TOWN PLANNING BOARD

TPB Paper No. 11079
For Consideration by the
Town Planning Board on 13.11.2026

DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/42

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/TM/42 – R1 TO R3

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CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/TM/42-R1 TO R3

Subject of Representations (Amendment Items)	**Representers (No. TPB/R/S/TM/42-)**
Item A1 Revision to the building height restrictions (BHRs) for the "Government, Institution or Community" ("G/IC") zones of two sites currently occupied by the Main Campus and Multi-Purpose Outdoor Sports Ground (i.e. North Campus) of the Lingnan University (LU) in Area 52. **Item A2** Rezoning of a strip of land being part of the Main Campus of the LU from "Residential (Group B) 16" ("R(B)16") to "G/IC" with corresponding adjustment in BHR. **Item A3** Rezoning of a strip of land being part of a residential development to the north of the Main Campus of the LU from "G/IC" to "R(B)16" with corresponding adjustment in BHR. **Item A4** Rezoning of a strip of land to the northwest of the North Campus from "Residential (Group C)" ("R(C)") to "G/IC" with corresponding adjustment in BHR. **Item A5** Revision to the BHR 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 BHR 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" ("O") to "G/IC".	**Total: 3** **Support Item A1 (Total: 2)** **R1**: Office of Campus Development and Management, LU **R2:** Ernest Chan Chi Man (Vice-President (Administration) of LU) **Opposes Items A1, B1, B2, C and Amendments to the Notes (a) and (c), and Provides View on Items A2, A3, A4, A5, A6, D1, D2 and D3 (Total: 1)** **R3**: Individual

Item B2 Deletion of the BHR 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" ("V"). **Item D1** Rezoning of a site in Area 55 from "Comprehensive Development Area" ("CDA") to "R(B)" with stipulation of BHR. **Item D2** Rezoning of some strips of land in Area 55 from "CDA" to "R(B)" with stipulation of BHR. **Item D3** Rezoning of a site in Area 55 from "CDA" to "G/IC". **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 (SUA) 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". (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.	

Note: The names of the representers are available at the website of the Town Planning Board (the Board) at https://www.tpb.gov.hk/tc/plan_making/S_TM_42/S_TM_42_index_of_representations_eng_chi.pdf. Soft copy of the submissions is sent to the Board Members via electronic means; and is also available for public inspection at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_TM_42.html and

the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board's Secretariat for Members' inspection.

1. Introduction

1.1 On 17.7.2026, the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/42 (the Plan) at **Appendix I**, together with the Notes and Explanatory Statement (ES)[1], was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the Plan and its Notes is at **Appendix II** and the locations of the amendment items are shown on **Plans H-1a to H-1c**.

1.2 During the two-month statutory exhibition period, three valid representations were received. On 2.10.2026, the Board agreed to consider all the representations collectively in one group.

1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is available at the Board's website[2]. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

Item A1 – Revision to the BHR of LU Main Campus and North Campus from 1/4/10 storeys to 120mPD (Plans H-1a, H-2a to H-2g)

2.1 In response to the Government's policy initiatives as set out in the 2023 to 2025 Policy Addresses (PAs) to develop Hong Kong into an international hub for post-secondary education, promote the "Study in Hong Kong" brand, and raise the enrolment ceiling for self-financing non-local students of each funded post-secondary institution from equivalent to 40% of local student places to 50%, 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 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

[1] The Notes and ES are available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_TM_42.html.

[2] The list of representers is available at the Board's website at https://www.tpb.gov.hk/tc/plan_making/S_TM_42/S_TM_42_index_of_representations_eng_chi.pdf.

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^2 is required (i.e. amounting to a total GFA of about 448,076m^2 at the two campus sites) to accommodate the future floorspace demands.

2.2 The Main Campus and North Campus sites of LU are circumscribed by existing roads, residential developments, "Green Belt" ("GB") zone, infrastructures and government facilities, which hinder further outward expansion (**Plans H-1a and H-2a to H-2e**). There is also limited scope for further upward expansion within these two campus sites under the BHRs of 1/4/10 storeys. To facilitate LU's campus expansion plan and allow design flexibility for better campus design, the BHRs of the subject "G/IC" zones have been relaxed to 120mPD (about 11.44 ha) (**Plan H-1a**). In support of the proposed expansion plan, LU has submitted a Technical Feasibility Study (TFS) which confirms 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.

