

**The draft Tung Chung Extension Area  
Outline Zoning Plan (OZP) No. S/I-TCE/1,  
the draft Tung Chung Valley OZP No. S/I-TCV/1 and  
the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21**

**1. Purpose**

The purpose of this paper is to seek Members' views on the draft Tung Chung Extension Area Outline Zoning Plan (OZP) No. S/I-TCE/1, the draft Tung Chung Valley OZP No. S/I-TCV/1 and the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 together with their Notes and Explanatory Statement (ES) (**Annexes I to III**).

**2. Background**

2.1 The Tung Chung New Town Extension Study (the Tung Chung Study) was jointly commissioned by the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) in 2012 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 (PE) were conducted from 2012 to 2014. On 1.9.2014 and 7.9.2015, Islands District Council (IsDC) was briefed by CEDD and PlanD on the Tung Chung New Town (TCNT) Extension Project and the draft Recommended Outline Development Plan (RODP) formulated under the Tung Chung Study (IDC Papers No. 76/2014 and 74/2015).

2.2 To take forward the recommendations of the Tung Chung Study, the Government has commenced the necessary statutory planning procedure. Under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Town Planning Board (the Board), under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare new statutory plans for the Tung Chung Extension Area (TCE) and the Tung Chung Valley (TCV) and to amend the planning scheme boundary of the Tung Chung Town Centre Area (TCTC) OZP (**Plan 1**). On 11.12.2015, the Board considered the three OZPs and agreed that they were suitable for exhibition for

public inspection. On 8.1.2016, the three OZPs were gazetted for public inspection under section 5 of the Ordinance (**Annexes I to III**).

### 3. **Land Use Proposals for the OZPs**

3.1 The land use proposals as shown on the OZPs are formulated on the basis of the RODP taking into account relevant planning considerations and the existing and planned developments in Tung Chung. The draft OZPs indicate the broad land use zones and major road network for TCNT and its extension area for forward planning and implementation. While the permitted uses and uses subject to planning approval together with the development parameters are set out in the Notes of the OZPs, the planning intention and objectives for various land use zonings of the OZPs are described in more details in the respective ESs to provide further guidance for development.

3.2 A summary of the land use proposals in the three OZPs is at Table 1 below:

**Table 1: Land Use Proposals in the three OZPs**

Zonings	TCV		TCTC		TCE	
	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)
“Commercial” (“C”) (Total Plot Ratio (PR) from 2 to 9.5)	1.18	0.70	4.99	1.46	7.38	3.41
“Residential (Group A)” (“R(A)”) (Total PR from 5 to 6.9)	/	/	54.47	15.94	42.03	19.40
“Residential (Group B)” (“R(B)”) (Total PR from 2.5 to 3.8)	/	/	3.57	1.04	17.00	7.85
“Residential (Group C)” (“R(C)”) (Total PR from 1 to 1.5)	19.31	11.48	/	/	/	/
“Village Type Development” (“V”)	14.59	8.67	16.90	4.95	/	/
“Government, Institution or Community” (“G/IC”)	2.39	1.42	36.64	10.72	21.47	9.91
“Open Space” (“O”)	3.00	1.78	40.97	11.99	27.12	12.52

“Other Specified Uses” (“OU”) (Total PR from 1 to 8.8*)	8.45	5.02	3.62	1.06	10.81	4.99
“Green Belt” (“GB”)	51.93	30.86	103.60	30.32	20.32	9.38
“Conservation Area” (“CA”)	54.63	32.47	9.49	2.78	/	/
“Coastal Protection Area” (“CPA”)	6.49	3.86	/	/	/	/
Major Road, Nullah or River Channel etc.	6.3	3.74	67.41	19.74	70.54	32.54
Total Area	168.27	100	341.66	100	216.67	100
Population	9,600		120,800		147,200	

\* Apply to TCE OZP only

#### 4. **Draft Tung Chung Extension Area OZP (Annex I)**

##### Planning Scheme Area for the TCE OZP (Plan 1)

4.1 The area of TCE OZP is located on the northshore of Lantau Island to the southeast of Hong Kong International Airport (HKIA) at Chek Lap Kok, to the south of the artificial island of the Hong Kong Boundary Crossing Facilities (HKBCF) of the Hong Kong-Zhuhai-Macao Bridge (HZMB), and to the northwest of Tai Ho. The total area covered by the Plan is approximately 216.67 ha, including the existing Area 52 to Area 56 to the north of Ying Hei Road<sup>1</sup>, the reclamation area of the New Town extension (about 120.5 ha) and the reclamation area for the planned Road P1 (Tung Chung – Tai Ho Section) (about 8.6 ha).

