

## **Tuen Mun District Council Meeting**

### **Land Use Review – Sites Suitable for Conversion to Housing Development in the Short to Medium Term**

#### **Purpose**

This paper briefs the Tuen Mun (TM) District Council (DC) on the housing sites that are expected to be made available in the TM district mainly from 2014-15 to 2018-19 after obtaining approval from the Town Planning Board (TPB) for amendments to their respective statutory plans.

#### **New Housing Supply Target**

2. To deliver the target for long term housing supply strategy of 480 000 units in 10 years is undeniably a big challenge for the Government and community. On the part of the Government, we will continue to adopt a multi-pronged approach to make available sufficient supply of housing land in order to achieve the target.

#### **Housing Land Supply in the Short to Medium Term: Land Use Reviews**

3. To increase and expedite housing land supply in the short to medium term, we need to optimise the use of built-up land in the existing urban areas and new towns, as well as their nearby areas with infrastructural facilities in the vicinity. In this connection, the Development Bureau, Planning Department (PlanD) and relevant Government departments have been carrying out various land use reviews, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term or government uses, as well as the reviews on “Green Belt” sites, with a view to identifying more suitable sites for conversion to residential use. As a result of these reviews, it is estimated that about 150 sites could be made available for residential development in different districts throughout the territory in 5 years mainly from 2014-15 to 2018-19, with a capacity of providing over 210 000 public and private units. The availability of these sites is subject to approval from the TPB for amendments to their

respective statutory plans, including land use rezoning and/or increasing development intensity of the residential sites.

4. The land use rezoning will cover 16 districts among the 18 districts in Hong Kong. There are 24 sites in the TM district and if all the sites could be successfully rezoned, it is estimated that a total of 40 700 housing units (including 34 300 public housing units and 6 400 private housing units) could be provided. Among these 24 sites, 11 of them fall within the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/32. On 13 May 2014, PlanD had consulted the TMDC on the amendment items of the OZP (including 11 potential housing sites and 3 other sites) (TMDC Paper No. 14/2014) and these sites<sup>1</sup> are being rezoned for residential use, with an estimated provision of about 10 400 public and private housing units. The distribution of these sites is shown on the map at **Annex 1**, and details of them (including their location, existing land use zoning, proposed housing type and their estimated year of land availability) are set out at **Annex 2**. Based on the estimated year of land availability, the 14 sites which rezoning were initiated can be divided into two batches. The first batch includes 11 sites (including 3 roll over sites from Land Sale Programme 2013/14) is expected to be available for development in 2015-16. The second batch includes the remaining 3 sites and their estimated year of land availability is 2016-17 and after.

5. The rest of the 13 sites could only be made available for housing development after obtaining approval from the TPB for amendments to their respective statutory plans, with an estimated provision of about 33 200 public and private housing units. The distribution of these 13 sites is shown on the map at **Annex 3**, and details of them (including their location, existing/proposed land use zoning, proposed housing type and their estimated year of land availability) are set out at **Annex 4**. The situation of these 13 sites are as follows:

- (i) 3 sites proposed for private housing development fall within the approved So Kwun Wat OZP No. S/TM-SKW/11. They are expected to be available for development next year (i.e. 2015-16) or 2016-17 and after the earliest. PlanD will consult the TMDC on the rezoning

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<sup>1</sup> Among these 14 sites, 3 sites are roll over sites from Land Sale Programme 2013/14 and would not count towards the some 150 potential housing sites.

proposals of the 3 sites at its meeting in January 2015;

