

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

**RNTPC Paper No. 5/14**

**For Consideration by the  
Rural and New Town Planning Committee on 21.3.2014**

**PROPOSED AMENDMENTS TO THE  
APPROVED CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5**

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APPROVED CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5**

**1. Introduction**

The purposes of this paper are to seek Members' agreement that:

- (a) the proposed amendments to the approved Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/5 (**Appendix II**) and its Notes (**Appendix III**) 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 (**Appendix IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zones of the OZP.

**2. Status of the Current Approved Cheung Chau Outline Zoning Plan No. S/I-CC/5**

- 2.1 The OZP was last approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 5.10.2010 and exhibited for public inspection under section 9(5) of the Ordinance on 15.10.2010. A copy of the approved OZP is attached at **Appendix I** for Members' reference.
- 2.2 On 4.6.2013, the CE in C referred the approved Cheung Chau OZP 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 14.6.2013.

**3. Background**

*Approved section 12A Application*

- 3.1 The proposed amendments to the OZP are mainly to incorporate two section 12A applications approved by the Rural and New Town Planning Committee (the Committee) on 10.8.2012 and 21.6.2013 regarding 6 Ping Chong Road (Application No. Y/I-CC/1) and 15 Fa Peng Road (Application No. Y/I-CC/2) respectively.
- 3.2 Regarding the section 12A application (No. Y/I-CC/2) for rezoning a private lot (CCIL No. 11) at 15 Fa Peng Road, Cheung Chau from "Government, Institution or Community(4)" ("G/IC(4)") to "Residential (Group C)7" ("R(C)7") zone to facilitate a house development, the Committee also agreed that the use of the Government land immediately surrounding the private lot in

the remaining portion of the “G/IC(4)” zone should be reviewed, taking into consideration that the Taoist Temple at the private lot and the associated paved open area in the surrounding Government land under a Government Licence have ceased operation.

#### **4. The Rezoning Proposal**

##### **4.1 Item A: 6 Ping Chong Road (about 696.69m<sup>2</sup>)**

###### *Background*

- 4.1.1 On 10.8.2012, the Committee considered a section 12A application (No. Y/I-CC/1 involving land area of about 696.69m<sup>2</sup>) for rezoning a piece of land at 6 Ping Chong Road, Cheung Chau from “Other Specified Uses” (“OU”) annotated “Shipyard and Ship Repairing Workshop” to “Commercial (3)” (“C(3)”) to facilitate the conversion of an existing vacant 2-storey commercial building for restaurant use (**Plans 1a and 2a**).
- 4.1.2 The Ping Chong Road Site is situated on the northern shore of Cheung Chau Typhoon Shelter abutting Ping Chong Road on the north. It is located in a transitional area between industrial buildings of mainly 2-storey in height to the west and village type developments (subject to a maximum BH of 3 storeys (8.23m)) to the east, with some GIC facilities of 1-3 storeys in height in the immediate surrounding area (**Plans 2a, 3a, 4a and 4b**).
- 4.1.3 In considering the section 12A application No. Y/I-CC/1, the Committee has taken into account various factors including land use compatibility, impacts to the surrounding area in terms of environment, drainage and traffic, as well as improvement to the area, etc. While the Committee agreed to the proposed rezoning with a maximum plot ratio (PR) of 1.5 and maximum building height (BH) of 2 storeys (7.62m), it did not agree to the Notes for the “C(3)” zone proposed by the applicant as it would include a wide range of uses which were not related or ancillary to restaurant use and might not be compatible with the surrounding industrial workshops.

###### *Rezoning Proposal*

- 4.1.4 It is proposed to rezone the Ping Chong Road Site from “OU(Shipyard and Ship Repairing Workshop)” to “C(3)” with a maximum PR of 1.5 and BH of 2 storeys (7.62m) as agreed by the Committee on 10.8.2012 to facilitate the conversion of an existing building for restaurant use as agreed by the Committee (**Item A**). The development parameters are permitted under the lease.

###### *Schedule of Uses for the Proposed “C(3)” Zone*

- 4.1.5 Taking into account the Committee’s concern in deliberating the

section 12A application on Ping Chong Road Site, PlanD has further liaised with DEP as to the use to be included in the Schedule of Uses for the proposed “C(3)” zone. Based on DEP’s advice, the proposed Notes of the “C(3)” zone has been refined by deleting some sensitive uses (such as ‘Hotel’, ‘Flat’, ‘House’ and ‘Residential Institution’) from the Schedule altogether while permitting some less sensitive uses (such as ‘Educational Institution’, ‘Religious Institution’, etc) through the planning application system (i.e. by putting them under Column 2) to ensure that mitigation measures would be implemented (**Appendix III**). Concerned Government departments, including DEP, have no adverse comment on the refinements.

#### 4.2 **Items B1, B2, B3 and C: 15 Fa Peng Road (about 466m<sup>2</sup>) and surrounding Government land (about 4,890m<sup>2</sup>)**

##### *Background*

- 4.2.1 On 21.6.2013, the Committee agreed to another section 12A application (No. Y/I-CC/2) for rezoning a private lot at 15 Fa Peng Road, Cheung Chau from “G/IC(4)” to “R(C)7” zone with development restrictions of maximum PR 0.9, SC 45% and BH 2 storeys (7.62m) as permitted under the lease to facilitate a house development. The Committee also agreed that the use of the Government land immediately surrounding the Lot in the remaining portion of the “G/IC(4)” zone should be reviewed (**Plan 1b**).
- 4.2.2 As one of the new initiatives in the 2014 Policy Address, the Government will increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms. Opportunity is therefore taken to take forward the above policy initiative to increase development density<sup>1</sup> of an unleased residential site which is currently zoned “R(C)5” adjoining the subject “G/IC(4)” zone to the east.

##### *The Site and its Surrounding Areas*

- 4.2.3 15 Fa Peng Road is a private lot (about 466.47m<sup>2</sup>) occupied by a vacant single-storey Taoist Temple known as 歸元精舍 under demolition in the central part of a “G/IC(4)” zone. The surrounding Government land includes those within the same “G/IC(4)” zone (about 2,559m<sup>2</sup>) and in the adjoining “R(C)5” zone (about 2,329m<sup>2</sup>) (**Plans 2b, 5a to 5d and 6**). They are located at the upland area of the eastern part on Cheung Chau (**Plan 3b**).
- 4.2.4 The Government land on the north-western, western and the southern parts of the “G/IC(4)” zone are densely vegetated while that on the

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<sup>1</sup> Reference has been made to the increase of PR for Density Zone 4 (low density zone) within New Towns by 100% as stated in the “Initiatives of Development Bureau in the 2014 policy Address and Policy Agenda” (Paper No. CB(1)741/13-14(03)) for Legislative Council Panel on Development).

north-eastern, eastern part and a narrow strip on the south are largely paved. The land on the southern part the “R(C)5” zone is unleased Government land with a sloping topography and covered by natural vegetation (**Plan 5d**). Development within the “R(C)5” zone is subject to maximum PR, SC and BH restrictions of 0.4, 20% and 2 storeys (7.62m) respectively. Both the “G/IC(4)” and “R(C)5” sites are only accessible via Fa Peng Road which is a footpath of about 2m wide.

- 4.2.5 Developments to the east and north of the Fa Peng Road Site are predominately low-density and low-rise residential developments zoned “R(C)4”, “R(C)5” and “R(C)6” amidst hill slopes covered with trees and shrubs which are zoned “GB” on the OZP. The area to the south is mainly hill slopes covered by trees and shrubs which is zoned “GB” while Don Bosco Road Garden zoned “Open Space” is located to the west. Some sites zoned “G/IC(3)”, “G/IC(4)” and “Recreation” occupied by youth camps and youth centres (e.g. Salesian Retreat House, Jockey Club Don Bosco Youth Centre, and Bethany Ministries) are located to the further west and northeast (**Plan 7**).

#### *Rezoning Proposals*

##### Rezoning of 15 Fa Peng Road from “G/IC(4)” to “R(C)7”

- 4.2.6 To reflect the approved Y/I-CC/2 regarding the former Taoist Temple at 15 Fa Peng Road (CCIL No. 11), it is proposed to rezone a piece of land at the central part of a “G/IC(4)” zone to “R(C)7” with maximum PR, SC and BH restrictions of 0.9, 45% and 2 storeys (7.62m) (**Item B1**) in accordance with the approved development scheme. These development parameters are permitted under the lease, under which there is no restriction on house use except that the building height is restricted to not more than 2 storeys.

##### Rezoning of the Government land on the northwestern, western and southern parts of the same “G/IC(4)” zone at Fa Peng Road to “GB”

- 4.2.7 The north-western, western and southern parts of the “G/IC(4)” zone are occupied by natural trees/shrubs, boulders and vegetated steep slopes which extend into the adjoining “GB” zone and are considered not suitable for residential development. Director of Agriculture, Fisheries and Conservation (DAFC) advises that a young woodland located at the northwestern part of the “G/IC(4)” zone is worthy to be conserved. It is therefore proposed to rezone the northwestern, western and southern parts of the “G/IC(4)” zone to “GB” (**Item B2**). The relevant departments have confirmed that the “G/IC(4)” zone is not required for GIC facility development. DAFC and Chief Town Planner/Urban Design and Landscape (CTP/UD&L, PlanD) have no objection to the proposed “GB” zone.

Rezoning of the Government land on the eastern parts of the same “G/IC(4)” zone at Fa Peng Road to “R(C)8” and the adjoining Government land on the southern part of an adjoining “R(C)5” zone to “R(C)8”

- 4.2.8 The paved area on the eastern part of the “G/IC(4)” zone previously used by the former Taoist is relatively flat and is considered suitable for residential development. It is proposed to rezone this portion of the “G/IC(4)” zone for residential use (**Item B3**) in order to take forward the policy initiative to convert the land where the originally intended use is not required for housing development. With a view to facilitating design flexibility and allowing for efficient land use, opportunity is also taken to amalgamate the remaining portion of the “G/IC(4)” zone with the unleased Government land on the southern portion of the adjoining “R(C)5” zone (**Item C**). The “R(C)5” zone is currently subject to a maximum PR of 0.4. To take forward the policy initiative to increase the maximum domestic plot ratios allowed in different Density Zones as far as permissible in planning terms, particularly to increase the development intensity of low density zone in New Towns by 100%, these two pieces of land are proposed to be rezoned to “R(C)8” with maximum PR, SC and BH restrictions of 0.8, 40% and 3 storeys respectively. It is anticipated that the proposed “R(C)8” zone would produce about 40 flats.

#### *Compatibility with the Surrounding Land Uses*

- 4.2.9 The Fa Peng Road Site is mainly surrounded by low-rise, low density residential developments of 2 to 3-storey high, which are zoned “R(C)1”, “R(C)4”, “R(C)5” and “R(C)6” (subject to maximum PR of 1, 0.6, 0.4 and 0.2, maximum SC of 40%, 30%, 20% and 20% respectively, and a maximum BH of 3 storeys (8.23m) for the “R(C)1” zone and 2 storeys (7.62m) for all the other three “R(C)” sub-zones). All these developments are situated amidst vegetated hill slopes in “GB” zones. The proposed rezoning of the Fa Peng Road Site to “GB”, “R(C)7” and “R(C)8” will be compatible with the surrounding land uses. The proposed “R(C)7” zone to incorporate the approved section 12A planning application and the proposed “R(C)8” zone will maintain low-rise, low density character of the “R(C)” zone whilst optimizing the development potential of the Site to meet the community’s imminent housing demand.

#### *Visual, Urban Design and Air Ventilation Aspects*

- 4.2.10 Owing to the geographical location, the surrounding topography, and the dense natural vegetation around the Fa Peng Road Site, it is currently not visually exposed to any public vantage points for a fair and meaningful overview of the Site for photomontage. It is considered that the proposed development restrictions would not be incompatible in height and scale with the existing low-rise and low-density residential developments in the surrounding areas. Adverse visual, urban design and air ventilation impacts are not anticipated. CTP/UD&L, PlanD has no objection to the proposed amendments and advise that a buffer area should be provided between

the proposed “R(C)7” and “R(C)8” zones. Boundary treatment (such as appropriate buffer area) would be incorporated in the land lease when the site to be zoned “R(C)8” is disposed.

#### *Landscape Aspect*

- 4.2.11 The Fa Peng Road Site is largely covered by natural vegetation. Director of Leisure and Cultural Services (DLCS) advises that there is no old and valuable tree at the Site. Apart from the existing young woodland on Government land to be rezoned to “GB”, DAFC advises that the ecological value of the Government land within the “R(C)5” zone is limited. Significant adverse landscape impact is unlikely to be anticipated. DAFC, DLCS and CTP/UD&L have no comment on the proposed amendments. In order to minimize adverse landscape impact, CTP/UD&L advises that a landscape screen buffer should be provided within the proposed “R(C)8” zone along Fa Peng Road. Such a requirement could be included in the lease conditions.

