

**PROPOSED AMENDMENTS TO
THE APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/39**

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/39 (**Attachment I**) as shown on the draft Tuen Mun OZP No. S/TM/39A (**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 16.7.2024, 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/39. On 26.7.2024, the approved Tuen Mun OZP No. S/TM/39 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 11.9.2024, the Secretary for Development (SDEV) referred the approved Tuen Mun OZP No. S/TM/39 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 20.9.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in short and medium terms, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies (STTs) or different short-term or government uses, with a view to identifying more suitable sites for conversion to residential use. A site located at Hoi Chu Road to the northwest of the Light

Rail Transit (LRT) Goodview Garden Station in Tuen Mun Area 16, which is currently zoned “Government, Institution or Community” (“G/IC”) and used as an amenity area, a bus terminus, a bus stop and a green mini-bus (GMB) stop, has been identified for private housing development. The “G/IC” site has not been designated for any long-term uses.

- 3.2 The Civil Engineering and Development Department (CEDD) has conducted a feasibility study (the Study)¹ for the proposed development of private housing with public transport terminus (PTT) and GIC facilities at the site. Under the indicative scheme adopted for technical assessment purpose, the proposed development will provide a total of 525 housing units for a total population of about 1,418. Findings of the Study demonstrated that there is no insurmountable technical issue for the proposed development. It is proposed to rezone the site from “G/IC” to “Residential (Group A)29” (“R(A)29”) (**Item A1**) to facilitate the proposed development. Opportunity is also taken to adjust the zoning boundaries of a site being part of the residential development namely ‘Oceania Heights’ to the immediate west of the Item A1 site so as to better reflect the completed development and the as-built conditions (**Item A2**).
- 3.3 Besides, in order to take forward the decisions of the Rural and New Town Planning Committee (the Committee) on the two agreed s.12A applications No. Y/TM/30 and 24, it is proposed to rezone a site to the east of Tuen Mun Town Plaza from “Green Belt” (“GB”) and area shown as ‘Road’ to “R(A)30” (**Item B**) and a site to the west of Hing Fu Street from “GB” to “G/IC(5)” (**Item C**) to facilitate the respective private residential development and columbarium development.

4. Proposed Amendments

Item A1 – Rezoning of a site to the northwest of the LRT Goodview Garden Station for Private Residential Development with PTT and GIC Facilities (Plans 1a, 2a, 3a, 4a, 4b, 4c, 5 and 6)

The Site and its Surroundings

- 4.1 The site under **Item A1** (about 0.44ha) is located in Tuen Mun Area 16 in the southern part of Tuen Mun New Town (TMNT). It falls within an area zoned “G/IC” and comprises solely Government land. The site is currently used as an amenity area, Yau Oi (South) Bus Terminus, a bus stop (Goodview Garden) and a GMB stop. It is accessible via Hoi Chu Road to its immediate north.
- 4.2 The surrounding areas of the site, which are predominantly residential developments intermixed with various GIC facilities and open spaces, have the following characteristics:
- (a) the residential developments in the vicinity of the site, including Oceania Heights, Nerine Cove, The Sea Crest, Goodview Garden, Tsui Ning Garden, Regency Bay and Siu Tsui Court, are characterised by “R(A)”

¹ The Study - ‘Task Order No. 8 – Site Formation and Infrastructure Works for Housing Development adjacent to Light Rail Transit Goodview Garden Station, Tuen Mun – Feasibility Study’ is under Agreement No. CE 46/2020 (CE) – ‘Term Consultancy for Site Formation and Infrastructure Works for Proposed Housing Developments in Zone 1 (2021 – 2024) – Feasibility Study’.

zonings and subject to a maximum building height (BH) of 100mPD and maximum domestic PRs ranging from 6 to 6.5 (**Plans 5 and 6**);

- (b) to the further west across Hoi Wong Road is a site planned for an integrated development with commercial and residential uses cum railway facilities (i.e. the planned Tuen Ma Line (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” on the OZP and subject to a maximum domestic GFA of 366,678m², a maximum non-domestic GFA of 31,100m² (equivalent to domestic and non-domestic PRs of about 6 and 0.5 respectively) and a maximum BH of 174mPD;
- (c) to the immediate east is Hoi Chu Road Playground. Two other playgrounds are located to its further north and south;
- (d) to the southeast is the LRT Goodview Garden Station; and
- (e) existing and planned GIC facilities including an existing sports centre, primary schools, secondary schools, a telephone exchange building and a vocational training centre for people with disabilities as well as a planned sports ground are located in the surrounding areas.

