

TOWN PLANNING BOARD

TPB Paper No. 10952

**For Consideration by
the Town Planning Board on 2.2.2024**

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/22

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SLC/22-R1 TO R730

**DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN (OZP) NO. S/SLC/22
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SLC/22-R1 TO R730**

Subject of Representations	Representers (No. TPB/R/S/SLC/22-)
<p><u>Amendment to the Plan</u></p> <p><u>Item A1 (Plan H-1a)</u> Rezoning of an area in Pui O from “Coastal Protection Area” (“CPA”) and “Other Specified Uses” annotated “Water Pumping Station” (“OU(WPS)”) to “Conservation Area” (“CA”)</p> <p><u>Item A2 (Plan H-1a)</u> Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from “CPA” to “Recreation” (“REC”)</p> <p><u>Item A3 (Plan H-1f)</u> Rezoning of an area to the south of South Lantau Road in Shui Hau from “CPA” and “Country Park” (“CP”) to “CA”</p> <p><u>Item A4 (Plan H-1h)</u> Rezoning of a site in Mong Tung Wan from “Green Belt” (“GB”) to “REC”</p> <p><u>Items B1 to B21 (Plans H-1a to H-1g)</u> Rezoning various sites to reflect the as-built conditions and/or planned development with appropriate zonings</p> <p><u>Items C1 to C3 (Plan H-1f)</u> Rezoning three sites to rationalise the discrepancies between the boundaries of the existing “CP” zone and the Lantau South Country Park</p> <p><u>Item D1 (Plan H-1i)</u> To incorporate an area in Fan Lau into the planning scheme area of the OZP and zoned “GB”</p>	<p>Total: 730</p> <p><u>Support All or Individual Items (9):</u> R2 and R10 to R16: Individuals R3: JK Properties Limited</p> <p><u>Oppose All or Individual Items (709):</u></p> <p><i><u>Green/Concern Groups</u></i> R8: Save Lantau Alliance R9: Ark Eden R23: Green Sense R24: Eco-Environment Conservation & Education Association R59: The Society for the Prevention of Cruelty to Animals (Hong Kong)</p> <p><i><u>Members of Islands District Council (IsDC)</u></i> R66: Ho Chun Fai, IsDC member R483: Ho Siu Kei, IsDC member</p> <p><i><u>Member of Area Committee</u></i> R481: Tang Jeb Ming, Chairman of Lantau Area Committee</p> <p><i><u>Rural Community/Organisations</u></i> R62: Heung Yee Kuk New Territories (HYK) R63: South Lantau Rural Committee (RC) R64: Shap Long Village Office R65: San Wai Village Office</p> <p><i><u>Individuals/Companies</u></i> R25 to R58, R60, R67 to R325, R327 to R480, R482, R484 to R500, R502 to R707 and R709 to R730: Individuals R326: Allink Hong Kong Limited R501: Kam Fung Electrical & Plumbing Co. R708: Esstron Company Limited</p>

Subject of Representations	Representers (No. TPB/R/S/SLC/22-)
<p><u>Amendments to the Notes</u></p> <ul style="list-style-type: none"> - Revision to the covering Notes of the OZP to form ‘Part A’ of the covering Notes of the draft OZP and incorporation of a new set of ‘Part B’ of covering Notes of the draft OZP. - Addition of a new set of Notes for the “Open Space” (“O”), “REC”, “OU” annotated “Water Treatment Works” (“OU(WTW)”) and “CA” zones. - Revisions to the Schedule of Uses of “Residential (Group C)” (“R(C)”), “Village Type Development” (“V”), “Government, Institution or Community” (“G/IC”), “GB” and “CPA” zones. - Revision to the Remarks of the Notes for “GB” zone to incorporate planning permission requirement for filling of land/pond or excavation of land. - Revision to the Remarks of the Notes for “CPA” zone to incorporate planning permission requirement for filling of pond and to introduce exemption clause for public works co-ordinated or implemented by Government on diversion of stream, filling of land or excavation of land. 	<p><u>Both Support and Oppose Some Items at the same time (11):</u></p> <p><i>Green/Concern Groups</i></p> <p>R4: Kadoorie Farm and Botanic Garden R5: Green Power R6: World Wide Fund For Nature Hong Kong R7: Living Islands Movement R17: Designing Hong Kong Limited R18: The Conservancy Association R19: The Hong Kong Bird Watching Society</p> <p><i>Individuals</i></p> <p>R1, R20, R21 and R61: Individuals</p> <p><u>Providing Views (1):</u></p> <p>R22: Individual</p>

Note: The names of all representers are attached at **Annex III**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/tc/plan_making/S_SLC_22.html and the Planning Enquiry Counters of Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **INTRODUCTION**

1.1. On 15.9.2023, the draft South Lantau Coast OZP No. S/SLC/22 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a to H-1i**.

1.2. During the two-month statutory exhibition period, a total of 730 valid

representations were received¹.

- 1.3. On 15.12.2023, the Board agreed to consider all the representations collectively in one group.
- 1.4. This Paper is to provide the Board with information for consideration of the representations. A list of representers is at **Annex III**. The representation sites are shown on **Plans H-1a to H-1i**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **BACKGROUND**

Conservation and Recreation Initiatives in South Lantau

- 2.1. An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. According to the Blueprint, while the predominant part of Lantau, in particular South Lantau, would be conserved for its natural and cultural resources, unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment which should be environmentally sustainable and be compatible with the local context. In 2020, the Lantau Conservation and Recreation Masterplan (the Masterplan) formulated by the Sustainable Lantau Office, Civil Engineering and Development Department (SLO, CEDD) based on the Blueprint was promulgated to provide a framework guiding the conservation and recreation initiatives in South Lantau.
- 2.2. The Ecological Study for Pui O, Shui Hau and Tai O and Neighbouring Areas – Feasibility Study (the Ecological Study) commissioned by CEDD was completed in October 2021. The Ecological Study concluded that the natural habitats in both Pui O and Shui Hau areas are of conservation importance and accorded these two areas with higher priority of conservation. The boundaries of the Pui O and Shui Hau Priority Sites and their proposed conservation measures are indicated on **Plans H-5a and H-5b** respectively. The Ecological Study also suggested that suitable areas in Pui O and Shui Hau Priority Sites could be rezoned to tailor-made zoning in the OZP to facilitate the conservation measures proposed under the Ecological Study.

Planning Enforcement

- 2.3. In recent years, the proliferation of landfilling and other land uses causing environmental damage to rural areas has become a rising concern. Some of these areas with ecological values are subject to development pressure and risk of environmental degradation. The first South Lantau Coast OZP was exhibited in 1980. According to section 20(2) of the Ordinance introduced in 1991, the Board shall not designate an area that has already been included in an OZP as a development permission area (DPA). Therefore, the enforcement provision

¹ A total of 736 representations were received during the two-month statutory exhibition period. On 15.12.2023, the Town Planning Board noted that 6 representations, which were either submitted out-of-time or with identity information missing, were treated as not having been made pursuant to sections 6(2) and 6(3) of the Ordinance.

under DPA is not applicable to South Lantau Coast and hence the Planning Authority (PA) (i.e. the Director of Planning) could not undertake enforcement action against unauthorized development before. The enforcement of zonings mainly rested with the control under building plan, land lease and various licensing regimes.

- 2.4. To strengthen the planning enforcement power under the Ordinance, the Legislative Council (LegCo) passed the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 incorporating amendments to the Ordinance, amongst others, on 13.7.2023 to empower the Secretary for Development (SDEV) to designate any area in New Territories which has been included in an OZP but has not been designated as a DPA to be a “Regulated Area” (RA) so as to enable the PA to take enforcement and prosecution actions against unauthorized developments for the purposes of nature conservation and/or protecting certain areas from environmental degradation. With the Town Planning (Amendment) Ordinance 2023 coming into operation on 1.9.2023, areas covered by conservation zonings in the South Lantau Coast OZP (i.e. “CA”, “CPA” and “GB” zones) were designated as South Lantau Coast Regulated Area (SLC RA) on 15.9.2023 such that the PA is empowered to take enforcement action against unauthorized developments. However, the power of designation of a RA is conferred by section 21A(3) of the Ordinance and such designation does not form part of the OZP amendment and is not subject to representation.

Land Use Review

- 2.5. Against the above background, a land use review was conducted for the South Lantau Coast Planning Scheme Area (the Area) with a view to reflecting the planning intentions to conserve the natural habitats amidst the rural character in South Lantau whilst reserving suitable sites for low-impact leisure and recreation uses. In the land use review, the latest planning circumstances as well as findings and recommendations of the Ecological Study were taking into account when formulating rezoning proposals. Details of the amendment items (**Items A1 to A4 on Plans H-1a, H-1f, H-1h H-2a, H-2f, H-2h, H-3a, H-3f, H-3h, H-4a-1, H-4f-1 and H-4h-1**) to reflect the review result are detailed in paragraphs 4.1.1 to 4.1.6 below. Opportunities are also taken to review the land use zonings of some existing or planned developments in the Area (e.g. government, institution or community (GIC) facilities or open space) where appropriate to reflect their as-built conditions and/or planned developments and/or rationalise the zoning boundaries to tally with land allocation boundaries (**Items B1 to B21 on Plans H-1a to H-1g, H-2a to H-2g, H-3a to H-3g and H-4a to H-4g**).
- 2.6. The Area is almost all bounded by Lantau South Country Park except existing coastlines in the south. However, a vegetated area to the northwest of Fan Lau Sai Wan (about 10,565 m²) was previously not covered by the OZP nor Country Park. In order to provide necessary statutory planning control to conserve its rural character and the natural landscape resources and habitats, a directive was given by SDEV under the power delegated by the Chief Executive on 26.7.2023, pursuant to section 3(1)(a) of the Ordinance, to include the area into the planning scheme boundary of the South Lantau Coast OZP. The concerned area which is zoned “GB” on the OZP forms part of the larger “GB” zone in the adjoining area

(**Item D1 on Plans H-1i, H-2i, H-3i and H-4i**). The boundaries of “CP” zone is also rationalised so as to follow the boundary of Lantau South Country Park (**Items C1 to C3 on Plans H-1f, H-2f, H-3f and H-4f-3**).

Amendments to the Notes of the OZP

2.7. Amendments to the Notes of the OZP have also been made:-

Covering Notes

- (a) in relation to the designation of SLC RA, the covering Notes of the previous OZP No. S/SLC/21 has been named as “Part A” for land which are not within the boundaries of RA, while a new “Part B” for land within the boundaries of RA is included in the revised covering Notes of the OZP. “Part A” sets out the general provisions of the OZP with reference to the covering Notes for urban areas and new towns, with suitable amendments to allow rural uses; whereas “Part B” was drawn up based on the covering Notes for rural areas, with enforcement provisions provided;

“V” zone

- (b) ‘Field Study/Education/Visitor Centre’ use is added under Column 2 of the Notes for “V” zone to allow relevant proposals to be submitted to the Board for consideration through planning application. This is in line with the overarching principle of the Blueprint that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate;
- (c) ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses, which are common in village areas serving the needs of the villagers and visitors, have been removed from Column 2 and added to Column 1 in the Notes for “V” zone respectively. Consideration will be given to review the related provision under the Master Schedule of Notes to Statutory Plans (MSN) in future;

“CA” and “CPA” zones

- (d) in relation to **Items A1 and A3**, new set of Notes for the “CA” zone is included, with a maximum plot ratio of 0.4, a maximum site coverage of 25% and a maximum building height of two storeys (7.6m) for redevelopment of existing house, with reference to the development restrictions of the “CPA” zone. ‘Wetland Habitat’ use has been added in Column 1 in the Notes for the “CA” and “CPA” zones to reflect the wetland habitats falling within these zones;

“G/IC”, “O”, “REC”, “OU(WTW)” and “GB” zones

- (e) in relation to **Items A2, A4, B4, B5 and B18**, new set of Notes for the “O”, “REC” and “OU(WTW)” are included based on the latest MSN. Moreover, the Notes for the “G/IC” and “GB” zones are revised taking into account the amendments to covering Notes, including inclusion of ‘Animal Quarantine Centre (in Government building only)’ under Column

1 and ‘Animal Boarding Establishment’, ‘Animal Quarantine Centre (not elsewhere specified)’, ‘Flat’, ‘Shop and Service (not elsewhere specified)’, and ‘House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes) and ‘Zoo’ under Column 2 of “G/IC” zone and ‘Zoo’ under Column 2 of “GB” zone;

Control over engineering operations in “CA” and “CPA” zones

- (f) the requirement for planning permission from the Board under section 16 of the Ordinance for filling of land/pond or excavation of land in the Remarks of “GB” zone and that public works co-ordinated or implemented by Government, maintenance and repair works or rebuilding works are exempted from such requirement, based on the latest MSN, have been included;
- (g) the requirement for planning permission from the Board under section 16 of the Ordinance for filling of pond in the Remarks of “CPA” zone and that public works co-ordinated or implemented by Government, maintenance or repair works are exempted from such requirement, based on the latest MSN, have been included; and

Technical Amendments in accordance with the latest MSN

- (h) to align with the latest MSN agreed by the Board on 6.8.2021, technical amendments are proposed to the Notes for “R(C)”, “V”, “G/IC”, “GB” and “CPA” zones to reflect their schedule of uses and planning intentions.

