

Draft Tuen Mun Outline Zoning Plan approved

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 (December 21).

The planning scheme area, covering an area of about 2 260 hectares, 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 the area extends to Siu Lam Interchange of Tuen Mun Road, while to the southwest it extends to Tap Shek Kok.

About 275.8 hectares of land are zoned "Residential (Group A)" for high-density residential developments. Some 140.8 hectares of land mainly located at the periphery of the New Town is zoned "Residential (Group B)" for medium-density residential developments. Some 1.4 hectares of land is zoned "Residential (Group C)" for low-rise, low-density residential developments. About 2.4 hectares of land is zoned "Residential (Group E)" for government quarters development.

A total of about 89.7 hectares of land are zoned "Village Type Development" consists of existing villages, and land for their expansion.

Some 25.4 hectares of land are zoned "Comprehensive Development Area" (CDA). Six CDA sites in Areas 9, 55, 56 and 59 have been designated for comprehensive developments mainly for residential use in view of environmental and infrastructure considerations.

Some 42.1 hectares of land are zoned "Industrial", which is intended for general industrial uses, information technology and telecommunications industries, and offices related to industrial use.

About 1.1 hectares of land are zoned "Commercial" for commercial developments, mainly for local shopping centre development serving the immediate neighbourhood.

Some 319 hectares of land are zoned "Other Specified Uses" mainly to provide or reserve land for specific uses such as a Light Rail Transit terminus and associated comprehensive development, River Trade Terminal, pier, resource recovery park, business, public recreation and sports centre facilities, container and cargo handling and storage area, special industries etc.

Some 28.1 hectares of land, comprising the existing breakwater and an

adjoining proposed reclamation area at Sam Shing Wan, and an area in Tuen Mun Area 46 to the north and west of the proposed Tuen Mun Chek Lap Kok Link toll plaza area, are zoned "Undetermined", which requires detailed planning studies to identify future land uses.

To provide government, institution or community facilities to serve local, district and/or territorial needs, about 234.2 hectares of land are zoned "Government, Institution or Community". Some 112.6 hectares of land are designated as "Open Space" for both active and/or passive recreational uses. In addition, about 0.4 hectares of land is zoned "Recreation" for recreational developments for the use of the general public.

The "Green Belt" zone, with an area of about 731.8 hectares, serves to define the limits of urban and sub-urban development areas with natural features and to contain urban sprawl as well as to provide passive recreational outlets. Moreover, about 42.7 hectares of land are zoned "Site of Special Scientific Interest" to conserve and protect the features of special scientific interest.

The approved Tuen Mun OZP No. S/TM/35 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Tuen Mun and Yuen Long West District Planning Office, the Tuen Mun District Office and 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 plan can be viewed at the Board's website (www.info.gov.hk/tpb).