

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

~~CONFIDENTIAL~~

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RNTPC Paper No. 5/23

**For Consideration by
the Rural and New Town Planning Committee on 8.9.2023**

**PROPOSED AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/21**

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1 Introduction

The purpose of this paper is to:

- (a) seek Members' agreement that the proposed amendments to the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21 (**Attachment I**) as shown on the draft OZP No. S/SLC/21A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance);
- (b) seek Members' agreement that the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for publication together with the draft OZP and its Notes; and
- (c) invite Members to note that the draft South Lantau Coast OZP No. S/SLC/22 will be exhibited for public inspection under section 5 of the Ordinance on 15.9.2023.

2 Status of the Current OZP

- 2.1 On 9.1.2018, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP No. S/SLC/20, which was subsequently renumbered as S/SLC/21. On 19.1.2018, the approved South Lantau Coast OZP No. S/SLC/21 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 27.6.2023, the CE in C referred the approved South Lantau Coast OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 7.7.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3 Background

- 3.1 An overarching principle of 'Development in the North; Conservation for the South' embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. According to the Blueprint, while the predominant part of Lantau, in particular South Lantau, would be conserved

for its natural and cultural resources, unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. In 2020, the Lantau Conservation and Recreation Masterplan (the Masterplan) formulated by the Sustainable Lantau Office, Civil Engineering and Development Department (SLO, CEDD) based on the Blueprint was promulgated to provide a framework guiding the conservation and recreation initiatives in South Lantau.

- 3.2 The Ecological Study for Pui O, Shui Hau and Tai O and Neighbouring Areas – Feasibility Study (the Study) commissioned by SLO, CEDD was completed in October 2021. The Study concluded that the natural habitats in both Pui O and Shui Hau areas are of conservation importance and accorded these two areas with higher priority of conservation. The boundaries of the Pui O and Shui Hau Priority Sites and their proposed conservation measures are indicated on **Drawings 1 and 2** respectively. The Study also suggested that suitable areas in Pui O and Shui Hau Priority Sites could be rezoned to tailor-made zoning in the OZP to facilitate the proposed conservation measures.
- 3.3 In recent years, the proliferation of landfilling and other land uses causing environmental damage to rural areas has become a rising concern. Some of these areas with ecological values are subject to development pressure and risk of environmental degradation. To strengthen the enforcement power under the Ordinance, the Legislative Council passed the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 incorporating amendments to the Ordinance, amongst others, on 13.7.2023 to empower the Secretary for Development (SDEV) to designate any rural area in New Territories which has been included in an OZP but has not been designated as an development permission area (DPA) to be a “regulated area” so as to enable the Planning Authority to take enforcement and prosecution actions against unauthorized developments for the purposes of nature conservation and/or protecting certain areas from environmental degradation. With the amended Ordinance coming into operation on 1.9.2023, areas covered by conservation zonings in the forthcoming draft South Lantau Coast OZP (i.e. “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Green Belt” (“GB”) zones) are proposed to be designated as South Lantau Coast Regulated Area (SLCRA) No. RA/SLC/1 (**Attachment V**) such that the Planning Authority is empowered to take enforcement action against unauthorized developments in the concerned areas.
- 3.4 Against the above context, a land use review has been conducted for the South Lantau Coast Planning Area (the Area) with a view to reflecting the planning intentions to conserve the natural habitats amidst the rural character in South Lantau (**Items A1 and A3 on Plans 1a to 1d and 6a to 6d**) whilst reserving suitable sites for low-impact leisure and recreation uses (**Item A2 on Plans 1a to 1d and Item A4 on Plans 8a to 8d**). In the land use review, the latest planning circumstances as well as findings and recommendations of the Study were taking into account. Opportunities are also taken to review the land use zonings (e.g. “Government, Institution or Community” (“G/IC”) zone) or rationalise their zoning boundaries, where appropriate, to reflect

their as-built conditions and/or planned development (**Items B1 to B21 on Plans 1a to 7f**). Discrepancies between the boundaries of the existing “Country Park” (“CP”) zone and the Lantau South Country Park are also proposed to be rationalised (**Items C1 to C3 on Plans 6a to 6c and 6f**). Furthermore, in the course of conducting the land use review, it was observed that a vegetated area to the northwest of Fan Lau Sai Wan is not covered by the OZP nor the Lantau South Country Park. In order to provide necessary statutory planning control to conserve its rural character and the natural landscape resources and habitats, a directive was granted by the SDEV under the power delegated by the Chief Executive on 26.7.2023, pursuant to section 3(1)(a) of the Ordinance, to include an area of about 10,565m² into the planning scheme boundary of the approved South Lantau Coast OZP No. S/SLC/21. The concerned area has been incorporated into the planning scheme area of the OZP and is proposed to be zoned “GB”, thereby forming part of the larger “GB” zone in the adjoining area (**Item D1 on Plans 9a to 9d**).

