



圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
COMMUNICATIONS		交通
PEDESTRIAN STREET		行人街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP A)	2.64	2.68	住宅 (甲類)
RESIDENTIAL (GROUP B)	1.52	1.54	住宅 (乙類)
RESIDENTIAL (GROUP C)	2.69	2.73	住宅 (丙類)
RESIDENTIAL (GROUP D)	2.41	2.44	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	8.16	8.27	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	4.28	4.34	政府、機構或社區
OPEN SPACE	3.47	3.52	休憩用地
OTHER SPECIFIED USES	1.82	1.85	其他指定用途
GREEN BELT	61.04	61.89	綠化地帶
COASTAL PROTECTION AREA	7.70	7.81	海岸保護區
PEDESTRIAN STREET ETC.	2.89	2.93	行人街道等
TOTAL PLANNING SCHEME AREA	98.62	100.00	規劃範圍總面積

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

行政長官會同行政會議於2013年12月3日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
3 DECEMBER 2013  
Ms Kinnie WONG 黃潔怡女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

SCALE 1:2500 比例尺  
\* METRES 50 0 100 200 300 400 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD  
圖則編號  
PLAN No. S/I-PC/12





圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
COMMUNICATIONS		交通
PEDESTRIAN STREET		行人街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

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

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
RESIDENTIAL (GROUP A)	2.64	2.68	住宅（甲類）
RESIDENTIAL (GROUP B)	1.52	1.54	住宅（乙類）
RESIDENTIAL (GROUP C)	2.98	3.02	住宅（丙類）
RESIDENTIAL (GROUP D)	2.41	2.44	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	7.87	7.98	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	4.28	4.34	政府、機構或社區
OPEN SPACE	3.47	3.52	休憩用地
OTHER SPECIFIED USES	1.82	1.85	其他指定用途
GREEN BELT	61.04	61.89	綠化地帶
COASTAL PROTECTION AREA	7.70	7.81	海岸保護區
PEDESTRIAN STREET ETC.	2.89	2.93	行人街道等
TOTAL PLANNING SCHEME AREA	98.62	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / I - P C / 1 2 的修訂  
AMENDMENT TO APPROVED PLAN No. S/I-PC/12

AMENDMENT 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

（參看附表）  
(SEE ATTACHED SCHEDULE)

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

SCALE 1:2500 比例尺

0 100 200 300 400 METRES 米

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

圖則編號  
PLAN No. S/I-PC/12A



~~APPROVED~~ DRAFT PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12A

(Being an ~~Approved~~ *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 a 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 buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Coastal Protection Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, 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).

~~APPROVED~~ **DRAFT** PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12A

Schedule of Uses

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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 Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Vehicle Park (for cycles only) Residential Institution Social Welfare Facility Utility Installation for Private Project	Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hotel Institutional Use (not elsewhere specified) Office Place of Entertainment Private Club Public Convenience Public Utility Installation Religious Institution School Shop and Services ( <i>not elsewhere specified</i> ) Training Centre

In addition, the following uses are always permitted (a) on the ground floor of a building; or (b) in the purpose-designed non-residential portion of an existing 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 (other than in free-standing,  
     purpose-designed school building)  
 Shop and Services  
 Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building.

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 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 Building Height</u>
R(A)1	Domestic plot ratio of 3.2 and non-domestic plot ratio of 1.0 for a partly domestic and partly non-domestic building Plot ratio of 4.2 for a non-domestic building	5 storeys (15m)
R(A)2	Domestic plot ratio of 3.0 and non-domestic plot ratio of 1.0 for a partly domestic and partly non-domestic building Plot ratio of 4.0 for a non-domestic building	6 storeys (20m)
R(A)3	Domestic plot ratio of 1.2 and non-domestic plot ratio of 1.0 for a partly domestic and partly non-domestic building Plot ratio of 2.2 for a non-domestic building	3 storeys (9m)
R(A)4	Domestic plot ratio of 1.8 and non-domestic plot ratio of 0.1	8 storeys (24m)

(Please see next page)



RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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 ***and***; caretaker's office, ***or*** ~~and~~ caretaker's quarters, ~~or~~ ***and*** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) 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.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)



RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 21,580 m<sup>2</sup> and a maximum building height of 8 storeys (24m), or the GFA, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the purpose of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room **and**, caretaker's office, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) 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 Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point 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 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	0.75	40%	3 storeys (9m)
R(C)2	0.75	40%	2 storeys (6m)
R(C)3	0.6	40%	2 storeys (6m)
R(C)4	0.75	40%	3 storeys
<b>R(C)5</b>	<b>0.75</b>	<b>-</b>	<b>3 storeys (9m)</b>

- (b) In determining the relevant maximum plot ratio and site coverage 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, **or** ~~and~~ caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) 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
	<del>Market</del>
	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 temporary structures through redevelopment of existing temporary structures into permanent buildings.

(Please see next page)



RESIDENTIAL (GROUP D) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building shall result in a total development and/or redevelopment in excess of a maximum building area of 65m<sup>2</sup> and a maximum building height of 2 storeys (6m), or the building area and 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 area/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.

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 <b>Government Refuse Collection Point</b> Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure <b>Public Convenience</b> Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place <b>Field Study/Education/Visitor Centre</b> <b>Flat</b> <del>Government Refuse Collection Point</del> Government Use (not elsewhere specified) House (not elsewhere specified) Institutional Use (not elsewhere specified) <del>Market</del> Place of Recreation, Sports or Culture Public Clinic <del>Public Convenience</del> Public Utility Installation Religious Institution (not elsewhere specified) Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

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In addition, the following uses are always  
permitted on the ground floor of a New  
Territories Exempted House :

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Eating Place  
Library  
School  
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

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.

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 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 Store 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)	Office
Hospital	Place of Entertainment
Institutional Use (not elsewhere specified)	Private Club
Library	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Market	Residential Institution
Place of Recreation, Sports or Culture	Sewage Treatment/Screening Plant
Public Clinic	Shop and Services ( <i>not elsewhere specified</i> )
Public Convenience	Utility Installation for Private Project
Public Utility Installation	
Public Vehicle Park (for cycles only)	
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 as well as visitors. 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

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 height of 15m, or the height of the existing building (including structure), whichever is the greater.

