

DRAFT TUNG CHUNG TOWN CENTRE AREA

OUTLINE ZONING PLAN NO. S/I-TCTC/21

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**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Incorporation of the area to the west and south of Chung Yan Road into the planning scheme area and zone it as “Residential (Group A)” (“R(A)”), “R(A)1”, “R(A)2”, “R(A)3”, “Residential (Group B)2” (“R(B)2”), Government, Institution or Community” (“G/IC”), Village Type Development” (“V”), “Open Space” (“O”), “Other Specified Uses” (“OU”) annotated “Stormwater Attenuation and Treatment Ponds”, “OU” annotated “Petrol Filling Station”, “Green Belt” (“GB”), “Conservation Area” (“CA”), areas shown as ‘Road’, ‘Nullah’ and ‘River Channel’ and stipulation of building height restrictions for the “R(A)1”, “R(A)2”, “R(A)3” and “R(B)2” zones and “G/IC” zones in Areas 44, 49, 62, 63 and 108.
- Item A2 – Incorporation of areas adjoining the northwestern boundary of the Lantau North (Extension) Country Park into the planning scheme area and zone it as “GB”.
- Item A3 – Incorporation of the Tung Chung Development Pier and Tung Chung Public Pier and a breakwater at Ma Wan Chung into the planning scheme area and zone the piers as “OU” annotated “Pier” and the breakwater as “OU” annotated “Breakwater”.
- Item B1 – Excision of existing sea area to the south Chek Lap Kok South Road from the planning scheme area.
- Item B2 – Excision of areas currently covered by the Lantau North (Extension) Country Park from the planning scheme area.
- Item B3 – Excision of an area to the north of Ying Hei Road from the planning scheme area for incorporation into the draft Tung Chung Extension Area Outline Zoning Plan (OZP) No. S/I-TCE/1.
- Item C – Rezoning of the area west of Shun Tung Road and east of Chung Yan Road from “O”, “G/IC”, “R(A)” and area shown as ‘Road’ to “V”, “G/IC”, “O”, “R(B)1”, “R(B)3”, “OU” annotated “Pier”, “OU” annotated “Breakwater” and area shown as ‘Road’ and stipulation of building height restrictions for the “R(B)1” and “R(B)3” zones and “G/IC” zone in Area 24A.

- Item D1 – Rezoning of the area occupied by Tung Chung Crescent from “Comprehensive Development Area” (“CDA”) and area shown as ‘Road’ to “R(A)4”.
- Item D2 – Rezoning of three strips of land adjoining Tung Chung Crescent from “CDA” and “O” to area shown as ‘Road’.
- Item E1 – Rezoning of the area occupied by Seaview Crescent from “CDA” and “O” to “R(A)5”.
- Item E2 – Rezoning of two strips of land adjoining the northwestern boundary and the eastern boundary of Seaview Crescent from “CDA” to “O” and area shown as ‘Road’ respectively.
- Item E3 – Rezoning of two strips of land adjoining Wai Tung Road and Tung Chung Waterfront Road from “O” to area shown as ‘Road’ and a strip of land adjoining Man Tung Road Park from area shown as ‘Road’ to “O”.
- Item F1 – Rezoning of the area occupied by Coastal Skyline from “CDA” and “O” to “R(A)6”.
- Item F2 – Rezoning of a piece of land adjoining Coastal Skyline from “CDA” to “O” and area shown as ‘Road’.
- Item G1 – Rezoning of the area occupied by Caribbean Coast from “CDA”, “O” and “G/IC” to “R(A)7”.
- Item G2 – Rezoning of two strips of land adjoining the northern boundary and western boundary of Caribbean Coast from “CDA” to “O” and area shown as ‘Road’ respectively.
- Item H1 – Rezoning of the area occupied by Citygate and One Citygate from “CDA”, “O” and “G/IC” to “Commercial(2)” (“C(2)”).
- Item H2 – Rezoning of a strip of land occupied by North Lantau Highway from “CDA” to area shown as ‘Road’ and a strip of land adjoining Tung Chung Public Library from “CDA” to “G/IC”.
- Item J – Rezoning of the area occupied by the Tung Chung Railway Station from “CDA”, “G/IC” and area shown as ‘Road’ to “OU” annotation “Railway Station”.
- Item K – Rezoning of a piece of land adjoining the Tung Chung Railway Station from “G/IC”, “CDA” and area shown as ‘Road’ to “C(3)” and stipulation of building height restriction for the “C(3)” zone.
- Item L – Rezoning of a piece of land in Area 52 along Tung Chung Waterfront Road from “O” to area shown as ‘Road’.

- Item M1 – Rezoning of the area occupied by the railway traction substation and portal adjoining Man Tung Road and North Lantau Highway from “G/IC” and area shown as ‘Road’ to “OU” annotated “Traction Substation cum Portal”.

- Item M2 – Rezoning of three strips of land adjoining Tung Chung North Park along North Lantau Highway from “O” and “G/IC” to area shown as ‘Road’.

- Item M3 – Rezoning of an area of the Tung Chung North Park from “G/IC” to “O”.

- Item N1 – Rezoning of a strip of land adjoining North Lantau Highway, Tung Chung Waterfront Road, Shun Tung Road and Tat Tung Road from “G/IC”, “O” and “OU” annotated “Cable Car Terminal and Related Commercial Development” to area shown as ‘Road’.

- Item N2 – Rezoning of a strip of land in Area 1 from “G/IC” to “O”.

- Item P – Rezoning of a strip of land near Tung Chung Railway Station from area shown as ‘Road’ to “OU” annotated “Railway Ventilation and Other Associated Plants” and two strips of land adjoining the northern boundary of the railway ventilation sites from “OU” annotated “Railway Ventilation and Other Associated Plants” to area shown as ‘Road’.