#### *Traffic and Accessibility*

- 4.2.12 The Fa Peng Road Site is not accessible by vehicular transport but can be accessed via Fa Peng Road, which is a footpath of about 2m wide. The proposed rezoning would not result in a significant increase in the development intensity. It is not anticipated that there would be any significant adverse traffic impact. Commissioner for Transport (C for T) has no objection or comment on the proposed amendments.

#### *Environmental and Infrastructural Considerations*

- 4.2.13 Director of Environmental Protection (DEP) considers that the proposed rezoning to “R(C)8” is unlikely to cause major pollution and has no objection thereto.
- 4.2.14 According to the comments from the relevant departments, the proposed amendments would not cause any significant adverse impacts on the infrastructure aspects including sewerage, drainage, water supplies and slope stability. Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD), Chief Engineer/Consultants Management, DSD (CE/CM, DSD), Chief Engineer/Land Drainage, DSD (CE/LD, DSD), Director of Water Supplies (DWS) and Head of Geotechnical Engineering Office (H(GEO)) have no adverse comments / no objection to the proposed amendments.
- 4.2.15 CE/CM, DSD advises that new sewers would be proposed to cater for the proposed rezoning under the “Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities – Design and Construction” Project except for the portion of “R(C)5” to be rezoned due to its substantial level difference from the footpath. In this connection, the DEP comments that the future developer shall follow the relevant requirements in Practice Note for Professional Persons on Drainage Plans (ProPECC PN 5/93) for sewage treatment and

disposal (e.g. septic tank and soakaway system). For provision of water supply to the Fa Peng Road Site, DWS advises that the future developer shall be responsible for the construction, operation and maintenance to WSD standards of any private water supply system for water supply to the proposed development. H(GEO) advises that the stability of adjoining slopes should be assessed in conjunction with the foundation and site formation plans to be submitted to the Buildings Department.

- 4.2.16 As the portion of the Fa Peng Road Site to be rezoned to “R(C)8” may be disposed through land sale, the technical concerns raised by relevant Government departments regarding boundary treatment between CCIL No. 11 and the proposed “R(C)8” portion, landscape screen buffer along Fa Peng Road, the clauses on the construction, operation and maintenance of any private water supply system for water supply to the proposed development could be included in the lease conditions as appropriate.

#### *GIC Facilities and Open Space Provisions*

- 4.2.17 Relevant Government departments have not raised any request for providing GIC facilities at the “G/IC(4)” portion of the Fa Peng Road Site. There are already other “G/IC” sites in Cheung Chau reserved to meet the future demand for GIC facilities. The proposed rezoning would not have any adverse impact on the provision of GIC facilities and open space in Cheung Chau. As demonstrated in the table regarding the provision of major community facilities in Cheung Chau (**Appendix V**), the planned provision of GIC facilities and open space could generally meet the demand of the planned population of about 23,200 in Cheung Chau (including the proposed residential developments in the new “R(C)7” and “R(C)8” zones). The shortfall in the planned provision of 41 hospital beds could be met by hospitals in the Hong Kong Island under the Hospital Authority or private hospitals.

#### *Improvement to the Area*

- 4.2.18 The “G/IC(4)” portion of the Fa Peng Road Site is currently partly occupied by a former Taoist Temple in a dilapidated condition without proper maintenance, and partly by trees, shrubs and weeds. The **Amendment Items B1 and B3** would facilitate the redevelopment / new development of the buildings at the northern and eastern parts of the “G/IC(4)” portion for residential use and improve the local environment while the **Amendment Item B2** would preserve the natural environment at the hill slope areas and nurture the growth of a young woodland with native trees and dense vegetation. The **Amendment Items B3 and C** will allow more design flexibility and better utilize the unleased Government land to meet the pressing housing demand.



**5. Proposed Amendments to Matters shown on the OZP (Plan 1)**

- 5.1 **Amendment Item A** (about 697m<sup>2</sup>):  
Rezoning of a piece of land at Ping Chong Road from “OU(Shipyard and Ship Repairing Workshop)” to “C(3)” in accordance with paragraph 4.1.4 above.
- 5.2 **Amendment Item B1** (about 466m<sup>2</sup>):  
Rezoning of a piece of land (CCIL No. 11) at Fa Peng Road from “G/IC(4)” to “R(C)7” in accordance with paragraph 4.2.6 above.
- 5.3 **Amendment Item B2** (about 1,446m<sup>2</sup>):  
Rezoning of the Government land adjoining CCIL No. 11 generally to the south, west and north within the same “G/IC(4)” zone at Fa Peng Road to “GB” in accordance with paragraph 4.2.7 above.
- 5.4 **Amendment Item B3** (about 1,113m<sup>2</sup>):  
Rezoning of the Government land adjoining CCIL No. 11 generally to the east with the same “G/IC(4)” zone at Fa Peng Road to “R(C)8” in accordance with paragraph 4.2.8 above.
- 5.5 **Amendment Item C** (about 2,329m<sup>2</sup>):  
Rezoning of a piece of Government land adjoining the “G/IC(4)” zone to the east at Fa Peng Road from “R(C)5” to “R(C)8” in accordance with paragraph 4.2.8 above.

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

- 6.1 In relation to the **Amendment Item A**, a Schedule of Uses for the “C(3)” zone with stipulation of a maximum plot ratio of 1.5 and a maximum building height of 2 storeys (7.62m) in the Remarks for the “C(3)” zone to reflect the development intensity permitted by the Board is proposed.
- 6.2 To accord with the **Amendment Item B1, B3 and C**, the Remarks for the “R(C)” zone is proposed to be amended by adding a new “R(C)7” zone stipulating a maximum PR of 0.9, SC of 45% and BH of 2 storey (7.62m), and a new “R(C)8” zone stipulating a maximum PR of 0.8, SC of 40% and BH of 3 storeys in the Notes of the OZP.
- 6.3 The above proposed amendments have been incorporated in the draft Notes at **Appendix III** with addition in **bold and italic** for Members’ consideration.

**7. Revision to the Explanatory Statement (ES) of the Plan**

- 7.1 The ES of the Cheung Chau OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 7.2 The updated ES (with additions in **bold and italics** and deletion in ~~crossed-out~~) is at **Appendix IV** for Members’ consideration.

## **8. Plan Number**

Upon gazette, the OZP will be renumbered as S/I-CC/6.

## **9. Consultation**

### Departmental Circulation

9.1 The proposed amendments to the approved Cheung Chau OZP have been circulated to relevant Government bureaux/departments for comments. Whilst most concerned Government bureaux/departments have no objection to / no adverse comment on the proposed amendments, relevant comments have been incorporated where appropriate. The Government bureaux/departments consulted include:

- (a) Secretary for Education
- (b) Leisure and Cultural Services Department;
- (c) Environmental Protection Department;
- (d) Lands Department;
- (e) Buildings Department;
- (f) Water Supplies Department;
- (g) Home Affairs Department;
- (h) Food and Environmental Hygiene Department;
- (i) Hong Kong Police Force;
- (j) Fire Services Department;
- (k) Drainage Services Department;
- (l) Transport Department;
- (m) Urban Design and Landscape Section, Planning Department
- (n) Agricultural, Fisheries and Conservation Department
- (o) Highways Department;
- (p) Civil Engineering and Development Department;
- (q) Social Welfare Department;
- (r) Electrical and Mechanical Services Department;
- (s) Architectural Services Department;
- (t) Government Property Agency; and
- (u) Food and Health Bureau.

### Public Consultation

9.2 The Islands District Council and Cheung Chau Rural Committee will be consulted during the exhibition period of the draft Cheung Chau OZP No. S/I-CC/6 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 Cheung Chau OZP No. S/I-CC/5 as shown on the draft Cheung Chau OZP No. S/I-CC/5C (to be

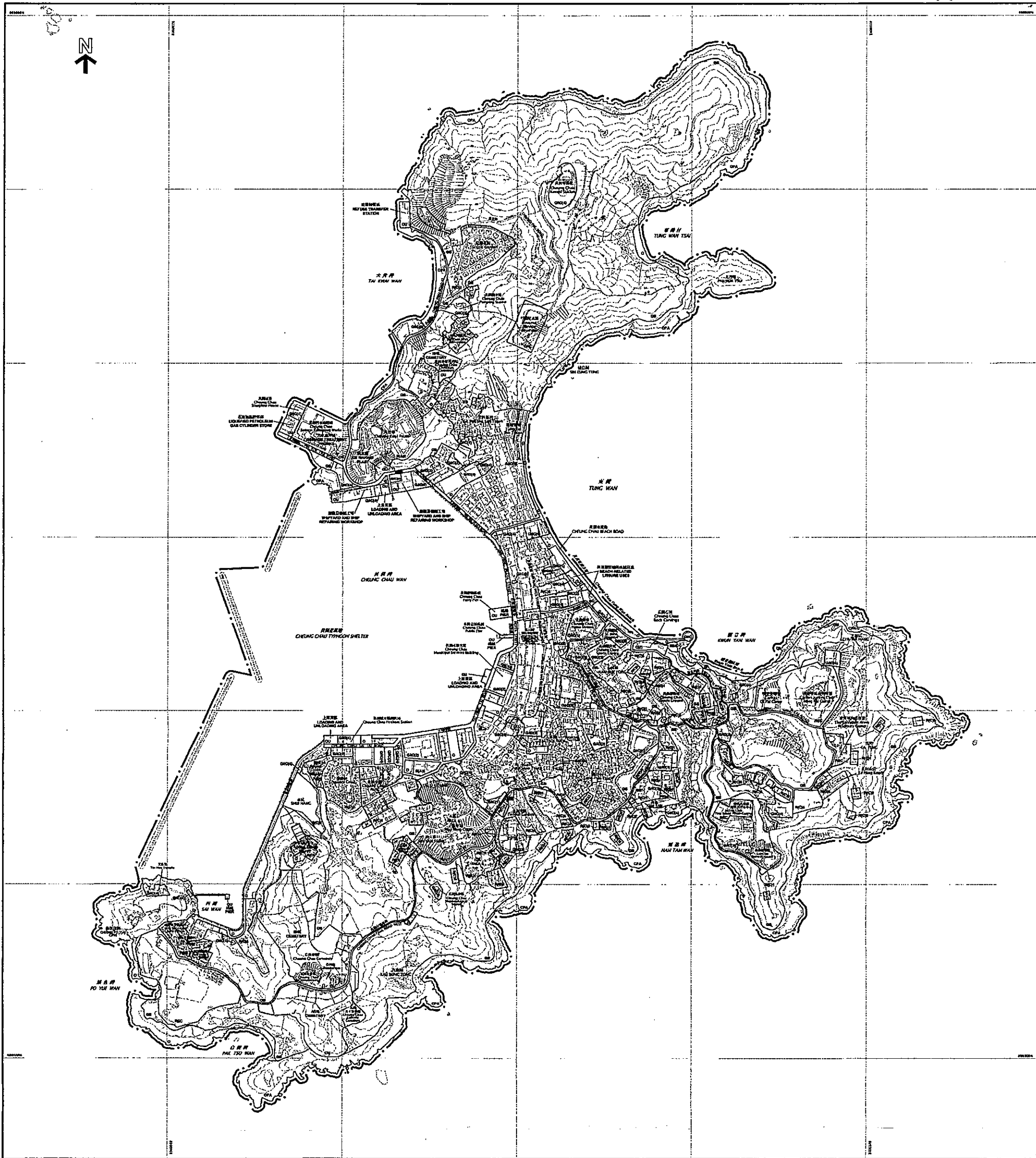
renumbered as S/I-CC/6) at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Appendix IV** for the draft Cheung Chau OZP No. S/I-CC/5C (to be renumbered as S/I-CC/6) as an expression of the planning intentions 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.