Items 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 H-1a, H-2a to H-2c and H-2g)

2.3 Opportunities have been taken to rationalise the zoning boundaries between the private lots abutting LU, including 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 (**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 (**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 (**Item A4**) (**Plans H-1a and H-2a to H-2c**).

2.4 Furthermore, upon revising the BHR under **Item A1**, a piece of land (about 0.04 ha) zoned "G/IC", forming part of the Lam Tei Raw Water Pumping Station and its staff quarters, would become residual with limited development potential in its current state (**Plans H-1a and H-2a to H-2c**). Opportunity has been taken to adjust the relevant BH control boundary for this piece of land and relax the BHR to two storeys to align with the adjoining water pumping station and staff quarters (**Item A5**). Opportunity has also been taken to rationalise the BHR of part of the existing Residential Care Home for the Elderly (RCHE) (i.e. Forward Living), which falls within the same "G/IC" zone as the Main Campus (about 0.02 ha), from four storeys[3] to 10 storeys (**Item A6**) to reflect the existing BH of 10 storeys for the whole RCHE site (**Plans H-1a, H-2a to H-2c and H-2g**).

[3] 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.

Items B1 and B2 – Rezoning of a strip of land to the east of Tuen Mun River Channel in Tuen Mun Area 16 from "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 public vehicle parks (PVPs) in Tuen Mun Area 16 (Plans H-1b, H-3a to H-3e)

2.5 In the 2017 and 2018 PAs, the Government announced the "Five-Year Plan for Sports and Recreation Facilities" to increase and improve sports and recreation facilities to meet the demand of the public to promote greater sports participation in the community, and 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 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. 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, the BHR of three storeys for the subject "G/IC" zone has been deleted to allow design flexibility in taking forward the proposed development (about 5.74 ha) (**Item B2**) (**Plans H-1b and H-3a to H-3e**). Opportunity has been taken to rezone the strip of Government land along the southwestern boundary of the "G/IC" zone from "O" to "G/IC" into the site for integrated development (about 0.18 ha) (**Item B1**).

Item C – Rezoning of a strip of land to the east of Lam Tei Interchange from area shown as 'Road' to "V" (Plans H-1a and H-4a to H-4e)

2.6 To take forward the Rural and New Town Planning Committee (the RNTPC)'s recommendation 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[4], opportunity has been taken to rezone the site (about 0.34 ha) 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 (**Item C**) (**Plans H-1a and H-4a to H-4e**), 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 and the existing and planned conditions of the site as detailed in paragraph 4.4 below.

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 H-1c and H-5a to H-5d)

2.7 To take forward the decision of the RNTPC regarding the Review of Sites Designated "CDA" on Statutory Plans in the New Territories for Years 2023/2025 (CDA Review 2023/2025)[5] on 23.5.2025, a site in Tuen Mun Area 55 currently occupied by a private residential development, namely Grand Jete, has been rezoned

[4] Relevant paper and minutes of the RNTPC meeting are available at the Board's website at 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 respectively.

[5] Relevant paper and minutes of the RNTPC meeting are available at the Board's website at 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 respectively.

from "CDA" to "R(B)" with stipulation of a maximum PR of 2.3 and a maximum BH of 70mPD to reflect the completed residential development (about 2.64 ha) (**Item D1**) (**Plans H-1c and H-5a to H-5d**). Opportunities have also been taken to rezone the existing government refuse collection point and public convenience sites from "CDA" to "G/IC" to reflect their as-built conditions (about 0.04 ha) (**Item D3**); rationalise the boundaries of the "R(B)" zone by rezoning some strips of land along the eastern boundary from "CDA" to "R(B)" with stipulation of a BHR of 10 storeys to align with the lot boundaries of the adjoining residential development, i.e. 'The Carmel', under the land lease (about 37m^2) (**Item D2**); and rezone a section of Castle Peak Road – Tai Lam (about 0.51 ha) from "CDA" and "R(B)" zones to area shown as 'Road' to reflect the existing alignment of the road (**Item D4**) (**Plans H-1c and H-5a to H-5d**).

Amendments to the Notes and ES of the OZP

2.8 The following amendments to the Notes of the OZP have been made:

Covering Notes

(a) Paragraph (7)(a) of the covering Notes has been revised to allow provision, maintenance or repair of SUA 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".

"CDA" zone

(b) In relation to **Item D1** above, the Remarks for "CDA" zone in Area 55 have been deleted.