- Item Q1 – Rezoning of the strips of land in Area 10 along Tat Tung Road, Shun Tung Road and Yu Tung Road from “R(A)”, “OU” annotated “Sewage Pumping Station” and “G/IC” to area shown as ‘Road’.

- Item Q2 – Rezoning of two strips of land along Yu Tung Road and Cheung Tung Road from “GB” and area shown as ‘Road’ to “G/IC” and the strip of land along Yu Tung Road from area shown as ‘Road’ to “GB”.

- Item R1 – Rezoning of a strip of land adjoining North Lantau Hospital from “G/IC” to area shown as ‘Road’ and a strip of land of the Lantau North Divisional Police Station from area shown as ‘Road’ to “G/IC”.

- Item R2 – Rezoning of a strip of land at Tung Chung Area 27 from area shown as ‘Road’ to “R(A)1”.

- Item R3 – Rezoning of a strip of land occupied by Chung Yan Road from “V” to area shown as ‘Road’ and two areas of slopes to the northeast of Ma Wan New Village from “V” to “GB” and a strip of land to the northeast of Ma Wan New Village from “GB” to “V”.

II. Amendments to the Notes of the Plan

- (a) Revision of the covering Notes to include provisions relevant to the “CA” zone.
- (b) Revision of the Notes of the “C” zone to include development restrictions for the “C(2)” and “C(3)” zones.
- (c) Deletion of the Notes for the “CDA” zone.
- (d) Revision of the Notes of the “R(A)” zone to revise the development restriction for the “R(A)1” zone and include development restrictions for the “R(A)2” to “R(A)7” zones.
- (e) Incorporation of a new set of Notes for the “R(B)” zone.
- (f) Revision of the Notes of the “G/IC” zone to delete ‘Flat (Government Staff Quarters only)’ use from Column 1, add ‘Flat’ use in Column 2 and include Remarks relating to the building height restrictions for the “G/IC” zone.
- (g) Revision of the Notes of the “OU” annotated “Pier” zone by amending ‘Government Use’ to ‘Government Use (not specified elsewhere)’.
- (h) Incorporation of new sets of Notes for the “OU” annotated ‘Railway Station’, “OU” annotated “Breakwater” and “OU” annotated “Stormwater Attenuation and Treatment Ponds” zones.
- (i) Revision of the Notes of the “GB” zone by adding ‘House’ use to Column 2 and Remarks regarding diversion of streams, filling or excavation of land.
- (j) Incorporation of a new set of Notes for the “CA” zone.

**DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/21**

(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.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (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 areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) 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:

on-street vehicle park and railway track.

- (10) 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 planning permission is required.

- (11) 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.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

**DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/21**

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
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Mass Transit Railway Vent Shaft and/or
Exhibition or Convention Hall	Other Structure above Ground Level
Government Use (not elsewhere specified)	other than Entrances
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
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	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop and services, place of entertainment, eating place and hotel, functioning as the commercial centre in the Town Centre.

(Please see next page)

COMMERCIAL (Cont'd)Remarks

- (a) On land designated “C(1)” and “C(3)”, 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 a maximum plot ratio of 5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “C(2)”, 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 a maximum gross floor area of 80,000m², or the gross floor area of the existing building, whichever is the greater. A public open space of not less than 1.39 ha including a Town Square of not less than 0.18 ha shall be provided.
- (c) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (a) and (b) above,
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded;
 - (ii) on land designated “C(1)” and “C(3)”, any floor space that is constructed or intended for use solely as public transport interchange shall be included for calculation; and
 - (iii) on land designated “C(2)”, any floor space that is constructed or intended for use solely as public transport interchange as required by the Government may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, gross floor area and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Vehicle Park (for cycles only) Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted
 (a) on the lowest three floors of a building, taken to
 include basements; or (b) in the purpose-designed
 non-residential portion of an existing building, both
 excluding floors containing wholly or mainly car
 parking, loading/unloading bays and/or plant room:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)Planning Intention

This zone is intended primarily for high-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.

Remarks

- (a) On land designated “R(A)”, 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 a maximum domestic plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.
- (b) On land designated “R(A)1” to “R(A)7”, 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 a maximum plot ratio/gross floor area specified below, or the plot ratio/gross floor area of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio/Gross Floor Area</u>
R(A)1	Maximum domestic plot ratio of 6
R(A)2	Maximum plot ratio of 6.4
R(A)3	Maximum plot ratio of 5.4
R(A)4	Maximum domestic gross floor area of 166,880m ² and maximum non-domestic gross floor area of 3,350m ²
R(A)5	Maximum domestic gross floor area of 108,630m ² and maximum non-domestic gross floor area of 2,850m ²
R(A)6	Maximum domestic gross floor area of 253,100m ² and maximum non-domestic gross floor area of 2,850m ²
R(A)7	Maximum domestic gross floor area of 407,300m ² and maximum non-domestic gross floor area of 5,350m ²

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

- (c) On land designated “R(A)1” to “R(A)3”, 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, or the height of the existing building, whichever is the greater.
- (d) On land designated “R(A)”, in determining the relevant maximum plot ratio for the purposes of paragraph (a) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.
- (e) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may be disregarded.
- (f) On land designated “R(A)6” and “R(A)7”, any floor space that is constructed or intended for use solely as covered walkways for public passage as required by the Government may be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, gross floor area and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances 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 Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

On land designated “R(B)1”, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

School (Kindergarten only)
 Social Welfare Facility

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated “R(B)1”, “R(B)2” and “R(B)3”, 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 a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(B)1	Maximum plot ratio of 4
R(B)2	Maximum plot ratio of 3.5
R(B)3	Maximum plot ratio of 2

- (b) 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, or the height of the existing building, whichever is the greater.
- (c) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) On land designated “R(B)1”, in determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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 are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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
<p> Ambulance Depot Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade </p>	<p> Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project </p>

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GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

Remarks

- (a) 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 number of storeys/metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the relevant maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

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 “Breakwater” Only

Breakwater

Government Use (not elsewhere specified)
Public Utility InstallationPlanning Intention

This zone is intended for the provision of breakwater.

