

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

I. Amendments to Matters shown on the Plan

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

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

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for “R(B)” zone with development restrictions.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for “C” zone and Column 2 of the Notes for “V” zone.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “G/IC” zones.
- (d) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (e) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (f) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.

Town Planning Board

31 October 2025