

TOWN PLANNING BOARD

TPB Paper No. 11052

**For Consideration by
the Town Planning Board on 20.3.2026**

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

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-TCV/3-R1 TO R9

**DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN NO. S/I-TCV/3
 CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-TCV-R1 TO R9**

Subject of Representations	Representers (No. TPB/R/S/I-TCV/3-)
<p><u>Amendments to the Plan</u></p> <p><u>Item A</u> Rezoning of a site at the junction of Yu Tung Road and Chung Mun Road from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) with stipulation of building height (BH) restrictions (BHR).</p> <p><u>Item B1</u> 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” (“GB”), “Other Specified Uses” annotated “Polder” (“OU(Polder)”) and “Conservation Area” (“CA”).</p> <p><u>Item B2</u> Rezoning of a small piece of land near Hau Wong Temple from “G/IC” to “O”.</p> <p><u>Item B3</u> Revision of the stipulated BHR of a small piece of land to the south of Hau Wong Temple zoned “G/IC” from 4 storeys to 1 storey.</p> <p><u>Amendments to the Notes of the Plan</u> (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</p>	<p>Total: 9</p> <p><u>Support and/or Provide Views on Item A (Total 4)</u> R1: Coral Ching Limited represented by Llewelyn-Davies Hong Kong Limited R2 to R4: Individuals</p> <p><u>Support Item B1 (Total 1)</u> R5: Kadoorie Farm and Botanic Garden Corporation</p> <p><u>Oppose Item A, Support on and Provide Views on Items B1, B2 and B3 (Total 1)</u> R6: Green Power</p> <p><u>Oppose Item A (Total 2)</u> R7: Save Lantau Alliance R8: Individual</p> <p><u>Oppose Item A and Amendments to the Notes (d) and (e), and Support on Items B1 to B3 (Total 1)</u> R9: Individual</p>

Subject of Representations	Representers (No. TPB/R/S/I-TCV/3-)
(e) Convenience' under Column 2 of the Notes for "V" zone. Incorporation of 'Field Study/Education /Visitor Centre' under Column 2 of the Notes for "V" zone	

Note: The names of the representers are attached at **Annex III**. Soft copies of the submissions are sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_I-TCV_3.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copies is deposited at the Board's Secretariat for Members' inspection.

1. **Introduction**

- 1.1 On 31.10.2025, the draft Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/3 (the Plan) (**Annex I**), together with the Notes and Explanatory Statement (ES)^[1], was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plans H-1 and H-5**.
- 1.2 During the two-month exhibition period, **nine** valid representations were received. On 16.1.2026, the Board agreed to consider the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Rezoning a site at the junction of Yu Tung Road and Chung Mun Road from "R(C)2" to "R(B)" with stipulation of BHR

- 2.1 Tung Chung Valley is characterised by a rural ambience adjoining the transitional area of the urbanised Tung Chung Town Centre. According to the ES of the OZP, 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. Due care has been exercised to ensure that development would be balanced against environmental considerations. Under the overall planning framework, development sites with more convenient accessibility to the public transport and with less impact to the existing natural environment have been

^[1] The Notes and ES are available at the Board's website at: https://www.tpb.gov.hk/en/plan_making/S_I-TCV_3.html

identified in Tung Chung Valley in the Planning and Engineering Study on Remaining Development in Tung Chung – Feasibility Study (the Tung Chung Study)^[2]. Representation site under **Item A (Item A Site)** in Tung Chung Area 60 is one of these development sites which was previously zoned “R(C)2” on the first Tung Chung Valley OZP published in 2016 subject to a maximum PR and BH of 1 and 20mPD respectively for low-rise, low-density residential development.

- 2.2 On 2.5.2025, the Rural and New Town Planning Committee (the RNTPC) partially agree to a section 12A (s.12A) application (No. Y/I-TCV/1) for rezoning of **Item A Site** from “R(C)2” to “R(B)” subject to higher maximum domestic and non-domestic plot ratios (PRs) of 2.1 and 0.22 and maximum BHs of 50mPD, 80mPD and 100mPD from north to south, to facilitate a residential development with commercial and government, institution and community (GIC) uses including the provision of a transport interchange with a gross floor area (GFA) of not less than 3,150m² (**Annex IV**).
- 2.3 During the RNTPC’s consideration, while majority of the Members supported the s.12A application, a few Members considered that 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 and to incorporate further enhancement to improve the overall visual openness from some nearby viewing points. To address Members’ concerns, the development restrictions of the “R(B)” zone proposed under the s.12A application had been reviewed. To improve the overall visual openness from the western side at Tung Chung Stream and its adjoining “Coastal Protection Area” (“CPA”) zone, the 50mPD BH control zone of the “R(B)” zone was proposed to be enlarged to cover the entire western part of the site while a 10m-wide building setback along Tung Chung Stream and the requirement of BH stepping down within the 50mPD BH control zone in the northern part were also proposed so as to provide a larger buffer between the residential towers and the stream. As demonstrated in the scheme modified from the Indicative Scheme submitted by the applicant (the Modified Scheme) (**Plan H-3**), the revised restrictions are technically feasible and the maximum PRs agreed in the s.12A application are still achievable.
- 2.4 To take forward the agreed s.12A application, the site has been rezoned from “R(C)2” to “R(B)” with the stipulation of the said revised maximum BHs, maximum domestic and non-domestic PRs of 2.1 and 0.22 and the requirement for provision of a transport interchange with a GFA of not less than 3,150m² in the Notes of the OZP. Various requirements including the 10m-wide building setback along Tung Chung Stream, a 20m-wide non-building area (NBA) in the middle and implementation of mitigation measures in traffic noise, land contamination, ecological and cultural heritage/archaeological aspects as recommended under the relevant assessments of the s.12A application and the approved Environmental Impact Assessment (EIA) Report of the Tung Chung Study have also been stipulated in the ES of the OZP,

