

Deliberation Session

---

11. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

---

**Sai Kung and Islands District**

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Coway K.H. Chan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), Ms Vivian W.Y. Wan, Town Planner/Sai Kung and Islands (TP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands were invited to the meeting at this point.]

**Agenda Item 3**

[Open Meeting]

Proposed Amendments to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2

(RNTPC Paper No. 12/25)

---

12. The Secretary reported that the proposed amendments were to take forward a section 12A (s.12A) application (No. Y/I-TCV/1) partially agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). 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 (SHK) Real Estate Agency Limited, with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant. Mr Vincent K.Y. Ho had declared an interest on the item for his firm having current business dealings with SHK and AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

13. Mr Ryan M.K. Ip declared an interest for owning properties in Tung Chung and

being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from SHK. As the properties owned by Mr Ip had no direct view of the Site and he had no involvement in the project(s) under the sponsorship of SHK in relation to the concerned s.12A application, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Ms Vivian W.Y. Wan, TP/SKIs, briefed Members on the proposed amendments to the approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a s.12A application No. Y/I-TCV/1 partially agreed by the Committee on 2.5.2025. The proposed amendments mainly included:

- (a) Item A – rezoning of a site near Chung Man Road and Yu Tung Road from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) subject to maximum domestic and non-domestic plot ratios of 2.1 and 0.22 respectively and maximum building heights (BHs) of 50mPD, 80mPD and 100mPD from northwest to southeast; and
- (b) Item B - rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from areas shown as ‘Road’ to “Commercial (2)”, “Open Space” (“O”), “Government, Institution and Community” (“G/IC”), “Village Type Development”, “Green Belt”, “Other Specified Uses” annotated “Polder” and “Conservation Area”; rezoning of 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.

15. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

[Mr Rocky L.K. Poon joined the meeting during the Planning Department (PlanD)’s

presentation.]

16. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members

*Applicant's Views on Committee's Recommendations*

17. Noting that on 2.5.2025, the Committee partially agreed to the s.12A application No. Y/I-TCV/1 and requested PlanD, in liaison with the applicant, to review the overall BH profile within the Site, in particular the BH of Towers 5 and 6, in order to further alleviate potential visual impact, a Member enquired about the applicant's stance in respect of the Committee's suggestions on the s.12A application. Mr Walter W.N. Kwong, DPO/SKIs, said that the applicant indicated no comment on the proposed development restrictions, including the BH restrictions, to be incorporated in the OZP. In any case, upon gazettal of the draft OZP, the public, including the applicant, could submit representations to express their views on the amendments, if any, during the 2-month statutory publication period.

*Revised BH of Towers 5 and 6*

18. With reference to the Committee's previous recommendation to lower the BHs of the proposed residential towers along Tung Chung Stream, a Member noted from the modified scheme that the proposed BH of Tower 5 had been reduced while that of Tower 6 had been slightly increased. The Member enquired about the special consideration for the revisions. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, explained that the modified scheme, including BH of each residential tower, was indicative only. In order to improve the overall visual openness from the western side at Tung Chung Stream and its adjoining "Coastal Protection Area" zone, it was proposed to extend the 50mPD BH control zone to cover the entire western part of the Site (including Tower 5). The 80mPD BH control zone covering Tower 6 remained unchanged. In addition, it was proposed to provide an enhanced 10m-wide building setback along Tung Chung Stream so as to create a larger buffer distance between residential towers (including Towers 5 and 6) and Tung Chung Stream. The Chairperson supplemented that with the BH of Tower 5 reduced to create a lower BH profile along the river, the gross floor area of the whole development had to be redistributed, which might be one of the reasons leading to the increased BH of Tower 6 as shown in the indicative

scheme.

*Proposed Transport Interchange (TI)*

19. In response to a Member's enquiry about the operation and management of the proposed TI, Mr Walter W.N. Kwong, DPO/SKIs said that it would be opened for public use with public transport services, such as franchised buses and taxis. The applicant agreed to manage, operate and maintain the proposed TI. The provision of the TI and the relevant operational requirements could be stipulated in the lease conditions as appropriate at the subsequent land exchange application stage.

20. The Chairperson remarked that the proposed amendments had incorporated Committee's previous suggestions, primarily by revising the stepped BH profile through extending the 50mPD portion southwards along the western boundary to make it more compatible with the natural setting. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

21. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2 as shown on the draft Tung Chung Valley OZP No. S/I-TCV/2A at Attachment II of the Paper (to be renumbered as S/I-TCV/3 upon exhibition) and the draft Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper 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 Town Planning Board (the Board) for various land use zonings on the OZP and the revised ES will be suitable for published together with the OZP.”

22. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

---

**Agenda Item 4**

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/191 Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 5 Years in "Coastal Protection Area" Zone, Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island  
(RNTPC Paper No. A/SLC/191A)

---

Presentation and Question Sessions

23. With the aid of a PowerPoint presentation, Mr Coway K.H. Chan, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

*Installation of "Space Cabin"*

24. Noting that the application site (the Site) was situated away from South Lantau Road and each proposed "Space Cabin" weighted over tons, a Member enquired how these cabins would be transported to the Site without causing impact on the surrounding natural environment. Mr Coway K.H. Chan, STP/SKIs, with the aid of a PowerPoint slide, responded that the Site was accessible from South Lantau Road through a paved vehicular track leading to a footpath. According to the applicant, all new structures would be prefabricated and transported to the Site using light vehicles or a lifting platform for on-site assembly and installation.

---

*Impact on Existing Trees*