

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO APPROVED TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/20

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council on 21 July 2015 referred the approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/20 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21.

The draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 8 January 2016 to 8 March 2016 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Islands District Office, 20th Floor, Harbour Building, 38 Pier Road, Central, Hong Kong;
- (vi) the Islands District Office Tung Chung Sub-office, 1st Floor, Tung Chung Post Office Building, 6 Mei Tung Street, Tung Chung, Lantau Island; and
- (vii) the Tung Chung Rural Committee, No. 1 Sheung Ling Pei Village, Tung Chung, Lantau Island.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 8 March 2016.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**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.

8 January 2016

Town Planning Board