^[2] The Tung Chung Study was jointly commissioned by the Civil Engineering and Development Department (CEDD) and PlanD, with the overall objective to further develop the Tung Chung New Town into a comprehensively planned new town with a larger population capacity and adequate local and regional community facilities. As part of the study, EIA was carried out where the EIA Report was approved with conditions by the Director of Environmental Protection (DEP) on 8.4.2016.

which may be incorporated through administrative means, subject to agreement with relevant Government bureaux/departments (B/Ds), for implementation.

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 “C(2)”, “O”, “G/IC”, “V”, “GB”, “OU(Polder)” and “CA” and two small pieces of land near Hau Wong Temple from “G/IC” to “O”; and revision of the BHR of a small piece of land near Hau Wong Temple zoned “G/IC” from 4 storeys to 1 storey

2.5 There were six strips of residual land with a total area of about 0.19 ha previously shown as ‘Road’ but no longer required for the road works in Tung Chung New Town Extension (TCNTE) which have been authorised by Chief Executive in Council (CE in C) on 23.10.2020 and 21.6.2024. These six strips of land have been rezoned to “C(2)”, “O”, “G/IC”, “V”, “GB”, “OU(Polder)” and “CA” to combine with the adjoining zonings and rationalize the zoning boundary (**Item B1**). A small piece of land near Hau Wong Temple isolated by Road L22 has been rezoned from “G/IC” to “O” (**Item B2**) while the BHR of another small piece of land to the immediate south of Hau Wong Temple has also been revised from 4 storeys to 1 storey (**Item B3**).

Amendments to the Notes and the ES of the OZP

2.6 The following amendments to the Notes of the OZP have been made:

Proposed “R(B)” Zone

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

Technical Amendments

(ii) To align with the updated Master Schedule of Notes to Statutory Plans (MSN), technical amendments have been incorporated into the Notes for the “C”, “V” and “G/IC” zones.

2.7 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Tung Chung Valley Planning Scheme Area (the Area) and to incorporate certain technical revisions.

The Draft OZP

2.8 On 10.10.2025, the RNTPC agreed that the proposed amendments to the approved Tung Chung Valley OZP No. S/I-TCV/2 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 12/25 is available at the Board’s website^[3] and the extract of the minutes of the RNTPC meeting is at **Annex V**. Subsequently, the draft Tung Chung Valley OZP No. S/I-TCV/3 was gazetted on 31.10.2025.

^[3] RNTPC Paper No. 12/25 and the attachments are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/774_rnt_agenda.html.

3. Local Consultation

Upon gazettal of the draft OZP on 31.10.2025, members of Islands District Council (IsDC) and Tung Chung Rural Committee (TCRC) were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from IsDC and TCRC members was received.

4. The Representation Sites and their Surrounding Areas (Plans H-1 and H-5)

4.1 The Representation Sites and their Surrounding Areas

Representation Site under Item A (Plans H-2a to H-2f)

4.1.1 **Item A Site** (about 3.38 ha including private land of about 2.66 ha (79%) and government land (GL) of about 0.72 ha (21%)) is located at the urban fringe between Tung Chung Town Centre and Tung Chung Valley (**Plan H-1**). It is accessible from Chung Mun Road and Yu Tung Road to its east, and further to the east is the MTR Tung Chung West Station under construction with expected completion in 2029. It is currently largely vacant with trees/shrubs and partly occupied by some village houses and temporary structures (**Plans H-2a to H-2f**).

4.1.2 **Item A Site** is situated within a neighbourhood of existing and planned high-rise and high-density public housing developments (PHDs) including Mun Tung Estate (PR of 6, maximum BH of 130mPD) to the east, Yat Tung Estate (PR of 5, maximum BH of 125mPD) to the further north-east and the planned PHD at Tung Chung Area 42 (PR of 6.8, maximum BH of 170mPD) to the further south-east under construction. To its north and north-east are stormwater attenuation and treatment pond under construction and the planned open space surrounding Hau Wong Temple (a Grade 2 historic building), Tung Chung Outdoor Recreation Camp and Tung Chung Recreation Centre as well as few sites for planned commercial and GIC developments while to the further north is Tung Chung Bay. It also adjoins the “CPA” zones along the linear embankments at both sides of eastern tributary of Tung Chung Stream and falls partly within the Sha Tsui Tau Site of Archaeological Interest. To the west and south across Tung Chung Stream are recognised villages zoned “V” and low-rise and low-density residential sites zoned “R(C)” in Tung Chung Valley.