- (ii) 6 sites proposed for public housing development are located in TM Central and TM East. The Administration will conduct feasibility study for the 6 sites, including assessments on traffic, environment, infrastructural facilities, air ventilation and visual impacts, etc. Another site is located in Tai Lam Chung, TM which is currently used for storage purpose and the Highways Department maintenance depot. Relevant departments are now studying the technical details for converting the site for public housing development, including various impact assessments and provision of supporting community facilities, etc. Feasibility study for the site, including assessments on traffic, environment, infrastructural capacity, air ventilation and visual impacts, etc. will also be conducted. Upon completion of the related assessments, PlanD will consult the TMDC on the proposed amendments to statutory plans. By then, the proposed development parameters of these sites, including their site area, development intensity and estimated number of flats to be built, etc. will be further provided. PlanD and relevant departments will then proceed with the town planning and other relevant procedures, so as to increase the housing land supply as soon as practicable; and
- (iii) 3 sites proposed for public housing development are located at San Hing Road and Hong Po Road in TM North. In September 2014, the Housing Department (HD), PlanD and other relevant departments had consulted the TMDC on the public housing development scheme of a site at San Hing Road (TMDC Paper No. 25/2014). HD together with concerned government departments would review the scheme taking into consideration the views expressed by DC. For the two sites at Hong Po Road and San Hing Road Extension, CEDD is conducting feasibility study. Upon completion of the feasibility study, PlanD will consult DC on the proposed amendments to the statutory plan.

6. These sites are part of the land that could be made available from 2014-15 to 2018-19. The estimated number of residential flats, year of land availability and proposed housing type may be subject to adjustments depending on the technical assessments of individual sites and the progress of relevant procedures or works.

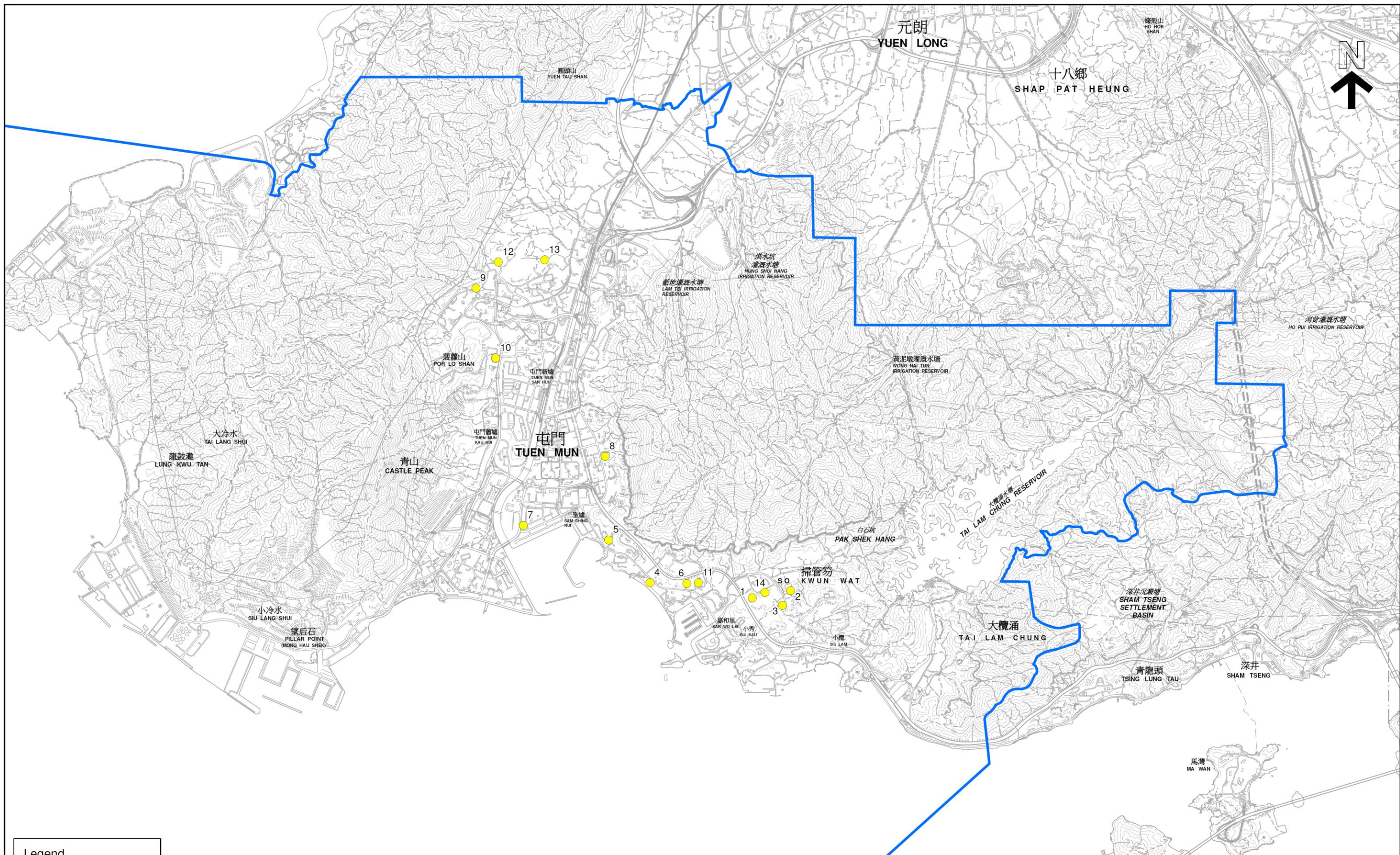
7. Due consideration has been made when the Government comes up with the proposed development of the above short-to-medium term housing sites. PlanD and other professional departments have assessed the proposed developments against their mechanism and criteria to ensure that all the developments will comply with the Hong Kong Planning Standards and Guidelines, and no unacceptable impacts will be caused to the local community. They will also take into account a host of practical planning factors, including traffic and infrastructure capacities, provision of community facilities and open space, the relevant development constraints, local characteristics and existing development intensity, potential impacts on the local environment, and landscape and air ventilation impacts, etc. Some sites may require relocation of existing or planned facilities. The Government will take all these into account and mitigate the impacts as far as possible. If necessary, the departments will conduct technical assessments and implement corresponding mitigation measures to minimise the potential impacts on traffic, infrastructure, community facilities, environment, landscape, air ventilation, etc. that might be caused to the local district.

