
Appendix A

**Proposed Amendments to the Notes and
Explanatory Statement of Approved Tung Chung
Valley Outline Zoning Plan No. S/I-TCV/2**

Proposed Schedule of Uses for “Residential (Group B)”

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) 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 Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre
<hr/> <p>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:</p> <hr/>	
Eating Place Place of Entertainment Place of Recreation, Sports or Culture Public Transport Terminus or Station School (Kindergarten only) Social Welfare Facility Shop and Services	

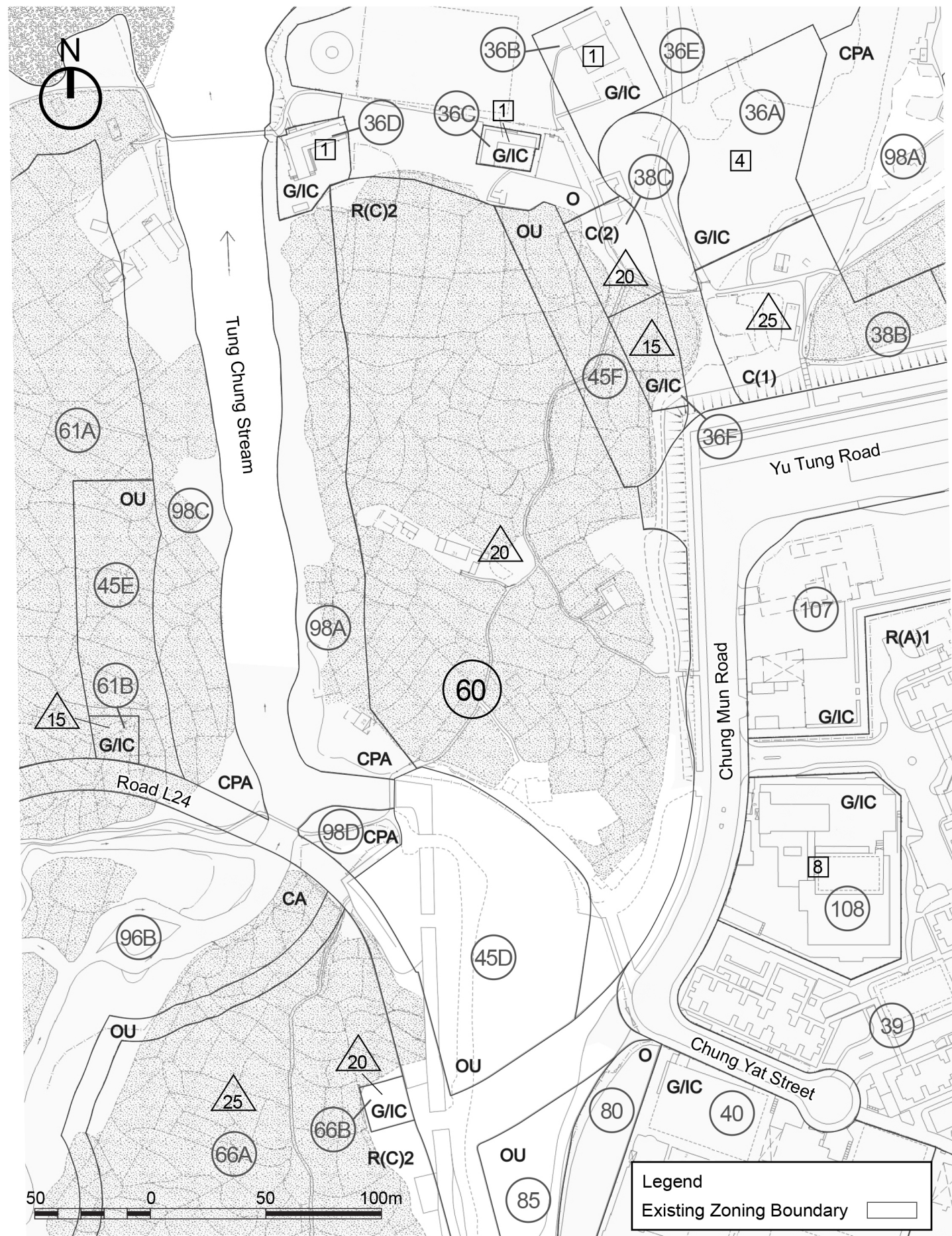
(Please see next page)