For “Petrol Filling Station” Only

Petrol Filling Station

Planning Intention

This zone is intended for the development of petrol filling stations.

For “Pier” OnlyPier
Public ConvenienceEating Place
Government Use (not elsewhere specified)
Marine Fuelling Station
Public Utility Installation
Shop and Services (not elsewhere specified)Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Tung Chung.

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for use as Shop and Services are considered as ancillary to “Pier” use.

(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 "Railway Station" Only

Railway Station	Eating Place
Mass Transit Railway Vent Shaft and/ or Other structure above Ground Level other than Entrances	Government Use (not elsewhere specified)
	Public Utility Installation
	Shop and Services
	Utility Installation for Private Project

Planning Intention

This zone is intended for the development of the Tung Chung Mass Transit Railway Station.

For "Railway Ventilation and Other Associated Plants" Only

Railway Ventilation and Other Associated Plants

Planning Intention

This zone is intended for the development of railway ventilation and other associated plants.

For "Sewage Pumping Station" Only

Sewage Pumping Station

Planning Intention

This zone is intended for the development of a sewage pumping station.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Stormwater Attenuation and Treatment Ponds” Only

Field Study/Education/Visitor Centre
Stormwater Attenuation and Treatment
Pond

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

This zone is intended for the development of stormwater attenuation and treatment ponds, which form part of the sustainable drainage and flood prevention system in the Area.

For “Traction Substation cum Portal” Only

Traction Substation cum Portal

Planning Intention

This zone is intended for the development of a traction substation cum portal.

(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 “Cable Car Terminal and related Commercial Development” Only

Cable Car Route and Terminal Building
 Commercial Bathhouse/Massage
 Establishment
 Eating Place
 Exhibition or Convention Hall
 Field Study/Education/Visitor Centre
 Government Refuse Collection Point
 Government Use (not elsewhere specified)
 Mass Transit Railway Vent Shaft and/or Other
 Structure above Ground Level other than
 Entrances
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Public Convenience
 Public Transport Terminus or Station
 Public Vehicle Park (excluding container
 vehicle)
 Public Utility Installation
 Radar, Telecommunications Electronic
 Microwave Repeater, Television
 and/or Radio Transmitter Installation
 Shop and Services
 Utility Installation for Private Project

Planning Intention

This zone is intended for the development of cable car terminal cum related commercial developments and supporting facilities, including a transport interchange, coach parking and ancillary car parking to serve the terminal and the commercial floor space.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)For “Cable Car Terminal and related Commercial Development” Only (Cont'd)Remarks

- (a) An applicant for permission for development on land designated “Other Specified Uses” annotated “Cable Car Terminal and related Commercial Development” shall prepare a layout plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings, including structures, to be erected on the site;
 - (ii) the proposed total gross floor area (GFA) for various uses and facilities;
 - (iii) the details and extent of the cable car terminal facilities, parking and loading/unloading spaces and open space to be provided within the site;
 - (iv) the alignment, widths and levels of any footpaths and roads proposed to be constructed within the site;
 - (v) the landscape and urban design proposals within the site;
 - (vi) programmes of development in detail;
 - (vii) the details of supply of utilities and infrastructure to meet the needs of the proposed development;
 - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building including structure, shall result in a total development or redevelopment in excess of a maximum building height of 35 metres above Principal Datum and a maximum commercial GFA of 308 m², or the height and commercial GFA of the existing building including structure, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)For “Cable Car Terminal and related Commercial Development” Only (Cont'd)Remarks (Cont'd)

- (c) In determining the maximum GFA for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as cable car terminal facility, transport interchange and coach park, as required by the Government, may also be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)Remarks

Any diversion of streams, filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than plant nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning 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 Ecologically Important Stream 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.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21.

(Please see next page)

CONSERVATION AREA (Cont'd)

- (b) Any diversion of streams, filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/21 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/21**

EXPLANATORY STATEMENT

**DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/21**

EXPLANATORY STATEMENT

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**DRAFT TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/21**

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

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/21. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings on the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 27 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands (SPEL), directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Tung Chung Town Centre area. On 14 January 1994, the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/1 was exhibited for public inspection under section 5 of the Ordinance. On 28 July 1995, the then Governor in Council approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/2.
- 2.2 On 25 September 1997, under the power delegated by the then Governor which was deemed to have been made by the Chief Executive, the then SPEL directed the Board, under section 3(1)(a) of the Ordinance, to extend the planning scheme boundary of the approved OZP to the west to include Areas 22 and 25 and the future town park. On 10 March 1998, the Chief Executive in Council (CE in C) referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.3 On 24 July 1998, the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/3 extending the plan boundary to the west and incorporating the land use proposals for the western extension of the Town Centre area was exhibited for public inspection under section 5 of the Ordinance. On 22 June 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/4. On 10 October 2000, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended three times and exhibited under section 5 or 7 of the Ordinance for public inspection.

