

**Islands District Council  
Paper IDC 3/2022**

**Amendments to the Approved Chek Lap Kok Outline Zoning Plan No. S/I-CLK/14**

**1. Purpose**

The purpose of this paper is to introduce the amendment items to the Approved Chek Lap Kok Outline Zoning Plan (OZP) No. S/I-CLK/14 to the Members of Islands District Council.

**2. Background**

2.1 On 27.7.2021, Airport Authority Hong Kong briefed the Islands District Council on “Development related to Airport City” (IDC Paper No. 46/2021).

2.2 On 10.8.2021, the Chief Executive in Council referred the approved Chek Lap Kok OZP No. S/I-CLK/14 to the Town Planning Board (TPB) for amendment. On 10.12.2021, the Rural and New Town Planning Committee of the TPB agreed to the proposed amendments to the OZP No. S/I-CLK/14. On 31.12.2021, the draft Chek Lap Kok OZP No. S/I-CLK/15 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

**3. Amendments to the OZP (Appendices I to III)**

3.1 Amendments to Matters shown on the OZP (**Appendix I**):

- Item A1 - Rezoning of an area at Hong Kong Port (HKP) from “Other Specified Uses” (“OU”) annotated “Boundary Crossing Facilities” and an area shown as ‘Road’ to “OU(Boundary Crossing Facilities and Airport-related Supporting Uses)” and deletion of building height restriction
- Item A2 - Deletion of building height restrictions for “OU(Ventilation Building)” and “OU(Satellite Control Building)” zones at HKP
- Item B1 - Rezoning of a strip of land at the eastern coastal area of airport island from “OU(Amenity Area)” and “OU(Highways Maintenance Area)” and an area shown as ‘Road’ to “Commercial” (“C”) and deletion of building height restriction
- Item B2 - Deletion of building height restriction for “OU(Highways Maintenance Area)” zone at the eastern coastal area of airport island
- Item C - Rezoning of a site to the east of the airport proper from “OU(Airport)” to “OU(Airport Service Area)”

- Item D - Rezoning of a site to the north of Hong Kong International Airport Terminal 1 near Cheong Hong Road of airport island from “OU(Airport)” to “C”
- Item E - Excision of an area zoned “OU(Sea Rescue Station)” at the eastern coastal area of airport island from the Planning Scheme Area

Showing the road schemes of the Intermodal Transfer Terminal Bonded Vehicular Bridge and Airport City Link authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on the Plan for information. The authorized road schemes shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance. The alignment of the proposed Airport Tung Chung Link is also shown on the Plan for information.

Since the projects of Hong Kong-Zhuhai Macao Bridge Hong Kong Link Road and Tuen Mun-Chek Lap Kok Link have been completed, opportunity is taken to delete the annotations indicating its authorization by the Chief Executive in Council under Roads (Works, Use and Compensation) Ordinance (Chapter 370)

### 3.2 Amendments to the Notes (**Appendix II**) of the OZP:

- (a) Incorporation of a new set of Notes for the “OU(Boundary Crossing Facilities and Airport-related Supporting Uses)” zone
- (b) Deletion of the set of Notes for the “OU(Boundary Crossing Facilities)”, “OU(Amenity Area)” and “OU(Sea Rescue Station)” zones
- (c) Revision to the “OU(Business Park)” zone to revise ‘Cargo Handling and Forwarding Facility (Distribution Centre, Freight Forwarding Services and Logistics Centre only)’ to ‘Cargo Handling and Forwarding Facility’ under Column 1
- (d) Revision to the “OU(Pier)” zone to incorporate ‘Marine Related Facilities’ under Column 1 and to update the planning intention
- (e) Revision to the “OU(Highways Maintenance Area)” zone to update the planning intention and to delete the Remarks
- (f) Revision to the “OU(Satellite Control Building)” zone to update the planning intention and to delete the Remarks
- (g) Revision to the “OU(Ventilation Building)” zone to update the planning intention and to delete the Remarks

### 3.3 The Explanatory Statement (**Appendix III**) of the OZP are revised to take into account the amendments and updated information for the various land uses to reflect the latest status and planning circumstances of the OZP.

#### **4. Public Consultation**

4.1 The draft Chek Lap Kok OZP No. S/I-CLK/15 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 31.12.2021 to 28.2.2022. The OZP is now available for public inspection during office hours at the Secretariat of the TPB, the Planning Enquiry Counters at North Point and Sha Tin Government Offices, the Sai Kung and Islands District Planning Office and the Islands District Office. The OZP could also be viewed at the TPB's website (<http://www.info.gov.hk/tpb>). Any person may make written representations in respect of the amendments to the Secretary of the TPB on or before 28.2.2022. The address and website of the TPB are as follows:

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

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

4.2 Members are invited to note the amendment items to the OZP. Should there be any comments on the OZP, Members are welcomed to submit representations to the TPB during the statutory public inspection period.

#### **5. Attachments**

**Appendix I** Draft Chek Lap Kok OZP No. S/I-CLK/15

**Appendix II** Notes of the draft OZP No. S/I-CLK/15

**Appendix III** Explanatory Statement of the draft OZP No. S/I-CLK/15

**Appendix IV** Form No. S6A for Comment on Representation in Respect of Draft Plan under Section 6A(1) of the Town Planning Ordinance (Cap.131)

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
January 2022**