- 3.5 Apart from the corresponding amendments to the Notes in connection with the designation of SLCRA and the above proposed amendments, technical amendments to other parts of the Notes of the OZP are proposed to incorporate the latest revision of the Master Schedule of Notes (MSN) to Statutory Plans.

4 **Proposed Amendments to the OZP**

Amendment Items A1 to A4 – Amendments arising from the Study and land use review (Plans 1a to 1d, 6a to 6d and 8a to 8d)

Amendment Items A1 and A2 (Pui O Priority Site (Drawing 1))

- 4.1 The sites cover an extensive tract of lowland area (about 34.4ha) sandwiched by vegetated slopes to the north and east extending from the Lantau South Country Park. To the immediate north of the sites across South Lantau Road is the village cluster of three recognized villages, namely Pui O Lo Wai Tsuen, Pui O San Wai Tsuen and Lo Uk Tsuen, comprising developments of two to three storeys in general. To the immediate east of the sites are the recognized village Ham Tin and the delta area connecting to Pui O Wan.
- 4.2 **Item A1** (about 28.39ha) is characterised by a rural ambience and a myriad of habitats such as marsh, seasonally wet grassland, agricultural land, watercourse, woodland and plantation. Its northern portion is bisected by Pui O Stream, which is an Ecologically Important Stream, flowing southwards from uphill areas to Pui O Wan (**Drawing 1, Plans 1b to 1d**). According to the Study, despite the signs of various levels of anthropogenic alterations and fragmentations, the overall ecological value of Pui O Priority Site is “High”, given the high biodiversity and interconnection of wetlands, streams and woodland areas, as well as the presence of marsh and seasonally wet grassland serving as the foraging grounds of a high number of resident and visiting avifauna species. It is therefore proposed to rezone the areas in **Item A1** from “CPA” and “Other Specified Uses” annotated “Waterworks

Pumping Station” (“OU(WPS)”)¹ to “CA” which is a more appropriate zoning to reflect the inland natural habitats with conservation importance (**Plans 1a and 1b**).

- 4.3 **Item A2** covers a strip of land (about 6.01ha) abutting South Lantau Road to the north and developed or vacant land on both sides of Chi Ma Wan Road (**Plans 1b to 1d**). It is mainly characterised by brownfield sites covered with temporary structures as well as recreational uses approved by the Board, including the existing caravan holiday camp, JK Club, which is the subject of planning application No. A/SLC/173 approved by the Board on 13.1.2023, as well as the holiday camp development on Lot 3090 in D.D. 316L under planning application No. A/SLC/88 and approved by the Board on 6.6.2008, for which Hong Kong Victoria Resort was completed. **Item A2** also covers patches of brownfield sites which are located along existing vehicular roads (i.e. South Lantau Road and Chi Ma Wan Road). According to the Study, these sites are on development/disturbed areas with lower ecological values. Apart from the two sites which have been approved by the Board for holiday camp developments, the remaining areas under **Item A2** are considered having similar planning contexts and identified with the potentials for recreational development which will not be incompatible with the surrounding areas comprising mainly low density, low rise development and will be in line with the overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Blueprint and the Masterplan and the initiatives for South Lantau in the Blueprint to encourage conservation with suitable leisure and recreation use. It is proposed to rezone areas under **Item A2** from “CPA” to “Recreation” (“REC”) (**Plans 1a and 1b**).

Amendment Item A3 (Shui Hau Priority Site (Drawing 2))

- 4.4 **Item A3** covers an extensive piece of vegetated land (about 32.06ha), which is currently zoned “CPA”, extending westward from the sandy shore near Shui Hau Wan to the inland area towards Shek Pik. The site consists of a myriad of habitats including mangrove, marsh, seasonally wet grassland, agricultural land, watercourse, shrubland and woodland (**Drawing 2, Plans 6a to 6d**). According to the Study, the sheltered nature of the intertidal sandflat provides habitats and food sources to support a rich marine intertidal community. Besides, the marsh, stream and woodland habitats in Shui Hau contain numerous rare species or concentration of biodiversity. Given the unique ecological condition coupled with uninterrupted linkage between the terrestrial and marine habitats, the overall ecological value of Shui Hau Priority Site is “Very High”. Taking into account the interconnected nature between the areas covered by Shui Hau Priority Site and the piece of inland woodland to its immediate west, majority of the areas covered by **Item A3** is proposed to be rezoned from “CPA” to “CA”, which is a more appropriate zoning to reflect the inland natural habitats with conservation importance. Besides, a minor portion at the southeastern corner of **Item A3** is proposed to be rezoned from “CP” to “CA” to reflect the actual boundary of the Lantau South Country Park (**Plans 6a and 6b**).

