendment Item C
- Plans 5a to 5d** Site Plan, Aerial Photo and Site Photos under Amendment Items D1 to D4

**PLANNING DEPARTMENT  
JUNE 2026**