

DRAFT TUNG CHUNG VALLEY

OUTLINE ZONING PLAN NO. S/I-TCV/3

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/2
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning a site at the junction of Yu Tung Road and Chung Mun Road from “Residential (Group C)2” to “Residential (Group B)” (“R(B)”) with stipulation of building height restrictions.
- Item B1 – Rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from area shown as ‘Road’ to “Commercial (2)” (“C(2)”), “Open Space” (“O”), “Government, Institution or Community” (“G/IC”), “Village Type Development” (“V”), “Green Belt”, “Other Specified Uses” annotated “Polder” (“OU(Polder)” and “Conservation Area”.
- Item B2 – Rezoning of a small piece of land near Hau Wong Temple from “G/IC” to “O”.
- Item B3 – Revision of the stipulated building height restriction of a small piece of land to the south of Hau Wong Temple zoned “G/IC” from 4 storeys to 1 storey.

The road schemes at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road, and the road schemes at Road L22, Road L24, Road L25, Road L26 and Road L28 in Tung Chung New Town Extension were authorised by the Chief Executive in Council under Road (Works, Use and Compensation) Ordinance (Cap. 370) on 23 October 2020 and 21 June 2024 respectively are shown on the Plan for information. The authorized road schemes shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for “R(B)” zone with development restrictions.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” zone and Column 2 of the Notes for “V” zone.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “G/IC” zones.
- (d) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.

- (e) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "V" zone.
- (f) Revision to the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone.

31 October 2025

Town Planning Board

DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/3

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the

site of the use or material change of use or development or redevelopment shall lapse.

- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area” or “Coastal Protection Area”:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area” or “Coastal Protection Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN
NO. S/I-TCV/3

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as the local shopping centre serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (Cont'd)Remarks

- (a) On land designated “C(1)” and “C(2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
C(1)	3
C(2)	2

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (c) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above,
- (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) on land designated “C(1)”, any floor space that is constructed or intended for use solely as public transport terminus as required by the Government may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Public Transport Terminus or Station Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Eating Place Education Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Place of Entertainment
Place of Recreation, Sports or Culture
School (Kindergarten only)
Social Welfare Facility
Shop and Services

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan and a maximum domestic plot ratio of 2.1 and a maximum non-domestic plot ratio of 0.22, or the plot ratio and height of the existing building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. A transport interchange with a gross floor area of not less than 3,150m² shall be provided.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institution Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks

- (a) On land designated “R(C)1” and “R(C)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(C)1	1.5
R(C)2	1

- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater
- (c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Field Study/Education/Visitor Centre Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Holiday Camp
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) In determining the relevant maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “River Park” Only

Field Study/Education/Visitor Centre	Eating Place
River Park	Government Use (not elsewhere specified)
Stormwater Attenuation and Treatment Pond	Public Utility Installation
	Shop and Services

Planning Intention

This zone is intended primarily for the development of River Park, which forms part of the sustainable drainage and flood prevention system in the Area. It is also intended to protect and retain the existing natural landscape, ecological or topographic features of the area for preservation, flood prevention, educational and research purposes through the development of River Park and to separate sensitive natural environment of the Tung Chung Ecologically Important Stream from the adverse effects of development.

For “Stormwater Attenuation and Treatment Ponds” Only

Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Stormwater Attenuation and Treatment Pond	Public Utility Installation

Planning Intention

This zone is intended for the development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in the Area.

For “Polder” Only

Polder	Government Use (not elsewhere specified)
	Public Utility Installation

Planning Intention

This zone is intended for the development of polder, which forms part of the sustainable drainage and flood prevention system in the Area.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Ecologically Important Stream or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Barbecue Spot Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/3

EXPLANATORY STATEMENT

**DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/3**

EXPLANATORY STATEMENT

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**DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/3**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/3. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 25 April 2015, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Tung Chung Valley area as a development permission area (DPA).
- 2.2 On 21 August 2015, the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 12 September 2015, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Tung Chung Valley area.
- 2.4 On 8 January 2016, the draft Tung Chung Valley OZP No. S/I-TCV/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 Pursuant to section 20(6) of the Ordinance, the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/1 ceased to be effective on 8 January 2016 (except for the provisions related to the existing use and unauthorized development), as the land in respect of the DPA Plan was included in the draft Tung Chung Valley OZP No. S/I-TCV/1 on the date. The plan-making process for the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/1 did not proceed further.
- 2.6 On 7 February 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Valley OZP, which was subsequently renumbered as S/I-TCV/2. On 17 February 2017, the approved Tung Chung Valley OZP No. S/I-TCV/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 On 2 September 2025, the Secretary for Development referred the approved Tung Chung Valley OZP No. S/I-TCV/2 to the Board for amendment under section

12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19 September 2025 under section 12(2) of the Ordinance.

- 2.8 On 31 October 2025, the draft Tung Chung Valley OZP No. S/I-TCV/3 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments incorporated on the Plan mainly involved rezoning of a site at the junction of Yu Tung Road and Chung Mun Road from “Residential (Group C) 2” to “Residential (Group B)” and various zoning amendments to reflect the planned road alignments.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the area of Tung Chung Valley (the Area) can be put under statutory planning control. Such control is necessary to develop the Area as part of the balanced community of Tung Chung New Town. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Area. As it is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage (SC) calculation. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tung Chung area and not to overload the transport networks in this area. The land use zones may also include local open space and internal access and/or emergency vehicular access within and serving the sites. These areas are to be excluded in determining the net site area for the purpose of PR and/or gross floor area (GFA) calculation.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet the changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.tpb.gov.hk>.

