

Islands District Council
Paper No. IDC 107/2008

DRAFT SOUTH SOKO ISLAND OUTLINE ZONING PLAN NO. S/I-SSI/E

1. Introduction

- 1.1 The purpose of this paper is to seek brief Members on the proposed liquefied natural gas receiving terminal at South Soko Island; and
- 1.2 To consult Members on the draft South Soko Island Outline Zoning Plan (OZP) Plan No. S/I-SSI/E (**Appendix I**), its Notes (**Appendix II**) and the accompanying Explanatory Statement (ES) (**Appendix III**).

2. Background

- 2.1 On 21.7.2008, under the authority delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare a draft OZP to cover the South Soko Island which is not presently covered by any statutory plan (**Plan1**).
- 2.2 South Soko Island is the largest of a small group of islands located some 4.5 km to the south of Lantau Island, and is about 2 km north of the boundary of the Hong Kong territorial waters. Historically, South Soko Island supported two small settlements of Ha Tsuen and Sheung Tsuen on the west and south sides of the Island. The villagers left the Island in the 1980s after land resumption by the Government and construction of a detention camp for Vietnamese refugees. The detention camp was closed prior to 1997 and all the building structures had been demolished. The Island is presently uninhabited and is not provided with any scheduled public transport service.
- 2.3 Since 1996, CLP has been importing natural gas for power generation from the Yacheng 13-1 gas field near Hainan via a 778km submarine pipeline. After conducting re-determination of the Economically Recoverable Reserves of the gas fields with the gas supplier, CLP anticipates that the existing Yacheng 13-1 natural gas field will be depleted by early 2010s. At present, about 30%

of CLP' s installed capacity is gas-fired. CLP reckons that a replacement gas supply must be in place by end 2013 to ensure supply reliability and achievement of emission caps imposed by the Environmental Protection Department under the Air Pollution Control Ordinance.

- 2.4 After an extensive site search and an environmental impact assessment (EIA), CLP concluded that constructing an LNG terminal at Soko would be the best option for obtaining replacement gas supply in terms of programme timing, supply security, operational flexibility and environmental requirements. In August 2006, CLP submitted to the Government a proposal under the Scheme of Control Agreement (SCA), as well as an EIA report under the Environmental Impact Assessment Ordinance (EIAO) for the project. The EIA report was subsequently approved and an environmental permit issued under the EIAO in April 2007.
- 2.5 On 8.12.2006, the Conservancy Association (CA) submitted a request to the Board for the formulation of a Development Permission Area (DPA) Plan for South Soko Island to provide proper statutory control for the Island. The Board considered the request on 16.3.2007 and decided not to agree to the CA's request as there was insufficient information and justification to support the need for preparing a DPA Plan.
- 2.6 While the Government is still negotiating with CLP on the construction of the LNG receiving terminal proposal to ensure reliability of electricity supply and improving air quality in the interest of Hong Kong, it is opportune to start the statutory planning process for land use planning of the LNG terminal site and the remaining areas of the Island.

3. Need for a OZP

- 3.1 In view of the above, it is considered that a draft OZP for the South Soko Island should be prepared to put the Island under statutory planning control.
- 3.2 The draft OZP will cover an area of about 122 hectares including the proposed piers. Given the nature of the proposed use and the remoteness of the Island, no other major development on the Island would be proposed on the OZP. Also, majority of the land in Island is Government land (about 98.8%). Only about 1.51 ha of land falls under private ownership, including the lot for the

Tai A Chau Tin Hau Temple which is held under the Secretary for Home Affairs. Hence, it is not necessary to designate the Island as Development Permission Area to enable planning enforcement control. A plan showing the proposed planning scheme boundary of the draft OZP is attached at **Plan 1**.

4. Object of the Plan

- 4.1 The object of the Plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of development and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 4.2 The Plan is to provide planning guidelines and statutory planning control on the Island.