4.1.3 According to the applicant’s Indicative Scheme under the s.12A application (**Drawings H-1a to H-1f**), the 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 with maximum domestic and non-domestic PRs of 2.1 and 0.22 ,and maximum BHs of 50mPD, 80mPD and 100mPD from north to south (**Plan H-3**). The 3-storey podium at the southeastern portion abutting Chung Mun Road will accommodate a transport interchange with a GFA 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 photomontages of the proposed development based on the Modified Scheme are at **Plans H-4a and H-4b**. The estimated number of flats is about 1,783 and the planned population is around 5,171.

Representation Sites under Item B1 (Plans H-6a to H-6k)

4.1.4 Representation sites under **Item B1 (Item B1 Site)** (about 0.19 ha) comprises six strips of residual land spreading over in three locations of Tung Chung Valley including one section of the eastern tributary of Tung Chung Stream (**Plan H-5**). The majority of the sites are paved areas along the edges, while some areas are currently covered by vegetation along the side of existing roads.

Representation Sites under Items B2 and B3 (Plans H-6b, H-6e and H-6i)

4.1.5 Representation sites under **Items B2 and B3** are two small pieces of residual land isolated by Road L22 near Hau Wong Temple. Currently, both **Items B2 and B3 Sites** are covered with vegetation (**Plan H-6i**).

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(B)” zone (**Item A**) 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;
- (b) the “C” zone (**Item B1**) is intended primarily for commercial developments, which may include shops, services, place of entertainment and eating place, functioning mainly as the local shopping centre serving the immediate neighbourhood;
- (c) the “O” zone (**Items B1 and B2**) is to intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the need of local residents as well as the general public;
- (d) the “G/IC” zone (**Items B1 to B3**) 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;
- (e) the “V” zone (**Item B1**) 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 area 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;

- (f) the “GB” zone (**Item B1**) 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;
- (g) the “OU(Polder)” zone (**Item B1**) is intended for the development of polder, which forms part of the sustainable drainage and flood prevention system in the Area; and
- (h) the “CA” zone (**Item B1**) 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 Ecological Importance Stream (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.

5. The Representations

5.1 Subject of Representations

- 5.1.1 During the two-month exhibition period, **nine** valid representations were received, which include:
 - (a) one submitted by a company (**R1**) which is the applicant of the s.12A application supporting **Item A**;
 - (b) three submitted by individuals (**R2 to R4**) supporting **Item A** with views provided;
 - (c) three submitted by green/concern groups (**R5 to R7**) where **R5** supporting **Item B1**, **R6** opposing **Item A** and supporting/or providing views on **Items B1 to B3**, and **R7** opposing **Item A**; and
 - (d) two submitted by two individuals (**R8 and R9**) where **R8** opposing **Item A**, and **R9** opposing **Item A** and Amendments to the Notes (d) and
 - (e) while supporting **Items B1 to B3**.
- 5.1.2 The major grounds and views of the representations as well as their proposals (if any), and PlanD’s responses in consultation with the relevant B/Ds, are summarised in paragraphs 5.2 to 5.3 below.

5.2 **Supportive Representations / Provide Views**

5.2.1 **Item A**

Major Grounds/Views		Representation No.
(1)	Item A reflects the Board’s previous decision on 2.5.2025 to partially agree to the s.12A application (No. Y/I-TCV/1) to rezone the site from “R(C)2” to “R(B)” to facilitate a proposed residential development with the provision of a private transport layby. The proposed development parameters are in line with the approved s.12A application, and relevant B/Ds had no objection to or no adverse comments on the proposed rezoning, which demonstrates the technical feasibility of the proposed residential development.	R1
(2)	Item A Site, located in a prime location, is one of the closest residential projects to the future MTR Tung Chung West Station. This development will enhance and invigorate the Tung Chung community, which is significantly beneficial.	R2 to R4
(3)	The completion of the residential development at Item A Site and commercial facilities in Tung Chung West should match with the railway service of MTR Tung Chung West Station scheduled for operation in 2029.	
(4)	The increased population generated by the new residential development will put extra pressure on the existing limited provision of commercial/retail facilities in the area.	
(5)	The implementation of the residential project involves acquisition for a large piece of private land with multiple ownership. The information on the latest progress/timetable of land acquisition, land-ownership status as well as the project completion timeline should be presented.	
(6)	The s.12A application’s applicant holds only about 40% of the land rights, while the remaining land ownerships (excluding GL) are still under negotiation. Item A Site may be left idle for a period of time due to lengthy land amalgamation process.	
(7)	The Government or developer should advise if there are any facilitations or monitoring measures to govern site acquisition to ensure timely implementation. In particular, if the land acquisition cannot be timely	