The Draft OZP

- 2.8. On 11.9.2023, the Rural and New Town Planning Committee (RNTPC) of the Board considered the proposed amendments to the approved South Lantau Coast OZP No. S/SLC/21 and agreed that the proposed OZP amendments were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 5/23 is available at the Board’s website (https://www.tpb.gov.hk/en/resources/general_papers.html) and the extract of minutes of the said RNTPC meeting is at **Annex V**. Accordingly, the draft South Lantau Coast OZP No. S/SLC/22 was gazetted on 15.9.2023.

3. LOCAL CONSULTATION

- 3.1. Upon the gazettal of the draft OZP on 15.9.2023, members of IsDC, HYK (**R62**) as well as all RCs and Lantau Area Committee of Islands District were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP.

IsDC, HYK, South Lantau RC and Tai O RC

- 3.2. IsDC, HYK (**R62**) and two respective RCs of the Area i.e. Tai O RC and South

Lantau RC (**R63**) were consulted with the amendments on 16.10.2023, 6.11.2023, 5.10.2023 and 12.10.2023 respectively. Extract of minutes of the IsDC meeting summarising members' views and PlanD's responses is at **Annex VI**. Major points raised at these meetings are summarised below:

- (a) there is no prior consultation with respective RCs and village representatives on the OZP amendments and the designation of SLC RA. The two-month statutory consultation period is not enough and the deadline of representation submission should be deferred;
- (b) the OZP amendments cannot address villagers' needs (e.g. more land for Small House development, recreational and community facilities, car parks, better road connections and infrastructures, promotion of tourism and local economy). Introduction of planning control only hinders village development. Nature conservation and villagers' need should be balanced;
- (c) more land should be rezoned to "REC", "V" or other development zonings and associated development control should be relaxed. The plan amendment exercise should not be only biased towards nature conservation with limited consideration to village development;
- (d) the majority of "CA" zone at Pui O are private land. The planning restrictions and the new enforcement power infringe private property rights. The Government should resume the concerned private land for nature conservation and provide compensation instead;
- (e) South Lantau Coast has no development pressure or risk of major environmental degradation given the "Lantau Closed Road Permit" (LCRP) system. There is no strong reason to designate the SLC RA; and
- (f) Without fully understanding of the details of planning enforcement action, villagers worried that they would contravene the law inadvertently. Prior warning letter should be issued before prosecution action.

Green Groups and Local Concern Groups

3.3. On 24.10.2023 and 30.10.2023, two meetings were held with green groups and local concern groups respectively on the amendments incorporated in the draft OZP. Kadoorie Farm and Botanic Garden Corporation (**R4**), Green Power (**R5**), World Wide Fund for Nature Hong Kong (**R6**), Save Lantau Alliance (**R8**), Designing Hong Kong Limited (**R17**), The Conservancy Association (**R18**), The Hong Kong Bird Watching Society (**R19**), Green Sense (**R23**) and other individuals/parties attended the meeting on 24.10.2023, while Living Islands Movement (**R7**), Save Lantau Alliance (**R8**) and other individuals/parties attended the meeting on 30.10.2023. Major points raised at the meeting are summarised below:

- (a) the boundary of the "REC" zone at Pui O is questionable. PlanD delineates the boundary by only referring to the Executive Summary of the Ecological Study, which does not contain the complete information

on ecological value in the area;

- (b) the PA has no enforcement power in areas zoned “REC”, since these areas are not included in the SLC RA. Sewage from recreational activities will be drained into the adjoining wetland areas in “CA” zone in the downstream;
- (c) an existing natural stream is included in the “REC” zone at Pui O, which flows downstream towards the Ecologically Important Stream (EIS) at Pui O. There is concern on whether the ecological value of the stream has been duly considered;
- (d) many recreational operations (e.g. caravan holiday camps) have been operated before the implementation of the SLC RA. No enforcement action can be taken against these non-conforming activities;
- (e) flooding problem has been severe in Pui O. Any illegal filling activities in the “REC” zone at Pui O will block the natural streams and aggravate the flooding problem in South Lantau;
- (f) ecological value of Shui Hau Wetland and mudflat is high. The mudflat and the “GB” zone adjoining Shui Hau Village should be reviewed and designated with conservation zonings; and
- (g) part of the “V” zone in Ham Tin is actually covered by woodland and does not align with the boundary of village ‘environ’ for Ham Tin.

3.4. Most of the above parties also submitted representations providing similar views as summarised in paragraph 5 below and **Annex IV**. PlanD’s response to the representations in same paragraph and annex are relevant.

4. THE REPRESENTATION SITES AND THEIR SURROUNDINGS AREAS

4.1. The Representation Sites and their Surrounding Areas

Items A1 and A2 (Pui O “CA” and “REC” zones) (Plans H-1a, H-2a, H-3a and H-4a-1)

4.1.1. The sites cover an extensive tract of lowland area (about 34.4 ha in total) sandwiched by vegetated slopes to the north and east extending from the Lantau South Country Park. To the immediate north of the sites across South Lantau Road is the village cluster of three recognized villages, namely Pui O Lo Wai Tsuen, Pui O San Wai Tsuen and Lo Uk Tsuen, comprising developments of two to three storeys in general. To the immediate east of the sites are the recognized village Ham Tin and the delta area connecting to Pui O Wan.

4.1.2. **Item A1** site (about 28.39 ha) is zoned “CA” and is characterised by a rural ambience and a myriad of habitats such as marsh, seasonally wet grassland, agricultural land, watercourse, woodland and plantation. Its

northern portion is bisected by Pui O Stream, which is an EIS, flowing southwards from uphill areas to Pui O Wan (**Plans H-1a, H-2a, H-3a and H-4a-1**). According to the Ecological Study, despite the signs of various levels of anthropogenic alterations and fragmentations, the overall ecological value of Pui O Priority Site is “High”, given the high biodiversity and interconnection of wetlands, streams and woodland areas, as well as the presence of marsh and seasonally wet grassland serving as the foraging grounds of a high number of resident and visiting avifauna species (**Plan H-5a**).

- 4.1.3. **Item A2** site (about 6.01 ha) is zoned “REC” and covers a strip of developed/disturbed land abutting South Lantau Road to the north and vacant land with sparse vegetation and scattered trees on both sides of Chi Ma Wan Road (**Plans H-1a, H-2a, H-3a and H-4a-1**). It is mainly characterised by brownfield sites covered with temporary structures along South Lantau Road and Chi Ma Wan Road as well as recreational uses approved by the Board, including the existing caravan holiday camp, JK Club, which is the subject of planning application No. A/SLC/173 approved by the Board on 13.1.2023, as well as the holiday camp development on Lot 3090 in D.D. 316L under planning application No. A/SLC/88 approved by the Board on 6.6.2008, for which Hong Kong Victoria Resort was completed at the southern part of the application site while northern part remains vacant. According to the Ecological Study, these sites are on development/disturbed areas (**Plan H-5a**).

Item A3 (Shui Hau “CA” zone) (**Plans H-1f, H-2f, H-3f and H-4f-1**)

- 4.1.4. **Item A3** site (about 32.06 ha) is zoned “CA” and covers an extensive piece of vegetated land, extending westward from the sandy shore near Shui Hau Wan to the inland area towards Shek Pik. The site consists of a myriad of habitats including mangrove, marsh, seasonally wet grassland, agricultural land, watercourse, shrubland and woodland (**Plans H-1f, H-2f, H-3f and H-4f-1**). According to the Ecological Study, the sheltered nature of the intertidal sandflat provides habitats and food sources to support a rich marine intertidal community. Besides, the marsh, stream and woodland habitats in Shui Hau contain numerous rare species or concentration of biodiversity. Given the unique ecological condition coupled with uninterrupted linkage between the terrestrial and marine habitats, the overall ecological value of Shui Hau Priority Site is “Very High” (**Plan H-5b**). Taking into account the interconnected nature between the areas covered by Shui Hau Priority Site and the piece of inland woodland to its immediate west, it is zoned “CA” to reflect the inland natural habitats with conservation importance.

Item A4 (Ex-Mong Tung Wan Youth Hostel)

- 4.1.5. **Item A4** site (about 3,700 m²) is zoned “REC” and involves a piece of land in Mong Tung Wan, which is the former site of the ex-Hong Kong Youth Hostels Association Jockey Club Mong Tung Wan Hostel, with four existing two-storey structures and several associated facilities located therein (**Plans H-1h, H-2h, H-3h and H-4h-1**). It is the subject

of planning application No. A/SLT/4P approved by the Board in 1981. After the closure of this hostel, the site was returned to the Government in 2013. According to the Masterplan, Chi Ma Wan Recreation Area within the South Lantau Eco-recreation Corridor, including the site, is planned to be developed as a camp base with land-based and water-based activities for the purposes of retreat and revival. With the connection to the existing biking track and the proposed Round-the-Lantau Route, uses such as refreshing camp are suggested in the Masterplan.

Items B1 and B2 (To reflect existing water pumping station)

4.1.6. **Items B1** site (about 3,113 m²) and **B2** site (about 566 m²) involve the existing Pui O Raw Water Pumping Station (PORWPS) and Pui O No. 2 Raw Water Pumping Station (PO2RWPS) respectively managed by Water Supplies Department (WSD), which are located to the northeast of Pui O Lo Wai Tsuen (**Plans H-1a, H-2a, H-3a and H-4a-2**). Representation site under **Item B1**, which is the area occupied by PORWPS, is zoned “OU(WPS)” linking with the “OU(WPS)” of PO2RWPS. **Item B2**, which covers a minor portion of PO2RWPS, is zoned “OU(WPS)” zone to reflect the existing boundary and as-built condition of PO2RWPS (**Plans H-1a, H-2a, H-3a and H-4a-2**).

