

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

**RNTPC Paper No. 1/25**

**For consideration by the  
Rural and New Town Planning Committee  
on 28.2.2025**

**PROPOSED AMENDMENTS TO THE  
APPROVED CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/9**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/9 (**Attachment I**) as shown on the draft OZP No. S/I-CC/9A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 14.9.2021, the Chief Executive in Council, under section 9(1)(a) of the pre-amended Ordinance <sup>1</sup>, approved the draft Cheung Chau OZP which was subsequently renumbered as S/I-CC/9. On 24.9.2021, the approved Cheung Chau OZP No. S/I-CC/9 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 3.2.2025, 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. On 14.2.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The proposed amendments are mainly to take forward an agreed section 12A application. On 20.9.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the section 12A application (No. Y/I-CC/7)<sup>2</sup> to rezone the application site from "Residential (Group C) 6" ("R(C)6") to "R(C)9" to

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

<sup>2</sup> The RNTPC Paper No. Y/I-CC/7 and the attachments are available at the Board's website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/750\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/750_rnt_agenda.html)

facilitate a residential development with a higher development intensity. An extract of the minutes of the Committee's meeting is at **Attachment V**. To take forward the decision of the Committee, it is proposed to rezone the site to "R(C)9" with relevant amendments to the Notes and ES of the OZP.

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

#### 4. **Proposed Amendments**

##### Amendment Item A – Rezoning of a site at Fa Peng for residential development (about 0.07ha) (Plans 2a to 2e)

- 4.1 On 20.9.2024, the Committee agreed to the section 12A application (No. Y/I-CC/7) to rezone the application site from "R(C)6"<sup>4</sup> to "R(C)9" subject to a maximum plot ratio (PR) of 1.58, a maximum site coverage (SC) of 52.43% and a maximum building height (BH) of 3 storeys (8.23m) to facilitate a residential development. According to the applicant's indicative scheme (**Drawings 1a to 1f**), the proposed development consists of six 3-storey New Territories Exempted Houses (NTEHs) with a PR of about 1.573, a GFA of about 1,168.881m<sup>2</sup>, a SC of 52.43% and a BH of not more than 8.23m or about 63.916mPD<sup>3</sup> with an estimated population of 54. As indicated in the planning application, fire safety alternatives will be implemented to ensure fire safety while six septic tanks and soakaway pits, and U-channel along the perimeter will be built to support the proposed development.
- 4.2 Located at the upland area of Fa Peng in the eastern part of Cheung Chau (**Plan 1**), the site has been zoned "R(C)6"<sup>4</sup> subject to a maximum PR of 0.2, a maximum SC of 20% and a maximum BH of 2 storeys (7.62m) since the first Cheung Chau OZP gazetted on 18.6.2004. This piece of private land is now largely occupied by two single-storey abandoned ruined houses erected on two different level platforms with trees, shrubs and some undergrowth found in the remaining part of the site. The site is accessible from Don Bosco Road to the west and Ming Fai Road to the north via an informal footpath. The surrounding areas are in rural character mainly comprising low-rise and low-density residential, institutional and recreational developments ranging from 1 to 3 storeys as well as natural vegetation and trees. With higher development parameters, the proposed residential development is still in line with the planning intention of the "R(C)" zone primarily for low-rise, low-density residential developments, and considered not incompatible with the surrounding environment and landscape character.

- 4.3 At the planning application stage, a drainage plan, a tree survey plan with tree

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<sup>3</sup> Prior to the publication of the first Cheung Chau OZP in 2004, a Certificate of Exemption (CoE) for building works (CoE(BW)) for six NTEHs with each of not more than 3 storeys (8.23m) and a total roofed-over area not exceeding 65.03m<sup>2</sup> at the site was issued on 12.1.1993, while a set of site formation plans to facilitate the six NTEHs was approved on 20.3.1992. Besides, a CoE for drainage works of the proposed development was issued on 18.1.2023. The proposed development parameters on the indicative scheme are generally in line with the proposal approved under CoE(BW).

<sup>4</sup> According to the ES of the OZP, the "R(C)6" sub-area is designated for existing single-house developments which are mostly scattered on the visually prominent knolls or hill slopes in the south-eastern upland of Cheung Chau where some of them are vacant or have been abandoned.

assessment schedule and a conceptual landscape plan based on the indicative scheme were submitted to support the application. Concerned government bureaux/departments (B/Ds) had no objection to or no adverse comment on the application.

- 4.4 To take forward the agreed application, it is proposed to rezone the site from “R(C)6” to “R(C)9” subject to a maximum PR of 1.58 and a maximum BH of 3 storeys (8.23m). Under the spirit of streamlined arrangements of SC restriction of Joint Practice Note No. 7 – “Development Control Parameters Site Coverage Restriction”, only maximum PR and BH restrictions are proposed for statutory planning control as the maximum SC permissible at the site can be controlled under other development control regime.

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

- 5.1 Taking into account the above, the planned population of the planning scheme area of Cheung Chau (the Area) is estimated to be about 25,200 persons. As shown in the summary table (**Attachment VI**), the existing and planned provision for GIC facilities and open space in the Area are generally adequate based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG).
- 5.2 Although there will be shortfalls in rehabilitation and community care services facilities, the HKPSG requirements for these facilities are long-term goals, and the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. As for the hospital beds and secondary school places, the Health Bureau and Education Bureau would adopt a wider spatial context/cluster in the assessment of provision for such facilities. These facilities will be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.
- 5.3 Based on the requirements under HKPSG, there will be a surplus of 6.64 ha of district open space and 2.77 ha of local open space in the Area.

