

圖例
NOTATION

ZONES

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

地帶

商業	住宅 (甲類)	住宅 (丙類)	住宅 (丁類)	鄉村式發展	政府、機構或社區	休憩用地	康樂	其他指定用途	綠化地帶	海岸保護區
----	---------	---------	---------	-------	----------	------	----	--------	------	-------

COMMUNICATIONS

PEDESTRIAN STREET

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

行人街道

其他

規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		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
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2021年9月14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 14 SEPTEMBER 2021

Ms Wendy LEUNG 梁蕙儀女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

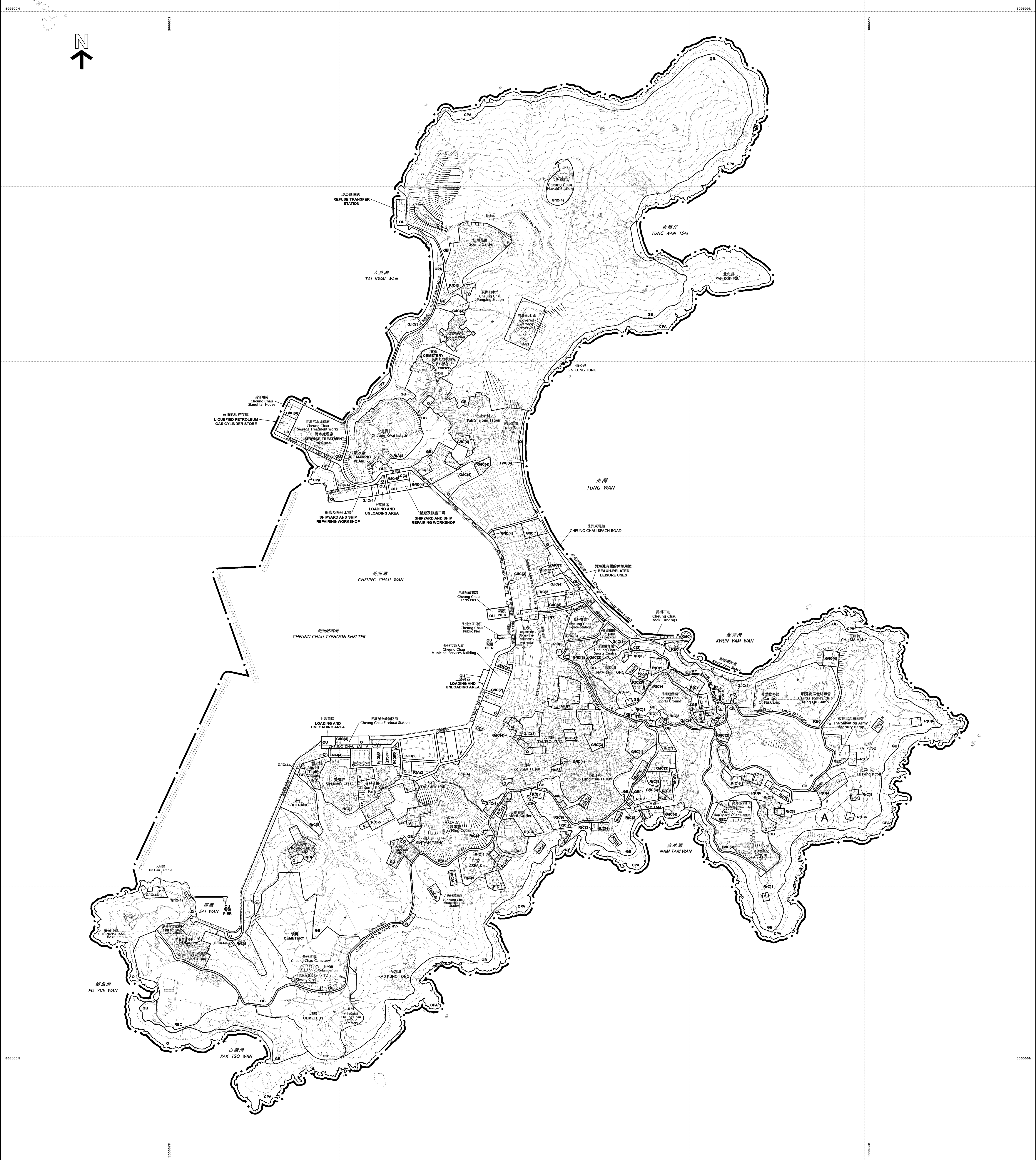
香港城市規劃委員會依據城市規劃條例擬備的長洲分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
CHEUNG CHAU - OUTLINE ZONING PLAN

SCALE 1:4 000 比例尺

METRES 100 0 100 200 300 400 500 600 METRES

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/9



圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				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	
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	%	百分比		
COMMERCIAL	<div>C</div>	商業	PEDESTRIAN STREET	<div></div> 行人街道	COMMERCIAL	0.35	0.14	商業	
RESIDENTIAL (GROUP A)	<div>R(A)</div>	住宅（甲類）			RESIDENTIAL (GROUP A)	8.17	3.35	住宅（甲類）	
RESIDENTIAL (GROUP C)	<div>R(C)</div>	住宅（丙類）			RESIDENTIAL (GROUP C)	12.19	5.00	住宅（丙類）	
RESIDENTIAL (GROUP D)	<div>R(D)</div>	住宅（丁類）			RESIDENTIAL (GROUP D)	2.21	0.91	住宅（丁類）	
VILLAGE TYPE DEVELOPMENT	<div>V</div>	鄉村式發展	MISCELLANEOUS		VILLAGE TYPE DEVELOPMENT	29.92	12.27	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY	<div>GIC</div>	政府、機構或社區	BOUNDARY OF PLANNING SCHEME	<div></div> 規劃範圍界線	GOVERNMENT, INSTITUTION OR COMMUNITY	17.54	7.19	政府、機構或社區	
OPEN SPACE	<div>O</div>	休憩用地			OPEN SPACE	11.69	4.79	休憩用地	
RECREATION	<div>REC</div>	康樂			RECREATION	8.40	3.44	康樂	
OTHER SPECIFIED USES	<div>OU</div>	其他指定用途			OTHER SPECIFIED USES	12.97	5.32	其他指定用途	
GREEN BELT	<div>GB</div>	綠化地帶			GREEN BELT	112.08	45.94	綠化地帶	
COASTAL PROTECTION AREA	<div>CPA</div>	海岸保護區			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	