“Commercial” (“C”): About 7.38 ha (3.41%)

4.2 The “C” zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. There are five sites zoned “C”. Area 53 is planned for hotel development to take advantage of the scenic views towards HKIA and HKBCF and is restricted to a maximum PR of 5. Being in close proximity to the planned TCE railway station and with good linkages to other areas of the Area, three sites in Areas 57, 129 and 130 are zoned “C(1)” and “C(2)” which are restricted to maximum PRs of 9.5 and 9 respectively. These sites together with the commercial uses to be provided

<sup>1</sup> About 37 ha of area in Tung Chung Areas 52 to 56 to the north of Ying Hei Road currently covered by the TCTC OZP will be excised and incorporated into the TCE OZP.

within the “Metro Core Area” in Area 113 are intended to form a commercial belt along North Lantau Highway (NLH), providing regional office / retail facilities and functioning as a major office node in North Lantau. To capitalize on the extensive view of the waterfront, Area 128 is zoned “C(3)” with a maximum PR of 3 and intended for hotel development to create a vibrant waterfront. Areas zoned “C” are subject to the building height (BH) restrictions ranging from 45 to 160 metres above Principal Datum (mPD).

“Residential (Group A)” (“R(A)”): About 42.03 ha (19.4%)

4.3 The “R(A)” 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. The “R(A)” zone covers land reserved for public and private housings. Four sites are zoned “R(A)” and restricted to a maximum domestic PR of 5 in Areas 54, 55A, 55B and 56 to the north of Ying Hei Road. Areas 99, 100, 103, 109, 114 to 117, 119, 121 to 123 and 133 are zoned “R(A)1” to “R(A)5” subject to PRs ranging from 5.4 to 6.9. For sites located along the Linear Parks, pedestrian corridors and/or adjacent to the Central Green, shop and services and eating place uses are encouraged to be provided along the site boundary fronting the pedestrian corridor / open space to encourage street life, and to provide local commercial facilities serving the residents. Various commercial, educational, community, social welfare and recreational facilities may be included in the development of “R(A)” and “R(A)” sub-zones. A public transport interchange (PTI) each in Areas 99 and 133 are to be provided. Areas zoned “R(A)” and “R(A)” sub-zones are subject to the BH restrictions ranging from 90mPD to 140mPD.

“Residential (Group B)” (“R(B)”): About 17 ha (7.85%)

4.4 The “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board. Areas 106, 110, 125 to 127, 139, 141 and 142 are zoned “R(B)1” to “R(B)6”. On land designated “R(B)1”, “R(B)2”, “R(B)4” and “R(B)5” located along the Linear Parks, pedestrian corridors and/or the waterfront promenade, shop and services and eating place uses are encouraged to be provided along the site boundary fronting the pedestrian corridor / open space to encourage street life, and to provide local commercial facilities serving the residents. Land designated “R(B)1” to “R(B)6” is restricted to maximum PRs from 2.5 to 3.9

and BH restrictions ranging from 45mPD to 70mPD.

“Government, Institution or Community” (“G/IC”): About 21.47 ha (9.91%)

4.5 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 facilities provision in TCNT are planned in a holistic manner on the basis of Hong Kong Planning Standards and Guidelines (HKPSG) and under the Tung Chung Study to serve the population of the whole New Town. The planned GIC uses include primary and secondary schools, post-secondary institution and other educational uses, sports centre, sports ground, a possible cycle park, clinic and utilities facilities. Area 124 is reserved for unforeseen GIC uses which may include educational use when need arises. Area 134 is zoned “G/IC(1)” and is intended for police quarters use. The “G/IC” sites are subject to the BH restrictions in terms of number of storey(s) or mPD. The low-rise GIC facilities could serve as visual relief and enhance air ventilation in the Area.

“Open Space” (“O”): About 27.12 ha (12.52%)

4.6 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. The open space provisions in the Area are planned in accordance with HKPSG and in a holistic manner within the whole New Town. The “O” zone covers a Central Green of about 5 ha in Area 118 which serves as a major focus and activity node in the central part of the Area. Linear Parks are also planned in north-south and east-west directions through the Area to provide pedestrian corridors and visual corridors, and to connect with the existing pedestrian spine network in town centre area. The “O” zone also covers the waterfront open spaces extending from the west at Area 52 all along the waterfront to Tai Ho Interchange in the east. The waterfront open spaces and the areas around the planned marina are to be developed as the focal points in the Area. Additional local open spaces will be provided within the public housing estates and private housing developments for the enjoyment of the local residents.

