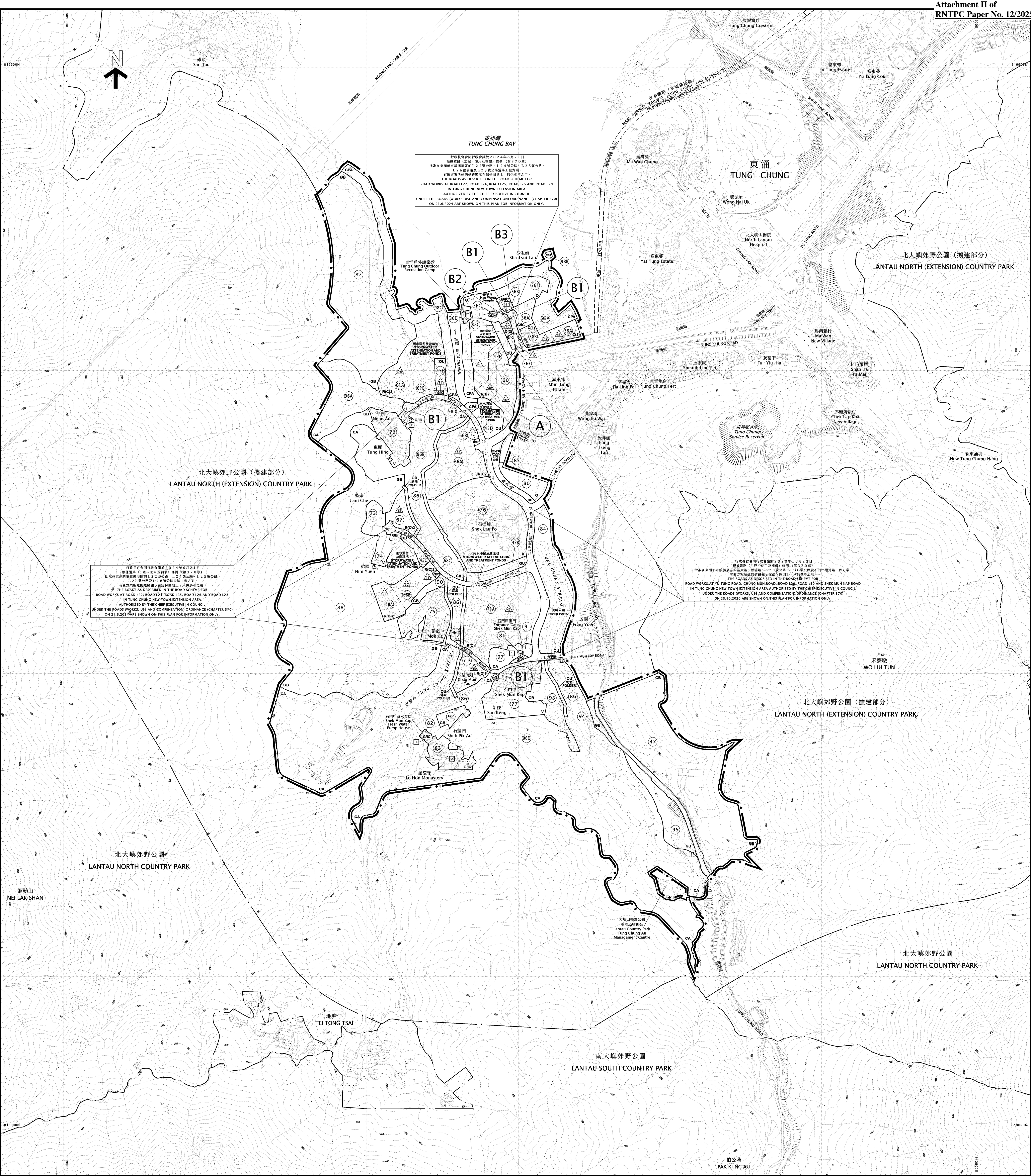


圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分率 APPROXIMATE AREA & %		用途	
					公頃 HECTARES	% 百分率		
COMMERCIAL	<div>C</div>	商業 RAILWAY AND STATION (UNDERGROUND)	<div><div><div></div><div></div><div></div></div><div>鐵路及車站（地下）</div></div>	COMMERCIAL	1.18	0.70	商業	
RESIDENTIAL (GROUP C)	<div>R(C)</div>	住宅（丙類） MAJOR ROAD AND JUNCTION	<div><div><div></div><div></div><div></div></div><div>主要道路及路口</div></div>	RESIDENTIAL (GROUP C)	19.31	11.48	住宅（丙類）	
VILLAGE TYPE DEVELOPMENT	<div>V</div>	鄉村式發展		VILLAGE TYPE DEVELOPMENT	14.59	8.67	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY	<div>GIC</div>	政府、機構或社區		GOVERNMENT, INSTITUTION OR COMMUNITY	2.39	1.42	政府、機構或社區	
OPEN SPACE	<div>O</div>	休憩用地		OPEN SPACE	3.00	1.78	休憩用地	
OTHER SPECIFIED USES	<div>OU</div>	其他指定用途		OTHER SPECIFIED USES	8.45	5.02	其他指定用途	
GREEN BELT	<div>GB</div>	綠化地帶		GREEN BELT	51.93	30.86	綠化地帶	
CONSERVATION AREA	<div>CA</div>	自然保育區		CONSERVATION AREA	54.63	32.47	自然保育區	
COASTAL PROTECTION AREA	<div>CPA</div>	海岸保護區		COASTAL PROTECTION AREA	6.49	3.86	海岸保護區	
		自然保育區 BOUNDARY OF COUNTRY PARK	<div><div><div></div><div></div><div></div></div><div>郊野公園界線</div></div>	RIVER CHANNEL	1.00	0.59	河道	
		海岸保護區 BUILDING HEIGHT CONTROL ZONE BOUNDARY	<div><div><div></div><div></div><div></div></div><div>建築物高度管制區界線</div></div>	MAJOR ROAD ETC.	5.30	3.15	主要道路等	
		最高建築物高度 (IN METRES ABOVE PRINCIPAL DATUM)	<div><div><div></div><div></div><div></div></div><div>（在主水平基準上若干米）</div></div>	TOTAL PLANNING SCHEME AREA	168.27	100.00	規劃範圍總面積	
		最高建築物高度 (IN NUMBER OF STOREYS)	<div><div><div></div><div></div><div></div></div><div>最高建築物高度 （樓層數目）</div></div>					