5. **THE PLANNING SCHEME AREA**

- 5.1 The Area, covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung town centre area. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung town centre area to the northeast.
- 5.2 The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak/Pak Kung Au and Wo Liu Tun to the west, south and southeast. The landscape setting of the Area is very distinct as it is enclosed by an undulating mountain ridgeline and hilly terrains. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, active/abandoned farmland and scenic coastline. There are streamcourses (commonly known as Tung Chung Stream) with parts designated as Ecologically Important Stream (EIS) flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. The EIS is characterised by its high diversity of freshwater fish species, with records of species of conservation importance such as Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) (北江光唇魚), Philippine Neon Goby (*Stiphodon atropurpureus*) (紫身枝牙鰕虎魚) and Rice Fish (*Oryzias curvinotus*) (弓背青鱗). Mature woodlands can be found in the vicinity of several villages, such as Shek Mun Kap and Ngau Au. Floral species of conservation interests such as *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) have been recorded in these woodlands. The endangered Romer's Tree Frog (*Liuixalus romeri*) (盧文氏樹蛙), the rare Grey Scrub Hopper (*Aeromachus jhora*) (寬鏢弄蝶) and other species of conservation importance, such as Collared Scops Owl (*Otus lettia*) (領角鴞), Greater Coucal (*Centropus sinensis*) (褐翅鴉鵂) and Common Emerald Dove (*Chalcophaps indica*) (綠翅金鳩) have also been recorded in the Area.
- 5.3 The Area is characterised by a rural ambience adjoining the transitional area of the urbanized Tung Chung town centre. There are farmlands in the Area where agricultural activities once flourished. The farmlands are mainly covered by unmanaged orchards. Except some pockets of active farmlands scattered in the Area, other farmlands are mostly fallow and covered with vegetations. There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. Shek Lau Po and Shek Mun Kap are located on the valley floor between the two main tributaries of Tung Chung Stream, while other village clusters are located along the foothills to the west of Tung Chung Stream. Hau Wong Temple near Sha Tsui Tau and Lo Hon Monastery near Shek Pik Au are well-known temples in the Area. There are basically no significant economic activities in the Area.
- 5.4 Yu Tung Road, Tung Chung Road and Shek Mun Kap Road are the main access roads to the Area. The southern section of Tung Chung Road beyond its

junction with Shek Mun Kap Road is subject to the Closed Road Permit system and only franchised buses, Lantau taxis and vehicles with permit can have access to this section of the road.

- 5.5 The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purpose, the Area has been divided into a number of smaller planning areas (**Figure 1**) as shown on the Plan.

6. **POPULATION**

Based on the 2021 Population Census, the population of the Area as estimated by the PlanD is about 1,050. It is estimated that the planned population in the Area would be about 8,070.

7. **PLANNING DESIGN CONCEPT AND FEATURES**

- 7.1 The Tung Chung New Town Extension Study (Tung Chung Study) was jointly commissioned by the Civil Engineering and Development Department (CEDD) and PlanD, with the overall objective to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs. Three stages of public engagement were conducted and a Recommended Outline Development Plan (RODP) on future land uses of the proposed New Town Extension in Tung Chung East and Tung Chung West has been formulated under the Tung Chung Study. Part of the Tung Chung New Town extension area falls within the Area and the detailed land uses in the Area are designated on the basis of the RODP with the following design concepts and features relevant to the Area (**Figures 2 to 4**) and taken into account other relevant planning considerations:

Optimization of Development Potential of Tung Chung New Town (**Figure 2**)

- 7.1.1 One of the objectives of the Tung Chung New Town extension is to meet housing and other development needs of the territory. As such, development potential of the New Town extension has been maximized, taking into account various constraints and considerations, including the Airport Height Restriction (AHR) and urban design concept. Tung Chung West will be served by a new railway station on the Tung Chung Line Extension located to the east outside the Area. To capitalize on the enhanced accessibility to mass public transport, the sites near the proposed railway station and along Tung Chung Road will have higher PRs which are in line with the Transit Oriented Development (TOD) concept.

Balance between Conservation and Development

- 7.1.2 The Area is characterized by its rural and natural setting together with the presence of a number of recognized villages. Due care has been exercised to ensure that the development be balanced against environmental considerations. Conservation related zonings such as

“Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Green Belt” (“GB”) are proposed at various locations, taking into account the ecological function and environmental conditions of the areas including the riparian zone of Tung Chung Stream and mature woodlands in the Area. Development sites are identified in areas with more convenient accessibility to the public transport and with less impact on the existing natural environment. Scope for some low-rise, low-density residential developments with PRs of 1 and 1.5 are proposed in these land pockets in the Area. The existing recognized villages are respected with the provision of appropriate “Village Type Development” (“V”) zones.

- 7.1.3 Polder scheme and stormwater attenuation and treatment ponds are proposed in the Area to control the water quality of Tung Chung Stream and prevent flooding risk to the developments along the Stream. Sections of Tung Chung Stream required for necessary drainage works, in particular along the section of Tung Chung Stream to be de-channelized, are proposed to be developed as a river park for environmental enhancement and amenity use.

Integration and Compatible Built Form (Figures 2 and 4)

- 7.1.4 New development seeks to maximize integration with the existing built-form and to balance the need for new residential developments with preservation of the natural environment. A stepped height profile to achieve integration with the natural topography and existing built-form has been adopted. The height and density of the buildings descend from the mountain side towards the waterfront and the estuary of Tung Chung Stream. Besides, open spaces and buildings are organized to form view corridors for visual relief and breezeway for better air ventilation.

Local Commercial Centre (Figure 2)

- 7.1.5 In line with the TOD concept, a railway station is proposed near Yat Tung Estate to the east outside the Area. To capitalize on the proximity and convenient access to the proposed railway station, three sites in Areas 38A, 38B and 38C are planned to be developed as a local commercial centre with a public transport terminus to be provided in Area 38A to serve the Area including the key activity node at Hau Wong Temple. Government, institution or community (GIC) uses and supporting facilities are also planned adjoining the local commercial centre which is easily accessible by local residents.

Comprehensive Connectivity (Figure 3)

- 7.1.6 A comprehensive road network has been designed in the Area to connect residential areas and villages with the town centre area. Public transport interchanges will be provided to facilitate convenient transfer of various transport modes and enhancement of internal circulation. Cycling networks connecting to the possible eco-trails within the Area will be provided. Cycle tracks together with cycle parking facilities provided at

major GIC facilities and strategic locations are to encourage the use of cycling.

