SCHEDULE OF AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/41
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

Item A1 – Revision to the building height (BH) restrictions for the "Government, Institution or Community" ("G/IC") zones of two sites currently occupied by the Main Campus and Multi Purpose Outdoor Sports Ground of the Lingnan University in Area 52.

Item A2 – Rezoning of a strip of land being part of the Main Campus of the Lingnan University from "Residential (Group B) 16" ("R(B)16") to "G/IC" with corresponding adjustment in BH restriction.

Item A3 – Rezoning of a strip of land being part of a residential development to the north of the Main Campus of the Lingnan University from "G/IC" to "R(B)16" with corresponding adjustment in BH restriction.

Item A4 – Rezoning of a strip of land to the northwest of the Multi Purpose Outdoor Sports Ground of the Lingnan University from "Residential (Group C)" to "G/IC" with corresponding adjustment in BH restriction.

Item A5 – Revision to the BH restriction for a strip of land to the east of Lam Tei Raw Water Pumping Station Staff Quarters in the "G/IC" zone.

Item A6 – Revision to the BH restriction for a site to the north of Fu Tei Road in the "G/IC" zone.

Item B1 – Rezoning of a strip of land to the east of Tuen Mun River Channel in Area 16 from "Open Space" to "G/IC".

Item B2 – Deletion of the BH restriction for the southern portion of "G/IC" zone to the west of Hoi Wong Road in Area 16.

Item C – Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as 'Road' to "Village Type Development".

Item D1 – Rezoning of a site in Area 55 from "Comprehensive Development Area" ("CDA") to "R(B)" with stipulation of BH restriction.

Item D2 – Rezoning of some strips of land in Area 55 from "CDA" to "R(B)" with stipulation of BH restriction.

Item D3 – Rezoning of a site in Area 55 from "CDA" to "G/IC".

Item D4 – Rezoning of two strips of land currently occupied by Castle Peak Road – Tai Lam from "CDA" and "R(B)" to areas shown as 'Road'.

II. Amendments to the Notes of the Plan

(a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) of the covering Notes in relation to areas zoned "Site of Special Scientific Interest".

(b) Deletion of the Remarks of the Notes for "CDA" zone in relation to the site in Area 55.

(c) Incorporation of 'Government Use (not elsewhere specified)' under Column 1 of Schedule I of the Notes for "Other Specified Uses" annotated "Business" ("OU(B)") zone; and corresponding deletion of 'Government Use (Police Report Centre, Post Office only)" under Column 1 and 'Government Use (not elsewhere specified)' under Column 2 of Schedule I of the Notes for "OU(B)" zone.

(d) Revision to the Remarks of the Notes for "Other Specified Uses" annotated "Pier" ("OU(Pier)") zone to revise the development restrictions and incorporate 'Eating Place' as an ancillary use.

(e) Revision of 'Eating Place (Restaurant only)' and 'Shop and Services (Bank, Fast Food Shop, Retail Shop, Service Trades, Showroom only)' to 'Eating Place' and 'Shop and Services' respectively under Column 2 of the Notes for "OU(Pier)" zone.

(f) Revision to the Chinese texts of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "Industrial", "G/IC" and "OU(B)" zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

17 July 2026