

Tuen Mun Planning

In planning the development of Tuen Mun, the Administration had conducted a detailed study, with the aim to develop Tuen Mun into a modernized new town with different types of housing, industrial and commercial developments. Moreover, an integrated transport system and a full range of recreational, educational, health, welfare and other community facilities have been planned. The Tuen Mun Outline Zoning Plan (OZP) has set out the broad land uses and development principles for Tuen Mun. It covers the Town Centre and the coastal areas from Tap Shek Kok to Siu Lam Interchange. The Town Centre accommodates relatively high-density residential, industrial and commercial developments. To the southwest is the area intended for land-extensive type of industrial development such as the power station, special industries area, river trade terminal, etc. To the southeast is the area intended for low-density sub-urban type of residential developments, marina and beaches.

The Notes of the OZP specifies the uses or developments within individual zones in Tuen Mun which are always permitted and which may be permitted by the Town Planning Board on application. This mechanism provides flexibility for the Administration and the public on the use of land to meet the changing social needs. While the Tuen Mun District Councillors have expressed concern over some facilities to be provided there, such as the aviation fuel facilities, crematorium and columbarium, etc., it is worth noting that they are planned to cater for the requirements of the relevant bureaux / departments. The provision of these facilities has undergone the statutory plan making process for OZP as well as the planning application approval mechanism with due consideration given to all relevant factors and the public views. It is believed that the relevant departments / service providers will minimize the possible adverse impacts to be generated by these facilities when the projects are implemented. The relevant bureaux/departments/service providers could be approached for additional information on specific facilities, if required.

At present, the development details and timetable for privately owned vacant land are decided by the market or the owners concerned. For vacant Government land with no development plan in the near future, the Government will make it available for temporary use as appropriate in the form of short-term tenancy when the need arises so as to make full use of vacant land.

We will review district planning from time to time to make sure that it keeps up with times and is effective to address the needs of our community. We will certainly engage the public in the planning process. The Planning Department will continue to liaise with the Tuen Mun District Council for better

understanding of the aspiration, needs and views of the community in the district. Government departments will also continue to work closely to achieve better planning of Tuen Mun.

Housing, Planning and Lands Bureau
October 2006