

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 5/13
For Consideration by the
Rural and New Town Planning Committee on 15.3.2013**

**PROPOSED AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/16**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/16 and its Notes as detailed in paragraphs 5 to 6 below are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP, and is suitable for exhibition together with the amendment OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 2.11.2010, the draft South Lantau Coast OZP No. S/SLC/15 was approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance. On 12.11.2010, the approved OZP No. S/SLC/16 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 5.6.2012, the CE in C referred the approved South Lantau Coast OZP No. S/SLC/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 15.6.2012 under section 12(2) of the Ordinance.

3. Background

A s.12A application No. Y/SLC/4 to rezone a site to the east of San Shek Wan Village from "Green Belt" ("GB") to "Residential (Group C)" ("R(C)") and from "R(C)" to "GB" was considered by the Rural and New Town Planning Committee (the Committee) of the Board on 4.11.2011. The Committee decided to partially agree to rezone Site A from "GB" to "R(C)" and Site B from "R(C)" to "GB" (except the long narrow strip of land (about 87m²) between Lot 687 in D.D. 329 (the Lot) and South Lantau Road) (**Plan 1**). In order to reflect the approved application No. Y/SLC/4, amendments to the approved OZP is necessary.

4. Rezoning Amendments

- 4.1 The proposed rezoning amendments are to adjust the boundary of the "R(C)" zone to tally with the boundary of the Lot by rezoning Site A (about 386 m²) from "GB" zone to "R(C)" and rezoning Site B (about 1,305 m²) from "R(C)" to "GB". The Lot currently straddles two zones "GB" and "R(C)" on the OZP (**Plan 2**).

Site A (about 386 m²) (Plans 3 to 5)

4.2 The majority of Site A (about 342 m²) forms the southern part of the Lot which is partly paved and partly used as a garden on a formed gentle slope. Except some shrubs and planting, there is neither mature tree nor dense vegetation within the area (**Plan 5**). Having taken into account the site characteristics and the residential use as permitted under the lease, it is considered appropriate to readjust the areas of “R(C)” zone to tally with the boundaries of the Lot.

4.3 A small portion of land to the south-eastern end of the Lot (about 44m²) is also proposed to be rezoned from “GB” to “R(C)” to tally with the “R(C)” zoning of the adjoining northern strip of land (**Plan 3**).

Site B (about 1,305 m²) (Plans 3 to 4 & 6)

4.4 Site B consists of two areas of slope to the north and west of the Lot covered with dense vegetation and mature trees. It is an un-leased Government land and carries no development right. Taking into account of the nature conservation, existing site condition, ownership and development potential, rezoning Site B from “R(C)” to “GB” is appropriate as Site B can also form part of the wider “GB” zone covering the San Shek Wan area (**Plan 6**).

4.5 Concerned Government departments including District Lands Officer/Island, Director of Agriculture, Fisheries and Conservation, Director of Environmental Protection, Commissioner for Transport and Chief Town Planner/Urban Design & Landscape, Planning Department consulted have no objection to or comment on the proposed rezoning.

5. Proposed Amendments to Matters Shown on the OZP (Attachment II)

The proposed amendment items as shown on the draft South Lantau Coast OZP No. S/SLC/16A are as follows:

Amendment Item A (about 386 m²) (Plans 2 & 3, aerial photo on Plan 4 and Site Photos on Plans 5&6)

Rezoning of an area from “GB” to “R(C)” with reference to paragraphs 4.2 and 4.3 above.

Amendment Item B (about 1,305 m²) (Plans 2 & 3, aerial photo on Plan 4 and Site Photos on Plan 6)

Rezoning of two areas from “R(C)” to “GB” with reference to paragraph 4.4 above.

6. Proposed Amendments to the Notes of the OZP

Opportunity is also taken to revise the clause for exemption of gross floor area/plot ratio calculation and clause for inclusion of site coverage calculation in relation to caretaker's quarters in the Remarks of the Notes for “R(C)” zone. A copy of the Notes of the draft OZP No. S/SLC/16A is attached at **Attachment III** for Members' reference.

7. Revision to the Explanatory Statement of the OZP

7.1 The ES of the OZP is proposed to be revised, where appropriate, to take into account the proposed amendments as mentioned in paragraph 4 above and to reflect the latest status

and planning circumstances of the OZP.

- 7.2 A copy of the revised ES with the proposed additions in ***bold and italics*** and deletions '~~crossed out~~' is at **Attachment IV** for Members' consideration.

8. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/SLC/17.

9. **Consultation**

- 9.1 The proposed amendments have been circulated to relevant Government departments for comments. There is no objection or adverse comment has been raised by them.
- 9.2 The Islands District Council and the South Lantau Rural Committee will be consulted on the amendments during the exhibition period of the draft South Lantau Coast OZP No. S/SLC/17 for public inspection under section 5 of the Ordinance.