圖例 NOTATION			
ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	C	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
RESIDENTIAL (GROUP B)	R(B)	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP C)	R(C)		
VILLAGE TYPE DEVELOPMENT	V		
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC		
OPEN SPACE	O		
OTHER SPECIFIED USES	OU		
GREEN BELT	GB		
CONSERVATION AREA	CA		
COASTAL PROTECTION AREA	CPA		
		MISCELLANEOUS	其他
		BOUNDARY OF PLANNING SCHEME	規劃範圍界線
		PLANNING AREA NUMBER	規劃區編號
		BOUNDARY OF COUNTRY PARK	郊野公園界線
		BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
		MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	1.16	0.69	商業
RESIDENTIAL (GROUP B)	3.38	2.01	住宅 (乙類)
RESIDENTIAL (GROUP C)	15.62	9.28	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	14.50	8.62	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	2.36	1.40	政府、機構或社區
OPEN SPACE	2.99	1.78	休憩用地
OTHER SPECIFIED USES	8.30	4.93	其他指定用途
GREEN BELT	51.92	30.86	綠化地帶
CONSERVATION AREA	54.64	32.47	自然保育區
COASTAL PROTECTION AREA	6.48	3.85	海岸保護區
RIVER CHANNEL	1.00	0.59	河道
MAJOR ROAD ETC.	5.92	3.52	主要道路等
TOTAL PLANNING SCHEME AREA	168.27	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/I-TCV/2 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-TCV/2

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEM B1	修訂項目B1項
AMENDMENT ITEM B2	修訂項目B2項
AMENDMENT ITEM B3	修訂項目B3項

(參看附表)
(SEE ATTACHED SCHEDULE)

APPROVED DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/2A

(Being an ~~Approved~~ *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).

APPROVED DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN
NO. S/I-TCV/2A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
<i>RESIDENTIAL (GROUP B)</i>	<i>3</i>
RESIDENTIAL (GROUP C)	3 <i>6</i>
VILLAGE TYPE DEVELOPMENT	5 <i>8</i>
GOVERNMENT, INSTITUTION OR COMMUNITY	7 <i>10</i>
OPEN SPACE	9 <i>12</i>
OTHER SPECIFIED USES	10 <i>13</i>
GREEN BELT	11 <i>14</i>
CONSERVATION AREA	13 <i>16</i>
COASTAL PROTECTION AREA	14 <i>17</i>

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 Market 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)

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

(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 Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience 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 (<i>not elsewhere specified</i>)
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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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.

**APPROVEDDRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/2A**

EXPLANATORY STATEMENT

**APPROVED DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/2A**

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. PLANNING DESIGN CONCEPT AND FEATURES	4
8. GENERAL PLANNING INTENTION	7
9. LAND-USE ZONINGS	
9.1 Commercial	7
9.2 Residential (Group B)	8
9.2 9.3 Residential (Group C)	8 9
9.3 9.4 Village Type Development	8 10
9.4 9.5 Government, Institution or Community	9 11
9.5 9.6 Open Space	10 11
9.6 9.7 Other Specified Uses	11 12
9.7 9.8 Green Belt	11 13
9.8 9.9 Conservation Area	12 13
9.9 9.10 Coastal Protection Area	13 14
9.11 Minor Relaxation Clauses	15
10. COMMUNICATIONS AND UTILITY SERVICES	14 15
11. CULTURAL HERITAGE	14 16
12. AIRPORT HEIGHT RESTRICTION	15 17
13. ECOLOGICAL CONSTRAINTS	15 17
14. GEOTECHNICAL CONSTRAINTS	15 17
15. WATER GATHERING GROUNDS AND STREAMCOURSES	16 17
16. BURIAL GROUNDS	16 18
17. PLANNING CONTROL	16 18
18. IMPLEMENTATION	17 19

**APPROVED DRAFT TUNG CHUNG VALLEY
OUTLINE ZONING PLAN NO. S/I-TCV/2A**

(Being an ~~Approved~~ **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 ~~approved~~**draft** Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2A. 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. ~~During the two-month exhibition period, a total of 651 representations were received. On 20 November 2015, the representations were published for three weeks for public comments. Upon expiry of the publication period on 11 December 2015, 713 comments were received.~~
- 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 ~~During the two-month exhibition period of the draft Tung Chung Valley OZP No. S/I-TCV/1, a total of 38 representations were received. On 22 April 2016, the representations were published for three weeks for public comments. Upon expiry of the publication period on 13 May 2016, a total of 87 comments were~~

~~received. On 1 November 2016, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft Tung Chung Valley OZP to the Chief Executive in Council (CE in C) for approval for a period of six months from 8 December 2016 to 8 June 2017. After giving consideration to the representations and comments, the Board decided on 18 November 2016 not to propose any amendments to the draft OZP to meet the representations under section 6B(8) of the Ordinance.~~

- 2.76 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 ~~(the Plan)~~ 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 XX XXX 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.info.gov.hk/tpb> <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 accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road.~~—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 ~~and concern~~ such as Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) (北江光唇魚), Philippine Neon Goby (*Stiphodon atropurpureus*) (黑紫身枝牙鰕虎魚) and Rice Fish (*Oryzias curvinotes*) (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 ~~Jhora~~ Grey Scrub Hopper (*Aer~~æ~~omachus jhora*) (寬鏢弄蝶) and other species of

conservation importance, such as Collared Scops Owl (*Otus lettia*) (西領角鴞), Greater Coucal (*Centropus sinensis*) (褐翅鴉鵂) and Common Emerald Dove (*Chalcophaps indica*) (翠翼綠翅金鳩) 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. ~~Hau Wong Temple and the Entrance Gate at Shek Mun Kap are graded historic buildings.~~ 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

~~According to the 2011 Census~~ **Based on the 2021 Population Census**, the population of ~~in the Area~~ **as estimated by the PlanD** is about ~~1,000~~ **1,050**. It is estimated that the planned population in the Area would be about ~~9,600~~ **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 (TCE) and Tung Chung West (TCW) has been formulated under the Tung Chung Study. Part of the ~~TCW~~ **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*** (TCL) 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 ~~A polder scheme with~~ **and** stormwater attenuation and treatment ponds ~~is~~ **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 ~~and Area 39~~ 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 ~~interchange~~ **terminus (PTI)** 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. PTIs 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 ~~proposed-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 ~~will be~~ **have been** set out in the departmental Outline Development Plan (ODP) ~~to be prepared~~.

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 1.186 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.

~~9.1.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

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.*

9.23 “Residential (Group C)” (“R(C)”): Total Area ~~49.34~~15.62 ha

9.23.1 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. ~~Seven~~ **Six** sites are zoned “R(C)” including Areas ~~60, 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.

9.23.2 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.

~~9.23.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.34 “Village Type Development” (“V”): Total Area 14.590 ha

- 9.34.1 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.
- 9.34.2 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.
- 9.34.3 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.
- ~~9.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~
- 9.4.4**
- ~~9.3.5~~ 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**
- ~~9.3.6~~ 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) ~~5/93~~ **1/23**, if applicable, for protection of the water quality of the Area.

