

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 12/2025

**For Consideration by
the Rural and New Town Planning Committee on 10.10.2025**

**PROPOSED AMENDMENTS TO THE
APPROVED TUNG CHUNG VALLEY OUTLINE ZONING PLAN NO. S/I-TCV/2**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2 (**Attachment I**) as shown on the draft OZP No. S/I-TCV/2A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 7.2.2017, the Chief Executive in Council (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 17.2.2017, the approved Tung Chung Valley OZP No. S/I-TCV/2 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 2.9.2025, 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. On 19.9.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward a partially agreed section 12A (s.12A) application (**Amendment Item A**) (**Plan 1A**).
- 3.2 On 2.5.2025, the Rural and New Town Planning Committee (the Committee) of the Board partially agreed to a section 12A (s.12A) application (No. Y/I-TCV/1¹) to

¹ The RNTPC Paper No. Y/I-TCV/1A and the attachments are available at the Board's website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/764_rnt_agenda.html

rezone a site at Tung Chung Area 60 from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) to facilitate a proposed residential development with commercial and government, institution and community (GIC) uses. An extract of the minutes of the Committee’s meeting is at **Attachment V**.

- 3.3 The road works of Tung Chung New Town Extension in Tung Chung West were authorised by CE in C on 23.10.2020 and 21.6.2024 under the Road (Works, Use and Compensation) Ordinance (Cap. 370). The authorised road scheme shall be deemed to be approved under the Ordinance which would be shown on the OZP for information. There are several strips of residual land shown as ‘Road’ but no longer required for the road works. It is proposed to rezone these areas to suitable land use zonings to combine with the adjoining zonings and rationalise the zoning boundary (**Amendment Items B1 to B3**) (**Plan 6A**).
- 3.4 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), where appropriate, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning of a site near Chung Mun Road and Yu Tung Road for Proposed Residential Development (about 3.38ha) (Plans 1A to 1G, 2 to 5 and Drawings 1 to 12)

- 4.1 The Site, primarily consisting of private land of about 2.66 ha (79%) with about 0.72 ha of government land (21%), is located at the urban fringe between Tung Chung Town Centre and Tung Chung Valley (**Plans 1A and 1B**) accessible from Chung Mun Road and Yu Tung Road to its east. Surrounded by high-rise and high-density public housing developments to the east, recognised villages and Tung Chung Stream to the west, the Site is currently largely vacant with trees/shrubs and partly occupied by some village houses and temporary structures (**Plans 1C to 1G**). The site is currently zoned “R(C)2” subject to a maximum plot ratio (PR) of 1 and a maximum building height (BH) of 20 metres above Principal Datum (mPD).
- 4.2 On 2.5.2025, the Committee partially agreed to the s.12A application (No. Y/I-TCV/1) to rezone the site to “R(B)” subject to a maximum domestic and non-domestic PRs of 2.1 and 0.22 respectively and maximum BHs of 50mPD, 80mPD and 100mPD from north to south. A requirement for provision of a transport interchange with a gross floor area (GFA) of not less than 3,150m² is also proposed for stipulation in the Remarks of the Notes (**Attachment III**).
- 4.3 According to the applicant’s indicative scheme (the Indicative Scheme) (**Drawings 1 to 6**), the proposed residential development comprises 9 residential towers of 6 to 22 storeys atop podia of 1 to 3 storeys mainly for clubhouse, lobby and other supporting facilities and one level of basement carpark. The 3-storey podium at the southeastern portion of the Site abutting Chung Mun Road will accommodate a transport interchange of not less than 3,150m², commercial facilities and an 8-classroom kindergarten on G/F and 1/F with retail frontage along Chung Mun Road

facing Mun Tung Estate. The applicant also proposed to maintain the 20m-wide east-west non-building area (NBA) as required under the ES of the OZP, adopt mitigation measures to improve air ventilation including north-south ventilation corridor/building gap with a width of not less than 15m between building clusters in the western and eastern portions of the Site and provide 5m-wide building setbacks from the site boundary (**Drawings 11 and 12**). The estimated number of flat is about 1,783 with an average flat size of about 39.8m², resulting in a planned population of around 5,171. Located at the urban fringe between Tung Chung Town Centre and Tung Chung Valley and in the close proximity to the planned MTR station in Tung Chung West, the proposed medium density residential development is considered not incompatible with the surrounding development which will form an extension of the urban development in Tung Chung Town Centre. At the application stage, technical assessments submitted by the applicant demonstrated the proposed residential development technically feasible, and concerned government bureau/departments (B/Ds) had no objection to or no adverse comment on the application.