"OU(B)" zone

(c) Opportunity is taken to align the control of 'Government Use (not elsewhere specified)' across 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 Plan. Same as the current control for Schedule II, 'Government Use (not elsewhere specified)' has been moved from Column 2 to Column 1 and 'Government Use (Police Reporting Centre, Post Office only)' has been deleted from Column 1 under Schedule I of the Notes for the "OU(B)" zone.

"Other Specified Uses" annotated "Pier" ("OU(Pier)") zone

(d) The Remarks of the Notes for the "OU(Pier)" zone has been amended to "kiosk or premises not in excess of a maximum non-domestic GFA of 100m^2 in total for uses as shop and services and/or eating place are considered as ancillary to 'Pier' use".

(e) Opportunity has been taken to broaden the user terms 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.

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.

2.9 The ES of the OZP has been revised to take into account the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Tuen Mun Planning Scheme Area and to incorporate certain technical revisions.

The Draft OZP

2.10 On 26.6.2026, the RNTPC of the Board agreed that the proposed amendments to the approved Tuen Mun OZP No. S/TM/41 were suitable for public inspection under section 5 of the Ordinance. The relevant RNTPC Paper No. 6/26 and the extract of the minutes of the said RNTPC meeting are available at the Board's website[6]. Subsequently, the draft Tuen Mun OZP No. S/TM/42 was gazetted on 17.7.2026.

3. Local Consultation

Prior to the Submission of the Proposed Amendments to RNTPC

3.1 PlanD, ArchSD and Leisure and Cultural Services Department (LCSD) together with representatives of LU consulted the Tuen Mun District Council (TMDC) on **Items A1, B1, B2 and C** on 11.5.2026. Regarding **Item A1**, 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 increase 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. Regarding **Items B1 and B2**, while TMDC members generally supported the proposal, 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. Their views and comments have been incorporated into the RNTPC Paper No. 6/26 and summarised in the extract of minutes of the TMDC meeting at **Appendix III**.

[6] Relevant paper and minutes of the RNTPC meeting are available at the Board's website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/790_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m790rnt_e.pdf respectively.

3.2 PlanD together with representatives of LU consulted the Tuen Mun Rural Committee (TMRC) on 30.5.2026 on **Items A1, B1, B2 and C** and TMRC was generally supportive of the items.

Upon Gazettal of the Plan

3.3 Upon gazettal of the draft OZP on 17.7.2026, members of TMDC and TMRC were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. No representation from members of TMDC or TMRC was received.

4. The Representation Sites and their Surrounding Areas

4.1 Representation Sites under Items A1 (Plans H-1a, H-2a to H-2g and Drawings H-1 to H-11)

4.1.1 The site (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 in the northeastern part of Tuen Mun New Town (TMNT). 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 H-2a and H-2b and Drawings H-1 and H-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 H-2a, H-2f and H-2g**). 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 H-2a, H-2b and H-2g and Drawing H-1**). The North Campus can be accessed from Castle Peak Road – Lingnan via Tuen Fu Road, while the two campus sites are inter-connected via a footbridge spanning across Castle Peak Road – Lingnan (**Plans H-2a, H-2c, H-2e and H-2g**).

4.1.2 The surrounding areas of **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)16" 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 "Residential (Group A)3" ("R(A)3"), "R(B)11" and "R(A)" zones (i.e. SEK Building, South Hillcrest and Fu Tai Estate) subject to BHRs of 85mPD and 120mPD respectively (**Plans H-2a to H-2g**);

(b) to the east is the foothill of Tai Lam Country Park zoned "GB" (**Plans H-2a to H-2e**);

(c) to the south is an existing RCHE (i.e. Forward Living) zoned "G/IC" subject to BHR of 10 storeys (**Plans H-2a to H-2c and H-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 H-2a to H-2d**); 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 H-2a to H-2g**);

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 H-2a to H-2c and H-2e**);

(g) to the east across Castle Peak Road – Lingnan are student hostels and high-rise residential developments as mentioned in paragraph 4.1.2(a) above (**Plans H-2a to H-2g**);

(h) to the immediate south across Tuen Fu Road are predominantly high-rise residential developments with schools and open space as mentioned in paragraph 4.1.2(e) above (**Plans H-2a to H-2g**); 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 H-2a to H-2e**).

4.1.3 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 2.1 above, LU has submitted an indicative Campus Master Plan for the proposed campus expansion (**Drawing H-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 H-3 to H-5**.

