

# 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 (June 13).

The planning scheme area, covering an area of about 2 260 hectares, 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/40, which mainly involve (i) rezoning a site to the northwest of Light Rail Transit Goodview Garden Station from "Government, Institution or Community" ("G/IC") to "Residential (Group A)29" ("R(A)29") for private residential development; (ii) rezoning a site being part of the residential development 'Oceania Heights' from "G/IC" to "R(A)" to reflect the as-built conditions; (iii) rezoning a site to the east of Tuen Mun Town Plaza from "Green Belt" ("GB") and an area shown as 'Road' to "R(A)30" for private residential development; and (iv) rezoning a site to the west of Hing Fu Street from "GB" to "G/IC(5)" for columbarium use.

The Notes and Explanatory Statement of the OZP have been amended to reflect the above amendments. Opportunity is also taken to update the general information of various land use zonings and the planning circumstances, where appropriate.

The approved Tuen Mun OZP No. S/TM/41 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 Centre in North Point. The electronic version of the OZP can be viewed on the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).