Breezeways and View Corridors (Figure 2)

7.1.7 Assessments on air ventilation and visual impact have been conducted in the Tung Chung Study. Two non-building areas (NBAs) of 20m and 30m wide are incorporated in Areas 60 and 71A respectively as breezeway to promote better air ventilation and to enhance visual permeability in the Area. The NBA in Area 60 is to follow the prevailing wind direction to establish a continuous air corridor towards Ngau Au Village, extending along existing and planned roads. The NBA in Area 71A is to enhance visual permeability which provides a view corridor that creates an open view from Shek Mun Kap Village to the north. The open space in front of Hau Wong Temple near Tung Chung Bay is to allow public enjoyment. Blocking of the scenic view from Hau Wong Temple towards Tung Chung Bay should be avoided. Detailed requirements of NBAs for individual sites have been set out in the departmental Outline Development Plan (ODP).

Sustainable Drainage and Flood Prevention System

7.1.8 Tung Chung Stream possesses high ecological value which is worthy of preservation. However, the areas along the stream are susceptible to flooding risk. While the riparian zones of the stream are designated as “CA” to protect the stream from adverse impact of human activities, a sustainable drainage and flood prevention system which consists of polders and stormwater attenuation and treatment ponds is proposed. The stormwater attenuation and treatment ponds serve to treat the surface runoff collected from the development areas before discharging to the streamcourse, and to alleviate flood risk along the stream. The polder system will provide flooding mitigation measures to the area along the stream. Opportunity is also taken to develop some sections of the riparian zone and the stormwater attenuation and treatment ponds into a river park. The river park is to protect and retain the existing natural landscape, ecological and topographic features of Tung Chung Stream. It also provides an opportunity for leisure, educational and research purposes.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area. Land is also reserved for Small House development by indigenous villagers. Areas suitable for low-rise, low-density development compatible with the rural and natural environment is also reserved based on the RODP formulated under the Tung Chung Study.
- 8.2 Various land use zones are designated to protect the ecologically sensitive areas and to preserve the natural environment and rural character of the Area.

Enforcement actions will be taken against any unauthorized development which would have impacts on the natural and rural character of the Area. Land suitable for development will be guided and controlled in accordance with the Plan.

9. LAND USE ZONINGS

9.1 “Commercial” (“C”): Total Area 1.16 ha

9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as the local shopping centre serving the immediate neighbourhood. Three sites in Areas 38A, 38B and 38C to the north of Yu Tung Road are designated “C(1)” and “C(2)” to capitalize on the proximity to the proposed railway station to the southwest of Yat Tung Estate. A public transport terminus of about 3,000m² is planned in Area 38A to provide convenient transfer with other modes of public transport. With a convenient accessibility, the sites will serve as a local shopping centre and form a focal point with the area surrounding Hau Wong Temple to the north. Development and redevelopment within the “C(1)” zone are subject to maximum PR of 3 and maximum BHs of 25 metres above Principal Datum (mPD) and 35mPD. Development and redevelopment within the “C(2)” zone are subject to maximum PR of 2 and maximum BH of 20mPD.

9.1.2 In determining the relevant maximum PR, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. On land designated “C(1)”, any floor space that is constructed or intended for use solely as public transport terminus as required by the Government may be disregarded.

9.2 “Residential (Group B)” (“R(B)”): Total Area 3.38 ha

9.2.1 This zone is intended primarily for medium-density residential developments. Commercial and GIC uses such as shop and services, eating place, kindergarten and social welfare facility are always permitted on the lowest three floors or purpose-design non-residential portion of existing building. A site in Area 60 at the junction of Yu Tung Road and Chung Mun Road falls within this zone.

9.2.2 Development and redevelopment within “R(B)” zone are subject to a maximum domestic PR of 2.1, a maximum non-domestic PR of 0.22 and maximum BHs of 50mPD, 80mPD and 100mPD, or the PR and height of the existing building, whichever is greater. A transport interchange with a GFA of not less than 3,150m² shall be provided with covered transport lay-bys for public bus and taxi, and pick-up/drop-off of passengers serving future residents, visitors of retail facilities and local community. An 8-classroom kindergarten with a GFA of 930m² will

also be provided.

- 9.2.3 Following the overall stepped BH profile of Tung Chung New Town descending from the mountain side towards the waterfront, the proposed residential development is subject to maximum BHs of 100mPD, 80mPD and 50mPD from south to north as shown on the Plan. The lower maximum BH of 50mPD at the western part of the area, together with a 10m-wide building setback required to be provided along the western and southern boundary, would alleviate the visual impact towards Tung Chung Stream and its riparian area zoned “CPA”. For better visual integration with the estuary of Tung Chung Bay, Hau Wong Temple and planned open space to the north, the buildings in the northern part of the site subject to the maximum BH of 50mPD should also achieve a stepping-down BHs descending from south to north. To improve air ventilation, a 20m-wide east-to-west NBA shall be provided to follow the prevailing wind direction along Yu Tung Road so as to establish a continuous air corridor towards Ngau Au Village, extending along existing and planned roads.
- 9.2.4 In determining the maximum PR, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- 9.2.5 The PR control under the “R(B)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 9.2.6 Based on the findings of relevant assessments under the Environmental Impact Assessment (EIA) Report of Tung Chung New Town Extension approved under the EIA Ordinance, the site is located at an environmental and ecological sensitive area and partly falls within Sha Tsui Tau Site of Archaeological Interest. In this regard, recommended mitigation measures and assessments identified in the EIA Report in relation to noise, land contamination, ecological and cultural heritage should be followed for any development prior commencement of the works, with prior consultation/seeking consent with concerned government departments/bureaux. These requirements may be included in the lease conditions.

9.3 “Residential (Group C)” (“R(C)”): Total Area 15.62 ha

- 9.3.1 This zone is intended primarily for low-rise, low-density residential

developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Six sites are zoned “R(C)” including Areas 61A, 66A, 67, 68A, 68B, 71A and 71B. These sites are identified as suitable for low-rise, low-density residential development in the Tung Chung Study taking into account of their relatively low ecological value as well as the rural and scenic character of the Area. Development and redevelopment within “R(C)1” and “R(C)2” zones are subject to maximum PRs of 1.5 and 1 respectively and maximum BHs ranging from 20mPD to 55mPD. The maximum BHs are adopted in accordance with the stepped height profile with BH descending from the mountain side towards the waterfront and the estuary of the Tung Chung Bay.