¹ Referring to the portion of land falling outside the existing boundary and planned expansion of Pui O No. 2 Raw Water Pumping Station (PO2RWPS).

Amendment Item A4 (former Mong Tung Wan Youth Hostel)

- 4.5 **Item A4** involves a piece of land in Mong Tung Wan, which is the former site of the ex-Hong Kong Youth Hostels Association Jockey Club Mong Tung Wan Hostel, with four existing two-storey structures and several associated facilities located therein (**Plans 8a to 8d**). It is the subject of planning application No. A/SLT/4P approved by the Board in 1981. After the closure of this hostel, the site was returned to the Government. According to the Masterplan, Chi Ma Wan Recreation Area within the South Lantau Eco-recreation Corridor, including the site, is planned to be developed as a camp base with land-based and water-based activities for the purposes of retreat and revival. With the connection to the existing biking track and the proposed Round-the-Lantau Route, uses such as refreshing camp are suggested in the Masterplan. Furthermore, the site is a vacant government site which is open for application by non-governmental organisations for community, institutional or non-profit making uses on a short-term basis. Notwithstanding the above, since the site is on government land, any future use of the site and the existing structures has to comply with relevant legislation, conditions of STT/land lease concerned and other government requirements. It is therefore considered appropriate to rezone the site from “GB” to “REC” to facilitate recreational development (**Plans 8a and 8b**).

Amendment Items B1 to B21 – Amendments to reflect as-built conditions of existing Government, institution or community (GIC) facilities, transport infrastructure and private developments and planned GIC facility (**Plans 1a to 7f**)

Amendment Items B1 and B2 (reflect existing water pumping station)

- 4.6 **Items B1** (about 3,113m²) **and B2** (about 566m²) involve the existing Pui O Raw Water Pumping Station (PORWPS) and PO2RWPS managed by the Water Supplies Department (WSD)², which are located to the northeast of Pui O Lo Wai Tsuen (**Plans 1b, 1c and 1e**). The area occupied by PORWPS under **Item B1** is proposed to be rezoned from “Village Type Development” (“V”) and “GB” to “OU(WPS)” linking with the “OU(WPS)” of PO2RWPS, while **Item B2**, which covers the remaining area of PO2RWPS, is proposed to be rezoned from “CPA” to “OU(WPS)” zone to reflect the existing boundary and as-built condition of PO2RWPS (**Plans 1a and 1b**).

Amendment Items B3 to B5, B12, B13, B18 to B21 (reflect existing GIC facilities/open spaces)

- 4.7 These items involve rezoning and designation of appropriate zonings for and boundary rationalisation of existing or planned GIC facilities. The table below summaries the rezoning proposals of respective amendment items:

² As advised by WSD, upgrading works for both facilities commenced in June 2022 are scheduled for completion by 2026. After completion of the upgrading works, all the raw water pump groups will be installed in PO2RWPS while the associated power distribution systems, instrumentation control and automation systems of water pumps will be installed in PORWPS to facilitate operation of the pumping systems in PO2RWPS. During the operation stage, the two facilities will work together to transfer raw water to Siu Ho Wan Water Treatment Works and Silver Mine Bay Water Treatment Works for treatment.

Item	Original Zoning	Proposed Zoning	Objectives	Site Area
B3	“CPA”	“G/IC”	- to reflect the as-built condition of South Lantau Community Centre, South Lantau Rural Committee Office and to reserve adjoining land for GIC uses (Plans 1b and 1i)	2,136m ²
			- to designate area for the Pui O Sewage Pumping Station currently under construction to be managed by Drainage Services Department (DSD) (Plans 1b and 1h)	1,921m ²
			- to incorporate an annex building of Bui O Public School and Lo Uk Village Substation into the existing “G/IC” zone (Plans 1b, 1f and 1g)	218m ²
B4	“CPA”	“Open Space” (“O”)	- to reflect the as-built condition of Pui O Children’s Playground managed by Leisure and Cultural Services Department (LCSD) (Plans 1b and 1j)	476m ²
			- to reflect the as-built condition of Pui O Playground, Lantau managed by LCSD (Plans 1b and 1k)	4,391m ²
			- to reflect the as-built condition of Cheung Sha Ha Tsuen Basketball Court and Cheung Sha Ha Tsuen Children’s Playground managed by LCSD (Plans 2b, 2d and 2e)	630m ²
			- to reflect the as-built condition of Tong Fuk Barbecue Area managed by LCSD (Plans 5b and 5d)	114m ²
B5	“GB”	“O”	- to reflect the as-built condition of South Lantau Road/Tung Chung Road Pavilion managed by LCSD (Plans 3b and 3d)	234m ²
B12	“Residential Group (C)” (“R(C)”)	“G/IC”	- to reflect the as-built condition of Lantau South Divisional Police Headquarters (Plans 2b and 2h)	4,745m ²
B13	“GB” and “R(C)”	“G/IC”	- to reflect the as-built condition of Cheung Sha Fire Station (Plans 2b, 2i and 2j)	2,662m ²