9.45 “Government, Institution or Community (“G/IC”)”: Total Area 2.396 ha

- 9.45.1 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.
- 9.45.2 The existing Hau Wong Temple (Grade 2 ~~historic building~~) (Area 36B) at Sha Tsui Tau, the Entrance Gate, Shek Mun Kap (Grade 3 ~~historic building~~) (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.
- 9.45.3 Major proposed **GIC** facilities include a *proposed school* ~~GIC complex in Area 36A for social welfare and other GIC facilities, a proposed telephone exchange in Area 36F near Hau Wong Temple~~ and sewage pumping stations in different locations of the Area.
- 9.45.4 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. ~~To provide design flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.56 “Open Space (“O”)”: Total Area 3.002.99 ha

- 9.56.1 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.
- 9.56.2 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. ~~Subject to further study, there may be scope to develop this area as part of the river park together with the adjoining man-made section of Tung Chung Stream to be de-channelized.~~

9.67 “Other Specified Uses” (“OU”): Total Area 8.4530 ha

9.67.1 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 ~~field study/education~~/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.

9.78 “Green Belt” (“GB”): Total Area 51.932 ha

- 9.78.1 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.
- 9.78.2 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.
- 9.78.3 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.

9.89 “Conservation Area” (“CA”): Total Area 54.634 ha

- 9.89.1 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.
- 9.89.2 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* (金狗毛狗蕨) 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”.

- 9.89.3 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.
- 9.89.4 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.
- 9.89.5 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.

9.910 “Coastal Protection Area” (“CPA”): Total Area 6.498 ha

- 9.910.1 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.
- 9.910.2 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.
- 9.910.3 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.

- 9.910.4 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 ~~PTH~~ ***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*** ~~proposed railway station near Yat Tung Estate~~ and one smaller scale public transport terminus, which is an 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*** ~~is not available in the south-western part of the Area and the areas south of Shek Mun Kap, which have terrains generally above 60mPD to 130mPD.~~

11. CULTURAL HERITAGE

- 11.1 ***Within the boundary of the Area, there are*** Sha Tsui Tau Site of Archaeological Interest ~~as well as~~ ***and*** two graded historic buildings, ~~namely i.e.~~ Hau Wong Temple (***Tung Chung***) (***Grade 2***) and Entrance Gate, Shek Mun Kap (***Grade 3***). ~~fall within the boundary of the Plan. Hau Wong Temple is a Grade 2 historic building located at Sha Tsui Tau while Entrance Gate, Shek Mun Kap is a Grade 3 historic building located in the inner part of Tung Chung Valley. All of the above site of archaeological interest and historic buildings are worthy of preservation.~~
- 11.2 The ***lists of declared monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to pending 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. The lists will be updated from time to time.*** ~~by AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.~~
- 11.3 Prior consultation with ~~the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD)~~ should be made ~~if~~ ***for*** any ***works***, development, redevelopment or rezoning proposals ~~that may~~ ***might*** affect

~~the above-declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, or 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. and their immediate environs.~~

~~11.4 If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.~~

12. AIRPORT HEIGHT RESTRICTION

The BH for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any ~~potential amendments to the gazetted AHRP related the Expansion of the Hong Kong International Airport into a Three Runway System Project~~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.* ~~In general, no excavation, drilling or filling shall be carried out within 60m on plan from the centre line of any waterworks tunnel unless the proposed works will not adversely affect the integrity of the tunnel. 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 EPD's ProPECC PN 5/93, for protection of the water quality of the Area.~~

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 ~~will be~~**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 ~~are scheduled to~~**has been commenced** in phases from end 2017, to enable first population intake ~~by end 2023~~**in 2025** at the earliest. The development of the Tung Chung New Town extension is expected to be ~~fully~~**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

