

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 11/13
For Consideration by the
Rural and New Town Planning Committee on 8.11.2013**

**PROPOSED AMENDMENTS TO
THE DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN
NO. S/SLC/17**

RNTPC Paper No. 11/13
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Planning Committee
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**PROPOSED AMENDMENTS TO THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN NO. S/SLC/17**

1. Introduction

The purpose of this paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/17 (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land uses of the OZP.

2. Status of the Current OZP

On 19.4.2013, the draft OZP No. S/SLC/17, incorporating amendments to rezone an area of land in San Shek Wan from "Green Belt" ("GB") to "R(C)" and two areas of land from "R(C)" to "GB" to reflect the boundary of a building lot was exhibited for public inspection under section 5 of the Ordinance (**Appendix I**). During the exhibition period, no representation was received. Before the Plan is submitted to Chief Executive in Council under section 8 of the Ordinance, an amendment item is proposed to the OZP under section 7 to rezone a site at Cheung Sha from "Residential (Group C)" "R(C)" to "Residential (Group C)1" ("R(C)1") to increase the residential land supply and alleviate the housing demand.

3. **Background**

- 3.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. The Chief Executive in the 2013 Policy Address has announced various measures to increase the housing land supply in the short, medium and long terms to tackle the housing problem. One of the measures is to appropriately increase the development intensity of un-leased or unallocated residential sites.
- 3.2 A site on government land at Cheung Sha, South Lantau (with an area about 0.53 ha) is currently zoned "R(C)" has been identified having potential for increasing the development intensity (**Plans 1 and 2**), by utilizing the design capacity of the existing infrastructure.

4. **The Site and Its Surrounding Areas (Plans 1, 2, 3, 4a to 4d)**

- 4.1 The Site (about 0.53 ha) is sloping in topography and covered by natural vegetation (**Plan 2**). It is accessible by an access road leading to South Lantau Road. The Site falls within a larger "R(C)" zone comprising low-rise low density residential developments, including 2-storey Wayfoong Holiday Houses to its east and 1-storey Cheung Sha Government Holiday Bungalows to its south (**Plan 4c**). To the further east and south-west of the Site are Cheung Sha Sheung Tsuen and Cheung Sha Ha Tsuen respectively currently zoned "Village Type Development" ("V") with village houses of 3 storeys (**Plan 4d**). There is a low-rise low density residential development, i.e. Leyburn Villas within the "R(C)" zone to its further west.
- 4.2 Generally, the Site is surrounded by areas of low-rise residential developments in "R(C)" zone with plot ratio (PR) of about 0.4 and building height (BH) of 1 to 2-storey high (about 7m) and "V" zone with village small houses of 3 storeys (about 8m).

5. **The Rezoning Proposal**

- 5.1 The Site is zoned "R(C)" on the OZP subject to a maximum PR of 0.4, site coverage (SC) of 25% and a BH of 2 storeys (7.6m). To optimise the utilization of scarce land resources and meet the pressing housing demand in the territory, the Site is proposed to be rezoned from "R(C)" to "R(C)1" (**Plan 1**) by increasing the development intensity to PR 0.8, SC 40% and BH 3 storeys (including carport). It is estimated that the Site could produce about 60 flats subject to detailed design and setting out of site boundary. The proposed rezoning and development restrictions have made reference to the following factors:

Compatibility with the Surrounding Land Uses

- (a) The Site is mainly surrounded by low-rise, low density residential developments (Plans 2, 3 and 4a & 4c) of 1 to 2-storey high*. There are 3-storey village houses to its further east and south-west. The proposed rezoning from "R(C)" to "R(C)1" with a maximum PR of 0.8, SC of 40% and BH of 3 storeys (including carport) will be compatible with the neighbouring residential developments and village houses. Rezoning the Site to "R(C)1" will also maintain the current planning intention of "R(C)" zone for low-rise low density residential development whilst optimising the Site for more flat production to meet the community's imminent housing demand.

Visual and Urban Design Aspects

- (b) Owing to low visibility and the obstruction of local slope/topography of the Site, a viewpoint at Tung Chung Road has been selected for preparing photomontage of the future development of the Site. As shown on Plan 4b, the future development based on the revised development parameters would not be incompatible in scale with the existing low-rise and low density residential developments in the surrounding areas. There will not be adverse visual and urban design impacts. Chief Town Planner/Urban Design and Landscape (CTP/UD&L, PlanD) has no adverse comment on this aspect.

Landscape Aspect

- (c) The Site is covered by natural vegetation. The trees within the Site are common species. As the Site is currently zoned residential use, it is already envisaged that there may be some landscape impact due to residential development. However, for the proposed amendments involving increase of development intensity, significant landscape impact is unlikely to be anticipated. CTP/UD&L, PlanD assesses that the proposed residential development would likely cause landscape impact due to site formation works and vegetation clearance. The impact on the existing landscape resources can be minimised within the Site and adjacent natural landscape by imposing conditions to the proposed residential development to harmonize with the existing landform and surrounding landscape and avoid unnecessary tree felling, particularly mature trees. As the Site is intended for land sale, clauses for tree preservation and landscape master plan will be included in the lease conditions as appropriate. DLCS, DAFC and CTP/UD&L have no objection to/adverse comment on the rezoning proposal.

*As stipulated in the Notes of South Lantau Coast OZP No. S/SLC/17, 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 0.4, a maximum site coverage of 25%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing building, whichever is the greater. The maximum building height of houses within "V" is 3 storeys (8.23m).

Air Ventilation

- (d) The Site and its surroundings are characterised by developments which are predominantly low-rise residential developments of 1 to 2-storey high. To its further north is a large “GB” zone along South Lantau Road. The proposed rezoning of the Site mainly involves a small scale development with increase of PR from 0.4 to 0.8, SC from 25% to 40% and BH from 2 to 3 storeys (including carport). There will be no change to the overall low-rise low density character of the area. The proposed rezoning is not envisaged to result in major adverse impact on the air ventilation in the area.

Traffic and Accessibility

- (e) The Site is currently accessible to South Lantau Road. The proposed rezoning will involve an additional increase of flats from 20 to 60 for the Site subject detailed setting out of the boundary. No adverse traffic impact is envisaged. Commissioner for Transport (C for T) has no comment on the proposed rezoning from a traffic engineering point of view.

Environmental Aspect and Infrastructural Considerations

- (f) The Site is currently an un-sewered area. Director of Drainage Services (DDS) will design and construct a sewage treatment works and the public sewerage network to serve the Lantau South area with target commissioning in 2021. For developments to be completed prior to the commissioning of the public sewerage system in 2021, the future developer of the Site should be required under the lease conditions to make own provision for sewage treatment on site. Director of Environmental Protection (DEP) has no adverse comment on the proposed rezoning. As to the drainage aspect, DDS requests that the future developer should be required to carry out a Drainage Impact Assessment (DIA) due to the change of runoff caused by the development.
- (g) Director of Water Supplies (DWS) advises that there is no problem with the availability of water supply to the Site at South Lantau. The water demand due to the increased flats/population of the Site can be catered for by the Cheung Sha Water Treatment Works (CSWTW). Further increase of development intensity for other “R(C)” sites in Cheung Sha, however, will call for upgrading of the CSWTW or transfer of fresh water from adjacent works at Silver Mine Bay or other replacement facilities to cater for the demand of the increased population. On this premise, the Site can be developed at an earlier phase prior to other sites with similar potential development. The existing water mains may be affected and the future developer will be required to undertake any necessary diversion works.
- (h) Head of Geotechnical Engineering Office (H(GEO)) comments that the Site is overlooked by steep natural terrain and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). If the proposal proceeds ahead, a NTHS and suitable mitigation measures, should be carried out as part of the development.