5. The Plan Area

- 5.1 The Plan Area covers a total of 122.25 ha of land, including the South Soko Island and about 2.39 ha of new reclamation for the construction of the LNG receiving terminal (0.48 ha), upgrading of existing seawalls, new seawalls construction and associated facilities (1.2 ha), new jetty (0.68 ha), and the reprovisioned pier (0.03 ha).
- 5.2 The South Soko Island is a remote outlying island in the southwestern waters of Hong Kong. The island mainly consists of small hills (Fei Kei Teng, Nam Shan and Tai Chau Mei Teng) with heights ranging from 85m to 154m. The coastline is mainly steeply sloped and rocky in nature. Notable coastal features include two bays located on the east (i.e. Tung Wan) and west side (i.e. Sai Wan) of the Island. Man-made slopes and a concrete platform associated with the former Vietnamese refugees detention camp are located in the northern part of the island with footpaths, a small jetty, seawall and two helicopter landing pads. The rest of the island is almost entirely undeveloped except for the abandoned village of Sheung Tsuen and a reservoir. A Tin Hau Temple, which was built in 1828, and subsequently renovated, is located at Sai Wan. Majority of the Island is grassland and scrubland, but there are also remnants of the former Vietnamese detention camp as described in Para. 2.2.
- 5.3 The majority of the land in the Island is Government land (about 98.8%) which covers the former Vietnamese refugees detention camp, the piers, jetty,

helipads and the natural hill slopes. About 2% of land (about 1.51 ha) falls under private ownership, including the lot for the Tai A Chau Tin Hau Temple which is held under the Secretary for Home Affairs. The private lots mainly include fallow agricultural land and some house lots.

6. Land Use Proposals

- 6.1 The main land use proposal of the OZP is to provide for the development of a LNG receiving terminal and its associated facilities. The remaining areas will be protected from unnecessary development. Given the nature of the proposed use and the remoteness of the island, no other development on the Island is envisaged on the OZP. The OZP also helps maintain the environmental quality of the Area and retain the features of landscape and heritage significance.
- 6.2 About 37.32 ha of land is zoned “Other Specified Uses” annotated ‘Liquefied Natural Gas Receiving Terminal’. The planning intention of this zone is to designate land for the development of a liquefied natural gas receiving terminal and its associated facilities. The main components of the LNG receiving terminal would have a capacity to accommodate three full containment cryogenic LNG Tanks, pumping systems, re-gasification areas and a pipeline outlet for transporting the re-gasified LNG to the gas receiving station at power station in other part of Hong Kong via a submarine gas pipeline. Ancillary facilities to the LNG receiving terminal including jetty, utility areas, guard house, etc. would be permitted as of right within such zone.
- 6.3 About 0.03 ha of land is zoned “Other Specified Uses” annotated ‘Pier’. The planning intention of this zone is to facilitate marine access to the Island.
- 6.4 About 0.02 ha of land is zoned “Government, Institution or Community” (“G/IC”) for the re-provisioning of the existing Tai A Chau Tin Hau Temple affected by the development of the LNG receiving terminal.
- 6.5 The remaining land on South Soko Island is zoned “Green Belt” (“GB”) (about 84.88 ha). The planning intention of this zone is primarily for defining the limits of the development areas by natural features, to protect natural landscape, as well as to provide passive recreational outlets for visitors. There is a general presumption against development within this zone. Areas under this zoning include the natural landscape at Tai Chau Mei Teng, Nam

Shan and Fei Kei Teng, and the surrounding coastlines. To facilitate the development of the LNG receiving terminal in the Area, an area (Sub-area (a)) (about 0.76 ha) within this zone, after consultation between concerned departments, the village representatives and the fishermen community, is identified for the re-provisioning of the graves that will be affected by the LNG receiving terminal development and no planning permission will be required for the re-provisioning. New burial grounds within other parts of the “GB” zone would require planning permission from the Board.

7. Notes of the Plan

7.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.

7.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board on 28.2.2003 (with further refinement agreed subsequently).

8. Plan Numbers

Upon gazetting, the draft South Soko Island OZP will be renumbered to S/I-SSI/1.

9. Way Forward

Members are invited to send their comments on the OZP to the Sai Kung and Islands District Planning Offices. All comments received would be forwarded to the Town Planning Board for consideration.

10. Attachments

Appendix I Draft South Soko Island Outline Zoning Plan No. S/I-SSI/E

Appendix II Notes of the Draft South Soko Island Outline Zoning Plan No. S/I-SSI/E

Appendix III Explanatory Statement of the Draft South Soko Island Outline Zoning Plan No. S/I-SSI/E

Appendix IV Executive Summary of the EIA Study on Liquefied Natural Gas (LNG) Receiving Terminal and Associated Facilities

Plan 1 Location Plan for South Soko Island

Environment Bureau
Sai Kung & Islands District Planning Office
AUGUST 2008