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

The proposed amendment as shown on the draft Cheung Chau OZP No. S/I-CC/9A (**Attachment II**) is as follows:

Amendment Item A (about 0.07ha)

Rezoning of a site at Fa Peng from “R(C)6” to “R(C)9”.

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

The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletion in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed

amendments are summarised below:

“R(C)” zone

- (a) In relation to Amendment Item A, the Remarks of the “R(C)” zone are revised to incorporate “R(C)9” sub-area with relevant development restrictions.

“Village Type Development” (“V”) zone

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

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

- (c) Under the current Remarks of the “OU(Pier)” zone, kiosk not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as ‘Shop and Services’ are considered as ancillary to ‘Pier’ use. To provide flexibility for provision of ancillary uses within the piers, it is proposed to revise the development restrictions in the Remarks so that kiosk or premises not in excess of a maximum non-domestic GFA of 100m<sup>2</sup> in total for use as shop and services and eating place would also be considered as ancillary to ‘Pier’ use.

Technical amendments

- (d) On 8.3.2024, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for “V” zone. To effectuate these changes, updates have been made to the Notes for the “V” zones.
- (e) It is proposed to revise the exemption clause for ‘filling of land/pond or excavation of land’ in the Remarks of the “Coastal Protection Area” (“CPA”) zone according to the updated MSN such that public works co-ordinated or implemented by Government, and maintenance or repair works are exempted from the requirement of planning permission. The planning intention of the “CPA” zone is also proposed to revise such that the “CPA” zone may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion in accordance with the latest MSN.
- (f) Opportunity is taken to revise the other parts of the Notes, including the Remarks for the “Residential (Group A)” and “R(C)” zones to align with the latest MSN, as appropriate.

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

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

**9. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/I-CC/10.

**10. Consultation**

Consultation with District Council and Rural Committee

- 10.1 Islands District Council (IsDC)'s District Infrastructure and Development Planning Committee (DIDPC) and Cheung Chau Rural Committee (CCRC) were consulted on the proposed amendments to the OZP on 18.12.2024 and 6.12.2024 respectively. Members of both DIDPC and CCRC supported the Amendment Item A. Regarding member's concern on the environmental and traffic impacts arising from the construction of proposed residential development and other developments nearby, the Planning Department (PlanD) has conveyed the concerns to relevant B/Ds for follow up as appropriate.

Departmental Consultation

- 10.2 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comment. No objection or adverse comment was received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:
- (a) Secretary for Education;
  - (b) Commissioner for Transport;
  - (c) Chief Highway Engineer/New Territories East, Highways Department;
  - (d) District Lands Officer/Islands, Lands Department;
  - (e) Director of Environmental Protection;
  - (f) Director of Agriculture, Fisheries and Conservation;
  - (g) Director of Food and Environmental Hygiene;
  - (h) Director of Social Welfare;
  - (i) Director of Fire Services;
  - (j) Commissioner of Police;
  - (k) Director of Leisure and Cultural Services;
  - (l) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
  - (m) Chief Building Surveyor/New Territories East (1) & Licensing, Buildings Department;
  - (n) Head (Sustainable Lantau Office), Civil Engineering and Development

- Department (CEDD);
- (o) Head (Geotechnical Engineering Office), CEDD;
  - (p) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
  - (q) Director of Electrical and Mechanical Services;
  - (r) Chief Engineer/Construction, Water Supplies Department;
  - (s) Executive Secretary (Antiquities and Monuments), Antiques and Monuments Office, Development Bureau;
  - (t) Controller of Government Flying Services;
  - (u) District Officer (Islands), Home Affairs Department; and
  - (v) Chief Town Planner/Urban Design and Landscape, PlanD.

### Public Consultation

- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/I-CC/10 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. IsDC and CCRC will be informed on the proposed amendments during the statutory exhibition of the draft OZP.

## **11. Decision Sought**

Members are invited to:

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

## **12. Attachments**

<b>Attachment I</b>	Approved Cheung Chau OZP No. S/I-CC/9 (reduced scale)
<b>Attachment II</b>	Draft Cheung Chau OZP No. S/I-CC/9A
<b>Attachment III</b>	Revised Notes of Draft Cheung Chau OZP No. S/I-CC/9A
<b>Attachment IV</b>	Revised ES of Draft Cheung Chau OZP No. S/I-CC/9A
<b>Attachment V</b>	Extract of minutes of the Committee's meeting on 20.9.2024 for the section 12A application No. Y/I-CC/7
<b>Attachment VI</b>	Provision of major community facilities and open space of the Cheung Chau OZP
<b>Drawings 1a to 1f</b>	Indicative scheme of the section 12A application No. Y/I-CC/7

<b>Plan 1</b>	Location Plan
<b>Plan 2a</b>	Amendment Item A – Site plan
<b>Plan 2b</b>	Amendment Item A – Aerial photo
<b>Plans 2c to 2e</b>	Amendment Item A – Site photos

**PLANNING DEPARTMENT  
FEBRUARY 2025**