4.2 **Representation Sites under Items A2, A3, A4, A5 and A6 (Plans H-1a, H-2a to H-2c and H-2g)**

4.2.1 **Items A2** (about 0.09 ha)**, A3** (about 0.04 ha)**, A4** (about 0.02 ha) and **A6** (about 0.02 ha) are each forming part of the respective lots of the Main Campus, a residential development namely Beneville, the North Campus and a RCHE development namely Forward Living respectively **(Plans H-1a, H-2a to H-2c and H-2g)**.

4.2.2 **Item A5** (about 0.04 ha) is located to the west of 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 **(Plans H-1a and H-2a to H-2c)**.

4.3 **Representation Sites under Items B1 and B2 (Plans H-1b, H-3a to H-3e and Drawings H-12 to H-14)**

4.3.1 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 (**Plans H-1b and H-3a to H-3e**). **Item B1** site is mainly occupied by four temporary uses under Short Term Tenancies for a PVP, a Construction Industry Council Training Ground (CIC Training Ground) and two bus depots of Kowloon Motor Bus Company (1933) Limited and Citybus Limited (CTB) respectively (**Plans H-3a to H-3e**). For the **Item B2** site 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 (**Plans H-3a to H-3e**). The site is accessible from Wong Chu Road – the primary distributor of TMNT via Tuen Yee Street and Hoi Wong Road (**Plans H-3a to H-3d**).

4.3.2 The surrounding areas are predominantly residential in nature with various GIC facilities, open space and industrial uses, and have the following characteristics:

(a) 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, open space and GIC facilities, which is zoned "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange" subject to a maximum domestic GFA of 366,678m^2, a maximum non-domestic GFA of 31,100m^2 (equivalent to domestic and non-domestic PRs of about 6 and 0.5 respectively) and a maximum BH of 174mPD on the OZP (**Plans H-1b and H-3a**);

(b) 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 H-3a to H-3d**);

(c) to the immediate west are the riverside promenade and cycle track of Tuen Mun River Channel (about 6m-wide) (**Plans H-3d and H-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 H-3b, H-3d and H-3e**); and

(d) 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 H-1b, H-3a and H-3b**).

4.3.3 With reference to the latest design of comparable sports grounds[7] 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 H-13**). 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. (**Drawings H-12 and H-14**). Open space of not less than 5,620m^2 (about 10% of site area) would be provided at G/F comprising landscape areas with sitting-out facilities (**Drawing H-14**). Furthermore, passive recreational facilities and amenity planting would be provided along the riverside promenade. 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 and public open space plan of the proposed sports ground with open space and PVP development are shown in **Drawings H-12 to H-14**. The major development parameters of the proposed development are summarised as follows:

Development Parameters	
Development Site Area[#]	About 5.6 ha
BH	4 storeys / 40mPD
Maximum Capacity	About 5,000 spectators
Public Open Space	Not less than 5,620m^2
PVP • *Private Car* • *Light Goods Vehicle* • *Medium/Heavy Goods Vehicle* • *Coach Parking*	 460 60 65 6

[7] 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).

• *Motorcycle*	40
Ancillary Parking of the Sports Ground	
• *Staff Parking*	30
• *Coach Parking*	2
• *Ambulance*	2
• *Loading/Unloading (L/UL) bays for Taxi*	2
• *L/UL for Coach*	10
Target Completion Year	2032

[#] Within the "G/IC" site, Tuen Yee Street and some slope areas along Hoi Wong Road have been excluded from the Development Site.

4.4 **Representation Site under Item C (Plans H-1a and H-4a to H-4e)**

The site (about 0.34 ha) is partly vacant and partly occupied by village houses, temporary structures and vehicle parking (**Plan H-4c**). The site is accessible from Lam Tei Interchange via a local track (**Plan H-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-LTYY/14 for three indigenous villages, namely To Yuen Wai, Lam Tei and Lam Tei San Tsuen (**Plan H-1a**). The Lam Tei Interchange together with its associated amenity area, footpaths and cycle tracks are located to the west (**Plans H-4a and H-4c to H-4e**). Besides, 10 section 16 applications for proposed house (NTEH – Small House) straddling this area have been approved by the RNTPC between 2008 and 2026.

4.5 **Representation Sites under Items D1 to D4 (Plans H-1c and H-5a to H-5d)**

4.5.1 **Items D1** (about 2.64 ha) comprises a medium-density residential development named Grand Jete which was completed in 2024 (**Plans H-1c and H-5a to H-5d**).