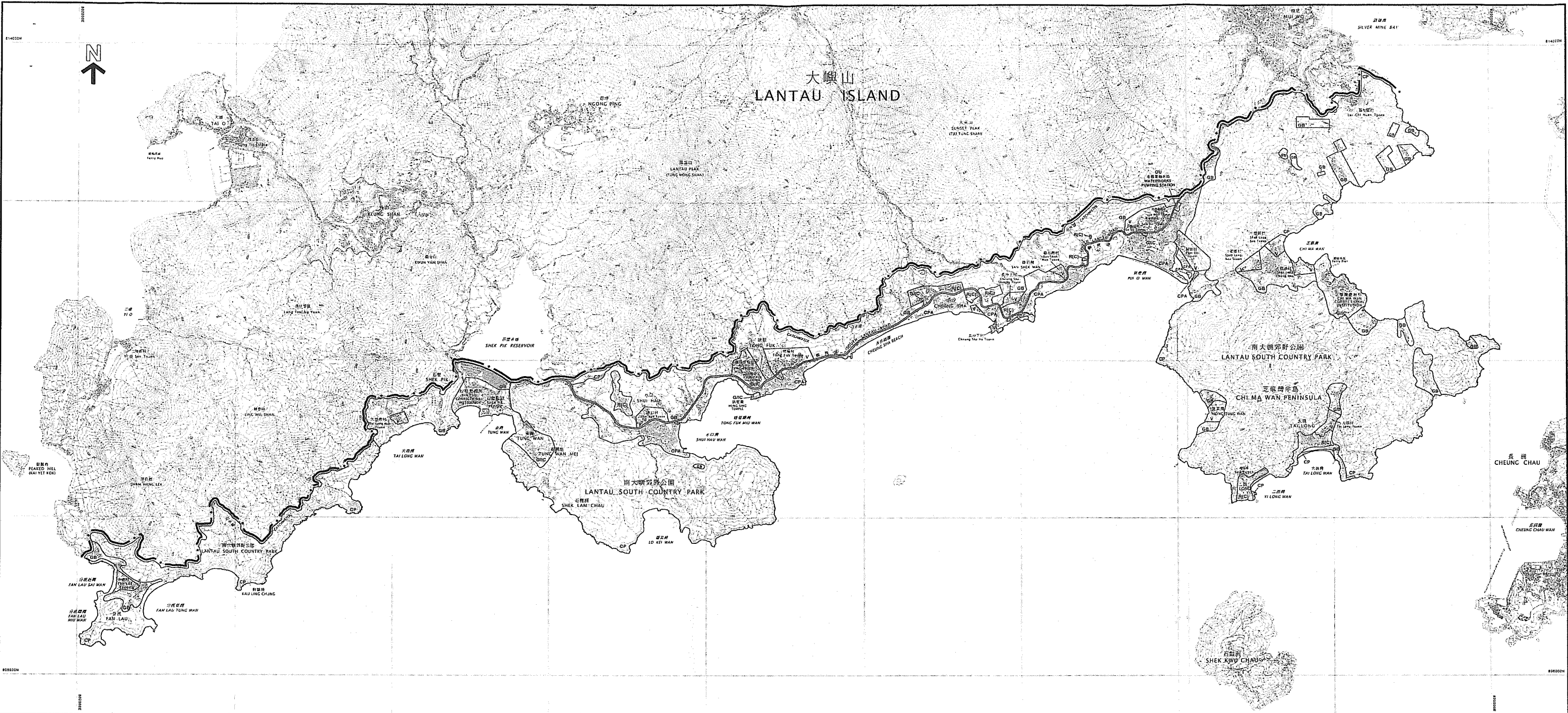
10. **Decision Sought**

Members are invited to:

- (a) agree that the proposed amendments to the approved South Lantau Coast OZP No. S/SLC/16 as shown on the draft South Lantau Coast OZP No. S/SLC/16A (to be renumbered to S/SLC/17) at **Attachment II** and the draft Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft South Lantau Coast OZP No. S/SLC/16A (to be renumbered to S/SLC/17) as an expression of the planning intentions and objectives of the Board for the various land use zonings on the Plan and the revised ES will be published together with the draft South Lantau Coast OZP.