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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Service Reservoir 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 the local residents as well as visitors.

Remarks

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 6m, or the height of the existing building, whichever is the greater.

OTHER SPECIFIED USES

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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 “Comprehensive Residential Development  
including a Commercial Complex” Only

Eating Place  
Flat  
Government Use (not elsewhere specified)  
Hotel  
House  
Place of Recreation, Sports or Culture  
Private Club  
Public Utility Installation  
Public Vehicle Park (for cycles only)  
Religious Institution  
Residential Institution  
School  
Shop and Services  
Social Welfare Facility  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for a low-rise and low-density comprehensive residential cum commercial development. The zoning is to facilitate appropriate planning control over the development mix, scale, design, layout and provision of development.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Comprehensive Residential Development  
including a Commercial Complex” Only (Cont'd)

Remarks

- (a) An applicant for permission for development on land designated “Other Specified Uses” annotated “Comprehensive Residential Development including a Commercial Complex” shall prepare a layout plan for the approval of the Town Planning Board and include therein the following information:
- (i) the areas of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected on the site;
  - (ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, cycle parking spaces and open space to be provided within the site;
  - (iv) the alignment, widths and levels of any access proposed to be constructed within the site;
  - (v) the landscape and urban design proposals within the site;
  - (vi) programmes of development in detail; and
  - (vii) such other information as may be required by the Town Planning Board.
- (b) 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 domestic GFA of 3,200m<sup>2</sup> and a maximum non-domestic GFA of 2,000m<sup>2</sup>, a maximum site coverage of 50%, and a maximum building height of 2 storeys not exceeding 6m and 8m for residential blocks and commercial complex respectively, or the GFA, site coverage and height of the existing building, whichever is the greater.
- (c) In determining the relevant maximum GFA and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as plant room *and*, caretaker’s office, *or* ~~and~~ caretaker’s quarters, ~~or~~ *and* recreational facilities for 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/site coverage/building height restrictions stated in paragraph (b) 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)

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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 “Sewage Treatment Works” Only

Sewage Treatment Works

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a sewage treatment works to serve Peng Chau.

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 3 storeys (15m), 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)

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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 “Refuse Transfer Station” Only |  |
| Refuse Transfer Station | Government Use Public Utility Installation |

Planning Intention

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

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 1 storey (11m), 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)

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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 |

Planning Intention

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

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 0.75, a maximum site coverage of 75% and a maximum building height of 1 storey (11m), or the plot ratio, site coverage and 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 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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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 “Pier” Only

Pier  
Public Convenience

Eating Place  
Government Use  
Marine Fuelling Station  
Public Utility Installation  
Shop and Services

Planning Intention

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

Remarks

Kiosks ~~not greater than 10m<sup>2</sup> each in area and not more than 10 in number~~, or premises not in excess of a maximum total non-domestic gross floor area of 100m<sup>2</sup> for uses as *eating place and* 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	Burial Ground
Barbecue Spot	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Government Use (Police Reporting Centre only)	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Public Vehicle Park (for cycles only)	Holiday Camp
Tent Camping Ground	House
Wild Animals Protection Area	Pier
	Place of Recreation, Sports or Culture
	Private Club
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	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.

Remarks

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 6m, or the height of the existing building, whichever is the greater.

COASTAL PROTECTION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
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 zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, ***including attractive geological features, physical landform or area of high landscape, scenic or ecological value***, with a minimum of built development. ***It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.***

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.

**COASTAL PROTECTION AREA (Cont'd)**

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (7.6m), or the plot ratio, site coverage and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Peng Chau Outline Zoning Plan No. S/I-PC/1, whichever is the greater.
- (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 ***public works co-ordinated or implemented by Government, and*** maintenance or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Peng Chau Outline Zoning Plan No. S/I-PC/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**APPROVED DRAFT PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12A**

**EXPLANATORY STATEMENT**



**APPROVED DRAFT PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12A**

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# **APPROVED DRAFT PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12A**

(Being an ~~Approved~~ ***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 ~~approved~~ ***draft*** Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12A. 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 then Secretary for Planning and Lands directed the Board on 9 June 2000, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Peng Chau and Tai Lei Island area. ~~On 17 November 2000, the draft Peng Chau OZP No. S/I-PC/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance on 24 August 2001.~~

2.2 ***On 17 November 2000, the draft Peng Chau OZP No. S/I-PC/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance.*** On 28 May 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Peng Chau OZP, which was subsequently renumbered as S/I-PC/3. ***On 7 June 2002, the approved Peng Chau OZP No. S/I-PC/3 was exhibited for public inspection under section 9(5) of the Ordinance.***

~~2.2.2~~ 2.3 On 8 July 2003, the CE in C referred the approved OZP No. S/I-PC/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ***The OZP was subsequently amended four times and exhibited for public inspection under sections 5 and 7 of the Ordinance respectively.***

~~2.3~~ On 15 August 2003, the draft Peng Chau OZP No. S/I-PC/4, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no objection was received.

~~2.4~~ On 25 June 2004, the draft Peng Chau OZP No. S/I-PC/5, incorporating amendments to the Notes to reflect further refinements to the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.

~~2.5~~ On 15 April 2005, the draft Peng Chau OZP No. S/I-PC/6, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.

~~2.6~~ On 13 January 2006, the draft Peng Chau OZP No. S/I-PC/7, incorporating mainly the amendment to delete a school site at Peng Chau North, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.

~~2.7~~**2.4** On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Peng Chau OZP, which was subsequently renumbered as S/I-PC/8. On 15 December 2006, the approved Peng Chau OZP No. S/I-PC/8 was exhibited for public inspection under section 9(5) of the Ordinance.

~~2.8~~**2.5** On 4 December 2007, the CE in C referred the approved *Peng Chau OZP No. S/I-PC/8* to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 22 February 2008, the draft Peng Chau OZP No. S/I-PC/9, incorporating an amendment to the Notes for the “Other Specified Uses” annotated “Pier” zone was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, two representations objecting to the proposed amendment were received but were subsequently withdrawn by the representers. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

~~2.9~~**2.6** On 10 February 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Peng Chau OZP, which was subsequently renumbered as S/I-PC/10. On 20 February 2009, the approved Peng Chau OZP No. S/I-PC/10 was exhibited for public inspection under section 9(5) of the Ordinance.