Item	Original Zoning	Proposed Zoning	Objectives	Site Area
B18	“GB”	“OU” annotated “Water Treatment Works” (“OU(WTW”)	- to reflect the as-built condition of Cheung Sha Water Treatment Works and Cheung Sha Fresh Water Reservoir (Plans 3b and 3g)	1.54ha
B19	“GB”	“G/IC”	- to rationalise the zoning boundaries with reference to the Permanent Government Land Allocation (PGLA) of Tong Fuk Correctional Institution (Plans 5b and 5f)	3.35ha
B20	“G/IC”	“GB”		976m ²
B21	“GB”	“G/IC”	- to reflect the as-built condition of Shui Hau Pump House managed by WSD (Plans 6b and 6e)	104m ²
			- to reflect the as-built condition of Shek Pik Public Toilet and its water tank managed by Food and Environmental Hygiene Department (Plans 7b, 7d and 7e)	137m ²
			- to reflect the as-built condition of Tai Long Wan Fresh Water Tank managed by WSD (Plans 7b and 7f)	311m ²

Amendment Items B6 to B9 (reflect existing roadside carparks and road use)

- 4.8 **Items B6 and B7** (about 4,217m²) involve four sites which are currently used as roadside public car park, bus lay-by and/or taxi stand in Pui O, Cheung Sha, Tong Fuk and Shui Hau (**Plans 1b, 1c, 1f, 4b to 4d, 5b, 5e, 6b and 6e**), which are adjacent to South Lantau Road. Since the layout of these transport facilities form part of the public road system, it is proposed to rezone these sites from “CPA” or “V” to areas shown as ‘Road’ on the OZP (**Plans 1a and 1b, 4a and 4b, 5a and 5b, and 6a and 6b**).
- 4.9 **Item B8** (about 1.36ha) involves sections of Tung Chung Road and South Lantau Road conjoined by the roundabout to the east of Whitesands near Cheung Sha, as well as the adjoining public car parking area (**Plans 2b, 2c and 2f**). **Item B9** (about 447m²) involves a strip of land abutting South Lantau Road which is a natural slope covered by vegetation (**Plans 2b, 2c and 2f**). To reflect the configuration of the concerned road sections, it is proposed to rezone areas under **Item B8** from “GB”, “R(C)” and “CPA” to areas shown as ‘Road’, and areas under **Item B9** from “R(C)” and area shown as ‘Road’ to “CPA” (**Plans 2a and 2b**).

Amendment Items B10 and B11 (reflect existing residential developments)

- 4.10 **Item B10** (about 2,839m²) covers parts of Lots No. 666 S.A & Ext Thereto, 666 RP & Ext Thereto, and 709 in D.D. 332L and adjoining government land currently zoned “CPA”, on which private residential developments namely Green Jade and White Jade have been completed respectively³ (**Plans 2b, 2c and 2g**). To reflect the completed private residential developments, it is proposed to rezone the concerned area from “CPA” to “R(C)”. **Item B11** (about 5,543m²) covers the coastal sloping area on government land to the immediate south of Red House on Lot 709 in D.D. 332L (**Plans 2b, 2c and 2g**). The area is vegetated and is currently zoned “R(C)”. To reflect the existing site condition, it is proposed to rezone the concerned area from “R(C)” to “CPA” (**Plans 2a and 2b**).

Amendment Items B14 to B17 (rationalise zoning boundary between GIC facilities and residential developments)

- 4.11 **Items B14 and B15** (about 1,139m²) involve the existing Cheung Sha Substation fronting Cheung Fu Street amidst the private residential cluster in Cheung Sha, with Cheung Sha Villa and Botanica Bay located to its east and west respectively (**Plans 3b, 3c and 3e**). With a view to designating a “G/IC” zoning for Cheung Sha Substation and reflecting its as-built condition, it is proposed to rezone the areas under **Items B14 and B15** from “R(C)” to “G/IC” and from “G/IC” to “R(C)” zones respectively (**Plans 3a and 3b**).
- 4.12 **Items B16 and B17** (about 1.18ha) involve peripheral areas of the largest “R(C)” zone in Cheung Sha, which includes various completed private residential developments along Cheung Fu Street and Leyburn Villas to the east (**Plans 3b, 3c and 3f**). To align the existing boundary of the concerned “R(C)” and “GB” zones with the associated private lots and alignment of Cheung Fu Street, it is proposed to rezone areas under **Items B16 and B17** from “R(C)” *and* “G/IC” to “GB” and from “GB” to “R(C)” respectively (**Plans 3a and 3b**).

