



圖例
NOTATION

ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

COASTAL PROTECTION AREA

C

RIA

RIC

RID

V

GIC

O

REC

OU

GB

CPA

地帶

商業

住宅（甲類）

住宅（丙類）

住宅（丁類）

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

海岸保護區

COMMUNICATIONS

PEDESTRIAN STREET

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

行人街道

其他

規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.35	0.14	商業
RESIDENTIAL (GROUP A)	8.17	3.35	住宅（甲類）
RESIDENTIAL (GROUP C)	12.19	5.00	住宅（丙類）
RESIDENTIAL (GROUP D)	2.21	0.91	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	29.92	12.27	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	17.54	7.19	政府、機構或社區
OPEN SPACE	11.69	4.79	休憩用地
RECREATION	8.40	3.44	康樂
OTHER SPECIFIED USES	12.97	5.32	其他指定用途
GREEN BELT	112.08	45.94	綠化地帶
COASTAL PROTECTION AREA	22.74	9.32	海岸保護區
PEDESTRIAN STREET	5.68	2.33	行人街道
TOTAL DEVELOPMENT AREA	243.94	100.00	發展區總面積
TYPHOON SHELTER	63.48		避風塘
TOTAL PLANNING SCHEME AREA	307.42		規劃範圍總面積

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

核准圖編號 S / I - C C / 9 的修訂
AMENDMENT TO APPROVED PLAN No. S/I-CC/9

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

（參看附表）
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第5條
展示的修訂

修訂項目A項

2025年3月21日 按照城市規劃條例第5條展示的
核准圖編號 S/I-CC/9 的修訂
AMENDMENT TO APPROVED PLAN No. S/I-CC/9 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
21 MARCH 2025

Ms Donna Tam

譚燕萍

SECRETARY

城市規劃委員會秘書

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

SCALE 1:4,000 比例尺

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

圖則編號
PLAN No.

S/I-CC/10

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at Fa Peng from “Residential (Group C) 6” (“R(C)6”) to “Residential (Group C) 9” (“R(C)9”).

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “Residential (Group C)” (“R(C)”) zone to incorporate “R(C)9” sub-area with development restrictions.
- (b) Revision to the plot ratio/gross floor area/site coverage exemption clause to clarify the provision related to caretaker’s quarters in the Remarks of the Notes for “Residential (Group A)” and “R(C)” zones.
- (c) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (d) Incorporation of ‘Field Study/Education/Visitor Centre’ and ‘Flat’ under Column 2 of the Notes for “V” zone.
- (e) Revision to the Remarks of the Notes for “Other Specified Uses” annotated “Pier” zone to revise the development restrictions and incorporate ‘Eating Place’ as an ancillary use.
- (f) Revision to the Planning Intention as well as the Remarks of the Notes for “Coastal Protection Area” zone on filling of land or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

21 March 2025

**《長洲分區計劃大綱草圖編號 S/I-CC/10》
Draft Cheung Chau Outline Zoning Plan No. S/I-CC/10**

**申述人名單
Index of Representation**

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/I-CC/10-R1	TPB/R/S/I-CC/10-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
< https://www.tpb.gov.hk/tc/plan_making/S_I-CC_10.html > 查閱就《長洲分區計劃大綱草圖編號 S/I-CC/10》提出的申述。

Representation in respect of the Draft Cheung Chau Outline Zoning Plan No. S/I-CC/10 is available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < https://www.tpb.gov.hk/en/plan_making/S_I-CC_10.html >.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/I-CC/10- S1

From:

Sent:

2025-05-21 星期三 02:19:24

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

AMENDMENTS TO THE APPROVED CHEUNG CHAU OZP NO.

S/I-CC/9

Representation Number:

TPB/R/S/I-CC/10- R1

AMENDMENTS TO THE APPROVED CHEUNG CHAU OZP NO. S/I-CC/9

Dear TPB Members,

Item A – About 0.07ha. Rezoning of a site at Fa Peng from “Res (Group C) 6” to “Res (Group C) 9” / 6 Net Houses / PR 1.58 (0.2) / SC 52.43% (20%) / BH 3 storeys 8.23m (2 storeys 7.62m) / estimated population of 54 / 6 Septic Tanks

Y/I-CC/7 Approved 20 Sept 2024

Strong Objections. The application is blatant abuse of the intention of the NTEH policy:

In the New Territories of Hong Kong, an NT Exempted House (NTEH) or Small House can be built by a male indigenous villager who is 18 years old or above and **descended through the male line from a resident in 1898 of a recognized village**. This is a one-time entitlement under the Small House Policy. **The small house must be built within the villager's own village on a suitable site.**

But “There are no recognised villages in Cheung Chau.”