核淮圖編號 S / I - C C / 9 的修訂 AMENDMENT TO APPROVED PLAN No. S/I-CC/9		按照城市規劃條例第 5 條 展示的修訂	
AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		修訂項目 A 項	
AMENDMENT ITEM A		<div></div>	
(參看附表) (SEE ATTACHED SCHEDULE)			

Provision of Major Community Facilities and Open Space in Cheung 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 [#]	2.43 ha	3.54 ha	9.07 ha	+6.64 ha
Local Open Space	10 ha per 100,000 persons [#]	2.43 ha	5.11 ha	5.20 ha	+2.77 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	2	2	+2
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	+1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (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
Community Hall	No set standard	NA	0	1	NA
Library	1 district library for every 200,000 persons (assessed on a district basis)	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)	
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	6 classrooms	27 classrooms	27 classrooms	+21 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by Education Bureau (EDB) on a district/school network basis)	25 classrooms	35 classrooms	35 classrooms	+10 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	29 classrooms	18 classrooms	18 classrooms	-11 Classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	138 beds	87 beds	87 beds	-51 beds [^]
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	1	1	+1
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by Social Welfare Department (SWD) on a local basis)	97 places	145 places	145 places	+48 places (a long-term target assessed on a wider spatial context by SWD)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	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)	
Integrated Family Services Centres	1 per 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N/A	0	0	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	1	1	N/A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	149 places	46 places	65 places	-84 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
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)	184 beds	242 beds	242 beds	+58 beds (a long-term target assessed on a wider spatial context by SWD)
Pre-school Rehabilitation Services	23 subvented places per 1000 children aged 0-6 [#] (assessed by SWD on a district basis)	10 places	0 place	0 place	-10 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 [#] (assessed by SWD on a district basis)	49 places	0 place	0 place	-49 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Residential Care Services	36 subvented places per 10000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	78 places	0 place	0 place	-78 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons or above [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons or above [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons or above [#] (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 23,600. If including transients, the overall planned population is about 25,200. All population figures have been adjusted to the nearest hundred.

The requirements exclude planned population of transients.

~ Cheung Chau Police Station is a marine police station according to the Hong Kong Police Force.

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

@ The deficit in provision is based on the 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.

FEBRUARY 2025

APPROVED ~~DRAFT~~ CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9A

(Being an ~~Approved~~ ***Draft*** Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Junctions and alignments of pedestrian streets, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Coastal Protection Area”:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, cycle track, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Coastal Protection Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as “Pedestrian Street”, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes,

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED *DRAFT* CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP C)	6
RESIDENTIAL (GROUP D)	8
VILLAGE TYPE DEVELOPMENT	9
GOVERNMENT, INSTITUTION OR COMMUNITY	11
OPEN SPACE	13
RECREATION	14
OTHER SPECIFIED USES	15
GREEN BELT	21 22
COASTAL PROTECTION AREA	22 23

COMMERCIAL

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

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

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

(Please see next page)

COMMERCIAL (Cont'd)

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

Schedule II: for “Commercial (3)”

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (a) On land designated “Commercial (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4 and a maximum building height of 4 storeys (13m), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Commercial (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 20% and a maximum building height of 7 storeys (33.5m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated “Commercial (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 2 storeys (7.62m), or the plot ratio and height of the existing building, whichever is the greater.
- (d) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat 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 (not elsewhere specified) Training Centre

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

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Domestic GFA (m²)</u>	<u>Maximum Non-domestic GFA (m²)</u>	<u>Maximum Building Height</u>
R(A)1	23,000	740	Area A 7 storeys (21m) Area B 4 storeys (13m)
R(A)2	16,500	290	4 storeys (13m)
R(A)3	5,010	1,670	4 storeys (13.5m)

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room ~~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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Utility Installation
	Public Vehicle Park (for cycles only)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>
R(C)1	1	40%	3 storeys (8.23m)
R(C)2	0.7	40%	3 storeys (9m)
R(C)3	0.6	30%	3 storeys (9m)
R(C)4	0.6	30%	2 storeys (7.62m)
R(C)5	0.4	20%	2 storeys (7.62m)
R(C)6	0.2	20%	2 storeys (7.62m)
R(C)7	0.9	45%	2 storeys (7.62m)
R(C)8	0.8	40%	3 storeys
<i>R(C)9</i>	<i>1.58</i>	<i>/</i>	<i>3 storeys (8.23m)</i>

- (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
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Recyclable Collection Centre
	Religious Institution #
	Residential Institution
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or in-situ redevelopment of an existing structure or an existing building (except to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention of the existing village areas. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m), or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Columbarium
Broadcasting, Television and/or Film Studio	Crematorium
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Funeral Facility
Exhibition or Convention Hall	Helicopter Landing Pad
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	House
Government Use (not elsewhere specified)	Marine Fuelling Station
Hospital	Off-course Betting Centre
Institutional Use (not elsewhere specified)	Office
Library	Place of Entertainment
Market	Private Club
Pier	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Place of Recreation, Sports or Culture	Refuse Disposal Installation (Refuse Transfer Station only)
Public Clinic	Residential Institution
Public Convenience	Sewage Treatment/Screening Plant
Public Utility Installation	Shop and Services (not elsewhere specified)
Public Vehicle Park (for cycles only)	Utility Installation for Private Project
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 15m, or the height of the existing building, whichever is the greater.
- (b) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 4 storeys (12m), or the height of the existing building, whichever is the greater.
- (c) On land designated “Government, Institution or Community (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (9m), or the height of the existing building, whichever is the greater.
- (d) On land designated “Government, Institution or Community (4)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building, whichever is the greater.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Eating Place
Government Use (Police Reporting Centre only)	Golf Course
Holiday Camp	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Hotel
Place of Recreation, Sports or Culture	House
Public Convenience	Place of Entertainment
Public Vehicle Park (for cycles only)	Private Club
Rural Committee/Village Office	Public Utility Installation
Tent Camping Ground	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