~~2.10~~**2.7** On 5 February 2013, the CE in C referred the approved *Peng Chau OZP No. S/I-PC/10* to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 22 March 2013, the draft Peng Chau OZP No. S/I-PC/11 (the Plan), incorporating amendments mainly to rezone a site at Kau Yuk Road from “Government, Institution or Community” to “Residential (Group C) 4” to facilitate residential development was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 57 representations were received. On 14 June 2013, the representations were published for public comments and two comments were received. On 13 September 2013, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6(B)8 of the Ordinance. *The*

*OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

2.42.8 On 3 December 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Peng Chau OZP, which is subsequently renumbered as S/I-PC/12. On 13 December 2013, the approved Peng Chau OZP No. S/I-PC/12 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.

2.9 *On 16 April 2025, the Secretary for Development referred the approved Peng Chau OZP No. S/I-PC/12 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 25 April 2025 under Section 12(2) of the Ordinance.*

2.10 *On XXXX 2025, the draft Peng Chau OZP No. S/I-PC/13 (the Plan), mainly incorporating amendment for rezoning a site to the south of Wai Tsai Street from “Village Type Development” to “Residential (Group C) 5”, 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 of land within the Planning Scheme Area (~~the 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, and 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 zoning, 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 ~~schedule~~-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 better control of development to meet changing needs. ~~To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (**PlanD**) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb> ~~http://www.tpb.gov.hk~~.

## 5. THE PLANNING SCHEME AREA

- 5.1 ~~The Planning Scheme Area (the Area) covers a total area of about 99 hectares (ha) comprising~~ Peng Chau and Tai Lei Island. ~~The total area covered by the Plan is approximately 99 ha including the completed reclamation at the north-western and south-western coasts of Peng Chau. The boundary of the Area is shown in a heavy broken line on the Plan.~~
- 5.2 Peng Chau and Tai Lei Island are two of the outlying islands around the south-eastern coast of Lantau. They are located about 3 km from Penny's Bay and 2 km from Discovery Bay. They are about 14 km away from Central on Hong Kong Island.
- 5.3 The terrain of Peng Chau is relatively gentle, rising to 48mPD and 95mPD in the north and south-east respectively. The existing population is mainly concentrated at the central isthmus of Peng Chau which is relatively flat. The northern and southern parts of the island comprise small knolls, uplands and hills and are largely undeveloped. ~~Peng Chau is an old settlement possessing two sites of archaeological interest, namely Peng Chau Site of Archaeological Interest and Peng Chau (South) Site of Archaeological Interest. Within the boundary, there are several graded historic buildings/structures, i.e. Peng Chau Chi Yan Public School (Southern Portion) (Grade 2), Tin Hau Temple (Grade 2), I Tze (Grade 3), Stone House at Nos. 46-48 Peng Chau Wing On Street (Grade 3), Sing Lei Hap Gei Lime Kiln Factory (Grade 3), Leather Factory (Grade 3) and Great China Match Factory (Grade 3).~~
- 5.4 Tai Lei Island has been developed mainly for infrastructural facilities *including Peng Chau Sewage Treatment Plant and Outlying Islands Transfer Facilities – Peng Chau Station*, to serve Peng Chau. This small island is linked to Peng Chau by Tai Lei Bridge.

## 6. POPULATION

~~According to the 2011~~ **Based on the 2021 Population** Census, the ~~total~~ population in the Area was ***estimated by the PlanD*** as about ~~5,980~~ **5,750** persons. It is estimated that the planned population in the Area will be about ~~6,900~~ **6,400** persons.

## 7. GENERAL PLANNING INTENTION

- 7.1 The planning intention of the Area is primarily to protect the natural landscape, the rural character and car-free environment of Peng Chau and Tai Lei Island. The undisturbed natural coastlines and uplands should be protected from development. Residential development should be confined to the established development nodes and village areas with supporting Government, institution or community (GIC) facilities and infrastructure. The existing low-rise low-density character should be retained, and to this end, future development or redevelopment should be up to the existing and committed intensities. It is also the planning intention to upgrade or redevelop the temporary domestic structures with the provision of the necessary basic infrastructure.
- 7.2 The general urban design concept is to concentrate major GIC facilities and residential and commercial developments near the ferry pier which is a key activity focus of Peng Chau. Areas with higher density have been planned in the north-western and central parts of Peng Chau, while the lower density developments are ***mainly*** scattered at the waterfront ~~and as well as~~ in the periphery ***and the inner part***. Likewise, a stepped height approach has been adopted with taller building heights in the core and lower building heights at the waterfront and in the periphery. An integrated open space system ~~has been planned~~ with major open spaces for active and passive recreation ~~planned~~ ***are provided*** in the more accessible waterfront areas and connected to a continuous waterfront promenade along the western coast. A comprehensive emergency vehicular access/footpath network will provide connections to various parts of Peng Chau including the uplands.
- 7.3 In the designation of various zones on the Plan, consideration has been given to factors such as the natural environment, physical landform, heritage, existing settlements, land status, availability of infrastructure and local development requirements. The strategic planning context, ***the*** sub-regional planning strategies and other relevant studies have been taken into consideration.

## 8. LAND USE ZONINGS

### 8.1 Residential (Group A) ("R(A)") : Total Area 2.64 ha

- 8.1.1 This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion

of an existing building. However, commercial uses above the ground floor will require planning permission from the Board. This zone can be divided into four sub-areas:

- (a) “Residential (Group A) 1” (“R(A)1”) – this sub-area covers an existing commercial and residential development at Lo Peng Street near the ferry pier. ~~The~~ ~~d~~Development in this sub-area is subject to a maximum domestic plot ratio of 3.2 and a maximum non-domestic plot ratio of 1.0 for a building that is partly domestic and partly non-domestic; a maximum plot ratio of 4.2 for a non-domestic building; and a maximum building height of 5 storeys not exceeding 15m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) “Residential (Group A) 2” (“R(A)2”) – this sub-area covers an existing composite building including a deserted cinema at Wai Tsai Street which has potential for redevelopment. ~~The~~ ~~d~~Development in this sub-area is subject to a maximum domestic plot ratio of 3.0 and a maximum non-domestic plot ratio of 1.0 for a building that is partly domestic and partly non-domestic; a maximum plot ratio of 4.0 for a non-domestic building; and a maximum building height of 6 storeys not exceeding 20m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) “Residential (Group A) 3” (“R(A)3”) – this sub-area covers an area to the east of Peng Chau Fire Station. The area is intended to be redeveloped to meet future need for residential, commercial and retail uses near the ferry pier. ~~The~~ ~~d~~Development in this sub-area is subject to a maximum domestic plot ratio of 1.2 and a maximum non-domestic plot ratio of 1.0 for a building that is partly domestic and partly non-domestic; a maximum plot ratio of 2.2 for a non-domestic building; and a maximum building height of 3 storeys not exceeding 9m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (d) “Residential (Group A) 4” (“R(A)4”) – this sub-area covers Kam Peng Estate, which is an existing rural public housing estate, and Peng Lai Court, which is an existing Home Ownership Scheme estate. Development within this sub-area is restricted to a maximum domestic plot ratio of 1.8, a maximum non-domestic plot ratio of 0.1 and a maximum building height of 8 storeys not exceeding 24m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.



8.1.2 The development restrictions are intended to retain the existing character and intensity of the developments, and to ensure that the development or redevelopment would blend in with the surrounding low-rise rural character as well as to avoid overloading the planned infrastructure.

~~8.1.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

## 8.2 Residential (Group B) ("R(B)") : Total Area 1.52 ha

8.2.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers a proposed comprehensive redevelopment scheme on a former match factory site.

8.2.2 To blend in with the surrounding natural environment and rural character, the scheme should adopt a stepped height profile and comprehensive landscaping design. Development within this zone is restricted to a maximum domestic gross floor area (GFA) of 21,580m<sup>2</sup> and a maximum building height of 8 storeys not exceeding 24m, or the GFA, site coverage and height of the existing building, whichever is the greater.

8.2.3 ~~These~~ **The** development restrictions **are to** reflect the committed development intensity and building height. ~~They also so as to~~ ensure that any development **and/or** redevelopment **within the zone** will be in line with the general rural character of the Area and to avoid overloading the planned infrastructure.

~~8.2.4 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

## 8.3 Residential (Group C) ("R(C)") : Total Area ~~2.69~~ **2.98** ha

8.3.1 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 Board. This zone is divided into ~~four~~ **five** sub-areas:

- (a) “Residential (Group C) 1” (“R(C)1”) – this sub-area covers Tung Wan Villa and a private development site to the east of Shan Ting Tsuen, as well as Sea Crest Villa to the south-east of ~~Tai Lei Bridge~~ **Peng Lei Road**. Given the waterfront location, development ~~intensity~~ in this sub-area is subject to a maximum ~~domestic~~ plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 3 storeys not exceeding 9m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) “Residential (Group C) 2” (“R(C)2”) – this sub-area includes two sites at the waterfront. One is a private development site located on the reclamation to the west of Kam Ping Estate. The other one is an infill development site located near the northern end of Tung Wan, part of which has been developed. Development within this sub-area is restricted to a maximum ~~domestic~~ plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 2 storeys not exceeding 6m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) “Residential (Group C) 3” (“R(C)3”) – this sub-area covers the existing developments at Nam Shan Road and a villa type development at Nam Wan. Development within this sub-area is restricted to a maximum ~~domestic~~ plot ratio of 0.6, a maximum site coverage of 40% and a maximum building height of 2 storeys not exceeding 6m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (d) “Residential (Group C) 4” (“R(C)4”) – this sub-area covers the northern portion of the former Chi Yan Public School at Kau Yuk Road. Development within this sub-area is restricted to a maximum ~~domestic~~ plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 3 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (e) ***“Residential (Group C) 5” (“R(C)5”) – this sub-area covers a site comprising two linked land parcels to the south of Wai Tsai Street near Wai Tsai Tsuen. Development within this sub-area is subject to a maximum plot ratio of 0.75 and a maximum building height of 3 storeys not exceeding 9m, or the plot ratio and height of the existing building, whichever is the greater. The plot ratio control under the “R(C)5” zone are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor***

*Area”, and shall be subject to the streamlining arrangements stated therein.*

8.3.2 ~~These~~**The** restrictions are to reflect the existing and committed development intensities ~~and so as~~ to ensure that any development **and/or** redevelopment within the zone will be in line with the general character of the adjoining environment.

~~8.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

#### 8.4 Residential (Group D) (“R(D)”) : Total Area 2.41 ha

8.4.1 This zone is intended primarily for improvement and upgrading of the existing temporary structures through redevelopment of existing temporary structures into permanent buildings. Within this zoned area, new replacement houses are encouraged to be constructed in permanent materials and be provided with the necessary basic infrastructure. ***To retain the existing rural character of these settlements,*** Any new development or replacement housing for temporary structures or existing buildings shall not result in a total ***development and/or*** redevelopment in excess of a maximum building area of 65m<sup>2</sup> and a maximum building height of 2 storeys not exceeding 6m, or the building area and height of the existing building, whichever is the greater.

8.4.2 Areas under this zoning include Yuen Ling Tsai, Nam Wan Shan Teng Tsuen, Wai Tsai Tseng San Tsuen, Wai Tsai Tsuen, Chung Tsai ***Tsuen*** and Tai Wo Tsuen. Majority of these areas has been developed into residential use in a fragmented and uncoordinated manner with minimal infrastructural and utility facilities.

8.4.3 The “R(D)” zoning encourages redevelopment of structures and houses in a dilapidated state and to provide them with the necessary basic infrastructural provision. It is intended for individual owners to improve and upgrade the areas. Besides, with regard to the limited infrastructure, it provides proper planning control on the redevelopments and helps ensure the retention of the rural character of the existing settlement.