Moreover, the “V” zones in Cheung Chau **now cover existing village areas** concentrated in the central lowland mainly in form of village houses.

The site is clearly not part of any existing village.

So effectively there is no legal right to enjoyment of the exemptions applicable to the NTEH formula.

As the estimated population is 50+ the plan is obviously to construct 18 apartments.

This on a site with no vehicular access other than “*the two existing footpaths near the Site had relatively low patronage*”

The original dwellings as reflected in the zoning are intended for single families not a substantial community that would exert considerable wear and tear on the access.

That the site is zoned ‘Res’ when the surrounding area is ‘GB’ is due to the prior existence of a dwelling, and not because it is the appropriate zoning for the site. The proposed development is an increase of multiple times on the PR and SC.

Building 6 septic tanks, each serving up to a dozen users, on a site with no vehicular access would almost certainly incur eventual leakage into the surrounding GB as it would be difficult to ensure that the necessary servicing is carried out..

As for the development itself, there would be no space between the buildings leaving some with poor ventilation, particularly as the floor to ceiling height is less than 3m, and penetration of natural light. See Drawing 1f.

That approval of this plan would certainly encourage further applications of a similar nature under the guise of need to provide NTEH homes would impact the integrity of the GB has not been properly considered and members concerns were brushed aside:

Regarding member's concern on the environmental and traffic impacts arising from the construction of proposed residential development and other developments nearby, the Planning Department (PlanD) has conveyed the concerns to relevant B/Ds for follow up as appropriate.

In addition, no consideration was given to the fact that the village house format is most inefficient when the project is a flat development as it requires 6 staircases. A lowrise residential development of 18 units could be built with fewer access and achieve better GFA per unit.

There is no legitimate justification to approve the development of NTEH on this site.

In recent years hundreds of residents of squatter villagers have been evicted from homes they have lived in for decades with no right to rebuild elsewhere. It is therefore an injustice that other folk be allowed privileges that are not compatible with the policies governing the right to build village houses.

Amendments to the Notes of the Plan

(b) Revision to the plot ratio/gross floor area/site coverage exemption clause to clarify the provision related to caretaker's quarters in the Remarks of the Notes for "Res (Group A)" and "R(C)" zones.

CLARITY REQUIRED ON THIS POINT AS THERE IS NO REF TO WHAT IT REFERS TO IN THE PAPER

(c) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Col 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Col of the Notes for "V" zone.

OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(d) Incorporation of 'Field Study/Education/Visitor Centre' and 'Flat' under Col 2 of the Notes for "V" zone.

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

(f) Revision to the Planning Intention as well as the Remarks of the Notes for "Coastal Protection Area" zone on filling of land or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

While the OZP approval rate for some time now has been 100%, the abuse of NTEH formula should require the rejection of this OZP as approval would set a most undesirable precedence. There is no indication that the development is intended for the use of indigenous villagers of the island. Development of the site should be restricted to its original zoning intention.

Mary Mulvihill



Extract of the Minutes of the RNTPC Meeting held on 28.2.2025

~~56. After deliberation, the Committee decided to partially agree to each of the application, with appropriate zoning and planning controls covering the application sites of both applications. The relevant proposed amendments to the Nam Sang Wai Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.~~

Sai Kung and Islands District

Agenda Item 5

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
(RNTPC Paper No. 1/25)

Presentation and Question Sessions

57. The following representatives from the Planning Department (PlanD) 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 Derek H.M. Tam | - Assistant Town Planner/Sai Kung and Islands |

58. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the proposed amendments to the approved Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/9, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments

mainly included rezoning of a site at Fa Peng from “Residential (Group C) 6” to “Residential (Group C) 9” subject to a maximum plot ratio of 1.58 and a maximum building height (BH) of 3 storeys (8.23m) to take forward a section 12A (s.12A) application (No. Y/I-CC/7) agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board).

59. As the presentation of PlanD’s representative had been completed, the Chairperson invited questions from Members.

60. Noting that ‘Flat’ was proposed to be added as a Column 2 use in the “Village Type Development” (“V”) zone and there were no recognised villages in Cheung Chau, a Member raised the following questions:

- (a) whether the nature of the ‘Flat’ use in the “V” zone was comparable to that of New Territories Exempted House (NTEH) in the New Territories; and
- (b) whether building plan submission to the Buildings Department (BD) was not required for the ‘Flat’ use, similar to the exemption granted for the construction of an NTEH.