Rezoning Proposal

- 4.3 To take forward the proposed development, it is proposed to rezone the site from “G/IC” to “R(A)29” subject to a maximum PR of 6 and a maximum BH of 100mPD. The indicative layout and section plans of the proposed development are at **Drawings 1 and 2** respectively. The major development parameters of the proposed development are summarised as follows:

Site Area	About 0.44 ha
Maximum PR	6
Maximum BH	100mPD
No. of Domestic Blocks	2
No. of Storeys	26 domestic storeys atop 2 storeys of basement carpark, 2 storeys podium for PTT, GIC facilities, and residential lobby
No. of Flats	About 525 flats
Population	About 1,418 persons
Supporting Facilities ⁽¹⁾	<ul style="list-style-type: none"> • PTT • GIC Facilities
Target Completion Date	2030/2031

Note:

- (1) The PTT and GIC facilities are proposed to be exempted from PR calculation under the “R(A)29” zone of the OZP. For the GIC facilities, the location, type and their actual provision will be subject to detailed design by the project proponent(s) in consultation with relevant government departments.

Land Use Compatibility and Development Intensity

- 4.4 Situated in an area of high-rise residential developments intermixed with GIC facilities and open spaces (**Plans 1a, 2a, 3a and 4a**), the proposed development intensity of a maximum PR of 6 and a maximum BH of 100mPD is considered not incompatible with the existing and planned developments in the area with domestic PRs ranging from 6 to 6.5 and BHs ranging from 100mPD to 174mPD.

Technical Assessments

- 4.5 The Study with technical assessments has been conducted by CEDD to assess the potential impacts on traffic, environmental, visual, landscape, air ventilation and other technical aspects and no insurmountable technical problem has been identified. Relevant government bureaux/departments (B/Ds) have no adverse comment on the proposed development. The major findings of the Study are set out in the Planning Report at **Attachment V** and summarised in the paragraphs below.

Traffic and Transport

- 4.6 The site is/will be served by public transportation services (i.e. bus, LRT and the future TML A16 Station). According to the preliminary Traffic and Transport Impact Assessment (TTIA), the proposed development is feasible from the traffic point of view and would not induce significant traffic and transport impacts on the surrounding road network. With the implementation of Tuen Mun Bypass and the junction improvement works at Hoi Chu Road/Fung On Street (**Drawing 3**), the identified key junctions and the road sections would operate within capacity. Besides, a left-in left-out vehicular access arrangement is proposed to minimise the possible impact to the opposite traffic.
- 4.7 The existing Yau Oi (South) Bus Terminus and bus stop (Goodview Garden) on the site will be temporarily relocated to Hoi Chu Road adjacent to Hoi Chu Road Playground. Subject to further review at the detailed design stage, the future PTT at the site would consist of three lay-bys (for franchised buses and GMBs) and a taxi stand (**Drawing 3**). For pedestrian access, a minimum 2m wide pedestrian walkway along Hoi Chu Road is proposed and the existing walkway at the western edge of the site will be maintained so as to allow easy pedestrian access to the nearby areas and the LRT Goodview Garden Station to the south.
- 4.8 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 development from traffic engineering and highway maintenance perspectives respectively.

Environment

- 4.9 A Preliminary Environmental Review (PER) has been conducted under the Study to assess the environmental impacts arising from the proposed development. The PER concluded that no insurmountable environmental issues are anticipated.

- 4.10 For air quality aspect, no chimney stack has been identified within the 200m assessment area. It is anticipated that the proposed development would not be subject to industrial emission impact. Adequate buffer distance shall be maintained between air sensitive uses of the proposed development and Hoi Chu Road with respect to the Hong Kong Planning Standards and Guidelines (HKPSG) and hence no adverse air quality impact due to vehicle emission is anticipated. Facilities within the site such as the proposed PTT will be designed in such a way that adverse air quality impact will not be resulted.
- 4.11 For noise aspect, with the adoption of mitigation measures such as 25m setback from the LRT tracks, architectural fins and acoustic windows, the proposed development would not be subject to adverse rail and road traffic noise impacts. Additionally, the PTT and lay-bys within the site will be designed in accordance with the HKPSG to minimise noise impacts.
- 4.12 The Director of Environmental Protection (DEP) advised that the requirements on provision of adequate air buffer distance and submission of Noise Impact Assessment and Sewerage Impact Assessment would be required for incorporation into the lease at the land disposal stage. The future developer(s) will be required to conduct the necessary assessments and to implement the mitigation measures as identified in the assessments.