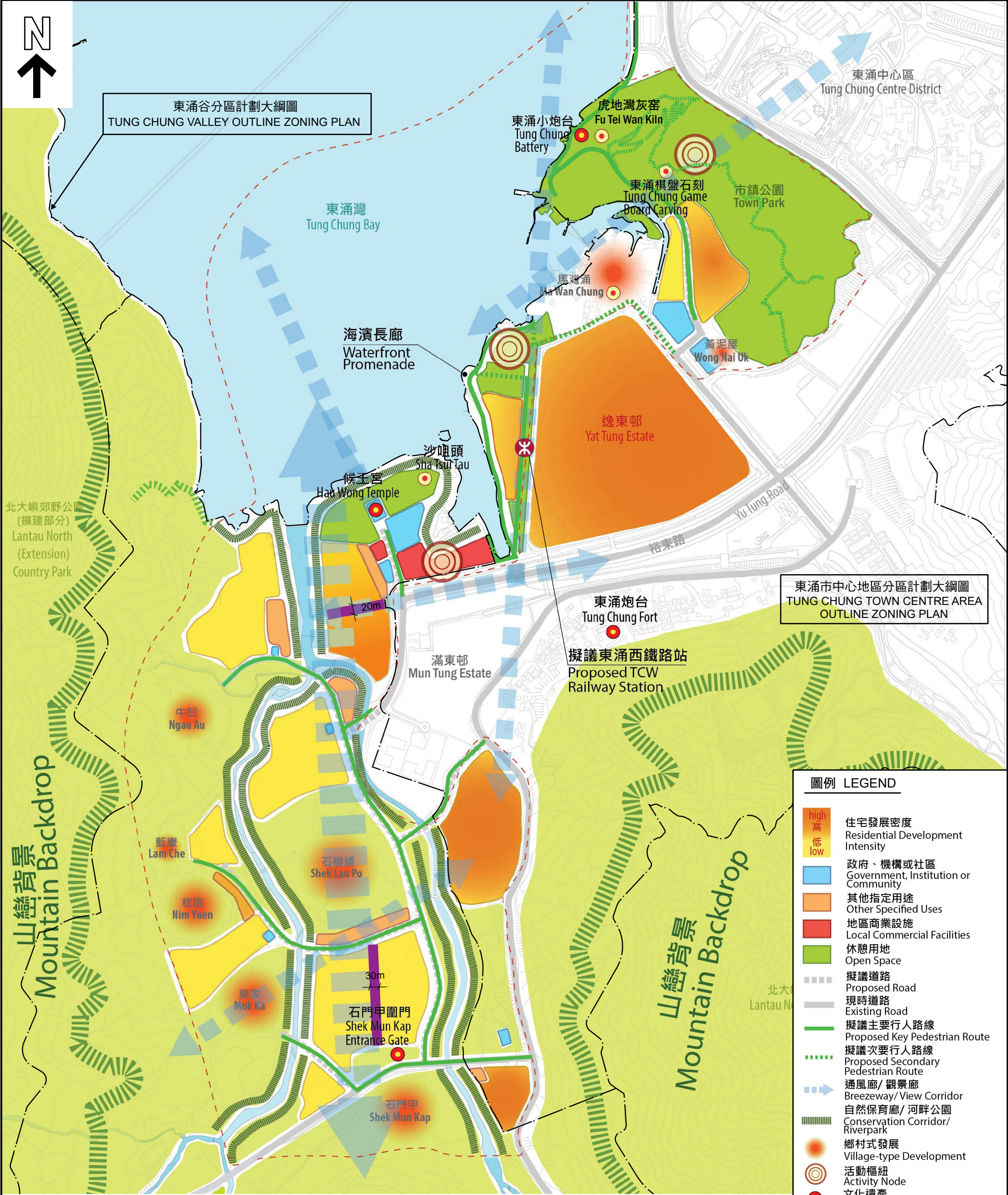
Figure 2 – Urban Design Concept

Figure 3 – Pedestrian and Cycling Network Concept

Figure 4 – Building Height Concept

TOWN PLANNING BOARD

~~February 2017~~ OCTOBER 2025



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

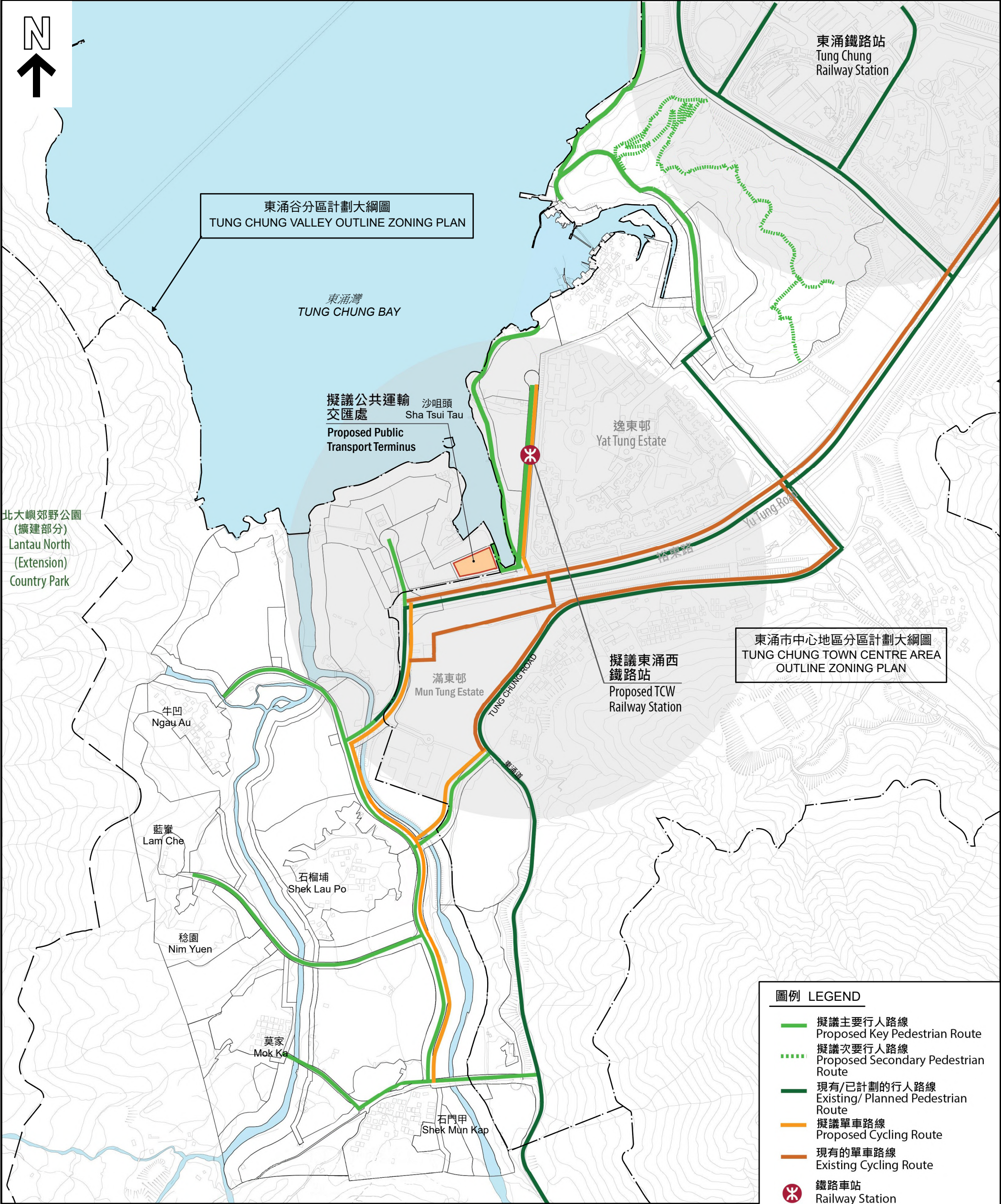
東涌谷和東涌市中心地區
TUNG CHUNG VALLEY AND TUNG CHUNG TOWN CENTRE AREA

