

**PROPOSED AMENDMENTS TO THE  
APPROVED PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12 (**Attachment I**) as shown on the draft OZP No. S/I-PC/12A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 3.12.2013, the Chief Executive in Council, under section 9(1)(a) of the pre-amended Ordinance<sup>1</sup>, approved the draft Peng Chau OZP which was subsequently renumbered as S/I-PC/12. On 13.12.2013, the approved Peng Chau OZP No. S/I-PC/12 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 16.4.2025, 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. On 25.4.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The proposed amendment is mainly to take forward an agreed section 12A application. On 16.8.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application (No. Y/I-PC/2)<sup>2</sup> to rezone the application site (the Site) from "Village Type Development" ("V") to

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<sup>1</sup> The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

<sup>2</sup> The RNTPC Paper No. Y/I-PC/2 and the attachments are available at the Board's website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/748\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/748_rnt_agenda.html)

“Residential (Group C) 1” (“R(C)1”)<sup>3</sup> to facilitate a flat development. An extract of the minutes of the Committee’s meeting is at **Attachment V**. To take forward the decision, it is proposed to rezone the site to “R(C)5” with relevant amendments to the Notes and ES of the OZP.

- 3.2 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN) where appropriate and update the ES to reflect the latest planning circumstances.

#### 4. **Proposed Amendment**

##### Amendment Item A – Rezoning of a site to the south of Wai Tsai Street for flat development (about 0.29ha) (Plans 2a to 2e)

- 4.1 On 16.8.2024, the Committee agreed to the section 12A application (No. Y/I-PC/2) to rezone the Site from “V” to “R(C)1” subject to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 3 storeys (9m) to facilitate a flat development. According to the applicant’s indicative scheme (**Drawings 1a to 1e**), the proposed development consists of nine 3-storey and one 2-storey residential blocks with a PR of not more than 0.75, a gross floor area (GFA) of about 2,145m<sup>2</sup>, a SC of 25% and a BH ranging from 6m to 9m with 29 units and an estimated population of 116. The estimated completion year is 2028.
- 4.2 Located at the central part of Peng Chau (**Plan 1**), the Site together with adjoining land has been zoned “V”<sup>4</sup> subject to a maximum BH of 3 storeys (8.23m) since the first Peng Chau OZP gazetted on 17.11.2000. The Site, comprising mainly private land, is bisected into two portions (i.e. northern and southern portions) by an existing footpath on government land. It is partly farmland or vegetated land covered with trees and shrubs, and partly covered by structures for a mix of temporary uses, including storage of construction materials and kayak equipments. The Site is accessible via existing footpaths connecting to Peng Chau Wing On Street and Peng Chau Ferry Pier which is 500m to the northwest. The surrounding area is predominantly rural in character with low-rise residential buildings zoned “Residential (Group A) 2” (“R(A)2”) with maximum BH of up to 6 storeys, and village type development and temporary structures with maximum BH of 1-3 storeys zoned “V” and “Residential (Group D)” (“R(D)”). Given the small scale of development which has a PR of 0.75 and a maximum BH of 3 storeys (9m) similar to the surrounding development, the proposed flat development is considered not incompatible with the existing neighbourhood and general rural character of the area. The proposed flat development could make better use of the available land resources to provide more units to meet the housing needs.
- 4.3 At the planning application stage, Tree Survey and Preservation Report, Geotechnical Planning Review Report, Level of Service Assessment for pedestrian

<sup>3</sup> The section 12A application proposes to rezone the Site from “V” to “R(C)1” subject to a maximum plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m).

<sup>4</sup> According to the ES of the OZP, the planning intention of the “V” zone is primarily for the provision of land for the retention of the existing village areas. Areas zoned “V” include settlements developed mainly in the form of village houses. ‘Flat’ is neither a Column 1 nor 2 use of the “V” zone.

flow, Sewerage Impact Assessment, Water Supply Impact Assessment and Drainage Proposal were submitted to support the application. Concerned government bureaux/departments (B/Ds) had no objection to or no adverse comment on the application.

- 4.4 To take forward the decision, it is proposed to rezone the site to a sub-area of “R(C)” with ‘Flat’ as Column 1 use. According to the streamlined arrangements of SC restriction of Joint Practice Note (JPN) No. 7 – “Development Control Parameters Site Coverage Restriction”, a SC restriction which is more stringent than that stipulated in the Building (Planning) Regulations would only be imposed in the OZP for specific planning purposes (e.g. preserving local character, enhancing air ventilation, visual quality as well as permeability) in selected sites. Taking into account the site context and surrounding environment, only maximum PR and BH restrictions are recommended for statutory planning control. Since the “R(C)1” sub-area proposed in the section 12A application has maximum SC restriction, a new sub-area, “R(C)5” with only maximum PR and BH restrictions is recommended for the statutory planning control purpose.

## **5. Provision of Government, Institution and Community (GIC) Facilities and Open Space**

- 5.1 Taking into account the above, the planned population of the planning scheme area of Peng Chau (the Area) is estimated to be about 6,400 persons. As shown in the summary table (**Attachment VI**), the existing and planned provision for GIC facilities and open space in the Area are generally adequate based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG).
- 5.2 Although there will be shortfalls in child care centre, residential care homes for the elderly, and rehabilitation and community care services facilities, the HKPSG requirements for these facilities are long-term goals, and the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. As for the hospital beds, primary school places and secondary school places, the Health Bureau and Education Bureau would adopt a wider spatial context/cluster in the assessment of provision for such facilities. These facilities will be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.
- 5.3 Based on the requirements under HKPSG, there will be a surplus of 2.05 ha of district open space and 1.24 ha of local open space in the Area.