4.5.2 **Item D2** (about 37m^2) comprises private land forming part of the existing residential development namely 'The Carmel' falling with the larger "R(B)" zone to the east (**Plans H-1c, H-5a and H-5b**).

4.5.3 **Item D3** (about 0.04 ha) is occupied by the existing public facilities (i.e. a public refuse collection point and public convenience) which were reprovisioned by the subject development and had been delivered back to government for management and maintenance (**Plans H-1c and H-5a to H-5d**).

4.5.4 **Item D4** (about 0.51 ha) consists of a section of the existing Castle Peak Road – Tai Lam (**Plans H-1c and H-5a to H-5d**).

5. Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

(a) the "G/IC" zones under **Items A1**, **A2, A4, A5, A6, B1, B2** and **D3** are 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.

(b) the "R(B)" zone under **Items A3**, **D1** and **D2** are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

(c) the "V" zone under **Item C** 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.

6. The Representations

6.1 Subject of Representations

6.1.1 During the two-month exhibition period, three valid representations were received, which include:

(a) one from the Office of Campus Development and Management of LU (**R1**) and one from an individual (**R2**) supporting **Item A1**; and

(b) an individual (**R3**) opposing **Items A1, B1, B2, C** and **the amendments to the Notes (a) and (c)**, and providing views on **Items A2, A3, A4, A5, A6, D1, D2 and D3**.

6.1.2 The major grounds and views of representations, and PlanD's responses in consultation with the relevant government bureaux/departments (B/Ds) are summarised in paragraphs 6.2 to 6.4 below.

6.2 Supportive Representations

Item A1

Major Grounds/Views	**Rep No.**
(1) The proposed campus expansion is supported as it is in line with the Government's initiatives to develop Hong Kong as an international post-secondary education hub and promoting the "Study in Hong Kong" brand. It also aligns with the National 15th Five-Year Plan and related policy visions.	**R1 and R2**
(2) The proposed campus expansion will generate socio-economic vitality for Tuen Mun District and synergises with the forthcoming Northern Metropolis University Town.	

(3) While upholding its excellence in arts and humanities, LU seeks to expand into artificial intelligence, data science, and interdisciplinary innovation. Student enrolment has grown significantly in recent years and the existing facilities within LU can no longer meet the foreseeable demand. Additional floorspace is needed for academic and research activities and the previous BHRs of 1/4/10 storeys have constrained LU's ability to develop and expand its facilities.	
(4) Thoughtful campus development, including incorporation of varying BH profile while respecting the existing core structures which are of historical significance, will foster a conducive learning environment. Opportunity is taken to enhance the pedestrian connectivity through the proposed footbridge extension with the existing footbridge network.	
(5) The proposed campus expansion is confined within existing campus footprint, and does not involve any area zoned "GB".	
(6) Relevant technical assessments have confirmed that the proposed campus expansion will not result in insurmountable adverse impact.	**R1**
Responses	
<u>In response to (1) to (6):</u> (a) The supporting views are noted.	

6.3 <u>Adverse Representations</u>

6.3.1 **Item A1**

Major Grounds/Views	**Rep No.**
(1) Higher Education is shifting towards a hybrid model where physical attendance is an optional feature. While students live or congregate on campus is desirable, this may not be compatible with a tech-driven society.	**R3**
(2) While there is a significant increase in students, the provision of sports facilities and open space will be decreased.	
(3) The open space near the Main Building in Main Campus will be surrounded by buildings which create wall-effect, while the proposed sports ground will also face similar problem.	
(4) The visual impact of the proposed development is extensive, and the current views of ridgeline will be affected. There is concern that planning application to further relax the BHR will be submitted at the later stage.	
Responses	
<u>In response to (1):</u> (a) As detailed in paragraph 2.1 above and according to Secretary for Education (SED) and University Grants Committee Secretariat (UGCS), there is a keen demand for new laboratories particularly for Science, Technology, Engineering, Arts, and Mathematics (STEAM) subjects as well as other new facilities to expand capacity and enhance quality following 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.

(b) According to LU, while lectures can be accessed online, post-secondary education in an AI-driven era still places a premium on higher-order competencies that cannot be replicated remotely, such as hands-on laboratory experimentation, interdisciplinary design studios, collaborative project spaces, peer-to-peer debates, mentored inquiry and residential campus life, remain indispensable for students even in an AI-driven era. As LU pivots toward data science and AI-assisted humanities, the physical infrastructure also requires significantly more space-intensive per capita than conventional lecture halls.