- (i) The technical concerns raised by government departments regarding the requirements of landscape master plan and tree preservation clause, diversion of water mains, DIA and NTHS will be incorporated into the lease conditions of the Site as appropriate.

5.2 The proposed rezoning of the Site has been circulated to relevant government bureau and departments for comments. No objection and no insurmountable problem for the rezoning have been raised. Their views, wherever appropriate, have been incorporated into the above paragraphs.

- (a) Secretary for Development;
- (b) District Lands Officer/Islands, Lands Department;
- (c) Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department;
- (d) Commissioner for Transport;
- (e) Director of Environmental Protection;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Director of Leisure and Cultural Services;
- (i) Antiquities and Monuments Office of Leisure and Cultural Services Department;
- (j) Chief Highway Engineer/New Territories East, Highways Department;
- (k) Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department (CEDD);
- (l) Director of Fire Services;
- (m) Director of Housing;
- (n) Commissioner of Police;
- (o) Commissioner of Correctional Services;
- (p) Director of Electrical and Mechanical Services;
- (q) Head of Geotechnical Engineering Office, CEDD;
- (r) Chief Engineer/Development(2), Water Supplies Department;
- (s) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (t) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (u) District Officer (Islands), Home Affairs Department; and
- (v) Government Property Administrator.

6. **Proposed Amendments to Matters Shown on the OZP (Plan 1)**

Amendment Item A: Rezoning of a Site from "R(C)" to "R(C)1" (about 0.53 ha)

The Site, a piece of Government land located to the north of South Lantau Road and Cheung Sha Government Holiday Bungalows, is proposed to be rezoned from "R(C)" to "R(C)1" with a maximum PR of 0.8, SC of 40% and BH of 3 storeys (including carport).

7. **Proposed Amendments to the Notes of the OZP**

- 7.1 To accord with the **Amendment Item A** in paragraph 6 above, Remarks for the new "R(C)1" stipulating a maximum PR of 0.8, a maximum SC of 40% and a maximum

BH of 3 storeys (including carport) are proposed to be added to Notes for the "R(C)" zone of the OZP.

- 7.2 The above proposed amendments have been incorporated in the draft Notes at **Appendix II** with addition in *bold and italics* and deletion in ~~crossed-out~~ for Members' consideration.

8. **Revision to the Explanatory Statement (ES) of the OZP**

- 8.1 The ES of the South Lantau Coast OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 8.2 The updated ES (with additions in *bold and italics* and deletion in ~~crossed-out~~) is attached at **Appendix III** for Members' consideration.

9. **Plan Number**

Upon gazetting, the OZP will be renumbered as S/SLC/18.

10. **Consultation**

- 10.1 The proposed amendments have been circulated to relevant government bureau/ departments and their comments have been incorporated into the proposed amendments to the OZP as appropriate. Generally, there is no objection to or adverse comment on the proposed amendments.
- 10.2 The Islands District Council and South Lantau Rural Committee will be consulted during the exhibition period of the draft South Lantau Coast OZP No. S/SLC/18 for public inspection under section 7 of the Ordinance.

11. **Decision Sought**

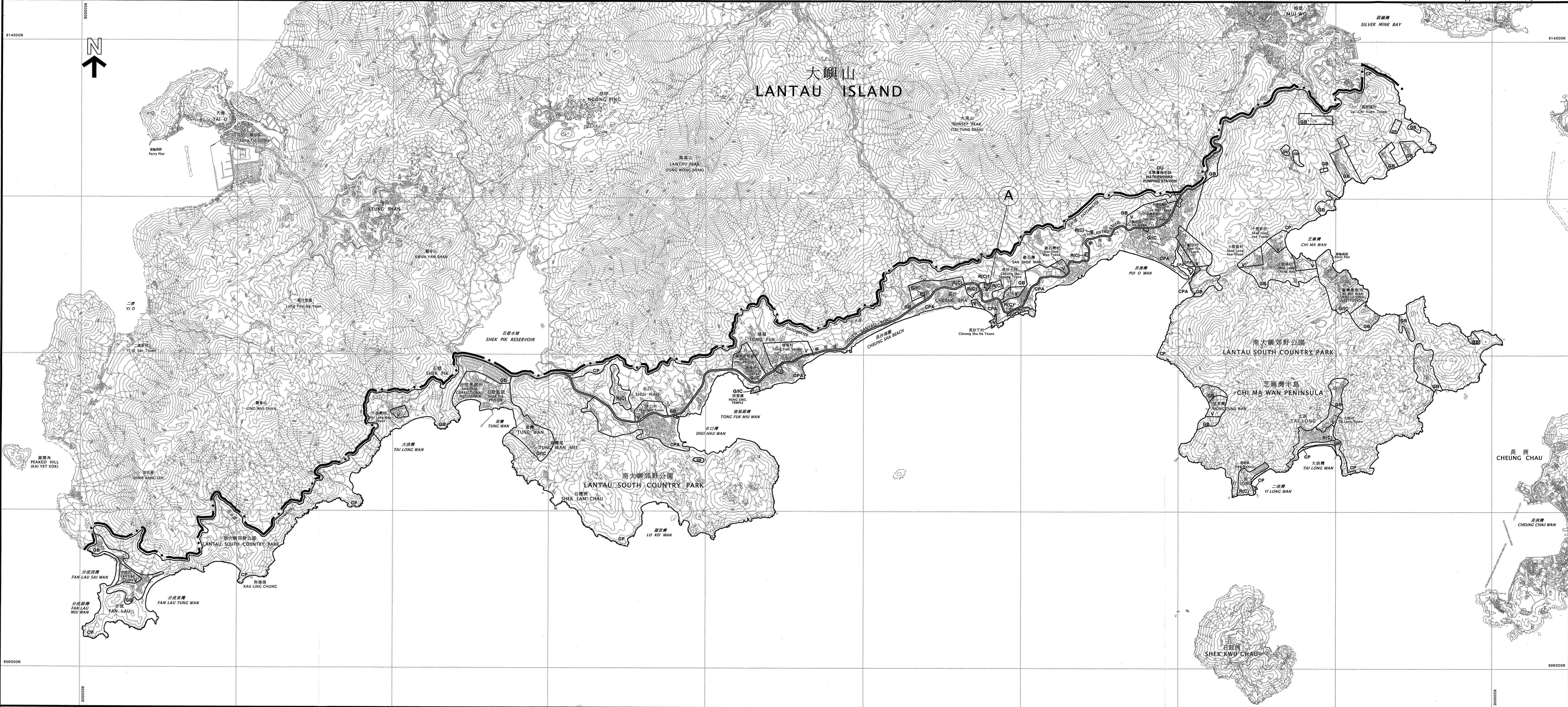
Members are invited to:

- (a) agree that the proposed amendments to the draft South Lantau Coast OZP No. S/SLC/17 as shown on the draft South Lantau Coast OZP No. S/SLC/17A (to be renumbered as S/SLC/18) at **Appendix I** and the draft Notes at **Appendix II** are suitable for exhibition for public inspection under section 7 of the Ordinance; and
- (b) adopt the revised ES at **Appendix III** for the draft South Lantau Coast OZP No. S/SLC/17A (to be renumbered as S/SLC/18) as an expression of the planning intention and objectives of the Board for various land use zonings on the OZP and the revised ES will be published together with the draft OZP.