- 2.4 On 30 April 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/8. On 8 October 2002, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/10. On 8 July 2003, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 3 January 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/14. On 30 January 2007, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 31 March 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/16. On 3 November 2009, the CE in C referred the approved OZP No. S/I-TCTC/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 1 June 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/18. On 2 September 2014, the CE in C referred the approved OZP No. S/I-TCTC/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.9 On 17 October 2014, the draft OZP No. S/I-TCTC/19 incorporating the amendments to rezone a site in Area 27 from mainly “Government, Institution or Community” to “Residential (Group A)1” and to adjust the zoning boundaries of the adjoining land was exhibited for public inspection under section 5 of the Ordinance. No representation was received during the two-month exhibition period ended on 17 December 2014.
- 2.10 On 31 March 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tung Chung Town Centre Area OZP, which was subsequently renumbered as S/I-TCTC/20. On 17 April 2015, the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/20 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 24 April 2015, under the power delegated by the CE, the Secretary for Development, directed the Board, under section 3(1)(a) of the Ordinance, to

revise the planning scheme boundary of the Tung Chung Town Centre Area OZP to include the existing developments in the Tung Chung Town Centre area and the proposed development areas under the Tung Chung New Town Extension Study (the Tung Chung Study); to excise areas north of Ying Hei Road from the planning scheme area; and to include/excise areas to tally with the existing coastline and Country Parks boundary.

- 2.12 On 21 July 2015, the CE in C referred the approved OZP No. S/I-TCTC/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP for amendment was notified in the Gazette on 21 August 2015 under section 12(2) of the Ordinance.
- 2.13 On 8 January 2016, the draft OZP No. S/I-TCTC/21 (the Plan), incorporating the amendments which mainly involve the extension of the planning scheme area to include the existing developments in the Tung Chung Town Centre area and the proposed development areas under the Tung Chung Study, excision of areas north of Ying Hei Road from the planning scheme area, revision of the zonings of area to the east of Yat Tung Estate to reflect land use proposals under the Tung Chung Study, and inclusion/excision of areas to tally with the existing coastline and Country Parks boundary, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control. Such control is necessary to develop Tung Chung into a balanced community in support of the Hong Kong International Airport (HKIA).
- 3.2 The Plan is to illustrate the broad principles of development within the Area. As it is a small-scale plan, the alignments of the roads and railways and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage (SC) calculation. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tung Chung area and not to overload the transport networks in this area. The land use zones may also include local open space and internal access and/or emergency vehicular access within and serving the sites. These areas are to be excluded in determining the net site area for the purpose of PR and/or gross floor area (GFA) calculation.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located on the northshore of Lantau Island to the southeast of the HKIA at Chek Lap Kok. The total area covered by the Plan is approximately 341.66 hectares (ha), including Phases 1, 2, 3A(part) of the Tung Chung New Town development.
- 5.2 The Area extends from Kei Tau Kok on the northern coast of Lantau Island in the east to Tung Chung Bay and Tung Chung Valley to its west. In the north, the Area is bounded by Ying Hei Road and the existing coastline, while in the south it is enclosed by a series of mountain slopes as the backdrop. It is planned as the Town Centre of the North Lantau New Town (Tung Chung New Town).
- 5.3 The Area is separated from the airport island of Chek Lap Kok by a 200m wide water channel. The North Lantau Highway (NLH) and the Mass Transit Railway (MTR) Airport Express (AE) pass through the Area to link with the airport island. MTR Tung Chung Line (TCL) also passes through the Area with terminus at the Tung Chung Railway Station at the Town Centre. The Tung Chung Cable Car system links up Tung Chung with Ngong Ping via the angle stations at Airport Island and Nei Lak Shan. Starting from the Tung Chung Terminal in Tung Chung Town Centre, the cable car route runs above the open space along Tung Chung Waterfront Road and then along the northern side of Chek Lap Kok South Road to the angle station on the Airport Island. It then turns an angle and ascends to Ngong Ping and terminates at Ngong Ping Terminal.
- 5.4 Complex geological conditions are known to exist within the Northshore Lantau Area, which can have significant effects on foundation design and construction in terms of both development costs and construction programme. The affected area is referred to as "the Designated Area of Northshore Lantau". Information on the geology of Tung Chung and technical guidance on foundation works are available from the Civil Engineering Library and the website of the Civil Engineering and Development Department (CEDD).

- 5.5 The Tung Chung Study was jointly commissioned by CEDD and PlanD, with the overall objective to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs. Three stages of public engagement were conducted and a Recommended Outline Development Plan (RODP) on future land uses of the proposed New Town Extension in Tung Chung East (TCE) and Tung Chung West (TCW) has been formulated under the Tung Chung Study. According to the RODP, the planned population of the Tung Chung New Town Extension is about 144,400. Parts of the New Town Extension are covered in the Area, in which there will be new high-density public and medium-density private residential developments, open spaces, Government, institution or community (GIC) facilities, infrastructure and infrastructure improvement works for Ma Wan Chung. Taking into account the villages and the latest development proposals within the Town Centre area, the total planned population of this Area is about 120,800.
- 5.6 The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

According to the 2011 Census, the total population in the Area was about 78,000, made up mainly of residents of Fu Tung Estate, Yu Tung Court, Tung Chung Crescent, Seaview Crescent, Coastal Skyline, Caribbean Coast, Yat Tung Estate and the existing village clusters. The planned population in the Area is about 120,800.

7. LAND USE ZONINGS

7.1 “Commercial” (“C”) : Total Area 4.99 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop and services, place of entertainment, eating place and hotel, functioning as the commercial centre in the Town Centre.
- 7.1.2 The major commercial cluster covering three commercial sites is located around the Tung Chung Railway Station. This commercial cluster acts as a gateway to Tung Chung Town Centre from HKIA and other areas in Hong Kong through NLH.
- 7.1.3 Being in close proximity to the Tung Chung Railway Station and with good linkages to other areas of the New Town, a site in Area 3A is zoned “C(1)”. The ground level of the “C(1)” site will accommodate an extension of the existing public transport interchange at One Citygate. Development and redevelopment within the “C(1)” site are subject to a maximum PR of 5 and a maximum building height of 70 metres above Principal Datum (mPD).