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

For “Beach-Related Leisure Uses” Only

Eating place	Government Use
Place of Recreation, Sports or Culture	Public Convenience
Place of Entertainment	Public Utility Installation
Private Club	Utility Installation for Private Project
Public Vehicle Park (for cycles only)	
Shop and Services	

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 8m, or the height of the existing building (including structure), whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Sewage Treatment Works” Only

Sewage Treatment Works	Government Use (not elsewhere specified) Public Utility Installation
------------------------	---

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (10m), or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Refuse Transfer Station” Only

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

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (10m), or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Ice Making Plant” Only

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

Planning Intention

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

(Please see next page)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Shipyard and Ship Repairing Workshop” Only

Shipyard and Ship Repairing Workshop

Government Use
Public Utility Installation

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (7.62m), or the height of the existing building (including structure), whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Loading and Unloading Area” Only

As specified on the Plan

Government Use (not elsewhere specified)
Public Utility Installation

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Pier" Only

Pier
Public Convenience

Eating Place
Government Use (not elsewhere specified)
Marine Fuelling Station
Shop and Services
Public Utility Installation

Planning Intention

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

Remarks

Kiosks ~~not greater than 10m² 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 100m²* for uses as *eating place and shop*
~~Shop and Services~~ *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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Vehicle Park (for cycles only) Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Pier Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

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

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	Public Utility Installation
	Radar, Telecommunications Electronic
	Microwave Repeater, Television and/or
	Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. ***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.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- (b) Any filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except ***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 first publication in the Gazette of the notice of the draft Cheung Chau Outline Zoning Plan No. S/I-CC/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPROVED-DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	34
6. POPULATION	45
7. GENERAL PLANNING INTENTION	45
8. LAND USE ZONINGS	
8.1 Commercial	56
8.2 Residential (Group A)	6
8.3 Residential (Group C)	67
8.4 Residential (Group D)	9
8.5 Village Type Development	910
8.6 Government, Institution or Community	10
8.7 Open Space	1011
8.8 Recreation	1112
8.9 Other Specified Uses	1213
8.10 Green Belt	1415
8.11 Coastal Protection Area	1415
9. COMMUNICATIONS	1516
10. TYPHOON SHELTER	1516
11. UTILITY SERVICES	1516
12. CULTURAL HERITAGE	1617
13. IMPLEMENTATION	1719

APPROVED DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9A

(Being an ~~Approved~~ *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* Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/9A. 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 Housing, Planning and Lands, directed the Board on 30 January 2004, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Cheung Chau area.

2.2 On 18 June 2004, the draft Cheung Chau OZP No. S/I-CC/1 was exhibited for public inspection under section 5 of the Ordinance. ~~During the plan exhibition period, no objection was received.~~ *The OZP was subsequently amended and exhibited for public inspection under section 7 of the Ordinance.*

~~2.3 On 15 April 2005, the draft Cheung Chau OZP No. S/I-CC/2, incorporating mainly amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.~~

~~2.4~~ *2.3* On 7 February 2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which was subsequently renumbered as S/I-CC/3. On 17 February 2006, the approved Cheung Chau OZP No. S/I-CC/3 was exhibited for public inspection under section 9(5) of the Ordinance.

~~2.5~~ *2.4* On 4 November 2008, the CE in C referred the approved *Cheung Chau* OZP No. S/I-CC/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 14 November 2008 under section 12(2) of the Ordinance.~~ *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance on 16 October 2009.*

~~2.6~~ On 16 October 2009, the draft Cheung Chau OZP No. S/I-CC/4, incorporating the rezoning of a site at Fa Peng from “Residential (Group C) 5” to “Green Belt”, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of two representations were received. On 29 December 2009, the representations were published for three weeks for public comments and one comment was received. On 16 April 2010, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6(B)8 of the Ordinance.

~~2.72.5~~ On 5 October 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which was subsequently renumbered as S/I-CC/5. On 15 October 2010, the approved Cheung Chau OZP No. S/I-CC/5 was exhibited for public inspection under section 9(5) of the Ordinance.

~~2.82.6~~ On 4 June 2013, the CE in C referred the approved OZP No. S/I-CC/5 to the Board for amendment under Section 12(1)(b)(ii) of the Ordinance.—The reference back of the OZP was notified in the Gazette on 14 June 2013 under Section 12(2) of the Ordinance. *The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.*

~~2.9~~ On 11 April 2014, the draft Cheung Chau OZP No. S/I-CC/6, incorporating the amendments mainly to rezone a site at Ping Chong Road from “Other Specified Uses” annotated “Shipyards and Ship Repairing Workshop” to “Commercial (3)”, a site at Fa Peng Road from “Government, Institution or Community (4)” to “Residential (Group C) 7”, “Residential (Group C) 8” and “Green Belt”, and an adjoining site at Fa Peng Road from “Residential (Group C) 5” to “Residential (Group C) 8”, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of two representations were received. On 27 June 2014, the representations were published for three weeks for public comments and four comments were received. On 24 October 2014, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6(B)8 of the Ordinance.

~~2.102.7~~ On 6 January 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which ~~is~~ *was* subsequently renumbered as S/I-CC/7. On 16 January 2015, the approved Cheung Chau OZP No. S/I-CC/7 was exhibited for public inspection under section 9(5) of the Ordinance.