~~8.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building area and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

8.5 Village Type Development (“V”) : Total Area ~~8.16~~ 7.87 ha

- 8.5.1 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 Board.
- 8.5.2 There are no recognised villages in Peng Chau. Areas zoned “V” include settlements developed mainly in the form of village houses. The existing village areas in the central part of Peng Chau, Tai Lung Tsuen, along Shing Ka Road, along the south-western coast of Peng Chau South and at Nam Wan and Tung Wan are under this zoning.
- 8.5.3 In order to retain the village character, on land designated “V”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development or redevelopment being in excess of a maximum building height of 3 storeys not exceeding 8.23m, or the height of the existing building, whichever is the greater.
- ~~8.5.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

8.6 Government, Institution or Community (“G/IC”) : Total Area 4.28 ha

- 8.6.1 This zoning is intended primarily for the provision of Government, institution or community facilities serving the needs of local residents as well as visitors. 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 Major existing GIC facilities under this zoning include a helipad *to the north of Peng Yu Path* for emergency purposes, a Type A indoor recreation centre *Peng Chau Municipal Services Building (accommodating Peng Chau Sports Centre and a library)* complex, a market *Peng Chau Market*, a neighbourhood elderly cum children/youth centre, Government offices for police post and post office, a fire station cum ambulance depot, a clinic *Peng Chau Clinic*, ~~one~~ a primary school, two service reservoirs and a waterworks depot, a fresh water pumping station cum waterworks staff quarters, a sewage pumping station, *Peng Chau Columbarium and Garden of Remembrance* ~~a columbarium~~, a telephone exchange and microwave

station, a transmitting station, a rural committee building, a public loading/unloading area, temples, electric sub-stations, ~~latrines~~ **public toilets** and refuse collection points.

- 8.6.3 The planned GIC facilities include a salt water service reservoir, a salt water pumping station, **and** an electric sub-station ~~and refuse collection points~~.
- 8.6.4 In order to ensure that any development or redevelopment of the GIC buildings (including structures) will be in line with the low-rise character of the adjoining environment, on areas zoned “G/IC”, no new development or addition, alteration and/or modification to or redevelopment of the existing building (including structure) shall result in a total development or redevelopment in excess of a maximum height of 15m, or the height of the existing building (including structure), whichever is the greater.

#### 8.7 Open Space (“O”) : Total Area 3.47 ha

- 8.7.1 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 the local residents and visitors.
- 8.7.2 A major open space system is ~~planned~~ **with various active and passive recreational uses has been provided** at the western coast of Peng Chau. ~~The areas extending along the north-western coast could provide various active and passive recreational uses subject to detailed examination. The south-western coast would provide a landscaped waterfront open space. They include Peng Lei Road Sitting-Out Area and Peng Chau Waterfront Playground along the north-western coast and the landscaped waterfront open space along the south-western coast in Nam Wan.~~ All open spaces are well linked with the pedestrian network.
- 8.7.3 Adjacent to the villages and residential developments, additional local open spaces would be provided to serve local population at convenient locations. Local open spaces are also provided within the public housing site.
- 8.7.4 In order to ensure that any development or redevelopment within areas zoned “O” will be in line with the low-rise character of the adjoining environment, no new development or addition, alteration and/or modification to or redevelopment of the existing building shall result in a total development or redevelopment in excess of a maximum building height of 6m, or the height of the existing building, whichever is the greater.

## 8.8 Other Specified Uses (“OU”) : Total Area 1.82 ha

8.8.1 This zoning covers land annotated for the following specific uses:

### Comprehensive Residential Development including a Commercial Complex:

8.8.2 This zone is intended primarily for a low-rise and low-density comprehensive residential cum commercial development.

8.8.3 A reclamation site at the western coast of Peng Chau North is zoned “OU” annotated “Comprehensive Residential Development including a Commercial Complex”. As the site is at a prime location at the waterfront, comprehensive control on the design and layout of buildings and landscaping proposals by means of layout plan is considered necessary.

8.8.4 The comprehensive residential development *within this zone* ~~will be~~ *is* subject to a maximum domestic GFA of 3,200m<sup>2</sup> and *a maximum* non-domestic GFA of 2,000m<sup>2</sup>. The maximum building height for residential blocks and the commercial complex is 2 storeys not exceeding 6m and 8m respectively. The maximum site coverage for the development is 50%. To achieve a better living environment, commercial facilities ~~would be~~ *are* accommodated in a stand-alone building ~~preferably~~ along the pedestrian route ~~along~~ *on* the eastern frontage of the site, *while keeping the waterfront side for* ~~with~~ pure residential use ~~at the waterfront~~.

8.8.5 Development within the “OU” annotated “Comprehensive Residential Development including a Commercial Complex” zone would require approval of the Board by way of a planning application. Submission of a layout plan for the development proposal would be required to ensure appropriate planning control over the development mix, scale, design, layout and provision of development.

~~8.8.6 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA, site coverage and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

### Sewage Treatment Works:

8.8.7 This zone is intended to designate land for a sewage treatment works to serve Peng Chau. To cater for the need of sewage disposal for Peng Chau, a sewage treatment works has been developed on Tai Lei Island. ~~The sewage treatment works~~ *Development within this zone* is restricted to a maximum building height of 3 storeys not exceeding 15m, or the height of the existing building, whichever is the greater. For any expansion of the existing sewage treatment works in future,

adequate mitigation measures should be provided to minimise its visual impacts.

~~8.8.8 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

#### Refuse Transfer Station:

8.8.9 This zone is intended to designate land for a refuse transfer station to serve Peng Chau. A refuse transfer station has been developed at the north-eastern part of Tai Lei Island to serve Peng Chau. It collects municipal waste and construction waste generated from the Area. The consolidated waste collected is transferred by barges to the Western New Territories Landfill for disposal. ~~The station~~ ***Development within this zone*** is restricted to a maximum building height of 1 storey not exceeding 11m, or the height of the existing building, whichever is the greater.

~~8.8.10 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

#### Liquefied Petroleum Gas Cylinder Store:

8.8.11 This zone is intended to designate land for a liquefied petroleum gas cylinder store to serve Peng Chau. A site at the eastern part of Tai Lei Island is designated for liquefied petroleum gas cylinders store. It will store liquefied petroleum gas cylinders to be used for domestic and commercial purposes in Peng Chau. ~~The store~~ ***Development within this zone*** will be restricted to a maximum plot ratio of 0.75, a maximum site coverage of 75% and a maximum building height of 1 storey not exceeding 11m, or the plot ratio, site coverage and height of the existing building, whichever is the greater.