- 7.1.4 Area 14 is zoned “C(2)” and located adjacent to the Tung Chung Railway Station. The commercial development namely Citygate was completed in 2000. It provides accommodations and facilities for retail, office and hotel purposes, including the Citygate Outlets, the One Citygate and the Novotel Hong Kong Citygate. A public open space of not less than 1.39 ha including a Town Square of not less than 0.18 ha has been provided in accordance with the approved development scheme. A public transport interchange is also provided. Development and redevelopment within the “C(2)” site are subject to a maximum GFA of 80,000m² to reflect the approved development scheme.
- 7.1.5 Another site in Area 6 abuts to the Tung Chung Railway Station is zoned “C(3)”. The ground level of the “C(3)” site adjoining to the Tung Chung Railway Station will accommodate a public transport interchange. Development and redevelopment within the “C(3)” site are subject to a maximum PR of 5 and a maximum building height of 100 mPD.
- 7.1.6 In determining the relevant maximum PR/GFA, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. On land designated “C(1)” and “C(3)”, any floor space that is constructed or intended for use solely as public transport interchange shall be included for calculation. On land designated “C(2)”, any floor space that is constructed or intended for use solely as public transport interchange as required by the Government may be disregarded.
- 7.1.7 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR, GFA and/or building height restrictions as mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

7.2 Residential (Group A)” (“R(A))” : Total Area 54.47 ha

- 7.2.1 This zone is intended primarily for high-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. It covers land reserved for public housing and private residential developments. Commercial uses such as banks, offices, restaurants and retail shops are permitted on the lowest three floors (taken to include basements) or in the purpose-designed non-residential portion of an existing building. Other commercial uses will require planning permission from the Board.
- 7.2.2 Development and redevelopment within the “R(A)” zone are restricted to a maximum domestic PR of 5, or the PR of the existing building, whichever is the greater, in accordance with the planning and design principles for Tung Chung as recommended in North Lantau Development Study (NLDS).

- 7.2.3 To the south of Fu Tung Street, a site in Area 10 is zoned “R(A)” for public housing developments. The developments, namely Fu Tung Estate and Yu Tung Court, were completed in 1997. Commercial, educational, community and recreational facilities have been included in the development. These include two primary schools, two secondary schools, a clinic, local open spaces and other community facilities.
- 7.2.4 Yat Tung Estate located to the north of Yu Tung Road in Area 30 and Area 31 is zoned “R(A)”. Yat Tung (I) Estate was completed in 2001 and Yat Tung (II) Estate was completed in 2004/05. Commercial, educational, community and recreational facilities have been included in the development. These include three primary schools, one secondary school, local open spaces and other social welfare facilities.
- 7.2.5 Two sites in Area 27 near southern end of Chung Yan Road and Area 39 west of Tung Chung Road are zoned “R(A)1” for public housing developments. Development and redevelopment in the “R(A)1” zone are subject to a maximum domestic PR of 6 and maximum building heights of 135mPD for Area 27 and 130mPD for Area 39 respectively, or the PR and height of the existing building, whichever is the greater.
- 7.2.6 A site in Area 42 to the west of Tung Chung Road and southwest of Lung Tseng Tau is zoned “R(A)2”. It is intended for public housing development as recommended in the Tung Chung Study. The “R(A)2” zone is subject to a maximum PR of 6.4 and a maximum building height of 130mPD, or the PR and height of the existing building, whichever is the greater.
- 7.2.7 A site south of Shek Mun Kap Road in Area 46 is zoned “R(A)3” and intended for public housing development as recommended in the Tung Chung Study. The site is subject to a maximum PR of 5.4 and a maximum building height of 140mPD, or the PR and height of the existing building, whichever is the greater.
- 7.2.8 Tung Chung Crescent, Seaview Crescent, Coastal Skyline and Caribbean Coast in Areas 4, 15, 11, 19 and 21 are zoned “R(A)4”, “R(A)5”, “R(A)6” and “R(A)7” respectively. These sites are subject to maximum domestic GFA and maximum non-domestic GFA specified below to reflect the approved development scheme:

<u>Sub-area</u>	<u>Maximum GFA</u>
R(A)4	Maximum domestic GFA of 166,880m ² and maximum non-domestic GFA of 3,350m ² .
R(A)5	Maximum domestic GFA of 108,630m ² and maximum non-domestic GFA of 2,850m ² .
R(A)6	Maximum domestic GFA of 253,100m ² and maximum non-domestic GFA of 2,850m ² .
R(A)7	Maximum domestic GFA of 407,300m ² and maximum non-domestic GFA of 5,350m ² .

- 7.2.9 A kindergarten each with GFA of not less than 350m² have been provided within the “R(A)4”, “R(A)5”, “R(A)6” and “R(A)7” sites in accordance with the approved development scheme. GIC facilities including a post office of net operational floor area (NOFA) of not less than 615m² in the “R(A)4” site, a day nursery of NOFA of not less than 379m² and a covered wet market of GFA not more than 550m² in the “R(A)7” site have been provided in accordance with the approved development scheme.
- 7.2.10 On land designated “R(A)”, in determining the relevant maximum PR, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.
- 7.2.11 In determining the relevant maximum PR or GFA, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. In determining the relevant maximum PR/GFA, any floor space that is constructed or intended for use solely as GIC facilities as required by the Government may be disregarded. On land designated “R(A)6” and “R(A)7”, any floor space that is constructed or intended for use solely as covered walkways for public passage as required by the Government may be disregarded.
- 7.2.12 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/GFA and/or building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.3 “Residential (Group B)” (“R(B)”) : Total Area 3.57 ha
- 7.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.3.2 This zone covers three sites for private residential development in Areas 23, 33 and 48 with development intensities and building heights as recommended in the Tung Chung Study.
- 7.3.3 A site north of Wong Nai Uk in Area 23 is zoned “R(B)1”. A kindergarten with GFA of 642m² consisting of not less than 6 classrooms shall be provided. The site is subject to a maximum PR of 4 and a maximum building height of 75mPD, or the PR and height of the

existing building, whichever is the greater. GIC facilities as required by the Government may be provided within this site.