- 9.3.2 In determining the maximum PR, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

9.4 “Village Type Development” (“V”): Total Area 14.50 ha

- 9.4.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.4.2 There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. The boundaries of the “V” zones are drawn around existing village clusters with regard to the village ‘environs’ (‘VE’), the local topography, the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible.
- 9.4.3 Development and redevelopment within the “V” zone are subject to a maximum BH of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- 9.4.4 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.4.5 There is currently no existing public sewer for the villages, and at present, each house is typically served by its own on-site septic tank/soakaway pit system. It is planned to provide public sewerage system to existing villages zoned “V” within the Area. For NTEH/Small House development in area without public sewer connection, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)’s Practice Note for Professional Persons (ProPECC PN) 1/23, if applicable, for protection of the water quality of the Area.

9.5 “Government, Institution or Community (“G/IC”)”: Total Area 2.36 ha

- 9.5.1 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The overall GIC facilities provision in the Tung Chung New Town are planned in a holistic manner on the basis of the Hong Kong Planning Standards and Guidelines (HKPSG) and under the Tung Chung Study to serve the population of the whole new town.
- 9.5.2 The existing Hau Wong Temple (Grade 2) (Area 36B) at Sha Tsui Tau, the Entrance Gate, Shek Mun Kap (Grade 3) (Area 81) to the north of Shek Mun Kap Village and Lo Hon Monastery (Area 83) near Shek Pik Au are zoned “G/IC”. The scenic views from Hau Wong Temple and Lo Hon Monastery towards Tung Chung Bay should be maintained. Development affecting such views should be avoided. The existing Tung Chung District Recreation Centre (Area 36C), Tung Chung Outdoor Recreation Camp (Area 36D), Ngau Au Public Toilet (Area 96B) and Shek Mun Kap Fresh Water Pump House (Area 82) are also under this zoning.
- 9.5.3 Major proposed GIC facilities include a proposed school in Area 36A and sewage pumping stations in different locations of the Area.
- 9.5.4 Areas zoned “G/IC” are subject to the BH restrictions in terms of number of storey(s) or mPD. In determining the maximum number of storeys for BH restrictions, any basement floor(s) may be disregarded.

9.6 “Open Space (“O”)”: Total Area 2.99 ha

- 9.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs

of local residents as well as the general public.

- 9.6.2 The “O” zone covers the existing open area and recreational facilities in front of and around Hau Wong Temple and its nearby waterfront area in Area 36E. It is intended to provide an open space to allow public enjoyment near Tung Chung Bay. Future development of this open space should be compatible with Hau Wong Temple as well as the waterfront character near Tung Chung Bay. Blocking of the scenic view from Hau Wong Temple towards Tung Chung Bay should be avoided. The local cultural/religious activities to be held at Hau Wong Temple should be allowed in the future design of this open space. The function of the open space would also be for visual relief as part of the visual corridor and for better air ventilation. Area 80 is also under this zone to reflect the existing temporary soccer field and plant nursery.

9.7 “Other Specified Uses” (“OU”): Total Area 8.30 ha

- 9.7.1 This zone covers the following specific annotated uses:

(a) River Park

This zone is intended primarily for the development of a river park in Areas 84 and 85, which forms part of the sustainable drainage and flood prevention system in the Area. It is also intended to protect and retain the existing natural landscape, ecological or topographic features of the area for preservation, flood prevention, educational and research purposes through the development of a river park and to separate sensitive natural environment of the Tung Chung EIS from the adverse effects of development. Subject to detailed design, this zone may include facilities of stormwater attenuation and treatment ponds to form part of the sustainable drainage and flood prevention system along Tung Chung Stream in the Area. It is also planned to convert the existing man-made section of Tung Chung Stream in Area 85 as part of the river park upon its dechannelization works. Ancillary facilities of the river park which may include visitor centre will be provided.

(b) Stormwater Attenuation and Treatment Ponds

This zone is intended for the development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in the Area. There are five sites (i.e. Areas 45B, 45C, 45D, 45E and 45F) in the Area along Tung Chung Stream designated for the provision of stormwater attenuation and treatment ponds to treat the surface runoff collected from the development areas before discharging to Tung Chung Stream, and to alleviate flood risk along Tung Chung Stream. Subject to detailed design, this zone may include facilities of the river park to be provided as part of the sustainable drainage and flood prevention system along Tung Chung Stream in the Area.

(c) Polder

This zone is intended for the development of polders, which form part of the sustainable drainage and flood prevention system in the Area. Area 86 is designated for the provision of polders along Tung Chung Stream for flooding mitigation purpose. Subject to detailed design, this zone may include facilities of the sustainable drainage and flood prevention system.

9.8 “Green Belt” (“GB”): Total Area 51.92 ha

9.8.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

9.8.2 The “GB” zone covers the natural vegetated areas which consist of streamcourses, dense woodlands on some hillslopes, and relatively young woodlands that have developed from abandoned agricultural land, and the existing burial grounds. It also covers some fragmented woodlands in the vicinity of the villages. Most of the woodlands and areas adjoining the Lantau North (Extension) Country Parks are within this zone.

9.8.3 Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse environmental and drainage impacts on the adjacent natural landscape and environment as well as the existing ecological sensitive habitats, permission from the Board is required for such activities, except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.9 “Conservation Area” (“CA”): Total Area 54.64 ha

9.9.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as EIS or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.9.2 This zone includes the riparian area along Tung Chung Stream, an EIS, to avoid encroachment and adverse impact on the stream. The mature woodlands near Ngau Au and Shek Mun Kap which are relatively large and intact are also zoned “CA”. Floral species of conservation interest

such as *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) have been recorded in these woodlands. The hilly area to the south of Shek Mun Kap Road and the areas between the upper tributaries of Tung Chung Stream contain a continuous stretch of dense and mature woodlands comprising native plant species. Several floral species of conservation interest, such as *Cibotium barometz* (金毛狗蕨) and *Aquilaria sinensis* (土沉香), have been recorded in these woodlands. To better preserve these woodlands and the upper catchment of Tung Chung Stream, these areas are also zoned “CA”.