11. **Attachments**

Attachment I	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/16 (reduced scale)
Attachment II	Draft South Lantau Coast Outline Zoning Plan No. S/SLC/16A
Attachment III	Revised Notes of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/16A
Attachment IV	Revised Explanatory Statement of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/16A
Plan 1	Rezoning Application No.Y/SLC/4 to Rezone Site A from "GB" to "R(C)" and Site B from "R(C)" to "GB"
Plan 2	Location Plan – Proposed Amendment Items A and B
Plan 3	Proposed Amendments Plan (Items with Breakdown Areas)
Plan 4	Aerial Photo – Proposed Amendment Items A and B
Plans 5 to 6	Site Photos – Proposed Amendment Items A and B



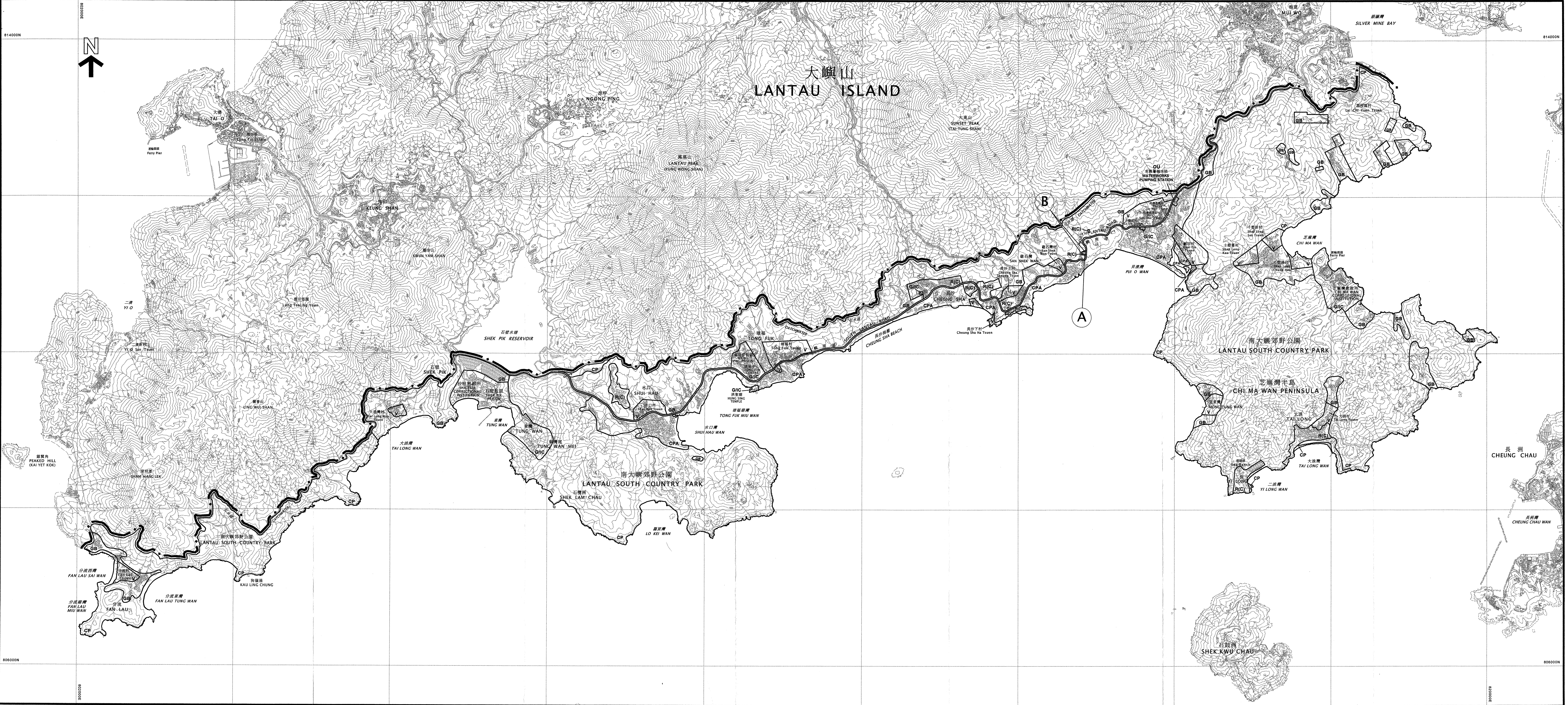
圖例
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
RESIDENTIAL (GROUP C)	住宅 (丙類)	MAJOR ROAD AND JUNCTION	主要道路及路口
VILLAGE TYPE DEVELOPMENT	鄉村式發展		
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區		
OTHER SPECIFIED USES	其他指定用途	MISCELLANEOUS	其他
GREEN BELT	綠化地帶	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
COASTAL PROTECTION AREA	海岸保護區		
COUNTRY PARK	郊野公園		

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)	57.09	2.33	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	86.49	3.52	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	65.39	3.52	政府、機構或社區
OTHER SPECIFIED USES	0.52	0.02	其他指定用途
GREEN BELT	481.64	19.61	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	16.18	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
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



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	%		
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 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / S L C / 1 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/SLC/16

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

修訂項目 A 項

修訂項目 B 項

（參看附表）
(SEE ATTACHED SCHEDULE)

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/16A

Schedule of Uses

	<u>Page</u>
RESIDENTIAL (GROUP C)	1
VILLAGE TYPE DEVELOPMENT	3
GOVERNMENT, INSTITUTION OR COMMUNITY	5
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) 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) 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 development or 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.