- 7.3.4 A site west of Yat Tung Estate in Area 33 is zoned “R(B)2”. The site is subject to a maximum PR of 3.5 and a maximum building height of 70mPD, or the PR and height of the existing building, whichever is the greater.
- 7.3.5 A site east of Ma Wan Chung in Area 48 is zoned “R(B)3”. The site is subject to a maximum PR of 2 and a maximum building height of 55mPD, or the PR and height of the existing building, whichever is the greater.
- 7.3.6 In determining the relevant maximum PR, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. On land designated “R(B)1”, any floor space that is constructed or intended for use solely as GIC facilities as required by the Government may be disregarded.
- 7.3.7 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.4 “Village Type Development” (“V”) : Total Area 16.9 ha

- 7.4.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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 are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 7.4.2 Ten recognized villages in the Area, namely Sheung Ling Pei, Ha Ling Pei, Wong Ka Wai, Lung Tseng Tau, Wong Nei Uk, Ma Wan Chung, Ma Wan (resited to Ma Wan New Village), Shan Ha (Pa Mei), Chek Lap Kok San Tsuen and Tai Po are zoned “V”. The boundaries of the “V” zones are drawn around existing village clusters with regard to the

village ‘environs’ (‘VE’), the local topography, the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible.

- 7.4.3 The “V” zone also covers other village clusters including the village resite area at Pa Mei North in Area 70 (Ma Wan New Village). It is intended for rehousing the indigenous villagers of Ma Wan and Ma Wan Chung affected by the Tung Chung development.
- 7.4.4 The existing village cluster at the outfall of Ma Wan Chung is also zoned “V”. It is not a recognized village and is occupied by existing village type houses and temporary structures. This “V” zone is intended to reflect the existing village cluster and conserve the traditional character of the village.
- 7.4.5 On land designated “V”, 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 a maximum building height of 3 storeys (8.23m), or the height of the existing building, whichever is the greater.
- 7.4.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 “Government, Institution or Community” (“G/IC”) : Total Area 36.64 ha

- 7.5.1 This zone 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. The overall GIC facility provision in Tung Chung New Town is planned in a holistic manner on the basis of the Hong Kong Planning Standards and Guidelines (HKPSG) and under the Tung Chung Study to serve the population of the whole new town.
- 7.5.2 Major existing facilities under this zoning include a swimming pool complex in Area 2, a youth camp in Area 8, an electricity substation in Area 9, a telephone exchange and a refuse collection point in Area 12, a fire station cum ambulance depot and a police station in Area 13, an indoor recreation centre cum library, a community hall and a residential care home for the elderly in Area 17, the sewage pumping stations at Chung Mun Road and Chung Yan Road in Areas 107 and 24B, the Auxiliary Medical Service’s Tung Chung Office in Area 49, the Tung Chung Service Reservoir in Area 79A and the North Lantau Hospital (Phase I) in Area 25 (Part).

- 7.5.3 14 primary and secondary schools are provided within the Area and six are zoned “G/IC” and eight are within Fu Tung Estate and Yat Tung Estate under the “R(A)” zone. The seven primary schools include the Hong Kong Federation of Education Workers Wong Cho Bau Primary School, Ho Yu Primary School, Ching Chung Hau Po Woon Primary School, Ling Liang Church Sau Tak Primary School, Po On Commercial Association Wan Ho Kan Primary School, Salvation Army Lam Butt Chung Memorial School and Tung Chung Catholic School in Areas 10, 17, 20 and 30. The seven secondary schools include the Hong Kong Federation of Education Workers Wong Cho Bau Secondary School, Ho Yu College, Ling Liang Church E Wun Secondary School, Po Leung Kuk Mrs Ma Kam Ming - Cheung Fook Sien College, Tung Chung Catholic School, Caritas Charles Vath College and YMCA of Hong Kong Christian College in Areas 10, 17, 20, 30 and 40.
- 7.5.4 Major proposed facilities include a town hall in Area 1, a special school in Area 108 (with a building height restriction of 8 storeys), Fresh Water Service Reservoirs next to the existing Tung Chung Fresh Water Service Reservoir and Salt Water Service Reservoirs in Area 79A, proposed Indoor Recreation Centre in part of Area 107, proposed expansion of the Chung Mun Road Sewage Pumping Station and the proposed hospital extension in Areas 13(Part), 22 and 25 (Part). As the hospital site is close to the future Town Park, the tallest point of which is about 75mPD, a maximum building height of 65mPD should be adopted to commensurate with the surrounding environment and reduce the possible visual impacts. Compatibility with the knolls of the park in design and scale is also required. Besides, as the area may be subject to traffic noise impact from Yu Tung Road and Chung Yan Road, mitigation measures against the traffic noise should be adopted. Part of Area 26, Area 58 and part of Area 107 are reserved for other GIC uses including religious uses and undesignated GIC uses.
- 7.5.5 The Tung Chung Fort which is a Declared Monument under the Antiquities and Monuments Ordinance and the Prajna Dhyana Temple are also zoned “G/IC”.
- 7.5.6 GIC uses not requiring free-standing sites such as nursery and kindergarten will be provided within the public housing estates and the large private residential developments within “R(A)” and “R(B)” zones.
- 7.5.7 A “G/IC” site in Area 24A is partly intended for the improvement works for revitalization of Ma Wan Chung and partly reserved for unforeseen GIC uses. This site is subject to a building height restriction of 45mPD in view of its location adjacent to the low-rise Ma Wan Chung Village.
- 7.5.8 “G/IC” sites in Areas 44, 49, 62 and 63 are subject to building height restrictions of 3 storeys, 2 storeys and 1 storey respectively to reflect the existing developments.

- 7.5.9 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions may be considered by the Board through the planning application system. Each application will be considered on its individual merits.

