

**Islands District Council**  
**Paper No. IDC 108/2014**

**Proposed Amendments to the**  
**Approved Tung Chung Town Centre Area Outline Zoning Plan**  
**No. S/I-TCTC/18**

**1. Purpose**

The purpose of this paper is to seek Members' views on the proposed amendments to the approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/18C together with its Notes and Explanatory Statement (**Appendices I to III**).

**2. Background**

- 2.1 To meet the pressing need for housing land supply, a site zoned "Government, Institution, or Community" ("G/IC") in Tung Chung Area 27 (**Plan 1**) is identified for potential Home Ownership Scheme (HOS) development by the Housing Department (HD). The site is at present partly occupied by a temporary 5-a-side soccer pitch and partly vacant. The site is originally reserved for school and church cum kindergarten developments. As replacement sites for school and church have been reserved in other parts of Tung Chung, and no other government, institution or community facilities are required at the site by concerned government departments, the site could be released for housing development. HD undertakes to relocate the existing temporary soccer pitch to Tung Chung Area 39 (about 700m to the west of the site). HD has consulted the Islands District Council on the proposed HOS development with a notional scheme on 1.9.2014. Members generally support the proposed HOS development.
- 2.2 On 26.9.2014, the Rural and New Town Planning Committee of the Town Planning Board agreed to the amendments to the Tung Chung Town Centre Area OZP No. S/I-TCTC/18C (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance.

**3. Proposed Amendments to the OZP (Appendix I)**

- 3.1 Amendment Items A1 and A2 (rezoning to "R(A)1") (about 0.92 ha)  
(a) Rezoning of an area from "G/IC" to "R(A)1" for the proposed HOS development; and  
(b) Rezoning of two strips of land from area shown as 'Road' to "R(A)1" for the proposed HOS development.
- 3.2 Amendment Item B (rezoning to 'Road') (about 0.14 ha)  
(a) Rezoning of a strip of land from "G/IC" to an area shown as 'Road' to reflect the existing condition.
- 3.3 Amendment Items C and D (rezoning to "GB" and "V") (about 0.08 ha)  
(a) Rezoning of a strip of land from "G/IC" to "GB" and "V" to realign the zoning boundaries due to Amendment Item A1.

- 3.4 In relation to the Amendments Items A1 and A2 above, the Notes (**Appendix II**) of the OZP has been amended to incorporate the development restrictions for the proposed “R(A)1” zone with the stipulation of a maximum plot ratio of 6 and a maximum building height of 135 mPD in the Remarks for the “R(A)” zone. The Explanatory Statement (ES) (**Appendix III**) of the OZP has also been correspondingly revised and updated.

#### **4. Exhibition of the Draft Tung Chung Town Centre Area Outline Zoning Plan**

Upon gazetting, the OZP will be renumbered as S/I-TCTC/19, the draft OZP will be exhibited for public inspection under section 5 of the Ordinance for a period of two months from the gazetting date. Any representation in respect of the Plan should be made in writing to the Town Planning Board directly during the exhibition period at the following address and email address:

Address: The Secretariat, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

#### **5. Attachments**

<b>Appendix I</b>	Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/18C (reduced scale)
<b>Appendix II</b>	Notes of the Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/18C
<b>Appendix III</b>	Explanatory Statement of Draft Tung Chung Town Centre Area No. S/I-TCTC/18C
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Site Plan

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
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