## **Conclusion**

8. It is challenging for both the Government and community to provide sufficient land to meet the housing supply target. An integral part of this process is the support and understanding rendered by the DCs, local districts and residents. The community as a whole has to make hard choices and accept trade-offs as well. In face of the urgent housing needs of the Hong Kong people, especially of those who are waiting to move into public rental housing and have pressing needs to improve their living environment, the Government hopes that the DC could understand the overall housing needs of the community and express their views taking into account the overall picture of housing sites in TM district, so as to expedite the implementation of the relevant housing development proposals.

**Development Bureau**  
**Planning Department**  
**December 2014**






**Legend**

 District Boundary  
地方行政區分界

\* The Estimated Land Availability Year is for reference only. The land availability for housing development is subject to changes depending on the timely completion of plan amendments, the technical assessments of individual sites and the progress of relevant procedures or works.  
 \* 預計用地可供發展年份謹供參考，實際時間須視乎個別用地能否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有所更改。

Reference No. M/TM/14/62
Extract from Survey sheets no. T5, T6, T9 & T10
Date : 24-December-2014

Potential Housing Sites Requiring Plan Amendments in Tuen Mun District (Rezoning initiated) 位於屯門區須修訂法定圖則的 具潛力作房屋發展用地 (已展開改劃)
Scale 1: 45000 Site Boundary Subject to Detailed Land Survey

 <b>PLANNING DEPARTMENT</b>	
	Annex 1 附件一



**Potential Housing Sites Requiring Plan Amendments in Tuen Mun District (Rezoning initiated)**

位於屯門區須修訂法定圖則的具潛力作房屋發展用地(已展開改劃)