Amendment Items C1 to C3 – Amendments to rationalise the boundary of “CP” zone with the Lantau South Country Park (Plans 6a to 6c and 6f)

- 4.13 **Item C1** (about 1,023m²) involves a coastal slope covered with vegetation in the southeastern part of Shui Hau Wan. **Items C3** (about 2,062m²) involves a site with vegetation located to the northwest of Shui Hau. Both **Items C1 and C3**, which are currently zoned “CP”, fall outside the boundary of the Lantau South Country Park and therefore it is proposed to rezone them from “CP” to “CPA” and “CA” respectively to form part of the larger “CPA” zone surrounding Shui Hau Wan and “CA” zone in Shui Hau (**Plans 6a to 6c and 6f**).
- 4.14 **Item C2** (about 2,322m²) covers a vegetated slope adjoining the Catchwater Road near Shui Hau which is part of the Lantau South Country Park. It is proposed to rezone the concerned area from “GB” to “CP” to reflect the

³ Both residential developments were in existence before gazette of the first South Lantau Coast OZP on 30.5.1980.

extent of the Lantau South Country Park (**Plans 6a to 6c and 6f**).

Amendment Item D1 – Incorporation of an area near Fan Lau into the planning scheme area (**Plans 9a to 9d**)

- 4.15 An area situated to the northwest of Fan Lau Sai Wan is included into the planning scheme area of the OZP (about 1.06ha) and is proposed to be zoned “GB” to reflect its shrubland condition, thereby forming a larger “GB” zone with the adjoining area in Fan Lau. SDEV’s directive was obtained in this respect as mentioned in paragraph 3.4 above.

Minor Boundary Adjustments

- 4.16 Opportunity has also been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries to reflect the extent of the Lantau South Country Park and configuration of South Lantau Road. These adjustments would not have any material implications on the land use zonings.

5 Provision of GIC Facilities and Open Space

The proposed amendments to the OZP are mainly for reflecting the natural habitats and as-built conditions of completed developments which do not have material influence on population and GIC facilities provision in the area. The major existing GIC facilities and open spaces in the Area include Bui O Public School, Hung Shing Temple at Tong Fuk Miu Wan, Pui O Playground, Pui O Beach, Lower Cheung Sha Beach, Upper Cheung Sha Beach and Tong Fuk Beach. As the Area is connected to Mui Wo and Tung Chung by vehicular access and public transport services, the GIC facilities provided in Mui Wo and Tung Chung areas can be accessed by the local residents in the Area, and hence provision of GIC facilities should be considered in the wider context where the overall planned provision of GIC facilities is generally adequate.

6 Proposed Amendments to Matters Shown on the Plan

- 6.1 The proposed amendments as shown on the draft South Lantau Coast OZP No. S/SLC/21A (**Attachment II**) are as follows:

- (a) Amendment Item A1 (about 28.39ha) (**Plan 1a**)

Rezoning of an area in Pui O from “CPA” and “OU(WPS)” to “CA” to reflect the portion of land falling outside the existing boundary and planned expansion of PO2RWPS and the natural habitat condition.

- (b) Amendment Item A2 (about 6.01ha) (**Plan 1a**)

Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from “CPA” to “REC” to reflect and reserve land for recreational developments.

(c) Amendment Item A3 (about 32.06ha) (**Plan 6a**)

Rezoning of an area to the south of South Lantau Road in Shui Hau from “CPA” and “CP” to “CA” to reflect the portion of land falling outside the extent of the Lantau South Country Park and the natural habitat condition.

(d) Amendment Item A4 (about 3,700m²) (**Plan 8a**)

Rezoning of an area to the north of Mong Tung Wan from “GB” to “REC” to reserve land for recreational developments.

(e) Amendment Item B1 (about 3,113m²) (**Plan 1a**)

Rezoning of a site to the northeast Pui O Lo Wai Tsuen from “GB” and “V” to “OU(WPS)” to reflect the as-built condition and planned use of PORWPS.