Items B3 to B5, B12, B13, B18 to B21 (To reflect existing GIC facilities/open spaces)

4.1.7. Sites under these items involve rezoning to appropriate zonings for and boundary rationalisation of existing or planned GIC facilities. The table below summaries the respective amendment items:

Item	Zoning	Objectives	Site Area
B3	“G/IC”	- to reflect the as-built condition of South Lantau Community Centre, South Lantau Rural Committee Office and to reserve adjoining land for GIC uses (Plans H-1a, H-2a, H-3a and H-4a-6)	2,136 m ²
		- to designate area for the Pui O Sewage Pumping Station currently under construction to be managed by Drainage Services Department (DSD) (Plans H-1a, H-2a, H-3a and H-4a-5)	1,921 m ²
		- to incorporate an annex building of Bui O Public School and Lo Uk Village Substation into the existing “G/IC” zone (Plans H-1a, H-2a, H-3a and H-4a-4)	218 m ²
B4	“O”	- to reflect the as-built condition of Pui O Children’s Playground managed by Leisure and Cultural Services Department (LCSD) (Plans H-1a, H-2a, H-3a and H-4a-7)	476 m ²

Item	Zoning	Objectives	Site Area
		- to reflect the as-built condition of Pui O Playground, Lantau managed by LCSD (Plans H-1a, H-2a, H-3a and H-4a-8)	4,391 m ²
		- to reflect the as-built condition of Cheung Sha Ha Tsuen Basketball Court and Cheung Sha Ha Tsuen Children's Playground managed by LCSD (Plans H-1b, H-2b, H-3b, H-4b-1 and H-4b-2)	630 m ²
		- to reflect the as-built condition of Tong Fuk Barbecue Area managed by LCSD (Plans H-1e, H-2e, H-3e and H-4e-1)	114 m ²
B5	"O"	- to reflect the as-built condition of South Lantau Road/Tung Chung Road Pavilion managed by LCSD (Plans H-1c, H-2c, H-3c and H-4c-1)	234 m ²
B12	"G/IC"	- to reflect the as-built condition of the Lantau South Divisional Police Headquarters (Plans H-1b, H-2b, H-3b and H-4b-5)	4,745 m ²
B13	"G/IC"	- to reflect the as-built condition of Cheung Sha Fire Station (Plans H-1b, H-2b, H-3b and H-4b-6)	2,662 m ²
B18	"OU(WTW)"	- to reflect the as-built condition of Cheung Sha Water Treatment Works and Cheung Sha Fresh Water Reservoir (Plans H-1c, H-2c, H-3c and H-4c-4)	1.54 ha
B19	"G/IC"	- to rationalise the zoning boundaries with reference to the Permanent Government Land Allocation (PGLA) of Tong Fuk Correctional Institution (Plans H-1e, H-2e, H-3e and H-4e-2)	3.35 ha
B20	"GB"		976 m ²
B21	"G/IC"	- to reflect the as-built condition of Shui Hau Pump House managed by WSD (Plans H-1f, H-2f, H-3f and H-4f-2)	104 m ²
		- to reflect the as-built condition of Shek Pik Public Toilet and its water tank managed by Food and Environmental Hygiene Department (Plans H-1g, H-2g, H-3g, H-4g-1 and H-4g-2)	137 m ²
		- to reflect the as-built condition of Tai Long Wan Fresh Water Tank managed by WSD (Plans H-1g, H-2g, H-3g and H-4g-3)	311 m ²

Items B6 to B9 (To reflect existing roadside carparks and road alignment)

- 4.1.8. **Items B6 and B7** sites (about 4,217 m²) involve four sites which are currently used as roadside public car park, bus lay-by and/or taxi stand in Pui O, Cheung Sha, Tong Fuk and Shui Hau at South Lantau Road. Since these transport facilities form part of the public road, these representation sites are designated as areas shown as ‘Road’ on the OZP (**Plans H-1a, H-1d, H-1f, H-2a, H-2d, H-2f, H-3a, H-3d, H-3f, H-4a-3, H-4d-1, H-4d-2 and H-4f-2**).
- 4.1.9. **Item B8** site (about 1.36 ha) is designated as area shown as ‘Road’ and involves sections of Tung Chung Road and South Lantau Road conjoined by the roundabout to the east of Whitesands near Cheung Sha, as well as the adjoining public car park (**Plans H-1b, H-2b, H-3b and H-4b-3**). **Item B9** site (about 447 m²) is zoned “CPA” and involves a strip of land abutting South Lantau Road which forms part of a larger natural slope covered by vegetation also zoned “CPA” (**Plans H-1b, H-2b, H-3b and H-4b-3**).

Items B10 and B11 (To reflect existing residential developments)

- 4.1.10. **Item B10** site (about 2,839 m²) is zoned “R(C)” and covers parts of Lots 666 S.A & Ext Thereto, 666 RP & Ext Thereto, and 709 in D.D. 332L and adjoining government land, on which private residential developments namely Green Jade and White Jade have been developed respectively² (**Plans H-1b, H-2b, H-3b and H-4b-4**). **Item B11** site (about 5,543 m²) is zoned “CPA” and covers the coastal sloping area with vegetation on government land to the immediate south of Red House on Lot 709 in D.D. 332L. (**Plans H-1b, H-2b, H-3b and H-4b-4**).

Items B14 to B17 (To rationalise zoning boundary of GIC facilities and residential developments)

- 4.1.11. **Items B14 and B15** sites (about 1,139 m²), which are zoned “G/IC” and “R(C)” respectively, are to reflect the existing Cheung Sha Substation fronting Cheung Fu Street and the surrounding private residential cluster in Cheung Sha, with Cheung Sha Villa and Botanica Bay located to its east and west respectively (**Plans H-1c, H-2c, H-3c and H-4c-2**).
- 4.1.12. **Items B16 and B17** sites (about 1.18 ha), which are zoned “GB” and “R(C)”, involve peripheral areas of the larger “R(C)” zone in Cheung Sha, which includes various completed private residential developments along Cheung Fu Street and Leyburn Villas to the east. These items are to align the existing boundary of the concerned private lots and alignment of Cheung Fu Street with the adjoining vegetated areas (**Plans H-1c, H-2c, H-3c and H-4c-3**).

² Both residential developments were in existence before gazette of the first South Lantau Coast OZP on 30.5.1980.

Items C1 to C3 (To rationalise the boundary of “CP” zone)

4.1.13. **Item C1** site (about 1,023 m²) involves a coastal slope covered with vegetation in the southeastern part of Shui Hau Wan. **Items C3** site (about 2,062 m²) involves a site with vegetation located to the northwest of Shui Hau. **Items C1 and C3** sites, which fall outside the boundary of Lantau South Country Park, are zoned “CPA” and “CA” respectively to form part of the larger “CPA” zone surrounding Shui Hau Wan and “CA” zone in Shui Hau (**Plans H-1f, H-2f, H-3f and H-4f-3**).

4.1.14. **Item C2** site (about 2,322 m²) covers a vegetated slope adjoining Catchwater near Shui Hau which is part of the Lantau South Country Park. The representation site is zoned “CP” to reflect the extent of the Lantau South Country Park (**Plans H-1f, H-2f, H-3f and H-4f-3**).

Item D1 (Incorporation of an area near Fan Lau into the Area)

4.1.15. An area situated to the northwest of Fan Lau Sai Wan has been included into the Area of the OZP (about 1.06 ha) which is zoned “GB” to reflect its shrubland condition and form part of the larger “GB” zone in Fan Lau (**Plans H-1i, H-2i, H-3i and H-4i-1**).

4.2. Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(C)” zone (**Items B10, B15 and B17**) is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board;
- (b) the “G/IC” zone (**Items B3, B12, B13, B14, B19 and B21**) is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. 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;
- (c) the “O” zone (**Items B4 and B5**) 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 the general public;
- (d) the “REC” zone (**Items A2 and A4**) 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;
- (e) the “OU(WPS)” zone (**Items B1 and B2**) is intended to designate land for the purpose of a water pumping station in connection with the water supply system serving Lantau and the western part of Hong Kong Island;

- (f) the “OU(WTW)” zone (**Item B18**) is intended primarily for the provision of water treatment works serving the needs of the community;
- (g) the “GB” zone (**Items B16, B20 and D1**) is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets;
- (h) the “CA” zone (**Items A1, A3 and C3**) is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. In particular, it is intended to conserve the ecological values of the wetland habitats which form an integral part of the wetland ecosystem;
- (i) the “CPA” zone (**Items B9, B11 and C1**) 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. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast; and
- (j) the “CP” zone means a Country Park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments in “CP” zone require consent from the Country and Marine Parks Authority and approval from the Board is not required.

5. The Representations and Comments on Representations (Plans H-2 and H-3)

5.1. Subject of Representations

5.1.1. The 730 representations include:

- (i) 9 supportive representations submitted by a company (**R3**) and eight individuals (**R2 and R10 to R16**);
- (ii) 709 adverse representations submitted by five green/concern groups (**R8, R9, R23, R24 and R59**), HYK (**R62**), South Lantau RC (**R63**), Shap Long Village Office (**R64**), San Wai Village Office (**R65**), two IsDC members (**R66 and R483**), one Area Committee member (**R481**), 695 individuals and three companies (**R25 to R58, R60, R67 to R480, R482, R484 to R730**);
- (iii) 11 representations which both support and oppose some items at the same time submitted by seven green/concern groups (**R4 to R7, R17 to R19**) and four individuals (**R1, R20, R21 and R61**); and

(iv) one representation by an individual providing views (**R22**).

5.1.2. Among the 730 representations received, a total of 660 representations were submitted in multiple standard formats with various combination of grounds, which are all adverse representations.

5.1.3. The major grounds and views of representations as well as their proposals, and PlanD's responses in consultation with relevant government bureaux/departments (B/Ds), are at **Annex IV** and summarised in paragraphs 5.2 to 5.4 below.

5.2. Major Supportive Grounds/Proposals and Responses

5.2.1. *The OZP*

Major Ground(s) / View(s)	Rep. No.
(1) Support in-principle the draft OZP. However, it is considered not sufficient to cater all the needs of the community. It is proposed to expand an existing carpark and widen the adjoining footpath near Cheung Sha Lower Village to cater the demand from increased population and tourists. It is also proposed to reinstate the damaged jetty near Cheung Sha Lower Village to promote tourism. (Drawing H-1, Plans H-1b, H-2b and H-3b)	R3
(2) Support the introduction of enforcement power in the OZP. Wetland habitats in Shap Long has been degraded but can be improved. These areas should be incorporated into the plan amendment exercise.	R7, R11 and R12
(3) Amendments related to "CA", "CPA", "GB" and "CP" are welcomed.	R5
(4) The Government should further review suitable sites for rezoning to "R(C)" zone to maintain a steady supply of high-quality housing land.	R1
(5) Suitable sites on waterfront should be designated "REC(1)", in which 'Eating Place' and 'Shop and Services' uses are Column 1 uses to facilitate bars and restaurants along the waterfront.	R1
(6) Compliance monitoring and enforcement should be strictly implemented.	R16
Proposals	
(7) A piece of land to the southeast of Tong Fuk Correctional Institution is proposed to be rezoned from "CPA" to "G/IC" to facilitate the development of an old age home catering the aging population.	R3

(Drawing H-2, Plans H-1e, H-2e and H-3e)	
(8) A piece of land near Cheung Sha Lower Village is proposed to be rezoned from “CPA” to “REC” for better land utilisation under the South Lantau Eco-recreation Corridor initiative. (Drawing H-3, Plans H-1b, H-2b and H-3b)	R3
(9) A piece of land to the east of Shui Hau Village is proposed to be rezoned from “GB” to “REC” to allow a relocation site in inland area for the recreational activities currently found in Shui Hau coastline which may be harmful to the environment. (Drawing H-4, Plans H-1f, H-2f and H-3f)	R3
Responses	
(a) In response to (1): The supportive view is noted. Suitable land has been reserved for GIC facilities in different locations in South Lantau. Concerns regarding the provision of local facilities and infrastructures have been referred to relevant departments for consideration. Relevant departments would keep in view the need for these facilities subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability.	
(b) In response to (2): The supportive views are noted. There is no change to the zones concerning Shap Long (i.e. “GB”, “V” and “CP”) on the OZP. Taking into account the site context and other relevant planning considerations, the current zonings in Shap Long are considered appropriate. Notwithstanding the above, the Remarks of the Notes for the “GB” zone has been revised to specify that any filling of land/pond and excavation of land within the “GB” zone requires planning permission from the Board. Furthermore, areas zoned “GB” in Shap Long falls within the boundaries of SLC RA. Unauthorized developments in the RA are subject to enforcement under the Ordinance.	
(c) In response to (3): The supportive view is noted.	
(d) In response to (4): Taking into account the overall planning intention of the Area, suitable sites for residential development have been reserved of which some will be made available for disposal to meet the demand of the community.	