“Other Specified Uses” (“OU”): About 10.81 ha (4.99%)

- 4.7 The “OU” zones are reserved for specified uses including petrol filling station in Area 51; Tung Chung East railway station in Area 112; commercial and residential development cum PTI to the north of the planned TCE railway station in the “Metro Core Area” in Area 113; and marina club, boat repairing and commercial facilities associated with marina development in Areas 143 and 144 in the northern part of the Area.
- 4.8 The “OU” annotated “Commercial and Residential Development cum Public Transport Interchange” zone in Area 113 will become a major office node in TCNT (the “Metro Core Area”). The zone is intended for an integrated development for commercial and residential uses cum PTI with the provision of open space and GIC facilities. The commercial developments may include uses such as office, shop, services, place of entertainment and eating place, functioning as territorial business / financial centre and regional and district commercial / shopping centre. The zone is subject to a maximum PR of 8.8 and BH restriction of 185mPD.
- 4.9 The “OU” annotated “Marina Club, Boat Repairing and Commercial Facilities associated with Marina Development” zone is located in Areas 143 and 144. These sites are primarily intended for the development of a marina club with boat repairing and commercial facilities associated with the marina development. The zone is restricted to maximum PRs of 1 and 3 and BH restrictions of 20mPD and 45mPD in Area A and Area B respectively.

“GB”: About 20.32 ha (9.38%)

- 4.10 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 Por Kai Shan adjoining the Lantau North (Extension) Country Park is zoned “GB”. 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.

## 5. Draft Tung Chung Valley OZP (Annex II)

### Planning Scheme Area for the TCV OZP

5.1 The area of TCV OZP, covering a total area of about 168.27 ha, is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung town centre area to the northeast. The landscape setting of TCV is very distinct as it is enclosed by an undulating mountain ridgeline and hilly terrains and consists of woodland, shrubland, grassland, wetland, mangroves, active/abandoned farmland, unmanaged orchids and scenic coastline. There are tributaries of the Tung Chung Stream, an Ecologically Important Stream (EIS), in the area flowing from the uphill area within the Country Park along TCV to Tung Chung Bay.

“C”: About 1.18 ha (0.7%)

5.2 The “C” zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as the local shopping centre serving the immediate neighbourhood. Three sites in Areas 38A, 38B and 38C to the north of Yu Tung Road are designated “C(1)” and “C(2)” to capitalize on the proximity to the proposed railway station to the southwest of Yat Tung Estate. The sites are restricted to maximum PRs of 2 to 3 and maximum BHs ranging from 20mPD to 35mPD.

“Residential (Group C)” (“R(C)”): About 19.31 ha (11.48%)

5.3 The “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Seven sites area zoned “R(C)” in Areas 60, 61A, 66A, 67, 68A/68B, 71A and 71B. These sites are identified as suitable for low-rise low-density residential development in the Tung Chung Study taking account of their relatively low ecological value as well as the rural and scenic character of the area. Land designated “R(C)1” and “R(C)2” is restricted to maximum PRs of 1.5 and 1 and maximum BHs ranging from 20mPD to 55mPD.

“Village Type Development” (“V”): About 14.59 ha (8.67%)

5.4 This zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers.

It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development 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 Board. There are six recognized villages in the TCV, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap.

“G/IC”: About 2.39 ha (1.42%)

5.5 The “G/IC” 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 facilities in the TCNT are planned on the basis of the HKPSG and under the Tung Chung Study in a holistic manner. The existing Hau Wong Temple (Grade 2 historic building) at Sha Tsui Tau, the Entrance Gate, Shek Mun Kap (Grade 3 historic building) to the north of Shek Mun Kap Village and Lo Hon Monastery near Shek Pik Au are zoned “G/IC”. Major proposed facilities include a GIC complex in Area 36A for social welfare and other GIC facilities, a proposed telephone exchange in Area 36F near Hau Wong Temple and sewage pumping stations in different locations.

“O”: About 3 ha (1.78%)

5.6 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. The “O” zone covers the existing open area and recreational facilities in front of and around Hau Wong Temple and its nearby waterfront area in Area 36E. It is intended to provide an open space to allow public enjoyment near Tung Chung Bay. Future development of this open space should be compatible with Hau Wong Temple as well as the waterfront character near Tung Chung Bay. Blocking of the scenic view from Hau Wong Temple towards Tung Chung Bay should be avoided. The local cultural / religious activities to be held at Hau Wong Temple should be allowed in future design of this open space. Area 80 is an existing temporary soccer field and plant nursery. Subject to further study, there may be scope to develop Area 80 as part of the river park together with the adjoining



man-made section of Tung Chung Stream to be de-channelized.