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
2



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

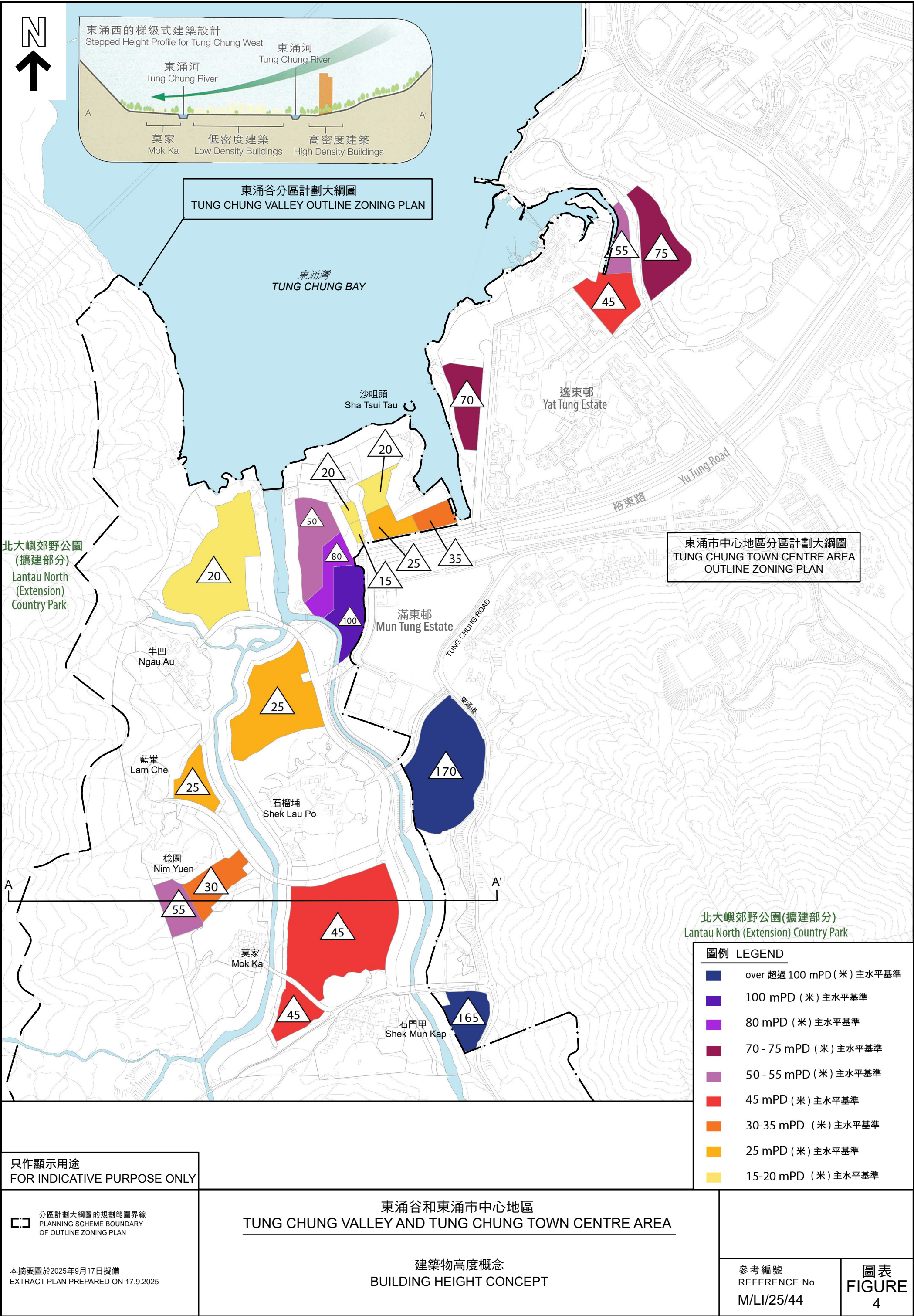
東涌谷和東涌市中心地區
TUNG CHUNG VALLEY AND TUNG CHUNG TOWN CENTRE AREA

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.
M/LI/25/44

圖表
FIGURE
3



Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-TCV/1 Application for Amendment to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2, To rezone the application site from “Residential (Group C) 2” to “Residential (Group B)” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 1 Tung Chung and Adjoining Government Land, Tung Chung, Lantau Island

(RNTPC Paper No. Y/I-TCV/1A)

10. The Secretary reported that the application site (the Site) was located in Tung Chung and the application was submitted by Coral Ching Limited, which was in affiliation with Sun Hung Kai Real Estate Agency Limited. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ryan M.K. Ip	- owning properties in Tung Chung; and
Mr Vincent K.Y. Ho	- his firm having current business dealings with Sun Hung Kai Properties Limited and AECOM.

11. As the properties owned by Mr Ryan M.K. Ip had no direct view of the Site, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Vincent K.Y Ho left the meeting temporarily at this point.]

Presentation and Question Sessions

12. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

- | | |
|----------------------|---|
| Mr Walter W.N. Kwong | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Ms Kirstie Y.L. Law | - Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Mr Steve S.H. Cheung | - Town Planner/Sai Kung and Islands |

Applicant's Representatives

Sun Hung Kai Properties Limited – In affiliation with the Applicant

Mr Andy Mok

Mr K.K. Sun

Llewelyn-Davies Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Ms Samantha Chuang

Ove Arup & Partners Hong Kong Limited

Mr Franki Chiu

AECOM

Mr Willie Wan

Ms S.Y. Chu

ESCM Company Limited

Dr Michael Lau

Ramboll Hong Kong Limited

Mr Henry Ng

13. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

14. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the Site from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) to facilitate a residential development with commercial and government, institution and community (GIC) uses, departmental and public comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

15. The Chairperson then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Winnie Wu, the applicant’s representative, made the following main points:

- (a) the Site was located in Tung Chung West, which was the extension of the Tung Chung New Town with one of the objectives to provide land for housing and other development needs. The planned extension of the existing Tung Chung Line with a new MTR Tung Chung West Station (TCW Station) was targeted for completion in 2029. Together with two public housing developments in Tung Chung Areas 33 and 42 and various infrastructural works such as road widening works and drainage works under implementation in the area, it was considered opportune to up-zone the Site with a view to optimising its development potential;
- (b) the Site was zoned “R(C)2” on the Tung Chung Valley Outline Zoning Plan (OZP) for residential development with a maximum plot ratio (PR) of 1 and a maximum building height (BH) of 20mPD. Given the close proximity of the Site to the planned MTR TCW Station (about 300m), the proposed development could capitalise on the enhanced accessibility and align with the Transit-Oriented Development concept by proposing a higher development intensity at the Site;
- (c) within the catchment area of the planned MTR TCW Station, there were existing public housing developments (PHDs) such as Yat Tung Estate and Mun Tung Estate with development intensities up to PR 6. There were also planned residential/commercial developments with development

intensities up to PR 3.5 or 3 respectively. In view of the high-density residential developments in the vicinity and taking into account the technical assessments conducted, the proposed development with domestic PR of 2.1 and non-domestic PR of 0.22 under the current scheme was considered appropriate and compatible with the surrounding developments;

- (d) the current rezoning proposal with a domestic PR of 2.1 and a BH of not more than 100mPD could boost housing supply through optimisation of scarce land resources. A total of 1,783 residential units would be provided;
- (e) the proposed stepped BH profile with height and density of buildings descending from south to north and from east to west (i.e. from the mountain side towards the waterfront and from the existing high-density PHDs towards Tung Chung Stream (TC Stream)) could achieve integration with the natural topography and existing built form of the area;
- (f) a 20m-wide building gap aligning with Yu Tung Road and a 15m-wide north-south building gap would be provided at the Site to improve air ventilation;
- (g) to minimise the potential impact on TC Stream to the west of the Site, a building setback of not less than 5m from the western site boundary would be provided. The disposition of the towers at the northwestern portion of the Site was also suitably orientated to avoid directly facing TC Stream;
- (h) supporting facilities with a total gross floor area of about 7,295m² would be provided at the Site facing Chung Mun Road, including retail facilities, a kindergarten and a privately-owned, managed and maintained public transport interchange (PTI) to provide public transport services for the residents of the proposed development and the community. To enhance the pedestrian environment, roadside planting area and a building setback of at least 5m were proposed along the retail frontage on Chung Mun Road;

- (i) the retail frontage proposed along Chung Mun Road facing Mun Tung Estate would help promote street vibrancy;
- (j) relevant government bureaux/departments (B/Ds) had no objection to or adverse comment on the rezoning application; and
- (k) based on the above considerations, the applicant proposed to rezone the Site from “R(C)2” to “R(B)” with a maximum total PR of 2.32 and a three-tier BH restriction of 50mPD, 80mPD and 100mPD in three sub-areas from north to south. The proposed maximum PR and three-tier BH were considered compatible with the surrounding developments.

16. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

Change in Planning Circumstances

17. Noting that the applicant submitted a representation during the exhibition period of the draft OZP No. S/I-TCV/I (the draft OZP) proposing to rezone the Site to “R(C)1” with an increase in PR from 1 to 1.5, which was not upheld by the Town Planning Board (the Board) in 2016, a Member enquired whether there was a change in planning circumstances such that PlanD had no in-principle objection to the current rezoning application.

18. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the proposed land uses recommended under the Planning and Engineering Study of Tung Chung New Town Extension (P&E Study) had been reflected on the OZPs, including the planned MTR TCW Station and the residential developments in Tung Chung Valley (TCV) area where there were no substantial changes in planning circumstances, except intensification of development density of the proposed PHD in Tung Chung Area 42 approved by the Committee in 2023. The major changes in circumstances were that the land uses and infrastructures planned in the last decade had been

progressively implemented and completed in recent years; and

- (b) the Board did not uphold the applicant's representation in 2016 to rezone the Site from "R(C)2" to "R(C)1" with a PR of 1.5 mainly on the grounds that the proposed rezoning was not supported with concrete proposals and relevant technical assessments. As such, the representation could not demonstrate that the proposed rezoning would have no adverse impacts on planning, environmental, urban design and other technical aspects. On the contrary, the current rezoning application included a proposed scheme supported by various technical assessments. Relevant B/Ds consulted had no adverse comment on the current proposal. It was considered appropriate to tender no in-principle objection to the current rezoning application.

Implementation of the Stepped BH Profile

19. In response to a Member's enquiry on how to ensure that the stepped BH could be materialised, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that should the Committee decide to agree/partially agree to the rezoning application, PlanD would take into account Members' comments and work out the appropriate amendments to the OZP, including suitable BH and other development controls on the OZP (e.g. the stepped BH restrictions of 50mPD, 80mPD and 100mPD as proposed in the current rezoning application), for the Committee's consideration prior to gazetting under section 5 of the Town Planning Ordinance (the Ordinance).

Interface with TC Stream, Tung Chung River Park (TC River Park) and Area Zoned "Coastal Protection Area" ("CPA")

20. Some Members raised the following questions:

- (a) apart from providing buffer tree planting along the western site boundary, whether there were any mitigation measures to minimise the potential interface issues with the nearby "CPA" zone and TC Stream, whether there was any active management plan for the nearby "CPA" zone, and whether such area was designed to encourage public enjoyment;

- (b) whether the Architectural Services Department (ArchSD)'s suggestion to review the BH of Towers 5 or 6 to minimise the potential visual impact had been considered;
- (c) any details of the pedestrian access from Yu Tung Road and Tung Mun Road through the Site to TC Stream; and
- (d) noting that "water-friendly" culture had been promoted for TC River Park in the vicinity of the Site, whether any mitigation measures would be in place to minimise the potential interface issue.

21. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following points:

- (a) the strip of land of about 30m wide along TC Stream to the west of the Site was zoned "CPA" and served as a buffer between TC Stream and the Site. The western site boundary would be fenced off to avoid disturbance to the "CPA" zone and TC Stream. Through adopting suitable design and air ventilation measures, such as a building setback of not less than 5m from the western boundary of the Site, careful orientation of the three towers located close to TC Stream Estuary to avoid directly facing TC Stream and incorporation of void areas at the lower levels of the three towers within the Site, the potential impact on the "CPA" zone and TC Stream should be minimal;
- (b) comments from ArchSD and other relevant B/Ds would be suitably considered at the detailed design and building plan submission stages;
- (c) the existing pedestrian access to TC Stream Estuary would remain unchanged, i.e. making use of the passage along Yu Tung Road and passing through Hau Wong Temple to the northeast of the Site reaching TC Stream Estuary. The connectivity of TC Stream with the inland would be improved upon completion of the planned Road L22 with pedestrian walkway and supporting

facilities; and

- (d) the proposed development would not have direct interface issue with the planned TC River Park which was located to the south of the Site rather than directly facing it.

22. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that some sections of TC Stream were identified by the Agriculture, Fisheries and Conservation Department as ecologically important streams with important ecological value. While TC River Park to the south of the Site aimed at promoting “water-friendly” culture and activities, conservation remained the top priority and objective. As the riparian area of TC Stream was zoned “CPA” with the intention to avoid encroachment and adverse impact on TC Stream, it was not the Government’s intention to encourage public enjoyment in the “CPA” zone. Instead, the main approach focused on minimising disturbance to the area and undertaking enforcement action against unauthorised developments/activities as appropriate. In response to the Chairperson’s enquiry, Mr Walter W.N. Kwong, DPO/SKIs, confirmed that no riverside promenade park had been designed in the “CPA” zone.

Traffic Aspect

23. The Vice-chairperson and two Members raised the following questions:
- (a) whether any design features or supporting facilities would be provided to ensure easy access to the proposed PTI by nearby residents, in particular residents living in the PHDs to the east of the Site; and whether the Transport Department (TD) or bus companies had been consulted regarding the proposed PTI;
 - (b) the operational and maintenance details of the privately-owned PTI, and whether there were any similar cases in other areas; and
 - (c) if the Site was in close proximity to the relocation site of the Ebenezer School and Home for the Visually Impaired (Ebenezer School), whether the design of the PTI had taken into account the special needs of visually impaired

individuals.

24. In response, Ms Winnie Wu, the applicant's representative, with the aid of a PowerPoint slide, made the following points:

- (a) similar to retail facilities, the proposed PTI would be open to the public for public transport services, and would be provided along Chung Mun Road facing Mun Tung Estate to the east of the Site to allow easier access for nearby residents and students. As advised by TD, a pedestrian crossing facility would also be provided;
- (b) the proposed PTI would be managed and maintained by the applicant. There was an existing privately-owned PTI at Park Yoho, which was also owned and operated by the landowners; and
- (c) the design of the proposed PTI would take into account the special needs of visually impaired individuals at the detailed design stage.

25. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that the proposed relocation site of Ebenezer School was located to the northeast of the Site and was currently at land administration and building plan submission stages. The Chairperson added that the proposed PTI would also benefit the visually impaired and enhance accessibility within the area.

Ecological Aspect

26. A Member raised the following questions:

- (a) details on the ecological value of TCV, in particular the potential impact of the proposed development on Romer's Tree Frogs;
- (b) details of the mitigation measures as recommended under the approved Environmental Impact Assessment (EIA); and

- (c) means to ensure successful translocation of Romer's Tree Frogs.

27. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the Site was situated at the urban fringe of Tung Chung Town Centre while TCV was characterised by a rural ambience surrounded by mountains on three sides. Some sections of TC Stream were zoned "Conservation Area" ("CA") as some freshwater fish species of conservation interest had been identified. Floral species of conservation interest, including *Aquilaria sinensis* (土沉香), were also found in TCV area. The general planning intention of TCV area was to conserve the ecologically sensitive areas. That said, there were also six recognised villages and fallow agricultural land in TCV area. According to the P&E Study previously conducted by the Government, seven sites within TCV, including the Site, had been identified as suitable for residential development; and
- (b) according to the approved EIA Report, some Romer's Tree Frogs were found at the Site. With mitigation measures such as translocation of the Romer's Tree Frogs to be implemented, the Site was considered suitable for development. Relevant requirements would be incorporated into the land lease during the land administration stage to ensure that the mitigation measures would be adopted prior to the commencement of construction works.

28. Dr Michael Lau, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) woodland was regarded as the natural habitat of Romer's Tree Frogs as the species usually lived on the ground or inside fallen leaves. Small water bodies provided suitable breeding environment for them. The Romer's Tree Frogs found in TCV area were predominantly living in secondary woodland, fung shui woodland and orchards. Given that the Site was covered by fruit trees, it provided a suitable natural environment where these frogs were

commonly found;

- (b) recognising the potential environmental impact of ongoing construction projects in TCV area, the applicant voluntarily conducted a survey on Romer's Tree Frog at the Site over seven consecutive nights during the rainy season in 2023. As the rainy season was the breeding season for Romer's Tree Frogs, they could be easily observed congregating around small water bodies. During the survey, two Romer's Tree Frogs were found at the Site and translocated to another appropriate natural habitat on Lantau Island afterward. A follow-up investigation at the translocation site was conducted last year, during which mating and breeding activities of male frogs were observed, indicating successful adaptation of the frogs to new habitat;
- (c) since the natural habitat on Lantau Island was recognised as a known and suitable habitat for Romer's Tree Frog, the translocation of the frogs was considered appropriate; and
- (d) the applicant would implement the mitigation measures such as capturing survey and translocation prior to the commencement of construction works in accordance with the approved EIA. If Romer's Tree Frogs were found at the Site, translocation to other suitable natural habitats on Lantau Island would be carried out accordingly.

Landscape and Greenery

29. Noting the sizable site area yet only a tree compensation ratio of 1:0.5 was proposed, the Chairperson and a Member enquired about the prevailing requirements for tree compensation in development projects and the rationale for such a tree compensation ratio. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that tree compensation ratio of 1:1 in terms of number should be considered as far as practicable in government projects. Nevertheless, compensatory plantings should be realistic, practicable and sustainable with a holistic consideration to balance the quantity and quality of tree planting. The Landscape Design Proposal submitted by the applicant had provided justifications for the tree preservation and removal proposal including the tree compensation ratio, and the Urban

Design and Landscape Section of PlanD had no adverse comment on the current rezoning application from landscape planning perspective.

30. Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, supplemented the following main points:

- (a) according to the tree survey conducted under the current rezoning application, seedlings of *Aquilaria sinensis* (土沉香) were identified at the Site and were proposed to be transplanted within the Site as shown on the indicative Landscape Master Plan. Buffer tree planting along the western site boundary adjacent to the "CPA" zone and TC Stream, and roadside greenery with tree planting along Chung Mun Road were proposed; and
- (b) the Site was previously an orchard. Based on the tree survey conducted under the current rezoning application, the majority of the 670 existing trees found on the Site were fruit trees, primarily lychee trees. The spacing between existing trees were less than 2m, which was considered undesirable from tree health and safety perspectives. Despite the large number of trees at the Site, the greenery coverage was only about 24% of the total site area. Under the current scheme, the new trees to be planted on the Site would adopt a spacing of not less than 4m. Taking into account the suitable spacing and planting locations for the newly planted trees, building layout and provision of private open space requirement, a total of 338 new trees would be planted within the Site under the current proposal. As a result, the greenery coverage would increase to about 30% of the total site area.

Sea Level Surge and Drainage Impact

31. Referring to paragraph 1.8 and Plan Z-2 of the Paper, a Member raised the following questions:

- (a) background of the sea level surge at the Site during extreme weather, and the site formation level for the proposed development; and

- (b) noting the presence of a number of stormwater attenuation and treatment ponds near the Site and a drainage reserve within the northern portion of the Site, whether there were any measures recommended under the proposed development to address the potential drainage impact.

32. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) as demonstrated in the Drainage Impact Assessment, no insurmountable flooding or drainage issues were anticipated with mitigation measures such as raising the site formation level to 8.6mPD. The Drainage Services Department had no objection to the proposed development; and
- (b) a comprehensive drainage system for Tung Chung West area was proposed by the Government. A sustainable drainage design system with seven stormwater attenuation and treatment ponds were proposed along TC Stream to alleviate potential flooding risks. The stormwater attenuation and treatment pond to the northeast of the Site was currently under construction. In addition, a drainage system within the Site was proposed to ensure that the proposed development would not result in any insurmountable drainage impact on the surrounding area. The proposed building layout had been designed with consideration for the drainage reserve area at the northern portion of the Site. Relevant B/Ds had also been consulted.

33. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that the drainage reserve was designated for public underground facilities for discharging rainwater that had been treated by the adjoining stormwater attenuation and treatment pond located at the northeast of the Site to the sea.

Other Technical Aspects

34. Noting a large portion of the Site encroaching onto Sha Tsui Tau Site of Archaeological Interest, a Member enquired whether there were any specific requirements or restrictions on the proposed development. In response, Mr Walter W.N. Kwong, DPO/SKIs,

said that according to the approved EIA for the P&E Study, the project proponent was required to provide archaeological mitigation measures, in consultation with the Antiquities and Monuments Office, prior to the commencement of construction works. Relevant requirements would be incorporated into the land lease during the land administration stage.

35. In response to a Member's enquiry on the potential aircraft noise impact of the proposed development, Mr Walter W.N. Kwong, DPO/SKIs, said that according to the Hong Kong Planning Standards and Guidelines, no noise sensitive developments, such as residential developments, should be allowed within the Noise Exposure Forecast (NEF) 25 for the Hong Kong International Airport. Since the Site was located outside NEF 25, no unacceptable adverse aircraft noise impact on the proposed development was anticipated.