<p>(e) In response to (5), (7), (8) and (9):</p> <p>There is insufficient information to support the rezoning of the relevant sites at this juncture. Taking into account the overall planning intention of the Area, existing site condition and surrounding environment, the current zonings of “CPA” and “GB” zones are considered appropriate. Notwithstanding the above, planning applications with relevant supporting technical assessments can be submitted in accordance with sections 12A or 16 (where appropriate) of the Ordinance for the Board’s consideration if necessary.</p> <p>Regarding the proposed rezoning from “CPA” to “G/IC” for old age home in Tong Fuk in (7), the Director of Social Welfare (DSW) advises that there currently are over 300 residential care services (RCS) places at Residential Care Homes for the Elderly (RCHE) in Tung Chung, Lantau Island. The projected supply of RCS places at planned RCHEs will be around 650 in the coming years. Given the forgoing and in view that the said site is remote with limited transportation, there is no plan to set up an Old Age Home at the concerned site. Social Welfare Department will continue to identify suitable sites for setting up RCHEs to meet service need.</p>
<p>(f) In response to (6):</p> <p>Unauthorized developments in the RA are subject to enforcement under the Ordinance. Furthermore, any activities and/or developments not complying with any other relevant legislation, conditions of government lease, and government requirements will be subject to enforcement and prosecution by relevant authorities as appropriate.</p>

5.2.2. Items A1 (Pui O “CA” zone) and A3 (Shui Hau “CA” zone)
(Plans H-1a, H-1f, H-2a, H-2f, H-3a, H-3f, H-4a-1 and H-4f-1)

Major Ground(s) / View(s)	Rep. No.
(1) The rezoning to “CA” zone is considered as an upgrade in conservation zoning for both items with high ecological values. Designating “CA” zone for the iconic Pui O wetland can promote economy through sustainable eco-tourism.	R4, R7 and R18 to R21
(2) Item A1 will restrict development in areas with high ecological value and is in line with the policy and strategic intention for Pui O area.	R10
(3) Given windsurf activities and clam collection activities in the area, protection of half of the mudflat in Shui Hau is preferred.	R13

Proposal	
(4) ‘Agricultural Use’ and ‘On-Farm Domestic Structure’ uses should be removed from Column 1 and added to Column 2 in the Notes for the “CA” zone for control under the planning permission mechanism.	R16
Responses	
(a) In response to (1) and (2): The supportive views are noted.	
(b) In response to (3): The majority of mudflat in Shui Hau is below the high water marks and falls outside the Area of the OZP. For the landward portion of Shui Hau Priority Site, it is zoned “CA” and “CPA” on the OZP and falls within SLC RA. Unauthorized developments in the RA are subject to enforcement under the Ordinance.	
(c) In response to (4): Most of the “CA” zones in the Area are abandoned farmland. ‘Agricultural Use (other the Plant Nursery)’ and ‘On-Farm Domestic Structure’ are not incompatible with the planning intention of the “CA” zone, and the inclusion of these two uses in Column 1 in the Notes for the “CA” zone is in line with the latest MSN adopted by the Board. Moreover, for any developments in areas falling within “GB”, “CPA” or “CA” zones, if diversion of stream, filling of land/pond or excavation of land are involved, permission from the Board is required. Unauthorized developments in the RA are subject to enforcement under the Ordinance. The planning control of the “CA” zone has struck a balance between enhancing natural conservation while respecting landowners’ rights of farming activities. There is no strong justification in the representations to support imposing more stringent control over agricultural-related uses in the “CA” zone.	

5.2.3. **Items A2 (Pui O “REC” zone) and A4 (Ex-Mong Tung Wan Youth Hostel)**
(Plans H-1a, H-1h, H-2a, H-2h, H-3a, H-3h, H-4a-1 and H-4h-1)

Major Ground(s) / View(s)	Rep. No.
(1) The proposal for Item A4 is in line with concepts in the Masterplan. The subject site has convenient access to the hiking and biking routes. The proposed recreational use with land-based and water-based activities can facilitate the enjoyment of natural environment and promotes eco-recreation. The site can be further expanded towards the beach to optimise the use of land and avoid forming an isolated site.	R1, R2

<p>(2) Representation site under Item A2 has already been developed/disturbed to varied extent with relatively low ecological value, and the rezoning to “REC” is in line with the policy and strategic positioning of Pui O area. The Government should improve public infrastructure and facilities (e.g. public transport, parking spaces, drainage, sewerage, water supply) to incentivise recreation-related developments.</p>	<p>R1 and R10</p>
<p>(3) Item A4 is supported given the precedence of similar uses and policy/strategic intention of Chi Ma Wan Peninsula. The site is also shielded from the adjacent “V” zone with no direct interface with residential receptors nearby expected. However, there are concerns on the accessibility to the site and the local road network capacity to support the anticipated increase in visitors.</p>	<p>R10</p>
<p>(4) Support Item A4 if it is to redevelop/refurbish existing facilities with the future use being affordable and open to the public. However, there is concern on the excessive site area and no data on the number of trees to be felled.</p>	<p>R21</p>

Responses

(a) In response to (1) to (4);

The supportive views on **Items A2 and A4** are noted.

For the proposal of further expanding the “REC” zone as mentioned in (1), there is insufficient information in the representation to support a rezoning at this juncture.

For the concerns on local infrastructure and facilities as mentioned in (2) and (3), the concerns have been referred to relevant departments for consideration. Relevant departments would keep in view the need for these facilities subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability. Furthermore, road and other public works co-ordinated or implemented by Government are always permitted on land falling within the boundaries of the OZP.

For the concern on the site area and number of trees affected at **Item A4** site as mentioned in (4), the boundary of **Item A4** site is in line with the site boundary of the former youth hostel which comprises four existing two-storey buildings and some open areas. The site is currently on an unleased and unallocated government land. Any proposed recreational development has to comply with relevant legislation, conditions of Short Term Tenancy (STT)/land lease concerned and other government requirements. Tree preservation clause could be included in the land documents where appropriate.

- 5.2.4. *Items B1 to B21 (to reflect the as-built conditions and/or planned development)*
Items C1 to C3 (to rationalise the boundaries of the existing “CP” zone)
Item D1 (to incorporate an area in Fan Lau into the Area of the OZP)

Major Ground(s) / View(s)	Rep. No.
(1) Rationalisation of zoning boundaries under Items B10, B15, B16 and B17 can avoid ambiguity between statutory planning and land administration control on existing residential development and access roads. (Plans H-1b, H-1c, H-2b, H-2c, H-3b, H-3c, H-4b-4, H-4c-2 and H-4c-3)	R1
(2) Items C1 to C3 rationalise the zoning boundaries and ensure necessary control under the Ordinance or Country Parks Ordinance. (Plans H-1f, H-2f, H-3f and H-4f-3)	R17 and R18
(3) Item D1 provides necessary statutory planning control on the vegetated area which was previously neither covered by the OZP nor Country Park. (Plans H-1i, H-2i, H-3i and H-4i-1)	R17 and R18
(4) Items B9, B11, B15, B16, B20, C1 and C2 are supported. (Plans H-1b, H-1c, H-1e, H-1f, H-2b, H-2c, H-2e, H-2f, H-3b, H-3c, H-3e, H-3f, H-4b-3, H-4b-4, H-4c-2, H-4c-3, H-4e-2 and H-4f-3)	R21
Responses	
(a) In response to (1) to (4): The supportive views are noted.	

5.3. Major Adverse Grounds/Proposals and Responses

5.3.1. *General Conservation Issues*

Major Ground(s) / View(s)	Rep. No.
(1) Guidelines and assessment matrix for “low-impact eco-recreation” as well as planning permission and land grant in the “REC” zone should be provided by the administration. A designated hotline or contact person should be provided to handle land-use violation reports.	R1 and R9
(2) Areas zoned “REC” and “V” and all environmentally sensitive areas in South Lantau should be included in the SLC RA in order to control unauthorized development and protect the environment.	R19, R35 and R59

(3) Natural environment and habitats should be protected. Any amendment to the OZP that trigger undesirable impacts to the environment is opposed.	R46 to R56
(4) All areas zoned “CPA” should be rezoned to “CP” to provide fulltime protection and monitoring.	R47
(5) MSN should be reviewed regarding ‘Zoo’ and ‘Aviary’ uses in respective zones and the Column 2 uses of “CA” zone. Construction activities should be required for planning permission, especially for those involving creating an impact to the environment.	R59 and R60
(6) ‘Animal Quarantine Centre’ and ‘Animal Boarding Establishment’ uses are being extensively abused to slather farmland in concrete. (paragraph 2.7(e) refers)	R61
(7) Relaxation of ‘House’, ‘Flat’ and ‘Shop and Services’ uses in “G/IC” zone will induce development of compounds which were previously restricted. (paragraph 2.7(e) refers)	R61
Proposals	
(8) ‘Zoo’ use is proposed to be removed from Column 1 in the Notes for the “O” and “REC” zone” and Column 2 in the Notes for the “GB” and “G/IC” zones.	R59
(9) ‘Agricultural Use’ and ‘On-Farm Domestic Structure’ uses are proposed to be removed from Column 1 and added to Column 2 in the Notes for the “CA” zone.	R7
(10) Clause 9(b) in Part B of the covering Notes of the OZP should amended that chain link fence and walled enclosures (for any purpose) require planning permission.	R7
(11) Northwestern tip of Ham Tin San Tsuen is proposed to be rezoned from “V” to “CA” to protect Pui O River from incompatible uses. (Drawing H-5, Plans H-1a, H-2a and H-3a)	R4 and R19
(12) ‘Barbecue Spot’, ‘Field Study/Education/Visitor Centre’, ‘Holiday Camp’ and ‘Place of Recreation, Sports or Culture’ uses should be removed from Column 1 and added to Column 2 of the Notes for the “REC” zone.	R19

(13) Any diversion of stream, filling of land/pond or excavation of land in the “REC” zone should require planning permission.	R19
Responses	
<p>(a) In response to (1):</p> <p>Recreational uses and/or developments would be assessed by relevant departments on its individual merits in accordance with relevant legislation, regulations and guidelines. Due consideration has been given to the Blueprint and the Masterplan when designating suitable sites as “REC” zone. During implementation stage, relevant B/Ds will be consulted on any leisure and recreation proposals.</p> <p>Any suspected unauthorized development could be reported to PlanD through the established mechanism for instigation of enforcement action as appropriate.</p>	
<p>(b) In response to (2):</p> <p>The power of designation of a RA is conferred by section 21A(3) of the Ordinance and such designation does not form part of the OZP amendment and is not subject to representation.</p> <p>According to the Ordinance, SDEV may designate any area to be a RA so as to enable PA to take enforcement and prosecution actions against unauthorized developments for the purposes of nature conservation and/or protecting certain areas from environmental degradation. All conservation zonings i.e. “CA”, “CPA” and “GB” in the Area has been included in SLC RA.</p>	
<p>(c) In response to (3):</p> <p>The object of the OZP is to indicate the broad land use zonings so that development and redevelopment of land can be put under statutory planning control. In formulating the rezoning proposal, a balance has been struck between natural conservation and development, taking into account all relevant factors including the ecological impact of individual site.</p> <p>Environmental sensitive areas are generally zoned as conservation zonings on the OZP including “CA”, “CPA” and “GB” zones, and only sites that are on development/disturbed areas have been designated as “REC” zone.</p>	
<p>(d) In response to (4):</p> <p>Country Park is designated under the Country Parks Ordinance (Cap. 208). The “CP” zone on the OZP covers areas which fall within the boundaries of Country Park. As the “CPA” zones fall outside Country Park, rezoning the “CPA” to “CP” is not appropriate. The designation</p>	