12. Attachments

| | |
|-------------------------|---|
| Appendix I | Draft South Lantau Coast OZP No. S/SLC/17A |
| Appendix II | Revised Notes of Draft South Lantau Coast OZP No. S/SLC/17A |
| Appendix III | Revised Explanatory Statement of Draft South Lantau Coast OZP No. S/SLC/17A |
| Plan 1 | Proposed Amendments to the Draft South Lantau Coast OZP No. S/SLC/17 |
| Plan 2 | Site Plan - Development Parameters of the Surroundings |
| Plan 3 | Aerial Photo |
| Plan 4a | Site Photos of Amendment Item A |
| Plan 4b | Photomontage of Amendment Item A |
| Plan 4c & 4d | General Developments of the Surroundings |

PLANNING DEPARTMENT
November 2013



圖例
NOTATION

ZONES

RESIDENTIAL (GROUP C) R(C)

VILLAGE TYPE DEVELOPMENT V

GOVERNMENT, INSTITUTION OR COMMUNITY GIC

OTHER SPECIFIED USES OU

GREEN BELT GB

COASTAL PROTECTION AREA CPA

COUNTRY PARK CP

地帶

住宅（丙類）

鄉村式發展

政府、機構或社區

其他指定用途

綠化地帶

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

主要道路及路口

其他

規劃範圍界線

| 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS | | | | |
|--|----------------------------------|--------|-----|----------|
| USES | 大約面積及百分比 APPROXIMATE AREA & % | | | 用途 |
| | 公頃 HECTARES | % | 百分比 | |
| RESIDENTIAL (GROUP C) | 57.00 | 2.32 | | 住宅（丙類） |
| VILLAGE TYPE DEVELOPMENT | 86.49 | 3.52 | | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 86.39 | 3.52 | | 政府、機構或社區 |
| OTHER SPECIFIED USES | 0.52 | 0.02 | | 其他指定用途 |
| GREEN BELT | 481.73 | 19.62 | | 綠化地帶 |
| COASTAL PROTECTION AREA | 162.46 | 6.62 | | 海岸保護區 |
| COUNTRY PARK | 1570.36 | 63.96 | | 郊野公園 |
| MAJOR ROAD ETC. | 10.18 | 0.42 | | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 2455.13 | 100.00 | | 規劃範圍總面積 |
| | | | | |

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/S L C / 17 的修訂
AMENDMENT TO DRAFT PLAN No. S/SLC/17

AMENDMENT EXHIBITED UNDER SECTION 7
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

按照城市規劃條例第7條
展示的修訂

修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)

草圖編號 S/SLC/17 的修訂
AMENDMENT TO DRAFT PLAN No. S/SLC/17 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

按照城市規劃條例第7條展示的

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的大嶼山南岸分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SOUTH LANTAU COAST - OUTLINE ZONING PLAN

SCALE 1:20 000 比例尺

0 1,000 2,000 3,000 4,000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/SLC/17A

圖則編號
PLAN No. S/SLC/17A

Appendix II

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/17A

(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” includes –
 - (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 approved under the Buildings Ordinance; 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 approved under the Buildings Ordinance and permitted under a plan prevailing at the time when the use was approved under the Buildings Ordinance.
- (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 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 buildings 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 "Coastal Protection Area":
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus stop or lay-by, cycle track, 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 "Coastal Protection 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 that specified below require permission from the Town Planning Board:

on-street vehicle park.
- (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 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, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

“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 SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/17A

Schedule of Uses

| | <u>Page</u> |
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| OTHER SPECIFIED USES | 6 |
| GREEN BELT | 7 |
| COASTAL PROTECTION AREA | 9 |
| COUNTRY PARK | 11 |

RESIDENTIAL (GROUP C)

| 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 Utility Installation for Private Project | Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre |

Planning Intention

The planning intention of this zone is primarily for low-rise and low-density residential developments.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks

- (a) ***On land designated "Residential (Group C)", 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 0.4, a maximum site coverage of 25%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing building, whichever is the greater.***
- (b) ***On land designated "Residential (Group C)1", 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 0.8, a maximum site coverage of 40%, and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.***
- (c) In determining the maximum plot ratio for the purposes of paragraph (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.
- (ed) In determining the maximum site coverage for the purposes of paragraph (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, shall be included for calculation.
- (de) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) ***and (b)*** above may be considered by 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 | Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Pier Place of Recreation, Sports or Culture Private Club 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

Planning Intention

The planning intention of this zone is 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 Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)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 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 |
|---|---|
| Ambulance Depot Broadcasting, Television and/or Film Studio Correctional Institution 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 Pier 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 | Columbarium Crematorium Eating Place (not elsewhere specified) Flat (Staff Quarters only) Funeral Facility Helicopter Landing Pad Holiday Camp Hotel House (Staff Quarters only) Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project |

Planning Intention

The planning intention of this zone is primarily for the provision of Government, institution or community facilities serving the needs of the local population, a wider district 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.

OTHER SPECIFIED USESFor "Waterworks Pumping Station" Only

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
| Water Pumping Station | Government Use Public Utility Installation (not elsewhere specified) |

Planning Intention

This zone is intended to designate land for the purpose of a water pumping station in connection with the water supply system serving Lantau and the western part of Hong Kong Island.

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 Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Vehicle Park (for cycles only) Tent Camping Ground Wild Animals Protection Area | Animal Boarding Establishment Barbecue Spot Broadcasting, Television and/or Film Studio Burial Ground 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 Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified, excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project |

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

(Please see next page)

GREEN BELT (Cont'd)Planning Intention

The planning intention of this zone is primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

Remarks

Any diversion of stream necessary 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, repair or rebuilding works) shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/13 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION 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) Bathing Beach Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area | Barbecue Spot Field Study/Education/Visitor Centre Government Use Holiday Camp House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radar Transmitter Installation Tent Camping Ground Utility Installation for Private Project |

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

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 is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.

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.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.
- (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.
- (c) In determining the maximum site coverage 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, shall be included for calculation.
- (d) Based on the individual merits of a redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) Any filling of land, excavation of land or diversion of stream necessary 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 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 South Lantau Coast Outline Zoning Plan No. S/SLC/13 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Appendix III

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/17A

EXPLANATORY STATEMENT

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/17A

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DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/17A

(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 South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/17. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board in June 1972, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the main coastal strip of South Lantau. The draft South Lantau Coast OZP No. LLT/18 was prepared and exhibited for public inspection under section 5 of the Ordinance on 30 May 1980. The OZP was subsequently amended twice and exhibited for public inspection under section 6(7) and/or 7 of the Ordinance.
- 2.2 On 13 December 1994, the then Governor in Council under section 9(1)(c) of the Ordinance, referred the draft OZP No. S/SLC/4 to the Board for further amendment. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 20 April 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/7. On 30 November 1999, the CE in C referred the approved South Lantau Coast OZP No. S/SLC/7 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 12(3) of the Ordinance.
- 2.4 On 21 November 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/9. On 10 April 2001, the CE in C referred the approved OZP No. S/SLC/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 28 May 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/12. On 9 December 2003, the CE in C referred the approved OZP No. S/SLC/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 26 March 2004, the draft OZP No. S/SLC/13, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.7 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/14. On 18 February 2005, the approved South Lantau Coast OZP No. S/SLC/14 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 30 June 2009, the CE in C referred the approved OZP No. S/SLC/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 10 July 2009 under section 12(2) of the Ordinance.
- 2.9 On 27 November 2009, the draft OZP No. S/SLC/15, incorporating amendment to rezone a site to the west of Lo Uk Tsuen from “Green Belt” to “Residential (Group C)” was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.
- 2.10 On 2 November 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/16. On 12 November 2010, the approved South Lantau Coast OZP No. S/SLC/16 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 5 June 2012, the CE in C referred the approved OZP No. S/SLC/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 15 June 2012 under section 12(2) of the Ordinance.
- 2.12 On 19 April 2013, the draft OZP No. S/SLC/17-~~(the Plan)~~, incorporating amendments to rezone an area of land in San Shek Wan from “Green Belt” to “Residential (Group C)” and two areas of land from “Residential (Group C)” to “Green Belt” mainly for reflecting the boundary of a building lot was exhibited for public inspection under section 5 of the Ordinance. *During the exhibition period, no representation was received.*
- 2.13 *On XX.XX.2013, the draft OZP No. S/SLC/17A (the Plan), incorporating amendments to upzone an area of land in Cheung Sha from “Residential (Group C)” to “Residential (Group C)1” to increase the development intensity within the area so that more flats can be provided, was exhibited for public inspection under section 7 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 road network so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and allocation of sites for various uses.
- 3.2 The Plan is to illustrate only the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments 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 residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

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 Planning Scheme Area and in a particular zone 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. To provide flexibility for development with design adapted 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.
- 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 and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total of about 2,455 ha of land along the South Lantau Coast. In the north, it is almost all bounded by the Lantau South Country Park and in the south by the existing coastlines. Some parts of the Country Park also fall within the Area.