~~8.8.12 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through planning application permission system. Each proposal will be considered on its individual merits.~~

#### Pier:

8.8.13 This zone is intended to designate land for piers to facilitate marine access to Peng Chau. Areas zoned "OU" annotated "Pier" cover the



existing ferry pier, and public piers and jetties at the western and southern coasts of Peng Chau and southern coast of Tai Lei Island.

#### 8.9 Green Belt (“GB”) : Total Area 61.04 ha

- 8.9.1 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. There is a general presumption against development within this 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. Any development or redevelopment permitted in the zone should be low-rise in view of the prominent location of the uplands and the natural landscape within this zone. No new development or addition, alteration and/or modification to the existing building or redevelopment shall result in a total development or redevelopment being in excess of a maximum building height of 6m, or the height of the existing building, whichever is the greater.
- 8.9.2 Most parts of the hill slopes and uplands covered with vegetation on Peng Chau and the coastal areas of Tai Lei Island are under this zoning.

#### 8.10 Coastal Protection Area (“CPA”) : Total Area 7.70 ha

- 8.10.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, ***including attractive geological features, physical landform or area of high landscape, scenic or ecological value***, with a minimum of built development. ***It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.*** 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. These scenic and ecologically sensitive coastal areas should also be protected against land filling and land excavation.
- 8.10.2 The natural coastlines along the north-eastern part of Peng Chau North and eastern part of Peng Chau South fall within this zone. These areas comprise natural coastlines with rocky shores, promontories, caves, inlets, and other coastal features of scenic value.
- 8.10.3 To safeguard the character of the shoreline, new residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment, alteration and/or modification to an existing house

should not result in a total redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys not exceeding 7.6m, or the plot ratio, site coverage and height of the house which was in existence on the date of the publication of the draft Peng Chau OZP No. S/I-PC/1, whichever is the greater.

8.10.4 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 works: ***and related activities except public works co-ordinate or implemented by Government, and maintenance or repair works.***

***8.11 For the zones where minor relaxation of relevant restrictions are applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.***

## 9. COMMUNICATIONS

### 9.1 Waterborne Transport

Ferry service is the major means of public transportation for the Area. Ferry services ***plying between Peng Chau to Mui Wo and Central/ nearby outlying islands*** are provided. ~~Scheduled “kaitou” services~~ Services are also provided to connect Peng Chau to Nim Shue Wan near Discovery Bay and Trappist Haven Monastery on Lantau Island.

### 9.2 Land Transport

Internally, Peng Chau enjoys a car-free environment with a limited number of village vehicles, bicycles, fire engines and ambulance vehicles. A comprehensive emergency vehicular access and pedestrian circulation system has been planned.

### 9.3 Footpaths

A well-developed footpath and trail system on Peng Chau provides access from the piers to the villages, beaches, uplands as well as other places of interest.

## 10. UTILITY SERVICES

### 10.1 Water Supply

Potable water is supplied from Lantau Island via two submarine pipelines. There are two fresh water service reservoirs serving Peng Chau and Tai Lei Island. There is no salt water supply for flushing purpose on Peng Chau. As such, mains water is used for flushing in the interim. Waterworks reserves for a salt water pumping station and a salt water service reservoir have been identified for the future salt water supply to Peng Chau.

### 10.2 Sewage Treatment

At present, ~~only~~ sewage from the public housing site is conveyed to the sewage treatment works on Tai Lei Island for treatment and disposal. The Outlying Islands Sewerage Stage 1 Phase 2 – Peng Chau Village Sewerage Phase 1 ~~has been~~*was* completed in 2007. The Outlying Islands Sewerage Master Plan Stage 2 Review Study proposed to extend the village sewerage system to serve the remainder of the populated areas and to upgrade the existing Peng Chau Sewage Treatment Works to cater for the additional sewage collection from Stage 1 and Stage 2 sewerage projects. ~~Tentatively, the~~ The Peng Chau Village Sewerage Phase 2 *Package 1* project ~~will be~~ *was* completed in ~~2017~~*2023*.

### 10.3 Solid Wastes Disposal

~~Small~~ *Refuse* collection points are scattered throughout the Area. Domestic wastes and small quantities of construction wastes are delivered to the refuse transfer station on Tai Lei Island for shipping to the landfill sites for disposal.

### 10.4 Electricity, Telephone and Gas

Electricity supply is available in the Area. A telephone exchange is located at Nam Shan Road to provide telephone services to serve the existing and future developments. Towngas is currently not available on Peng Chau, and the main fuel supply has to rely on liquefied petroleum gas cylinders.

## 11. CULTURAL HERITAGE

- 11.1 ~~Within the boundary of the Area, there are~~ Peng Chau possesses two sites of archaeological interest, namely Peng Chau Site of Archaeological Interest and Peng Chau (South) Site of Archaeological Interest. ~~Within the boundary, there are several graded and some graded historic buildings/structures, i.e. School Building of 1935, Peng Chau Chi Yan Public School (Southern Portion) (Grade 2), Tin Hau Temple (Peng Chau) (Grade 2), I Tze (Grade 3), Stone House at Nos. 46-48 Peng Chau Wing On Street (Grade 3), Sing Lei Hap Gei Lime Kiln Factory (Grade 3); and Leather Factory (Grade 3) and Great China Match Factory (Grade 3). All the above sites of archaeological interest and graded historic buildings/structures are worthy of preservation.~~

- 11.2 *The lists of declared monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items pending grading assessment, Government historic sites identified by Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB) and sites of archaeological interest are published on AMO's website. The Antiquities Advisory Board (AAB) also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.*
- 11.3 ~~Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any works, development, redevelopment or rezoning proposals might~~ *may* ~~affect the above sites of archaeological interests, declared monuments, proposed monuments, graded historic buildings/structures; new items pending grading assessment and their immediate environs. and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, sites of archaeological interest or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items. If disturbance of the sites of archaeological interest and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist engaged by the project proponent is required for development works within the sites. 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 DEVB.~~

## 12. IMPLEMENTATION

- 12.1 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.
- 12.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area are based. These detailed plans are used as the basis for planning of public works and reservation of sites.