Visual

- 4.13 According to the Preliminary Landscape and Visual Impact Assessment (LVIA) conducted under the Study, with the incorporation of design/mitigation measures such as maintaining a BH similar to those of the surrounding residential developments, building separation and setbacks, landscaping and sensitive architectural design, the overall visual impact of the proposed development would range from “negligible” to “slightly adverse” for all identified public viewing points (VPs), except for a VP from Hoi Chu Road Playground which will be subject to “moderately adverse” visual impact given its proximity to the proposed development with direct sight (**Drawings 4 to 11**). The proposed development with a maximum BH of 100mPD would mainly fill in the gaps between residential towers with minor/partial obstruction to the sky view and ridgeline. It would be visually compatible with the existing and planned urban context of the TMNT. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed development from visual perspective.

Landscape

- 4.14 A landscape impact assessment has been conducted in the Preliminary LVIA under the Study. A total number of 36 trees are identified at the site. None of these trees are Old Valuable Trees or Trees of Particular Interest. Among the 36 trees, except for one tree (T036) which is proposed to be retained in-situ, the remaining 35 trees are proposed to be felled with a compensation ratio of 1:1. Given the limited site area at-grade, the 35 new trees will be provided at the podium level of the proposed development (**Drawing 12**). The exact locations and tree species would be further studied at the detailed design stage. Local open space at a minimum standard of 1m² per person will be provided in accordance to the HKPSG. An overall greening provision of minimum 20%

can be achieved. CTP/UD&L, PlanD has no adverse comment on the proposed development from landscape planning perspective.

Air Ventilation

- 4.15 According to the Preliminary Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) conducted under the Study, while the site is not located within any major breezeways, it may potentially affect wind penetration to its immediate surroundings. In comparison with the existing condition, there would be some wind blockage effects induced by the proposed development. However, with the incorporation of mitigation measures, including an at least 20m-wide building separation as well as at least 18m, 8m and 6m-wide building setbacks from the southern, western and eastern boundaries respectively, it is anticipated that the proposed development would not create significant adverse air ventilation impact to the surroundings. To enhance the ventilation performance, additional measures such as optimising building permeability, minimising podium bulk as well as natural ventilation design in PTT, etc. shall be considered as far as practicable in the detailed design stage. CTP/UD&L, PlanD has no adverse comment on the proposed development from air ventilation perspective.

Infrastructural and Other Aspects

- 4.16 The Study has also covered other technical aspects including sewerage, drainage, water supply, water quality and geotechnical to demonstrate the technical feasibility of the proposed development. Relevant departments have no adverse comment on the proposed development from these aspects.

Item A2 – Rezoning of a U-shape site in Tuen Mun Area 16 to Reflect Completed Development and As-built Conditions (Plans 1a, 2a, 3a, 4a, 4b and 4c)

- 4.17 A U-shape site under **Item A2** (about 0.15 ha) is proposed to be rezoned from “G/IC” to “R(A)” to tally with the lot boundary of an existing residential development named Oceania Heights which was completed in 2004.

Item B – Rezoning of a site to the east of Tuen Mun Town Plaza from “GB” and an area shown as ‘Road’ to “R(A)30” for Private Residential Development with Social Welfare Facilities (Plans 1a, 2b, 3b, 4d, 4e and Drawing 13)

- 4.18 On 24.11.2023, the Committee agreed to a s.12A application (No. Y/TM/30) for rezoning a site to the east of Tuen Mun Town Plaza from “GB” and area shown as ‘Road’ to a “R(A)” sub-area² subject to a maximum domestic PR of 6 or non-domestic PR of 9.5 and a maximum BH of 100mPD so as to facilitate a private residential development with social welfare facilities (i.e. School Social Work Unit). The s.12A application was agreed mainly on the grounds that the proposed development with its development scale was not incompatible

² At the s.12A application stage, the Committee agreed to the applicant’s proposal for rezoning the site to “R(A)29” zone. The numbering of the sub-area is re-arranged to meet the latest proposals in the current round of OZP amendment exercise.

with the surrounding land uses and there was no insurmountable technical issue or adverse departmental comment.

- 4.19 The site under **Item B** (about 0.19 ha) is situated within a developed location well served by public transportation, main road network and existing infrastructure next to the Tuen Mun Town Centre. The surrounding areas of the site are characterised by high-rise and high-density commercial/residential developments zoned “R(A)” such as Tuen Mun Town Plaza, Waldorf Garden and Trend Plaza intermixed with GIC uses (**Plans 2b and 3b**). To its east is mostly vegetated hill-slope zoned “GB” on the OZP. The Site is currently vacant and overgrown with vegetation (**Plans 4d and 4e**).
- 4.20 To take forward the agreed s.12A application, it is proposed to rezone the site from “GB” and area shown as ‘Road’ to “R(A)30” subject to a maximum domestic PR of 6 or non-domestic PR of 9.5, a maximum BH of 100mPD, and the requirement for provision of GIC facilities with a GFA of not less than 315m².