Provision of GIC Facilities in Tung Chung Area

36. In response to a Member's enquiry on provision of GIC facilities in Tung Chung area, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that the provision of GIC facilities, including social welfare facilities, in Tung Chung New Town were generally sufficient. Sufficient GIC facilities had been provided/planned in the residential developments near the Site, including Yat Tung Estate in Tung Chung Areas 30 and 31, Mun Tung Estate in Tung Chung Area 39 and the planned PHD in Tung Chung Area 42. There would also be GIC facilities to be provided at the joint-user complex in Tung Chung Area 107 to the east of the Site.

Land Acquisition

37. The Vice-chairperson and a Member raised the following questions:

- (a) details of the future land acquisition plan for the remaining land within the Site; and
- (b) noting that the proposed development was targeted for completion by 2030, the expected completion date for land acquisition.

38. In response, Ms Winnie Wu, the applicant's representative, made the following

points:

- (a) as of the date of submission of the current rezoning application, the applicant would have more than 60% of the private land holding within the Site, taking into account the government land portion that would be acquired through land exchange at a later stage. The land acquisition process for the remaining land was ongoing; and
- (b) the proposed development was assumed to be completed by 2030, which served as an indicative target and primarily for the purpose of conducting technical assessments. The exact development programme would depend on various factors such as land acquisition and land administrative process, detailed design and liaison with relevant B/Ds.

[Mr Ryan M.K. Ip left the meeting during the question and answer session.]

39. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

40. The Chairperson recapitulated that the planning intention for residential development at the Site had already been established during the previous amendments to the draft OZP. Relevant technical assessments including environmental assessment had also been conducted at that time to justify the development restrictions for the "R(C)2" zone. Compared with the previous representation on the OZP submitted by the applicant, the current rezoning application involved an up-zoning of the Site from "R(C)2" to "R(B)" for a higher PR and BH and was supported by an indicative scheme and relevant technical assessments. Given the close proximity to the TCW MTR Station under construction and the improved infrastructure provisions, the proposed rezoning application allowing for a

higher flat production could optimise the development potential of the Site.

41. Majority of the Members supported the rezoning application having considered that the Site was situated near the MTR TCW Station and was already surrounded by existing and planned high-rise and high-density residential developments. The proposed increase in development intensities for the Site was generally justified and well-conceived. Members acknowledged the descending BH from south to north. Nevertheless, a few Members considered the stepped BH profile descending from the east towards TC Stream to the west was weak. Given the relatively large site area and spacious configuration in the proposal with only nine residential blocks proposed, there was scope to lower the BH of the proposed residential towers along TC Stream, particularly Towers 5 and 6, and to incorporate further enhancement e.g. further building setback along the “CPA” zone to improve the overall visual openness from some nearby viewing points. In view of the close proximity with the adjoining “CPA” zone in the riparian area along TC Stream and the estuary of Tung Chung Bay, the Committee agreed to request PlanD, in liaison with the applicant, to review the overall BH profile within the Site, in particular the BH of Towers 5 and 6, such that a more discernible stepped BH profile from east to west could be achieved to further alleviate potential visual impact. Further enhancement for better visual integration with TC Stream and the estuary of Tung Chung Bay (e.g. building setback) should also be incorporated considering the relatively sensitive location of the Site.

42. A Member also considered that the pedestrian connectivity of the Site to the nearby developments and areas, including TC Stream, MTR TCW Station and Tung O Ancient Trail, should be further enhanced at the detailed design stage.

43. The Committee generally had no in-principle objection to the proposed rezoning, except the BH for Towers 5 and 6. In response to a Member’s enquiry about the way forward, the Chairperson said that this was a rezoning application submitted under section 12A of the Ordinance. Should the Committee agree or partially agree to the application, PlanD would submit the proposed amendments to the OZP for the Committee’s consideration. The proposed amendments should incorporate suitable adjustment(s) to address Members’ concerns on the stepped BH profile for better integration with the surrounding areas.

44. After deliberation, the Committee decided to partially agree to the application,

subject to incorporation of appropriate planning controls including building height restrictions for the application site to address Members' concerns. The relevant proposed amendments to the Tung Chung Valley Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/368	Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung (RNTPC Paper No. A/SK-HC/368)
-------------	--

Presentation and Question Sessions

45. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

46. A Member, referring to the site photos of the Paper, enquired whether there was an existing building on the application site (the Site). With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, explained that a portion of the site boundary was obscured by a building at the front. For illustration purpose, the obscured portion was indicated by a red dotted line while the visible portion was indicated by a solid red line on the site photos.

Provision of Major Community Facilities and Open Space in Islands District Council Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	39.26 ha	48.86 ha	86.71 ha	+47.45 ha
Local Open Space	10 ha per 100,000 persons [#]	39.26 ha	53.10 ha	76.03 ha	+36.76 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by Education Bureau (EDB) on a territorial-wide basis)	370 classrooms	241 classrooms	381 classrooms	+11 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	581 classrooms	302 classrooms	624 classrooms	+43 classrooms
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	219 classrooms	180 classrooms	332 classrooms	+113 classrooms
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	2	3	+3
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	3	3	+1
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority (HA) on a regional/cluster basis)	2,315 beds	267 beds	587 beds	-1,728 beds
Clinic/Health Centre	1 per 100,000 persons	4	7	9	+5
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons ^{#@}	1,570 places	348 places	1,248 places	-322 places**
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	3	4	8	+5
Integrated Family Services Centres	1 per 100,000 to 150,000 persons [#] (assessed by Social Welfare Department (SWD) on a service boundary basis)	2	2	4	+2
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N/A	1	2	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N/A	5	13	N/A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@}	1,587 places	190 places	1,140 places	-447 places**
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@} (assessed by SWD on a cluster basis)	1,965 beds	497 beds	1,067 beds	-898 beds**
Pre-school Rehabilitation Services	23 subvented places per 1000 children aged 0-6 [#]	337 places	193 places	313 places	-24 places**
Day Rehabilitation Services	23 subvented places per 10000 persons aged 15 or above [#]	762 places	86 places	456 places	-306 places**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,193 places	127 places	1,097 places	-96 places**
Community Rehabilitation Day Centre	1 centre per 420,000 persons or above [#]	0	0	1	+1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons or above [#]	1	1	2	+1**
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons or above [#]	1	1	2	+1**
Community Hall	No set standard	N/A	2	5	N/A
Library	1 district library for every 200,000 persons ^π	2	7	8	+6
Sports Centre	1 per 50,000 to 65,000 persons [#]	6	5	9	+3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#]	1	1	2	+1
Swimming Pool Complex - standard	1 complex per 287,000 persons [#]	1	2	2	+1

Note:

The planned resident population in Islands DC district is about 380,400. If including transients, the overall planned population is about 421,000. All population figures have been adjusted to the nearest hundred.

The requirements exclude planned population of transients.

^ The provision of hospital beds is to be assessed by HA on a regional basis.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ This is a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate.

π Small libraries are counted towards meeting the HKPSG requirement.

** The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.