## **11. Attachments**

Appendix I	Approved Cheung Chau OZP No. S/I-CC/5 (Reduced Scale)
Appendix II	Draft Cheung Chau OZP No. S/I-CC/5C
Appendix III	Schedule of Amendments and Revised Notes of Draft Cheung Chau OZP No. S/I-CC/5C
Appendix IV	Revised Explanatory Statement of Draft Cheung Chau OZP No. S/I-CC/5C
Appendix V	Provision of Major Community Facilities in Cheung Chau
Plan 1a & 1b	Proposed Amendments to the Approved Cheung Chau OZP No. S/I-CC/5
Plan 2a & 2b	Site Plans of Proposed Amendment Items A, B1, B2, B3 and C
Plan 3a & 3b	Aerial Photos of Proposed Amendment Items A, B1, B2, B3 and C
Plan 4a & 4b	Site Photos of Proposed Amendment Items A
Plan 5a to 5d	Site Photos of Proposed Amendment Items B1, B2, B3 and C
Plan 6	Land Status Plan of Proposed Amendment Items B1, B2, B3 and C
Plan 7	Development Parameters of the Surrounding Areas

**PLANNING DEPARTMENT**  
**MARCH 2014**



**圖例**  
NOTATION

**ZONES**

COMMERCIAL	C
RESIDENTIAL (GROUP A)	RA1
RESIDENTIAL (GROUP C)	RC1
RESIDENTIAL (GROUP D)	RD1
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA

**地帶 COMMUNICATIONS**

高路	PEDESTRIAN STREET
住宅 (單層)	
住宅 (兩層)	
住宅 (丁字)	
鄉村式發展	MISCELLANEOUS
政府、機構或社區	BOUNDARY OF PLANNING SCHEME
休憩用地	
康樂	
其他指定用途	
綠化地帶	
海岸保護區	

**交通**

行人通道

其他

規劃範圍界線

**土地用途及面積一覽表**  
SCHEDULE OF USES AND AREAS

USES	次分區總面積及百分比		用途
	公頃 HECTARES	% 佔全區	
COMMERCIAL	0.28	0.11	商業
RESIDENTIAL (GROUP A)	6.17	3.36	住宅 (單層)
RESIDENTIAL (GROUP C)	12.00	4.80	住宅 (兩層)
RESIDENTIAL (GROUP D)	7.21	0.91	住宅 (丁字)
VILLAGE TYPE DEVELOPMENT	29.80	12.27	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	17.84	7.91	政府、機構或社區
OPEN SPACE	11.68	4.78	休憩用地
RECREATION	8.46	3.44	康樂
OTHER SPECIFIED USES	13.94	6.35	其他指定用途
GREEN BELT	113.84	48.89	綠化地帶
COASTAL PROTECTION AREA	22.74	9.32	海岸保護區
PEDESTRIAN STREET	5.88	2.32	行人通道
TOTAL DEVELOPMENT AREA	243.54	100.00	發展區總面積
TYPHOON SHELTER	63.48		避風塘
TOTAL PLANNING SCHEME AREA	307.02		規劃區總面積

夾附的《註釋》是這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政局會同行政局於2010年10月5日 核准  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 10(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
8 OCTOBER 2010

Ms Manda CHAN 陳曼英女士  
CLERK TO THE EXECUTIVE COUNCIL 行政局秘書

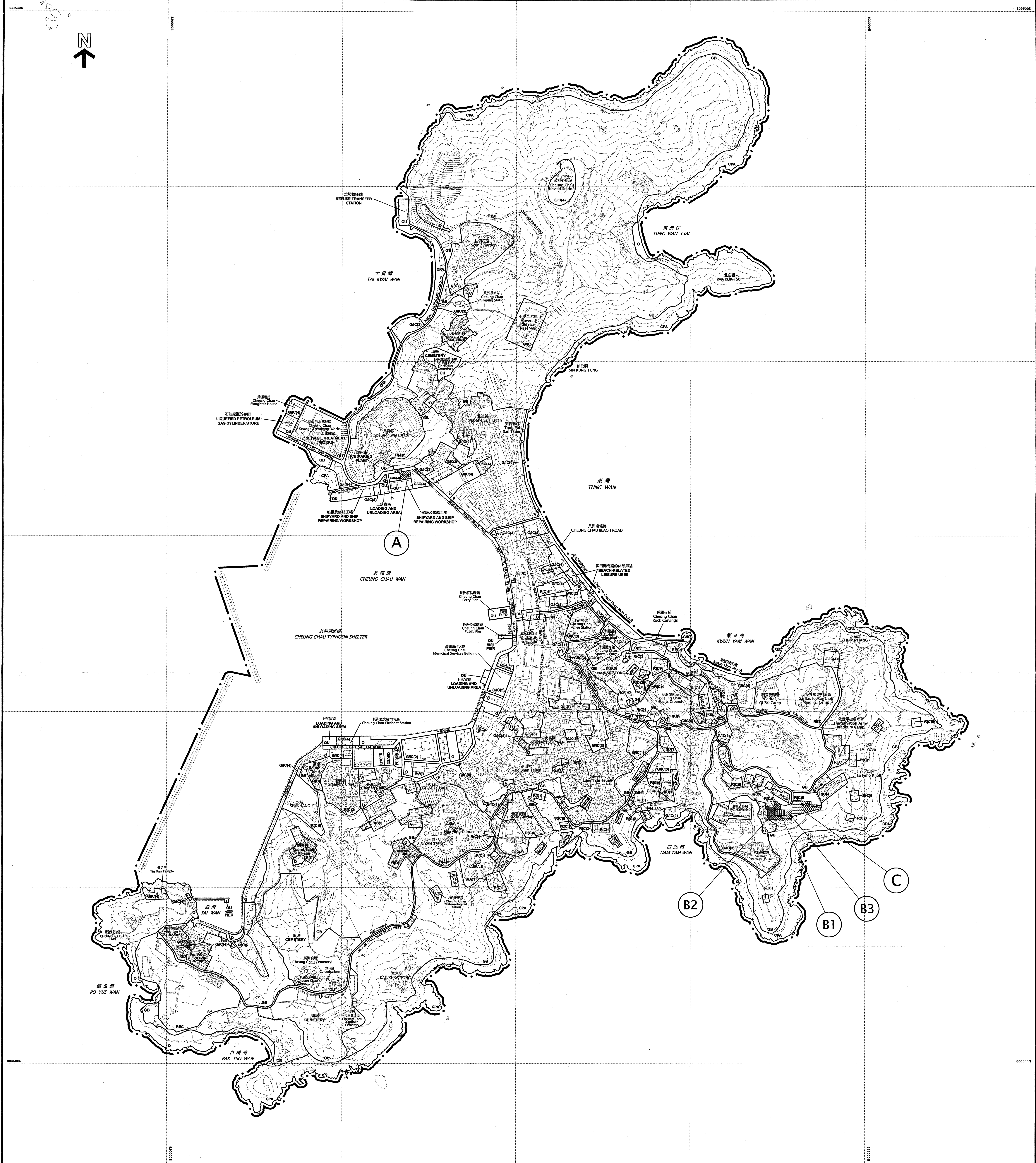
香港城市規劃委員會依據城市規劃條例擬備的長洲分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
CHEUNG CHAU - OUTLINE ZONING PLAN

SCALE 1:4000 比例尺

策劃及監察城市規劃委員會辦事處  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/I-CC/5





**圖例**  
**NOTATION**

**ZONES**

COMMERCIAL	C
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP D)	R(D)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA

**地帶**

商業

住宅 (甲類)

住宅 (丙類)

住宅 (丁類)

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

海岸保護區

**COMMUNICATIONS**

PEDESTRIAN STREET

**MISCELLANEOUS**

BOUNDARY OF PLANNING SCHEME

**交通**

行人街道

**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 & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	0.35	0.14	商業
RESIDENTIAL (GROUP A)	8.17	3.35	住宅 (甲類)
RESIDENTIAL (GROUP C)	12.19	5.00	住宅 (丙類)
RESIDENTIAL (GROUP D)	2.21	0.91	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	29.92	12.27	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	17.54	7.19	政府、機構或社區
OPEN SPACE	11.89	4.79	休憩用地
RECREATION	8.40	3.44	康樂
OTHER SPECIFIED USES	12.97	5.32	其他指定用途
GREEN BELT	112.08	45.95	綠化地帶
COASTAL PROTECTION AREA	22.74	9.32	海岸保護區
PEDESTRIAN STREET	5.88	2.33	行人街道
TOTAL DEVELOPMENT AREA	243.94	100.00	發展區總面積
TYPHOON SHELTER	63.48		避風塘
TOTAL PLANNING SCHEME AREA	307.42		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 / I - C C / 5 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/I-CC/5

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		修訂項目 A 項
AMENDMENT ITEM B1		修訂項目 B 1 項
AMENDMENT ITEM B2		修訂項目 B 2 項
AMENDMENT ITEM B3		修訂項目 B 3 項
AMENDMENT ITEM C		修訂項目 C 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的  
核准圖編號 S / I - C C / 5 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/I-CC/5 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

香港城市規劃委員會依據城市規劃條例擬備的長洲分區計劃大綱圖  
**TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD**  
**CHEUNG CHAU - OUTLINE ZONING PLAN**

SCALE 1:4 000 比例尺

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

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/I-CC/5C**



***SCHEDULE OF AMENDMENTS TO  
THE APPROVED CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)***

***I. Amendments to Matters Shown on the Plan***

- Item A* – Rezoning of a piece of land at Ping Chong Road from “Other Specified Uses (“OU”) annotated “Shipyard and Ship Repairing Workshop” to “Commercial (3)” (“C(3)”).
- Item B1* – Rezoning of a piece of land (CCIL No. 11) at Fa Peng Road from “Government, Institution or Community(4)” (“G/IC(4)”) to “Residential (Group C)7” (“R(C)7”).
- Item B2* – Rezoning of the Government land adjoining CCIL No. 11 generally to the south, west and north within the same “G/IC(4)” zone at Fa Peng Road to “Green Belt” (“GB”).
- Item B3* – Rezoning of the Government land adjoining CCIL No. 11 generally to the east within the same “G/IC(4)” zone at Fa Peng Road to “Residential (Group C)8” (“R(C)8”).
- Item C* – Rezoning of a piece of Government land adjoining the “G/IC(4)” zone to the east at Fa Peng Road from “Residential (Group C)5” (“R(C)5”) to “R(C)8”.

***II. Amendments to Notes of the Plan***

- (a) *Incorporation of the Schedule of Uses of “C(3)” zone in the Notes for the “C” zone, and the maximum plot ratio and building height restrictions in the Remarks of the Notes for the “C” zone.*
- (b) *Incorporation of two new clauses in the Remarks of the “R(C)” zone stipulating the maximum plot ratio (PR), site coverage (SC) and building height (BH) restrictions for the following sub-areas:*
- |      |         |          |          |                       |
|------|---------|----------|----------|-----------------------|
| (i)  | “R(C)7” | PR: 0.9; | SC: 45%; | BH: 2 storeys (7.62m) |
| (ii) | “R(C)8” | PR: 0.8; | SC: 40%; | BH: 3 storeys         |

**DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5C**

(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” means -
    - (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 or a change of use approved under the Buildings Ordinance which relates to an existing building; 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 or change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (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) Junctions and alignments of pedestrian streets, 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 building 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, cycle track, 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 “Pedestrian Street”, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (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 and the conditions of the Government lease concerned.

“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 CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5C**

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP C)	6
RESIDENTIAL (GROUP D)	8
VILLAGE TYPE DEVELOPMENT	9
GOVERNMENT, INSTITUTION OR COMMUNITY	11
OPEN SPACE	13
RECREATION	14
OTHER SPECIFIED USES	15
GREEN BELT	21
COASTAL PROTECTION AREA	22

COMMERCIAL

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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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*Schedule I: for “Commercial (1)” and “Commercial (2)”*

Commercial Bathhouse/ Massage Establishment	Broadcasting, Television and/or Film Studio Flat
Eating Place	Government Refuse Collection Point
Educational Institution	House
Exhibition or Convention Hall	Residential Institution
Government Use (not elsewhere specified)	
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Convenience	
Public Utility Installation	
Public Vehicle Park (for cycles only)	
Recyclable Collection Centre	
Religious Institution	
Rural Committee/Village Office	
School (excluding free-standing purpose-designed school building)	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include hotel, shop and services, place of entertainment and eating place serving the neighbourhood and the visitors.

(Please see next page)

**COMMERCIAL (Cont'd)**

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<b><i>Column 1</i></b> <b><i>Uses always permitted</i></b>	<b><i>Column 2</i></b> <b><i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i></b>
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***Schedule II: for “Commercial (3)”***

<b><i>Commercial Bathhouse/ Massage Establishment Eating Place Exhibition or Convention Hall Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Market Off-course Betting Centre Place of Entertainment Private Club Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Shop and Services Social Welfare Facility Utility Installation for Private Project Wholesale Trade</i></b>	<b><i>Broadcasting, Television and/or Film Studio Educational Institution Government Refuse Collection Point Institutional Use (not elsewhere specified) Library Office Place of Recreation, Sports or Culture Religious Institution Rural Committee/Village Office School (excluding free-standing purpose-designed school building) Training Centre</i></b>
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**Planning Intention**

***This zone is intended primarily for commercial developments, which may include shop and services and eating place serving the neighbourhood and the visitors.***

***(Please see next page)***

Remarks

- (a) On land designated “Commercial (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 4 and a maximum building height of 4 storeys (13m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) On land designated “Commercial (2)”, 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 1.4, a maximum site coverage of 20% and a maximum building height of 7 storeys (33.5m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) ***On land designated “Commercial (3)”, 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 1.5 and a maximum building height of 2 storeys (7.62m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.***
- (d) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraphs (a), (b) **and (c)** above, any floor space that is constructed or intended for use solely as plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a), (b) **and (c)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Vehicle Park (for cycles only)	Office
Residential Institution	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Training Centre

In addition, the following uses are always permitted on the ground floor of a building :

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School (excluding free-standing  
purpose-designed school building)  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building.

