

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED CHEK LAP KOK OUTLINE ZONING PLAN NO. S/I-CLK/12  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Designation of an area on the proposed reclamation to the north of the Hong Kong International Airport as “Other Specified Uses” (“OU”) annotated “Airport”
- Item B – Designation of two areas in the east and west of the proposed reclamation as “OU” annotated “Airport Service Area”

The Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road and the Tuen Mun-Chek Lap Kok Link were authorized by the Chief Executive in Council (CE in C) under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on 18 October 2011 and 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.

Since the construction works of the Mass Transit Railway Lantau and Airport Railway – Airport Exhibition Centre Station have been completed, opportunity is taken to delete the annotation indicating its authorization by the CE in C under the Railways Ordinance (Chapter 519).

**II. Amendment to the Notes of the Plan**

Revision to paragraph 7(a) of the Covering Notes to include people mover depot.

Town Planning Board

8 May 2015

## **DRAFT CHEK LAP KOK OUTLINE ZONING PLAN NO. S/I-CLK/13**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

### **NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes or in accordance with a permission granted by the Town Planning Board. Notwithstanding that the use is not provided for in terms of the Plan, the Board may grant, with or without conditions, or refuse to grant permission.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus/people mover stop or lay-by, cycle track, railway track, people mover track and depot, railway station, railway station entrance, railway structure below ground level, taxi rank, nullah, public utility pipeline, aviation fuel pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine, shrine, and facility required for the operation, safety and security of the airport including any radar, navigational aid and communication devices;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**DRAFT CHEK LAP KOK OUTLINE ZONING PLAN NO. S/I-CLK/13**

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Air Passenger Terminal Ambulance Depot Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Distribution Centre only) Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Ferry Terminal Government Use (not elsewhere specified) Helicopter Landing Pad Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Refuse Disposal Installation Religious Institution Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Cargo Handling and Forwarding Facility (Freight Forwarding Service Centre only) Government Refuse Collection Point Research, Design and Development Centre

Planning Intention

This zone is intended primarily for commercial developments and airport related and other business activities.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Airmail Centre Ambulance Depot Government Refuse Collection Point Government Use (not elsewhere specified) Public Utility Installation	Dangerous Goods Godown Office Place of Entertainment Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Sewage Treatment/Screening Plant Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities to support the airport operations and to serve the needs of other developments on the airport island.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Airport" only

Air Cargo Handling System and Facility  
Air Passenger and Freight Handling and Processing System/Facility  
Air Passenger Terminal and Concourse  
Air Traffic Control Tower and Centre  
Aircraft Maintenance Facility and Service Airfield  
Airport Apron  
Airport Runway  
Airport Supporting and Servicing Facility  
Airport Taxiway  
Apron Control Centre  
Aviation Fuel Storage Facility  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Petrol Filling Station  
Pier  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended for the development of airport operational facilities.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Airport Service Area" only</u>	
Air Cargo Handling System and Facility Air Catering Facility and Service Aircraft Maintenance Facility and Service Aviation Fuel Storage Facility Cargo Handling and Forwarding Facility Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Office Open Storage (excluding Open Storage of Dangerous Goods) Petrol Filling Station Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Refuse Disposal Installation Shop and Services Training Centre Utility Installation for Private Project Vehicle Repair Workshop Vehicle Staging Warehouse (excluding Dangerous Goods Godown) Wholesale Trade	Dangerous Goods Godown Industrial Use Place of Entertainment Place of Recreation, Sports or Culture Public Clinic

Planning Intention

This zone is intended for the development of airport support facilities to facilitate the airport operation.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Boundary Crossing Facilities" only

Ambulance Station Boundary Crossing Facilities Eating Place Fire Station Government Refuse Collection Point Petrol Filling Station Pier (Government use only) Police Station Public Convenience Public Transport Terminus or Station Public Utility Installation Radar, Navigational Aid, and Communication Devices Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project	Government Use (not elsewhere specified)
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Planning Intention

This zone is intended primarily for the development of the boundary crossing facilities and related activities for the Hong Kong-Zhuhai-Macao Bridge.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business Park" only</u>	
Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Distribution Centre, Freight Forwarding Services and Logistics Centre only)	Dangerous Goods Godown Industrial Use Vehicle Repair Workshop
Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel Information Technology and Telecommunications Industries Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Refuse Disposal Installation Religious Institution Research, Design and Development Centre Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Vehicle Staging Warehouse (excluding Dangerous Goods Godown) Wholesale Trade	

Planning Intention

This zone is intended primarily for airport related business activities.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Highways Maintenance Area" only

Amenity Area	Public Utility Installation (not elsewhere specified)
Government Use	
Highways Maintenance Area	
Public Utility Installation (Electric Substation Only)	

Planning Intention

This zone is intended to designate areas for the provision of backup area for operation and maintenance of the Hong Kong Link Road.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For "Pier" only

Government Use	Eating Place
Pier	Exhibition or Convention Hall
Sea Rescue Station	Marine Fuelling Station
	Office
	Public Vehicle Park (excluding container vehicle)
	Shop and Services (not elsewhere specified)

Planning Intention

This zone is intended to designate land for piers to facilitate marine access to the airport island.

Remark

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for use as Shop and Services are considered ancillary to "Pier" use.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Satellite Control Building" only

Satellite Control Building

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily to reserve land for the development of a satellite control building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For "Sea Rescue Station" only

Sea Rescue Station

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily to reserve land for the reprovisioning of the existing Fire Services Department East Sea Rescue Facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Ventilation Building" only

Ventilation Building

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily to reserve land for the development of a ventilation building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For "Amenity Area" Only

Amenity Area

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for major roadside amenity areas and landscape buffers.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (Police Reporting Centre only) Nature Reserve Nature Trail Picnic Area Public Convenience Wild Animals Protection Area	Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zone is intended to preserve the existing natural landscape at the knoll in the southeastern tip of the airport island to provide a visual and environmental buffer for the adjacent new town development. There is a general presumption against development in this zone.