“OU”: About 8.45 ha (5.02%)

5.7 The “OU” zone covers the annotated uses including River Park, Stormwater Attenuation and Treatment Ponds and Polder. The “OU” zones are intended primarily for the development of a river park, stormwater attenuation and treatment ponds and polders. The river park is intended to protect and retain the existing natural landscape, ecological or topographic features of the area for preservation, educational and research purposes and to separate sensitive natural environment of Tung Chung Stream from the adverse effects of development. Stormwater attenuation and treatment ponds to be provided along Tung Chung Stream are to remove pollutants generated within development areas and to mitigate flood risk along Tung Chung Stream. Provision of polders along Tung Chung Stream is for flooding mitigation purpose.

“GB”: About 51.93 ha (30.86%)

5.8 This zone is primarily intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The “GB” zone covers the natural vegetated areas which consist of streamcourse, dense woodlands on some hillslopes, relatively young woodlands that have developed from abandoned agricultural land and existing burial grounds.

“CA”: About 54.63 ha (32.47%)

5.9 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as EIS and Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or area essential infrastructure projects with overriding public interest may be permitted. The buffer area along Tung Chung Stream, an EIS, the mature woodlands near Ngau Au and Shek Mun Kap, the hilly area to the south of Shek Mun Kap Road and the areas between the upper tributaries of Tung Chung Stream contain a continuous stretch of dense and mature woodlands comprising native plant

species are zoned “CA”.

“CPA”: About 6.49 ha (3.86%)

5.10 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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 area essential infrastructure projects with overriding public interest may be permitted. At present, there are mudflat, mangrove and natural shoreline at the estuary of Tung Chung Bay. The “CPA” zone provides a buffer area to avoid encroachment and adverse impact on the coastal area and both sides of the Tung Chung Stream near the outlet.

## **6. Proposed Amendments to the Tung Chung Town Centre Area OZP (Annex III)**

6.1 The proposed amendments to the TCTC OZP No. S/I-TCTC/20 are mainly related to the extension of the planning scheme boundary to include the existing and planned developments and proposed developments areas under the TCNT extension and revision of land use zonings on the basis of the RODP. Opportunities are also taken to review the existing land uses and zoning boundaries within the town centre area to reflect the existing developments, as-built condition and other land use proposals.

### **Adjustment of the Planning Scheme Area (Amendment **Items A1 to A3** and **B1 to B3**)**

6.2 Amendment **Item A1** is to extend the planning scheme boundary to include an area of about 138.05 ha to the west and southwest of the existing town centre area within the planning scheme boundary of the TCTC OZP to reflect existing developments and incorporate land use proposals for the New Town extension in TCW in the RODP. The area under Amendment **Item A1** covers the major existing developments (e.g. Yat Tung Estate, existing villages and existing Government, institution and community (GIC) facilities serving the New Town), public housing development under construction in Tung Chung Area 39, proposed development area under the Tung Chung Study and slopes adjoining the Country Park to be zoned “R(A)”, “R(A)1”, “R(A)2”, “R(A)3”,

“R(B)2”, “G/IC”, “O”, “V”, “OU” annotated ‘Stormwater Attenuation and Treatment Ponds’, “OU” annotated ‘Petrol Filling Station’, “GB”, “CA”, and area shown as ‘Road’, ‘Nullah’ and ‘River Channel’, as appropriate.

- 6.3 Amendment **Item A2** is to include areas of about 3.01 ha to the southeast of the existing town centre area within the planning scheme boundary of the OZP to tally with the existing Lantau North (Extension) Country Park boundary. The areas forming part of the existing slope adjoining the Country Park is zoned “GB” on the TCTC OZP to reflect the existing natural state.
- 6.4 Amendment **Item A3** is to include existing coastal areas of about 0.19 ha within the planning scheme boundary of the OZP to reflect the existing Tung Chung Development Pier, and the piers and breakwater at Ma Wan Chung area. These sites are zoned “OU”.
- 6.5 Amendment **Item B1** is to excise areas of about 8.38 ha which are now the sea area from the planning scheme boundary of the OZP. As recommended under the Tung Chung Study, Tung Chung Bay and the outlet in Ma Wan Chung should be preserved and no reclamation is to be undertaken in these areas.
- 6.6 Amendment **Item B2** is to excise areas of about 6.47 ha of the existing Country Park area from the planning scheme boundary of the OZP to tally with the existing Lantau North (Extension) Country Park boundary.
- 6.7 Amendment **Item B3** is to excise an area of about 37.28 ha to the north of Ying Hei Road (including Tung Chung Areas 51, 52 (Part), 53 to 57 and 59) from the planning scheme boundary of the TCTC OZP for incorporation within the new draft TCE OZP. The area has been reclaimed but developments on it are yet to be completed. According to the RODP, the future road and open space networks of this area will be integrated with those on the TCE New Town extension area.