(Please see next page)

RESIDENTIAL (GROUP A) (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 the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Domestic GFA (m<sup>2</sup>)</u>	<u>Maximum Non-domestic GFA (m<sup>2</sup>)</u>	<u>Maximum Building Height</u>
R(A)1	23,000	740	Area A 7 storeys (21m) Area B 4 storeys (13m)
R(A)2	16,500	290	4 storeys (13m)
R(A)3	5,010	1,670	4 storeys (13.5m)

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Utility Installation
	Public Vehicle Park (for cycles only)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

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

(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 the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>
R(C)1	1	40%	3 storeys (8.23m)
R(C)2	0.7	40%	3 storeys (9m)
R(C)3	0.6	30%	3 storeys (9m)
R(C)4	0.6	30%	2 storeys (7.62m)
R(C)5	0.4	20%	2 storeys (7.62m)
R(C)6	0.2	20%	2 storeys (7.62m)
<b><i>R(C)7</i></b>	<b><i>0.9</i></b>	<b><i>45%</i></b>	<b><i>2 storeys (7.62m)</i></b>
<b><i>R(C)8</i></b>	<b><i>0.8</i></b>	<b><i>40%</i></b>	<b><i>3 storeys</i></b>

- (b) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or 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) 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Government Refuse Collection Point
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Use (not elsewhere specified) #
On-Farm Domestic Structure	House (not elsewhere specified)
Public Vehicle Park (for cycles only)	Institutional Use (not elsewhere specified) #
Rural Committee/Village Office	Library
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Recyclable Collection Centre
	Religious Institution #
	Residential Institution
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for improvement and upgrading of existing village blocks which are generally obsolete and lack adequate provision of infrastructure and utility services.

Remarks

- (a) No new development, or addition, alteration and/or modification to or in-situ redevelopment of an existing structure or an existing building (except to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), 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 the 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	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
<hr/> In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :	
<hr/> Eating Place Library School Shop and Services	

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention of the existing village areas. 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 the 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	Columbarium
Broadcasting, Television and/or Film Studio	Crematorium
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Funeral Facility
Exhibition or Convention Hall	Helicopter Landing Pad
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	House
Government Use (not elsewhere specified)	Marine Fuelling Station
Hospital	Off-course Betting Centre
Institutional Use (not elsewhere specified)	Office
Library	Place of Entertainment
Market	Private Club
Pier	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Place of Recreation, Sports or Culture	Refuse Disposal Installation (Refuse Transfer Station only)
Public Clinic	Residential Institution
Public Convenience	Sewage Treatment/Screening Plant
Public Utility Installation	Shop and Services
Public Vehicle Park (for cycles only)	Utility Installation for Private Project
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district. 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated “Government, Institution or Community (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 building height of 15m, or the height of the existing building, whichever is the greater.
- (b) On land designated “Government, Institution or Community (2)”, 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 building height of 4 storeys (12m), or the height of the existing building, whichever is the greater.
- (c) On land designated “Government, Institution or Community (3)”, 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 building height of 3 storeys (9m), or the height of the existing building, whichever is the greater.
- (d) On land designated “Government, Institution or Community (4)”, 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 building height of 2 storeys (7.62m), or the height of the existing building, whichever is the greater.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot	Eating Place
Bathing Beach	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Park and Garden	Holiday Camp
Pavilion	Pier
Pedestrian Area	Place of Entertainment
Picnic Area	Place of Recreation, Sports or Culture
Playground/Playing Field	Private Club
Promenade	Public Utility Installation
Public Convenience	Religious Institution
Public Vehicle Park (for cycles only)	Service Reservoir
Sitting Out Area	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.

RECREATION

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Eating Place
Government Use (Police Reporting Centre only)	Golf Course
Holiday Camp	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Hotel
Place of Recreation, Sports or Culture	House
Public Convenience	Place of Entertainment
Public Vehicle Park (for cycles only)	Private Club
Rural Committee/Village Office	Public Utility Installation
Tent Camping Ground	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

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 0.2 and a maximum building height of 2 storeys (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 plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Beach-Related Leisure Uses” Only</u>	
Eating place	Government Use
Place of Recreation, Sports or Culture	Public Convenience
Place of Entertainment	Public Utility Installation
Private Club	Utility Installation for Private Project
Public Vehicle Park (for cycles only)	
Shop and Services	

Planning Intention

This zone is intended primarily to designate land for beach-related leisure uses serving the needs of the visitors of Tung Wan.

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 building height of 2 storeys (7.62m), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cemetery" Only</u>	
Columbarium	Public Utility Installation
Crematorium	Religious Institution
Funeral Facility	Utility Installation for Private Project
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Grave	
Public Convenience	

Planning Intention

This zone is intended to designate land for cemetery and related uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 8m, or the height of the existing building (including structure), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Sewage Treatment Works" Only</u>	
Sewage Treatment Works	Government Use (not elsewhere specified) Public Utility Installation

Planning Intention

This zone is intended to designate land for sewage treatment works.

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 building height of 2 storeys (10m), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For "Refuse Transfer Station" Only

Refuse Transfer Station	Government Use (not elsewhere specified) Public Utility Installation
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Planning Intention

This zone is intended to designate land for a refuse transfer station.

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 building height of 2 storeys (10m), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Liquefied Petroleum Gas Cylinder Store” Only

Liquefied Petroleum Gas Cylinder Store	Government Use Public Utility Installation
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Planning Intention

This zone is intended to designate land for a liquefied petroleum gas cylinder store.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Ice Making Plant” Only

Industrial Use (Ice Making Plant only)	Dangerous Goods Godown
Warehouse (excluding Dangerous Goods Godown)	Government Use Offensive Trades Public Utility Installation

Planning Intention

This zone is intended to designate land for an ice making plant.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Shipyard and Ship Repairing Workshop” Only

Shipyard and Ship Repairing Workshop

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for shipyard and ship repairing workshop uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Loading and Unloading Area” Only

As specified on the Plan

Government Use (not elsewhere specified)  
Public Utility Installation

Planning Intention

This zone is intended to designate land for loading and unloading use.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Pier" Only</u>	
Pier	Eating Place
Public Convenience	Government Use (not elsewhere specified)
	Marine Fuelling Station
	Shop and Services
	Public Utility Installation

Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Cheung Chau.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for use as Shop and Services are considered as ancillary to "Pier" use.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Reserve	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Trail	Field Study/Education/Visitor Centre
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Public Vehicle Park (for cycles only)	Helicopter Landing Pad
Tent Camping Ground	Holiday Camp
Wild Animals Protection Area	House
	Pier
	Place of Recreation, Sports or Culture
	Public Utility Installation
	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

Planning Intention

The planning intention of this zone is primarily for defining the limits of development areas by natural features, to protect the natural landscape, as well as to provide passive recreational outlets for local population and visitors. There is a general presumption against development within this zone.

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)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning 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.

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.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- (b) Any filling of land or excavation of land, including that 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 first publication in the Gazette of the notice of the draft Cheung Chau Outline Zoning Plan No. S/I-CC/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



**Appendix IV of the RNTPC Paper No. 5/14**

**DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5C**

**EXPLANATORY STATEMENT**

**DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5C**

<b><u>CONTENTS</u></b>	<b><u>Page</u></b>
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. GENERAL PLANNING INTENTION	4
8. LAND USE ZONINGS	
8.1 Commercial	5
8.2 Residential (Group A)	5
8.3 Residential (Group C)	6
8.4 Residential (Group D)	8
8.5 Village Type Development	8
8.6 Government, Institution or Community	9
8.7 Open Space	10
8.8 Recreation	10
8.9 Other Specified Uses	11
8.10 Green Belt	12
8.11 Coastal Protection Area	13
9. COMMUNICATIONS	13
10. TYPHOON SHELTER	14
11. UTILITY SERVICES	14
12. CULTURAL HERITAGE	15
13. IMPLEMENTATION	16

## **DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/5C**

(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*** Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/5C. 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 Chief Executive, the Secretary for Housing, Planning and Lands, directed the Board on 30 January 2004, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Cheung Chau area.
- 2.2 On 18 June 2004, the draft Cheung Chau OZP No. S/I-CC/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no objection was received.
- 2.3 On 15 April 2005, the draft Cheung Chau OZP No. S/I-CC/2, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.4 On 7 February 2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which was subsequently renumbered as S/I-CC/3. On 17 February 2006, the approved Cheung Chau OZP No. S/I-CC/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 On 4 November 2008, the CE in C referred the approved OZP No. S/I-CC/3 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 14 November 2008 under section 12(2) of the Ordinance.
- 2.6 On 16 October 2009, the draft Cheung Chau OZP No. S/I-CC/4, incorporating the rezoning of a site at Fa Peng from “Residential (Group C)5” to “Green Belt”, was exhibited for public inspection under section 5 of the Ordinance. During the

exhibition period, a total of 2 representations were received. On 29 December 2009, the representations were published for three weeks for public comments and 1 comment was received. On 16 April 2010, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6(B)8 of the Ordinance.

- 2.7 On 5 October 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which is subsequently renumbered as S/I-CC/5. On 15 October 2010, the approved Cheung Chau OZP No. S/I-CC/5 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

**2.8 On 4 June 2013, the CE in C referred the approved OZP No. S/I-CC/5 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 14 June 2013 under Section 12(2) of the Ordinance.**

**2.9 On XX X 2014, the draft Cheung Chau OZP No. S/I-CC/6, incorporating the amendments mainly to rezone a site at Ping Chong Road from "Other Specified Uses" annotated "Shipyard and Ship Repairing Workshop" to "Commercial (3)", a site at Fa Peng Road from "Government, Institution or Community (4)" to "Residential (Group C)7", "Residential (Group C)8" and "Green Belt", and an adjoining site at Fa Peng Road from "Residential (Group C)5" to "Residential (Group C)8", 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 so that development and redevelopment 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 site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan, the pedestrian street 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.

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 particular zones 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, provision has also been incorporated in the Notes for minor relaxation of the specific development restriction(s) stated in the Notes for particular zones to 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 area of about 307 hectares comprising the island of Cheung Chau with a land area of about 244 hectares and the 63-hectare Cheung Chau Typhoon Shelter. It is located about 16 km away from Hong Kong Island and 1 km to the southeast of Chi Ma Wan Peninsula. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 Cheung Chau is the most densely populated outlying island. It is dumbbell-shaped with vegetated knolls in the north and south and a narrow strip of flat land in the central part which is bounded by a typhoon shelter to the west and Tung Wan to the east. The central lowland contains the development core where most of the existing village areas, commercial uses and major community facilities are concentrated.
- 5.3 The northern part of the island is hilly and largely undeveloped. A private low-rise residential development, a rural public housing estate and infrastructure facilities serving the whole island (such as refuse transfer station, sewage treatment works and slaughter house) are the key features at the north-western promontory. A navaid station for air traffic control purpose sits on the highest point on the northern knoll rising to about 100mPD. The south-eastern upland is generally hilly with scattered low-rise low-density residential and institutional developments. The southern upland contains another rural public housing estate and other low-rise low-density residential developments. Part of the south-western tip of the island is occupied by cemeteries, and the rest is characterised by densely vegetated upland and natural coast.
- 5.4 Cheung Chau is an old settlement of cultural heritage significance. The

earliest human activities in Cheung Chau dated back to about 5,000 years ago were found in Tai Kwai Wan, Tung Wan, Nam Wan, Sai Wan and Po Yue Wan. There are a Declared Monument named Cheung Chau Rock Carving, ~~five~~four ~~archaeological~~ sites of archaeological interest and some graded and proposed graded historic buildings/ structures within the Area.

6. POPULATION

According to the ~~2006~~ by 2011 census, the total population in the Area was about ~~24,312~~ 22,750 persons. It is estimated that the planned population in the Area will ~~remain~~ be at around ~~24,500~~ 23,200 persons.

7. GENERAL PLANNING INTENTION

- 7.1 The planning intention of Cheung Chau is to preserve the rural character, car-free environment and the natural landscape of the island. The undisturbed natural coastlines and densely vegetated uplands should be protected from development for nature conservation and landscape protection purposes, as well as to provide a countryside recreation outlet for local residents and visitors.
- 7.2 The existing low-rise low-density character of the villages and other residential areas should be retained to maintain the rural setting of Cheung Chau and to avoid overtaxing the limited access and infrastructure provision. Future growth, primarily in the form of infill developments/redevelopments, is mainly confined to the existing village and other residential clusters where supporting community facilities and infrastructure are provided. Other than the existing holiday accommodations on the south-eastern upland and inshore water-based recreation areas around Tung Wan and Kwun Yam Wan in the east coast, opportunities for integrating existing and potential recreational and visitor attractions to form a recreation node in the south-western coast have also been provided.
- 7.3 The general urban design concept is to concentrate commercial uses and major community facilities around the ferry pier which is the key activity focus. Higher-density developments are placed in the central lowland, while lower-density developments are intended on the upland and in the peripheral and more visually prominent areas. At the west coast, a continuous waterfront footpath runs along the typhoon shelter, and at the east coast, a landscaped promenade runs along Tung Wan. The car-free environment would be retained. A comprehensive emergency vehicular access/footpath network would connect various parts of Cheung Chau including the trails to the upland and the coast.
- 7.4 It is also the planning intention to preserve the cultural heritage of Cheung Chau, which is one of the ancient settlements in the Territory. The Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted in advance on any development or redevelopment proposals affecting the declared monument, ~~archaeological~~ sites of archaeological interest,

historical buildings and other items of historical interests and their immediate environs.