- 4.4 In the Committee's consideration of the s.12A application, while majority of the Members supported the application, a few Members considered the stepped BH profile descending from the east towards Tung Chung Stream to the west was weak. Given the relatively large site area and spacious configuration in the proposal, there was scope to lower the BH of the proposed residential towers along Tung Chung Stream, particularly Towers 5 and 6, and to incorporate further enhancement to improve the overall visual openness from some nearby viewing points. In view of the close proximity with the adjoining "Coastal Protection Area" ("CPA") zone in the riparian area along Tung Chung Stream and the estuary of Tung Chung Bay, the Committee agreed to request the Planning Department (PlanD), in liaison with the applicant, to review the overall BH profile, 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 Tung Chung Stream and the estuary of Tung Chung Bay (e.g. building setback) should also be incorporated considering the relatively sensitive location of the Site (see minutes at **Attachment V**). The Committee decided to partially agree to the application, subject to incorporation of appropriate planning controls including BH restrictions to address Members' concerns at OZP amendment stage.
- 4.5 To follow up the Committee's decision, the development restrictions of the "R(B)" zone proposed under the s.12A application have been reviewed taken into account the considerations stated in paragraph 4.4 above. To improve the overall visual openness from the western side at Tung Chung Stream and its adjoining "CPA" zone, it is proposed to enlarge the 50mPD BH control zone to cover entire western part of the site (including the location of Tower 5). In addition, it is proposed to have an enhanced 10m-wide building setback all along Tung Chung Stream so as to provide larger buffer distance between residential towers (including the locations of Towers 5 and 6) and Tung Chung Stream. All buildings within 50mPD BH control zone in the northern part is also required to adopt a stepping-down BHs descending from south to north to ensure a better visual integration with the estuary of Tung Chung Bay, Hau Wong Temple and planned open space to the north. The remaining 80mPD and 100mPD BH control zones and 20m-wide east-to-west NBA

in the middle are to be maintained. A comparison between the development restrictions proposed in s.12A application and those proposed to be incorporated in the OZP is shown in **Plan 2**.

- 4.6 The Indicative Scheme has been modified based on the restrictions proposed to be incorporated in the OZP ² (the Modified Scheme) to demonstrate such restrictions technically feasible and that the maximum domestic and non-domestic PRs proposed under the s.12A application are still achievable. As shown in the photomontages based on the Modified Scheme at **Plans 3 and 4**, a perceptible stepped building height profile is established towards Tung Chung Stream and the adjoining “CPA” zone as well as the estuary of Tung Chung Bay. The proposed improved stepped BHs at the Site follow the overall BH profile of Tung Chung Valley, stepping down from the adjacent high-rise public housing development in the mountain side (**Plan 3**) towards Hau Wong Temple and planned low-rise commercial and GIC development in the waterfront (**Plan 4**). In terms of visual impact, as illustrated in the photomontages from the viewing points at Hau Wong Bridge overlooking Tung Chung Stream (Photomontage No. 2 in **Plan 3**) and Hau Wong Temple (Photomontage No. 3 in **Plan 4**), the enlarged 50mPD BH control zone and increased building setback along Tung Chung Stream, combined with the stepping-down BHs requirement in the northern part of the site will further scale down the overall building mass of the proposed development and thus, better mitigate the visual impact on Tung Chung Stream and the adjoining “CPA” zone and enhance visual integration between built environment and natural features in Tung Chung West, compared to the Indicative Scheme. Both the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD) have no comment to the proposed development restrictions.
- 4.7 To take forward the partially agreed s.12A application, it is proposed to rezone the site from “R(C)2” to “R(B)” subject to a maximum domestic and non-domestic PRs of 2.1 and 0.22 respectively, the maximum BHs discussed in paragraph 4.5 above and the requirement for provision of a transport interchange with a GFA of not less than 3,150m². For other development restrictions including (i) the 10m-wide building setback along Tung Chung Stream; (ii) the 20m-wide NBA in the middle of the Site; and (iii) a stepping-down height requirement for buildings in the northern part of the site, together with the requirement of the provision of a 8-classroom kindergarten as proposed under the s.12A application, they are proposed to be stipulated in the ES of the OZP, which may be incorporated in the land lease at later land exchange stage.
- 4.8 Various mitigation measures are proposed in the s.12A application under archaeological, nature conservation, traffic noise and land contamination aspects, which include (i) rescue excavation/survey-cum-excavation/further survey in area