- 9.9.3 Uses in support of the conservation purposes such as nature reserve, are permitted as of right. New developments which are not necessary to support the conservation objectives are not permitted in this zone. Only a selective range of uses such as public convenience which would unlikely have significant impact on the ecology, environment and infrastructural provision of the areas may be permitted with or without conditions on application to the Board.
- 9.9.4 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the PR, SC and height of the house which was in existence on the date of the first publication of the draft DPA plan.
- 9.9.5 As diversion of streams, filling of land or excavation of land may cause adverse environmental and drainage impacts on the adjacent natural landscape and environment as well as the existing ecological sensitive habitats, permission from the Board is required for such activities, except public works co-ordinated or implemented by Government, and maintenance or repair works.

9.10 “Coastal Protection Area” (“CPA”): Total Area 6.48 ha

- 9.10.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or essential infrastructure projects with overriding public interest may be permitted.
- 9.10.2 At present, there are mudflat, mangrove and natural shoreline at the estuary of Tung Chung Bay. The “CPA” zone provides a buffer area to avoid encroachment and adverse impact on the coastal area and both sides of Tung Chung Stream near the outlet.

9.10.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the PR, SC and height of the house which was in existence on the date of the first publication of the draft DPA plan.

9.10.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse environmental and drainage impacts on the adjacent natural landscape and environment as well as the existing ecological sensitive habitats, permission from the Board is required for such activities, except public works co-ordinated or implemented by Government, and maintenance or repair works.

9.11 Minor Relaxation Clauses

For the zones where minor relaxation of relevant restrictions are applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/GFA/BH restrictions as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

10. COMMUNICATIONS AND UTILITY SERVICES

10.1 Road Network and Footpath

10.1.1 At present, the Area is accessible by vehicles via Yu Tung Road and Shek Mun Kap Road leading from Tung Chung Road. While most parts of the Area are inaccessible due to the lack of proper vehicular access, some parts may be accessible by village access, footpaths and walking trails and some of which are famous walking trails connecting to other areas on Lantau such as San Tau, Sha Lo Wan, Tai O, Tei Tong Tsai and Ngong Ping. District and local distributors as shown on the Plan are planned under the Tung Chung Study to provide convenient external and internal connection. Roadside amenity areas to be integrated with pedestrian footpaths and cycle tracks will be provided along major roads.

10.1.2 The road works of Tung Chung New Town Extension at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road, and the road works at Road L22, Road L24, Road L25, Road L26 and Road L28 were authorised by CE in C on 23 October 2020 and 21 June 2024. Pursuant to section 13A of the Ordinance, the road scheme authorised by CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance, and the road schemes are shown on the Plan for information only. These road works will provide up-to-standard roads to link the existing villages and adjoining development sites in Tung Chung Valley, and enhance the overall connectivity of Tung Chung New Town.

10.2 Public Transport

The Area is served by public transport along Tung Chung Road and Chung Mun Road including franchised buses running to and from Tung Chung Town Centre and South Lantau. The MTR Station in Tung Chung West near Yat Tung Estate under construction is located 100m to the east outside the Area. An existing bus terminus is located at Shek Mun Kap Road providing public transport services to the Area connecting Tung Chung town centre area. The closest existing public transport terminus is located at Yat Tung Estate outside the Area. A public transport terminus of about 3,000m² is planned in the commercial area at Yu Tung Road in Area 38A to capitalize on the proximity to or convenient access to the future MTR station and one smaller scale on-street bus terminus is planned at Shek Mun Kap Road for the enhancement of internal connection. A transport interchange will also be provided at the proposed residential development in Area 60.

10.3 Utility Services

At present, the Area is supplied with water, electricity and telephone services. Provision of sewerage and drainage systems, gas supply and other utility services are being planned under the Tung Chung Study. Fresh water supply is available to the existing village clusters within the Area, including Ngau Au, Shek Lau Po, Mok Ka and Shek Mun Kap. For major development in the Area, sufficient lead time should be allowed for upgrading of the water supply system as necessary. Water supply may not be available at areas with higher terrains of Shek Mun Kap.

11. CULTURAL HERITAGE

- 11.1 Within the boundary of the Area, there are Sha Tsui Tau Site of Archaeological Interest and two graded historic buildings, i.e. Hau Wong Temple (Tung Chung) (Grade 2) and Entrance Gate, Shek Mun Kap (Grade 3).
- 11.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by the Antiquities and Monuments Office (AMO) of the Development Bureau and sites of archaeological interest are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.
- 11.3 Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, sites of archaeological interest, or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

12. AIRPORT HEIGHT RESTRICTION

The BH for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any amendments thereto. No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed “the restricted height” prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), usually referred to as AHR, or any amendments thereto.

13. ECOLOGICAL CONSTRAINTS

The Area contains high ecologically value which are worthy of preservation, prior consultation with the Agriculture, Fisheries and Conservation Department (AFCD) should be made if any development proposal might affect the ecology in the Area. Subject to consultation with AFCD, an assessment may be required to evaluate the ecological impact imposed by the proposed development or works.

14. GEOTECHNICAL CONSTRAINTS

Areas near Lam Che, Shek Mun Kap and Lo Hon Monastery are overlooked by steep natural terrain and meet the Alert Criteria for a Natural Terrain Hazard Studies (NTHS). For any new development proposals within these areas, the developer would be required to carry out a NTHS and provide suitable hazard mitigation measures, if found necessary, as part of the development.

15. WATER GATHERING GROUNDS AND STREAMCOURSES

There are small areas zoned “CA” in the southwest and southeast which fall within the Lower Direct and Lower Indirect water gathering grounds (WGGs). To protect the water resources from being contaminated by wastes and pollutants, developments in this area would be strictly controlled. There is a 120m wide no-blasting zone for the existing Water Supply Department (WSD) water tunnel at the southern edge of the Area. In general, developments within WGGs and excavation works falling within the tunnel reserve shall be subject to the approval of the Director of Water Supplies.

16. BURIAL GROUNDS

The five permitted burial grounds falling within area zoned “GB” located to the north of Ngau Au, west of Mok Ka, west of Shek Mun Kap and east of Tung Chung Road in the Area are to be retained and should be protected from development.