- 5.2 The Area comprises extensive densely vegetated hillslopes forming a scenic natural backdrop for the villages and low-rise, low-density residential developments scattered along the foothills. The dominant coastal topographical features are the two hilly peninsulas, namely Chi Ma Wan Peninsula and the peninsula at Lo Kei Wan, and the coastal strip in-between embracing a number of beaches, wetland and mangrove areas. The gazetted public beaches include Pui O Beach, Cheung Sha Upper Beach, Cheung Sha Lower Beach and Tong Fuk Beach. The area to the west of Lo Kei Wan is much more hilly with numerous small beaches. Small areas near Shek Pik Peninsula, Chi Ma Wan Peninsula and the peninsulas at Lo Kei Wan and Fan Lau are within the Lantau South Country Park and heavily wooded. Pockets of woodland and coastal lowland are also found along the coast and to the north of South Lantau Road. In order to conserve the rural character and the natural landscape resources and habitats of the Area, excavation or filling of land, diversion of stream and large-scale developments should be discouraged.
- 5.3 The existing population concentrates mainly at several recognized villages including San Shek Wan Tsuen, Pui O San Wai Tsuen, Pui O Lo Wai Tsuen, Lo Uk Tsuen, Ham Tin Tsuen, Cheung Sha Sheung Tsuen, Cheung Sha Ha Tsuen, Tong Fuk Tsuen and Shui Hau Tsuen and the low-rise, low-density residential developments at Cheung Sha.

6. POPULATION

According to the 2011 Population Census, the total population in the Area was about 6,350 persons which included about 2,400 inmates and residents in staff quarters of several penal institutions. It is estimated that the planned population in the Area will be about 8,450 including about 3,700 inmates and residents in staff quarters of the penal institutions. During weekends and public holidays, there are many visitors to the Area.

7. LAND USE ZONINGS

7.1 Residential (Group C) ("R(C)") : Total Area 57.00 ha

- 7.1.1 The planning intention of this zone is primarily for low-rise and low-density residential developments. Nine "R(C)" zones are designated on the Plan. Two are located at the southern tip of Chi Ma Wan Peninsula, which mainly rely on marine access. Six are located along South Lantau Road between Cheung Sha and Pui O. The remaining one is located at Shui Hau.
- 7.1.2 No development or redevelopment within the "R(C)" zones should exceed a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing building, whichever is the greater. These restrictions are primarily to reflect the existing and committed development intensities so as to maintain the existing rural and natural

character of the South Lantau Coast and to avoid overtaxing the limited road capacity and infrastructure in the area.

- 7.1.3 *The “R(C)1” site at Cheung Sha has an area of about 0.53ha. No development or redevelopment within the “R(C)1” zone should exceed a maximum plot ratio of 0.8, a maximum site coverage of 40%, and a maximum building height of 3 storey (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.*

7.2 Village Type Development (“V”) : Total Area 86.49 ha

- 7.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the “V” zones is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type developments within the “V” zones 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 on the basis that these uses would meet the needs of villagers and would not adversely affect the character of these villages.
- 7.2.2 On land designated “V”, any new building or any addition, alteration and/or modification to or redevelopment of the existing building should not 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.
- 7.2.3 The existing recognized villages at Mong Tung Wan, Tai Long, Shap Long, Ham Tin, Pui O, Lo Uk, San Shek Wan, Cheung Sha, Tong Fuk, Shui Hau, Tai Long Wan and Fan Lau are zoned “V”. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’, Small House demand, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds have been avoided.

7.3 Government, Institution or Community (“G/IC”) : Total Area 86.39 ha

The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local population, a wider district or the territory. It is also intended to provide land for users 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 major existing GIC facilities include Chi Ma Wan Correctional Institution, Chi Sun Correctional Institution, Ma Po Ping Prison, Tong Fuk Centre, Shek Pik Prison, Sha Tsui Correctional Institution,

Bui O Public School, Hung Sing Temple at Tong Fuk Miu Wan, electric substations at Cheung Sha and Tong Fuk, and a special school and a holiday camp at Tung Wan. Other GIC facilities such as police station, fire station and rural schools are included in the broad residential and village type development zones.

7.4 Other Specified Uses ("OU") : Total Area 0.52 ha

A site off the eastern boundary of Pui O Lo Wai Tsuen and to the south of South Lantau Road is zoned "OU" annotated "Waterworks Pumping Station". This zone is intended to designate land for the purpose of a water pumping station in connection with the water supply system serving Lantau and the western part of Hong Kong Island.

7.5 Green Belt ("GB") : Total Area 481.73 ha

7.5.1 The planning intention of this zone is primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. It mainly covers the extensive well-vegetated uplands and hillsides, spurs and stream valleys, coastal pockets of land and isolated knolls adjoining the Lantau South Country Park.

7.5.2 Most of the northern part of the Area comprises steep slopes which are unsuitable for development. These areas, however, provide an important buffer for the Lantau South Country Park and a good landscape setting for the scattered "R(C)" and village type developments along the coast and are zoned "GB". These hillslopes also embrace a number of natural streamcourses irrigating the agricultural land and the coastal wetland and should be protected from filling, excavation or stream diversion. Pockets of agricultural land at Chi Ma Wan Peninsula near the Lantau South Country Park are also zoned "GB".

7.5.3 There is a general presumption against development within the "GB" zone. Development within this zone will be strictly controlled. Any building development will require permission from the Board and development proposals will be considered by the Board on individual merits, taking into account the relevant Town Planning Board Guidelines.

7.6 Coastal Protection Area ("CPA") : Total Area 162.46 ha

7.6.1 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. This zone is also intended to safeguard the beaches and their immediate hinterland, and to prevent haphazard ribbon development along the South Lantau Coast. 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 is an essential infrastructure project with overriding public interest may be permitted. These scenic and ecologically sensitive coastal areas should also be protected against land filling, land excavation or stream diversion and encroachment by developments.

- 7.6.2 A long strip of land between the coastline and South Lantau Road stretching from Pui O to Shui Hau including areas adjoining the Country Park area in Chi Ma Wan and Lo Kei Wan is zoned "CPA". The "CPA" zone also covers sandy shore of the gazetted bathing beaches at Pui O, Cheung Sha and Tong Fuk.
- 7.6.3 New residential development is not permitted. However, 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 a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.

7.7 Country Park ("CP") : Total Area 1,570.36 ha

The intention of this zone is to reflect the Country Park which is to protect the natural features and to provide outlets for outdoor recreation for public enjoyment of the countryside. This zone comprises a major part of Chi Ma Wan Peninsula, Lo Kei Wan Peninsula and Fan Lau. These areas form parts of the Lantau South Country Park, which was gazetted on 13 January 1978 under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

8. COMMUNICATIONS

8.1 Roads

- 8.1.1 The Area is mainly served by South Lantau Road, which extends from Mui Wo ferry pier to Shek Pik Reservoir. It continues to Tai O via Keung Shan Road and to Tung Chung via Tung Chung Road. Accessibility of the Area has been enhanced with the improvement of the existing Tung Chung Road under "Improvement to Tung Chung Road between Lung Tseng Tau and Cheung Sha" project which was completed in 2009. Local areas are served by access roads branching off from South Lantau Road.
- 8.1.2 Since the Area is intended mainly for recreational development, the present restriction on vehicular use of the roads, i.e. only those vehicles possessed with valid Lantau Closed Road Permits are permitted, is still in force.