(f) Amendment Item B2 (about 566m²) (**Plan 1a**)

Rezoning of an area to the southeast of PORWPS from “CPA” to “OU(WPS)” to reflect the existing boundary and as-built condition of PO2RWPS.

(g) Amendment Item B3 (about 4,275m²) (**Plan 1a**)

Rezoning of three sites in Pui O from “CPA” to “G/IC” to reflect the as-built conditions and planned development of GIC facilities and reserve land for GIC uses.

(h) Amendment Item B4 (about 5,611m²) (**Plans 1a, 2a and 5a**)

Rezoning of four sites in Pui O, Cheung Sha and Tong Fuk from “CPA” to “O” to reflect the as-built conditions of existing open spaces.

(i) Amendment Item B5 (about 234m²) (**Plan 3a**)

Rezoning of a site to the north of Upper Cheung Sha Beach from “GB” to “O” to reflect the as-built condition of South Lantau Road/Tung Chung Road Pavilion.

(j) Amendment Item B6 (about 3,646m²) (**Plans 1a, 4a and 5a**)

Rezoning of three sites in Pui O, Cheung Sha and Tong Fuk from “CPA” to areas shown as ‘Road’ to reflect the configuration of public car parks, taxi stands and a bus lay-by.

(k) Amendment Item B7 (about 571m²) (**Plan 6a**)

Rezoning of a site in the southeastern part of Shui Hau Tsuen from “V” to an area shown as ‘Road’ to reflect the configuration of a bus lay-by.

(l) Amendment Item B8 (about 1.36ha) (**Plan 2a**)

Rezoning of three areas from “GB”, “R(C)” and “CPA” to areas shown as ‘Road’ to reflect the configuration of road sections of Tung Chung Road and South Lantau Road.

(m) Amendment Item B9 (about 447m²) (**Plan 2a**)

Rezoning of two areas from “R(C)” and an area shown as ‘Road’ to “CPA” to reflect the existing coastal environment condition.

(n) Amendment Item B10 (about 2,839m²) (**Plan 2a**)

Rezoning of an area in Cheung Sha from “CPA” to “R(C)” to reflect the completed private residential developments.

(o) Amendment Item B11 (about 5,543m²) (**Plan 2a**)

Rezoning of a piece of land to the south of Red House in Cheung Sha of South Lantau Road from “R(C)” to “CPA” to reflect the existing coastal environment condition.

(p) Amendment Item B12 (about 4,745m²) (**Plan 2a**)

Rezoning of a site to the north of South Lantau Road in Cheung Sha from “R(C)” to “G/IC” to reflect the as-built condition of Lantau South Divisional Police Headquarters.

(q) Amendment Item B13 (about 2,662m²) (**Plan 2a**)

Rezoning of two areas to the northeast of South Lantau Road from “GB” and “R(C)” to “G/IC” to reflect the as-built condition of Cheung Sha Fire Station.

(r) Amendment Item B14 (about 150m²) (**Plan 3a**)

Rezoning of an area adjacent to Cheung Fu Street from “R(C)” to “G/IC” to reflect the as-built condition of Cheung Sha Substation.

(s) Amendment Item B15 (about 989m²) (**Plan 3a**)

Rezoning of an area in Cheung Sha from “G/IC” to “R(C)” to reflect the configuration of Cheung Fu Street and private residential development cluster.

(t) Amendment Item B16 (about 4,125m²) (**Plan 3a**)

Rezoning of three areas in Cheung Sha from “R(C)” *and* “G/IC” to “GB” to reflect the vegetated environment.

(u) Amendment Item B17 (about 7,655m²) (**Plan 3a**)

Rezoning of three areas in Cheung Sha from “GB” to “R(C)” to reflect the as-built condition of private residential developments and alignment of Cheung Fu Street.

(v) Amendment Item B18 (about 1.54ha) (**Plan 3a**)

Rezoning of an area to the south of Catchwater Road and north of Cheung Sha from “GB” to “OU(WTW)” to reflect the as-built condition of Cheung Sha Water Treatment Works and Cheung Sha Fresh Water Reservoir.

(w) Amendment Item B19 (about 3.35ha) (**Plan 5a**)

Rezoning of a piece of land on the northern periphery of Tong Fuk Correctional Institution from “GB” to “G/IC” to reflect the PGLA extent of Tong Fuk Correctional Institution.

(x) Amendment Item B20 (about 976m²) (**Plan 5a**)

Rezoning of a piece of land on the eastern periphery of Tong Fuk Correctional Institution from “G/IC” to “GB” to reflect the portion of land falling outside the PGLA extent of Tong Fuk Correctional Institution.