17. PLANNING CONTROL

17.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering

and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

- 17.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 17.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental ODP/layout plans, and the guidelines published by the Board. The ODP/layout plans, if any, will be available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 17.4 Any development, other than those referred to in paragraph 17.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 21 August 2015 on land included in the draft Tung Chung Valley DPA Plan, may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

18. IMPLEMENTATION

- 18.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. A more detailed departmental ODP has been prepared in consultation with government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purpose. It includes information on detailed land uses, development parameters and boundaries of individual sites, NBAs, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities,

public utility facilities as well as other environmental, building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the Plan together with the ODP, when available and where appropriate, will serve as the basis for processing the lease modification applications and land sales.

- 18.2 To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and GIC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the Tung Chung New Town extension has been formulated. Site formation and engineering infrastructural works has been commenced in phases from end 2017, to enable first population intake in 2025 at the earliest. The development of the Tung Chung New Town extension is expected to be substantially completed by 2030.
- 18.3 The overall programme for the provision of infrastructure within the Area will be subject to review in the detailed design stage. The implementation process will be gradual depending on the availability of resources. It will be undertaken through the participation of both public and private sectors. The Government will resume and clear the private land on need basis planned for public works projects, public developments, carry out site formation works, and provide infrastructure. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by CEDD. Open space, social welfare and other community facilities will be constructed by the appropriate government departments on the basis of the Capital Works Programme and other Public Works Programme. Public housing together with the supporting facilities will be built by the Housing Department in accordance with the Public Housing Development Programme and other relevant agents.
- 18.4 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

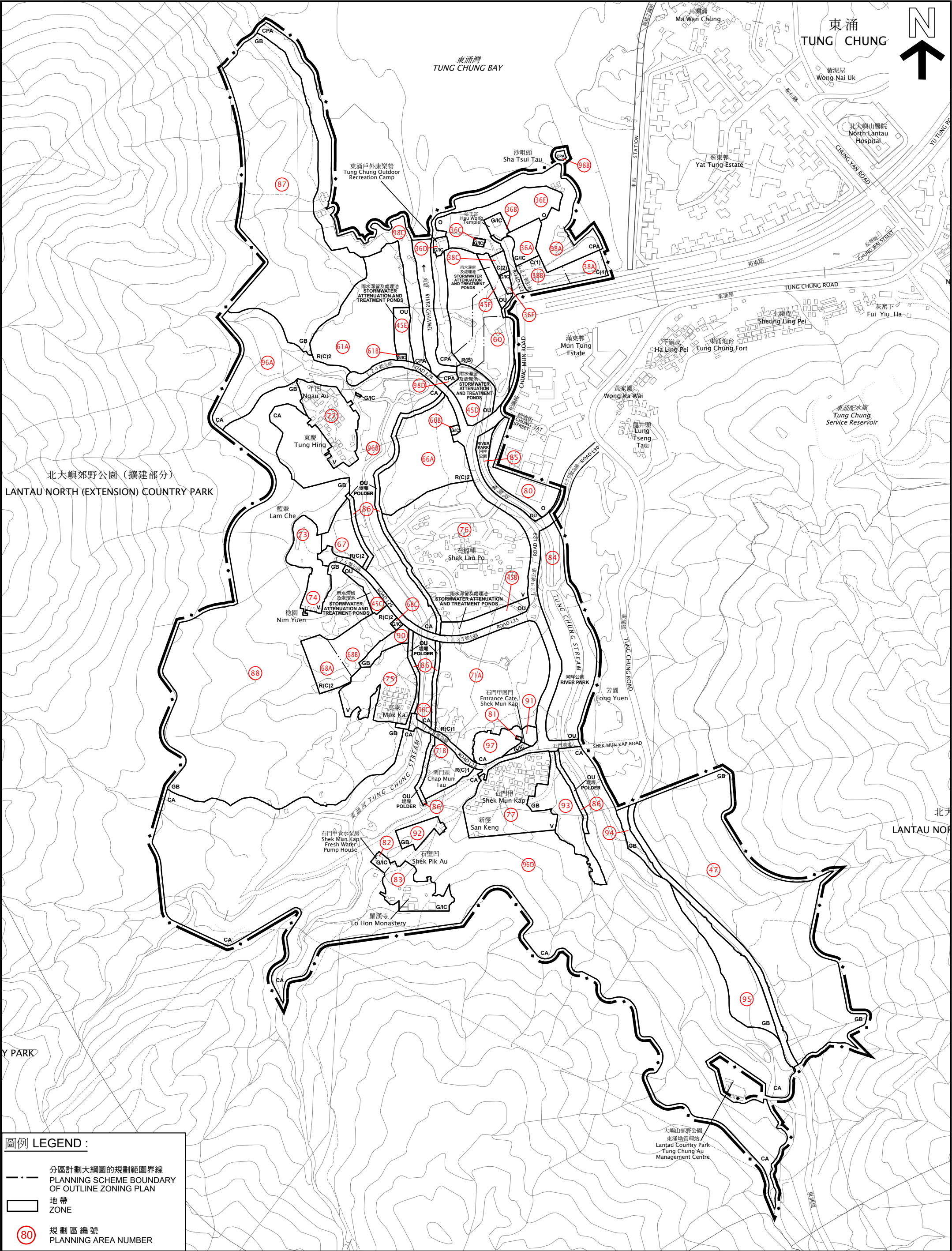
Index of Figures (All figures are for indicative purpose only)