## **6. Proposed Amendment to Matters shown on the OZP**

The proposed amendment as shown on the draft Peng Chau OZP No. S/I-PC/12A (**Attachment II**) is as follows:

### **Amendment Item A (about 0.29 ha)**

Rezoning of a site comprising two land parcels to the south of Wai Tsai Street from “V” to

“R(C)5”, and addition of a symbol to link up the two land parcels.

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

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

### “R(C)” zone

- (a) In relation to Amendment Item A, the Remarks of the “R(C)” zone are revised to incorporate the “R(C)5” sub-area with relevant development restrictions.

### “V” zone

- (b) There are no recognised villages in Peng Chau. The “V” zones in Peng Chau now cover existing village areas located 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 which are mainly in form of village houses. To allow flexibility, it is proposed to add ‘Flat’ as a Column 2 use of the “V” zone so that flat development may be permitted through application to the Board, which is in line with the MSN. Flat development is still subject to a maximum BH of 3 storeys (8.23m), which would be compatible with other developments in the “V” zone to retain the existing village character.

### “Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone

- (c) Under the current Remarks of the “OU(Pier)” zone, kiosk 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 GFA of 100m<sup>2</sup> for uses as ‘Shop and Services’ are considered as ancillary to ‘Pier’ use. It is proposed to simplify that kiosk or premises not in excess of a maximum non-domestic GFA of 100m<sup>2</sup> in total for use as ‘Shop and Services’ would be considered as ancillary to ‘Pier’ use. It is also proposed to allow similar provision for ‘Eating Place’ use.

### Technical amendments

- (d) On 11.1.2019, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates to the Notes of “V” and “R(D)” zones are proposed. ‘Shop and Services’ use in “R(A)” and “Government, Institution or Community” zones are also amended as ‘Shop and Services (not elsewhere specified)’ use to tally with the revised MSN.
- (e) On 8.3.2024, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for “V” zone. To effectuate these changes, updates have been made to the Notes for the “V” zone.

- (f) It is proposed to revise the exemption clause for ‘filling of land/pond or excavation of land’ in the Remarks of the “Coastal Protection Area” (“CPA”) zone according to the updated MSN such that public works co-ordinated or implemented by Government, and maintenance or repair works are exempted from the requirement of planning permission. The planning intention of the “CPA” zone is also proposed to be revised such that the “CPA” zone may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion in accordance with the latest MSN.
- (g) Opportunity is taken to revise other parts of the Notes, including the Remarks for the “R(A)”, “Residential (Group B)”, “R(C)” and “Other Specified Uses” annotated “Comprehensive Residential Development including a Commercial Complex” zones to align with the latest MSN, as appropriate.

## 8. **Revision to the Explanatory Statement of the OZP**

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

## 9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/I-PC/13.

## 10. **Consultation**

### **Consultation with District Council and Rural Committee**

- 10.1 Islands District Council (IsDC)’s District Infrastructure and Development Planning Committee (DIDPC) and Peng Chau Rural Committee (PCRC) were consulted on the Amendment Item A on 25.2.2025 and 10.2.2025 respectively. Members of both DIDPC and PCRC had no comment on the Amendment Item A.

### **Departmental Consultation**

- 10.2 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comment. No objection or adverse comment was received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:
- (a) Secretary for Education;
  - (b) Commissioner for Transport;
  - (c) Chief Highway Engineer/New Territories East, Highways Department;
  - (d) District Lands Officer/Islands, Lands Department;
  - (e) Director of Environmental Protection;

- (f) Director of Agriculture, Fisheries and Conservation;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Social Welfare;
- (i) Director of Fire Services;
- (j) Commissioner of Police;
- (k) Director of Leisure and Cultural Services;
- (l) Chief Building Surveyor/New Territories East (1) & Licensing, Buildings Department;
- (m) Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department (CEDD);
- (n) Head (Geotechnical Engineering Office), CEDD;
- (o) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (p) Director of Electrical and Mechanical Services;
- (q) Chief Engineer/Construction, Water Supplies Department;
- (r) Executive Secretary (Antiquities and Monuments), Antiques and Monuments Office, Development Bureau;
- (s) Controller of Government Flying Services;
- (t) District Officer (Islands), Home Affairs Department; and
- (u) Chief Town Planner/Urban Design and Landscape, Planning Department.

#### Public Consultation

- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/I-PC/13 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. IsDC and PCRC will be informed on the proposed amendments during the statutory exhibition of the draft OZP.

### **11. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Peng Chau OZP No. S/I-PC/12 as shown on the draft OZP No. S/I-PC/12A at **Attachment II** (to be renumbered as S/I-PC/13 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Peng Chau OZP No. S/I-PC/12A (to be renumbered as S/I-PC/13 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

### **12. Attachments**

<b>Attachment I</b>	Approved Peng Chau OZP No. S/I-PC/12 (reduced scale)
<b>Attachment II</b>	Draft Peng Chau OZP No. S/I-PC/12A
<b>Attachment III</b>	Revised Notes of Draft Peng Chau OZP No. S/I-PC/12A

<b>Attachment IV</b>	Revised ES of Draft Peng Chau OZP No. S/I-PC/12A
<b>Attachment V</b>	Extract of minutes of Rural and New Town Planning Committee meeting on 16.8.2024
<b>Attachment VI</b>	Provision of major community facilities and open space in Peng Chau
<b>Drawings 1a to 1e</b>	Indicative scheme of the section 12A application No. Y/I-PC/2
<b>Plan 1</b>	Location Plan
<b>Plan 2a</b>	Amendment Item A – Site plan
<b>Plan 2b</b>	Amendment Item A – Aerial photo
<b>Plans 2c to 2e</b>	Amendment Item A – Site photos

**PLANNING DEPARTMENT**  
**JUNE 2025**