7.6 “Open Space” (“O”) : Total Area 40.97 ha

- 7.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.6.2 The knolls in Area 29A to the northeast of Yat Tung Estate are zoned “O” for the development of a town park. The knolls present a special natural landscape feature constituting an important part of the townscape. A promenade will be provided along the northern boundary of the future town park to provide linkage between the Town Centre area and Ma Wan Chung. On the northwestern slope of the knolls lie the remnants of Tung Chung Battery, which is a Declared Monument, Game Board Carving and a temporary storage area for Fu Tei Wan lime kilns. They will be integrated with the design of the town park.
- 7.6.3 The “O” zone also covers the waterfront open spaces in Area 52 (Part) which may include a prestigious waterfront promenade to be extended to the east to TCE and Tai Ho and to the west to TCW in future. It also covers the open space links and other open spaces in Areas 5, 7, 16 and 18 which serve as environmental buffers for the NLH and the major roads. The Chung Wai Street Children's Playground in Area 26 is also zoned “O” to reflect the existing use.
- 7.6.4 A site in Area 32 located to the north of Yat Tung Estate and immediately west of Ma Wan Chung Village is zoned “O”. This site is planned to serve as a waterfront park with open view towards Tung Chung Bay and the airport island. An amphitheatre is proposed to encourage outdoor activities and enhance vibrancy of the waterfront.
- 7.6.5 The provision of open spaces in the whole Tung Chung New Town has been planned in a holistic manner according to the HKPSG. The level of provision provided for in the Plan is adequate to serve the Area. Additional local open spaces will be provided within the public housing estates and private residential developments zoned “R(A)” and “R(B)” for the enjoyment of the local residents.

7.7 “Other Specified Uses” (“OU”) : Total Area 3.62 ha

- 7.7.1 This zone denotes land allocated or reserved for specified uses including the following:
- (a) railway ventilation and other associated plants to the northeast of the Tung Chung Railway Station;

- (b) a sewage pumping station in Area 12;
- (c) the Tung Chung Development Pier to the north of Tung Chung Waterfront Road and two piers including the Tung Chung Public Pier at Ma Wan Chung ;
- (d) three petrol-cum-liquefied petroleum gas (LPG) stations including two in Area 58 and one located southwest of Area 27;
- (e) a traction substation cum portal in Area 58;
- (f) the cable car terminal and related commercial development in Area 2;
- (g) the Tung Chung Railway Station located between Areas 6 and 14;
- (h) a breakwater at Ma Wan Chung located to the west of Area 34; and
- (i) stormwater attenuation and treatment ponds at Area 45A.

7.7.2 Statutory planning control is required for the cable car terminal and related commercial development as it is located in a prominent location of the Town Centre and will become one of the landmarks of and a major tourist node in Tung Chung. The “OU (Cable Car Terminal and related Commercial Development)” zone accommodates the cable car terminal, the cable car related commercial development and supporting facilities, including a transport interchange, coach parking and ancillary parking to serve the terminal and commercial floor space. Development within the zone is restricted to a maximum height of 35 mPD and a maximum commercial GFA of 308m² for building(s) including structure(s) or the height and the commercial GFA of the existing building including the structure, whichever is the greater.

7.7.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the commercial GFA and/or building height restrictions for the “OU (Cable Car Terminal and related Commercial Development)” may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.8 “Green Belt” (“GB”) : Total Area 103.6 ha

7.8.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. There is a general presumption against development in the “GB” zone. The southern fringe of the Area covering the foothills of Pok To Yan and Por Kai Shan is zoned for this purpose. This zone also covers the natural

vegetated areas which consist of streams and woodlands. Most of the woodlands and areas adjoining the Lantau North (Extension) Country Park are within this zone. Besides, Fong Yuen area in Area 43 which is located in between Tung Chung Stream eastern branch and Tung Chung Road, to the north of Shek Mun Kap Road is also covered in this zone to preserve the natural habitat of this area.

- 7.8.2 Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse environmental and drainage impacts on the adjacent natural landscape and environment as well as the existing ecological sensitive habitats, permission from the Board is required for such activities, except public works co-ordinated or implemented by Government, maintenance or repair works.

7.9 “Conservation Area” (“CA”): Total Area 9.49 ha

- 7.9.1 This zoning is intended to protect and retain the existing natural landscape, ecological, topographical or archaeological features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Ecologically Important Stream 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 the development are an essential infrastructure project with overriding public interest may be permitted.
- 7.9.2 Wong Lung Hang, an Ecologically Important Stream, and its riparian areas with natural and dense vegetation are zoned “CA” in recognition of their ecological values. This zone also covers the mature woodland located to the south of Sheung Ling Pei Village which is dense and in good condition. Dominant species include *Ficus microcarpa* (榕樹) and *Endospermum chinense* (黃桐). Species of conservation concern including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) have also been found in the woodland.
- 7.9.3 Uses in support of the conservation purposes such as nature reserve, are permitted as of right. New developments which are not necessary to support the conservation objectives are not permitted in this zone. Only a selective range of uses such as public convenience which would unlikely have significant impact on the ecology, environment and infrastructural provision of the areas may be permitted with or without conditions on application to the Board.
- 7.9.4 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a

total redevelopment in excess of the PR, SC and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21.

- 7.9.5 As diversion of streams, filling of land or excavation of land may cause adverse environmental and drainage impacts on the adjacent natural landscape and environment as well as the existing ecological sensitive habitats, permission from the Board is required for such activities.