Figure 1 – Planning Areas

Figure 2 – Urban Design Concept

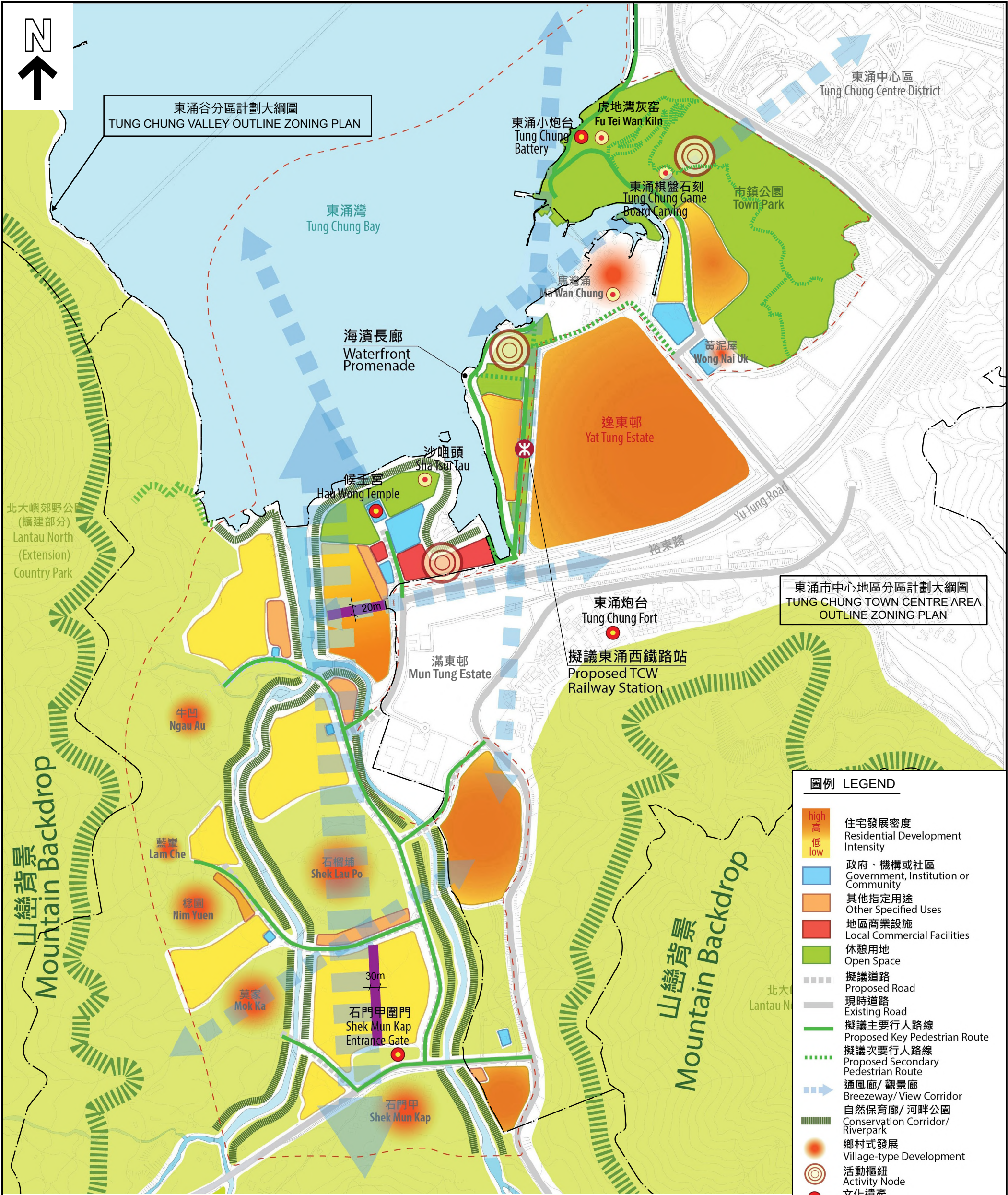
Figure 3 – Pedestrian and Cycling Network Concept

Figure 4 – Building Height Concept



圖例 LEGEND :

- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 地帶
ZONE
- 規劃區編號
PLANNING AREA NUMBER



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF OUTLINE ZONING PLAN

本摘要圖於2025年9月11日擬備
EXTRACT PLAN PREPARED ON 11.9.2025

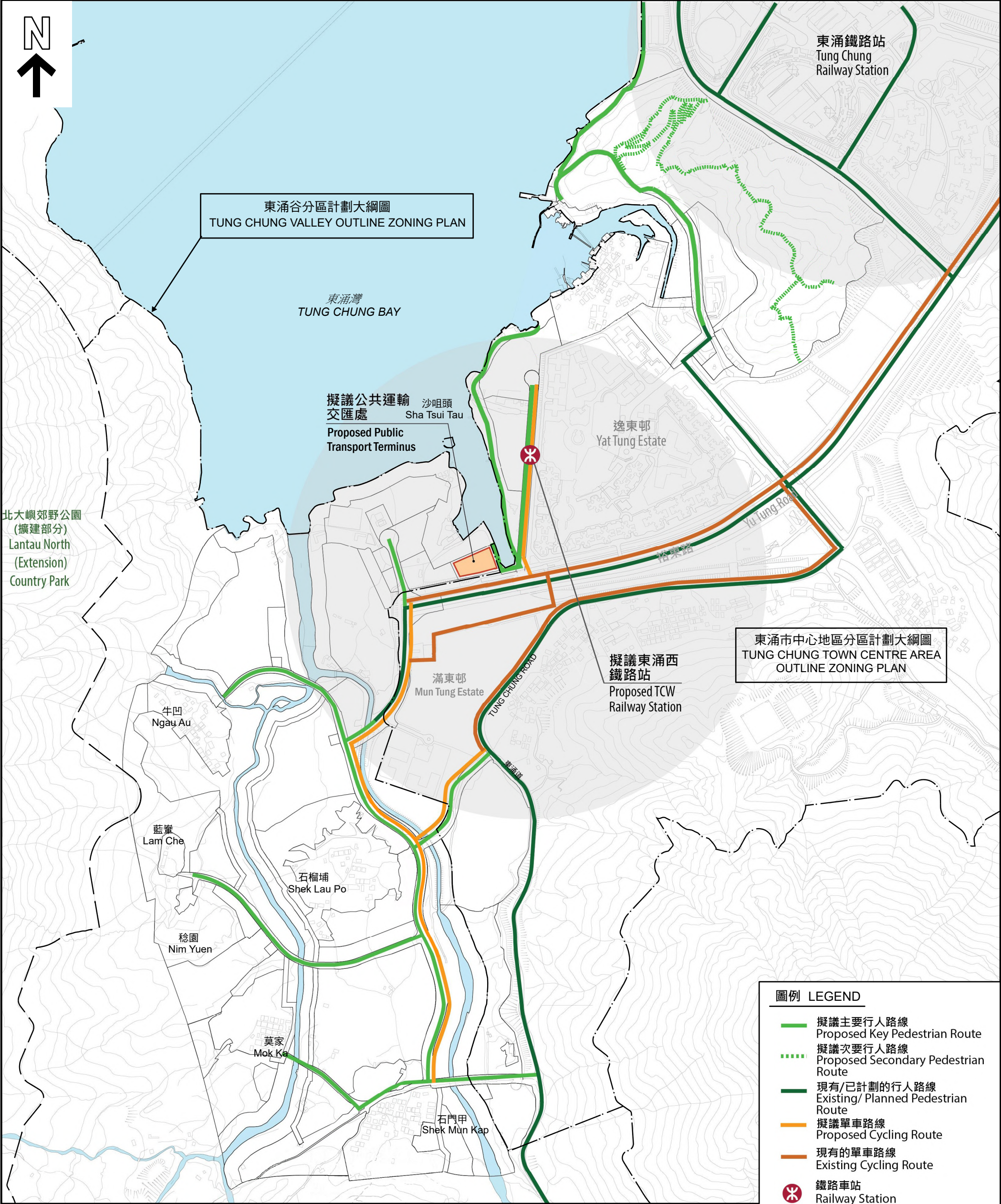
東涌谷和東涌市中心地區
TUNG CHUNG VALLEY AND TUNG CHUNG TOWN CENTRE AREA