<p>of Country Park should be separately considered by the Country and Marine Parks Authority.</p>
<p>(e) In response to (5):</p> <p>The Schedule of Uses of the respective zonings in the OZP are in line with the latest MSN adopted by the Board. Review on MSN will be separately considered.</p> <p>For any developments in areas falling within “GB”, “CPA” or “CA” zones, if diversion of stream, filling of land/pond or excavation of land are involved, permission from the Board is required.</p>
<p>(f) In response to (6) and (7):</p> <p>The amendments to the Notes of the “G/IC” zone are to follow the latest MSN adopted by the Board, which is technical in nature. The revisions to ‘House’ and ‘Shop and Services’ uses in the Schedule of Uses are in response to the revamped covering Notes and subsuming ‘Market’ use under ‘Shop and Services’ respectively. ‘House (other than rebuilding NTEH or replacement of existing domestic building by NTEH permitted under covering Notes)’, ‘Flat’, ‘House’ and ‘Shop and Services (not elsewhere specified)’ are Column 2 uses in “G/IC” zone and subject to the scrutiny of relevant B/Ds and the Board under the planning application mechanism.</p>
<p>(g) In response to (8):</p> <p>The new Notes for “O” and “REC” zones and amendments to the Notes of the “G/IC” and “GB” zones are in line with the latest MSN adopted by the Board where ‘Zoo’ is a Column 1 use in “O” zone and a Column 2 use in “REC”, “G/IC” and “GB” zones, and similar to most of the “O”, “REC”, “G/IC” and “GB” zones in other OZPs.</p> <p>As the “O” 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 the general public, ‘Zoo’ use is in line with the planning intention of the “O” zone. The “O” zone in the Area covers existing open spaces under LCSD’s management.</p> <p>Planning permission from the Board for ‘Zoo’ use in “REC”, “G/IC” and “GB” zone is required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board under the planning application mechanism.</p>
<p>(h) In response to (9):</p> <p>Response (c) in paragraph 5.2.2 is relevant.</p>

<p>(i) In response to (10):</p> <p>For any developments in areas falling within “GB”, “CPA” or “CA” zones including erection of chain link fence and walled enclosures, if diversion of stream, filling of land/pond or excavation of land are involved, permission from the Board is required.</p>
<p>(j) In response to (11):</p> <p>The concerned area is not the subject of any amendment item. The concerned section of the Pui O EIS is on government land and the Lands Department (LandsD) will take enforcement action against any unlawful activities and/or developments on government land if appropriate.</p> <p>The remaining portion of the concerned “V” zone is mainly levelled vacant private land with sparse vegetation. It is located at the fringe of the existing village cluster and is considered suitable for village type development. For any Small House development, sewage disposal arrangement should comply with the relevant government requirements. LandsD would assess Small House applications based on individual circumstances and comments from B/Ds. As such, the current “V” zone of the concerned area is considered appropriate.</p>
<p>(k) In response to (12) and (13):</p> <p>‘Barbecue Spot’, ‘Field Study/Education/Visitor Centre’, ‘Holiday Camp’ and ‘Place of Recreation, Sports or Culture’ are in line with the planning intention of the “REC” zone. Allowing such uses in the “REC” zone is considered appropriate and is in line with the Blueprint that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. While these uses are always permitted in “REC” zone, any relevant proposals must also conform to any other relevant legislation, the conditions of the government lease concerned, and any other government requirements, as may be applicable.</p> <p>The “REC” zones in Pui O and Mong Tung Wan are on development/disturbed areas. As the “REC” zone is a development zoning intended primarily for recreational developments for the use of the general public, requirement for planning permission for diversion of stream, filling of land/pond and excavation of land is not necessary. The Notes for the “REC” zone of the OZP is in line with the latest MSN adopted by the Board and similar to most of the “REC” zones in other OZPs, and there is no strong justification in the representations to support imposing more stringent control in the “REC” zone.</p>

5.3.2. General Village Issues

Major Ground(s) / View(s)	Rep. No.
(1) No consultation with HYK, IsDC, relevant RCs and/or local villagers has been conducted prior to the publication of the draft OZP. The OZP and all amendments should be withdrawn and consultation should be re-conducted.	R62 to R232, R483 to R717, R728 and R729
(2) The extent of “REC” zone is significantly small and only accounts for a limited portion of the entire planning area, which is not consistent with the policy direction to promote tourism. The “REC” zone does not reflect the existing holiday camp sites. “REC” zone should be enlarged.	R62, R66, R718 to R727 and R729
(3) The extent of “V” zone is critically insufficient. The Government should enlarge the extent of “V” zone with due regard to the right provided under Basic Law Article 40 concerning the rights of indigenous inhabitants. ‘Village environs’ should be expanded.	R62, R66 and R718 to R729
(4) Oppose to incorporate a new set of Notes for the “CA” zone.	R67 to R69
(5) The designation of the SLC RA has imposed excessive control on private land, which deviates from the previous approach by the Government. Development pressure in the area is limited due to the LCRP system. No compensation is provided for introducing the new control on land uses. Private property rights are infringed. Designating “GB”, “CA” and “CPA” zones in the OZP as the SLC RA is opposed. The SLC RA and relevant provision in the Notes of the OZP should be withdrawn.	R62 to R65, R226, R229, R231, R232, R483 to R717 and R718 to R729
(6) ‘Hotel (Holiday House only)’ use is proposed to be removed from Column 2 and added to Column 1 in the Notes for the “V” zone.	R481
Responses	
<p>(a) In response to (1):</p> <p>The established practice for conducting both statutory and administrative public consultation of statutory plan has been followed in the publication of the draft OZP. Consultations with relevant parties were conducted during the statutory public inspection period of the draft OZP where HYK, IsDC, Tai O RC and South Lantau RC were consulted on 16.10.2023, 6.11.2023, 5.10.2023 and 12.10.2023 respectively.</p>	

Majority of the concerned parties have also submitted representations for consideration by the Board.

To allow efficient enforcement action, SLC RA's designation and draft OZP publication are set to be on the same date. To minimise the risk where someone would try to evade the enforcement regime by forming or destroying the land with conservation value before RA's designation, it is inappropriate to consult public prior to the gazettal of the draft OZP involving enforcement provision in tandem with the SLC RA's designation.

(b) In response to (2):

The rezoning of areas in Pui O and Mong Tung Wan to "REC" zone (about 6.38 ha in total) has struck a balance between conservation of natural habitat with high ecological value and reservation of land for low-impact recreational developments which is in line with the initiatives in the Blueprint and the Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. Suitable sites which are development/disturbed areas are rezoned to "REC" zone. Holiday camp sites in Pui O with planning permissions have been included in the "REC" zone.

(c) In response to (3):

Review of "V" zone is not part of the current round of OZP amendment. Suitable land has already been designated within "V" zone for village expansion of the recognized villages on the OZP, while Small House development outside "V" zone may or may not be permitted upon application to the Board depending on the provision of OZP. According to the current Small House Policy, the right to apply for or build a Small House is a personal right enjoyed by the indigenous inhabitant himself, but not attached to the land that he owns. Planning controls on the use of land would not affect the indigenous inhabitant's right to apply for or build a Small House per se. On this basis, the planning controls of the OZP would not engage Article 40 of the Basic Law.

(d) In response to (4):

The addition of a set of Notes for "CA" zone corresponds to the **Items A1 and A3** which is formulated based on the latest MSN adopted by the Board. Both representation sites were mainly rezoned from "CPA" to "CA" which is a more appropriate zoning to reflect the inland natural habitats with conservation importance where "CPA" and "CA" zones have similar Schedule of Uses and development restrictions. (**Plans H-1a, H-1f, H-2a, H-2f, H-3a, H-3f, H-4a-1 and H-4f-1**)

(e) In response to (5):

South Lantau Coast has been covering by OZP since 1980 to provide statutory planning control. While the designation of RA does not form part of the OZP amendment and is not subject to representation, the purpose of designating RA is to empower the PA to take enforcement actions against unauthorized development within the RA. The enforcement power in RA is same as DPAs in other part of the New Territories.

While the road network in South Lantau is subject to the LCRP system, proliferation of landfilling and other land uses causing environmental damage to rural areas were detected in South Lantau Coast and some of these areas with ecological values are subject to development pressure and risk of environmental degradation. Therefore, it is appropriate to impose planning enforcement in RA for the purposes of nature conservation and/or protecting certain areas from environmental degradation.

The OZP amendment would not affect any land owner to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. The land concerned could be put to “always permitted uses” and uses that may be permitted with or without conditions on application to the Board. It would unlikely constitute deprivation of property requiring payment of compensation.

(f) In response to (6):

According to the latest MSN adopted by the Board, ‘Hotel (Holiday House only)’ may be included as appropriate as a Column 2 use in the “V” zone. As land within the “V” zone is primarily intended for development of Small Houses, ‘Holiday House’ is not entirely in line with such planning intention and therefore it should be subject to the scrutiny of relevant B/Ds and the Board under the planning application mechanism.

5.3.3. *Items A1 (Pui O “CA” zone) and A3 (Shui Hau “CA” zone)*
(Plans H-1a, H-1f, H-2a, H-2f, H-3a, H-3f, H-4a-1 and H-4f-1)

Major Ground(s) / View(s)	Rep. No.
(1) Water buffalo park is proposed to be set up in the southern portion of Pui O, which is zoned “CA” to conserve the habitat of water buffalo and reduce the conflicts between visitors and water buffalo.	R6
(2) The coastline area in Shui Hau, which is zoned “CPA”, is covered by patches of mangrove (e.g. <i>Avicennia marina</i> and <i>Bruguiera gymnorrhiza</i>) and should be zoned “CA”.	R6

(3) Uses such as 'Holiday Camp', 'Tent Camping Group', 'Barbecue Spot' in the "CA" zone would cause undesirable impacts to the environment.	R41
(4) While the area designated as "REC" zone in this plan amendment exercise is overly small and only accounts for a limited portion of the entire planning area, the areas covered with conservation zonings is extensive. This is not consistent with the policy direction to promote tourism. The "REC" zone has not reflected the existing holiday camp sites.	R63 to R65 and R233 to R326
(5) The extent of "V" zone is insufficient.	R63 to R65 and R233 to R326
(6) There is limited difference between "CPA" and "CA" zones, which are both imposing planning control on land uses and cannot promote tourism. Control should be relaxed to promote tourism and/or housing purpose. The Government should resume private land concerned and provide compensation.	R327 to R347
(7) Lots 2402 and 2406 in D.D. 316L should not be rezoned from "CPA" to "CA" and formed part of SLC RA given the recreational/cultural uses in the vicinity; access to public transport and local facilities; permit for depositing structures granted by the Environmental Protection Department in 2014.	R730
Proposals	
(8) Representation sites under Items A1 and/or A3 are proposed to be rezoned from "CA" to "REC" and "V".	R63 to R65 and R233 to R326
(9) Representation site under Item A3 is proposed to be rezoned from "CA" to "REC".	R327 to R347
Responses	
(a) In response to (1): There is insufficient information in the representation for the proposed water buffalo park. Any proposal could be pursued in accordance with the OZP provision. The proposal would be subject to the considerations and assessments by relevant B/Ds when more details are available.	
(b) In response to (2): The concerned area is not the subject of any amendment item. The majority of the coastline is zoned "CPA" which is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural	