~~2.112.8~~ On 2 June 2020, the CE in C referred the approved Cheung Chau OZP No. S/I-CC/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 12 June 2020 under Section 12(2) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

~~2.12~~ On 25 September 2020, the draft Cheung Chau OZP No. S/I-CC/8, incorporating amendments mainly to rezone a site at Fa Peng Road from “Residential (Group C) 5” to “Residential (Group C) 8” was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.

~~2.132.9~~ On 14 September 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which was subsequently renumbered as S/I-CC/9. On 24 September 2021, the approved Cheung Chau OZP No. S/I-CC/9 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.

2.10 On 3 February 2025, the Secretary for Development referred the approved Cheung Chau OZP No. S/I-CC/9 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 14 February 2025 under section 12(2) of the Ordinance.

2.11 On X X 2025, the draft Cheung Chau OZP No. S/I-CC/10 (the Plan), incorporating amendments mainly to rezone a site at Fa Peng from “Residential (Group C) 6” to “Residential (Group C) 9” was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings so that development and redevelopment within the Planning Scheme Area (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 Area. It is a small-scale plan, the pedestrian street alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and

control of development to meet changing needs. ~~To provide flexibility for development with design adapted to the characteristics of particular sites, provision has also been incorporated in the Notes for minor relaxation of the specific development restriction(s) stated in the Notes for particular zones to be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (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 Area covers a total area of about 307 hectares comprising the island of Cheung Chau with a land area of about 244 hectares and the 63-hectare Cheung Chau Typhoon Shelter. It is located about 16 km away from Hong Kong Island and 1 km to the southeast of Chi Ma Wan Peninsula. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 Cheung Chau is the most densely populated outlying island. It is dumbbell-shaped with vegetated knolls in the north and south and a narrow strip of flat land in the central part which is bounded by a typhoon shelter to the west and Tung Wan to the east. The central lowland contains the development core where most of the existing village areas, commercial uses and major community facilities are concentrated.
- 5.3 The northern part of the island is hilly and largely undeveloped. A private low-rise residential development, a rural public housing estate and infrastructure facilities serving the whole island (such as refuse transfer station, sewage treatment works and slaughter house) are the key features at the north-western promontory. A navaid station for air traffic control purpose sits on the highest point on the northern knoll rising to about 100mPD. The south-eastern upland is generally hilly with scattered low-rise low-density residential and institutional developments. The southern upland contains another rural public housing estate and other low-rise low-density residential developments. Part of the south-western tip of the island is occupied by cemeteries, and the rest is characterised by densely vegetated upland and natural coast.
- 5.4 Cheung Chau is an old settlement of cultural heritage significance. The earliest human activities in Cheung Chau dated back to about 5,000 years ago were found in Tai Kwai Wan, Tung Wan, Nam Wan, Sai Wan and Po Yue Wan. There are a Declared Monument named Cheung Chau Rock Carving, four sites of archaeological interest and some graded ~~and proposed graded~~ **historic** buildings/structures within the Area.

6. POPULATION

~~According to~~ **Based on** the ~~2016~~**2021 Population Census**—By census, the total population in the Area as estimated by PlanD was about ~~20,950~~**19,800** persons. It is estimated that the planned population in the Area will be around ~~25,100~~**25,200** persons.

7. GENERAL PLANNING INTENTION

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

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

8. LAND USE ZONINGS

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

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

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

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

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

the ground floor near Cheung Chau Park.

- (a) “Residential (Group A) 1” (“R(A)1”) – this sub-area covers Nga Ning Court at Sin Yan Tseng. Development and/or redevelopment in this sub-area is restricted to a maximum domestic gross floor area (GFA) of 23,000m², a maximum non-domestic GFA of 740m² and a maximum building height of 7 storeys (21m) for the lower platform in Area A and 4 storeys (13m) for the upper platform in Area B, or the GFA and height of the existing building, whichever is the greater.
- (b) “Residential (Group A) 2” (“R(A)2”) – this sub-area covers Cheung Kwai Estate near Tai Kwai Wan. Development and/or redevelopment in this sub-area is restricted to a maximum domestic GFA of 16,500m², a maximum non-domestic GFA of 290m² and a maximum building height of 4 storeys (13m), or the GFA and height of the existing building, whichever is the greater.
- (c) “Residential (Group A)3” (“R(A)3”) – this sub-area covers a private residential development near Cheung Chau Park. Development and/or redevelopment in this sub-area is restricted to a maximum domestic GFA of 5,010m², a maximum non-domestic GFA of 1,670m² and a maximum building height of 4 storeys (13.5m), or the GFA and height of the existing building, whichever is the greater.

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

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

- (a) “Residential (Group C) 1” (“R(C)1”) – this sub-area mainly covers village type house developments scattered in the southern and south-eastern uplands of Cheung Chau. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 3 storey (8.23m), 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 existing low-rise residential or house developments which are two to three storeys high and mainly restricted to a plot ratio of about 0.7 under the lease. Development and/or redevelopment in this sub-area is restricted to a maximum plot ratio of 0.7, a maximum site coverage of 40% and a maximum building height

of 3 storeys (9m), 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 an existing three-storey residential development called Scenic Garden located near Tai Kwai Wan in Cheung Chau North. It also covers a few existing house developments which are two to three storeys high and have been developed up to a plot ratio of about 0.6 on the southern upland. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 3 storeys (9m), 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 mainly the existing 2-storey low-density residential developments, including Tinford Garden and Fa Peng Knoll, and some existing houses generally located in the visually prominent or secluded locations on the southern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 2 storeys (7.62m), 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 mainly three major existing house developments in Cheung Chau South, one existing low-rise low-density residential development to the south of Cheung Chau Park, one at Shui Hang and another at the Sai Wan waterfront. It also covers some proposed sites for low-rise low-density residential developments at the waterfront of Sai Wan and the site of the former Cheung Chau Theatre near Tung Wan. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.