- 7.5 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing land use pattern, land status, availability of infrastructure and local development requirements. The strategic planning context, the sub-regional planning strategy and other relevant studies have been taken into consideration.

## 8. LAND USE ZONINGS

### 8.1 Commercial (“C”) : Total Area **0.35** ha

This zone is intended primarily for commercial developments, which may include hotel, shop and services, place of entertainment and eating place, serving the neighbourhood and the visitors. This zone is divided into **three** sub-areas :

- (a) “Commercial (1)” – this sub-area covers an existing 4-storey commercial building to the east of the ferry pier. It is accessed through a footpath/emergency vehicular access within the adjoining open space. Development in this sub-area is restricted to a maximum plot ratio of 4 and a maximum building height of 4 storeys (13m).
- (b) “Commercial (2)” – this sub-area covers Warwick Hotel in Tung Wan. Development within this sub-area is restricted to a maximum plot ratio of 1.4, a maximum site coverage of 20% and a maximum building height of 7 storeys (33.5m).
- (c) ***“Commercial (3)” – this sub-area covers land within an industrial area at the northern shore of Cheung Chau Wan. Development within this sub-area is restricted to a maximum plot ratio of 1.5 and a maximum building height of 2 storeys (7.62m). In view of the environmental conditions of such land, only selected commercial uses are permitted on land designated “C(3)”. Some commercial uses may be permitted on application to the Town Planning Board.***

### 8.2 Residential (Group A) “R(A)”: Total Area 8.17 ha

This zone is intended primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building. This zoning covers two rural public rental housing estates and a private residential development with commercial uses on the ground floor near Cheung Chau Park.

- (a) “Residential (Group A) 1” (“R(A)1”) – this sub-area covers Nga Ning Court at Sin Yan Tseng. Development in this sub-area is restricted to a maximum domestic gross floor area of 23,000m<sup>2</sup>, a maximum non-domestic gross floor area of 740m<sup>2</sup> and a maximum building

height of 7 storeys (21m) for the lower platform in Area A and 4 storeys (13m) for the upper platform in Area B.

- (b) “Residential (Group A) 2” (“R(A)2”) – this sub-area covers Cheung Kwai Estate near Tai Kwai Wan. Development in this sub-area is restricted to a maximum domestic gross floor area of 16,500m<sup>2</sup>, a maximum non-domestic gross floor area of 290m<sup>2</sup> and a maximum building height of 4 storeys (13m).
- (c) “Residential (Group A)3” (“R(A)3”) - this sub-area covers a private residential development near Cheung Chau Park. Development in this sub-area is restricted to a maximum domestic gross floor area of 5,010m<sup>2</sup>, a maximum non-domestic gross floor area of 1,670m<sup>2</sup> and a maximum building height of 4 storeys (13.5m).

### 8.3 Residential (Group C) (“R(C)”) : Total Area **12.19** ha

8.3.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers the existing and reserved sites for low-rise low-density residential developments compatible with the rural character of Cheung Chau. This zone is divided into eight sub-areas:

- (a) “Residential (Group C) 1” (“R(C)1”) – this sub-area mainly covers village type house developments scattered in the southern and south-eastern uplands of Cheung Chau. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 3 storey (8.23m).
- (b) “Residential (Group C) 2” (“R(C)2”) – this sub-area includes existing low-rise residential or house developments which are two to three storeys high and mainly restricted to a plot ratio of about 0.7 under the lease. Development and/or redevelopment in this sub-area is restricted to a maximum plot ratio of 0.7, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m).
- (c) “Residential (Group C) 3” (“R(C)3”) – this sub-area covers an existing three-storey residential development called Scenic Garden located near Tai Kwai Wan in Cheung Chau North. It also covers a few existing house developments which are two to three storeys high and have been developed up to a plot ratio of about 0.6 on the southern upland. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 3 storeys (9m).



- (d) “Residential (Group C) 4” (“R(C)4”) – this sub-area covers mainly the existing 2-storey low-density residential developments, including Tinford Garden and Fa Peng Knoll, and some existing houses generally located in the visually prominent or secluded locations on the southern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 2 storeys (7.62m).
- (e) “Residential (Group C) 5” (“R(C)5”) – this sub-area covers three major existing house developments in Cheung Chau South, one existing low-rise low-density residential development to the south of Cheung Chau Park, *one at Shui Hang* and another at the Sai Wan waterfront. It also covers some proposed sites for low-rise low-density residential developments at the waterfront of Sai Wan and the site of the former Cheung Chau Theatre near Tung Wan. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m).

The site at Sai Wan falls within the Sai Wan *Site of Archaeological Interest*. Prior consultation with the AMO of LCSD should be required for any development or redevelopment which may affect this archaeological site and its surrounding area. Necessary mitigation measures should be provided in consultation with the AMO.

- (f) “Residential (Group C) 6” (“R(C)6”) – this sub-area includes existing single house developments which are mostly scattered on the visually prominent knolls or hill slopes in the south-eastern upland. Some of these existing houses are vacant or have been abandoned. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m).
- (g) *“Residential (Group C) 7” (“R(C)7”) – this sub-area covers a private lot at Fa Peng Road on the south-eastern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.9, a maximum site coverage of 45% and a maximum building height of 2 storeys (7.62m).*
- (h) *“Residential (Group C) 8” (“R(C)8”) – this sub-area covers a site at Fa Peng Road on the south-eastern upland. Development and/or redevelopment within this sub-area is subject to a maximum domestic plot ratio of 0.8, a maximum*

*site coverage of 40% and a maximum building height of 3 storeys.*

- 8.3.2 The development restrictions are to reflect the existing/committed development intensities so as to ensure that any development and/or redevelopment within the zone will be in keeping with the rural character of the adjoining environment and to avoid overtaxing the limited access and infrastructure provision in Cheung Chau. A few “R(C)” sites include existing public passages between private lots. The suitability of including these passageways for future development or redevelopment has to be assessed on individual merits.

8.4 Residential (Group D) (“R(D)”) : Total Area 2.21 ha

- 8.4.1 The planning intention of this zone is primarily for improvement and upgrading of existing village blocks which are generally obsolete and lack adequate provision of infrastructure and utility services. Improvement and upgrading of these existing village blocks is permitted as “House (Redevelopment, Addition, Alteration and/or Modification to existing house only)” under the Notes of the “R(D)” zone. To retain the existing rural character of these settlements, any new development, or improvement or upgrading of existing village blocks shall not result in a total development in excess of a maximum building height of 2 storeys (6m).
- 8.4.2 Areas under this zoning include Lutheran Village, Round Table Village and Care Village (Ying Sin Leung Care Village, Self Help Care Village and Sai Wan Care Village). These villages were built in the 1970s and 1980s by charity groups to house local residents in Cheung Chau.

8.5 Village Type Development (“V”) : Total Area 29.92 ha

- 8.5.1 The intention of this zone is primarily for the provision of land for the retention of the existing village areas. 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.
- 8.5.2 There are no recognized villages in Cheung Chau. The settlements in the early developed parts are mainly in form of village houses. The existing village areas mainly concentrated in the central lowland of Cheung Chau are under this zoning. Other areas zoned “V” include Pak She San Tsuen, Tai Kwai Wan San Tsuen, Nam She Tong, Tai Tsoi Yuen, Lung Tsai Tsuen, Ko Shan Tsuen, Tai Shek Hau and Sin Yan Tseng.

- 8.5.3 In order to retain the existing village character, no new development or addition, alteration and/or modification to or redevelopment of an existing building within the zone shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m).

8.6 Government, Institution or Community (“G/IC”) : Total Area **17.54** ha

- 8.6.1 The intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district. 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.
- 8.6.2 Cheung Chau is a well-established community with adequate provision of major GIC facilities. Existing major GIC facilities include Cheung Chau Municipal Services Building (accommodating an indoor recreation centre, a market, a library, a study room and a post office), cooked food stalls, a hospital, a clinic, a fire station, a police station, another indoor *sports* centre at Nam She Tong, a sports ground, a marine licensing station, a beach building, a helipad, a meteorological station, a navaid station, a slaughter house, a fresh water tank, fresh water service reservoirs, a water pumping station, sewage pumping stations, cycle parks, latrines, refuse collection points, *refuse barging points, electricity substations, a telephone exchange* and a fireboat station at Cheung Chau Sai Tai Road.
- 8.6.3 The zone also includes *three* primary schools and *five* secondary schools, *kindergartens and nurseries, a day care centre for the elderly, a neighbourhood elderly centre*, religious retreat homes, a bible seminary, churches, temples, *an integrated youth centre*, Cheung Chau School Students Sports Centre, Marine Port District Junior Police Call Cheung Chau Club House, the Scout Association of Hong Kong *Islands District Headquarters*, a rural committee building, the Society for the Prevention of Cruelty to Animal (Hong Kong)’s clinic, Auxiliary Medical Service Headquarters and tsz tongs.
- 8.6.4 The planned GIC facilities include a proposed Government multi-purpose building with community hall at Cheung Chau Sai Tai Road, several waterworks reserve sites, a sewage pumping station, and refuse collection points. “G/IC” sites are also reserved for future uses.
- 8.6.5 It is necessary to ensure that development or redevelopment of the “G/IC” sites will be compatible with the low-rise character of the adjoining environment. Within the “G/IC” zone, developments and

redevelopments are subject to the maximum building heights specified in the Notes.

8.7 Open Space (“O”) : Total Area 11.69 ha

- 8.7.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.
- 8.7.2 Major open spaces have been provided at prominent locations in Cheung Chau. They include two gazetted beaches in Tung Wan and Kwun Yam Wan, a beach at Tung Wan Tsai, an open square with a footfall court in front of Pak Tai Temple, Cheung Chau Park in Nam Wan, and an open space to the northwest of Scenic Garden ***and an open space at Tai Tsoi Yuen.***
- 8.7.3 The major planned open spaces include a proposed coastal park adjacent to Cheung Po Tsai Cave at south-west Cheung Chau in view of the interesting rock formation, picturesque scenery and proximity to the historical site.
- 8.7.4 Local open spaces are provided within residential neighbourhood and public housing estates. Additional local open spaces are provided in the detailed layout plans for the villages. These are small in scale and have not been shown on the Plan.

8.8 Recreation (“REC”) : Total Area 8.40 ha

- 8.8.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.8.2 A site near Kwun Yam Wan occupied by Cheung Chau Life Saving Association and a water sports activities centre is under this zoning. The existing youth clubs and youth camps in eastern Cheung Chau including Caritas Oi Fai Camp, Caritas Jockey Club Ming Fai Camp, Salvation Army Bradbury Youth Club and Jockey Club Don Bosco Youth Centre are also under this zoning.
- 8.8.3 A large piece of private land at Po Yue Wan in the south-western part of the island which covers the former Sai Yuen Farm is also under this zoning. With a tranquil setting suitable for countryside recreation, the site is intended to be redeveloped for low-rise low-density recreational uses compatible with the surrounding rural and natural environment. Development on this site will be restricted to recreational uses and other uses of ancillary nature. There are dense

trees on the site and they should be preserved as far as possible.

8.8.4 Within the “REC” zone, residential development will generally not be allowed except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. 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 0.2 and a maximum building height of 2 storeys (6m).

8.8.5 The development restrictions are primarily intended to retain the low-rise low-density character and to ensure that future development and/or redevelopment are compatible with the surrounding natural and rural environment, and would not overtax the limited access and infrastructure provision in the area.

8.9 Other Specified Uses (“OU”) : Total Area **12.97** ha

The specific uses under this zoning include :

Beach-Related Leisure Uses

This zone is intended primarily to designate land for beach-related leisure uses serving the needs of the visitors of Tung Wan. Two sites fronting Tung Wan are under this zoning to facilitate development/redevelopment for beach-related leisure uses in harmony with the beach environment. Development within this zone is restricted to a maximum building height of 2 storeys (7.62m).

Cemetery

This zone is intended to designate land for cemetery and related uses. Cheung Chau Cemetery including the crematorium and columbarium in southwest Cheung Chau and the extension area, Cheung Chau Catholic Cemetery in Cheung Chau South, and Cheung Chau Christian Cemetery in Cheung Chau North are zoned “OU” annotated “Cemetery”. Development within this zone is subject to a maximum height of 8m for any building (including structure).

Sewage Treatment Works

This zone is intended to designate land for sewage treatment works. A site to the south of Tai Kwai Wan has been developed into a sewage treatment works serving the Cheung Chau area. For any expansion of the existing sewage treatment works in future, adequate mitigation measures should be provided to minimise its visual impacts on the adjacent Cheung Kwai Estate. Development within this zone is restricted to a maximum building height of 2 storeys (10m).