(y) Amendment Item B21 (about 552m²) (**Plans 6a and 7a**)

Rezoning four sites in Shui Hau, Shek Pik and Tai Long Wan from “GB” to “G/IC” to reflect the as-built conditions of GIC facilities.

(z) Amendment Item C1 (about 1,023m²) (**Plan 6a**)

Rezoning an area to the south of Shui Hau Wan from “CP” to “CPA” to reflect the portion of land falling outside the extent of the Lantau South Country Park and its existing coastal environment condition.

(aa) Amendment Item C2 (about 2,322m²) (**Plan 6a**)

Rezoning an area to the south of Catchwater Road and north of Shui Hau from “GB” to “CP” to reflect the extent of the Lantau South Country Park.

(bb) Amendment Item C3 (about 2,062m²) (**Plan 6a**)

Rezoning an area to the south of South Lantau Road near Shui Hau from “CP” to “CA” to reflect the portion of land falling outside the extent of the Lantau South Country Park and its natural habitat condition.

(cc) Amendment Item D1 (about 1.06ha) (**Plan 9a**)

Incorporation of an area to the northwest of Fan Lau Sai Wan into the

planning scheme area of the OZP and zoning it as “GB”.

7 Proposed Amendments to the Notes of the OZP

- 7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

Covering Notes

- (a) In relation to paragraph 3.3 above regarding the designation of SLCRA No. RA/SLC/1 after the amended Ordinance coming into operation, a “two-part” covering Notes system will be introduced to accommodate the different provisions for (i) land falling within the boundaries of the OZP which are not within the boundaries of “regulated area” (i.e. “Part A”) and (ii) land falling within the boundaries of the OZP and boundaries of “regulated area” (i.e. “Part B”). The covering Notes of the extant OZP is proposed to be amended to illustrate the provisions of “Part A”, while a new section for “Part B” is proposed to be included in the revised covering Notes of the OZP. “Part A” sets out the general provisions of the OZP with reference to the urban covering Notes, with suitable amendments to allow rural uses; whereas “Part B” was drawn up based on the rural covering Notes, with enforcement provisions provided.

“V” zone

- (b) ‘Field Study/Education/Visitor Centre’ use is proposed to be added under Column 2 of the Notes for “V” zone to allow relevant proposals to be submitted to the Board for consideration through planning application. Such use is a Column 2 use in the Notes for “GB”, “CA” and “CPA” zones. This is also in line with the overarching principle of the Blueprint that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate.
- (c) Since refuse collection points and public toilets operated by Government are common in village areas and directly serve the needs of the villagers and visitors, opportunity is taken to remove ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 and add these uses in Column 1 in the Notes for “V” zone respectively, with a view to incorporating such amendments in future MSN review.

“G/IC” and “GB” zones

- (d) Since ‘rebuilding of New Territories Exempted House (NTEH)’ and ‘replacement of an existing domestic building by a NTEH’ are always permitted on land falling within the boundaries of the OZP in both “Part A” and “Part B” of the covering Notes of the draft OZP, ‘House’ under Column 2 for “G/IC” and “GB” zones are revised as ‘House (other than rebuilding NTEH or replacement of existing domestic building by

NTEH permitted under covering Notes)’.

“O” zone

- (e) In relation to **Items B4 and B5** as mentioned in paragraph 4.7 above, a set of new Notes based on the updated set of MSN for the “O” zone is included.

“REC” zone

- (f) In relation to **Items A2 and A4** as mentioned in paragraphs 4.3 and 4.5 above, a set of new Notes based on the updated set of MSN for the “REC” zone is included with a maximum building height of three storeys, with reference to the surrounding rural context and the completed three-storey Hong Kong Victoria Resort.

“OU(WTW)” zone

- (g) In relation to **Item B18** as mentioned in paragraph 4.7 above, a set of Notes for the “OU(WTW)” zone is incorporated.

“CA” and “CPA” zones

- (h) In relation to **Items A1 and A3** as mentioned in paragraphs 4.2 and 4.4 above, a set of new Notes for the “CA” zone is included, with a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of two storeys (7.6m) for redevelopment of existing house, with reference to the development restrictions of the original “CPA” zone. It is also proposed to add ‘Wetland Habitat’ use in Column 1 in the Notes for the “CA” and “CPA” zones to reflect the wetland habitats falling within these zones.