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

- (f) “Residential (Group C) 6” (“R(C)6”) – this sub-area includes existing single house developments which are mostly scattered

on the visually prominent knolls or hill slopes in the south-eastern upland. Some of these existing houses are vacant or have been abandoned. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.

- (g) “Residential (Group C) 7” (“R(C)7”) – this sub-area covers a private lot at Fa Peng Road on the south-eastern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.9, a maximum site coverage of 45% and a maximum building height of 2 storeys (7.62m), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (h) “Residential (Group C) 8” (“R(C)8”) – this sub-area covers two adjoining sites at Fa Peng Road on the south-eastern upland. Development and/or redevelopment within this sub-area is subject to a maximum domestic plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (i) ***“Residential (Group C) 9” (“R(C)9”) – this sub-area covers a site at Fa Peng on the south-eastern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 1.58 and a maximum building height of 3 storeys (8.23m), or the plot ratio and height of the existing building, whichever is the greater. The plot ratio control is 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 The development restrictions are to reflect the existing/committed development intensities so as to ensure that any development and/or redevelopment within the zone will be in keeping with the rural character of the adjoining environment and to avoid overtaxing the limited access and infrastructure provision in Cheung Chau. A few “R(C)” sites include existing public passages between private lots. The suitability of including these passageways for future development or redevelopment has to be assessed on individual merits.

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

- 8.4.1 The planning intention of this zone is primarily for improvement and upgrading of existing village blocks which are generally obsolete and

lack adequate provision of infrastructure and utility services. Improvement and upgrading of these existing village blocks is permitted as “House (Redevelopment, Addition, Alteration and/or Modification to existing house only)” under the Notes of the “R(D)” zone. To retain the existing rural character of these settlements, any new development and/or in-situ redevelopment, or improvement or upgrading of existing village blocks shall not result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), or the height of the existing building, whichever is the greater.

- 8.4.2 Areas under this zoning include Lutheran Village, Round Table Village and Care Village (Ying Sin Leung Care Village, Self Help Care Village and Sai Wan Care Village). These villages were built in the 1970s and 1980s by charity groups to house local residents in Cheung Chau.

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

- 8.5.1 The intention of this zone is primarily for the provision of land for the retention of the existing village areas. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.5.2 There are no recognized villages in Cheung Chau. The settlements in the early developed parts are mainly in form of village houses. The existing village areas mainly concentrated in the central lowland of Cheung Chau are under this zoning. Other areas zoned “V” include Pak She San Tsuen, Tai Kwai Wan San Tsuen, Nam She Tong, Tai Tsoi Yuen, Lung Tsai Tsuen, Ko Shan Tsuen, Tai Shek Hau and Sin Yan Tseng.
- 8.5.3 In order to retain the existing village character, no new development or addition, alteration and/or modification to or redevelopment of an existing building within the zone shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m), or the height of the existing building, whichever is the greater.

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

- 8.6.1 The intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

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

8.7 Open Space ("O") : Total Area 11.69 ha

- 8.7.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.
- 8.7.2 Major open spaces have been provided at prominent locations in Cheung Chau. They include two gazetted beaches in Tung Wan and Kwun Yam Wan, a beach at Tung Wan Tsai, an open square ~~with a football court~~ in front of Pak Tai Temple **in Pak She with a soccer**

pitch and basketball court nearby, Cheung Chau Park in ~~Nam Wan~~ ***Cheung Shek Road***, and an open space to the northwest of Scenic Garden and an open space at Tai Tsoi Yuen.

- 8.7.3 The major planned open spaces include a proposed coastal park adjacent to Cheung Po Tsai Cave at south-west Cheung Chau in view of the interesting rock formation, picturesque scenery and proximity to the historical site.
- 8.7.4 Local open spaces are provided within residential neighbourhood and public housing estates. Additional local open spaces are provided in the detailed layout plans for the villages. These are small in scale and have not been shown on the Plan.

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

- 8.8.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.8.2 A site near Kwun Yam Wan occupied by Cheung Chau Life Saving Association and a water sports activities centre is under this zoning. The existing youth clubs and youth camps in eastern Cheung Chau including Caritas Oi Fai Camp, Caritas Jockey Club Ming Fai Camp, Salvation Army Bradbury Youth Club and Jockey Club Cheung Chau Don Bosco Youth Centre are also under this zoning.
- 8.8.3 A large piece of private land at Po Yue Wan in the south-western part of the island which covers the former Sai Yuen Farm is also under this zoning. With a tranquil setting suitable for countryside recreation, the site is intended to be redeveloped for low-rise low-density recreational uses compatible with the surrounding rural and natural environment. Development on this site will be restricted to recreational uses and other uses of ancillary nature. There are dense trees on the site and they should be preserved as far as possible.
- 8.8.4 Within the “REC” zone, residential development will generally not be allowed except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- 8.8.5 The development restrictions are primarily intended to retain the

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

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

8.9.1 The specific uses under this zoning include:

Beach-Related Leisure Uses

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

Cemetery

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

Sewage Treatment Works

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

Refuse Transfer Station

8.9.5 This zone is intended to designate land for a refuse transfer station. It covers an existing refuse transfer station located to the north of Tai Kwai Wan for the collection of municipal solid waste, pre-sorted construction and demolition waste and sewage sludge generated from the entire Cheung Chau area. Development and/or redevelopment

within this zone is restricted to a maximum building height of 2 storeys (10m), or the height of the existing building, whichever is the greater.