8.2 Footpaths

The existing footpath system comprises a variety of paved and gently sloping paths and trails connecting villages to South Lantau Road, jetties and other major activity centres. The footpath system is intended to serve as a link between major activity centres as well as cross-country trails for hikers. Since it is a small-scale plan, the footpath system is not shown on the plan.

8.3 Public Transport

Franchised buses, taxis and ferries are the main modes of public transport for the Area. There are ferry services between Chi Ma Wan, Cheung Chau, Peng Chau and Mui Wo. The only ferry pier within the Area is located at Chi Ma Wan Peninsula. Bus services are provided from Mui Wo ferry pier to Pui O, Tong Fuk and Shek Pik, and to Tai O, Tung Chung and Ngong Ping via the Area.

9. UTILITY SERVICES

9.1 Water Supply

Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Silver Mine Bay Water Treatment Works (located outside the Area) for the supply to Mui Wo and Chi Ma Wan; and at Cheung Sha Water Treatment Works for the supply to Tong Fuk, Cheung Sha and Pui O. As there is no salt water supply to the Area, mains water is used for flushing purpose.

9.2 Sewage Treatment

9.2.1 Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. They should only be regarded as an interim solution in remote and low-density areas far away from beaches and fish culture zones.

9.2.2 The over-night accommodation and commercial activities associated with the vast number of weekend and public holiday visitors have already been putting severe pressure for a proper sewage treatment system in the Area.

9.2.3 The Government is formulating an outlying islands sewerage master plan for areas including South Lantau Coast. The works proposed for the Area comprise village and trunk sewerage system, which include sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Plant in South Lantau.

9.3 Solid Wastes Disposal

Small refuse collection points are located in the vicinity of the villages and residential developments throughout the Area. Domestic wastes delivered to

the refuse transfer station in Mui Wo are containerized and shipped to the West New Territories Landfill for disposal.

9.4 Other Services

Electricity supply and telephone service are available in the Area. A telephone exchange is located at Cheung Sha. No difficulty is envisaged to provide electricity and telephone services to meet the need of existing and future developments.

10. CULTURAL HERITAGE

10.1 ~~There~~ *Within the boundary of the Plan, there* are three declared monuments, i.e. Fan Lau Fort, Fan Lau Stone Circle and Shek Pik (Lower) Rock Carving within the Area. There are also several sites of archaeological interest and graded historic buildings/structures within the Area namely Cheung Sha Ha Tsuen site of archaeological interest, Cheung Sha Wan site of archaeological interest, Chi Ma Wan site of archaeological interest, Fan Lau Sai Wan site of archaeological interest, Kau Ling Chung site of archaeological interest, Ngau Kwu Wan site of archaeological interest, Pui O site of archaeological interest, Shap Long site of archaeological interest, Shui Tseng Wan site of archaeological interest, Tai Long Wan site of archaeological interest (at Chi Ma Wan), Tai Long Wan site of archaeological interest (at Shek Pik), Tong Fuk site of archaeological interest, Tong Fuk Miu Wan site of archaeological interest, Tung Kok site of archaeological interest, Tung Wan site of archaeological interest (at Shek Pik), Yi Long site of archaeological interest, Yi O to Fan Lau Boulder Trackway. *On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings/structures within the Area have been also given gradings, i.e. Cheung Ancestral Hall at Pui O Lo Wai Tsuen (Grade 3), Lin Kong Tong at No. 5 Ham Tin Tsuen (Grade 3) and Tin Hau Temple at Fan Lau Miu Wan (Grade 3). All the declared monuments, sites of archaeological interest and graded historic buildings/structures are worthy of preservation.*

10.2 *The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.*

10.3 ~~All the declared monuments, sites of archaeological interest and graded historic buildings/structures are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made, if any development,~~

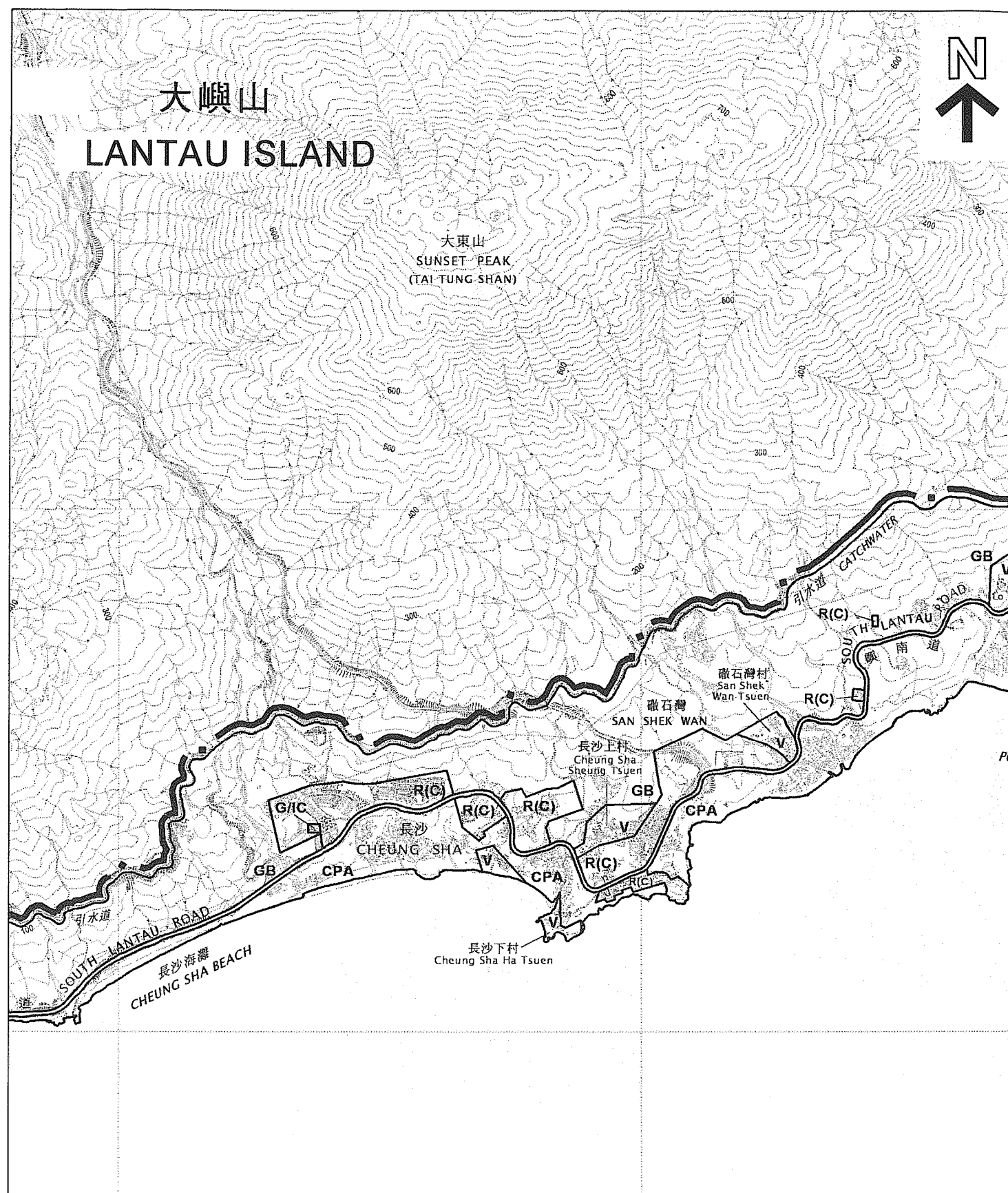
redevelopment or rezoning proposal might affect the above sites of archaeological interest, historic buildings/structures and their immediate environs. If disturbance to site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified ~~archaeological~~ *archaeologist* engaged by the project proponent is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of 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