### Refuse Transfer Station

This zone is intended to designate land for a refuse transfer station. It covers an existing refuse transfer station located to the north of Tai Kwai Wan for the collection of municipal solid waste, pre-sorted construction and demolition waste and sewage sludge generated from the entire Cheung Chau area. Development within this zone is restricted to a maximum building height of 2 storeys (10m).

### Liquefied Petroleum Gas (LPG) Cylinder Store

This zone is intended to designate land for a LPG cylinder store. A site to the south of Tai Kwai Wan adjacent to the sewage treatment works is being used as a LPG cylinders store for storage of LPG cylinder for use by residents in Cheung Chau. Development within this zone is restricted to a maximum height of 2 storeys (7.62m) for any building (including structure).

### Ice Making Plant

This zone is intended to designate land for an ice making plant. A site to the north of Cheung Chau Wan is under this zoning and has been developed as an ice making factory. It is served by an existing jetty in the south for delivery. Development within this zone is restricted to a maximum height of 2 storeys (7.62m) for any building (including structure).

### Shipyards and Ship Repairing Workshop

This zone is intended to designate land for shipyard and ship repairing workshop uses. Two sites at the northern shore of Cheung Chau Wan which are currently used as shipyard and ship repairing workshops are under this zoning. Development within this zone is restricted to a maximum height of 2 storeys (7.62m) for any building (including structure).

### Loading and Unloading Area

This zone is intended to designate land for loading and unloading use. A site adjacent to the Cheung Chau Municipal Services Building at the waterfront is used for loading and unloading of cargoes and goods serving local residents and commercial uses. Two waterfront sites, one to the south of the ice making factory at Pai Chong Road and another at the far end of Cheung Chau Sai Tai Road, are under this zoning. They serve as replacement sites for the existing loading, unloading and storage areas in Sai Tai Road.

### Pier

The zone is intended to designate land for piers to facilitate marine access to Cheung Chau. Areas zoned "OU" annotated "Pier" cover the existing ferry pier and public piers in Cheung Chau.

8.10 Green Belt (“GB”) : Total Area 112.08 ha

- 8.10.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features, to protect the natural landscape, as well as to provide passive recreational outlets for local population and visitors.
- 8.10.2 Most parts of the hill slopes and upland covered with natural vegetation in the northern and southern parts of Cheung Chau are under this zoning.
- 8.10.3 There is a general presumption against development within the “GB” zone. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

8.11 Coastal Protection Area (“CPA”) : Total Area 22.74 ha

- 8.11.1 The planning intention of this zone is 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. 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. The scenic and ecologically sensitive coastal areas should be protected against land filling and land excavation.
- 8.11.2 The natural coasts in north and south Cheung Chau which are largely undisturbed fall within this zoning. These areas comprise natural coastlines with rocky shores, promontories, caves, inlets, beaches and other coastal features of scenic value. Two sandy bays along the north-western coast of the island are also under this zoning to preserve their existing natural landscape.
- 8.11.3 New residential development is not permitted. 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 the plot ratio, site coverage and height of the existing house.
- 8.11.4 Filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## 9. COMMUNICATIONS

### 9.1 Waterborne Transport

Regular licensed passenger ferry service is the major means of public transportation for the Area. Ferry services to Central, Mui Wo, Chi Ma Wan and Peng Chau are provided. Scheduled “*kaito*” services connecting Cheung Chau Public Pier with Sai Wan are also provided.

### 9.2 Land Transport

Cheung Chau enjoys a car-free environment with only a limited number of village vehicles, fire engines, police vehicles and ambulance vehicles serving local needs. Part of the pedestrian circulation network also serves as emergency vehicular access.

### 9.3 Footpaths

A well-developed footpath and trail system on Cheung Chau provides access from the piers to the villages and other residential developments, beaches, the upland as well as other places of interests.

## 10. TYPHOON SHELTER

The Cheung Chau Typhoon Shelter, which occupies an area of about 63 hectares, is one of the largest typhoon shelters in the Territory mainly used by the local fishermen as their “home port”. Its occupancy is high, particularly during passage of typhoon and festive seasons.

## 11. UTILITY SERVICES

### 11.1 Water Supply

Potable water is supplied from Lantau Island via two submarine pipelines to Cheung Chau. There are a fresh water pumping station, a fresh water tank, three fresh water service reservoirs and associated water mains serving local needs. As there is no salt water supply to the Area, temporary mains water for flushing is being used.

### 11.2 Sewage Treatment

11.2.1 Most of the village houses in Cheung Chau are served by a complicated mix of separate foul sewers, combined storm and foul sewers and interceptor sewers. The sewage collected is pumped to the existing sewage treatment works to the west of Cheung Kwai Estate and the treated effluent is discharged through a submarine outfall.

11.2.2 Roads and drains improvement is being implemented in the central



core of Cheung Chau. Some of the combined sewers will be separated. Minor sewer extension to facilitate house connection in Cheung Chau Central have been constructed under the Outlying Islands Sewerage Stage 1 Phase 2 project in 2007.

- 11.2.3 To cater for the future development and improve the environment, a new sewerage master plan (SMP) for Cheung Chau has been developed under the “Outlying Islands SMP Stage 2 Review” Study in 2002. The SMP Review recommended further upgrading and expansion of the sewage treatment works as well as to extend the sewer network to the remaining unsewered areas under the Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities project which is scheduled to commence in ~~2012~~ 2015.

### 11.3 Solid Wastes Disposal

Solid waste is collected through small refuse collection points scattered throughout the island. Domestic waste and construction waste collected are delivered to the refuse transfer station to the north of Tai Kwai Wan for delivery via marine access to the landfill site in the West New Territories for disposal.

### 11.4 Electricity, Telephone and Gas

Telephone network and electricity supply are available in Cheung Chau. Since town gas is at present not available in Cheung Chau, LPG will still be the major supply. The storage of LPG cylinders are centralised in the LPG cylinder store located at the north-western part of Cheung Chau.

## 12. CULTURAL HERITAGE

- 12.1 ~~Heritage features in Cheung Chau include one declared monument, give archaeological sites and nine graded historical buildings.~~ *Within the boundary of the Plan, there are declared monument, sites of archaeological interest and graded historic buildings.* The archaeological sites *of archaeological interest* in Cheung Chau include Tai Kwai Wan Archaeological Site *of Archaeological Interest*, Nam Wah Archaeological Site, Tung Wan Archaeological Site *of Archaeological Interest* comprising the declared monument named Cheung Chau Rock Carving, Sai Wan Archaeological Site *of Archaeological Interest* and Po Yue Wan Archaeological Site *of Archaeological Interest*. There are graded and proposed graded historic buildings/structures within the *area, i.e. Yuk Hui Temple at Pak She Street (Grade 1), Cheung Chau Police Station (Grade 2), No. 91 Lai Chi Yuen (Grade 2), No. 92 Lai Chi Yuen (Grade 2), No. 93 Lai Chi Yuen (Grade 2), Hung Shing Temple at Chung Hing Street (Grade 2), No. 18 Tai San Street (Grade 2), Old Block of the Cheung Chau Government School (Grade 2), Caretaker's Residence of the Cheung Chau Government School (Grade 2), Tin Hau Temple at Chung Hing Street (Tai Shek Hau) (Grade 2), Tin Hau Temple near Pak She San Tsuen (Grade 2), Cheung Chau Theatre (Grade 3).*

*Cheung Chau Fong Pin Hospital (Grade 3), St. Joseph Hospital (Grade 3), No. 233 Tai San Back Street (Grade 3), No. 234 Tai San Back Street (Grade 3), No. 242 Tai San Back Street (Grade 3), Entrance Gate together with the enclosing walls of Nos. 233, 234 & 242 Tai San Back Street (Grade 3), Tin Hau Temple at Sai Wan (Grade 3), Salisian Retreat House (Grade 3) and Main Block & Kitchen Block of Wing Shing Tong (Combined Grade 3).* All the above declared monument, archaeological sites of archaeological interest and graded historic buildings/structures are worthy of preservation.

- 12.2 ~~The Antiquities Advisory Board (AAB) also released the a list of new items in addition to the list of 1,444 historic buildings, in which some buildings/structures within the Area have been given proposed gradings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 these historic buildings/structures and the new items have been uploaded onto the official website of the AMO of the LCSD AAB at <http://www.aab.gov.hk> www.aab.gov.hk. The proposed gradings of historic buildings/structures are now under the review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AMO's official website.~~
- 12.3 Prior consultation with the *Antiquities and Monuments Office (AMO) of Leisure and Cultural Services Department (LCSD)* ~~AMO of LCSD~~ should be made if any development, redevelopment or rezoning proposal might affect the above archaeological sites, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance of the archaeological sites of archaeological interest and other areas of archaeological potential 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 the 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.

### 13. IMPLEMENTATION

- 13.1 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.
- 13.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area are based. 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 ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme, the Rural Public Works Programme, the Outlying Islands Sewerage Master Plan and the Local Public Works Improvement Programme, as and when resources are available. Private development will be effected principally through private sector initiatives in accordance with the provision of the Plan.

- 13.3 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 plan and layout plans for the Area and the Guidelines published by the Board. The outline development plan 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**  
**MARCH 2014**

**Provision of Major Community Facilities in the Cheung Chau Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines	HKPSG Requirement <sup>(1)</sup>	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Secondary School	1 whole-day classroom for 40 persons aged 12-17	36 classrooms	48 classrooms	48 classrooms	+12 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	34 classrooms	35 classrooms	35 classrooms	+1 classroom
Kindergarten / Nursery Class	24 classrooms for 1,000 children aged 3 to under 6	6 classrooms	16 classrooms	16 classrooms	+10 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000-200,000 persons	0	1	1	+1
Sub-divisional Fire Station	No set standard	NA	1	1	NA
Fire Station (non-standard)	No set standard	NA	1	1	NA
Hospital	5.5 beds per 1,000 persons	128 beds	87 beds	87 beds	-41 beds
Clinic / Health Centre	1 per 100,000 persons	0	1	1	+1
Post Office	1 per 30,000 persons	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Market	No set standard	NA	254 stalls	254 stalls	NA
Child Care Centre	No set standard	NA	300 places	300 places	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	2	2	+2
Neighbourhood Elderly Centres	No set standard	NA	1	1	NA

Type of Facilities	Hong Kong Planning Standards and Guidelines	HKPSG Requirement <sup>(1)</sup>	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Day Care Centres for the Elderly	No set standard	NA	1	1	NA
Day Care Unit for the Elderly in District Elderly Community Centres	No set standard	NA	175 places	175 places	NA
Residential Care Homes for the Elderly	No set standard	NA	358 places	358 places	NA
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	0	0	0	0
Community Hall	No set standard	NA	0	1	NA
Library	1 district library for every 200,000 persons	0	1	1	+1
Study Room	A) Usually 1 in each public major/district library B) Provision in community centre depends on the approved schedule of accommodation	NA	1	2	NA
Sports Centre	1 per 50,000 to 65,000 persons	0	2	2	+2
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons	0	1	1	+1
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0
Swimming Pool - leisure	1 per district	0	0	0	0
District Open Space	10 ha per 100,000 persons	2.2 ha	2.81 ha	9.24 ha	+7.04 ha
Local Open Space	10 ha per 100,000 persons	2.2 ha	2.61 ha	2.69 ha	+0.49 ha