- 12.3 Future development of the Area will be carried out by both the Government and the private sector. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to 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. The reclamation and infrastructure works in the northwest and southwest part of Peng Chau and the improvement to roads and drains in the eastern Peng Chau were completed in early 2003. Private developments will be effected principally through private sector initiatives in accordance with the provision of the Plan.
- 12.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans for the Area, and Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~the Planning Department~~ **PlanD**. 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~~ **PlanD**. 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~~ **PlanD**. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**Sai Kung and Islands District**

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-PC/2                      Application for Amendment to the Approved Peng Chau Outline Zoning Plan No. S/I-PC/12, To rezone the application site from “Village Type Development” to “Residential (Group C) 1”, Lots 194 RP and 197 RP in D.D. Peng Chau and adjoining Government Land, Peng Chau  
(RNTPC Paper No. Y/I-PC/2A)

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10.            The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

**PlanD**

Mr Walter W.N. Kwong	- District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Mr Sunny K.Y. Tang	- Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Mr Gabriel T.C. Lai	- Assistant Town Planner/Sai Kung and Islands

**Applicant’s Representatives**

*Victory Fortune Limited*

Ms W.K. Lam

*Lanbase Surveyors Limited*

Mr Anson Lee

*Joseph Y.K. Leung & Associates Limited*

Mr Joseph Leung

*Ove Arup & Partners Hong Kong Limited*

Ms Claudia Yu

*EnviroSolutions and Consulting Limited*

Mr Antony Wong

Mr Charls Liang

Presentation and Question Sessions

11. The Chairperson extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group C)1" ("R(C)1") to facilitate a flat development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

13. As the applicant's representatives had no further elaboration on the application, the Chairperson then invited questions from Members.

*Planning Intention of "V" zone*

14. Two Members raised the following questions:

- (a) noting that there was no recognised village in Peng Chau, the rationale for designating the "V" zone on the Peng Chau Outline Zoning Plan (OZP), and the planning intention of the "V" zone; and
- (b) whether the original planning intention of the "V" zone would be affected should the Site be rezoned from "V" to "R(C)1".

15. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) in order to reflect the existing low-rise village-type developments around Peng Chau Ferry Pier and to retain the rural character of Peng Chau, the first draft Peng Chau OZP No. S/I-PC/1 gazetted in November 2000 designated the concerned areas, including the Site, as “V”; and
- (b) as there was no recognised village in Peng Chau, no Small House would be built there. The planning intention of the “V” zone was primarily for the provision of land for the retention of the existing village areas and ‘House (New Territories Exempted House (NTEH) only)’ was always permitted within this zone. On the other hand, the planning intention of the “R(C)” zone was primarily for low-rise and low-density residential developments, and ‘House’, including ‘House (NTEH)’, and ‘Flat’ uses were always permitted within this zone. While rezoning the Site from “V” to “R(C)1” as proposed by the applicant would change the planning intention of the Site, the development scale proposed under the Indicative Scheme (i.e. with a plot ratio (PR) of not more than 0.75, a site coverage (SC) of 25% and a building height (BH) of 6m to 9m and 2 to 3 storeys) was considered similar to that of the existing “V” zone which was subject to a BH restriction of 3 storeys (8.23m).

*Previously Approved Section 16 (s.16) Planning Application*

16. A Member enquired the reason for submitting the previous s.16 application for proposed house development (i.e. Application No. A/I-PC/14) noting that such use was always permitted in the “V” zone. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the previously approved s.16 application was for ‘House’ (non-NTEH) which was a Column 2 use and required planning permission from the Town Planning Board (the Board).

*Zoning Amendment and Planning Considerations*

17. A Member asked about the rationale for rezoning the Site to “R(C)1” instead of other residential zonings such as “R(C)3” or “R(D)”, and the planning considerations for not including the residual areas (i.e. an elongated area zoned “V” to the east of the Site and a narrow strip of land between the northern and southern portions of the Site) in the current



proposal by the applicant. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that while the planning intention of the residential zonings (i.e. “R(C)1” to “R(C)4” and “R(D)” zones) of the Peng Chau OZP was generally for low-rise and low-density residential developments, they were subject to different development restrictions, such as PR and/or BH. The proposed house development with a PR of 0.75 and BH of 3 storeys (9m) was the same as that of “R(C)1” zone on the Peng Chau OZP. Besides, the planning intention of the “R(D)” zone was primarily for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings, where ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ was a Column 1 use while other house development was a Column 2 use. The narrow strip of land zoned “V” between the northern and southern portions of the Site was an existing footpath frequently used by local residents, while the strip of land along the south-eastern boundary of the Site was vacant government land (GL). Should the rezoning application be agreed, PlanD would take into account the narrow strip of land between the northern and southern portions of the Site when working out the appropriate amendments to the OZP, which would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

#### *Land Administration*

18. The Vice-chairperson and a Member raised the following questions:

- (a) details about the right-of-way issue pertaining to the interface between the proposed development and the existing houses at the north-western fringe as stated in paragraph 9.1.1 (e) of the Paper, and whether the issue would affect the current rezoning application; and
- (b) noting that the south-eastern part of the Site included a piece of GL, whether such inclusion would affect the access of residents living in the nearby village houses.

19. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) as the Site was located close to some existing village houses, some local residents were concerned that the proposed development might block the existing footpath connecting to the Peng Chau Ferry Pier. Nevertheless, should the rezoning application be agreed, a land exchange would be required and the right-of-way issue should be dealt with during the land administration stage; and
- (b) it was applicant's proposal to include the GL at the south-eastern boundary into the Site. The unused GL was mostly surrounded by private land and was relatively flat compared to the adjacent private land, so its inclusion into the Site might help achieve better utilisation of land resources. The potential impact on the access of residents living in the nearby village houses, if any, could be dealt with during the land administration stage.

20. To supplement, Mr Anson Lee, the applicant's representative, said that following the advice from the Lands Department (LandsD) in the land exchange after the approval of the previous s.16 application, the concerned strip of GL was included into the Site for the proposed development for more efficient use of land resources, and a land premium would be required.

#### *Building Requirements*

21. Two Members raised the following questions:

- (a) whether a Small House for an indigenous villager would be regarded as a type of NTEH; and
- (b) whether future developments within the "R(C)" zone would need to comply with the requirements under the Buildings Ordinance (BO), and whether any building requirements in relation to the potential interface issues of the Site with Kin Hong Street to the north were requested by relevant government department(s).

22. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some

PowerPoint slides, made the following main points:

- (a) Small House was a type of NTEH, which was exempted from certain provisions of BO, among others, including the need for obtaining prior approval of building plans and consent to the commencement of works from the Buildings Department (BD). As such, the development process for NTEH would generally be faster as compared with other developments regulated under BO; and
- (b) should the applicant decide to pursue the proposed development based on the Indicative Scheme of the current rezoning application, the development should be subject to the requirements under BO. Regarding the potential interface issues of the Site with Kin Hong Street to the north, while no detailed requirements in relation to buildings were requested by relevant government department(s) at the current stage, as mentioned in the Paper, detailed requirements under BO, such as provision of means of escape and emergency vehicular access, etc., would be formulated at the building plan submission stage. BD and the Fire Services Department had no in-principle objection to the current rezoning application.

23. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

#### Deliberation Session

24. The Chairperson remarked that the application sought to rezone the Site from "V" to "R(C)1" for the proposed development. Under the established mechanism, should the rezoning application be agreed, it was necessary to go through the statutory plan-making procedures including, inter alia, preparation of proposed amendments to the OZP, publication of the draft OZP for a period of two months for representations, consideration of the

representations by the Board, and submission of the draft OZP to the Chief Executive in Council for approval. While the Site was the subject of a previously approved s.16 application, the applicant proposed to change mainly the type of development (from house to flat) and maximum BH (from 8.23m to 9m) at the Site, thus requiring submission of the current rezoning application. The current application was to facilitate flat development at the Site, which would be subject to the requirements of BO and its relevant regulations. Regarding Members' enquiries on the planning intention of the concerned "V" zone given no recognised village in Peng Chau, the Chairperson explained that according to the Master Schedule of Notes to Statutory Plans as promulgated by the Board to provide a general framework for preparing the Notes of OZPs, the planning intention of the "V" zone for recognised villages (i.e. primarily intended for development of Small Houses by indigenous villagers) was different from that for non-recognised villages (i.e. primarily intended for the provision of land for retention and reflection of existing villages). The Chairperson then invited Members' views on the application.

25. A Member asked whether NTEH or low-rise house development could take place at the Site within the "V" zone of the Peng Chau OZP. Upon the Chairperson's invitation, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD said that according to the Paper, the Site comprised old schedule agricultural lots held under Block Government Lease where no structures were allowed to be erected without prior approval from the Government. He further advised that in general, NTEH development would not be permitted under a land exchange (other than that under the New Territories Small House Policy) involving surrender of agricultural lots.

26. Members generally considered that the inclusion of GL into the Site for the proposed development could better utilise land resources and have positive impact on the overall planning of the surrounding areas as the project proponent would be responsible for management and maintenance of the concerned GL to avoid leaving it unattended. Some Members suggested that apart from rezoning of the Site, opportunity should also be taken to conduct a more comprehensive review of the current zonings of the nearby areas, such as the areas along Kin Hong Street, the narrow strip of land between the northern and southern portions of the Site and the elongated area zoned "V" to the east of the Site. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that the rezoning boundary might cover more areas beyond the Site from land utilisation perspective, while the development

boundary should be subject to further consideration at the land exchange stage.

27. A Member was concerned whether approval of the current rezoning application would encourage other similar applications for rezoning the areas within the “V” zone for residential development with higher development intensity in Peng Chau. The Chairperson said that each application would be considered on its individual merits. Should the Site be rezoned to “R(C)1”, the proposed residential development would be subject to building plan submission under BO and hence scrutiny by relevant government departments. Another Member echoed that the non-NTEH development would need to comply with the more stringent BO requirements as compared with the NTEHs permitted under the “V” zone, and the rezoning of the Site to “R(C)1” could also bring further improvements to the area through the provision of proper infrastructure such as road and drainage facilities under a residential development, which could not be achieved through the development of individual NTEHs.

28. Members generally supported the application, considering that the development restrictions to be imposed on the proposed “R(C)1” zone would be similar to those for the “V” zone and that the proposed development was considered not incompatible with the existing rural character of Peng Chau.

29. After deliberation, the Committee decided to agree to the application, and PlanD would work out the appropriate amendments to the Peng Chau OZP, including zoning boundaries and development restrictions to be set out in the Notes and Explanatory Statement, for the consideration of the Committee prior to gazetting under section 5 of the Town Planning Ordinance.

**Provision of Major Community Facilities and Open Space in Peng Chau**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	0.62ha	2.25ha	2.66ha	+2.05ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	0.62ha	1.57ha	1.86ha	+1.24ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	+1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool – Standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Hall	No set standard	N/A	0	0	N/A
Library	1 branch library for 200,000 persons  (assessed on a district basis)	0	1	1	+1
Kindergarten/ Nursery	34 classrooms for 1,000 persons aged 3 to under 6 <sup>#</sup>	4 classrooms	5 classrooms	5 classrooms	+1 classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by EDB on a district/school network basis)	10 classrooms	6 classrooms	6 classrooms	-4 classrooms
Secondary School	1 whole day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territory-wide basis)	3 classrooms	0 classrooms	0 classrooms	-3 classrooms
Hospital	5.5 beds/1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	35 beds	0	0	-35 beds <sup>^</sup>
Clinic/Health Centre	1 per 100,000 persons	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	25 places	0	0	-25 places  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Integrated Children and Youth Services Centre	1 per 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	0	1	1	+1
Integrated Family Services Centre	1 per 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centers	1 in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N/A	0	0	N/A
Neighbourhood Elderly Centres	1 in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N/A	1	1	N/A



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 places per 1,000 elderly persons aged 65 or above <sup>#*</sup>  (assessed by SWD on a district basis)	32 places	6	6	-26 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	39 beds	0	0	-39 beds <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Pre-school Rehabilitation Services	23 subvented service places for every 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	6 places	0	0	-6 places
Day Rehabilitation Services	23 subvented service places for every 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	12 places	0	0	-12 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Residential Care Services	36 subvented service places for every 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	19 places	0	0	-19 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre for every 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note :

The planned resident population is about 6,200. If including transients, the overall planned population is about 6,400. All population figures have been adjusted to the nearest hundred.

Remarks :

# The requirements exclude planned population of transients.

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

@ The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

\* Consisting of 40% centre-based CCS and 60% home-based CCS.

**JUNE 2025**