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.

**~~APPROVED~~ DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO.
S/SLC/16A**

EXPLANATORY STATEMENT

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. LAND USE ZONINGS	
7.1 Residential (Group C)	4
7.2 Village Type Development	4
7.3 Government, Institution or Community	5
7.4 Other Specified Uses	5
7.5 Green Belt	5 6
7.6 Coastal Protection Area	6
7.7 Country Park	6-7
8. COMMUNICATIONS	7
9. UTILITY SERVICES	7 8
10. CULTURAL HERITAGE	8 9
11. IMPLEMENTATION	10

APPROVED DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/16A

(Being an ~~Approved~~ **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 ~~approved~~ **draft** South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/16A. 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 (~~the Plan~~) 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 XX April 2013, the draft OZP No. S/SLC/17 (the Plan), incorporating amendments to rezone an area in San Shek Wan from “Green Belt” to “Residential (Group C)” and two areas from “Residential (Group C)” to “Green Belt” mainly for reflecting the boundary of a building lot endorsed by the Board was exhibited for public inspection under section 5 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 Town Planning 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 ~~57.09~~ **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.

7.2 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 ~~481.64~~ **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 Town Planning 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 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 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, 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).*

10.2 *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 of the Leisure and Cultural Services Department 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 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 are 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
~~NOVEMBER 2010~~
APRIL 2013



大嶼山
LANTAU ISLAND

Y/SLC/1
部分批給許可
PARTIALLY APPROVED
ON 1.8.2008

R(C)
地段 Lot 661
礮石灣37號
37 San Shek Wan

丈量約份 D.D.329

改劃申請
Rezoning Application
Y/SLC/4

地盤 (SITE) B

R(C)

地段
LOT 687

狹窄條狀土地劃作「住宅(丙類)」地帶沒有改變
"R(C)" ZONING OF THIS NARROW STRIP
OF LAND REMAINS UNCHANGED
約 87 平方米 (ABOUT 87 m²)

地盤 (SITE) A

礮石灣
SAN SHEK WAN

GB

CPA

嶼南道

SOUTH LANTAU ROAD

圖例 LEGEND

申請地點
APPLICATION SITE



地盤 (SITE) A
由「綠化地帶」改劃為「住宅(丙類)」地帶
TO REZONE FROM "GB" TO "R(C)"
地盤 (SITE) B
由「住宅(丙類)」地帶改劃為「綠化地帶」
TO REZONE FROM "R(C)" TO "GB"

地段界線
LOT BOUNDARY

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

GB 綠化地帶
GREEN BELT

CPA 海岸保護區
COASTAL PROTECTION AREA

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

改劃申請 REZONING APPLICATION

把部分申請地點由「綠化地帶」改劃為「住宅(丙類)」地帶
及把部分申請地點由「住宅(丙類)」地帶改劃為「綠化地帶」
大嶼山礮石灣30號A丈量約份第329約地段第687號(部分)及毗鄰政府土地
TO REZONE PART OF THE APPLICATION SITE
FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)"
AND PART OF THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C)" TO "GREEN BELT"
LOT 687 (PART) IN D.D.329 AND ADJOINING GOVERNMENT LAND,
30A SAN SHEK WAN, LANTAU ISLAND

本摘要圖於2013年3月11日擬備，
所根據的資料為測量圖編號13-NE-5B和D
EXTRACT PLAN PREPARED ON 11.3.2013
BASED ON SURVEY SHEETS No.13-NE-5B&D

