

Draft Tuen Mun Outline Zoning Plan approved

â€‹The Chief Executive in Council has approved the draft Tuen Mun Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Tuen Mun area", a spokesman for the Town Planning Board said today (July 26).

The planning scheme area, covering an area of about 2 260 hectares of land, is located at the head of Castle Peak Bay in the North West New Territories. It is bounded by the ridges of Castle Peak to the west, Lam Tei Interchange of Castle Peak Road to the north, and Tai Lam Country Park to the east. To the southeast, it extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest, it extends to the power station at Tap Shek Kok.

The approved OZP has incorporated amendments shown on the draft Tuen Mun OZP No. S/TM/38, which mainly involve (i) rezoning a site at the upper section of Hong Po Road from "Green Belt" ("GB") and an area shown as 'Road' to "Residential (Group A)28" ("R(A)28"); (ii) rezoning a site at the junction of Hong Po Road, Tsing Lun Road and Ng Lau Road from "Residential (Group E)1" ("R(E)1") and an area shown as 'Road' to "R(A)28"; (iii) rezoning a site to the west of Ng Lau Road from "R(E)1" to "Government, Institution or Community" ("G/IC"); (iv) rezoning a site in Tuen Mun Area 9 from "Comprehensive Development Area (1)" ("CDA(1)"), "CDA(2)" and an area shown as 'Road' to "Commercial (2)"; (v) rezoning a site adjacent to Ho Tin Light Rail Station from "CDA(1)" to "Open Space" ("O"); and (vi) rezoning two sites to the west and further west of Hing Fu Street from "GB" to "G/IC(3)" and "G/IC(4)" respectively.

The Notes and Explanatory Statement of the OZP are amended to take into account the above amendments. Opportunity is also taken to reflect the above amendments and to update the general information of various land use zones and the planning circumstances, where appropriate.

The approved Tuen Mun OZP No. S/TM/39 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Tuen Mun and Yuen Long West District Planning Office, (iv) the Tuen Mun District Office and (v) the Tuen Mun Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Town Planning Board's website (www.tpb.gov.hk).