Item C – Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(5)” for Columbarium Development (Plans 1b, 2c, 3c, 4f to 4h and Drawing 14)

- 4.21 On 19.4.2024, the Committee agreed to a s.12A application (No. Y/TM/24) for rezoning a site to the west of Hing Fu Street from “GB” to “G/IC” to facilitate a columbarium development. The s.12A application was agreed mainly on the grounds that the proposed development was small in scale and situated at a relatively remote location not entirely incompatible with the surrounding land uses and there was no insurmountable technical issue or adverse departmental comment. Besides, in view that the applicant has submitted detailed development proposal with supporting technical assessments, and there would be control mechanism on the details and technical requirements of the proposed columbarium under the licence regime of Private Columbaria Ordinance as well as lands administrative and building regimes, the Committee agreed to rezone the site from “GB” to a “G/IC” sub-area with ‘Columbarium’ use under Column 1 which is always permitted, and subject to a maximum BH of two storeys and a maximum number of niches as proposed by the applicant so as to streamline the development control process.
- 4.22 The site under **Item C** (about 0.14 ha) is located on a platform at the hillslope in the northwestern fringe of TMNT and is accessible via a local track leading from the cul-de-sac at Hing Fu Street. There are three columbaria in the vicinity which all have been rezoned to “G/IC” sub-areas with similar streamlining approach adopted. To its further east of about 150m away with vegetation buffers is a public housing development named Po Tin Estate while to its further west are vegetated slopes and the Tsing Shan Firing Range (**Plans 2c and 3c**). The site is currently fenced, formed, and occupied by a 2-storey vacant building and a semi-sunken area (**Plans 4f to 4h**).
- 4.23 To take forward the agreed s.12A application, it is proposed to rezone the site from “GB” to “G/IC(5)” subject to a maximum BH of two-storeys and a maximum number of niches of 5,670.

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

- 5.1 Taking into account the proposed amendments above, the planned population of the planning scheme area of Tuen Mun OZP (the Area) is estimated to be about 597,100. A summary of the existing and planned provision of GIC facilities and open space for the Area is at **Attachment VI**. The existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the HKPSG and concerned B/D's assessments, except those stated in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the population-based planning standards for community facilities under HKPSG, there will be a shortfall in the provision of residential care homes for the elderly, community care services facilities and child care centres. However, the Social Welfare Department is adopting a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for child care and elderly facilities were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities should be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be incorporated in future development/ redevelopment in the wider district when opportunities arise. Opportunity has also been taken to provide appropriate GIC / social welfare facilities within the proposed developments under Items A1 and B respectively.

Open Space

- 5.3 There will be surplus provisions of 33.66 ha of district open space and 58.99 ha of local open space in the Area. For the provision of public open space in Tuen Mun, there are sufficient planned local and district open space provisions in the New Town to meet the requirements as stipulated in the HKPSG.

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

The proposed amendments as shown on the draft Tuen Mun OZP No. S/TM/39A are at **Attachment II**.

- (a) **Item A1** (about 0.44 ha)

Rezoning of a site to the northwest of LRT Goodview Garden Station from "G/IC" to "R(A)29" with a maximum BH of 100mPD as stipulated on the OZP.

- (b) **Item A2** (about 0.15 ha)

Rezoning of a site being part of the residential development 'Oceania Heights' from "G/IC" to "R(A)" with a maximum BH of 100mPD as stipulated on the OZP.

(c) **Item B** (about 0.19 ha)

Rezoning of a site to the east of Tuen Mun Town Plaza from “GB” and an area shown as ‘Road’ to “R(A)30” with a maximum BH of 100mPD as stipulated on the OZP.

(d) **Item C** (about 0.14 ha)

Rezoning of a site to the west of Hing Fu Street from “GB” to “G/IC(5)” with a maximum BH of two storeys as stipulated on the OZP.

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 ‘~~erossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

“R(A)” zone

- (a) in relation to **Amendment Items A1 and B** above, the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)29” and “R(A)30” sub-areas.

“G/IC” Zone

- (b) in relation to **Amendment Item C** above, a new “G/IC(5)” sub-area is proposed and a set of Notes for “G/IC(5)” is incorporated with stipulation of maximum number of niches.