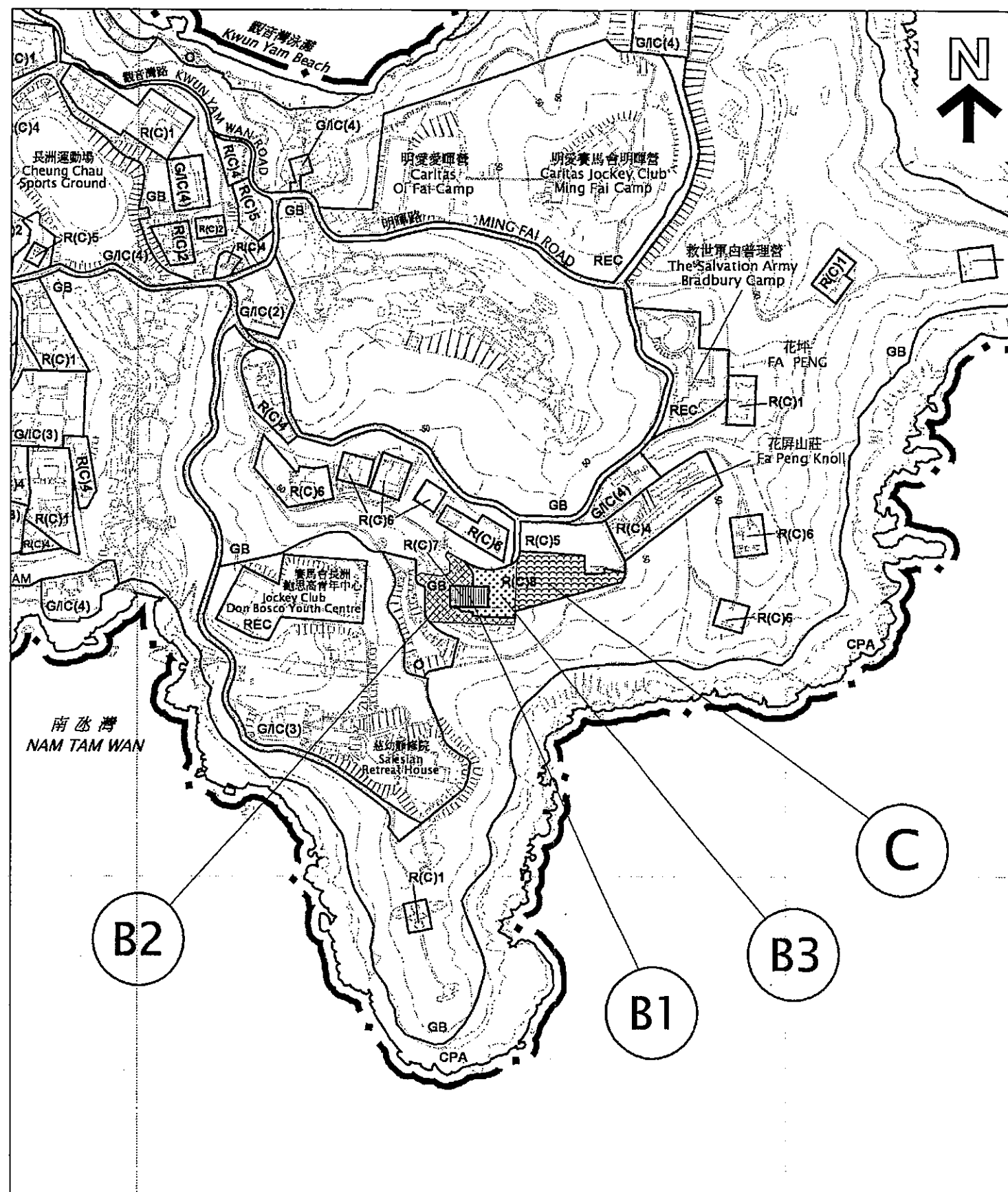
Note:

(1) The HKPSG requirement is based on Planned Population (i.e. 23,200) on OZP. The "Planned Population" may include residents and/or mobile residents and/or transients subject to the nature of the community facilities.





長洲分區計劃大綱核准圖編號 S/I-CC/5  
THE APPROVED CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5



長洲分區計劃大綱核准圖編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5

**B1** 擬議修訂項目  
PROPOSED AMENDMENT ITEM

本摘要圖於2014年2月25日擬備，所根據的資料為  
於2010年10月5日核准的分區計劃大綱圖編號S/I-CC/5  
EXTRACT PLAN PREPARED ON 25.2.2014 BASED ON  
OUTLINE ZONING PLAN No. S/I-CC/5 APPROVED ON 5.10.2010

位置圖 LOCATION PLAN  
長洲分區計劃大綱核准圖編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5

SCALE 1:4 000 比例尺  
100 0 100 200 300  
METRES METRES

規劃署  
PLANNING DEPARTMENT



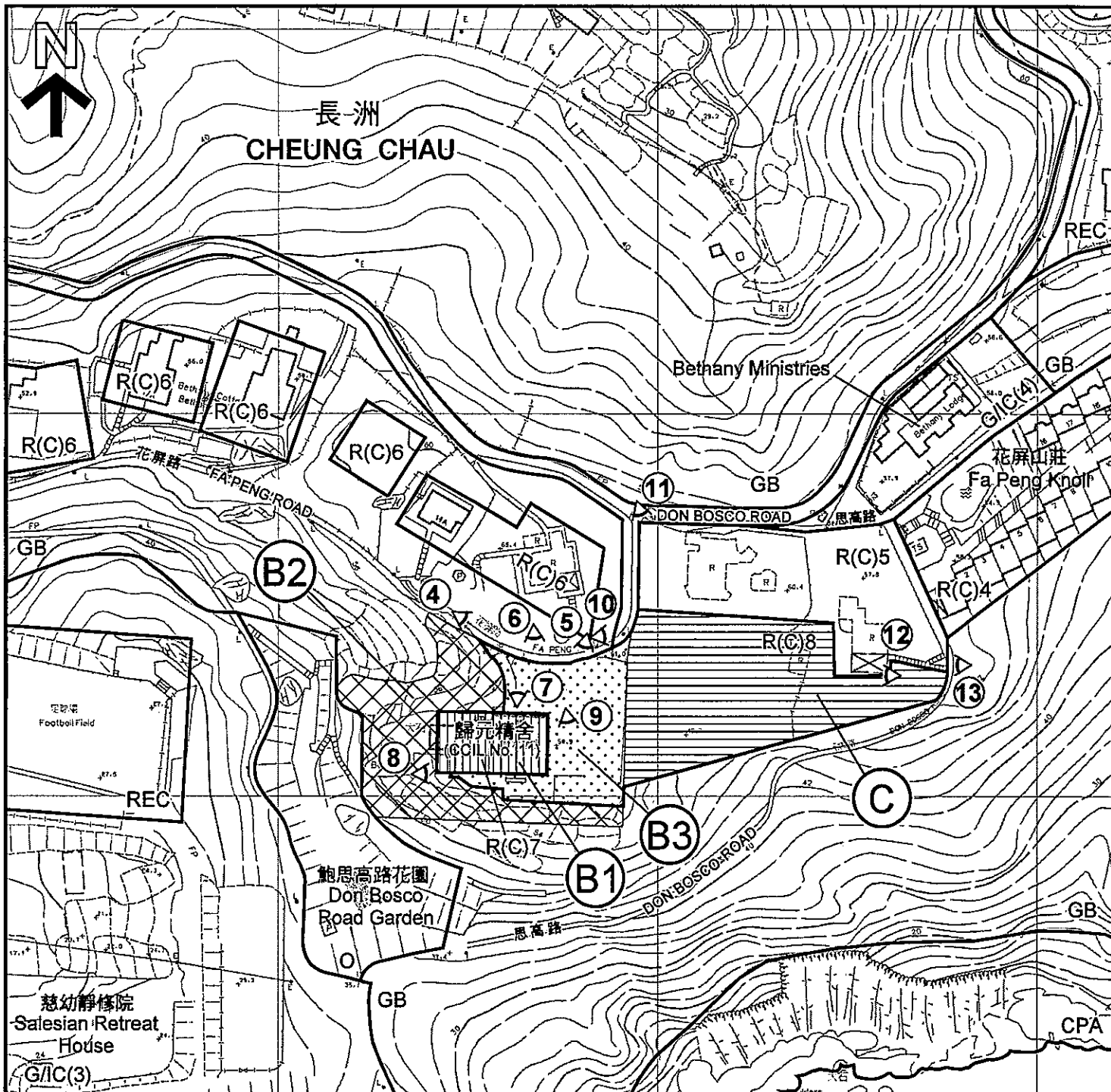
參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
1b









#### 擬議修訂項目 PROPOSED AMENDMENT ITEMS

- B1** 由「政府、機構或社區(4)」地帶改劃為「住宅(丙類)7」地帶  
TO BE REZONED FROM "G/C(4)" TO "R(C)7"
- B2** 由「政府、機構或社區(4)」地帶改劃為「綠化地帶」地帶  
TO BE REZONED FROM "G/C(4)" TO "GB"
- B3** 由「政府、機構或社區(4)」地帶改劃為「住宅(丙類)8」地帶  
TO BE REZONED FROM "G/C(4)" TO "R(C)8"
- C** 由「住宅(丙類)5」地帶改劃為「住宅(丙類)8」地帶  
TO BE REZONED FROM "R(C)5" TO "R(C)8"
- ④** 實地照片的觀景點 (參閱圖5a至5d)  
VIEWING POINT OF SITE PHOTOS (REFER PLANS 5a to 5d)

#### 圖例 LEGEND

- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- CPA** 海岸保護區  
COASTAL PROTECTION AREA
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU** 其他指定用途  
OTHER SPECIFIED USES
- GB** 綠化地帶  
GREEN BELT
- O** 休憩用地  
OPEN SPACE
- REC** 康樂  
RECREATION

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

本摘要圖於2014年3月6日擬備，  
所根據的資料為測量圖編號  
14-NW-20C, 20D, 25A和25B  
EXTRACT PLAN PREPARED ON 6.3.2014  
BASED ON SURVEY SHEETS  
No. 14-NW-20C, 20D, 25A & 25B

#### 平面圖 SITE PLAN

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

SCALE 1:1500 比例尺  
30 0 30 60  
METRES METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
2b





海  
SEA

渠務署  
長洲污水處理廠  
DSD  
Cheung Chau  
Sewage Treatment Works

長洲  
CHEUNG CHAU

北社新村  
PAK SHE SAN TSUEN

長貴邨  
CHEUNG KWAI ESTATE

冰廠  
Ice Factory

冰廠路

長洲消防局  
Cheung Chau  
Fire Station

北社  
污水泵房  
Pak She  
Sewage  
Pumping Station

PAK CHONG ROAD

PAI CHONG ROAD

船廠及修船工場  
Shipyards and Ship  
Repairing Workshops

排廠路

PAK SHE PRAIR ROAD

承業  
工業樓

北社海傍路

路政署臨時維修廠  
HyD Temp.  
Maintenance Depot

地下為商店的  
住宅樓宇  
Domestic  
Buildings with  
shops on G/F

工業樓宇  
Industrial Buildings

垃圾收集站  
Refuse Collection Point

渠務署臨時工  
DSD Temp. Works Area

長洲避風塘  
CHEUNG CHAU  
TYPHOON SHELTER

#### 擬議修訂項目 PROPOSED AMENDMENT ITEM

A

由「其他指定用途」註明「船廠及修船工場」地帶  
改劃為「商業(3)」地帶  
TO BE REZONED FROM "OU" ANNOTATED "SHIPYARD  
AND SHIP REPAIRING WORKSHOP" TO "C(3)"

擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM BOUNDARY  
(FOR IDENTIFICATION PURPOSE ONLY)

#### 航攝照片 AERIAL PHOTO

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

本摘要圖於2014年3月6日擬備，  
所根據的資料為地政總署於2013年2月14日  
拍得的航攝照片編號CW102404  
EXTRACT PLAN PREPARED ON 6.3.2014  
BASED ON AERIAL PHOTO No. CW102404  
TAKEN ON 14.2.2013  
BY LANDS DEPARTMENT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
3a





長洲  
CHEUNG CHAU



擬議修訂項目 PROPOSED AMENDMENT ITEMS

- B1** 由「政府、機構或社區(4)」地帶改劃為  
「住宅(丙類)7」地帶  
TO BE REZONED FROM "G/I(C)(4)" TO "R(C)7"
- B2** 由「政府、機構或社區(4)」地帶改劃為  
「綠化地帶」地帶  
TO BE REZONED FROM "G/I(C)(4)" TO "GB"
- B3** 由「政府、機構或社區(4)」地帶改劃為  
「住宅(丙類)8」地帶  
TO BE REZONED FROM "G/I(C)(4)" TO "R(C)8"
- C** 由「住宅(丙類)5」地帶改劃為  
「住宅(丙類)8」地帶  
TO BE REZONED FROM "R(C)5" TO "R(C)8"

擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM BOUNDARY  
(FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

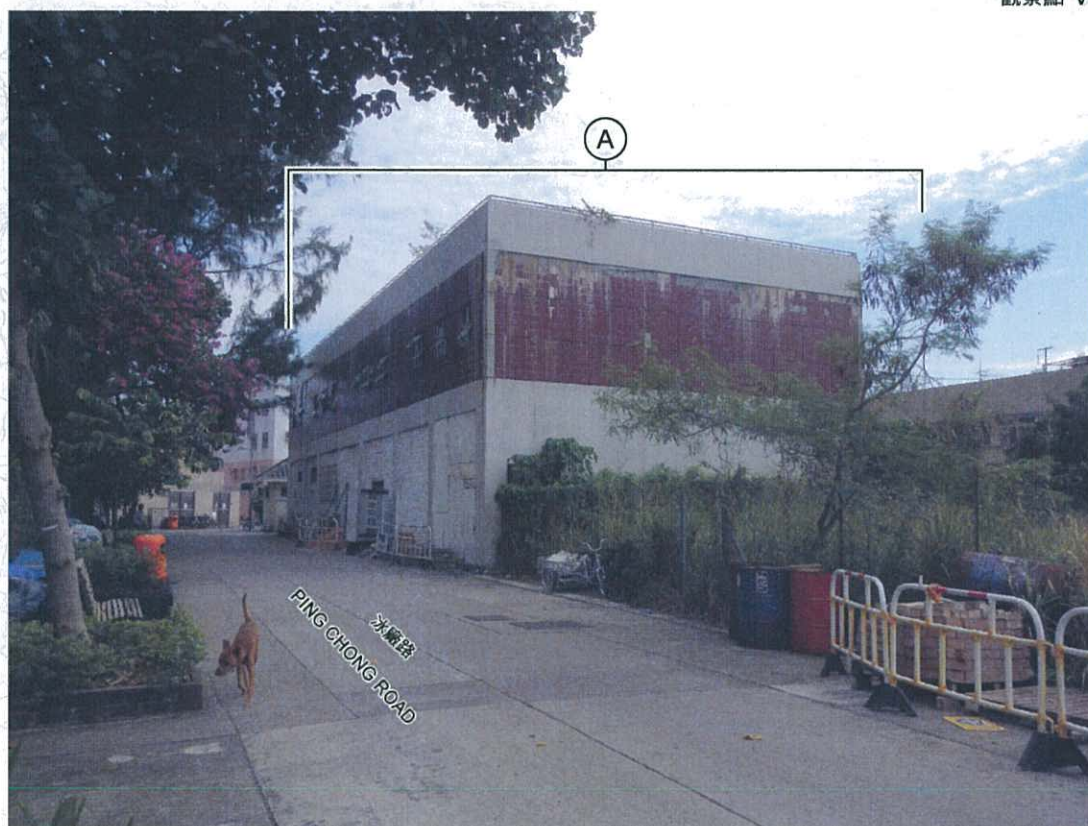
圖 PLAN  
3b

本摘要圖於2014年3月6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CS41830  
EXTRACT PLAN PREPARED ON 6.3.2014  
BASED ON AERIAL PHOTO No. CS41830  
TAKEN ON 14.1.2013  
BY LANDS DEPARTMENT