城市設計概念
URBAN DESIGN CONCEPT

規劃署
Planning Department

參考編號
REFERENCE No.
M/LI/25/44

圖表
FIGURE
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只作顯示用途
FOR INDICATIVE PURPOSE ONLY

分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF OUTLINE ZONING PLAN

本摘要圖於2025年9月25日擬備
EXTRACT PLAN PREPARED ON 25.9.2025

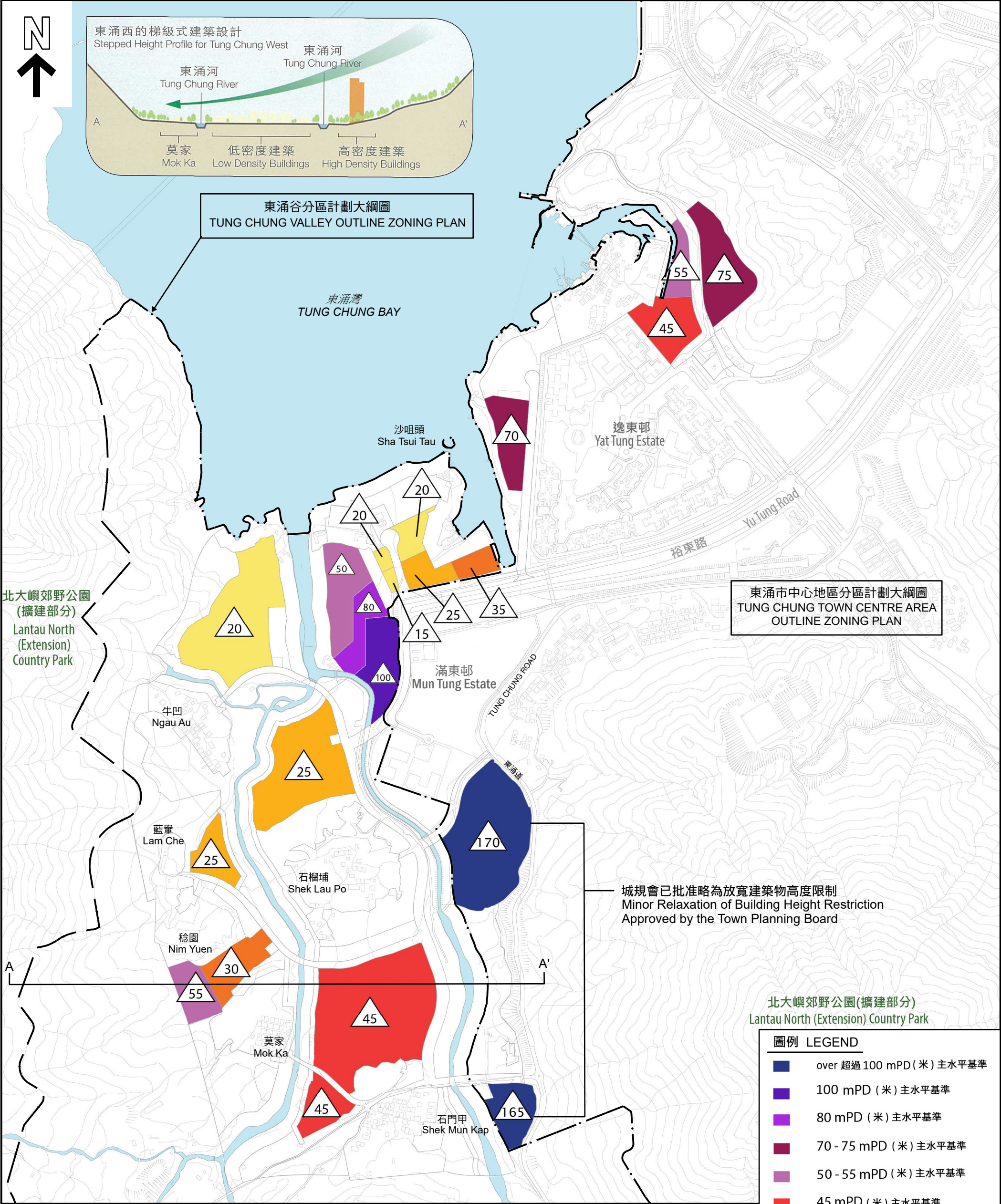
東涌谷和東涌市中心地區
TUNG CHUNG VALLEY AND TUNG CHUNG TOWN CENTRE AREA

行人及單車徑網絡概念
PEDESTRIAN AND CYCLING NETWORK CONCEPT

規劃署
Planning Department

參考編號
REFERENCE No.
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圖表
FIGURE
3



只作顯示用途
FOR INDICATIVE PURPOSE ONLY

分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF OUTLINE ZONING PLAN

本摘要圖於2025年10月23日擬備
EXTRACT PLAN PREPARED ON 23.10.2025

東涌谷和東涌市中心地區
TUNG CHUNG VALLEY AND TUNG CHUNG TOWN CENTRE AREA

建築物高度概念
BUILDING HEIGHT CONCEPT

規劃署
Planning Department

參考編號
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圖表
FIGURE
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