(c) While LU, same as other UGC-funded universities, is also actively considering development at different areas of Hong Kong, the proposed campus expansion in Tuen Mun is considered essential and reasonable because maximising the development potential within the existing Tuen Mun campuses will provide a cohesive, unified campus core where existing shared infrastructure, transport networks, student amenities and academic departments can achieve immediate synergy without duplicating baseline support facilities.

(d) Policy support is given by the SED for the amendments to the OZP to facilitate LU's campus expansion from the promotion of higher education development perspective. The amendments will provide LU with greater design flexibility and development capacity in planning for their long-term strategic developments. It is considered that the proposal will optimise the use of land resources and help mitigate LU's academic space shortfall situation in an effective manner.

In response to (2):

(a) While there is no provision standard on sports facilities/open space facilities for higher education institution stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), the UGCS advises that the indoor sports space provision in LU's campus has largely met the prevailing space requirements. In particular, there are adequate sports facilities within the LU campuses including a sports ground, ball courts and student activity centre in the Northern Campus and a sports centre and swimming pools in the Main Campus. According to LU, despite some of these facilities will be affected by the proposed campus expansion, adequate recreation facilities will be provided/reprovided to meet the future student population accompanied with updated and modern facilities upon expansion. Opportunities for more active and passive amenity spaces will also be available upon completion of new campus buildings in future, offering more user-friendly and inclusive venues for students. Moreover, an interconnected open space network will be provided within the campuses to further enhance the amenity of LU and pedestrian connectivity with the surrounding areas (**Drawing H-3**). In this regard, a greenery coverage of not less than 20% can be achieved for the proposed campus expansion.

In response to (3) and (4):

(a) According to the TFS conducted by LU, to better integrate the campuses with the surrounding environment, various urban design considerations will be adopted as far as practicable, including stepped BH profiles, maintaining the low-rise urban fabric of the campus central core in recognition of its architectural and historical characters, 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 North Campus will provide building setbacks of not less than 15m and 26m along Castle Peak Road – Lingnan respectively (**Drawings H-3 to H-5**).

(b) According to the VIA conducted under the TFS, the overall visual impact of the proposed campus expansion will range from "slight" to "moderate" for all identified public viewing points (VPs) (**Drawings H-6 to H-11**). As shown in the photomontages, the proposed development will cause some visual obstruction to the ridgeline of Kwun Yam Shan at VPs 1 and 2 (**Drawings H-6 and H-7**) while the view towards Castle Peak could be preserved at VP4 (**Drawing H-9**). With a view to alleviating the potential visual impact and maintaining visual compatibility and permeability within the two campuses, various design measures have been incorporated into the proposed Campus Master Plan including building setbacks, 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 will unlikely induce significant visual impact on the surrounding areas. Moreover, in the wider context, 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 will blend in well with the overall townscape of TMNT. 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.

(c) Should any further relaxation of the BHR be required, the project proponent will have to submit a section 16 planning application to the Board for consideration. In support of the application, the applicant will be required to provide planning justifications and submit relevant technical assessments, including a VIA or Visual Appraisal, to demonstrate the technical feasibility of the proposed relaxation. Each application will be considered based on its individual merits.

6.3.2 **Items B1 and B2**

Major Grounds/Views	**Rep No.**
(1) Removing BHR will allow for multi-storey development. It is anticipated that the site may be developed into a high-rise residential development with sports facilities provided at podium. Nevertheless, sports facilities should be designed as low-rise structures to maximise natural light.	**R3**

Responses
In response to (1): (a) The proposed sports ground and open space with PVP in Tuen Mun Area 16 is an important public project adopting the 'Single Site, Multiple Uses' model that directly addresses the needs for sports, open space and parking facilities of the Tuen Mun residents. Under the Indicative Scheme prepared by ArchSD (**Drawings H-12 to H-14**), the proposed development comprises two open-air sports grounds at 1/F and a three-storey spectator stand from 1/F to 3/F atop one level aboveground carpark at G/F. In view of the low-rise nature of the proposed facilities and with a view to allowing more flexibility in developing the proposed development at the detailed design stage, no BHR will be imposed in the subject "G/IC" zone. Besides, the site is not intended for residential development.