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
1.*	2015-16	TM 屯門	Kwun Chui Road, Area 56, Tuen Mun 屯門第 56 區管翠路	R(B)17	Private 私營
2.*	2015-16	TM 屯門	Site east of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以東	R(B)18	Private 私營
3.*	2015-16	TM 屯門	Site west of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以西	R(B)2	Private 私營
4.	2015-16	TM 屯門	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun 屯門第 48 區前歌頓軍營	R(B)	Private 私營
5.	2015-16	TM 屯門	Tsing Ha Lane, Area 20, Tuen Mun 屯門第 20 區青霞里	R(B)2	Private 私營

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
6.	2015-16	TM 屯門	Ex-Perwon Barracks, Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun 屯門第 48 區青山公路(青山灣段)前掃管軍營用地	R(B)15	Private 私營
7.	2015-16	TM 屯門	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun 屯門第 16 區恆富街及海榮路交界	R(A)22	Private 私營
8.	2015-16	TM 屯門	Ex-Hong Kong Christian Service Pui Oi School, Area 39, Tuen Mun 屯門第 39 區前香港基督教服務處培愛學校校舍	R(A)22	Public 公營
9.	2015-16	TM 屯門	Area 29 West, Tuen Mun 屯門第 29 西區	R(A)21	Public 公營
10.	2015-16	TM 屯門	Area 2, Tuen Mun 屯門第 2 區	R(A)23	Public 公營
11.	2015-16	TM 屯門	Ex-Perowne Barracks (near Kwun Tsing Road), Area 48, Tuen Mun 屯門第 48 區前掃管軍營(近管青路)	R(B)14	Private 私營

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
12.	2016-17 and After (及以後)	TM 屯門	Area 54 Site 5, Tuen Mun 屯門第 54 區第 5 號地盤	R(A)25	Public 公營
13.	2016-17 and After (及以後)	TM 屯門	Kei Lun Wei, Area 54, Tuen Mun 屯門第 54 區麒麟圍	R(A)24	Public 公營
14.	2016-17 and After (及以後)	TM 屯門	South of Kwun Chui Road, Area 56, Tuen Mun 屯門第 56 區管翠路以南	R(B)2	Private 私營

\* Site 1-3 are rolled over sites from Land Sale Programme 2013/14 and would not count towards the some 150 potential housing sites. 用地 1 至 3 為自 2013/14 賣地計劃的滾存土地，並不會計算在約 150 幅具潛力作房屋發展用地中。

#### **Abbreviation 縮寫:**

R(A)/ R(B)

Residential (Group A) 住宅(甲類)/ Residential (Group B) 住宅(乙類)