² For better comparison purpose, the Modified Scheme has largely followed the major assumptions of the Indicative Scheme submitted by the applicant e.g. ingress/egress points, number of residential towers, location and disposition of podium, residential towers, internal roads and private open space with necessary modifications to comply with relevant building regulations. Under the Modified Scheme, the typical floor-to-floor height for residential towers is set as 3.25m which is generally in line with the working assumption of OZP BH control assessment.

within Sha Tsui Tau Site of Archaeological Interest prior to commencement of the works; (ii) capture-and-translocation exercise of amphibian species of conservation importance and preservation and/or translocation of plant species of conservation importance prior to site formation; (iii) traffic noise mitigation measures; and (iv) conduct land contamination assessment, all required under the approved Environmental Impact Assessment Report of the Planning and Engineering Study on Tung Chung New Town Extension. Such requirements are proposed to be stipulated in the ES of the OZP, which may be incorporated in the land lease at later land exchange stage.

Amendment Items B1, B2 and B3 – Rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from areas shown as ‘Road’ to “Commercial (2)” (“C(2)”), “Open Space” (“O”), “Government, Institution and Community” (“G/IC”), “Village Type Development” (“V”), “Green Belt” (“GB”), “Other Specified Uses” annotated “Polder” (“OU(Polder)”) and “Conservation Area” (“CA”) and two small pieces of land near Hau Wong Temple from “G/IC” to “O”; and revision of the BH restriction of a small piece of land near Hau Wong Temple zoned “G/IC” from 4 storeys to 1 storey (total about 0.2 ha) (Plans 6A to 6L and 7)

- 4.9 The road works 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 in Tung Chung New Town Extension were authorised by CE in C on 23.10.2020 and 21.6.2024 (**Plans 6A and 7**). 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 would be shown on the OZP for information only.
- 4.10 There are six strips of residual land with a total area of about 0.19 ha currently shown as ‘Road’ but no longer required for the road works. It is proposed to rezone to “C(2)”, “O”, “G/IC”, “V”, “GB”, “OU(Polder)” and “CA” (**Amendment Item B1**) to combine with the adjoining zonings and rationalise the zoning boundary (**Plans 6B to 6D**). To rationalise the zoning and BH control zone boundary, a small piece of land near Hau Wong Temple (about 66m²) isolated by Road L22 is proposed to be rezoned from “G/IC” to “O” (**Amendment Item B2**) while the BH restriction of another small piece of land to the immediate south of Hau Wong Temple is proposed to be revised from 4 storeys to 1 storey (**Amendment Item B3**) (**Plan 6C**).

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of Islands District is estimated to be about 380,400 persons respectively. As shown in the summary table (**Attachment VI**), the existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned government B/Ds’ assessments.

- 5.2 For the shortfalls in the provision of hospital beds, child care centres, community care services facilities, residential care homes for the elderly and rehabilitation services in the Islands District, the HKPSG requirements for these facilities are long-term goals³ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision would be subject to consideration of the Health Bureau and Social Welfare Department in the planning and development process as appropriate. Provision of these facilities would be carefully planned/reviewed by relevant government B/Ds.
- 5.3 Based on the requirements under HKPSG, there will be a surplus of 47.45 ha of district open space and 36.76 ha of local open space in the Islands District.