Technical Amendments

- (i) It is proposed to include the requirement for planning permission from the Board under section 16 of the Ordinance for filling of land/pond or excavation of land in the Remarks of “GB” zone, and that public works co-ordinated or implemented by Government, maintenance and repair works or rebuilding works are exempted from such requirement, based on the updated MSN.
- (j) It is proposed to include the requirement for planning permission from the Board under section 16 of the Ordinance for filling of pond in the Remarks of “CPA” zone, and that public works co-ordinated or implemented by Government, maintenance or repair works are exempted from such requirement, based on the updated MSN.
- (k) On 11.1.2019, the Board has promulgated a revised set of MSN. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes for the “V” and “G/IC” zones.
- (l) To align with the updated MSN, technical amendments are proposed to

the Notes for “R(C)”, “V”, “G/IC”, “GB” and “CPA” zones to reflect their schedule of uses and planning intentions.

8 Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9 Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/SLC/22.

10 Consultation

Departmental Consultation

10.1 The proposed amendments have been circulated to relevant bureau/departments (B/Ds) for comment. Comments from relevant B/Ds have been incorporated into the draft OZP, the Notes or ES, where appropriate.

10.2 The following B/Ds have no objection to/no adverse comment on the proposed amendments:

- (a) SDEV;
- (b) Secretary for Education;
- (c) Chief Building Surveyor/New Territories East (1) and Licensing, Buildings Department;
- (d) Chief Engineer/Construction, WSD;
- (e) Chief Engineer/Consultant Management, WSD;
- (f) Chief Engineer/Hong Kong and Islands, DSD;
- (g) Chief Engineer/Hong Kong and Islands, WSD;
- (h) Chief Engineer/Port Works, CEDD;
- (i) Chief Estate Surveyor/Land Supply, Lands Department (LandsD);
- (j) Chief Highway Engineer/New Territories East, Highways Department;
- (k) Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (HAD);
- (l) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (m) Commissioner for Transport;
- (n) Commissioner of Correctional Services;
- (o) Commissioner of Police;
- (p) Controller, Government Flying Service;

- (q) Director of Agriculture, Fisheries and Conservation;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Environmental Protection;
- (t) Director of Fire Services;
- (u) Director of Food and Environmental Hygiene;
- (v) Director of Leisure and Cultural Services;
- (w) Director of Marine;
- (x) Director-General of Civil Aviation;
- (y) Director-General of Communications;
- (z) District Lands Officer/Islands, LandsD;
- (aa) District Officer (Islands), HAD;
- (bb) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (cc) H(SLO), CEDD;
- (dd) Head of Geotechnical Engineering Office, CEDD;
- (ee) Principal Project Coordinator/Special Duty, DSD; and
- (ff) Project Team Leader/Pier Improvement, CEDD.

Public Consultation

- 10.3 The Islands District Council (IsDC), South Lantau Rural Committee (SLRC) and Tai O Rural Committee (TORC) have not been consulted on the draft OZP due to the confidential nature of the amendments in connection with the designation of SLCRA. The IsDC, SLRC and TORC will be consulted on the amendments during the exhibition period of the draft OZP.
- 10.4 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/SLC/22 upon exhibition and its Notes will be exhibited under section 5 of the Ordinance for public inspection on 15.9.2023. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.

11 Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved South Lantau Coast OZP No. S/SLC/21 and the draft South Lantau Coast OZP No. S/SLC/21A at **Attachment II** (to be renumbered to S/SLC/22 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance, subject to the designation of SLCRA;
- (b) adopt the revised ES at **Attachment IV** for the draft South Lantau Coast OZP No. S/SLC/21A (to be renumbered to S/SLC/22) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP; and
- (c) note that the draft South Lantau Coast OZP No. S/SLC/22 will be exhibited for public inspection under section 5 of the Ordinance on 15.9.2023.

12 Attachments

Attachment I	Approved South Lantau Coast OZP No. S/SLC/21 (reduced scale)
Attachment II	Draft South Lantau Coast OZP No. S/SLC/21A
Attachment III	Draft Notes of the draft South Lantau Coast OZP No. S/SLC/21A
Attachment IV	Draft ES of the draft South Lantau Coast OZP No. S/SLC/21A
Attachment V	Preliminary Draft of SLCRA No. RA/SLC/1
Drawing 1	Pui O Priority Site
Drawing 2	Shui Hau Priority Site
Plans 1a to 1k	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Items A1, A2, B1 to B4 and B6
Plans 2a to 2j	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Items B4 and B8 to B13
Plans 3a to 3g	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Items B5 and B13 to B18
Plans 4a to 4d	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Item B6
Plans 5a to 5f	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Items B4, B6, B19 and B20
Plans 6a to 6f	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Items A3, B7, B21 and C1 to C3
Plans 7a to 7f	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Item B21
Plans 8a to 8d	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Item A4
Plans 9a to 9d	Comparison of OZP Zonings, Site Plan, Aerial Photo and Site Photos for Amendment Item D1

**PLANNING DEPARTMENT
SEPTEMBER 2023**