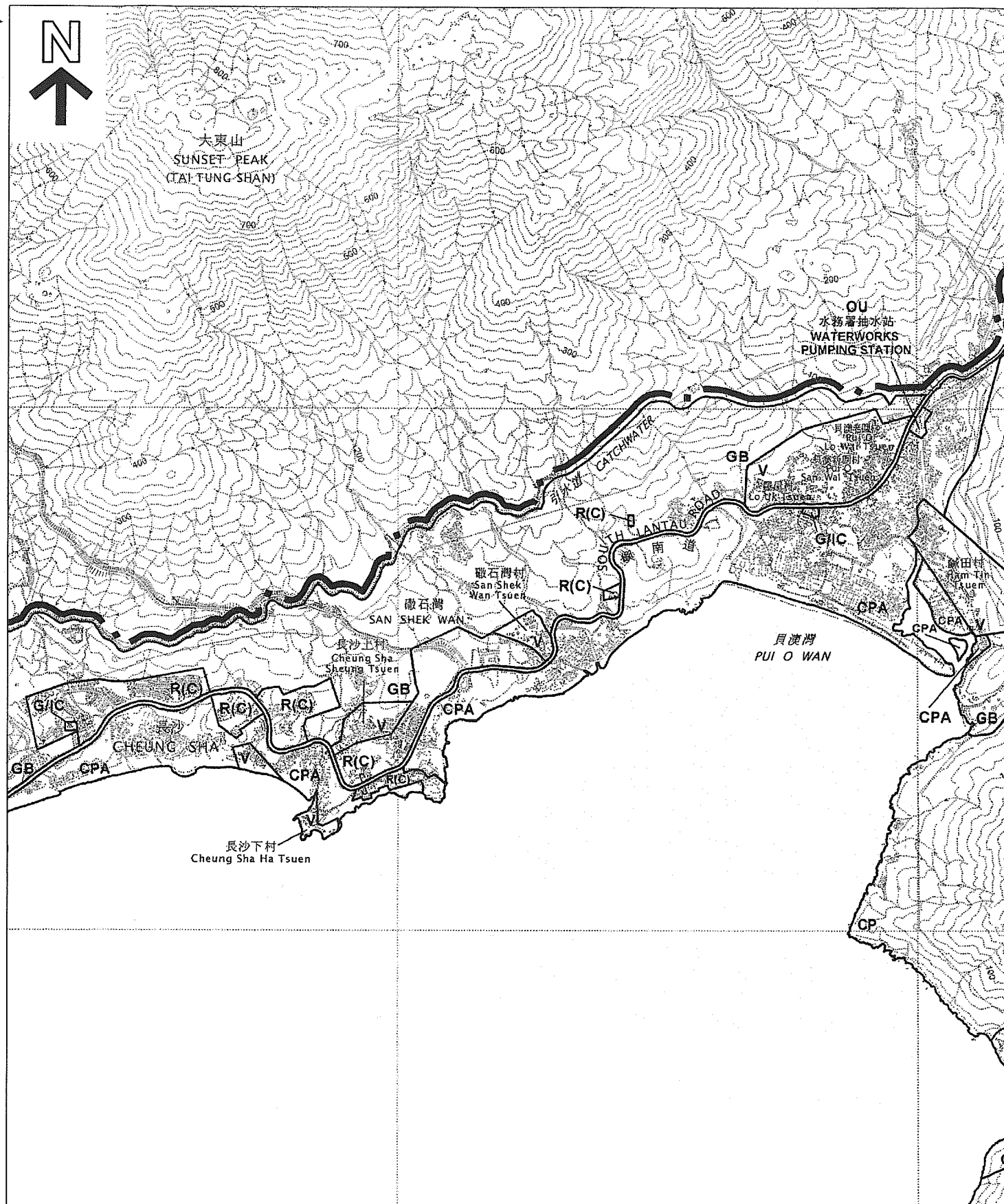
米 METRES 40 0 40 80 米
SCALE 1:2 000 比例尺

規劃署
PLANNING
DEPARTMENT

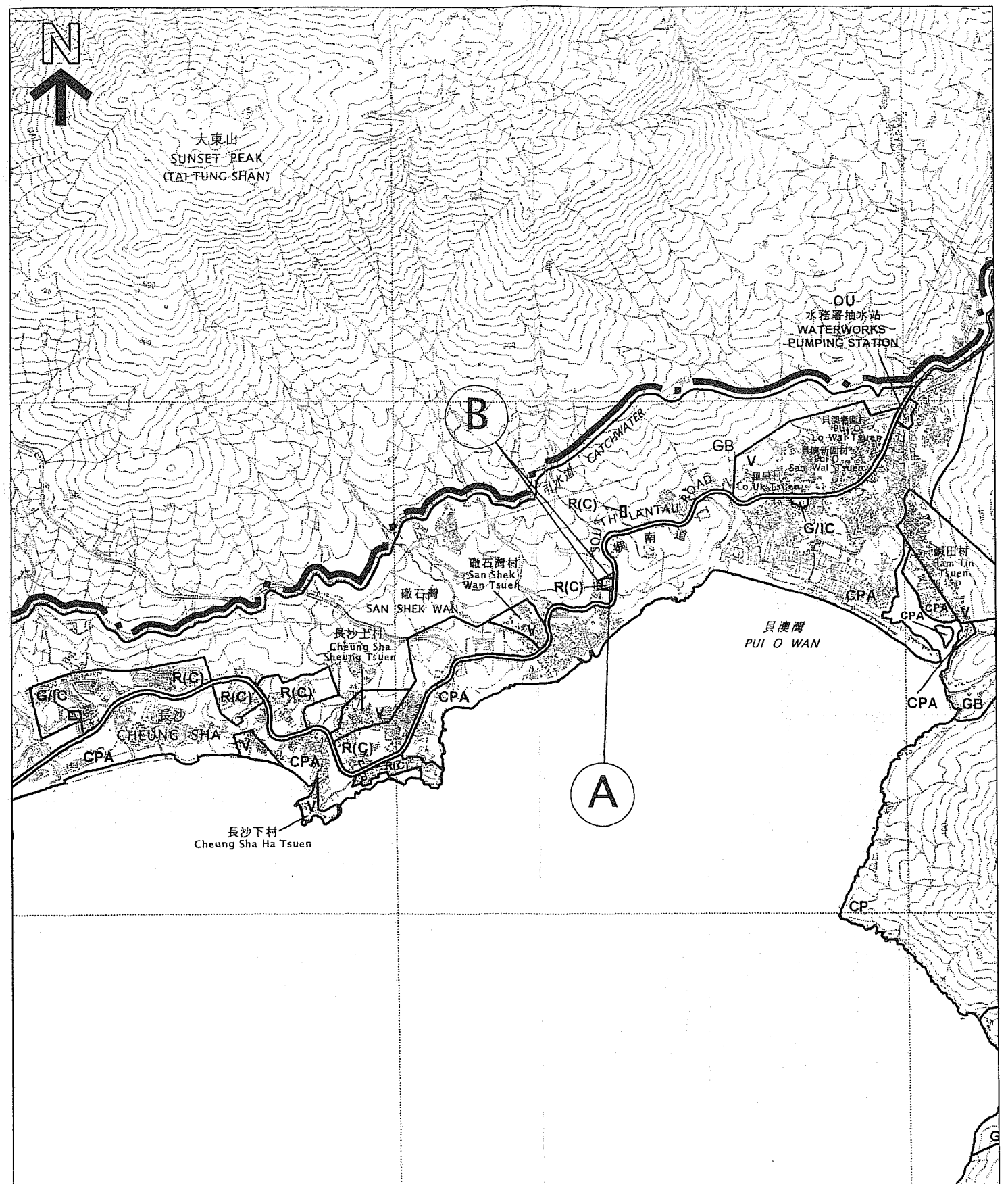


參考編號
REFERENCE No.
M/LI/13/16

圖 PLAN
1



核准的大嶼山南岸分區計劃大綱圖編號 S/SLC/16
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/16



核准的大嶼山南岸分區計劃大綱圖編號 S/SLC/16 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/16

A

擬議修訂項目
PROPOSED AMENDMENT ITEMS
詳細內容參閱圖2和圖3
REFER TO PLAN 2 AND PLAN 3 FOR DETAILS

本摘要圖於2013年3月11日擬備，所根據的資料為
於2010年11月2日核准的分區計劃大綱圖編號S/SLC/16
EXTRACT PLAN PREPARED ON 11.3.2013 BASED ON
OUTLINE ZONING PLAN No. S/SLC/16 APPROVED ON 2.11.2010

位置圖 LOCATION PLAN

大嶼山南岸分區計劃大綱核准圖編號 S/SLC/16 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/16