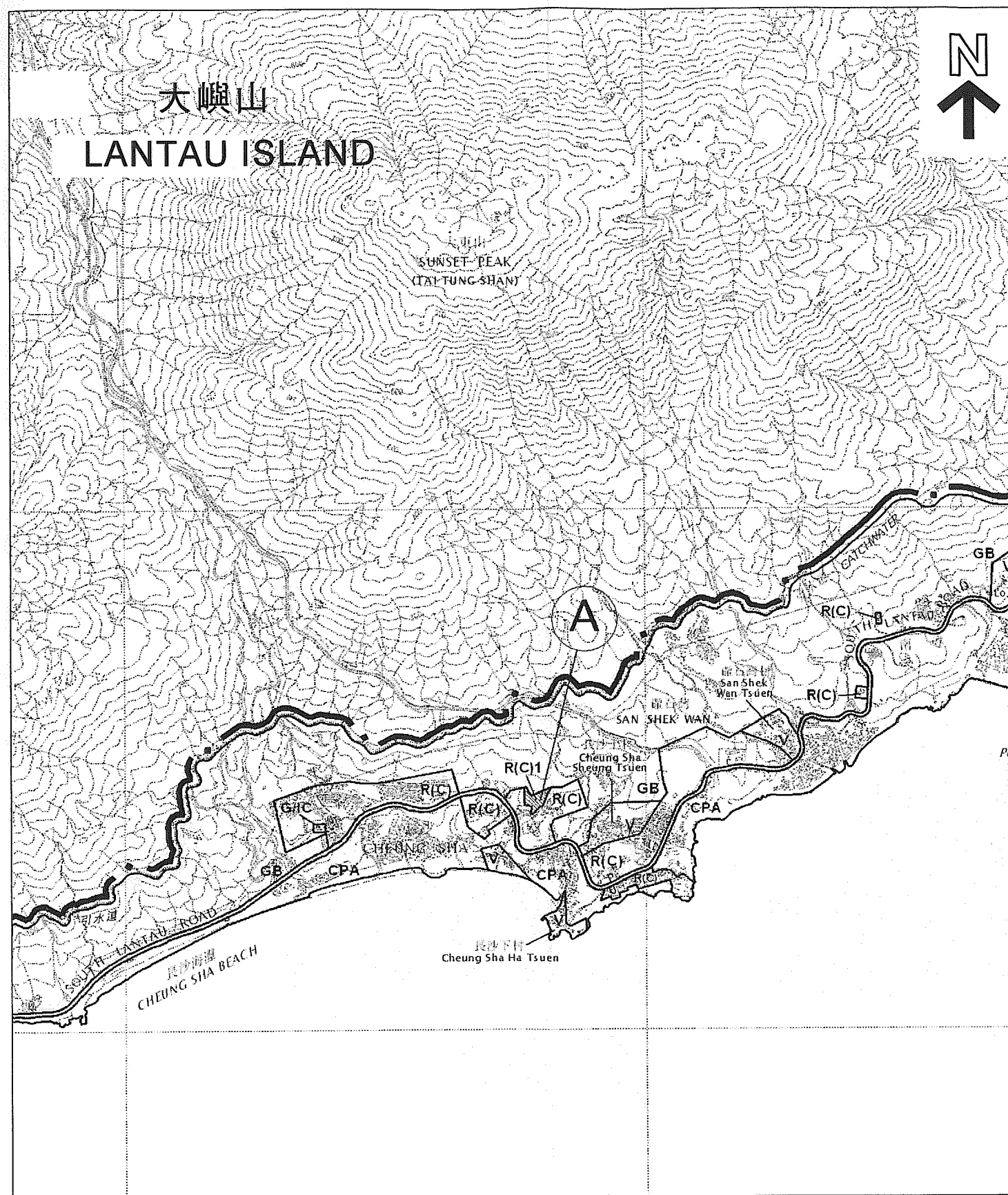
- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan, or if permission is required, in accordance with the permission granted by the Board. The Board has published 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 on which preparation of more detailed non-statutory plans for the Area is based. These detailed plans are used as the basis for planning of public works and reservation of sites.
- 11.3 Future development of the Area will be carried out by both the Government and the private sector. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to preserve the natural amenity of the Area and to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme and the Rural Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives in accordance with the provisions of the Plan.
- 11.4 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 outline development plans and layout plans for the Area, and Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. 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, and the Technical Services Division and the relevant District Planning Office of the

Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
APRIL XXXX 2013



大嶼山南岸分區計劃大綱草圖編號 S/SLC/17
THE DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/17



大嶼山南岸分區計劃大綱草圖編號 S/SLC/17 的擬議修訂
PROPOSED AMENDMENT TO THE DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/17

A

擬議修訂項目
PROPOSED AMENDMENT ITEM

本摘要圖於2013年10月17日擬備，所根據的資料為
於2013年4月19日展示的分區計劃大綱圖編號S/SLC/17
EXTRACT PLAN PREPARED ON 17.10.2013 BASED ON
OUTLINE ZONING PLAN No. S/SLC/17 EXHIBITED ON 19.4.2013

位置圖 LOCATION PLAN

大嶼山南岸分區計劃大綱草圖編號 S/SLC/17 的擬議修訂
PROPOSED AMENDMENT TO THE DRAFT
SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/17

SCALE 1 : 20 000 比例尺

米 400 0 400 800 1200 1600 米
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/116

PLAN
1



擬議修訂項目 PROPOSED AMENDMENT ITEM

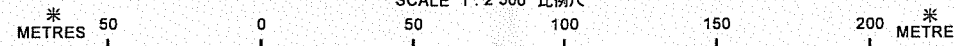
A 由「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶
TO BE REZONED FROM "R(C)" TO "R(C)1"
面積：約0.53公頃 AREA: 0.53 Ha (ABOUT)

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
圖例 LEGEND

- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- CPA** 海岸保護區
COASTAL PROTECTION AREA
- BH** 建築物高度
BUILDING HEIGHT
- mPD** 在主水平基準上若干米
in m above PD
- Storey**：層數
- ① 實地照片的觀景點(參閱圖4a)
VIEWING POINT OF SITE PHOTO (REFER PLAN 4a)
- ② 合成照片的觀景點(參閱圖4b)
VIEWING POINT OF PHOTOMONTAGE (REFER PLAN 4b)

平面圖 SITE PLAN

大嶼山南岸分區計劃大綱草圖編號 S/SLC/17 的擬議修訂
PROPOSED AMENDMENT TO THE DRAFT
SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/17



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
2

本摘要圖於2013年10月17日擬備，所根據的資料為
測量圖編號10-NE-4D、5C、9B及10A
EXTRACT PLAN PREPARED ON 17.10.2013 BASED ON
SURVEY SHEETS No. 10-NE-4D, 5C, 9B & 10A



大嶼山
LANTAU ISLAND

A

長沙消防局
Cheung Sha
Fire Station

滙豐渡假屋
Wayfoong Holiday Houses

長沙政府渡假別墅
Cheung Sha Government
Holiday Bungalows

嶼南道

SOUTH LANTAU ROAD

長沙下村
Cheung Sha Ha Tsuen

擬議修訂項目
PROPOSED AMENDMENT ITEM

(A)

由「住宅(丙類)」地帶改劃為
「住宅(丙類)1」地帶
TO BE REZONED FROM
"R(C)" TO "R(C)1"