6. Proposed Amendments to Matters shown on the OZP

- 6.1 The proposed amendments as shown on the draft Tung Chung Valley OZP No. S/I-TCV/2A at **Attachment II** are summarized below:
- (a) **Amendment Item A** (about 3.38 ha)
- Rezoning a site at the junction of Yu Tung Road and Chung Mun Road from “R(C)2” to “R(B)” zone with stipulation of BH restrictions.
- (b) **Amendment Item B1** (about 0.19 ha)
- Rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from area shown as ‘Road’ to “C(2)”, “O”, “G/IC”, “V”, “GB”, “OU(Polder)” and “CA” with stipulation of BH restrictions for “C(2)” and “G/IC” zone.
- (c) **Amendment Item B2** (about 0.0047 ha)
- Rezoning of a small piece of land near Hau Wong Temple from “G/IC” to “O”.
- (d) **Amendment Item B3** (about 0.0015 ha)
- Revision of the stipulated BH restriction of a small piece of land to the south of Hau Wong Temple from 4 storeys to 1 storey.
- 6.2 Apart from the above amendments, the authorised road schemes at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road, and at Road L22, Road L24, Road L25, Road L26 and Road L28 are shown on the OZP for information only.

³ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarized below:

Proposed “R(B)” Zone

- (a) In relation to **Amendment Item A**, a new set of Notes for “R(B)” zone is incorporated with stipulation of development restrictions.

Technical Amendments

- (b) In accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:
 - (i) as ‘Market’ use is subsumed under ‘Shop and Services’ use, to update the Notes for “C”, “Village Type Development” (“V”) and “G/IC” zones;
 - (ii) to move ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1, and add ‘Field Study/Education/Visitor Centre’ under Column 2 in the Notes for “V” zone; and
 - (iii) to revise the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendment as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/I-TCV/3.

10. Consultation

Departmental Consultation

- 10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse

comments have been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Commissioner for Transport;
- (d) Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department (CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) District Lands Officer/Islands, Lands Department;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Director of Environmental Protection;
- (i) CA/ASC, ArchSD;
- (j) Director of Housing;
- (k) Director of Social Welfare;
- (l) Director of Fire Services;
- (m) Commissioner of Police;
- (n) Director of Food and Environmental Hygiene;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Electrical and Mechanical Services;
- (q) Director-General of Civil Aviation;
- (r) Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department;
- (s) Chief Engineer/Construction, Water Supplies Department;
- (t) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (u) Chief Highway Engineer/New Territories East, Highways Department (HyD);
- (v) Chief Engineer/Railway Development (Railway Schemes) (1), HyD;
- (w) District Officer (Islands), Home Affairs Department;
- (x) Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau;
- (y) Controller, Government Flying Service; and
- (z) CTP/UD&L, PlanD

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP No. S/I-TCV/2A incorporating the amendments (to be renumbered as S/I-TCV/3 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. Islands District Council and Tung Chung Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tung Chung Valley OZP No. S/I-TCV/2 as shown on the draft OZP No. S/I-TCV/2A at **Attachment II** (to be

renumbered as S/I-TCV/3 upon exhibition) and the draft Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Attachment IV** for the draft Tung Chung Valley OZP No. S/I-TCV/2A (to be renumbered as S/I-TCV/3 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Tung Chung Valley OZP No. S/I-TCV/2
Attachment II	Draft Tung Chung Valley OZP No. S/I-TCV/2A
Attachment III	Notes of the Draft Tung Chung Valley OZP No. S/I-TCV/2A
Attachment IV	ES of the Draft Tung Chung Valley OZP No. S/I-TCV/2A
Attachment V	Extract of minutes of the Committee's meeting on 2.5.2025 for the s.12A application No. Y/I-TCV/1
Attachment VI	Provision of Major Community Facilities and Open Space of the Islands District Council Area
Drawings 1 to 6	Indicative Scheme of s.12A application No. Y/I-TCV/1
Drawings 7 to 10	Photomontage of the Indicative Scheme of s.12A application No. Y/I-TCV/1
Drawings 11 to 12	Design Merits and Mitigation Measures for Air Ventilation Aspects under s.12A application No. Y/I-TCV/1
Plans 1A to 1G	Amendment Item A - Location Plan, Site Plan, Aerial Photo and Site Photos
Plan 2	Amendment Item A – Revised Development Restrictions
Plans 3 and 4	Amendment Item A – Photomontages of the Modified Scheme
Plan 5	BH Restrictions of Tung Chung West
Plans 6A to 6L	Amendment Items B1, B2 and B3 – Location Plan, Site Plan, Aerial Photo, Site Photos
Plan 7	Authorised Road Schemes to be Shown on the OZP

**PLANNING DEPARTMENT
OCTOBER 2025**