<p>environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. As the concerned area is a natural coastline, the “CPA” zone is considered appropriate. The development restrictions of “CA” and “CPA” zones are similar.</p>
<p>(c) In response to (3):</p> <p>‘Barbecue Spot’ (excluding barbecue sites privately owned and/or commercially operated which is considered as ‘Place of Recreation, Sports and Culture’), ‘Holiday Camp’ and ‘Tent Camping Ground’ are Column 2 uses in the “CA” zone and planning permission from the Board for these uses is required. Any related development proposal is subject to the scrutiny of relevant B/Ds and the Board under the planning application mechanism.</p>
<p>(d) In response to (4) to (6):</p> <p>In formulating the rezoning proposals, a balance has been struck between nature conservation and development. A total of 6.38 ha and 85.83 ha of land are zoned “REC” and “V” respectively on the OZP to reserve suitable sites for leisure/recreation uses and village development. The current “REC” zone covers brownfield sites and developed/disturbed areas. It has also reflected some holiday camps and a former youth hostel which are approved by the Board. However, some existing holiday camps in “GB”, “CPA” and “CA” zones are operating without planning permission. It is inappropriate to rezone these non-conforming uses to “REC”.</p> <p>Environmental sensitive areas in the Area are generally zoned as conservation zonings on the OZP including “CA”, “CPA” and “GB” zones which are also designated as SLC RA. Unauthorized developments in the RA are subject to enforcement under the Ordinance. For the suggestion to resume land for nature conservation, it would require more in-depth and thorough consideration separately.</p> <p>For the concern on imposing planning control over private land, Response (e) in paragraph 5.3.2 above is relevant.</p> <p>For the concern on the extent of “V” zone as mentioned in (3), response (c) in paragraph 5.3.2 above is relevant.</p>
<p>(e) In response to (7):</p> <p>The concerned lots have been filled and occupied by holiday camps without planning permission. Furthermore, the sites are located amidst Pui O Wetland zoned “CA”. According to the Ecological Study, the concerned lots together with adjoining seasonally wet grassland falls within the Core Conservation Zone in Pui O which covers habitats of high ecological value. They are zoned “CA” with the intention to conserve the wetland habitats which is considered appropriate.</p>

(f) In response to (8) and (9):

There is no strong justification in the representations to support the proposed rezoning. According to the Ecological Study, the representation sites of **Items A1 and A3** have ‘high’ and ‘very high’ ecological value respectively. They are zoned “CA” with the intention to conserve the wetland habitats. As such, the current “CA” zone for the concerned areas is considered appropriate.

5.3.4. *Item A2 (Pui O “REC” zone) (Plans H-1a, H-2a, H-3a and H-4a-1)*

Major Ground(s) / View(s)	Rep. No.
(1) Not in line with the primary principle laid down in the Blueprint and the Masterplan.	R28, R33, R36, R39 and R44
(2) While brownfield operations are identified along South Lantau Road and Chi Ma Wan Road, part of the representation site is still undeveloped and covered by wetland and/or natural habitats serving as the foraging grounds of water buffalo and bird species, and it adjoins the wetland area in Pui O. The whole wetland area in Pui O should be conserved as an integral system. With no scrutiny by the Board, designation of “REC” zone will encourage developments and proliferation of brownfield operations, which generate pressure to the adjoining wetland areas. Buffer area should be provided between the wetland areas and the developed areas.	R5, R7 to R9, R18, R19, R20, R31, R35, R39 to R42, R45 and R59
(3) The delineation of boundary of “REC” zone and “CA” zone by making reference to the findings of the Ecological Study is questionable. It is incorrect to classify the representation site as “Developed/Disturbed Area”, which is based on the Executive Summary of the Ecological Study with limited information. The designation of “REC” is not consistent with the proposed conservation measures in the Ecological Study.	R8, R9, R18, R39, R43 and R44
(4) Designating the representation site with “REC” zone would give an impression that the Government legitimise the unauthorized developments occurred. The planning intention of “REC” zone has no conservation-related elements. There is no restriction clauses (e.g. on filling of land/pond, excavation of land, diversion of stream) in the Notes for the “REC” zone, which is on the contrary of “REC” zone in some other OZPs. More elaboration on the low-impact leisure and recreational uses should be provided in the Explanatory Statement.	R5, R17, R18 and R21

(5) The representation site has high ecological value as confirmed by the Ecological Study, with more than 500 species of flora and fauna recorded in the area. There is an existing stream flowing downstream towards the “CA” zone and the EIS in Pui O. The representation site or part of the site should be rezoned to conservation zonings to ensure proper conservation and legal scrutiny.	R1, R5, R8, R9, R17, R18, R19, R23, R24, R38 and R40
(6) Reduction in the area and filtration capacity of wetland areas will worsen the flooding issue in Pui O. Wetland can support climate mitigation by absorbing carbon dioxide.	R9, R30 and R39
(7) The socio-cultural value of Pui O has not been properly considered in the plan amendment exercise.	R9
(8) Pui O area has been subject to environmental vandalism and pollution problems (e.g. noise pollution) by unauthorized land filling and recreational activities. The damage is irreversible and cumulative, and causes loss of habitat of water buffalo and other species and increase in conflicts between human and buffalos.	R7, R23, R25 to R29, R33, R35, R36, R42 and R44
(9) Views of the public have not been effectively collected. Visitors coming to South Lantau opt for activities such as hiking, bird watching and eco-photography over caravans and recreational facilities. The plan amendment exercise should be conducted after the public consultation exercise on the eco-recreational proposals in South Lantau announced in the 2023 Policy Address.	R9, R25 to R27, R34, R36 and R42
(10) Private lots on the wetland and abandoned farmland should be resumed for conservation management purpose to prevent further degradation.	R24
(11) Increase in recreational activities would give pressure on the limited road capacity and trigger illegal road permit issue. The representation site does not have essential logistical infrastructure to support relevant recreational uses.	R28 and R42
(12) Use of the eight Vacant Government Sites (VGS) in Pui O, Tong Fuk, Shui Hau and Shek Pik for recreational purposes should be prioritised.	R44
(13) Uses such as ‘Theme Park’, ‘Animal Boarding Establishment’, ‘Agricultural Use’ and ‘Zoo’ would increase the likelihood of animal captivity, which limits the animals’ ability to interact, socialise and behave	R59

naturally. Zoo will cause issues such as introduction exotic species, biosecurity, waste and sewage from animal keeping facilities.	
(14) The representation site should be included in the SLC RA to curtail further proliferation of environmentally incompatible uses. Without enforcement, the habitats will be encroached.	R7 to R9, R18, R24 to R27, R29, R31 to R33, R39, R41 and R43
Proposals	
(15) The representation site is proposed to be rezoned from “REC” to “CA”.	R8, R9, R20, R21, R25 to R27, R29, R31, R36, R39 and R43
(16) The representation site is proposed to be rezoned from “REC” to “CPA”.	R37 and R59
Responses	
<p>(a) In response to (1) to (8), (15) and (16):</p> <p>The rezoning of areas in Pui O to “CA” and “REC” zones respectively has struck a balance between conservation of natural habitat with high ecological value and reservation of land for low-impact recreational developments. The current land uses within the “REC” zone are mainly brownfield operations, two approved planning applications for holiday camps and vacant sites with sparse vegetation. In formulating the rezoning proposals, reference has been made to all relevant information (including the Final Report of the Ecological Study) and planning considerations. The representation site is not wetland and is not part of the area with high ecological value. According to the Ecological Study, these sites are on development/disturbed areas. Relevant departments including DAFC have no adverse comment on the zoning boundary.</p> <p>The current “REC” zone of the representation site is considered appropriate and is in line with the Blueprint and the Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. Only recreation uses (e.g. ‘Holiday Camp’, ‘Place of Recreation, Sports or Culture’, etc.) are Column 1 always-permitted uses in “REC” zone, while other land uses are either Column 2 use requiring planning permission or not permitted in the “REC” zone. Besides, suitable development control (i.e. maximum plot ratio and/or building height) has been imposed to ensure that the future development in “REC” zone is compatible to the surrounding area.</p>	

Given the wetland areas of high conservation ecological value have already been placed under the “CA” zone, DAFC considers additional buffer for the “CA” zone not necessary.

While recreational uses are always permitted in “REC” zone, any relevant proposals must also conform to any other relevant legislation, the conditions of the government lease concerned, and any other government requirements, as may be applicable. The sewage disposal arrangement of all development should comply with the relevant requirements including those under the Water Pollution Control Ordinance (Cap. 358), Hong Kong Planning Standards and Guidelines, and Professional Persons Environmental Consultative Committee Practice Notes.

The “REC” zones in Pui O and Mong Tung Wan are on development/disturbed areas. As the “REC” zone is a development zoning intended primarily for recreational developments for the use of the general public, requirement for planning permission for diversion of stream, filling of land/pond and excavation of land is not necessary. The Notes for the “REC” zone of the OZP is in line with the latest MSN adopted by the Board and similar to most of the “REC” zones in other OZPs, and there is no strong justification in the representations to support imposing more stringent control in the “REC” zone.

Environmental sensitive areas in the Area are generally zoned as conservation zonings on the OZP including “CA”, “CPA” and “GB” zones, and only sites that are on development/disturbed areas have been designated as “REC” zone. All “CA”, “CPA” and “GB” zones on the draft OZP falls within SLC RA.

(b) In response to (9):

For the concern on consultation of OZP amendment, please see the response in paragraph 5.3.2 (a) above.

South Lantau Eco-Recreation Corridor is a new policy initiative announced in 2023 Policy Address. The current OZP amendment does not cover this policy initiative. Any proposal for the South Lantau Eco-Recreation Corridor should be pursued in accordance with the OZP provision when appropriate.

(c) In response to (10):

Response (a) above is relevant.

For the suggestion to resume land for nature conservation, it would require more in-depth and thorough consideration separately.

<p>(d) In response to (11):</p> <p>According to Commissioner for Transport (C for T), the annual average daily traffic of roads in South Lantau are currently less than half of their design capacities. It is anticipated that the roads in South Lantau will have sufficient capacity to cope with the traffic demand arising from the proposed amendment(s).</p> <p>In relation to public transport services in South Lantau, the Transport Department (TD) has closely monitored passenger demand and liaised with the public transport operator to adjust the service as appropriate.</p> <p>The section of Tung Chung Road (south of Shek Mun Kap Road) and all roads at South Lantau are designated as closed roads. Access to these roads require a valid LCRP and only the residents and business operators at South Lantau and those with genuine operation and business needs may apply for a non-temporary or temporary LCRP.</p>
<p>(e) In response to (12):</p> <p>The eight concerned VGSs are available for STT application for community, institutional or non-profit-making purposes. Recreation use can be pursued by the project proponent as appropriate under established mechanism.</p>
<p>(f) In response to (13):</p> <p>‘Theme Park’, ‘Animal Boarding Establishment’ and ‘Zoo’ are Column 2 use of “REC” zone on the OZP, which is in line with the latest MSN adopted by the Board. Planning permission from the Board for these uses in “REC” zone is required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board. Also, any related development proposals are subject to the scrutiny by relevant B/Ds and the Board under the planning application mechanism.</p> <p>‘Agricultural Use’ is not incompatible with the planning intention of the “REC” zone, and the inclusion of this use in Column 1 in the Notes for the “REC” zone is in line with the latest MSN adopted by the Board.</p>
<p>(g) In response to (14):</p> <p>Response (b) in paragraph 5.3.1 above is relevant.</p>

5.3.5. Item A4 (Ex-Mong Tung Wan Youth Hostel) (Plans H-1h, H-2h, H-3h and H-4h-1)

Major Ground(s) / View(s)	Rep. No.
(1) The representation site under Item A4 has limited potential for recreational development given its remote	R17 and R23

location, limited access to infrastructure and facilities (e.g. road and sewerage) and low occupancy rate.	
(2) Travellers go to Lantau for hiking and enjoying the nature view. Provision of an artificial recreation zone at representation site of Item A4 is not necessary.	R31
(3) Representation site under Item A4 inhabits buffalo's species, which have ecological value. With reduced habitats for buffalos in the absence of enforcement power, conflicts between human and the wildlife will be intensified. The rezoning is not in line with the principle laid down in the Blueprint.	R33
(4) Recreational uses will aggravate environmental degradation and contravene the legislative intent of the Ordinance, the Environmental Impact Assessment Ordinance and affect national ecological security.	R45
(5) Uses such as 'Theme Park', 'Animal Boarding Establishment', 'Agricultural Use', 'Zoo' in "REC" zone and 'Aviary', 'Park and Garden' and 'Zoo' in "O" zone could involve animal captivity issue. Uses such as 'Holiday Camp', 'Picnic Area', 'Tent Camping Ground' in "REC" zone and 'Barbecue Spot', 'Picnic Area', 'Public Vehicle Park', 'Holiday Camp' and 'Tent Camping Ground' in "O" zone would have negative impacts on the habitats.	R59
(6) Representation site under Item A4 is too small and cannot help promote tourism. The "V" zone in Mong Tung Wan is insufficient to support village development.	R348 to R376
Proposals	
(7) Representation site under Item A4 is proposed to be rezoned from "REC" to "GB"	R23
(8) The "GB" zones in the northern and southern part of Mong Tung Wan are proposed to be rezoned from "GB" to "REC" and "V" zones respectively.	R348 to R376
Responses	
<p>(a) In response to (1) to (3) and (6) to (8):</p> <p>Response (a) in paragraph 5.2.3 above is relevant.</p> <p>The representation sites under Item A4 (Ex-Mong Tung Wan Youth Hostel) with four existing two-storey buildings of the former youth hostel was the subject of a planning application approved by the Board</p>	

in 1981. Taking into account the previous use and existing site conditions, the current “REC” zone of the representation site is considered appropriate and is in line with the Blueprint and the Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. There is no strong justification to support rezoning of the site occupied by existing buildings to “GB”.