擬議修訂項目A的位置及鄰近範圍  
LOCATION OF PROPOSED AMENDMENT ITEM A AND ITS VICINITY



位於該土地的現存建築物  
EXISTING BUILDING AT THE SUBJECT SITE

擬議修訂項目 PROPOSED AMENDMENT ITEM A



擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM  
BOUNDARY (FOR IDENTIFICATION  
PURPOSE ONLY)

本圖於2014年3月6日擬備，所根據的資料  
為攝於2013年11月22日的實地照片  
PLAN PREPARED ON 6.3.2014 BASED ON  
SITE PHOTOS TAKEN ON 22.11.2013

實地照片 SITE PHOTOS

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
4a



觀景點 VIEWING POINT 3

工業樓宇  
Industrial Buildings

A



擬議修訂項目A以南的船廠、修船工場及工業樓宇  
SHIPYARDS, SHIP REPAIRING WORKSHOPS AND INDUSTRIAL BUILDINGS  
LOCATED AT THE SOUTH OF THE PROPOSED AMENDMENT ITEM A

擬議修訂項目 PROPOSED AMENDMENT ITEM A



擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM  
BOUNDARY (FOR IDENTIFICATION  
PURPOSE ONLY)

本圖於2014年2月25日擬備，所根據的資料  
為攝於2013年11月22日的實地照片  
PLAN PREPARED ON 25.2.2014 BASED ON  
SITE PHOTO TAKEN ON 22.11.2013

實地照片 SITE PHOTO

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
4b





長洲內地段第11號（擬議修訂項目B1）的入口  
ENTRANCE TO CHEUNG CHAU INLAND LOT NO. 11 (PROPOSED AMENDMENT ITEM B1)



擬議修訂項目B1至B3  
PROPOSED AMENDMENT ITEMS B1 - B3



從花屏路北面眺望擬議修訂項目B1，B3及C  
VIEW OF THE PROPOSED AMENDMENT ITEMS B1, B3 AND C FROM THE NORTH OF FA PENG ROAD

© 擬議修訂項目（只作識別用）  
PROPOSED AMENDMENT ITEM  
(FOR IDENTIFICATION PURPOSE ONLY)

### 實地照片 SITE PHOTOS

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/LI/13/162

圖 PLAN  
5a

本圖於2014年3月6日擬備，所根據的資料  
為攝於2014年1月10日的實地照片  
PLAN PREPARED ON 6.3.2014 BASED ON  
SITE PHOTOS TAKEN ON 10.1.2014



B2

B3

觀景點 VIEWING POINT 7



擬議修訂項目B3內小徑的現存情況  
FOOTPATH INSIDE THE PROPOSED AMENDMENT ITEM B3

B3

B2

觀景點 VIEWING POINT 8



擬議修訂項目B2及B3南面部分  
THE SOUTHERN PORTION OF THE PROPOSED AMENDMENT ITEMS B2 & B3

B2

擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM  
BOUNDARY (FOR IDENTIFICATION  
PURPOSE ONLY)

本圖於2014年3月6日擬備，所根據的  
資料為攝於2013年8月5日(上)及  
2013年10月16日(下)的實地照片

PLAN PREPARED ON 6.3.2014 BASED ON  
SITE PHOTOS TAKEN ON 5.8.2013 (UPPER)  
& 16.10.2013 (BOTTOM)

### 實地照片 SITE PHOTOS

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
5b





擬議修訂項目B3(東面部分的現存情況)  
EXISTING CONDITION OF THE EASTERN PORTION OF THE PROPOSED AMENDMENT ITEM B3



擬議修訂項目B3(東北面部分的現存情況)  
EXISTING CONDITION OF THE NORTH-EASTERN PORTION OF THE PROPOSED AMENDMENT ITEM B3



擬議修訂項目C以北的花屏路與思高路  
FA PENG ROAD AND DON BOSCO ROAD TO THE NORTH OF PROPOSED AMENDMENT ITEM C

### 實地照片 SITE PHOTOS

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
5c

本圖於2014年2月25日擬備，所根據的  
資料為攝於2013年10月16日(上)及  
2014年1月10日(中及下)的實地照片  
PLAN PREPARED ON 25.2.2014 BASED ON  
SITE PHOTOS TAKEN ON 16.10.2013 (UPPER)  
& 10.1.2014 (MIDDLE & BOTTOM)



Ⓒ

觀景點 VIEWING POINT 12



擬議修訂項目C的斜坡和樹林  
SLOPE AND WOODLAND OF THE PROPOSED AMENDMENT ITEM C

Ⓒ

觀景點 VIEWING POINT 13  
現存「住宅(丙類)5」地帶  
Existing "R(C)5" Site



從思高路眺望擬議修訂項目C的東面  
VIEW OF THE EAST TO THE PROPOSED AMENDMENT ITEM C ON DON BOSCO ROAD



擬議修訂項目界線(只作識別用)  
PROPOSED AMENDMENT ITEM  
BOUNDARY (FOR IDENTIFICATION  
PURPOSE ONLY)

### 實地照片 SITE PHOTOS

長洲分區計劃大綱核准圖  
編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CHEUNG CHAU  
OUTLINE ZONING PLAN No. S/I-CC/5

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/162

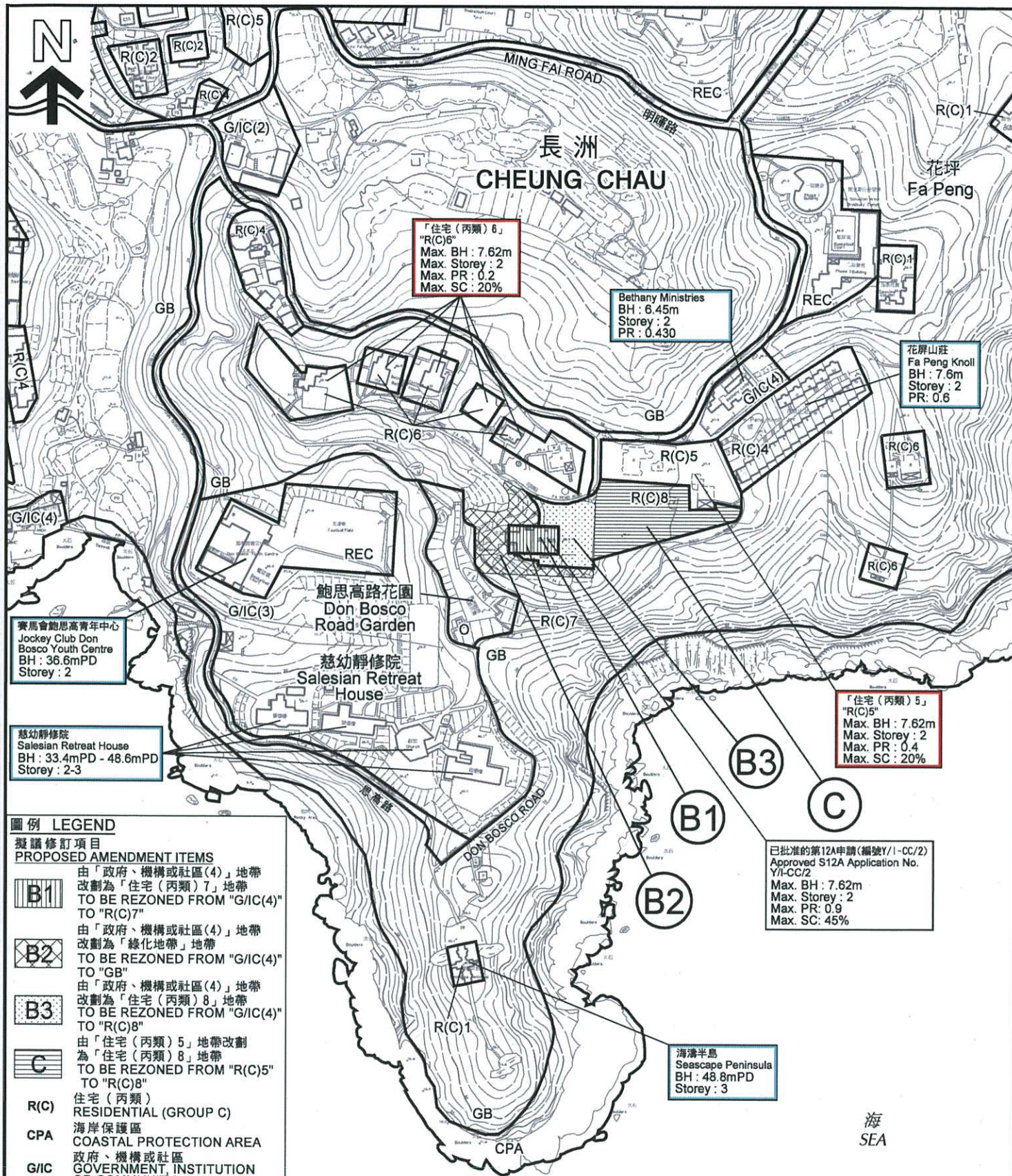
圖 PLAN  
5d

本圖於2014年2月25日擬備，所根據的資料  
為攝於2014年1月10日的實地照片  
PLAN PREPARED ON 25.2.2014 BASED ON  
SITE PHOTOS TAKEN ON 10.1.2014









#### 圖例 LEGEND

##### 擬議修訂項目

##### PROPOSED AMENDMENT ITEMS

- B1** 由「政府、機構或社區(4)」地帶改劃為「住宅(丙類)7」地帶  
TO BE REZONED FROM "G/IC(4)" TO "R(C)7"
- B2** 由「政府、機構或社區(4)」地帶改劃為「綠化地帶」地帶  
TO BE REZONED FROM "G/IC(4)" TO "GB"
- B3** 由「政府、機構或社區(4)」地帶改劃為「住宅(丙類)8」地帶  
TO BE REZONED FROM "G/IC(4)" TO "R(C)8"
- C** 由「住宅(丙類)5」地帶改劃為「住宅(丙類)8」地帶  
TO BE REZONED FROM "R(C)5" TO "R(C)8"
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- CPA** 海岸保護區  
COASTAL PROTECTION AREA
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- O** 休憩用地  
OPEN SPACE
- REC** 康樂  
RECREATION

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

本摘要圖於2014年3月14日擬備，  
所根據的資料為測量圖編號  
14-NW-20C, 20D, 25A和25B  
EXTRACT PLAN PREPARED ON 14.3.2014  
BASED ON SURVEY SHEETS  
No. 14-NW-20C, 20D, 25A & 25B

「住宅(丙類)5」  
"R(C)5"  
Max. BH: 7.62m  
Max. Storey: 2  
Max. PR: 0.4  
Max. SC: 20%

依據分區計劃大綱圖的  
發展限制  
BASED ON DEVELOPMENT  
RESTRICTIONS IN THE  
OUTLINE ZONING PLAN

海濱半島  
Seascope Peninsula  
BH: 48.8mPD  
Storey: 3

依據已批准的建築圖則的  
發展參數  
BASED ON DEVELOPMENT  
PARAMETERS OF THE  
APPROVED BUILDING PLAN

#### 鄰近地方的發展參數 DEVELOPMENT PARAMETERS OF THE SURROUNDING AREAS

長洲分區計劃大綱核准圖編號 S/I-CC/5 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
CHEUNG CHAU OUTLINE ZONING PLAN No. S/I-CC/5

SCALE 1:3 000 比例尺  
米 60 0 60 120 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/LI/13/162

圖 PLAN  
7