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

- (a) according to the Master Schedule of Notes to Statutory Plans, ‘House (NTEH only)’ and ‘House (not elsewhere specified)’ were uses under Column 1 and Column 2 in the “V” zone respectively, while ‘Flat’ could be added as a Column 2 use where appropriate. With the proposed incorporation of ‘Flat’ as a Column 2 use in the “V” zone of the Cheung Chau OZP, planning permission from the Board for ‘Flat’ use subject to a maximum BH of 3 storeys (8.23m) would be required; and
- (b) if an applicant intended to construct an NTEH in compliance with the exemption criteria stipulated under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), no building plan submission to BD would normally be required. Otherwise, the applicant was required to

submit building plan for BD's approval.

62. The Chairperson remarked that the proposed amendments to the OZP were mainly to take forward a s.12A application previously agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

63. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Cheung Chau Outline Zoning Plan (OZP) and that the draft OZP No. S/I-CC/9A at Attachment II of the Paper (to be renumbered as S/I-CC/10 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Cheung Chau OZP No. S/I-CC/9A (to be renumbered as S/I-CC/10 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZP and the revised ES will be published together with the OZP.”

64. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Provision of Major Community Facilities and Open Space in Islands DC District

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 [#]	38.94 ha	48.86 ha	86.72 ha	+47.78 ha
Local Open Space	10 ha per 100,000 persons [#]	38.94 ha	53.10 ha	75.51 ha	+36.57 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by Education Bureau (EDB) on a territorial-wide basis)	367 classrooms	241 classrooms	399 classrooms	+32 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	577 classrooms	302 classrooms	624 classrooms	+47 classrooms
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	218 classrooms	180 classrooms	308 classrooms	+90 classrooms
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	2	3	+3
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	3	3	+1
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority (HA) on a regional/cluster basis)	2,297 beds	267 beds	587 beds	-1,710 beds
Clinic/Health Centre	1 per 100,000 persons	4	7	9	+5
Magistracy (with 8 courtrooms)	1 per 660,000 persons	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)	
	(assessed on a regional basis)				
Child Care Centre	100 aided places per 25,000 persons ^{#@}	1,557 places	348 places	1,248 places	-309 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	3	4	8	+5
Integrated Family Services Centres	1 per 100,000 to 150,000 persons [#] (assessed by Social Welfare Department (SWD) on a service boundary basis)	2	2	4	+2
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N/A	1	2	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N/A	5	13	N/A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@}	1,574 places	190 places	1,140 places	-434 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@} (assessed by SWD on a cluster basis)	1,949 beds	497 beds	1,027 beds	-922 beds
Pre-school Rehabilitation Services	23 subvented places per 1000 children aged 0-6 [#]	334 places	193 places	313 places	-21 places

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)	
Day Rehabilitation Services	23 subvented places per 10000 persons aged 15 or above [#]	756 places	86 places	406 places	-350 places
Residential Care Services	36 subvented places per 10000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,183 places	127 places	1,097 places	-86 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons or above [#]	0	0	1	+1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons or above [#]	1	1	2	+1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons or above [#]	1	1	2	+1
Community Hall	No set standard	N/A	2	5	N/A
Library	1 district library for every 200,000 persons ^π	2	7	8	+6
Sports Centre	1 per 50,000 to 65,000 persons [#]	5	5	9	+4
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#]	1	1	2	+1
Swimming Pool Complex - standard	1 complex per 287,000 persons [#]	1	2	2	+1

Note:

Facilities and open space figures of all OZPs (S/I-LWKS/2, S/I-MWF/10, S/I-MWN/2, S/I-NP/6, S/I-POA/2, S/I-PTI/2, S/I-SLW/2, S/I-SW/2, S/I-TCV/2, S/I-TOF/2, S/I-TH/1, S/I-YO/2, S/I-CC/10, S/I-CLK/16, S/I-DB/6, S/I-LI/11, S/I-NEL/12, S/I-PC/13, S/I-SHW/2, S/I-SKC/2, S/I-TCE/2, S/I-TCTC/24, S/I-TOTC/2, S/SLC/23) within Islands DC district are included. The planned resident population in Islands DC district is about 377,300. If including transients, the overall planned population is about 417,700. All population figures have been adjusted to the nearest hundred.

The requirements exclude planned population of transients.

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

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

@ This is a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate.

π Small libraries are counted towards meeting the HKPSG requirement.