本摘要圖於2013年10月17日擬備，
所根據的資料為地政總署於2013年1月14日
拍得的航攝照片編號CW41691
EXTRACT PLAN PREPARED ON 17.10.2013
BASED ON AERIAL PHOTO No. CW41691
TAKEN ON 14.1.2013
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

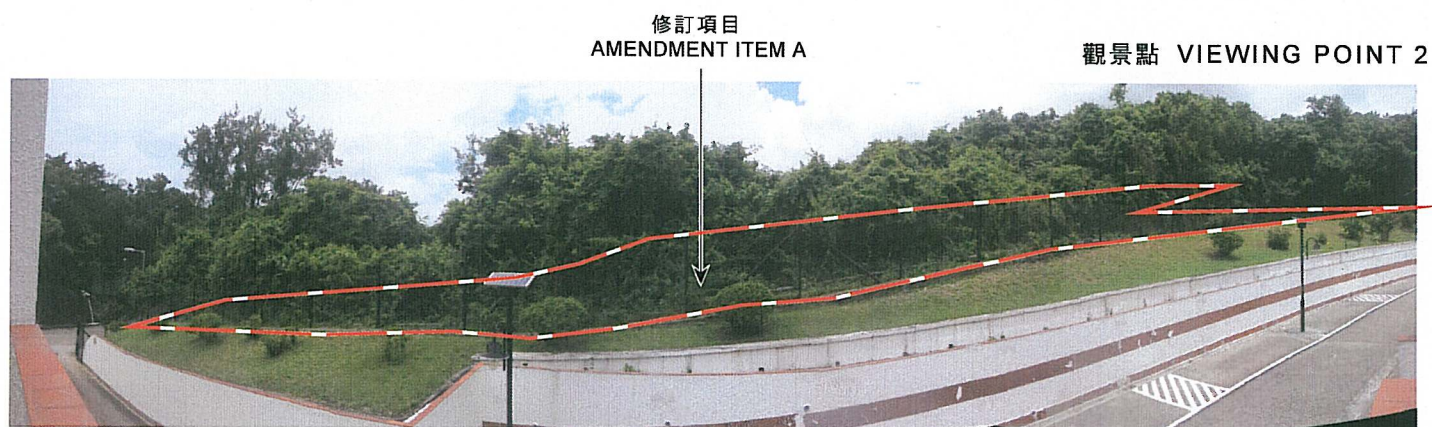
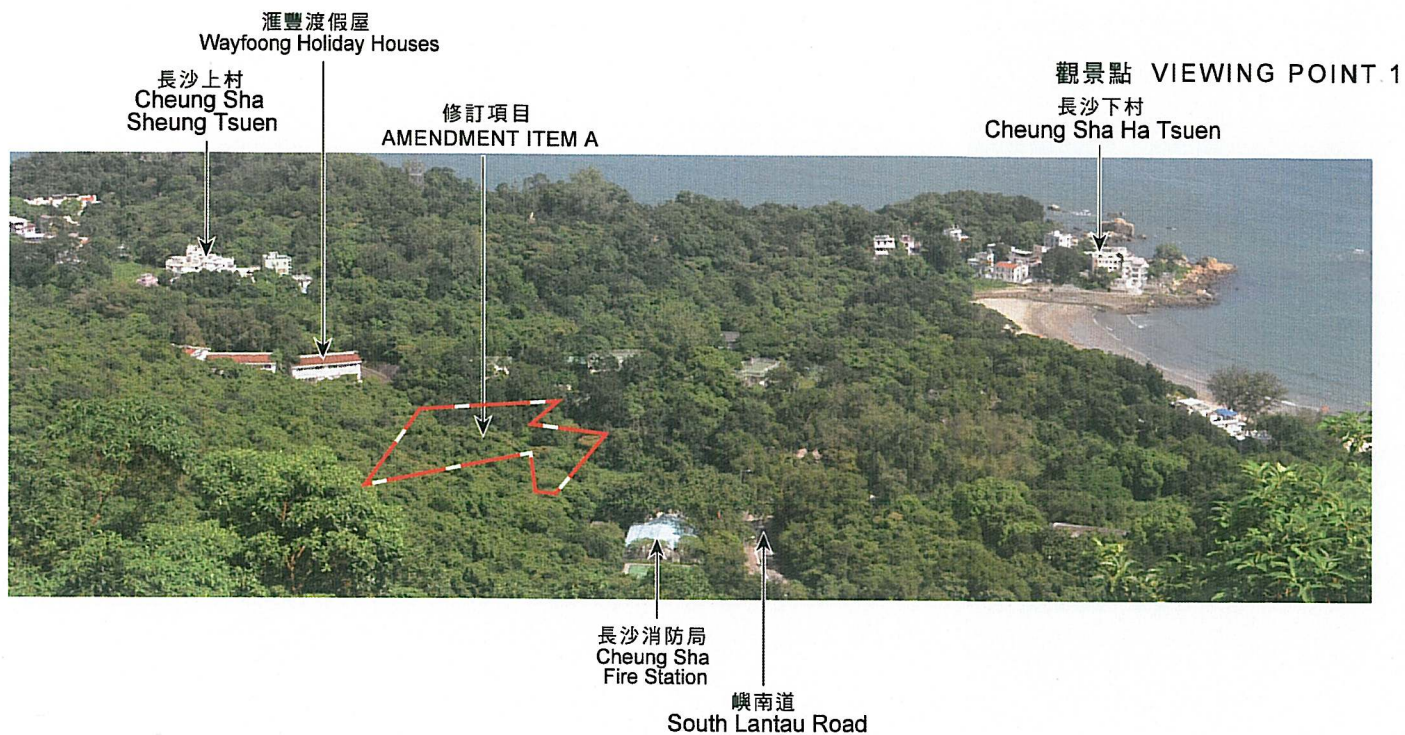
大嶼山南岸分區計劃大綱草圖
編號 S/SLC/17 的擬議修訂
PROPOSED AMENDMENT TO
THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/17

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
3



實地照片 SITE PHOTO

大嶼山南岸分區計劃大綱草圖
編號 S/SLC/17 的擬議修訂

PROPOSED AMENDMENT TO
THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/17

規劃署
PLANNING
DEPARTMENT



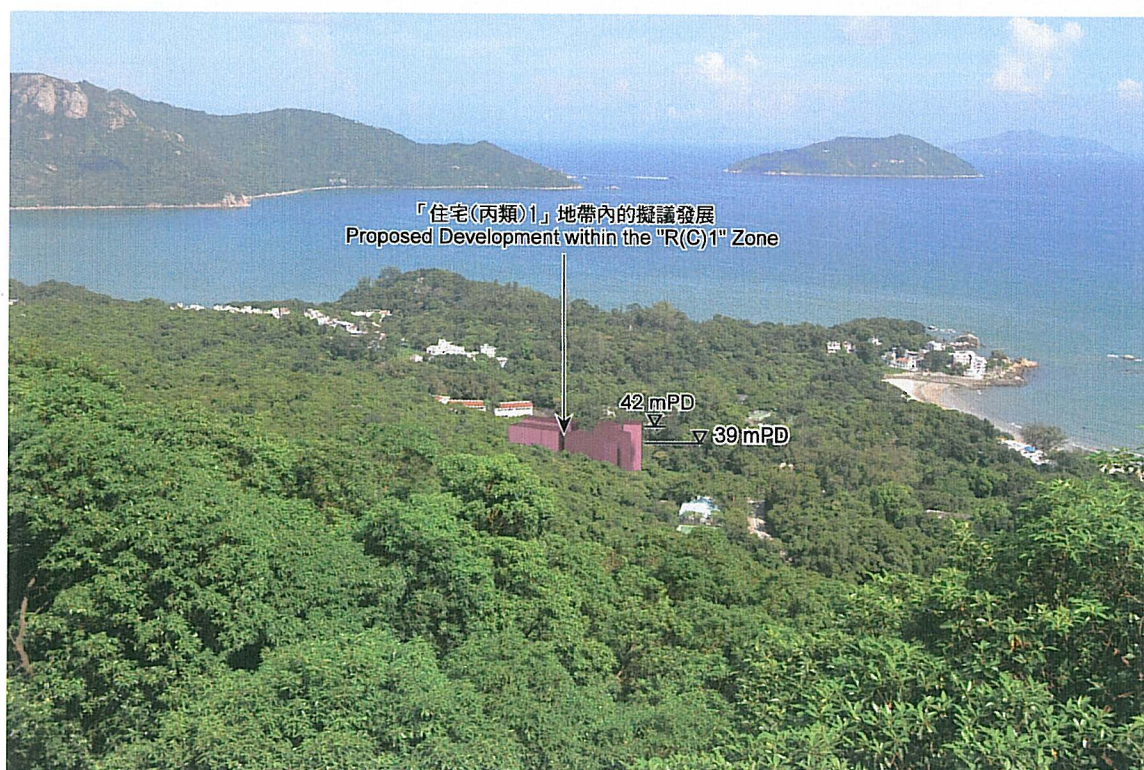
參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
4a