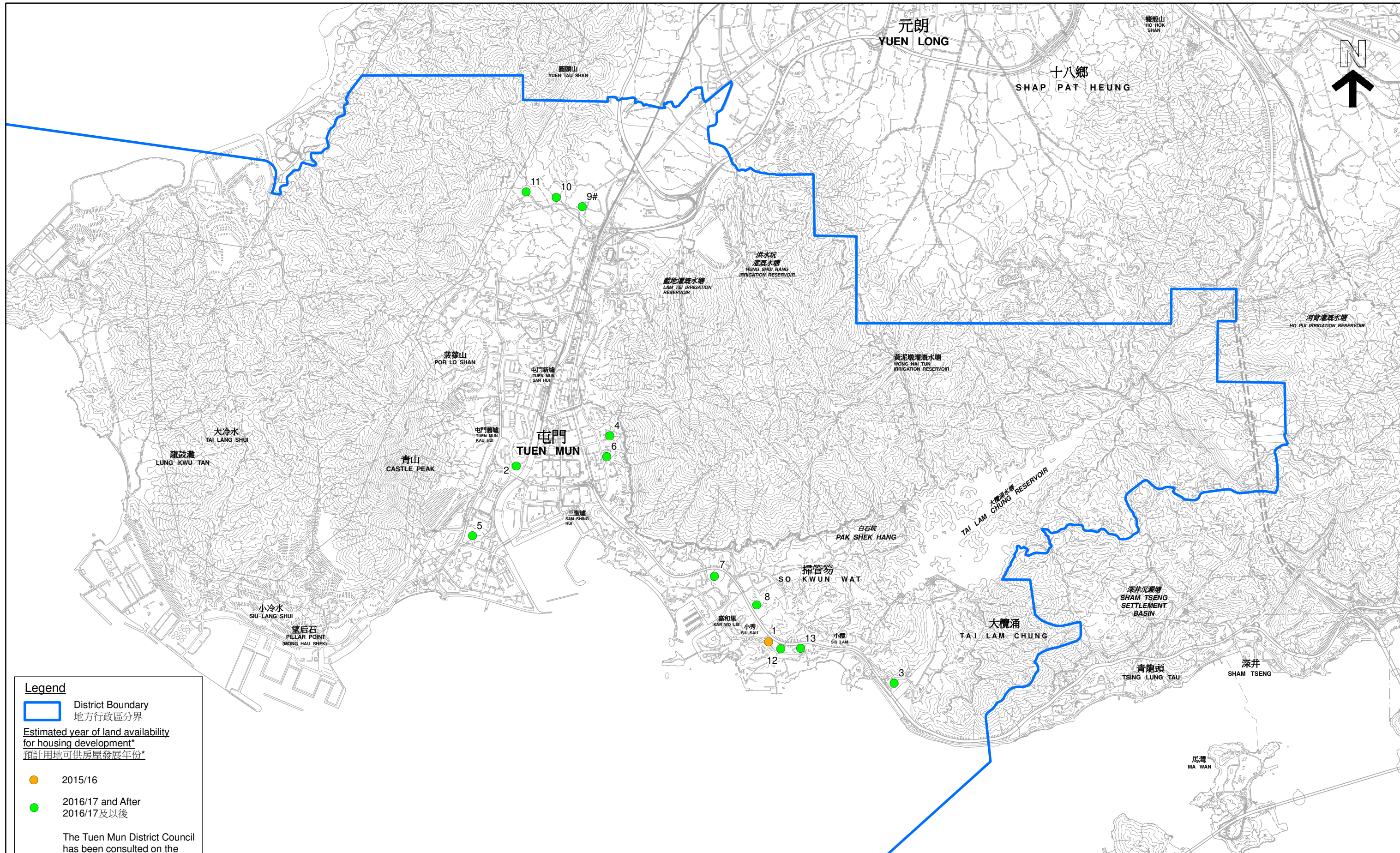
#### **Notes 註**

- 1: The Estimated Land Availability Year is for reference only. The land available for housing development is subject to changes depending on the timely completion of plan amendments, the technical assessments of individual sites and the progress of relevant procedures or works. 預計用地可供發展年份僅供參考，實際時間須視乎個別用地能否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有所更改。



- 2:** The housing type is for reference only, and may be subject to change depending on the practical consideration.  
房屋類型僅供參考，可能會因應實際考慮而有所更改。





**Legend**

District Boundary  
地方行政區分界

**Estimated year of land availability for housing development\***  
**預計用地可供房屋發展年份\***

2015/16

2016/17 and After  
2016/17 及以後

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The Tuen Mun District Council has been consulted on the housing development proposal of the site.  
曾諮詢屯門區議會該用地的房屋發展計劃

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\* 預計用地可供發展年份僅供參考，實際時間須視乎個別用地能否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有更改。

Reference No. M/TM/14/62	Potential Housing Sites Requiring Plan Amendments in Tuen Mun District (Rezoning to be initiated) 位於屯門區須修訂法定圖則的具潛力作房屋發展用地 (待展開改劃)	<div></div> <b>PLANNING DEPARTMENT</b>	
Extract from Survey sheets no. T5, T6, T9 & T10			
Date : 30-December-2014	Scale 1: 45000 Site Boundary Subject to Detailed Land Survey	Annex 3 附件三	



