

TOWN PLANNING BOARD

TPB Paper No. 10741

**for consideration by
the Town Planning Board on 7.5.2021**

**SUBMISSION OF THE DRAFT CHEUNG CHAU OUTLINE ZONING PLAN
NO. S/I-CC/8A UNDER SECTION 8 OF THE TOWN PLANNING BOARD OF
THE TOWN PLANNING ORDINANCE TO THE CHIEF EXECUTIVE IN
COUNCIL FOR APPROVAL**

SUBMISSION OF THE
DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/8A
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE TO
THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL

1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Cheung Chau Outline Zoning Plan (the OZP) No. S/I-CC/8A (**Annex I**) with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1 The draft OZP was last approved by the CE in C under section 9(1)(a) of the Ordinance on 6.1.2015, which was subsequently renumbered as S/I-CC/7 upon approval.
- 2.2 On 2.6.2020, the CE in C referred the approved OZP No. S/I-CC/7 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.3 On 25.9.2020, the draft OZP No. S/I-CC/8 was exhibited for public inspection under section 5 of the Ordinance. The amendments to the OZP are mainly to take forward the decision of the Rural and New Town Planning Committee of the Board on 28.10.2016 to rezone a site at Cheung Chau Inland Lots No. 21 & Ext. and 47 and adjoining government land on Cheung Chau from "Residential (Group C)5" ("R(C)5") to "Residential (Group C)8" ("R(C)8") on the OZP (**Annex IV**). Opportunity is also taken to amend the Notes and ES of the OZP in accordance with the latest Master Schedule of Notes and to reflect the latest planning circumstances. Upon the two-month exhibition period, no representation was received.

3. **Submission to the Chief Executive in Council**

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations (if any), the comments on representations (if any), the further representations (if any) and the amendments made by the Board (if any), to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the plan making process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft OZP has been renumbered as S/I-CC/8A. Opportunity has been taken to update the ES to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in **bold** and *italics* or ~~strike-out~~ form. Upon the approval of the draft OZP No. S/I-CC/8A by the CE in C, the OZP will be renumbered as S/I-CC/9.

4. **Decision Sought**

Members are invited to:

- (a) agree that the draft Cheung Chau OZP No. S/I-CC/8A and its Notes at **Annex II** are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Cheung Chau OZP No. S/I-CC/8A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. **Attachments**

Annex I	Draft Cheung Chau OZP No. S/I-CC/8A (reduced size)
Annex II	Notes of the draft Cheung Chau OZP No. S/I-CC/8A
Annex III	Explanatory Statement of the draft Cheung Chau OZP No. S/I-CC/8A
Annex IV	Schedule of Amendments to the Approved Cheung Chau OZP No. S/I-CC/7
Plan 1	Location Plan