Furthermore, the site is a vacant government site which is open for application by non-governmental organisations for community, institutional or non-profit making uses on a short-term basis. Notwithstanding the above, since the site is on government land, any future use of the site and the existing structures has to comply with relevant legislation, conditions of STT/land lease concerned and other government requirements.

For the proposal mentioned in (8), DAFC advises that the concerned areas are generally wooded in nature. Taking into account the above and various planning considerations including the existing use of land, site conditions, the planning intention of “GB” zone, etc., the current “GB” zone for the concerned areas is considered appropriate.

Regarding the concern on the extent of “V” zone in Mong Tung Wan as mentioned in (6) and (8), according to the advice by District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), there is currently no Small House application at Mong Tung Wan under processing.

In view of the above, the proposal as mentioned in (7) and (8) are not supported.

(b) In response to (4):

Response (b) in paragraph 5.3.1 above and response (a) in this paragraph are relevant.

(c) In response to (5):

The current Schedules of Uses for “REC” and “O” zones on the draft OZP are in line with the latest MSN adopted by the Board. Column 1 uses are in line with the planning intention and no adverse impacts would be anticipated, whereas planning permission from the Board is required for any Column 2 uses. Any development proposal for Column 2 use is subject to the scrutiny of relevant B/Ds and the Board under the planning application mechanism.

- 5.3.6. *Items B1 to B21 (to reflect the as-built conditions and/or planned development)*
Items C1 to C3 (to rationalise the boundaries of the existing “CP” zone)
Item D1 (to incorporate an area in Fan Lau into the Area of the OZP)

Major Ground(s) / View(s)	Rep. No.
(1) Many existing recreational facilities and holiday camp sites are not reflected. All existing recreational facilities and holiday camps should be zoned “REC”. The OZP should be withdrawn and public consultation should be re-conducted.	R174, R377 to R482
(2) Relevant facilities (e.g. barbecue facility) can be applied to the Board in the original “GB” zone, which allows the Board to scrutinise development proposals. Lantau has the best leisure environment. Rezoning under B4 and B5 is not necessary. (Plans H-1a, H-1b, H-1c, H-1e, H-2a, H-2b, H-2c, H-2e, H-3a, H-3b, H-3c, H-3e, H-4a-7, H-4a-8, H-4b-1, H-4b-2, H-1c-1 and H-1e-1)	R17, R30 and R34
(3) Oppose to Item B4 to change the land use of Cheung Sha Ha Tsuen Basketball Court and Cheung Sha Ha Tsuen Children’s Playground and reduce the extent of “V” zone of Cheung Sha Ha Tsuen. (Plans H-1b, H-2b, H-3b and H-4b-2)	R526
(4) The amount of “CPA” area to be incorporated as area shown as ‘Road’ under Items B6 to B8 is excessive with no justification provided. (Plans H-1b, H-1d, H-1f, H-2b, H-2d, H-2f, H-3b, H-3d, H-3f, H-4b-3, H-4d-1, H-4d-2 and H-4f-2)	R21
(5) Natural environment in Lantau is irreplaceable and should not be used for residential development and roads under Items B6 to B8, B10 and B17 . (Plans H-1b, H-1c, H-1d, H-1f, H-2b, H-2c, H-2d, H-2f, H-3b, H-3c, H-3d, H-3f, H-4b-3, H-4b-4, H-4c-3, H-4d-1, H-4d-2 and H-4f-2)	R34
(6) There is growing demand for residence, recreation and tourism in South Lantau Coast. Representation site under Item B11 has potential for development of house, hotel, restaurant, shops, private club, etc., which cannot be pursued under the current “CPA” zone. (Plans H-1b, H-2b, H-3b and H-4b-4)	R57
(7) Item C1 is opposed since “CP” provides greater protection. (Plans H-1f, H-2f, H-3f and H-4f-3)	R21

Proposals	
(8) Representation sites under Items B3 and B4 are proposed to be rezoned from “G/IC” and “O” to “CPA”. (Plans H-1a, H-1b, H-1e, H-2a, H-2b, H-2e, H-3a, H-3b, H-3e, H-4a-4, H-4a-5, H-4a-6, H-4a-7, H-4a-8, H-4b-1 and H-4b-2)	R59
(9) Representation site under Item B5 is proposed to be rezoned from “O” to “GB”. (Plans H-1c, H-2c, H-3c, H-4c-1)	R59
(10) Representation site under Item B11 is proposed to be rezoned from “CPA” to “R(C)”. (Plans H-1b, H-2b, H-3b and H-4b-4)	R57
(11) Representation site under Item D1 is proposed to be rezoned from “GB” to “CP”. (Plans H-1i, H-2i, H-3i and H-4i-1)	R21
Responses	
<p>(a) In response to (1):</p> <p>The objective of respective representation sites under Items B1 to B21 is to reflect the as-built conditions and/or planned development of GIC facilities, road infrastructure and planned/completed developments which conform to the OZP, by designation with appropriate zonings and rationalisation of zoning boundaries.</p> <p>The current “REC” zone covers brownfield sites and developed/disturbed areas. It has also reflected some holiday camps and a former youth hostel approved by the Board. However, some existing recreational facilities and holiday camps in “GB”, “CPA” and “CA” zones are operating without any planning permission. It is inappropriate to rezone these non-conforming uses to “REC”. Notwithstanding the above, planning applications with relevant supporting technical assessments can be submitted in accordance with sections 12A or 16 (where appropriate) of the Ordinance for the Board’s consideration if necessary</p>	
<p>(b) In response to (2), (8) and (9):</p> <p>Items B3, B4 and B5 reflect the as-built condition of GIC and recreational facilities. It is considered that the current zonings of the representation sites are appropriate. The proposals mentioned in (8) and (9) are not supported.</p>	
<p>(c) In response to (3):</p> <p>Item B4 reflect, amongst others, the existing Cheung Sha Ha Tsuen Basketball Court and Cheung Sha Ha Tsuen Children’s Playground. It is considered that the current “O” zone is appropriate. Furthermore, no</p>	

amendment to the OZP has been made in relation to the “V” zone of Cheung Sha Ha Tsuen.	
(d)	<p>In response to (4):</p> <p>Items B6 to B8 reflect the as-built condition of existing roadside carparks, bus lay-by and/or taxi stand and road alignment of Tung Chung Road and South Lantau Road. It is considered that the current designation of areas shown as ‘Road’ is appropriate.</p>
(e)	<p>In response to (5):</p> <p>Items B6, B7 and B8 reflect the existing roadside car parks/lay-by and road alignment. It is considered that the current areas shown as ‘Road’ is appropriate.</p> <p>Item B10 and B17 reflect the existing residential developments. It is considered that the current “R(C)” zone is appropriate.</p>
(f)	<p>In response to (6) and (10):</p> <p>Item B11 reflects the existing site condition of a natural vegetated coastal slope. The current “CPA” zone is appropriate in reflecting the current condition of the site and its planning intention. There is no strong justification to support rezoning of the site to “R(C)”. The proposal as mentioned in (10) is not supported.</p>
(g)	<p>In response to (7):</p> <p>Item C1 reflects a coastal slope covered with vegetation in the southeastern part of Shui Hau Wan. Since it falls outside the boundary of Lantau South Country Park, it is considered that the current “CPA” zone is appropriate. The designation of Country Park should be separately considered by the Country and Marine Parks Authority.</p>
(h)	<p>In response to (11):</p> <p>Item D1 involves the designation of an area situated to the northwest of Fan Lau Sai Wan as “GB” zone. Since it falls outside the boundary of Lantau South Country Park, it is considered that the current “GB” zone is appropriate and the proposal of rezoning to “CP” is not supported. The designation of Country Park should be separately considered by the Country and Marine Parks Authority.</p>

5.4. Representation Providing Views

Major Ground(s) / View(s)	Rep. No.
No consultation with local villagers prior to the commencement of the works at PORWPS.	R22

<p>Consultation should be done in advance to minimise conflicts with the stakeholders.</p> <p>The representer has made multiple attempts to relay his concern to Water Supplies Department and other departments, especially on the noise impacts during the construction works.</p> <p>Individual local villager has little influence on and be benefited from the planning in South Lantau.</p>	
Responses	
<p>In response to (1);</p> <p>The amendment items related to PORWPS (Items B1 and B2, Plans H-1a, H-2a, H-3a and H-4a-2) are to reflect the existing boundary and as-built condition of the water pumping station. The views elaborated in the representation are mainly related to the construction impact of PORWPS.</p> <p>According to the advice by Chief Engineer/Construction, WSD (CE/C, WSD), the construction works in PORWPS forms part of the upgrading works of the raw water transfer capacity of existing PORWPS and PO2RWPS, and laying water mains along South Lantau Road.</p> <p>WSD consulted the South Lantau RC and the relevant Committee of IsDC in November 2020. Members recognised the importance of the project to cope with the increasing water demand in North Lantau. The project team also attended the meetings with South Lantau RC and Lo Wai in July and August 2022 respectively. Noting villagers' concerns on noise generated during construction and operation stage, the project team amended the design of PORWPS with appropriate noise mitigation measures, including relocation of water pumps to PO2RWPS which is further away from village houses and providing silencers inside PO2RWPS. As such, unacceptable noise impact is not anticipated.</p> <p>During the construction, temporary noise barriers are installed around the works areas and quieter construction plants are adopted to reduce noise to an acceptable level. Noise monitoring points are set up to monitor the noise level and to ensure its compliance with legislative requirements.</p>	

6. Departmental Consultation

The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs and **Annex IV**, where appropriate:

- (a) Secretary for Culture, Sports and Tourism;
- (b) Secretary for Education;
- (c) Secretary for Environment and Ecology

- (d) Chief Building Surveyor/New Territories East (1) and Licensing, Buildings Department;
- (e) CE/C, WSD;
- (f) Chief Engineer/Consultant Management, WSD;
- (g) Chief Engineer/Hong Kong and Islands, DSD;
- (h) Chief Engineer/Hong Kong and Islands, WSD;
- (i) Chief Engineer/Port Works, CEDD;
- (j) Chief Estate Surveyor/Land Supply, LandsD;
- (k) Chief Highway Engineer/New Territories East, Highways Department;
- (l) Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (HAD);
- (m) Chief Town Planner/Urban Design and Landscape, PlanD;
- (n) C for T;
- (o) Commissioner of Correctional Services;
- (p) Commissioner of Police;
- (q) Controller, Government Flying Service;
- (r) DAFC;
- (s) Director of Electrical and Mechanical Services;
- (t) Director of Environmental Protection;
- (u) Director of Fire Services;
- (v) Director of Food and Environmental Hygiene;
- (w) Director of Leisure and Cultural Services;
- (x) Director of Marine;
- (y) DSW;
- (z) Director-General of Civil Aviation;
- (aa) Director-General of Communications;
- (bb) DLO/Is, LandsD;
- (cc) District Officer (Islands), HAD;
- (dd) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (ee) Head of CEDD, CEDD;
- (ff) Head of Geotechnical Engineering Office, CEDD;
- (gg) Principal Project Coordinator/Special Duty, DSD; and
- (hh) Project Team Leader/Pier Improvement, CEDD.