	completed, whether other measures, are available to facilitate acquisition and implementation process, such as invoking the resumption power under the Land (Compulsory Sale for Redevelopment) Ordinance.	
Responses		
(a)	In response to (1) and (2): The supportive views are noted.	
(b)	In response to (3): As indicated in the s.12A application, the proposed residential development in Item A Site is tentatively scheduled for completion by 2030. According to the latest progress, MTR Tung Chung Line Extension including Tung Chung West Station under construction is targeted for operation in 2029. The population intake is anticipated to tie in with the new MTR station. As advised by Commissioner for Transport (C for T), prior to the opening of the new MTR station, residents in Tung Chung West may utilize bus services at Yu Tung Road, Tung Chung Road and Yat Tung Estate travelling to/from MTR Tung Chung Station and other parts in Hong Kong. Subject to availability of passenger's demand as generated from new development, the Transport Department will assess the feasibility of franchised bus service adjustments (e.g. enhancement of frequency, diversion of routing) to cater for demand of the residents.	
(c)	In response to (4): The "R(B)" zone is intended primarily for medium-density residential development. 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. According to the s.12A application, commercial facilities of about 4,145m ² such as retail, kindergarten and GIC uses will be provided. Currently, there are a number of commercial facilities in Tung Chung West including the shopping centres in Mun Tung Estate and Yat Tung Estate, and the retail/commercial facilities in PHD in Tung Chung Area 42 under construction. Besides, there is about 1.16 ha of land in Yu Tung Road zoned "C" that is intended primarily for commercial development.	
(d)	In response to (5) to (7): Item A Site mainly comprises private land, covering about 2.66 ha (79%) (Plan H-2a). The proposed residential development will be effected principally through private sector initiatives in compliance with government regulations and requirements. While land amalgamation for the proposed residential development should be left to market force and subject to decision of individual land owners, information provided by the applicant of the s.12A	

	<p>application indicates that more than half of the land of Item A Site has been acquired to secure implementation of development.</p> <p>Notwithstanding, as Item A Site also includes GL of about 0.72 ha (21%), where the project proponent is required to submit a land exchange application for the implementation of the development.</p>
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5.2.2 **Items B1 to B3**

Major Grounds/Views		Representation No.
(1)	Item B1 is supported or agreed in principle.	R5 and R6
(2)	Items B1 to B3 are supported.	R9
(3)	The “CA”, “CPA” and “GB” zones should reflect planning intentions to preserve the ecological integrity, natural landscape and sensitive habitats of Tung Chung Valley. The land uses under the Column 1 and 2 of the relevant zonings should be consistent with the planning intentions to protect the area’s ecological value, including the EIS at Tung Chung Stream, nature woodlands, and coastal habitats of the Tung Chung Stream Basin and ecosystem in Tung Chung West.	R6
Responses		
(a)	<p>In response to (1) and (2):</p> <p>The supportive views are noted.</p>	
(b)	<p>In response to (3):</p> <p>Item B1 is to rezone six strips of residual land previously shown as ‘Road’ but no longer required for the road works in TCNTE to combine with the adjoining zonings and rationalize the zoning boundary. While parts of Item B1 Sites mainly paved areas along the edges are planned for developments which have been rezoned from area shown as ‘Road’ to “C(2)”, “O”, “G/IC”, “V” and “OU(Polder)”, vegetated land and environmentally sensitive areas including a long strip of land near Ngau Au (about 1,072m²) partly covering a section of the eastern tributary of Tung Chung Stream, small land parcels along Shek Mun Kap Road (about 297m²) and a small area near Shek Mun Kap Road (about 13m²) have been rezoned to “CA” and “GB” respectively to align with the existing site context. The “CA” 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. The “GB” 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</p>	

	is a general presumption against development in both “CA” and “GB” zones. There is no change in the planning intentions of all concerned zonings, including the conservation zonings.
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5.3 Adverse Representations

5.3.1 Item A

5.3.1.1 *Planning Intention and Development Intensity*

Major Grounds/Views		Representation No.
(1)	The “R(B)” zoning contradicts with the general planning intention of Tung Chung Valley which is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the area, and to prevent it from encroachment by unauthorised development and from undesirable change of use, as well as the planning intention of balancing the need for new residential developments with preservation of the natural environment as stipulated in the ES of the OZP.	R6 and R9
(2)	The previous local consultations conducted for the first Tung Chung Valley OZP recognised the ecological importance of Tung Chung Stream. Item A ignores the importance of tributaries of Tung Chung Stream and the estuary of Tung Chung Bay. The existing farmlands in the area including Item A Site should be retained to maintain the concept for urban-rural integration in Tung Chung Valley.	R7
(3)	The proposed development density and BH under Item A are excessive taking into account the rural and ecological character of Tung Chung Valley.	R9
(4)	It is unjustifiable to rezone Item A Site due to future commissioning of MTR Tung Chung West Station or otherwise, the public open spaces located in adjacent to existing MTR stations may also be suitable for development.	
(5)	An 8-classroom kindergarten will be provided in Item A Site, which is a commercial service in surplus while no other social or health facilities are included.	
(6)	The provision of outdoor recreational facilities is insufficient for a medium-density residential development, given that only one swimming pool and	