6.3.3 **Item C**

Major Grounds/Views	**Rep No.**
(1) The site should be rezoned to "O" or "G/IC" to provide community facilities for residents.	**R3**
(2) House developments should not had been approved at the site.	
Responses	
In response to (1) ***and (2)***: (a) As stated in paragraph 2.6, **Item C** is to take forward the RNTPC's recommendation during the consideration of section 16 application No. A/TM/603 for a proposed House (NTEH – Small House) on 27.3.2026 to review the zoning boundaries of the site. The site is currently partly vacant and partly occupied by village houses, temporary structures and vehicle parking. Besides, 10 section 16 applications for proposed house (NTEH – Small House) straddling this area have been approved by the RNTPC between 2008 and 2026, with each of these applications considered by the RNTPC based on their individual merits under the provisions of the Ordinance. 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 (**Plan H-4b**) and the existing and planned conditions of the site, rezoning the site to "V" is considered appropriate to reflect the as-built condition of the completed road works and the area intended for village type development. (b) With regard to the provision of community facilities at the site, the Director of Leisure and Cultural Services (DLCS) and Director of Social Welfare (DSW) have no plan to develop the site into public open space or social welfare facility. The existing and planned provision for major GIC facilities in Tuen Mun District are generally adequate to meet the demand in accordance with the requirements of HKPSG and the concerned government B/Ds (**Appendix IV**). For the shortfalls in provision of hospital beds, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation services[8] in Tuen Mun District, the standards set for these	

[8] These include district support centre for persons with disabilities and integrated community centre for mental wellness.

facilities under HKPSG are long-term goals[9] and assessed on a wider spatial context or on a regional/cluster basis and the actual provision will be subject to the consideration of the Health Bureau and Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will 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, there are provision of services/facilities from the private market that could help address the demand.

(c) As for the shortfalls in the provision of sports centre, they will 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 will assist in conducting site search to identify suitable sites for such facilities. Similar to premises-based GIC facilities, PlanD will continue to liaise with relevant government B/Ds to facilitate the provision of non-premises based GIC facilities when opportunities arise.

6.3.4 **Amendments to Notes (a) and (c)**

Major Grounds/Views	**Rep No.**
(1) Allowing provision of SUA take-off and landing facilities will create noise pollution, public safety and privacy concerns.	**R3**
(2) Incorporation of 'Government Use (not elsewhere specified)' under Column 1 of Schedule 1 of the Notes for "OU(B)" zone will allow government use in a development in "OU(B)" zone without public scrutiny.	

Responses

<u>In response to (1):</u>

(a) The amendment to the covering Notes of the OZP is to facilitate the provision, maintenance or repair of SUA take-off and landing facilities to take place within the boundaries of the OZP (except otherwise specified), which complements the Government's policy to foster the development of low-altitude economy.

(b) To cater for the applications and developments of SUA while safeguarding aviation and public safety, the Small Unmanned Aircraft Order (Cap. 448G) (the SUA Order) regulates SUA operations, be they for recreational or commercial purposes, under a risk-based approach. To ensure that aviation safety will not be compromised, applications received by the Civil Aviation Department to take forward the development of SUA take-off and landing facilities are required to conduct safety assessment for the SUA operations in accordance with the established procedures. Apart from the SUA Order, the SUA operations are required to observe all other legislative or regulatory requirements governed by other legislations in Hong Kong, and follow the

[9] The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

relevant requirements and/or guidelines set out by any other government B/Ds, regulatory authorities, land owners or other stakeholders where necessary to ensure the safe operations of the SUA at all times.
In response to (2): (a) 'Government use' refers to those uses which are directly in connection with or in support of Government administration, or the provision of Government services and facilities for use by and for the benefit of the public. Provision of Government facilities is governed by established mechanism subject to scrutiny and up to the latest standards. (b) The amendment is to align the control of 'Government Use (not elsewhere specified)' across the two schedules (namely Schedule I and Schedule II) in the Notes for the "OU(B)" zone of the OZP. The amendment accords with the recent streamlined approach to facilitate developments befitting the public.

6.4 Providing Views

6.4.1 **Items A2, A3, A4, A5, A6, D1, D2 and D3**

Major Grounds/Views	**Rep No.**
(1) **Items A2, A3, A4, A5, A6, D1, D2 and D3** are housing keeping matters.	**R3**
Responses	
(a) The general views are noted.	

7. Departmental Consultation

The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

(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) Commissioner for Transport;
(g) Chief Highways Engineer/New Territories West, Highways Department (HyD);
(h) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
(i) Director of Environmental Protection;
(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) DLCS;
(r) Director of Electrical and Mechanical Services;
(s) Project Manager (West), Civil Engineering and Development Department (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) DSW;
(z) Director-General of Civil Aviation; and
(aa) CTP/UD&L, PlanD.