**Potential Housing Sites Requiring Plan Amendments in Tuen Mun District (Rezoning to be initiated)**

位於屯門區須修訂法定圖則的具潛力作房屋發展用地 (待展開改劃)

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Planned Zoning</b> 規劃的土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
1.	2015-16	TM 屯門	North of Jade Cove, So Kwun Wat, Tuen Mun 屯門掃管笏琨崙以北	GB	R	Private 私營
2.	2016-17 and After (及以後)	TM 屯門	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun 屯門屯門舊墟及天后路	O	R	Public 公營
3.	2016-17 and After (及以後)	TM 屯門	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun 屯門大欖涌德邦危險品貨倉及路政署維修廠	G/IC	R	Public 公營
4.	2016-17 and After (及以後)	TM 屯門	East of Tuen Hing Road, Area 23, Tuen Mun 屯門第 23 區屯興路以東	GB, R(B)10	R	Public 公營

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Planned Zoning</b> 規劃的土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
5.	2016-17 and After (及以後)	TM 屯門	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun 屯門湖山路及龍門路湖山遊樂場	GB	R	Public 公營
6.	2016-17 and After (及以後)	TM 屯門	Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun 屯門第 39 區前香港基督教服務處培愛學校校舍 (餘下部分)	G/IC, GB	R	Public 公營
7.	2016-17 and After (及以後)	TM 屯門	West of Lee Kam STFA Primary School, Tuen Mun 屯門順德聯誼總會李金小學以西	R(B)	R	Public 公營
8.	2016-17 and After (及以後)	TM 屯門	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun 屯門掃管笏小秀(北面部份)	GB	R	Public 公營
9.	2016-17 and After (及以後)	TM 屯門	San Hing Road, Tuen Mun 屯門新慶路	R(E), GB	R	Public 公營



	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 Note 1 註 1	<b>District Council</b> 區議會	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Planned Zoning</b> 規劃的土地用途地帶	<b>Housing Type</b> Note 2 註 2 房屋類型
10.	2016-17 and After (及以後)	TM 屯門	San Hing Road Extension, Tuen Mun 屯門新慶路延伸	GB	R	Public 公營
11.	2016-17 and After (及以後)	TM 屯門	Hong Po Road, Tuen Mun 屯門康寶路	GB	R	Public 公營
12.	2016-17 and After (及以後)	TM 屯門	North of The Aegean, So Kwun Wat, Tuen Mun 屯門掃管笏愛琴灣以北	GB	R	Private 私營
13.	2016-17 and After (及以後)	TM 屯門	North of Fiona Garden, So Kwun Wat, Tuen Mun 屯門掃管笏富安居以北	GB	R	Private 私營

### **Abbreviation 縮寫:**

GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區
R/ R(B)/ R(E)	Residential 住宅/ Residential (Group B) 住宅(乙類)/ Residential (Group E) 住宅(戊類)
O	Open Space 休憩用地

### **Notes 註**

- 1: The Estimated Land Availability Year is for reference only. The land available for housing development is subject to changes depending on the timely completion of plan amendments, the technical assessments of individual sites and the progress of relevant procedures or works. 預計用地可供發展年份僅供參考，實際時間須視乎個別用地能否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有所更改。
- 2: The housing type is for reference only, and may be subject to change depending on the practical consideration.  
房屋類型僅供參考，可能會因應實際考慮而有所更改。
3. The housing sites to be available in 2016/17 and after in the table are not exhaustive. The Government will consult the Tuen Mun District Council on any other potential housing site as appropriate.  
上表並未臚列所有 2016/17 年度及以後可供作房屋發展的用地。政府會就其他具潛力提供作房屋發展的用地適時諮詢屯門區區議會。