	<p>children’s playground are provided in the Indicative Scheme of the s.12A application.</p>	
Responses		
(a)	<p>In response to (1) to (4):</p> <p>Item A is to take forward a s.12A application agreed by the RNTPC to rezone the site from “R(C)2” to “R(B)” for a higher PR and BHs, which is in line with the Government’s policy to boost housing and land supply for better utilization of scarce land resources. Being one of the development sites in Tung Chung Valley, Item A Site has been zoned for residential development since the publication of the first OZP in 2016, and Item A does not involve rezoning of conservation areas for other uses.</p> <p><u>General Planning Intention of Tung Chung Valley</u></p> <p>As stipulated on the ES of the OZP, the general planning intention of the Tung Chung Valley is to conserve the ecologically sensitive areas, to provide the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area. Areas suitable for low-rise, low-density development compatible with the rural and natural environment is also reserved based on the Tung Chung Study. 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 OZP. There is no change in general planning intention of Tung Chung Valley in the current OZP amendment.</p> <p><u>Land Use Compatibility and Development Intensity</u></p> <p>While Tung Chung Valley is characterised by a rural ambience, suitable sites at the east of Tung Chung Stream with more convenient accessibility to the public transport and with less impact to the existing natural environment have been identified for development. Located at the urban fringe between Tung Chung Town Centre and Tung Chung Valley, Item A Site, being one of the development sites identified in Tung Chung Valley, is within the transitional area between urban and rural parts of the new town and situated to the east of Tung Chung Stream and surrounded by existing and planned high-rise and high-density PHDs including Mun Tung Estate (PR of 6) across Chung Mun Road, Yat Tung Estate (PR of 5) to the east as well as PHD at Tung Chung Area 42 to the further south under construction. To the west and south across Tung Chung Stream are recognised villages zoned “V” and planned low-rise and low-density residential developments zoned “R(C)” with maximum PRs of 1 to 1.5 in Tung Chung Valley. With the close proximity to the MTR Tung Chung West Station about 300m to its north under construction, the proposed medium-density residential development at Item A Site with domestic and non-domestic PRs of 2.1 and 0.22 is considered not incompatible with the surrounding development as it will</p>	

form an extension of the urban development in Tung Chung Town Centre, while the western side of the Tung Chung Stream will still be maintained as rural part of the new town with low-rise and low-density residential developments in suitable sites.

With reference to the maximum BHs of the adjoining PHDs (ranging from 125mPD to 170mPD), the maximum BHs of 50mPD, 80mPD and 100mPD of the “R(B)” zone are considered not incompatible with the surrounding area and will blend in well with the surrounding environment. To address RNTPC Members’ concerns regarding the stepped BH profile toward Tung Chung Stream in the west and to improve visual openness to adjoining “CPA” zone during the consideration of s.12A application, a tighter BH control and a 10m-wide building setback all along Tung Chung Stream has been proposed for the “R(B)” zone so as to provide a larger buffer between residential towers and the stream (**Plan H-3**). As shown in the photomontages based on the Modified Scheme at **Plans H-4a and H-4b**, a perceptible stepped BH profile is established towards Tung Chung Stream and the adjoining “CPA” zone as well as the estuary of Tung Chung Bay. The proposed stepped BHs at the **Item A** Site follow the overall BH profile of Tung Chung Valley, stepping down from the adjacent high-rise PHD in the mountain side towards Hau Wong Temple and planned low-rise commercial and GIC development in the waterfront as well as low-rise development in Tung Chung Valley.

Technical Feasibility

According to relevant technical assessments submitted in the s.12A application including Traffic Impact Assessment (TIA), Ecological Review (EcoR), Environmental Assessment (EA), Air Ventilation Assessment – Expert Evaluation, Visual Impact Assessment, Landscape Design Proposal, Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA), the proposed residential development would not result in insurmountable technical problems or significant adverse impacts to the surrounding areas. Relevant B/Ds had no objection to or no adverse comments on the application from technical perspectives including traffic, nature conservation, ecological, environmental, air ventilation, visual, landscape, drainage and sewerage, waters supply, etc. The mitigation measures recommended in the approved EIA Report of Tung Chung Study^[4] under traffic noise, land contamination, ecological and cultural heritage/archaeological aspects are stipulated in the

^[4] The EIA Report of the Tung Chung Study recommends to implement the following mitigation measures for the proposed development in **Item A** Site:

- (i) façade with no openable windows or other mitigation measures to be implemented for the proposed development;
- (ii) submission of a land contamination assessment;
- (iii) capture-and-translocation exercise of amphibian species of conservation importance and preservation and/or transplantation of plant species of conservation importance prior to site formation;
- (iv) submission of an Environment Assessment Study Report; and
- (v) conduct archaeological excavation and to implement mitigation measures, i.e. rescue excavation/survey-cum-excavation/further survey in consultation with Antiquities and Monuments Office (AMO).