Rezoning of land currently covered by TCTC OZP to reflect land uses proposals on the RODP (Amendment **Item C**)

- 6.8 Amendment **Item C** covers area to the north of Yu Tung Road and east of Chung Yan Road. The zonings of this area are to be revised to reflect the land use proposals in the RODP. Amendment **Item C** involves an area of

about 28.4 ha to the east of Yat Tung Estate which mainly covers proposed residential sites, Wong Nai Uk, Ma Wan Chung, and the future town park. The area is proposed to be rezoned to “R(B)1”, “R(B)3”, “V”, “O” and other land use zonings, as appropriate.

Rezoning of the “CDA” sites at Areas 4, 11, 14, 15, 19 and 21 (Amendment **Items D1 to D2, E1 to E3, F1 to F2, G1 to G2, H1 to H2 and J**)

6.9 The sites covering Tung Chung Crescent, Seaview Crescent, Coastal Skyline, Caribbean Coast, Citygate and One Citygate and the Tung Chung Railway Station which have been completed in 1998 to 2011. The sites are proposed to be rezoned to “R(A)4”, “R(A)5”, “R(A)6”, “R(A)7”, “C(2)”, “OU” annotated ‘Railway Station’, “O”, “G/IC” and area shown as ‘Road’ respectively under Amendment **Items D1 to J** to reflect the as-built developments and subject to the development restrictions as stipulated in the relevant lease conditions.

Rezoning of the site at Area 6 (Amendment **Item K**)

6.10 Area 6 (about 0.66 ha) abutting the Tung Chung Railway Station and located within the retail and commercial centre of the existing Tung Chung town centre area is proposed to be rezoned from “G/IC” to “C(3)” for commercial uses (Amendment **Item K**) which may include office and retail uses to complement with the commercial developments proposed in TCE. Area 6 is no longer required for government offices use. The “C(3)” zone is subject to maximum non-domestic PR of 5 and BH of 100mPD.

Other Amendment Items (Amendment **Items L, M1 to M3, N1 to N2, P, Q1 to Q2 and R1 to R3**)

6.11 The site to the south of the Tung Chung Development Pier is proposed to rezone from “O” to area shown as ‘Road’ to reflect the existing loading/unloading area and taxi stand under Amendment **Item L**.

6.12 Zoning boundary adjustments under Amendment **Items M1 to R3** are proposed to reflect the existing situation, as-built condition, local topography and land status.

“V” zones

6.13 There are ten recognised villages, 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 within the TCTC. The boundaries of the “V” zones are drawn around existing village clusters with regard to the existing ‘Village Environs’ (‘VE’), the local topography, the existing settlement pattern, site characteristics and 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. Implementation**

7.1 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 TCNT extension has been formulated. Reclamation, site formation and engineering infrastructural 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 TCNT extension is expected to be fully completed by 2030.

## **8. The Notes and Explanatory Statements of the three draft OZPs**

8.1 Attached to each of the draft OZP is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs. To provide flexibility for development with design adopted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

## **9. Advice Sought**

9.1 Pursuant to section 5 of the Ordinance, the draft Tung Chung Extension Area OZP No. S/I-TCE/1, the draft Tung Chung Valley OZP No. S/I-TCV/1 and the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 together with their Notes and the ES (**Annexes I to III**) are exhibited for public inspection

for a period of two months from 8.1.2016 to 8.3.2016. During this exhibition period, any person may make written representation to the Board in respect of the draft OZPs.

9.2 TCRC will be consulted on the draft TCE OZP No. S/I-TCE/1, the draft TCV OZP No. S/I-TCV/1 and the draft TCTC OZP No. S/I-TCTC/21 on these three OZPs during the plan exhibition period.

9.3 Members are invited to offer their views on the above three OZPs.

## **10. Attachments**

<b>Annex I</b>	Draft Tung Chung Extension Area OZP No. S/I-TCE/1, the Notes and Explanatory Statement
<b>Annex II</b>	Draft Tung Chung Valley OZP No. S/I-TCV/1, the Notes and Explanatory Statement
<b>Annex III</b>	Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21, the Notes and Explanatory Statement
<b>Plan 1</b>	Planning Scheme Boundaries of the Three Statutory Plans in Tung Chung, Lantau

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
JANUARY 2016**