米 400 0 400 800 1200 1600 米
METRES 400 0 400 800 1200 1600 METRES
SCALE 1 : 20 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/16

圖 PLAN
2



大嶼山
LANTAU ISLAND

礮石灣
SAN SHEK WAN

丈量約份 D:D.329

地盤 (SITE) B

約 342 平方米
(ABOUT 342 m²)

地盤 (SITE) A

GB

CPA

SOUTH LANTAU ROAD

R(C)

Wildslopes

把小部份土地由「綠化地帶」改劃作「住宅(丙類)」地帶更能配合鄰近北面條狀土地劃作「住宅(丙類)」地帶的用途
SMALL PORTION OF LAND TO BE REZONED FROM "GB" TO "R(C)" TO TALLY WITH THE "R(C)" ZONING OF THE ADJOINING NORTHERN STRIP OF LAND
約 44 平方米 (ABOUT 44 m²)

擬議修訂項目 PROPOSED AMENDMENT ITEMS

項目 ITEM A



由「綠化地帶」改劃為「住宅(丙類)」地帶
TO BE REZONED FROM "GB" TO "R(C)"
約 386 平方米 (ABOUT 386 m²)

項目 ITEM B



由「住宅(丙類)」地帶改劃為「綠化地帶」
TO BE REZONED FROM "R(C)" TO "GB"
約 1305 平方米 (ABOUT 1305 m²)