	<p>ES of the OZP for implementation through administrative means at later stage.</p>
(b)	<p>In response to (5):</p> <p>The provision of an 8-classroom kindergarten is committed in the s.12A application where concerned B/Ds including Secretary for Education (SED) had no objection to or no adverse comment.</p> <p>The existing and planned provision for population-based community facilities in Islands District are generally adequate to meet the demand of the overall population in the district in accordance with the requirements of Hong Kong Planning Standards and Guidelines (HKPSG) (Annex VI) and concerned B/Ds. To meet the demand from new residents, various social or health welfare facilities have been planned in TCNTE, including elderly, child-care and youth-service centres, hostels for the disabled, and rehabilitation services planned in the PHDs in Tung Chung Areas 42 and 46 near Item A Site under construction. There are also various existing GIC facilities in Yat Tung Estate and Mun Tung Estate in the close vicinity.</p> <p>For the shortfalls in the provision of hospital beds, clinic/health centre and selected welfare facilities in the Islands District, the standards set for these facilities under HKPSG are long-term goals^[5] and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Health Bureau and/or Social Welfare Development in the planning and development process as appropriate. The shortfall in the provision of divisional police station, sports facilities and magistracy will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.</p>
(c)	<p>In response to (5) and (6):</p> <p>The Indicative Scheme under s.12A application is to support the said application which is indicative in nature. All ancillary facilities supporting to the residential development will be provided in accordance with the relevant regulations and guidelines at implementation stage.</p>

^[5] 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.

5.3.1.2 Ecological and Conservation Aspects

Major Grounds/Views		Representation No.
(1)	The proposed residential development in Item A Site would impose additional environmental impacts to an area of recognized ecological sensitivity, adversely impacting the biodiversity and conservation of the adjacent Tung Chung Stream. Additional protection measures (e.g. buffer zones, restrictions on land use intensity, ecological impact assessments) should be proposed to preserve the Tung Chung Stream's natural state and biodiversity values forming part of the future Tung Chung River Park.	R6
(2)	The rezoning of Item A Site from "R(C)2" to "R(B)" with a new BHR would raise the residential density of Tung Chung Valley, pushing the area beyond its environmental carrying capacity and causing significant negative effects on the ecosystem. The "R(C)2" zoning of Item A Site should be retained.	R7
(3)	The proposed residential development would cause irreversible ecological damage, requiring capture and translocation of amphibian species and preservation or transplantation of important plant species before the site to be formed.	R9
Responses		
(a)	<p>In response to (1) to (3):</p> <p>Since the first Tung Chung Valley OZP published in 2016, Item A Site has been zoned for residential development. The Site is rezoned from "R(C)2" to "R(B)" with increased maximum PR and BHs intended for medium-density residential development to reflect a s.12A application agreed by the RNTPC. As demonstrated in the EcoR and EA of the s.12A application, the proposed development with higher density would not result in insurmountable technical problems or significant adverse impacts to the surrounding areas including ecological and conservation aspects. Relevant B/Ds including Director of Agriculture, Fisheries and Conservation (DAFC) had no objection to or no adverse comments on the s.12A application.</p> <p>According to the EIA Report of Tung Chung Study approved in 2016, the site has been assessed to have low ecological value consisting mainly orchard habitat and thus has been identified suitable for residential development. The EcoR of the s.12A application confirms that there is no significant change in habitat conditions within Item A Site from the time when the EIA was approved.</p> <p>As advised by DAFC, the ecological impact of the entire TCNTE</p>	

	<p>development has been comprehensively assessed during the EIA stage. The proposed rezoning of Item A Site does not involve site expansion and there has been no change to the planned residential use, appropriate buffers to safeguard the Tung Chung Stream should have been established through the “CA” and “CPA” zonings of the riparian areas. Additionally, the implementation of the de-channelisation of a section of Tung Chung Stream as part of the Tung Chung River Park^[6] to be under government future management will further minimise potential ecological impacts. Therefore, the rezoning of Item A Site would not result in unacceptable ecological impact that deviates from the conclusions of the EIA Report.</p> <p>Besides, the requirements of implementation of mitigation measures^[4] under nature conservation aspect recommended in the EIA Report of the Tung Chung Study such as capture-and-translocation exercise of amphibian species of conservation importance and preservation and/or transplantation of plant species of conservation importance prior to site formation would be followed by the project proponent, where these proposed mitigation measures have been stipulated in the ES of the OZP and would be implemented through administrative means in implementation stage. Both the DAFC and Director of Environmental Protection (DEP) have no adverse comment to the rezoning of Item A Site from nature conservation and environmental protection perspectives respectively.</p>
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5.3.1.3 *Environmental/ Infrastructural Capacity and Other Technical Aspects*