Liquefied Petroleum Gas (LPG) Cylinder Store

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

Ice Making Plant

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

Shipyard and Ship Repairing Workshop

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

Loading and Unloading Area

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

Pier

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

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

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

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

- 8.11.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. ***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. The scenic and ecologically sensitive coastal areas should be protected against land filling and land excavation.
- 8.11.2 The natural coasts in north and south Cheung Chau which are largely undisturbed fall within this zoning. These areas comprise natural coastlines with rocky shores, promontories, caves, inlets, beaches and other coastal features of scenic value. Two sandy bays along the north-western coast of the island are also under this zoning to preserve their existing natural landscape.
- 8.11.3 New residential development is not permitted. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- 8.11.4 Filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission

from the Board is required for such ~~activities~~ **works, and related activities except public works co-ordinated or implemented by Government, and maintenance or repair works.**

8.12 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 as stated in the relevant paragraphs above 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

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

9.2 Land Transport

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

9.3 Footpaths

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

10. TYPHOON SHELTER

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

11. UTILITY SERVICES

11.1 Water Supply

Potable water is supplied from Lantau Island via two submarine pipelines to Cheung Chau. There are a fresh water pumping station, a fresh water tank,

three fresh water service reservoirs and associated water mains serving local needs. As there is no salt water supply to the Area, temporary mains water for flushing is being used.

11.2 Sewage Treatment

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

11.2.2 Roads and drains improvement is being implemented in the central core of Cheung Chau. Some of the combined sewers will be separated. Minor sewer extension to facilitate house connection in Cheung Chau Central has been constructed under the Outlying Islands Sewerage Stage 1 Phase 2 project.

11.2.3 To cater for the future development and improve the environment, a new sewerage master plan (SMP) for Cheung Chau has been developed under the “Outlying Islands SMP Stage 2 Review” Study. The SMP Review recommended further upgrading and expansion of the sewage treatment works as well as to extend the sewer network to the remaining unsewered areas under the Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities project. The upgrading of existing Cheung Chau Sewage Treatment Facilities ~~are scheduled to commence~~ **commenced** in late 2020.

11.3 Solid Wastes Disposal

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

11.4 Electricity, Telephone and Gas

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

12. CULTURAL HERITAGE

12.1 Within the boundary of the ~~Plan~~ **Area**, there are declared monument, sites of archaeological interest, ~~and~~ graded historic buildings **and Government historic**

sites identified by AMO of DEVB. Currently, the The sites of archaeological interest in Cheung Chau include Tai Kwai Wan Site of Archaeological Interest, Tung Wan Site of Archaeological Interest comprising the declared monument named Cheung Chau Rock Carving, Sai Wan Site of Archaeological Interest and Po Yue Wan Site of Archaeological Interest. *There are a number of graded historic buildings and seven Government historic sites identified by AMO, i.e. Boundary Stones in Cheung Chau (No. 2, No. 3, No. 4, No. 5, No. 6, No. 9 and No. 11) within the Area.*—There are graded historic buildings/structures within the Area, i.e. Yuk Hui Temple at Pak She Street (Grade 1), Cheung Chau Police Station (Grade 2), No. 91 Lai Chi Yuen (Grade 2), No. 92 Lai Chi Yuen (Grade 2), No. 93 Lai Chi Yuen (Grade 2), Hung Shing Temple at Chung Hing Street (Grade 2), No. 18 Tai San Street (Grade 2), Old Block of Cheung Chau Government Secondary School (Grade 2), Caretaker's Residence of Cheung Chau Government Secondary School (Grade 2), Tin Hau Temple at Chung Hing Street (Tai Shek Hau) (Grade 2), Tin Hau Temple near Pak She San Tsuen (Grade 2), Cheung Chau Theatre (Grade 3), the Cheung Chau Fong Pin Hospital (Grade 3), St. John Hospital (Grade 3), No. 233 Tai San Back Street (Grade 3), No. 234 Tai San Back Street (Grade 3), No. 242 Tai San Back Street (Grade 3), Entrance Gate together with the enclosing walls of Nos. 233, 234 and 242 Tai San Back Street (Grade 3), Tin Hau Temple at Sai Wan (Grade 3), Salesian Retreat House (Grade 3) and Main Block and Kitchen Block of Wing Shing Tong (Combined Grade 3). All the above declared monument, sites of archaeological interest and graded historic buildings/structures are worthy of preservation.

- 12.2 The *lists of declared monuments, historic buildings and sites graded by Antiquities Advisory Board (AAB), also released a list of new items pending grading assessments, Government historic sites identified by AMO and sites of archaeological interest are published on AMO's website.* in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the AMO of DEVB should be made if any *works, development, redevelopment or rezoning proposals may* might affect the above ~~graded~~—*declared monuments, proposed monuments,* historic buildings/structures, *and sites graded by 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 ~~their~~ *the* immediate environs *of the aforementioned items.*—If disturbance of the sites of archaeological interest and other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist engaged by the project proponent is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of DEVB.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area are based. Future development of the Area will be carried out by both the Government and the private sector. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme, the Rural Public Works Programme, the Outlying Islands Sewerage Master Plan and the Local Public Works Improvement Programme, as and when resources are available. Private development will be effected principally through private sector initiatives in accordance with the provision of the Plan.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plan and layout plans for the Area and the Guidelines published by the Board. The outline development plan and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of 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 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-CC/7 Application for Amendment to the Approved Cheung Chau Outline
Zoning Plan No. S/I-CC/9, To rezone the application site from
“Residential (Group C) 6” to “Residential (Group C) 9” and to amend
the Notes of the zone applicable to the site, Cheung Chau Inland Lot 4
RP, Fa Peng, Cheung Chau
(RNTPC Paper No. Y/I-CC/7)

Presentation and Question Sessions

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 Derek H.M. Tam	-	Assistant Town Planner/Sai Kung and Islands

Applicant’s Representatives

Combine Hero Properties Limited

Mr K.K. Chow

Mr Y.M. Chow

Aikon Development Consultancy Limited

Dr Thomas Luk

Ms Isa Yuen

11. The Chairperson extended a welcome and explained the procedures 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 "Residential (Group C) 6" ("R(C)6") to "Residential (Group C) 9" ("R(C)9") to facilitate the development of six New Territories Exempted Houses (NTEHs), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

13. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of PowerPoint presentations, Ms Isa Yuen, the applicant's representative, made the following main points:

- (a) NTEHs referred to those village houses situated in the New Territories which were exempted from certain provisions of the Buildings Ordinance (Cap. 123) (BO) and governed under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) (BO(NT)O). To be eligible for exemption, an NTEH should be (i) with a height not more than 3 storeys and 8.23m (about 27 feet); and (ii) with a roofed-over area not exceeding 65.03m² (about 700 square feet). Certificates of Exemption (CoEs) for buildings works, site formation works and drainage works should be obtained from the Lands Department (LandsD) prior to commencement of any building works. If the CoEs could not be obtained, formal building plan submission to the Buildings Department (BD) under the BO would be required;
- (b) two existing houses, with a plot ratio (PR) of about 0.2, could be observed at the Site in aerial photos taken in 1987 before the first draft Cheung Chau

Outline Zoning Plan (OZP) No. S/I-CC/1 (the first OZP) was gazetted in 2004. On the first OZP, the Site was zoned “R(C)6” subject to a maximum PR of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (7.62m). The zoning and development restrictions concerning the Site remained unchanged on the current OZP;

- (c) the applicant intended to redevelop the Site to accommodate six NTEHs. A set of site formation plan was approved by the Building Authority in 1992 and a CoE for building works (CoE(BW)) for the NTEHs was issued by the District Lands Officer/Islands (DLO/Is) in 1993 which remained valid. The development restrictions on the current OZP reflected the bulk of the existing houses at the Site but did not take into account the proposed NTEHs with the above approval;
- (d) the applicant applied for a CoE for drainage works (CoE(DW)) for the proposed NTEHs, which was approved in 2023 by DLO/Is, subject to a condition that “no works of any kind should commence until planning permission has been issued under the Town Planning Ordinance (Cap. 131) for the proposed redevelopment of six NTEHs in accordance with the CoE for the buildings works of the lot issued in 1993”;
- (e) to expedite the redevelopment, the applicant submitted the current application to fulfil the condition for the CoE(DW) issued by LandsD in 2023 and to reflect the approved development parameters of the NTEHs on the OZP. The application sought to rezone the Site from “R(C)6” to “R(C)9”, with a maximum PR of 1.58, a maximum SC of 52.43% and a maximum BH of 3 storeys (8.23m or 64 metres above the principle datum) for redevelopment of the two existing houses into six NTEHs. The proposed development restrictions for the “R(C)9” zone were in line with the planning intention of the “Residential (Group C)” (“R(C)”) zone on the Cheung Chau OZP for low-rise, low-density residential development. The proposed development restrictions, with an increase in PR from 0.2 to 1.58 , could also ensure financial viability of the redevelopment; and

- (f) the application could optimise the utilisation of developable land in Cheung Chau and increase housing supply. The proposed development was compatible with the low-rise and low-density residential and government, institution and community developments in the surrounding area and would not encroach onto the adjoining “Green Belt” zone. No significant adverse impact would be resulted from the proposed development. Relevant government bureaux/departments (B/Ds) had no objection to or no adverse comment on the proposed development. Approval of the current application was in line with the previous decision of the Committee in approving a similar rezoning application (No. Y/I-CC/6) and would not set an undesirable precedent.

14. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

Background of the Site

15. Noting that the site formation plan and CoE(BW) for the NTEHs were approved in 1992 and 1993 respectively before the first OZP gazetted in 2004, a Member enquired about the reason for not reflecting the development parameters of the NTEHs and the rationale of formulating the development parameters of the “R(C)6” zone on the OZP.

16. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that three CoEs in relation to building works, site formation works and drainage works should be obtained prior to commencement of an NTEH development. In the subject case, while the CoE(BW) was issued and a set of site formation plan was approved, the CoE(DW) had not been obtained before the gazettal of the first OZP in 2004. When preparing the first OZP, the intention was to maintain the existing character of Fa Peng with low-rise residential developments intermingled with greenery. Therefore, the development restrictions of various “R(C)” sub-zones were mainly to reflect the development parameters of the buildings in existence at the sites by that time. For any development, the requirements under the planning, lands and buildings regimes had to be fulfilled. However, the development parameters of the proposed NTEHs exceeded the OZP restrictions. The applicant therefore submitted the current application for amendment of plan to allow the

development of the Site for the NTEHs.

17. In response to the Chairperson's enquiry, Mr Walter W.N. Kwong, DPO/SKIs, confirmed that no objection regarding the Site had been received when the first OZP was gazetted in 2004.

Development Parameters of the Proposed "R(C)9" Zone

18. The Vice-chairperson and some Members asked the following questions:

- (a) whether there was any restriction on the proposed "R(C)9" zone;
- (b) whether there was any mechanism to control the SC of the proposed development as SC restriction was not proposed for the "R(C)9" zone as mentioned in the Paper; and
- (c) whether approval of the application would set any undesirable precedent as the proposed PR for the proposed "R(C)9" zone was higher than that of other "R(C)" sub-zones in the area.

19. In response, Mr Walter W.N. Kwong, DPO/SKIs, made the following main points:

- (a) the "R(C)9" zone was a new sub-zone proposed by the applicant to reflect the development parameters of the six NTEHs based on the approved scheme under the CoEs. A PR restriction of 1.58 and a BH restriction of 3 storeys (8.23m) were proposed for the "R(C)9" zone;
- (b) it was recommended that a maximum PR of 1.58 and a maximum BH of 3 storeys (8.23m) should be imposed on the proposed "R(C)9" zone should the current application be approved. The BO(NT)O had control on the roofed-over area of not exceeding 65.03m² for each NTEH. If the Site was not used for NTEH development, the development parameters, including SC, would have to be approved by BD during the building plan

submission stage. As there was other development control regime on the SC, it was considered not necessary to impose a maximum SC on the proposed “R(C)9” zone; and

- (c) while the proposed PR of 1.58 was the highest among the PR restrictions in various “R(C)” sub-zones on the OZP, there were some existing developments near the Site having higher PRs according to estimation, which would still be permissible upon redevelopment as per the OZP. Nevertheless, majority of the “R(C)” sub-zones in Fa Peng had already been developed, leaving limited vacant site for development/redevelopment. In any event, each application should be considered on its individual merits, taking into account the site background and results of technical assessments, etc.