圖例 LEGEND

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

GB 綠化地帶
GREEN BELT

CPA 海岸保護區
COASTAL PROTECTION AREA

地盤界線
LOT BOUNDARY

① 實地照片的觀景點(參閱圖5&6)
VIEWING POINT OF SITE PHOTO
(REFER PLANS 5 & 6)

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

本摘要圖於2013年3月11日擬備，
所根據的資料為測量圖編號13-NE-5B及5D
EXTRACT PLAN PREPARED ON 11.3.2013
BASED ON SURVEY SHEETS No.
13-NE-5B & 5D

平面圖 SITE PLAN
大嶼山南岸分區計劃大綱核准圖
編號 S/SLC/16 的擬議修訂項目內的明細範圍
PROPOSED AMENDMENTS WITH BREAKDOWN AREAS
TO THE APPROVED SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/16

米 METRES 40 0 40 80 METRES
SCALE 1:2 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/16

圖 PLAN
3



大嶼山
LANTAU ISLAND

嶺石灣37號
37 San Shek Wan

Wildslopes

B 地盤 (SITE) B

狹窄條狀土地劃作「住宅(丙類)」地帶沒有改變
"R(C)" ZONING OF THIS NARROW STRIP
OF LAND REMAINS UNCHANGED

R(C)

A 地盤 (SITE) A

把小部份土地由「綠化地帶」改劃作「住宅(丙類)」地帶
更能配合鄰近北面條狀土地劃作「住宅(丙類)」地帶的用途
SMALL PORTION OF LAND TO BE REZONED
FROM "GB" TO "R(C)" TO TALLY WITH
THE "R(C)" ZONING OF THE ADJOINING
NORTHERN STRIP OF LAND

嶼南道

SOUTH LANTAU ROAD

嶺石灣村
SAN SHEK WAN
TSUEN

貝澳灣
PUI O WAN

圖例 LEGEND

擬議修訂項目 PROPOSED AMENDMENT ITEMS

項目 ITEM A



由「綠化地帶」改劃為「住宅(丙類)」地帶
TO BE REZONED FROM "GB" TO "R(C)"

項目 ITEM B



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

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

航攝照片 AERIAL PHOTO

大嶼山南岸分區計劃大綱核准圖
編號 S/SLC/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST
OUTLINE ZONING PLAN No. S/SLC/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/16

圖 PLAN
4

本摘要圖於2013年3月5日擬備，
所根據的資料為地政總署於2012年9月17日
拍得的航攝照片編號CS37844
EXTRACT PLAN PREPARED ON 5.3.2013
BASED ON AERIAL PHOTO No. CS37844
TAKEN ON 17.9.2012
BY LANDS DEPARTMENT

A

觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



A

擬議修訂項目
PROPOSED AMENDMENT ITEMS

本圖於2013年2月26日擬備，所根據的資料
為攝於2013年2月19日的實地照片
PLAN PREPARED ON 26.2.2013 BASED ON
SITE PHOTOS TAKEN ON 19.2.2013

實地照片 SITE PHOTOS

大嶼山南岸分區計劃大綱核准圖編號 S/SLC/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/16

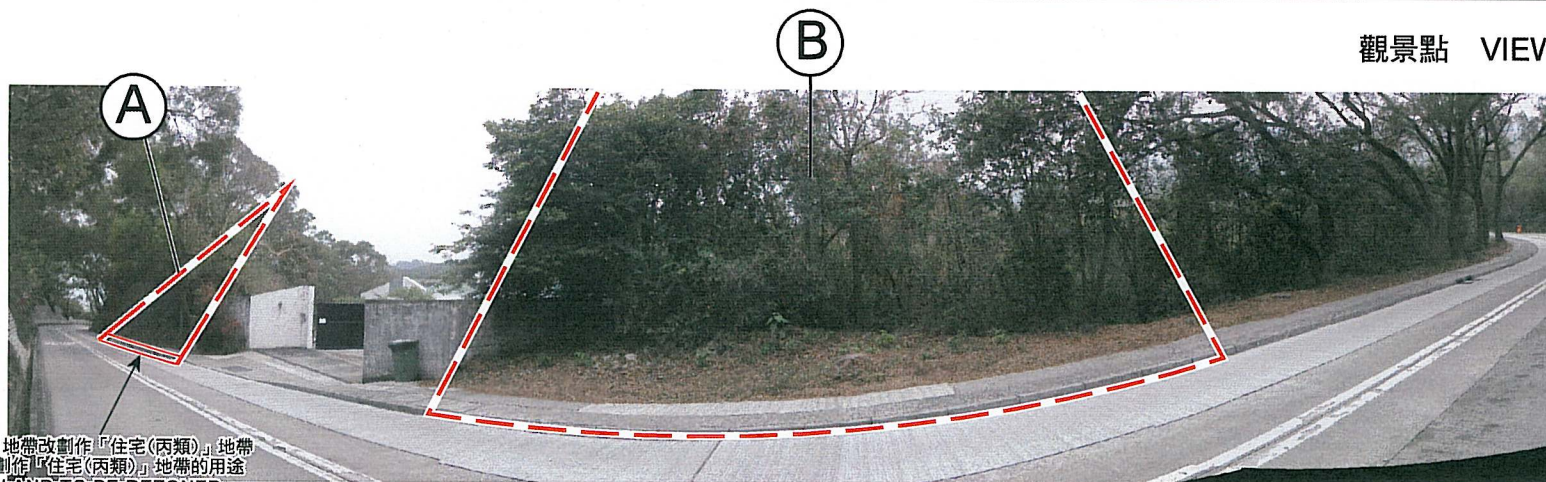
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/16