Major Grounds/Views		Representation No.
(1)	Item A undermines the function of the EIA Report of Tung Chung Study without considering the environmental condition of the entire area covered by the OZP and there is no explanation on whether the environment has improved or deteriorated.	R8
(2)	The proposed residential development and the proposed covered transport interchange would result additional surface runoff into Tung Chung Stream. Appropriate mitigation measures should be proposed to avoid non-point source pollution, such as the Sustainable Urban Drainage System to minimise pollution to the Tung Chung Steam.	R6
(3)	The increased development density on Item A Site would impose additional impact to infrastructure capacity, adversely affecting the aspects of drainage and sewerage in the areas in Tung Chung Valley as well as Tung Chung as a whole.	R7 and R9

^[6] The revitalisation of a channelised section of the eastern tributary of Tung Chung Stream will be developed into part of Tung Chung River Park under the TCNTE project by CEDD.

(4)	The proposed residential development would cause pollutions including sewage, noise nuisance and light and climate change risk to the areas.	R7 and R9
Responses		
(a)	<p>In response to (1) to (4):</p> <p><u>Environmental Impacts</u></p> <p>The EA and EcoR conducted under the s.12A application assesses the potential impacts on air quality, traffic noise, fixed noise, water quality, waste management, land contamination and ecological aspects covering concerns on artificial lighting, which have demonstrated that no adverse environmental and ecological impacts are anticipated from the proposed residential development in Item A Site. As Item A Site has been zoned for development in Tung Chung Study, no significant adverse impact to the surrounding natural environment due to the rezoning to the “R(B)” zone is anticipated.</p> <p>Besides, the requirements of implementation of various mitigation measures recommended in the EIA Report of the Tung Chung Study on traffic noise, land contamination, ecological and cultural heritage/archaeological aspects have been stipulated in the ES of the OZP and would be implemented through administrative means. DEP has no adverse comment to the rezoning of Item A Site from environmental protection perspective. DAFC and DEP have no adverse comment to the rezoning of Item A Site from ecological and environmental protection perspectives.</p> <p><u>Pollution from Surface Runoff</u></p> <p>As advised by the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD), the flow of service runoff is governed by topography, and the TCNTE project has incorporated relevant designs to minimise the environmental impacts on the Tung Chung Stream such as providing bioswales, sedimentation ponds and treatment ponds in the vicinity. Regarding concerns on climate change, rainfall allowance due to the effect of climate change has been assessed in the DIA conducted under the s.12A application, which no insurmountable problem is expected. CE/HK&I, DSD and DEP have no adverse comment to the rezoning of Item A Site from drainage and environmental perspectives.</p> <p><u>Infrastructural Impacts</u></p> <p>As demonstrated in TIA, DIA, SIA and WSIA, taking into account the completion of infrastructural facilities of TCNTE before population in-take, no insurmountable problem from traffic, drainage, sewerage and water supply aspects are anticipated. C for T, CE/HK&I, DSD and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no adverse comment to the rezoning of Item A Site from traffic, public drainage and water supply perspectives.</p>	

5.3.1.4 Landscape, Heritage and Land Administration Aspects

Major Grounds/Views		Representation No.
(1)	The pollution and disturbance of the proposed residential development will threaten the unique landscape characters of Tung Chung Valley and Tung Chung Bay where adjacent to Tung Chung Stream riparian corridor and near culturally significant sites such as Hau Wong Temple.	R6
(2)	Given the site's proximity to conservation zones such as "CPA" and "CA", and its location within a Site of Archaeological Interest, the compensation of only 338 trees is inadequate compared with the removal of 670 trees, representing only 50 % of tree felled.	R9
(3)	The proposed mitigation measures of "rescue excavation/survey-cum-excavation" at Sha Tsui Tau Site of Archaeological Interest (Plan H-2a) would render the land unusable and risk the loss of archaeological information.	R9
(4)	There are concerns regarding the transparency and accountability of the implementation of Item A Site development, as the project proponent holds only approximately 40% of the land, with another 40% (excluding the 20% GL) still pending amalgamation (Plan H-2a) and no fixed development timeline has been mandated by the government to ensure timely progress of the residential project.	
Responses		
(a)	<p>In response to (1) and (2):</p> <p>Based on the Tree Survey conducted under the s.12A application, there are 670 existing trees within the Item A Site and no Old and Valuable Trees or rare and protected species are observed. The majority of the existing trees are fruit trees, primarily lychee trees with spacing of less than 2m between existing trees, which is considered undesirable from tree health and safety perspectives. Under the Landscape Design Proposal, at-grade greenery and podium landscape with a total of 338 new trees are proposed (i.e. a compensation ratio of 1:0.5 in terms of quantity) with spacing of not less than 4m. Furthermore, buffer tree planting along western site boundary adjacent to the "CPA" and Tung Chung River Channel and roadside greenery with tree planting along Chung Mun Road are proposed to minimise potential adverse impacts on surrounding areas. The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment from landscape planning and tree preservation perspective.</p>	