20. With reference to a PowerPoint slide showing the PRs of existing developments in various “R(C)” sub-zones, the Chairperson enquired how the PRs of the existing developments on the OZP were derived. In response, Mr Walter W.N. Kwong, DPO/SKIs, explained that the PRs were derived with reference to the building bulk of the existing developments in Fa Peng. As there were no building plan records for some existing developments, the PRs of those developments were estimated by calculation based on the existing building bulk. Any redevelopment should comply with the development restrictions of the OZP.

Development Scheme of the Proposed “R(C)9” Zone

21. The Vice-chairperson and a Member asked whether the proposed development under section 12A (s.12A) application was scheme based and whether the applicant could develop ‘Flat’ or ‘House’ instead of NTEHs at the Site should the current application be approved. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the development scheme under a s.12A application was indicative. If Members agreed to rezone the Site to “R(C)9”, the applicant could choose to develop either NTEHs, ‘House’ or ‘Flat’ as all of them were Column 1 uses. Nevertheless, any residential development/redevelopment at the Site would still be subject to the PR and BH restrictions imposed and approval from relevant government departments. If ‘House’ or ‘Flat’ was to be developed instead of NTEHs,

formal submission under the BO would be required. Dr Thomas Luk, the applicant's representative, indicated that the applicant intended to develop six NTEHs at the Site as per the CoE(BW) to avoid submission to the relevant B/Ds afresh.

22. In response to the Chairperson's enquiry on the application procedures to LandsD if the applicant intended to develop 'House' or 'Flat' instead of NTEHs, Mr Lawrance S.C. Chan, Assistant Director/Regional 3 (AD/R3), LandsD said that the usual development process for non-NTEH developments would be applicable, including submission of general building plan to BD. LandsD would process and convey its comments and decision on the general building plan submission under lease as referred to LandsD for processing through the Centralised Processing System.

Zoning of the Site

23. A Member enquired whether the Site should be rezoned to "Village Type Development" ("V") instead of "R(C)9" for the development of six NTEHs, as 'House (NTEH only)' was a Column 1 use in the "V" zone of the OZP. In response, Dr Thomas Luk, the applicant's representative, said that while NTEH development was always permitted in both "V" and "R(C)9" zones, the list of Column 1 and Column 2 uses in "V" and "R(C)" zones differed. As the surrounding area was mostly zoned as various sub-zones of "R(C)", it was considered more appropriate to rezone the Site to "R(C)9".

Access and Right-of-Way

24. The Vice-chairperson asked if there was any proposal to improve the accessibility of the Site. In response, Dr Thomas Luk, the applicant's representative, said that the two existing footpaths near the Site had relatively low patronage. The applicant would use small vehicles, such as village vehicles, to transport construction materials to the Site. The proposed development would not pose any adverse impact on the local footpaths/access tracks.

25. The Chairperson enquired whether a right-of-way should be provided to the "R(C)6" zone located to the southwest of the Site. In response, Dr Thomas Luk, the applicant's representative, said that the applicant was also the registered owner of the land in

the mentioned “R(C)6” zone and there was no development programme at this juncture.

26. As the applicant’s representatives had no further points to raise and there was no further questions from Members, the Chairperson informed the applicant’s representatives that the hearing procedure of 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 representatives and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

27. The Chairperson remarked that the application sought to rezone the Site from “R(C)6” to “R(C)9” to reflect the approved development parameters of six NTEHs in the CoE(BW). The applicant indicated its intention to proceed with the development as NTEHs, as submission to LandsD and BD would be required for other types of residential developments. Should the current application be approved, proposed amendments to the OZP, including the stipulation of appropriate development restrictions for the new “R(C)” sub-zone, would be submitted to the Committee for consideration. The Chairperson then invited Members’ views on the application.

28. The Vice-chairperson asked whether an application for lease modification would be required for development of NTEHs with a BH of 3 storeys. In response, Mr Lawrance S.C. Chan, AD/R3, LandsD said that based on the information provided in the Paper, the lease of the Site did not have restriction on the height of the building. Should the applicant intend to develop the proposed NTEHs, no lease modification application to LandsD would be required. As no application for lease modification was required for the development of NTEHs, the Vice-chairperson considered that approval of the application could provide incentive to realise the development of NTEHs due to the shorter timeframe required for obtaining approval from relevant government departments. A Member opined that additional costs would be involved if the Site was not developed for NTEHs and hence restricting development at the Site for NTEH only was not required.

29. Some Members enquired whether the departmental comments would remain valid if the proposed development was not NTEHs. In response, the Chairperson said that

‘Flat’ and ‘House’ were permitted uses in the proposed “R(C)9” zone to allow flexibility. Any proposed residential development at the Site would be subject to a maximum PR of 1.58 and a maximum BH of 3 storeys (8.23m). The development of the Site was constrained by access via footpath only, and approval under BO would be required if the applicant chose to develop other types of residential development.

30. Members generally supported the application as the development scale and the proposed PR and BH for the new “R(C)9” zone were considered compatible with the surrounding residential developments and the application was to reflect the development parameters for NTEHs in the CoEs. Approval of the current application could also fully utilise developable land to increase housing supply.

31. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Cheung Chau OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 10-minute break.]

Sai Kung and Islands District

[Mr Sunny K.Y. Tang, Senior Town Planners/Sai Kung and Islands (STP/SKIs), and Mr Derek H.M. Tam, Assistant Town Planners/Sai Kung and Islands (ATP/SKIs), was invited to the meeting at this point.]