8. Planning Department's Views

8.1 The supportive views of **R1 and R2** on **Item A1** and views of **R3** on **Items A2, A3, A4, A5, A6, D1, D2 and D3** are noted.

8.2 Based on the assessments in paragraph 6.3 above, PlanD does not support **R3** and considers that the Plan should not be amended to meet the representations for the following reasons:

Item A1

(a) the current BHR of 120mPD provides design flexibility to facilitate the future expansion of the LU's campuses in Tuen Mun. The proposed campus expansion responds to the Government's policy initiatives to develop Hong Kong as an international hub for post-secondary education and promote the 'Study in Hong Kong' brand. It will also enable LU to strengthen its capacity in interdisciplinary teaching and research and to expand its programme offerings to emerging fields in the digital era. The proposed campus expansion is supported by the TFS conducted by LU. SED has given policy support to the proposed campus expansion from higher education perspective;

(b) relevant technical assessments, including VIA, have been conducted under the TFS by LU to demonstrate that the proposed campus expansion would not bring about insurmountable adverse impacts to the surrounding areas. According to the VIA, with the incorporation of relevant design measures, the relaxation of BHR would not result in insurmountable visual impact from all identified VPs. The proposed campus expansion is also considered not incompatible with the existing high-rise residential developments in the vicinity with BHRs ranging from 85mPD to 120mPD and will blend in well with the overall townscape of TMNT;

(c) should any further relaxation of the BHR be required, the project proponent will have to submit a section 16 planning application to the Board for consideration;

Items B1 and B2

(d) the site is planned for a proposed sports ground and open space with PVP in Tuen Mun Area 16. In view of the low-rise nature of the proposed facilities and with a view to allowing more flexibility in developing the proposed development at the detailed design stage, it is considered appropriate for not imposing BHR in the subject "G/IC" zone;

Item C

(e) **Item C** is to take forward the RNTPC's recommendation to review the zoning boundaries near Lam Tei Interchange. It is considered appropriate to rezone the site to "V" to reflect the as-built condition of the completed road works and the area intended for village type development;

(f) the existing and planned provision of GIC facilities in Tuen Mun District is generally adequate to meet the overall population in accordance with the HKPSG and concerned B/Ds' assessments. The provision and implementation of GIC facilities will continue to be reviewed by relevant B/Ds. PlanD will continue to liaise with relevant B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise;

Amendments to the Notes (a)

(g) allowing provision, maintenance or repair of SUA take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development. Any proposals for the aforesaid uses will be governed by other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant government B/Ds and regulatory authorities; and

Amendments to the Notes (c)

(h) the amendment is to align the control of 'Government Use (not elsewhere specified)' across the two schedules in the Notes for the "OU(B)" zone of the OZP and accords with the streamlined approach. The provision of Government facilities will follow the established government procedures.

9. Decision Sought

9.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.

9.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with their Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

Appendix I	Draft Tuen Mun OZP No. S/TM/42 (reduced size)
Appendix II	Schedule of Amendments to the Approved Tuen Mun OZP No. S/TM/41
Appendix III	Extract of Minutes of the TMDC Meeting held on 11.5.2026

Appendix IV	Provision of Major Community Facilities and Open Space in the Tuen Mun District Area
Drawing H-1	Master Plan of LU's Existing Campus
Drawing H-2	Elevation of LU's Existing Campus
Drawing H-3	Master Plan of LU Campus Expansion Plan
Drawings H-4 and H-5	Elevations of LU Campus Expansion Plan
Drawings H-6 to H-11	Photomontages of LU's Campus Expansion Plan
Drawing H-12	Master Layout Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
Drawing H-13	Section Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
Drawing H-14	Landscape Layout Plan of Proposed Sports Ground with Open Space and PVP in Tuen Mun Area 16
Plans H-1a to H-1c	Location Plans
Plans H-2a to H-2g	Site Plan, BH Plan, Aerial Photo and Site Photos under Items A1 to A6
Plans H-3a to H-3e	Site Plan, BH Plan, Aerial Photo and Site Photos under Items B1 and B2
Plans H-4a to H-4e	Site Plan, Lam Tei Local Centre Layout Plan, Aerial Photo and Site Photos under Item C
Plans H-5a to H-5d	Site Plan, Aerial Photo and Site Photos under Items D1 to D4

PLANNING DEPARTMENT
NOVEMBER 2026