(b)	<p>In response to (3):</p> <p>The mitigation measures in the form of “rescue excavation/survey-cum-excavation” were recommended in the EIA Report of the Tung Chung Study which was approved by DEP on 8.4.2016. The measures are a form of preservation by record and are required prior to the commencement of works to retrieve and record the archaeological resources before development. This requirement has been stipulated in the ES of the OZP and would be implemented through administrative means. Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO) and DEP have no comment on the arrangements.</p>
(c)	<p>In response to (4):</p> <p>Refer to response at paragraph 5.2.1(d).</p>

5.3.2 Amendments to the Notes (d) and (e)

	Major Grounds/Views	Representation No.
(1)	The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ should maintain in Column 2 of the Notes in “V” zone to ensure public scrutiny of the location and design of these facilities.	R9
(2)	The incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes in “V” zone will encourage abuse of NTEH policy resulting in sale of the NTEH to non-villager.	R9
Responses		
(a)	<p>In response to (1):</p> <p>On 8.3.2024, the Board promulgated a revised set of Master Schedule of Notes (MSN). The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone, being in line with the latest MSN, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant B/Ds such as the Food and Environmental Hygiene Department would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.</p>	
(b)	<p>In response to (2):</p> <p>Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and</p>	

	minimise the possible nuisance to the village environment, planning permission from the Board for such uses is required.
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6. Departmental Consultation

6.1 The following government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) SED;
- (c) C for T;
- (d) Project Manager (South and Sustainable Lantau), CEDD;
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) DLO/Is, LandsD;
- (g) DAFC;
- (h) DEP;
- (i) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (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) CE/C, WSD;
- (t) CE/HK&I, DSD;
- (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) CHE(AM), AMO;
- (y) Controller, Government Flying Service; and
- (z) CTP/UD&L, PlanD

7. Planning Department's Views

- 7.1 The supportive views and other views of **R1 to R5, R6 (part) and R9 (part)** are noted.
- 7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support R6 (part), R7, R8 and R9 (part) and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A

- (a) **Item A** is to take forward the decision of the Rural and New Town Planning Committee on a partially agreed section 12A (s.12A) application for proposed residential development at the site which has been planned for residential use since the gazettal of the first Tung Chung Valley Outline Zoning Plan (OZP) in 2016 (**R6 to R9**);
- (b) the representation site under **Item A** is located at the urban fringe between Tung Chung Town Centre and Tung Chung Valley and in the close proximity to the MTR Tung Chung West Station under construction. 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. The zoning and relevant development restrictions for the site is considered appropriate (**R6 to R9**);
- (c) the technical assessments undertaken by the applicant at the s.12A application stage demonstrate that the development proposal is technically feasible. With implementation of suitable mitigation measures, the proposed development will not cause significant adverse impacts on traffic, environmental, ecological, infrastructure, drainage, heritage conservation, landscape and visual aspects. All concerned government bureaux/departments (B/Ds) have no objection to or no adverse comment on the proposed development. The requirements for implementation of mitigation measures have been incorporated in the Explanatory Statement of the OZP (**R6 to R9**);
- (d) the existing and planned provisions of government, institution and community (GIC) facilities in Islands District are generally sufficient to meet the demand of the planned population of the Islands District. The provisions of GIC facilities will be closely monitored by the relevant government B/Ds (**R9**); and

Amendments to the Notes (d) and (e)

- (e) the incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 and 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "Village Type Development" zone is in line with the latest Master Schedule of Notes to Statutory Plans promulgated by the Town Planning Board (the Board). The provision of these facilities will follow the relevant government procedures and/or require planning permission from the Board (**R9**).

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Tung Chung Valley OZP No. S/I-TCV/3 (reduced size)
Annex II	Schedule of Amendments to the Approved Tung Chung Valley OZP No. S/I-TCV/2
Annex III	List of Representers
Annex IV	Extract of minutes of RNTPC Meeting held on 2.5.2025 for the s.12A application No. Y/I-TCV/1
Annex V	Extract of minutes of RNTPC Meeting held on 10.10.2025
Annex VI	Provision of Major Community Facilities and Open Space of the IsDC Area
Drawings H-1a to H-1f	Indicative Scheme under s.12A application for the Proposed Development of Item A Site
Plan H-1	Location Plan of Item A Site
Plans H-2a to H-2f	Site Plan, Aerial Photo and Site Photos of Item A Site
Plan H-3	Revised Development Restrictions of Item A Site
Plans H-4a and H-4b	Modified Scheme of Item A Site
Plan H-5	Location Plan of Items B1 to B3 Sites
Plans H-6a to H-6k	Site Plan, Aerial Photo and Site Photos of Items B1 to B3 Sites
Plan H-7	Building Height Restrictions of Tung Chung West