本圖於2013年10月17日擬備，所根據的資料
為攝於2013年7月29日的實地照片
PLAN PREPARED ON 17.10.2013
BASED ON SITE PHOTOS
TAKEN ON 29.7.2013



現存景觀
EXISTING VIEW



由東涌道眺望
VIEW FROM TUNG CHUNG ROAD

42 mPD (3 層Storey)
39 mPD (2 層Storey)

mPD 在主水平基準上若干米
in m above PD

合成照片 PHOTOMONTAGE

大嶼山南岸分區計劃大綱草圖
編號 S/SLC/17 的擬議修訂

PROPOSED AMENDMENT TO
THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/17

規劃署
PLANNING
DEPARTMENT



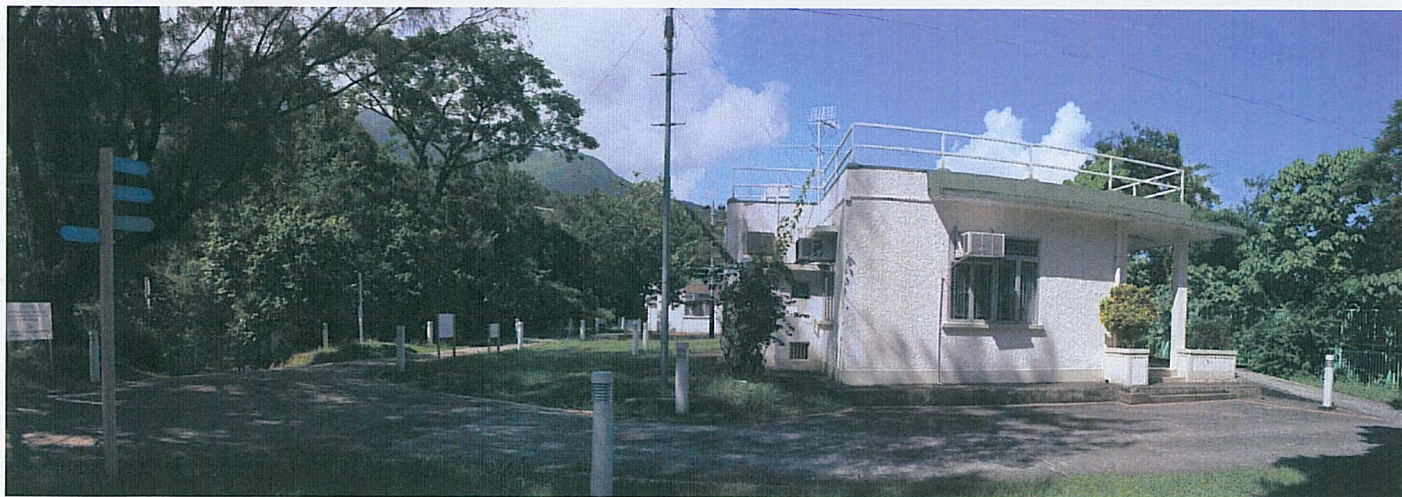
參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
4b

本圖於2013年10月10日擬備，所根據的資料
為攝於2013年7月29日的實地照片
PLAN PREPARED ON 10.10.2013
BASED ON SITE PHOTO
TAKEN ON 29.7.2013



滙豐渡假屋
WAYFOONG HOLIDAY HOUSES



長沙政府渡假別墅
CHEUNG SHA GOVERNMENT HOLIDAY BUNGALOWS

鄰近範圍 SURROUNDING AREAS

實地照片 SITE PHOTOS

大嶼山南岸分區計劃大綱草圖
編號 S/SLC/17 的擬議修訂

PROPOSED AMENDMENT TO
THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/17

規劃署
PLANNING
DEPARTMENT



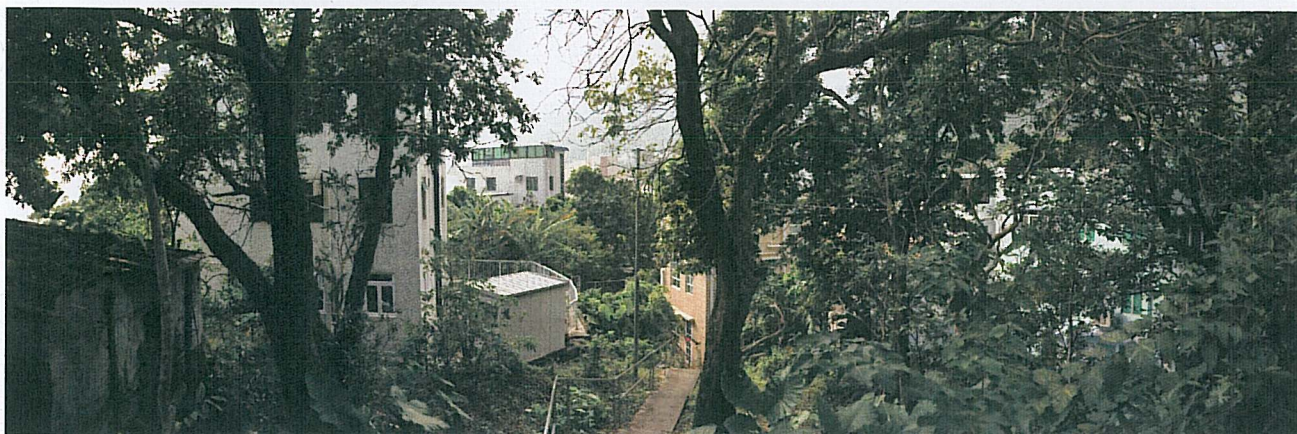
參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
4c

本圖於2013年10月10日擬備，所根據的資料
為攝於2013年7月29日的實地照片
PLAN PREPARED ON 10.10.2013
BASED ON SITE PHOTO
TAKEN ON 29.7.2013



長沙上村
CHEUNG SHA SHEUNG TSUEN



長沙下村
CHEUNG SHA HA TSUEN



長沙消防局
CHEUNG SHA FIRE STATION

鄰近範圍 SURROUNDING AREAS

實地照片 SITE PHOTOS

大嶼山南岸分區計劃大綱草圖
編號 S/SLC/17 的擬議修訂

PROPOSED AMENDMENT TO
THE DRAFT SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/17

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/116

圖 PLAN
4d

本圖於2013年10月10日擬備，所根據的資料
為攝於2013年10月10日的實地照片
PLAN PREPARED ON 10.10.2013
BASED ON SITE PHOTO
TAKEN ON 10.10.2013