7. Planning Department's Views

- 7.1. The supportive views of **R1 (part), R2, R3, R4 (part) to R7 (part), R10 to R16, R17 (part) to R21 (part) and R61 (part)** and the views of **R22** are noted.
- 7.2. Based on the assessments in paragraph 5 above, PlanD does not support R1 (part), R4 (part) to R7 (part), R8, R9, R17 (part) to R21 (part), R23 to R60, R61 (part) and R62 to R730 and considers that the OZP should not be amended to meet the representations for the following reasons:

Nature Conservation and Environment

- (a) the object of the Outline Zoning Plan (OZP) is to indicate the broad land

use zonings so that development and redevelopment of land can be put under statutory planning control. In formulating the zoning proposal, a balance has been struck between nature conservation and development, taking into account all relevant factors including the ecological impact of individual site. Environmental sensitive areas are generally zoned as conservation zonings on the OZP including “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Green Belt” (“GB”) zones, and only sites that are on development/disturbed areas have been designated as “Recreation” (“REC”) zone (**R1, R5, R7 to R9, R17 to R20, R23 to R30, R31, R33, R35, R36, R38 to R56, R58, R59, R63 to R65 and R233 to R326**);

- (b) for any developments in areas falling within “GB”, “CPA” or “CA” zones, if diversion of stream, filling of land/pond or excavation of land are involved, permission from the Board is required. Unauthorized developments in the Regulated Area (RA) are subject to enforcement under the Ordinance (**R59 and R60**);
- (c) Country Park is designated under the Country Parks Ordinance (Cap. 208). The “Country Park” (“CP”) zone on the OZP covers areas which fall within the boundaries of Country Park. As the “CPA” zones fall outside Country Park, rezoning the “CPA” to “CP” is not appropriate. The designation of Country Park should be separately considered by the Country and Marine Parks Authority (**R21, R47**);
- (d) the “V” zone of Ham Tin San Tsuen is not the subject of any amendment item. The concerned section of the Pui O EIS is on government land and the Lands Department (LandsD) will take enforcement action against any unlawful activities and/or development on government land if appropriate. The remaining portion of the concerned “V” zone is mainly levelled vacant private land with sparse vegetation. It is located at the fringe of the existing village cluster and is considered suitable for village type development. For any Small House development, sewage disposal arrangement should comply with the relevant government requirements. LandsD would assess Small House applications based on individual circumstances and comments from government bureaux and departments (**R4 and R19**);
- (e) The majority of the coastline is zoned “CPA” which 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. As the concerned area is a natural coastline, the “CPA” zone is considered appropriate. The development restrictions of “CA” and “CPA” zones are similar (**R6**);
- (f) there is insufficient information in the representation for the proposed water buffalo park. Any proposal could be pursued in accordance with the OZP provision and would be subject to the considerations and assessments by relevant government bureaux and departments (**R6**);

“REC” zone and recreational uses

- (g) the current “REC” and “Village Type Development” (“V”) zones and their planning control are appropriate. Passive recreation uses such as ‘Barbecue Spot’, ‘Field Study/Education/Visitor Centre’, ‘Holiday Camp’ and ‘Place of Recreation, Sports or Culture’ are in line with the planning intention of the “REC” zone. The “REC” zones in Pui O and Mong Tung Wan are on development/disturbed areas. As the “REC” zone is a development zoning intended primarily for recreational developments for the use of the general public, requirement for planning permission for diversion of stream, filling of land/pond and excavation of land is not necessary. The Notes for the “REC” zone of the OZP is in line with the latest Master Schedule of Notes to Statutory Plans (MSN) adopted by the Town Planning Board (the Board) and similar to most of the “REC” zones in other OZP, and there is no strong justification in the representations to support imposing more stringent control in the “REC” zone (**R5, R7 to R9, R17 to R19, R21, R24 to R27, R29, R31 to R33, R35, R39, R41, R43, R45 and R59**);
- (h) the annual average daily traffic of roads in South Lantau are currently less than half of their design capacities. It is anticipated that the roads in South Lantau will have sufficient capacity to cope with the traffic demand arising from the proposed amendment(s). The Transport Department has closely monitored passenger demand and liaised with the public transport operator to adjust the service as appropriate. The section of Tung Chung Road (south of Shek Mun Kap Road) and all roads at South Lantau are designated as closed roads. Access to these roads require a valid Lantau Closed Road Permit (LCRP) and only the residents and business operators at South Lantau and those with genuine operation and business needs may apply for a non-temporary or temporary LCRP. (**R28 and R42**);
- (i) the eight concerned Vacant Government Sites are available for short-term tenancy application for community, institutional or non-profit-making purposes. Recreation use can be pursued by the project proponent as appropriate under the established mechanism (**R44**);
- (j) taking into account the previous use and site conditions, the current “REC” zone of the representation site under Item A4 is considered appropriate and is in line with the Sustainable Lantau Blueprint and the Lantau Conservation and Recreation Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. There is no strong justification to support rezoning of the site occupied by existing buildings to “Green Belt” (**R17, R23, R31 and R33**);

Village Development

- (k) the rezoning of areas in Pui O and Mong Tung Wan to “REC” zone (about 6.38 ha in total) has struck a balance between the conservation of natural habitat with high ecological value and the reservation of land for low-

impact recreational developments which is in line with the initiatives in the Sustainable Lantau Blueprint and the Lantau Conservation and Recreation Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. Suitable sites which are development/disturbed areas are rezoned to “REC” zone. Holiday camp sites in Pui O with planning permissions have been included in the “REC” zone (**R62, R66, R718 to R727 and R729**);

- (l) review of “Village Type Development” (“V”) zone is not part of the current round of OZP amendment. Suitable land has already been designated within “V” zone for village expansion of the recognized villages on the OZP. According to the current Small House Policy, the right to apply for or build a Small House is a personal right enjoyed by the indigenous inhabitant himself, but not attached to the land that he owns. Planning controls on the use of land would not affect the indigenous inhabitant’s right to apply for or build a Small House per se. On this basis, the planning controls of the Outline Zoning Plan would not engage Article 40 of the Basic Law (**R62, R63 to R66, R233 to R326 and R718 to R729**);
- (m) the OZP amendment would not affect any land owner to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. The land concerned could be put to “always permitted uses” and uses that may be permitted with or without conditions on application to the Board. It would unlikely constitute deprivation of property requiring payment of compensation (**R327 to R347**);
- (n) the addition of a set of Notes for “CA” zone corresponds to the Items A1 and A3 which is formulated based on the latest MSN adopted by the Board. Both representation sites were mainly rezoned from “CPA” to “CA” which is a more appropriate zoning to reflect the inland natural habitats with conservation importance where “CPA” and “CA” zones have similar Schedule of Uses and development restrictions (**R63 to R65, R67 to R69 and R233 to R347**);
- (o) areas to the north and south of the Mong Tung Wan Village are generally wooded in nature. Taking into account the various planning considerations, the current “Green Belt” zone for the concerned areas is considered appropriate. Furthermore, there is currently no Small House application at Mong Tung Wan under processing (**R348 to R376**);
- (p) Lots 2402 and 2406 in D.D. 316L have been filled and occupied by holiday camps without planning permission. Furthermore, the sites are located amidst Pui O Wetland zoned “CA”. According to the Ecological Study, the concerned lots together with adjoining seasonally wet grassland falls within the Core Conservation Zone in Pui O which covers habitats of high ecological value. They are zoned “CA” with the intention to conserve the wetland habitats which is considered appropriate (**R730**);

Reflecting As-built Conditions, Rationalising Zoning Boundaries and Incorporation of New Area to the Area

- (q) some existing recreational facilities and holiday camps in “GB”, “CPA” and “CA” zones are operating without any planning permission. It is inappropriate to rezone these non-conforming uses to “REC”. Notwithstanding the above, planning applications with relevant supporting technical assessments can be submitted in accordance with sections 12A or 16 (where appropriate) of the Ordinance for the Board’s consideration if necessary (**R174 and R377 to R482**);
- (r) Items B1 to B21 reflect the as-built conditions and/or planned GIC facilities, open spaces, road alignments, transport infrastructures and other developments which conform to the OZP. It is considered that the current zonings of the representation sites are appropriate (**R17, R21, R30, R34, R57, R59 and R526**);

The Outline Zoning Plan and the Notes

- (s) the Schedule of Uses of the respective zonings in the OZP are in line with the latest MSN adopted by the Board. For Column 2 uses, planning permission from the Board is required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board. Review on MSN will be separately considered (**R7, R59 to R61 and R481**);
- (t) for any developments in areas falling within “GB”, “CPA” and “CA” zones including erection of chain link fence and walled enclosures, if diversion of stream, filling of land/pond or excavation of land are involved, permission from the Board is required (**R7**);
- (u) planning permission is required for Column 2 uses in respective zones. Any related development proposal is subject to the scrutiny of relevant government bureaux and departments and the Board under the planning application mechanism (**R41, R59, R63 to R65 and R233 to R326**); and

Public Consultation

- (v) the established practice for conducting both statutory and administrative public consultation of statutory plan has been followed in the publication of the draft OZP. Consultations with relevant parties were conducted during the statutory public inspection period of the draft OZP. To allow efficient enforcement action, South Lantau Coast RA’s designation and draft OZP publication are set to be on the same date. To minimise the risk where someone would try to evade the enforcement regime by forming or destroying the land with conservation value before RA’s designation, it is inappropriate to consult public prior to the gazettal of the draft OZP involving enforcement provision in tandem with the South Lantau Coast RA’s designation (**R9, R25 to R27, R34, R36 to R42, R62 to R232, R483 to R717, R728 and R729**).

8. Decision Sought

- 8.1. The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 8.2. Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft South Lantau Coast OZP No. S/SLC/22
Annex II	Schedule of Amendments to the Approved South Lantau Coast OZP No. S/SLC/21
Annex III	List of Representers in respect of the Draft South Lantau Coast OZP No. S/SLC/22
Annex IV	Summary of Representations and Responses
Annex V	Extract of Minutes of RNTPC held on 11.9.2023
Annex VI	Minutes of the IsDC Meeting held on 16.10.2023 (Chinese version only)
Annex VII	Provision of Major Community Facilities and Open Space in South Lantau Coast
Drawings H-1 to H-4	Drawings provided by R3
Drawing H-5	Drawing provided by R19
Plans H-1a to H-1i	Location Plans of the Representation Sites
Plans H-2a to H-2i	Site Plans of the Representation Sites
Plans H-3a to H-3i	Aerial Photos of the Representation Sites
Plans H-4a to H-4i	Site Photos of the Representation Sites
Plan H-5a	Extracted plan from the Ecological Study on Pui O Priority Site
Plan H-5b	Extracted plan from the Ecological Study on Shui Hau Priority Site

**PLANNING DEPARTMENT
JANUARY 2024**