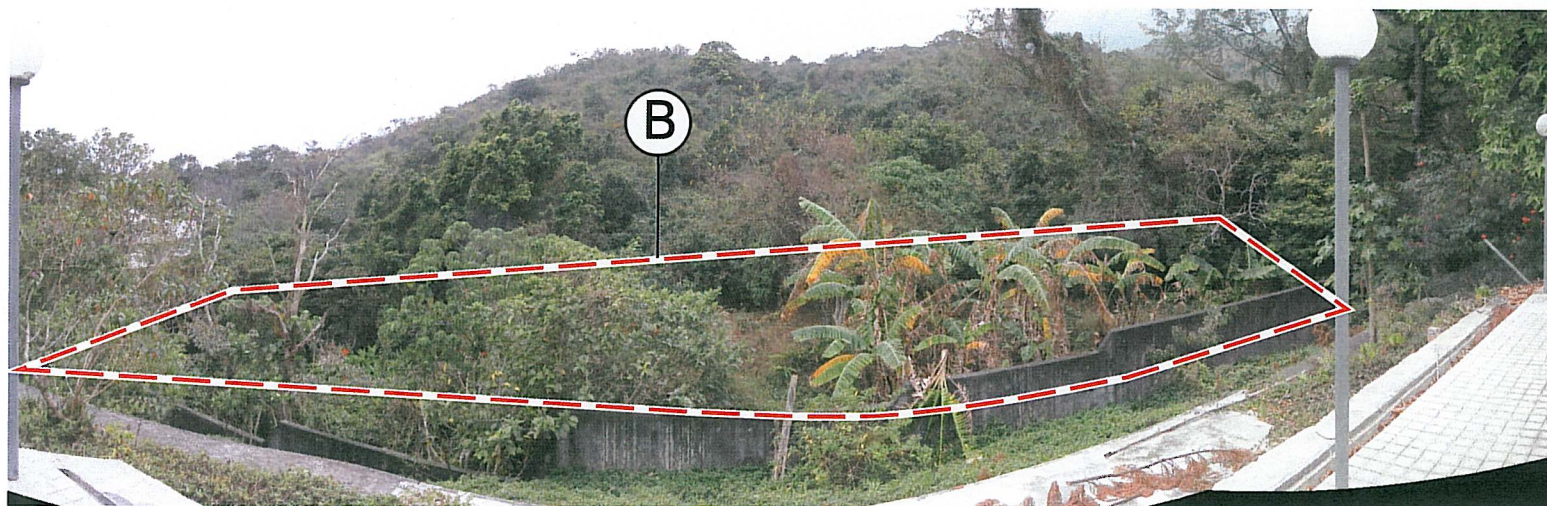
圖 PLAN
5

觀景點 VIEWING POINT 3



把小部份土地由「綠化地帶」地帶改劃作「住宅(丙類)」地帶
更能符合鄰近北面條狀土地劃作「住宅(丙類)」地帶的用途
SMALL PORTION OF LAND TO BE REZONED
FROM "GB" TO "R(C)" TO TALLY WITH
THE "R(C)" ZONING OF THE ADJOINING
NORTHERN STRIP OF LAND

觀景點 VIEWING POINT 4



A

擬議修訂項目
PROPOSED AMENDMENT ITEMS

本圖於2013年3月12日擬備，所根據的資料
為攝於2013年2月19日的實地照片
PLAN PREPARED ON 12.3.2013 BASED ON
SITE PHOTOS TAKEN ON 19.2.2013

實地照片 SITE PHOTOS

大嶼山南岸分區計劃大綱核准圖編號 S/SLC/16 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/16

圖 PLAN
6