8. COMMUNICATIONS

8.1 Roads

- 8.1.1 Only the major road network including trunk, primary and district distributor roads is indicated on the Plan. As the Plan is drawn in a small scale, details of major road junctions, local roads, the utility service road, cycle tracks and footpaths will be subject to detailed design.
- 8.1.2 The NLH running in an east-west direction in the Area provides the strategic link between the HKIA and other areas in the Territory.
- 8.1.3 External access to and from the Area is mainly via NLH through Tung Chung Eastern Interchange and Tung Chung Waterfront Road.
- 8.1.4 Connection between the airport island and the Area is via Chek Lap Kok South Road, which bridges over the sea channel and serves as the secondary linkage to the airport from the Area.
- 8.1.5 Within the Area, a hierarchy of primary and district distributors and local roads is planned to provide convenient connection between various development areas and activity nodes.
- 8.1.6 Roadside amenity areas to be integrated with pedestrian footpaths and cycle tracks are provided along major roads. These areas are broadly shown as part of the overall road network on the Plan.

8.2 Piers

The existing ferry piers in the Area include the Tung Chung Development Pier, the Tung Chung Public Pier and a pier in Ma Wan Chung. The Tung Chung Development Pier provides ferry services between Tung Chung and other areas in the Territory.

8.3 Railways

The Plan makes provision for two railway lines, namely MTR AE providing express services between the airport and Hong Kong Island, and MTR TCL

providing local domestic services between Tung Chung and Hong Kong Island. The Area is served by Tung Chung Railway Station.

8.4 Public Transport

Franchised buses are the main mode of public transport in addition to the railway services. Public transport interchange facilities have been provided close to Tung Chung Railway Station.

8.5 Cable Car

The cable car system between Tung Chung and Ngong Ping has commenced operation in September 2006.

8.6 Pedestrian and Cycle Network

A network of cycle tracks and pedestrian walkways has been designed to promote convenient cycle and pedestrian movements within the Area. Grade-separated crossings will be provided at major junctions between roads and pedestrian/cycle crossing points at the detailed design stage.

9. UTILITY SERVICES

9.1 Water Supply

9.1.1 Fresh water supply to Tung Chung is obtained from the Tung Chung Service Reservoir in Area 79A via the associated distribution mains which are laid in phases together with the road works.

9.1.2 A salt water supply system will be provided for flushing. Temporary supply of fresh water will be used for flushing until the salt water supply system is made available.

9.1.3 New fresh and salt water service reservoirs are planned next to the existing Tung Chung Service Reservoir in Area 79A.

9.2 Electricity

Electricity is supplied to the Area through a new distribution network. Sites have been reserved for electricity substations to meet the demand in the short and long terms.

9.3 Telephone

Telephone services are made available through the telephone exchange in Area 12 to provide the essential service to the Area.

9.4 Gas

Gas supply is extended from its existing network in the New Territories to the Area via submarine pipelines. The gas pipeline lands at Ta Pang Po (outside the Area) and routes to the Area via the pigging/offtake station at Tai Ho (outside the Area).

9.5 Sewerage and Drainage

Sewage is collected and conveyed via a network of sewer reticulation system and transferred via sewage pumping stations to the sewage treatment works at Siu Ho Wan (outside the Area) for treatment.

10. CULTURAL HERITAGE

- 10.1 Within the boundary of the Plan, there are declared monuments, sites of archaeological interest and graded historic building which are worthy of preservation. The Tung Chung Fort and Tung Chung Battery are Declared Monuments under the Antiquities and Monuments Ordinance (Cap. 53). Three sites of archaeological interest, namely Tung Chung Game Board Carving Site of Archaeological Interest, Fu Tei Wan Kiln (relocated to Tung Chung) Site of Archaeological Interest and Ma Wan Chung Site of Archaeological Interest and a Graded 2 historic building, namely Tin Hau Temple in Wong Lung Hang of Tung Chung are located within the Area.
- 10.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 10.3 Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals might affect the above historic building, new items pending grading assessment, or sites of archaeological interest and their immediate environs.
- 10.4 If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan, or if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed departmental Outline Development Plan (ODP) will be prepared in consultation with government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site reservation purposes. It includes information on detailed land uses, development parameters and boundaries of individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. These should generally be followed in land transactions and allocations. In particular, the Plan together with the ODP, when available and where appropriate, will serve as the basis for processing the lease modification applications and land sales.
- 11.3 The development of the Town Centre area has been implemented in phases. The strategic transport links and infrastructures for development of the Phase I of the Town Centre area are components of the Airport Core Programme projects.
- 11.4 Public housing developments at the “R(A)” sites including Fu Tung Estate and Yu Tung Court in Area 10 and Yat Tung Estate in Areas 30 and 31 have been completed by the Housing Department. Private residential developments including Tung Chung Crescent in Area 4, Seaview Crescent in Area 15, Coastal Skyline in Area 11 and Caribbean Coast in Areas 19 and 21 have also been completed. Construction works for the public housing development at Area 39 is in progress.
- 11.5 To achieve early delivery of land to meet the housing needs and ensure timely provision of a comprehensive range of commercial, retail, open space and GIC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the Tung Chung New Town Extension has been formulated. Site formation and engineering infrastructure works are scheduled to commence in phases from end 2017, to enable first population intake by end 2023 at the earliest. The development of the Tung Chung New Town Extension is expected to be fully completed by 2030.
- 11.6 The overall programme for the provision of infrastructure within the Area will be subject to review in the detailed design stage. The implementation process

will be gradual depending on the availability of resources. It will be undertaken through the participation of both public and private sectors. The Government will resume and clear the private land planned for public works projects, public developments, carry out site formation works, and provide infrastructure. Land formation and the provision of infrastructure will be implemented in accordance with the development programme prepared by CEDD. Open space, social welfare and other community facilities will be implemented by the appropriate government departments on the basis of the Capital Works Programme and other Public Works Programme. Public housing together with the supporting facilities will be built by the Housing Department in accordance with the Public Housing Development Programme and other relevant agents.

- 11.7 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental ODP/layout plans, and the Guidelines published by the Board. The ODP and the layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD
JANUARY 2016**