Planning Intention

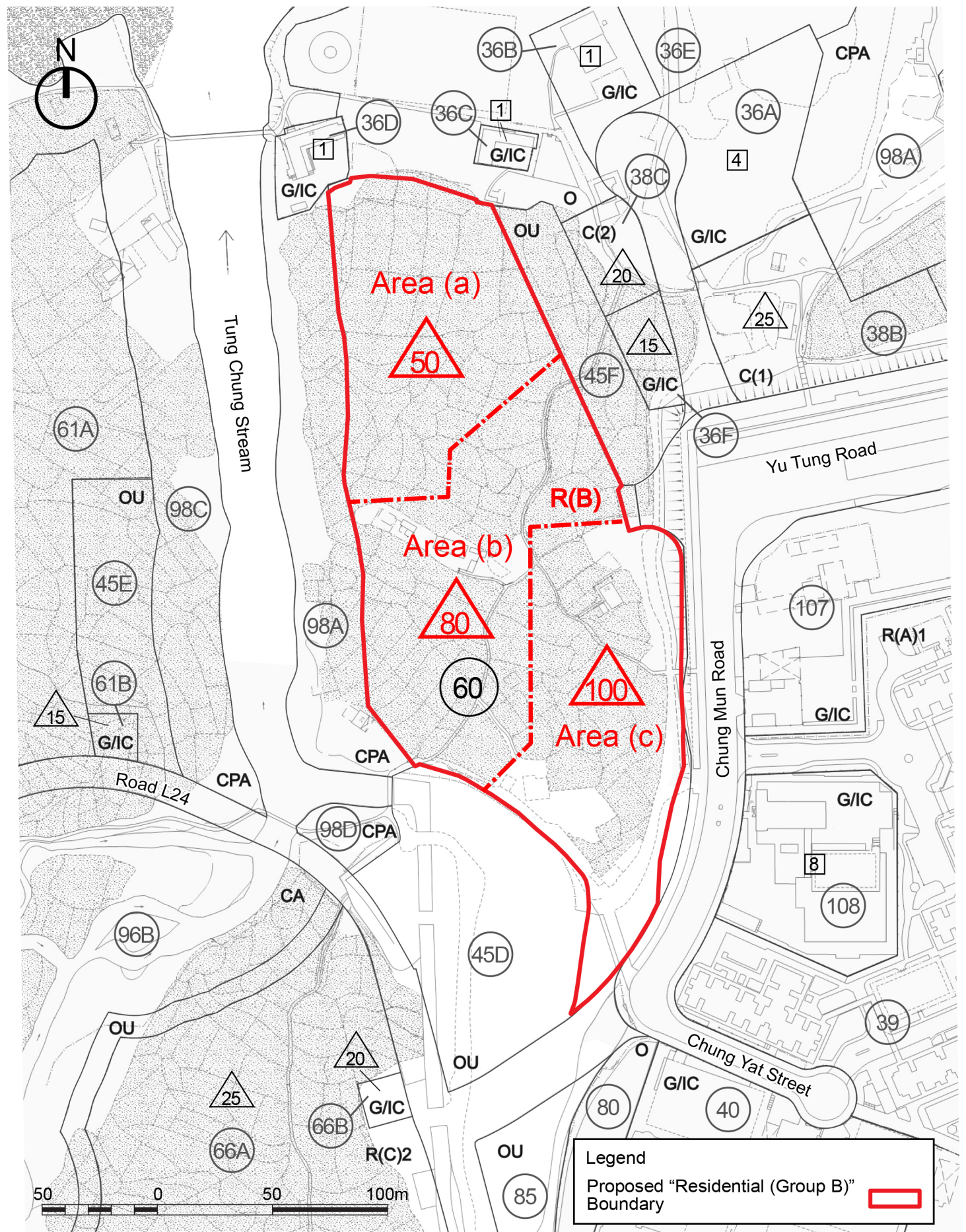
This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan and a maximum domestic plot ratio of 2.1 and a maximum non-domestic plot ratio of 0.22, or the plot ratio and height of the existing building, whichever is the greater. A covered private transport lay-by with gross floor area of not less than 3,150m² shall be provided.
- (b) In determining the 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. 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or 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.



Original Zoning



Proposed Zoning

Proposed Explanatory Statement for “Residential (Group B)” for Tung Chung Valley Outline Zoning Plan:

9.2. “Residential (Group B)” (“R(B)”): Total Area 3.38 ha

- 9.2.1. This zone in Area 60 is intended primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 9.2.2. Development and redevelopment within “R(B)” zone are subject to a maximum domestic plot ratio (PR) of 2.1, a maximum non-domestic PR of 0.22 and a maximum building height (BH) of 100mPD, or the PR and height of the existing building, whichever is the greater. A covered private transport lay-by with GFA of not less than 3,150m² shall also be provided to serve the future residents and visitors of retail facilities therein.
- 9.2.3. Future developer of this “R(B)” zone shall liaise with the relevant Government department(s) and local stakeholders regarding the possible provision of footbridge connection from the future development in this “R(B)” zone to the future Tung Chung West MTR Station at detailed design stage.
- 9.2.4. In determining the 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. 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.
- 9.2.5. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of PR and/or BH restrictions as stated in paragraph 9.2.2, and/or minor adjustment to the boundaries of Areas (a)/(b)/(c) as mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.