Technical Amendments

- (c) Opportunity is taken to revise the other parts of the Notes based on the latest Master Schedule of Notes, which include moving ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1 in the Notes for the “Village Type Development” (“V”) zone, and adding ‘Field Study/Education/Visitor Centre’ under Column 2 of the “V” zone.

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 ‘~~erossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/TM/40.

10. Consultation

Consultation with the Tuen Mun District Council (TMDC) on Item A1

- 10.1 On 9.9.2024, PlanD together with CEDD consulted the TMDC on **Item A1**. Some TMDC Members stated that it had long been the locals' aspiration for using the site for open space, public vehicle park and/or GIC uses. They conveyed their disappointment over the rezoning proposal and expressed concerns mainly from traffic capacity, potential adverse visual and air ventilation impacts, building mass and disposition and the loss of "G/IC" land aspects. Some Members also raised concerns as to how the mitigation measures recommended under the Study could be duly implemented in the future residential development.
- 10.2 Two groups of petition letters were received on the same day with one submitted by the Owners' Committee of Oceania Heights and one collectively submitted by the residents of Oceania Heights, Nerine Cove, Goodview Garden and The Sea Crest³. A total of 269 public views were received, including 12 supporting views on the grounds that the rezoning would optimise land utilization and address private housing needs; two providing views that the bus terminus should be reprovisioned in-situ and the tower orientation should avoid obstruction of sunlight and air ventilation; 253 opposing views on similar grounds as stated in paragraph 10.1 above and the remaining two indicating no comment.

Responses from Relevant Government Departments

- 10.3 Regarding the proposed development intensity under **Item A1**, the assessments in paragraph 4.4 above is relevant. As for the potential adverse traffic, environmental, visual and air ventilation impacts arising from the proposed development, the findings and recommendations of the TTIA, PER, LVIA and AVA-EE summarised in paragraphs 4.6 to 4.15 above are also relevant. Relevant departments consulted have no adverse comment on the proposed development from traffic, environmental, visual and air ventilation aspects with the implementation of relevant mitigation measures.
- 10.4 In terms of the shortfall of GIC provisions, paragraph 5.2 above is relevant. For the provision of GIC facilities within the proposed development under **Item A1**, the location, type and actual provision of GIC facilities will be subject to detailed design by the project proponent(s) in consultation with relevant government departments. Regarding the concerns on building mass and design and the implementability of the recommended mitigation measures, the proposed development would be subject to further development control and where appropriate, technical requirements would be stipulated under land lease and further scrutinized by relevant departments as the development proceeds.

Departmental Consultation

- 10.5 The proposed amendments have been circulated to relevant B/Ds for comment. Their comments have been incorporated where appropriate. The following B/Ds have no objection to/no adverse comment on the proposed amendments:

³ The petition letter is submitted by a Member of the Legislative Council and a Member of TMDC.

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

Public Consultation

- 10.6 During the processing of the two s.12A applications relating to Amendment **Items B and C**, public consultations were conducted in accordance with the provisions under the then Ordinance.
- 10.7 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/TM/40 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 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/39 as shown on the draft Tuen Mun OZP No. S/TM/39A at **Attachment**

II (to be renumbered to S/TM/40 upon exhibition) and its 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/39A (to be renumbered to S/TM/40) 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

Attachment I	Approved Tuen Mun OZP No. S/TM/39 (reduced size)
Attachment II	Draft Tuen Mun OZP No. S/TM/39A
Attachment III	Notes of the Draft Tuen Mun OZP No. S/TM/39A
Attachment IV	Explanatory Statement of the Draft Tuen Mun OZP No. S/TM/39A
Attachment V	Planning Report of the Study for Amendment Item A1
Attachment VI	Provision of Open Space and Major GIC Facilities in the Tuen Mun OZP
Drawing 1	Indicative Layout Plan for Amendment Item A1
Drawing 2	Section Plan for Amendment Item A1
Drawing 3	Proposed Traffic Improvement Works for Amendment Item A1
Drawing 4 - 11	Photomontages for Amendment Item A1
Drawing 12	Indicative Landscape Plan for Amendment Item A1
Drawing 13	Indicative Layout Plan for Amendment Item B
Drawing 14	Indicative Layout Plan for Amendment Item C
Plans 1a to 1b	Location Plans
Plans 2a to 2c	Site Plans
Plans 3a to 3c	Aerial Photos
Plans 4a to 4h	Site Photos
Plan 5	Building Height Profile in the vicinity of Amendment Item A1
Plan 6	Maximum Plot Ratio/Gross Floor Area of Existing/Planned Residential Developments in the vicinity of Amendment Item A1

**PLANNING DEPARTMENT
OCTOBER 2024**